



City of Pittsburg Planning Commission Agenda

01/23/2024

**City Hall Council Chamber
340 Marina Boulevard, Pittsburg, CA 94565**

Please note venue change due to Council Chamber remodel.

**Regular Meeting
7:00 P.M.**

Planning Commission Members

**Ivelina Popova, Chair
Arlene Kobata, Vice-Chair
Sarah Foster, Commissioner
Vacant, Commissioner
Vacant, Commissioner
Donna Smith, Commissioner
Elissa Robinson, 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 and City of Pittsburg Marina Center on January 19, 2024

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of December 12, 2023

COMMISSION CONSIDERATIONS

2. **Modification of Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage Leasing Office, AP 23-0125 (DR)**

This is a request to modify the Design Review approval originally granted by the Planning Commission on June 14, 2022, in Resolution No. 10190 (AP-21-1588 (UP, DR) allowing a 1,243 square-foot (sq. ft.) leasing office for Pittsburg Solar Recreational Vehicle (RV) and Boat Storage located at 3468 Pittsburg-Antioch Highway in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.

Environmental Review: The Pittsburg Solar RV and Boat Storage Project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the State CEQA Guidelines, a Mitigated Negative Declaration (MND) for the Pittsburg Solar RV and Boat Storage Project was approved by the Planning Commission on June 14, 2022, under Resolution No. 10191. On June 22, 2022, a Notice of Determination (NOD) pursuant to CEQA Guidelines section 15075 was filed with the Contra Costa County Clerk-Recorder and on June 23, 2022, the NOD was uploaded to the State Clearinghouse in the Office of Planning and Research. Additional information about the approved MND can be provided upon request.

PUBLIC HEARINGS

3. **Consideration of a Resolution Denying a Use Permit for the Pittsburg Renaissance Day Care Facility, AP-23-0092 (UP)**
This is a Public Hearing for a Use Permit to establish a "Day Care, General" use within an existing multi-tenant building located at 158 East Third Street. The tenant space is located within the Pedestrian

Commercial (CP) Zoning District of Old Town Pittsburg. Assessor's Parcel No. 085-108-011.

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

4. Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise Delegated Design Review Authority

The Zoning Administrator submits two notices of intent to conduct a Zoning Administrator public hearing, one for a Fence Height Exception pursuant to PMC 18.32.010.C; and one for a Tree Removal Permit pursuant to PMC Section 18.84.830.D. The Zoning Administrator also submits one notice of intent to Exercise Delegated Design Review Authority.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Commission meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

GENERAL INFORMATION

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at www.ci.pittsburg.ca.us.

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

December 12, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Popova at 7:00 p.m. on Tuesday, December 12, 2023, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Popova, Vice-Chair Kobata, Commissioners Foster, Robinson, Smith

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

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Secretary Funderburg and staff requested Item No. 1, a public hearing for consideration of a Resolution Granting a Use Permit, Design Review and Variance and adoption of an Initial Study Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring Reporting Program (MMRP) for the Linde Inc., Oakstone Northern California Expansion Project, AP-23-0046, be continued to a later date not specified to allow for ample time to respond to late comments received on the project.

A public hearing comments was received on Item No. 1, Christina Caro with the Law Offices of Adams Broadwell Joseph & Cardoza spoke in opposition to this project.

Secretary Funderburg announced that the East Streat Estates project that was noticed for a public hearing has been moved to a date not specified. The project will be noticed for a future date for Commission Consideration.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

2. Minutes of November 12, 2023

On motion by Chair Popova, seconded by Commissioner Smith to approve the consent item and carried by the following vote:

AYES: Foster, Kobata, Popova, Robinson, Smith
NAYES: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARING

There were no public hearing items.

ZONING ADMINISTRATOR REPROTS

The Zoning Administrator submitted one notice of intent to conduct a Zoning Administrator public hearing for a Fence Height Exception pursuant to PMC 18.32.010.B.3.

STAFF COMMUNICATIONS

Secretary Funderburg announced that the Draft EIR, Notice of Availability, and Draft General Plan has been posted and ready for review and public comment.

There are no scheduled items for the December 26, 2023, meeting due to the Winter Closure, Secretary Funderburg announced the meeting will be cancelled.

There are no tentatively scheduled items for January 9, 2024.

Secretary Funderburg congratulated Senior Planner Maurice Brenyah-Addow for passing the American Institute of Certified Planners Exam and obtaining his AICP.

There were no further staff communications.

COMMITTEE REPORTS

Commissioner Robinson updated the Planning Commission on the Community and Economic Development Subcommittee meeting.

ADJOURNMENT

The meeting was adjourned at 7:16 p.m. to January 9, 2024.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 23, 2024**

**ITEM: Modification of Design Review for Pittsburg Solar Recreational
Vehicle/Boat Storage Leasing Office, AP 23-0125 (DR)**

ORIGINATED BY: Chris Koenig, chris@pacificprop.net, 925-314-3849

SUBJECT: This is a request to modify the Design Review approval originally granted by the Planning Commission on June 14, 2022, in Resolution No. 10190 (AP-21-1588 (UP, DR) allowing a 1,243 square-foot (sq. ft.) leasing office for Pittsburg Solar Recreational Vehicle (RV) and Boat Storage located at 3468 Pittsburg-Antioch Highway in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) approving Design Review Application No. AP-23-0125 (DR), subject to conditions which include a revised floor plan and exterior elevations.

BACKGROUND:

The project was initially presented to the Planning Commission on June 14, 2022. At that meeting, the Planning Commission adopted Resolution No. 10190, granting Use Permit and Design Review approval to establish an RV and boat storage facility, construct 191,920 sq. ft. of solar covered canopies, and a 1,243-sq. ft. leasing office building on the 12.5-acre lot at 3468 Pittsburg-Antioch Highway.

Pursuant to Condition No. 1 of Resolution No. 10190 (Attachment 2), Use Permit and Design Review approval was granted based on conformity with project plans date-stamped October 7, 2021, as presented to the Planning Commission in the staff report dated June 14, 2022.

Following approval of Planning Commission Resolution No. 10190, the applicant requested approval from the Planning Division for a series of changes to the project:

- AP-23-0072, FHE: On May 16, 2023, the applicant applied for a Fence Height Exception to increase the height of the perimeter fence surrounding the property from 10 to 13 feet.
- AP-23-0127, ADR: On September 5, 2023, the applicant applied for Administrative Design Review to place a 90,000-gallon fire-protection water tank on the project site to satisfy Contra Costa County Fire Protection District (CCCFPD) requirements.

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- AP-23-0125, DR: On September 5, 2023, the applicant applied for Commercial Design Review to replace the originally approved 1,243-sq. ft. leasing office building with a 1,136-sq. ft. prefabricated commercial structure (leasing office).

The Fence Height Exception (AP-23-0072, FHE) was approved on July 7, 2023, under Zoning Administrator Resolution No. 401.

The Administrative Design Review (AP-23-0127, ADR) request for the fire-protection water tank was approved on September 25, 2023, under Zoning Administrator Resolution No. 409.

However, the proposed design change to the leasing office building must be treated as a new application pursuant to Pittsburg Municipal Code (PMC) section 18.28.060. With the exception of the changes described above, all other project information, such as details related to landscaping, lighting, signage, etc., and all conditions of approval included in the original approval for AP-21-1588 (UP, DR) remain substantially unchanged.

See Attachment 2 for Adopted Resolution No. 10190.

PROJECT DESCRIPTION:

Existing Conditions: The project site is a predominantly flat, 12.5-acre parcel surrounded by industrial and commercial uses, currently under development for the previously approved Solar RV and Boat Storage facility.

Approved Project: The approved project consists of nine solar-covered canopies ranging in size from 13,721 to 38,381 sq. ft. covering a total area of approximately 191,920 sq. ft. Each canopy would be approximately 25 feet (ft) tall. All RV and boat parking would be located underneath the solar-covered canopies.

As discussed previously, the approved project allows for the construction of a 1,243 sq. ft. leasing office building with a one-car attached garage and six customer parking stalls.

See Attachment 3 for the originally approved Plan Set for the leasing office building.

Proposed Revision: The proposed revision involves replacement of the 1,243-sq. ft. leasing office building in Attachment 3 with the 1,136-sq. ft. prefabricated commercial structure in Attachment 4.

The Plan Set for the revised leasing office, date-stamped December 7, 2023, indicates the prefabricated commercial structure would comply with: all 2022 commercial building design codes, the 2022 Fire Code (including interior sprinklers), and all exterior and interior accessibility requirements in Chapter 11B of the California Building Code.

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The revised leasing office would also include appealing exterior paint colors, hardie board and batten siding and trim, metal commercial storefront windows and doors (on the east elevation) and trellises over the windows on the north elevation (facing Pittsburg-Antioch Highway).

See Attachment 4 (Sheets A3 and A5) for the revised Plan Set for the Management Office Building.

For additional project information, the original staff report for the project, dated June 14, 2022, can be provided upon request.

CODE COMPLIANCE:

Pittsburg Municipal Code (PMC) section 18.28.060 (Modification of use permit, variance, temporary activity permit or change in conditions) states that any change to development plans that affect an approved Use Permit condition of approval must be treated as a new application.

Therefore, to allow the property owner to apply for a building permit for the revised leasing office at 3468 Pittsburg-Antioch Highway, a modification to the existing Use Permit and Design Review approvals must be granted by the Planning Commission.

Apart from the fence revisions approved on July 7, 2023 (Resolution No. 401), the addition of the fire-protection water tank approved on September 25, 2023 (Resolution No. 409) and the proposed design change to the leasing office building, all other project information remains substantially unchanged. All other aspects of the project remain consistent with Pittsburg 2020 General Plan, Pittsburg Municipal Code, off-street parking, bicycle parking and signage requirements.

Design Guidelines: The revised leasing office is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution No. 9864. The revised leasing office will continue to comply with the same DRDGs as the original management office structure, i.e., screening of all utility box transformers, backflow preventers, meters and junction boxes (IV.d), screening of roof-mounted equipment from view from all public right-of-ways (IV.j) and exterior appurtenances be designed as integral parts of the building façade and gutters and downspouts be placed behind exterior walls.

Required Findings - Design Review: In accordance with PMC section 18.36.220(B), Design Review approval may be granted if the Planning Commission can make a determination that the proposed project is consistent with the following standards:

- A. the structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

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- B. the structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. the exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structures are in harmony with proposed developments on land in the general area; and
- E. the applications conform with the criteria set forth in any applicable city-adopted design guidelines.

A full analysis of how the revised leasing office meets the required Design Review findings is provided in the Resolution (Attachment 1).

Environmental Review: The Pittsburg Solar RV and Boat Storage Project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the State CEQA Guidelines, a Mitigated Negative Declaration (MND) for the Pittsburg Solar RV and Boat Storage Project was approved by the Planning Commission on June 14, 2022, under Resolution No. 10191. On June 22, 2022, a Notice of Determination (NOD) pursuant to CEQA Guidelines section 15075 was filed with the Contra Costa County Clerk-Recorder and on June 23, 2022, the NOD was uploaded to the State Clearinghouse in the Office of Planning and Research. Additional information about the approved MND can be provided upon request.

If this modification to the design of the leasing office is approved, staff will file a second NOD in compliance with Section 21152 of the Public Resources Code.

Public Notice: On or before January 12, 2024, notice of the January 23, 2024, public hearing was posted at City Hall, the Pittsburg Public Library and at the proposed project site; and 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 owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, 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 notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Pittsburg Antioch" neighborhood.

See Attachment 5 for the Public Hearing Notice.

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ANALYSIS:

Staff believes that the Planning Commission can make the required findings to allow the proposed design change to the leasing office building.

The revised leasing office will continue to comply with the same DRDGs as the original management office structure, as described in the Design Guidelines section on page 3 of this Staff Report. The proposed design change to the leasing office building remains compliant with the 2020 General Plan, zoning regulations for the CS District and conditions of approval set forth in the original project approval (Resolution No. 10190).

ACTION REQUIRED:

Move to adopt a Resolution approving a modification to the Design Review approval originally granted on June 14, 2022, in Resolution No. 10191 (AP-21-1588, UP, DR).

ATTACHMENTS:

1. Proposed Resolution
2. Adopted Resolution No. 10190 (without exhibits)
3. Originally-Approved Plan Set for Leasing Office
4. Plan Set for Revision to Leasing Office
5. Public Hearing Notice

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting Design Review Approval to)
Modify the Design of the Leasing Office at)
3468 Pittsburg-Antioch Highway, for) Resolution No.
"Pittsburg Solar Recreational Vehicle (RV))
and Boat Storage, AP-23-0125 (DR).")

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 5, 2021, Chris Koenig, on behalf of Pittsburg RV and Boat Storage, filed Use Permit Application No. 21-1588, requesting Use Permit and Design Review approval to establish a boat and recreational vehicle storage facility, construct 191,920 square feet (sf) of solar covered canopies, and a 1,243-sf management office building on a 12.5-acre lot, at the southwest junction of Pittsburg-Antioch Highway and Arcy Lane, in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.
- B. On June 14, 2022, the Planning Commission granted approval of the project in Resolution No. 10190. Pursuant to Condition No. 1 of Resolution No. 10190, Use Permit and Design Review approval was granted based on conformity with project plans date-stamped October 7, 2021, as presented to the Planning Commission in the staff report dated June 14, 2022.
- C. On September 5, 2023, the applicant requested approval to replace the originally approved 1,243-sq. ft. management office building with a 1,136-sq. ft. prefabricated commercial structure (leasing office). The applicant subsequently submitted Planning Application No. AP-23-0125 for Commercial Design Review of the replacement structure.
- D. The proposed project is governed by the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), the Railroad Avenue Specific Plan (RASP) and the Development Review Design Guidelines (DRDGs).
- E. The project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). Pursuant to the provisions of the State CEQA Guidelines, a Mitigated Negative Declaration (MND) for the Pittsburg Solar RV and Boat Storage Project was approved by the Planning Commission on June 14, 2022, under Resolution No. 10191. On June 22, 2022, a Notice of Determination (NOD) pursuant to CEQA Guidelines section 15075 was filed with the Contra Costa County Clerk-Recorder and on June 23,

2022, the NOD was uploaded to the State Clearinghouse in the Office of Planning and Research.

- F. On or before January 12, 2024, notice of the January 23, 2024, public hearing was posted at City Hall, the Pittsburgh Public Library and at the proposed project site; and 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 owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, 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 notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Pittsburg Antioch" neighborhood.
- G. On January 23, 2024, the Planning Commission held a public hearing on Planning Application No. 23-0125, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Modification of Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage Leasing Office, AP 23-0125 (DR)," dated January 23, 2024, 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 are incorporated herein by reference.

Design Review

- 2. The design of the revised Leasing Office building will:
 - a. Conform with good taste, good design and in general will 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 will provide an attractive, modern-looking building within a highly-landscaped environment that will enhance the appearance of a currently blighted property.
 - b. Not cause substantial exterior and interior noise, vibrations, and other factors that may tend to make the environment less desirable, in that the revised structure will comply with all 2022 commercial building design codes, the 2022 Fire Code (including interior sprinklers), and all

exterior and interior accessibility requirements in Chapter 11B of the California Building Code.

- c. Not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it is well-designed and will improve the aesthetics of a currently vacant and undeveloped property.
- d. Be in harmony with proposed developments on land, in that it will demonstrate a high-quality design consistent with nearby properties at the intersection of Railroad Avenue and E. Tenth Street.
- e. Conform to the criteria set forth in the City's Development Review Design Guidelines (DRDGs), in that it is designed to use attractive materials and colors and includes a variety of design elements to increase visual interest at a pedestrian scale. The revised Leasing Office building will continue to comply with the same DRDGs as the original management office structure.

- B. The staff report entitled "Modification of Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage Leasing Office, AP 23-0125 (DR)," dated January 23, 2024, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants design review approval for Planning Application No. 23-0125 (DR) subject to the following conditions:

City of Pittsburg Planning Conditions

1. Conformity with Project Plans. The revision to the Leasing Office building shall be carried out in substantial conformity with the project plans, dated December 7, 2023, (attached as Exhibit A of this resolution), except as may be hereinafter modified. Any major changes to the project plans for the revised Leasing Office shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. Sign Permits. Additional building signage is not approved with this resolution. The applicant shall submit any proposed signs as part of separate sign permit application, which shall be subject to review and approval by the Planning Division prior to installation.
3. Exterior Appearance. The exterior of the revised structure shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.

4. Site Maintenance. The site shall be kept clean and free of all graffiti, litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage shall be prohibited.
5. Utility Screening. All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen, consistent with Guideline IV.d of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
6. Gutters & Downspouts. All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
7. Graffiti. The business owner shall be responsible for prompt removal of all exterior trash, debris, and graffiti on site. All graffiti shall be removed on any part of the property within 48 hours of its appearance.
8. Lighting. All lighting shall be arranged to reflect light away from adjoining properties and public rights-of-way. In general, lighting fixtures shall be shielded to prevent glare on adjoining properties and public rights-of-way.
9. 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 the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, 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, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

City of Pittsburgh Building Conditions

10. All new businesses must acquire a Certificate of Occupancy permit prior to opening any business in the City of Pittsburgh.

11. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (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 and the Pittsburg Municipal Code (RMC). Reference CBC Sec. 107.
12. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
13. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.
14. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.
15. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36" long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.
16. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
17. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
18. All exterior and interior accessibility requirements for this project, shall be designed and built to chapter 11B of the California Building Code.

Contra Costa County Fire Protection District Conditions

19. The revised Leasing Office building shall be fully sprinklered.

Standard Conditions

20. Grounds for Revocation: Operation in a manner inconsistent with that described in the report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of design review approval.
21. 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.
22. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection 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.
23. Indemnification: Developer 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 developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer 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.
24. Expiration of Approval: Design Review approval will expire on January 23, 2026, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance

unless work is commenced and diligently pursued prior to the expiration of the building or grading permit. The term of the use permit approval shall be co-terminus with the design review approval for this project.

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 January, 2024, 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 January 23, 2024.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Mitigated Negative	)	
Declaration, Use Permit and Design	)	
Review to Construct and Operate a	)	
Recreational Vehicle/Boat Storage,	)	Resolution No. 10191
Located at the Southwest Junction of	)	
Pittsburg-Antioch Highway and Arcy Lane,	)	
for "Pittsburg Solar Recreational	)	
Vehicle/Boat Storage, AP-21-1588 (UP,	)	
DR)."		

The Planning Commission of the City of Pittsburg DOES RESOLVE as follows:

Section 1. Background

- A. On August 5, 2021, Chris Koenig, on behalf of Pittsburg RV Boat Storage, filed Use Permit Application No. 21-1588, requesting Use Permit and Design Review approval to establish a boat and recreational vehicle storage facility, construct 191,920 square feet (sf) of solar covered canopies, and a 1,243-sf management office building on a 12.5-acre lot, at the southwest junction of Pittsburg-Antioch Highway and Arcy Lane, in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.
- 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 adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864).
- C. The proposed project is subject to the California Environmental Quality Act (Public Resources Code Section 21000, et. Seq), and the State CEQA Guidelines (Public Resources Code section 21080), 14 California Code of Regulations Section 1500, et seq., (collectively, "CEQA")
- D. The project must be reviewed in compliance with state environmental law, specifically Assembly Bill 52 of 2014 (AB 52), which amended the Public Resources Code to require agencies to consult with tribes to determine whether a proposed project might have a significant impact on historic, cultural, or sacred land.
- E. On October 27, 2021, the City of Pittsburg initiated the 30-day referral period with the tribes to provide them the opportunity to request Native American Consultation pursuant to AB 52 on the project.
- F. On November 16, 2021, the Confederated Villages of Lisjan requested a copy of the final California Historical Resources Information System (CHRIS) and Environmental Impact Report (EIR) for this project, along with archeological reports.

- G. On March 17, 2022, the City of Pittsburg submitted the Initial Study/Mitigated Negative Declaration (IS/MND) to the California State Clearinghouse, beginning the 30-day public comment period.
- H. On March 23, 2022, the Confederated Villages of Lisjan deemed the Native American Consultation process complete.
- I. On April 18, 2022, the public comment period on the IS/MND ended, without comments from the public or responsible agencies.
- J. Design Review approval can be granted by the Planning Commission only after it makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:
 - 1. 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;
 - 2. The structure will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable;
 - 3. 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;
 - 4. The structure is in harmony with proposed developments on land in the general area; and,
 - 5. The application conforms with the criteria set forth in the applicable city adopted design guidelines.
- K. 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; and
 9. is consistent with the city's approved funding priorities.
- G. On or near April 20, 2022, notice of a May 24, 2022, public hearing was posted at City Hall, the Pittsburgh Public Library and at the proposed project site; and 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 owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, 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 notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburgh", and "The Village at New York Landing" neighborhoods.
- H. At the May 24, 2022, Planning Commission meeting, staff requested the public hearing on Planning Application No. 21-1588 be continued to June 14, 2022.
- I. On June 14, 2022, the Planning Commission held a public hearing on Planning Application No. 21-1588 (UP, DR) and associated Mitigated Negative Declaration (MND), at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Approving a Mitigated Negative Declaration, Use Permit, and Design Review for Pittsburgh Solar Recreational Vehicle/Boat Storage, AP 21-1588 (UP, DR)," dated June 14, 2022, 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 Pittsburgh, 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 are incorporated herein by reference.

Design Review

2. The proposed project will:
 - a. conform 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, in that the proposed project will provide an attractive, modern-looking facility with a highly-landscaped environment along

the street frontage of the parcel.

- b. be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the proposed project is required to comply with all applicable Building and Fire codes.
- c. require the exterior design and appearance of the facility not to be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, rather, construction of the proposed project would heighten the appearance of neighborhood, improve property values, and attract additional investment in the area by developing a parcel that had previously remained vacant and underutilized.
- d. be in harmony with proposed developments on land in the general area, in that the surrounding land uses are developed commercially and the proposed project will diversify the uses in the general area.
- e. conform with the criteria set forth in Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864), in that the proposed facility has an articulated entry and similar neutral color pallet. The facility will not contain any “themed” architecture and would be in-keeping with the character of the area. All DRDGs that the proposed project does not meet would be conditioned upon the applicant to satisfy prior to or at time of Building Permit.

Conditional Use Permit

3. The proposed project will:

- 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 use is conditionally permitted in the CS District and the proposed project complies with all development regulations for the CS District;
- b. not be detrimental to the health, safety, and general welfare of the City, in that the proposed project will be required to meet health and safety requirements of the Pittsburg Community Development Department, the Contra Costa Fire Protection District, Contra Costa Health Services – Hazardous Materials Programs, and the Regional Water Quality Control Board;
- c. not adversely affect the orderly development of property within the City, in that the proposed project will be subject to all applicable Land Use, Building, Fire, and Engineering Codes at time of development;
- 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 proposed project will reflect continued investment in the neighborhood and have a positive impact on the City’s tax base;
- e. be consistent with site’s ‘Service Commercial’ General Plan land use

designation, in that the designation is intended to provide sites for commercial business, including automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses;

- f. not create a nuisance or enforcement problem within the neighborhood, in that the proposed project will be required to meet the performance standards for all uses, as set forth in PMC Chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns;
 - g. not encourage marginal development within the neighborhood, in that the proposed project will allow for boat and recreational vehicle parking with solar canopies constructed with materials in neutral colors that will improve the appearance of the property and neighborhood;
 - h. 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 proposed project will utilize a septic system and private well; and
 - i. not be inconsistent with the City's approved funding priorities, in that the proposed project does not involve the use of public funding.
- B. The staff report entitled, "Consideration of a Resolution Approving a Mitigated Negative Declaration, Use Permit, and Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage, AP 21-1588 (UP, DR)," dated June 14, 2022, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby adopts the MND and Mitigation Monitoring and Reporting Program (MMRP) in Exhibit A of this resolution and approves Use Permit Application No. 21-1588, subject to the following conditions:

Planning Conditions

1. Conformity with Project Plans. The proposed project shall be established in substantial conformity with the project plans date-stamped October 7, 2021, and the Landscape Concept Plan date stamped February 4, 2022, 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. Screening. Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a Building Permit. All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen.

3. Signage. Signage for the use is not approved with this resolution. Prior to any signage construction (including monument signs), the applicant or their designee shall submit proposed signs as part of a separate sign permit application, which will be subject to review and approval by the Planning Division prior to installation.
4. Landscaping. Where determined feasible by the City Planner, the applicant shall install a combination of drought-tolerant plants, trees, and mulch cover in all the existing landscape areas located throughout the site per the Concept Landscape Design dated February 4, 2022. Installation shall be completed prior to commencement of facility operations.
5. Lighting. All lighting shall be arranged to reflect light away from adjoining properties and public rights-of-way. In general, lighting fixtures shall be shielded to prevent glare on adjoining properties and public rights-of-way.
6. Heat, Humidity, and Odors. The facility shall not produce an unreasonable, disturbing, or unnecessary emission of heat, humidity, or odors at the property line of the site that causes material distress, discomfort or injury to the average person (PMC sections 18.82.035 and 18.82.045).
7. Noise. The facility shall comply with PMC chapter 9.44 (Noise). The applicant shall limit generation of loud noises during construction between the hours of 8:00 am and 5:00 pm.
8. Property Maintenance. Each exterior of all structures shall be kept in a good state of repair and the exterior finish shall be kept clean and well maintained. The entire site including paved, unpaved, and landscaped areas shall be kept in a neat and orderly manner, free of weeds, loose trash, debris, and other litter (PMC section 18.82.050).
9. Graffiti Removal. All graffiti shall be removed on any part of the property within 48 hours of its appearance.
10. Permitting. The business operator shall obtain a Regional Water Quality Control Board Permit to address impacts to wetlands. A copy of the Regional Water Quality Control Board Permit shall be submitted to the City of Pittsburg prior to issuance of Building Permit.
11. Permitting. The applicant shall obtain all necessary permits from the Contra Costa County Environmental Health Department prior to issuance of Building Permit.
12. Environmental Mitigation Measures. The applicant shall comply with the environmental impact mitigation measures in the MMRP document included as Exhibit B of this resolution and listed below.
 - a. BIO-1 Nesting Bird Avoidance,
 - b. BIO -2 Wetlands Buffer,
 - c. CUL-1 Worker Environmental Awareness Program,
 - d. CUL-2 Unanticipated Discovery of Cultural Resources,

- e. CUL-3 Archaeological and Tribal Construction Monitoring,
 - f. GEO-1 Site Preparation and Grading,
 - g. GEO-2 Utility Trenches,
 - h. GEO-3 Surface Drainage and Bioretention Areas,
 - i. GEO-4 Building Foundations,
 - j. GEO-5 Concrete Specifications
 - k. GEO-6 Unanticipated Discovery of Paleontological Resources
 - l. TCR-1 Inadvertent Discoveries During Construction
 - m. TCR-2 Tribal Cultural Resources Reburial Area
13. Developer or its contractors, subcontractors, agents, or affiliates shall use best reasonable efforts to pay local sales tax in connection with the purchase, acquisition, and/or supply of goods and materials, as well as any new or replacement equipment and supplies purchased during the course of operation. Sales tax(es) shall be apportioned and paid at the applicable sales tax rate in effect for the City as administrated by the California Department of Tax and Fee Administration (CDTFA). At no point may Developer or its contractors, subcontractors, agents or affiliates contractually agree to share sales and use taxes from this Project with any other city, county or entity in the State of California, including another jurisdiction where they have offices or conduct business. The City of Pittsburg will be the sole jurisdiction of record to the transfer of title.
14. Within 30 days following the date of this approval, developer shall install a temporary "coming soon" sign along the project frontage at the developer's sole expense. The sign shall be approximately 4-feet by 6-feet in size and shall include a color graphic of the exterior rendering of the facility. The sign shall remain throughout the course of construction. The final design and location of the sign shall be approved by the City Planner. The developer or their contractor shall be responsible for acquiring all necessary permits for installation.

Engineering Conditions

Engineering Fees:

1. Improvement and Grading Plan Review Fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 7% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.
2. Improvement and Grading Inspection Fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 6.75% of

the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

3. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City.
4. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.
5. GIS Update. Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is \$114 plus \$0.06/sf of parcel improvements for non-residential uses.
6. NPDES Plan Review Fee. The applicant shall pay a National Pollutant Discharge Elimination System ("NPDES") plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of Storm Water Pollution Prevention Plans ("SWPPP"). The current fee is:
 - \$3,755 for the first 10,000 sf up to 1st acre
 - Add additional \$138/acre for projects greater than 1 acre, up to the first 5 acres
 - Add additional \$31/acre for projects greater than 5 acres
7. NPDES Site Inspection Deposit. The applicant shall pay an NPDES inspection deposit for city staff's inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:
 - \$15,000 for the first 10,000 sf up to 1st acre
 - \$30,000 for projects greater than 1 acre

This deposit shall remain in place for the duration of the first year of the project. If the project is completed prior to the project's one-year anniversary, the remaining balance of the deposit will be returned to the applicant.

Engineering Submittals:

8. Improvement Plans. The applicant shall submit electronic, pdf. files of the engineering plans to the Engineering Division for review and approval through the Accela permitting portal. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
 - A Site Plan
 - A Grading and Drainage Plan
 - A Utilities Plan
 - A Landscaping and Irrigation Plan
 - An Erosion and Sedimentation Control Plan
 - Offsite Street frontage Improvements due to Project Impacts
9. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.

NPDES Requirements:

10. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:
 - a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
 - b. Providing covered trash, food waste, and compactor enclosures.
 - c. Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
 - d. Minimizing the amount of directly connected impervious surface area.
 - e. Marking all storm drains with "No Dumping, Drains to Delta" messages.
 - f. Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

- g. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards:
- Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
 - Dumpster drips from covered trash and food compactor enclosures.
 - Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.
11. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.
12. Consistency with Stormwater Control Plan. Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.
13. Operations and Maintenance Plan. The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.
14. Operation and Maintenance Agreement and Right of Entry. The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance

Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

Utilities:

15. Septic and Well Services. The applicant shall obtain all necessary permits with Contra Costa Environmental Health, Land use Program for the On-Site Wastewater Treatment System and Well service for the project. Applicant understands that site evaluations will be required to verify the adequacy of serving the site by septic system and well water. Applicant to provide evidence of valid permits from Contra Costa Environmental Health for both the On-Site Wastewater treatment System and Well service prior to issuance of a Building Permit.
16. Trash Enclosure. The applicant shall provide adequately sized, covered trash enclosure to accommodate garbage, recyclables, and organic wastes. Design of the structure shall be subject to approval by Mount Diablo Resource Recovery.

Offsite Improvements:

17. Future frontage Dedication. The City's Active Transportation Plan calls for the construction of a Class I bike path along the southern side of Pittsburg / Antioch Highway. To facilitate construction of the bike path, applicant shall provide an offer of dedication to the City, 12 feet wide, along the limits of the property frontage along Pittsburg-Antioch Highway within 90 days of this approval. Applicant understands this 12' wide strip shall remain free of any proposed street light poles.
18. Frontage Improvements along Pittsburg/Antioch Highway. The applicant shall provide frontage improvements along Pittsburg/Antioch Highway, to include revised pavement markings to accommodate right turn and left turn lanes on Pittsburg/Antioch Highway for all vehicle access to the Development. Developer to submit off-site plans to be approved by the City Engineer.

Engineering Exactions (CFD inclusion):

19. Annexation Documentation for CFD 2005-1. The applicant shall agree to annex into the Community Facilities District 2005-1, which is for public safety services. The fees collected will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any building or engineering permits.
20. Annexation Documentation for CFD 2017-1. The applicant shall agree to annex into the Community Facilities District 2017-1, which is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety

and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.

Standard Conditions

1. Grounds for Revocation. Operation in a manner inconsistent with that described in the staff report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of the Use Permit (PMC section 18.28.100).
2. 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 a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
3. Other Agency Requirements. The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection 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.
4. 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.
5. Expiration of Approval. This Use Permit will expire on June 14, 2024, unless the use has been legally established, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Jackson, seconded by Commissioner Perkins, the foregoing resolution was passed and adopted the 14th day of June 2022, by the Planning

Commission of the City of Pittsburg, California by the following vote:

AYES: Foster, Perkins, Jackson, and Kobata

NAYES: none

ABSTAIN: Popova

ABSENT: Robinson

I hereby certify that the above Resolution No. 10190 was adopted by the Planning Commission of the City of Pittsburg on June 14, 2022.



JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

APPROVED
CITY OF PITTSBURG
PLANNING DIVISION

JUN 14 2022

Atodgkin

Attachment 3
Project Plans

PITTSBURG RV/BOAT STORAGE

3468 PITTSBURG/ ANTIOCH HIGHWAY
PITTSBURG, CA



PROJECT DIRECTORY

APPLICANT

Chris Koenig
23 Railroad Ave, Ste 164
Danville, CA 94526
Phone: (925) 314-3849
Cell: (925) 984-5683
Email: chris@pacificprop.net

ARCHITECT

FCGA Architecture
301 Hartz Ave, Suite 213
Danville, CA 94526
Contact: Matthew Mead
Phone: (925) 678-2038
Cell: (480) 287-0256
Email: matt@fcganc.com

LANDSCAPE ARCHITECT

Great Valley Design Inc.
1219 Spruce Lane
Davis, CA 95616
Contact: Scott Volmer
Phone: (530) 231-5890
Email: svolmer@grvalley.com

CIVIL ENGINEER

Robert A. Karen & Associates, Inc
707 Beck Ave,
Fairfield, CA 94533
Contact: Tony Perfeito
Phone: (707) 435-9988
Email: tperfeito@rakengineers.com

PROJECT DESCRIPTION

APPROXIMATELY 12.5ac/ 220-STALL
RV/BOAT STORAGE FACILITY &
MANAGERS OFFICE

VICINITY MAP

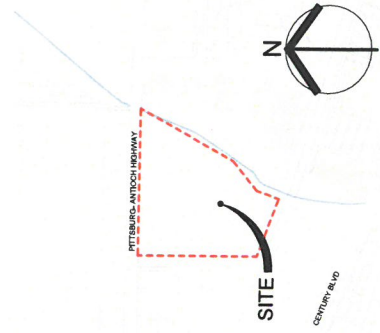


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- A1 PROPOSED SITE PLAN
- A2 MANAGERS OFFICE PLANS
- A3 MANAGERS OFFICE ELEVATIONS
- A4 SOLAR CANOPY PLANS & SECTIONS
- A5 TRASH ENCLOSURE DETAILS
- A6 COLORS, MATERIALS, & LIGHTING

CIVIL

- C1 PRELIMINARY GRADING & UTILITY PLAN
- C2 STORMWATER CONTROL PLAN

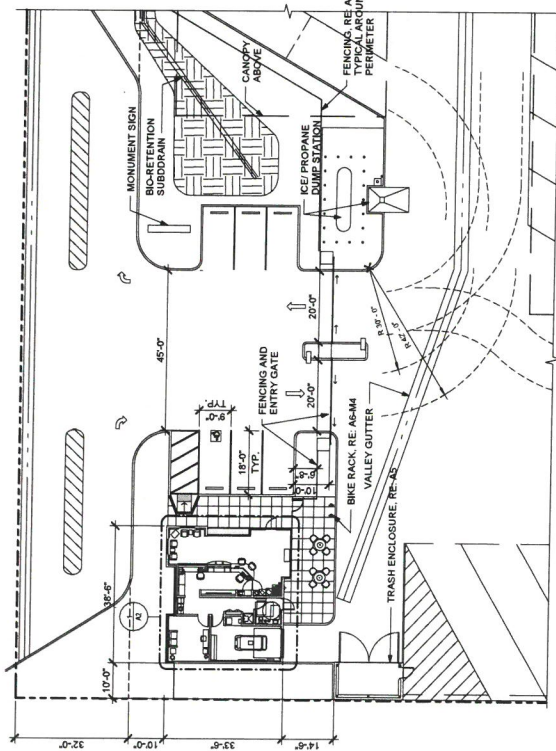
LANDSCAPE

- L1 & L2 CONCEPTUAL LANDSCAPE PLAN

COVER SHEET

A0
10.07.2021





2 ENLARGED ENTRANCE PLAN
1/16" = 1'-0"

PROJECT DATA:
GENERAL PLAN DESIGNATION: RC (Regional Com.)
ZONING DESIGNATION: CS (Service Com.)
SITE AREA: 12.50 AC OR 544,848 SF
TOTAL AREA'S: CANOPIES: 191,920 SF
OFFICE: 1,243 SF

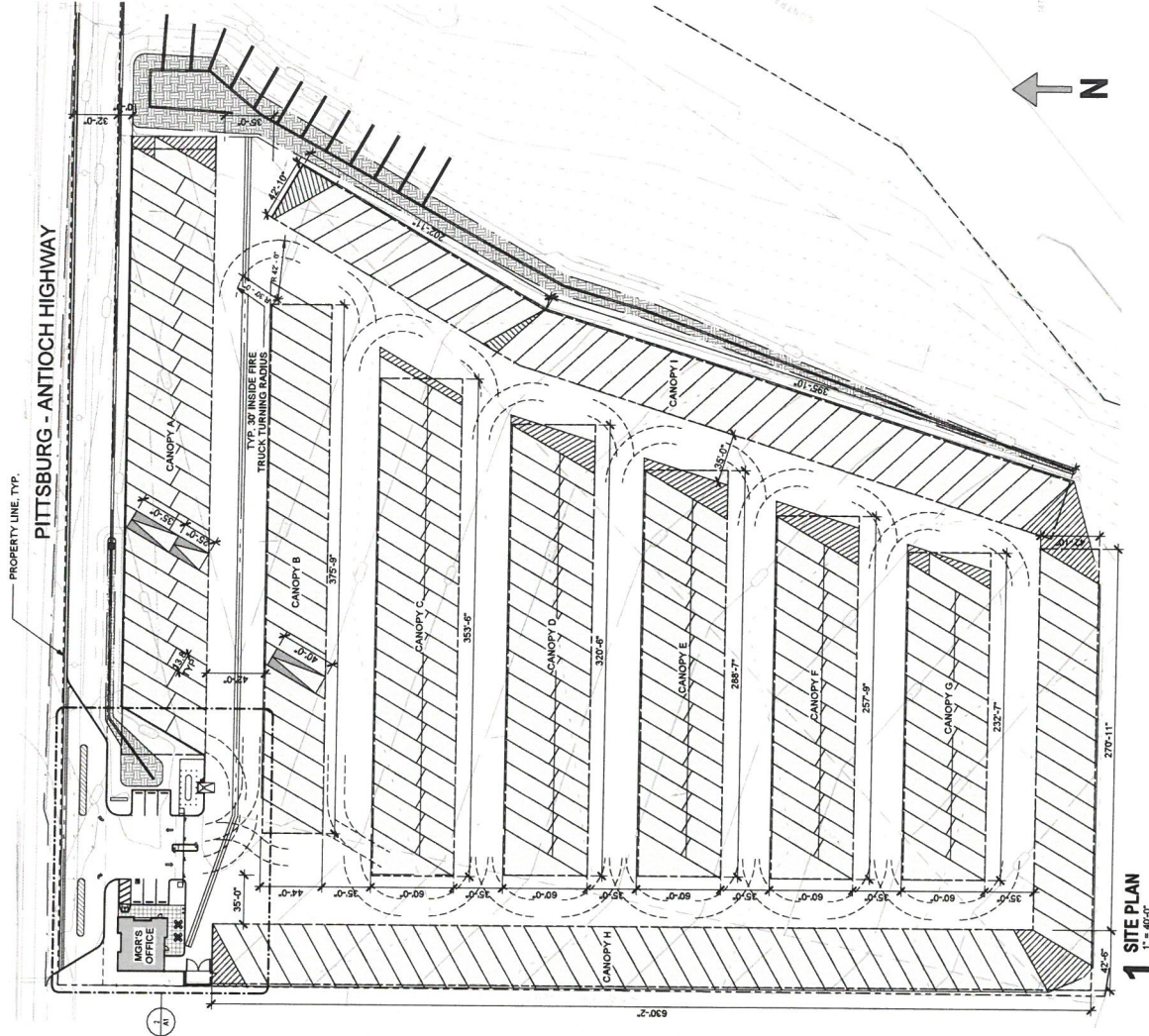
FLOOR AREA RATIO:
1,243 sqft / 544,848 sqft = 0.22%
BUILDING HEIGHTS:
25'-0" 0.22%
PERCENT LANDSCAPED AREA:
186,717 sqft / 544,848 sqft = 34.3%
REQUIRED PARKING SPACES:
1,243 sqft / 500 sqft = 3

OF RV/BOAT STALLS:
220 (SEE NOTE 1)
PROVIDED PARKING SPACES:
- 1 VAN ACCESSIBLE STALL
- 5 STANDARD PARKING STALLS

NOTE: 1. NUMBER OF RV/BOAT STALLS IS SUBJECT TO CHANGE PER STORAGE OPERATION REQUIREMENTS

CANOPY	AREA
A	25,825 SF
B	16,158 SF
C	20,857 SF
D	18,908 SF
E	17,028 SF
F	15,206 SF
G	13,721 SF
H	38,381 SF
I	25,836 SF
	191,920 SF

CANOPY	STALL SIZE	COUNT
A	44' x 13.8' - 60 DEG	1
A	60' x 13.8' - 60 DEG	25
B	44' x 13.8' - 60 DEG	23
C	60' x 13.8' - 60 DEG	21
D	60' x 13.8' - 60 DEG	18
E	60' x 13.8' - 60 DEG	16
F	60' x 13.8' - 60 DEG	14
G	44' x 13.8' - 60 DEG	1
G	60' x 13.8' - 60 DEG	12
H	44' x 13.8' - 60 DEG	53
I	44' x 13.8' - 60 DEG	36
		220



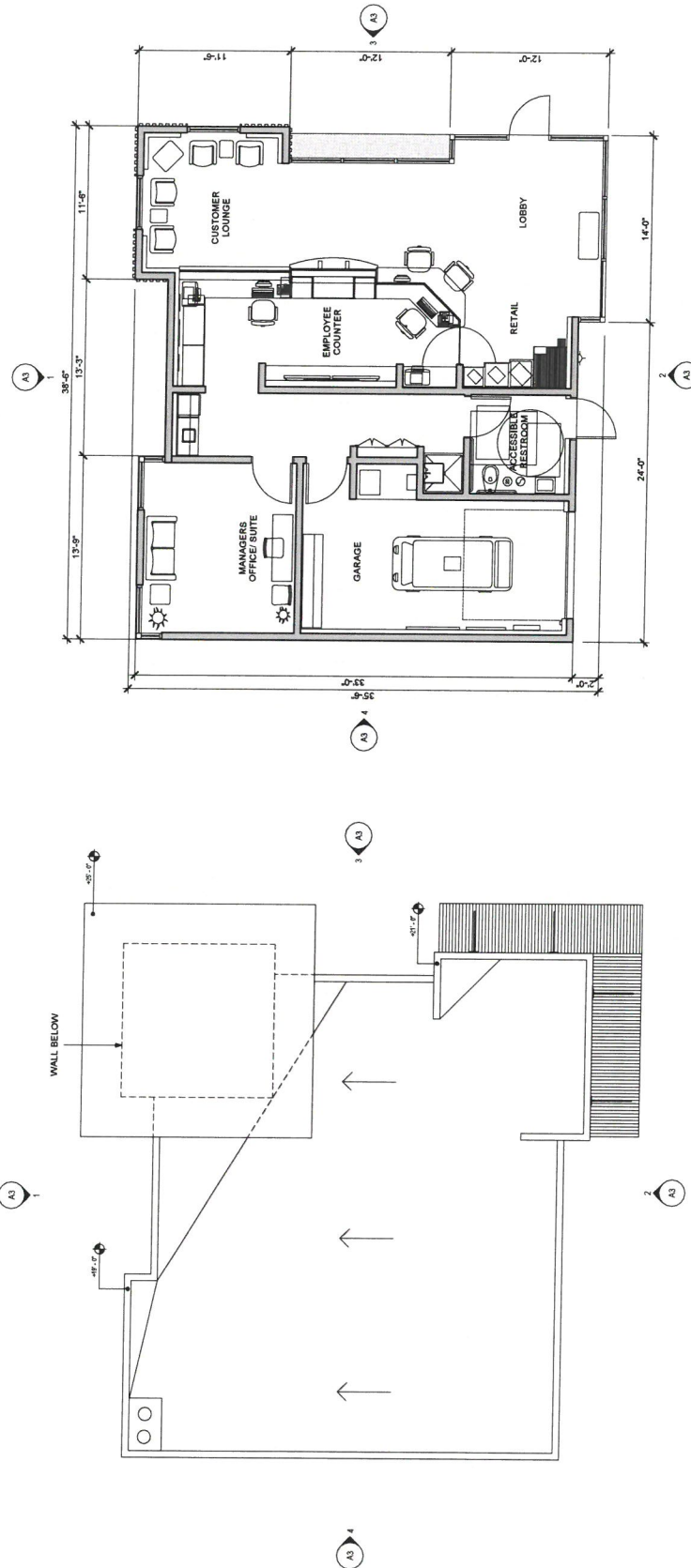
1 SITE PLAN
1" = 40'-0"

PITTSBURG RV/BOAT STORAGE 3468 PITTSBURG/ANTIOCH HIGHWAY PITTSBURG, CA

PROPOSED SITE PLAN As indicated

A1
10.07.2021

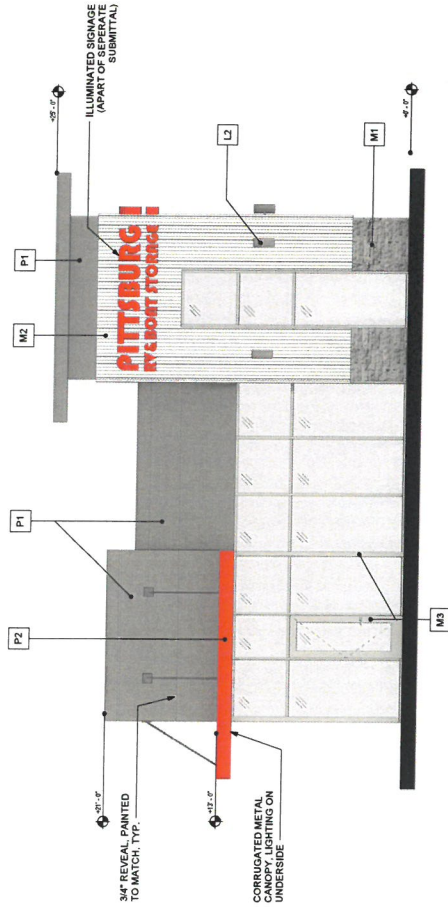




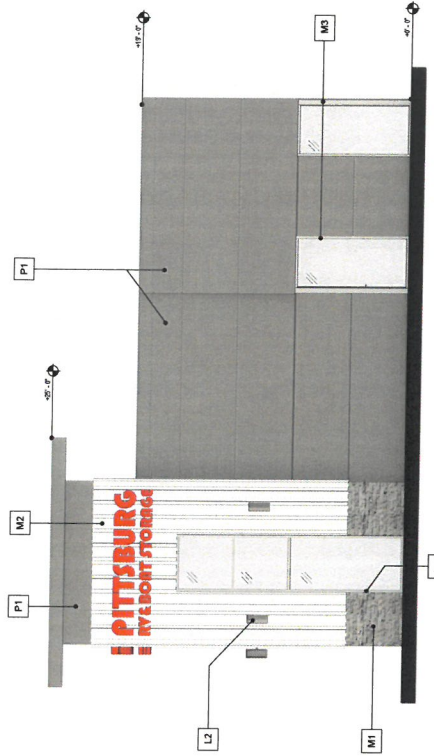
PITTSBURG RV/BOAT STORAGE
3488 PITTSBURG/ANTIOCH HIGHWAY
PITTSBURG, CA

MANAGER OFFICE PLANS
1/4" = 1'-0"

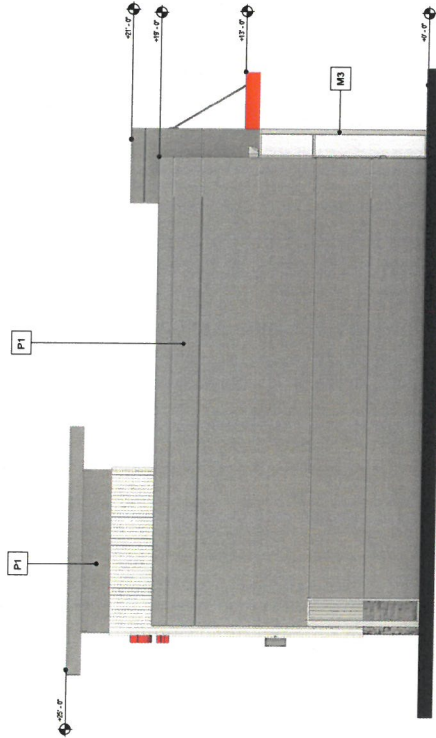
A2
10.07.2021



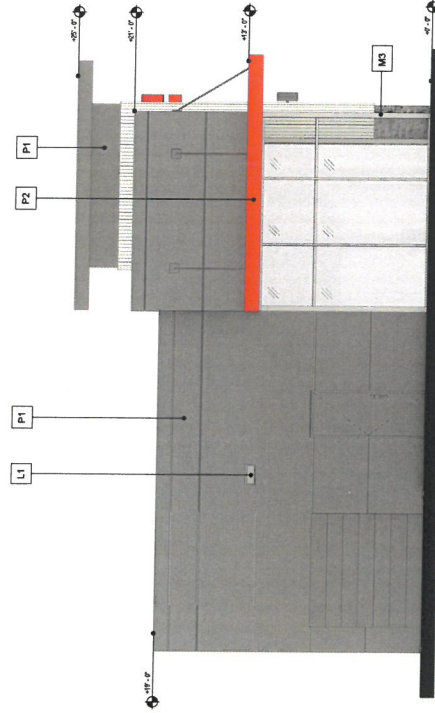
3 OFFICE - EAST ELEVATION
1/4" = 1'-0"



1 OFFICE - NORTH ELEVATION
1/4" = 1'-0"



4 OFFICE - WEST ELEVATION
1/4" = 1'-0"



2 OFFICE - SOUTH ELEVATION
1/4" = 1'-0"



PITTSBURG RV/BOAT STORAGE
3468 PITTSBURG/ANTIOCH HIGHWAY
PITTSBURG, CA

MANAGER OFFICE ELEVATIONS
1/4" = 1'-0"

A3
10.07.2021

Received by Planning 12-7-23

AEHodgkin

PROJECT:
PITTSBURG RV/BOAT STORAGE
3468 PITTSBURG / ANTIOCH HIGHWAY
PITTSBURG, CA 94565

SHEET INDEX

GENERAL

- G0.1 TITLE SHEET
G0.2 CONDITIONS OF APPROVAL

CIVIL

ROBERT A. KARN & ASSOCIATES, INC. IN RESPONSIBLE CHARGE OF:

- C1 SHEET TITLE
C2 GENERAL NOTES
C3 TOPOGRAPHIC AND BOUNDARY SURVEY
C4.1 SITE IMPROVEMENT & UTILITY PLAN
C4.2 STREET IMPROVEMENT PLAN
C4.3 STREET SIGNING & STRIPING PLAN
C5.1 GRADING & DRAINAGE PLAN
C5.2 OFFICE AREA GRADING DETAIL
C5.3 GRADING SECTIONS
C6 EROSION & SEDIMENT CONTROL PLAN
C7 STORMWATER CONTROL PLAN
C8.1 DETAILS
C8.2 DETAILS

ARCHITECTURAL

FCGA ARCHITECTURE IN RESPONSIBLE CONTROL OF:

- A0.1 SYMBOLS, ABBREVIATIONS, GENERAL NOTES, & CALGREEN
A0.2 CODE ANALYSIS
A1.1 SITE PLAN
A1.2 SITE DETAILS
A1.3 TRASH ENCLOSURE
A2.1 FLOOR PLAN
A3 MANAGER OFFICE ELEVATIONS
A4.1 RESTROOM PLAN & SIGNAGE SCHEDULE
A5 OFFICE FLOOR PLAN

PRE-FABRICATED BUILDING

ATLAS PERFORMANCE INDUSTRIES, INC. IN RESPONSIBLE CHARGE OF:
NA

ELECTRICAL

ACIES ENGINEERING IN RESPONSIBLE CHARGE OF:

- E0.0 ELECTRICAL GENERAL NOTES
E0.3 ELECTRICAL SPECIFICATIONS
E0.4 T24 FORM INDOOR LIGHTING
E0.4A T24 FORMS OUTDOOR LIGHTING
E3.0 ELECTRICAL PLAN
E4.0 SINGLE LINE DIAGRAM AND PANEL SCHEDULE
EP1.0 PHOTOMETRICS SITE PLAN
ES1.0 ELECTRICAL SITE PLAN

LANDSCAPE

GREAT VALLEY DESIGN INC. IN RESPONSIBLE CHARGE OF:

- L-1 PLANTING PLAN
L-2 PLANTING DETAILS
L-3 IRRIGATION PLAN
L-4 IRRIGATION PLAN
L-5 IRRIGATION DETAILS
L-6 IRRIGATION DETAILS
L-7 IRRIGATION DETAILS
L-8 IRRIGATION NOTES AND SPECIFICATIONS

GOVERNING AGENCIES

PROJECT DIRECTORY

PROJECT SCOPE

**CITY OF PITTSBURG
PLANNING DIVISION**
65 CIVIC AVE
PITTSBURG, CA 94565
PHONE: (925) 252-4920

**CITY OF PITTSBURG
ENGINEERING DEPARTMENT /
BUILDING DIVISION**
65 CIVIC AVE
PITTSBURG, CA 94565
PHONE: (925) 252-4920

**CITY OF PITTSBURG
PUBLIC WORKS**
65 CIVIC AVE
PITTSBURG, CA 94565
PHONE: (925) 252-4115

**CONTRA COSTA COUNTY
FIRE PROTECTION DISTRICT**
4005 PORT CHICAGO HIGHWAY, SUITE 250
CONCORD, CA 94520
PHONE: (925) 941-3300

OWNER:
SUPERIOR RIO VISTA, LLC
954 FAIRWAY BLVD. #7
INCLINE VILLAGE, NV 89451
CONTACT: CHRIS KOENIG
PHONE: (925) 314-3849
CELL: (925)984-5683
EMAIL: chris@pacificprop.net

ARCHITECT:
FCGA ARCHITECTURE
301 HARTZ AVE, SUITE 213
DANVILLE, CA 94526
CONTACT: MATTHEW MEAD
PHONE: (925) 678-2038
CELL: (480) 287-0256
EMAIL: matt@fcgainc.com

CIVIL:
**ROBERT A. KARN &
ASSOCIATES, INC.**
707 BECK AVE
FAIRFIELD, CA 94533
CONTACT: TONY PERFETTO
PHONE: (707)435-9988
EMAIL: tperfetto@rakengineers.com

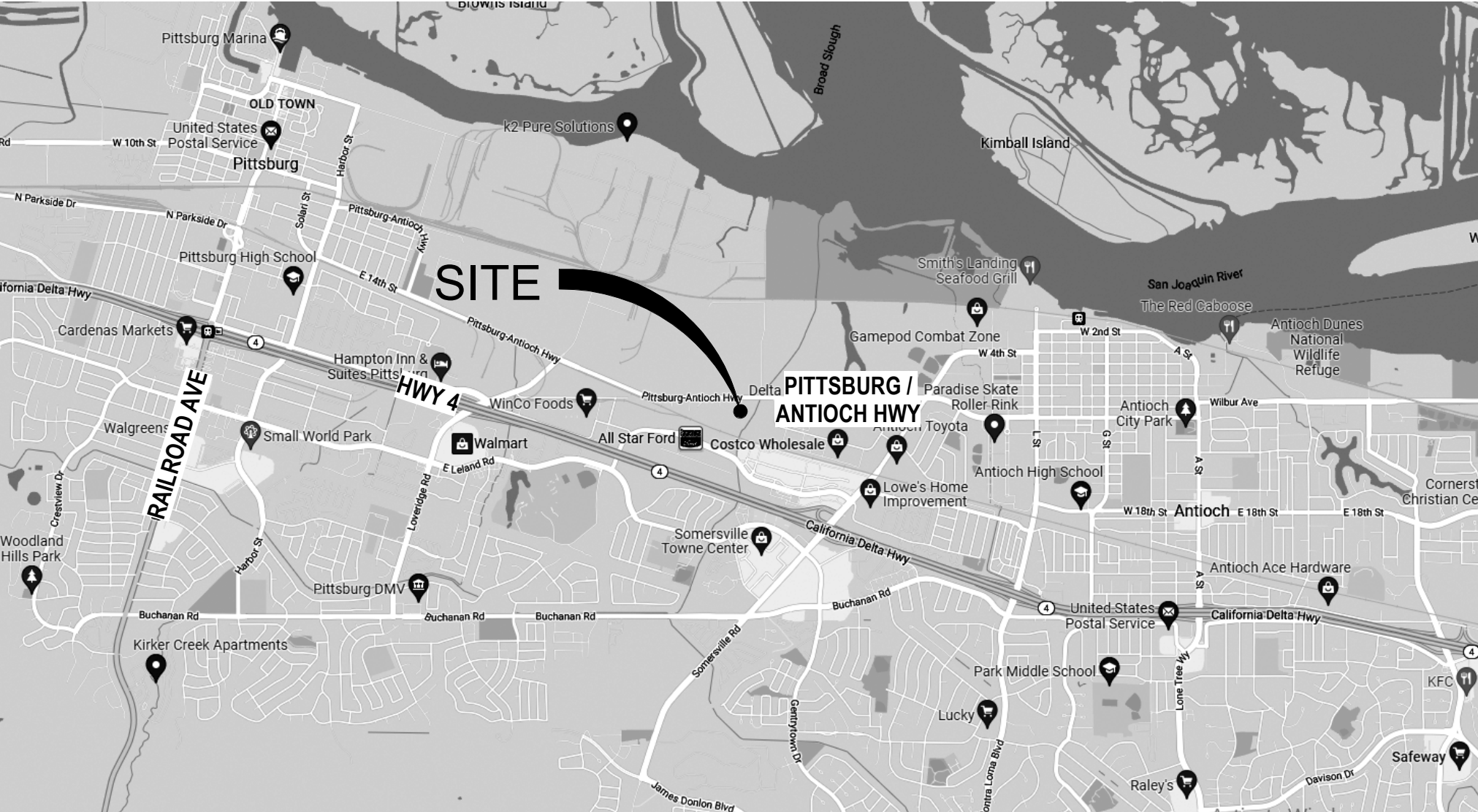
**STRUCTURAL / BUILDING
FABRICATOR:**
**ATLAS PERFORMANCE
INDUSTRIES, INC.**
1916 W. STOWELL ROAD
SANTA MARIA, CA 93458
EMAIL: sales@apitrailers.com
PHONE: (800) 394-9217

**MECHANICAL, PLUMBING,
AND ELECTRICAL:**
ACIES ENGINEERING
400 N. MCCARTHY BLVD. SUITE 250
MILPITAS, CA 94035
CONTACT: ERIC WILSON
PHONE: (408) 522-5255
EMAIL: wilson@acies.net

LANDSCAPE:
**GREAT VALLEY
DESIGN INC.**
1219 SPRUCE LANE
DAVIS, CA 95616
CONTACT: SCOTT VOLMER
PHONE: (530) 231-5890
EMAIL: svolmer@grtvalley.com

DEVELOPMENT OF A 12.5AC RV / BOAT STORAGE FACILITY & MANAGERS OFFICE, WHICH INCLUDES THE FOLLOWING:
• PRE FABRICATED 1,136 SQFT OFFICE BUILDING

VICINITY MAP



301 HARTZ AVENUE
SUITE 213
DANVILLE, CA 94526
925-820-9123
925-820-5858 FAX

PROJECT:
PITTSBURG RV/BOAT STORAGE
3468 PITTSBURG / ANTIOCH HIGHWAY
PITTSBURG, CA 94565

JOB NO: 21415
ISSUE: Permit
DATE: 11.07.2023

FILENAME: PITTSBURG
RV/BOAT STORAGE

TITLE SHEET

SHEET NO:
G0.1

PLOT DATE: 11/7/2023
2:04:03 PM

REVISED CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT No. 2021-001 AND SITE AND
ARCHITECTURAL REVIEW PERMIT NO. 2021-002

1. The safety and security of the project must satisfy Local, County, and State ordinances, California Building Code, and California Occupational Safety and Health Association (CAUOSHA).
2. Improvements must comply with current American with Disabilities Act (ADA) Standards and regulations.
3. If, during development and construction, artifacts of prehistoric or historic occupation are discovered, development and construction activities, which might disturb or destroy such artifacts or evidences, must be ceased until the development/construction site can be evaluated by a qualified archaeologist and a recommendation made as to their preservation and/or relocation. All such actions must be consistent with all state laws.
4. If, during development and construction, artifacts of prehistoric or historic occupation are discovered, development and construction activities, which might disturb or destroy such artifacts or evidences, must be ceased until the development/construction site can be evaluated by a qualified archaeologist and a recommendation made as to their preservation and/or relocation. All such actions must be consistent with all state laws. If historical resources are found on the property during construction the contractor must stop work and immediately contact the City of Rio Vista Community Development Director or his/her designee at (707) 3746451; and

Northwest Information Center Sonoma State University
150 Professional Center Drive, Suite E, Rohnert Park, CA 94925
Office (707) 588-8455
Cell (707) 332-1117
nwic@sonoma.edu www.sonoma.edu/nwic

- a) If human remains are found on the property during construction the contractor must stop work and immediately contact the City of Rio Vista Community Development Director or his/her designee at (707) 374-6451, and Solano County's Cultural Resources Department at (925) 369-2200. The discovery of human remains is not a crime scene and that the discovery is Native American human remains (pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code) the property owner must immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may request a commission of the County Board of Supervisors to hire an archaeologist representative, inspect the site of the discovery of the Native American human remains and may recommend to the owner or the person responsible for the excavation work means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants must complete their inspection and make recommendations or preferences for treatment of the human remains to the County Board of Supervisors. The Board will then make a decision on the treatment of the human remains.
- b) Upon the discovery of Native American remains, the landowner must ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in this section, with the most likely descendants regarding their recommendations, in person or by writing. The landowner must also have the opportunity to discuss the landowner must discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment.

(1) The descendants' preferences for treatment may include the following

(A) The nondestructive removal and analysis of human remains associated with Native American human remains.

(B) Preservation of Native American human remains and associated items in place.

(C) Relinquishment of Native American human remains and associated items to the descendants for treatment.

(D) Other culturally appropriate treatment

4. All construction at the site must comply with Yolo-Solano Air Quality Management District and City regulations regarding the reduction of air emissions resulting from the project, if applicable.
6. New construction, substantial improvement, and other proposed new development of any structure within the parcel must comply with FEMA regulations and a Flood Elevation Certificate must be submitted prior to final sign-off of the building permits.
7. Final landscape plan shall comply with the requirements of the State of California Model Water Efficient Landscape Ordinance.
8. Noise during construction must be mitigated to the fullest reasonable extent. The City may impose restrictions such as limitation of hours of operation to daylight hours or other appropriate and reasonable measures.
9. Prior to issuance of building permits the developer must provide to the City a soils report to address general soil conditions and provide recommendations for subgrade preparations related to all improvements.
10. Prior to issuance of building permits for Building D and Building E, the applicant shall complete a lot line adjustment that results in a 20-foot side yard setback adjacent to the proposed buildings.
11. Grading of the site must comply with engineering standards so as to protect properties on the Parcel and neighboring properties. All grading plans must be submitted for review and approval by the City Engineer.
12. Rights-of-way and utility improvements must comply with City's Improvement Design Standards. The required improvements include, but are not limited to, roadway construction, striping, curb, gutter, sidewalk, drive approaches, wheelchair ramps street lighting and signage.
13. The owner shall install fence improvements along St. Francis Way, including curb gutter and sidewalk.
14. The owner shall provide ADA compliant accessible parking space(s) and a compliant path of travel between the accessible parking and the project office entrance.
15. All facilities required by fire department and law enforcement for continuous service of the Parcels which must include, but are not limited to, easements for vehicle turnaround areas, turnaround area full section paving, manholes, cleanouts, blow offs, fire hydrants, valves, drainage structures, lighting and any other improvements needed to provide such services.
16. Site improvement plans shall include an emergency vehicle access along the northeast portion of the project site that includes: (a) Driveway access from St. Francis Way; (b) Minimum 20-foot wide fire apparatus access road with an asphalt concrete or other approved driving surface capable of supporting the imposed loads of the apparatus with at least 50,000 pounds or as otherwise determined by the fire code official with structural section and turning radius consistent with City of Rio Vista Fire Department standards; (c) Access gate, with Knox box, into the project at the southeast corner of the project.

17. To extent applicable, the owner must identify all private wells and septic systems and abandon per Solano County Environmental Health policies and standards.
18. The owner must install individual public sewer and water services, to serve the proposed project with improvement plans and specifications approved by the City.
19. Provide fire service per City Standards and Fire Department requirements, including onsite fire hydrants and an 8" looped fire main, with such plans submitted to the Fire Chief and the City Engineer for approval.
20. Existing powerlines on the project site shall be relocated to the access corridor proposed along the eastern edge of the site. The owner must provide a Grading Plan and Utility Plan for the relocation of the existing overhead utility pole line.
21. The owner shall construct storm drain improvements that connect into the adjoining parcel's storm drain system and basin.
22. The owner must provide the design of a drainage system to comply with City of Richmond Vista small MS4 permit.
23. The owner must develop a Storm Water Pollution Prevention Plan (SWPPP) and file a Notice of Intent (NOI) with the State of California due to the project disturbance of more than 1 acre of land. A WVIDD number shall be noted on the project plans.
24. The owner shall establish an agreement between properties assuring the right to convey stormwater runoff from the project site to the storm basin proposed in the adjacent Executive Boat and RV Storage project and said storm basin and related improvements must be constructed and accepted prior to or in conjunction with this proposed project.
25. Project is subject to all other Fire Department access and CFC requirements including Gates and Knox box requirements
26. Final landscape plan shall comply with the requirements of the State of California Model Water Efficient Landscape Ordinance.

PROJECT:
PITTSBURG RV/BOAT STORAGE
3468 PITTSBURG / ANTIOCH HIGHWAY
PITTSBURG, CA 94565

JOB NO: 21415
ISSUE: Permit
DATE: 11.07.2023

PITTSBURG
FILENAME: RV/BOAT
STORAGE

CONDITIONS OF APPROVAL

SHEET NO.

G0.2

PLOT DATE: 11/7/2023
2:04:03 PM

CALGREEN CODE CHECKLIST

2. BUILDING SIGNAGE
3. PERIMETER SECURITY FENCING

NONRESIDENTIAL MANDATORY MEASURES 2019 CALGREEN CODE CHECKLIST		
SECTION	SECTION TITLE	NOTE / SHEET NUMBER
DIVISION 5.1	PLANNING AND DESIGN	
5.106	SITE DEVELOPMENT	
	1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND.	N/A
	1.1 LOCAL ORDINANCE.	-
	2 BEST MANAGEMENT PRACTICES (BMP'S).	-
	2 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND.	S.C.D.
	4 BICYCLE PARKING.	-
	1.1 SHORT-TERM BICYCLE PARKING.	SEE A1.1
	1.2 LONG-TERM BICYCLE PARKING (FOR NEW BUILDINGS).	N/A
	1.4 LONG-TERM BICYCLE PARKING (FOR NEW SHELL BUILDINGS IN PHASED PROJECTS).	N/A
	1.5 ACCEPTABLE BICYCLE PARKING FACILITY.	N/A
	5 DESIGNATED PARKING FUEL-EFFICIENT VEHICLES.	-
	2 DESIGNATED PARKING.	N/A
	1 PARKING STALL MARKING.	-
	3 ELECTRIC VEHICLE (EV) CHARGING.	N/A
	1 SINGLE CHARGING SPACE	-
	REQUIREMENTS.	-
	2 MULTIPLE CHARGING SPACE REQUIREMENTS.	-
	3 EV CHARGING SPACE CALCULATION.	-
	4 IDENTIFICATION.	-
	5 FUTURE CHARGING SPACES	-
	QUALITY AS DESIGNATED PARKING.	-
	8 LIGHT POLLUTION REDUCTION.	NOTE 2, AND S.E.D.
	10 GRADING AND PAVING.	S.C.D.
DIVISION 5.2	ENERGY EFFICIENCY	
5.201	GENERAL	NOTE 3
	1 SCOPE.	-
DIVISION 5.3	WATER EFFICIENCY AND CONSERVATION	
5.303	INDOOR WATER USE	
	1 METERS.	-
	1 NEW BUILDINGS > 50,000 SF.	N/A
	2 EXCESS CONSUMPTION.	-
	3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.	-
	1 WATER CLOSETS.	S.P.D.
	2 URINALS.	N/A
	3 SHOWERHEADS.	N/A
	1 SINGLE SHOWER	-
	2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER	-
	1 NONRESIDENTIAL LAVATORY FAUCETS.	S.P.D.
	2 KITCHEN FAUCETS.	N/A
	3 WASH FOUNTAINS.	N/A
	4 METERING FAUCETS.	N/A
	5 METERING FAUCETS FOR WASH FOUNTAINS.	N/A
	4 COMMERCIAL KITCHEN EQUIPMENT.	N/A
	1 FOOD WASTE DISPOSERS	N/A
	6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.	A0 2 APPLICABLE CODES - STANDARDS, AND S.P.D.
5.304	OUTDOOR WATER USE	
	1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.	S.L.D.
DIVISION 5.4	MATERIAL CONSERVATION AND RESOURCE EFFICIENCY	
5.407	WATER RESISTANCE AND MOISTURE MANAGEMENT	
	1 WEATHER PROTECTION.	NOTE 4
	2 MOISTURE CONTROL.	-
	1 SPRINKLERS.	S.L.D.
	2 ENTRIES AND OPENINGS.	NOTE 5
	1 EXTERIOR DOOR PROTECTION.	NOTE 6
	2 FLASHING.	NOTE 7
5.408	CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING	
	1 CONSTRUCTION WASTE MANAGEMENT PLAN.	NOTE 8
	1 CONSTRUCTION WASTE MANAGEMENT PLAN.	NOTE 9
	1 WASTE MANAGEMENT COMPANY.	NOTE 10
	3 WASTE STREAM REDUCTION ALTERNATIVE.	N/A
	4 DOCUMENTATION.	NOTE 11
	3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.	S.C.D.
5.410	BUILDING MAINTENANCE AND OPERATION	
	1 RECYCLING BY OCCUPANTS.	NOTE 12
	2 SAMPLE ORDINANCE.	NOTE 13
	2 COMMISSIONING (NEW BUILDINGS ≥10,000 SF).	N/A
	1 OWNER'S PROJECT REQUIREMENTS (OPR).	-
	2 BASIS OF DESIGN (BOD).	-
	3 COMMISSIONING PLAN.	-
	4 FUNCTIONAL PERFORMANCE TESTING.	-
	5 DOCUMENTATION AND TRAINING.	-
	1 SYSTEMS MANUAL.	-
	2 SYSTEMS OPERATIONS TRAINING.	-
	6 COMMISSIONING REPORT.	-
	4 TESTING AND ADJUSTING (NEW BUILDINGS <10,000 SF).	NOTE 14, AND S.M.D., S.P.D., S.E.D., S.L.D.
	2 SYSTEMS.	NOTE 15, AND S.L.D.
	1 RENEWABLE ENERGY SYSTEMS.	N/A
	2 LANDSCAPE IRRIGATION SYSTEMS.	S.L.D.
	3 WATER REUSE SYSTEMS.	N/A
	3 PROCEDURES.	NOTE 16A, AND S.M.D., S.P.D., S.E.D., S.L.D.
	1 HVAC BALANCING.	NOTE 16B, AND S.M.D.
	4 REPORTING.	NOTE 17, AND S.M.D., S.P.D., S.E.D., S.L.D.
	5 OPERATION AND MAINTENANCE MANUAL.	NOTE 18, AND S.M.D., S.P.D., S.E.D., S.L.D.
	1 INSPECTIONS AND REPORTS.	NOTE 19, AND S.M.D., S.P.D., S.E.D., S.L.D.
DIVISION 5.5	ENVIRONMENTAL QUALITY	
5.503	FIREPLACES.	
	1 GENERAL.	N/A
	1 WOODSTOVES.	-
5.504	POLLUTANT CONTROL	
	1 TEMPORARY VENTILATION.	NOTE 20
	3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.	NOTE 21, AND S.M.D.
	4 FINISH MATERIAL POLLUTANT CONTROL.	-
	1 ADHESIVES, SEALANTS, CAULKS.	NOTE 22A, 22B
	3 PAINTS AND COATINGS.	NOTE 22A
	1 AEROSOL PAINTS AND COATINGS	NOTE 24B
	2 VERIFICATION.	NOTE 23
	4 CARPET SYSTEMS.	NOTE 24A
	1 CARPET CUSHION.	NOTE 24B
	2 CARPET ADHESIVE.	NOTE 24C
	5 COMPOSITE WOOD PRODUCTS.	NOTE 25
	3 DOCUMENTATION.	NOTE 26
	6 RESILIENT FLOORING SYSTEMS.	NOTE 27
	1 VERIFICATION OF COMPLIANCE.	NOTE 28
	5 HAZARDOUS PARTICULATES AND CHEMICAL POLLUTANTS.	-
	3 FILTERS.	S.M.D.
	7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.	N/A
5.505	INDOOR MOISTURE AND RADON CONTROL	
	1 INDOOR MOISTURE CONTROL.	NOTE 29
5.506	AIR QUALITY AND EXHAUST	
	1 OUTSIDE AIR DELIVERY.	S.M.D.
	2 CARBON DIOXIDE (CO ₂) MONITORING.	S.M.D.
5.507	ENVIRONMENTAL COMFORT	
	4 ACUSTICAL CONTROL.	N/A
	1 EXTERIOR NOISE TRANSMISSION, PRESCRIPTIVE METHOD.	-
	1 NOISE EXPOSURE WHERE NOISE CONTOURS ARE NOT READILY AVAILABLE.	-
	2 PERFORMANCE METHOD.	-
	1 SITE FEATURES.	N/A
	2 DOCUMENTATION OF COMPLIANCE.	-
	3 INTERIOR SOUND TRANSMISSION	NOTE 30
5.508	OUTDOOR AIR QUALITY	
	1 OZONE DEPLETION AND GLOBAL WARMING REDUCTIONS.	NOTE 31
	1 CHLOROFLUOROCARBONS (CFC'S).	-
	2 HALONS.	-
	2 SUPERMARKET REFRIGERANT LEAK REPLETION.	N/A

NOTES:

1. CONSTRUCTION SHALL FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE CHARGING EQUIPMENT (EVSE), INCLUDING: (RACEWAY/S) PROVIDING THE PANEL OR PANEL(S) TO THE PROPOSED LOCATION OF THE CHARGING EQUIPMENT; SUFFICIENT CAPACITY OF PROVIDER CABLE OR CABLE(S); NUMBER OF REQUIRED CHARGING SPACES; AND IDENTIFICATION OF SERVICE PANEL OR PANELS AND CIRCUITS RESERVED FOR FUTURE CHARGING.
2. OUTDOOR LIGHTING SYSTEMS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS IN THE ZEC FOR LIGHTING ZONING AND FOR ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BQ) RATINGS, OR COMPLY WITH A LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.
3. BUILDING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS.
4. PROVIDE A WEATHER-RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE IN ACCORDANCE WITH CBC SECTION 1402.2. MANUFACTURER'S INSTALLATION INSTRUCTIONS OR LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.
5. DESIGN EXTERIOR ENTRIES AND/OR OPENINGS SUBJECT TO NOT TRAFFIC OR WIND-DRIVEN RAIN TO PREVENT WATER INTRUSION INTO BUILDINGS.
6. PRIMARY EXTERIOR WALLS SHALL BE COVERED TO PREVENT WATER INTRUSION, USE NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO OPENINGS. INSTALL AWNING, ROOF OVERHANG AND/OR RECESS AT LEAST 4 FEET IN DEPTH, OR OTHER METHODS TO PROVIDE ADEQUATE PROTECTION.
7. INSTALL FLASHINGS INTEGRATED WITH A WEATHER-RESISTANT SYSTEM.
8. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE, OR EXCEED THE REQUIREMENTS OF THE DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
9. SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTIONAL AUTHORITY.
10. UTILIZE A WASTE MANAGEMENT PLAN THAT CAN PROVIDE VERIFIABLE DOCUMENTATION OF COMPLIANCE.
11. MAINTAIN AND PROVIDE DOCUMENTATION OF WASTE MANAGEMENT PLAN AND MAKE AVAILABLE TO THE ENFORCING AGENCY AT ALL TIMES.
12. RECYCLING/ OCCUPANTS SHALL BE PER CREDIT AND FUTURE TENANTS, TO PROVIDE READILY ACCESSIBLE AREAS THAT ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF RECYCLABLE MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, AND PLASTIC.
13. SPACE ALLOCATION FOR RECYCLING AREAS SHALL COMPLY WITH THE CALIFORNIA PART 5, DIVISION 30 OF THE PUBLIC RESOURCES CODE.
14. FOR ENERGY-RELATED SYSTEMS UNDER THE PERM (SECTION 100) OF THE CALIFORNIA ENERGY CODE, INCLUDING HEATING, VENTILATION, AIR CONDITIONING (HVAC) SYSTEMS, ENERGY CONTROLS, INDOOR LIGHTING SYSTEMS AND CONTROLS, AS WELL AS WATER HEATING SYSTEMS AND CONTROLS, REFER TO THE PERFORMANCE RATING OF SECTION 100.8 FOR COMMISSIONING REQUIREMENTS.
15. DEVELOP A WRITTEN PLAN OF PROCEDURES FOR TESTING AND ADJUSTING SYSTEMS.
16. A. PERFORM TESTING AND ADJUSTING PROCEDURES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND APPROVED STANDARDS FOR THE SYSTEM.
16. B. IN ADDITION TO TESTING AND ADJUSTING BEFORE A NEW SPACE-CONDITIONING SYSTEM SERVING A BUILDING OR SPACE IS OPERATED FOR NORMAL USE, ADJUST THE SYSTEM IN ACCORDANCE WITH THE ACCEPTABLE STANDARD.
17. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THOSE SERVICES.
18. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATION AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEE/WARRANTY FOR EACH INSTALLED SYSTEM PRIOR TO EACH INSPECTION.
19. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS REQUIRED BY THE ENFORCING AGENCY.
20. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8, REPLACE AIR FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.
21. DURING CONSTRUCTION, ALL DUCT AND OTHER RELATIVES TO THE AIR HANDLING COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER EQUIVALENTS ACCEPTABLE TO THE AGENCY TO REDUCE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER.
24. A. ADHESIVES, SEALANTS AND CAULKS, PAINTS AND COATINGS, SHALL COMPLY WITH VOC LIMITS LISTED IN TABLES 5.504.4.1 - 5.504.4.3, OR LOCAL JURISDICTIONAL REGULATIONS, WHICHEVER IS MORE RESTRICTIVE.
24. B. AEROSOL, ADHESIVES AND SMALLER LINTS OR COHESIVES USED FOR SEALING CAULKING COMPOUNDS SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS OF THE CALIFORNIA CODE COMMENCING WITH SECTION 94507.
24. C. AEROSOL PAINTS AND COATINGS SHALL MEET THE PMVIR LIMITS FOR ROG IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS IN SECTIONS 94522(a)(2) & (b)(2) OF CCR TITLE 17 COMMENCING WITH SECTION 94520; AND COMPLY WITH THE PMVIR WEIGHT PERCENT OF PRODUCT LIMITS OF BAAQMD REGULATION 8 RULE 49.
23. MAINTAIN WRITTEN VERIFICATION OF ALL REQUIRED VOC LIMITS AND MAKE AVAILABLE TO THE ENFORCING AGENCY AT ALL TIMES.
24. A. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S (CRI) GREEN LABEL PLUS PROGRAM OR OTHER ACCEPTABLE STANDARD.
24. B. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CRI GREEN LABEL PROGRAM.
24. C. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1 FOR VOC LIMIT.
25. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD WOOD PRODUCTS SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE (ATCM) FOR FORMALDEHYDE (1.0E-3) OR 0.03% OF THE TOTAL MATERIALS NOT EXCLUDED UNDER THE ATCM MUST MEET THE SPECIFIED EMISSION LIMITS, AS SHOWN IN TABLE 5.504.4.
26. WRITTEN VERIFICATION OF ALL REQUIRED FORMALDEHYDE LIMIT COMPLIANCE SHALL BE MAINTAINED, AND BE AVAILABLE TO THE ENFORCING AGENCY AT ALL TIMES.

NOTES (CONTINUED)	
27.	80 PERCENT OF ALL RESILIENT FLOORING SHALL BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (IFCI) FLOORING PROGRAM OR OTHER ACCEPTABLE STANDARD.
28.	DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.
29.	BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CBC SECTION 1202 (VENTILATION) AND CHAPTER 142 (EXTERIOR WALLS).
30.	SPACES AND PUBLIC SPACES SHALL HAVE AN STC OF AT LEAST 40 WALL AND/OR FLOORING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT.
31.	HVAC AND FIRE SUPPRESSION EQUIPMENT SHALL NOT CONTAIN CFCs OR HALONS.

CALGREEN CODE CHECKLIST

2. BUILDING SIGNAGE
3. PERIMETER SECURITY FENCING

PLAN / SECTION	ELEVATION	PLAN / SECTION	ELEVATION
	 GLASS		 CONCRETE
	 IRON OR STEEL		 MASONRY VENEER
	 EARTH		 MASONRY
	 SAND		 METAL SIDING
	 GRAVEL OR CRUSHED ROCK		 INSULATION
	 STONE		 WOOD
	 ASPHALT PAVING		 ACOUSTICAL TILE
	 CEMENT PLASTER		 FOAM DETAIL
	 WOOD STUD SECTION		

	ELEVATION REFERENCE/ DATUM POINT		PARTIAL SECTION
	SHEET TITLE/SCALE		DETAIL CALLOUT
	ROOM NAME/ ROOM NUMBER		ENLARGED PLAN DETAIL
	COLUMN / BUILDING GRID		DEFINES LOCATION OF ELEVATION
	FINISH TYPE		BUILDING SECTION
	REVISION NUMBER		PARTITION TYPE
	KEY NOTE		CENTER LINE
	SIGN REFERENCE - RE: --- SCHEDULE		LINE OF ITEM
	DOOR REFERENCE - RE: --- DOOR SCHEDULE		SPOT ELEVATION FROM "<0'-0"
	WINDOW TYPE - RE: --- WINDOW SCHEDULES		ALIGN
	FINISH TYPE		

2. BUILDING SIGNAGE
3. PERIMETER SECURITY FENCING

1. SOLAR DESIGN INCLUDING SOLAR CANOPIES
2. BUILDING SIGNAGE
3. PERIMETER SECURITY FENCING

PROJECT:
PITTSBURG RV/BOAT STORAGE
3468 PITTSBURG / ANTIOCH HIGHWAY
PITTSBURG, CA 94565

JOB NO: 21415
ISSUE: Permit
DATE: 11.07.2023

PITTSBURG
FILENAME: RV/BOAT
STORAGE

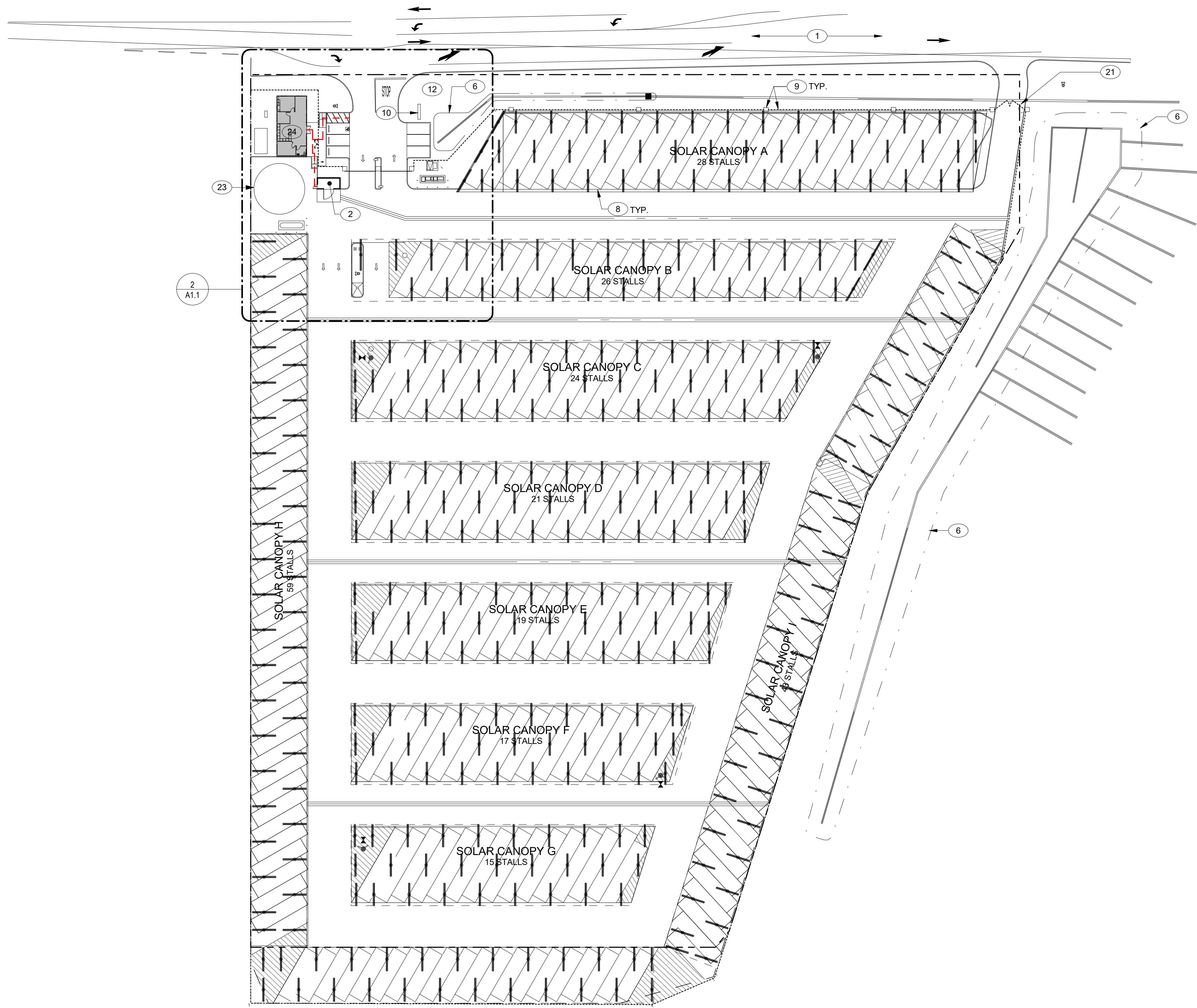
CODE ANALYSIS

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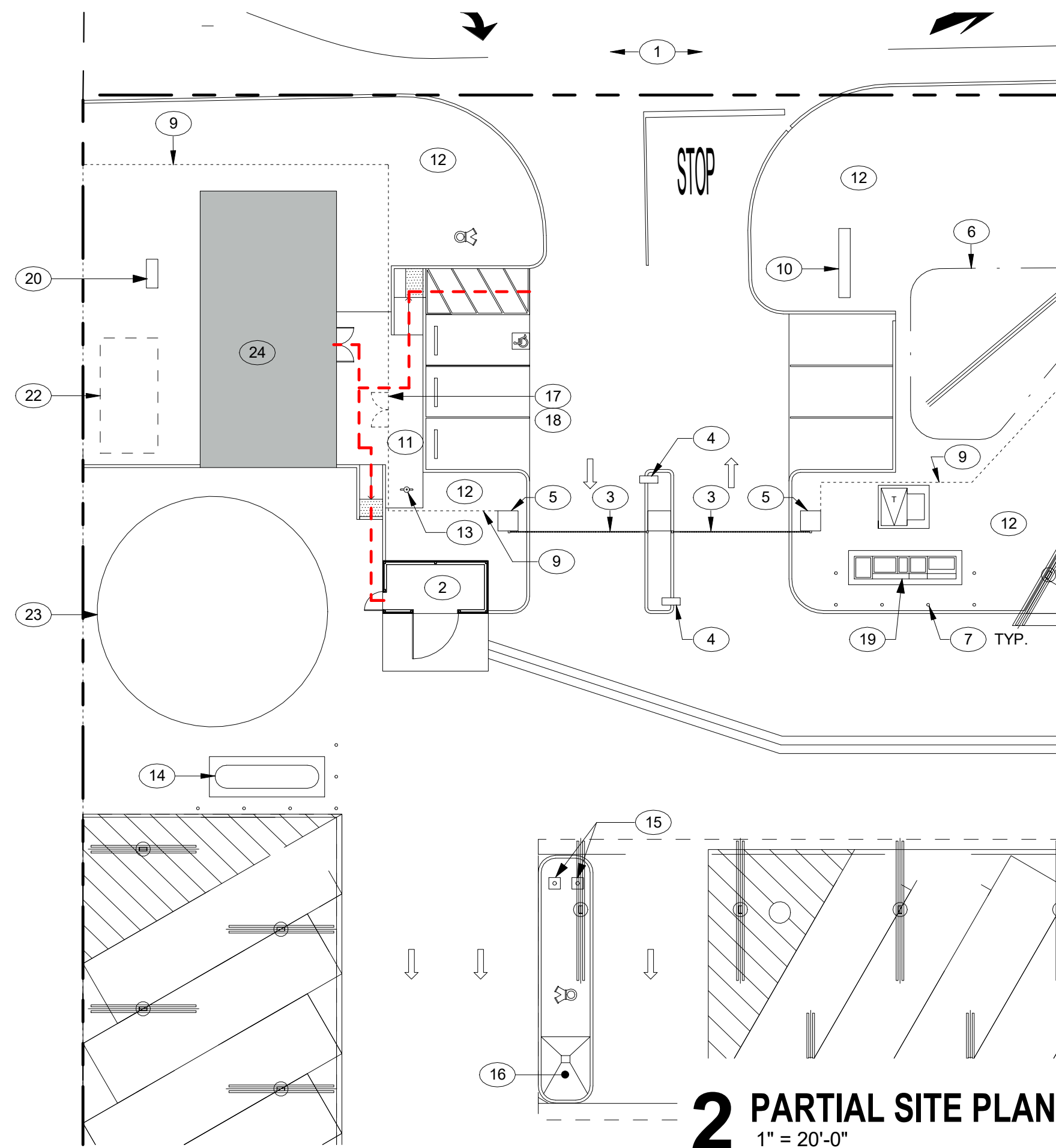
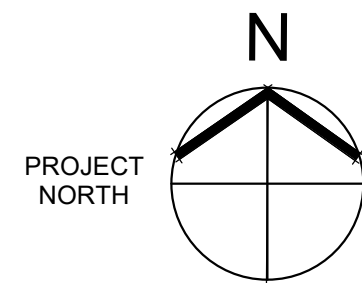
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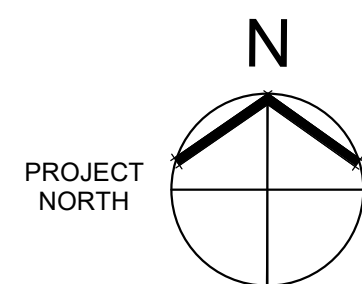
			2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA EXISTING BUILDING CODE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE 2022 REFERENCED STANDARDS CODE 2022 ADA STANDARDS FOR ACCESSIBLE DESIGN CITY OF PITTSBURG MUNICIPAL ORDINANCE DEFERRED SUBMITTALS INCLUDE: SOLAR CANOPIES	PROJECT LOCATION:3468 PITTSBURG / ANTIOCH HIGHWAY PITTSBURG, CA 94565 ASSESSOR'S PARCEL NUMBER (APN):074-100-018 TOTAL PARCEL NET SIZE:±12.50 ACRES (±544,848 SF) ZONING:CS (SERVICE COMMERCIAL) EXISTING BUILDING AREA (AREA, BUILDING - CBC SECTION 202) NO EXISTING BUILDINGS NEW BUILDING AREA (AREA, BUILDING - CBC SECTION 202) NEW TOTAL BUILDING AREA:1,136 SF SITE AREA:±12.50 ACRES (±544,848 SF) PARKING:REFER TO SHEET A1.1 2019 CALIFORNIA BUILDING CODE ANALYSIS OCCUPANCY CLASSIFICATION AND USE DESIGNATIONS (SECTION 302.1) <table> <tr> <td>CLASSIFICATION</td><td>USE(S)</td></tr> <tr> <td>PRIMARYBUSINESS GROUP B</td><td>BUSINESS</td></tr> </table> CONSTRUCTION CLASSIFICATION (SECTION 602) TYPE V-B (SEE MODULAR BUILDING PLANS) AUTOMATIC SPRINKLER SYSTEMS (CBC SECTION 903.2): NO AUTOMATIC SPRINKLER SYSTEM (SEE MODULAR BUILDING PLANS) GENERAL BUILDING HEIGHT AND AREA LIMITATIONS (SECTION 503) BUILDING HEIGHTS (SECTION 504) <table> <tr> <td>CONST. TYPE</td><td>ALLOWABLE HEIGHT</td><td>ACTUAL HEIGHT</td></tr> <tr> <td>V-B</td><td>FEET 60</td><td>FEET ±13'-10"</td></tr> <tr> <td></td><td>STORIES 3</td><td>STORIES 1</td></tr> </table> BUILDING AREA (SECTION 506.2.1 THROUGH 4) EQUATION 5-1: $A_b = A_s + (NS \times I)$ EQUATION 5-5: $I = [F/P - 0.29] W/30$ (NOTE: I HAS BEEN SET TO 0 AS THE INCREASE IS NOT REQUIRED.) <table> <tr> <td>OCCUPANCY</td><td>CONST. TYPE</td><td>A— TABULAR ALLOWABLE AREA</td></tr> <tr> <td>B</td><td>V-B</td><td>NS SM 9,00027,000</td></tr> </table> BUILDING AREAS PROPOSED BUILDING AREA OF 1,180 SF IS LESS THAN ALLOWABLE TABULAR AREA OF 9,000 FIRE-RESISTANCE RATING REQUIREMENTS (TABLE 601) <table> <tr> <td>BUILDING ELEMENT</td><td>FIRE-RESISTANCE RATING REQUIREMENT - TYPE II-B</td></tr> <tr> <td>PRIMARY STRUCTURAL FRAME</td><td>0</td></tr> <tr> <td>BEARING WALLS AND PARTITIONS</td><td>EXTERIOR: 0 INTERIOR: 0</td></tr> <tr> <td>NONBEARING WALLS AND PARTITIONS</td><td>EXTERIOR: 0 INTERIOR: 0</td></tr> <tr> <td>FLOOR CONSTRUCTION AND SECONDARY MEMBERS</td><td>0</td></tr> <tr> <td>ROOF CONSTRUCTION AND SECONDARY MEMBERS</td><td>0</td></tr> </table> FIRE RESISTANCE RATING OF EXTERIOR WALLS (TABLE 602) <table> <tr> <td></td><td>WALL ORIENTATION</td></tr> <tr> <td>N</td><td>E</td></tr> <tr> <td>0</td><td>0</td></tr> </table> MAXIMUM AREA OF EXTERIOR WALL OPENINGS (TABLE 705.8) FIRE SEPARATION DISTANCE (30 FEET OR GREATER): UNPROTECTED, NONSPRINKLERED (UP, NS) - NO LIMIT MEANS OF EGRESS (CHAPTER 10) MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (TABLE 1004.5) <table> <tr> <td>SPACE</td><td>FUNCTION OF SPACE</td><td>OCCUPANT LOAD FACTOR</td></tr> <tr> <td>PRIVATE OFFICE</td><td>BUSINESS AREA</td><td>150 SF GROSS</td></tr> <tr> <td>OPEN OFFICE</td><td>CONCENTRATED BUSINESS</td><td>50 SF GROSS</td></tr> <tr> <td>BREAKROOM</td><td>ASSEMBLY - UNCONCENTRATED</td><td>15 SF NET</td></tr> </table> OCCUPANT LOAD <table> <tr> <td>ROOM / SF</td><td>OCCUPANT LOAD</td></tr> <tr> <td>OPEN OFFICE / 569 SF</td><td>12</td></tr> <tr> <td>PRIVATE OFFICE / 243 SF</td><td>3</td></tr> <tr> <td>BREAKROOM / 163 SF</td><td>9</td></tr> <tr> <td>TOTAL</td><td>24</td></tr> </table> MINIMUM PLUMBING FACILITIES (CPC TABLE 422.1) <table> <tr> <td>SPACE</td><td>OCCUPANCY</td><td>OCCUPANT LOAD FACTOR</td><td>AREA</td><td>OCCUPANTS</td></tr> <tr> <td>BUSINESS</td><td>GROUP B: OFFICE & PUBLIC</td><td>150</td><td>1,136 SF</td><td>7.6</td></tr> <tr> <td></td><td>TOTAL OCCUPANT LOAD</td><td></td><td></td><td>8 (7.6)</td></tr> </table> REQUIRED FACILITIES: <table> <tr> <td></td><td>WATER CLOSETS</td><td>URINALS</td><td>LAVATORIES</td><td>DRINKING FOUNTAINS</td></tr> <tr> <td>UNISEX¹</td><td>1</td><td>0</td><td>1</td><td>0²</td></tr> </table> 1. IN BUSINESS OCCUPANCIES WITH TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES (CPC SECTION 422.2 EXCEPTION 3). 2. DRINKING FOUNTAINS NOT REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS (CPC SECTION 415.2). PROVIDED FACILITIES: <table> <tr> <td></td><td>WATER CLOSETS</td><td>URINALS</td><td>LAVATORIES</td><td>DRINKING FOUNTAINS</td></tr> <tr> <td>UNISEX</td><td>1</td><td>0</td><td>1</td><td>0</td></tr> </table> CPC 422.4 TOILET FACILITIES SERVING EMPLOYEES AND CUSTOMERS: REQUIREMENTS FOR CUSTOMERS AND EMPLOYEES SHALL BE PERMITTED TO BE MET WITH A SINGLE SET OF RESTROOMS ACCESSIBLE TO BOTH GROUPS. REQUIRED TOILET FACILITIES FOR EMPLOYEES AND CUSTOMERS SHALL HAVE A MAXIMUM TRAVEL DISTANCE NOT TO EXCEED 500 FEET.	CLASSIFICATION	USE(S)	PRIMARYBUSINESS GROUP B	BUSINESS	CONST. TYPE	ALLOWABLE HEIGHT	ACTUAL HEIGHT	V-B	FEET 60	FEET ±13'-10"		STORIES 3	STORIES 1	OCCUPANCY	CONST. TYPE	A— TABULAR ALLOWABLE AREA	B	V-B	NS SM 9,00027,000	BUILDING ELEMENT	FIRE-RESISTANCE RATING REQUIREMENT - TYPE II-B	PRIMARY STRUCTURAL FRAME	0	BEARING WALLS AND PARTITIONS	EXTERIOR: 0 INTERIOR: 0	NONBEARING WALLS AND PARTITIONS	EXTERIOR: 0 INTERIOR: 0	FLOOR CONSTRUCTION AND SECONDARY MEMBERS	0	ROOF CONSTRUCTION AND SECONDARY MEMBERS	0		WALL ORIENTATION	N	E	0	0	SPACE	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR	PRIVATE OFFICE	BUSINESS AREA	150 SF GROSS	OPEN OFFICE	CONCENTRATED BUSINESS	50 SF GROSS	BREAKROOM	ASSEMBLY - UNCONCENTRATED	15 SF NET	ROOM / SF	OCCUPANT LOAD	OPEN OFFICE / 569 SF	12	PRIVATE OFFICE / 243 SF	3	BREAKROOM / 163 SF	9	TOTAL	24	SPACE	OCCUPANCY	OCCUPANT LOAD FACTOR	AREA	OCCUPANTS	BUSINESS	GROUP B: OFFICE & PUBLIC	150	1,136 SF	7.6		TOTAL OCCUPANT LOAD			8 (7.6)		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS	UNISEX ¹	1	0	1	0 ²		WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS	UNISEX	1	0	1	0
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UNISEX	1	0	1	0																																																																																														
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1 SITE PLAN
1" = 50'-0"



2 PARTIAL SITE PLAN
1" = 20'-0"



KEY NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY

- ACCESS ROAD, S.C.D.
- TRASH ENCLOSURE - RE: A1.3
- 13' HIGH SECURITY FENCE/ GATE SYSTEM BY OWNER - RE: A1.2-1
- PEDESTAL SELF SERVE KIOSK, OWNER SELECTED, CONTRACTOR INSTALLED
- DECORATIVE STONE ENTRY TOWER - RE: A1.2-1, 8 & S.S.D.
- BIO RETENTION AREA, S.C.D.
- BOLLARD - RE: A1.2-17
- SOLAR CANOPY BY OTHERS
- 13' HIGH SECURITY FENCING, TYP. AROUND ENTIRE PROPERTY - RE: A1.2-12
- MONUMENT SIGN (SIGN UNDER SEPARATE APPLICATION)
- CONCRETE WALKWAY, S.C.D.
- LANDSCAPE AREA, S.L.D.
- BICYCLE RACK BY OWNER
- PROPANE STATION ON CONCRETE PAD
- ICE STATION
- DUMP STATION
- PROVIDE REQUIRED MANEUVERING CLEARANCES AT DECORATIVE MAN GATE, RE: A4.1-16
- DECORATIVE MAN GATE, BOTTOM OF GATE TO HAVE A SMOOTH SURFACE FOR THE BOTTOM 10in OF THE GATE THE FULL WIDTH OF THE GATE PER CBC 11B-404.2.10
- SOLAR ELECTRICAL PANELS, SEE SOLAR DRAWINGS
- ELECTRICAL SWITCHBOARD, S.E.D.
- FIRE DEPARTMENT ACCESS GATE, GATE TO BE INSTALLED PER LOCAL FIRE DEPARTMENT STANDARDS. DESIGN TO BE COMPATABLE WITH ADJACENT FENCING.
- OFFICE FIRE PUMP, FIRE PROTECTION DRAWINGS
- WATER TANK, FIRE PROTECTION DRAWINGS
- PRE-FABRICATED BUILDING, RE: A2.1 AND PRE-FABRICATED DRAWINGS

GENERAL NOTES

NOTE: THESE NOTES APPLY TO THIS SHEET ONLY

- SEE CIVIL DRAWINGS FOR ACCESSIBLE ROUTE OF TRAVEL AND RELATED ACCESSIBLE DETAILS AND SIGNAGE.
- SEE CIVIL DRAWINGS FOR PARKING SIGNAGE AND RELATED PAVEMENT MARKINGS

PARKING

SUMMARY

REQUIRED PARKING COUNT:	4 STALLS
STANDARD PARKING STALL	3 STALLS
ACCESSIBLE STALL	1 VAN ACCESSIBLE STALL
EV CHARGING STALL	0 STALLS
TOTAL:	4 CARS
PROVIDED PARKING COUNT:	5 CARS
STANDARD PARKING STALL	5 CARS
VAN ACCESSIBLE STALL	1 CAR
TOTAL:	6 CARS

BICYCLE

SHORT TERM BICYCLE PARKING
5 SPACES x 5% = 1 REQUIRED

LONG TERM BICYCLE PARKING
- NONE REQUIRED

- FOR NEW BUILDINGS WITH TENANT SPACES THAT HAVE 10 OR MORE TENANT-OCCUPANTS, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT-OCCUPANT VEHICULAR PARKING SPACES WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.

RV PARKING

PARKING COUNT:	28 STALLS
60' RV STALL	96 STALLS
60' RV STALL (32/25' RV STALLS)	128 STALLS
44' RV STALL	128 STALLS
TOTAL:	252 STALLS

LEGEND

	ELECTRICAL TRANSFORMER		ACCESSIBLE PARKING STALLS - S.C.D.
	ACCESSIBLE ROUTE THROUGH PROJECT SITE - S.C.D.		

09.14.23

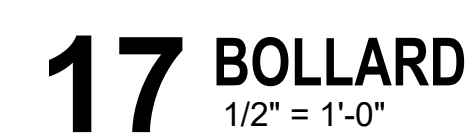
JOB NO: 21415
ISSUE: PERMIT
DATE: 11.07.2023

FILENAME: PITTSBURG
RV/BOAT STORAGE

SITE PLAN

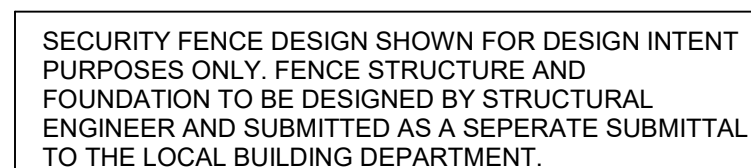
SHEET NO:

A1.1



- NOTES:
1. ALL TUBULAR STEEL FENCING TO BE POWDER COATED. COLOR BLACK.
 2. ALL WELDS TO BE GROUND SMOOTH.
 3. FENCE IS TO BE INDEPENDENT WITH NO BOLTS OR ATTACHMENT TO BUILDINGS UNLESS SPECIFICALLY SHOWN ON DETAILS AND APPROVED BY OWNER.
 4. FENCE TO MEET ALL LOCAL AND STATE REQUIREMENTS.

1 GATE ELEVATION, SECTION & DETAIL
PLAN
1/2" = 1'-0"

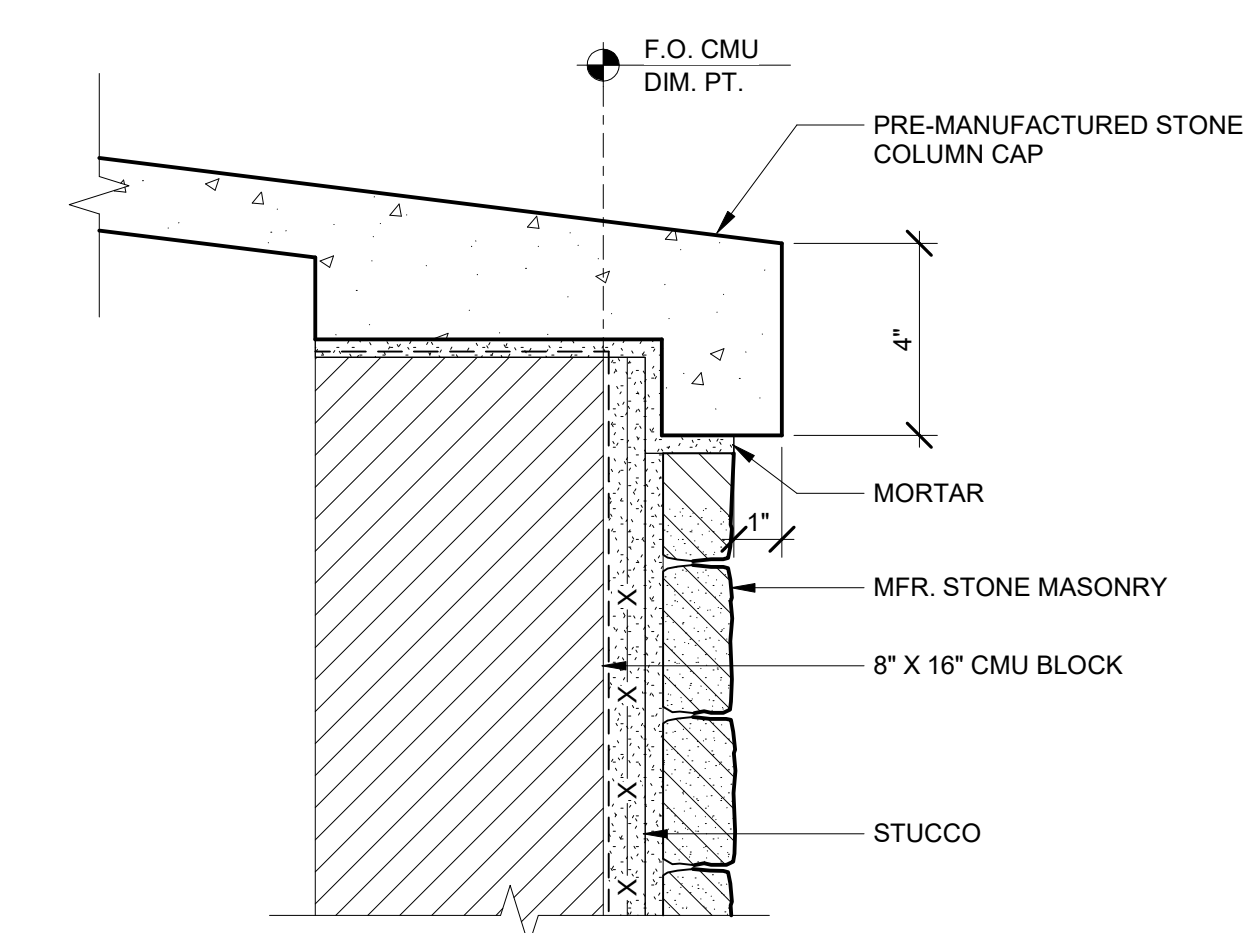


12 SECURITY FENCING

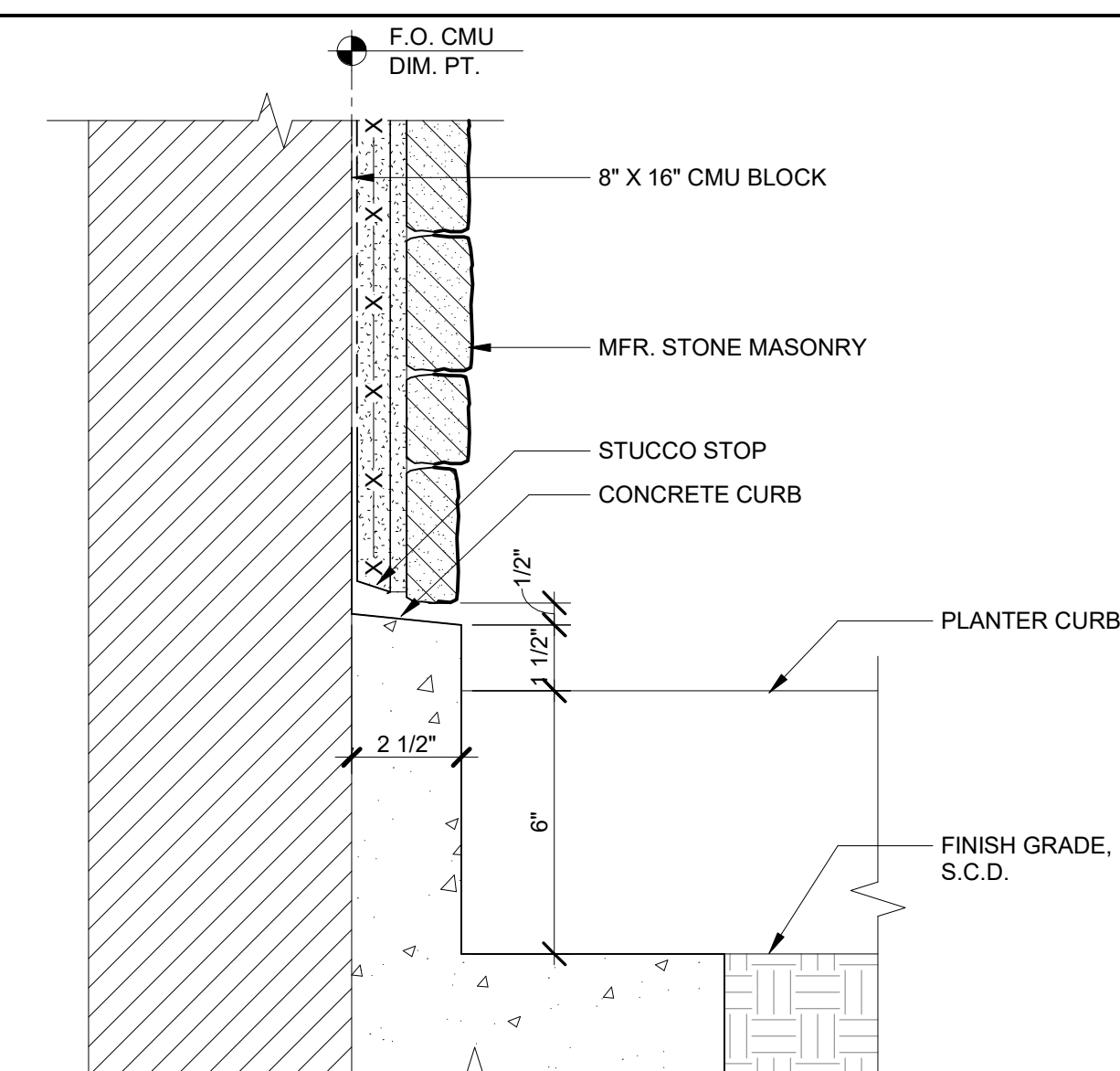


- NOTES:
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 4. FENCE TO MEET ALL LOCAL AND STATE REQUIREMENTS.

**8 DECORATIVE FENCE & TOWER
ELEVATION & DETAIL PLAN**
1/2" = 1'-0"



3 COLUMN CAP



4 BASE - MFR. STONE MASONRY
3" = 1'-0"

1 04.18.23

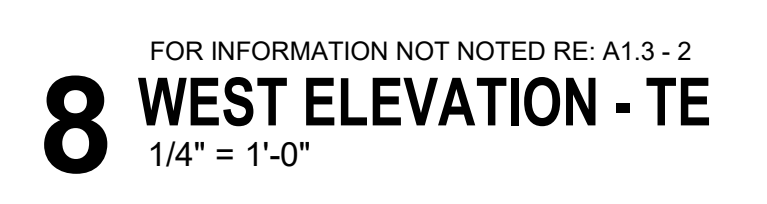
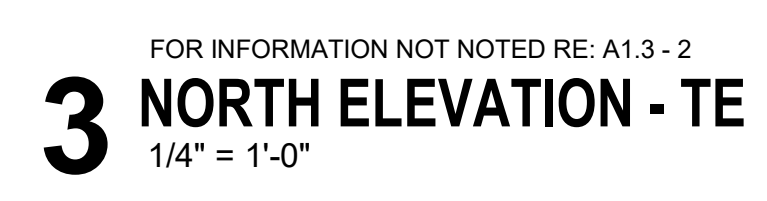
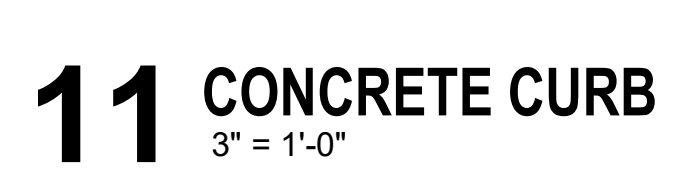
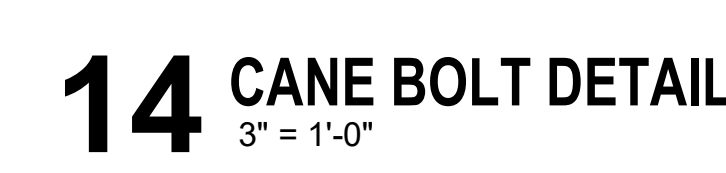
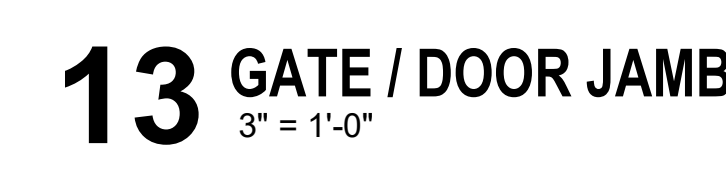
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ISSUE: PERMIT
DATE: 11.07.2023

FILENAME: PITTSBURG
RV/BOAT
STORAGE

SITE DETAILS

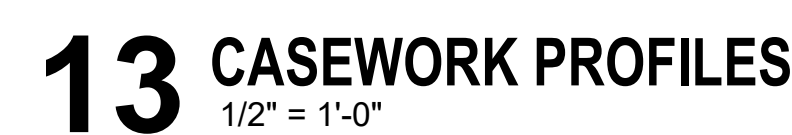
SHEET NO.

A1.2

MATERIAL ☒

- NOTE: FABRICATE AND INSTALL IN ACCORDANCE WITH MANUFACTURE'S REQUIREMENTS AND INSTALLATION INSTRUCTIONS. APPLICABLE INDUSTRY STANDARDS, AND AS INDICATED ON DRAWINGS
1. CONCRETE SEALER: CLEAR, PENETRATING SILANE WITH PROPRIETARY OIL REPELLANT ADDITIVE, BASIS OF DESIGN PRODUCT: PROVIDE THE FOLLOWING MANUFACTURER: EVONIK DEGUSSA CORPORATION; PROTECTOSIL AQUATRETE SG.

RESTRICTED ARCHITECTURAL DRAWINGS
The information contained in these drawings and documents is confidential and may not be reproduced in whole or in part without the expressed written permission of FCG. Drawings noted as Preliminary, Schematic, and/or Concept containing information that is conceptual and subject to change. The architect makes no claim for accuracy of conceptual information or of information supplied by clients.



KEY NOTES (X)

A. PROVIDE MINIMUM RATED 2A10B-C PORTABLE FIRE EXTINGUISHERS WITH A MAXIMUM PROTECTION AREA OF 3,000 SF SUCH THAT THEY ARE LOCATED WITHIN A 75-FOOT TRAVEL DISTANCE TO ANY POINT IN THE AREA. SIGNAGE SHALL BE PROVIDED FOR EACH EXTINGUISHER AND SHALL BE ACCEPTABLE TO THE FIRE DEPARTMENT. EXTINGUISHERS SHALL BE MOUNTED SUCH THAT THE TOP OF THE EXTINGUISHER IS NOT HIGHER THAN 48 INCHES ABOVE FLOOR LEVEL.

B. SEE PRE-FABRICATED BUILDING DRAWINGS FOR ALL CONSTRUCTIBILITY DRAWINGS AND DETAILS RELATED TO OFFICE STRUCTURE.

- 1 3'-0" x 6'-8" ACCESSIBLE DOOR, REFERENCE PRE-FABRICATED DRAWINGS FOR TYPE
- 2 WINDOW, REFERENCE PRE-FABRICATED DRAWINGS FOR TYPE
- 3 CASEWORK, REFERENCE PRE-FABRICATED DRAWINGS FOR TYPE
- 4 COUNTERTOP, REFERENCE PRE-FABRICATED DRAWINGS FOR TYPE

ALIGN

XX — OCCUPANT LOAD
INDICATES DIRECTION OF EGRESS

XX — CUMULATIVE OCCUPANT LOAD
INDICATES DIRECTION OF EGRESS

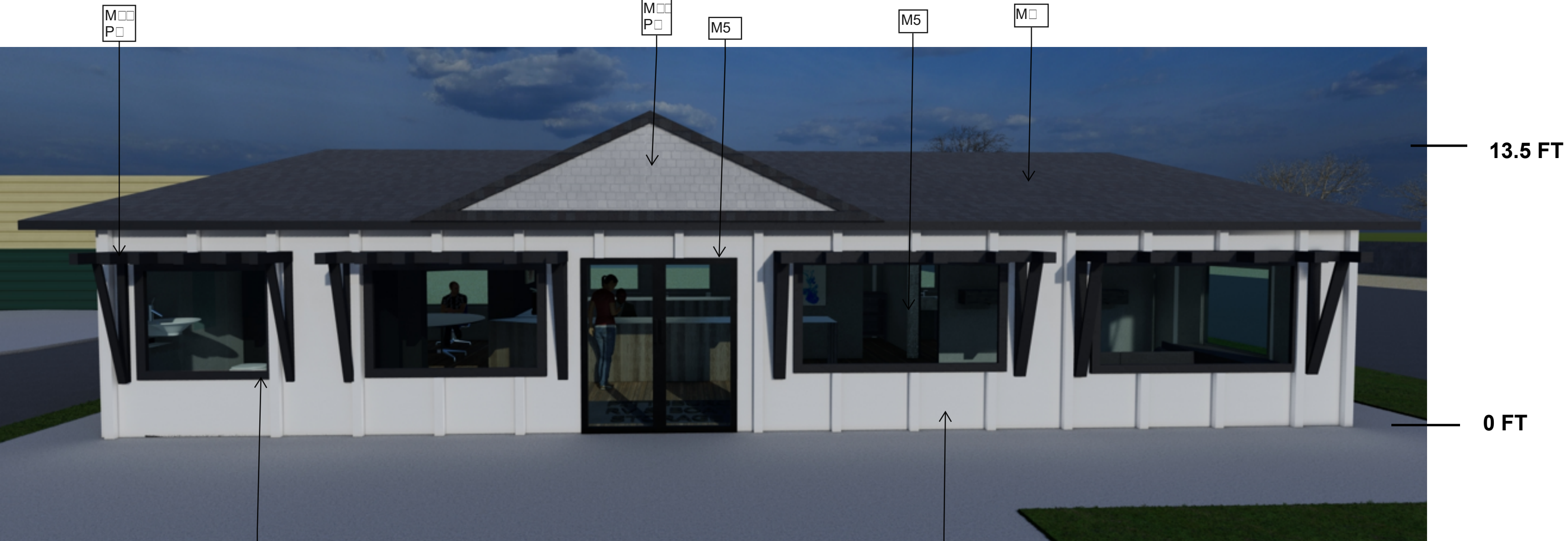
X — REFERENCE SIGN SCHEDULE

FE — FIRE EXTINGUISHER
REFERENCE GENERAL NOTE 1



10 OPEN OFFICE CASEWORK





3 OFFICE - EAST ELEVATION
1/4" = 1'-0"



1 OFFICE - NORTH ELEVATION
1/4" = 1'-0"

COLORS AND MATERIALS:

SW 7005
Pure White

P1 - PAINT

SW 7661
Reflection

P3 - PAINT

SW 6257
Gibraltar

P2 - PAINT

M1 - HARDIE BOARD & BATTEN

M2 - HARDIE TRIM

M3 - WINDOW TRELLIS

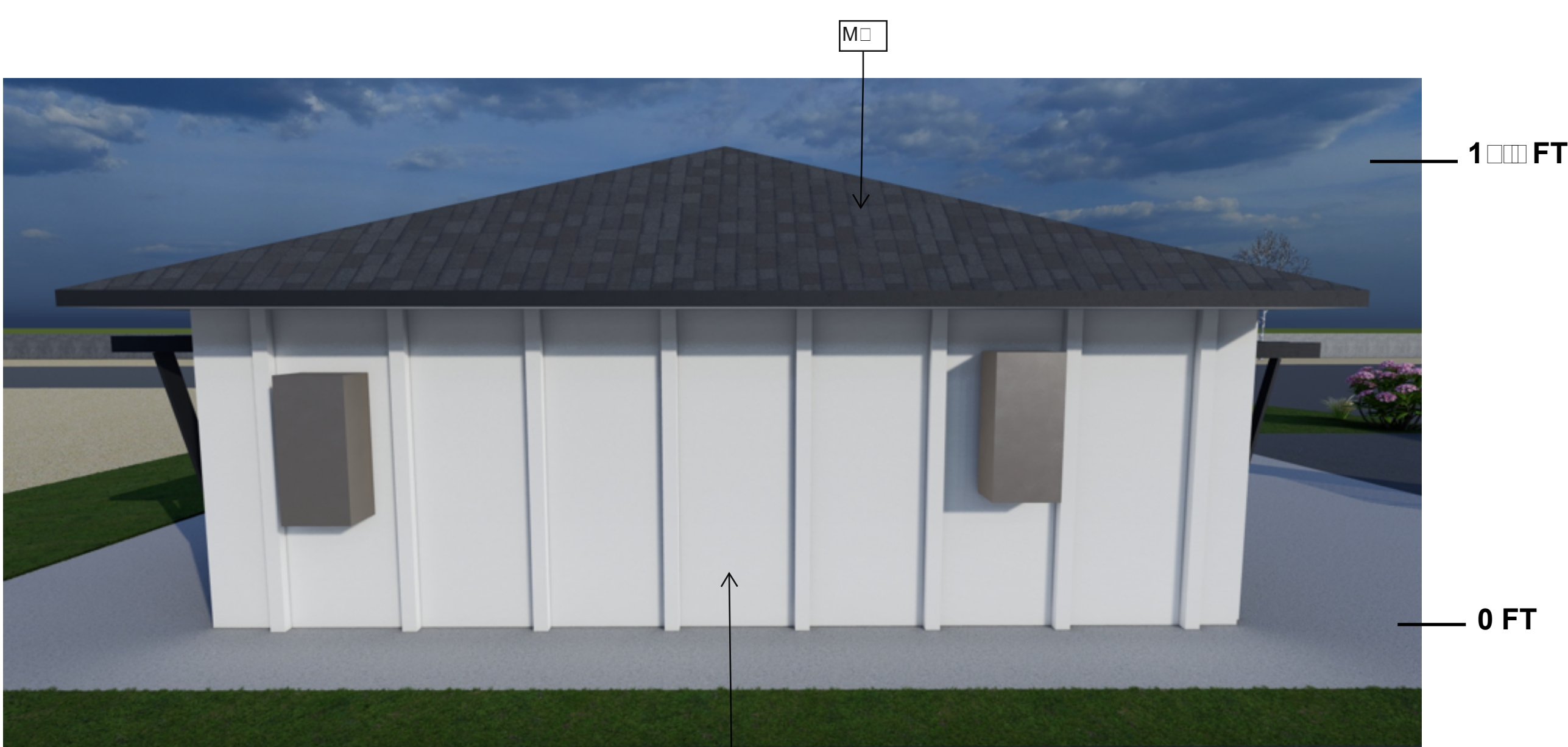
M4 - HARDIE SHINGLES

**M5 - METAL COMMERCIAL
STOREFRONT WINDOW & DOOR**

**M6 - LANDMARK PRO ASPHALT
SHINGLE ROOF - BLACK WALNUT**



4 OFFICE - WEST ELEVATION
1/4" = 1'-0"



2 OFFICE - SOUTH ELEVATION
1/4" = 1'-0"

SIGNAGE SCHEDULE

SIGN REF.	DESCRIPTION	TEXT	PICTOGRAM	SIZE (WxH)	MOUNTING LOCATION	SIGN TYPE	MFR. #	REMARKS
A	DOOR PANEL SIGN - RESTROOM	-	-	12" DIA.	RE: A4.1-14	RE: A4.1-10A	RRE-120-DCTS	WHITE ON BLACK
B	WALL PANEL SIGN - RESTROOM	RESTROOM	-	8" x 4"	RE: A4.1-14	RE: A4.1-11A1	RSME-545	WHITE ON BLACK
C	EXIT SIGN	EXIT	-	6" x 4"	RE: A4.1-14	RE: A4.1-11B1	RRE-655	WHITE ON BLACK
D	EXIT ROUTE SIGN	EXIT ROUTE	-	6" x 4"	RE: A4.1-14	RE: A4.1-11C1	RRE-660	WHITE ON BLACK

SIGNAGE NOTES

- BASIS-OF-DESIGN MANUFACTURER: COMPLIANCESIGNS, INC., OR COMPARABLE PRODUCT.
- COLOR: WHITE GRAPHICS ON BLACK BACKGROUND, UNLESS NOTED OTHERWISE.
- RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE THEIR BACKGROUND, UPPERCASE, SANS SERIF, 5/8" HIGH MINIMUM AND 2" HIGH MAXIMUM. STROKE THICKNESS OF UPPERCASE LETTER "T" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTERS. CHARACTERS SHALL COMPLY WITH CBC 11B-703.2.
- BRAILLE: TEXT IS ACCOMPANIED BY CONTRACTED (GRADE 2) BRAILLE. BRAILLE SHALL BE POSITIONED BELOW CORRESPONDING TEXT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MINIMUM AND 1/2" MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.BRAILLE SHALL COMPLY WITH CBC 11B-703.3.
- VISUAL CHARACTERS SHALL BE UPPERCASE, SANS SERIF, 5/8" HIGH MINIMUM. CHARACTER HEIGHT VARIES WITH HEIGHT TO FINISH FLOOR OR GRADE AND WITH VIEWING DISTANCE. STROKE THICKNESS OF UPPERCASE LETTER "T" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTERS. CHARACTERS SHALL COMPLY WITH CBC 11B-703.5.
- CHARACTERS AND BRAILLE SHALL BE IN HORIZONTAL FORMAT.
- ALL WALL PANEL SIGNS: SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY WHERE INDICATED. WHERE PICTOGRAMS ARE PROVIDED, THE OUTSIDE DIMENSION OF PICTOGRAM FIELD SHALL BE MINIMUM 6" HIGH. VERBAL DESCRIPTION OF USAGE SHALL BE PLACED DIRECTLY BELOW THE SYMBOL OF ACCESSIBILITY AND PICTOGRAM (I.E. MEN OR WOMEN).
- FINISH AND CONTRAST: CHARACTERS, PICTOGRAMS, SYMBOLS AND THEIR BACKGROUND/ FIELD SHALL HAVE A NON-GLARE FINISH. CHARACTERS, PICTOGRAMS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND/ FIELD, WITH EITHER LIGHT CHARACTERS, PICTOGRAMS, AND SYMBOLS ON A DARK BACKGROUND/ FIELD OR DARK CHARACTERS, PICTOGRAMS AND SYMBOLS ON A LIGHT BACKGROUND/ FIELD.
- DOOR PANEL SIGNS (GEOMETRIC SYMBOLS): CONTRAST IS EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND. MEN'S RESTROOM SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE, WITH A VERTEX POINTING UPWARD. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE DOOR. WOMEN'S RESTROOM SHALL BE IDENTIFIED BY A CIRCLE. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR. UNISEX RESTROOM SHALL BE IDENTIFIED BY A CIRCLE, WITH A TRIANGLE SUPERIMPOSED ON THE CIRCLE. THE TRIANGLE SYMBOL SHALL CONTRAST WITH THE CIRCLE SYMBOL. THE CIRCLE SYMBOL SHALL CONTRAST WITH THE DOOR.
- EDGES AND VERTICES ON GEOMETRIC SYMBOLS: EDGES SHALL BE EASED OR ROUNDED AT 1/16" MINIMUM, OR CHAMFERED AT 1/8" MAXIMUM. VERTICES SHALL BE RADIUSIED BETWEEN 1/8" AND 1/4" MAXIMUM.
- SIGNS MOUNTED ON GLASS: PROVIDE OPAQUE SHEET MATCHING SIGN ON OPPOSITE SIDE OF GLASS TO CONCEAL BACK OF SIGN, UNLESS BACK TO BACK WITH ANOTHER SIGN WHERE OCCURS. MOUNT USING UV-RESISTANT VINYL FILM WITH PRESSURE-SENSITIVE PERMANENT ADHESIVE ON BACK. MATCH SIGN SIZE, SHAPE, AND COLOR.
- ATTACH PANEL SIGNS TO SURFACES USING ADHESIVE OR ADHESIVE FOAM ON BACK.
- FOR INFORMATION NOT NOTED - RE: A4.1-10,11,14 AND CBC 11B-216, 11B-703, 1009.9, 1009.10, AND 1013.4.

14 DOOR/WALL SIGNS

1/2" = 1'-0"

10 DOOR PANEL SIGN TYPES (GEOMETRIC SYMBOLS)

1 1/2" = 1'-0"

11 WALL PANEL SIGN TYPES

1 1/2" = 1'-0"

16 MANEUVERING CLEARANCE AT DOORS

3/8" = 1'-0"

[illegible][illegible]

API Inv#:225101001-002



Attachment:

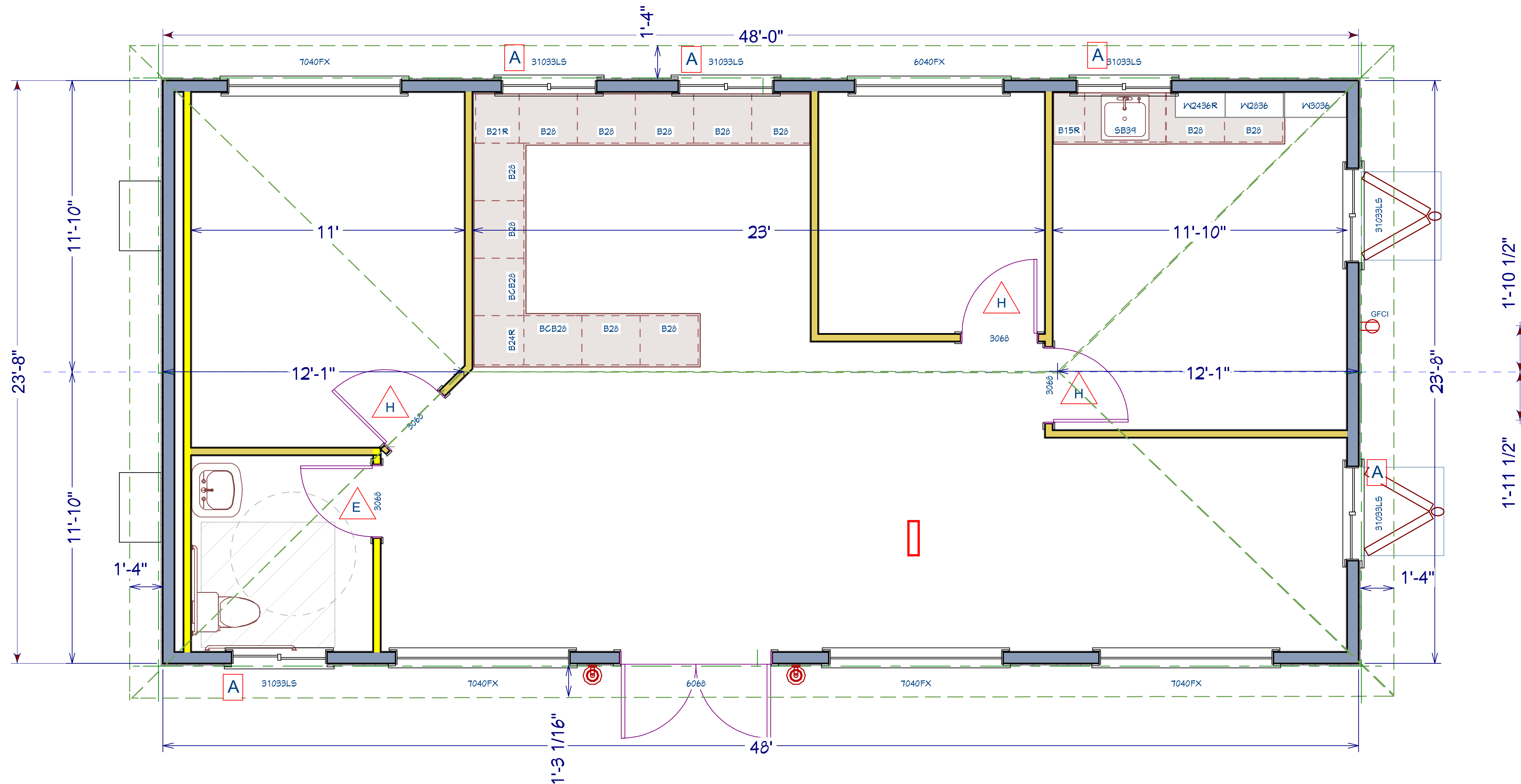
Last Revision Date: 5/2/2014

e-mail: sales@apitrailers.com

Web Site: www.apitrailers.com

Phone: 800 394-9217

Fax: 805 928-9190

[illegible]

ATLAS PERFORMANCE INDUSTRIES, INC.

ATLAS THERMAL POSITIVE, INC.

API Inv#: 225101001-002

**TOTAL BUILDING
AREA:
1,136 S² FT**

OFFICE FLOOR PLAN

SHEET A5

Atlas Performance Industries, Inc. Phone: 800 394-9217 e-mail: sales@apitrailers.com

www.apitrailers.com



City of Pittsburg

Community and Economic Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

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

DATE: January 23, 2024
TIME: 7:00 p.m.
PLACE: Marina Community Center
340 Marina Boulevard, Pittsburg, California

Concerning the following matter:

Modification of Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage Leasing Office, AP 23-0125 (DR)

This is a public hearing on a request to modify the Design Review approval originally granted by the Planning Commission on June 14, 2022, in Resolution No. 10190 (AP-21-1588 (UP, DR) allowing a 1,243 square-foot (sq. ft.) leasing office for Pittsburg Solar Recreational Vehicle (RV) and Boat Storage located at 3468 Pittsburg-Antioch Highway in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.

Environmental Determination

Pursuant to the provisions of the State CEQA Guidelines, a Mitigated Negative Declaration (MND) for the Pittsburg Solar RV and Boat Storage Project was approved by the Planning Commission on June 14, 2022, under Resolution No. 10191. On June 22, 2022, a Notice of Determination (NOD) pursuant to CEQA Guidelines section 15075 was filed with the Contra Costa County Clerk-Recorder and on June 23, 2022, the NOD was uploaded to the State Clearinghouse in the Office of Planning and Research. Additional information about the approved MND can be provided upon request.

PROJECT PLANNER: Alison Hodgkin, (925) 252-6987 or ahodgkin@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?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project?

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.

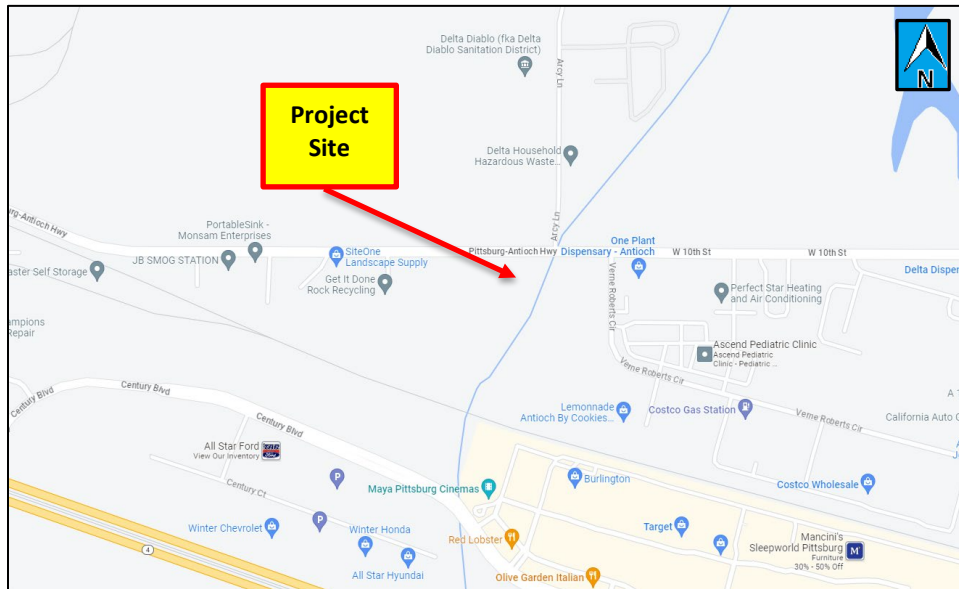
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public 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: Modification of Design Review for Pittsburg Solar Recreational Vehicle/Boat Storage Leasing Office, AP 23-0125 (DR)

Location: 3468 Pittsburg-Antioch Highway, APN: 074-100-018



City of Pittsburg

Community and Economic Development Department - Planning Division

65 Civic Avenue
Pittsburg, CA 94565



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 23, 2024**

ITEM: Consideration of a Resolution Denying a Use Permit for the Pittsburg Renaissance Day Care Facility, AP-23-0092 (UP)

ORIGINATED BY: Hong Rosie Pham-Myers; 158 East Third Street, Pittsburg, CA 94565

SUBJECT: This is a Public Hearing for a Use Permit to establish a “Day Care, General” use within an existing multi-tenant building located at 158 East Third Street. The tenant space is located within the Pedestrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessor’s Parcel No. 085-108-011.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution denying Use Permit Application No. 23-0092.

BACKGROUND:

On July 10, 2023, Hong Rosie Pham-Myers filed Use Permit Application No. 23-0092 to establish a Day Care business for children between the ages of 2 and 6 at 158 E. Third Street within the City of Pittsburg, CA. The site is located in the Pedestrian Commercial (CP) Zoning District.

This application was originally scheduled for the August 8, 2023, Planning Commission hearing. At the request of staff, a continuance to a date to be determined for this application was requested and granted by the Planning Commission at this hearing.

Subsequently after that continuance was granted and on November 13, 2023, staff scheduled the item for Community and Economic Development Subcommittee meeting before returning to the Planning Commission. After review and discussion, the Subcommittee expressed support of the application and business plan. However, the Subcommittee did express concern regarding the proximity of this project to alcoholic beverage establishments in the project’s vicinity. Overall, the general consensus from the Subcommittee recommended staff to continue processing the application and return to the Planning Commission for consideration.

PROJECT DESCRIPTION:

Existing Conditions:

The site is located within the Commercial Core of Old Town Pittsburg where retail uses are encouraged, and a walkable environment is promoted. The proposed day care establishment would occupy an existing approximately 1,200 square-foot vacant tenant space within a multi-tenant retail space located along East Third Street.

The Existing Conditions Photos are included as Attachment 2 to this Staff Report.

Surrounding Land Uses:

North: Bay Harbor Park Residential Subdivision
East: E.J. Phair Brewing Company
South: California Theatre; Mixed-Use Development
West: Personal Services Uses

The proposed use would operate from a multi-tenant building, which currently has the following businesses in operation: Acclaim Mobility, LLC, Books with Numbers, De-Ann Loft, LCSW, Black Diamond Data LLC, Demetra Thomas, LCSW, Pretty Confident Beauty Studios.

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

Proposed Project:

The proposed project is a request for Use Permit approval to establish a Day Care facility within an existing multi-tenant building. The use would operate within the existing 1,200 square-foot tenant space located at 158 East Third Street. The proposed business would operate as a preschool center serving children between the ages of 2 and 6 that reside in the City of Pittsburg and neighboring communities. The day care facility would operate under the name: "Pittsburg Renaissance Preschool" and would provide early childhood education services that foster the development of young children through play while incorporating history, art, music, science, technology engineering, math and culturally rich curriculums. The day care facility would offer childcare and educational program Monday through Friday beginning at 7:30 A.M. and continuing through 6:00 P.M. The day care facility would use the existing fenced area behind the tenant space for outdoor play and gardening activities. The day care facility would charge monthly tuition for revenue. The applicant does not propose any interior or exterior changes to the tenant space to facilitate the use proposed. At current, the applicant is pursuing a license through the State of California Department of Social Services - Community Care Licensing in order to operate at this location.

The proposed floor plan and business plan are included as Attachments 4 and 5 to this Staff Report.

CODE COMPLIANCE:

Pittsburg General Plan 2020: The project site is located in the Commercial Core Downtown Subarea of the City of Pittsburg's 2020 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.

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. 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 Pittsburg Municipal Code (PMC) Section 18.08.080 - Commercial Use Classifications and Section 18.52.010 – CP District – Land Use Regulations, Day Care (General) establishments are conditionally permitted in the CP District subject to an approved Use Permit application, and subsequent approval of a City of Pittsburg Business License.

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. A loading zone, street parking, and public parking lots are located within walking distance of the proposed project site.

Signage: The applicant does not propose any exterior signage for the tenant space. Signage associated with the proposed project would require a separate sign permit 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 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.

A full analysis of how the project does not meet the required Use Permit findings is provided in the 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 January 12, 2024, a notice of the January 23, 2024, 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 notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Harbor and School Street", "Marina Vista", "The Village at New York Landing" "W. 8th Street" and "Downtown Pittsburg" neighborhoods.

The Public Hearing Notice is included as Attachment 7 to this Report.

ANALYSIS:

Staff finds that the proposed Day Care establishment is inconsistent with the General Plan Goals and Policies. The proposed Day Care, General use will be located within the Downtown Commercial Core, and the proposed operation contradicts the overall intent of the retail synergy desired along the primary corridor of the Commercial Core Downtown Subarea. The proposed use of a day care facility would not contribute to a pedestrian-oriented downtown, as the use would primarily operate as a non-commercial use classification pursuant to the Pittsburg Municipal Code (PMC). If approved this use would yield no opportunity for specialty retail or personal service uses within a major commercial corridor in the City, and as intended by the General Plan land use designation.

The proposed use would not be in accordance and conformance with the objectives of the PMC and Zoning Ordinance. The purpose of the Pedestrian Commercial land use district in which the project is to be located in, is more appropriate for shoppers and visitors in that it caters to bring pedestrians into the downtown commercial core. The proposed day care facility is not appropriate to the specific location due to the heavy concentration of commercial, entertainment, and micro-industrial uses in the project's vicinity, including the brewing of alcoholic beverages adjacent to the project site. Further, the specific location is a multi-tenant building with a shared outdoor open space area proposed for use of outdoor play, which would not allow for a sufficient buffer between the existing uses.

The proposed use would adversely affect the protection of the tax base and other substantial revenue sources within the City Downtown Core, in that the occupancy of a tenant space with a day care facility will impose growth constraints to surrounding businesses by establishing a sensitive receptor in an area that has existing entertainment and commercially pedestrian-oriented uses and pedestrian-friendly storefronts.

The proposed day care facility would not be consistent with the General Plan, specifically Policy 6-P-10, in that the proposed Day Care Facility would not aid in emphasizing Downtown as Pittsburg's historic center, providing an identity and a sense of place for the entire city by establishing a focused revitalization strategy that integrates the initiatives of the Economic Development Strategy. This policy specifically requires the establishment of a retail and consumer services strategy to attract retail and service sector business to key locations in Downtown. A day care facility pursuant to the PMC is not considered a retail or service sector business.

Further, the use is incompatible with General Plan Goal 5-G-2 and General Plan Policy 5-P-6. The proposed use would not promote the development and intensification of the Downtown commercial core as both a visitor destination and a neighborhood retail center. Downtown goals encourage a critical mass of visitor-oriented retail businesses, such as gift shops and galleries, as well as neighborhood retail and personal services, as required by Goal 5-G-2. Approval of this use would also not encourage property-owners in the Commercial Core to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities (for example, restaurants, boutiques, and personal services), as required by Policy 5-P-6.

The proposed day care facility would not support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere within the East Third Street and Marina area corridor, in that the new use will not entice new community members to Old Town Pittsburg, thereby decreasing pedestrian traffic not only on site, but for surrounding sites and businesses further diminishing the opportunity for key economic development tax revenue. Further, the day care facility is primarily a single customer-only based user, not contributing to a visually interesting or engaging shopper pedestrian-oriented storefront in a major commercial and entertainment corridor of East Third Street.

ACTION REQUIRED:

Move to adopt a Resolution, denying Use Permit application No. 23-0092, due to the inability to make all findings in the affirmative. If the Planning Commission finds it necessary and determines that the project be approved, then direct staff to return to the Planning Commission with a Resolution for approval subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map
4. Proposed Project Floor Plan
5. Proposed Project Business Plan
6. Proposed Project Outdoor Open Space Plan
7. Public Hearing Notice/Vicinity Map

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Denial of Use Permit request to establish)
a Day Care Facility for Pittsburg Renaissance)
Preschool, located at 158 East Third Street,)
AP-23-0092 (UP) Assessor's Parcel Number)
085-108-011.)

RESOLUTION NO. ____

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On July 10, 2023, Hong Rosie Pham-Myers filed an application requesting approval of a Use Permit to establish a "Day Care, General" use within an existing multi-tenant building located at 158 East Third Street, Pittsburg, CA. The tenant space is located within the Pedestrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessor's Parcel No. 085-108-011.
- B. Planning Application No. AP-23-0092, "Pittsburg Renaissance Day Care Facility", was scheduled as Item No. 3 on the published agenda for the August 8, 2023, Planning Commission hearing. At the request of staff, a continuance for Item No. 3 was requested and granted by the Planning Commission at this hearing. The date of the request by staff was to a date to be determined.
- C. On November 13, 2023, Pittsburg Renaissance Day Care was included as agenda item 2(a) at the Community and Economic Development Subcommittee meeting. In general, members of the Subcommittee expressed support of the application and business plan. Some members of the Subcommittee expressed concern regarding proximity to sensitive land uses, such as alcoholic beverage establishments in the project's vicinity. Overall, the Subcommittee recommended staff to continue processing the application to bring forward before the Planning Commission for consideration.
- D. 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").
- E. 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.
- F. 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.

On or prior to January 12, 2024, a notice of the January 23, 2024, 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 notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Harbor and School Street", "Marina Vista", "The Village at New York Landing" "W. 8th Street" and "Downtown Pittsburg" neighborhoods.

- G. On January 23, 2024, the Planning Commission held Public Hearing on Planning Application No. 23-0092, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Pittsburg Renaissance Day Care Facility, AP-23-0092 (UP)," dated January 23, 2024, 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 Pittsburg Renaissance Day Care Facility:
 - a. will not 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 day care facility is not appropriate to the specific location due to the heavy concentration of commercial and micro-industrial uses in the project's vicinity, including the brewing of alcoholic beverages adjacent to the project site. Further, the specific location is a multi-tenant building with a shared outdoor open space area proposed for use of outdoor play, which would not allow for a sufficient buffer between sensitive, incompatible uses;
 - b. will be detrimental to the health, safety, and general welfare of the City, in that the proposed use would introduce a childcare facility, which is considered a sensitive use, within close proximity to noncompatible uses, such as alcoholic brewing and beverage establishments, that do not foster an appropriate environment for sensitive receptors, such as children. Approval of the proposed use will be detrimental to the health, safety, and general welfare of the City's youth;
 - c. will adversely affect the orderly development of property within the City, in that approval of the Use Permit will establish a facility in the Downtown Commercial Core, incompatible with permitted, more intense, commercial uses in the CP zoning district, further affecting orderly development of property within the City;
 - d. will 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 occupancy of a tenant space with a day care facility will impose growth constraints to surrounding businesses, therefore decreasing revenue for the City and adversely affecting the preservation of property values in the City;
 - e. will not be consistent with the General Plan, specifically Policy 6-P-10, in that the proposed Day Care Facility would not aid in emphasizing Downtown as Pittsburg's historic center, providing an identity and a sense of place for the entire city by establishing a focused revitalization strategy that integrates the initiatives of the Economic Development Strategy. This policy specifically requires the establishment of a retail and consumer services strategy to attract retail and service sector business to key locations in Downtown. A day care facility is not considered a retail or service sector business. Further, the use is

incompatible with General Plan Goal 5-G-2 and General Plan Policy 5-P-6. The proposed use would not promote the development and intensification of the Downtown commercial core as both a visitor destination and a neighborhood retail center. Downtown goals encourage a critical mass of visitor-oriented retail businesses, such as gift shops and galleries, as well as neighborhood retail and personal services, as required by Goal 5-G-2. Approval of this use would also not encourage property-owners in the Commercial Core to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities (for example, restaurants, boutiques, and personal services), as required by Policy 5-P-6;

- f. will encourage marginal development within the neighborhood, in that proposed day care facility has the ability to constrain future business growth in the Downtown Commercial Core by establishing a sensitive use, further encouraging marginal development within the neighborhood;
- g. will not support the goals of creating vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along Railroad Avenue, in that the new use will not draw new community members to Old Town Pittsburg, thereby decreasing pedestrian traffic not only on site, but for surrounding sites and businesses further diminishing the opportunity for an economically prosperous downtown and storefront. Further, the day care facility is primarily customer-only based, not contributing to a visually interesting or engaging pedestrian-oriented storefront in a major commercial corridor in the City.

B. The Staff Report entitled, "Pittsburg Renaissance Day Care Facility AP-23-0092 (UP)" dated January 23, 2024, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby denies Planning Application No. 23-0092.

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 January 2024, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

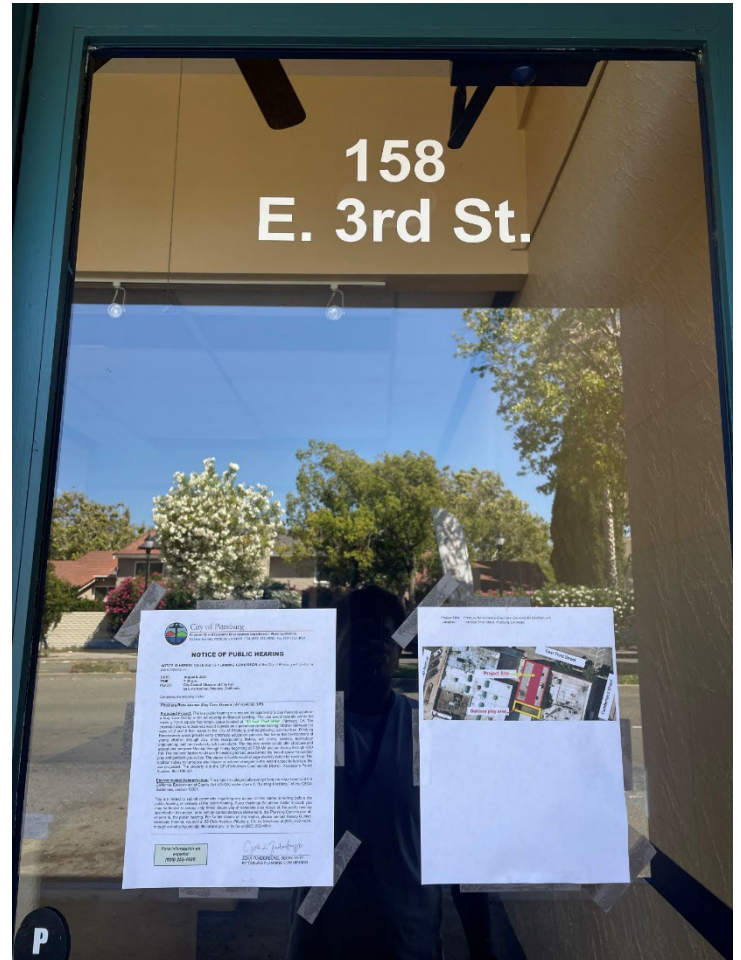
ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on January 23, 2024.

JOHN FUNDERBURG M.S., SECRETARY
PITTSBURG PLANNING COMMISSION

AP-23-0092 (UP) Attachment 2 – Project Site Photos

Front entry to proposed project site.



AP-23-0092 (UP) Attachment 2 – Project Site Photos

Project's access to outdoor open space.



AP-23-0092 (UP) Attachment 2 – Project Site Photos

Outdoor open space utilities.



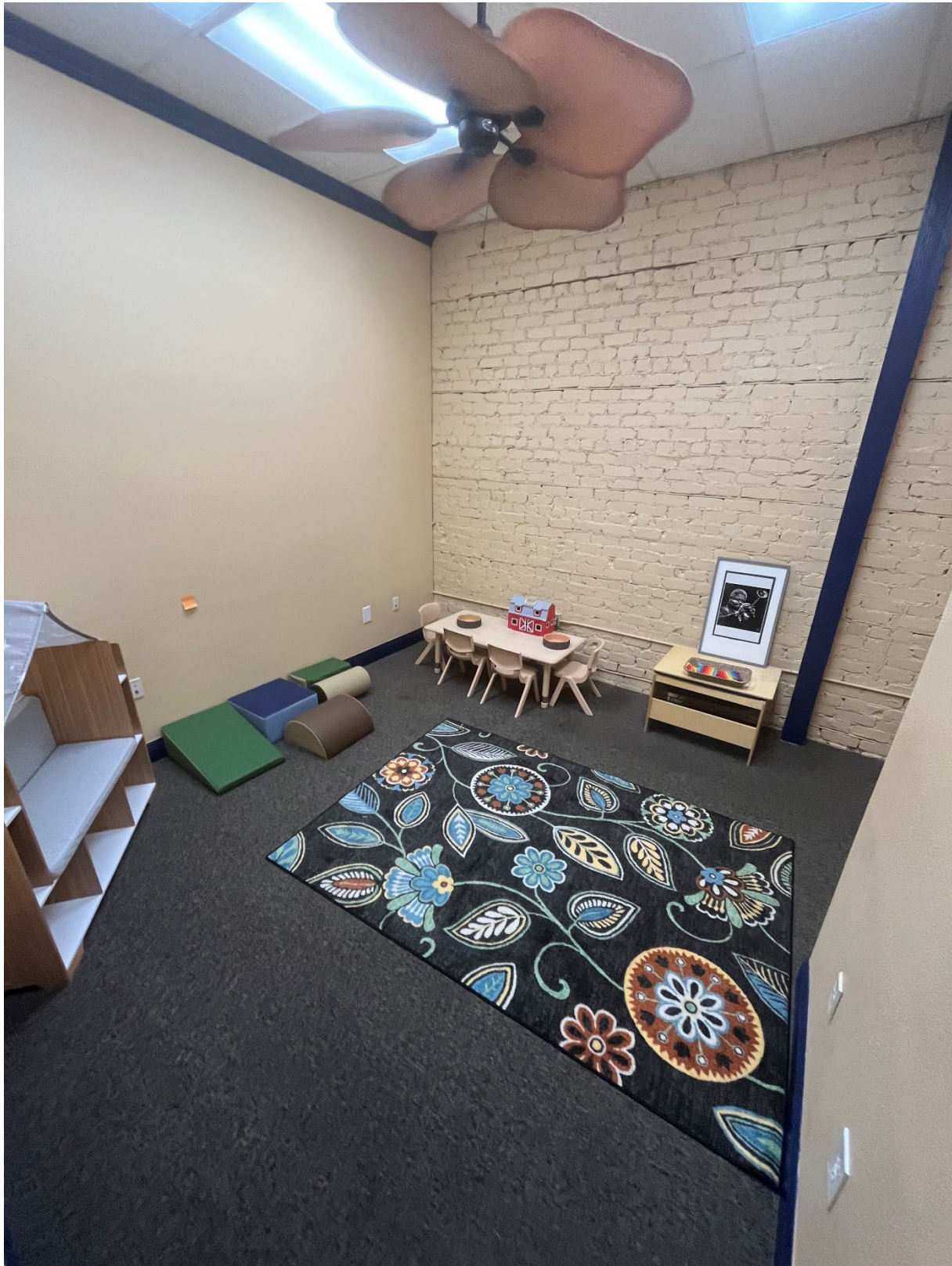
AP-23-0092 (UP) Attachment 2 – Project Site Photos

Proposed classroom 1.



AP-23-0092 (UP) Attachment 2 – Project Site Photos

Proposed classroom 2.



AP-23-0092 (UP) Attachment 2 – Project Site Photos

Shared outdoor open space.



AP-23-0092 (UP) Attachment 2 – Project Site Photos

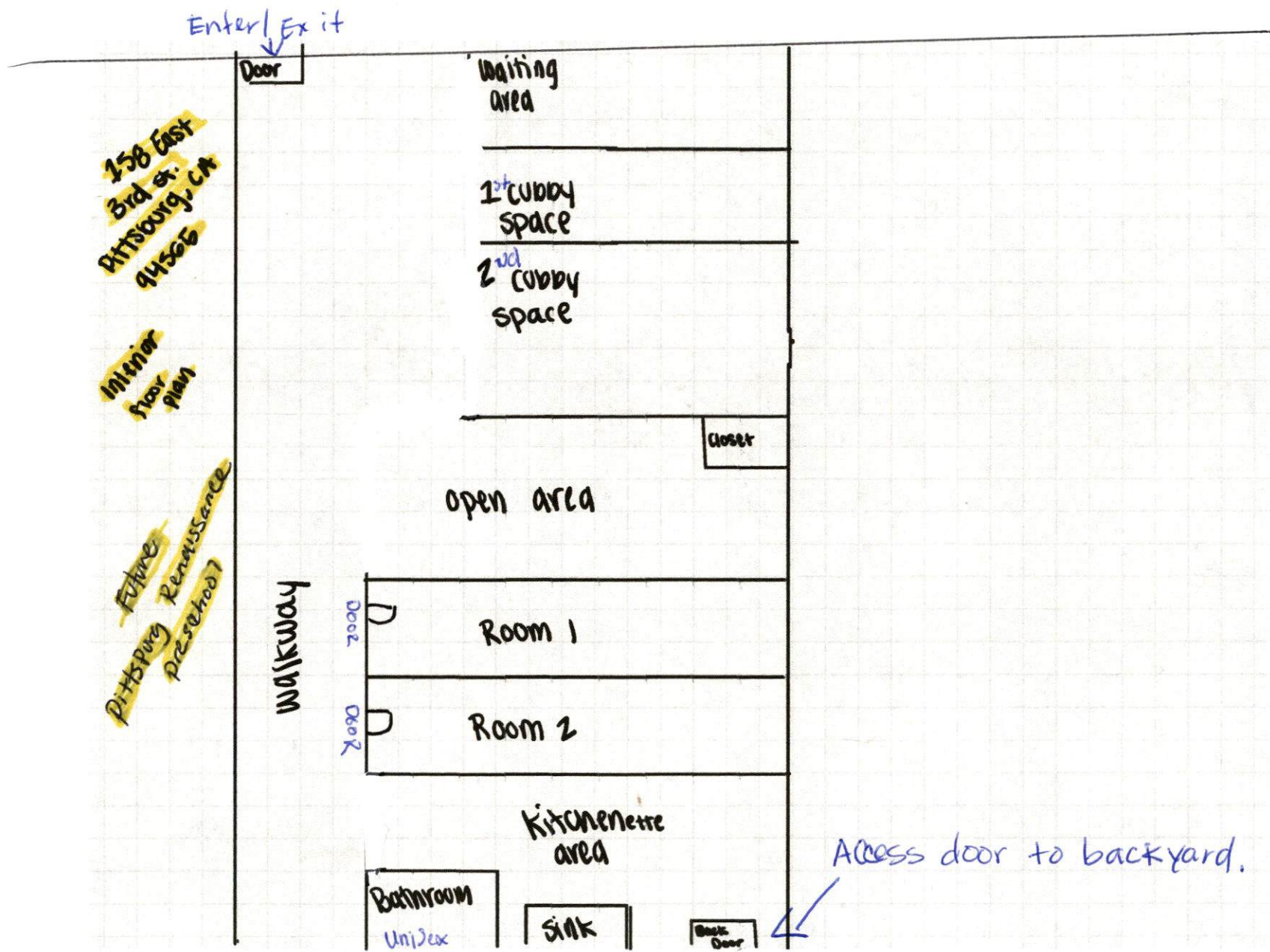
Adjacent tenant's access to shared outdoor open space.



AP-23-0092 (UP) Attachment 3 – Surrounding Land Uses



East Third Street



Outdoor Garden / activity playspace.

Access door to backyard.

* additional bathroom within building is accessible for adult use.

To: City of Pittsburgh Planning Department.
From: Rosie Pham Myers
Ph: 510-417-1467
Email: pittsburgrenaissancepreschool@gmail.com
Subject: 158 East 3rd Street Pittsburgh CA, 94565-Use Permit Info.

Pittsburg Renaissance Preschool

Hours of Operation- 7:30 am to 6:00 pm.

Security Plan: The preschool security plan will include ensuring that only authorized persons have contact with children, controlling access to preschool facilities, and maintaining secure check-in and check-out policies. A keypad or card entry will be used at the door, only allowing authorized parents, employees, and enrichment instructors. Also, Background checks will be required and remain on file for all teachers/staff and any persons who will work closely with children and are allowed on-site.

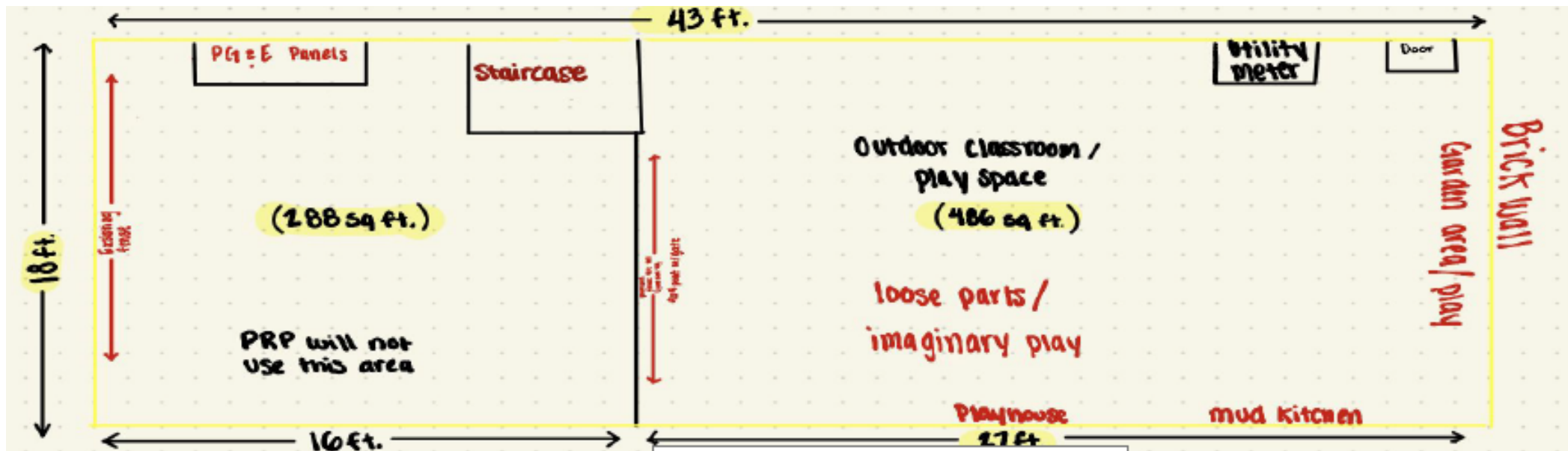
Interior Construction: No interior construction is needed at this time.

Any Signage Proposed: Printed decal signage on the front window and front door.

What Type of Service is Being Provided: Preschool Center / Early Childhood Education-Childcare Services.

How Does The Proposed Business Operate? The Proposed business will operate as a preschool center serving children ages 2-6 in the city of Pittsburgh and neighboring communities. Pittsburg Renaissance Preschool will provide early childhood education services that foster the development of young children through play while incorporating history, art, music, science, technology, engineering, math and culturally rich curriculums. The preschool will offer childcare and educational program M-F from 7:30 am- 6:00 pm. The school will charge monthly tuition for revenue.

Attachment 6
Pittsburg Renaissance Preschool / Day care facility outdoor open space
(dimensioned) and proximity to alcoholic beverage establishment.



Attachment 6
Pittsburg Renaissance Preschool / Day care facility outdoor open space
(dimensioned) and proximity to alcoholic beverage establishment.





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: January 23, 2024
TIME: 7:00 p.m.
PLACE: Marina Community Center
340 Marina Boulevard Pittsburg, California

Concerning the following matter:

Pittsburg Renaissance (Day Care, General) AP-23-0092 (UP)

Proposed Project: This is a public hearing on a request for approval of a Use Permit to establish a Day Care facility within an existing multitenant building. The use would operate within the existing 1,200 square-foot tenant space located at 158 East Third Street, Pittsburg, CA. The proposed day care business would operate as a preschool center serving children between the ages of 2 and 6 that reside in the City of Pittsburg and neighboring communities. Pittsburg Renaissance would provide early childhood education services that foster the development of young children through play while incorporating history, art, music, science, technology engineering, math and culturally rich curriculums. The day care center would offer childcare and educational program Monday through Friday beginning at 7:30 AM and continuing through 6:00 PM. The day care facility would use the existing fenced area behind the tenant space for outdoor play and gardening activities. The day care facility would charge monthly tuition for revenue. The applicant does not propose any interior or exterior changes to the tenant space to facilitate the use proposed. The property is in the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-108-051

Environmental Determination: 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.

You are invited to submit comments regarding any aspect of this matter in writing before the public hearing, or verbally at the public hearing. If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. For further details on this matter, please contact Kelsey Gunter, Associate Planner, via mail at 65 Civic Avenue, Pittsburg, CA, by telephone at (925) 252-4824, through e-mail at kgunter@pittsburgca.gov, or by fax at (925) 252-4814.

Para información en
español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Pittsburg Renaissance (Day Care, General) AP-23-0092 (UP)
Location: 158 East Third Street, Pittsburg, CA 94565



City of Pittsburg

Community and Economic Development Department - Planning
Division

65 Civic Avenue
Pittsburg, CA 94565

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 23, 2024**

ITEM: Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits two notices of intent to conduct a Zoning Administrator public hearing, one for a Fence Height Exception pursuant to PMC 18.32.010.C; and one for a Tree Removal Permit pursuant to PMC Section 18.84.830.D. The Zoning Administrator also submits one notice of intent to Exercise Delegated Design Review Authority.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notices of Intent to Conduct a Zoning Administrator Public Hearing and Notice of Intent to Exercise Delegated Design Review Authority.

BACKGROUND:

Fence Height Exception

The project applicant is requesting Zoning Administrator approval of a permit for a Fence Height Exception to construct a six-foot-tall, tube steel fence with a self-closing gate between the public sidewalk and walkway space adjacent to West Leland Road within the Vista Del Mar (Serene) Subdivision located at 1398 Sanctuary Street.

Tree Removal Permit

This is an application requesting Zoning Administrator approval of a permit to remove nine protected trees, as defined by Pittsburgh Municipal Code (PMC) section 18.84.830.F. The request also includes the potential removal of three additional protected trees. Further evaluation of the three trees will take place upon excavation/grading of the site to evaluate the health of the trees. If the arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvements plans for the project. If significant root loss has incurred, the trees may need to be removed.

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:

Planning Commission Staff Report
Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise
Delegated Design Review Authority

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.
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 two applications requiring a Zoning Administrator public hearing and one requiring Administrative Design Review:

1. 1398 Sanctuary Street – Fence Height Exception, AP-24-0002 (FHE)

This is an application by Mark Currington, requesting Zoning Administrator approval of a permit for a Fence Height Exception to construct a six-foot-tall, tube steel fence with self-closing gate between the public sidewalk and walkway space adjacent to West Leland Road within the Vista Del Mar (Serene) Subdivision located at 1398 Sanctuary Street in the PD-1470 (Planned Development, Ordinance No. 19-1470) Zoning District. Assessor's Parcel No. 093-560-067.

Planning Commission Staff Report
Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise
Delegated Design Review Authority

Pursuant to Ordinance No. 19-1470, development regulations follow those of the RM (Medium Density Residential) District. Pittsburgh Municipal Code (PMC) Section 18.84.205.B.1. states that the allowable fence height within this Zoning Designation is four-and-one-half-feet. The Fence Height Exception request has been filed to provide residents of the 13 lots facing West Leland Road with additional buffer and added security.

This project is delegated to the Zoning Administrator under PMC section 18.32.010.B.3.

2. 790 W. Leland - Protected Tree Removal, AP-23-0159 (TRP)

This is an application requesting Zoning Administrator approval of a permit to remove nine protected trees, as defined by Pittsburgh Municipal Code (PMC) section 18.84.830.F. The request also includes the potential removal of three additional protected trees. Further evaluation of the three trees will take place upon excavation/grading of the site to evaluate the health of the trees. If the arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvements plans for the project. If significant root loss has incurred, the trees may need to be removed. The project site is located at 790 W. Leland Road, in the GQ (Governmental and Quasipublic) Zoning District. Assessor's Parcel No. 094-080-037.

This project is delegated to the Zoning Administrator under PMC section 18.84.830.D.

3. McDonalds 460 Atlantic Avenue – Administrative Design Review, AP-23-163 (ADR)

This is an application filed by Robert Yagusesky requesting approval of Administrative Design Review to modify the drive through queuing lanes at the existing McDonalds drive through at 460 Atlantic Avenue. The proposed modification includes the removal of the pedestrian crosswalk, bicycle parking facilities, and flagpole in order to widen the drive-through exit and add two temporary parking spaces for use in the event an order takes longer than expected to complete. The proposal to add two temporary parking spaces would aid in the efficiency of the site's drive-through processes by way of expediting the process. The flagpole and bicycle parking would be relocated on site as shown in the attached plans.

There are no interior modifications or changes in business operations as part of this project. The parcel is identified as Assessor's Parcel Number: 086-020-023.

This project is delegated to the Zoning Administrator under Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.850.C., authorize the Zoning Administrator to hear and decide on applications for approval of variances, exceptions to fence regulations, tree removal permits. large day care homes,

Planning Commission Staff Report

Notice of Intent to Conduct a Zoning Administrator Public Hearing and Exercise

Delegated Design Review Authority

small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

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 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 Notices of Intent.

ATTACHMENTS:

1. 1398 Sanctuary Street – Fence Height Exception, AP-24-0002 (FHE), NOI
2. 790 W. Leland - Protected Tree Removal, AP-23-0159 (TRP), NOI
3. McDonalds 460 Atlantic Avenue – Administrative Design Review, AP-23-0163 (ADR), NOI
4. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

**NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTRATOR PUBLIC HEARING
PURSUANT TO PMC 18.84.850**

1398 Sanctuary Street – Fence Height Exception, AP-24-0002 (FHE).

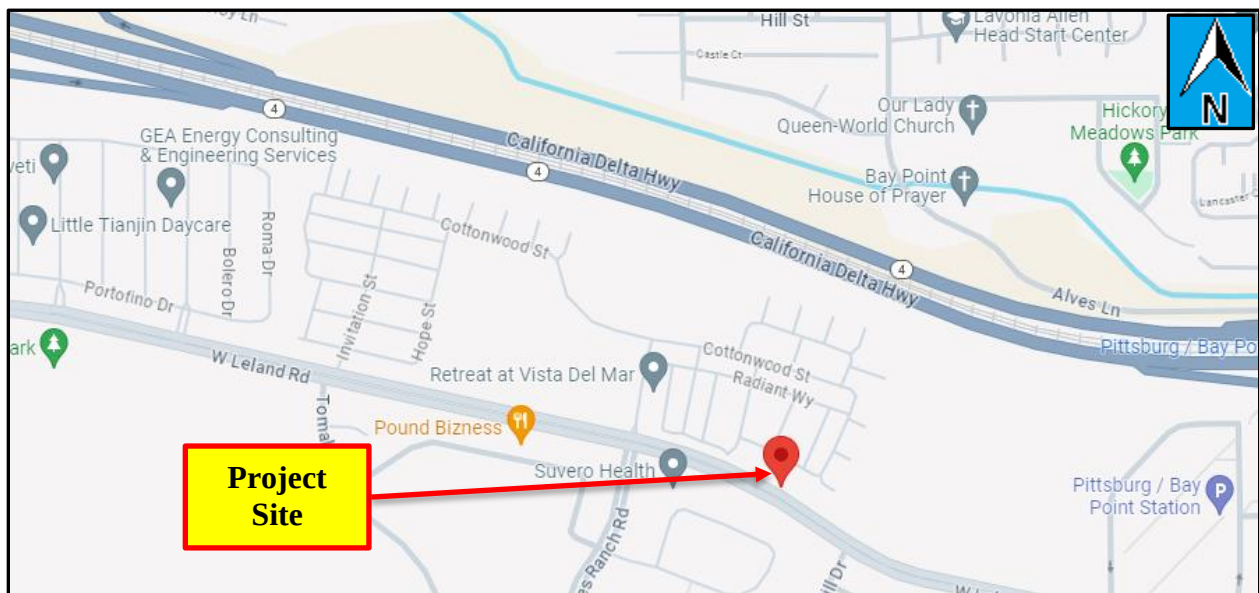
This is an application by Mark Currington, requesting Zoning Administrator approval of a permit for a Fence Height Exception to construct a six-foot-tall, tube steel fence with self-closing gate between the open space preserve and the public sidewalk adjacent to West Leland Road within the Vista Del Mar (Serene) Subdivision located at 1398 Sanctuary Street in the PD-1470 (Planned Development, Ordinance No. 19-1470) Zoning District. Assessor's Parcel No. 093-560-067.

Pursuant to Ordinance No. 19-1470, development regulations follow those of the RM (Medium Density Residential) District. Pittsburg Municipal Code (PMC) Section 18.84.205 (B)(1) states that the allowable fence height within this Zoning Designation is four-and-one-half-feet. The Fence Height Exception request has been filed to provide residents of the 13 lots facing West Leland Road with additional buffer and added security.

This project is delegated to the Zoning Administrator under PMC section 18.32.010(B)(3).

Ma

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	APN 5



ALVES
RANCH
PHASE 1

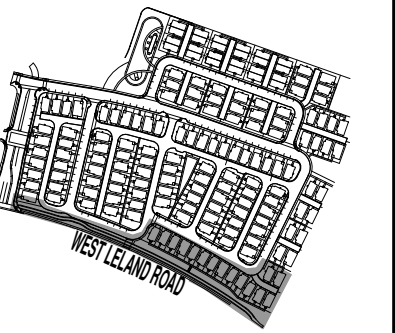
PITTSBURG, CA



William Lyon Homes

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KEY MAP N.T.S. ⊕

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REVISION:	DATE:
△ MEDIAN REVISION	11/3/20
△ SIDE YARD FENCE/	3/13/23
△ GATE ADDITION, TUBE	
△ STEEL FENCE AT WEST	
△ LEILAND RD., PARCEL D	
△ UPDATES	
△ FENCE & PARCEL D REV.	5/25/23

DATE: JUNE 18, 2020

SCALE: 1"=20'-0"

DRAWN BY: MG
CHECKED: RB

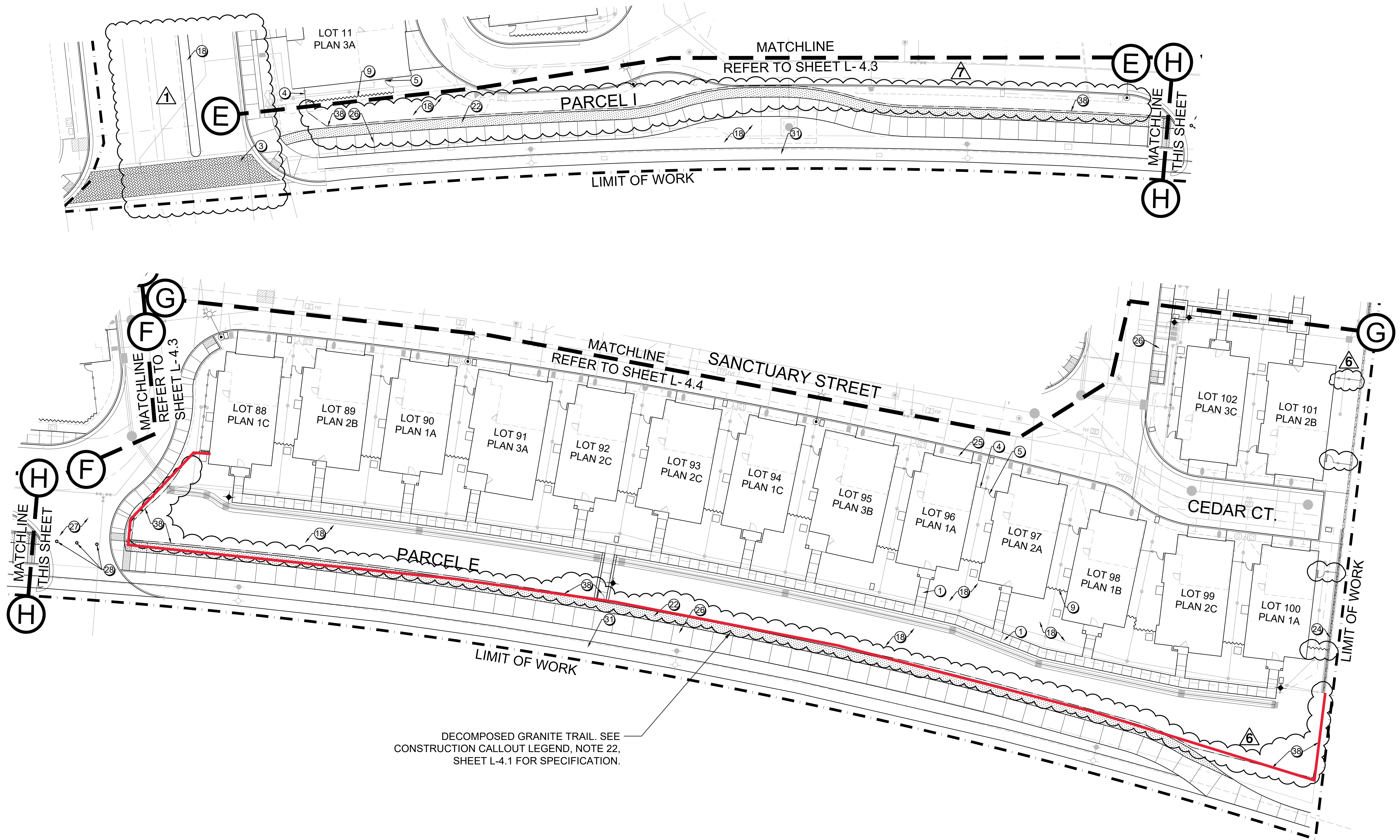
SHEET TITLE:

CONSTRUCTION
CALLOUT PLAN

SHEET NO.

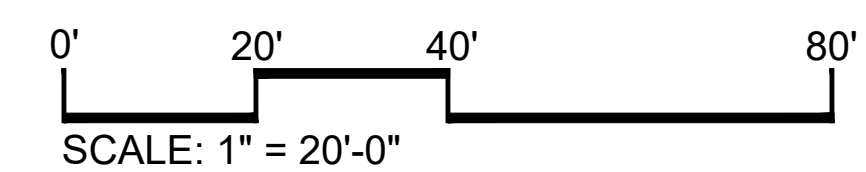
L-4.5

PROJECT NO. 06518



NOTES:

1. SOUND WALL HEIGHTS TO BE DETERMINED BY APPROVED SOUND WALL STUDY.

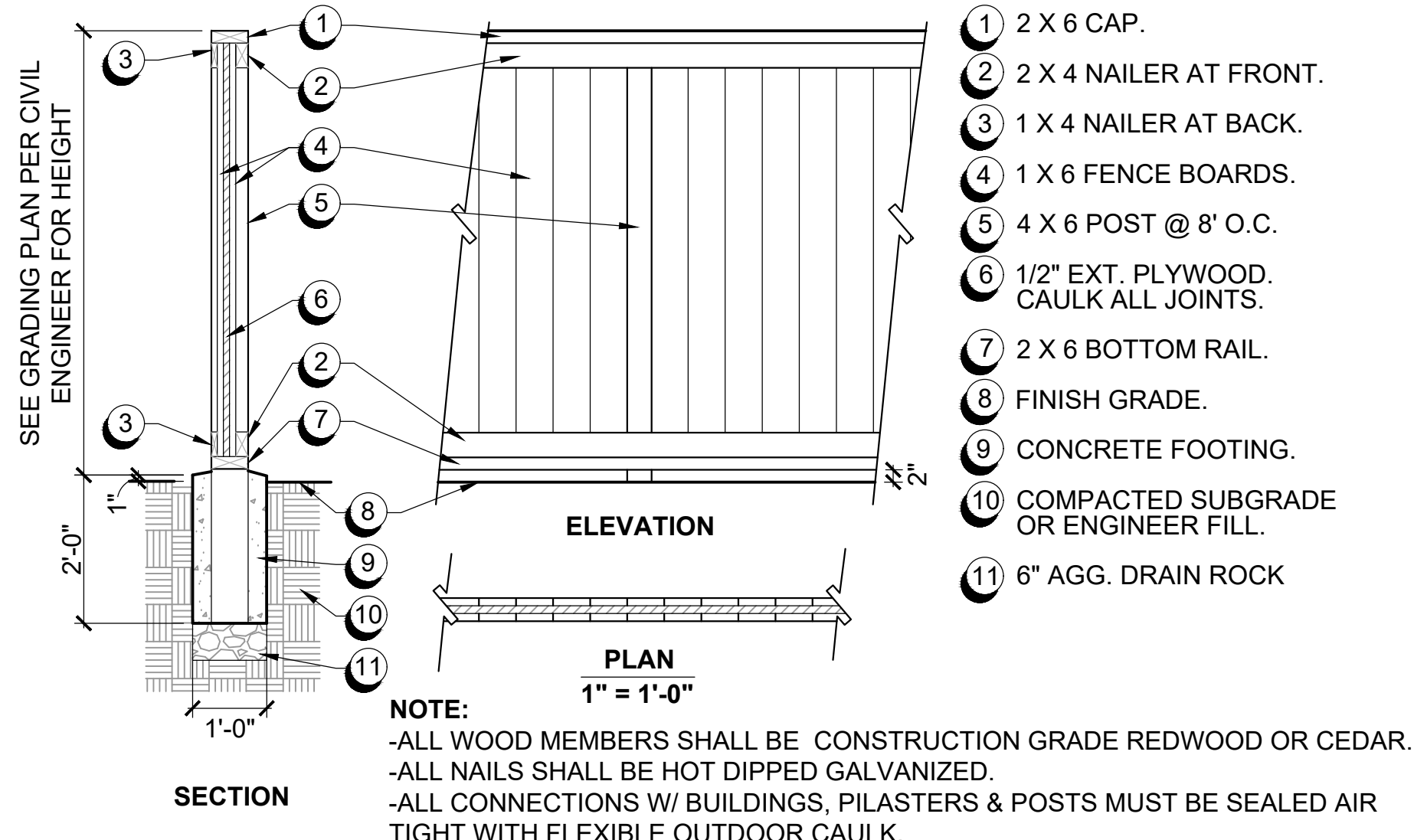


SCALE: 1" = 20'-0"

- REFER TO SHEET L-4.1 FOR CONSTRUCTION CALLOUT LEGEND.
- REFER TO SHEET L-1.1 FOR GENERAL CONSTRUCTION NOTES.
- REFER TO SHEETS L-9.1 THRU L-9.3 FOR CONSTRUCTION DETAILS.

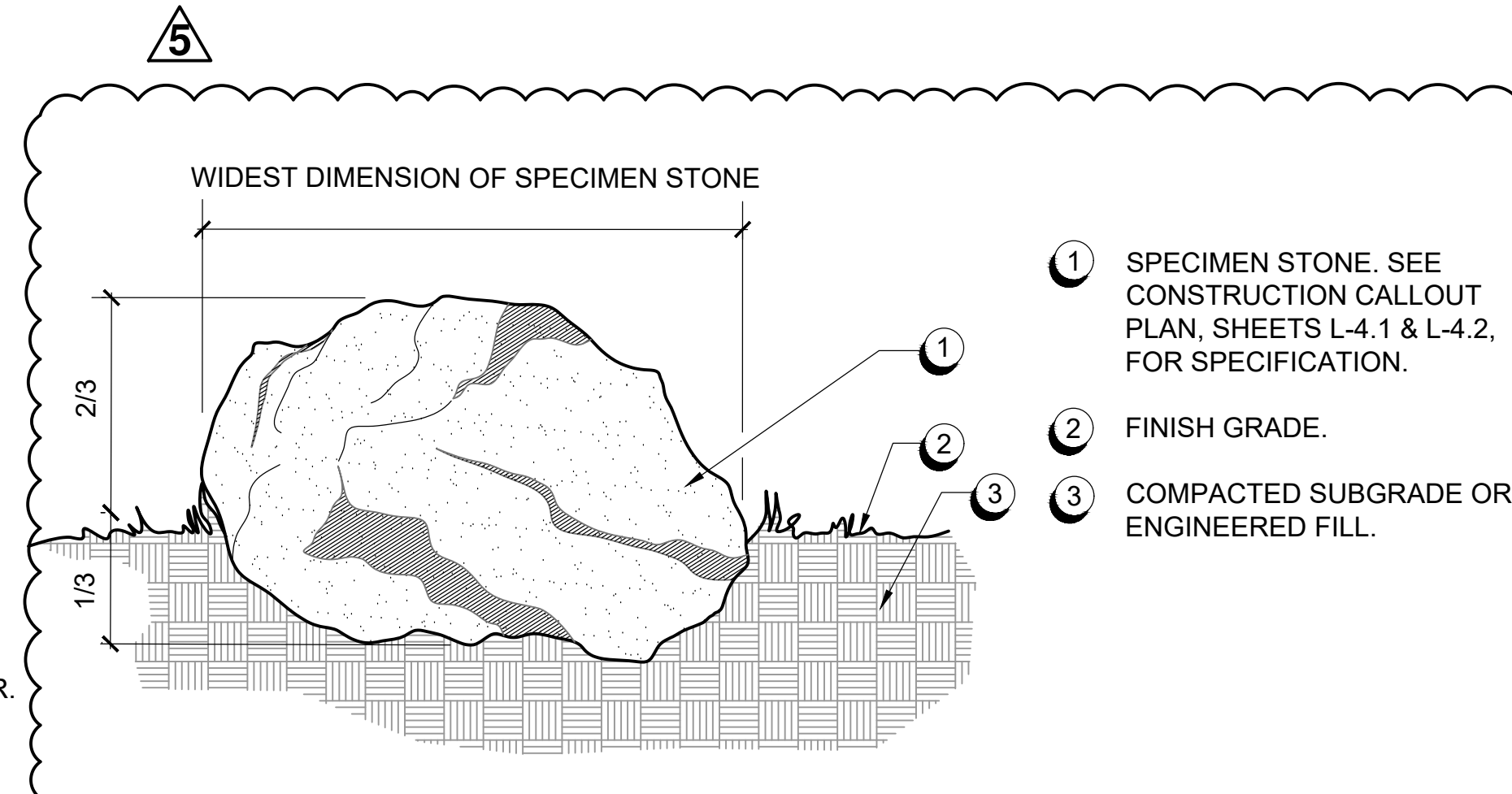
NOTE:

- FENCE DESIGN IN DETAIL A FOR REFERENCE ONLY. FENCE DESIGN TO BE APPROVED THROUGH BUILDING PERMIT REVIEW ONLY.



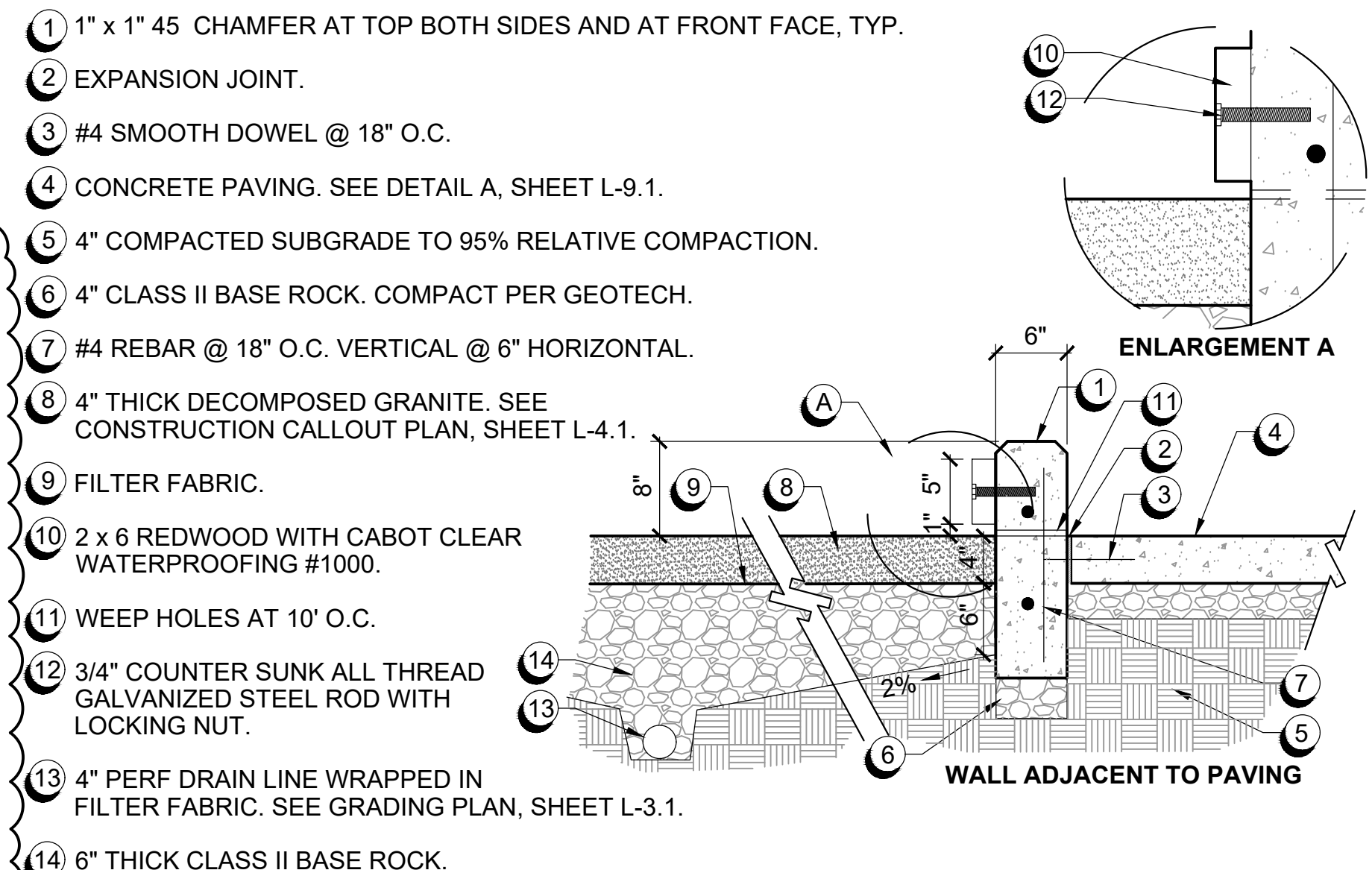
A WOOD SOUND FENCE

SCALE: 1/2" = 1'-0"



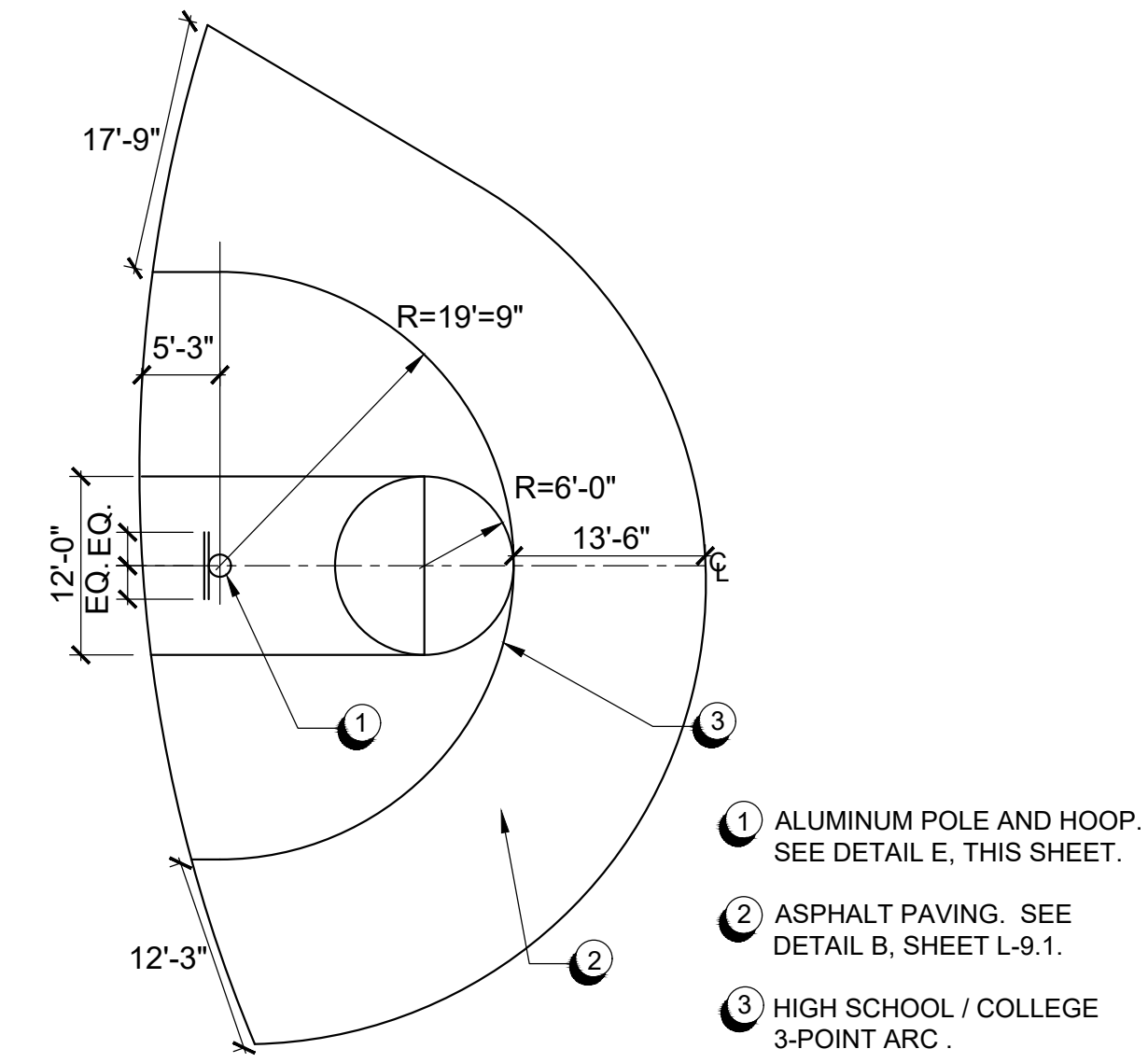
B BOULDER INSTALLATION

SCALE: 1/2" = 1'-0"



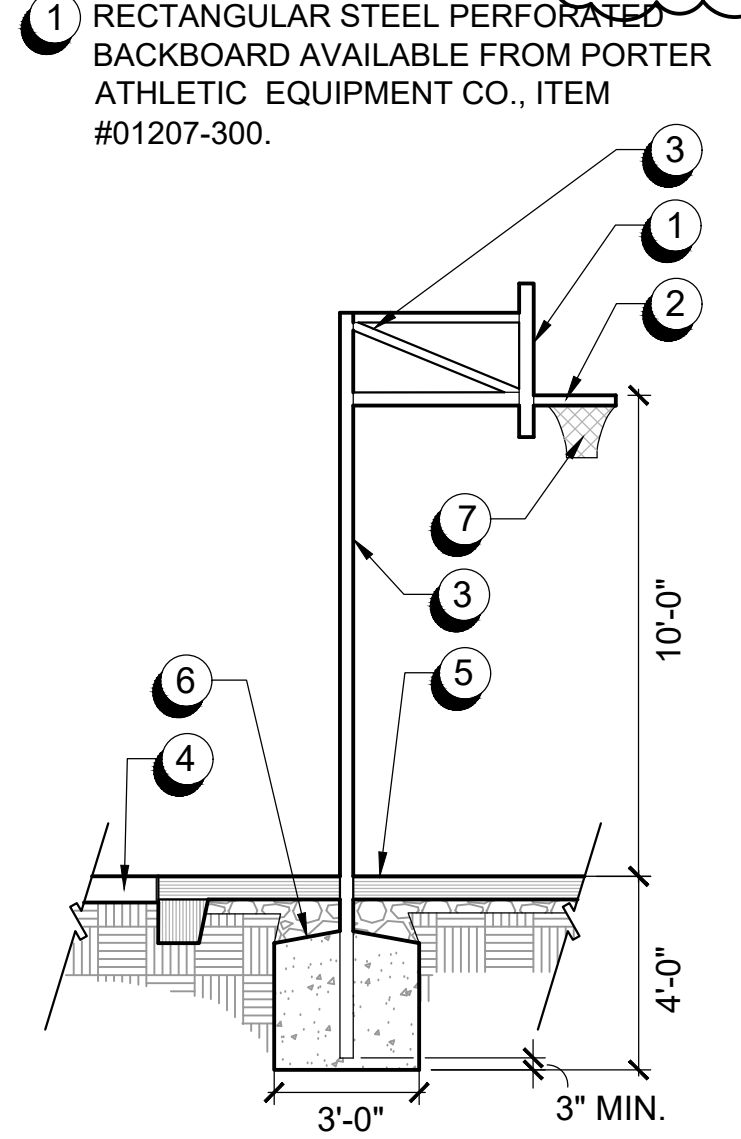
C CONCRETE CURB AT BOCCIE COURT

SCALE: 1" = 1'-0"



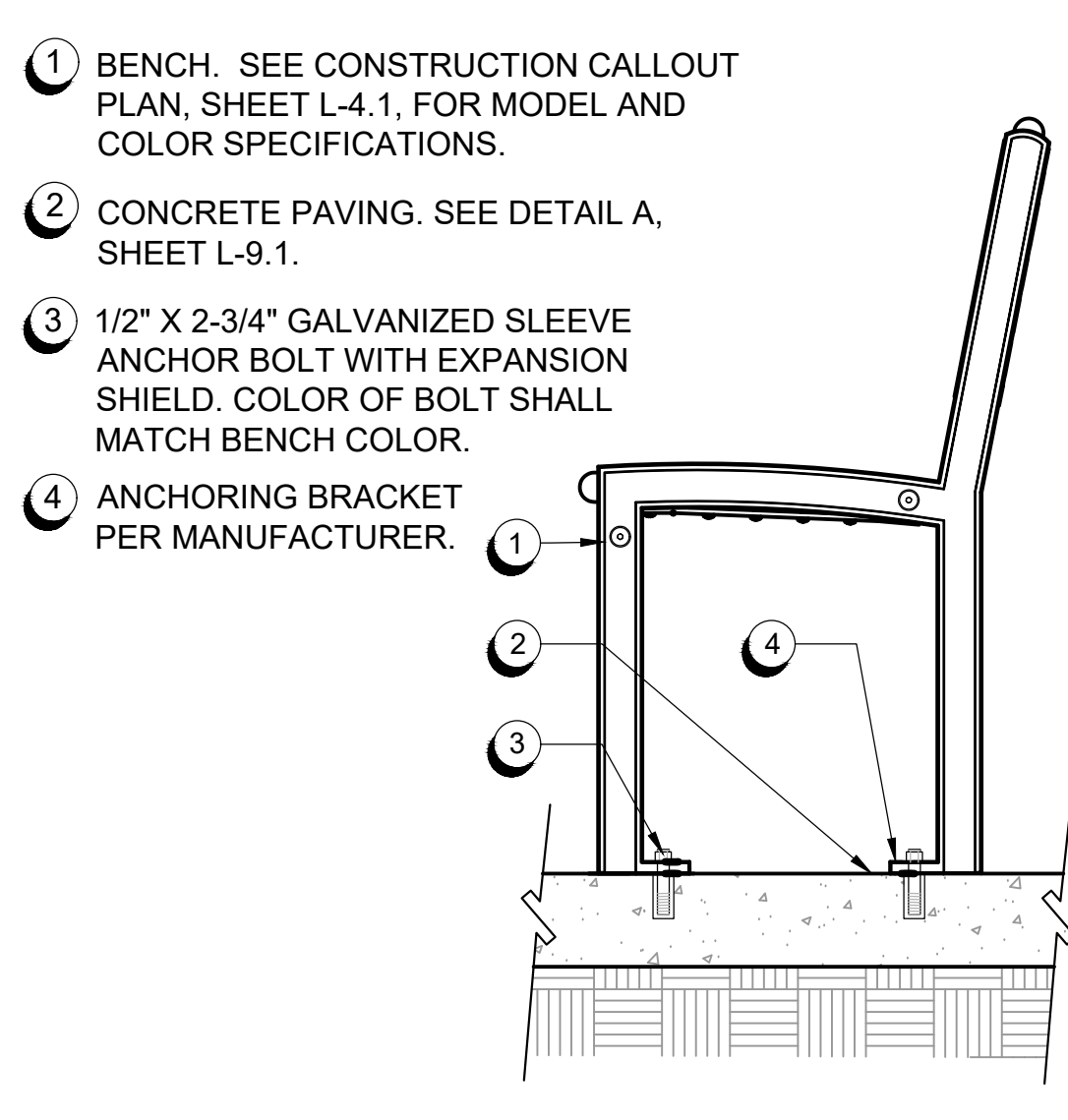
D BASKETBALL HALF-COURT MARKINGS

SCALE: 1" = 1'-0"



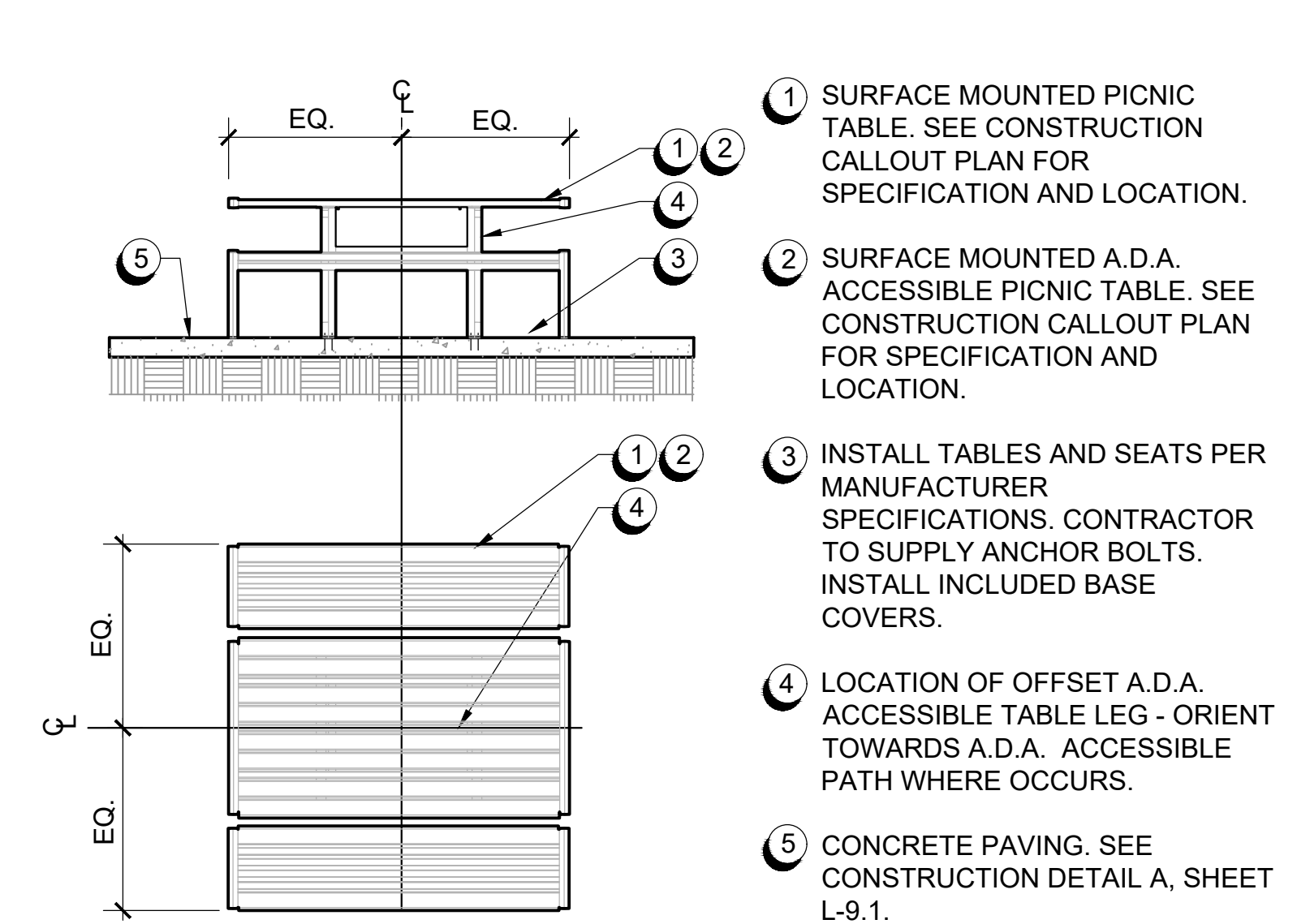
E BASKETBALL HOOP AND POLE

SCALE: 1/4" = 1'-0"



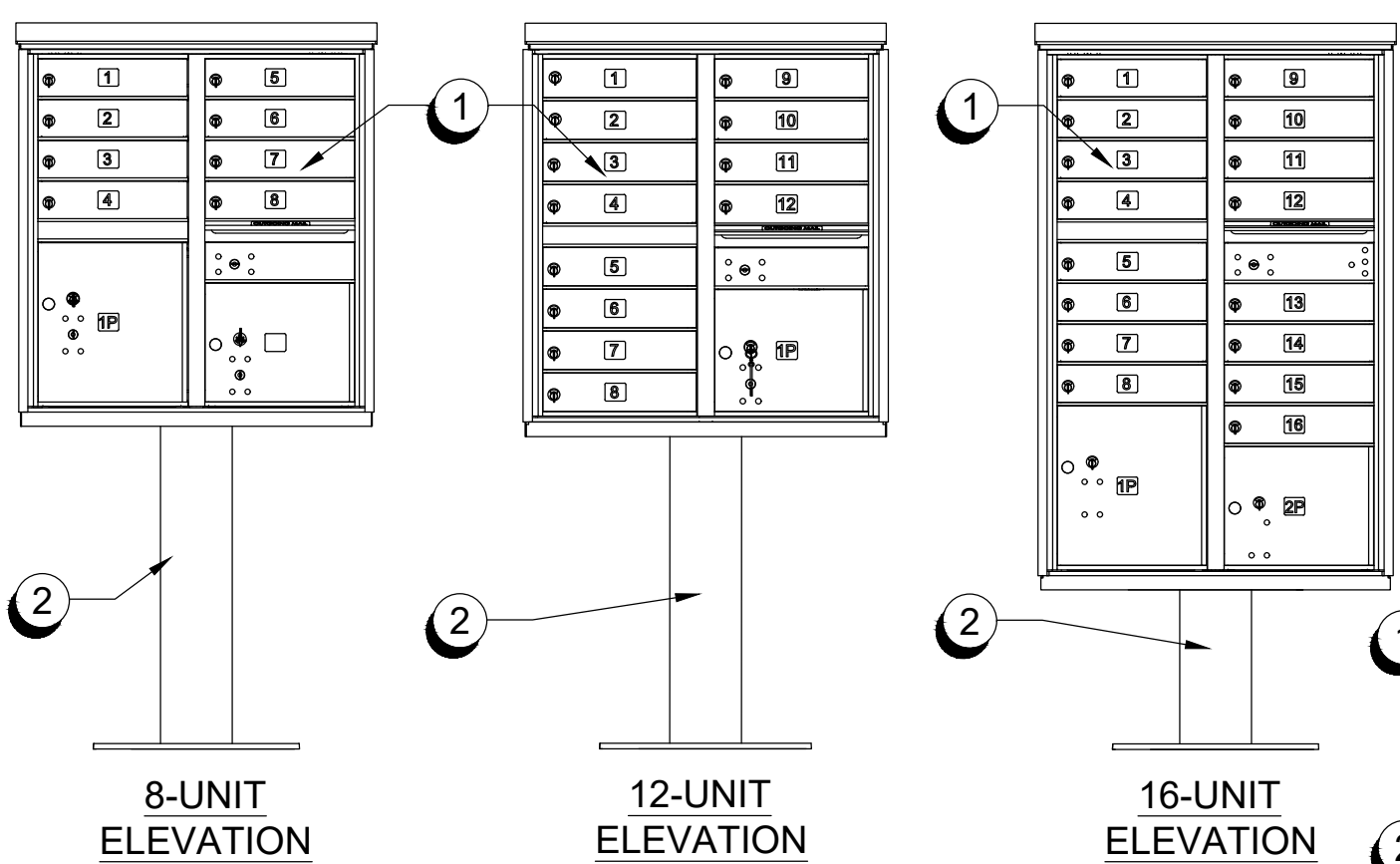
F BENCH INSTALLATION

SCALE: 1-1/2" = 1'-0"



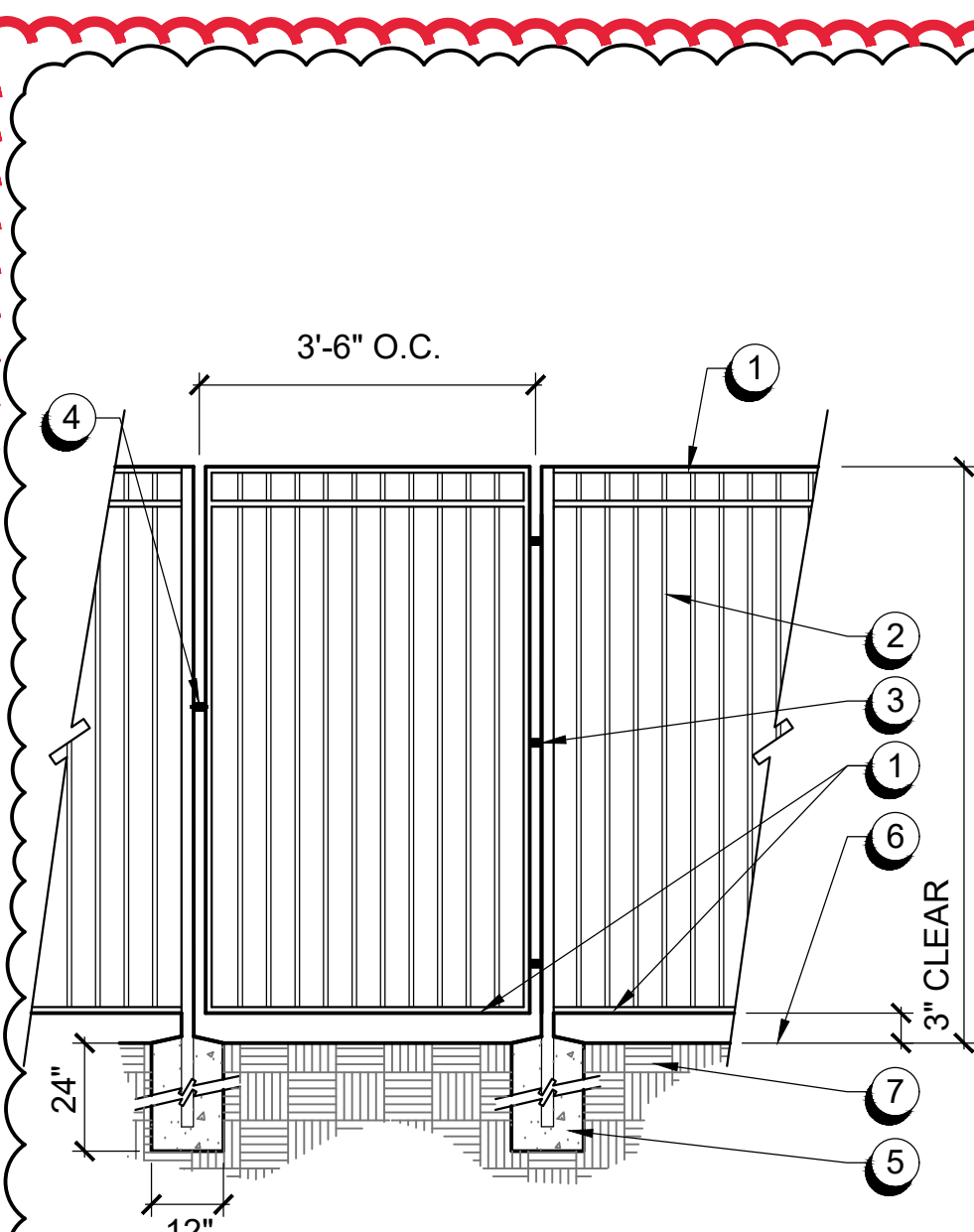
G PICNIC TABLE

SCALE: 3/8" = 1'-0"



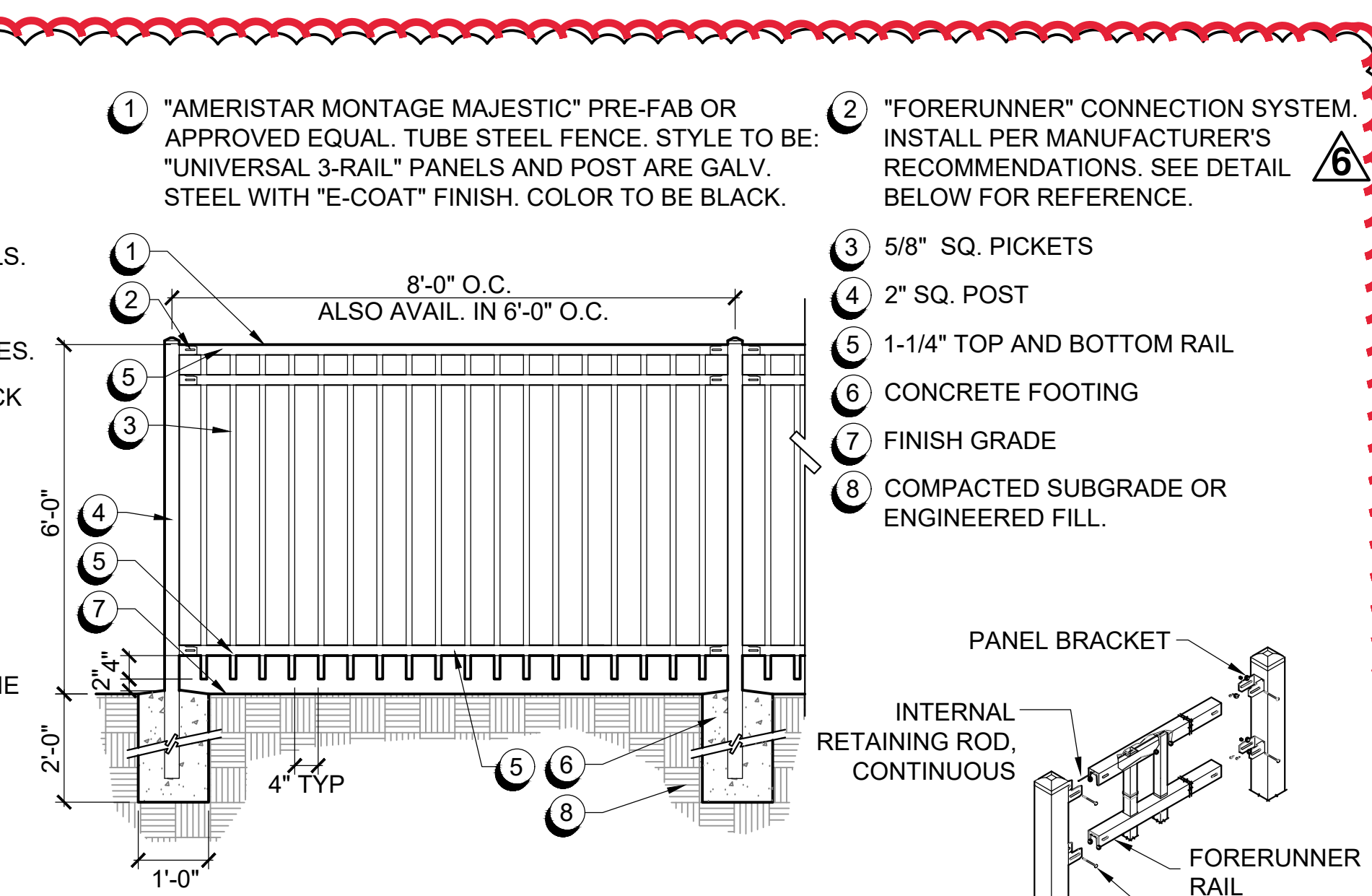
H CBU MAILBOX

SCALE: 3/4" = 1'-0"



I SELF CLOSING GATE

SCALE: 1/2" = 1'-0"



J TUBE STEEL FENCE

SCALE: 1/2" = 1'-0"

ALVES
RANCH
PHASE 1

PITTSBURG, CA



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vanderToolen - Associates
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Walnut Creek: 2001 Gateway Center Dr., Suite 100, Walnut Creek, CA 94596
Sacramento: 2001 Gateway Center Dr., Suite 120, Sacramento, CA 95833
www.vanderToolen.com

REVISION: DATE:

5 GARDEN BOULDER ADDITION	1/12/23
6 SIDE YARD FENCE/ GATE ADDITION, TUBE STEEL FENCE AT WEST LEILAND RD., PARCEL D	3/13/23
7 UPDATES	

DATE: JUNE 18, 2020

SCALE: AS SHOWN

DRAWN BY: MG
CHECKED: RB

SHEET TITLE:

CONSTRUCTION
DETAILS

SHEET NO.

L-9.2

PROJECT NO. 06518

**NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTRATOR PUBLIC HEARING
PURSUANT TO PMC 18.84.850**

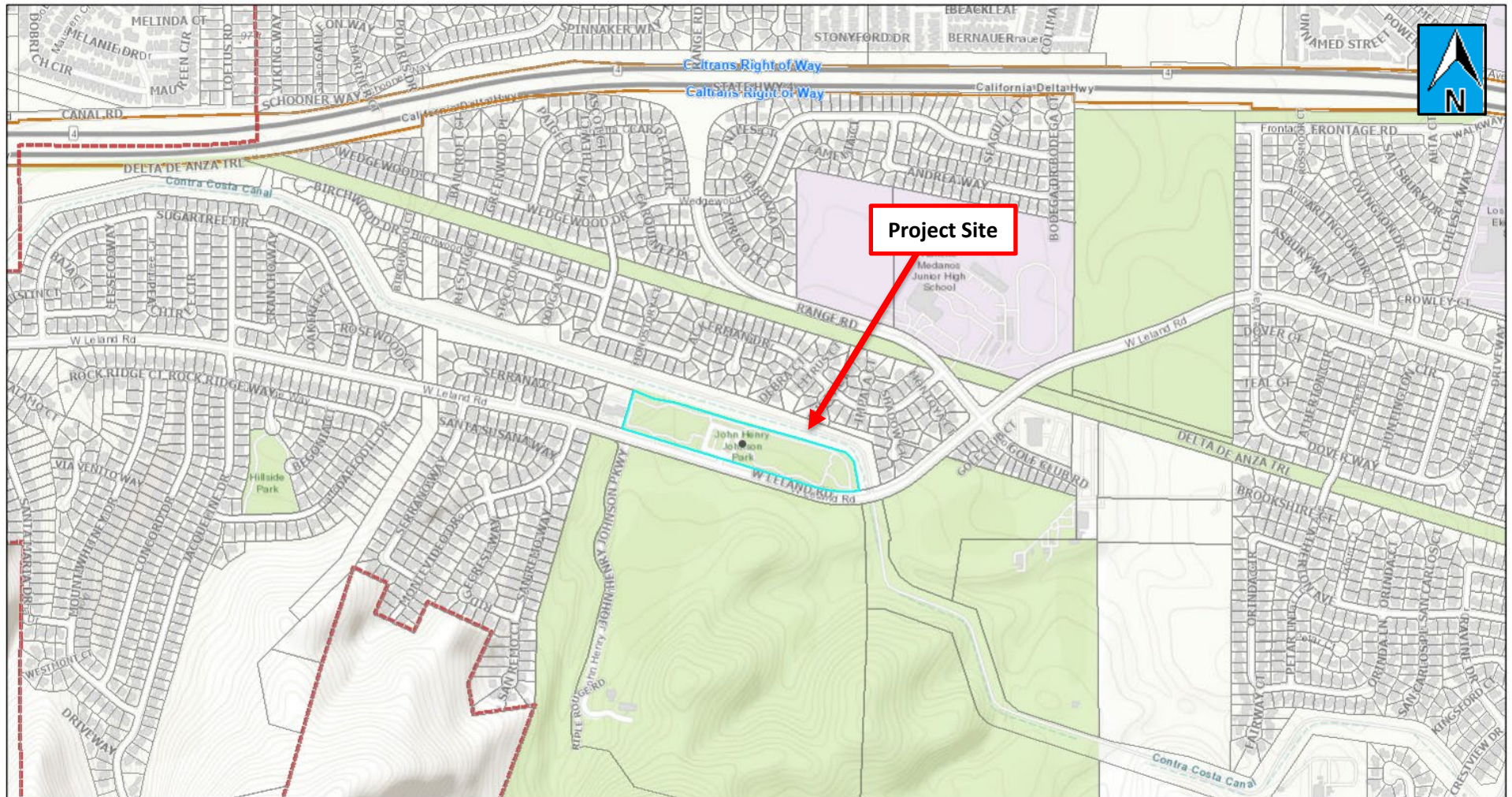
790 W. Leland - Protected Tree Removal, AP-23-0159 (TRP).

This is an application requesting Zoning Administrator approval of a permit to remove nine protected trees, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F). The request also includes the potential removal of three additional protected trees. Further evaluation of the three trees will take place upon excavation/grading of the site to evaluate the health of the trees. If the arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvements plans for the project. If significant root loss has incurred, the trees may need to be removed. The project site is located at 790 W. Leland Road, Pittsburg, CA 94565, in the GQ (Governmental and Quasipublic) Zoning District. Assessor's Parcel No. 094-080-037.

This project is delegated to the Zoning Administrator under PMC section 18.84.850(C).

Tree Removal Permit at 790 W. Leland Road (TRP) – Vicinity Map

AP-23-0159	790 W. Leland Road
Tree Removal Permit	APN: 094-080-037



Tree Removal Permit at 790 W. Leland Road (TRP) – Aerial View

AP-23-0159	790 W. Leland Road
Tree Removal Permit	APN: 094-080-037



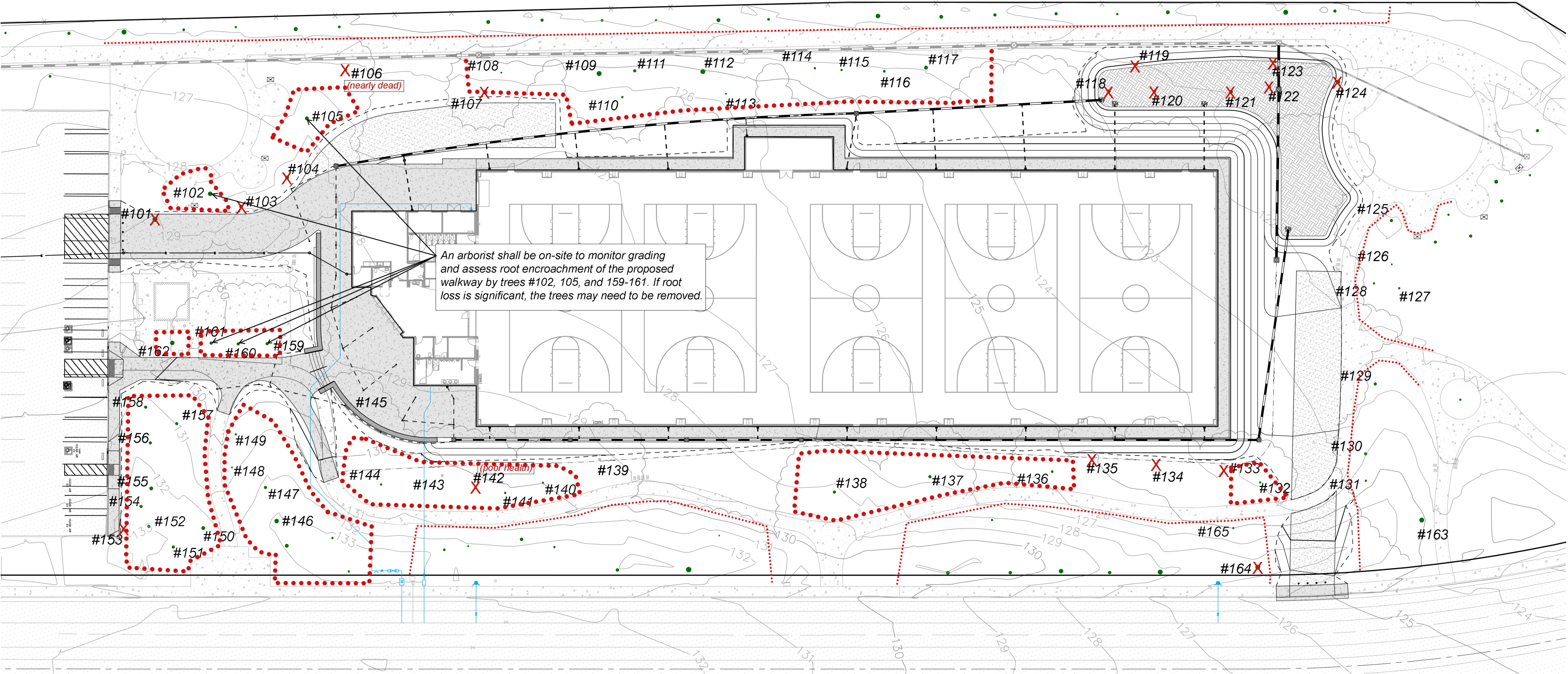
TREE PROTECTION RECOMMENDATIONS

PRE-CONSTRUCTION PHASE

- REMOVE TREES #101, 103, 104, 106, 107, 118-124, 133-135, 139, 142, 143, 145, 153 & 164 (21 TREES).
 - TREES #106, 119, 142 & 143 SHOULD BE REMOVED REGARDLESS OF THE PROJECT, DUE TO POOR HEALTH OR STRUCTURE.
 - TREES #102, 105, 159-161 MAY NEED TO BE REMOVED IF ROOT LOSS IS HIGH (TO BE DETERMINED DURING CONSTRUCTION).
- MULCH FROM TREE REMOVALS MAY BE SPREAD OUT UNDER THE DRIPLINES OF TREES THAT WILL BE RETAINED, KEEPING AT LEAST 12" AWAY FROM THE TRUNKS.
- PRIOR TO CONSTRUCTION OR GRADING, CONTRACTOR SHALL INSTALL FENCING TO CONSTRUCT A TEMPORARY TREE PROTECTION ZONE (TPZ) AROUND EACH TREE OR GROVE OF TREES AS INDICATED ON THE TREE PROTECTION PLAN. CHAIN-LINK FENCING SHALL BE USED FOR TREES CLOSER TO THE IMMEDIATE CONSTRUCTION AREA, WHILE PLASTIC FENCING MAY BE USED FOR TREES OUTSIDE OF THE EXISTING WALKWAY (ASSUMING THE WALKWAY REMAINS OPEN FOR PUBLIC USE DURING CONSTRUCTION).
- TPZ FENCING SHALL REMAIN IN AN UPRIGHT STURDY MANNER FROM THE START OF GRADING UNTIL THE COMPLETION OF CONSTRUCTION. FENCING SHALL NOT BE ADJUSTED OR REMOVED WITHOUT CONSULTING THE PROJECT ARBORIST.

FOUNDATION, GRADING, AND CONSTRUCTION PHASE

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- THE PROJECT ARBORIST SHALL BE ON-SITE DURING EXCAVATION/GRADING NEAR TREES #102, 105 & 159-161. THE ARBORIST WILL MAKE RECOMMENDATIONS FOR ROOT PRUNING AND/OR ADDITIONAL TREE PROTECTION RECOMMENDATIONS DEPENDING ON THE AMOUNT OF ROOT LOSS INCURRED. IF ROOT LOSS IS SIGNIFICANT, THE TREES MAY NEED TO BE REMOVED.
- IN GENERAL, ROOTS $\geq 2"$ SHALL BE CLEANLY PRUNED WITH A HANDSAW OR SAWZALL, IMMEDIATELY COVERED, AND KEPT MOIST TILL BACKFILLED.
- IF NEEDED, PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.
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- CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES.
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TREE PROTECTION PLAN
For Discovery Dream Courts, Pittsburgh
 By: Jennifer Tso, Board Certified
 Master Arborist #WE-10270B
 Traverso Tree Service, Inc.
 September 13, 2023
*(drawn on updated site plan provided on
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Tree Protection Requirements
Pre-Construction Phase

- Root zone for trees to be protected shall be established within 5 feet of the trunk.
 - Trees to be protected shall be marked with red paint or flags at the base of the trunk.
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- Mow trees to be protected to a height of 12" above the ground, retaining at least 12" away from the trunks.
- Prior to construction, a tree protection plan shall be developed and approved by the City of Seattle. The tree protection plan shall include a map of the site showing the location of trees to be protected, the proposed construction area, and the proposed tree protection measures. The tree protection plan shall also include a list of the trees to be protected, their species, size, and location. The tree protection plan shall be submitted to the City of Seattle for review and approval. The tree protection plan shall be approved by the City of Seattle before construction begins.
- TP shall be installed around the trees to be protected. The TP shall be made of 2x4 lumber and shall be at least 6 feet high. The TP shall be secured with 2x4 lumber and shall be at least 6 feet high. The TP shall be secured with 2x4 lumber and shall be at least 6 feet high.

Final Tree Protection Requirements

- Prior to construction, a tree protection plan shall be developed and approved by the City of Seattle. The tree protection plan shall include a map of the site showing the location of trees to be protected, the proposed construction area, and the proposed tree protection measures. The tree protection plan shall also include a list of the trees to be protected, their species, size, and location. The tree protection plan shall be submitted to the City of Seattle for review and approval. The tree protection plan shall be approved by the City of Seattle before construction begins.
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The full tree inventory table, along with the tree protection plan, are attached.

Signature



Signature Title

Card Certified Master Arborist
 IAA Tree Risk Assessment Qualified

Trunk Diameter at Breast Height (DBH)

Each tree was measured at a point on the trunk that was free of buttresses, major defects, or other irregularities. The measurement was taken at 4.5' above average grade.

DBH (Diameter at Breast Height): Trunk diameters in inches were measured at 4.5' above average grade. The diameter was measured at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

Pruned Area: A "P" indicates a tree that has been pruned. The pruned area was measured at 4.5' above average grade. The measurement was taken at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

Canopy Rating

Dead/Dying: Canopy rating for dead/dying trees.

Pruned: Canopy rating for pruned trees. The pruned area was measured at 4.5' above average grade. The measurement was taken at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

For F: Canopy rating for trees that are in good health. The canopy rating was measured at 4.5' above average grade. The measurement was taken at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

Add: Canopy rating for trees that are in good health. The canopy rating was measured at 4.5' above average grade. The measurement was taken at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

Pruned: Canopy rating for pruned trees. The pruned area was measured at 4.5' above average grade. The measurement was taken at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

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Trunk Rating

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Drumming: Canopy rating for trees that are in good health. The canopy rating was measured at 4.5' above average grade. The measurement was taken at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

Notes

Each tree was measured at a point on the trunk that was free of buttresses, major defects, or other irregularities. The measurement was taken at 4.5' above average grade.

Measurements: Measurements were taken at 4.5' above average grade. The measurement was taken at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

Observations: Observations were taken at 4.5' above average grade. The observation was taken at a point on the trunk that was free of buttresses, major defects, or other irregularities. Deviations are noted under the "Comments" section.

DE: Drunk, E, or C, or L, or M, or N, or O, or P, or Q, or R, or S, or T, or U, or V, or W, or X, or Y, or Z.

CL: A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z.

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Jennifer Tso, BCMA

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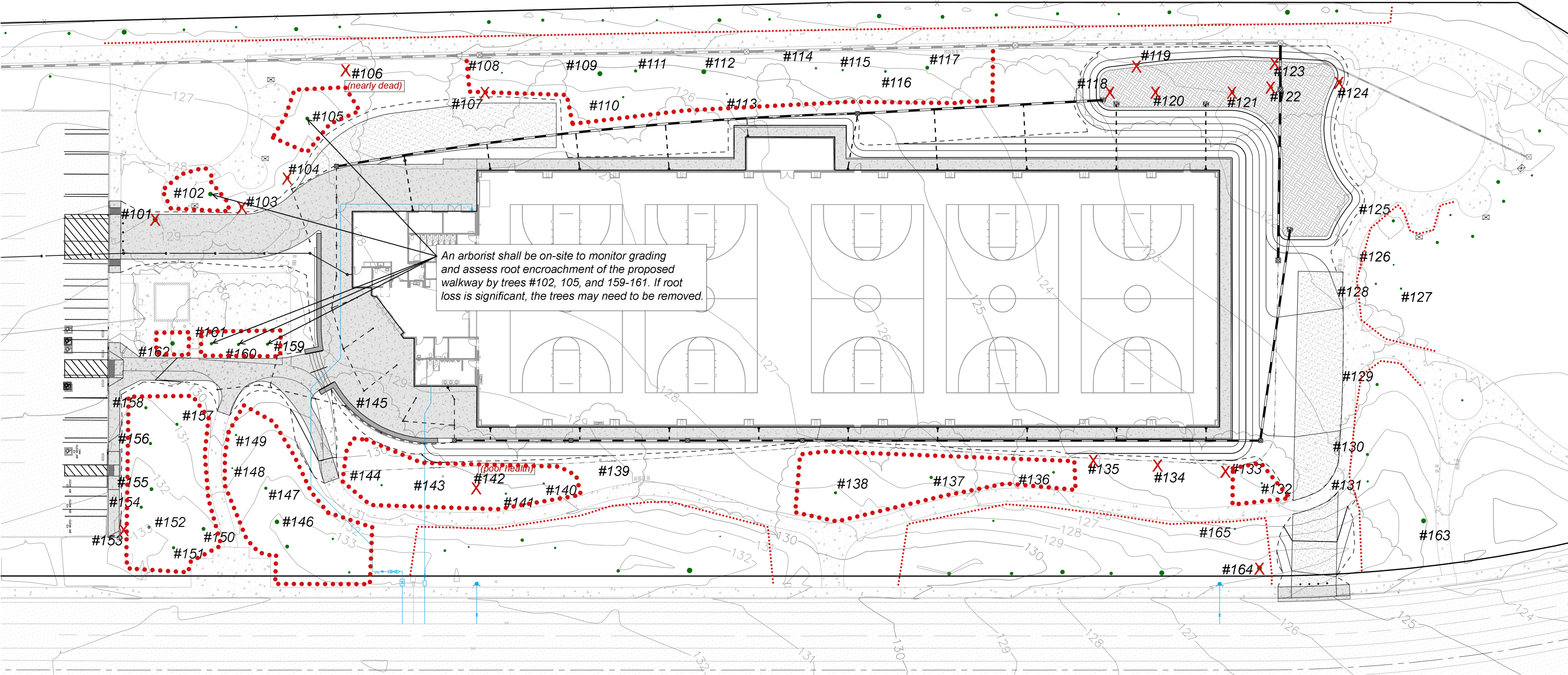
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NOTICE OF INTENT

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

McDonald's Drive Through Modification (AP-23-0163 [ADR])

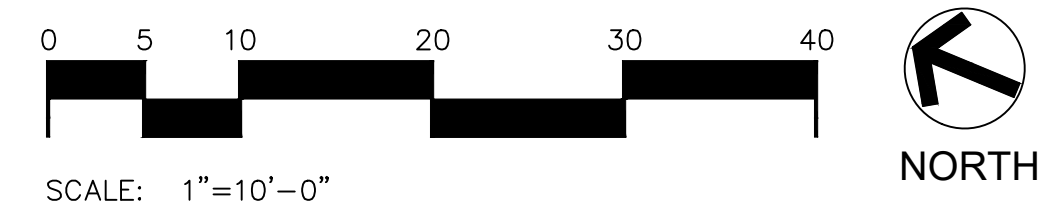
This is an application filed by Robert Yagusesky requesting approval of a Design Review application to modify the drive through queuing lanes at the existing McDonald's drive through at 460 Atlantic Avenue. The proposed modification includes the relocation of the pedestrian crosswalk, bicycle parking facilities, and flagpole in order to widen the drive-through exit and add two temporary parking spaces for use in the event an order takes longer than expected to complete. The proposal to add two temporary parking spaces would aid in the efficiency of the site's drive-through processes by way of expediting the process. The flagpole and bicycle parking would be relocated on site as shown in the attached plans. There are no interior modifications or changes in business operations as part of this project. The parcel is identified as Assessor's Parcel Number: 086-020-023, there is no physical address for the project site.

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

McDonalds Drive-Through Modification (ADR) – Vicinity Map

AP-23-0163	460 Atlantic Avenue
Administrative Design Review	APN: 088-121-023





PARKING INFORMATION (EXISTING)			
TOTAL SPACES 14	ACCESSIBLE	1	SPACES 9' x 19' @ 60°
	STANDARD	13	SPACES 9' x 19' @ 60°

LEGEND

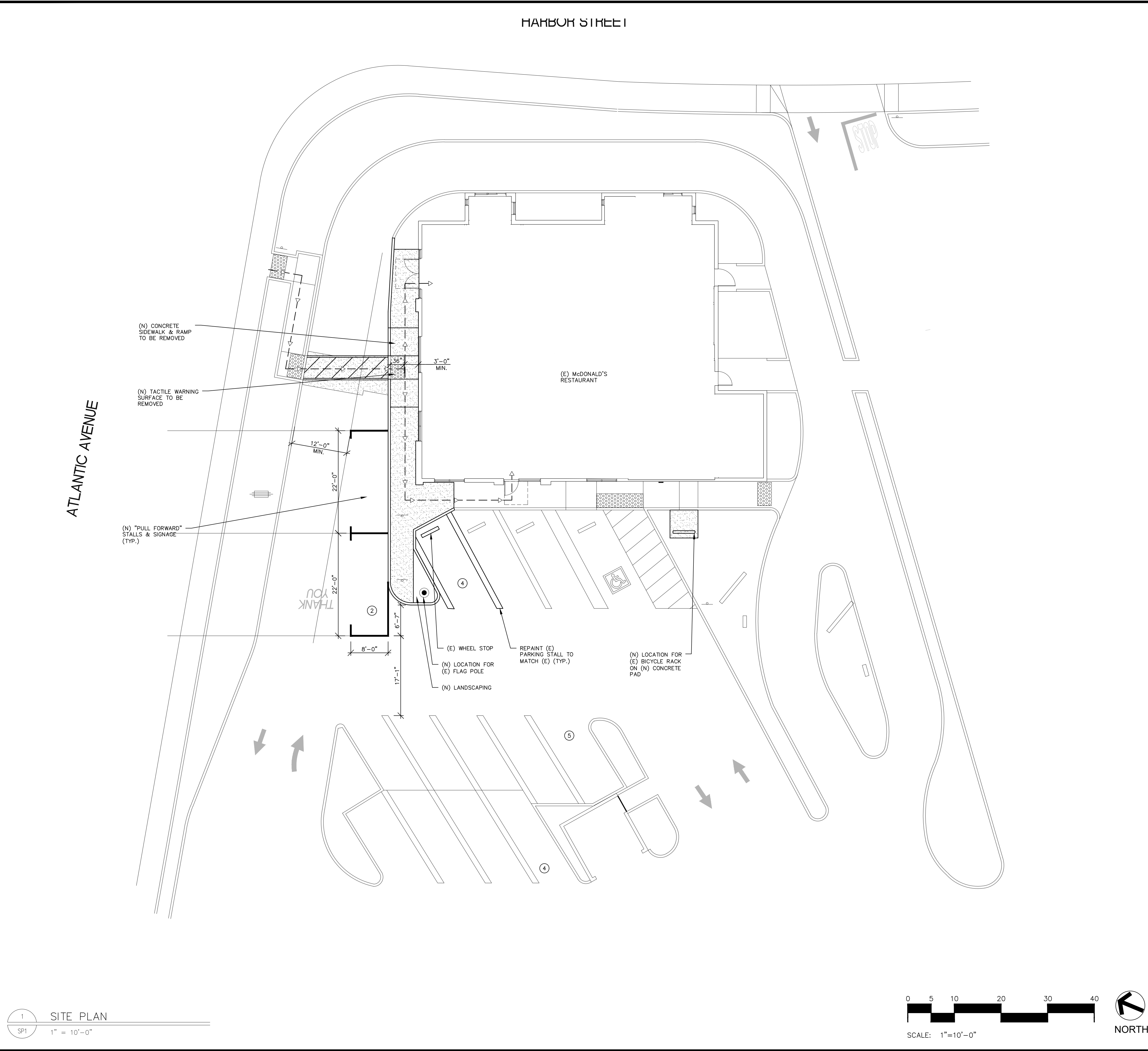
ϕ	=	CENTER LINE	P.O.C.	=	POINT OF CURVATURE
(COL.)	=	COLUMN	R	=	RADIUS
(E.)	=	EXISTING	R.O.W.	=	RIGHT OF WAY
(EQL.)	=	EQUAL	SHT.	=	SHEET
F.O.C.	=	FACE OF CURB	SIM.	=	SIMILAR
F.O.S.	=	FACE OF STUD	TYP.	=	TYPICAL
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BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

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

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