AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
October 29, 2002

I. CALL TO ORDER: NOTE: After the October 29, 2002 meeting, the following Regular Meetings will be held on November 12, 2002 and November 26, 2002.

II. ROLL CALL:

           Commissioners: Staff Present:

           Dolojan ________
           Garcia ________
           Glynn ________
           Harris ________
           Kelley ________
           Leonard ________
           Ramirez ________

III. POSTING OF AGENDA: (This Agenda was posted at City Hall on October 25, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. DELETIONS/WITHDRAWALS:

*Item Held As A Public Hearing.
If you wish to speak on a scheduled item, please complete the “Citizen Comments” form and give to the Minutes Clerk or a staff member.

Decisions and Appeals
A decision by the Planning Commission is not final until the appeal period expires 10 days from the meeting. The applicant, City Council, City Manager, or any affected person may appeal either the denial, approval or any condition of approval of an item within 10 calendar days of the decision. A written notice of the appeal must be filed within this period with the City Planner, City Hall. This notice must contain the name and address of the appellant and state the reasons for the appeal. The appeal will be set for hearing before the City Council and public notice given.
VI. COMMENTS FROM AUDIENCE: (For items/issues not listed on the Agenda.)

VIII. PRESENTATIONS:

VIII. CONSENT:
A. Minutes – October 15, 2002

IX. CONTINUED PUBLIC HEARING:


Continued public hearing on an application by John Stremel, Bailey Estates, LLC, requesting that the City Certify the Environmental Impact Report, prezone 122 acres of two parcels totaling 265 acres located on the west side of Bailey Road at the southern edge of the City to RS (Single-Family Residential District), approve a tentative map on the 122 acre site consisting of 257 single-family lots, public roads and private open space, and grant design review approval of the proposed home designs; portions of APNs 097-230-003 and 097-230-004. CEQA Status: Final EIR prepared. DH

Contact: John Stremel, (800) 745-9879

ACTION:

X. PUBLIC HEARINGS:

*ITEM 2: Fire Station 85. DR-02-30.

Public hearing on an application by Michael Argo of the Contra Costa County Fire Protection District requesting design review approval to construct a 5,887 square foot fire station and apparatus room on 0.87 acres of a 1.91-acre site located approximately 800 feet south of the Loveridge Road/East Leland Road intersection, just north of Stoneman Elementary School. Included in the application is a request for a freestanding sign. The proposed fire station would be a relocation of the existing station #85 located at 2255 Harbor Street. GQ (Governmental and Quasi-public) zone; APN 088-161-031. CEQA Status: Exempt, Class 32 KS

Contact: Michael Argo, (925) 930-5503

ACTION:
*ITEM 3:  Fire Station 84 and Administration Center.  UP-02-20 & DR-02-29.

Public Hearing on an application by Michael Argo of the Contra Costa County Fire Protection District, requesting a use permit to establish a Public Safety Facility, and requesting design review approval to construct a 10,492 square foot fire station including administrative offices and a training classroom on a vacant 1.62-acre site located on the east side of Railroad Avenue at the Railroad Avenue/Civic Avenue intersection.  Included in the application is a request for a freestanding sign.  The proposed fire station would be a relocation of the existing Fire Station #84 located at 200 East Sixth Street.  The project site is zoned CO (Office Commercial) and GQ (Governmental/ Quasi-public); APNs 086-190-035 and 086-190-036.  CEQA Status: Exempt, Class 32  DH

Contact:  Michael Argo, (925) 930-5503

ACTION:

*ITEM 4:  USS POSCO Soil Remediation Landfill Expansion (Site L-B Unit 1).  UP-02-17.

Public hearing on an application by Mauritz Kallerud of USS POSCO requesting a use permit to allow the expansion of an existing landfill regulated by the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC).  The landfill is located on a portion of the site located at 900 Loveridge Road, IG (General Industrial) zone; APN 073-030-014  CEQA Status: Mitigated Negative Declaration approved by DTSC.  CBB

Contact:  Mauritz Kallerud, (925) 439-6093

ACTION:

*ITEM 5:  Loveridge Center Starbucks.  UP-02-19 & DR-02-27.

Public hearing on an application by Peter Tobin of Tait and Associates requesting a use permit to allow a self-service restaurant with drive-through service, and requesting design review approval of architectural and site development plans to construct a 6,000 square foot, multi-tenant building on a 0.83-acre parcel located on California Avenue, west of Loveridge Road in the Loveridge Commercial Center; CS-0 (Service Commercial with a Limited Overlay) zone; APN 073-190-017.  CEQA Status:  Exempt, Class 32  CBB

Contact:  Peter Tobin (925) 680-6800

ACTION:

Public hearing on an application by Laurie J. Noe Dum of Well-Pet Vet Clinic requesting a use permit to allow a veterinary clinic in an existing 2,456 square foot medical office building on a 6,530 square foot lot located at 4040 Railroad Avenue, CC (Community Commercial) Zone; APN 087-161-014.  CEQA Status:  Exempt, Class 1  GH

Contact:  Laurie J. Noe Dum, (925) 625-9461

ACTION:

XI.  COMMISSION CONSIDERATION:

*ITEM 7:  Koch Carbon Water Tank.  DR-02-37.

Application by David W. Stauffer of Koch Carbon LLC requesting design review approval of architectural plans for the installation of two 9,500 gallon water storage tanks on the site of the existing Koch Carbon facility located at 707 East Third Street, IG (General Industrial) zone; APNs 073-020-020 and 073-030-007.  CEQA Status:  Exempt, Class 32  GH

Contact:  David W. Stauffer, (925) 431-1090

ACTION:

XII.  STAFF COMMUNICATIONS:

XIII.  GENERAL PLAN UPDATE REPORT:

XIV.  ZONING ADMINISTRATOR REPORT:
XV. COMMITTEE REPORTS:

XVI. COMMENTS FROM COMMISSIONERS:

XVII. ADJOURNMENT: Adjourn to regular meeting November 12, 2002.

RJ/fb
October 29, 2002 PC AGD
NOTICE TO PUBLIC

SPEAKER’S CARD

Members of the audience who wish to address the Planning Commission should complete a Speaker’s Card available at the dais. Submit the completed card to the Minutes Clerk before the item is called, preferably before the meeting begins.

COMMENTS FROM AUDIENCE

The Comments from Audience period is for the public to come forward to address the Commission on any items/issues they wish, excluding items scheduled for this agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened. After the public has commented, the item is closed to public comment and brought to the Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission.

COMMISSION CONSIDERATION

Persons who wish to speak on Commission Considerations listed on the agenda will be heard when the Commission Consideration is opened. After the public has commented, the item is closed to public comment and brought to the Commission level for discussion and action. Further comment from the audience will not be received unless requested by the Commission.

NOTICE TO THE DISABLED AND HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber’s sound system. You may request the sound amplifier from the Planning Commissioner’s Secretary for personal use during the Commission meetings. If you need special assistance to participate in this meeting, please contact the Planning Commissioner’s Secretary at 252-4920. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.102-35.104 ADA Title II)