AGENDA

CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
October 15, 2002

I. CALL TO ORDER:       NOTE: After the October 15, 2002 meeting, the following Regular Meetings will be held on October 29, 2002 and November 12, 2002.

II. ROLL CALL:

Commissioners:

Dolojan
Garcia
Glynn
Harris
Kelley
Leonard
Ramirez

Staff Present:

III. POSTING OF AGENDA:  (This Agenda was posted at City Hall on October 11, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. MINUTES:  September 10, 2002

VI. 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.
VII. COMMENTS FROM AUDIENCE: (For items/issues not listed on the Agenda.)

VIII. PRESENTATIONS:

IX. PUBLIC HEARINGS:

*ITEM 1: El 7 Mares. UP-02-18.

Public hearing on an application by Jose Luis Guzman of El 7 Mares Restaurant requesting approval of a use permit to allow full alcohol service in conjunction with an existing full-service restaurant occupying 5,600 square feet of a multi-tenant commercial building located at 520 Railroad Avenue, Downtown Community Commercial land use designation; APN 085-166-016. CEQA Status: Exempt. DH

Contact: Jose Luis Guzman, 473-1796

ACTION:

*ITEM 2: Landmark Missionary Baptist Church Overlay. RZ-02-15, UP-02-14, & DR-02-21.

Public hearing on an application by Wallace T. Campbell of Landmark Missionary Baptist Church requesting a rezoning of 1.94 acres from IL (Limited Industrial) to IL-O (Limited Industrial with a Limited Overlay) in order to add Religious Assembly as a conditionally permitted use. The applicant is also requesting a use permit to legalize the existing Religious Assembly use and design review approval of a new 1,440 square foot modular structure to be installed behind the church and used for ancillary Bible study classes, on a site located at 1115 North Parkside Drive, APN 086-020-024. CEQA Status: Negative Declaration. DH/GH

Contact: Wallace T. Campbell, 427-1650

ACTION:
**ITEM 3:** Mirant Power Plant Annexation & Prezoning. RZ-02-13.

Continued public hearing on a City-initiated proposal to prezone 14 parcels (approximately 846 acres) located north of Willow Pass Road and south of Suisun Bay in anticipation of annexation to the City. The properties are located inside the County Urban Limit Line and inside the City of Pittsburg’s Sphere of Influence and Planning Area. Lands proposed to be prezoned include mainly industrial lands associated with the existing Mirant (former PG&E) power plant, open space areas situated along transmission and railroad corridors, and a trailer park and miscellaneous commercial properties between 1000 and 1666 Willow Pass Road. The proposed zoning classifications generally conform to current Contra Costa County General Plan Land Use designations for the project area. They include IG (General Industrial), IL (Limited Industrial), and OS (Open Space) zoning districts. No development is proposed in conjunction with the annexation. In annexing the subject properties, the City will provide certain public services that were previously provided by the County. In some circumstances, the City is currently entered into a contractual agreement with a special district that currently provides service to the annexation area. Under these circumstances, the special district will continue to provide these services. APN’s 085-010-006, and 009, 085-280-005, 096-092-006, 007, 009, 012, 013, and 014, 096-100-001, 004, 016, 024, and 025.

Contact: Ken Strelo, 252-4920

**ACTION:**

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**ITEM 4:** Bailey Estates Residential Subdivision. RZ-01-04, Subd. 8406 & DR-02-26.

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. **DH Needs NOD**

Contact: John Stremel, 1 (800) 745-8969

**ACTION:**
X. COMMISSION CONSIDERATION:

ITEM 5: San Marco School Site – Determination of Consistency with General Plan

A request by the Mt. Diablo Unified School District, that the Planning Commission support the District’s acquisition of the proposed San Marco Elementary School site off of San Marco Blvd. MA

Contact: Richard Nicoll, 682-8000

ACTION:

XI. STAFF COMMUNICATIONS:
1. Circuit City Colors. AD-02-14. KS
2. Code Enforcement Update

XII. GENERAL PLAN UPDATE REPORT:

XIII. ZONING ADMINISTRATOR REPORT:

XIV. COMMITTEE REPORTS:

XV. COMMENTS FROM COMMISSIONERS:

XVI. ADJOURNMENT: Adjourn to regular meeting October 29, 2002.
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)