

**BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG**

RESOLUTION NO. 01-9490

In the Matter of:

Resolution Adopting the Comprehensive )  
General Plan Update, "Pittsburg 2020: A )  
Vision for the 21st Century" (GP-97-01) )

The Pittsburg City Council DOES RESOLVE as follows:

A. On September 2, 1997, the Pittsburg City Council adopted Resolution 97-8504 authorizing City staff to hire a professional consulting firm (Dyett & Bhatia) to conduct a comprehensive update of the City's General Plan and to prepare the Environmental Impact Report (EIR) evaluating the impacts of the policies in the updated General Plan. The prior comprehensive update of the Pittsburg General Plan was conducted in 1988.

B. The General Plan update was to examine and to create land use, transportation, economic development, recreation, safety and resource conservation policies for the entire 15.6 square miles within the City Limits, 2.6 square miles that are within the City's Sphere of Influence (SOI), and the 22.9 square miles within the City's Planning Area.

C. Since the initial presentation to the City Council and the Planning and Leisure Services Commissions on March 9, 1998, the Planning staff and consultant have made numerous presentations and held public workshops, in which alternatives for land use and proposed general plan policies were discussed and evaluated.

D. On July 21, 1999, in compliance with Section 15082 of the State of California Environmental Quality Act (CEQA) Guidelines, a Notice of Preparation of the EIR for the General Plan Update was sent by the City to all responsible agencies.

E. On January 4, 2001, draft copies of the General Plan (the "January Draft General Plan") and EIR were released for public review and comments.

F. On January 23, 2001, the City filed a Notice of Completion of the draft EIR with the Office of Planning and Research, thereby beginning the minimum 45-day public review period required by Section 15105 of the State CEQA Guidelines. Draft EIRs were also mailed to regional agencies and local jurisdictions, and were made available for public review on the City's internet website, and at the Pittsburg Public Library and Community Development Department.

G. Beginning with its regular meeting of February 13, 2001, the Planning Commission held 13 continuous public hearings on the proposed General Plan and nine

continuous public hearings on the Draft EIR, at which time the public had the opportunity to review, evaluate and submit oral and written comments on both documents.

H. On March 8, 2001, the Planning Commission decided to extend the public hearing on the Draft EIR, until such time as the Planning Commission considered it appropriate to close the public hearing.

I. On May 22, 2001, the Planning Commission closed the comment period on the Draft EIR. The Commission accepted written comments until May 25, 2001, and directed the Planning staff and consultant to evaluate and address comments received on or prior to that due date.

J. To accommodate additional comments on the Draft EIR, the Planning Commission reopened the public hearing on the Draft EIR, and received additional public comments on the Draft EIR. The Planning Commission then closed the public hearing on the Draft EIR.

K. At the June 26, 2001, regular meeting of the Pittsburg Planning Commission, the Planning Commission held a duly noticed public hearing on the Draft General Plan and EIR, and adopted Resolution No. 9224 recommending that the City Council certify the EIR for the comprehensive General Plan update (GP-97-01).

L. In August, 2001, Dyett & Bhatia acting under direction from the staff and Planning Commission prepared an amended draft General Plan (the "Hearing Draft General Plan") which incorporated the Draft General Plan and certain modifications thereto suggested and determined during the public hearing process. A copy of the Hearing Draft General Plan is attached as Exhibit A.

M. Notice of the September 4, 2001, City Council public hearing on the Hearing Draft General Plan and EIR was mailed to interested parties, posted, and published on August 24, 2001, in accordance with Section 18.14.010 of the Pittsburg Municipal Code and applicable provisions of state law.

N. On September 4, 2001, the City Council opened a public hearing on the Hearing Draft General Plan and EIR, and in order to accommodate additional time for written and oral testimony, continued the public hearing to September 17, 2001.

O. On September 17, 2001, the City Council held the continued public hearing at which time it received oral and written testimony and reviewed and considered the Final EIR, and moved to return the Hearing Draft General Plan to the Planning and Community Advisory Commissions for further review, specifically review and modification of certain land use classifications in the Buchanan, Southwest Hills and Woodlands planning sub areas.

P. On October 2, 2001, the Planning Commission held a public workshop at which it recommended certain modifications to the Hearing Draft General Plan as set out in Exhibit B hereto (the "General Plan Modifications") and approval of the Hearing Draft General Plan, as modified, and the EIR. The Hearing Draft General Plan, as modified by the General Plan Modifications shall be referred to herein as the "General Plan Update".

On November 16, 2001, the City Council held a final special meeting on the General Plan Update and EIR.

NOW, THEREFORE, the City Council finds and determines as follows:

Section 1. Findings

Based on the evidence and oral and written testimony presented at the public hearings, and based on all the information contained in the Community Development Department's files on the General Plan Update process (incorporated here by reference), including but not limited to the Staff Reports entitled, "Public Hearing on the Comprehensive Update of the City's General Plan Update, 'Pittsburg 2020: A Vision for the 21st Century,' August 2001 (Hearing Draft General Plan), and Consideration and Certification of the Final Environmental Impact Report," dated September 17, 2001, and the staff report entitled "Public Hearing on the Comprehensive Update of the City's General Plan Update, 'Pittsburg 2020: A Vision for the 21st Century,' August 2001 (Hearing Draft General Plan), and Consideration and Certification of the Final Environmental Impact Report," dated September 17, 2001, and the staff report entitled "Public Hearing on the Comprehensive Update of the City's General Plan, 'Pittsburg 2020: A Vision for the 21<sup>st</sup> Century,' August 2001 (Hearing Draft General Plan), and Consideration and Certification of the Final Environmental Impact Report (EIR)", dated November 16, 2001 and all documents and materials included therein, the City Council finds that:

Q. Prior to adopting this resolution the City Council adopted Resolution No. 01-9489 certifying the Final EIR. The contents of those resolutions are incorporated herein as though set out in full.

R. Resolution No. 01-9519 adopting certain findings, a statement of overriding considerations and a mitigation monitoring program relating to the approval of the General Plan Update.

S. All mitigation measures set forth in the EIR will be imposed, as applicable, upon all development projects in the City, by way of project design or as conditions of project approval.

T. The public necessity, convenience and general welfare require that the Hearing Draft General Plan be amended as indicated in the General Plan Modifications. The Hearing Draft General Plan as amended by the General Plan Modifications shall be referred to as the General Plan Update.

U. The proposed land use designations and General Plan policies in the General Plan Update will not endanger the safety and general welfare of the City.

V. The General Plan Update meets all the requirements of State law (Government Code section 65300 et seq.).

Section 2. Approval

Based on the findings and other determinations set forth above and in Resolution No. 01-9489 and Resolution No. 01-9519, the City Council of the City of Pittsburg hereby approves and adopts the General Plan Update, GP-97-01, the General Plan Land Use Map, land use designations, and the text, goals, and policies in the Hearing Draft General Plan attached as Exhibit A as modified by the General Plan Modification set out in Exhibit B.

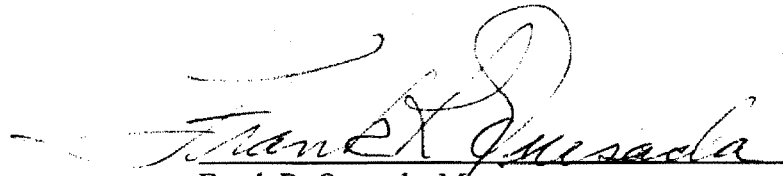
PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 16th day of November, 2001, by the following vote:

AYES: Council Member Aiello, Lewis, Rios and Mayor Quesada

NOES: Council Member Beals-Rogers

ABSTAINED: None

ABSENT: None

  
Frank R. Quesada, Mayor

ATTEST:

  
Lillian J. Pride, City Clerk



**OFFICE OF THE CITY MANAGER**  
**Administrative Offices**  
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**Pittsburg, CA 94565**  
**(925) 252-4850**

**MEMO:** November 16, 2001

**TO:** Mayor and Council Members

**FROM:** Willis A. Casey, City Manager

**SUBJECT:** **PUBLIC HEARING ON THE COMPREHENSIVE UPDATE OF THE CITY'S GENERAL PLAN, "PITTSBURG 2020: A VISION FOR THE 21<sup>ST</sup> CENTURY," AUGUST 2001 (HEARING DRAFT GENERAL PLAN) AS MODIFIED, AND CONSIDERATION AND CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR).**

**BACKGROUND**

This is a reopened public hearing on the comprehensive update of the City's General Plan, "Pittsburg 2020: A Vision for the 21<sup>st</sup> Century" (Hearing Draft - August 2001). The Council is also reviewing and considering the EIR on the General Plan Update (January 2001) and the Final EIR, "Response to Comments" (June 2001). The public hearing on the comprehensive General Plan Update was initially opened at the September 4, 2001, Council meeting, and then continued to September 17 for public testimony and direction to staff to make any revisions. The public hearing was then closed by the Council at that meeting. A motion to approve the EIR and adopt the General Plan as recommended by the Planning Commission on June 26, 2001, failed by a 3 to 2 vote. A following motion passed 3 to 2 to refer the Hearing Draft General Plan back to the Planning Commission for consideration of incorporating issues raised by the Council and the public at the September 17 hearing. The motion by Member Rios for referral sought Planning Commission recommendation on five specific issues that had been raised:

1. Changing the land use designation on the southwest portion of Central and Solari Avenues (vicinity of St. Vincent de Paul) from *Medium Density Residential (7-14 du/ac)* to *Low Density Residential (7-14 du/ac)*.

2. Investigate adding additional sites for the *Marine Commercial* land use in the Downtown area.
3. Be less restrictive in the policy for obtaining a site for the relocation of Fire Station 86 in the Bay Point area.
4. Emphasize a policy for opening a high school in the Bay Point area.
5. Revise a bicycle policy to retain existing bike lanes.

In response to clarification of the motion, Member Rios also asked that hillside policies be considered, as well as any other issues that may arise. She further requested these issues be presented to the Community Advisory Commission for its recommendation to Council.

At a special meeting on October 2, 2001, the Planning Commission heard a presentation from a consultant on development potential in the southwest hills. The Commission also heard public testimony on the five aforementioned issues and discussed each in detail. Recommendations on each of the six items (including development in the southwest hills) were voted on separately.

Actual recommendations and the corresponding votes are indicated in the attached Commission minutes and within the exhibit on proposed revisions to the Hearing Draft General Plan.

By a 4 to 3 vote, the Commission recommended that an amended land use map that was presented to them be adopted. This map changes the Hillside Low Density Residential and most of the Open Space land use classifications in the Southwest Hills subarea to a Low Density Residential classification and which removes most of the Designated Ridgelines west of Bailey Road. The map also changes the Hillside Low Density Residential and some Open Space land uses in the Woodlands subarea (Montreux subdivision) and Buchanan subarea (Sky Ranch II subdivision) to a Low Density Residential classification. The Commission also recommended that:

1. The land use designation on Solari and Central Avenues be changed from Medium Density Residential to Low Density.
2. Marine Commercial be considered in the Northwest River Subarea and that "contractor" be added to the list of conditional uses for Marine Commercial.
3. Fire Station #86 be relocated on either side of Highway 4.
4. Pacifica High School be reopened or a new high school or middle school be constructed in the west Pittsburg or Bay Point area.
5. The policy for bicycle lanes not be changed.

#### **California Environmental Quality Act (CEQA)**

The General Plan Update is subject to regulations of the California Environmental Quality Act (CEQA) guidelines, Section 15081(a). A determination has been made that there is a potential for significant environmental impacts associated with proposed policies in the General Plan update. Consequently, an EIR must be prepared and considered by both the Planning Commission and City Council.

In compliance with Section 15082 of CEQA, a Notice of Preparation was mailed to all the responsible agencies on July 21, 1999. Responses from the regional and responsible agencies were evaluated by the consultant and incorporated into the Draft EIR. On January 23, 2001, the City filed a Notice of Completion with the Office of Planning and Research (OPR), thereby beginning the public comment period. Draft EIR's were also mailed to the regional agencies and adjacent local jurisdictions. The 45-day comment period on the completeness and accuracy of the Draft EIR was scheduled to end on March 12, 2001.

On March 8, 2001, the Planning Commission decided to extend the public hearing on the Draft EIR until such time as the Planning Commission considered it appropriate to close the public hearing process. At the May 15, 2001 public hearing, the Planning Commission notified that the public hearing on the Draft EIR would be closed on May 22, 2001. At the May 22, 2001 public hearing, the Planning Commission closed the public comment period/public hearing on the Draft EIR and directed staff to accept written comments until May 25, 2001. A total of nine public hearings were held to receive comments on the Draft EIR. Comments received on or prior to the May 25, 2001 due date were evaluated and addressed by the planning consultant (Exhibit 'A').

#### **STAFF ANALYSIS:**

State law (California Government Code Section 65300) requires each California city and county to prepare a general plan. A general plan is defined as "a comprehensive, long-term plan for the physical development of the county or city, and any land outside its boundaries which in the planning agency's judgment bears relation to its planning." State requirements call for general plans that "comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

A City's General Plan has been described as its constitution for development and a constitution for conservation – the framework within which decisions on how to grow, provide public services and facilities, and protect and enhance the environment must be made. California's tradition of allowing local authority over land use decisions means that the State's cities have considerable flexibility in preparing their general plans.

While State planning laws allow considerable flexibility, they do establish some requirements for the issues that general plans must address. California Government Code Section 65302 establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans:

1. The General Plan is comprehensive;
2. The General Plan is internally consistent; and
3. The General Plan is designed to be a long-range document.

As required by State law, the proposed Hearing Draft General Plan complies with the above guidelines, and includes the seven mandatory elements. The Hearing Draft General Plan also includes five optional elements. The mandatory elements are: Land Use, Transportation, Open

Space, Health and Safety, Noise, Resource Conservation and Housing. The optional elements are: Public Facilities, Youth and Recreation, Economic Development, Growth Management, Downtown and Urban Design.

### **Revisions to Draft General Plan and Draft EIR**

Staff has evaluated all the written and oral comments received from the public, stakeholders, developers and Planning Commission, and made appropriate changes to various goals, policies, and other text in the proposed Hearing Draft General Plan and Final EIR. The State Department of Housing and Community Development (HCD) has reviewed the Housing Element. Changes recommended by HCD have been forwarded to the Planning consultant to be evaluated and incorporated appropriately into the document. Staff expects to receive the updated Housing Element in early 2002. These changes, when approved by the City and HCD, will be an amendment to the adopted General Plan.

### **Consideration of Recently Identified Potential Land Use Map Revisions**

The September 17, 2001 Council direction to the Planning Commission resulted in the previously cited recommendations by the Commission made at the October 2, 2001 special meeting. These revisions to the Hearing Draft General Plan (General Plan Modifications) are set out in the attached Exhibit "B". The General Plan Modifications include the cited recommendations plus other non-substantive revisions to the document which are primarily corrections. Other formatting changes to alter the documents appearance and correct errors can be made after adoption of the General Plan. The Hearing Draft General Plan, as amended by the General Plan Modifications, is herein referred to as the "General Plan Update".

The major substance of the General Plan Modifications, however, is to designate certain areas classified in the land use map of the Hearing Draft General Plan as Low Density Residential instead of the previous designation of Hillside Low Density Residential and Open Space. A majority of the almost 50 cited revisions in Exhibit "B" are necessary for the required "internal consistency" to accommodate this change. The General Plan Modifications involve certain changes within the Buchanan, Southwest Hills and Woodlands Planning Subareas involving the change of approximately 477 acres of real property designated in the Draft General Plan as Hillside Low Density Residential or Open Space to Low Density Residential. The result would be to allocate residential density at three units per acre for 22 acres in the Buchanan planning subarea; at three units per acre for 386 acres in the Southwest Hills planning subarea; and at three units per acre for 69 acres in the Woodlands planning subarea. The total additional Residential Density over that shown in the Hearing Draft General Plan will not exceed 1,500 housing units and 4,500 population.

In its analysis of the potential impacts, staff has determined the General Plan Modifications are analyzed in sufficient detail in the Final EIR, specifically in the alternative section in the comparison of the impacts of the County Urban Limit Line Alternative.



The factor of open space conversion is approximately 5%. This conversion results in a general reduction of the densities in these subareas since units are spread over a larger area. Overall target densities are less than assumed in the General Plan

The extent of alterations in the visual character of hill areas due to low-density residential development is largely subjective. View opportunities are both created and constrained. Views of hill areas would typify many other locations in Contra Costa and adjacent counties where hillside development is regarded as a positive community characteristic. Views from hill areas as well as the opportunity for such views would increase because of improved access and ownership opportunities.

Water need would increase by 0.8 mgd on an average annual basis and 1.25 mgd on an estimated peak average annual basis. This represents an increase of approximately 5.4% in the projected average annual need and less than 4% of the peak average annual need. These increases are

within the 2020 design capacity of the water treatment plant. Therefore, it can be concluded that this impact is less than significant.

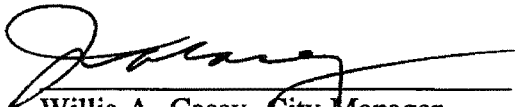
The overall character can be maintained and even enhanced through proper planning, careful land development and application of sound design standards. Moreover, the contemplated level of development supports important goals of the General Plan including funding for needed roadway, park and traffic improvements as well as providing up-scale residential opportunities now lacking in the City. Overall target densities are less than assumed in the General Plan. Therefore, it can be concluded that these impacts are less than significant.

### **Conclusion of the General Plan Process**

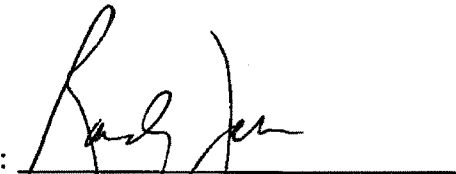
The General Plan Update being recommended for adoption has effectively addressed community needs and issues raised by the Planning Commission, stakeholders and developers. In response to concerns raised by the public and the Commission, policies created to promote Downtown revitalization have been balanced with policies to sustain local and regional-serving commercial centers south of State Route 4 and in eastern Pittsburg. Policies for improved circulation have been balanced with policies promoting alternative transit options such as BART, bus and bicycle routes, and alternative modes of public transportation such as e-BART. Policies addressing residential development have been balanced with policies encouraging quality design, resource conservation, and provision of public services and amenities. Public comments on the Hearing Draft General Plan will be accepted until Council adoption of the document.

## RECOMMENDATION

Open the public hearing on the General Plan and take further testimony, close the public hearing, move to adopt Resolution No. 01-9489 to Certify the Final EIR on the General Plan Update, Resolution No. 01-9519 to Adopt and Approve Findings, a Mitigation Monitoring Program, and a Statement of Overriding Considerations, and Resolution No. 01-9490 to Adopt the General Plan Update (GP-97-01).

  
Willis A. Casey, City Manager

Report Prepared By:

  
Randy Jerome, Acting  
Director, Planning & Building

### ATTACHMENTS:

- 1) Resolution No. 01-9489 to Certify the Final EIR on the General Plan Update
  - Exhibit "A", Final EIR (on file in the City Clerk's Office)
  - Exhibit "B", General Plan Modifications
- 2) Resolution No. 01-9519 to Adopt and Approve Findings, a Mitigation Monitoring Program, and a Statement of Overriding Considerations
  - Exhibit "A", Statement of Findings
  - Exhibit "B", Statement of Overriding Considerations
  - Exhibit "C", Mitigation Monitoring Program
- 3) Resolution No. 01-9490 to Adopt the General Plan Update (GP-97-01)
  - Exhibit "A", Hearing Draft General Plan - August 2001(on file in the City Clerk's Office)
  - Exhibit "B", General Plan Modifications
- 4) Public Hearing Notice for November 16, 2001 Special City Council Meeting
- 5) Planning Commission Minutes of October 2, 2001Public Workshop

**GENERAL PLAN MODIFICATIONS**  
**Exhibit "B" City Council Resolution No. 01-9489**  
**Exhibit "B" City Council Resolution No. 01-9490**

**ADOPTED REVISIONS TO HEARING DRAFT GENERAL PLAN (AUGUST 2001)**

The following changes to the August 2001 Draft General Plan are necessary for internal consistency of the document. All these revisions are required as a result of the changes to the Land Use Map with the exception of those numbers with an asterisk. Asterisk items are other revisions or corrections.

	<u>Page</u>	<u>Revision</u>
1.	2-12	<p><b>Figure 2-2, "General Plan Diagram"</b></p> <ol style="list-style-type: none"><li>1. Changes 453 ac. of <i>Hillside Low Density Residential</i> and <i>Open Space</i> west of Bailey Road to <i>Low Density Residential</i>; eliminates Designated Ridgelines south of the Sphere of Influence line.</li><li>2. Changes 106 ac. of <i>Hillside Low Density Residential</i> and <i>Open Space</i> south of Highlands Ranch ("Sky Ranch II") to <i>Low Density Residential</i>.</li><li>3. Changes 138 ac. of <i>Hillside Low Density Residential</i> and <i>Open Space</i> ("Montreux") west of Kirker Pass Road to <i>Low Density Residential</i>.</li><li>4. Changes 9 ac. of <i>Medium Density Residential</i> to <i>Low Density Residential</i> on the southwest quadrant of Central and Solari Avenues.</li><li>5. Changes 40 ac. of <i>Medium Density Residential</i> to <i>Low Density Residential</i> on the south side of West Leland Rd. for the Alves property.</li><li>6. Changes 8 ac. of <i>Medium Density Residential</i> to <i>Business Commercial</i> on the south side of East Leland Road and on both sides of Gladstone Dr.</li><li>7. Changes 2 ac. of <i>High Density Residential</i> to <i>Public/Institutional</i> on the east side of Loveridge Rd. north of the Delta DeAnza Trail.</li></ol>
2.	2-13	<p><b>Table 2-2, "General Plan Distribution..."</b> Redistributes "Total Acres" figures for <i>Hillside Low Density Residential</i>, <i>Low Density Residential</i>, <i>Medium Density Residential</i>, <i>High Density Residential</i>, <i>Business Commercial</i>, <i>Public/Institutional</i> and <i>Open Space</i> to correspond to the map changes on Figure 2-2.</p>
3.	2-21	<p><b>BUILDOUT POPULATION</b> Increases the housing units and population figures to correspond to aforementioned map revisions for <i>Low Density Residential</i>.</p>
4.	2-22	<p><b>Table 2-4, "Population and Housing: General Plan Buildout"</b> Increases the Proposed Housing Units and Proposed Population figures (both City of Pittsburg Subtotal and Total Planning Area) to correspond to aforementioned map revisions for <i>Low Density Residential</i>.</p>

	<u>Page</u>	<u>Revision</u>
5.	2-25	<p><b>Policy 2-P-1 (narrative), "POLICIES: LAND USE - Growth Boundaries and Procedures"</b>  Revises last sentence of narrative below policy to read: "Both of these areas are proposed exclusively for clustered low-density hillside development."</p>
6.	2-34	<p><b>2.5 PLANNING SUBAREAS, 11. Southwest Hills.</b>  1. Revises first sentence to add: "...this subarea <u>presently</u> consists primarily of undeveloped, rolling hills.  2. Adds to the end of the first paragraph: "Potential low-density residential neighborhoods are located outside the County ULL and may be available for development after the Restricted Federal Easement is abandoned."</p>
7.	2-38	<p><b>Table 2-6, "General Plan Distribution, City of Pittsburg"</b>  Redistributes the "acres" figures for <i>Hillside Low Density Residential, Low Density Residential, Medium Density Residential</i> and <i>Open Space</i> acres within the Buchanan, East Central, Southwest Hills, and Woodlands subareas, and the "Grand Total" to correspond to the map changes on Figure 2-2.</p>
8.	2-47	<p><b>Table 2-10, "General Plan Land Use Distribution, East Central"</b>  Redistributes "Acreage" for <i>Low Density Residential</i> and <i>Medium Density Residential</i> to correspond to the map changes on Figure 2-2.</p>
9.	2-48	<p><b>Figure 2-4d, "East Central"</b>  Changes 9 ac. of <i>Medium Density Residential</i> to <i>Low Density Residential</i> on the southwest quadrant of Central and Solari Avenues to correspond to the map changes on Figure 2-2.</p>
10.	2-55	<p><b>Policy 2-P-72, "Policies: Buchanan"</b>  Adds bullet: "Be limited to a maximum density of 3.0 du/ac"</p>
11.	2-55	<p><b>Table 2-13, "General Plan Land Use Distribution, Buchanan"</b>  Redistributes "Acreage" for <i>Hillside Low Density Residential, Low Density Residential</i> and <i>Open Space</i> to correspond to the map changes on Figure 2-2.</p>
12.	2-56	<p><b>Figure 2-4g, "Buchanan"</b>  Changes 106 ac. of <i>Hillside Low Density Residential</i> and <i>Open Space</i> south of Highlands Ranch ("Sky Ranch II") to <i>Low Density Residential</i> to correspond to the map changes on Figure 2-2.</p>
13.	2-57	<p><b>Policy 2-P-74, "Policies: Woodlands"</b>  Adds bullet: "Be limited to a maximum density of 3.0 du/ac"</p>
14.	2-57	<p><b>Table 2-14, "General Plan Land Use Distribution, Woodlands"</b>  Redistributes "Acreage" for <i>Hillside Low Density Residential, Low Density Residential</i> and <i>Open Space</i> to correspond to the map changes on Figure 2-2.</p>

	<u>Page</u>	<u>Revision</u>
15.	2-58	<b>Figure 2-4g, "Woodlands"</b> Changes 138 ac. of <i>Hillside Low Density Residential and Open Space</i> ("Montreux") west of Kirker Pass Road to <i>Low Density Residential</i> to correspond to the map changes on Figure 2-2.
16.	2-63	<b>Goal 2-G-31, "Goals: Southwest Hills"</b> Revises to read: "Maintain the general character of the natural topography and major ridgelines in the Southwest Hills <u>hill forms</u> ."
17.	2-63	<b>Goal 2-G-32, "Goals: Southwest Hills"</b> Revises to read: "Encourage development of higher-end, low-density residential neighborhoods that are well integrated with the natural setting."
18.	2-63	<b>Table 2-17, "General Plan Land Use Distribution, Southwest Hills"</b> Redistributes "Acreage" for <i>Hillside Low Density Residential, Low Density Residential and Open Space</i> to correspond to the map changes on Figure 2-2.
19.	2-65	<b>Policy 2-P-92, "Policies: Southwest Hills"</b> Revises first sentence: "Allow clustered Hillside Low Density residential development west of Bailey Road,..."
20.	2-65	<b>Policy 2-P-94, "Policies: Southwest Hills"</b> Revised to read: "Do not permit any Development in the Concord Naval Weapons Station Restricted Federal Easement area <u>may be allowed</u> when until such time that the Easement is abandoned."
21.	2-65	<b>Adds New Policy 2-P-95, "Policies: Southwest Hills"</b> "Allow an overall maximum density of 3.0 du/ac within the <i>Low Density Residential</i> areas south of the San Marco project and outside the present Sphere of Influence line with a maximum number of 1500 residential units."
22.	2-66	<b>Figure 2-4k, "Southwest Hills"</b> Changes 453 ac. of <i>Hillside Low Density Residential and Open Space</i> west of Bailey Road to <i>Low Density Residential</i> ; eliminates Designated Ridgelines south of the Sphere of Influence line to correspond to the map changes on Figure 2-2.
23.*	2-67	<b>Policy 2-96 (narrative), Policies: Northwest River"</b> Adds sentence: "Such areas not considered for industrial uses should be designated Marine Commercial."
24.	3-5	<b>Figure 3-1, "Transportation Service Level Areas"</b> Revises map for designations of "Semi-rural" and "Rural" in Southwest Hills, Woodlands, and Buchanan area to correspond to the map changes on Figure 2-2.
25.	4-3	<b>Figure 4-1, "Viewshed Analysis"</b> Eliminates "Ridgelines" in Southwest Hills area to correspond to the map changes on Figure 2-2.

	<u>Page</u>	<u>Revision</u>
26.	4-5	<b>Figure 4-2, "Major and Minor Ridgelines"</b> Eliminates "Ridgelines" in Southwest Hills area to correspond to the map changes on Figure 2-2.
27.*	4-9.	<b>Figure 4-3, "Ridge Setbacks"</b> Eliminates vertical "100 ft" dimension and increases horizontal dimension from "100 ft" to "150 ft" to correspond to Policy 4-P-1.
28.	4-11	<b>Policy 4-P-11, "POLICIES: HILLSIDE DEVELOPMENT, Preservation and Grading"</b> Revised to read: "Limit grading of hillside areas over 30 percent slope (on Figure 10-1) to elevations less than <del>800</del> <u>900</u> feet..." area to correspond to the map changes on Figure 2-2.
29.*	4-31	<b>Policy 4-P-60, "Policies: Leland Road, Extension west of Pittsburg/Bay Point BART Station"</b> Revised to read: "Pursue the development of a linear <u>parkway</u> along West Leland Road..."
30.*	4-32	<b>Figure 4-14, "Design Features along Leland Road Extension west of Pittsburg/Bay Point BART Station"</b> Revised text to read: "Pursue the development of a linear <u>parkway</u> along West Leland Road..."
31.*	5-8	<b>Table 5-1, "Permitted Land Uses, Downtown Pittsburg"</b> Adds <u>Contractor</u> to the "Conditional Uses" of the <i>Marine Commercial</i> land use in both the "Marine Commercial Center" and "Marina/Waterfront Neighborhoods."
32.*	5-26	<b>Figure 5-3, "Design and Development Improvements"</b> Removes "Downtown Parking District" from map.
33.*	5-29	<b>DOWNTOWN PARKING REQUIREMENTS (text)</b> Eliminates first sentence: " <del>A Downtown Parking District encompasses the entire historic district and several surrounding blocks.</del> "
34.*	6-14	<b>Table 6-3, "Economic Opportunity Areas in Pittsburg"</b> Adds bullet to "South Willow Pass" area under "Suggested Land Use Program": "- Allow for small-lot single family (SLSF) parcels, (see Policies 2-P-9 and 5-P-21)."
35.	7-15	<b>Figure 7-2, "Transportation Service Level Areas"</b> Revises map for designations of "Semi-rural" and "Rural" in Southwest Hills, Woodlands, and Buchanan area to correspond to the map changes on Figure 2-2.

	<u>Page</u>	<u>Revision</u>
36.	7-19	<p><b>Policy 7-P-18, "Highways and Arterial Streets"</b></p> <ol style="list-style-type: none"> <li>1. Revises last sentence to read: "<del>Consider</del> <u>Evaluate</u> topographic and geologic constraints, and projected traffic generation rates."</li> <li>2. Adds sentence to read: "Consider a road alignment within the Restricted Federal Easement area, if abandoned, for access to potential residential neighborhoods."</li> </ol>
37.*	7-26	<p><b>Table 7-5, "Bicycle Facilities, Pittsburg Planning Area"</b></p> <p>Revises list to be consistent with recently Adopted County Bicycle Action Plan.</p>
38.	8-4	<p><b>Figure 8-1, "Parks and Open Space"</b></p> <p>Revises base map in Southwest Hills, Woodlands, and Buchanan area to correspond to the map changes on Figure 2-2.</p>
39.	8-5	<p><b>8.2 Parks (text)</b></p> <p>Revises last sentence of third paragraph to change "acres of parks per 1,000 residents in 2020" from 5.3 and "buildout population" of 83,600 to correspond to increases the housing units and population figures shown in No. 3, <b>BUILDOUT POPULATION</b>.</p>
40.*	8-27	<p><b>Policy 8-P-39, "POLICIES: EDUCATION FACILITIES"</b></p> <p>Revises sentence to read: "<u>Encourage the MDUSD to reopen the former Pacifica High School or cooperate with MDUSD to identify a possible sites for the construction of a new high school facility and/or a middle school facility, or both.</u>"</p>
41.	9-5	<p><b>Figure 9-1, "Vegetative Communities"</b></p> <p>Revises base map to eliminate ridgelines in Southwest Hills area to correspond to the map changes on Figure 2-2.</p>
42.	9-17	<p><b>Figure 9-2, "Major and Minor Watersheds"</b></p> <p>Revises base map to eliminate ridgelines in Southwest Hills area to correspond to the map changes on Figure 2-2.</p>
43.	10-11	<p><b>Policy 10-P-2, "POLICIES: GEOLOGY AND SEISMICITY, Slopes and Erosion"</b></p> <p>Revises sentence to read: "Restrict future development from occurring on slopes greater than 30 percent (as designated on Figure 10-1) over the <u>800 900</u> foot elevation contour..."; this is to correspond to the map changes on Figure 2-2.</p>
44.	11-6	<p><b>Table 11-1, "Water Demand Projections, Pittsburg: 1990-2020"</b></p> <p>Revises "Population" figures and "Demand" columns to correspond to increases the housing units and population figures shown in No. 3, <b>BUILDOUT POPULATION</b>.</p>

	<u>Page</u>	<u>Revision</u>
45.	11-6	<p><b>GOAL 11-G-1, "GOALS: WATER SUPPLY AND DISTRIBUTION"</b></p> <ol style="list-style-type: none"> <li>1. Revised to read: "Available water supply and distribution capacity <u>should</u> grow proportionately with development patterns and water usage trends."</li> <li>2. Adds sentence to read: "Update City's Water Master Plan to implement General Plan growth projections."</li> </ol>
46.	11-9	<p><b>Table 11-2, "Wastewater Flow Projections, Pittsburg"</b></p> <p>Revises "Single Family" land use figures for "# of Units at Buildout" and "Unit Flow Factor" and "Total GPD at Buildout" columns to correspond to increases the housing units and population figures shown in No. 3, <b>BUILDOUT POPULATION.</b></p>
47.*	11-19	<p><b>Policy 11-P-28, "POLICIES: FIRE PROTECTION"</b></p> <p>Revises sentence to read: "Cooperate with CCCFPD in obtaining a site for a new fire station (or relocation of Station 86) <u>south in the vicinity</u> of State Route 4 and west of Bailey Road.</p>
48.	13-24	<p><b>Table 13-23, "Residential Buildout Potential: 2020, Pittsburg Planning Area"</b></p> <ol style="list-style-type: none"> <li>1. Revises "Total Acres" and "Potential Units" for <i>Hillside Low Density</i> and <i>Low Density</i>, and "Total Potential Housing Units" to correspond to the map changes on Figure 2-2.</li> <li>2. Adds asterisk to "6 du/ac" under "Assumed Density" column with note below to read: "Limited to 3 du/ac in portions of Southwest Hills, Buchanan, and Woodlands subareas."</li> </ol>

11/21/2001

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**MINUTES**  
**OF A SPECIAL MEETING**  
**OF THE**  
**PITTSBURG PLANNING COMMISSION**

**October 2, 2001**

A special meeting of the Pittsburg Planning Commission was called to order by Chairperson Holmes at 7:08 P.M. on Tuesday, October 2, 2001, in the City Council Chambers of City Hall at 65 Civic Avenue, Pittsburg, CA.

**ROLL CALL:**

Present: Commissioners Garcia, Glynn, Harris, Kelley, Leonard, Valentine, Chairperson Holmes  
(Commissioners Kelley and Leonard arrived after roll call)

Absent: None

Staff: Acting Director, Planning & Building Randy Jerome; Planning Technician Dana Hoggatt; and Administrative Assistant II Fara Bowman

**POSTING OF AGENDA:**

The agenda had been posted at City Hall on Friday, September 28, 2001.

**PLEDGE OF ALLEGIANCE:**

Chairperson Holmes led the Pledge of Allegiance.

**COMMENTS FROM AUDIENCE:**

There were no comments from the audience.

**COMMISSION CONSIDERATION:**

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**City of Pittsburg Draft Comprehensive General Plan Update, "Pittsburg 2020: A Vision For The 21<sup>st</sup> Century." GP-97-01**

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General Plan entitled, "Pittsburg 2020: A Vision for the 21<sup>st</sup> Century" (General Plan Update). The City Council referred the Draft General Plan back to the Commission to make further recommendations on various aspects of the draft document.

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Randy Jerome, Acting Director Planning & Building, presented the item that had been referred back to the Planning Commission from the City Council. He identified staff concerns that there could be significant change in the General Plan that could require further analysis by the General Plan consultant, which could also impact the Environmental Impact Report (EIR). While some of the changes were considered to be relatively minor, with no significant impact, some of the major changes, if approved, could create months of delays and the extension of the budget, which would have to be reviewed with the General Plan consultant.

Mr. Jerome explained that the current hearing was not a formal public hearing, although the public had been invited and the meeting agenda had been sent to everyone on the General Plan mailing list. He advised that he had also spoken with a member of the Seeno Construction organization, who wished to make a presentation on the hillside issues. He requested direction from the Commission as to how to proceed.

Commissioner Valentine proposed that the Planning Commission ignore the direction from the City Council and proceed with the previously approved Planning Commission Draft General Plan document. He characterized the changes as a selfish and self-centered attempt by a few to impose their will on the majority.

Chairperson Holmes requested that staff identify in detail those items the Council directed the Planning Commission to reconsider.

Commissioner Glynn recommended that those present to give a presentation be allowed to speak prior to the staff presentation.

Commissioner Valentine requested clarification from staff as to whether or not the Planning Commission was to consider new items, since hillside preservation was not one of the items returned by the Council for reconsideration.

Mr. Jerome explained that the Council had requested that various points, as identified in the staff report, be raised with the Planning Commission. He advised that the hillside/ridgeline policies had been placed in the Commission packets since he was aware that such discussion would be raised.

During the meeting of June 24, the Commission had briefly discussed the 194-acre San Marco development proposed by Seecon, which development was located in the southwest rolling hills and which was not consistent with the proposed General Plan. In addition, the 160-acre Sky Ranch development located in the southeast hills and the Buchanan subareas had been discussed. The Commission had decided not to change the designations of any of those properties.

The only property the City Council had specifically discussed had been the St. Vincent de Paul property site where the Pittsburg Family Apartments project had been proposed, had been approved by the Planning Commission and had subsequently been appealed to the City Council. The Council had deliberated on the appeal and had continued it for further studies. Staff had been informed by the City Attorney that whatever action taken by the Planning Commission or the City Council would not affect that application since it had been submitted prior to the consideration of the Draft General Plan.

Mr. Jerome identified the issues the City Council had requested that the Commission reconsider, as delineated in the staff report. He clarified that if new issues were to arise that had not been previously discussed by the Planning Commission, a formal public hearing would be required. He pointed out that the Planning Commission had previously conducted an entire workshop on hillside policies, which had been an issue and which had been resolved by the then Planning Commission.

Commissioner Valentine expressed concern that if a new public hearing was required to address new issues, the process could be extended into 2002. He expressed concern that could be a delaying tactic by the Council to appoint new Commissioners to the Planning Commission.

Mr. Jerome expressed concern that any changes that might result from the discussions that were radically different from the Draft General Plan could involve further study. He otherwise characterized the Council's request for changes as being minor in nature, although some could be major.

In response to the Chair, Mr. Jerome reiterated that a new public hearing notice had not been sent out to the public, although those on the General Plan mailing list had been provided a copy of the meeting agenda, by mail.

#### **PUBLIC COMMENTS:**

ALBERT SEENO, III, Seeno Construction, 4021 Port Chicago Highway, Concord, introduced Carl Campos, the Senior Principal for Loving Campos Architects, who was present to make a presentation to the Commission regarding the Southwest Hills. He requested that the Planning Commission consider the comments and be open minded.

CARL CAMPOS, President, Loving & Campos Architects, advised that he had been retained by Seeno Construction to evaluate the Draft General Plan for its final implementation. He identified some areas of the Southwest Hills and requested Commission reconsideration of that area. He highlighted the background of his firm's 30 years in land plan analysis and planning for cities in the Bay Area and western states, with extensive experience in the area of hillside development.

Mr. Campos noted that the City did not have a Housing Element within the General Plan, although provisions had been made in the document. He commented on the number of developments within the international and national communities that had been built on hillsides. He also characterized the Bay Area as hilly, where it was a tradition to have homes on the hillsides to take advantage of the panoramic vistas offered throughout the Bay Area.

Mr. Campos also referenced the City of San Ramon that had a hillside ordinance, which regulated the development of hillside development. He also cited the Cities of Pleasanton, Alamo, and Walnut Creek

where hillside development had been approved. He suggested the same should be permitted in the Southwest Hills of San Marco, which would increase the tax benefits to the community.

Mr. Campos offered a slide presentation to identify a number of hillside developments throughout the Bay Area. He commented that the Draft General Plan, as currently proposed, would not allow the local community to have developments that other communities enjoyed and where executive homes on the larger estate lots with views could be developed. He noted that the City currently precluded development in the Southwest Hills above 800 feet where homes were being forced farther down the hillsides with no views. He suggested that the City had some of the most abundant dedicated open space, such as the Keller Canyon Landfill, the East Bay Regional Parks District (EBRPD) properties, and the Southwest Hills, the only area left in the City to design and place executive homes to allow a diversity of housing stock in the community.

Mr. Campos also commented that the Southwest Hills had been a prime site for a prior proposal for a dumpsite by the County. He noted that Seeno Construction had invested heavily in the community having built a number of residential and commercial developments. The developer had purchased that property and had developed the San Marco property preventing the site from becoming a 50-year landfill. He spoke in detail to the views from the hillsides and ridgelines, the types of executive homes that could be built in the Southwest Hills, and the fact that surrounding communities had taken advantage of their hillsides by allowing the development of executive/upscale homes with panoramic and beautiful vistas.

Mr. Campos challenged the View Shed Analysis that had been conducted by the General Plan consultant. He stated that he had prepared a similar analysis, had photographed the regional views of the corridor and had traveled to I-680 in the City of Benicia with views across, and across the Martinez/Benicia Bridge up to the Willow Pass Road summit with views of the water and the approved San Marco project site, as well as views from Railroad Avenue and the City of Antioch.

Mr. Campos spoke in detail to the future development of the San Marco site, which would include several needed components of housing and commercial development.

Mr. Campos requested that the Draft General Plan be revised with the Southwest Hills west of Bailey Road removed from the ridgeline protection area to allow an executive community to be built to consist of larger homes on larger lots with views.

Mr. Campos commented if that were allowed, the City would still be provided with 32.2 miles of ridgelines in the City that would be totally protected in perpetuity. He suggested that such a revision would allow the City the control over what the City would like to see built in that area. He recognized that any development would have to comply with City and environmental regulations.

Mr. Campos also requested that the area be changed to Low Density Residential, which would allow 7 units to the acre consistent with the San Marco development.

Suggesting that the revisions were minor in nature and could be handled by the Planning Commission, Mr. Campos stated that the revisions would provide a move up opportunity for City residents, supporting the economic development goals of the City and encouraging and maintaining a high quality

of business in the City. Such a revision would also allow the City to include executive housing, as had other nearby communities, and provide high value residential property significantly increasing the property taxes to the City.

Mr. Campos suggested that the revision would not significantly impact the quality of the City's hillside backdrop, would not reduce potential open space areas, and would not impact sensitive environmental impact areas.

Mr. Campos also presented the Commission with a current proposal by Seeno Construction, currently under review by the County, for a million square feet of office space, high-density housing and mixed-use retail and restaurants on 27 acres at the Pittsburg/Bay Point BART Station.

Commissioner Glynn referenced Figure 2-4-K of the General Plan document regarding the roadways proposed in the Southwest Hills. He inquired how that would relate to the proposal being presented in terms of how the roadways would relate to the ridgelines.

Mr. Campos advised that San Marco Boulevard had been designed to extend from the freeway and West Leland Road all the way through and connect to Bailey Road. San Marco Boulevard would be designed in such a way as to follow the natural contours of the hillside with collector roads off of that roadway to follow the contours up to the areas where development had been proposed in the hillsides. He described the potential development as village clusters with a lot of open spaces.

Mr. Campos noted that there was a current land plan to develop in the Southwest Hills where many of the roadways were single loaded, with streets and houses on only one side and with open space on the other side, to be designed in a cul-de-sac fashion.

Commissioner Glynn requested clarification that the roadways identified in Figure 2-4-K were in alignment with the magnitude of the project that had been outlined in the presentation. He also requested clarification that the roadway, as designed, would offer due consideration for fire and police protection in terms of access. He questioned whether or not the design of the roadway would result in a minimal destruction of existing ridges or a compromise based on the best estimates, or minimal impacts to the existing hills.

Mr. Campos suggested that the roadway alignment appeared about right and with the proper grading they could gain access off of those roads to the community development. He acknowledged that the roadway would have to provide access for emergency access.

As to the potential impacts to the ridgelines, Mr. Campos noted that he had not analyzed the ridgeline to that extent, although with the exception of a ridge near Bailey Road, the alignment fairly followed the areas that could be graded to allow the placement of a roadway.

Commissioner Glynn also referenced the lower portion of the West Leland Road Extension as it related to the Pittsburg/Bay Point BART Station. He inquired whether or not in Mr. Campos' opinion that alignment would be appropriate, to which Mr. Campos noted that as the roadway traveled through the Alves property over to that site, there could be an appropriate road design. The West Leland Road

connection to the BART station would be the key to the success of any housing development south of State Route 4.

Mr. Campos advised that the developer currently had plans, including designs and conceptual sketches, for high density apartments, condominiums, and townhomes that would feed through to the BART station, to include pedestrian access. Office development had also been envisioned for that area to allow local employment opportunities while also taking traffic off of the roadways.

Commissioner Valentine expressed concern that developments were being planned and envisioned with no study prepared that the roadways or homes would be breathtaking. He referenced the comments offered by Mr. Campos, among them that everyone wanted to live on hillsides, and he disagreed that was the case. He pointed out that through the entire four-year process, the people of the City had made it perfectly clear their desire to protect the hillsides and the views of those hillsides.

Commissioner Valentine questioned the presentation, which had included views of homes on hillsides in Italy involving a heritage with a 3,000-year history, which did not apply to the local community. He questioned other comments made during the presentation that the developer had purchased the land to keep it from being designated as a dump and he commented that the same developer had purchased an interest in the existing dump in the community.

Commissioner Valentine recommended that the General Plan remain as is consistent with the will of the people, that the developer prepare a plan when ready to proceed, and that the developer present that plan to the City, at which time a request to change the General Plan could then be considered by the Commission.

Mr. Campos clarified his comments and explained his position that those communities he had referenced in his presentation had housing elements and planned for housing and where the City of Pittsburg had the same opportunities, although current regulations precluded such development. While he recognized that was a decision for the City to make, he emphasized the need for vision to allow the development of a viable community.

Mr. Campos described Seeno Construction as a forward thinking company that was planning for the area. He emphasized the need for the City to be able to offer an equal balance of diversity, with not just affordable homes, but where executive homes could be developed in the local community, rather than require interested homebuyers to have to move to communities such as Walnut Creek or Alamo in order to have a home with a view lot.

Mr. Campos advised that the developer did have a plan for the Southwest Hills, which included a land plan, and engineered drawings that had illustrated all of the lotting of the homes and road designs that had been envisioned. He expressed the willingness to return to the Commission at a future date to present the plan.

Commissioner Garcia noted that most City staff lived in the City of Walnut Creek, a community where hillside and ridgeline development had been permitted. He suggested that the Planning Commission consider that the Southwest Hills was the last piece of property for development. He noted that oftentimes people had complained about some of the City's open spaces in terms of potential fire

hazards. He questioned whether or not the City wanted to accept responsibility for all of the open space. He agreed that the City had plenty of open space in that there were 360 acres of open space in Camp Stoneman Park adjacent to the golf course. He urged the Commission to have an open mind.

Chairperson Holmes stated that he had attended the Council meeting when the Draft General Plan had been reviewed. In light of the presentation made to the Commission, he stated that the issue of hillside and ridgeline development had not been identified by the Council as one of its original concerns. He understood that it had been added to the discussion since staff was of the opinion the concern would be raised.

Mr. Jerome affirmed the Chair's understanding.

Commissioner Garcia disagreed and suggested it had been stated during the Council meeting that ridgelines were to be considered as one of the items to be sent back to the Commission. While that issue might not have been in the motion made by the Council at that time, he recognized the Mayor in the audience and suggested he be asked if that was one of the items to be reconsidered.

From the audience, Mayor Frank Quesada commented that the Planning Commission had been asked to redefine the policy for the Southwest Hills.

Commissioner Glynn suggested that the reconsideration of the policy for the Southwest Hills would properly fall under the Other Category, whether or not contained in the minutes from the Council meeting, particularly due to the magnitude and the potential build out of the entire area and the major plans that would be affected by the situation. He clarified that he too had attended the City Council meeting where ridgelines had been mentioned.

ALBERT SEENO, III, Seeno Construction Company, recognized that some of their projects had involved some controversy while others had not. He noted that recently the developer had brought Oak Hills Units 5, 6 and 7 before the Planning Commission, at which time Commissioner Valentine had requested reconsideration of some of the design elements, which had been done. He emphasized that the developer was trying to do good for the City, to build a good home and good products. Along with that would be parks and streets to build a city. He stated that soon the City would have no where to turn but to the land of the Southwest Hills and other assorted areas for the buildout population. He requested that the Commission approve their request for reconsideration.

MICHAEL KEE, a resident of Pittsburg, stated that he had attended the Council meeting when the Draft General Plan had been considered and returned to the Planning Commission. He advised that he had a number of concerns, but that he would not speak to the Southwest Hills issues since the Planning Commission had previously reviewed the policies and rejected any revisions in that case.

Mr. Kee noted that the Council had raised a number of concerns with the Draft General Plan. One of the concerns had been that the public did not have adequate time to review and respond to the document. He emphasized that public hearings had been held for over a year. The Council had raised concerns regarding Marine Commercial properties. He suggested that if the properties were changed to Marine Commercial it would require a rezoning of properties that would create non-conforming situations.

Mr. Kee commented that the other issues that had been raised could all have been addressed by the City Council, which could have made all of the changes necessary to the document and which could have approved that document. The Council had chosen to send the document back to the Planning Commission for review. He suggested that represented an insult for those who had worked on the document for some time. He encouraged the Commission to send the General Plan back to the City Council in its current state to allow the Council to be accountable for making their desired changes as opposed to requesting that the Planning Commission make the changes.

WILLIE MIMS, a resident of Pittsburg, referenced the presentation that had been made and a statement that the revised plan would only require minor revisions, although the staff report stated something else entirely, particularly with respect to the designation of downtown residential open space area for the Marine Commercial designations, which would be considered a major revision requiring additional environmental analysis. He requested clarification since that appeared to contradict the comments offered during the presentation.

Mr. Mims also referenced Page 3 of the staff report regarding ridgeline and hillside policies where it had been stated that a modification to some of the policies could be considered major revisions requiring environmental analysis. He also referenced the last page of the staff report, which had indicated that a reanalysis and rewriting of the Draft General Plan and EIR could take months and could cause a significant increase in the budget.

Mr. Mims further commented that some areas of the Southwest Hills where the San Marco property was located were under a Notice of Suspension issued by the California Department of Fish and Game, where nothing could be built unless permitted by that agency. As to the exemptions under the California Environmental Quality Act (CEQA), he questioned the developer obtaining any type of exemption while a Notice of Suspension had been issued, and which he understood involved the possible destruction of a portion of the creek and a threat to endangered species.

Mr. Mims suggested that the plan be returned to the City Council so that the Council would be held accountable for its decisions.

BRUCE OHLSON, a resident of Pittsburg, and a member of the East Bay Bicycle Coalition, advised that he had provided some suggestions regarding bicycle access on City streets. If the document were to be sent back to the Council, he requested consideration that his minor suggestions be incorporated into the document.

Commissioner Garcia stated that through his tenure on the Planning Commission, his position had not changed. He recognized that the City was running out of property and that the only property left to build was the area of the Southwest Hills.

Commissioner Garcia suggested that those ridgelines be allowed to be developed to allow executive homes to be constructed. He supported rezoning the Southwest Hills to Low-Density development. Commissioner Valentine requested a roll call vote as opposed to a Commission consensus on the requested revisions. He made a motion that the revisions, as directed by the City Council, including the Southwest Hills, be rejected, with the Draft General Plan to be returned to the City Council.



On the discussion, Chairperson Holmes emphasized that the Planning Commission had met on a number of occasions, where each individual who desired to speak to the General Plan and EIR had been given the opportunity to speak. That had been the reason he had supported the Commission's recommendation to refer the document to the City Council for consideration. He noted that during the public hearings, there had been a number of people who had commented on the document, and that staff had received a number of phone calls. In addition, previous Councilmembers had requested that the Commission do what was possible to preserve the City's ridgelines and hillsides.

Chairperson Holmes reiterated that he had attended the Council meeting when the Draft General Plan had been considered. He disagreed that a reconsideration of the Ridgeline and Hillside Policies regarding the Southwest Hills had been included in the Council's direction for Planning Commission reconsideration.

Motion by Commissioner Valentine that the Planning Commission reject the recommended changes, as proposed by the City Council, with those portions of the Draft General Plan to be returned to the City Council, as recommended by the Commission.

Chairperson Holmes recognized that the motion failed due to the lack of a second.

Motion by Commissioner Garcia to revise the Draft General Plan for Ridgeline and Hillside Policies to Low Density Residential. Commissioner Harris seconded the motion.

Mr. Jerome requested clarification on the change or changes to policies that was being recommended by the Commission.

Commissioner Garcia clarified his motion, that in his opinion, building could occur on the ridgelines with the proper design and in his opinion, development should be permitted on the ridgelines of San Marco Meadows where the current General Plan precluded such development.

Mr. Jerome explained that the General Plan had been drafted with designated ridgelines. From the discussion, he understood that the Commission desired to eliminate all of the ridgelines west of Bailey Road as designated ridgelines, to which Commissioner Garcia affirmed that was his recommendation.

Mr. Jerome stated that there were significant open areas in the Southwest Hills. He requested clarification as to the intent of the motion to convert all of that area to Low Density Residential and eliminating all of the Open Space in the Southwest Hills, to which Commissioner Garcia affirmed, that was his recommendation.

Mr. Campos identified the ridgelines under discussion, the City's sphere of influence (SOI) and the City limits, along with the planning area designated as Open Space. He identified the area west of Bailey Road and the Southwest Planning Area, with the Concord Naval Weapons station to the west and the area west of Bailey Road bordered by the Concord Naval Weapons station, which area like San Marco, was designated as Low Density Residential.

Mr. Jerome stated that currently the Southwest Hills Planning Area included Open Space, Ridgelines and Hillside Low Density Residential, less than 5 dwelling units per acre. Low Density Residential would be 1 to 7 dwelling units per acre.

Commissioner Valentine inquired whether or not such a change could be made since it would involve a major change that could require months of further study.

Mr. Jerome explained that what was being proposed, was a recommendation to the City Council, although he acknowledged that he would have to speak to the General Plan consultant to determine how many more units would be allowed and what impacts would occur to visual analysis and traffic impacts, among other concerns.

Mr. Jerome clarified the required action as recommendations from the Planning Commission with the City Council to take final action. He suggested that the Commission could take action on each of the six items for reconsideration, as identified in the staff report. A report of the recommendations from the Planning Commission would be made to the City Council for consideration.

**MOTION:**

Motion by Commissioner Garcia to Recommend that the City Council convert all of the Open Space areas in the Southwest Hills to Low Density Residential, eliminating all of the Open Space in the Southwest Hills and eliminating all of the ridgelines west of Bailey Road as designated ridgelines. The motion was seconded by Commissioner Harris and carried by the following vote:

Ayes:	Commissioners Garcia, Glynn, Harris, Leonard
Noes:	Commissioners Kelly, Valentine, Holmes
Abstain:	None
Absent:	None

Speaking to the staff report, Mr. Jerome identified the Southwest Quadrant of Central and Solari Avenues and the Council's request to reconsider the area currently zoned for Medium Density Residential to Low Density Residential. He advised that the 4-acre St. Vincent de Paul site had involved an application for a 63-unit Pittsburg Family Apartments project, which had been approved by the Planning Commission and subsequently appealed to the City Council.

The City Council had heard the appeal and sent the project back for further restudy, which was in the process of being completed. Staff had reviewed the area in terms of the possibility of lowering the density to Single Family Low Density under the new General Plan, which would be a higher designation than the existing General Plan.

The existing General Plan would allow a maximum of 5 dwelling units per acre. The Draft General Plan would allow for some of the newer small lot single family residential lots up to 7 units per acre.

The change in density had been presented to the Planning Commission in June 2001 and had ultimately been rejected. The City Council during its evaluation of the General Plan appeared to be in favor of the change, although they had sent the change back to the Planning Commission for reconsideration.

Mr. Jerome identified the area under discussion as being 9 acres from Solari Avenue to the Vogue Theater, including the 4.5 acre St. Vincent de Paul site and the new Bethel Baptist Church site and a vacant parcel located adjacent to that property. He advised that if the land use were changed, it would be minor in nature with no significant impact since it would involve fewer units on the site.

MICHAEL KEE, a resident of Pittsburg, commented that some Planning Commission members had been actively involved in the appeal of the Pittsburg Family Apartments. He inquired of staff as to the appropriateness of those persons participating in the decision on the issue now before the Commission.

Mr. Jerome suggested it could be considered as a potential conflict of interest for those persons to participate in the discussion. He clarified that whatever decision was made on the St. Vincent de Paul property would have no bearing on the appeal of the Pittsburg Family Apartments project. The land use could be changed now, and if the Council were to approve the project, that would have no bearing on the potential action before the Commission.

Commissioner Harris advised that his appeal of the Pittsburg Family Apartments project remained in effect and that he would not speak to the subject discussion.

Commissioner Valentine made a motion to reject the proposed revision to the land use for the Southwest quadrant of Central and Solari Avenues.

Commissioner Garcia requested a discussion prior to a motion.

Commissioner Leonard acknowledged that the Pittsburg Family Apartments project had been contested for various reasons and had ultimately been approved by the Planning Commission when the applicants had expressed the willingness to provide 24-hour security.

Commissioner Garcia noted that the St. Vincent de Paul property did not conform with the surrounding area of single family residences, which had been a problem with the property for a number of years. He commented that the residents of the area had routinely objected to proposals, such as the Pittsburg Family Apartments on the subject site, since the neighbors had opposed additional low income or affordable housing in the specific area. He recommended that the land use be changed to Low Density Residential, which would allow up to 7 units per acre.

Commissioner Valentine understood that the Pittsburg Family Apartments would not involve a low income project since the units had been proposed as market rate units from \$1,100 to \$1,400 per month, and where residents had to make at least the County median income to afford to live there.

Mr. Jerome clarified that the Pittsburg Family Apartments project was not the issue before the Planning Commission at this time. The subject property was a 9-acre parcel of which half could be taken up by the proposed project. The other portion of the site under consideration would be to the west near vacant property, a former Pepsi warehouse, and an adjacent undeveloped site, including the new Bethel Baptist Church. Additionally, the East Central Subarea included the only site with real Medium

Density land uses. The remaining residential was all Low Density Residential, with the exception of the Columbia Park Manor Senior Housing and the El Pueblo Project.

Commissioner Garcia pointed out that the Pepsi warehouse site had been put out of business when the property had been rezoned. The building had eventually burned down and the property owner was able to recover his investment. He suggested that property should revert to Service Commercial, the original land use designation, which would allow for more than single family development while also being consistent with the existing single family developments.

ROSE MARY TUMBAGA, a resident of Pittsburg, spoke with respect to the Pittsburg Family Apartments and while she recognized it was not an issue before the Planning Commission at this time and that the City Council had chosen to require further study, she stated who and how that study was being conducted was unknown. She also suggested that the change to the General Plan was a way to avoid dealing with the issue. She recommended that the Planning Commission reject the change to the land use for the property.

Commissioner Valentine reiterated his original motion to reject the land use change. The motion failed due to lack of a second.

**MOTION:**

Commissioner Garcia made a motion that the Planning Commission change the land use of the property located at the Southwest quadrant of Central and Solari Avenues from Medium Density Residential to Low Density Residential. The motion was seconded by Commissioner Leonard and carried by the following vote:

Ayes:	Commissioners Garcia, Glynn, Kelley, Leonard, Holmes
Noes:	Commissioner Valentine
Abstain:	Commissioner Harris
Absent:	None

At this time, Commissioner Valentine stated that after the September 11 terrorist attacks, he had reordered his life and priorities. He advised that he was incapable of working with a Commission that appeared to have no intent to do what was best for the City. He objected to being part of the Commission at this time and verbally resigned from the Planning Commission and stepped down from the dais at 8:41 P.M.

Commissioner Leonard clarified for the record that his votes on each motion were the same as he had offered for each the items when initially considered by the Commission.

Referencing Item No. 2, Downtown Marine Commercial land use, Mr. Jerome explained that the motion by the Planning Commission had been to consider expanding the Marine Commercial land use in the Downtown Subarea. He reported that his analysis had indicated that any expansion of the Marine Commercial area would be limited in that the only area in the downtown that would allow expansion would result in the elimination of some of the existing residential uses.

Mr. Jerome commented that an expansion of Marine Commercial would take it into the industrial area, which had already been developed or approved for the Pittsburg Marine Terminal and the Los Medanos Power Plant. To the west would be the Mirant Power Plant. He added that other opportunities for expansion were located away from the waterfront area.

Mr. Jerome recognized that opportunity might present itself north of Willow Pass Road, which was currently designated as Open Space. He advised that the City was in the process of initiating an annexation of the Mirant Power Plant, as well as area now owned by PG&E. Those areas were being considered as potential opportunities for development in the future, although those areas had not been analyzed under the proposed General Plan.

Mr. Jerome explained that if the land use were changed, as recommended by the Council, it would constitute a major change and would be analyzed at such time as the annexation moved forward. The other component, as proposed by the Council, was the expansion of uses in the Marine Commercial land category. He identified those uses designated for Marine Commercial in the General Plan, as depicted on Table 5.1 of the Draft General Plan document, that was identified as Marine Commercial Land Uses Permitted and Conditional.

Mr. Jerome noted that the Downtown Element of the Draft General Plan was a modification or a revision to the 1986 Downtown Specific Plan, which involved more specifics in terms of development standards and land uses in the downtown and elsewhere.

Mr. Jerome advised that the General Plan had called for a ferry terminal in the Waterfront Area where the Marine Commercial area would allow for financial services. Otherwise all of the land uses were the same. He recognized that there were concerns since the Foreign Trade Zone would be considering opportunities for more warehousing and the like. He was uncertain what expansive uses might be allowed in that area to facilitate the Foreign Trade Zone area. He suggested that there could be transportation and warehousing as well as product manufacturing for industrial types of uses.

Mr. Jerome reiterated that there could be some changes made to some of the land uses along West Tenth Street, which would be minor, from Service Commercial to Marine Commercial, although Service Commercial allowed more of the automotive types of uses. He suggested that the real opportunity would be what could be developed in the potential annexation area to be studied at a future date.

Commissioner Glynn suggested that part of the problem was that there were some areas in the downtown, such as Industrial Way located off of Harbor Street, which were currently occupied by a palette company, Pittsburg Glass, trucking companies and the like. In terms of what operations would be required to support Marine Commercial, he suggested that would depend on the nature of the materials to be imported for the Foreign Trade Zone and potentially other areas. He recommended that more property in the downtown area or generally within the downtown area would be needed with that designation.

Commissioner Glynn agreed that the area of West Tenth Street had some potential near the business park. He noted that the Mirant Power Plant was on property located outside of the City limits, and the City needed to be careful how that property was zoned. If it were zoned for Marine Commercial, he

suggested that the definition as to what would constitute Marine Commercial would have to be clarified before the property could officially be adopted and annexed by the City.

Mr. Jerome reported that in order for the City to initiate annexation, there had to be a project, as required by the Local Agency Formation Commission (LAFCO). In this instance, there would be a rezoning application required to make the land use consistent with the current or Draft General Plan.

Commissioner Glynn commented that another possibility existed with land currently owned by USS POSCO with a lease option and the potential use of that land for other purposes based on some improvement to the property due to the close proximity to existing Marine Commercial designated areas.

Commissioner Garcia suggested that the land use allow for Contractor where all equipment would be required inside, other than equipment, such as trucks, which could be stored outside. He referenced a plumbing business on Railroad Avenue that had improved the property and which had brought business to the downtown area and which could be allowed with a conditional use permit. He otherwise referenced the City's regulations where a land use that had been terminated for six months or more would automatically convert to the new zoning. In this instance, he suggested that the timeframe for the Marine Commercial designation be extended to a year.

Commissioner Garcia supported the expansion of uses in the Marine Commercial land use designation. Speaking to the USS POSCO property, he noted that the property had a number of vacant buildings that could potentially be leased. He agreed with staff in that the property located northwest beyond the old PG&E plant could be addressed at the time that property was proposed for annexation to the City.

Mr. Jerome clarified that there were two types of contractor uses, Contractor and Contractor Yards. A Contractor Yard use was permitted only in specific zones and permitted outdoor storage. Contractors, such as McCartney Plumbing located on Railroad Avenue would allow for offices and supportive ancillary trucks, but did not permit any open yard area.

Commissioner Garcia suggested that Contractor uses be permitted in Marine Commercial designated areas subject to a conditional use permit.

Commissioner Glynn referenced the Johns Manville property that was currently zoned for Heavy Industry where it had been designated in the Draft General Plan as Marine Commercial, and where there must be some option placed on the property for right of first refusal to prevent the property from transferring from one heavy industrial user to another. He did not support an extension of the six month rule to a one year period.

Commissioner Glynn reiterated that he did not want Johns Manville to transfer from the current owner to another owner of heavy industrial use. He also noted that Johns Manville had transferred the site to Schuler Company, had been gone for two years and had then returned to its former location as a Johns Manville business with the same employees, which employees had retained their positions under the Schuler Company.

Commissioner Glynn emphasized the need to retain the property for Marine Commercial and not Heavy Industrial uses.

ELIZABETH SMITH, a resident of Pittsburg, read into the record her written comments. She advised that she had been a resident for 25 years. She described the demolition of the older portions of the City and suggested that was destroying the City's history. She commented that the Seafood Festival had proven to be a regional draw to bring people from all areas, which had contributed to the City's General Fund. She commented that a large part of the City's past was its history of Sicilian immigrant fishermen and the creation of a microcosm of an old Italian neighborhood had been proposed, with a building the exterior of which would resemble the old style homes and shops and where the interior would provide for boutiques or other commercial uses.

Ms. Smith suggested that once a section had been allocated, such a development could be accomplished a little at a time, beginning with a fisherman's cottage as a museum and an Italian cultural center for educational purposes. She presented a schematic as a suggested end result where the development would provide the City with a unique tourist attraction and historical preservation and commercial relationship with Sister City Isola del Femme in Sicily.

Ms. Smith advised that it had been recommended that the recreation of an old Italian neighborhood be located within walking distance to other established restaurants or businesses utilizing local business and talented individuals as much as possible, which could become a project for large scale community participation and provide jobs for City residents.

Ms. Smith presented the Commission with a schematic and background history for review. She expressed her hope that the project would be acceptable for development in the downtown/marina area. She requested that it be considered for inclusion in the General Plan.

WILLIE MIMS requested clarification of the projected financial cost to the City if the Commission were to change the land uses in the downtown area, to which Mr. Jerome identified areas of existing residential for the Marina Heights Apartments and the Marina and Bay Harbor Parks developments.

If the land uses were changed to Marine Commercial, Mr. Jerome suggested that would result in significant land use change from residential uses. The open space area north of Willow Pass Road owned by PG&E was currently zoned for Open Space. If that area were changed to Marine Commercial, he stated it would represent a significant change that would require further analysis. As to the potential cost or time that could be involved for additional analysis, he could not estimate until he had the opportunity to speak to the General Plan consultant.

Mr. Jerome reiterated that the Council's direction had been to expand the Marine Commercial area. He again identified those properties where expansion could occur along with the ramifications that might occur and result in the need for further study.

Commissioner Leonard suggested the consideration of a policy statement as follows:

*Future annexed areas within the downtown shall be more specific to be considered for Marine Commercial Land Use.*

Commissioner Glynn made a motion to recommend that the General Plan, as currently proposed, and the designated land uses be approved for final recommendation. He commented that he would still support consideration of reviewing the potential conversion of the Mirant Power Plant property west of the PG&E plant when the annexation occurred to consider that site for Marine Commercial. He also suggested that the area known as Industrial Way off of Harbor Street abutting the USS POSCO property and adjacent to the Los Medanos Power Plant be considered for a Marine Commercial designation.

Commissioner Glynn further recommended that the definition of Marine Commercial be reviewed more closely, with the expansion of all available properties to be considered and with an investigation as part of the General Plan process to allow some sort of lease arrangement with USS POSCO for the purpose of leasing land from them which would be acceptable for uses such as open storage or warehousing.

Commissioner Glynn further suggested that the area of West Tenth Street be investigated for possible designation of Marine Commercial in the future and retaining those properties currently designated in the General Plan as Marine Commercial.

Commissioner Kelley seconded the motion.

Commissioner Garcia requested clarification that the areas shown on the General Plan Map as Marine Commercial would be recommended for approval. He requested that Contractor be added as a permitted use in the Marine Commercial Land Use.

#### MOTION:

Motion by Commissioner Glynn to recommend that the City Council adopt the General Plan as currently proposed and the designated land uses be approved for final recommendation, in addition to the following:

- The consideration of reviewing the potential conversion of the Mirant Power Plant property west of the PG&E plant when the annexation occurred to consider that site for Marine Commercial;
- The area known as Industrial Way off of Harbor Street, abutting the USS POSCO property and adjacent to the Los Medanos Power Plant, be considered for a Marine Commercial designation;
- The definition of Marine Commercial to be reviewed more closely;
- The expansion of all available properties to be considered with an investigation as part of the General Plan process with some sort of lease arrangement with USS POSCO for the purpose of leasing land from them which would be acceptable for uses such as open storage or warehousing;



- The area of West Tenth Street to be investigated for possible designation as Marine Commercial in the future, with those properties currently designated in the General Plan as Marine Commercial to be left intact; and
- Contractor uses to be added in the Marine Commercial land use as a permitted use.

The motion was seconded by Commissioner Kelley and carried by the following vote:

Ayes:	Commissioners Garcia, Glynn, Harris, Kelley, Leonard, Holmes
Noes:	None
Abstain:	None
Absent:	Commissioner Valentine

Mr. Jerome spoke to the Goals for Bikeways and Pedestrian Movement, as identified in Section 7-G-15. He advised that the goal currently read "Ensure that current bicycle-friendly roadways, featuring wide shoulders or marked bicycle lanes, are not redesigned to improve traffic level of service (LOS), unless all other alternative roadways possible to alleviate congestion are exhausted."

Mr. Jerome explained that Bruce Ohlson had requested that the last phrase of the goal, as currently written, be eliminated although that would mean that the City would have to keep an existing bike lane and physically widen a street to provide another necessary traffic lane. Having spoken to the Traffic Engineer, he suggested that could mean that a road widening project, which could cost \$20,000, could be increased to \$500,000 for added right-of-way, relocation and construction.

Commissioner Garcia commented that TRANSPLAN had a policy for installing bicycle lanes and that body had spent a great deal of money conducting such improvements. He cited Loveridge Road as an example where bike lanes had been provided. He suggested that if extra money needed to be found to ensure that a bicycle lane was provided, that should be done.

Commissioner Glynn suggested that while the City was constructing new roads, every effort should be made to incorporate the bikeways in accordance with plans proposed in regional areas and City streets. Wherever possible, the taking or purchase of land could ensure that those needs would be acceptable.

Commissioner Glynn otherwise expressed concern with a policy that might state that traffic might have to be jeopardized for the benefit of bicycles when an existing street might not be able to deal with that issue without the taking of other private property or reducing the size of sidewalks, or otherwise impeding the flow of traffic.

Commissioner Glynn stated that he liked the goal as written, since it would allow for situations to be considered on a case by case basis. If the language were modified as proposed, he suggested it could lock the City into situations of having to deal with the bike issues to the detriment of potential safety problems and with a potentially lower LOS.

Commissioner Harris made a motion to retain the goal for bikeways and pedestrian movement as written.

BRUCE OHLSON emphasized that bicycles were traffic as well. He advised that he had previously presented four typewritten pages of proposed revisions to staff. He expressed the willingness to void his recommendation for revision to the Goals for Bikeways and Pedestrian Movement, as indicated in the staff report for 7-G-15, if the Commission were to accept all of his other points. He advised that he had attended a UC Davis extension course on Urban Planning with respect to pedestrian and bicycle circulation and had worked with County staff and with the Contra Costa Community Development Department on the East County Bikeway Plan. Additionally, he had spoken with Commissioner Glynn previously regarding the need for bikeway destination connectivity.

Later having reread the Draft General Plan, Mr. Ohlson commented that he had then submitted items for additional inclusion in the document, which he hoped the Commission would consider.

Commissioner Glynn clarified his comments that in some cases the City was past the point of being able to accommodate through budgeting processes the acquisition of more land to create a bikeway. He cited as an example Century Boulevard, which was a fixed size roadway with no bicycle path. He pointed out that the City had a certain LOS with which it must comply. He suggested that if the development of a new road was being considered, he would agree that the bikeways should be included.

Commissioner Glynn otherwise clarified that the discussion he had with Mr. Ohlson regarding connectivity related to the bike trails that traveled across the entire County where there should be a contiguous situation from one destination point to another, which was the reason for the current language in the document to allow flexibility.

Mr. Ohlson pointed out with respect to Century Boulevard that nothing had currently been built and it would be easier to change the plans now. He also noted that while Caltrans had taken a strong position to plan for bicycle and pedestrian use, Caltrans had no jurisdiction in this issue. Additionally, the Federal Highway Administrator had imposed similar directives over the past year.

Commissioner Garcia commented that the Goal, as written for 7-G-16, appeared to be more acceptable and flexible than the language identified in Goal 7-G-15. He suggested that the goal under discussion should appear as written for Goal 7-G-16.

Commissioner Harris amended his original motion to retain Goals: Bikeways and Pedestrian Movement, for Goal 7-G-16, as written.

**MOTION:**

Motion by Commissioner Harris to recommend that the City Council retain Goals: Bikeways and Pedestrian Movement, Goal 7-G-16, as written. The motion was seconded by Commissioner Glynn and carried by the following vote:

Ayes:	Commissioners Garcia, Glynn, Harris, Kelley, Leonard, Holmes
Noes:	None
Abstain:	None
Absent:	Commissioner Valentine

Speaking to Policies: Educational Facilities, 8-P-39, and Policies: Fire Protection, 11-P-28, Mr. Jerome explained that both policy amendments, as identified in the staff report, had been recommended by the City Council to be more flexible. The Council had discussed cooperating with the Mt. Diablo Unified School District (MDUSD) to identify a possible site for the construction of a new high school facility, as stated in Policy 8-P-39.

Mr. Jerome advised that the Council had discussed the fact that the old Pacifica High School currently existed and an alternate to that would be to reopen that high school rather than to build a new high school. In response to the Council directive, staff had amended Policy 8-P-39 for consideration as follows:

*Encourage the MDUSD to reopen the former Pacifica High School or cooperate with the MDUSD to identify a possible site for the construction of a new high school facility.*

Commissioner Garcia supported the suggestion to reopen Pacifica High School but suggested that would require the placement of a middle school. He suggested that the policy be further amended to address the need for a middle school. Since there was an elementary school site designated in the San Marco development, he recommended that a middle or high school be designated for the Alves project.

Mr. Jerome noted that Bay Point only had elementary and middle schools and the purpose of the goal was to have a high school in the area to serve Bay Point and those situated within the MDUSD.

Commissioner Garcia suggested that a site should be designated for a middle or high school in the Alves project or on the south side of State Route 4. He suggested that the Alves project would be a logical site.

Mr. Jerome pointed out that the way the goal was written was only for the location of a high school facility. He expressed concern amending the language with specifics in that the goal, as written, would allow needed flexibility.

Commissioner Garcia suggested as a caveat that his recommendation be added as a suggestion.

Commissioner Glynn made a motion to recommend that the City Council accept the language for Policies: Educational Facilities 8-P-39, as recommended by staff and as shown in the staff report.

BERTHA STOBBS advised that her sister-in-law had been the attendance secretary for the MDUSD for 30 years in the Town of Bay Point, where there were now four schools in the community, three elementary schools K-5 and one middle school, the former Pacifica High School. She pointed out that the middle school was currently over crowded and there was a rumor that the Bel Air Elementary School site was being considered by BART. She suggested that the Planning Commission consider sites in the Oak Hills area for new elementary, middle and high school facilities. She reported that the same recommendation would be made to the Community Advisory Commission (CAC) this week. She also commented on the age of the existing elementary schools in the Bay Point community.

Commissioner Glynn amended his original motion to recommend that the City Council accept the language for Policies: Educational Facilities 8-P-39, as recommended by staff as shown in the staff report, and as amended as follows:

*Encourage the MDUSD to reopen the former Pacifica High School or cooperate with the MDUSD to identify possible sites for the construction of a new high school facility and/or a middle school facility or both.*

MOTION:

Motion by Commission Glynn to recommend that the City Council accept the language for Policies: Educational Facilities 8-P-39, as recommended by staff as shown in the staff report, and as amended to read: *Encourage the MDUSD to reopen the former Pacifica High School or cooperate with the MDUSD to identify possible sites for the construction of a new high school facility and/or a middle school facility or both.* The motion was seconded by Commissioner Harris and carried by the following vote:

Ayes:	Commissioners Garcia, Glynn, Harris, Kelley, Leonard, Holmes
Noes:	None
Abstain:	None
Absent:	Commissioner Valentine

Referencing Policies: Fire Protection, 11-P-28, Mr. Jerome explained that a member of the Council had requested that the policy be reconsidered.

Mr. Jerome reported that the City had been looking for a potential fire station site for the relocation of Station No. 86 south of State Route 4 or in the San Marco area. Other sites were also being considered on County owned property north of State Route 4. Upon the direction of the Council, staff had amended the policy for Commission consideration as follows:

*Cooperate with the Central Contra Costa Fire Protection District (CCCFPD) in obtaining a site for a new fire station (or relocation of Station 86) in the vicinity of State Route 4 and west of Bailey Road.*

BERTHA STOBBS noted that Station No. 86 was located in the town of Bay Point and should be discussed with the Municipal Advisory Commission (MAC). She suggested that Station No. 86 should be located north of the freeway. As to Station No. 84, she suggested that station should remain in the downtown area on Tenth Street and not be relocated farther south. She pointed out the proximity of the freeway between the downtown and other portions of the City and suggested in the event of an earthquake where freeway bridges might be damaged, the community of Bay Point would have no fire protection if Station No. 86 was located on the south side of the freeway.

Speaking to Station No. 85, Commissioner Garcia understood that the CCCFPD was considering relocating that station as well to the corner of Leland and Loveridge Roads in the area of the Los Medanos Community Hospital.

Mr. Jerome commented that in speaking with CCCFPD personnel, the District had considered the corner of Leland and Loveridge Roads as unacceptable, but felt the parcel along Loveridge Rd. more appropriate. Although the Planning Commission had considered that site on Loveridge Road for Medium Density housing.

Commissioner Garcia referenced the property in front of the Diamond Ridge Convalescent facility that would be zoned for Medium Density, which could also increase the value of the land, although Mr. Jerome noted that the referenced property was now zoned for Governmental uses.

Commissioner Garcia commented that rezoning that property to Medium Density, which he suggested should be reconsidered, would make the option of possibly purchasing the property difficult since the value of the land would increase if rezoned.

Commissioner Leonard also commented that he had recently spoken with the CCCFPD and he understood that they would be reviewing locations in the City. He requested clarification that the Planning Commission had already discussed rezoning around the hospital site in response to future development plans for Medium Density Residential projects. If there was a possibility that the City could realize such development, he was not comfortable downzoning that site.

Commissioner Garcia suggested that the corner of Leland and Loveridge Roads on property separate from the hospital property would not be appropriate for a fire station.

Commissioner Leonard also understood that the CCCFPD had been considering the relocation of Station No. 84 to a vacant lot adjacent to the Mar Rey Motel.

Acknowledging the comments, Commissioner Glynn otherwise clarified that the subject under discussion was the singular issue regarding the fire station in Bay Point.

**MOTION:**

On motion by Commissioner Glynn to recommend that the City Council approve the language in Policies: Fire Protection, 11-P-28, as amended by staff and as included in the staff report. The motion was seconded by Commissioner Harris and carried by the following vote:

Ayes:	Commissioners Garcia, Glynn, Harris, Kelley, Leonard, Holmes
Noes:	None
Abstain:	None
Absent:	Commissioner Valentine

Commissioner Garcia referenced the Highlands Ranch development where he understood that the former tank farm property would be brought in all the way to Somersville Road and into the City limits. He inquired whether or not there was sufficient language in the General Plan to cover that area in terms of fire protection services.

Mr. Jerome explained that such an issue had previously been raised. He identified the SOI between the Cities of Pittsburg and Antioch, stated that the property was currently located in the City of Antioch's SOI and as a result could not be included in the City's planning area. A policy had been added to the document to indicate that at such time as the City could explore opportunities to annex that area to the east, that would allow the City to address that situation. If annexation into the City of Pittsburg were to occur, the document included a policy to further that goal.

Mr. Jerome also reiterated that the City had a goal that would consider the possible annexation of the Mirant Power Plant property.

### **STAFF COMMUNICATIONS**

Mr. Jerome reported that during the previous Planning Commission meeting, Commissioners Garcia, Glynn and Kelley had been appointed to the State Route 4 Design Subcommittee. County representatives had spoken to staff to advise of possible meeting dates in October. Staff had yet to speak with the Mayor or the other Councilmembers who had been appointed to the subcommittee. Staff would report back on the specific meeting date.

Mr. Jerome further reported that the Pittsburg/Bay Point BART Specific Plan Subcommittee would meet on Thursday, October 4 to consider revisions to the Draft EIR. He recognized that Commissioner Garcia was the Appointee, with Commissioner Valentine the Alternate on the Subcommittee.

Commissioner Leonard requested that staff review the various committees/commissions that Commissioner Valentine had been involved to ensure Commission representation.

Commissioner Harris requested that Commissioner Glynn be appointed to replace Commissioner Valentine on the Pittsburg/Bay Point Specific Plan Subcommittee.

Chairperson Holmes recognized that Commissioner Valentine had verbally resigned from the Commission this date, although he understood that it would be appropriate for a written letter of resignation to be submitted to staff.

Mr. Jerome affirmed that a written letter of resignation would be required.

Chairperson Holmes otherwise accepted Commissioner Glynn as the new Alternate to the Pittsburg/Bay Point BART Specific Plan Subcommittee since the subcommittee would be meeting this week, with the remaining appointments held by Commissioner Valentine to be addressed during the next meeting.

**ADJOURNMENT**

There being no further business, the meeting adjourned at 9:58 P.M., to a Regular Meeting of the Planning Commission on October 9, 2001 at 7:30 P.M. in the City Council Chambers at 65 Civic Avenue, Pittsburg, California.

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**RANDY JEROME, Secretary**  
**Pittsburg Planning Commission**

