AGENDA
CITY OF PITTSBURG
PLANNING COMMISSION
65 CIVIC AVENUE
7:30 p.m.
February 12, 2002

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

II. ROLL CALL:

Commissioners:

                   Staff Present:
                   Garcia   ________  
                   Glynn   ________  
                   Harris   ________  
                   Holmes   ________  
                   Kelley   ________  
                   Leonard   ________  

III. POSTING OF AGENDA:   (This Agenda was posted at City Hall on February 8, 2002.)

IV. PLEDGE OF ALLEGIANCE:

V. MINUTES:   January 29, 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 HEARING:

*ITEM 1:  Bailey Road Estates Draft EIR.
Public review period for written or verbal comments on the Bailey Road Estates Draft Environmental Impact Report for a proposed 319-lot single-family home subdivision on a 122 acre site located on the west side of Bailey Road on the southerly edge of the City of Pittsburg adjacent to the Concord Naval Weapons Station.  

Contact: John Stremel, 1-800-745-8979

ACTION:

Application by John Tomasello of Mill Creek Development requesting approval of a tentative map to subdivide 16.23 acres into six parcels and approval of an amendment to zoning regulations of the Limited Overlay Zone (Ordinance 92-1043) to allow a self-storage facility and an extended stay hotel. The Applicant is also requesting approval of a use permit and design review to construct a 192,000 square foot self-storage facility; a use permit and design review to construct a 101-room extended stay hotel; a use permit and design review to construct a 2,400 fast food restaurant with drive-through service; a use permit and design review to construct a retail gas station with a car wash and 3,000 square foot convenience store; and design review to construct a 93,000 square foot research and development/office complex on a site located on the north side of California Avenue and west of Loveridge Road, CS-O (Service Commercial with a Limited Overlay) zone; APN 073-190-017 and 073-190-024. CEQA Status: Mitigated Negative Declaration.  

Contact: John Tomasello, 560-0824

ACTION:
X. COMMISSION CONSIDERATIONS:

Application by Claudia Avalos of Spectrum Center for design review approval of site development and architectural plans for construction of a 2,400 square foot building housing three classrooms, and a 3,210 square foot building housing administration offices and a multi-purpose room on a 2.28-acre site of an existing private school located at 135 East Leland Road, CC-O (Community Commercial with a Limited Overlay) zone; APN 088-183-079. 

Contact: Claudia Avalos, 439-6929

ACTION:

ITEM 4: Pittsburg Ford Freestanding Signs and Sign Exception. DR-01-61.
Application by Ana Olivera of Olivera Signs requesting design review approval of elevations and architectural plans for three freestanding signs and a sign exception for height, number and area for Pittsburg Ford at 2575 Railroad Avenue, CC (Community Commercial) zone; APN 088-184-006. CEQA Status: Exempt.

Contact: Ana Olivera, (707) 678-6811

ACTION:

ITEM 5: Pittsburg Ford Modular Office Building. DR-02-02.
Application by LaRoy Doss of Pittsburg Ford requesting design review approval of architectural plans to place a 480 square foot modular building to be used as an office on the site of an existing automobile dealership at 2575 Railroad Avenue, CC (Community Commercial) zone; APN 088-184-006.

Contact: LaRoy Doss, 432-2931

ACTION:
XI. **STAFF COMMUNICATIONS:**
   1. Planners Institute
   2. Contact with City Manager

XII. **GENERAL PLAN UPDATE REPORT:**

XIII. **ZONING ADMINISTRATOR REPORT:**

XIV. **COMMITTEE REPORTS:**

XV. **COMMENTS FROM COMMISSIONERS:**

XVI. **ADJOURNMENT:** Adjourn to regular meeting February 26, 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. Use 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)