A regular meeting of the Pittsburg Planning Commission was called to order by Chairperson Mark Leonard at 7:32 P.M. on Tuesday, April 22, 2003, in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

ROLL CALL:

Present: Commissioners Dolojan, Garcia, Harris, Ramirez, Chairperson Leonard

Absent: Commissioners Kelley, Tumbaga

Staff: Director of Planning and Building Randy Jerome; Planning Manager Melissa Ayres; Associate Planner Ken Strelo; and Civil Engineer II Alfredo Hurtado.

POSTING OF AGENDA:

Chairperson Leonard advised that the agenda had been posted at City Hall on Friday, April 18, 2003.

PLEDGE OF ALLEGIANCE:

Matt Mazzei led the Pledge of Allegiance.

DELETIONS/WITHDRAWALS/CONTINUANCES:

Planning Manager Melissa Ayres reported that there were no deletions, withdrawals or continuances. She stated that although the April 8, 2003 meeting minutes that had been included in the Commission packets, they had not been agendized. As such, the minutes would be continued to the next meeting on May 13, 2003 for action by the Planning Commission.
COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

PRESENTATIONS:

There were no presentations.

COMMISSION CONSIDERATION:

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<th>Item 1: Mazzei GMC. DR-02-42.</th>
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<td>Application by Chatfield Construction requesting design review approval of architectural and site development plans to construct a 52,763 square foot building on a vacant (approximately 7.00 acre) lot located in the Century Plaza 3 Subdivision (Tract 8161 Lot #4), on Century Court. The zone is CC (Community Commercial); APN 074-090-023.</td>
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Associate Planner Ken Strelo presented the request for design review approval and explained that Mazzei GMC was the third dealership to occupy the Auto Mall located on Century Boulevard. Mazzei GMC was the largest of the three dealers thus far, located between Century Boulevard and the future Century Court. The other two dealers previously approved by the Commission were Winter Honda and Winter Chevrolet.

Mr. Strelo explained that pursuant to the analysis required by the California Environmental Quality Act (CEQA), a traffic study had been prepared for the site. While findings had shown that there were improvements that would have to be accomplished in and around the area, the Mazzei GMC project had been found to create no significant impacts and a negative declaration had been prepared for Commission adopted with this application.

Mr. Strelo added that after reviewing the traffic study, the City Engineering Department had determined that the required improvements would either be planned in the future as part of the City's Capital Improvement Program (CIP) or be pursued as part of the City's Traffic Mitigation Program. The applicant would be required to contribute to the City's Traffic Mitigation Program.

Speaking to the on-site circulation and parking, Mr. Strelo advised that the project would include over 550 parking stalls, including stalls to be used for display vehicles, new vehicle deliveries, and customer parking. In analyzing the parking requirements for a new vehicle dealer and based on the size of the proposed building, approximately 105 parking spaces would be required. It had been determined that over 400 parking spaces could be used for display parking.
Mr. Strelo advised that conditions had been recommended to require that the applicant designate the customer/employee parking areas close to building entrances. Those areas were either to be sectioned off or marked as such with new landscape planters added to enhance customer/employee parking areas.

Mr. Strelo reported that the City's Park Planner had requested that 24-inch box trees be planted in planters along the drive entrances to the site to provide more mature trees when the business first opened. He also recommended that the applicant add one small landscape island past the driveway entrance, similar to the southern driveway in the middle of the property line, to offer a more attractive entry.

Mr. Strelo presented a colored elevation and conceptual architectural plans to the Commission for review. The signage identified on the architectural plans had included no details. He noted that building signs were typically submitted at the time the sign contractor was hired to install the sign. Planning staff would conduct an administrative review of any wall signs. The applicant had also proposed a sign at the main entrance of the sales facility on the west elevation reading "Mazzei" in etched glass. He added that any freestanding sign would have to return to the Commission for review and approval.

Mr. Strelo recommended that the Planning Commission adopt Resolution No. 9422, adopting the negative declaration and approving DR-02-42, with the conditions as shown.

Chairperson Leonard requested a clarification of the recommendation by the City's Park Planner for the 24-inch box trees at the entry. He inquired whether or not Winter Honda and Winter Chevrolet had been required to comply with the same conditions.

Mr. Strelo stated where the City's Park Planner recommended a larger tree, those conditions had been identified in the resolution of approval consistent with previous applications.

In response to Commissioner Dolojan, Mr. Strelo also clarified the recommendation that trees be added to the customer parking areas, but not the display areas. The City's Landscape Ordinance required one tree for every six parking spaces. The intent was not to cluster the trees. Landscaping would be required for the customer parking areas consistent with the ordinance. If the customer parking were designated along the perimeter where trees were already located, more trees would not be required, although the applicant would have to meet the minimum landscaping requirements.

PROONENT:

CHRIS MADILL, Chatfield Construction, One Winemaster Way, Lodi, advised that the project had been designed by a conglomeration of GMC and Cadillac to upscale the building and relocate the dealership to a larger complex and allow the dealer room to

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expand its service to existing and new customers. Mr. Madill advised that the owner of the dealership and members of Chatfield Construction were present in the audience. While favorable of most of the staff recommended conditions of approval, he understood that the recommendation for 24-inch box trees would be limited to Century Court, the roadway that was currently under construction. It was his understanding that the other trees in the project would be 15-gallon capacity. Mr. Madill referenced the customer parking area and requested clarification whether or not staff had recommended 24-inch box or 15-gallon trees in that area. He also clarified for the Commission that the building color would actually be more white than beige. A color sample was presented to the Commission for review.

In response to Commissioner Garcia, Mr. Madill acknowledged that he had read and was in agreement with the staff recommended conditions of approval as shown in the resolution of approval.

Mr. Madill also clarified in response to the Chair that while the original landscaping plan had not shown the 24-inch box trees, the landscaping plan submitted to the Building Department awaiting approval had identified the 24-inch box trees along Century Court. He agreed to add an island to the customer parking area.

Commissioner Ramirez inquired of the actual main entrance to the site, to which Mr. Madill explained that the site would have a total of three entrances, two off of Century Court and one off of Century Way entering the Auto Mall.

Mr. Strelo explained that the Century Way driveway into the site had been identified as the main entrance on the final map. He also clarified that the entry drive along the western side of the property involved a hatched crosswalk. On the south side of that drive, the first two parking spaces would be turned into a landscape island to match the landscape island located on the southern part of the same row of stalls.

Mr. Strelo expressed the willingness to modify Condition No. 11 to include the requirement for 24-inch box trees along both Century Way and Century Court. Condition No. 13 could also be amended to clarify that the trees in the landscaping strips installed in the customer/employee parking areas be 15-gallon trees and not 24-inch box trees. Mr. Strelo requested that an additional condition be added to Resolution No. 9422, as Condition No. 27:

27. **The project shall be subject to the Traffic Mitigation Fee, Regional Mitigation Fee and Facility Reserve Fee.**

Mr. Madill accepted the modified conditions of approval. He otherwise noted that the requirement for the landscaping strips in the customer/employee parking areas would be reviewed with the Landscape Architect to ensure no encroachment into the public right of...
MATT MAZZEI, Pittsburg, identified himself as the owner of the dealership. He suggested that the site would have plenty of trees. He otherwise noted that as one turned into the site, there would be a display area on one side and customer parking on the other, which would involve a tight turning radius. He requested some flexibility with the tree requirement to avoid exacerbating the turning movements in that area.

Mr. Strelo explained that the trees recommended by the Park Planner at the entryway would not interfere with the aisleways or with any turning movements.

Mr. Madill took the opportunity to discuss that issue with the dealership owner and noted that the customer parking area on the south side would be aligned with the Century Way entrance.

**MOTION: DR-02-42**

Motion by Commissioner Garcia to adopt Resolution No. 9422, approving DR-02-42, Design Review approval of architectural and site development plans to construct a 52,763 square foot building located on Century Court in the Century Plaza 3 Subdivision (Lot #4, Tract 8161) on Century Boulevard for Mazzei GMC, with the conditions as shown, with Condition No. 11 as amended and with the addition of Condition No. 27 (as recommended by staff). The motion was seconded by Commissioner Harris and carried by the following vote:

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

**STAFF COMMUNICATIONS:**

Ms. Ayres reminded the Commission that the Pittsburg/Bay Point BART Specific Plan Workshop with the City Council had been scheduled for Monday, April 28, at 7:00 P.M. in the Council Chambers.

Mr. Jerome stated that he had attended the Memorial Services for Pittsburg Police Inspector Ray Giacomelli, as had many City staff members. He requested that the Chair adjourn the meeting in memory of Officer Giacomelli.

**COMMITTEE REPORTS:**

Commissioner Garcia reported that he had attended the recent TRANSPLAN meeting.
when the committee had been presented with an update on the status of the relocation of the Auto Mall sign, the $35,000 cost of which the Contra Costa Transportation Authority (CCTA) had agreed to fund. An update on eBART had also been presented where issues related to the Environmental Impact Report (EIR) were being pursued. Noting some issues with respect to the required line for service, he expressed his hope that the City would evaluate all plans to ensure no encroachment into the right of way to avoid serious negative impacts to the surrounding area.

Commissioner Garcia also noted that TRANSPLAN had discussed a potential merger of the State Route 4 Bypass Authority and the East Contra Costa Regional Fee and Financing Authority into TRANSPLAN, to potentially eliminate Planning Commission representatives. He noted that elimination would not likely occur.

Commissioner Garcia went on to reference a discussion of a Measure C reauthorization request for another half-cent sales tax on the 2004 ballot. He noted that the current Measure C would not sunset until 2008. In addition, the East, Central and Southwest Freeway and Arterial Ramp Metering Study had been discussed where ramp metering had been declined due to the backups it would create.

Further, Commissioner Garcia reported that he had obtained an opinion from County Counsel regarding the issue of whether or not the City of Pittsburg would be responsible for the relocation of the Circuit City building if the CCTA needed an additional 50 feet of right of way for future freeway widening. The County Counsel had indicated that the City might or might not have to bear that financial responsibility.

Commissioner Garcia inquired whether or not Planning staff had notified TRANSPLAN or the City of Antioch regarding the plans for the Circuit City building as part of its regular noticing process.

In response, Mr. Strelo advised that he had reviewed the file and could find no correspondence to or from either body.

Mr. Strelo explained that the City had recently expanded its noticing efforts on new projects, but was uncertain whether or not TRANSPLAN and City of Antioch had received notice of the Circuit City project before it was approved.

Mr. Jerome added that he had checked the City's file and had found nothing in the files regarding the expansion of the right of way. He recalled, however, that the applicant had been referred to CCTA staff regarding the Somersville Road ramps in terms of how they would work.

Commissioner Garcia expressed concern that in speaking to TRANSPLAN Committee staff, they were also uncertain which staff they might have notified in the City of the required widening that would affect the placement of the Circuit City building.

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Mr. Jerome advised that he had received a voice mail this date from Susan Miller of CCTA to discuss a potential project where the Markstein Beverage Company was located. In an effort to have the CCTA involved as soon as possible, the City had forwarded the preliminary plans to the CCTA, which had no definitive answer on the right of way that may be need for the freeway widening. He understood that the CCTA Consultant was still analyzing how the freeway would be widened and that no EIR had been prepared. He noted that an EIR would be required before any certification of the location of the new right-of-way line was established and before any property acquisition.

Mr. Jerome pointed out that any widening on the City limit side involved valuable commercial property that was would be removed from the City’s tax rolls. He understood that there were other options being reviewed by the CCTA.

**COMMENTS FROM COMMISSIONERS:**

Commissioner Ramirez commented that he too had attended the moving funeral services for Pittsburg Police Officer Giacomelli. He commended the planning involved and noted the presence of a number of Police Officers from throughout the State. He added that Governor Gray Davis had also attended the services.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 8:16 P.M. *In Memory of Pittsburg Police Officer Ray Giacomelli* to a regular meeting of the Planning Commission on May 13, 2003 at 7:30 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, CA.

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MELISSA AYRES, Secretary  
Pittsburg Planning Commission