A regular meeting of the Pittsburg Planning Commission was called to order by Vice Chairperson George Harris at 7:00 P.M. on Tuesday, September 30, 2003, in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

ROLL CALL:

Present: Commissioners Dolojan, Harris, Kelley, Ramirez, Tumbaga,
Absent: Commissioner Garcia, Chairperson Leonard
Staff: Director of Planning and Building Randy Jerome; Planning Manager Melissa Ayres; Senior Civil Engineer, Alfredo Hurtado; Redevelopment Director Garrett Evans, Administrative Analyst Janis Glover

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was said.

DELETIONS/WITHDRAWALS/CONTINUANCES:

Staff noted that the applicant had requested that the public hearing on item one be opened and continued to the September 30, 2003 meeting to allow more time to consider revisions to the plans.

COMMENTS FROM THE AUDIENCE:

Pete Carpino, Pittsburg, requested an update on the Fort Knox code enforcement effort to which Mr. Jerome responded.

PRESENTATIONS:
There were no presentations.

CONSENT:

B. Delta Gateway Freestanding Sign DR-03-45.

Motion by Commissioner Kelley to approve the consent calendar, as shown. The motion was seconded by Commissioner Tumbaga and carried by the following vote:

- **Ayes:** Commissioners Kelley, Tumbaga, Dolojan, Ramirez, Harris
- **Noes:** None
- **Absent:** Commissioner Garcia and Chairperson Leonard

PUBLIC HEARINGS:

ITEM 1: 77 Lorraine Avenue New Single Family Home. AP-03-47 (UP/VA)

Public hearing on an application by Michael Orlando requesting a use permit to construct a 992 square foot single family residence on an undeveloped 5,000 square foot sub-standard lot and an exception to the substandard lot development standard which limits the area of a second story element of a building at 77 Lorraine Avenue, RS (Single Family Residential) District; APN 087-123-003. CB

Acting Chair Harris opened the public hearing. There being no public comments on the matter, the hearing was continued until the October 14, 2003 Planning Commission meeting.

ITEM 2: Report and Recommendation on the Proposed Redevelopment Plan Amendment

Redevelopment Agency requests recommending adoption of the Proposed Fifth Amendment to the Community Development Plan for the Los Medanos Community Development

Garret Evans, Redevelopment Director, made the staff presentation describing the proposed plan amendment and the reasons for it. The amendment involved the removal of certain improved industrial properties east of downtown from the plan because the taxable value of the land had decreased since plan adoption and it was negatively impacting the Agency’s tax increment. Additionally, the plan amendment increased the time period in which the Agency could condemn land. The Planning Commission was asked to find the proposed plan amendment consistent with the General Plan, as required by State Law, before it was submitted to the Agency for adoption.
The Commission discussed the proposed amendment and the confusion that centered on the pamphlet distributed to the public to inform them of the proposed amendment. Staff clarified that the text under the pictures was not related to the pictures; the pictures were simply there to enhance the visual quality of the booklet.

MOTION:

Motion by Commissioner Kelley to approve the proposed resolution finding the proposed amendment to the Redevelopment Plan consistent with the General Plan. The motion was seconded by Commissioner Dolojan and carried by the following vote:

Ayes: Commissioners Kelley, Dolojan, Tumbaga, Ramirez, Harris
Noes: None
Absent: Commissioner Garcia and Chairperson Leonard

ITEM 3: Bailey Estates – Revised Draft EIR

Request for comments from the Planning Commission on the recirculated draft Environmental Impact Report for a 319 unit single family subdivision proposed to be developed on 122 acres located on the west side of Bailey Road at the southern edge of the City. Project site includes portions of APNs 097-230-003 and 097-230-004. DH

Melissa Ayres, Planning Manager, made a brief presentation about the purpose of the meeting and requested that Commission open the meeting to comments about the draft EIR from the public as well as provide their own comments on the draft EIR.

Commissioner Ramirez noted that Commissioner Garcia was not present but had comments on the draft EIR that he would present on his behalf. Commissioner Ramirez noted that Mr. Garcia had expressed concern about who would be responsible for the maintenance of the J-ditches since he understood that the City would not be responsible or able to afford to maintain those ditches. Commissioner Ramirez said Commissioner Garcia’s expressed concerns about how water would be brought to this site having noted he believed Seecon had rights to most of the water in the existing tanks in that area now. He indicated that Commissioner Garcia supported a two acre improved park on the property over a larger, unimproved landbank. In addition, Commissioner Ramirez noted that Commissioner Garcia had stated he believed Bailey Road was designated an arterial and that it should be widened in front of the project site to four lanes.

Mr. Michael Mandel, attorney with Archer-Norris, representing SEECON, submitted a letter critiquing the draft EIR and noted that additional written comments would be forthcoming before the end of the public comment period on the draft EIR.

Darwin Meyer, EIR consultant responded to several questions from the commissioners.
STAFF COMMUNICATIONS:

There were no staff communications.

COMMITTEE REPORTS:

There were no committee reports.

COMMENTS FROM COMMISSIONERS

Commissioner Kelley noted that the Harbor and California intersection had been blocked and that more police monitoring was needed there to keep it clear.

Commissioner Harris commented on the casino that was being considered for the City of Antioch. He suggested that approval of any such project should be conditioned upon completion of the freeway to Hillcrest, full funding of the Buchanan Bypass, payment of mitigation fees for Vasco Road and execution of a shared revenue agreement with all East County cities because they would be adversely impacted by the traffic congestion associated with such a project.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:37 P.M. to a regular meeting of the Planning Commission on October 14, 2003 at 7:00 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

MELISSA AYRES, Secretary
Pittsburg Planning Commission