



CITY OF PITTSBURG PLANNING COMMISSION AGENDA

SEPTEMBER 23, 2025

CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA

REGULAR MEETING
7:00 PM

Planning Commission Members

Sarah Foster, Chair
Donna Smith, Vice-Chair
Elissa Robinson, Commissioner
Vacant, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner
Reilly Kent, Commissioner

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Friday, September 19, 2025

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. Minutes

Minutes for August 26, 2025

PUBLIC HEARINGS

2. Flawless Collective, AP-25-0022 (UP, DR)

This is a Public Hearing on a request for Use Permit approval to establish a full-service beauty studio, "Flawless Collective," within an existing tenant space located at 635 Railroad Avenue. The proposed project requests approval of a Use Permit to establish a Personal Services Beauty Studio with accessory events and Design Review for exterior modifications to the building façade. The subject property is located in the Pedestrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessor's Parcel Number: 085-171-004.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing privately owned structure, and the applicant is not proposing any expansion of the existing structure. The proposed project would not have any significant effect on the environment and therefore categorically exempt from the provisions of CEQA.

ZONING ADMINISTRATOR REPORTS

3. Notice of Intent to Exercise Delegated Design Review Authority

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project would not have any significant effect on the environment and therefore categorically exempt from the provisions of CEQA.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

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PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

August 26, 2025

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Foster at 7:00 p.m. on Tuesday, August 26, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Foster, Vice-Chair Smith, Commissioners Kent, Popova, Robinson, Stokes

Staff: Assistant Director of Community and Economic Development John Funderburg,
Senior Planner Maurice Brenyah-Addow, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

4. A presentation was made by Maurice Brenyah-Addow on the Development Title Phase One update (Community Outreach).

CONSENT ITEM

1. Minutes
Minutes of August 12, 2025

PUBLIC HEARING

There were no public hearings.

STAFF COMMUNICATIONS

Secretary Funderburg informed the Planning Commission that there are no items scheduled for September 9, 2025, and the meeting will be cancelled.

Once (1) item tentatively to be presented at the September 23, 2025, meeting:

1. AP-25-0022 Flawless Collective – Use Permit for full-service spa and beauty shop. The project is located at 635 Railroad Avenue in the CP district.

There were no further staff communications.

COMMITTEE REPORTS

Commissioner Robison made a general comment regarding the nice work Public Work did on California Avenue.

Commissioner Kent provided an update from the Recognition Committee.

There were no further committee reports.

ADJOURNMENT

The meeting was adjourned at 7:34 p.m. to September 23, 2025.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 23, 2025**

ITEM: Flawless Collective, AP-25-0022 (UP, DR)

ORIGINATED BY: Auriel Denton, 635 Railroad Avenue, Pittsburg, CA 94565

SUBJECT: This is a Public Hearing on a request for Use Permit approval to establish a full-service beauty studio, “Flawless Collective,” within an existing tenant space located at 635 Railroad Avenue. The proposed project requests approval of a Use Permit to establish a Personal Services Beauty Studio and Design Review for exterior modifications to the building façade. The subject property is located in the Pedestrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessor’s Parcel Number: 085-171-004.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution approving Use Permit Application No. 25-0022, subject to the Conditions of Approval included in the proposed Resolution.

BACKGROUND:

On April 22, 2025, Auriel Denton filed a Use Permit application with the City of Pittsburg to establish a new business, “Flawless Collective,” within an approximately 777-square-foot tenant space located at 635 Railroad Avenue. The project site is zoned Pedestrian Commercial (CP) and is located within a multi-tenant commercial building along the Railroad Avenue corridor and is part of the Downtown Commercial Core.

The existing building houses a variety of businesses, including Black Crown Tattoo Studio. The subject tenant space will not be modified internally as part of this application. The applicant is proposing exterior improvements to the façade and to operate a multi-functional beauty and wellness business that includes spa services (advanced skincare) and specific beauty studio functions.

PROJECT DESCRIPTION:

Existing Conditions:

The proposed project would occupy an existing 777-square-foot commercial space within a single-story, multi-tenant building located along Railroad Avenue. The building is situated in the heart of Old Town Pittsburg. The tenant space is accessible via the front entrance on Railroad Avenue, and street parking is available in the immediate area. The Existing Conditions Photos are included as Attachment 2 to this Staff Report.

Surrounding Land Uses:

Surrounding land uses include establishments such as “Revitalize” and the “Mechanic’s Bank” (which also contains the “Steeltown Coffee and Tea” cafe) to the south end of the block, “Lumpy’s Diner,” and “Coats Barber Shop.” The proposed project is located within close proximity to John Buckley Square and other small-scale commercial establishments and mixed-use buildings along Railroad Avenue and surrounding side streets.

A map of Surrounding Land Uses is included as Attachment 3 to this Staff Report.

Proposed Project:

The applicant proposes to operate a multi-use beauty studio business under the name “Flawless Collective.” The business will serve as a spa, wellness and beauty studio, offering services such as advanced skincare, permanent makeup, and facial treatments to walk in customers, appointment-booked customers, and group-appointment booked customers.

The project proposes exterior façade improvements that are subject to Design Review. Proposed changes include painting the storefront using Sherwin Williams “Swiss Mocha” paint, replacing existing windows (like-for-like), and updating the main entrance door with a more modern design. The applicant also proposes to modify the existing stucco column adjacent to the entrance, extending it to the top of the building façade, thereby creating a more individualized and standalone visual identity for the business. Signage is also proposed but is not a part of this application and is subject to a separate Sign Review approval.

The business will operate daily from 9:00 AM to 7:00 PM and will be staffed by two employees. Licensed aestheticians will lease individual stations within the business. No interior tenant improvements are proposed at this time.

The proposed project plans are included as Attachment 4 of this Staff Report.

CODE COMPLIANCE:

Pittsburg General Plan 2040: The project site is located in the Commercial Core Downtown Subarea of the City of Pittsburg’s 2040 General Plan and has a land use designation of Downtown Commercial. The Downtown Commercial land use designation is intended to be a walkable, mixed-use district with specialty retail, restaurants, service uses, and professional offices integrated with residential uses. The proposed use is a compatible use within the Downtown Commercial Core, as it would contribute to a pedestrian-oriented, personal service use. Additional General Plan compliance is included in the Analysis Section of this Staff Report.

Pittsburg Municipal Code: The project site is located within the Pedestrian Commercial (CP) Zoning District which is intended to provide a vibrant destination area that caters to pedestrian shoppers and visitors in the Downtown Commercial Core. Permitted uses on

ground floor along the primary corridor consist primarily of pedestrian-oriented retail, entertainment, and restaurants. The Zoning District is intended to create a place for pedestrian-oriented activity by providing inviting, visually interesting, human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities.

Pursuant to the Pittsburgh Municipal Code (PMC) Section 18.08.080 - Commercial Use Classifications and Section 18.52.010 – CP District – Land Use Regulations, Personal Services are conditionally permitted in the CP District subject to an approved Use Permit City. Specifically, Personal Services are permitted in the CP Zoning District but require an approved Use Permit when located on the ground floor of buildings located on Railroad Avenue as required under Limited Commercial Land Use Regulation L-134. The proposed use would keep a transparent storefront and maintain the pedestrian-friendly nature of the Pedestrian Commercial Zoning District while allowing for both “walk-in” and “appointment only” days for customers and clients. The proposed project, if approved, would provide an additional Personal Services use in the Pedestrian Commercial Zoning District in Oldtown Pittsburgh, while also offering the availability of over the counter retail products for customer purchase.

Off-Street Parking: PMC Section 18.78.040 sets forth standards for off-street parking. PMC Section 18.78.040(G)(3) specifies that nonresidential uses on properties located in the CP Zoning District shall not be subject to the minimum off-street parking and loading spaces required by Section 18.78.040. Therefore, no off-street parking is required for the proposed project. Street parking and public parking lots are located within walking distance of the proposed project site.

Signage: Signage associated with the proposed project would require a separate, administrative Sign Review Planning Application that demonstrates consistency with the Old Town Design Guidelines. Any future exterior signage would be reviewed by staff for compliance with applicable guidelines prior to application for a Building Permit and installation.

Required Use Permit Findings: In accordance with PMC Section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the proposed use:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;

- E. is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;
- I. is consistent with the City's approved funding priorities; and
- J. if located within the Pedestrian Commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Required Design Review Findings: In accordance with PMC Section 18.36.220(B), a Use Permit may be granted only if the Planning Commission can make findings that:

- a. The structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- b. The structure will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable;
- c. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- d. The structure is in harmony with proposed developments on land in the general area; and
- e. The application conforms with the criteria set forth in any applicable city-adopted design guidelines.

A full analysis of how the proposed project meets the required Use Permit and Design Review findings is provided in the proposed Resolution, Attachment 1.

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing privately owned structure,

and the applicant is not proposing any expansion of the existing structure. The proposed project would not have any significant effect on the environment and therefore categorically exempt from the provisions of CEQA.

Public Notice: On or prior to September 12, 2025, a notice of the September 23, 2025, Public Hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the “Public Notices” section of the City’s website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.

The Public Hearing Notice is included as Attachment 5 of this Report.

ANALYSIS:

Staff finds that the proposed use is consistent with 2040 General Plan and Pittsburg Municipal Code. The business will activate the existing storefront in a key location along Railroad Avenue and provide services that complement the existing business and commercial corridor. The spa services (advanced skin care treatments) fall under the Personal Services classification and support pedestrian engagement by drawing visitors to Old Town during regular operating hours. The spa beauty business further adds to the vibrancy of the district by supporting local engagement, providing products for retail sale, and allowing for walk-in customers.

The applicant is not proposing any substantial expansion of the existing use or new construction. The proposed façade improvements are minor storefront remodels consistent with the Old Town Design Guidelines and character and contribute positively to the visual quality of the corridor. The business will not generate adverse impacts on surrounding properties, nor will it require new public infrastructure or services. As conditioned, the project will maintain a clean and orderly site and comply with building occupancy limits.

Although these façade improvements are minor and are only subject to Administrative Design Review by the Zoning Administrator, the project as proposed is subject to a Use Permit application and the facade improvements are being considered in conjunction with the beauty studio operations.

The new business would occupy a tenant space that would otherwise continue to remain vacant. The proposed use would operate alongside a diverse group of other commercial uses including retail and personal service uses ranging from restaurants, clothing stores, beauty salons, bookshops, martial arts studio, art galleries, food shops, and barber shops. The addition of the proposed use within the Old Town district would be compatible with

the existing and allowed uses and would further improve the City's tax base with the addition of a new business.

The proposed use would not be detrimental to the health, safety, and general welfare of the City, rather, it would improve health and general welfare of the City's residents. The use would not adversely affect the orderly development of property within the City, in that the proposed use is consistent with both the General Plan and Municipal Code. It would not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, as the proposed business is privately operated. The use would not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the use would operate within an existing building with existing public services in place. The proposed use would support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit application No. 25-0022, subject to the Conditions of Approval as specified in the proposed Resolution.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map
4. Project Plans
5. Public Hearing Notice/Vicinity Map
6. Standard Conditions of Development

Prepared by: Kelsey Gunter, AICP, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

RESOLUTION NO. ____

Granting Use Permit and Design Review)
Approval to Establish Personal Services Use)
for "Flawless Collective" at 635 Railroad)
Avenue, Pittsburg, AP-25-0022 (UP, DR))
Assessor's Parcel Number 085-171-004.)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On March 20, 2025, Auriel Denton filed Use Permit Application No. 25-0022 to establish a Personal Services use within the tenant space located at 635 Railroad Avenue, Pittsburg, CA. The application includes a request for Design Review to repaint the exterior of the structure and to add building enhancements. The site is located in the Pedestrian Commercial (CP) Zoning District within a multi-tenant building and serves as one of the core storefronts in Old Town Pittsburg. Assessor's Parcel No. 085-171-004.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning"), and Pittsburg's Development Review Design Guidelines (DRDG).
- C. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- D. PMC Section 18.16.040 specifies that the following findings must be made before approval of a Use Permit. The Planning Commission may grant approval of a Use Permit if the proposed use:
 - 1. is in accord with the objective of this title, the purposes of the land use district in which it is located and is appropriate to the specific location;
 - 2. is not detrimental to the health, safety, and general welfare of the City;
 - 3. will not adversely affect the orderly development of property within the City;
 - 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
 - 5. is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;

6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints imposed by law;
9. is consistent with the City's approved funding priorities; and
10. if located within the Pedestrian Commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

E. PMC section 18.36.220(B) specifies that the following findings must be made before approval of a Design Review. The Planning Commission may grant approval of Design Review if the proposed project:

1. conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
2. will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
3. exterior design and appearance are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
4. are in harmony with proposed developments on land in the general area; and
5. conform with the criteria set forth in any applicable City adopted Development Review Design Guidelines (DRDG).

F. On or prior to September 12, 2025, a notice of the September 23, 2025, Public Hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.

G. On September 23, 2025, the Planning Commission held Public Hearing on Planning Application No. 25-0022, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “Flawless Collective, AP-25-0022 (UP, DR),” dated September 23, 2025, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and incorporated herein by reference.
2. The proposed Personal Services Use to establish Flawless Collective, will:

Use Permit Findings:

- a. be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that the proposed Personal Services use is a permitted use in the CP (Pedestrian Commercial) Zoning District, and is conditionally permitted in tenant spaces adjacent to Railroad Avenue;
- b. not be detrimental to the health, safety, and general welfare of the City, in that it will be required to meet health and safety requirements of the Pittsburg Community and Economic Development Department, Contra Costa County Environmental Health Department, and the Contra Costa County Fire Protection District;
- c. not adversely affect the orderly development of property within the City, in that approval of the Use Permit will allow the applicant to occupy a site located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area;
- d. not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that the continued occupancy of empty tenant spaces throughout town will increase property values in the vicinity as well as the City's tax base, therefore increasing revenue for the City;
- e. will be consistent with the General Plan, specifically Policy 5-P-1.8, which states: “Concentrate Downtown commercial activity” which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor;”
- f. will not create a nuisance or enforcement problem within the neighborhood, in that the use will be required to meet performance standards, as set forth by

PMC chapter 18.82, which are intended to address ongoing safety, noise, and maintenance concerns;

- g. will not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing building, and does not involve construction of a new building or building addition;
- h. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the project site is located in an area of the City served by existing utilities;
- i. will not be inconsistent with the City's approved funding priorities, in that that there is no public money expenditures involved in this project; and
- j. will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along Railroad Avenue, in that the new use will draw new community members to Old Town Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses.

Design Review Findings:

- a. will conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it would provide an attractive and modern-looking upgrade to an existing tenant space within the City's commercial core.
- b. will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the proposed project involves minor exterior modifications, which produce minimal noise or other factors. Further, such construction is required to comply with the California Building Code which also addresses these concerns. The Pittsburg Municipal Code limits construction activity between the hours of 8:00 A.M. and 5:00 P.M., which this project is conditioned to comply with.
- c. will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that the proposed development is compatible with surrounding land uses in the area. The proposed project's final buildout will materially appreciate the general area surrounding the project site by occupying a vacant site within the Pittsburg community.
- d. will be in harmony with adjacent development in that adjacent development also consist of neutral color schemes and elongated storefront windows. The improvements would overall create a visual appeal in the project area,

potentially triggering further investments, and the proposed use is the similar to those in the project vicinity, ultimately ensuring harmony between the developments.

- e. does conform with the criteria set forth in the City adopted Development Review Design Guidelines, in that the proposed structure has an articulated entry and similar neutral color pallet as surrounding structures in the vicinity. All Development Review Design Guidelines would be conditioned upon the Applicant, as detailed in the Conditions of Approval.

B. The Staff Report entitled, “Flawless Collective, AP-25-0022 (UP, DR)” dated September 23, 2025, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 25-0022, subject to the following conditions:

City of Pittsburg - Planning Division Conditions of Approval:

1. Conformity with Project Plans. The approved use shall be operated in substantial conformity with the project plans submitted on March 20, 2025 except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner’s discretion.
2. License and Permitting. At all times during operation of the business, the business operator and all contracted workers shall maintain a City of Pittsburg Business License.
3. State and County License and Permitting. At all times during operation of the business, the business operator must operate in substantial conformance with all required local, County, State, and Federal licenses and regulations.
4. Site Maintenance. The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
5. Maximum Occupancy. The number of people within the tenant space shall not exceed the maximum occupancy for the space.
6. Project Operations. The proposed business shall operate in substantial conformance with this Use Permit application, including the submitted Floor Plan and Business Plan documentation. Any proposed change in use is subject to review and approval by the City of Pittsburg Planning Commission.

7. Business Hours of Operation. The hours of operation for the business shall be limited to 9 :00 A.M. to 9:00 P.M. daily. Group appointments shall be limited to the hours of operation of the business with no alcoholic beverage sales; unless otherwise permitted to have alcoholic beverages or extended hours of operation by a Temporary Activity Permit or Special Event Permit issued on behalf of the Planning Division.
8. Construction Hours of Operation. Hours of any on site construction must comply with the Pittsburg Municipal Code, which limits construction activity to 8:00 A.M. – 5:00 P.M., Monday-Friday.
9. Signage. Signage for the use is not approved with this resolution. Should the applicant consider signage for the building, the applicant or their designee shall submit proposed signs as part of a separate Sign Review Permit Application, which will be subject to review and approval by the Planning Division prior to installation.
10. Alcoholic Beverages. The business operator shall ensure alcoholic beverages are not served, sold, or otherwise provided as part of any business operations, unless a separate Special Event Permit has been filed and approved for such sales or service.
11. Smoking. The business operator shall ensure there is no smoking within the building or within 20 feet of a doorway or operable window. This condition shall include but is not limited to tobacco, cannabis, vapes, or other commonly used smoking devices.
12. Refuse Disposal. The business operator shall ensure that trash and recycling facilities are properly maintained and provide adequate storage and pickup for all businesses utilizing the bins. Bins shall be kept indoors at all times except on pickup days, on which bins shall be brought indoors by 3:30 P.M. The applicant shall adhere to the City's Municipal Code Sections 8.04 Refuse Removal and Disposal, 8.06 Collection of Recyclable Refuse, and 8.09 Collection of Organic Refuse. The City Engineer reserves the right to require additional measures be taken to ensure proper maintenance of the refuse facility, including but not limited to requiring larger bins, an increased number of bins, and additional pickups to the maximum amount provided by the City-contracted refuse collection company.
13. Peace and Order. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, illegal parking, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures,

including but not limited to, video cameras, additional exterior lighting, reduced hours of operation, submittal of a written acknowledgment by customers/guests allowing the Pittsburg Police Department to enter the premises to conduct an inspection during games, or such other measures as determined necessary by the Chief of Police in their sole discretion. Any such required additional measures shall be at the business owner/operator's sole expense.

14. Revocation. If the business operations cause adverse effects upon adjacent residences. Businesses, or operations including but not limited to noise, loitering, parking, or disturbance, the Use Permit shall be brought before the Planning Commission for consideration and possible suspension or revocation of the permit.

Contra Costa County Fire Protection District (CCC FPD) Conditions of Approval:

15. Tenant Improvement Permit Required. The applicant shall submit tenant improvement plans and specifications for the subject project to the Fire District for review and approval of Fire Code compliance.
16. Although the applicant is not proposing interior improvements, with a new tenant and changed layout of the tenant space, the Fire District is requiring the applicant to submit their tenant space plans for review and approval. The purpose of this review is to ensure the tenant space complies with the minimum life and safety requirements. Fire District plan submittal requirements are located at the end of this letter.
17. Based on the limited plans provided, the space should not have more than 49 occupants within the space. There is only one exit out of the space, therefore, having over 49 occupants would not comply with Fire Code requirements. As part of the Tenant Improvement plans that will be submitted to the Fire District, the applicant shall provide a plan sheet showing where in the tenant space they will be holding these events.
18. ***These preliminary fire review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.*** The proposed business shall comply with Fire Code including having required fire extinguisher mounted and identified.
 - CCC FPD preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.
 - Contact person: Michael Cameron, Fire Inspector, (925) 941-3300

City of Pittsburg Building Division Conditions of Approval

19. All new businesses must obtain both a City of Pittsburg Business License and a Certificate of Occupancy prior to commencing any business operations.

20. On the cover sheet of the plan set, clearly indicate the applicable building design codes. The City of Pittsburg enforces the following codes: - 2022 California Administrative Code (CAC); 2022 California Building Code (CBC); 2022 California Historical Building Code (CHBC); 2022 California Existing Building Code (CEBC); 2022 California Green Building Standards Code (CGBSC); 2022 California Mechanical Code (CMC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Energy Code (CEC Part 6); 2022 California Fire Code; Pittsburg Municipal Code; Reference CBC Section 107.
21. Verify that the Drawing Index listed on the cover sheet includes all plan sheets. Reference CBC Section 107.
22. On the cover sheet, provide a complete Code Analysis, including: - Proposed tenant use; Occupancy Group; Type of Construction; Separated or Nonseparated Mixed; Occupancies; Fire sprinkler status; Floor area (square footage); Number of stories; Occupant load; Reference CBC Sections 111, 302.1, 401, 503, 508, 601, 903, and 1004.1.
23. Plans and specifications for commercial buildings and tenant improvements must be prepared by a licensed architect or engineer, except for interior alterations involving only non-bearing partitions. Licensed professionals must affix their stamp on the plans to indicate responsibility. Licensed mechanical, plumbing, and electrical contractors may design systems they are installing.
24. The Site Plan must show all code-compliant accessible parking spaces, access aisles, and an accessible route to all entrances and exterior ground-floor exits. Accessibility design requirements include Sidewalk and path width: minimum 48 inches; Walking surface slope: max 1:20 (5%); Ramp slope: max 1:12 (8.3%); Cross slope: max 1:48 (2%); Curb ramp slope: max 1:12 (8.3%); Provide 36-inch-long detectable warning surfaces at vehicular crossing points
25. Provide at least one accessible route from accessible parking/loading zones, public sidewalks, and public transportation stops to the accessible building entrance. If multiple routes are provided, all must be accessible.
26. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces on the same site.
27. All exterior and interior accessibility features shall be designed and built to comply with Chapter 11B of the 2022 California Building Code.
28. The following outside agency clearances must be obtained and submitted prior to permit issuance, if applicable: Delta Diablo Sanitation District; Contra Costa Water District; Contra Costa County Fire Protection District; School District Fee Payment; Contra Costa Environmental Health Department (CCCEH); Bay Area Air Quality Management District (BAAQMD) (Notification and compliance for demolition, especially where asbestos or lead-based paint may be involved.)

Contra Costa County Environmental Health Conditions of Approval

29. A health permit is required for retail food facilities. Food facilities include restaurants, stores, bars, cafeterias, snack bars, kiosks at transit sites, and any business or operation that sells or gives food away to the public (including employees or students).
30. Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.
31. Please contact Environmental Health if you have questions regarding their Conditions of Approval.

Standard Conditions of Approval:

32. Other Agency Requirements. The applicant shall comply with all the requirements of the Community and Economic Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state, and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
33. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this resolution shall govern.
34. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
35. Expiration of Approval. This Use Permit and Design Review approval will expire on September 23, 2027, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the

Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner seconded by Commissioner , the foregoing resolution was passed and adopted the 23rd day of September 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. was adopted by the Planning Commission of the City of Pittsburg on September 23, 2025.

JOHN FUNDERBURG M.S., AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2 - Existing Conditions



Exterior of 635
Railroad Avenue



Hallway to Beauty Studios



Photo taken from entryway – showing brow area and retail space

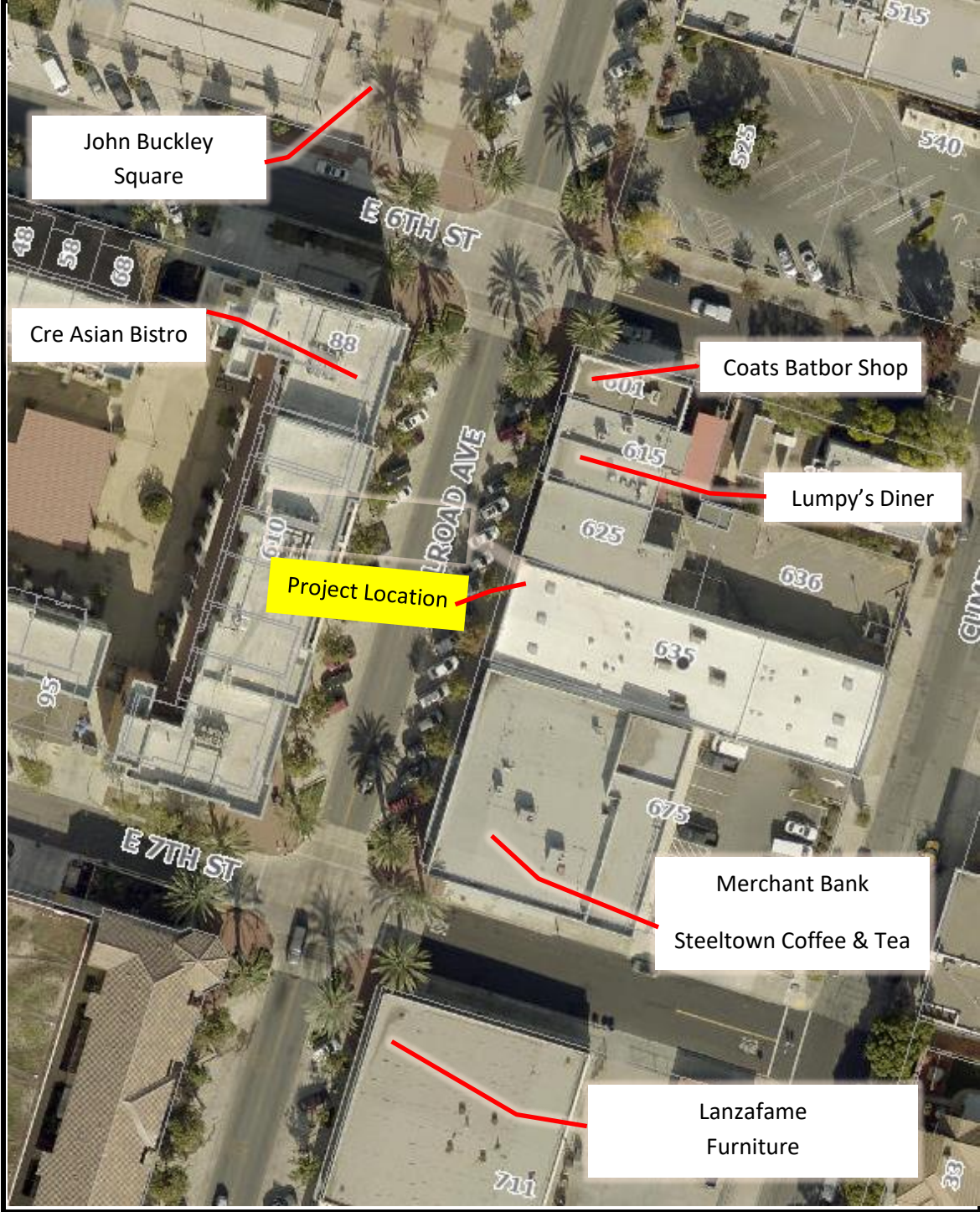


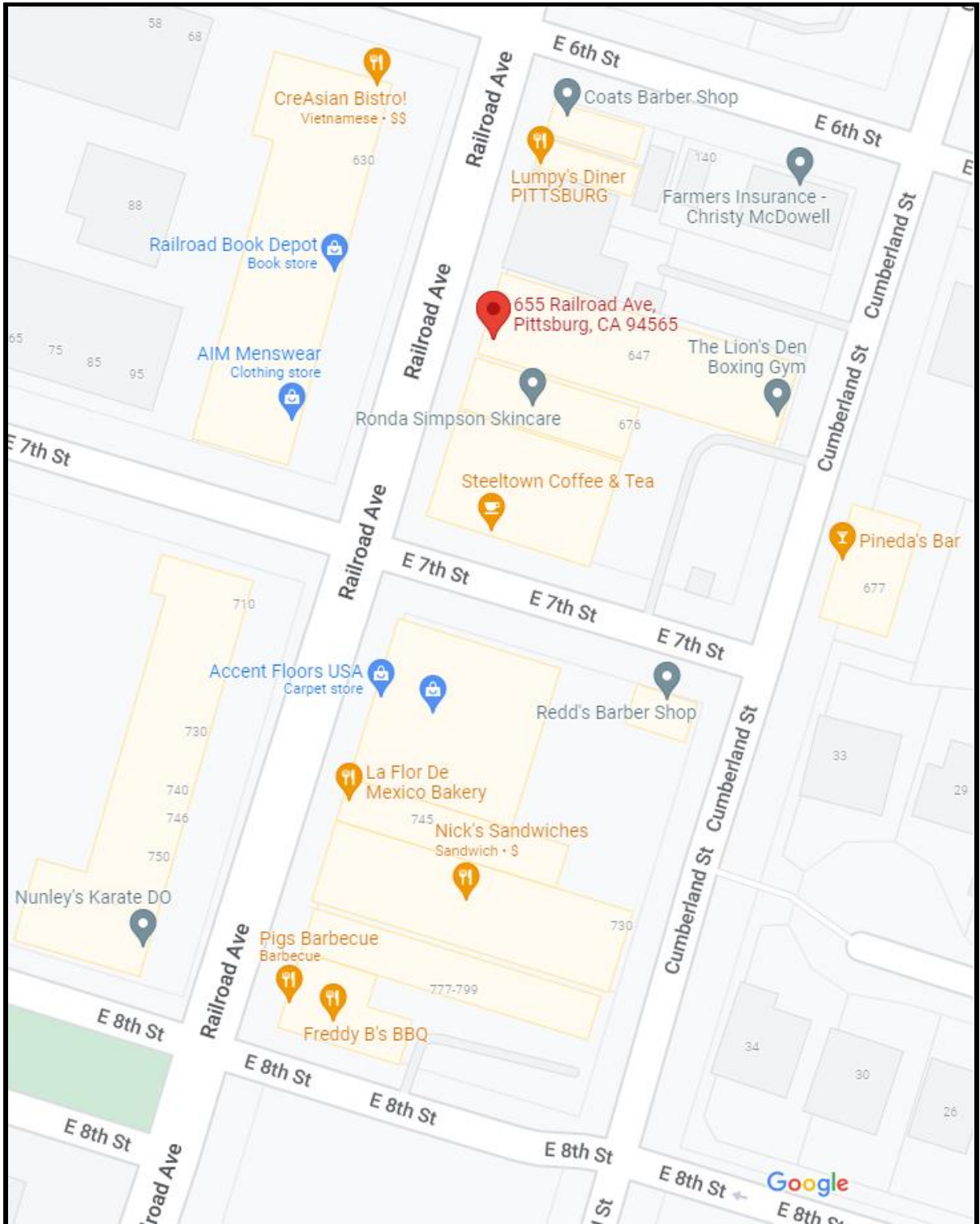
Retail availability



Back-room storage area and restroom

Flawless Collective (UP, DR) - Surrounding Land Uses





AP-25-0022

Flawless Collective Use Permit & Design Review



Address: 635 Railroad Avenue, Pittsburg, CA 94565

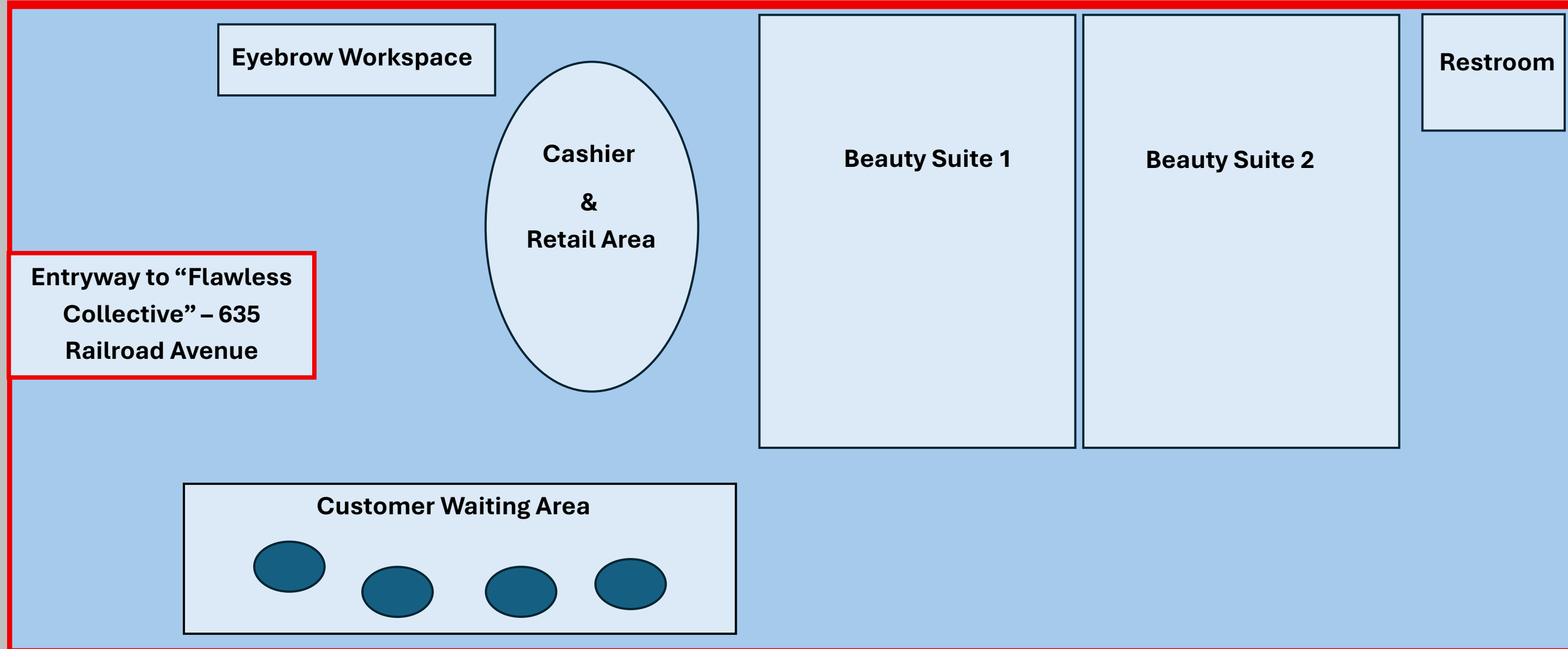
Proposed Uses: Personal Services



Johnny's Market – 625 Railroad Avenue

Railroad Avenue

Sidewalk



Loyalty Clothing - 645 Railroad Avenue

FLAWLESS
COLLECTIVE



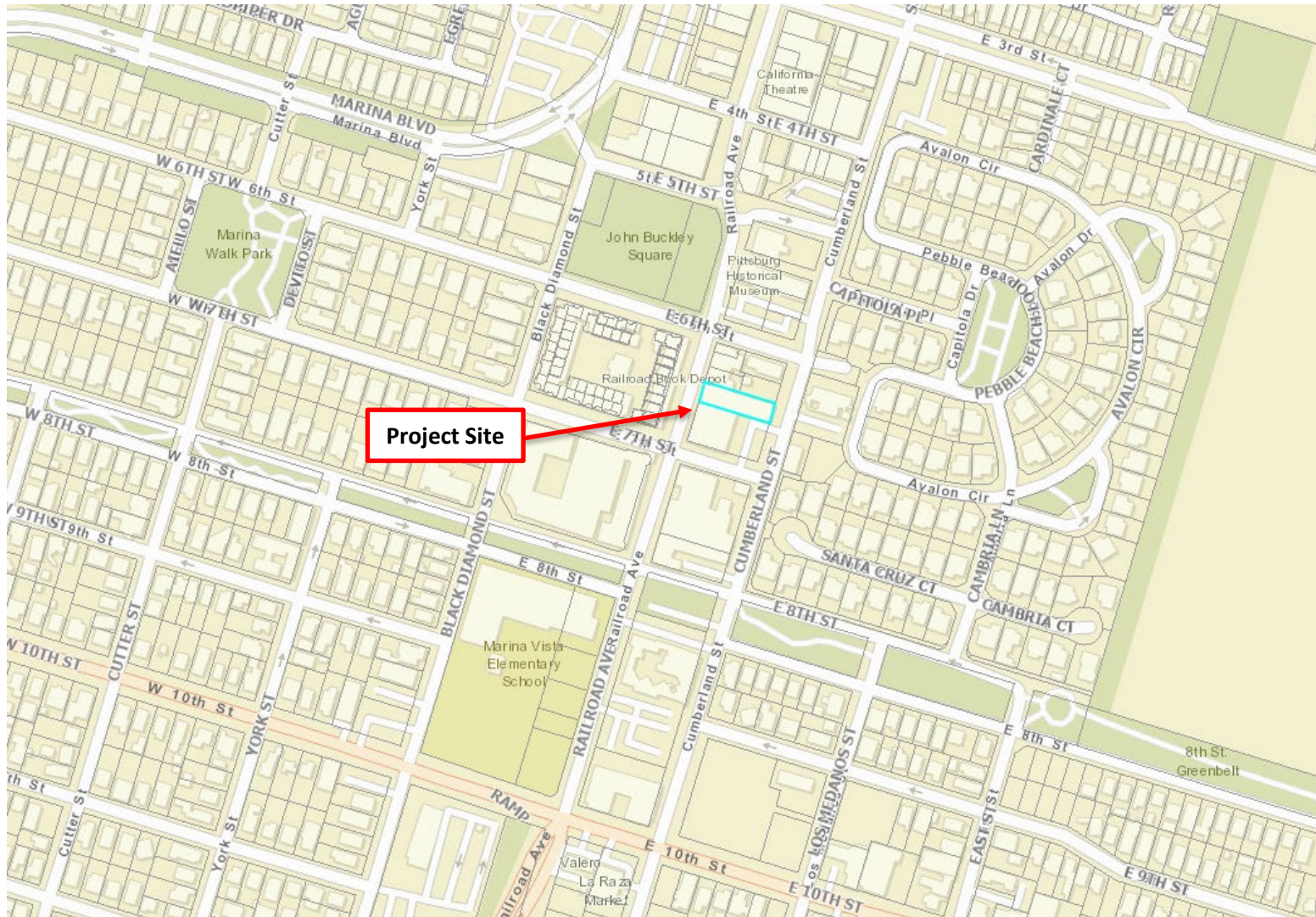
Flawless Collective UP, DR

AP-25-0022	635 Railroad Avenue
Use Permit, Design Review	APN: 085-171-004



Flawless Collective UP, DR

AP-25-0022	635 Railroad Avenue
Use Permit, Design Review	APN: 085-171-004





65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: September 23, 2025
TIME: 7:00 P.M.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Flawless Collective, AP-25-0022 (UP, ADR, PCN)

This is a public hearing on a request for approval of a Use Permit to establish a Personal Services and Commercial Recreation and Entertainment Use within the multitenant space located at 635 Railroad Avenue, in the CP (Pedestrian Commercial) Zoning District. Assessor's Parcel No. 085-171-004. The applicant proposes to operate a spa and beauty services business that hosts occasional "Sip and Prep" events (bridal, birthday, etc.). To allow for the consumption of alcohol in association with spa use, the applicant has requested approval of a Determination of Public Convenience and Necessity (PCN) in order to obtain a license from the California Department of Alcoholic Beverage Control. The application includes a request for approval of Administrative Design Review, including repaint, new windows, and a new door to the facility.

Environmental Determination

The proposed project is categorically exempt from the provisions of the CEQA Guidelines under Class 1, 'Existing Facilities' of the CEQA Guidelines, Section 15301, as the business would occupy an existing commercial tenant space with no expansion of the building footprint or change in intensity of land use.

PROJECT PLANNER: Kelsey Gunter, (925) 252-4824 or kgunter@pittsburgca.gov

Why am I receiving this notice?

You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project? What can I do if I have comments on the project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements. Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

*Para información en
español:
(925) 252-4920*


JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Flawless Collective; AP-25-0022
Location: 635 Railroad Avenue, Pittsburg, CA 94565



City of Pittsburg

Community and Economic Development Department -
Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING



STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.

2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."

5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study

indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.

7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.

8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.

9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the owner and prohibit parking on the public street for long than 72 hours.

11. All retaining wall adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Planning Division.

12. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street.

B. Architecture.

1. All mechanical, irrigation, ground and/or roof mounted equipment shall be architecturally screened from view from all public right-of-ways prior to issuance of certificate of occupancy.

2. All trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

3. All vents, gutters, downspouts, flashing electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.

4. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

5. Finish quality of exterior design elements including, but not limited to, building façade landscaping shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.

C. Landscaping.

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the

Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

4. All slope banks in excess of five (5) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, slope banks in excess of eight (8) feet in vertical height and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.

6. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur: (a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.
3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural

Engineer) to design all changes of use or occupancy as well as new construction.

4. The Applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.
9. The site shall be maintained in a neat and clean manner free of trash and debris.
10. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.
11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against

the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Builts) at the discretion of the Planning and Building Director.

E. Standard Conditions of Approval Requiring Minimum Construction Site Management Practices

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – Prior to commencement of any site work that will

result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State’s General Construction Activity Permit.

3. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use “Any Source Control” BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-ff for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 23, 2025**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

ORIGINATED BY: City of Pittsburg, Zoning Administrator, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: The Zoning Administrator submits one Notice of Intent to Exercise Delegated Design Review Authority.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Exercise Delegated Design Review Authority.

BACKGROUND:

Delegated Design Review Authority

Delegated Design Review Authority: Planning Commission Resolution No. 9444, as later amended by Resolution No. 9918, allows for delegation of nine categories of design review applications from the Planning Commission to the Zoning Administrator, as follows:

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority

8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

The intent of the delegation is to allow a more efficient approval process for non-controversial design review applications, without compromising the integrity of the design review process or removing from public scrutiny those projects that would be most visible or of high interest to the general public. Prior to approving any delegated design review application, the Zoning Administrator must notify the Commission of his or their intent to exercise delegated design review authority. Copies of resolutions approving any delegated design review application must also be provided to the Commission.

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received one application requiring Delegated Design Review Authority under Resolution No. 9918:

1. Walmart – Repaint and Site Modifications (AP-25-0091 [ADR])

This is an application, filed by Terri Houchen with BRR Architecture, requesting Administrative Design Review (ADR) approval to repaint the existing Walmart retail store located at 2203 Loveridge Road. The existing façade includes a base paint of light gray, a dark gray accent band, and accent colors for areas with signage (including orange and blue). The applicant proposes to paint the entire exterior of the structure dark gray (one single color) and keep the accent colors on the signage areas only. The applicant proposes ADA upgrades, parking lot restriping, new parking lot seal coat on a portion of the site, and the addition of a “Pick-Up” area for online-ordered grocery pick up. Grocery pick-up would be located just south of the Walmart store, with wayfinding signage placed throughout the parking lot to direct customers to it. In addition, the applicant proposes a new sign, to be filed under a separate permit.

This project is located within the Loveridge Shopping Center and is zoned Community Commercial (CC). Assessor’s Parcel No. 088-630-009 and 088-630-007.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority

application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission.

Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent.

ATTACHMENTS:

1. Walmart – Repaint and Site Modifications (AP-25-0091 [ADR]), NOI
2. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT

TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918

Walmart – Repaint and Site Modifications (AP-25-0091 [ADR]).

This is an application, filed by Terri Houchen with BRR Architecture, requesting Administrative Design Review (ADR) approval to repaint the existing Walmart retail store located at 2203 Loveridge Road, Pittsburg, CA 94565. The existing façade includes a base paint of light gray, a dark gray accent band, and accent colors for areas with signage (including orange and blue). The applicant proposes to paint the entire exterior of the structure dark gray (one single color) and keep the accent colors on the signage areas only. The applicant proposes ADA upgrades, parking lot restriping, new parking lot seal coat on a portion of the site, and the addition of a “Pick-Up” area for online-ordered grocery pick up. Grocery pick-up would be located just south of the Walmart store, with wayfinding signage placed throughout the parking lot to direct customers to it. In addition, the applicant proposes a new sign, to be filed under a separate permit. This project is located within the Loveridge Shopping Center and is zoned Community Commercial (CC). This Planning Application was filed due to Planning Plan Check Comments on associated Building Permit BP-25-1246. Assessor’s Parcel No. 088-630-009 and 088-630-007.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

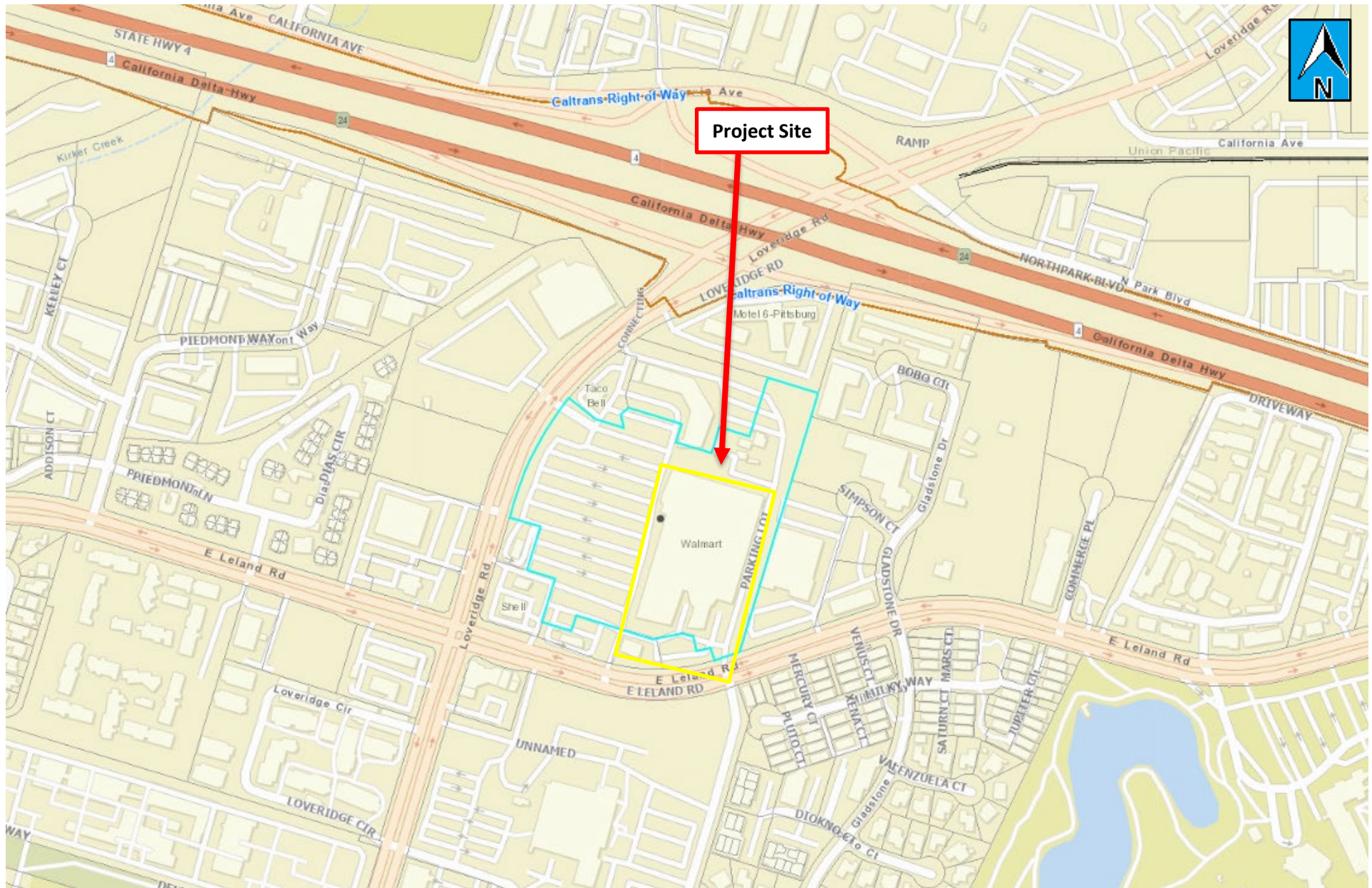
Walmart (ADR) – Aerial View

AP-25-0091 Administrative Design Review	2203 Loveridge Road, Pittsburg, CA 94565 APN's: 088-630-009 and 088-630-007
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Walmart (ADR) – Aerial View

AP-25-0091	2203 Loveridge Road, Pittsburg, CA 94565
Administrative Design Review	APN's: 088-630-009 and 088-630-007



EXISTING SIGNAGE SCHEDULE							NEW SIGNAGE SCHEDULE							
SIGNAGE	QTY	ILLUMINATED	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)	ETR / NEW	SIGNAGE	HEIGHT	COLOR	ILLUMINATED	QTY	RECTANG / CIRCLE AREA (SF)	TOTAL RECTANG / CIRCLE AREA (SF)
FRONT SIGNAGE							FRONT SIGNAGE							
Walmart (Spark)	1	LED	WHITE/YELLOW	4'-6"	199.54	199.54	NEW	WALMART	4'-6"	WHITE	YES	1	112.57	112.57
Pickup (Spark)	1	LED	WHITE/YELLOW	2'-6"	50.44	50.44	NEW	Pickup	2'-6"	WHITE	YES	1	32.86	32.86
Auto Center window	1	N/A	WHITE	1'-6" Arrow	19.47	19.47	NEW	ADDRESS NUMBERS (2203)	1'-6"	WHITE	NO	1	0.00	0.00
Lawn & Garden	1	N/A	WHITE	2'-0"	41.02	41.02	NEW	OUTDOOR	1'-6"	WHITE	NO	1	14.04	14.04
Pharmacy	1	N/A	WHITE	1'-0"	8.38	8.38	NEW	PHARMACY	1'-6"	WHITE	NO	1	19.60	19.60
Vision Center	1	N/A	WHITE	1'-0"	8.81	8.81	NEW	VISION	1'-6"	WHITE	NO	1	10.26	10.26
FRONT SIGNAGE							FRONT SIGNAGE							
						327.66							6	189.33
AUTO CENTER							AUTO CARE							
Auto Center	1	N/A	WHITE	2'-0"	31.47	31.47	NEW	AUTO CARE	1'-6"	WHITE	NO	1	15.84	15.84
Tire	2	N/A	WHITE	1'-0" WHITE	2.38	4.76	NEW	TIRE	1'-0"	WHITE	NO	4	11.56	11.56
Lube	2	N/A	WHITE	1'-0"	3.13	6.26	NEW	OIL CHANGE	1'-0"	WHITE	NO	2	9.51	19.02
						42.40							6	29.46
						42.40							13	75.88
SIDE SIGNAGE							SIDE SIGNAGE							
Walmart (Spark)	1	LED	WHITE/YELLOW	4'-6"	199.54	199.54	NEW	WALMART	5'-0"	WHITE	YES	1	138.97	138.97
SIDE SIGNAGE							SIDE SIGNAGE							
						199.54							1	138.97
						569.69	Grand total: 20						20	404.18

- ### SIGNAGE GENERAL NOTES
- SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC THROUGH OWNER ASSIGNED SIGN CONTRACTOR.
 - ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ON SITE.
 - THE EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS.
 - A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED.
 - TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25').
 - EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE.
 - RELOCATION OF EXTERIOR TENANT SIGN.
 - GC TO COORDINATE REMOVAL OF TENANT SIGN WITH WALMART CM AND TENANT PRIOR TO BEGINNING WORK.
 - GC TO DELIVER REMOVED TENANT SIGN TO TENANT GC TO PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN, REF ELEC.
 - NEW TENANT SIGNAGE FURNISHED AND INSTALLED BY TENANT.
 - GC RESPONSIBILITIES.
 - BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED.
 - IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS.
 - NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION.
 - PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED IDL/CSO SIGNS.
 - PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "spark" SIGNAGE.
 - EXISTING (b) BOXES FROM "WAL-MART" SIGNAGE MAY BE REUSED.
 - INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE.
 - VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE. REF ELEC.
 - MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE.
 - REMOVE ALL LIT IDL/CSO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE.
 - MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS.

brr
 ARCHITECT OF RECORD:
 MARIAM B. MEYER
 813 HETPUL AVENUE
 SUITE 300, BURLINGAME, CA 94010
 www.brrarch.com
 TEL: 913-262-9095
 FAX: 913-262-9044

STIPULATION FOR REUSE
 THIS DRAWING HAS BEEN PREPARED FOR THE PROJECT AND SITE SHOWN. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THIS DRAWING.

CONSULTANTS

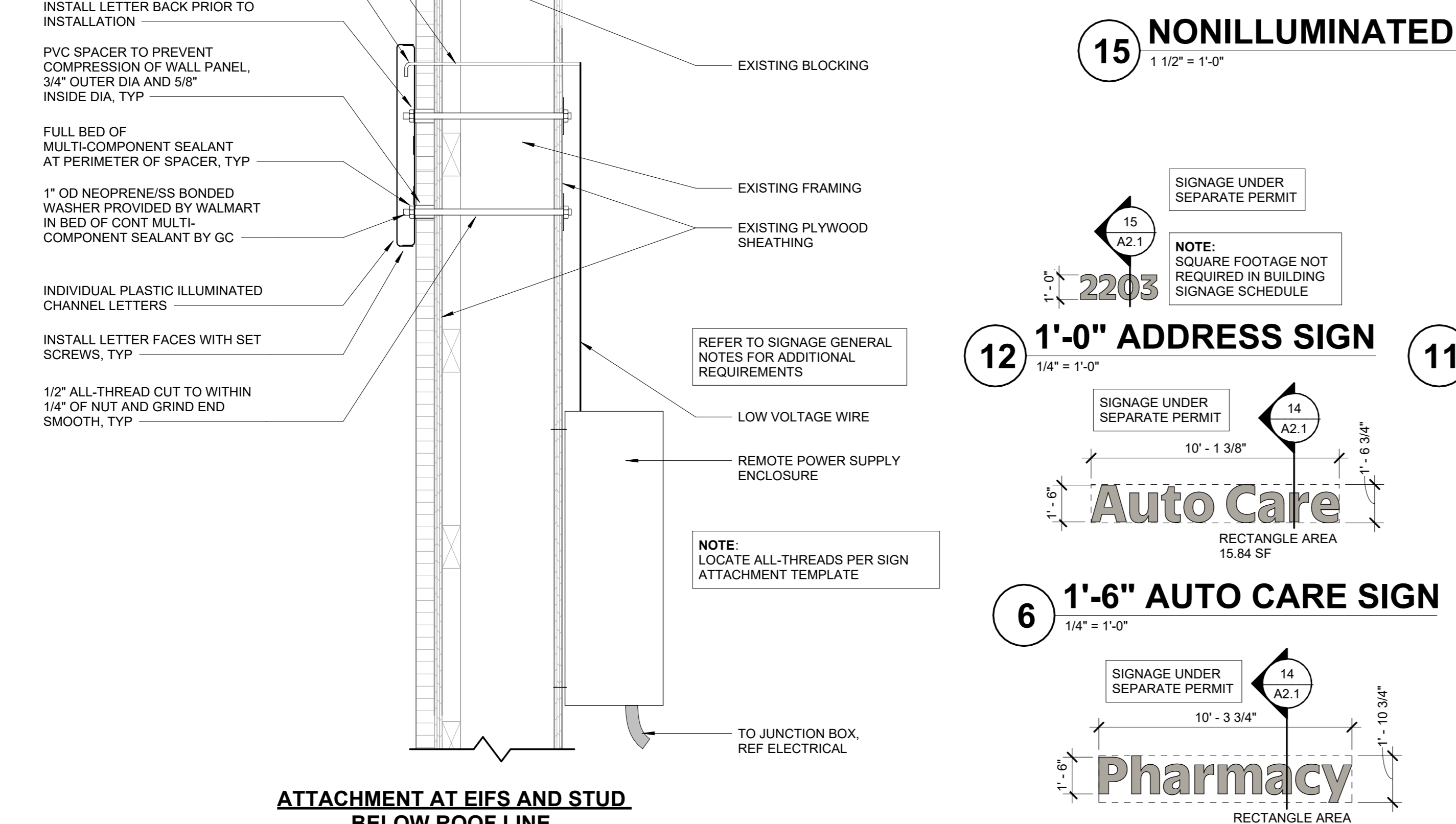
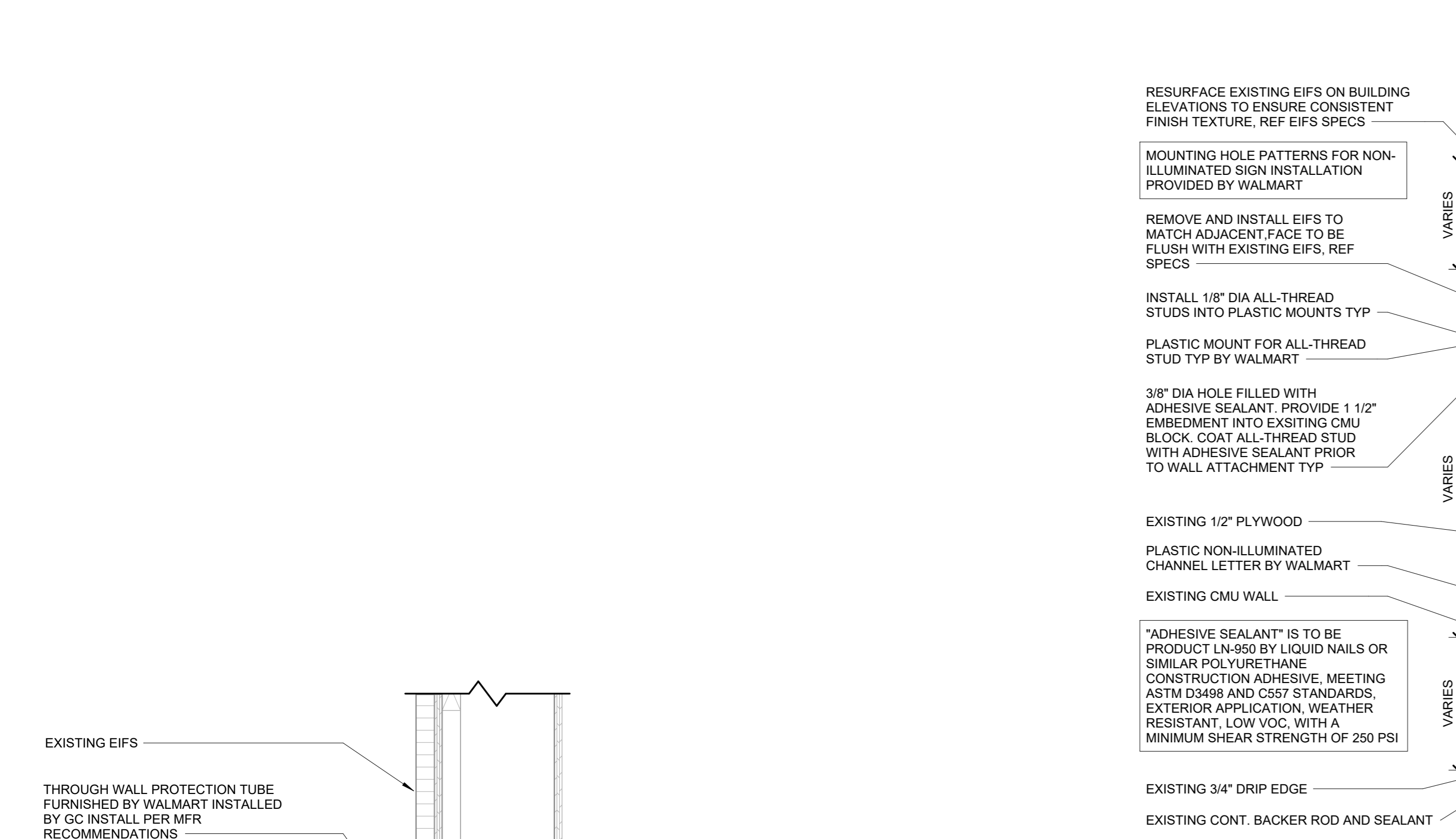
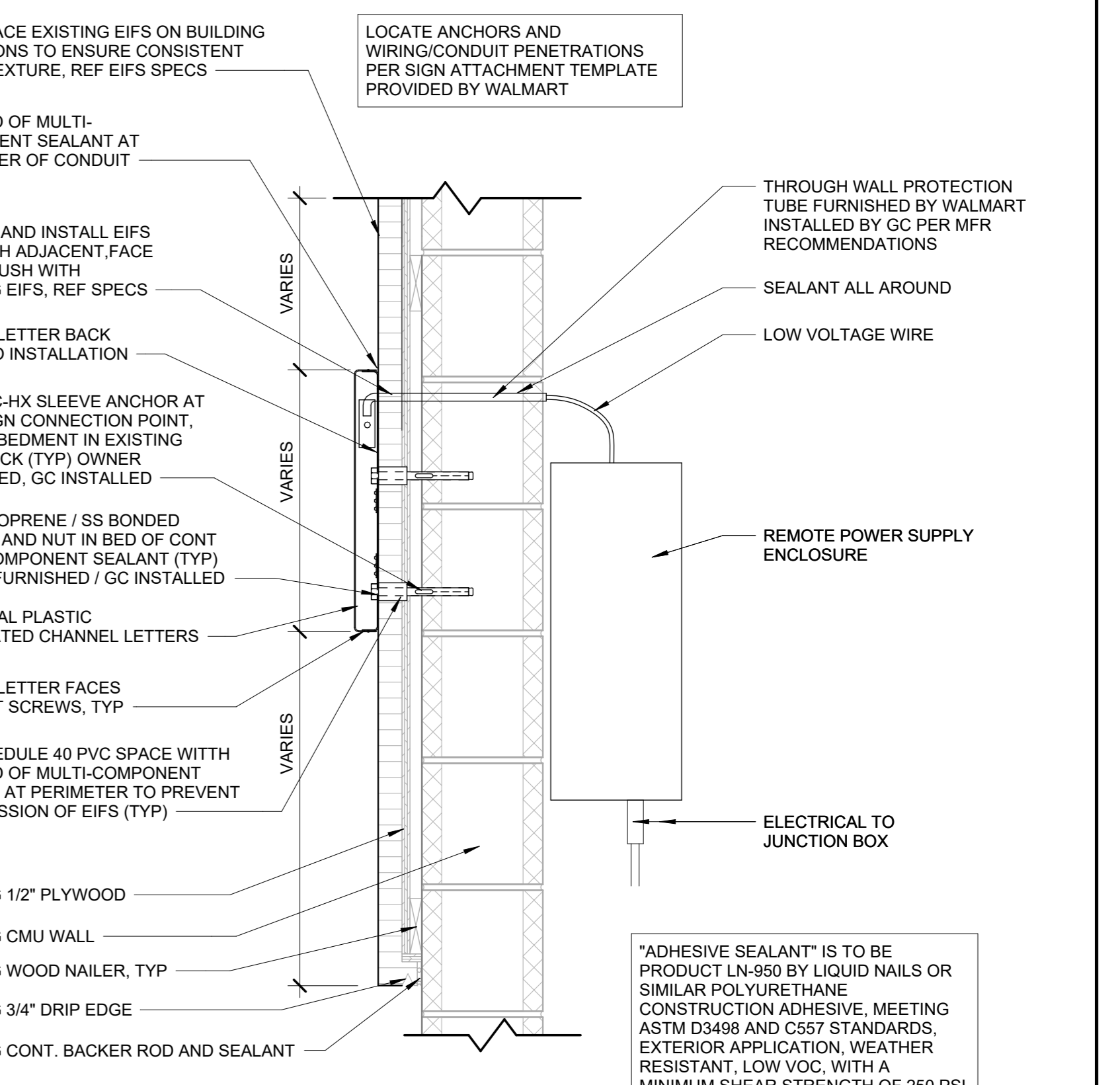
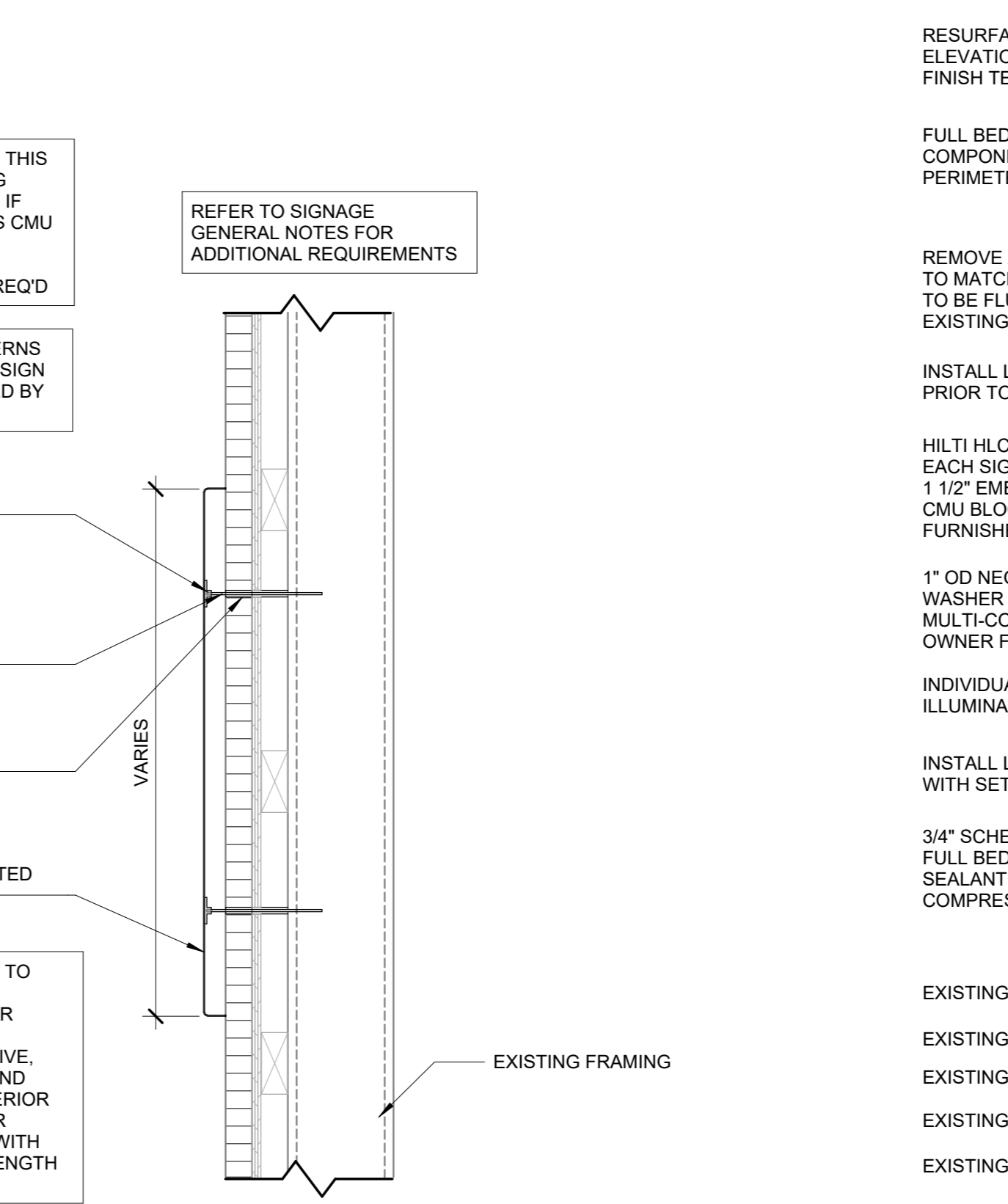
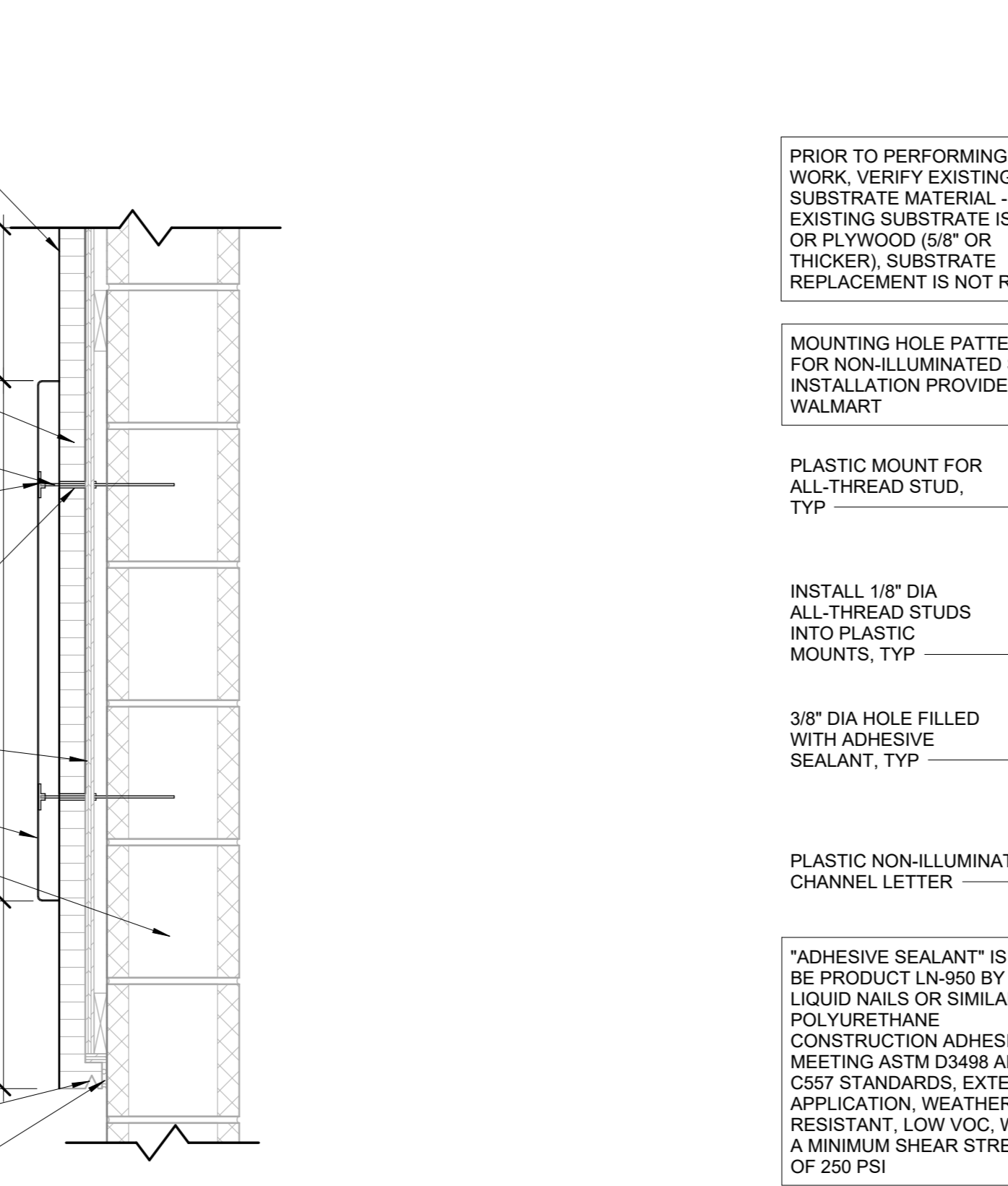
Walmart
 PITTSBURGH, CA
 2203 LOVERIDGE ROAD
 STORE NO. 01615 - 244
 JOB NUMBER: 96547509 | PHOTO: 114 DVI1

CHECKED BY: TSK JLC
 DRAWN BY: VG
 PHOTO CYCLE: 05/30/25
 DOCUMENT DATE: 08/11/25

LICENSED ARCHITECT
 MARIAM B. MEYER
 C-37440
 8-31-25
 NATIONAL BOARD OF PROFESSIONAL SUPPLY CONTRACTORS
 08/27/2025

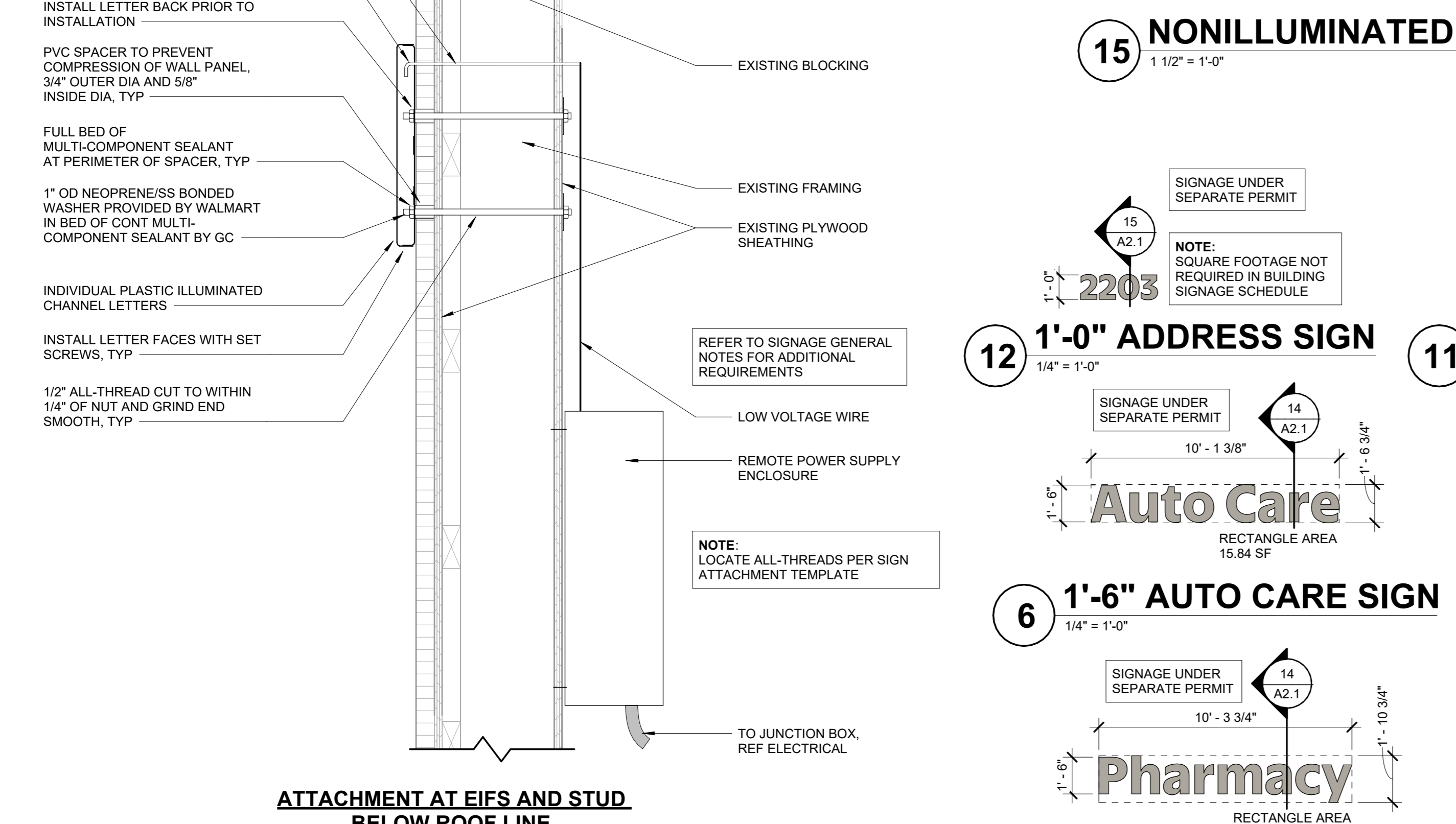
EXTERIOR SIGNAGE DETAILS

SHEET: A2.1



- EXISTING EIFS
- THROUGH WALL PROTECTION TUBE FURNISHED BY WALMART INSTALLED BY GC INSTALL PER MFR RECOMMENDATIONS
- FULL BED OF MULTI-COMPONENT SEALANT AT PERIMETER OF CONDUIT
- INSTALL LETTER BACK PRIOR TO INSTALLATION
- PVC SPACER TO PREVENT COMPRESSION OF WALL PANEL, 3/4" OUTER DIA AND 5/8" INSIDE DIA, TYP
- EXISTING BLOCKING
- EXISTING FRAMING
- EXISTING PLYWOOD SHEATHING
- INDIVIDUAL PLASTIC ILLUMINATED CHANNEL LETTERS
- INSTALL LETTER FACES WITH SET SCREWS, TYP
- 1/2" ALL-THREAD CUT TO WITHIN 1/4" OF NUT AND GRIND END SMOOTH, TYP
- EXISTING 1/2" PLYWOOD
- PLASTIC NON-ILLUMINATED CHANNEL LETTER BY WALMART
- EXISTING CMU WALL
- "ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C57 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI
- EXISTING 3/4" DRIP EDGE
- EXISTING CONT. BACKER ROD AND SEALANT
- EXISTING FRAMING
- "ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C57 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI
- EXISTING FRAMING
- EXISTING 1/2" PLYWOOD
- EXISTING CMU WALL
- EXISTING WOOD NAILER, TYP
- EXISTING 3/4" DRIP EDGE
- EXISTING CONT. BACKER ROD AND SEALANT
- "ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C57 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI
- LOW VOLTAGE WIRE
- REMOTE POWER SUPPLY ENCLOSURE
- NOTE: LOCATE ALL-THREADS PER SIGN ATTACHMENT TEMPLATE
- TO JUNCTION BOX, REF ELECTRICAL

- 15 NONILLUMINATED SIGNAGE ATTACHMENT
 1 1/2" = 1'-0"
- 14 NONILLUMINATED SIGNAGE ATTACHMENT
 1 1/2" = 1'-0"
- 13 ILLUMINATED SIGNAGE ATTACHMENT
 1 1/2" = 1'-0"
- 12 1'-0" ADDRESS SIGN
 1/4" = 1'-0"
- 11 1'-6" OUTDOOR SIGN
 1/4" = 1'-0"
- 10 1'-0" TIRE SIGN
 1/4" = 1'-0"
- 9 1'-0" OIL CHANGE SIGN
 1/4" = 1'-0"
- 8 2'-6" NUMERALS SIGN
 1/4" = 1'-0"
- 7 1'-6" VISION SIGN
 1/4" = 1'-0"
- 6 1'-6" AUTO CARE SIGN
 1/4" = 1'-0"
- 5 ILLUMINATED SIGNAGE ATTACHMENT
 1 1/2" = 1'-0"
- 4 1'-6" PHARMACY SIGN
 1/4" = 1'-0"
- 3 2'-0" PICKUP RIGHT SIGN
 1/4" = 1'-0"
- 2 4'-6" WALMART SIGN
 1/4" = 1'-0"
- 1 5'-0" WALMART SIGN
 1/4" = 1'-0"



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GENERAL NOTES

- 1. THE CONTRACTOR AND SUBCONTRACTORS SHOULD BE FAMILIAR WITH ALL STATE AND LOCAL REQUIREMENTS RELATED TO SITE CONSTRUCTION ACTIVITIES PRIOR TO COMMENCING WORK. ALL WORK SHALL CONFORM AS APPLICABLE TO THESE GOVERNING STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
6. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTOR'S RESPONSIBILITY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF CALIFORNIA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
9. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
10. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. ANY EXISTING UTILITY, WHICH IS TO BE EXTENDED, WHICH IS THE CONNECTION POINT FOR NEW UNDERGROUND UTILITIES, OR WHICH NEW FACILITIES CROSS, SHALL BE EXPOSED BY THE CONTRACTOR PRIOR TO PLACEMENT OF THE NEW UTILITIES. COST OF SUCH EXCAVATION AND SUBSEQUENT BACKFILL SHALL BE INCLUDED IN THE PRICES PAID FOR THE VARIOUS ITEMS OF WORK. THE ELEVATIONS AND LOCATIONS OF THE EXISTING FACILITIES WILL BE CHECKED BY THE PUBLIC WORKS INSPECTOR AND THE ENGINEER. IF IN THE OPINION OF THE INSPECTOR A CONFLICT EXISTS, THEN THE ENGINEER SHALL MAKE ANY NEEDED GRADE AND/OR ALIGNMENT ADJUSTMENTS AND REVISE THE PLANS ACCORDINGLY. ALL GRAVITY FLOW PIPELINES TO BE ADJ. UPGRADE FROM THE LOWEST POINT STARTING AT THE END OF EXISTING IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 74 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.

PAVING, GRADING, AND DRAINAGE NOTES

- 1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR SPWWS SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND REPAIRED TO EXISTING CONDITION OR BETTER.
3. TRAFFIC CONTROL ON ALL CALTRANS, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL AN ADEQUATE STABILIZATION OCCURS.
5. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED IN THE DRAWINGS.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED IN THE DRAWINGS.
7. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
8. IF DENSITING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
9. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
10. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY, AND PER THE PROJECT SPECIFICATIONS, WHICHEVER IS MORE STRINGENT.
11. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE STABILIZED BY MEANS AND METHODS APPROVED BY THE LOCAL AGENCY. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE COVERED WITH ROCK OR MULCH AS SHOWN ON THE LANDSCAPING PLAN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
13. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS OF THE GOVERNING CODE.
14. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE REQUIRED PERMITS COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY GOVERNING JURISDICTIONS.
15. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
16. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
17. ALL PAVEMENT SPOT GRADE ELEVATIONS WITHIN OR ALONG THE CURB REFER TO THE EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
18. ALL ELEVATIONS SHOWN DEPict FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPING, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPING AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
19. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
20. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2.0% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
21. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
22. THE CONTRACTOR SHALL ENSURE THE PROPOSED PAVED AREAS MATCH THE EXISTING DRAINAGE PATTERN AND DRAIN AWAY FROM THE BUILDING AS INDICATED IN THE PLANS.
23. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

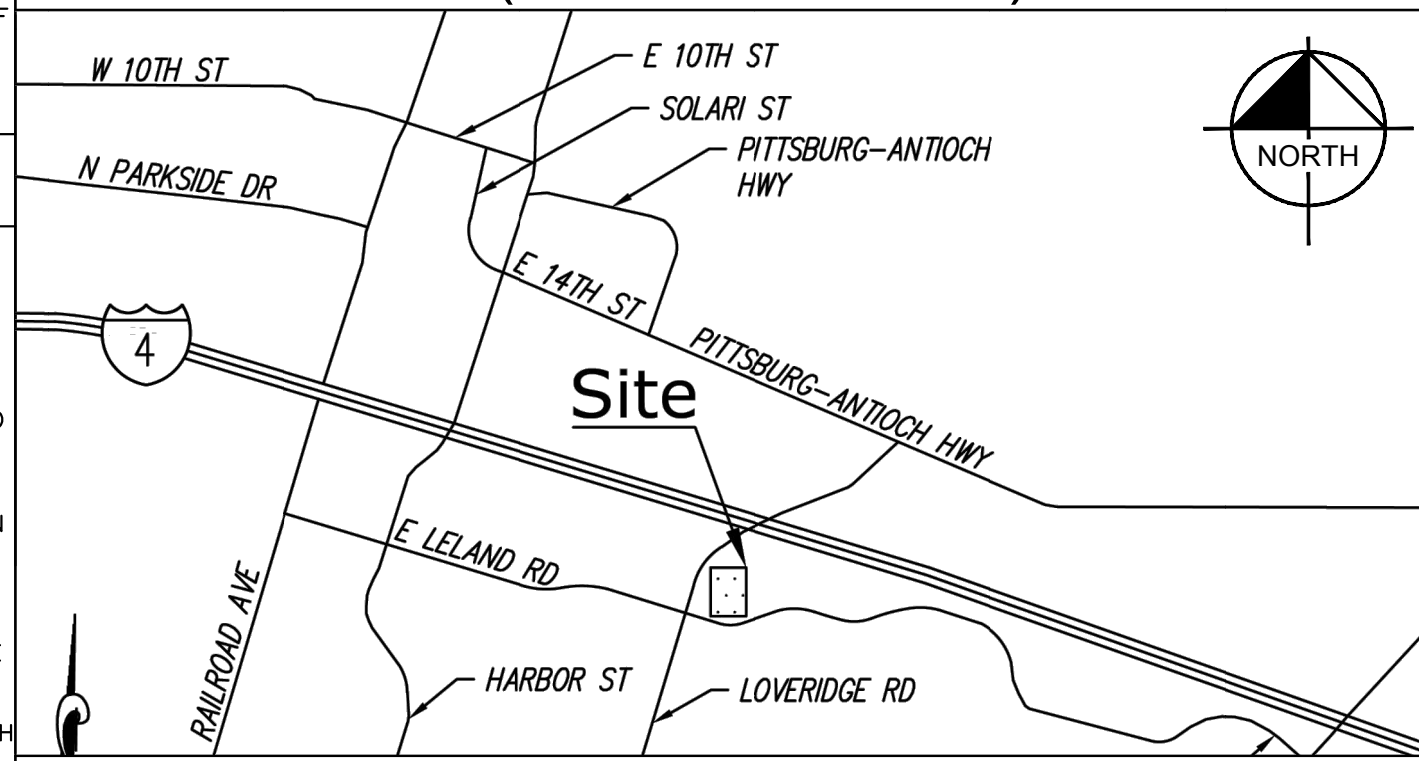
UTILITY NOTES

- 1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. WATER PIPE SIZE AND MATERIAL REFER TO PLANS AND CONSTRUCTION NOTES.
4. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
5. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE) UNLESS SHOWN OTHERWISE AND APPROVED BY CITY INSPECTOR.
6. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST TO FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (ANNA C-151) (CLASS 50).
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
9. ALL CONCRETE FOR ENCASMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
10. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
11. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES AND WALMART STANDARDS, WHICHEVER IS MOST STRINGENT, WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
12. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO POSSESSION.
13. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, CLEANOUTS, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
15. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
16. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATER-TIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
17. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDEREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

ONLINE GROCERY PICKUP Walmart

SUPERCENTER #01615-244 2203 LOVERIDGE RD PITTSBURG, CA 94565

VICINITY MAP (NOT TO SCALE)



SCOPE OF WORK

PROJECT INCLUDES NEW PARKING STALL STRIPING FOR A NEW PICKUP AREA WITH PICKUP STALL SIGNAGE. PROJECT WILL ALSO INCLUDE ACCESSIBILITY IMPROVEMENTS ON SITE. IMPROVEMENTS WILL INVOLVE THE DEMOLITION OF EXISTING PICKUP AREA CONCRETE CURB, TRUNCATED DOMES, SIDEWALK, AND CONSTRUCTION OF 12 PICKUP SIGNS ON POST AND BOLLARD AND THE INSTALLATION OF DIRECTIONAL SIGNAGE.

Table with 2 columns: SHEET NUMBER and SHEET TITLE. Rows include C1.0 COVER SHEET, C2.0 OVERALL SITE PLAN, C3.0 WAYFINDING PLAN, C4.0 PICKUP 2.0 DEMOLITION PLAN, C5.0 PICKUP 2.0 SITE PLAN, C6.0 PICKUP 2.0 DETAILS, C7.0 PICKUP 2.0 SIGNAGE DETAILS, C8.0 ADA DEMOLITION PLAN 1, C9.0 ADA DEMOLITION PLAN 2, C10.0 ADA SITE PLAN 1, C11.0 ADA SITE PLAN 2, C12.0 ADA DETAILS, C13.0 SSM-1, C14.0 SECP-1, C15.0 SECP-2, C16.0 SECP & SSM DETAILS 1, C17.0 SECP & SSM DETAILS 2, C18.0 SPECIFICATIONS SHEET 1, C19.0 SPECIFICATIONS SHEET 2, C20.0 SITE PHOTOMETRIC PLAN

LEGEND

Legend table with 2 columns: CL and CENTER LINE. Rows include FF FINISH FLOOR, FS FINISH SURFACE, FG FINISH GRADE, GB GRADE BREAK, HP HIGH POINT, INV INVERT, LP LOW POINT, PL PROPERTY LINE, R/W RIGHT-OF-WAY, SD STORM DRAIN, TC TOP OF CURB, TYP TYPICAL

PROJECT TEAM

OWNER/DEVELOPER

WAL-MART REAL ESTATE BUSINESS TRUST P.O. BOX 8050 BENTONVILLE, AR 72712 (901) 495-8714

CIVIL ENGINEER

JACOB GLAZE, P.E. KIMLEY-HORN AND ASSOCIATES 1100 TOWN AND COUNTRY, SUITE 700 ORANGE, CA 92668 (714) 705-1374

ARCHITECT

MARIAH B. MEYER BRR ARCHITECTURE, INC. 8131 METCALF AVENUE, SUITE 300 OVERLAND PARK, KS 66204 (913) 262-9095

SURVEYOR

ARMANDO D. DUPONT CAL VADA SURVEYING, INC. 411 JENKS CIRCLE, SUITE 205 CORONA, CA 92780 (951) 280-9960

GENERAL GRADING NOTES

- 1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
3. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
4. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
5. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EROSION CONTROL AND SEDIMENTATION PLAN FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND STORM WATER POLLUTION PREVENTION.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
9. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE GRAVEL MULCH. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
10. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
12. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

DEMOLITION NOTES

- 1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLOORS, FOUNDATIONS, PARKING, DRIVEWAYS, STRUCTURES, UTILITIES, AND REMAINING IMPROVEMENTS SHOWN ON THESE PLANS THAT ARE TO BE DEMOLISHED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A lawful MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITIES COMPANIES REGARDING DEMOLITION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETACHED FROM THE WORK SHALL BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
5. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
6. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
7. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FENCING, CART CORRAL, LIGHTING AND/OR UTILITY STRUCTURES, OR ANY OTHER EXISTING SITE ITEM, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
10. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
11. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
12. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
13. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE REMAINING SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
14. THE CONTRACTOR SHALL COORDINATE SANITARY SEWER WORK WITH THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS.
15. CONTRACTOR SHALL REPLACE ALL PROPERTY MONUMENTATION THAT IS DAMAGED OR DESTROYED DURING CONSTRUCTION.
16. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES TO BE PROTECTED UNLESS OTHERWISE NOTED.
17. CONTRACTOR SHALL ADJUST TO GRADE OF ANY EXISTING UTILITIES TO REMAIN.
18. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO THE EXISTING WAL-MART AT ALL TIMES (WHILE STORE IS OPEN FOR CUSTOMERS). UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION THROUGH THE STORE MANAGER OR DUTY USER.
19. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. (OUTSIDE OF TEMPORARY FENCING) CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM EITHER THE EXISTING OR PROPOSED WALMART (DEPENDING ON THE PHASE OF CONSTRUCTION). CONTRACTOR SHALL COORDINATE/PHASE ALL CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF THE BUILDING AND UTILITY INTERRUPTIONS WITH THE STORE MANAGER TO MINIMIZE DISTURBANCE AND INCONVENIENCE TO STORE OPERATION AND THE CUSTOMERS.
20. CONTRACTOR MUST COORDINATE WITH CONSTRUCTION MANAGER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
21. DEMOLITION AND REMOVAL OF PAVEMENT INCLUDES PAVEMENT THICKNESS AS WELL AS BASE COURSE THICKNESS.
22. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF DEMOLITION WORK.
24. THE CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING ABOVE AND UNDERGROUND UTILITIES. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND ARE SHOWN FOR GENERAL INFORMATION ONLY.
25. CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS FROM THE SITE AS WORK PROGRESSES.
26. THE DRAWINGS MAY NOT INDICATE IN DETAIL ALL DEMOLITION WORK TO BE PERFORMED. THE CONTRACTOR SHALL EXAMINE EXISTING CONDITIONS TO DETERMINE THE FULL EXTENT OF DEMOLITION.
27. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
28. CONTRACTOR TO INSTALL CHAIN LINK FENCE WITH MESH SCREEN TO PROTECT PUBLIC FROM ENTERING CONSTRUCTION AREA.

ALERT TO CONTRACTOR

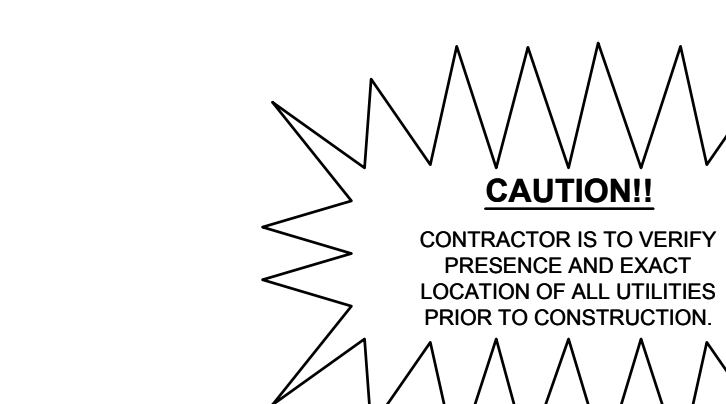
- 1. THE SITEWORK FOR THE WALMART PORTION OF THIS PROJECT SHALL MEET OR EXCEED THE 'SITE SPECIFIC SPECIFICATIONS'.
2. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO CONTRACT COMPLETION AND THE FINAL CONNECTION OF SERVICES.
3. ATTENTION IS DRAWN TO THE POSSIBILITY DRAWING SCALE MAY BE DISTORTED DURING REPRODUCTION.

ALERT TO CONTRACTOR:

- 1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED EARLY WORK, FINAL UTILITIES AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

ALERT TO CONTRACTOR

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE DAMAGE TO EXISTING ITEMS TO REMAIN DOES NOT OCCUR. THESE PRECAUTIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO USE OF LIGHTLY LOADED EQUIPMENT IN ORDER TO PREVENT DAMAGE TO EXISTING ROADWAYS AND INFRASTRUCTURE, UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO EXISTING ON-SITE OR OFF-SITE ITEMS INCLUDING RELATED UTILITIES AND INFRASTRUCTURE. THESE ITEMS SHALL REMAIN IN PLACE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETE. THOSE ITEMS INCLUDE, BUT ARE NOT LIMITED TO DRAINAGE SYSTEMS, UTILITIES, CURBING, LANDSCAPING, IRRIGATION SYSTEMS, FENCING, RETAINING WALLS, PUBLIC ROADWAYS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS, AND SHALL BE TO THE SATISFACTION OF THE OWNER OF THE REPAIRED ITEM. PRIOR TO MAKING ANY REPAIRS, THE CONTRACTOR SHALL SUBMIT DETAILED REPAIR METHODOLOGY TO THE CEO AND WALMART CM. REPAIRS SHALL NOT BEGIN UNTIL WRITTEN APPROVAL FROM THE CEO AND WALMART CM HAS BEEN ISSUED. CONTRACTOR SHALL DOCUMENT ANY EXISTING DAMAGE WITH PHOTOS, VIDEOS, ETC., AND NOTIFY THE WALMART CONSTRUCTION MANAGER PRIOR TO COMMENCING CONSTRUCTION IN THE AREA OF THE EXISTING DAMAGED ITEM.



ARCHITECT OF RECORD: MARIAH B. MEYER BRR ARCHITECTURE, INC. 8131 METCALF AVENUE, SUITE 300 OVERLAND PARK, KS 66204 www.brrarch.com TEL: 913-262-9095 FAX: 913-262-9044

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CONSULTANTS Kimley-Horn and Associates, Inc. 1000 K Street, Suite 200, Walnut Creek, CA 94597 (925) 938-6600 FAX: (925) 938-6601 WWW.KIMLEY-HORN.COM

Walmart logo and address: PITTSBURG, CA 2203 LOVERIDGE RD STORE NO. 01615-244 JOB NUMBER: 95472509 PHOTO: TIB DVI

ISSUE BLOCK table with 3 columns and 10 rows.

CHECKED BY: BZ DRAWN BY: JMW PHOTO CYCLE: 05/30/25 DOCUMENT DATE: 08/11/25



COVER SHEET

SHEET: C1.0

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible Projects and Revising the Procedures for Delegating Design Review Authority of Certain Types of Projects to the Zoning Administrator) Resolution No. 9918

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."
- B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.
- C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.
- D. Pittsburgh Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission*, grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

- E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.
- F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.
- G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).
- I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
 - 2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.
 4. Changes to Existing Parking Lots.
 5. Changes to Existing Landscaping.
 6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.
 7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
 8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION