



City of Pittsburg Planning Commission Agenda

06/11/2024

City Hall Council Chamber
65 Civic Avenue, Pittsburg, CA 94565

Regular Meeting
7:00 P.M.

Planning Commission Members

Arlene Kobata, Chair
Sarah Foster, Vice-Chair
Donna Smith, Commissioner
Elissa Robinson, Commissioner
Frank Gordon, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner

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

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

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

This agenda was posted in City Hall on Friday, June 7, 2024

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

PUBLIC HEARINGS

- 1. Crash Champions Freestanding Sign, AP-24-0016 (SR).**
This is an application by David Ford, on behalf of Crash Champions Inc., requesting approval to construct a 5-foot-tall freestanding sign, located at 3001 North Park Boulevard. The proposed sign is located along the southwest corner of the project site. The project is within the CS (Service Commercial) District. Assessor's Parcel No. 088-151-012.

Environmental Determination: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures," of the State CEQA Guidelines, section 15311.

- 2. Resolution Recommending City Council Approval of Zoning Map Amendments to Implement the City of Pittsburgh 2040 General Plan Land Use Map, AP-24-0033 (RZ).**
This is a City-initiated request for approval of five Zoning Map Amendments to implement land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860. The Pittsburgh City Council adopted the 2040 General Plan and certified the Final Environmental Impact Report on May 6, 2024, under Resolution Nos. 24-14464 and 24-14463.

Environmental Review:

A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. On May 6, 2024, the Pittsburgh City Council certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427). The project analyzed in the FEIR was the City of Pittsburgh's 2040 General Plan which is a comprehensive update of the policies of the City's 2020 General Plan and includes new or revised policies that address:

- Updates to the City's Subareas, Land Use Map and Land Use Designations
- Core Values of Sustainability Equity, Community Health and Environmental Justice
- Commitment to Enhancing Community Character
- Mobility, Circulation, Active Transportation and Access to Regional Transportation
- Support for Quality Education and Recreation Services and Opportunities
- Business Attraction, Retention and Promotion
- Access to Parks, Recreation and Entertainment
- Commitment to Arts, Culture, Community Services and Resources
- Safety and Resiliency Element, including Climate Adaptation
- Inclusion of Measurable Implementation Actions
- Updates to State Law (SB 1000, SB 743, AB 2923, AB 2097, etc.)

The City has determined that no new or significant environmental effects, no substantial changes to circumstances or to previously identified significant effects, no significant revisions to mitigation measures and no new mitigation measures or alternatives would be associated with the proposed project. As described in Section 15162 (b), the Lead Agency (City of Pittsburgh) has determined that an Addendum, consistent with Government Code Section 15164, is the appropriate course to address potential environmental impacts associated with the proposed project. The Addendum (Attachment 2) must be considered by the Planning Commission for Planning Application No. AP-24-0033 (RZ).

ZONING ADMINISTRATOR REPORTS

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

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 11, 2024**

ITEM: Crash Champions Freestanding Sign, AP-24-0016 (SR).

ORIGINATED BY: David Ford, 3001 North Park Boulevard, Pittsburg, CA 94565

SUBJECT: This is an application by David Ford, on behalf of Crash Champions Inc., requesting approval to construct a 5-foot-tall freestanding sign, located at 3001 North Park Boulevard. The proposed sign is located along the southwest corner of the project site. The project is within the CS (Service Commercial) District. Assessor's Parcel No. 088-151-012.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a resolution approving Planning Application No. 24-0016, subject to conditions.

BACKGROUND: In February of 2003, Planning Commission adopted Resolutions Nos. 9413 and 9414 for a use permit to operate an auto body repair shop and design review approval to construct a two-story, 22,400 square foot building at the project site.

On August 26, 2003, the Planning Commission approved Resolution No. 9448 for design review for a freestanding sign on the corner of Markstein Drive and North Park Boulevard. In September of 2003, the Planning Commission approved Resolution No. 9449 approving a Sign Exception to allow a wall sign on the interior lot line.

In December of 2011, the Zoning Administrator approved Resolution No. 177 design review to install three new carports totaling 3,122 square feet within the existing parking lot and to affix awnings over the windows on the existing building. In 2017, the Zoning Administrator approved Resolution No. 298 approving design review to install an approximately 5,535 square foot carport.

On February 12, 2024, David Ford on behalf of Crash Champions, Inc. submitted a Sign Review application requesting approval of a 5-foot-tall freestanding sign, located at 3001 North Park Boulevard. The proposed sign is located along the southwest corner of the project site. The project site is within the CS (Service Commercial) zoning District. Assessor's Parcel No. 088-151-012.

PROJECT DESCRIPTION:

Existing Conditions: The project site is a flat, 3.74-acre parcel, located at the northeast corner of Markstein Drive and North Park Boulevard. There is an existing auto body repair facility located on the project site.

Planning Commission Staff Report

There is an existing equipment and rental leasing business to the south of the site across North Park Boulevard and to the west across Markstein Drive. A vacant lot abuts the property to the east. The existing Century Plaza Shopping Center and Delta Gateway Shopping Center are approximately one-half mile to the east and North Park Shopping Center is to the west. There is a mini-storage facility to the northeast and a concrete mixing plant to the northwest.

Project: The applicant is proposing one freestanding sign, which is subject to Planning Commission approval (Attachment 2). The wall signs shown on the plan set are not a part of this application.

The proposed freestanding sign would be five feet tall, nine feet four inches wide, and one foot and six inches in depth. The proposed sign would be located within the landscaped area at the southwest corner of the project site.

The proposed sign is a double-sided sign with identical sides, constructed of aluminum frame, plexiglass face, retainers and skirting to be painted satin black. The reveals and trim cap are proposed satin red, consistent with existing signage and complimenting the building colors. The signage is measured at approximately 46.67 square feet. This measurement includes the entire sign, including the trim lines. The proposed sign will be illuminated with white LED lighting.

GENERAL PLAN/CODE COMPLIANCE:

General Plan/Zoning:

The General Plan designation for the site is Regional Commercial and the zoning is CS (Service Commercial) District.

Sign Ordinance: Pursuant to Pittsburg Municipal Code (PMC) 19.16.020 D (1)(a) which regulates the sign area, and sign height for freestanding signs advertising service businesses on a parcel containing fewer than four businesses or uses. This section states the sign area may not exceed 50 square feet or fifty percent of the allowable building sign area on the principal street frontage of the business identified on the sign, whichever is less. The allowable building sign area for the south elevation, facing North Park Boulevard, is approximately 120 feet. The proposed 46.67 square foot freestanding sign meets the standards as permitted under (PMC) 19.16.020 D (1)(a). PMC 19.16.020 (D)(2)(a) regulates the height of the freestanding signs for service business on a parcel containing fewer than four businesses or uses. It states that the height of a freestanding sign may not exceed one foot for each 10 feet of lot frontage or 15 feet whichever is less. No portion of the sign may be higher than the closest distance between the sign and the building. The lot frontage on North Park Boulevard is approximately 150 square feet. This would allow a total sign height of 15 feet. As proposed by the project applicant for a five-foot high sign, the proposed sign meets the height regulations for freestanding signs.

Required Findings: Pursuant to PMC 19.12.020, the Planning Commission may approve a freestanding sign upon making one or more of the following findings:

Planning Commission Staff Report

1. the business is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building;
2. the sign is necessary to provide the business with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises;
3. the size or width of the property upon which the business or use is located is such that a sign placed on the building would not adequately identify the premises occupied by that use;
4. the architectural style, material, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 (Design Review) of the Zoning Ordinance; or
5. the sign is part of a master identification sign for a shopping center of four more individual businesses.

Freestanding signs must also meet each of the following sign regulations as listed within PMC section 19.12.020 (B.-F.):

- B. No portion of a freestanding sign may be placed in or project over or into a public right-of-way.
- C. A freestanding sign must be placed on the premises and adjacent to a public right-of-way to which the business or use has direct access.
- D. The area around the base of a freestanding sign must be attractively landscaped unless its location restricts or prohibits such landscaping.
- E. The sign structure supporting a freestanding sign must be attractively designed and adequately engineered to support the sign without the use of unsightly braces, poles or wires.
- F. A freestanding sign may not exceed the height specified for the particular land use. The height is measured from the finished grade to the highest elevation of the sign structure.

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures," of the State CEQA Guidelines, section 15311.

ANALYSIS:

Staff believes the Commission can make the required finding to approve the sign under PMC Section 19.12.020 (A.) (1.). As such, the freestanding sign is not placed in and does not project over a public right-of-way. It is situated on private property near the corner of Markstein Drive and North Park Boulevard, both public rights-of-way, which

Planning Commission Staff Report

provide direct access to the business. The area around the base of the freestanding sign is landscaped. A condition has been added requiring the applicant to re-install any landscaping removed, destroyed, or damaged during the installation of the sign. The sign structure is attractively designed in that it matches the existing approved building's colors, textures, awnings, and canopies. The proposed sign meets the height requirements for freestanding signs for service businesses as permitted under PMC 19.16.020 (D)(2). Overall, the proposed freestanding sign would enhance the appearance along the project frontage area.

ACTION REQUIRED:

Move to adopt a Resolution, approving Planning Application No. 24-0016, as conditioned.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans
3. Aerial/Vicinity Map
4. Notice of Public Hearing

Prepared by: Ariana Ruiz, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Sign Review Approval of Architectural Plans)
to Construct an Approximately 46.67 Square) Resolution No.
Foot Freestanding Sign at Crash Champions,)
Inc. Located at 3001 North Park Boulevard.)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On February 12, 2024, David Ford on behalf Crash Champions, Inc. submitted a Sign Review application requesting approval of a 5-foot-tall freestanding sign, located at 3001 North Park Boulevard, Pittsburg, CA 94565. The proposed sign is located along the southwest corner of the project site. The project is within the CS (Service Commercial) District. Assessor's Parcel No. 088-151-012.
- B. The proposed plans conform with the policies and guidelines of the City of Pittsburg General Plan and development regulations of the PMC.
- C. The proposed five-foot tall freestanding sign is consistent with Pittsburg Municipal Code (PMC) section 19.12.020 (Freestanding signs) and the regulations of PMC section 19.16.040 that govern signage identifying institutional uses, with the exception of the maximum allowable sign height, which is limited to five feet.
- D. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures," of the State CEQA Guidelines, section 15311.
- E. The Planning Commission may approve a freestanding sign if it can make one or more of the following findings:
 - a. The business is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building;
 - b. The sign is necessary to provide the business with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises;
 - c. The size or width of the property upon which the business or use is located is such that a sign placed on the building would not adequately identify the premises occupied by that use;

- d. The architectural style, material, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 of the Zoning Ordinance; or
 - e. The sign is part of a master identification sign for a shopping center of four more individual businesses.
- F. On or prior to May 31, 2024, notice of the June 11, 2024 public hearing was posted at City Hall, near the subject 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, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (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 surrounding neighborhoods.
- G. On June 11, 2024 the Planning Commission held a public meeting on Planning Application No. 24-0016, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Crash Champions Freestanding Sign, AP-24-0016 (SR)," and dated June 11, 2024 and based on all the information contained in the Planning Department files on the project, adopted and incorporated herein by reference and available for review in the Planning Department 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 freestanding sign is appropriate for its location, in that it identifies the business Crash Champions, Inc. for public traveling east and west of the site.
 - 3. No portion of the proposed freestanding sign projects into the public right-of-way; the sign is placed on-site and adjacent to a public right-of-way; the sign will be located in a permanently maintained landscaped planter; and the sign will be attractively designed and adequately engineered.
 - 4. The proposed sign is aesthetically balanced and designed for the site, in that it has been simplistically designed using straight lines, minimal decoration and a color palette that is consistent with the existing auto body repair shop.
 - 5. The proposed freestanding sign will be attractively designed, adequately engineered, and the sign will be located in a permanently maintained landscaped area on private property, and outside of the rights-of-way of Markstein Drive and California Avenue (consistent with PMC 19.12.060.O).

- B. The Staff Report entitled, "Crash Champions Freestanding Sign, AP-24-0016 (SR)," dated June 11, 2024, is referenced hereto as additional support for findings.

Section 3. Decision

- A. Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 24-0016, subject to the following conditions:
1. The freestanding sign shall be constructed in substantial conformity with the project plans date stamped June 11, 2024, except as hereinafter may be modified.
 2. 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 Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.
 3. This approval will expire on June 11, 2025, unless the sign is installed prior to that date or a written request for extension of this approval is filed with the Planning Department prior to the expiration date and is subsequently approved by the Planning Commission.

Planning Division Conditions:

4. All landscaping removed, damaged, or destroyed shall be replaced per approved Landscape Plans.

Building Division Conditions:

5. All new businesses must acquire a Business License and a Certificate of Occupancy permit prior to opening any business in the City of Pittsburg.
6. 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.
7. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
8. 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.

9. 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.

Engineering Division Conditions:

10. The Applicant shall ensure the new sign is located outside of the City's utility easement.
11. The location of the easement shall be established based on the legal documents.

Public Works Department Conditions:

12. Applicant must call for a USA locate all utilities.

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 11th day of June 2024, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

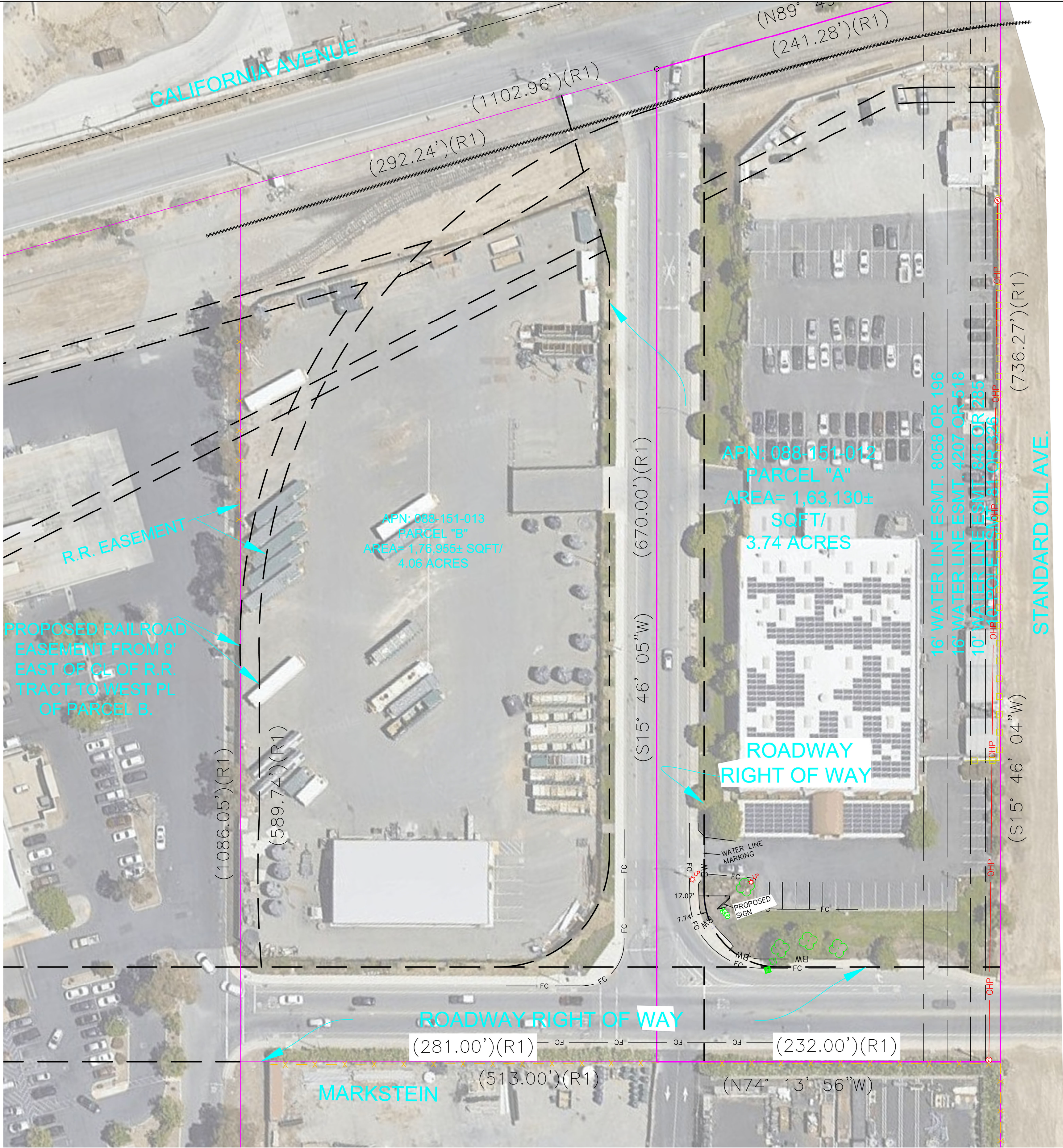
NAYES:

ABSTAIN:

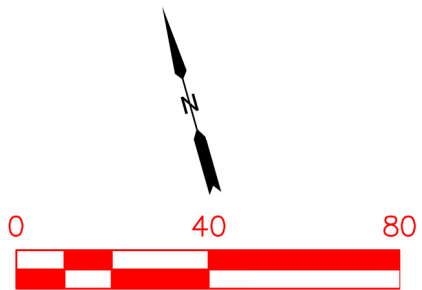
ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on June 11, 2024.

JOHN FUNDERBURG, SECRETARY
PITTSBURG, PLANNING COMMISSION



TOPOGRAPHIC
SURVEY



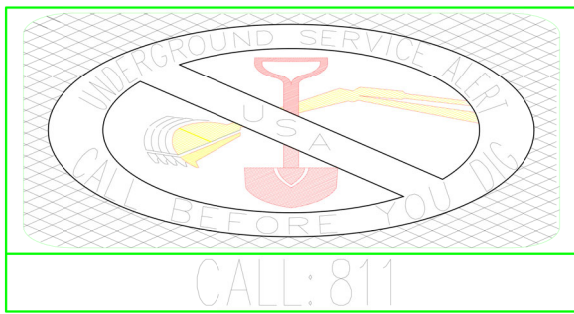
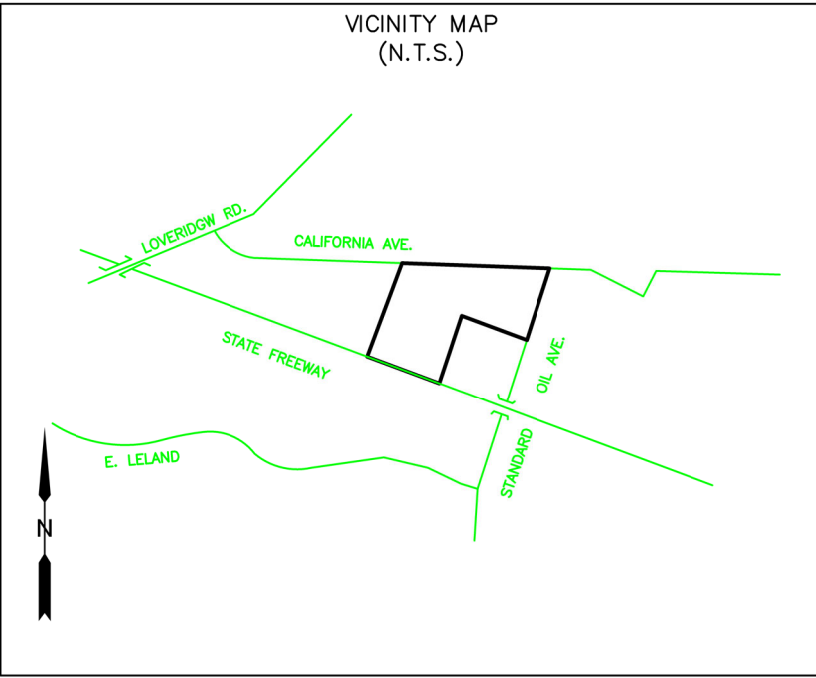
LEGEND

These standard symbols will be found in the drawing.

FENCE LINE	- X - X - X - X -
CONCRETE WALL	- [] - [] - [] - [] -
CURB INLET	[]
ELECTROLIER	[]
TREE	[]
BOUNDARY LINE	[]
IRRIGATION BOX	[]
WATER LINE UNDERGROUND	- W - W - W -
BACK OF SIDEWALK	- BW - BW -
TOP FACE OF CURB	- FC - FC -
EASEMENT LINE	- - -
RIGHT OF WAY LINE	- - -



MONUMENT LAND SURVEYING
6660 LONE TREE WAY #4-234
BRENTWOOD, CALIFORNIA 94513
(925) 470-0101



REFERENCES
(RI) 111-PW-16

BASIS OF BEARING

THE BASIS OF BEARING FOR LINES & COURSES SHOWN HEREON ARE BASED ON THE FOUND IRON PIPE AS SHOWN ON 111 PM 16

SURVEYORS NOTES

- UNDERGROUND UTILITIES ARE APPROXIMATE LOCATIONS
- DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY
- NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION
- NO ABSTRACT OF TITLE NOR TITLE COMMITMENT, OR RESULTS OF A TITLE RESEARCH WERE FURNISHED THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL THAT ARE NOT SHOWN



DISTANCES ARE IN FEET AND DECIMAL THEREOF.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT REQUIREMENTS AT THE REQUEST OF TOM MILLER

RALPH J. WALLER 9384



6660 LONE TREE WAY #4-234
BRENTWOOD, CALIFORNIA 94513
(925) 470-0101

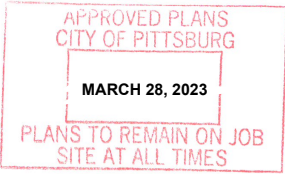
3001 NORTH PARK BOULEVARD,
PITTSBURG
APN:088-151-012

SITE SURVEY
PERFORMED: 3/28/2024
CONTRACT: NUMBER P-24-0398

JOB COPY

SIGN SCHEDULE

- A NEW MONUMENT | ONE (1) REQ
- B LOGO & LETTERSET ON BACKGROUND PANEL | ONE (1) REQ
- C LOGO & LETTERSET ON BACKGROUND PANEL | ONE (1) REQ



- 1. All existing signage and attachments shall be removed and the wall shall be patched, textured, and painted to match the adjacent wall/surface in appearance.
- 2. Any landscaping damaged or removed as a part of the construction must be replaced.
- 3. Planning Division approval required.

SCOPE OF WORK:
Revision to permit BP-23-0290 to specify location of approved monument sign.



FEDERAL HEATH
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Manufacturing Facilities:
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Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
R1 RW 7.15.22 Revise spacing on signs A, B & C
R2 CHC 8.5.22 Make permanent sign package
R3 CHC 8.9.22 CHC Make sign C bigger
R4 CHC 12.5.22 CHC update all LED so it is generic
R5 12.27.22 GB Rev. Sign A SOW

Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.

Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: JOHN BROWN
Project Manager: TONI MILLER
Drawn By: CHRIS H CANTRELL

Underwriters Laboratories Inc. ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS

ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
 STORE #326
3001 N. Park Boulevard
Pittsburg, CA

Job Number: 23-77050-10
Date: 07.12.22
Sheet Number: 1 or 8
Design Number: 23-77050-10 R5

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Heath Sign Company, LLC or its authorized agent. ©FHSC

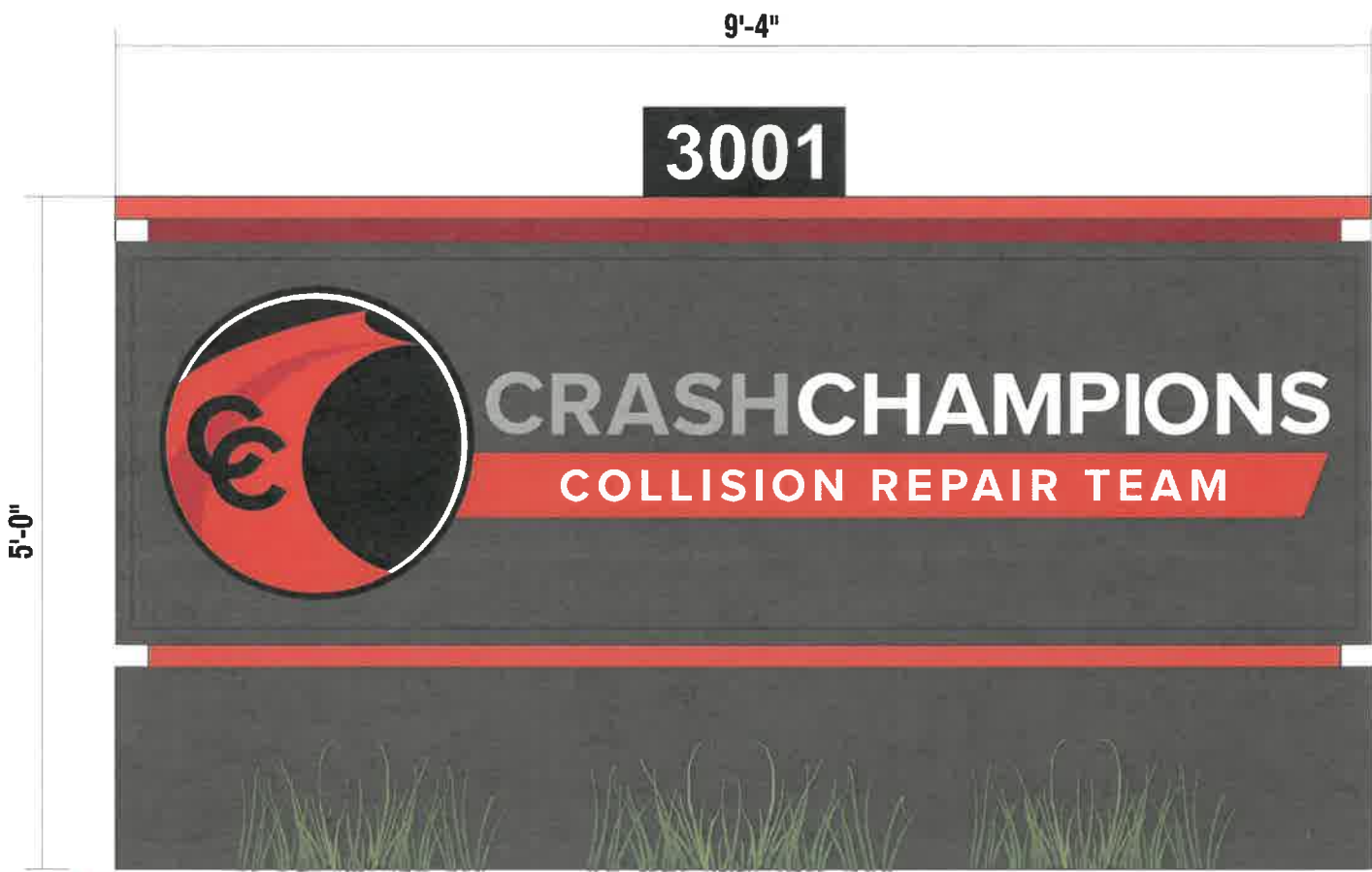
APPROVED PLANS
CITY OF PITTSBURG
MARCH 28, 2023
PLANS TO REMAIN ON JOB
SITE AT ALL TIMES

APPROVED
CITY OF PITTSBURG
PLANNING DIVISION
MAR 28 2023

W. R. M.



EXISTING | APPROXIMATE SCALE: 3/4" = 1'-0"

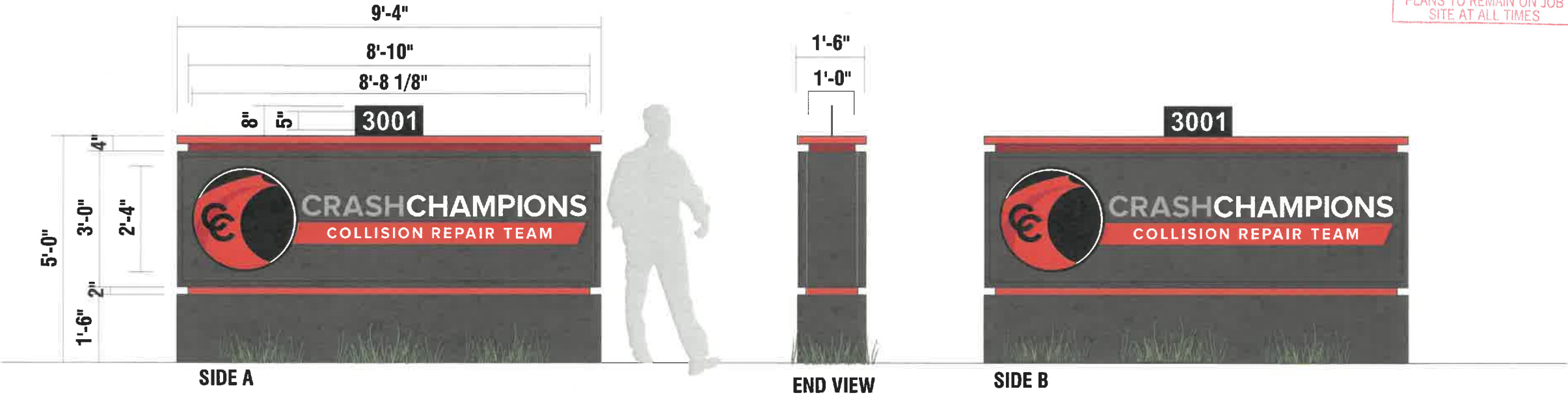


A PROPOSED | APPROXIMATE SCALE: 3/4" = 1'-0"

NOTE: ON MONUMENTS WHERE CLADDED BASE IS LESS THAN 18" ADDRESS NUMBERS TO GO ON TOP OF CABINET SO GRASS/PLANTS DON'T BLOCK NUMBERS

APPROVED PLANS
CITY OF PITTSBURG
MARCH 28, 2023
PLANS TO REMAIN ON JOB
SITE AT ALL TIMES

APPROVED
CITY OF PITTSBURG
PLANNING DIVISION
MAR 28 2023
uRing



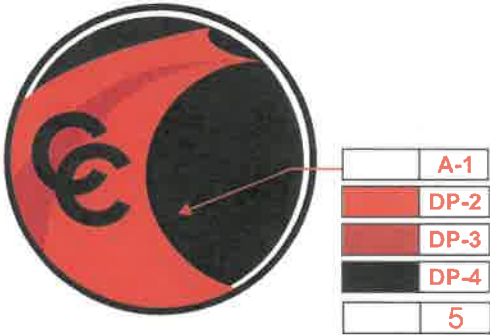
A D/F INTERNALLY ILLUMINATED MONUMENT WITH ADDRESS NUMBERS | ONE (1) REQ
SCALE: 3/8" = 1'-0" 28.0 SQ FT

SCOPE OF WORK: REMOVE EXISTING D/F MONUMENT CABINET ONLY & DISPOSE.
CUT EXISTING POLE. MANUFACTURE & INSTALL NEW D/F MONUMENT CABINET W/ STUB PIPE
ATTACHED TO EXISTING POLE & FOUNDATION.

SPECIFICATIONS:
MONUMENT: ALUMINUM CABINET, RETAINERS & SKIRTING PAINTED SATIN BLACK.
REVEALS PAINTED PMS 1788C SATIN RED.
FACES: CLEAR POLYCARBONATE WITH SECOND SURFACE VINYL.
ILLUMINATION: WHITE LED.
ADDRESS: .125" ALUMINUM BREAK FORMED PANEL WITH FIRST SURFACE REFLECTIVE
WHITE VINYL ADDRESS NUMBERS ON BOTH SIDES MOUNTED TO TOP OF
CABINET. 3M 680-10 WHITE REFLECTIVE VINYL

PRINT COLORS

DP-1	PRINT TO MATCH PMS COOL GRAY 8C ON WHITE TRANSLUCENT VINYL
DP-2	PRINT TO MATCH PMS 1788C ON 3M WHITE TRANSLUCENT VINYL
DP-3	PRINT TO MATCH PMS 1805C ON 3M WHITE TRANSLUCENT VINYL
DP-4	PRINT TO MATCH BLACK PC ON 3M WHITE TRANSLUCENT VINYL
5	3M WHITE TRANSLUCENT VINYL

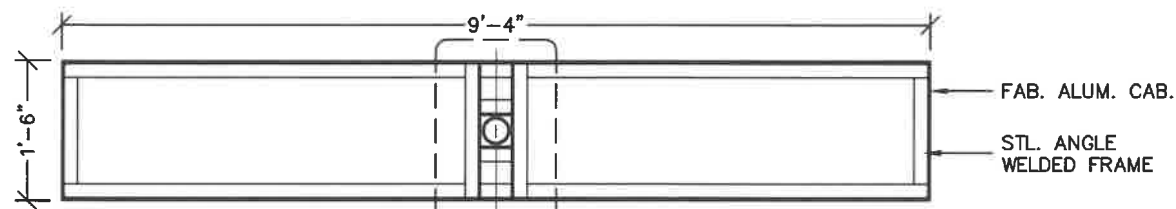


PMS COLORS

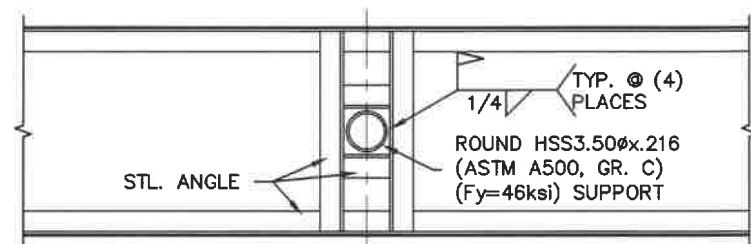


INSTALLATION OF THIS SIGN SHALL CONFORM
TO ARTICLE 600 OF THE NEC, UL 48 AND OR
OTHER APPLICABLE LOCAL CODES, INCLUDING
THE PROPER GROUNDING AND BONDING OF THE SIGN.

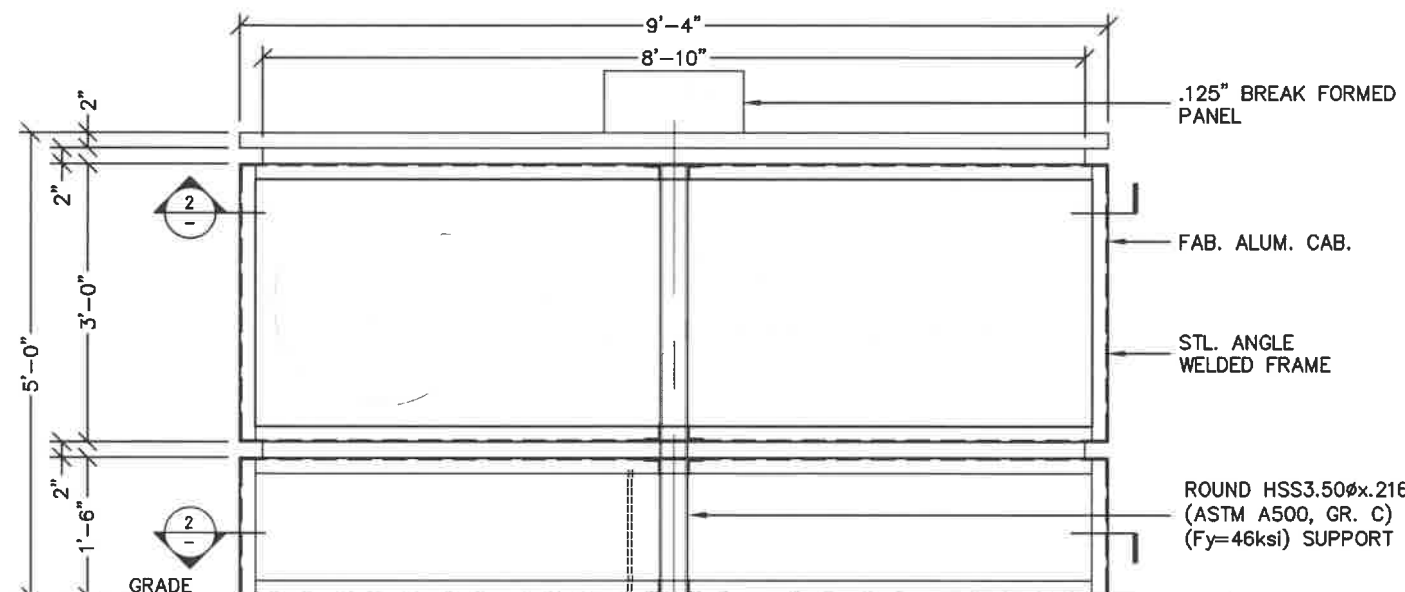
THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION
SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.



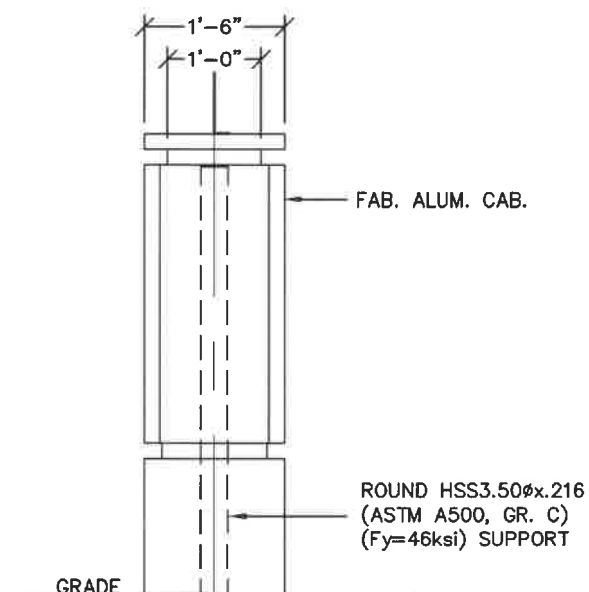
2 PLAN SECTION
SCALE: 1/2" = 1'-0"



4 SUPPORT SECTION (TYP.)
SCALE: 3/4" = 1'-0"



1 SIGN A - ELEVATION SECTION
SCALE: 1/2" = 1'-0"



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

NOTE:
PORTION OF SUPPORT EMBEDDED
INTO CONCRETE NOT TO BE PAINTED.
IT SHOULD BE CLEAN BARE METAL
FOR PROPER ADHESION TO CONCRETE.

2'-6" ϕ x 4'-0" DEEP
CONC. FOOTING
(f_c =2500psi @ 28 DAYS)

APPROVED
CITY OF PITTSBURGH
PLANNING DIVISION

MAR 28 2023

Ali Remy

APPROVED PLANS
CITY OF PITTSBURGH
MARCH 28, 2023
PLANS TO REMAIN ON JOB
SITE AT ALL TIMES



AUG 12 2022

- GENERAL NOTES:
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON JOB SITE.
 2. STRUCTURAL STEEL RECTANGULAR AND ROUND TUBE SHALL CONFORM TO ASTM A500, GR. C.
 3. STRUCTURAL STEEL ANGLE SHALL CONFORM TO ASTM A36.
 4. STRUCTURAL STEEL PLATES SHALL CONFORM TO ASTM A572, GR. 50.
 5. WELDING SHALL CONFORM TO AWS D 1.1 & AISC SPECS.
 6. ALL WELDING TO BE PERFORMED BY CERTIFIED WELDER.
 7. ISOLATE ALUMINUM FROM STEEL.
 8. ALL BOLT HOLES TO BE DRILLED OR PUNCHED.
 9. ALL ELECTRICAL WORK TO CONFORM TO THE REQUIREMENTS OF UL48 AND SECTION 600 OF NEC.
 10. UL AND DATA LABELS REQUIRED.
 11. SIGNS TO BE 6-FT HORIZONTAL & 12-FT VERTICAL FROM HIGH VOLTAGE WIRES.
 12. CONCRETE TO HAVE f_c =2500 PSI MIN. @ 28 DAYS.
 13. DESIGN IS BASED ON 110 MPH WIND, 3-SEC GUST, EXPOSURE C.

FEDERAL HEATH
VISUAL COMMUNICATIONS
4602 NORTH AVENUE, OCEANSIDE, CA. 92056
(760) 941-0715

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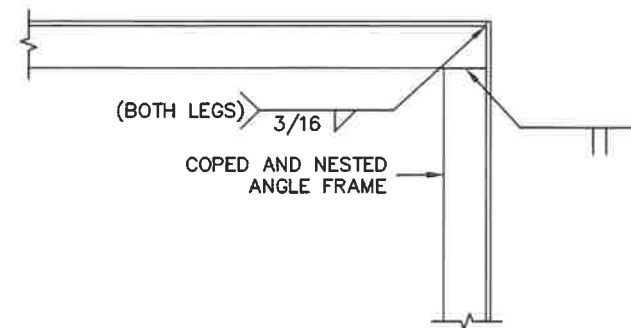
ART DESIGN REFERENCE #23-77050-10-R3

NO.	REVISIONS	DATE	BY
1		-	-
2		-	-
3		-	-
4		-	-
5		-	-
6		-	-
7		-	-
8		-	-
9		-	-
10		-	-

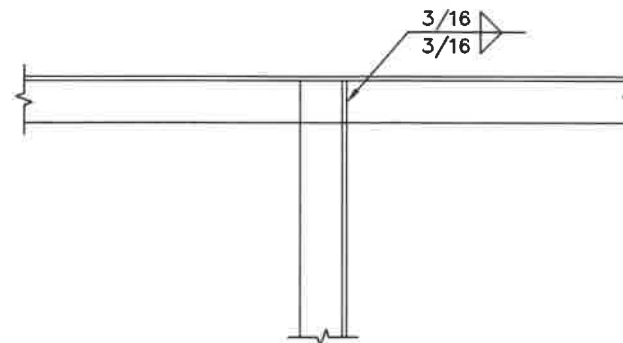
CRASHCHAMPIONS
COLLISION REPAIR TEAM
3001 N. PARK BLVD.
PITTSBURGH, CA 94565

DESIGN NO: S-0802322
PROJECT MGR.: T. MILLER
DRAWN BY: D. DUPREE
DATE: AUG. 11, 2022
JOB NO: 23-77050-10

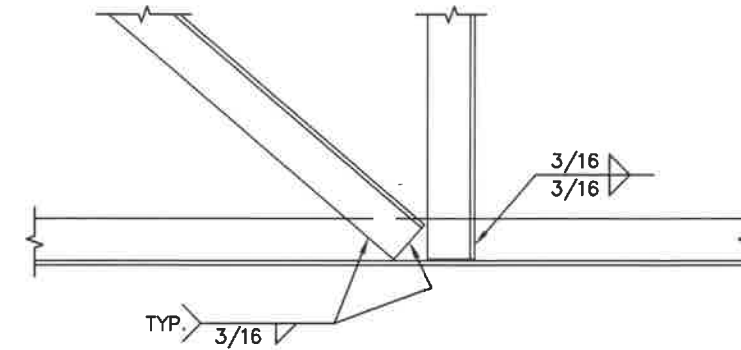
SHEET NO: S-1
OF: 2



A CONNECTION DETAIL - A
SCALE: 1 1/2" = 1'-0"

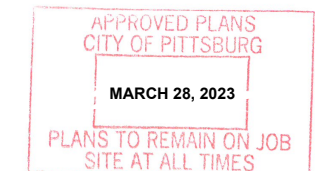


B CONNECTION DETAIL - B
SCALE: 1 1/2" = 1'-0"



C CONNECTION DETAIL - C
SCALE: 1 1/2" = 1'-0"

ANGLE FRAME - TYPICAL WELDED CONNECTION DETAILS



APPROVED
CITY OF PITTSBURG
PLANNING DIVISION
MAR 28 2023

W. King



AUG 12 2022

**FEDERAL
HEATH**
VISUAL COMMUNICATIONS
4602 NORTH AVENUE, OCEANSIDE, CA. 92056
(760) 941-0715

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ART DESIGN REFERENCE #23-77050-10-R3

NO.	REVISIONS	DATE	BY
1		-	-
2		-	-
3		-	-
4		-	-
5		-	-
6		-	-
7		-	-
8		-	-



CRASH CHAMPIONS PITTSBURH, CA #23-77050-10.dwg

DESIGN NO: S-0802322	PROJECT MGR.: T. MILLER	SHEET NO: S-2
DRAWN BY: D. DUPREE	DATE: AUG. 11, 2022	OF: 2
JOB NO: 23-77050-10		

APPROVED PLANS
CITY OF PITTSBURG
MARCH 28, 2023
PLANS TO REMAIN ON JOB
SITE AT ALL TIMES

APPROVED
CITY OF PITTSBURG
PLANNING DIVISION

MAR 28 2023

Si Ring



EXISTING



B PROPOSED

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HEATH**
VISUAL COMMUNICATIONS
www.FederalHeath.com
PO BOX 153, Clinton, TN 37717

Manufacturing Facilities:
Delaware, OH - Euless, TX - Jacksonville, TX
Racine, WI - Rochester Hills, MI
Office Locations:
Atlanta, GA - Brandon, FL - Indianapolis, IN
Tunica, MS - Daytona Beach, FL - Delaware, OH
Euless, TX - Grafton, WI - Houston, TX
Idaho Falls, ID - Louisville, KY - Ocean Ranch, CA
Racine, WI - Rochester Hills, MI - San Antonio, TX
Tampa, FL - Willowbrook, IL - Orlando, FL

Building Quality Signage Since 1901

Revisions:
R1 BW 7.15.22 Revise spacing on signs A, B & C
R2 CHC 8.5.22 Make permanent sign package
R3 CHC 8.9.22 CHC Make sign C bigger
R4 CHC 12.5.22 CHC update all LED so it is generic
R5 12.27.22 GB Rev. Sign A SOW
Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.
Client Approval/Date: _____
Landlord Approval/Date: _____

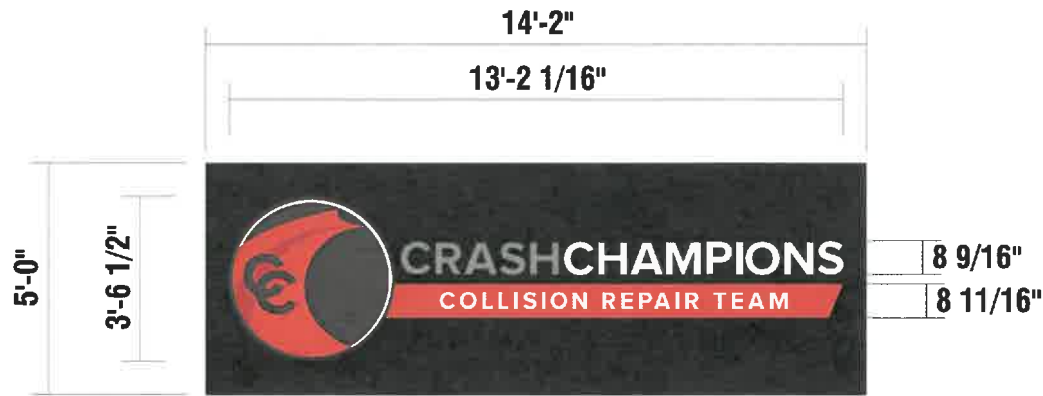
Account Rep: JOHN BROWN
Project Manager: TONI MILLER
Drawn By: CHRIS H CANTRELL
UL Underwriters Laboratories Inc. nfc
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:

STORE #326
3001 N. Park Boulevard
Pittsburg, CA

Job Number: 23-77050-10
Date: 07.12.22
Sheet Number: 4 Or 8
Design Number: 23-77050-10 R5

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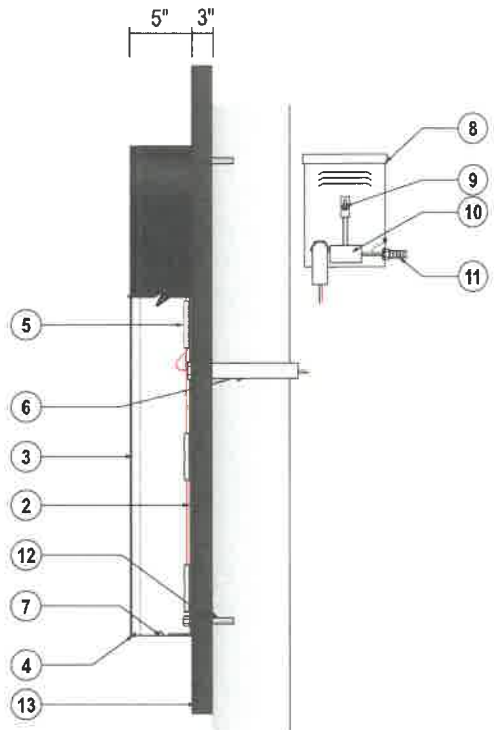
NOTE: BACKGROUND PANEL WILL BE SEAMED DUE TO SIZE



END VIEW

FABRICATION TO BE AS NOTED TO MATCH
CUSTOMER SIGN PROGRAM AND EXISTING SITES

- 2. ACM BACKS / LETTER LOCKED TO RETURNS
- 4. TRIM CAP TO BE 1" PRE-FINISHED JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP)
LOGO: BLACK TRIM CAP
CRASH: BLACK TRIM CAP
CHAMPIONS: BLACK TRIM CAP
COLLISION REPAIR TEAM CABINET: RED TRIM CAP
- 5. WHITE LED MODULES
- 6. RIGID PASS-THRU FOR LOW VOLTAGE LED WIRING
- 7. 1/4" WEEP HOLES WITH LIGHT BAFFLES (EXTERIOR APPLICATIONS ONLY)
- 8. ETL COMPLIANT ENCLOSURE FOR LED POWER SUPPLIES +/- 18"L X 7"H, REMOTE LOCATED
- 9. DISCONNECT SWITCH
- 10. LED POWER SUPPLIES
- 11. PRIMARY ELECTRICAL
- 12. CORROSION RESISTANT FASTENERS PER CONDITIONS
- 13. ALUM. BACKGROUND PANEL/WIREWAY



CROSS SECTION VIEW
SCALE: NTS

B INTERNALLY ILLUMINATED LOGO & LETTERSET ON BACKGROUND PANEL | ONE (1) REQ
SCALE: 1/4" = 1'-0" 70.83 SQ FT

SCOPE OF WORK:
REMOVE EXISTING BANNER AND REPLACE WITH NEW BACKER AND LETTERSET.
ENSURE LIGHTING

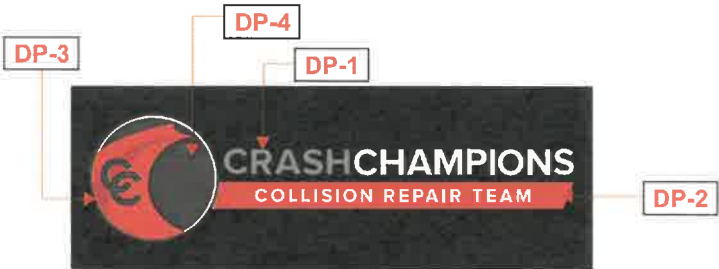
CHANNEL LOGO: 5" DEEP .040 PRE-FINISHED ALUMINUM LOGO CABINET.
SATIN BLACK RETURNS & TRIMCAP. 3/16" WHITE ACRYLIC FACE.
DIGITAL PRINT OVERLAY. WHITE LEDS. INSTALL FLUSH TO BACKER.

CRASH CHANNEL LETTERS: 5" DEEP .040 PRE-FINISHED ALUMINUM
CHANNEL LETTERS. SATIN BLACK RETURNS AND TRIM CAP.
3/16" WHITE ACRYLIC FACE. DIGITAL PRINT OVERLAY TO MATCH PMS
COOL GRAY 8C. WHITE LEDS. INSTALL FLUSH TO BACKER.

CHAMPION CHANNEL LETTERS: 5" DEEP .040 PRE-FINISHED ALUMINUM
CHANNEL LETTERS. SATIN BLACK RETURNS AND TRIM CAP.
3/16" WHITE ACRYLIC FACE. WHITE LEDS. INSTALL FLUSH TO BACKER.

COLLISION REPAIR TEAM TAG LINE CABINET: 5" DEEP .040 PRE-FINISHED ALUMINUM
CHANNEL TAG LINE. SATIN RED RETURNS AND TRIM CAP.
3/16" WHITE ACRYLIC FACE WITH DIGITAL PRINT OVERLAY
PMS 1788C. COPY WILL REVERSE OUT WHITE.
INTERNAL WHITE LEDS. CABINET INSTALL FLUSH TO BACKER.

ALUMINUM BACKER: 3" DEEP ALUMINUM BACKER PANEL/WIREWAY
TO BE PAINTED BLACK PC AND INSTALLS FLUSH TO WALL



- PRINT COLORS**
- DP-1 PRINT TO MATCH PMS COOL GRAY 8C ON 3M WHITE TRANSLUCENT VINYL
 - DP-2 PRINT TO MATCH PMS 1788C ON 3M WHITE TRANSLUCENT VINYL
 - DP-3 PRINT TO MATCH PMS 1805C ON 3M WHITE TRANSLUCENT VINYL
 - DP-4 PRINT TO MATCH BLACK PC ON 3M WHITE TRANSLUCENT VINYL

ELECTRICAL REQUIREMENTS	REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS
Total: T.B.D. Amps	
# of 120V, 20A Circuits Req'd T.B.D.	
ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.	

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

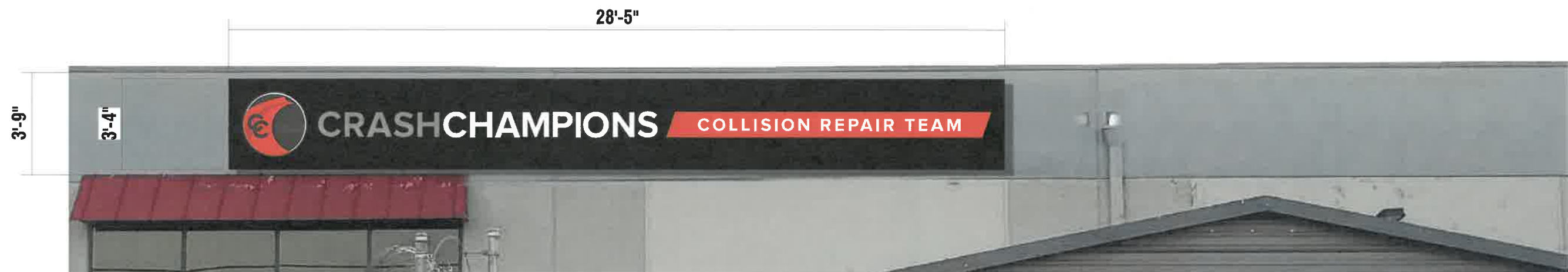
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CITY OF PITTSBURGH
PLANNING DIVISION

MAR 28 2023

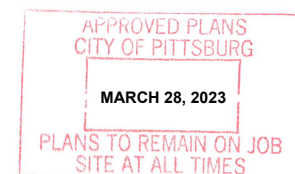
Signature



EXISTING | APPROXIMATE SCALE: 1/4" = 1'-0"



C PROPOSED | APPROXIMATE SCALE: 1/4" = 1'-0"



APPROVED
CITY OF PITTSBURGH
PLANNING DIVISION

MAR 28 2023

usi Ring



A CUSTOM INTERNALLY ILLUMINATED LOGO & LETTERSET ON BACKGROUND PANEL | ONE (1) REQ
SCALE: 1/4" = 1'-0" **94.82 SQ FT**

SCOPE OF WORK:

CHANNEL LOGO: 3" DEEP .040 PRE-FINISHED ALUMINUM LOGO CABINET. SATIN BLACK RETURNS & TRIMCAP. 3/16" WHITE ACRYLIC FACE. DIGITAL PRINT OVERLAY. WHITE LEDS. INSTALL FLUSH TO BACKER.

CRASH CHANNEL LETTERS: 3" DEEP .040 PRE-FINISHED ALUMINUM CHANNEL LETTERS. SATIN BLACK RETURNS AND TRIM CAP. 3/16" WHITE ACRYLIC FACE. DIGITAL PRINT OVERLAY TO MATCH PMS COOL GRAY 8C. WHITE LEDS. INSTALL FLUSH TO BACKER.

CHAMPION CHANNEL LETTERS: 3" DEEP .040 PRE-FINISHED ALUMINUM CHANNEL LETTERS. SATIN BLACK RETURNS AND TRIM CAP. 3/16" WHITE ACRYLIC FACE. WHITE LEDS. INSTALL FLUSH TO BACKER.

COLLISION REPAIR TEAM TAG LINE CABINET: 3" DEEP .040 PRE-FINISHED ALUMINUM CHANNEL TAG LINE. SATIN RED RETURNS AND TRIM CAP. 3/16" WHITE ACRYLIC FACE WITH DIGITAL PRINT OVERLAY PMS 1788C. COPY WILL REVERSE OUT WHITE. INTERNAL WHITE LEDS. CABINET INSTALL FLUSH TO BACKER.

ALUMINUM BACKER: 3" DEEP ALUMINUM BACKER PANEL/WIREWAY TO BE PAINTED BLACK PC AND INSTALLS FLUSH TO WALL

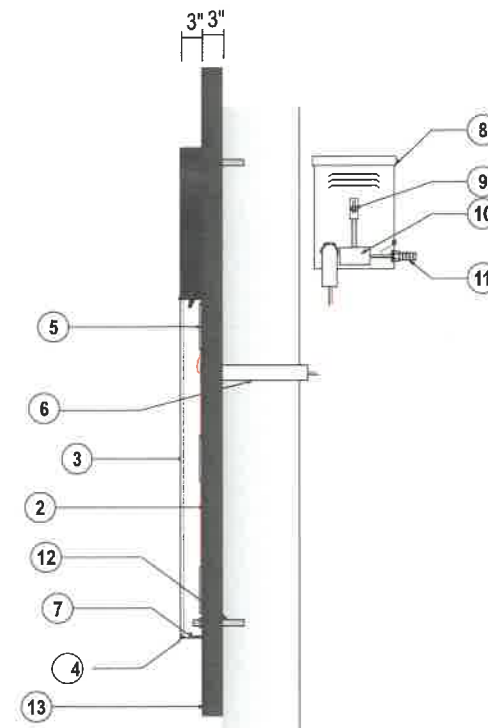


FABRICATION TO BE AS NOTED TO MATCH CUSTOMER SIGN PROGRAM AND EXISTING SITES

2. ACM BACKS / LETTER LOCKED TO RETURNS

4. TRIM CAP TO BE 1" PRE-FINISHED JEWELITE CHEMICALLY BONDED TO FACES (SEAMS AT THE TOP)
LOGO: BLACK TRIM CAP
CRASH: BLACK TRIM CAP
CHAMPIONS: BLACK TRIM CAP
COLLISION REPAIR TEAM CABINET: RED TRIM CAP

5. WHITE LED MODULES
6. RIGID PASS-THRU FOR LOW VOLTAGE LED WIRING
7. 1/4" WEEP HOLES WITH LIGHT BAFFLES (EXTERIOR APPLICATIONS ONLY)
8. ETL COMPLIANT ENCLOSURE FOR LED POWER SUPPLIES +/- 18"L X 7"H, REMOTE LOCATED
9. DISCONNECT SWITCH
10. LED POWER SUPPLIES
11. PRIMARY ELECTRICAL
12. CORROSION RESISTANT FASTENERS PER CONDITIONS
13. ALUM. BACKGROUND PANEL/WIREWAY



CROSS SECTION VIEW
SCALE: NTS



PRINT COLORS

- | | |
|--|---|
| | DP-1 PRINT TO MATCH PMS COOL GRAY 8C ON 3M WHITE TRANSLUCENT VINYL |
| | DP-2 PRINT TO MATCH PMS 1788C ON 3M WHITE TRANSLUCENT VINYL |
| | DP-3 PRINT TO MATCH PMS 1805C ON 3M WHITE TRANSLUCENT VINYL |
| | DP-4 PRINT TO MATCH BLACK PC ON 3M WHITE TRANSLUCENT VINYL |

ELECTRICAL REQUIREMENTS

Total: **T.B.D.** Amps

of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS.

REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

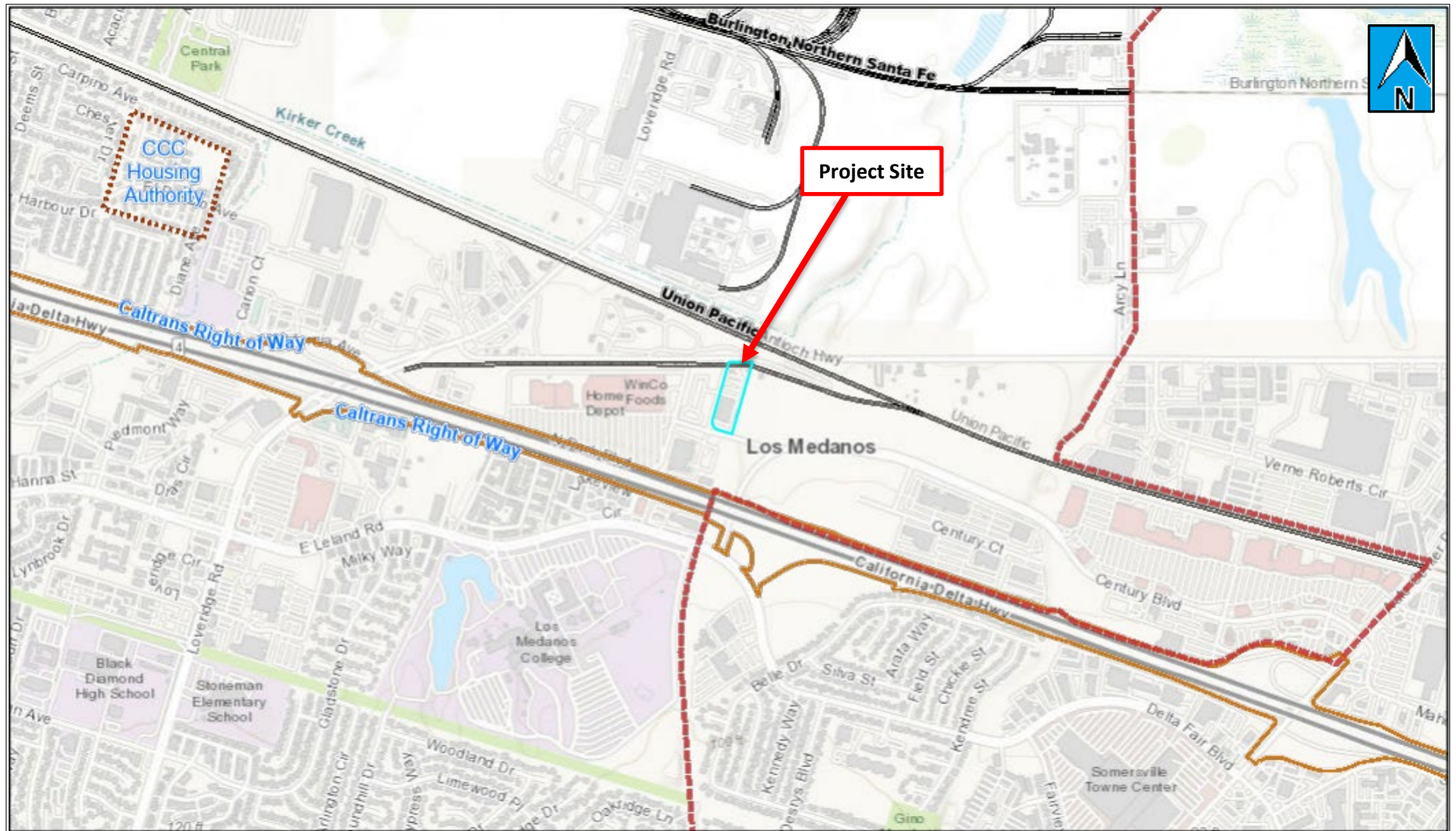
APPROVED
CITY OF PITTSBURGH
PLANNING DIVISION
MAR 28 2023



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Crash Champions Freestanding Sign (SR) – Vicinity Map

AP-24-0016	3001 North Park Boulevard
Sign Review	APN's: 088-151-012



Crash Champions Freestanding Sign (SR) – Aerial Map

AP-24-0016	3001 North Park Boulevard
Sign Review	APN's: 088-151-012





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: June 11, 2024
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California 94565

Concerning the following matter:

Crash Champions, AP-24-0016 (SR - Freestanding)

This is a public hearing on a request for approval of a Freestanding Sign application to construct a 5' tall freestanding sign, located at 3001 North Park Boulevard, Pittsburg, CA 94565. The proposed sign is located along the southwest corner of the project site. The project is within the CS (Service Commercial) District. Assessor's Parcel No. 088-151-012.

Environmental Determination

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, 'Accessory Structures' of the State CEQA Guidelines, section 15311(a).

PROJECT PLANNER: Ariana Ruiz, (925)252-4029, or aruiz@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?

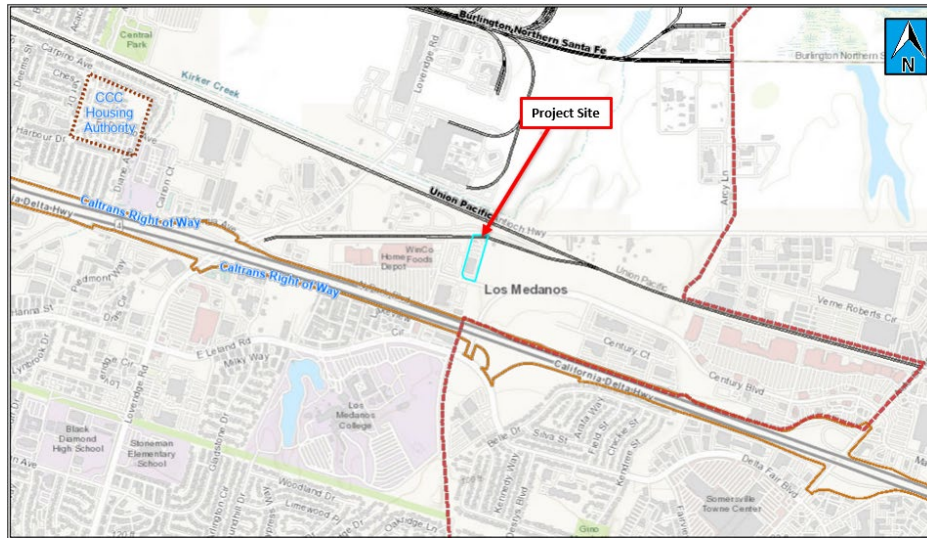
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 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: Crash Champions, AP-24-0016 (SR - Freestanding)
Location: 3001 North Park Boulevard, Pittsburg, CA 94565, APN: 088-151-012



City of Pittsburg
California

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



NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 11, 2024**

ITEM: Resolution Recommending City Council Approval of Zoning Map Amendments to Implement the City of Pittsburg 2040 General Plan Land Use Map, AP-24-0033 (RZ).

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

SUBJECT: This is a City-initiated request for approval of five Zoning Map Amendments to implement land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860. The Pittsburg City Council adopted the 2040 General Plan and certified the Final Environmental Impact Report on May 6, 2024, under Resolution Nos. 24-14464 and 24-14463.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) recommending City Council adoption of the Zoning Map Amendments and Overlay Plans to implement the City of Pittsburg 2040 General Plan for the proposed areas.

BACKGROUND:

On April 30, 2024, City staff filed Planning Application No. 24-0033 (RZ), proposing a series of Zoning Map Amendments to implement new land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860. The City is proposing this initial set of Zoning Map Amendments while preparing a larger, comprehensive update to the Zoning Ordinance, which includes the City's Zoning Regulations and Zoning Map. The comprehensive update will include additional consistency amendments to fully implement 2040 General Plan land use designations, policies and implementation actions.

The proposed Zoning Map Amendments do not indicate a decision by the City to approve or disapprove any specific development project.

PROJECT DESCRIPTION:

Rezone 1 (RZ 1):

This item includes a Zoning Map Amendment from IG-O (General Industrial with Limited Overlay District) and IG (General Industrial District), to IG-O (General Industrial with Limited Overlay District), CW-O (Waterfront Commercial with Limited Overlay District), IL-O (Limited Industrial with Limited Overlay District), RS-4-O/RS-5-O (Single Family Residential 4,000 - 5,000 Square Foot Minimum Lot Size with Limited Overlay District), RM-O/RH-O (Medium-to-High Density Residential with Limited Overlay District), and RH-O (High Density Residential with Limited Overlay District).

CW-O, IG-O, and IL-O Zoning District Overlays would allow for applicable base district uses and Employment Center Industrial (ECI) uses, including uses such as data centers, technology and innovation developments, and clean energy uses and infrastructure consistent with the 2040 General Plan Land Use Map.

RS-4-O/RS-5-O, RM- O/RH-O, and RH-O Zoning District Overlays would allow for various single and multi-family residential development patterns, including single family residential detached, single family residential attached, multi-family residential, and mixed-use residential development consistent with the 2040 General Plan Land Use Map.

The parcels that comprise the RZ 1 Zoning Map Amendment are located at the northwest corner of the City limits, north of Willow Pass Road.

Details specific to the proposed RZ 1 Zoning Map Amendment, including Assessor Parcel Numbers (APNs), acreage, existing and proposed Zoning designations, and map can be found in Resolution Exhibit A(i). Recommended land use and property development regulations for the proposed RZ 1 Zoning District Overlays (Overlay Plans) are provided in Resolution Exhibit A(ii).

Rezone 2 (RZ 2):

This item includes a Zoning Map Amendment from OS (Open Space District) to IL-O (Limited Industrial with Limited Overlay District) to allow for Employment Center Industrial (ECI) uses consistent with the 2040 General Plan Land Use Map on a 103.14-acre site located on the eastern half of the former Delta View Golf Course south of West Leland Road near 2222 Golf Club Road.

Details specific to the proposed RZ 2 Zoning Map Amendment, including APNs, acreage, existing and proposed Zoning designations, and map can be found in Resolution Exhibit B(i). Recommended land use and property development regulations for the proposed RZ 2 Zoning District Overlay (Overlay Plan) are provided in Resolution Exhibit B(ii).

Rezone 3 (RZ 3):

This item includes a Zoning Map Amendment from OS-O (Open Space with Limited Overlay District) and HPD (Hillside Planned District) to CC (Community Commercial District) to allow for commercial uses consistent with the 2040 General Plan Land Use Map on a 11.59-acre site located at the western limits of the City, south of State Route 4 adjacent to Avila Road.

Details specific to the proposed RZ 3 Zoning Map Amendment, including APNs, acreage, existing and proposed Zoning designations, and map can be found in Resolution Exhibit C. Land use and property development regulations for the proposed

RZ 3 Zoning Map Amendment would follow those of the Community Commercial District in Chapter 18.52 of Pittsburgh Municipal Code (PMC).

Rezone 4 (RZ 4):

This item includes a Zoning Map Amendment from CW (Waterfront Commercial District) and IG (General Industrial District) to CW-O (Waterfront Commercial with Limited Overlay District) to allow for waterfront commercial, technology and innovation, limited manufacturing, clean energy and infrastructure uses consistent with the 2040 General Plan Land Use Map on 22.78-acre site located north of East Third Street, at the intersection of Harbor and East Third Streets.

Details specific to the proposed RZ 4 Zoning Map Amendment, including APNs, acreage, existing and proposed Zoning designations, and map can be found in Resolution Exhibit D(i). Recommended land use and property development regulations for the proposed RZ 4 Zoning District Overlay (Overlay Plan) is provided in Resolution Exhibit D(ii).

Rezone 5 (RZ 5):

This item includes a Zoning Map Amendment from CS (Service Commercial District) to IL-O (Limited Industrial with Limited Overlay District) to allow for limited food processing, custom manufacturing and light industrial uses consistent with the 2040 General Plan Land Use Map on a 0.90-acre site located at 2685 East Leland Road.

Details specific to the proposed RZ 5 Zoning Map Amendment, including APNs, acreage, existing and proposed Zoning designation, and map can be found in Resolution Exhibit E(i). Recommended land use and property development regulations for the proposed RZ 5 Zoning District Overlay (Overlay Plan) are provided in Exhibit E(ii).

GENERAL PLAN/CODE COMPLIANCE:

City of Pittsburgh 2040 General Plan:

The proposed Zoning Map Amendments are necessary to achieve consistency between the City's Zoning Map and General Plan, as required by Government Code section 65860.

Rezone 1 (RZ 1): The RZ 1 site is within the 'North Central River' Subarea of the 2040 General Plan and has the following land use designations: Employment Center Industrial, Industrial, Open Space, Medium Density Residential, High Density Residential, Very High Density Residential, Marina Commercial, Service Commercial and Park.

Employment Center Industrial (ECI): Properties within the *ECI* designation are intended to foster vibrant, diverse, and dynamic employment hubs that accommodate technology, advanced manufacturing, logistics, and other sectors that generate substantial employment opportunities; uses may also include administrative, financial, business, professional, medical and public offices, business incubators, research and development, custom and light manufacturing, limited assembly, warehousing and distribution, data centers, technology and innovation, energy, hospitals and large-scale medical facilities, services, light and heavy automobile services, and supporting commercial uses.

Industrial: Properties within the *Industrial* designation are intended to provide sites for manufacturing, wholesale, warehousing and distribution, commercial and business services, research and development, storage uses, agricultural, food and drug, and industrial processing; small restaurant and ancillary commercial uses are permitted subject to design standards.

Open Space: Properties within the *Open Space* designation are sites with safety constraints, such as riparian corridors, sensitive habitats, and wetlands. No construction is allowed on land unsuitable for development due to safety constraints or protected natural resources.

Medium Density Residential: Properties within the *Medium Density Residential* designation are intended to provide sites for one or two-story garden apartments, townhouses, and single-family residential (attached or detached).

High Density Residential: Properties within the *High Density Residential* designation are intended to provide sites for a wide range of housing types from single-family attached units to multi-family complexes.

Very High Density Residential: Properties within the *Very High Density Residential* designation are intended to provide sites for multi-family housing and attached single-family residential.

Marina Commercial: Properties within the *Marina Commercial* designation are intended to provide sites for waterfront-oriented uses, including recreational, visitor and community uses, business and professional services, offices, convenience sales, restaurants, public marketplaces, repair services, specialty retail (such as boat sales and repair), hotel/motel with a coastal orientation, recreational facilities, research and development, custom manufacturing, and marinas.

Service Commercial: Properties within the *Service Commercial* designation are intended to provide sites for commercial business with potentially intense levels of noise or traffic, including automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses; offices, retail uses,

restaurants, and convenience stores allowed as ancillary uses; residential uses permitted above ground floor commercial uses.

Park: Properties within the *Park* designation are intended to provide sites for parks, recreation complexes, community fields, public golf courses, stadiums, greenways, local and regional trails.

Table 2-2 (Land Use and Zoning Consistency Matrix) of the 2040 General Plan identifies the proposed RZ 1 Zoning Districts as implementing Zoning Districts for the land use designations described above.

Rezone 2 (RZ 2): The RZ 2 site is within the 'West Leland' Subarea of the 2040 General Plan and has a land use designation of *Employment Center Industrial (ECI)*. Properties within the *ECI* designation are intended to foster vibrant, diverse, and dynamic employment hubs that accommodate technology, advanced manufacturing, logistics, and other sectors that generate substantial employment opportunities; uses may also include administrative, financial, business, professional, medical and public offices, business incubators, research and development, custom and light manufacturing, limited assembly, warehousing and distribution, data centers, technology and innovation, energy, hospitals and large-scale medical facilities, services, light and heavy automobile services, and supporting commercial uses.

Table 2-2 (Land Use and Zoning Consistency Matrix) of the 2040 General Plan identifies the IL (Limited Industrial District) as an implementing Zoning District for the *Employment Center Industrial* land use designation.

Rezone 3 (RZ 3): The RZ 3 site is within the 'Southwest Hills' Subarea of the 2040 General Plan and has a land use designation of *Community Commercial*. Properties within the *Community Commercial* designation are intended to provide sites for commercial and community-serving businesses, including retail stores, eating and drinking establishments, commercial recreation and entertainment, service stations, financial, educational and social services.

Table 2-2 (Land Use and Zoning Consistency Matrix) of the 2040 General Plan identifies the CC (Community Commercial District) as an implementing Zoning District for the *Community Commercial* land use designation.

Rezone 4 (RZ 4): The RZ 4 site is within the 'Downtown' Subarea of the 2040 General Plan and has a land use designation of *Marina Commercial*. Properties within the *Marina Commercial* designation are intended to provide sites for waterfront-oriented uses, including recreational, visitor and community uses, business and professional services, offices, convenience sales, restaurants, public marketplaces, repair services, specialty retail (such as boat sales and repair), hotel/motel with a coastal orientation, recreational facilities, research and development, custom manufacturing, and marinas.

Table 2-2 (Land Use and Zoning Consistency Matrix) of the 2040 General Plan identifies the CW (Waterfront Commercial District) as an implementing Zoning District for the *Marina Commercial* land use designation.

Rezone 5 (RZ 5): The RZ 5 site is within the ‘Loveridge’ Subarea of the 2040 General Plan and has a land use designation of *Employment Center Industrial (ECI)*. Properties within the *ECI* designation are intended to foster vibrant, diverse, and dynamic employment hubs that accommodate technology, advanced manufacturing, logistics, and other sectors that generate substantial employment opportunities; uses may also include administrative, financial, business, professional, medical and public offices, business incubators, research and development, custom and light manufacturing, limited assembly, warehousing and distribution, data centers, technology and innovation, energy, hospitals and large-scale medical facilities, services, light and heavy automobile services, and supporting commercial uses.

Table 2-2 (Land Use and Zoning Consistency Matrix) of the 2040 General Plan identifies the IL (Limited Industrial District) as an implementing Zoning District for the *Employment Center Industrial* land use designation.

The proposed Zoning Map Amendments are consistent with the following 2040 General Plan Goals, Policies and Actions:

- a. Goal-2-1: Promote optimal, orderly, well-planned, and diverse land uses, including a compact urban form within the City’s projected municipal boundary that provides a mix and distribution of uses to meet Pittsburg’s needs, including mixed-use development, infill development, and reuse and revitalization of underutilized and brownfield sites.
- b. Policy 2-P-1.3: Ensure consistency and compatibility between the Land Use Map, land use designations, and implementing plans, ordinances, and regulations.
- c. Action 2-A-1.a: Update the City’s Zoning Ordinance and Subdivision Regulations to be consistent with the General Plan, including the General Plan Diagram.
- d. Goal-2-4: Promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents.
- e. Policy 2-P-4.2: Encourage the development and intensification of employment centers, including high quality, professional office campuses, business parks, and industrial parks, along with innovation districts, related mixed-use development and open spaces. The centers shall be located in areas fully served by public facilities and services, located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.

- f. Goal 6-2: Facilitate attraction, retention, and expansion of businesses that meet the City's economic development objectives and maintain a desirable climate for conducting business in and with the City.
- g. Policy 6-P-2.6: Facilitate the revitalization of existing shopping centers, business parks, industrial areas, and key corridors as needed in order to meet the economic development goals of the City.
- h. Policy 6-P-2.7: Facilitate and encourage more efficient use of the City's industrial and employment-generating land supply, creating higher employment densities and high-quality jobs, while discouraging the use of large sites and buildings with low intensity uses and other uses that may compromise the sustainability of these areas.
- i. Policy 6-P-2.14: Encourage new businesses and project development under the Employment Center Industrial land use classification.
- j. Action 6-A-2.a: Review, and update as necessary, zoning and other development regulations and application review and permitting process to ensure consistency with General Plan land use policies aimed at spurring job growth and economic development. Revisions may include increased flexibility regarding use types, business operations, site development standards, reduced parking standards near transit stations, or other changes intended to reduce impediments to development consistent with the goals of this General Plan.
- k. Goal-2-17: To transform the NRG brownfield site into a vibrant community hub with diverse amenities, integrating river access, commercial and entertainment uses, high-quality jobs creation, a mix of housing types, and sustainable management of open spaces.
- l. Policy 2-P-17.1: Support the remediation and revitalization of this site as a master-planned community with sustainable and resilient design that provides opportunities to work, live, and play and addresses Pittsburg's jobs/housing balance, recreation, economic development, and public use needs.

Zoning:

Chapter 18.48 PMC sets forth procedures for amendments to the Zoning Map and requires the Planning Commission to include written findings to support any recommendation it makes to the City Council to amend the Zoning Ordinance.

Proposed Zoning Map Amendments for RZ1, RZ 2, RZ 4 and RZ 5 sites include the use of Limited Overlay Districts. The purpose of the Limited Overlay District is to:

- A. Allow for the establishment of control on an individual lot or group of individual lots that will supersede or supplement the requirements of the base district;

- B. Allow for flexibility from the normal land uses and regulations of the base district consistent with the general plan;
- C. Ensure the preservation of specific features of a particular site or area;
- D. Ensure the preservation of the character of the area in proximity to a particular site;
- E. Provide specific development regulations in order to take advantage of the unique characteristics or location of a particular site or area that would be limited by the land use requirements of the base zoning district.

Pursuant to PMC section 18.74.060, an Overlay Plan shall be processed in accordance with Chapter 18.48 PMC at the same time as consideration of the Zoning Map Amendment to an Overlay District. Overlay Plans for RZ1, RZ 2, RZ 4 and RZ 5 sites are provided in Resolution Exhibits A(ii), B(ii), D(ii) and E(ii).

Environmental Review: A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. On May 6, 2024, the Pittsburg City Council certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427). The project analyzed in the FEIR was the City of Pittsburg's 2040 General Plan which is a comprehensive update of the policies of the City's 2020 General Plan and includes new or revised policies that address:

- Updates to the City's Subareas, Land Use Map and Land Use Designations
- Core Values of Sustainability, Equity, Community Health & Environmental Justice
- Commitment to Enhancing Community Character
- Mobility, Circulation, Active Transportation & Access to Regional Transportation
- Support for Quality Education and Recreation Services and Opportunities
- Business Attraction, Retention and Promotion
- Access to Parks, Recreation and Entertainment
- Commitment to Arts, Culture, Community Services and Resources
- Safety and Resiliency Element, including Climate Adaptation
- Inclusion of Measurable Implementation Actions
- Updates to State Law (SB 1000, SB 743, AB 2923, AB 2097, etc.)

The City has determined that no new or significant environmental effects, no substantial changes to circumstances or to previously identified significant effects, no significant revisions to mitigation measures and no new mitigation measures or alternatives would be associated with the proposed project. As described in Section 15162 (b), the Lead Agency (City of Pittsburg) has determined that an Addendum, consistent with Government Code Section 15164, is the appropriate course to address potential environmental impacts associated with the proposed project. The Addendum (Attachment 2) must be considered by the Planning Commission for Planning Application No. AP-24-0033 (RZ).

Required Findings – Zoning Map Amendment: PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to the Zoning Map, and PMC 18.48.030(A) requires that the Planning Commission determine, prior to making its recommendation, whether or not:

- A. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;
- B. in the case of a Base District, Overlay District or General Land Use Regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;
- C. a community need is demonstrated for the change proposed; and
- D. its adoption would be in conformity with public convenience, general welfare and good zoning practice.

Required Findings – Overlay Plan: In accordance with PMC section 18.74.060, approval of an Overlay Plan may be granted only if the Planning Commission and the City Council find that the proposed Overlay Plan:

- 1. Is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base zoning district;
- 2. Conforms to the general plan; and
- 3. Generally complies with the land use and development regulations of the base zoning district.

Public Notice: On or prior to May 31, 2024, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020, a “Notice of Public Hearing,” for the June 11, 2024, public hearing on this item was published in the *East County Times*; was posted at City Hall, the Pittsburg Library, the Marina Community Center, the Pittsburg Senior Center and on the “Public Notices” section of the City’s website. The City also sent the notice to local service agencies whose services might be affected by the proposed City-Initiated Zoning Map Amendments, and to individuals who had previously filed a written request for public hearing notices. Lastly, a copy of the notice was posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in all neighborhoods within Pittsburg City limits.

See Attachment 3 for the Notice of Public Hearing.

ANALYSIS:

In order for the Planning Commission to recommend approval of Zoning Map Amendments to the City Council, the Planning Commission must find that the Zoning Map Amendment is consistent with the objectives, policies, general land uses and

programs specified in the General Plan; that there is a community need; that the amendment proposed would be in conformity with public convenience, general welfare and good zoning practice, and, in the case of an Overlay District, that the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.

Staff believes the findings to support the proposed Zoning Map Amendments can be made because State law requires the City's Zoning Ordinance to be consistent with the General Plan. The proposed Zoning Map Amendments are consistent with the objectives, policies, general land uses, and programs specified in the 2040 General Plan, in that:

- A. They will promote optimal, orderly, well-planned, and diverse land uses, including a compact urban form within the City's projected municipal boundary that provides a mix and distribution of uses to meet Pittsburg's needs, including mixed-use development, infill development, and reuse and revitalization of underutilized and brownfield sites (Goal G-2-1) Check new GP Goals and policies.
- B. They will ensure consistency and compatibility between the Land Use Map, land use designations, and implementing plans, ordinances, and regulations (Policy 2-P-1.3).
- C. They will promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents (Goal G-2-4).
- D. They will support office, business, and industrial land uses that will improve the City's employment base through high-quality, well-paid jobs that attract the technology, energy, and industrial sectors desired by the community (Policy 2-P-4.5).
- E. They will facilitate attraction, retention, and expansion of businesses that meet the City's economic development objectives and maintain a desirable climate for conducting business in and with the City (Goal G-6-2).
- F. They will encourage new businesses and project development under the Employment Center Industrial land use classification (Policy 6-P-2.14).

The proposed Zoning Map Amendments would be consistent with the uses authorized in, and the regulations prescribed for, the land use districts for which they are proposed, in that allowable uses are permitted within the base District and the proposed individual Overlay Plans would require that all allowed uses and development standards follow the Overlay Plan which contains similar uses allowed in the base District.

The proposed Zoning Map Amendments would help achieve the objectives in the Economic Development Element of Envision Pittsburg by expanding business opportunities and encouraging employment growth as it improves the jobs/housing

balance. The proposed Zoning Map Amendments would create additional employment opportunities within the City and generate property and sales taxes on vacant, underutilized sites to help contribute to the City's revenue stream. The proposed Zoning Map Amendments would allow for employment-generating uses that follow the prescribed development standards and design guidelines in each individual Overlay Plan.

The proposed Zoning Map Amendments would be in conformity with the public convenience, general welfare, and good zoning practice, in that they will encourage development of employment and revenue-generating uses, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

ACTION REQUIRED:

Move to adopt a Resolution recommending City Council adoption of Zoning Map Amendments, as proposed, and approval of the associated proposed Overlay Plans.

ATTACHMENTS:

1. Resolution
 - A. Rezone 1 Exhibit
 - i. Zoning Map Amendment Description and Map
 - ii. Overlay Plans
 - B. Rezone 2 Exhibit
 - i. Zoning Map Amendment Description and Map
 - ii. Overlay Plan
 - C. Rezone 3 Exhibit - Zoning Map Amendment Description and Map
 - D. Rezone 4 Exhibit
 - i. Zoning Map Amendment Description and Map
 - ii. Overlay Plan
 - E. Rezone 5 Exhibit
 - i. Zoning Map Amendment Description and Map
 - ii. Overlay Plan
2. Addendum to the FEIR for the Pittsburgh 2040 General Plan Update
3. Notice of Public Hearing

Prepared by: Alison Spells, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Recommending City Council Approval of	)	
Zoning Map Amendments to Implement	)	
Land Use Designations Consistent with	)	Resolution No.
the 2040 General Plan Land Use Map,	)	
AP-24-0033 (RZ).	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On April 30, 2024, City staff filed Planning Application No. 24-0033 (RZ), proposing a series of Zoning Map Amendments to implement land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860.
- B. The City is proposing this initial set of Zoning Map Amendments while preparing a larger, comprehensive update to the Zoning Ordinance, which includes the City's Zoning Regulations and Zoning Map. The comprehensive update will include additional consistency amendments to fully implement the 2040 General Plan land use designations, policies and implementation actions.
- C. The proposed Zoning Map Amendments do not indicate a decision by the City to approve or disapprove any specific development project.
- D. The proposed Zoning Map Amendments are governed by the applicable goals and policies of the 2040 General Plan and the Pittsburgh Municipal Code (PMC).
- E. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning changes, and requires that the Planning Commission determine, prior to making its recommendation, that:
 - 1. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;
 - 2. in the case of a base district, overlay district or general land use regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;
 - 3. a community need is demonstrated for the change proposed; and

4. its adoption will be in conformity with public convenience, general welfare and good zoning practice.
- F. On May 6, 2024, the City Council adopted Resolution Nos. 24-14464 and 24-14463 certifying a Final Environmental Impact Report (FEIR) and adopting the 2040 General Plan, (State Clearinghouse No. 2022040427).
- G. CEQA Guidelines Section 15164(a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a Subsequent EIR or ND have occurred.
- H. City staff prepared an Addendum for the proposed City-Initiated Zoning Map Amendments to determine whether and to what extent the FEIR for the 2040 General Plan remains sufficient to address the potential impacts of the proposed City-Initiated Zoning Map Amendments, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.).
- I. Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required environmental clearance under CEQA for the City-Initiated Zoning Map Amendments.
- J. On Friday, May 31, 2024, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.A, B and D, a “Notice of Public Hearing,” for the June 11, 2024, public hearing on this item was published in the East County Times.
- K. On Friday, May 31, 2024, a “Notice of Public Hearing” was posted at City Hall, the Pittsburg Library, the Marina Community Center, the Pittsburg Senior Center and on the “Public Notices” section of the City’s website. The City also sent the notice to local service agencies whose services might be affected by the proposed City-Initiated Zoning Map Amendments, and to individuals who had previously filed a written request for public hearing notices. Lastly, a copy of the notice was posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in all neighborhoods within Pittsburg City limits.
- L. On Tuesday, June 11, 2024, the Planning Commission held a public hearing on Planning Application No. AP-24-0033 (RZ), at which time additional oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission staff report entitled, “Resolution

Recommending City Council Approval of Zoning Map Amendments to Implement the City of Pittsburg 2040 General Plan (“Envision Pittsburg”) Land Use Map, AP-24-0033 (RZ),” dated June 11, 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 public hearing, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. City staff prepared an Addendum for the proposed City-Initiated Zoning Map Amendments to determine whether and to what extent the FEIR for the 2040 General Plan remains sufficient to address the potential impacts of the proposed City-Initiated Zoning Map Amendments, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.). Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed City-Initiated Zoning Map Amendments.

Zoning Map:

3. Pursuant to Pittsburg Municipal Code (PMC) section 18.16.020, before the Planning Commission makes its recommendation on an application for (1) a change of zoning district applicable to the subject property or (2) a change in the text of a land use regulation, it shall make specific written findings in accordance with PMC 18.48.030.
4. The proposed City-Initiated Zoning Map Amendments are consistent with the objectives, policies, general land uses and programs specified in the 2040 General Plan in that:
 - a. They will promote optimal, orderly, well-planned, and diverse land uses, including a compact urban form within the City’s projected municipal boundary that provides a mix and distribution of uses to meet Pittsburg’s needs, including mixed-use development, infill development, and reuse and revitalization of underutilized and brownfield sites (Goal G-2-1).
 - b. They will ensure consistency and compatibility between the Land Use Map, land use designations, and implementing plans, ordinances, and regulations (Policy 2-P-1.3).

- c. They will promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents (Goal G-2-4).
 - d. They will support office, business, and industrial land uses that will improve the City's employment base through high-quality, well-paid jobs that attract the technology, energy, and industrial sectors desired by the community (Policy 2-P-4.5).
 - e. They will facilitate attraction, retention, and expansion of businesses that meet the City's economic development objectives and maintain a desirable climate for conducting business in and with the City (Goal G-6-2).
 - f. They will encourage new businesses and project development under the Employment Center Industrial land use classification (Policy 6-P-2.14).
5. The proposed City-Initiated Zoning Map Amendments and associated Overlay Plans are compatible with the uses authorized in, and the regulations prescribed for, the land use districts for which they are proposed, in that allowable uses are permitted within the base District and the proposed individual Overlay Plans would require that all allowed uses and development standards follow the Overlay Plan which contains similar uses allowed in the base District.
 6. There is a community need for the proposed City-Initiated Zoning Map Amendments in that they would help achieve the objectives in the Economic Development Element of the 2040 General Plan by expanding business opportunities and encouraging employment growth as it improves the jobs/housing balance. The proposed City-Initiated Zoning Map Amendments would create additional employment opportunities within the City and generate property and sales taxes on vacant, underutilized sites to help contribute to the City's revenue stream. The proposed City-Initiated Zoning Map Amendments would allow for employment-generating uses that follow the prescribed development standards and design guidelines in each individual Overlay Plan.
 7. The proposed City-Initiated Zoning Map Amendments would be in conformity with the public convenience, general welfare, and good zoning practice, in that they will encourage development of employment and revenue-generating uses, which could help eradicate existing problems that come with blighted sites, such as illegal dumping and loitering.

- B. The Staff Report entitled, “Resolution Recommending City Council Approval of Zoning Map Amendments to Implement the City of Pittsburgh 2040 General Plan (“Envision Pittsburgh”) Land Use Map, AP-24-0033 (RZ),” dated June 11, 2024, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance and resolution to amend the Zoning Map, as referenced in Pittsburgh Municipal Code, Title 18 (Zoning Ordinance), section 18.04.020, as described below:

- A. Rezone Site 1 (RZ 1) from IG-O (General Industrial with Limited Overlay District) and IG (General Industrial District), to IG-O (General Industrial with Limited Overlay District), CW-O (Waterfront Commercial with Limited Overlay District), and IL-O (Limited Industrial with Limited Overlay District), RS-4-O/RS-5-O (Single Family Residential 4,000 - 5,000 Square Foot Minimum Lot Size with Limited Overlay District), RM-O/RH-O (Medium-to-High Density Residential with Limited Overlay District), and RH-O (High Density Residential with Limited Overlay District) to allow for Employment Center Industrial (ECI) and various single and multifamily development patterns consistent with the 2040 General Plan Land Use Map on a site located at the northwest corner of the City limits, north of Willow Pass Road, as substantially presented in Exhibit A of this resolution;
- B. Rezone Site 2 (RZ 2) from OS (Open Space District) to IL-O (Limited Industrial with Limited Overlay District) to allow for Employment Center Industrial (ECI) uses consistent with the 2040 General Plan Land Use Map on an approximately 103.14-acre site located on the eastern half of the former Delta View Golf Course south of West Leland Road near 2222 Golf Club Road, as substantially presented in Exhibit B of this resolution;
- C. Rezone Site 3 (RZ 3) from OS-O (Open Space with Limited Overlay District) and HPD (Hillside Planned District) to CC (Community Commercial District) to allow for commercial uses consistent with the 2040 General Plan Land Use Map on an approximately 11.59-acre site located at the western limits of the City, south of State Route 4 adjacent to Avila Road, as substantially presented in Exhibit C of this resolution;
- D. Rezone Site 4 (RZ 4) from CW (Waterfront Commercial District) and IG (General Industrial District) to CW-O (Waterfront Commercial with Limited Overlay District) to allow for waterfront commercial, technology and innovation, limited manufacturing, clean energy and infrastructure uses consistent with the 2040 General Plan Land Use Map on an approximately 22.78-acre site located north of East Third Street, at the intersection of Harbor and East Third Streets, as substantially presented in Exhibit D of this resolution; and

- E. Rezone Site 5 (RZ 5) from CW (Waterfront Commercial District) and IG (General Industrial District) to CW-O (Waterfront Commercial with Limited Overlay District) and IG-O (General Industrial with Limited Overlay District) to allow for limited food processing, custom manufacturing and light industrial uses consistent with the 2040 General Plan Land Use Map on an approximately 0.90-acre site located at 2685 East Leland Road, as substantially presented in Exhibit E of this resolution.

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 11th day of June, 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 was adopted by the Planning Commission of the City of Pittsburg on June 11, 2024.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Exhibit A(i) - RZ 1 Zoning Map Amendment

Rezone 1 (RZ 1):

This item includes a Zoning Map Amendment from General Industrial with a Limited Overlay (IG-O) and General Industrial (IG), to General Industrial with a Limited Overlay (IG-O), Waterfront Commercial with a Limited Overlay (CW-O), Limited Industrial with a Limited Overlay (IL-O), Single Family Residential 4,000 - 5,000 square foot minimum lot size with a Limited Overlay (RS-4-O/RS-5-O), Medium-to-High Density Residential with a Limited Overlay (RM-O/RH-O), and High Density Residential with a limited Overlay (RH-O) Districts.

CW-O, IG-O, and IL-O Zoning District Overlays would allow for applicable base district uses and Employment Center Industrial (ECI) uses, including uses such as data centers, technology and innovation developments, and clean energy uses and infrastructure consistent with the 2040 General Plan Land Use Map.

RS-4-O/RS-5-O, RM- O/RH-O, and RH-O Zoning District Overlays would allow for various single and multi-family residential development patterns, including single family residential detached, single family residential attached, multi-family residential, and mixed-use residential development consistent with the 2040 General Plan Land Use Map.

The proposed RZ 1 sites total approximately 868 acres and are within the North Central River Subarea, located at the northwest corner of the City limits, north of Willow Pass Road.

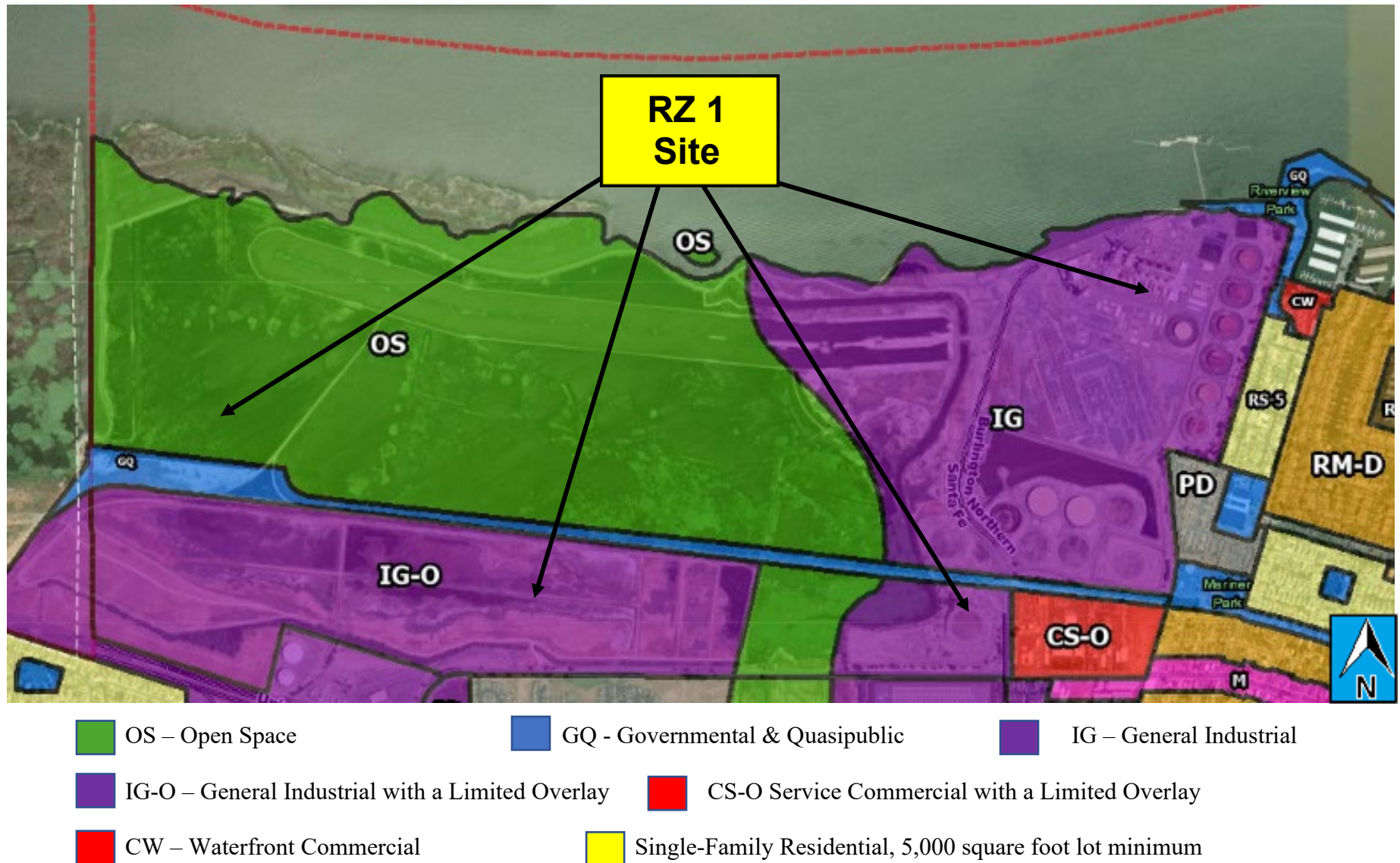
Details specific to the proposed RZ 1 Zoning Map Amendment, including existing and proposed Zoning designations, parcel sizes, and locations can be found in the table below.

Zoning Map Amendment RZ 1

APN	Total Approximate Acreage	Existing Zoning	Proposed Zoning	Current Use
096-100-031	231	General Industrial with Limited Overlay (IG-O); Open Space (OS); Governmental and Quasipublic (GQ)	General Industrial with Limited Overlay (IG-O); Open Space (OS); Governmental and Quasipublic (GQ); Single Family Residential 4,000 - 5,000 square foot minimum lot size with a Limited Overlay (RS-4-O/RS-5-O); Medium-to-High Density Residential with a Limited Overlay (RM-O/RH-O), High Density Residential with a limited Overlay (RH-O)	Historical use as former fill area, and no current use.
096-100-032	497	Open Space (OS); General Industrial (IG), Governmental and Quasipublic (GQ)	Open Space (OS); Governmental and Quasipublic (GQ); Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O)	Cooling water canal and three cooling towers (not in use); is the western portion of former Power Plant industrial area.
096-100-033	24	General Industrial (IG)	Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O)	Formerly used as the Power Plant industrial area. Industrial structures exist on site.
096-100-034	116	General Industrial (IG); Governmental and Quasipublic (GQ)	Governmental and Quasipublic (GQ); Waterfront Commercial with a Limited Overlay (CW-O); Limited Industrial with a Limited Overlay (IL-O); Single Family Residential 4,000 - 5,000 square foot minimum lot size with a Limited Overlay (RS-4-O/RS-5-O); High Density Residential with a limited Overlay (RH-O)	Formerly used as a tank farm.

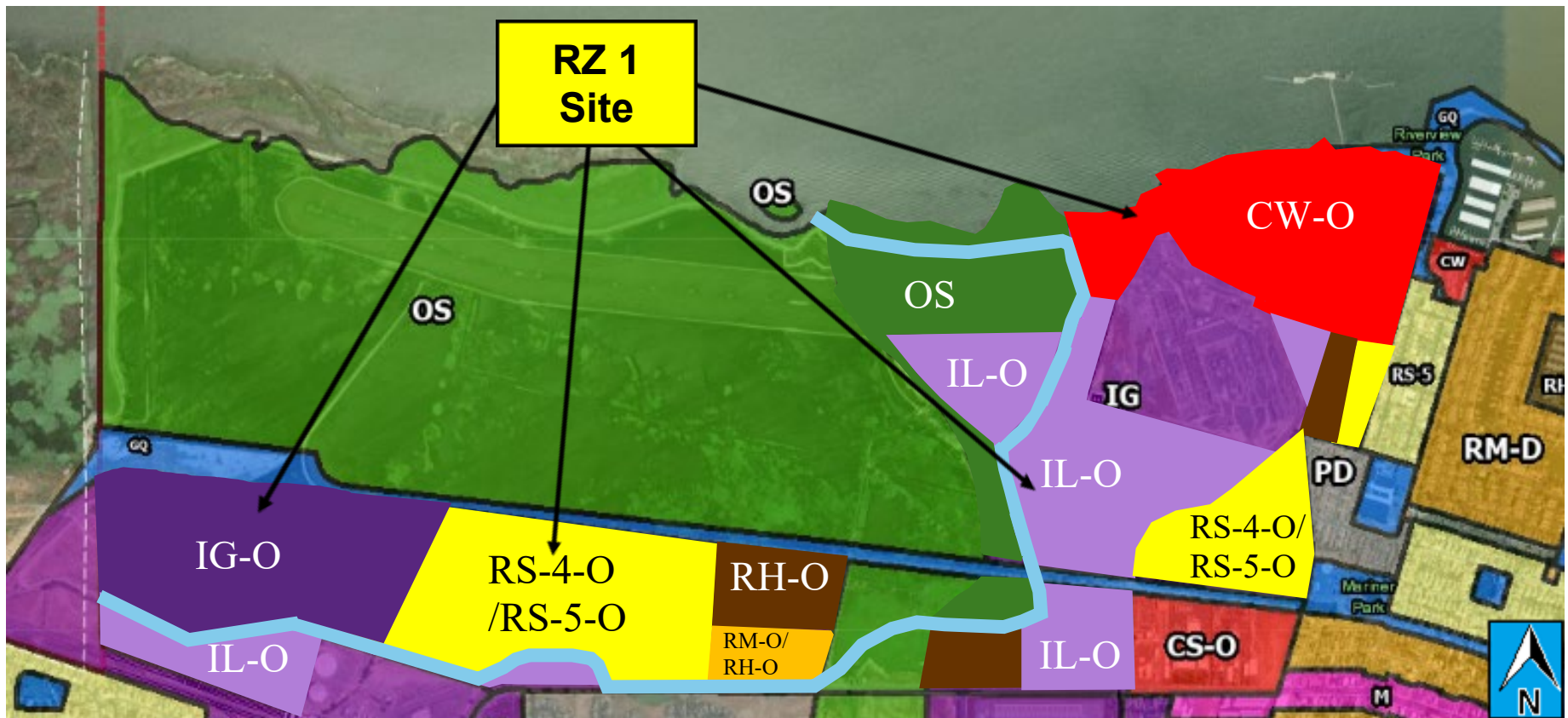
Zoning Map Amendment RZ 1

Fig. 1: Existing Zoning Districts



Zoning Map Amendment RZ 1

Fig. 2: Proposed Zoning Districts



- | | | |
|--|--|--|
| OS – Open Space | GQ - Governmental & Quasipublic | RH-O High Density Residential with a Limited Overlay |
| RS-4-O/RS-5-O Single-Family Residential, 4,000 - 5,000 square foot lot minimum | | |
| IL-O – Limited Industrial with a Limited Overlay | IG-O – General Industrial with a Limited Overlay | |
| CW-O – Waterfront Commercial with a Limited Overlay | Willow Creek | |
| RM-O/RH-O – Medium to High Density Residential with a Limited Overlay | IG – General Industrial | |

Exhibit A(ii) – Rezone 1

Proposed CW-O Land Use Regulations

Waterfront Commercial with Limited Overlay (CW-O) District

CW-O District Land Use Regulations

Land Use Regulations for the CW-O District shall be the same as those of the base Waterfront Commercial (CW) District pursuant to Pittsburgh Municipal Code (PMC) Section 18.52.010, with the addition of Administrative, Business, and Professional Offices, Data Center, Energy, Financial Offices, Government/Public Offices, Medical Offices and Medical Testing, Research and Development Services and Production, Manufacturing (Custom and Limited), Warehouse and Distribution (Interior and Exterior Storage) as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the CW-O District and prescribe applicable review procedure, and conditionally issue approval.

CW-O District Property Development Regulations

Property Development Regulations for the CW-O District shall be the same as those of the base Waterfront Commercial (CW) District pursuant to PMC Section 18.52.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within PMC 18.36.200. The Zoning Administrator shall review the package and provide a determination for consistency with the CW-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the CW-O District.

CW-O Additional Land Use Regulations

Use Classifications	Definitions
Administrative, Business, and Professional Offices	Establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technology support, insurance, investment, legal, secretarial, accounting, graphic arts, typesetting, desktop publishing, advertising, marketing, title insurance, bail bonds, travel, entertainment, collection, or personnel agency. This classification includes health program administration or management offices and workspaces created for business incubators/incubation.
Data Center	A facility providing for the storage of networked computer servers and related hardware equipment typically used by organizations for the remote storage, processing, or distribution of large amounts of data.
Energy	A facility primarily comprised of mechanical and electrical spaces that will house energy production, energy conversion, and energy distribution equipment.
Financial Offices	Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

Government/Public Offices	Administrative, clerical, or public contact office of a federal, state or local government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
Medical Offices and Medical Testing	Offices of state-licensed firms or organizations that provide human physical and psychological health services and resources, such as physicians, dentists, chiropractors, physical therapists, psychiatrists, psychologists, counseling and family planning services, optometrists, or acupuncturists. This classification includes only those facilities intended for outpatient medical services, and may include medical/dental laboratory incidental to the office use.
Research and Development Services and Production	Research and Development Services establishments are primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firm or pharmaceutical research laboratory. Research and Development Productions establishments are primarily engaged in the research, development, testing, and controlled production and wholesale of high-technology electronic, industrial, or scientific products or commodities within an enclosed building, but does not include uses that may be objectionable by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials. Uses include biotechnology, film, and nontoxic electronic and computer component manufacturers.
Manufacturing (Custom and Limited)	An industrial activity involving the making of goods or products by manual labor or machine process, including incidental and related processing, storage, wholesaling and distribution. Limited. Establishment engaged in the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials within an enclosed building, excluding food and drug processing. Custom. Establishment primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. This classification may include the incidental direct sale to consumers of only those products produced on-site. Typical uses include ceramic studio, candle-making, boatwright, custom jewelry manufacture, ornamental iron works, cabinet shop, or stained/leaded glass studio.
Warehouse and Distribution (Interior and Exterior Storage)	Establishment engaged in the wholesale, distribution and warehousing of goods. Uses in this category provide storage space for bulk quantities of commercial goods, or sell or arrange the sale of goods from suppliers to other wholesalers or retailers. Establishments under this classification may sort, package and label products for distribution, but do not display merchandise or accommodate walk-in retail customers. With Interior Storage. Storage and handling of goods and equipment is entirely within an enclosed building. With Exterior Storage. Storage and handling of goods and equipment is entirely or partially outdoors, even if screened from public view. This classification does not include junk or vehicle dismantling yard, or disposal facility.

Exhibit A(ii) – Rezone 1

Proposed IG-O Land Use Regulations

General Industrial with Limited Overlay (IG-O) District

IG-O District Land Use Regulations

Land Use Regulations for the IG-O District shall be the same as those of the base General Industrial (IG) District pursuant to Pittsburgh Municipal Code (PMC) Section 18.54.010, with the addition of Administrative, Business, and Professional Offices, Data Center, Energy, Financial Offices, Government/Public Offices, Medical Offices and Medical Testing, Research and Development Services and Production, Manufacturing (Custom and Limited), Warehouse and Distribution (Interior and Exterior Storage) as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the IG-O District and prescribe applicable review procedure, and conditionally issue approval.

IG-O District Property Development Regulations

Property Development Regulations for the IG-O District shall be the same as those of the base General Industrial (IG) District pursuant to PMC Section 18.54.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within PMC Section 18.36.200. The Zoning Administrator shall review the package and provide a determination for consistency with the IG-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the IG-O District.

IG-O Additional Land Use Regulations

Use Classifications	Definitions
Administrative, Business, and Professional Offices	Establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technology support, insurance, investment, legal, secretarial, accounting, graphic arts, typesetting, desktop publishing, advertising, marketing, title insurance, bail bonds, travel, entertainment, collection, or personnel agency. This classification includes health program administration or management offices and workspaces created for business incubators/incubation.
Data Center	A facility providing for the storage of networked computer servers and related hardware equipment typically used by organizations for the remote storage, processing, or distribution of large amounts of data.
Energy	A facility primarily comprised of mechanical and electrical spaces that will house energy production, energy conversion, and energy distribution equipment.
Financial Offices	Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

Government/Public Offices	Administrative, clerical, or public contact office of a federal, state or local government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
Medical Offices and Medical Testing	Offices of state-licensed firms or organizations that provide human physical and psychological health services and resources, such as physicians, dentists, chiropractors, physical therapists, psychiatrists, psychologists, counseling and family planning services, optometrists, or acupuncturists. This classification includes only those facilities intended for outpatient medical services, and may include medical/dental laboratory incidental to the office use.
Research and Development Services and Production	Research and Development Services establishments are primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firm or pharmaceutical research laboratory. Research and Development Productions establishments are primarily engaged in the research, development, testing, and controlled production and wholesale of high-technology electronic, industrial, or scientific products or commodities within an enclosed building, but does not include uses that may be objectionable by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials. Uses include biotechnology, film, and nontoxic electronic and computer component manufacturers.
Manufacturing (Custom and Limited)	An industrial activity involving the making of goods or products by manual labor or machine process, including incidental and related processing, storage, wholesaling and distribution. Limited. Establishment engaged in the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials within an enclosed building, excluding food and drug processing. Custom. Establishment primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. This classification may include the incidental direct sale to consumers of only those products produced on-site. Typical uses include ceramic studio, candle-making, boatwright, custom jewelry manufacture, ornamental iron works, cabinet shop, or stained/leaded glass studio.
Warehouse and Distribution (Interior and Exterior Storage)	Establishment engaged in the wholesale, distribution and warehousing of goods. Uses in this category provide storage space for bulk quantities of commercial goods, or sell or arrange the sale of goods from suppliers to other wholesalers or retailers. Establishments under this classification may sort, package and label products for distribution, but do not display merchandise or accommodate walk-in retail customers. With Interior Storage. Storage and handling of goods and equipment is entirely within an enclosed building. With Exterior Storage. Storage and handling of goods and equipment is entirely or partially outdoors, even if screened from public view. This classification does not include junk or vehicle dismantling yard, or disposal facility.

Exhibit A(ii) – Rezone 1 Proposed IL-O Land Use Regulations

Limited Industrial with Limited Overlay (IL-O) District

IL-O District Land Use Regulations

Land Use Regulations for the IL-O District shall be the same as those of the base Limited Industrial (IL) District pursuant to Pittsburgh Municipal Code (PMC) Section 18.54.010, with the addition of Administrative, Business, and Professional Offices, Data Center, Energy, Financial Offices, Government/Public Offices, Medical Offices and Medical Testing, Research and Development Services and Production, Manufacturing (Custom and Limited), Warehouse and Distribution (Interior and Exterior Storage) as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the IL-O District and prescribe applicable review procedure, and conditionally issue approval.

IL-O District Property Development Regulations

Property Development Regulations for the IL-O District shall be the same as those of the base Limited Industrial (IL) District pursuant to PMC Section 18.54.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within PMC Section 18.36.200. The Zoning Administrator shall review the package and provide a determination for consistency with the IL-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the IL-O District.

IL-O Additional Land Use Regulations

Use Classifications	Definitions
Administrative, Business, and Professional Offices	Establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technology support, insurance, investment, legal, secretarial, accounting, graphic arts, typesetting, desktop publishing, advertising, marketing, title insurance, bail bonds, travel, entertainment, collection, or personnel agency. This classification includes health program administration or management offices and workspaces created for business incubators/incubation.
Data Center	A facility providing for the storage of networked computer servers and related hardware equipment typically used by organizations for the remote storage, processing, or distribution of large amounts of data.
Energy	A facility primarily comprised of mechanical and electrical spaces that will house energy production, energy conversion, and energy distribution equipment.
Financial Offices	Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

Government/Public Offices	Administrative, clerical, or public contact office of a federal, state or local government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
Hospitals and Large-Scale Medical Facilities	Facility providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.
Medical Offices and Medical Testing	Offices of state-licensed firms or organizations that provide human physical and psychological health services and resources, such as physicians, dentists, chiropractors, physical therapists, psychiatrists, psychologists, counseling and family planning services, optometrists, or acupuncturists. This classification includes only those facilities intended for outpatient medical services, and may include medical/dental laboratory incidental to the office use.
Research and Development Services and Production	Research and Development Services establishments are primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firm or pharmaceutical research laboratory. Research and Development Productions establishments are primarily engaged in the research, development, testing, and controlled production and wholesale of high-technology electronic, industrial, or scientific products or commodities within an enclosed building, but does not include uses that may be objectionable by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials. Uses include biotechnology, film, and nontoxic electronic and computer component manufacturers.
Manufacturing (Custom and Limited)	An industrial activity involving the making of goods or products by manual labor or machine process, including incidental and related processing, storage, wholesaling and distribution. Limited. Establishment engaged in the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials within an enclosed building, excluding food and drug processing. Custom. Establishment primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. This classification may include the incidental direct sale to consumers of only those products produced on-site. Typical uses include ceramic studio, candle-making, boatwright, custom jewelry manufacture, ornamental iron works, cabinet shop, or stained/leaded glass studio.
Warehouse and Distribution (Interior and Exterior Storage)	Establishment engaged in the wholesale, distribution and warehousing of goods. Uses in this category provide storage space for bulk quantities of commercial goods, or sell or arrange the sale of goods from suppliers to other wholesalers or retailers. Establishments under this classification may sort, package and label products for distribution, but do not display merchandise or accommodate walk-in retail customers. With Interior Storage. Storage and handling of goods and equipment is entirely within an enclosed building. With Exterior Storage. Storage and handling of goods and equipment is entirely or partially outdoors, even if screened from public view. This classification does not include junk or vehicle dismantling yard, or disposal facility.

Exhibit A(ii) – Rezone 1
Proposed RH-O Land Use Regulations

High Density Residential with Limited Overlay (RH-O) District

RH-O District Land Use Regulations

Land Use Regulations for the RH-O District shall be the same as those of the base High-Density Residential Districts pursuant to Pittsburgh Municipal Code (PMC) Section 18.50.010, with the addition of Mixed-Use Development and Live-Work Unit Development, as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the RH-O District and prescribe applicable review procedure, and conditionally issue approval.

RH-O District Property Development Regulations

Property Development Regulations for the RH-O District shall be the same as those of the base High Density Residential District pursuant to PMC Section 18.50.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within Article II and/or Article III of PMC Chapter 18.36. The Zoning Administrator shall review the package and provide a determination for consistency with the RH-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the RH-O District.

RH-O Additional Land Use Regulations

Use Classifications	Definitions
Mixed-Use Development	Integrated development consisting of Residential, Commercial, and/or Industrial Activities. Development may or may not be contained in a single building.
Live-Work Unit Development	Development which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently and shares a common wall or floor with direct access between the residential and non-residential areas. Non-residential areas shall be considered “Flex Space.” Flex Space is generally on the first floor of a Live-Work unit and provides an opportunity for commercial use with or without public access, which may be utilized by the resident of the live-work unit or may be independently rented or leased.

Exhibit A(ii) – Rezone 1
Proposed RM-O/RH-O Land Use Regulations

Medium-to-High Density Residential with Limited Overlay (RM-O/RH-O) District

RM-O/RH-O District Land Use Regulations

Land Use Regulations for the RM-O/RH-O District shall be the same as those of the base Medium and High-Density Residential Districts pursuant to Pittsburgh Municipal Code (PMC) Section 18.50.010, with the addition of Mixed-Use Development and Live-Work Unit Development, as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the RM-O/RH-O District and prescribe applicable review procedure, and conditionally issue approval.

RM-O/RH-O District Property Development Regulations

Property Development Regulations for the RM-O/RH-O District shall be the same as those of the base Medium and High Density Residential Districts pursuant to PMC Section 18.50.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within Article II and/or Article III of PMC Chapter 18.36. The Zoning Administrator shall review the package and provide a determination for consistency with the RM-O/RH-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the RM-O/RH-O District.

RM-O/RH-O Additional Land Use Regulations

Use Classifications	Definitions
Mixed-Use Development	Integrated development consisting of Residential, Commercial, and/or Industrial Activities. Development may or may not be contained in a single building.
Live-Work Unit Development	Development which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently and shares a common wall or floor with direct access between the residential and non-residential areas. Non-residential areas shall be considered “Flex Space.” Flex Space is generally on the first floor of a Live-Work unit and provides an opportunity for commercial use with or without public access, which may be utilized by the resident of the live-work unit or may be independently rented or leased.

Exhibit A(ii) – Rezone 1
Proposed RS-4-O/RS-5-O Land Use Regulations

Single Family Residential 4,000-5,000 Square Foot Lot Minimum
(RS-4-O/RS-5-O) with Limited Overlay District

RS-4-O/RS-5-O District Land Use Regulations

Land Use Regulations for the RS-4-O/RS-5-O District shall be the same as those of the base Single Family Residential District pursuant to Pittsburgh Municipal Code (PMC) Section 18.50.010.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the RS-4-O/RS-5-O District and prescribe applicable review procedure, and conditionally issue approval.

RS-4-O/RS-5-O District Property Development Regulations

Property Development Regulations for the RS-4-O/RS-5-O District shall be the same as those of the base Single Family Residential District pursuant to PMC Section 18.50.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within Article II of PMC Chapter 18.36. The Zoning Administrator shall review the package and provide a determination for consistency with the RS-4-O/RS-5-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the RS-4-O/RS-5-O District.

Exhibit B(i) - RZ 2 Zoning Map Amendment

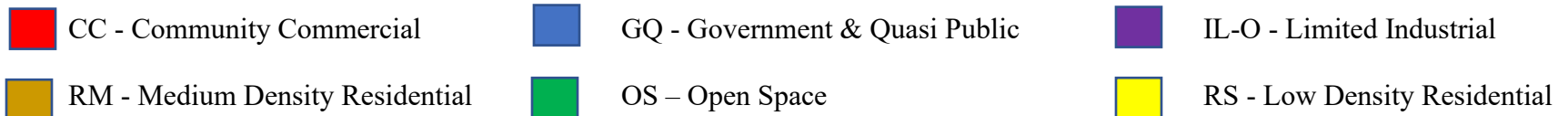
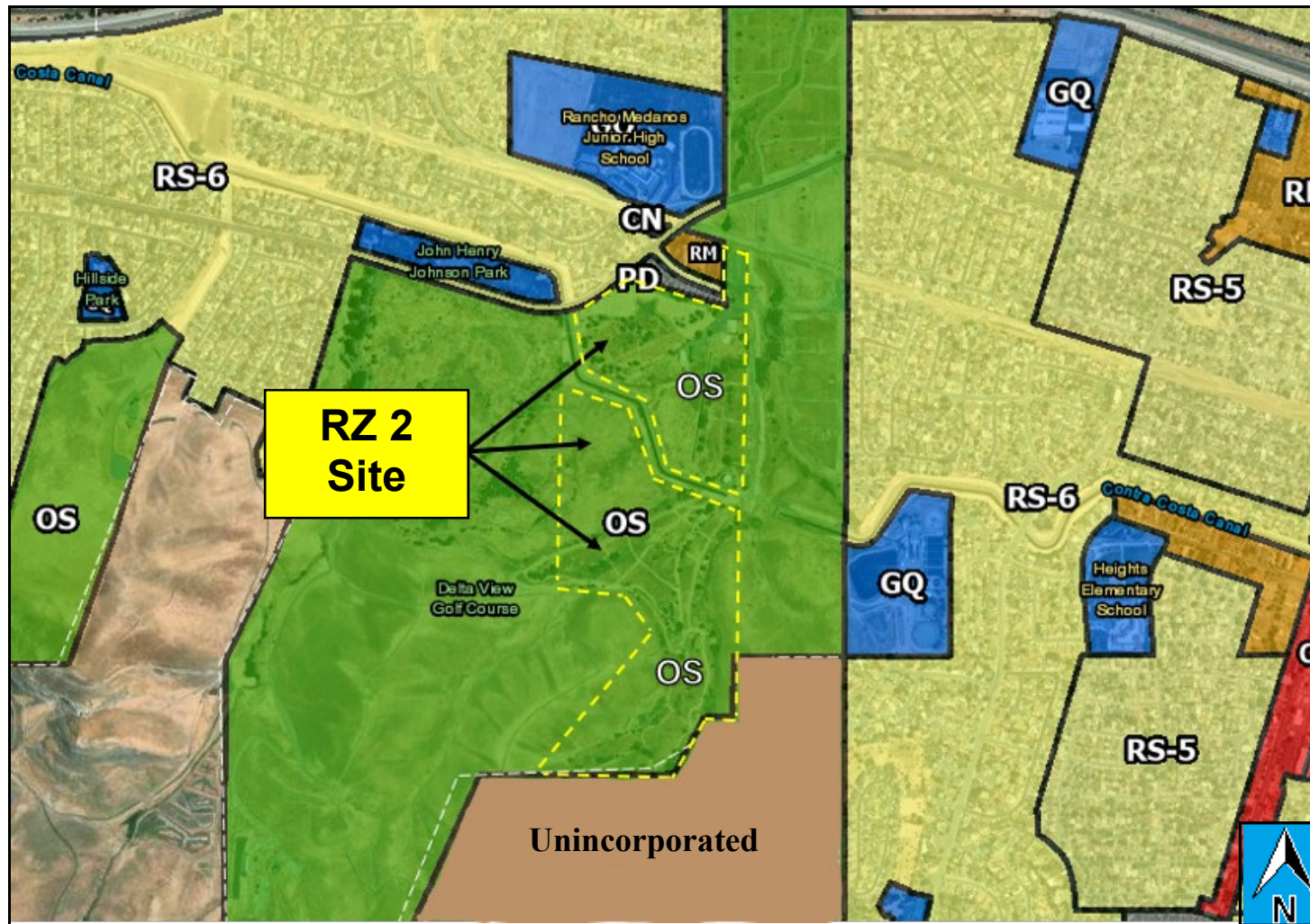
Rezone 2 (RZ 2):

This item includes a Zoning Map Amendment from OS (Open Space) to IL-O (Limited Industrial with Limited Overlay District) to allow for Employment Center Industrial (ECI) uses consistent with the 2040 General Plan Land Use Map on a 103.14-acre site located on the eastern half of the former Delta View Golf Course south of West Leland Road near 2222 Golf Club Road.

APN	Total Approximate Acreage	Existing Zoning	Proposed Zoning	Current Use
095-160-001	2.97	Open Space (OS)	Limited Industrial with Limited Overlay (IL-O)	Vacant; Former Golf Course
095-150-032	13.24	Open Space (OS)	Limited Industrial with Limited Overlay (IL-O)	Vacant; Former Golf Course
095-160-002	20.50	Open Space (OS)	Limited Industrial with Limited Overlay (IL-O)	Vacant; Former Golf Course
094-080-046	66.43	Open Space (OS)	Limited Industrial with Limited Overlay (IL-O)	Vacant; Former Golf Course

Zoning Map Amendment RZ 2

Fig. 1: Existing Zoning District



Zoning Map Amendment RZ 2

Fig. 2: Proposed Zoning District

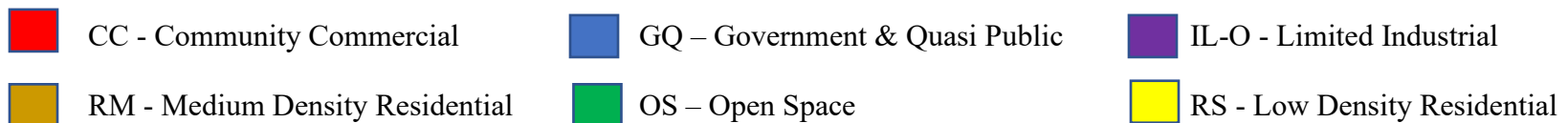
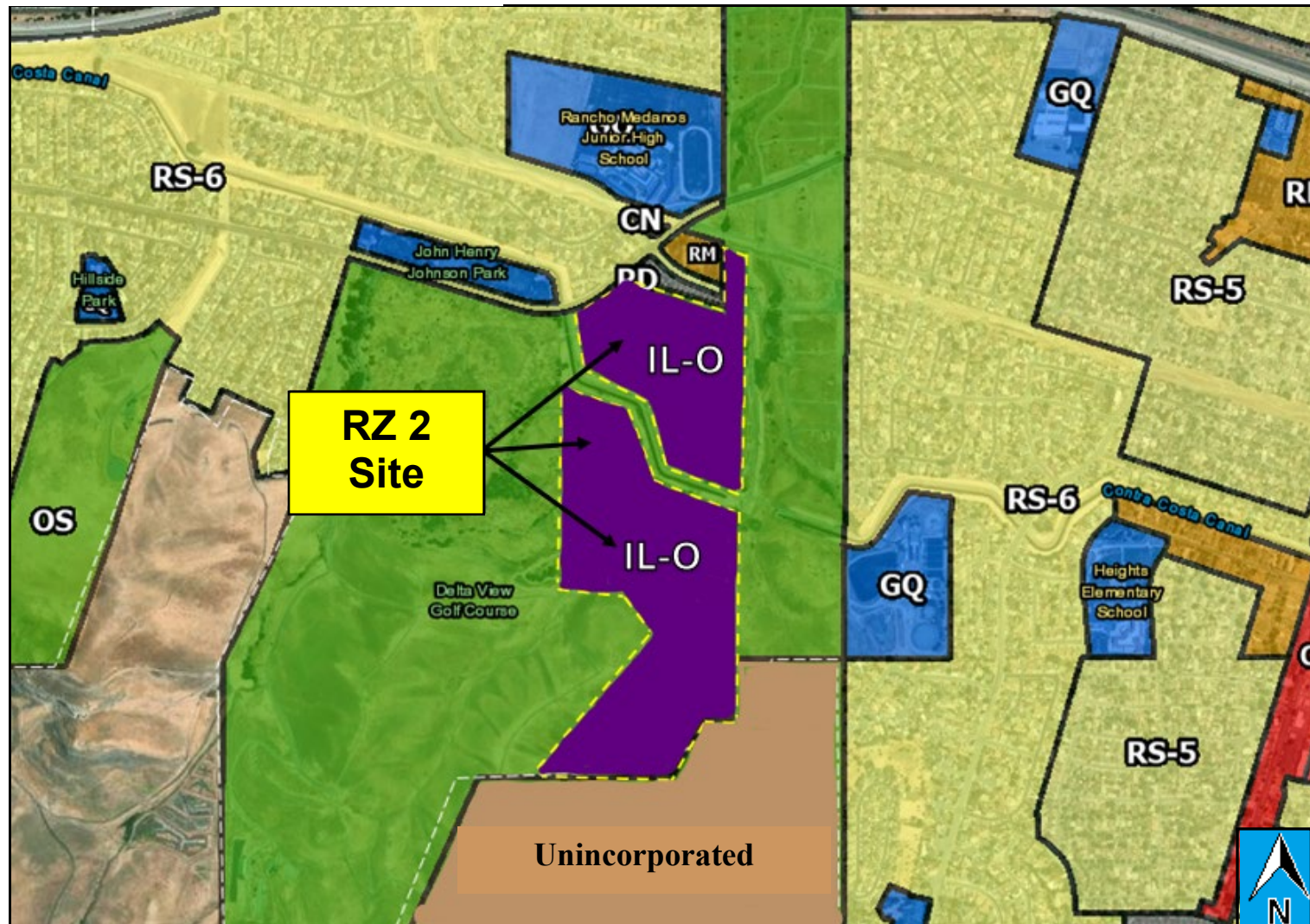


Exhibit B(ii) – Rezone 2
Proposed IL-O Land Use Regulations

Limited Industrial with Limited Overlay (IL-O) District

IL-O Permitted Uses:

Use Classifications	Definitions
Administrative, Business, and Professional Offices	Establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technology support, insurance, investment, legal, secretarial, accounting, graphic arts, typesetting, desktop publishing, advertising, marketing, title insurance, bail bonds, travel, entertainment, collection, or personnel agency. This classification includes health program administration or management offices and workspaces created for business incubators/incubation.
Data Center	A facility providing for the storage of networked computer servers and related hardware equipment typically used by organizations for the remote storage, processing, or distribution of large amounts of data.
Energy	A facility primarily comprised of mechanical and electrical spaces that will house energy production, energy conversion, and energy distribution equipment.
Financial Offices	Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.
Government/Public Offices	Administrative, clerical, or public contact office of a federal, state or local government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
Medical Offices and Medical Testing	Offices of state-licensed firms or organizations that provide human physical and psychological health services and resources, such as physicians, dentists, chiropractors, physical therapists, psychiatrists, psychologists, counseling and family planning services, optometrists, or acupuncturists. This classification includes only those facilities intended for outpatient medical services, and may include medical/dental laboratory incidental to the office use.
Research and Development Services and Production	Research and Development Services establishments are primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firm or pharmaceutical research laboratory. Research and Development Productions establishments are primarily engaged in the research, development, testing, and controlled production and wholesale of high-technology electronic, industrial, or scientific products or commodities within an enclosed building, but does not include uses that may be objectionable by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials.

	Uses include biotechnology, film, and nontoxic electronic and computer component manufacturers.
Manufacturing (Custom and Limited)	An industrial activity involving the making of goods or products by manual labor or machine process, including incidental and related processing, storage, wholesaling and distribution. Limited. Establishment engaged in the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials within an enclosed building, excluding food and drug processing. Custom. Establishment primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. This classification may include the incidental direct sale to consumers of only those products produced on-site. Typical uses include ceramic studio, candle-making, boatwright, custom jewelry manufacture, ornamental iron works, cabinet shop, or stained/leaded glass studio.
Warehouse and Distribution (Interior and Exterior Storage)	Establishment engaged in the wholesale, distribution and warehousing of goods. Uses in this category provide storage space for bulk quantities of commercial goods, or sell or arrange the sale of goods from suppliers to other wholesalers or retailers. Establishments under this classification may sort, package and label products for distribution, but do not display merchandise or accommodate walk-in retail customers. With Interior Storage. Storage and handling of goods and equipment is entirely within an enclosed building. With Exterior Storage. Storage and handling of goods and equipment is entirely or partially outdoors, even if screened from public view. This classification does not include junk or vehicle dismantling yard, or disposal facility.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the IL-O zone.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division for review and conformity with the standards and design review guidelines listed below. The Zoning Administrator shall review the package and provide a determination for consistency with the IL-O zone and approval.

IL-O Site Design:

The IL-O Project Site Area is approximately 76.38 acres and is bisected by the Contra Costa Canal into two major areas as depicted in Figure No. 1: Site Plan Concept. The approximately 22.05-acre area north of the canal is named Phase 1 and includes future development of a data center and corresponding PG&E and/or Pittsburg Power Company (PPC) substation. The approximately 54.33-acre area south of the canal is designated for future Phases 2 and 3 and designed to accommodate the permitted uses described above.

Carefully planned site design is an important element of all development projects. Site design should help ensure well-functioning and safe circulation around the site and establish aesthetically pleasing developments. Controlled truck site ingress and egress and services areas located at the rear of buildings or screening from public view should be considered. Additionally, articulated building façades and integrated landscape treatments should also be considered.

Estimated Development Capacity:

	Size (AC)	Development Capacity (Sq. Ft.)
Phase 1	22.05	347,740
Phase 2	29.29	368,551
Phase 3	25.04	392,567
Total	76.38	1,108,858

IL-O Property Development Regulations:

Property Development Regulations	Feet
Minimum lot area (sq. ft.)	5,000
Minimum lot width	70
Minimum yards	—
Minimum Front Setback	10
Minimum Side Setback	10
Minimum Side Setback (adjacent to an R or residential PD district)	10
Minimum Corner side Setback	10
Minimum Rear Setback	10
Minimum Rear Setback (adjacent to an R or residential PD district)	10
Maximum front yard (ft.)	—
Maximum height ¹ of structure(s)	99
Minimum height of structure(s)	—
Maximum lot coverage	60%
Maximum FAR	0.5
Minimum site landscaping	7%

¹ Height shall be calculated from the proposed finished grade to top of roof membrane. This excludes screening and architectural facades, i.e., parapet.

IL-O Design Standards:

Building Form/Massing

The shape, size, proportions, and articulation of buildings contribute to the character of the Project Site Area. Designing appropriate attributes for these elements will help buildings blend into the natural character of the Project Site Area and minimize the buildings' perceived size.

Appropriate attributes for a building's design elements that are visible from a public viewing area should include:

- Articulated building facades as well as varying colors and materials to reduce the visual bulk of the building.
- Accentuated entrances through projected or recessed massing or features such as an overhang.
- Variation in roof lines or parapet heights. Note: Height shall be calculated from the proposed finished grade to top of roof membrane.
- Architectural accents such as cornices, trim around windows, grooves in walls, and accent bands can be used to create visual variation along building facades.

Materials, Colors and Textures

Building materials, colors and textures should be used to add visual interest to buildings while blending with the natural character of the Project Site Area.

Building materials and color applications include the following:

- Exterior building materials should include one or more of the following: smooth concrete, textured concrete, masonry block with textured or sandblasted finishes, glass and curtainwall glazing systems, natural and/or manufactured stone, or limited metal panel systems.
- Primary exterior building colors are encouraged to be light and warm tones. Darker and more intense colors should be utilized for accents and to accentuate entrances.
- Materials changes should occur at intersecting planes, preferably at the corners of wall plane changes or where architectural elements intersect. Material changes can also occur elsewhere within wall planes.
- Materials or color applications should terminate at a logical point in relation to architectural features or massing.
- Multiple buildings in a development should have complementary materials and color palettes.

Functional Elements

Security fencing of 8-feet in height or higher may be installed at the perimeter of the property line of each development project.

Where incorporated in landscape design, walls and fences should be designed to complement building materials and colors where feasible.

Guard stations are permitted at the entrances to private drives.

Buffering and Screening

Rooftop, ground equipment, and truck docks shall be screened from the view of adjacent residential districts. Screening materials shall be consistent with building facades and may include fencing landscaping.

Landscape Design

Landscaping is a required component for the Project Site Area. Landscape design is intended to enhance site development with aesthetically pleasing and drought-tolerant landscaping.

- Landscaping should be used to soften the appearance of buildings and provide a buffer with open areas and the roadway.
- Landscaping should blend with the natural environment.
- Planting selection shall follow City requirements and consist of predominantly drought-tolerant plants.
- Use landscaping as part of storm water management best management practices (BMPs)
- Ground cover should be designed to have 100 percent coverage within one year.

Fire prevention is a key element of the landscape design and the continued maintenance of the Project Site Area. Landscaping shall be designed, installed, and maintained in accordance with Pittsburg Municipal Code (PMC) Chapter 15.20 - California Fire Code, an amended version of the 2022 California Fire Code (CFC).

The southern and eastern perimeter of Phase 3 is within a State Responsibility Area (SRA) and is classified as a High Fire Hazard Severity Zone (FHSZ), see Figure No. 2. Additional measures required for this area are specified in the CFC.

Signs

Signage in the Project Site Area shall be subject to Title 19 PMC Sign Regulations. The purpose of Title 19 PMC is to provide standards to promote and protect life, health, property and the public welfare by controlling the design, colors, quality of materials, construction, size, location, placement and maintenance of signs and sign structures.

IL-O Conformity Determinations and Development Application:

Applicant must submit a development application to the Planning Department for review and conformity with the standards and design review guidelines for the IL-O zone. The Zoning Administrator shall review development application packages and provide a determination for consistency and approval. Pursuant to PMC section 18.18.050, the decision of the Zoning Administrator can be appealed to the Planning Commission.

The required information that must be included in the development application, pursuant to PMC section 18.36.210 includes:

- 1) Site plan showing:
 - a. General location of property;
 - b. Property boundaries;
 - c. Existing topography and proposed grading (for property no less than 10 acres, a contour interval no greater than five feet and a horizontal map scale of one-inch equals 50 feet or larger shall be used; for property larger than 10 acres, a contour interval no greater than 10 feet and a horizontal map scale of one-inch equals 100 feet or larger shall be used);
 - d. All existing and proposed structures, the height of each structure and number of dwelling units in each structure;
 - e. All existing and proposed signs;
 - f. Location and approximate height of all adjacent structures on abutting sites;
 - g. Location, dimensions, and quantity of existing and proposed off-street parking, with a statement indicating whether it conforms to applicable regulations;
 - h. Existing and proposed vehicular and pedestrian ways, and trails, with grades, widths, and types of improvements;
 - i. Proposed vehicular access between site and public street;
 - j. Locations, names, and widths of abutting streets;
 - k. Existing and proposed utilities;
 - l. Existing and proposed recreational facilities;
 - m. Existing and proposed storm drainage facilities;
 - n. Location of existing trees on the site;
 - o. Locations and heights of existing and proposed retaining walls;
 - p. Locations and dimensions of trash disposal areas;
 - q. Roof overhangs;
 - r. Distances between buildings and from building walls to property lines;
 - s. Proposed street names;
 - t. Handicap facilities;
- 2) Architectural drawings showing:
 - a. Floor plans at one-eighth inch or one-quarter inch equals one foot zero inches;
 - b. Four elevations (or more if necessary) to include all sides of development at no less than one-eighth inch equals one foot zero inches;
- 3) Landscaping plan, including plant names and sizes, and an irrigation plan;
- 4) A recent photograph of the site itself and of adjacent properties showing the current condition of the properties;
- 5) Color and texture chips of actual samples of materials;
- 6) Additional information which may be requested by the Zoning Administrator including but not limited to the following:
 - a. Recent photographs of sight line profiles in sufficiently large scale, taken from commonly used vantage points in the city (shopping centers, road intersections,

scenic lookouts, etc.) with the outline of the proposed structure in proper scale and perspective superimposed on it;

- b. Architectural drawings showing the locations, size, color, shape and type of illumination of each proposed sign;

7) Other information as determined by the Zoning Administrator.

The Zoning Administrator shall consider the development application for approval and integrate it with the land use approval process, detailed below. If the Zoning Administrator can make the following findings, they shall approve the development application administratively without public notice and without the need to hold a public hearing:

- a) The project complies with all applicable development standards identified in this Overlay Zone (IL-O) and the *2040 General Plan*, and the Pittsburgh Municipal Code.
- b) There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development.
- c) The proposed uses are in compliance with this Overlay Zone (IL-O), the *2040 General Plan* and Pittsburgh Municipal Code.
- d) The project consists of repair work only, is consistent with a permitted use of this Overlay Zone (IL-O) and has a maximum footprint of 10,000 square feet or less.

The Zoning Administrator, or the Planning Commission in the case of an appeal, shall make written findings for its decision.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROJECT PHASES
- EMERGENCY VEHICLE ACCESS ROAD AND PUBLIC UTILITY EASEMENT

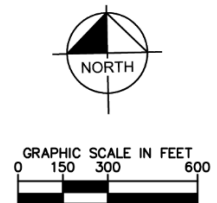
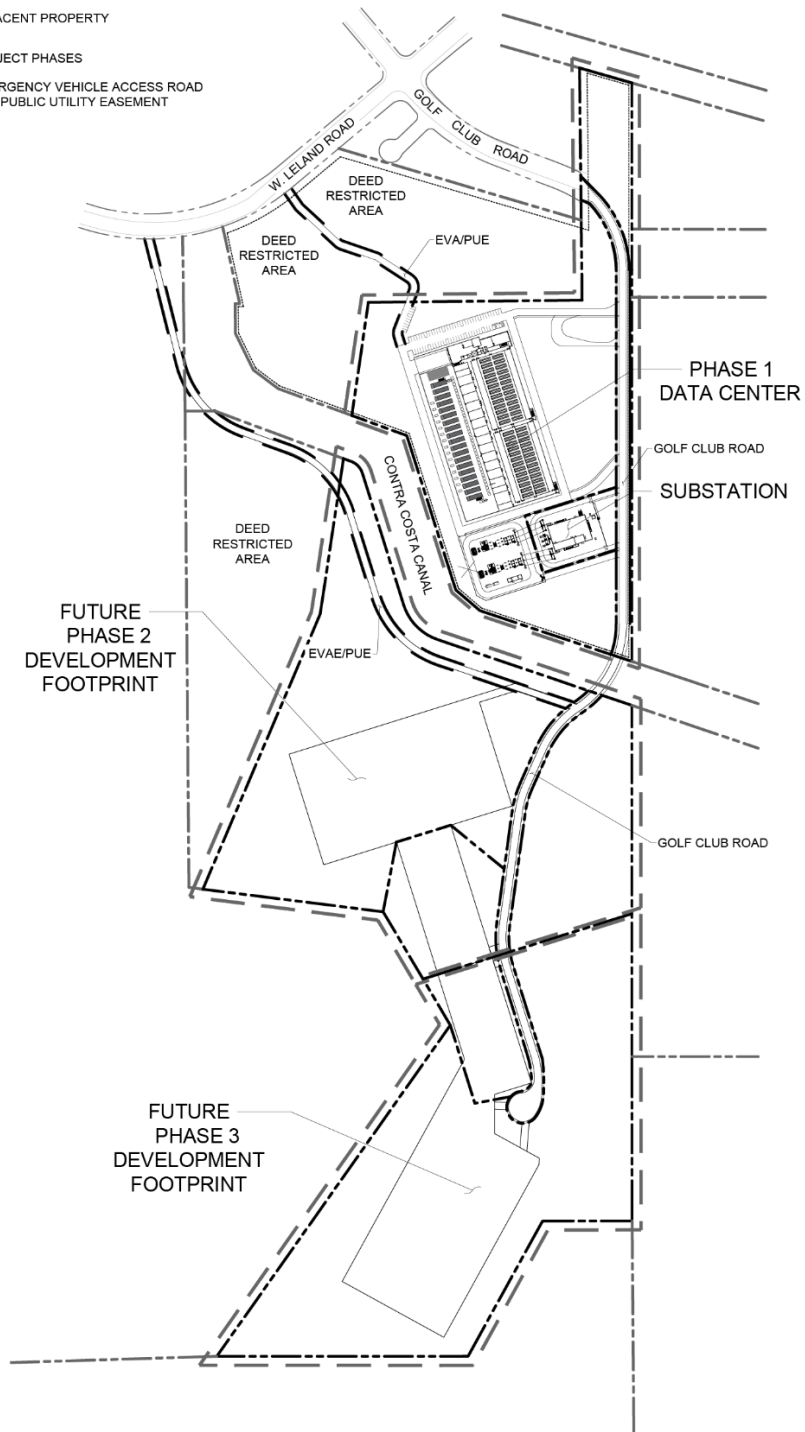


Figure No. 1: Site Plan Concept

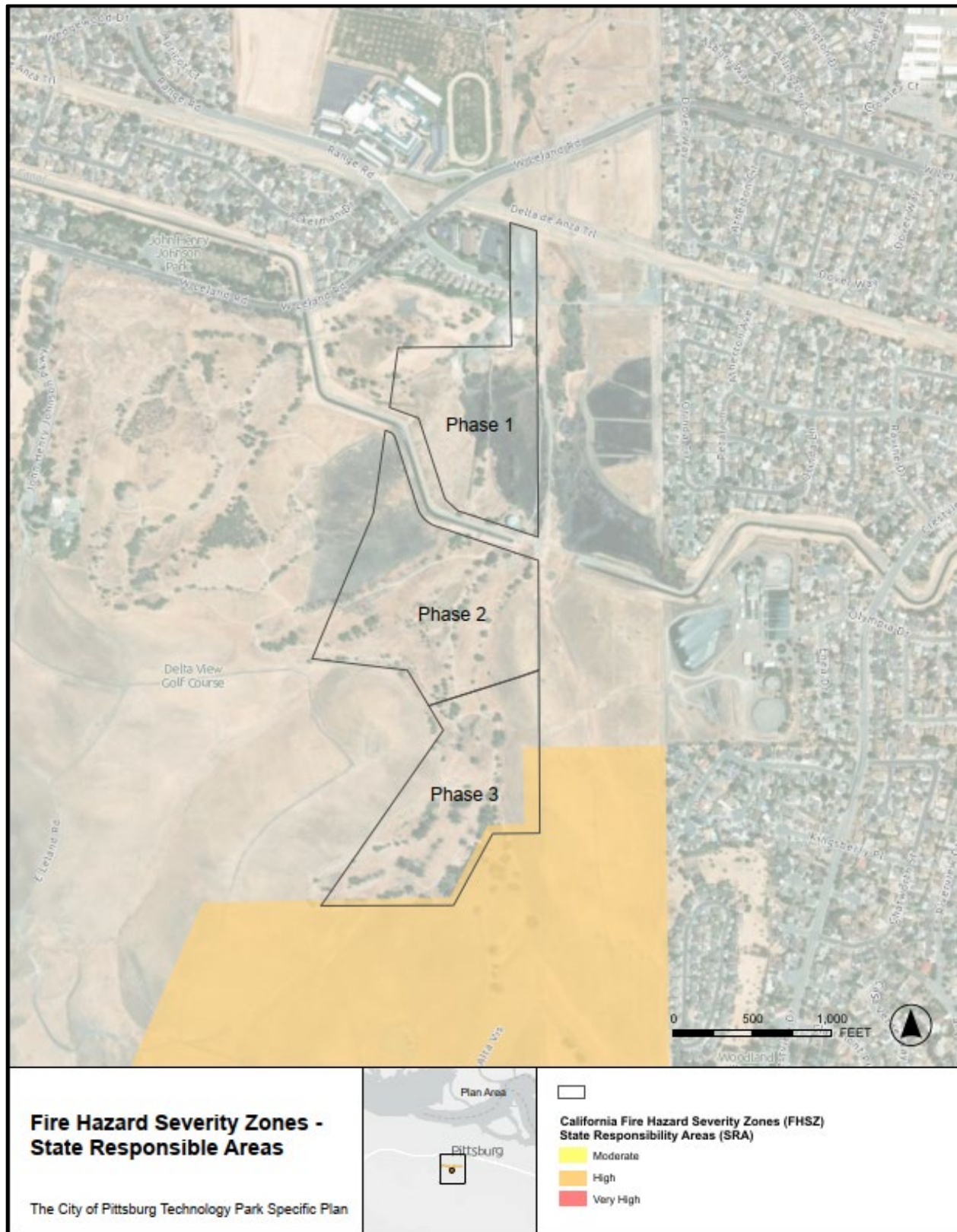


Exhibit C - RZ 3 Zoning Map Amendment

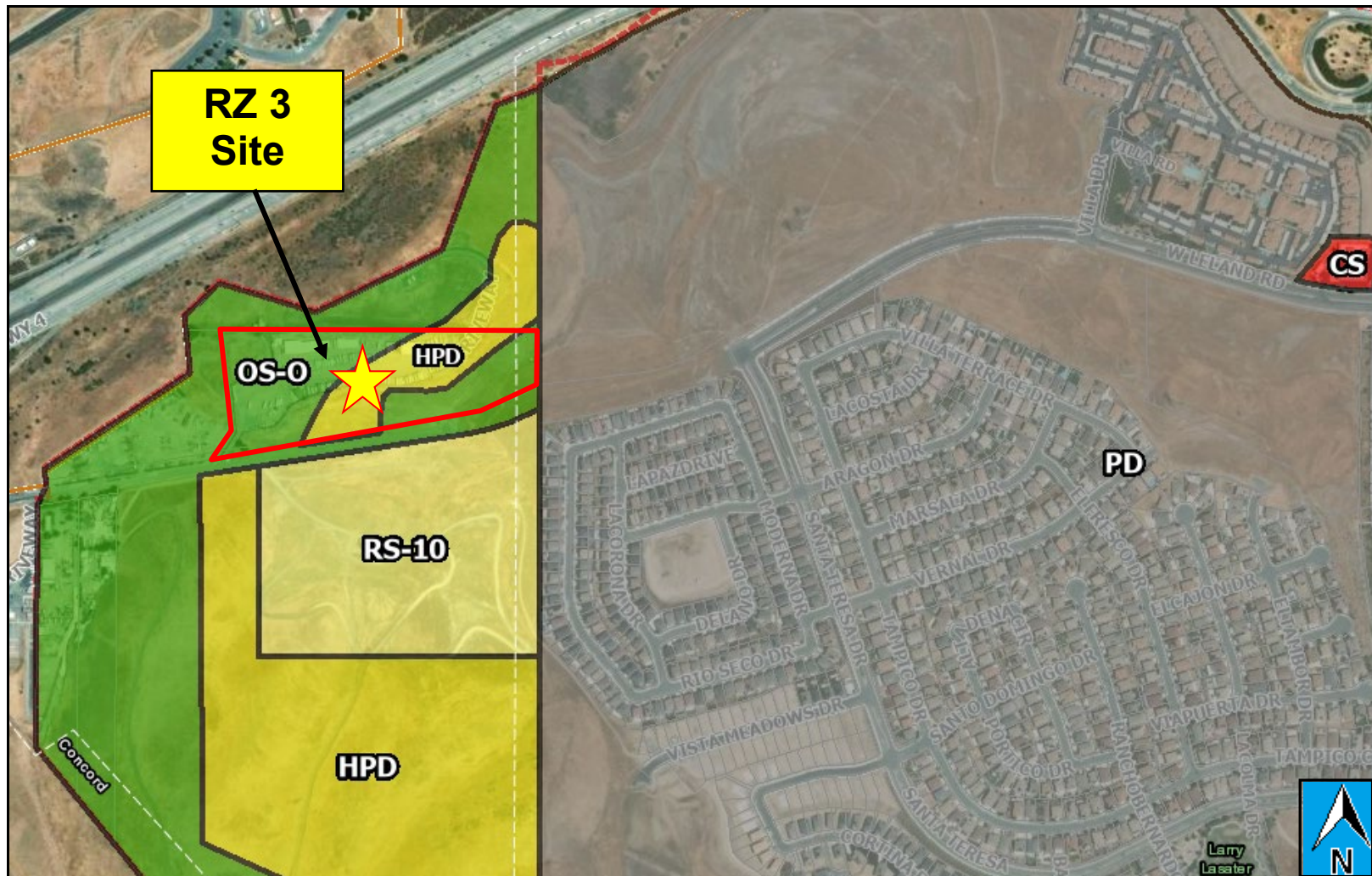
Rezone 3 (RZ 3):

This item includes a Zoning Map Amendment from OS-O (Open Space - Limited Overlay) and HPD (Hillside Planned District) to CC (Community Commercial District) to allow for commercial uses consistent with the 2040 General Plan Land Use Map on a 11.59-acre site located at the western limits of the City, south of State Route 4 adjacent to Avila Road.

Table 3: RZ 3				
APN	Total Approximate Acreage	Existing Zoning	Proposed Zoning	Current Use
091-020-018	11.59	Open Space with a Limited Overlay (OS-O) and Hillside Planned District (HPD)	Community Commercial (CC)	Recreational Vehicle Storage; portion vacant

Zoning Map Amendment RZ 3

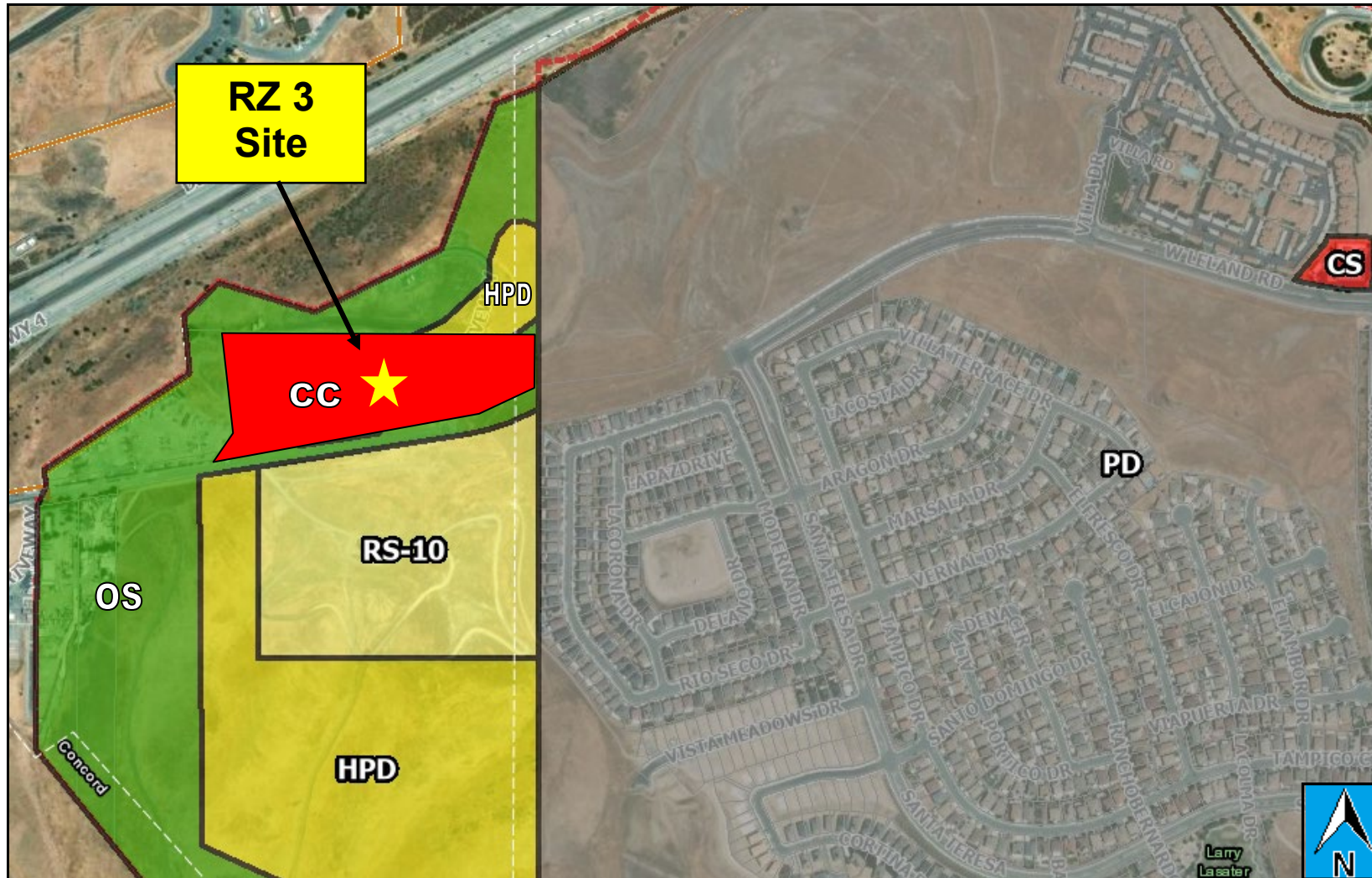
Fig. 1: Existing Zoning Districts



-  CC - Community Commercial
  GQ - Government & Quasi Public
  OS - Open Space
-  HPD – Hillside Planned District
  PD – Planned Development
  RS - Low Density Residential

Zoning Map Amendment RZ 3

Fig. 2: Proposed Zoning District



 CC - Community Commercial	 GQ – Government & Quasi Public	 OS – Open Space
 HPD – Hillside Planned District	 PD – Planned Development	 RS - Low Density Residential

Exhibit D(i) - RZ 4 Zoning Map Amendment

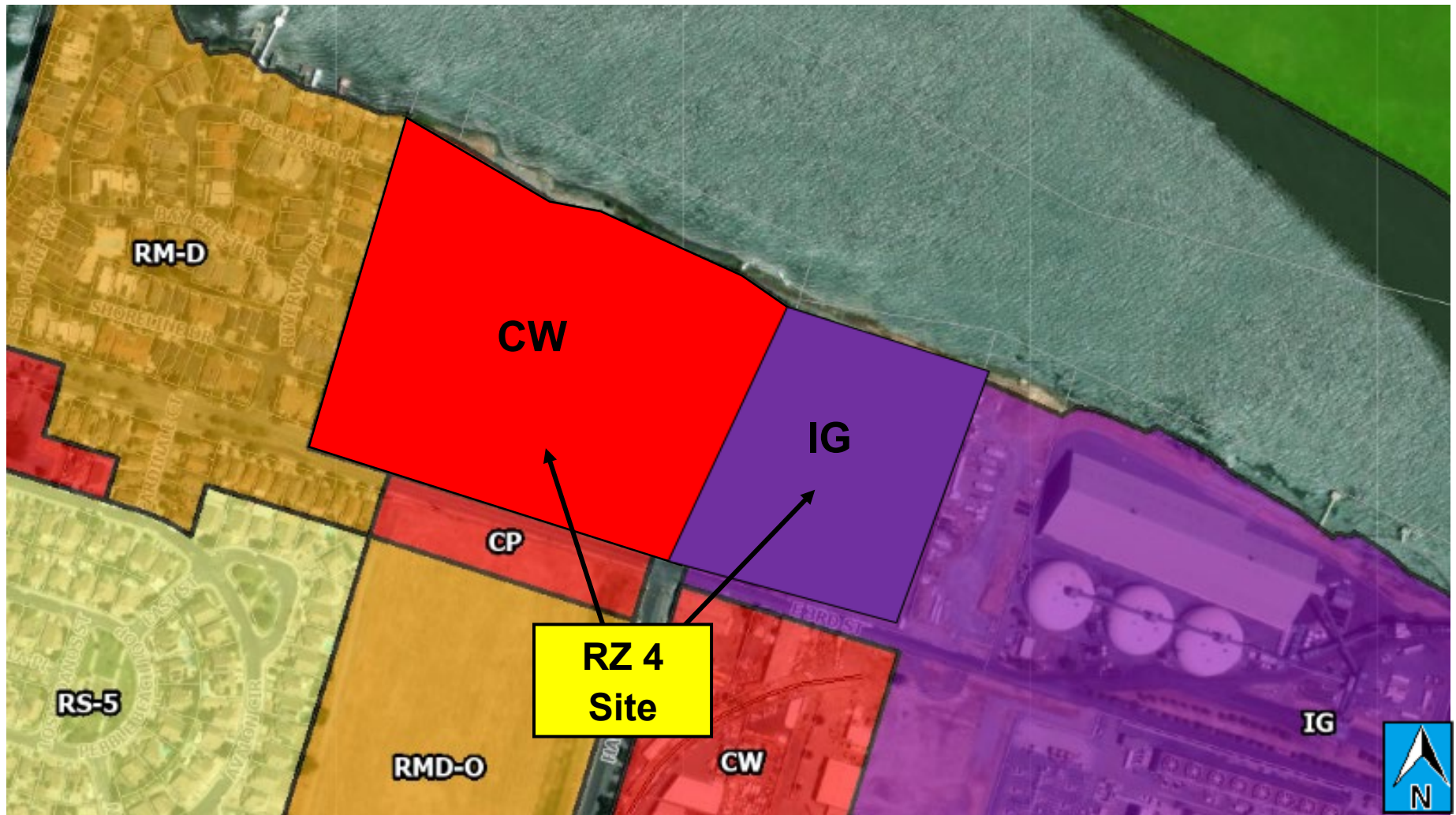
Rezone 4 (RZ 4):

This item includes a Zoning Map Amendment from Waterfront Commercial (CW) and General Industrial (IG) to Waterfront Commercial with a Limited Overlay (CW-O) District to allow for waterfront commercial, technology and innovation, limited manufacturing, clean energy and infrastructure uses consistent with the 2040 General Plan Land Use Map on 22.78-acre site located north of East Third Street, at the intersection of Harbor and East Third Streets.

APN	Total Approximate Acreage	Existing Zoning	Proposed Zoning	Current Use
073-010-002	0.54	Waterfront Commercial (CW)	Waterfront Commercial with a Limited Overlay (CW-O)	Vacant
073-010-003	1.99	Waterfront Commercial (CW)	Waterfront Commercial with a Limited Overlay (CW-O)	Vacant
073-010-004	1.58	Waterfront Commercial (CW)	Waterfront Commercial with a Limited Overlay (CW-O)	Vacant
073-010-005	0.29	Waterfront Commercial (CW)	Waterfront Commercial with a Limited Overlay (CW-O)	Vacant
073-010-008	0.29	Waterfront Commercial (CW)	Waterfront Commercial with a Limited Overlay (CW-O)	Vacant
073-010-014	4.32	Waterfront Commercial (CW)	Waterfront Commercial with a Limited Overlay (CW-O)	Vacant
073-010-015	13.77	Waterfront Commercial (CW)	Waterfront Commercial with a Limited Overlay (CW-O)	Vacant

Zoning Map Amendment RZ 4

Fig. 1 Existing Zoning Districts



CW - Waterfront Commercial

IG - General Industrial

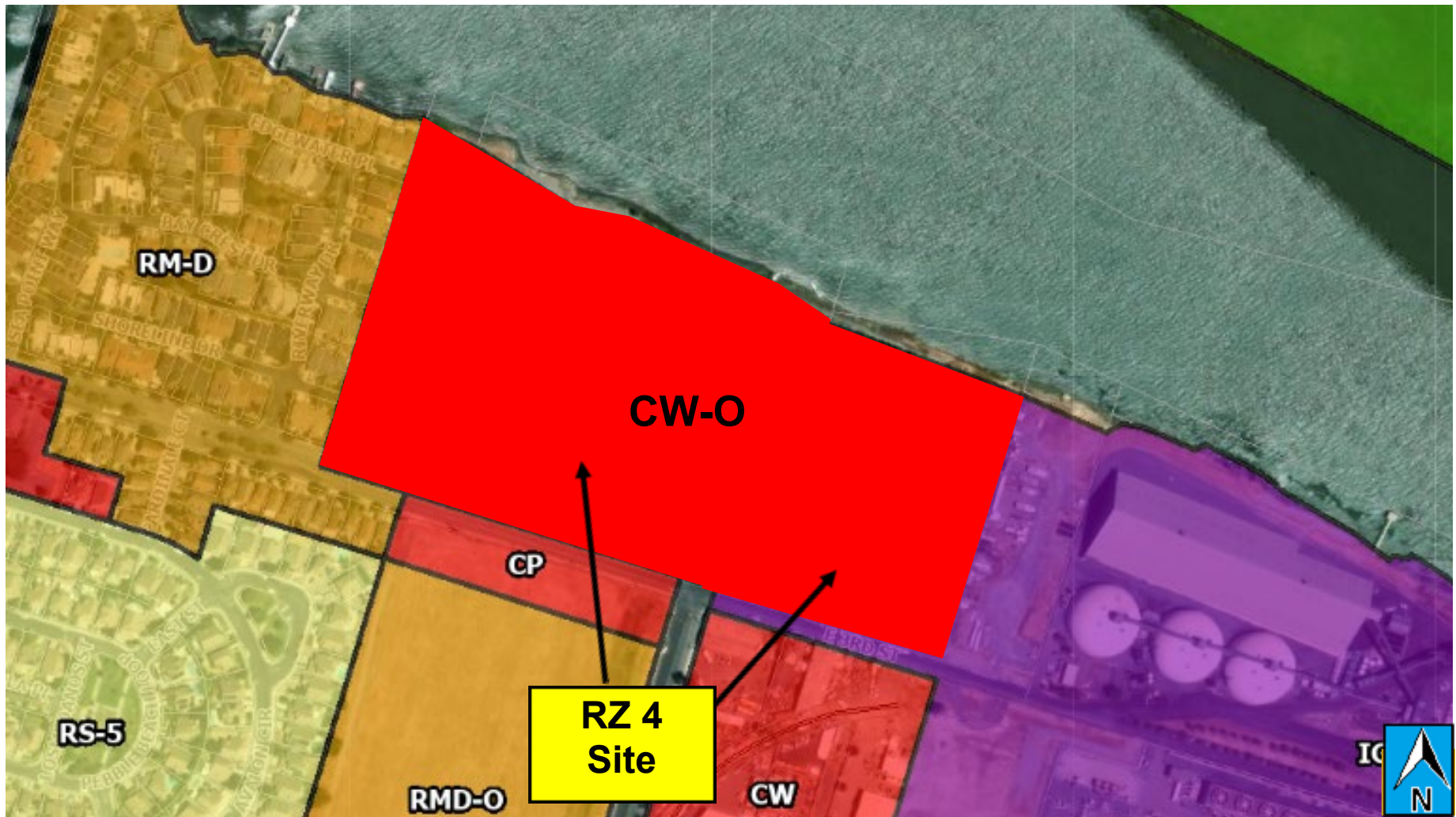
CP – Pedestrian Commercial

RMD – Downtown Medium Density Residential

RS-5 - Low Density Residential, 5,000 Square Foot Lot Minimum

Zoning Map Amendment RZ 4

Fig. 2 Proposed Zoning Districts



- | | |
|---|---|
|  CW-O - Waterfront Commercial with a Limited Overlay |  RS-5 - Low Density Residential, 5,000 Square Foot Lot Minimum |
|  RMD – Downtown Medium Density Residential |  IG - General Industrial |

Exhibit D(ii) – Rezone 4

Proposed CW-O Land Use Regulations

Waterfront Commercial with a Limited Overlay (CW-O) District

CW-O District Land Use Regulations

Land Use Regulations for the CW-O District shall be the same as those of the base Waterfront Commercial (CW) District pursuant to Pittsburgh Municipal Code (PMC) Section 18.52.010, with the addition of Administrative, Business, and Professional Offices, Data Center, Energy, Financial Offices, Government/Public Offices, Medical Offices and Medical Testing, Research and Development Services and Production, Manufacturing (Custom and Limited), Warehouse and Distribution (Interior and Exterior Storage) as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the CW-O District and prescribe applicable review procedure, and conditionally issue approval.

CW-O District Property Development Regulations

Property Development Regulations for the CW-O District shall be the same as those of the base Waterfront Commercial (CW) District pursuant to PMC Section 18.52.115, unless superseded by any applicable Condition of Approval, Specific Plan, Mater Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within PMC 18.36.200. The Zoning Administrator shall review the package and provide a determination for consistency with the CW-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the CW-O District.

CW-O Additional Land Use Regulations

Use Classifications	Definitions
Administrative, Business, and Professional Offices	Establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technology support, insurance, investment, legal, secretarial, accounting, graphic arts, typesetting, desktop publishing, advertising, marketing, title insurance, bail bonds, travel, entertainment, collection, or personnel agency. This classification includes health program administration or management offices and workspaces created for business incubators/incubation.
Data Center	A facility providing for the storage of networked computer servers and related hardware equipment typically used by organizations for the remote storage, processing, or distribution of large amounts of data.
Energy	A facility primarily comprised of mechanical and electrical spaces that will house energy production, energy conversion, and energy distribution equipment, and renewable energy structures, including solar panels and battery facilities.
Financial Offices	Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.

Government/Public Offices	Administrative, clerical, or public contact office of a federal, state or local government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
Medical Offices and Medical Testing	Offices of state-licensed firms or organizations that provide human physical and psychological health services and resources, such as physicians, dentists, chiropractors, physical therapists, psychiatrists, psychologists, counseling and family planning services, optometrists, or acupuncturists. This classification includes only those facilities intended for outpatient medical services, and may include medical/dental laboratory incidental to the office use.
Research and Development Services and Production	Research and Development Services establishments are primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firm or pharmaceutical research laboratory. Research and Development Productions establishments are primarily engaged in the research, development, testing, and controlled production and wholesale of high-technology electronic, industrial, or scientific products or commodities within an enclosed building, but does not include uses that may be objectionable by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials. Uses include biotechnology, film, and nontoxic electronic and computer component manufacturers.
Manufacturing (Custom and Limited)	An industrial activity involving the making of goods or products by manual labor or machine process, including incidental and related processing, storage, wholesaling and distribution. Limited. Establishment engaged in the fabrication, assembly, processing, treatment, or packaging of finished parts or products from previously prepared materials within an enclosed building, excluding food and drug processing. Custom. Establishment primarily engaged in on-site production of goods by hand manufacturing involving the use of hand tools and small-scale equipment. This classification may include the incidental direct sale to consumers of only those products produced on-site. Typical uses include ceramic studio, candle-making, boatwright, custom jewelry manufacture, ornamental iron works, cabinet shop, or stained/leaded glass studio.
Warehouse and Distribution (Interior and Exterior Storage)	Establishment engaged in the wholesale, distribution and warehousing of goods. Uses in this category provide storage space for bulk quantities of commercial goods, or sell or arrange the sale of goods from suppliers to other wholesalers or retailers. Establishments under this classification may sort, package and label products for distribution, but do not display merchandise or accommodate walk-in retail customers. With Interior Storage. Storage and handling of goods and equipment is entirely within an enclosed building. With Exterior Storage. Storage and handling of goods and equipment is entirely or partially outdoors, even if screened from public view. This classification does not include junk or vehicle dismantling yard, or disposal facility.

Exhibit E(i) - RZ 5 Zoning Map Amendment

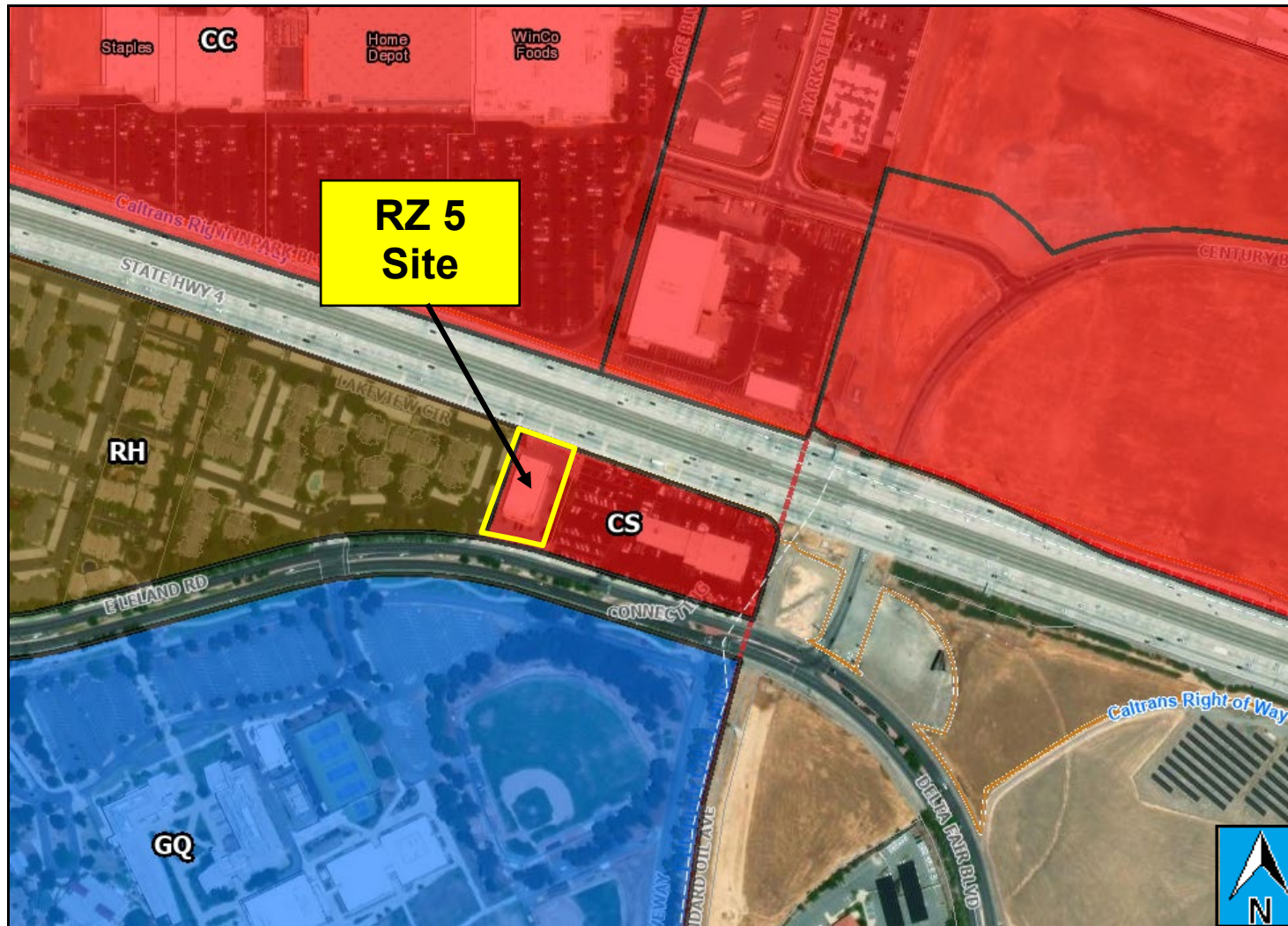
Rezone 5 (RZ 5):

This item includes a Zoning Map Amendment from CS (Service Commercial) to IL-O (Limited Industrial with Limited Overlay District) to allow for limited food processing, custom manufacturing and light industrial uses consistent with the 2040 General Plan Land Use Map on a 0.90-acre site located at 2685 East Leland Road.

APN	Total Approximate Acreage	Existing Zoning	Proposed Zoning	Current Use
088-152-017	0.90	Service Commercial (CS)	Limited Industrial with a Limited Overlay (IL-O)	Vacant commercial building

Zoning Map Amendment RZ 5

Fig. 1: Existing Zoning District



CC - Community Commercial/
CS - Service Commercial

RH - High Density Residential

GQ - Government & Quasi Public

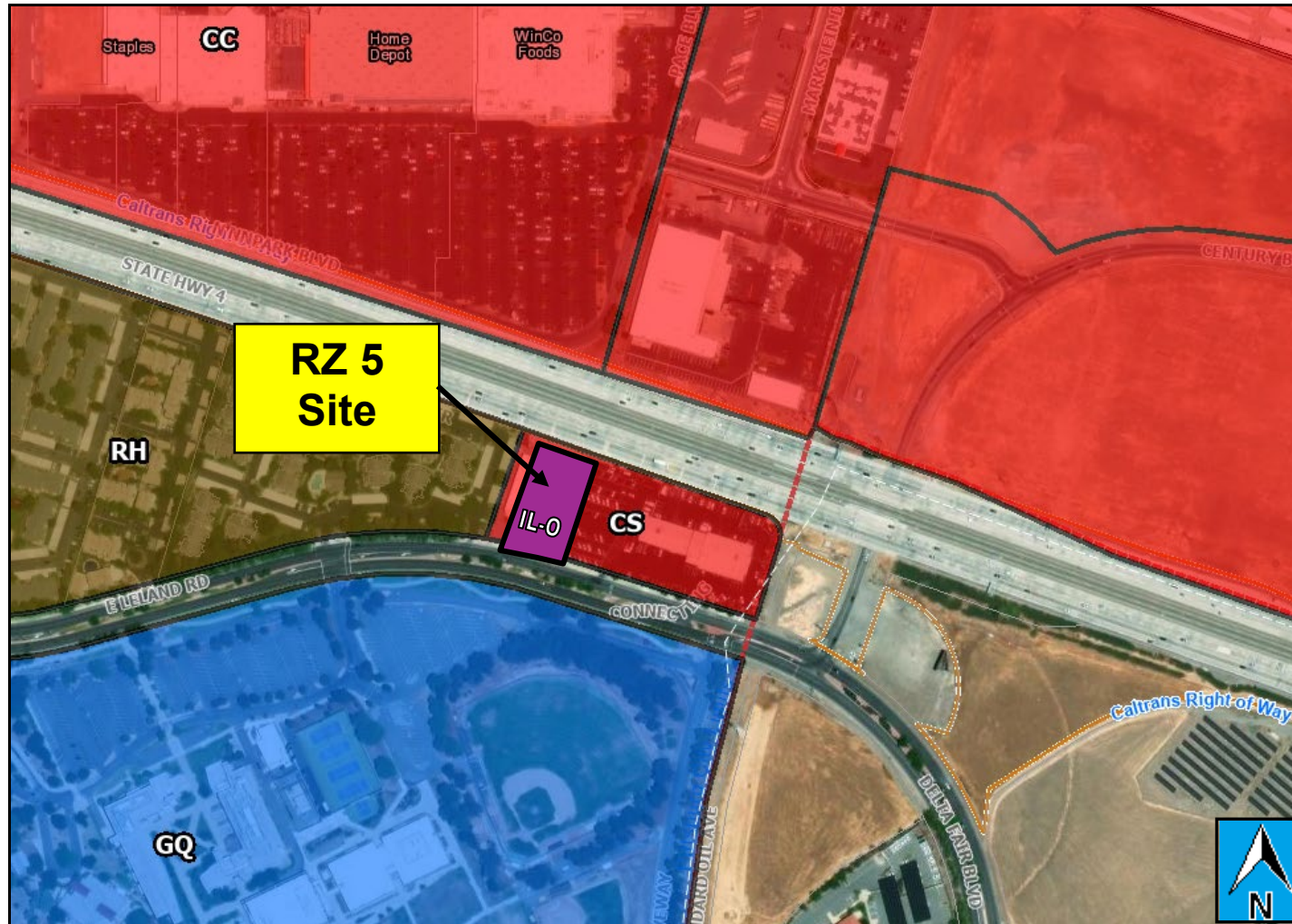
RM - Medium Density Residential

IL-O - Limited Industrial

RS - Low Density Residential

Zoning Map Amendment RZ 5

Fig. 2: Proposed Zoning District



CC - Community Commercial/
CS – Service Commercial

RH- High Density Residential

GQ – Government & Quasi Public

RM - Medium Density Residential

IL-O - Limited Industrial

RS - Low Density Residential

Exhibit E(ii) – Rezone 5

Proposed IL-O Land Use Regulations

Limited Industrial with a Limited Overlay (IL-O) District

IL-O District Land Use Regulations

Land Use Regulations for the IL-O District shall be the same as those of the base Limited Industrial (IL) District pursuant to Pittsburg Municipal Code (PMC) Section 18.54.010, with the addition of Administrative, Business, and Professional Offices, Data Center, Energy, Financial Offices, Government/Public Offices, Medical Offices and Medical Testing, Research and Development Services and Production, Manufacturing (Custom and Limited), Warehouse and Distribution (Interior and Exterior Storage) as defined in this Overlay District Ordinance.

The Zoning Administrator shall review Land Use proposed as part of a development application and provide a determination for consistency with the IL-O District and prescribe applicable review procedure, and conditionally issue approval.

IL-O District Property Development Regulations

Property Development Regulations for the IL-O District shall be the same as those of the base Limited Industrial (IL) District pursuant to PMC Section 18.54.115, unless superseded by any applicable Condition of Approval, Specific Plan, Master Plan, or as determined by the Zoning Administrator.

Applicants must submit a development application to the Community and Economic Development Department – Planning Division pursuant to PMC Section 18.12.010 and Chapter 18.32 for review and conformity with the standards listed therein and design review guidelines listed within PMC Section 18.36.200. The Zoning Administrator shall review the package and provide a determination for consistency with the IL-O District, prescribe applicable review procedure, and conditionally issue approval.

The Zoning Administrator shall be responsible for administering the provisions of this Overlay District and shall have authority to review and approve the permitted uses and determine if specific uses are consistent with the objectives and provisions of the IL-O District.

IL-O Additional Land Use Regulations

Use Classifications	Definitions
Administrative, Business, and Professional Offices	Establishment engaged in the provision of executive, management, administrative, consulting, or professional services, such as architectural, design, engineering, real estate, information technology and technology support, insurance, investment, legal, secretarial, accounting, graphic arts, typesetting, desktop publishing, advertising, marketing, title insurance, bail bonds, travel, entertainment, collection, or personnel agency. This classification includes health program administration or management offices and workspaces created for business incubators/incubation.
Data Center	A facility providing for the storage of networked computer servers and related hardware equipment typically used by organizations for the remote storage, processing, or distribution of large amounts of data.
Energy	A facility primarily comprised of mechanical and electrical spaces that will house energy production, energy conversion, and energy distribution equipment.

Financial Offices	Financial institution, including credit union office or check cashing service, that provides retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of cash money.
Government/Public Offices	Administrative, clerical, or public contact office of a federal, state or local government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
Hospitals and Large-Scale Medical Facilities	Facility providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for out-patient treatment, as well as training, research, and administrative services for patients and employees.
Medical Offices and Medical Testing	Offices of state-licensed firms or organizations that provide human physical and psychological health services and resources, such as physicians, dentists, chiropractors, physical therapists, psychiatrists, psychologists, counseling and family planning services, optometrists, or acupuncturists. This classification includes only those facilities intended for outpatient medical services, and may include medical/dental laboratory incidental to the office use.
Research and Development Services and Production	Research and Development Services establishments are primarily engaged in industrial or scientific research, including limited product testing. This classification includes electronic research firm or pharmaceutical research laboratory. Research and Development Productions establishments are primarily engaged in the research, development, testing, and controlled production and wholesale of high-technology electronic, industrial, or scientific products or commodities within an enclosed building, but does not include uses that may be objectionable by reason of production of offensive odor, dust, noise, vibration, or storage of hazardous materials. Uses include biotechnology, film, and nontoxic electronic and computer component manufacturers.
Limited Custom Manufacturing	Limited Custom Manufacturing Industrial Activities include the small-scale production of artisan and/or custom products. This activity typically includes the production of finished parts or products by hand, involving the use of hand tools and small-scale equipment within enclosed buildings. Limited Custom Manufacturing Industrial Activities do not produce noise, vibration, air pollution, fire hazard, or noxious emission that will disturb or endanger neighboring properties. This classification includes, but is not limited to, the production of: A. Light Food Processing: Beverages (including alcoholic) and food (excluding the production of highly pungent, odor-causing items, such as vinegar and yeast) within an establishment totaling ten thousand (10,000) square feet or less of floor area; B. Cameras and photographic equipment; C. Custom sign-making; D. Custom clothing; E. Custom furniture building and refinishing; F. Professional, scientific, measuring, and controlling instruments; G. Musical instruments;

	H. Medical, dental, optical and orthopedic instruments and appliances, and similar items; and I. Handicraft, art objects, and jewelry.
Light Manufacturing	Light Manufacturing Industrial Activities include the manufacturing, compounding, processing, assembling, packaging, or treatment of components or products, primarily from previously prepared materials, and typically within enclosed buildings. Light Manufacturing Industrial Activities do not produce noise, vibration, air pollution, fire hazard, or noxious emission that will disturb or endanger neighboring properties. This classification includes, but is not limited to, the production or assembly of: A. Production apparel manufacturing; B. Computer and electronic products; C. Pharmaceutical production; D. Beverages (including alcoholic) and food (excluding the production of highly pungent, odor-causing items, such as vinegar and yeast) with more than ten thousand (10,000) square feet of floor area; E. Electrical equipment, appliances, and components; F. Furniture and related products; G. Pharmaceutical production; and H. Sporting and athletic goods.
Warehouse and Distribution (Interior and Exterior Storage)	Establishment engaged in the wholesale, distribution and warehousing of goods. Uses in this category provide storage space for bulk quantities of commercial goods, or sell or arrange the sale of goods from suppliers to other wholesalers or retailers. Establishments under this classification may sort, package and label products for distribution, but do not display merchandise or accommodate walk-in retail customers. With Interior Storage. Storage and handling of goods and equipment is entirely within an enclosed building. With Exterior Storage. Storage and handling of goods and equipment is entirely or partially outdoors, even if screened from public view. This classification does not include junk or vehicle dismantling yard, or disposal facility.

Attachment 2

Planning Application No. AP-24-0033 (RZ), City-Initiated Zoning Map Amendments

**CEQA Addendum to the Final Environmental Impact Report for the
Pittsburg 2040 General Plan Update (SCH# 2022040427) adopted by the
Pittsburg City Council on May 6, 2024, under Resolution Nos. 24-14463 and
24-14464.**

**Prepared by Alison Spells, Associate Planner
June 2024**

Original Project

The City of Pittsburg (City) adopted the 2040 General Plan Update Final Environmental Impact Report (FEIR) on May 6, 2024, under Resolution Nos. 24-14463 and 24-14464.

Proposed Project

The project analyzed in this Addendum includes City-Initiated Zoning Map Amendments (proposed “project”) in five distinct areas of the City. Pursuant to Government Code 65860, the City is required to ensure consistency between land use designations in the 2040 General Plan and the Zoning Map.

Addendum to the 2024 FEIR

This Addendum addresses the potential for any environmental impacts associated with the proposed project.

An Addendum is defined by CEQA as follows:

15164. Addendum to an EIR or Negative Declaration

- a. The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
- b. An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- c. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

- d. The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
- e. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Section 15164 (b) specifically indicates an Addendum may be prepared if none of the conditions described in Section 15162 do not exist requiring a subsequent Negative Declaration, as described below:

15162. Subsequent EIRs and Negative Declarations

- a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:
 - 1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - 2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - 3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more

significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

- D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

- b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

In this case, none of the conditions described in Section 15162 (a) exist, as described in this Addendum. The City has determined that no new or significant environmental effects, no substantial changes to circumstances or to previously identified significant effects, no significant revisions to mitigation measures and no new mitigation measures or alternatives would be associated with the proposed project. As described in Section 15162 (b), the Lead Agency (City of Pittsburgh) has determined that an Addendum, consistent with Section 15164, is the appropriate course to address potential environmental impacts associated with the proposed project.

2040 General Plan Environmental Impact Report

On May 6, 2024, the Pittsburgh City Council certified the Final Environmental Impact Report (Program FEIR) (SCH# 2022040427). The project analyzed in the Program FEIR is the City of Pittsburgh 2040 General Plan (Envision Pittsburgh), which is a comprehensive update of the policies of the City's 2020 General Plan and includes new or revised policies that address:

- Updates to the City's Subareas, Land Use Map and Land Use Designations
- Core Values of Sustainability and Equity, Community Health and Environmental Justice
- Commitment to Enhancing Community Character
- Mobility, Circulation, Active Transportation and Access to Regional Transportation
- Support for Quality Education and Recreation Services and Opportunities
- Business Attraction, Retention and Promotion
- Access to Parks, Recreation and Entertainment
- Commitment to Arts, Culture, Community Services and Resources
- Safety and Resiliency Element, including Climate Adaptation
- Inclusion of Measurable Implementation Actions
- Updates to State Law (SB 1000, SB 743, AB 2923, AB 2097, etc.)

The FEIR identified potentially significant impacts to the following elements: air quality, greenhouse gas emissions, climate change and energy, noise, transportation and circulation, and utilities and service systems. As discussed in the 2040 General Plan DEIR and this Addendum, these impacts are minimized to the greatest extent feasible through General Plan Policies and Actions.

The FEIR is available here:

<https://www.pittsburgca.gov/home/showpublisheddocument/16112/638485347808600000>

Checklist Analysis of Project Revision

The following sections assess the proposed project according to the checklist contained in Appendix G of the 2023 CEQA Guidelines and the degree to which, if any, the proposed project would change the findings of the 2040 General Plan FEIR.

1. Aesthetics

2040 General Plan DEIR Findings

Chapter 3, Section 1, Aesthetics and Visual Resources, of the 2040 General Plan DEIR evaluates the aesthetic effects resulting from General Plan implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not:

- Have a substantial adverse effect on a scenic vista;
- Substantially damage scenic resources;
- Substantially degrade the existing visual character or quality of public views and surroundings in non-urbanized areas;
- Conflict with applicable zoning and other regulations governing scenic quality in urbanized areas; and
- Create new sources of substantial light or glare which would adversely affect day or nighttime views in the area.

Mitigation Required: None.

Proposed Project Impacts

The proposed project does not include any textual changes or map changes that would result in a new effect on the visual character or scenic quality throughout the City because the physical form of new development will be largely unchanged in terms of basic parameters related to building bulk, mass and siting; therefore, there would be no new or substantially more severe impacts on the existing visual character and quality throughout the City compared to those analyzed in the 2040 General Plan FEIR. The proposed project

will allow for development consistent with the General Plan, which was anticipated and analyzed in the 2040 General Plan DEIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to aesthetics, substantially increase the severity of previously identified aesthetics impacts, or result in any new significant impacts on aesthetics. Furthermore, new projects that could contribute to light and glare impacts would be required to go through the City's design review process and project-level CEQA analysis once project-specific information is available. Therefore, the impacts of the proposed project are less than significant and no new mitigation would be required.

2. Agricultural and Forest Resources

2040 General Plan DEIR Findings

Chapter 3, Section 2, Agricultural and Forest Resources, of the 2040 General Plan DEIR evaluates the effects to agricultural and forestry resources resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not:

- Result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use;
- Conflict with existing zoning for agricultural use, or a Williamson Act contract;
- Conflict with existing zoning for, or cause rezoning of, forest land or timberland;
- Result in the loss of forest land or conversion of forest land to non-forest use; and
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

Mitigation Required: None.

Proposed Project Impacts

The proposed project does not include any textual changes or map changes that would result in a new effect on the agricultural or forest resources throughout the City because no forest lands, timber lands or Farmland (Prime Farmland, Unique Farmland, or Farmland of Statewide Importance) are located or designated within the Pittsburg Planning Area. Therefore, there would be no new or substantially more severe impacts to agricultural and forest resources throughout the City compared to those analyzed in the 2040 General Plan FEIR. The proposed project will allow for development consistent with the General Plan which was anticipated and analyzed in the 2040 General Plan DEIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to agricultural and forest resources, substantially increase the severity of previously identified agricultural and forest resources impacts, or result in any new significant impacts on agricultural and forest resources. Therefore, the impacts of the proposed project are less than significant and no new mitigation would be required.

3. Air Quality

2040 General Plan DEIR Findings

Chapter 3, Section 3, Air Quality, of the 2040 General Plan DEIR evaluates the air quality effects of growth resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

While the 2040 General Plan FEIR concluded that the citywide effects of General Plan implementation would not conflict with or obstruct implementation of any applicable air quality plans, it also identified that implementation could potentially:

- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard;
- Expose sensitive receptors to substantial pollutant concentrations; and
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

However, implementation of 2040 General Plan goals, policies, and actions and compliance with the required air quality regulatory framework would reduce potential air quality impacts associated with future operational emissions, reduce the exposure to sensitive receptors to pollutant concentrations and address potential conflicts in land uses that could result in odor complaints.

Mitigation Required: Minimized to the greatest extent feasible through 2040 General Plan Policies and Actions.

Proposed Project Impacts

The proposed project was developed to implement the adopted 2040 General Plan land use designations and does not include any changes to 2040 General Plan goals, policies or implementation actions for regulatory framework concerning air quality impacts, nor does the proposed project change any development regulations in Pittsburg Municipal Code with regard to air quality, emissions, health risks, or odors.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to air quality, substantially increase the severity of previously identified air quality impacts, or result in any new significant impacts on air quality because the project implements 2040 General Plan policies designed to reduce air quality emissions and would not result in any changes that would increase air quality emissions. No new mitigation would be required.

4. Biological Resources

2040 General Plan DEIR Findings

Chapter 3, Section 4, Biological Resources, of the 2040 General Plan DEIR evaluates the impacts to biological resources resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

Chapter 3, Section 4, of the 2040 General Plan DEIR included discussion of Biological Resources and found potential impacts could occur from General Plan implementation but that such impacts would be reduced to less than significant because all future development and infrastructure projects are required to comply with:

- 2040 General Plan Policies and Actions,
- Applicable federal site-specific biological resources assessments
- Title 18 of the Pittsburg Municipal Code (“Zoning Ordinance”), including requirements for Geotechnical Investigations and development of Geotechnical Reports,
- CEQA,
- provisions of the California Building Standards Commission and California Building Code,
- Regional Water Quality Control Board Regulations, including requirements for development of project-specific Storm Water Pollution Prevention Plans, and
- California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law).

Based on these requirements, the 2040 General Plan FEIR concluded that implementation of the 2040 General Plan would not:

- Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;

- Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service;
- Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;
- Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Mitigation Required: None.

Proposed Project Impacts

The proposed project does not involve any changes to land use designations, land use regulations, development standards, or any other regulations developed for the protection of biological resources in the City. In addition, the proposed project would not allow development on land not allowed for development under the adopted General Plan assessed in the 2040 General Plan EIR, and therefore, would not result in additional biological resources impacts beyond those identified in the 2040 General Plan EIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to biological resources, substantially increase the severity of previously identified biological resource impacts or result in any new significant impacts on biological resources because the project implements 2040 General Plan policies designed to protect biological resources and would not result in any changes that would lead to a substantial adverse effect on biological resources. No new mitigation would be required.

5. Cultural and Tribal Resources

2040 General Plan DEIR Findings

Chapter 3, Section 5, Cultural and Tribal Resources, of the 2040 General Plan DEIR evaluates the impacts to cultural and tribal resources resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

While the 2040 General Plan does not directly propose any adverse changes to any historic, tribal cultural or archaeological resources, future development allowed under the General Plan could affect known historic, tribal cultural or archaeological resources or unknown historic, tribal cultural or archaeological resources which have not yet been identified.

As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the City's 2040 General Plan, Municipal Code, and other applicable State and local regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA.

The 2040 General Plan includes policies and actions which, when combined with adopted CEQA review requirements, would ensure that adverse effects on significant tribal cultural, historic and archaeological resources are reduced to a less than significant level.

Based on these requirements, the 2040 General Plan FEIR concluded that implementation of the 2040 General Plan would not:

- Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5;
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5;
- Disturb any human remains, including those interred outside of formal cemeteries; or
- Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:
 - Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)
 - A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resources to a California Native American tribe.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the City's Zoning Map. The proposed project does not

involve changes to land use designations, policies, or action programs of the General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to the protection of cultural resources.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to historic, tribal cultural or archaeological resources, would not substantially increase the severity of previously identified historic, tribal cultural or archaeological resources impacts, or result in any new significant historic, tribal cultural or archaeological resources impacts. No new mitigation would be required.

6. Geology and Soils

2040 General Plan DEIR Findings

Chapter 3, Section 6, Geology and Soils, of the 2040 General Plan DEIR evaluates the impacts to geology and soil resources resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

Chapter 3, Section 6, Geology and Soils, of the 2040 General Plan DEIR included discussion of geology and soil resources and found potential impacts could occur from General Plan implementation but that such impacts would be reduced to less than significant because all future development and infrastructure projects are required to comply with:

- 2040 General Plan Policies and Actions,
- Title 18 of the Pittsburg Municipal Code ("Zoning Ordinance"), including requirements for Geotechnical Investigations and development of Geotechnical Reports,
- CEQA,
- provisions of the California Building Standards Commission and California Building Code,
- Regional Water Quality Control Board Regulations, including requirements for development of project-specific Storm Water Pollution Prevention Plans, and
- California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law).

Based on these requirements, the 2040 General Plan FEIR concluded that implementation of the 2040 General Plan would not:

- Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - Rupture of a known earthquake fault, as delineated on the most recent

AlquistPriolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42;

- Strong seismic ground shaking;
- Seismic-related ground failure, including liquefaction; or
- Landslides.
- Result in substantial soil erosion or the loss of topsoil;
- Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;
- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property;
- Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; or
- Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the City's Zoning Map. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to geology and soils. All future development allowed by the proposed project was assessed in the 2040 General Plan DEIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to geology, soils, and seismicity, substantially increase the severity of previously identified significant effects on geology, soils, and seismicity, or result in any new significant impacts because the project implements General Plan policies designed to reduce geologic, seismic, and erosion risks and would not result in any changes that would lead to increased geologic, seismic, or erosion risks. No new or substantially more severe impacts would occur, and no new mitigation would be required.

7. Greenhouse Gas Emissions, Climate Change and Energy

Chapter 3, Section 7, Greenhouse Gas Emissions, Climate Change and Energy, of the 2040 General Plan DEIR evaluates the effects of growth on greenhouse gas emissions, climate change and energy, resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General

Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that citywide effects of implementation would have a significant and unavoidable impact on greenhouse gas emissions and conflict with or obstruct implementation of any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. However, the 2040 General Plan's proposed land use plan and policy framework would provide for future development that would support placement of land uses in proximity to each other and to transit; reduce vehicle trips; and address potential health-related impacts associated with new development, amongst others. All future development and infrastructure projects within the City would be subject to the 2040 General Plan goals, policies, and actions, which would contribute to the reduction of GHG impacts.

The 2040 General Plan FEIR also concluded that citywide effects of implementation would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Mitigation Required: Minimized to the greatest extent feasible through General Plan Policies and Actions.

Proposed Project Impacts

The proposed project would not result in an increase in growth beyond that allowed by the adopted 2040 General Plan assessed in the 2040 General Plan DEIR, or change any land use designations, development standards, and regulations designed to reduce GHG emissions and energy consumption.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to GHG emissions and energy consumption, substantially increase the severity of previously identified significant effects on GHG emissions and energy consumption, or result in any new significant impacts because the project implements General Plan policies and actions designed to reduce GHG emissions and energy consumption and would not result in any changes that would increase GHG emissions or energy consumption. No new or substantially more severe impacts would occur, and no new mitigation would be required.

8. Hazards and Hazardous Materials

2040 General Plan DEIR Findings

Chapter 3, Section 8, Hazards and Hazardous Materials, of the 2040 General Plan DEIR evaluates the impacts of hazards and hazardous materials resulting from implementation by providing information about the environmental and regulatory setting, the significance

criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the City's Zoning Map. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to the reduction of hazards and hazardous materials.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to hazards and hazardous materials, substantially increase the severity of previously identified hazards and hazardous waste impacts, or result in any new significant hazards and hazardous waste impacts because the project implements General Plan policies designed to reduce these hazards and would not result in any changes that would lead to increased hazards or releases of hazardous materials into the environment. No new or substantially more severe impacts would occur, and no new mitigation would be required.

9. Hydrology and Water Quality

2040 General Plan DEIR Findings

Chapter 3, Section 9, Hydrology and Water Quality, of the 2040 General Plan DEIR evaluates the hydrology and water quality effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not:

- Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality.
- Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
- Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - Result in substantial erosion or siltation on- or off-site;
 - Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;
 - Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff;
 - Impede or redirect flood flows.
- In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation.

Mitigation Required: None.

Proposed Project Impacts

The proposed project does not approve any specific development project and therefore would not change the severity of impacts to hydrology and water quality. The proposed project does not change any land use designations, land use regulations, development standards, or other regulations designed to reduce hydrology and water quality impacts. Through implementation of 2040 General Plan policies and actions, Pittsburgh Municipal Code requirements related to stormwater management and discharge control (Chapter 13.28 PMC) and grading, erosion and sediment control (Chapter 15.88 PMC), compliance with mandatory federal and state regulations, and compliance with the existing regulations

for the Kirker Creek-Frontal Suisun Bay Estuaries, Suisun Bay Estuaries, Suisun Bay Islands, and Markley Canyon-San Joaquin River watersheds, impacts to drainage patterns and water quality would be mitigated to a less than significant level.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to hydrology and water quality, substantially increase the severity of previously identified hydrology or water quality impacts, or result in any new significant hydrology or water quality impacts because the project implements General Plan policies designed to reduce hydrology and water quality impacts and would not result in any changes that would lead to increased hydrology and water quality impacts. No new mitigation would be required.

10. Land Use and Planning/Population and Housing

2040 General Plan DEIR Findings

Chapter 3, Section 10, Land Use Planning and Population/Housing, of the 2040 General Plan DEIR evaluates the land use planning and population/housing effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not:

- Physically divide an established community;
- Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect;
- Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the City's Zoning Map. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to land use and planning and population/housing. No new mitigation would be required.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to land use and planning or population/housing, substantially increase the severity of previously identified land use and planning or population/housing impacts or result in any new significant land use and planning or population/housing impacts because the project implements General Plan policies designed to reduce land use and planning and population/housing impacts and would not result in any changes that would lead to increased land use and planning or population/housing impacts. No new mitigation would be required.

11. Mineral Resources

2040 General Plan DEIR Findings

Chapter 3, Section 11, Mineral Resources, of the 2040 General Plan DEIR evaluates the mineral resources effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not:

- Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

Mitigation Required: None.

Proposed Project Impacts

The proposed project would have no impact on mineral resources because the project would not change 2040 General Plan policies protecting mineral resources and would carry forward current regulations related to mineral resources.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to mineral resources, substantially increase the severity of previously identified mineral resources impacts or result in any new significant impact on mineral resources because the project implements General Plan policies designed to protect mineral resources and would not result in any changes that would result in the loss of availability of a known mineral resource or important mineral resource recovery site. No new mitigation would be required.

12. Noise

2040 General Plan DEIR Findings

Chapter 3, Section 12, Noise, of the 2040 General Plan DEIR evaluates the noise effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not:

- Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;
- Generate excessive groundborne vibration or groundborne noise levels; or
- For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels.

The 2040 General Plan FEIR concluded that citywide effects of implementation would result in an increase in construction noise sources. However, the proposed 2040 General Plan includes policies and actions that are intended to reduce noise associated with construction noise. Specifically, Policy 13-P-1.7 would reduce noise associated with construction noise.

Mitigation Required: Minimized to the greatest extent feasible through General Plan Policies and Actions.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the City's Zoning Map. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to noise

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to noise, substantially increase the severity of previously identified noise impacts, or result in any new significant impacts because the proposed project implements General Plan policies designed to reduce potential noise impacts in the City and would not result in any changes that would increase noise impacts. No new mitigation would be required.

13. Public Services and Recreation

2040 General Plan DEIR Findings

Chapter 3, Section 13, Public Services and Recreation, of the 2040 General Plan DEIR evaluates impacts to Public Services and Recreation resulting from General Plan implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not result in:

- Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - Fire Protection;
 - Police Protection;
 - Schools;
 - Parks; and
 - Other public facilities.
- An increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or
- If it includes recreational facilities or requires the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

Mitigation Required: None.

Proposed Project Impacts

Future build out under the proposed project would be consistent with maximum allowable densities and intensities established by the 2040 General Plan. No aspect of the proposed project would substantially increase the demand for public services and recreational facilities beyond what was analyzed in the 2040 General Plan EIR.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to public services or recreation, substantially increase the severity of previously identified public service and recreation impacts, or result in any new significant impacts because the project implements General Plan policies designed to provide adequate public services, facilities, and recreational opportunities in the City and would not result in

any changes that would negatively affect agencies' ability to provide adequate public services, facilities, and recreational opportunities. No new mitigation would be required.

14. Transportation and Circulation

2040 General Plan DEIR Findings

Chapter 3, Section 14, Transportation and Circulation, of the 2040 General Plan DEIR evaluates the transportation and circulation effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would:

- Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b),
- Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities,
- Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or
- Result in inadequate emergency access.

However, implementation of 2040 General Plan goals, policies, and actions, the City's Active Transportation Plan and the City's Sustainability Plan would reduce vehicle travel and vehicle miles traveled (VMT) through encouraging non-vehicle transportation modes, expanding transit services, and developing TDM program requirements including measures to reduce VMT associated with any new development. Additionally, future development would be required to comply with the City's design standards, Traffic Impact Analysis Guidelines, Traffic Mitigation Impact Fee Program, the Highway Safety Manual, as well as traffic investigations and the City's Neighborhood Traffic Calming Program.

Mitigation Required: Minimized to the greatest extent feasible through General Plan Policies and Actions.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the City's Zoning Map. The proposed project does not involve changes to land use designations, policies, or action programs of the 2040 General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to transportation or circulation. All future development allowed by the proposed project was anticipated and analyzed in the 2040 General Plan DEIR. No new mitigation would be required.

Conclusion

The project would not alter the conclusions of the 2040 General Plan FEIR with respect to transportation or traffic, substantially increase the severity of previously identified transportation or traffic impacts or result in any new significant transportation or traffic impacts. This is because the project implementation of General Plan policies are designed to provide for all modes of travel and would not result in any changes that would result in a conflict with policies/plans for all modes of travel or an increase in VMT. No new or substantially more severe impacts would occur, and no new mitigation would be required.

15. Utilities and Service Systems

2040 General Plan DEIR Findings

Chapter 3, Section 15, Utilities and Service Systems, of the 2040 General Plan DEIR evaluates the impacts to utilities and service systems resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

While the 2040 General Plan FEIR concluded that citywide effects of implementation would not require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunication facilities, it also identified that implementation would have a significant and unavoidable impact on the sufficiency of water supplies available to serve the City and reasonably foreseeable future development during normal, dry and multiple dry years.

Mitigation Required: Minimized to the greatest extent feasible through General Plan Policies and Actions.

Proposed Project Impacts

Future buildout resulting from the proposed project would be consistent with maximum allowable densities and intensities established by the 2040 General Plan, because these standards are carried forward into the zoning provisions of Pittsburg Municipal Code. As future development and infrastructure projects are considered by the City, each project would be evaluated for conformance with the 2040 General Plan, Municipal Code, and other applicable regulations. Subsequent development and infrastructure projects would also be analyzed for potential environmental impacts, consistent with the requirements of CEQA. Therefore, the proposed project would not result in additional impacts to utilities and service systems, including wastewater treatment.

Conclusion

The proposed project would not alter the conclusions of the 2040 General Plan FEIR with respect to this resource or result in any new significant utilities and service systems impacts. No new mitigation would be required.

16. Wildfires

2040 General Plan DEIR Findings

Chapter 3, Section 16, Wildfires, of the 2040 General Plan DEIR evaluates the wildfire effects resulting from implementation by providing information about the environmental and regulatory setting, the significance criteria, any applicable 2040 General Plan policies and implementation programs, the analysis methodology, and a detailed environmental impact evaluation.

The 2040 General Plan FEIR concluded that the citywide effects of implementation would not:

- Substantially impair an adopted emergency response plan or emergency evacuation plan,
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment.
- Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

Mitigation Required: None.

Proposed Project Impacts

The proposed project is intended to achieve consistency between the City's recently adopted 2040 General Plan and the City's Zoning Map. The proposed project does not involve changes to land use designations, policies, or action programs of the General Plan, nor does it modify any provisions of the City's Zoning Ordinance (PMC Title 18) pertaining to wildfires.

Conclusion

No aspect of the proposed project would alter the conclusions of the 2040 General Plan FEIR with respect to wildfires, substantially increase the severity of previously identified wildfire impacts, or result in any new significant wildfire impacts. The proposed project would not result in an increase in development or density in very high fire hazard severity zones. The impact associated with exposing people or structures to a significant risk of loss, injury, or death involving wildland fires would remain less than significant. No new mitigation would be required.



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: June 11, 2024
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

City-Initiated Zoning Map Amendments, AP-24-0033 (RZ)

This is a public hearing on a city-initiated request for approval of five Zoning Map Amendments to implement new land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860. The Pittsburg City Council adopted the [2040 General Plan](#) and certified the [Final Environmental Impact Report](#) on May 6, 2024, under Resolution Nos. 24-14464 and 24-14463.

The City is proposing this initial set of Zoning Map Amendments while preparing a larger, comprehensive update to the Zoning Ordinance. The comprehensive update will include additional consistency amendments to fully implement the 2040 General Plan land use designations, policies and implementation actions.

The proposed Zoning Map Amendments do not indicate a decision by the City to approve or disapprove any specific development project. All pending and future projects located on proposed rezone sites will be required to process individual development applications with the Department of Community and Economic Development and undergo environmental review consistent with the California Environmental Quality Act (CEQA).

Details specific to each proposed Zoning Map Amendment, including existing and proposed Zoning designations, parcel sizes, locations and map exhibits are available at the following location:

- OneDrive link: [City-Initiated Zoning Map Amendments AP-24-0033 \(RZ\)](#)
- OneDrive website address: <https://tinyurl.com/22wtwv58>

Environmental Determination

A Final Environmental Impact Report (FEIR) was prepared and certified in accordance with CEQA to evaluate the environmental impacts of approval and implementation of the 2040 General Plan. On May 6, 2024, the Pittsburg City Council certified the FEIR in Resolution Nos. 24-14463 and 24-14464, making the required findings under CEQA (State Clearinghouse No. 2022040427). An Addendum to the certified FEIR has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed City-Initiated Zoning Map Amendments. The Addendum must be considered by the Planning Commission for Planning Application No. AP-24-0033 (RZ).

PROJECT PLANNER: Alison Spells, (925) 252-6987 or aspells@pittsburgca.gov

Why am I receiving this notice?

Noticing requirements in Pittsburg Municipal Code (PMC) Section 18.14.020 for amendments to the Zoning Ordinance, including the Zoning Map, require compliance with California Government Code Section 65090, which allows the City to provide Notice of the Public Hearing in any manner it deems necessary or desirable. Government Code Section 65091(4) requires the City to publish the Notice of the Public Hearing in the *East County Times* at least 10 days prior to the public hearing. In addition, the City also posted the notice at City Hall, the Pittsburg Library, the Marina Community Center, the Pittsburg Senior Center and on the "Public Notices" section of the City's website. The City also sent the notice to local service agencies whose services might be affected by the proposed City-Initiated Zoning Map Amendments, and to individuals who had previously filed a written request for public hearing notices. Lastly, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in all neighborhoods within Pittsburg City limits.

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. Any persons requiring additional accommodation to review this notice, including visually impaired persons, may contact the Planning Main Line at (925) 252-4920.

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 11, 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 one notice of intent to conduct a Zoning Administrator public hearing for a Fence Height Exception pursuant to PMC 18.32.010.B.3. 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 Notice 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 to construct a 10-foot-tall, metal security fence and sliding vehicle gate along the frontage of the property located at 1000 Harbor Street. The property owner has expressed safety and security concerns as they have experienced trespassers onto the property. Due to security concerns, the applicant is requesting authorization to increase the maximum fence height from 8 feet to 10 feet on the front yard property line.

Delegated Design Review Authority

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.

Planning Commission Staff Report

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 one application requiring a Zoning Administrator public hearing:

1. 1000 Harbor Street (Athen's Painting) – Fence Height Exception, AP-24-0056 (FHE).

This is an application filed by Marc Newman, on behalf of Ikaros Holdings, LLC, requesting Zoning Administrator approval of a permit for a Fence Height Exception to construct a 10-foot-tall, metal security fence and sliding vehicle gate along the frontage of the property located at 1000 Harbor Street in the CS (Service Commercial) District. Assessor's Parcel Nos. 073-060-002 and 073-060-007.

Pittsburg Municipal Code (PMC) section 18.84.205 (C)(1) states that the maximum fence height within any Commercial District is eight feet. PMC section 18.84.205 (C)(3) also states that the maximum fence height within the required front yard setback is three feet. The Fence Height Exception request has been filed to provide security to the new business and deter theft.

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

2. 1005 Railroad Avenue – Exterior Modifications (AP-23-0170 [ADR]).

This is an application requesting Administrative Design Review approval to modify the exterior paint colors of the existing building located at 1005 Railroad Avenue. The applicant also proposes to reduce the size of the existing fuel island canopy by 627 square feet. The parcel contains an existing Service Station, including both a convenience store and gasoline sales. The site is located within the CS-D (Downtown Service Commercial) District. Assessor's Parcel No. 085-204-006.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission 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, 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. 1000 Harbor Street (Athen's Painting) – Fence Height Exception, AP-24-0056 (FHE)
2. 1005 Railroad Avenue – Exterior Modifications, AP-23-0170 (ADR).

Planning Commission Staff Report

3. PC Resolution No. 9918
Minor

Prepared by: John Funderburg, Zoning Administrator

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

1000 Harbor Street (Athen's Painting) – Fence Height Exception, AP-24-0056 (FHE).

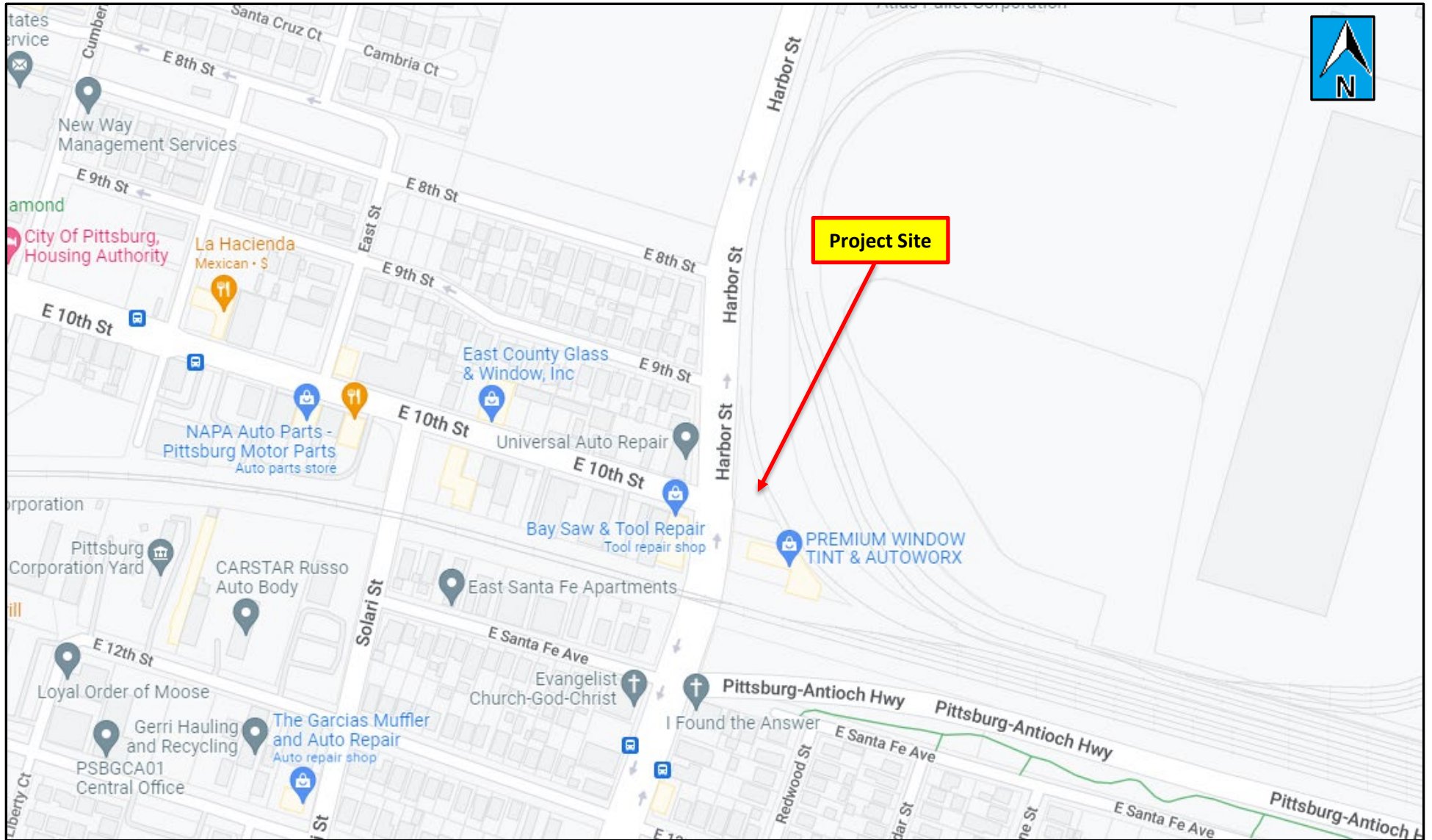
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This project is delegated to the Zoning Administrator under PMC section 18.32.010(B)(3).

Harbor Street Painting (FHE) – Vicinity Map

AP-24-0056	1000 Harbor Street
Fence Height Exception	APNs: 073-060-002 and 073-060-007



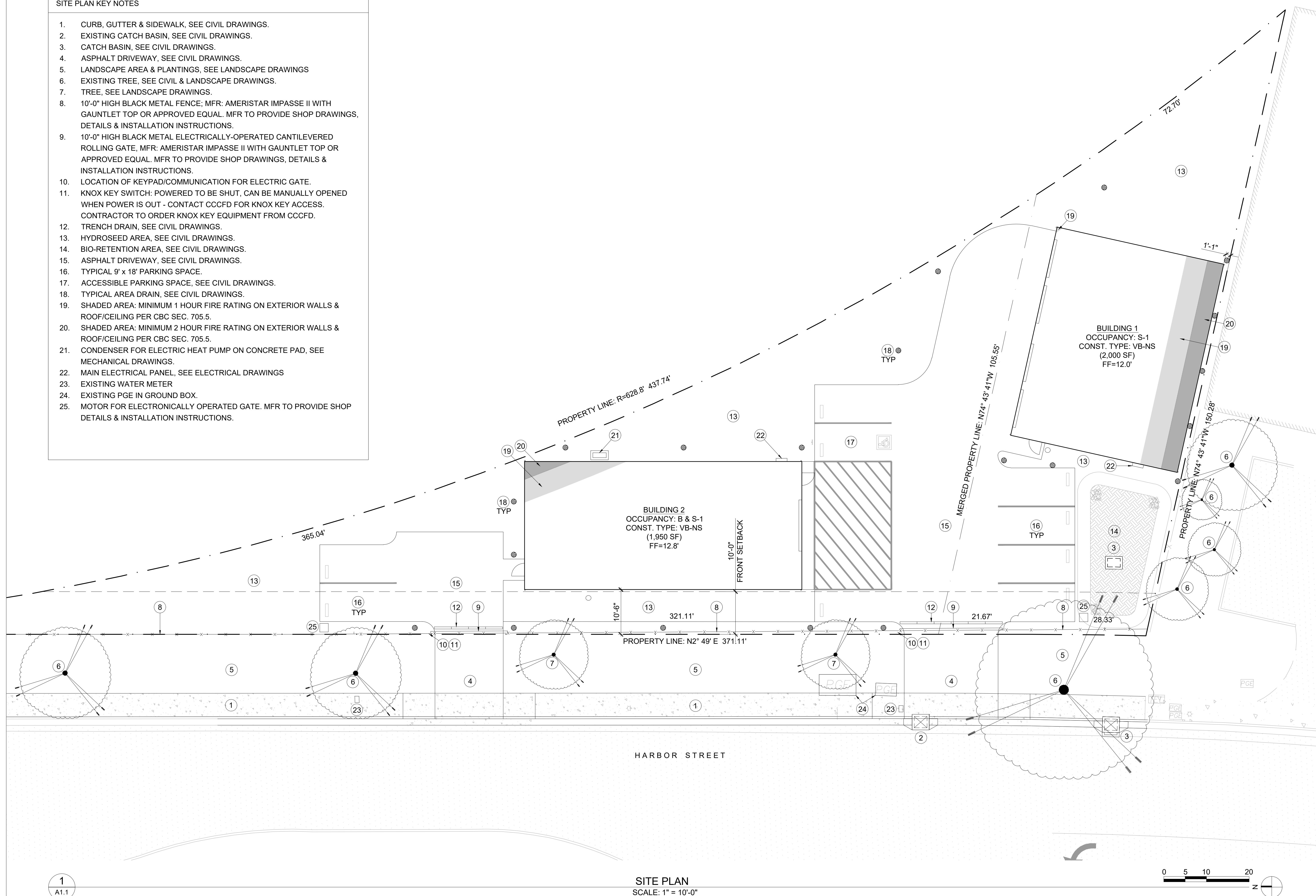
Harbor Street Painting (FHE) – Aerial Map

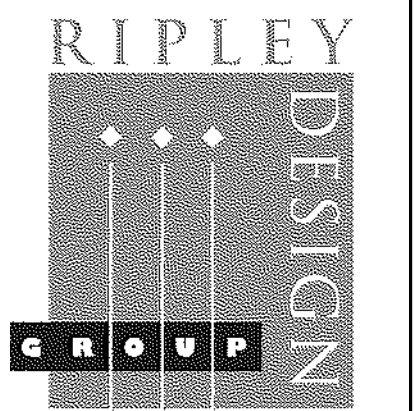
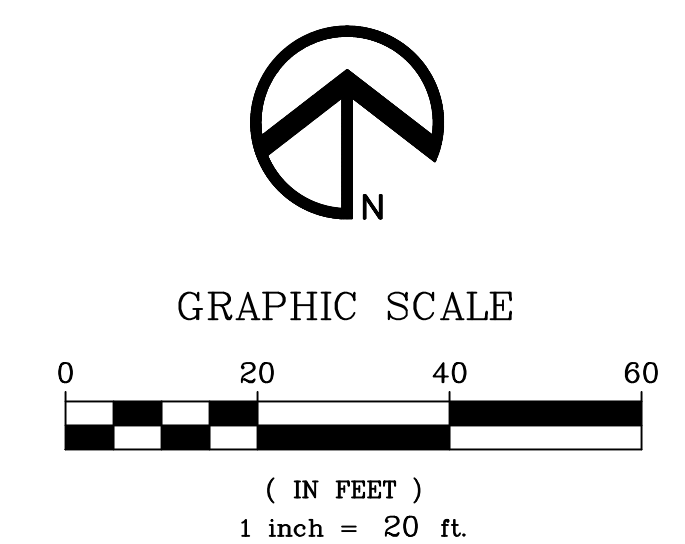
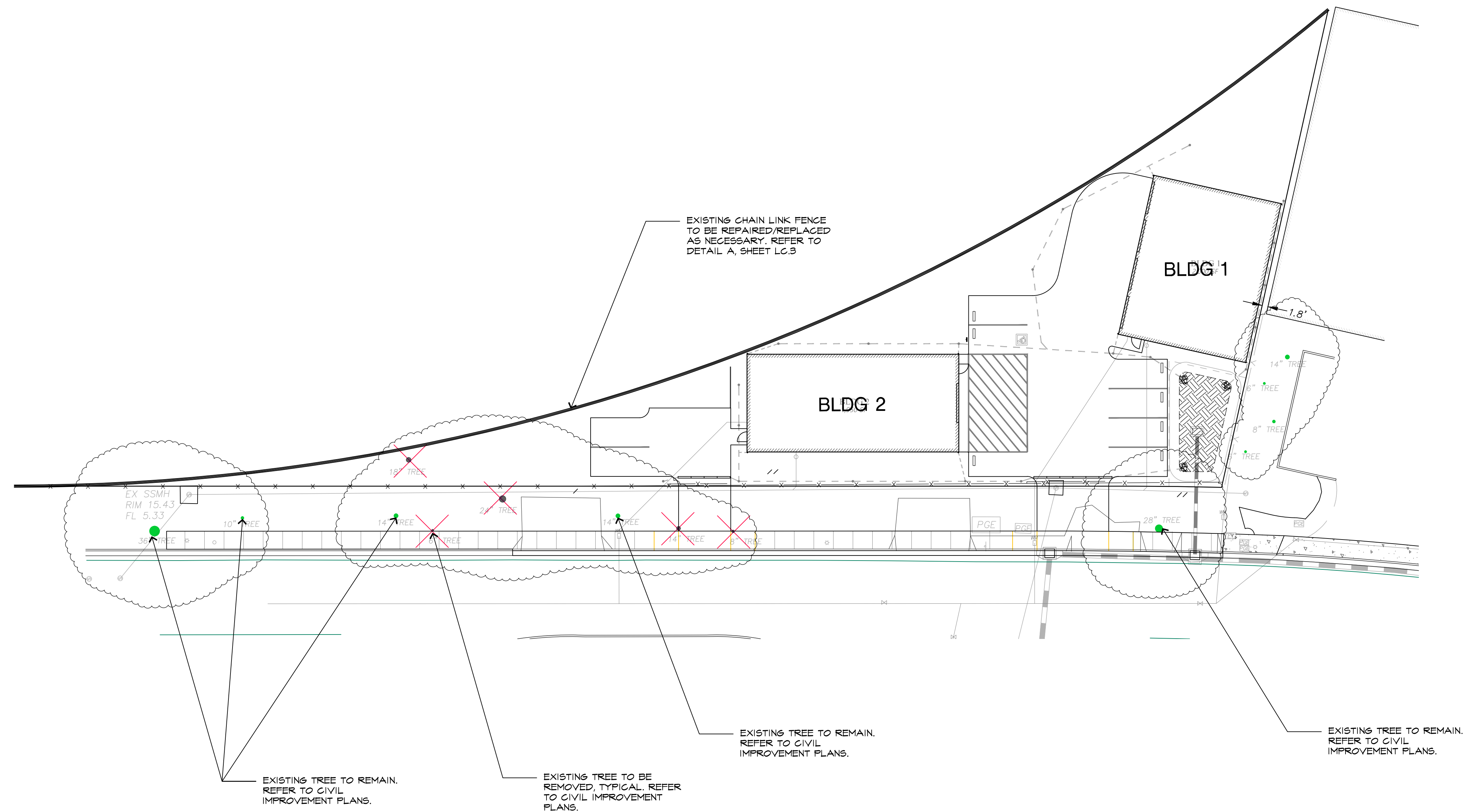
AP-24-0056	1000 Harbor Street
Fence Height Exception	APNs: 073-060-002 and 073-060-007



1. CURB, GUTTER & SIDEWALK, SEE CIVIL DRAWINGS.
2. EXISTING CATCH BASIN, SEE CIVIL DRAWINGS.
3. CATCH BASIN, SEE CIVIL DRAWINGS.
4. ASPHALT DRIVEWAY, SEE CIVIL DRAWINGS.
5. LANDSCAPE AREA & PLANTINGS, SEE LANDSCAPE DRAWINGS
6. EXISTING TREE, SEE CIVIL & LANDSCAPE DRAWINGS.
7. TREE, SEE LANDSCAPE DRAWINGS.
8. 10'-0" HIGH BLACK METAL FENCE; MFR: AMERISTAR IMPASSE II WITH GAUNTLET TOP OR APPROVED EQUAL. MFR TO PROVIDE SHOP DRAWINGS, DETAILS & INSTALLATION INSTRUCTIONS.
9. 10'-0" HIGH BLACK METAL ELECTRICALLY-OPERATED CANTILEVERED ROLLING GATE, MFR: AMERISTAR IMPASSE II WITH GAUNTLET TOP OR APPROVED EQUAL. MFR TO PROVIDE SHOP DRAWINGS, DETAILS & INSTALLATION INSTRUCTIONS.
10. LOCATION OF KEYPAD/COMMUNICATION FOR ELECTRIC GATE.
11. KNOX KEY SWITCH: POWERED TO BE SHUT, CAN BE MANUALLY OPENED WHEN POWER IS OUT - CONTACT CCCFD FOR KNOX KEY ACCESS. CONTRACTOR TO ORDER KNOX KEY EQUIPMENT FROM CCCFD.
12. TRENCH DRAIN, SEE CIVIL DRAWINGS.
13. HYDROSEED AREA, SEE CIVIL DRAWINGS.
14. BIO-RETENTION AREA, SEE CIVIL DRAWINGS.
15. ASPHALT DRIVEWAY, SEE CIVIL DRAWINGS.
16. TYPICAL 9' x 18' PARKING SPACE.
17. ACCESSIBLE PARKING SPACE, SEE CIVIL DRAWINGS.
18. TYPICAL AREA DRAIN, SEE CIVIL DRAWINGS.
19. SHADED AREA: MINIMUM 1 HOUR FIRE RATING ON EXTERIOR WALLS & ROOF/CEILING PER CBC SEC. 705.5.
20. SHADED AREA: MINIMUM 2 HOUR FIRE RATING ON EXTERIOR WALLS & ROOF/CEILING PER CBC SEC. 705.5.
21. CONDENSER FOR ELECTRIC HEAT PUMP ON CONCRETE PAD, SEE MECHANICAL DRAWINGS.
22. MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
23. EXISTING WATER METER
24. EXISTING PGE IN GROUND BOX.
25. MOTOR FOR ELECTRONICALLY OPERATED GATE. MFR TO PROVIDE SHOP DETAILS & INSTALLATION INSTRUCTIONS.

A1.0





RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:

**ATHENS
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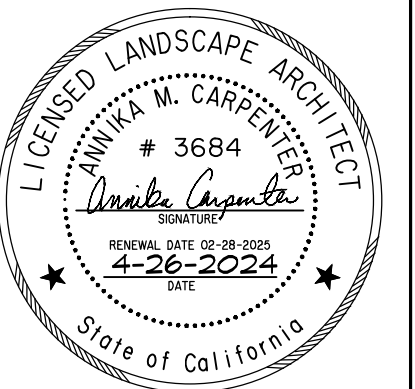
1000 HARBOR STREET
PITTSBURG, CA
94565

PROJECT:

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CALIFORNIA

**SITE
PLAN**



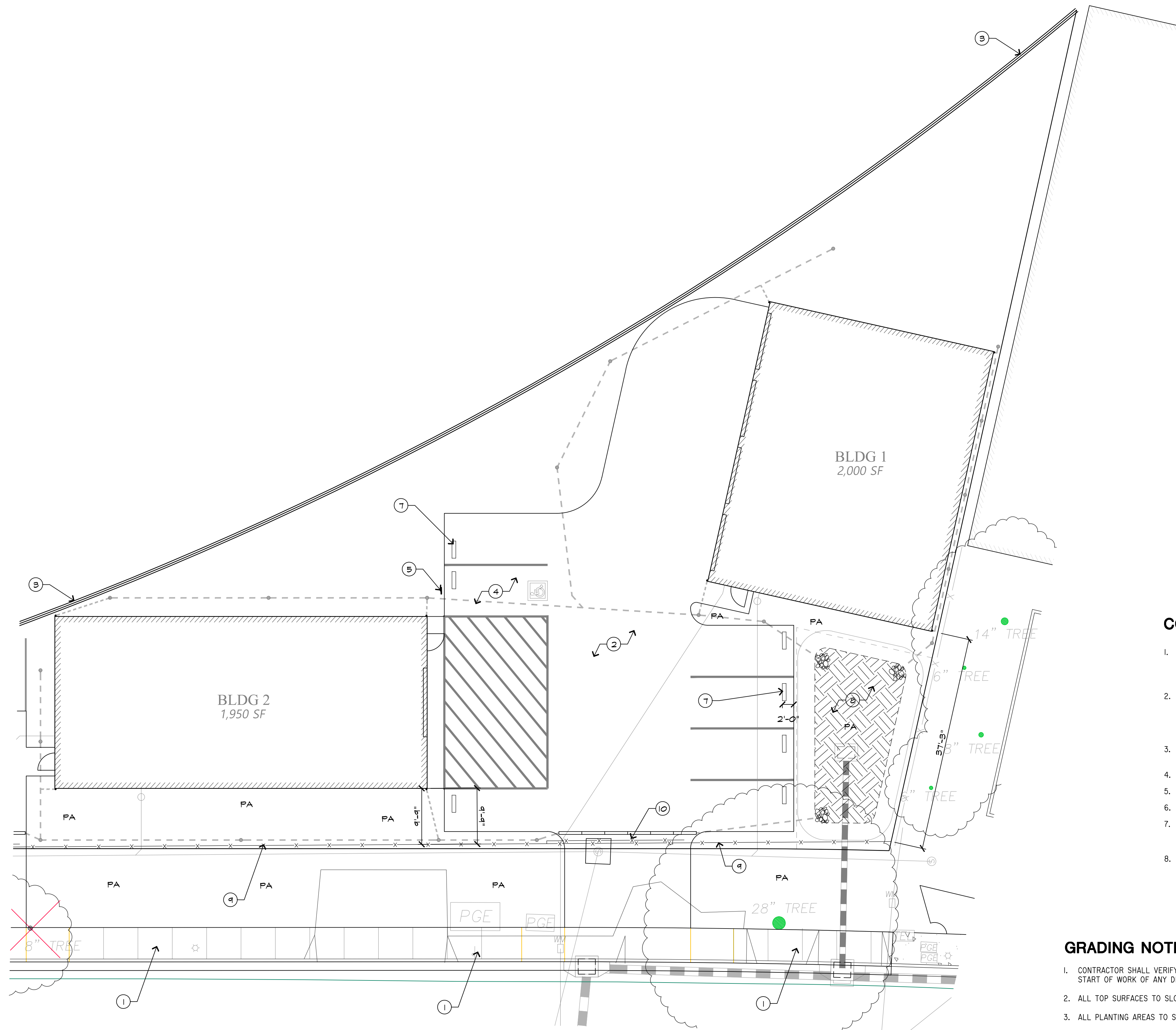
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CHECKED BY: AMC

REVISIONS:

SHEET

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OF 13 SHEETS



CONSTRUCTION LEGEND

- 1. CONCRETE SIDEWALK PER ENGINEER'S IMPROVEMENT PLANS.
- 2. AC PARKING AREA PER CIVIL IMPROVEMENT PLANS.
- 3. 6'-0" CHAIN LINK FENCE: INSTALL PER DETAIL A, SHEET LC.3. REPLACE EXISTING AS NECESSARY.
- 4. AC PARKING W/ ADA PARKING STALL BY OTHERS. APPLY STRIPING, ADA SYMBOL, AND "NO PARKING" PER LOCAL CODES.
- 5. 17'X22" ADA PARKING LOT SIGN PER CALIF. B.C. SEC. 11B-502.6.I AND 70" SO. REFLECTORIZED ADA PARKING STALL SIGN PER CALIF. B.C. SEC. 11B-502.6.I.
- 6. 36" WIDE TRUNCATED DOMES ALONG INTERSECTION OF ACCESS AISLE AND THE WALKWAY PER CBC 11B.705.1.2.5.
- 7. WHEEL STOP BY OTHERS
- 8. BIO RETENTION AREA PER CIVIL IMPROVEMENT PLANS
- 9. 10' TALL METAL SECURITY FENCING. TO BE 10' IMPASSE II, GAUNTLET STYLE, BY AMERISTAR FENCING. COLOR TO BE BLACK. REFER TO SPEC SHEET ON LC.4 FOR REFERENCE. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS.
- 10. 10' SLIDING VEHICLE GATE. TO BE PASS PORT IS. 10' TALL ROLL GATE BY AMERISTAR FENCING. REFER TO SPEC SHEET ON LC.4 FOR REFERENCE. CONTRACTOR TO COORDINATE WITH GATE CONSULTANT TO OBTAIN AND SUBMIT SHOP DRAWINGS, AND COORDINATE WITH TRADES FOR ELECTRICAL CONNECTION FOR GATE OPERATING MECHANISM.

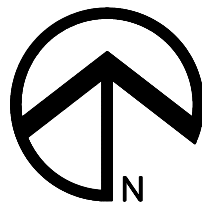
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CONSTRUCTION NOTES:

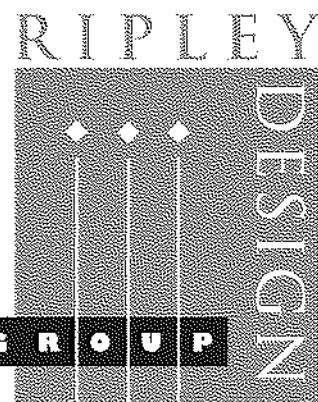
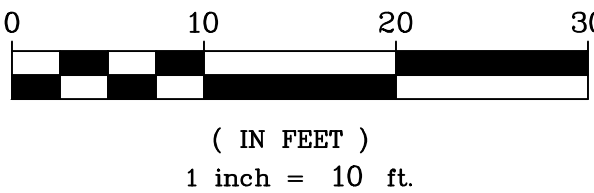
- 1. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS SHOWN ARE FOR APPROXIMATE LINE ONLY. ALL RADII AND CURVES SHALL HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- 2. ALL FORMS AND ALIGNMENT OF PAVING AND WALL FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PAVING, A MINIMUM OF 24 HOUR NOTICE REQUIRED. RIPLEY DESIGN GROUP, INC. WILL NOT BE RESPONSIBLE FOR FIELD CHANGES, QUALITY OF CONSTRUCTION, AND PLAN CONFORMANCE UNLESS APPROVED AND/OR REVIEWED BY RIPLEY DESIGN GROUP, INC.
- 3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- 4. CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS.
- 5. SEE PLANTING PLANS FOR ANY BOXED TREE TO BE INSTALLED PRIOR TO PAVING.
- 6. ALL HARDWARE, NAILS, LAGS, MACHINE BOLTS, ETC. SHALL BE GALVANIZED.
- 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- 8. CONTRACTOR SHALL INSTALL STEPS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL NOT INSTALL ANY SINGLE RISERS ON WALKS. CONTRACTOR SHALL NOT INSTALL MORE THAN THREE (3) RISERS IN A SET. SETS OF RISERS SHALL BE SEPARATED BY A LANDING A MINIMUM OF 4'-0" IN LENGTH. INSTALL STEPS PER DETAIL B, SHEET LC.3.

GRADING NOTES:

- 1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK OF ANY DISCREPANCY.
- 2. ALL TOP SURFACES TO SLOPE AT 1% FOR DRAINAGE.
- 3. ALL PLANTING AREAS TO SLOPE TO DRAIN AT 1-1/2% MINIMUM, UNLESS OTHERWISE NOTED.
- 4. ALL GRADES WHERE STRUCTURAL ELEMENTS OCCUR (WALLS, PAVING ETC.) SHALL BE COMPACTED TO A MINIMUM OF 90%.
- 5. CONTRACTOR TO MAINTAIN POSITIVE [SIDE YARD] DRAINAGE. ALL GRADING SHALL BE MAINTAINED PER ENGINEER'S PLANS.
- 6. CONTRACTOR TO CONNECT ALL GUTTERS AND DOWNSPOUTS UP TO THE DRAINAGE SYSTEM.
- 7. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.



GRAPHIC SCALE



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:

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1000 HARBOR STREET
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PROJECT:

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PITTSBURG,
CALIFORNIA

CONSTRUCTION
PLAN



PROJECT #:

DATE: APR. 26, 2024

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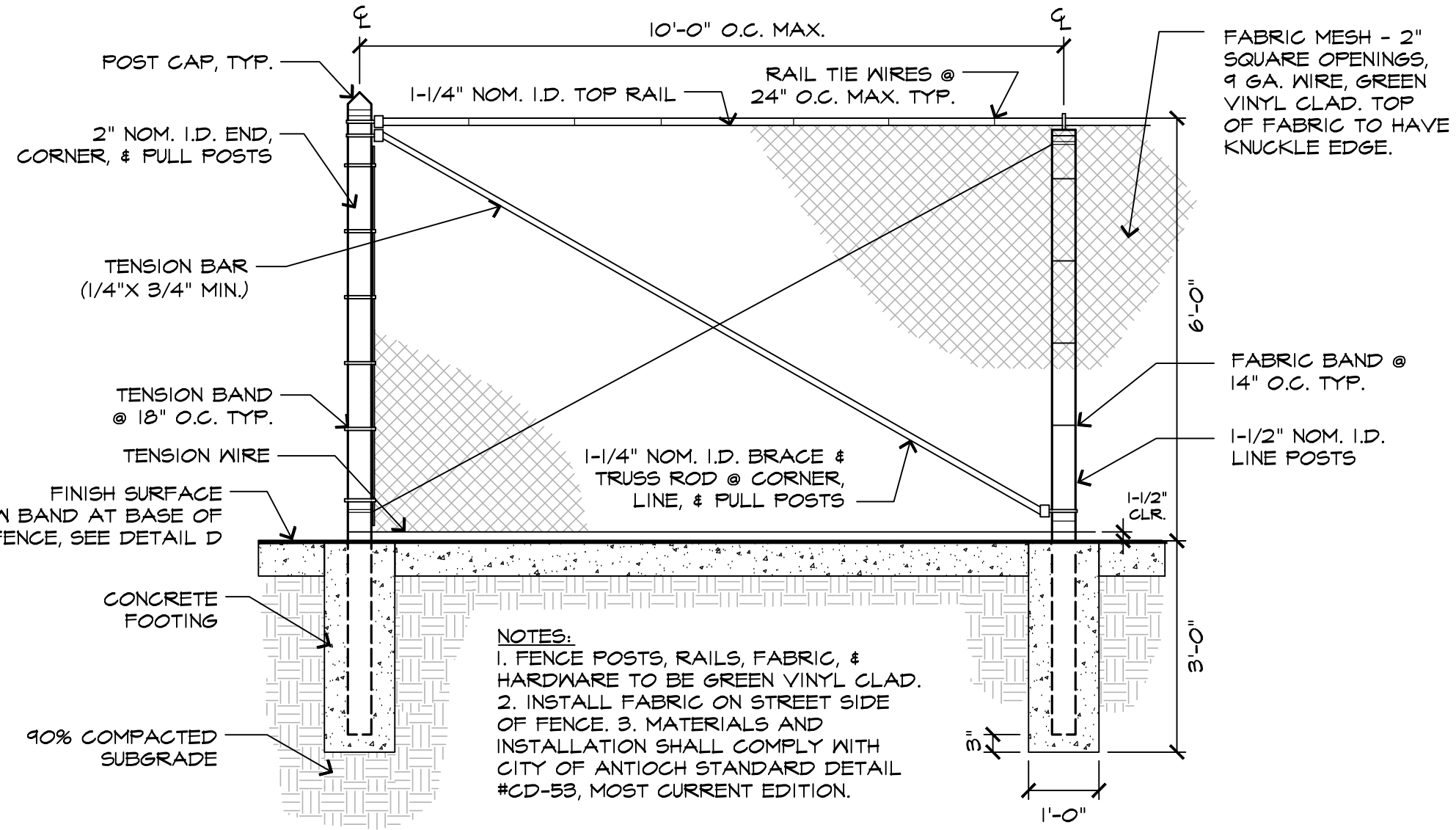
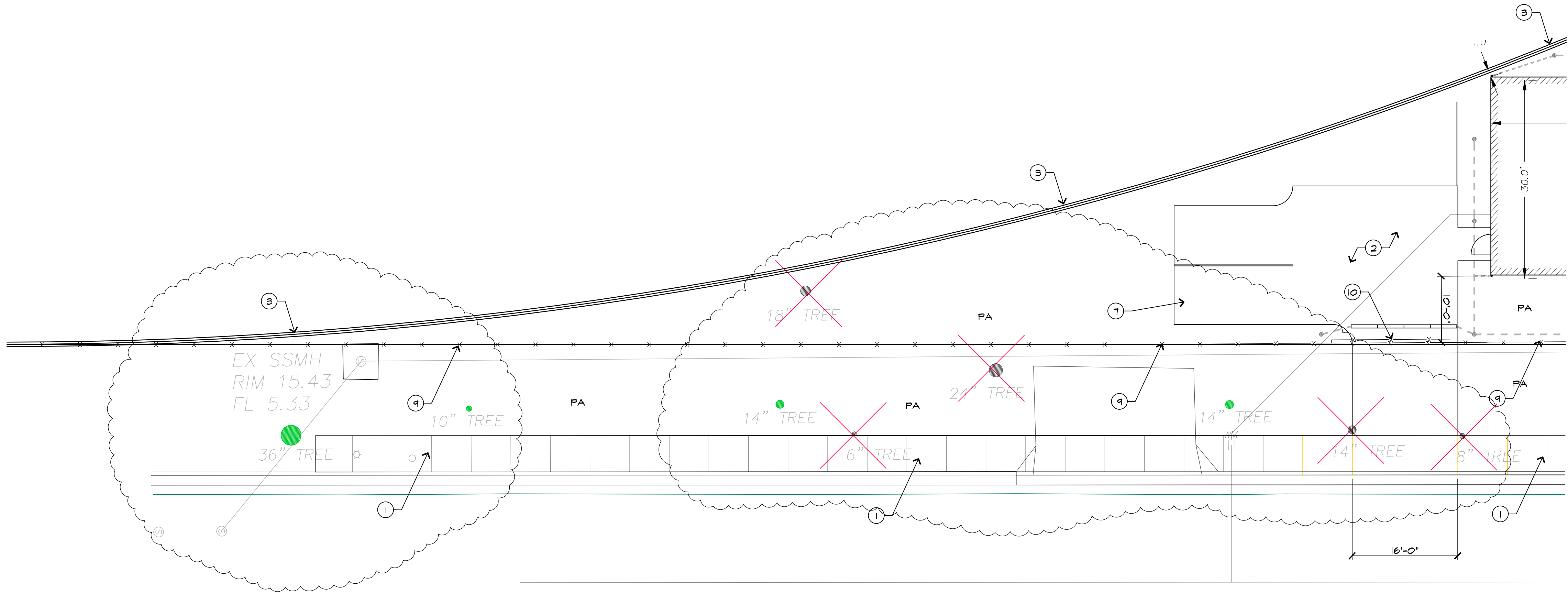
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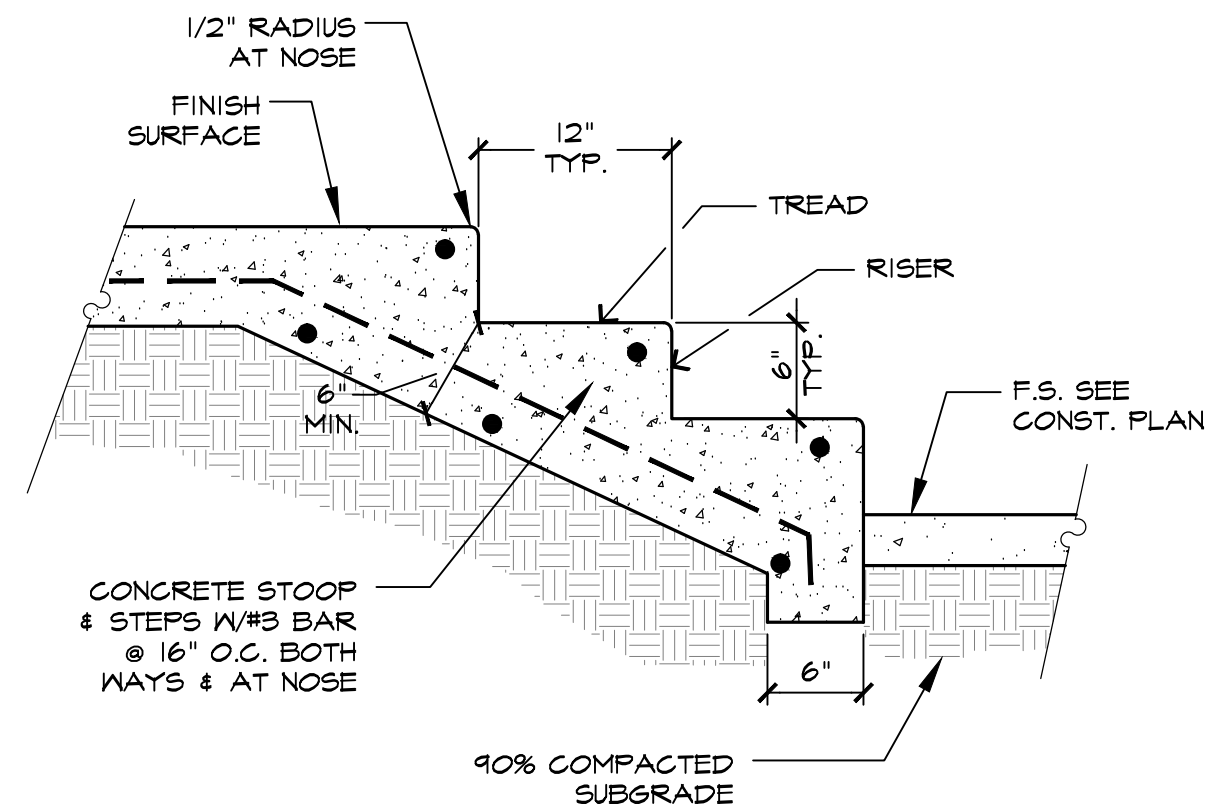
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OF 13 SHEETS



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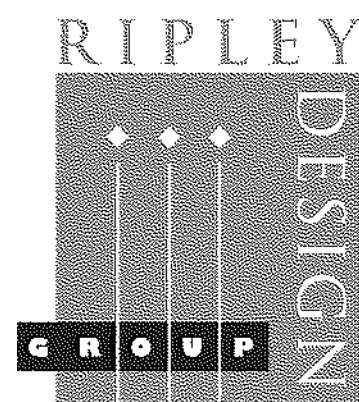
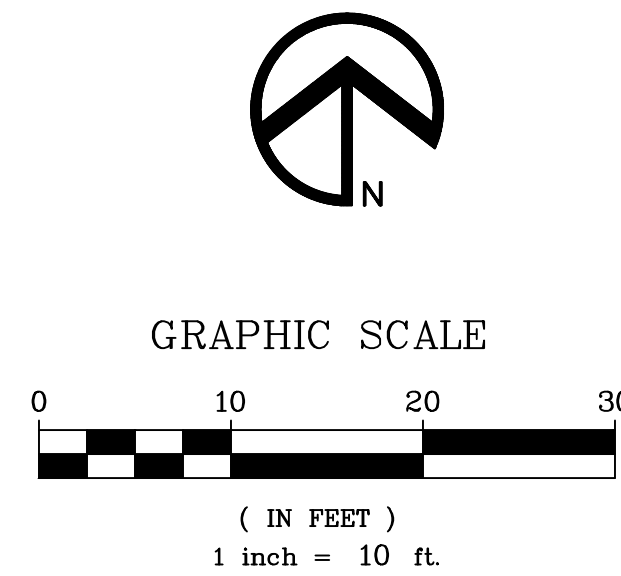


B CONCRETE STEPS
SCALE: 1"=1'-0"
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CONSTRUCTION LEGEND

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6. 36" WIDE TRUNCATED DOMES ALONG INTERSECTION OF ACCESS AISLE AND THE WALKWAY PER CBC 11B.705.1.2.5.
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PA = PLANTING AREA



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1000 HARBOR STREET
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PROJECT:
ATHENS PAINTING

PITTSBURG,
CALIFORNIA

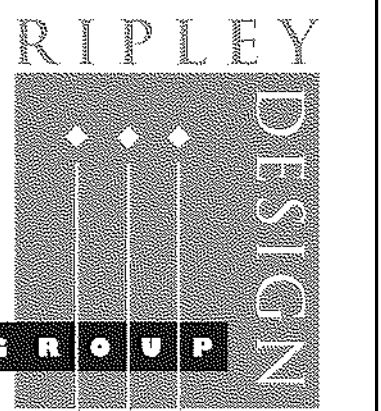
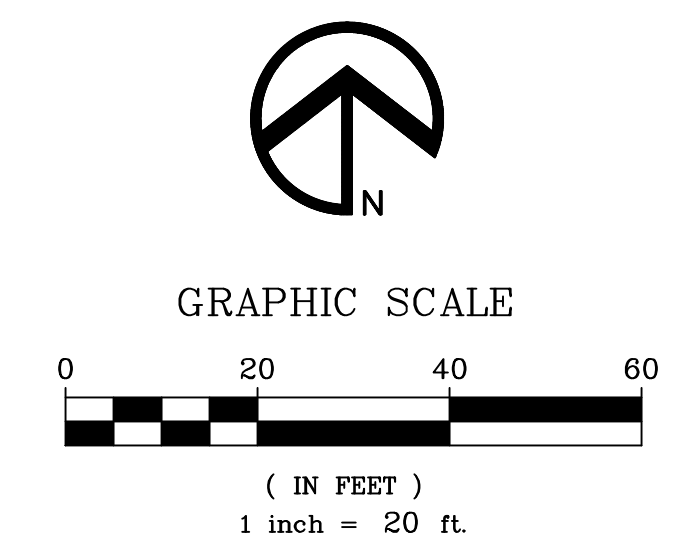
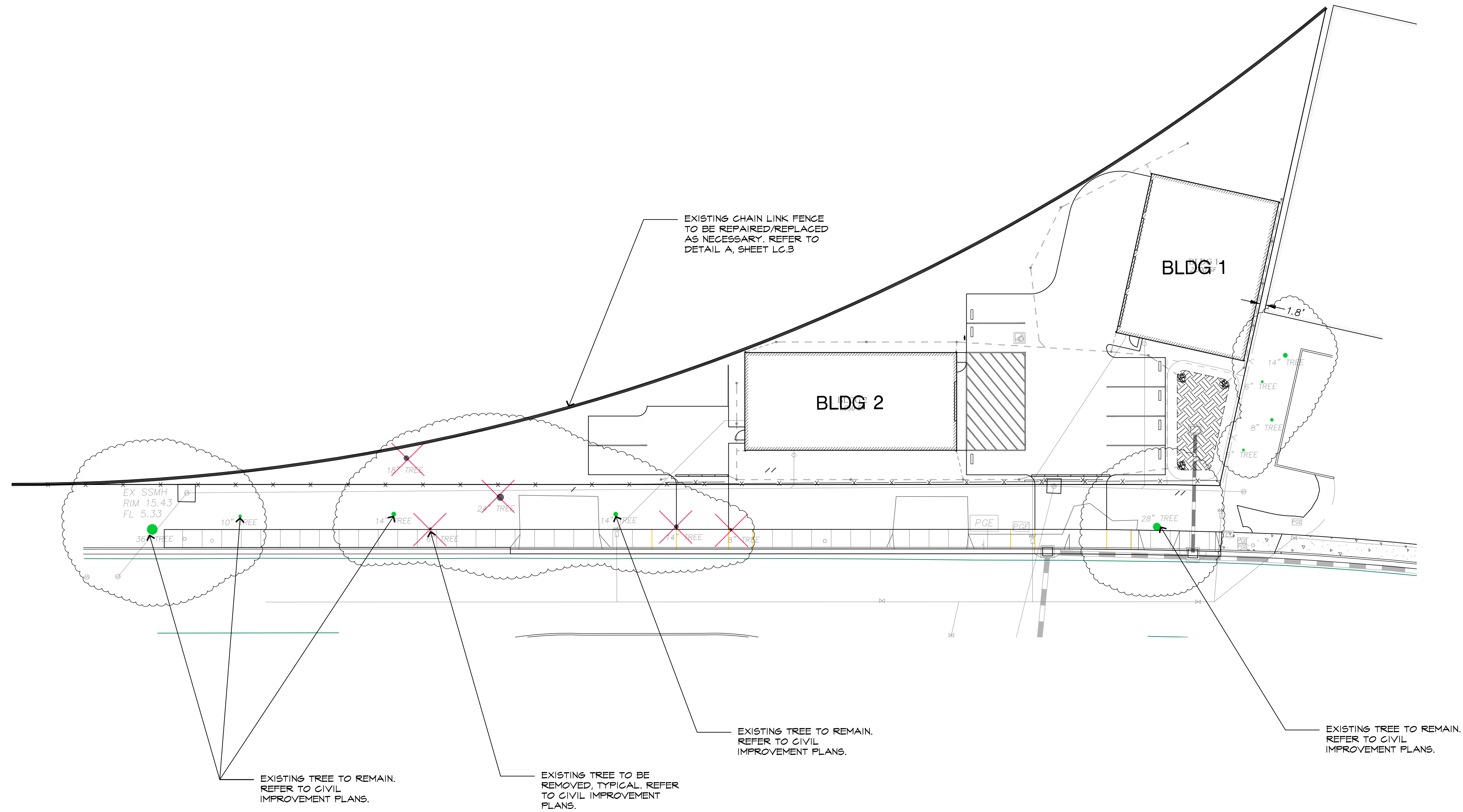
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PROJECT #:
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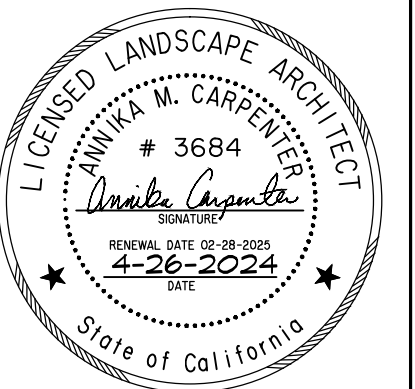
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**SITE
PLAN**



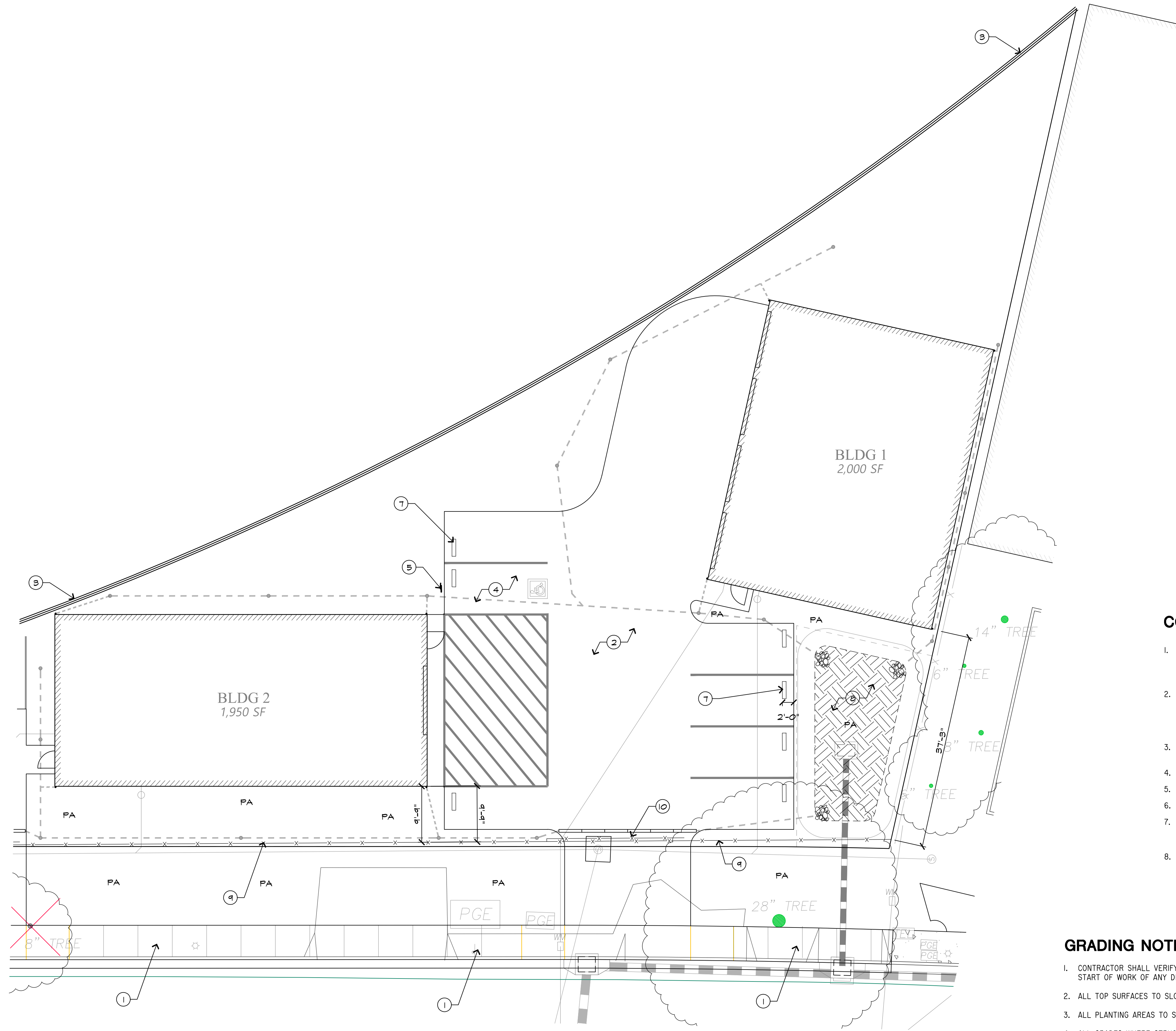
PROJECT #:
DATE: APR. 26, 2024
SCALE: 1"=10'
DRAWN BY: WPG
CHECKED BY: AMC

REVISIONS:

SHEET

LC.1

OF 13 SHEETS



CONSTRUCTION LEGEND

- 1. CONCRETE SIDEWALK PER ENGINEER'S IMPROVEMENT PLANS.
- 2. AC PARKING AREA PER CIVIL IMPROVEMENT PLANS.
- 3. 6'-0" CHAIN LINK FENCE: INSTALL PER DETAIL A, SHEET LC.3. REPLACE EXISTING AS NECESSARY.
- 4. AC PARKING W/ ADA PARKING STALL BY OTHERS. APPLY STRIPING, ADA SYMBOL, AND "NO PARKING" PER LOCAL CODES.
- 5. 17'X22' ADA PARKING LOT SIGN PER CALIF. B.C. SEC. 11B-502.6.I AND 70" SO. REFLECTORIZED ADA PARKING STALL SIGN PER CALIF. B.C. SEC. 11B-502.6.I.
- 6. 36" WIDE TRUNCATED DOMES ALONG INTERSECTION OF ACCESS AISLE AND THE WALKWAY PER CBC 11B.705.1.2.5.
- 7. WHEEL STOP BY OTHERS
- 8. BIO RETENTION AREA PER CIVIL IMPROVEMENT PLANS
- 9. 10' TALL METAL SECURITY FENCING. TO BE 10' IMPASSE II, GAUNTLET STYLE, BY AMERISTAR FENCING. COLOR TO BE BLACK. REFER TO SPEC SHEET ON LC.4 FOR REFERENCE. CONTRACTOR TO OBTAIN AND SUBMIT SHOP DRAWINGS.
- 10. 10' SLIDING VEHICLE GATE. TO BE PASS PORT IS. 10' TALL ROLL GATE BY AMERISTAR FENCING. REFER TO SPEC SHEET ON LC.4 FOR REFERENCE. CONTRACTOR TO COORDINATE WITH GATE CONSULTANT TO OBTAIN AND SUBMIT SHOP DRAWINGS, AND COORDINATE WITH TRADES FOR ELECTRICAL CONNECTION FOR GATE OPERATING MECHANISM.

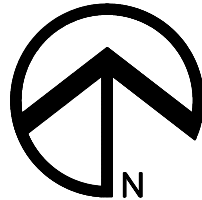
PA = PLANTING AREA

CONSTRUCTION NOTES:

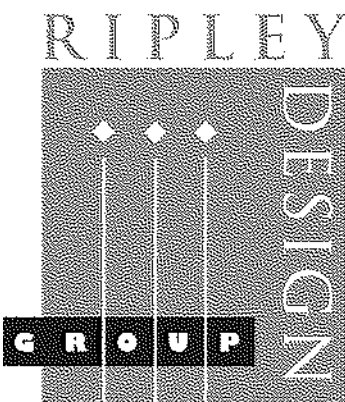
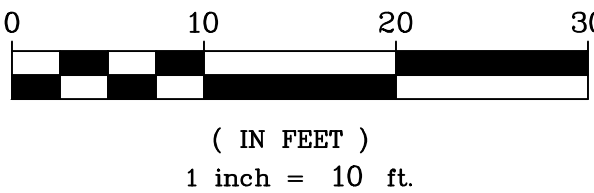
- 1. ALL DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF WALL OR EDGE OF PAVING, UNLESS OTHERWISE NOTED ON THE PLAN. THE DIMENSIONS SHOWN ARE FOR APPROXIMATE LINE ONLY. ALL RADII AND CURVES SHALL HAVE SMOOTH CONTINUOUS TRANSITIONS WITHOUT ABRUPT CHANGES OR BENDS.
- 2. ALL FORMS AND ALIGNMENT OF PAVING AND WALL FOOTINGS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PAVING, A MINIMUM OF 24 HOUR NOTICE REQUIRED. RIPLEY DESIGN GROUP, INC. WILL NOT BE RESPONSIBLE FOR FIELD CHANGES, QUALITY OF CONSTRUCTION, AND PLAN CONFORMANCE UNLESS APPROVED AND/OR REVIEWED BY RIPLEY DESIGN GROUP, INC.
- 3. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND SHALL BE HELD LIABLE FOR ALL DAMAGES INCURRED.
- 4. CONTRACTOR SHALL NOTE AND INSTALL ALL SLEEVES AS INDICATED ON THE IRRIGATION PLANS.
- 5. SEE PLANTING PLANS FOR ANY BOXED TREE TO BE INSTALLED PRIOR TO PAVING.
- 6. ALL HARDWARE, NAILS, LAGS, MACHINE BOLTS, ETC. SHALL BE GALVANIZED.
- 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR POSSIBLE DEFICIENCIES.
- 8. CONTRACTOR SHALL INSTALL STEPS AS REQUIRED PER FIELD CONDITIONS. CONTRACTOR SHALL NOT INSTALL ANY SINGLE RISERS ON WALKS. CONTRACTOR SHALL NOT INSTALL MORE THAN THREE (3) RISERS IN A SET. SETS OF RISERS SHALL BE SEPARATED BY A LANDING A MINIMUM OF 4'-0" IN LENGTH. INSTALL STEPS PER DETAIL B, SHEET LC.3.

GRADING NOTES:

- 1. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK OF ANY DISCREPANCY.
- 2. ALL TOP SURFACES TO SLOPE AT 1% FOR DRAINAGE.
- 3. ALL PLANTING AREAS TO SLOPE TO DRAIN AT 1-1/2% MINIMUM, UNLESS OTHERWISE NOTED.
- 4. ALL GRADES WHERE STRUCTURAL ELEMENTS OCCUR (WALLS, PAVING ETC.) SHALL BE COMPACTED TO A MINIMUM OF 90%.
- 5. CONTRACTOR TO MAINTAIN POSITIVE [SIDE YARD] DRAINAGE. ALL GRADING SHALL BE MAINTAINED PER ENGINEER'S PLANS.
- 6. CONTRACTOR TO CONNECT ALL GUTTERS AND DOWNSPOUTS UP TO THE DRAINAGE SYSTEM.
- 7. THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.



GRAPHIC SCALE



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:

ATHENS
PAINTING &
COMMERCIAL
COATINGS,
INC.

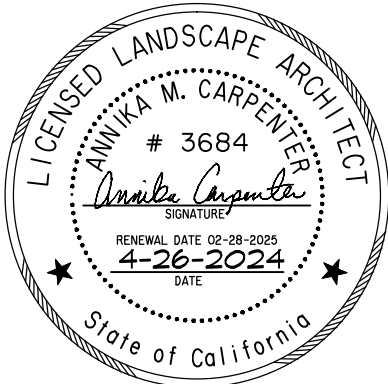
1000 HARBOR STREET
PITTSBURG, CA
94565

PROJECT:

ATHENS
PAINTING

PITTSBURG,
CALIFORNIA

CONSTRUCTION
PLAN



PROJECT #:

DATE: APR. 26, 2024

SCALE: 1"=10'

DRAWN BY: WPG

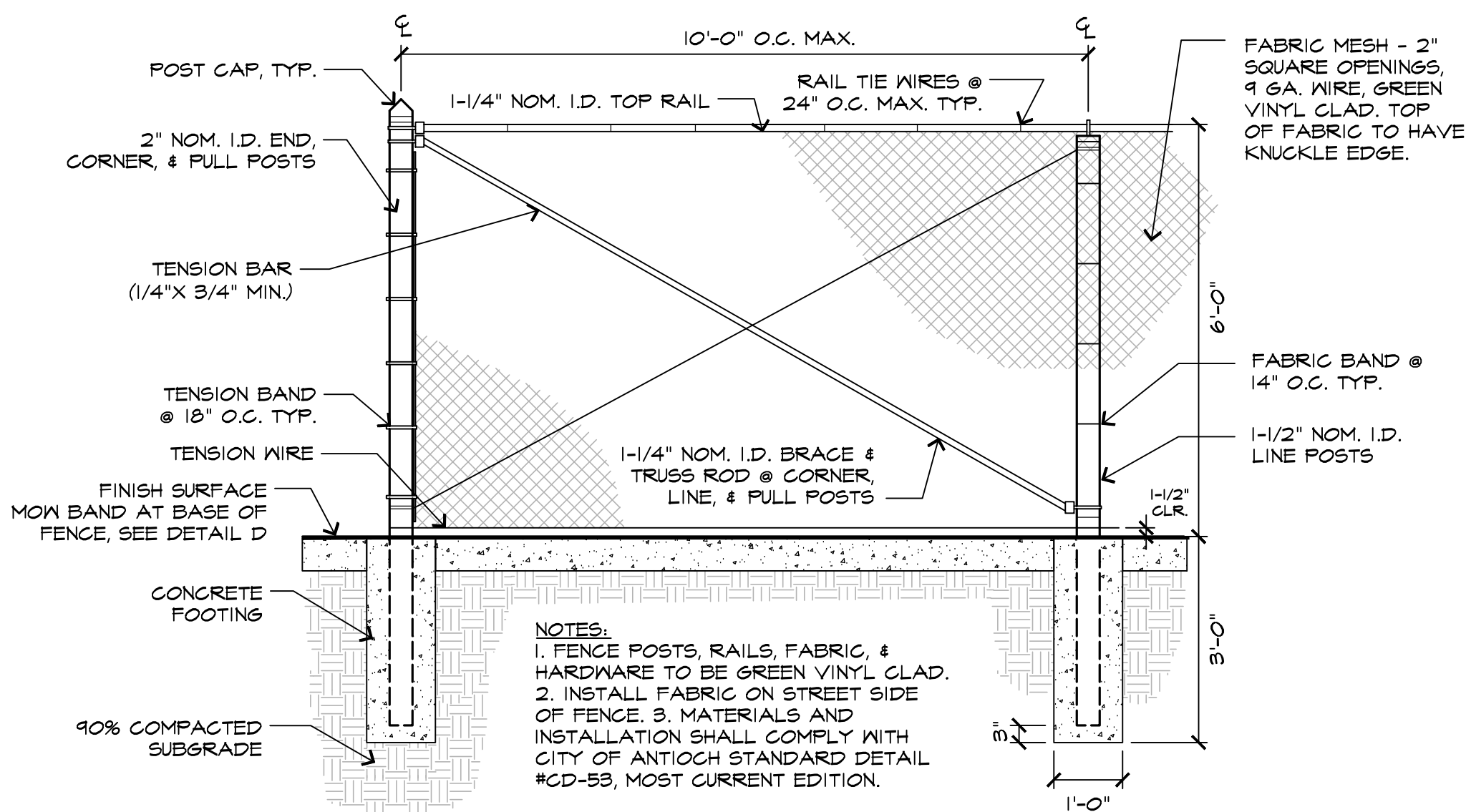
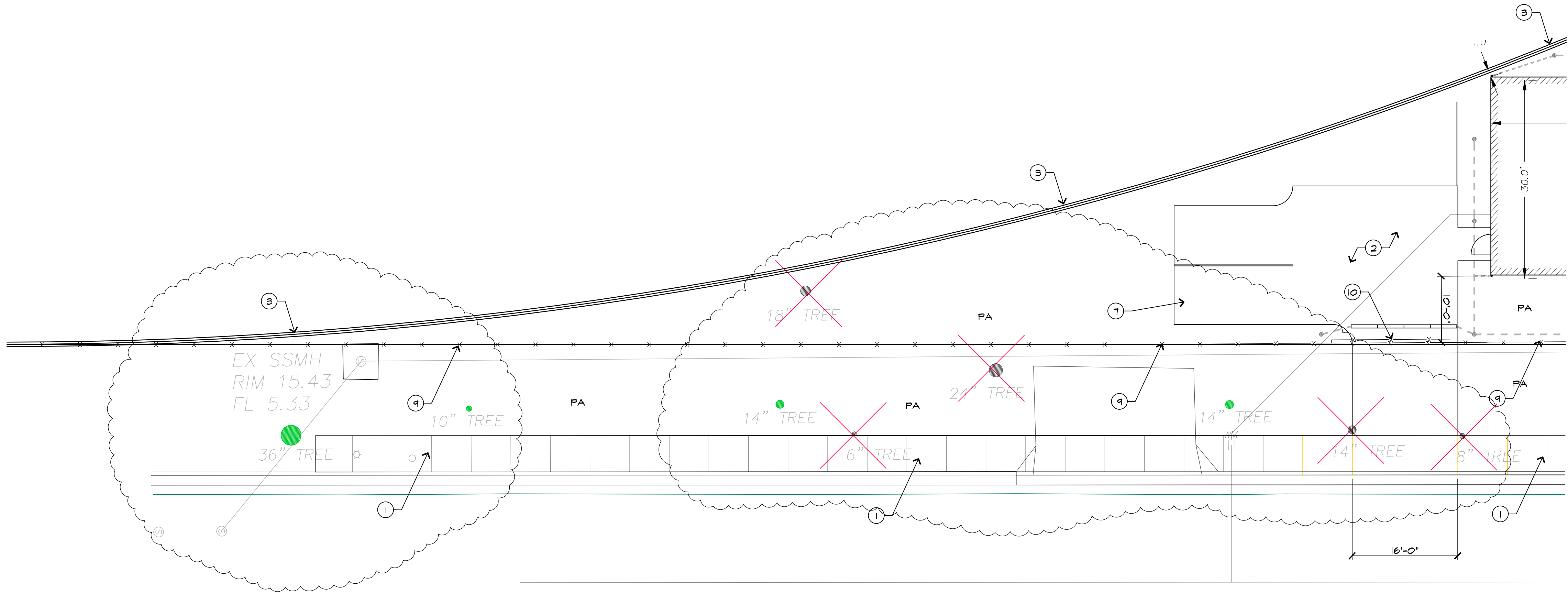
CHECKED BY: AMC

REVISIONS:

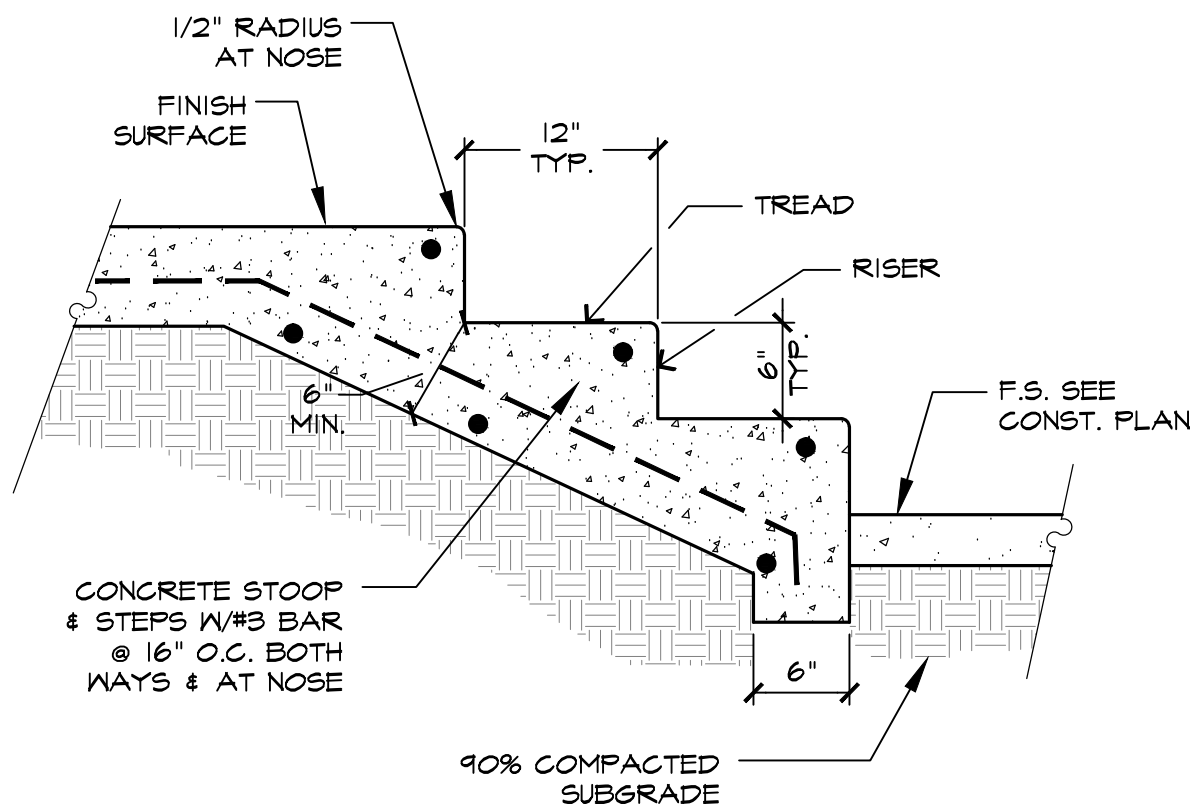
SHEET

LC.2

OF 13 SHEETS



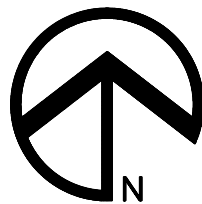
NOTES:
1. FENCE, POSTS, RAILS, FABRIC, & HARDWARE TO BE GREEN VINYL CLAD.
2. INSTALL FABRIC ON STREET SIDE OF FENCE.
3. MATERIALS AND INSTALLATION SHALL COMPLY WITH CITY OF ANTIOCH STANDARD DETAIL #CD-53, MOST CURRENT EDITION.



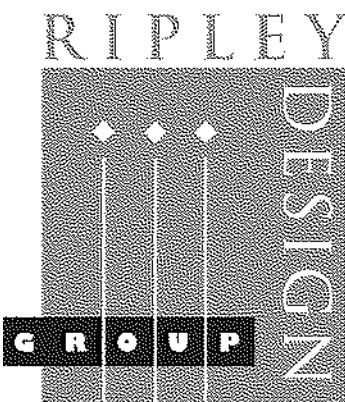
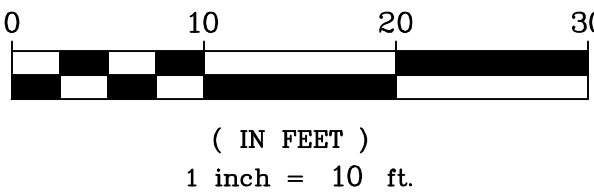
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PA = PLANTING AREA



GRAPHIC SCALE



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning

1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:

ATHENS
PAINTING &
COMMERCIAL
COATINGS,
INC.

1000 HARBOR STREET
PITTSBURG, CA
94565

PROJECT:

ATHENS
PAINTING

PITTSBURG,
CALIFORNIA

CONSTRUCTION
PLAN



PROJECT #:

DATE: APR. 26, 2024

SCALE: 1"=10'

DRAWN BY: WPG

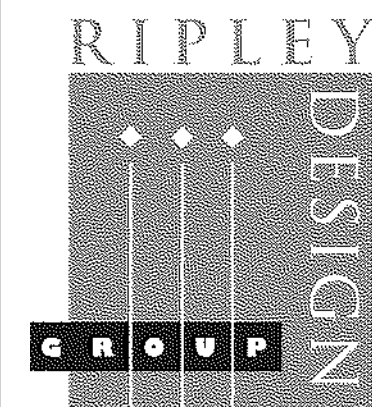
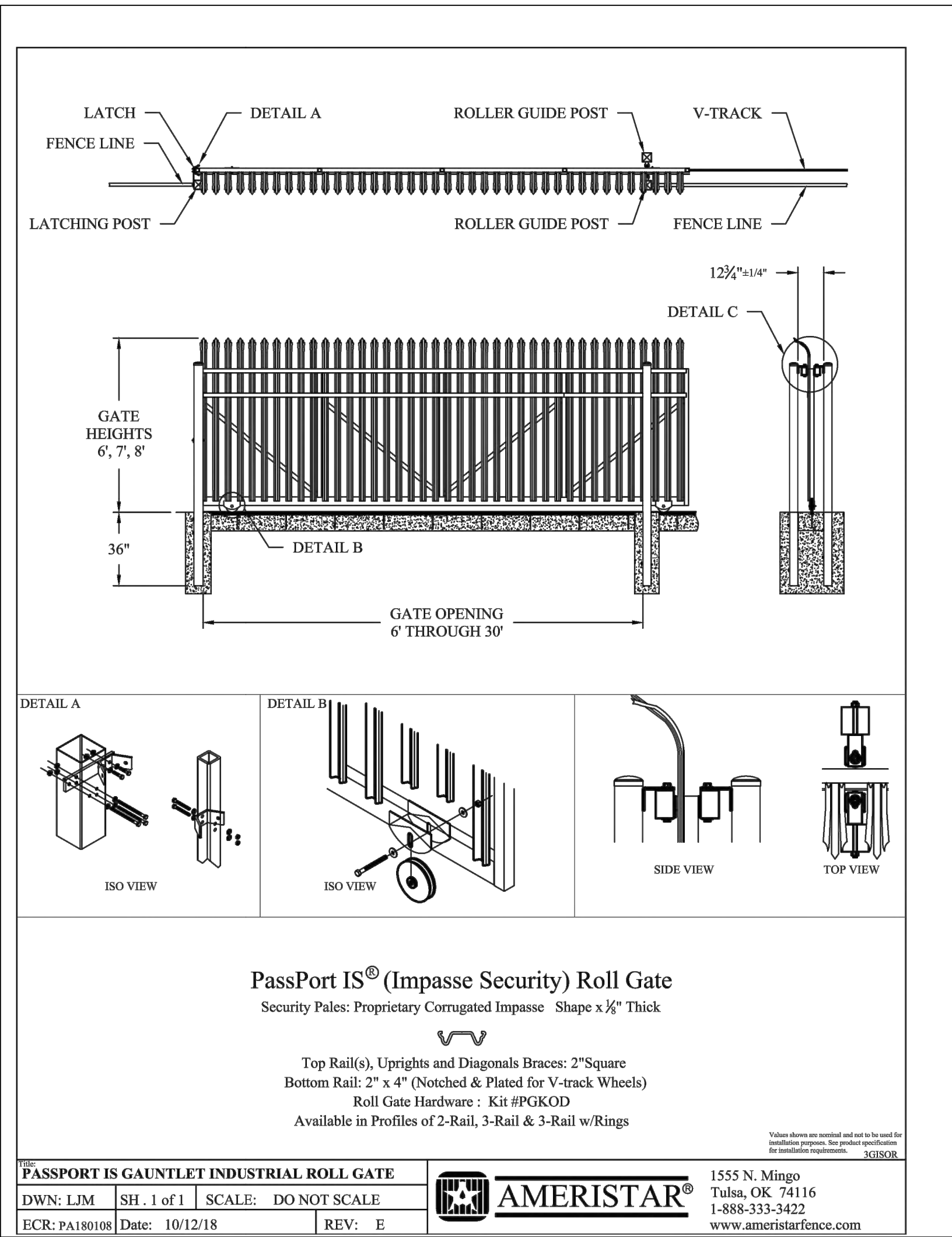
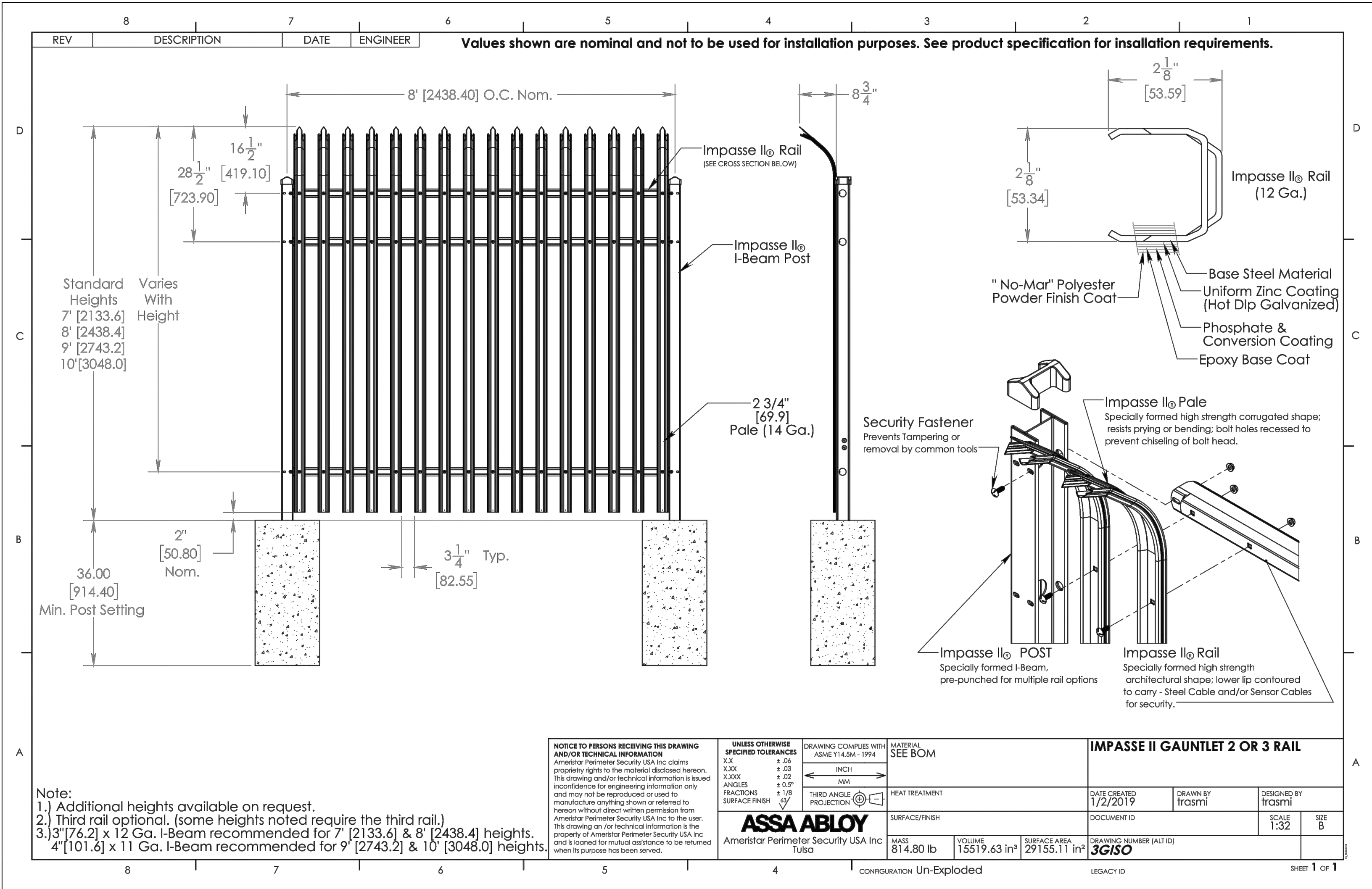
CHECKED BY: AMC

REVISIONS:

SHEET

LC.3

OF 13 SHEETS



RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

CLIENT:
ATHENS PAINTING & COMMERCIAL COATINGS, INC.

1000 HARBOR STREET
PITTSBURG, CA 94565

PROJECT:
ATHENS PAINTING

PITTSBURG, CALIFORNIA

CONSTRUCTION DETAILS



PROJECT #:
DATE: APR. 26, 2024
SCALE: AS SHOWN
DRAWN BY: WPG
CHECKED BY: AMC

REVISIONS:

SHEET
LC.4
OF 13 SHEETS

NOTICE OF INTENT

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

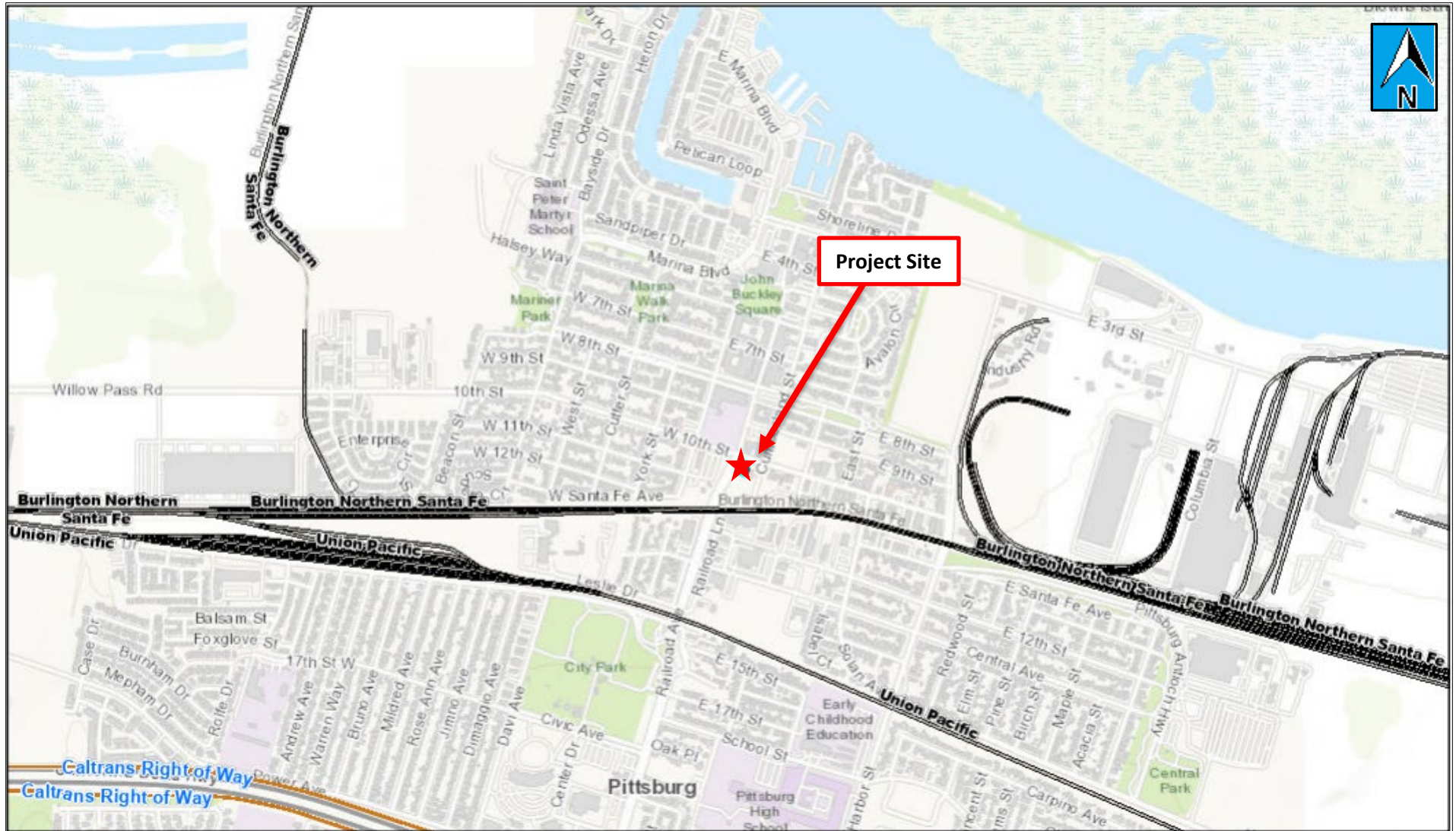
1005 Railroad Avenue – Exterior Modifications (AP-23-0170 [ADR]).

This is an application requesting Administrative Design Review approval to modify the exterior paint colors of the existing building located at 1005 Railroad Avenue. The applicant also proposes to reduce the size of the existing fuel island canopy by 627 square feet. The parcel contains an existing Service Station, including both a convenience store and gasoline sales. The site is located within the CS-D (Downtown Service Commercial) District. Assessor's Parcel No. 085-204-006.

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

1005 Railroad Avenue – Exterior Modifications (ADR) – Vicinity Map

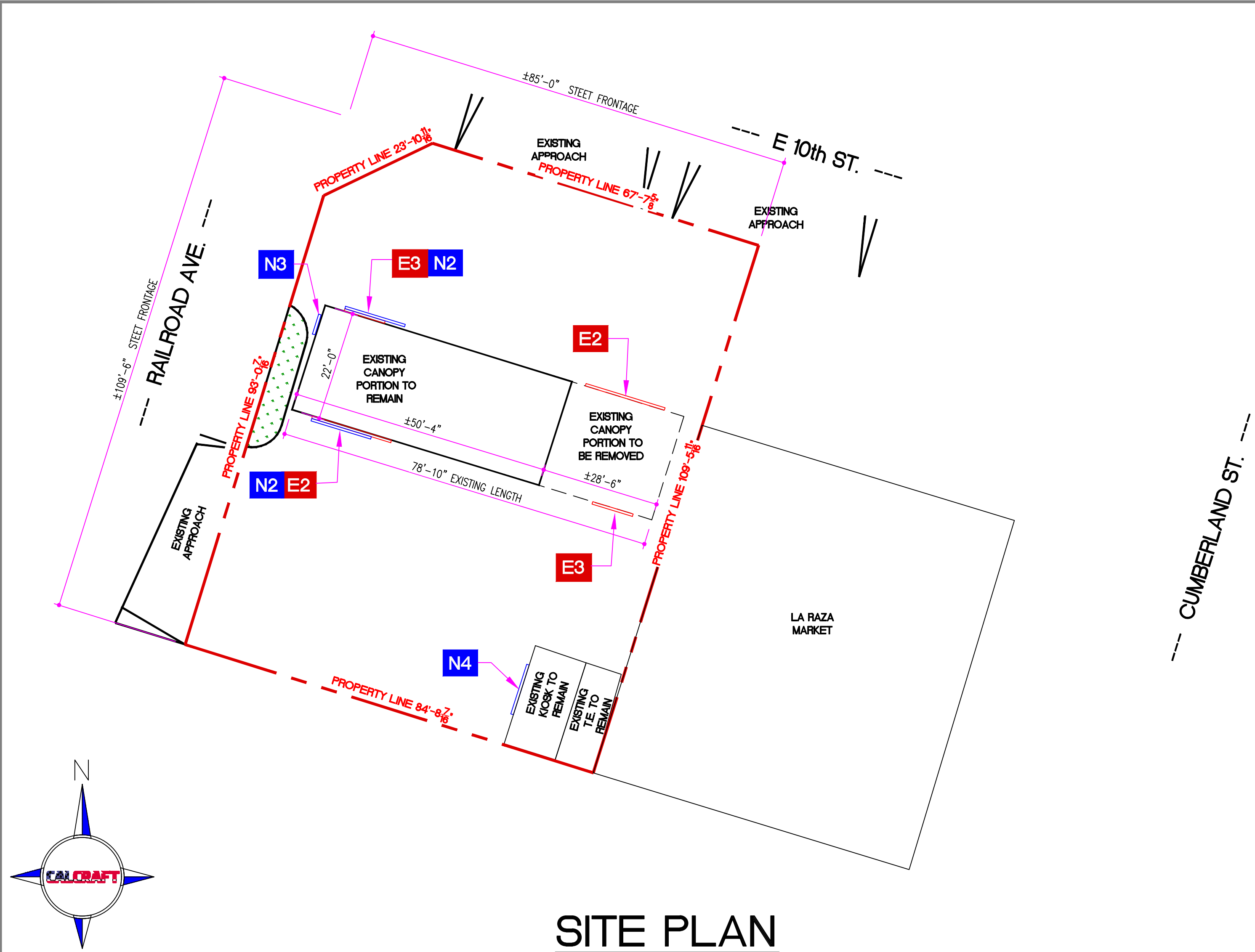
AP-23-0170	1005 Railroad Avenue
Administrative Design Review	APN's: 085-204-006



1005 Railroad Avenue – Exterior Modifications (ADR) – Aerial Map

AP-23-0170	1005 Railroad Avenue
Administrative Design Review	APN's: 085-204-006

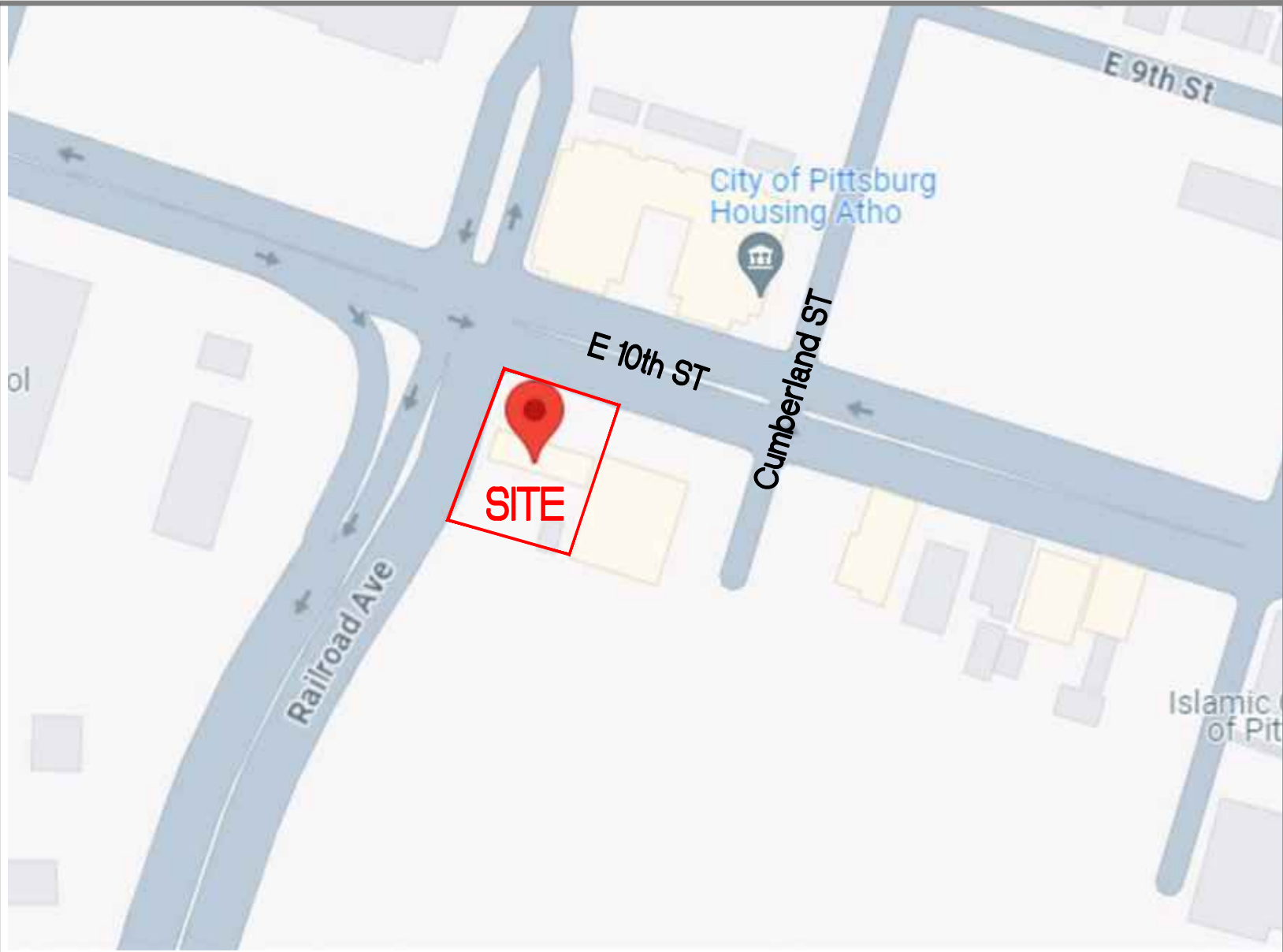




SITE PLAN

EXISTING SIGNS				
QTY	DESCRIPTION	SIZE	SQ. FT.	TOTAL SQ.FT.
E1	NOT APPLICABLE			
E2	(2) "VALERO/SQUIGGLE" SIGN (ILL.)(REMOVE)	2'-1" x 26'-10"	55.90	111.80
E3	(2) LOGO SIGN (ILL.)(REMOVE)	2'-7" x 3'-4"	8.61	17.22
			TOTAL SQUARE AREA	129.02

NEW SIGNS and EXISTING SIGNS TO REMAIN				
QTY	DESCRIPTION	SIZE	SQ. FT.	TOTAL SQ.FT.
N1	NOT APPLICABLE			
N2	(2) "CHEVRON" WORD MARK (ILL.)	2'-0" x 10'-11"	21.83	43.66
N3	(ONE) HALLMARK LOGO (ILL.)	2'-1" x 2'-4 1/8"	4.88	4.88
N4	(ONE) "Food Mart" BLDG. SIGN (NON-ILL.)	1'-7" x 10'-5"	16.49	16.49
			TOTAL SQUARE AREA	65.03



VICINITY MAP

PROPERTY INFORMATION:

PROJECT ADDRESS:	1005 Railroad Ave. Pittsburg, CA 94565
PROPERTY OWNER:	ASA Development 10940 Trinity Parkway, Suite C274 Stockton, CA 95219 Attn: Sandeep Dhanda
PROJECT CONTACT:	CALCRAFT CORPORATION ATTN: Brian Collins 1426 S. WILLOW AVE. RIALTO, CA 92376 909-879-2900 EXT 101
APN #:	085-204-006
LEGAL DESCRIPTION:	PITTS CITY LOTS 2 & 3 & POR LOTS 4 & 1 BLK82
LOT SIZE:	10,890 SQ.FT. (0.25 Acres)
EXISTING USE:	Service Station
PROPOSED USE:	Service Station
ZONING DISTRICT:	CS-D (Service Commercial-Downtown Overlay)
OCCUPANCY:	M

SCOPE OF WORK:

- KIOSK
- PAINT PER CHEVRON SPECIFICATIONS
 - INSTALL NEW "FOOD MART" CHANNEL LETTERS.
- CANOPY
- REMOVE SIGNS
 - REMOVE FASCIA
 - REMOVE PORTION OF CANOPY NEAREST BUILDING
 - INSTALL CHEVRON FASCIA
 - INSTALL CHEVRON SIGNS

PROPRIETARY AND CONFIDENTIAL INFORMATION

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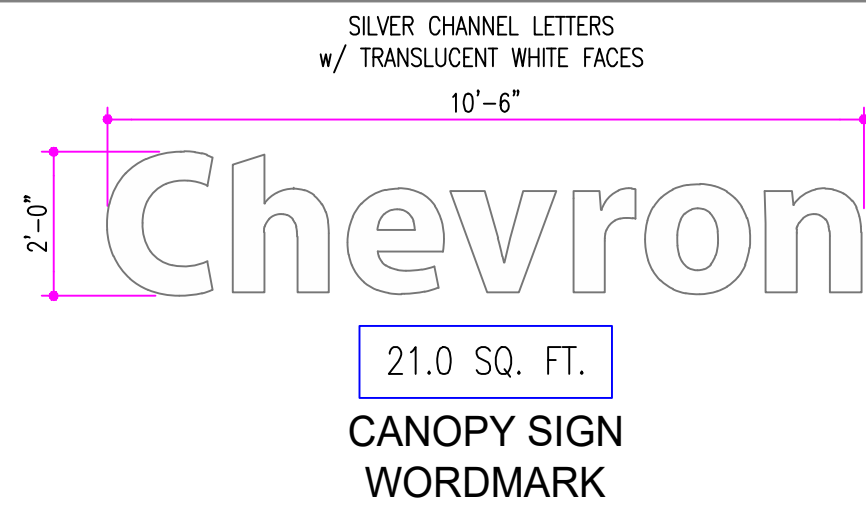
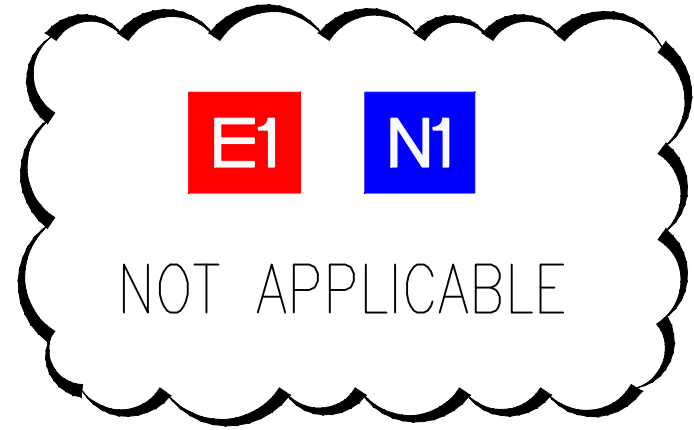
REV.	DATE	DESCRIPTION	BY
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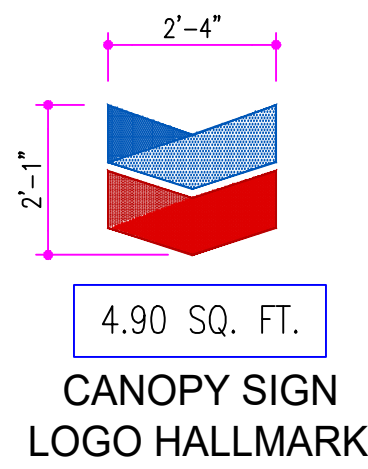
1426 South Willow Avenue, Rialto, CA 92376 - ph 909 879 2900 fax 909 879 2910
www.calcraft.com - State contractor license #872310

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DRAWN BY:	Jaime V
DATE:	11-20-23
DETAIL BY:	-
DATE:	-

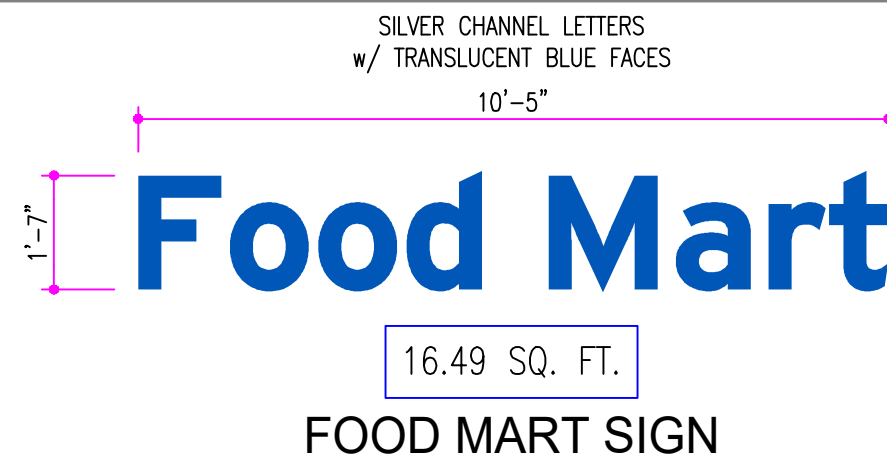
LOCATION	1005 Railroad Ave. Pittsburg, CA 94565	HAND	-	JOB NO.	D23148
TITLE	Chevron (ASA Development) Site Re-image Site Plan, Vicinity Map, Scope of Work and Sign Area Table	DRWG NO.	SP1	REV.	△
		SHEET	-	OF	-



N2



N3



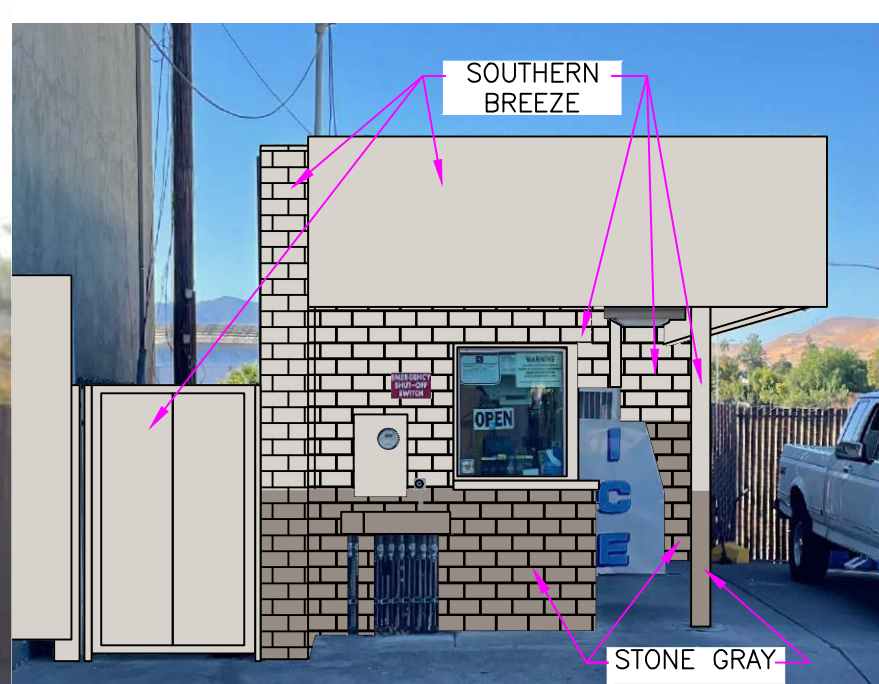
N4



EXISTING KIOSK TO REMAIN
(PAINT PER CHEVRON SPEC'S)



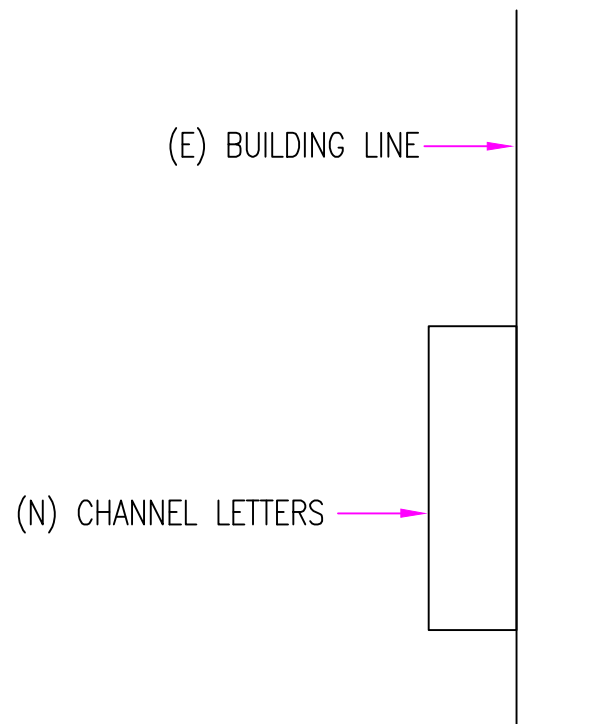
EXISTING KIOSK TO REMAIN
(PAINT PER CHEVRON SPEC'S)



EXISTING KIOSK TO REMAIN
(PAINT PER CHEVRON SPEC'S)



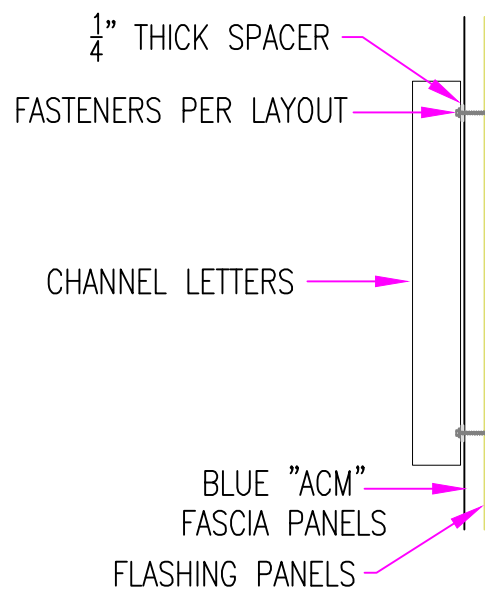
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(PAINT PER CHEVRON SPEC'S)



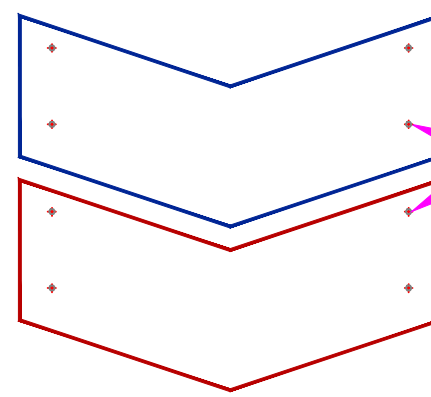
N4 "FOOD MART" ATTACHMENT



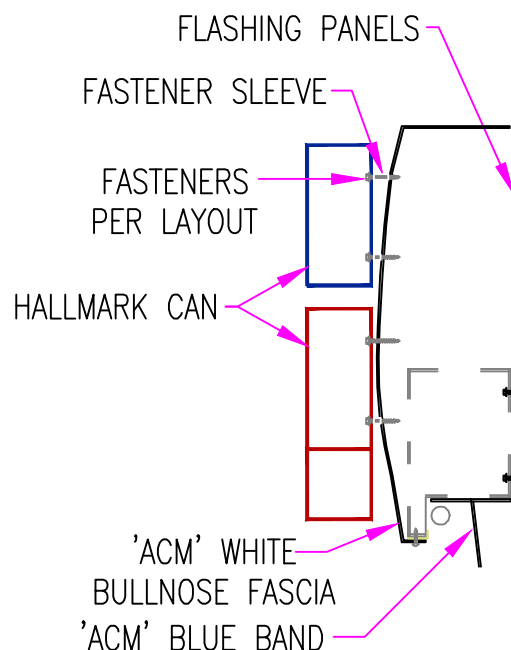
N2 "CHEVRON" CHANNEL LETTERS
ATTACHMENT LAYOUT



SIDE VIEW



N3 "HALL MARK" SIGN
ATTACHMENT LAYOUT



SIDE VIEW

- CHEVRON BLUE
- CHEVRON CYAN
- CHEVRON SILVER
- CHEVRON LIGHT GRAY
- CHEVRON DARK GRAY
- CHEVRON DARK RED
- CHEVRON RED CHEVRON
- CVX GREEN CHEVRON
- SOUTHERN BREEZE CHEVRON
- STONE GRAY

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REV.	DATE	DESCRIPTION	BY
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CALCRAFT.com

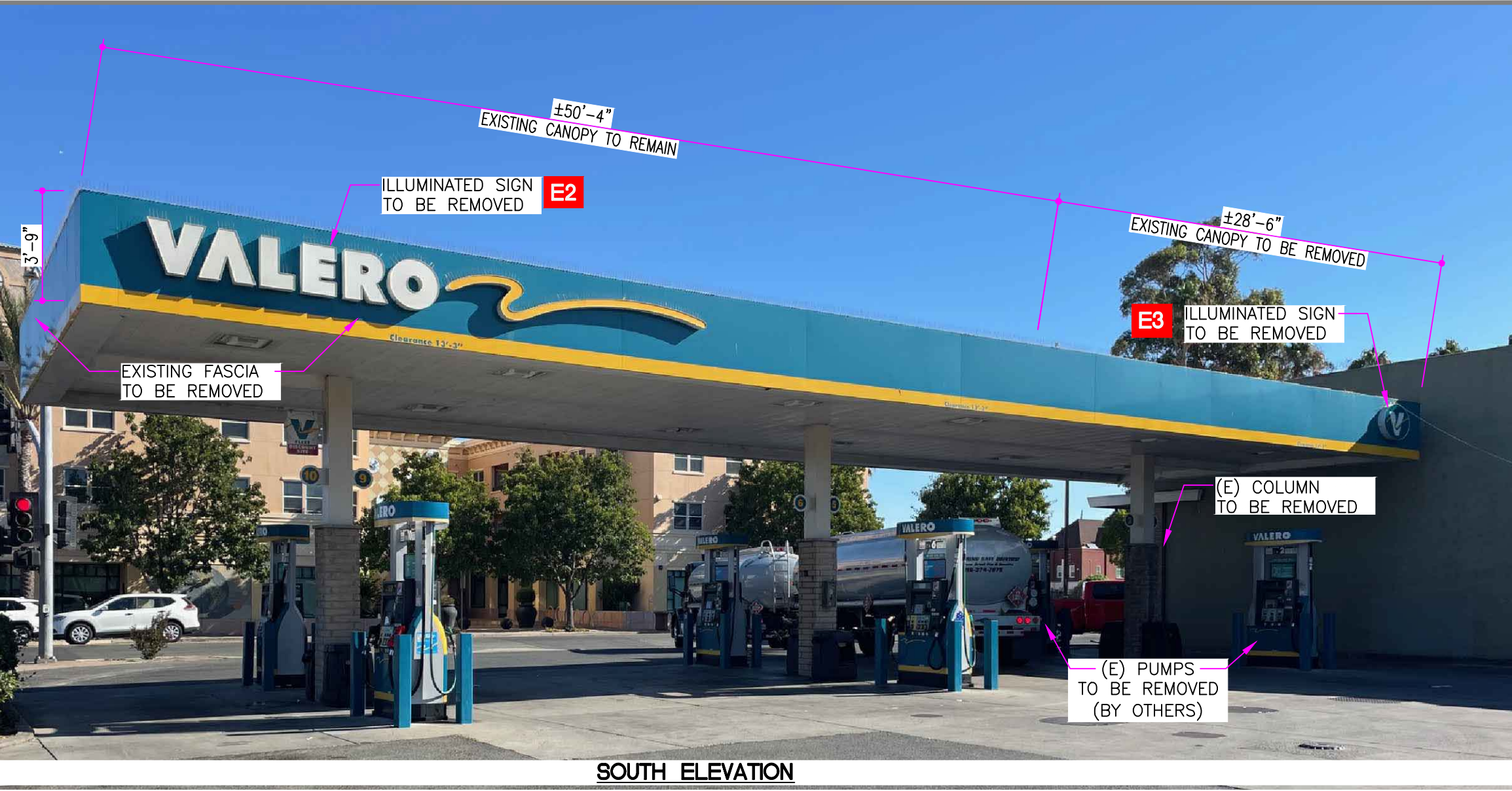
1426 South Willow Avenue, Rialto, CA 92376 - ph 909 879 2900 fax 909 879 2910
www.calcraft.com - State contractor license #872310

SCALE: N/A = 1'-0" U.N.
DRAWN BY: Jaime V
DATE: 11-20-23
DETAIL BY: -
DATE: -

LOCATION 1005 Railroad Ave. Pittsburg, CA 94565	HAND -	JOB NO. D23148
TITLE Chevron (ASA Development) Site Re-Image		DRWG NO. SN1
(E) & (N) Building & Monument Sign Elevations and Sign Details		REV. OF -



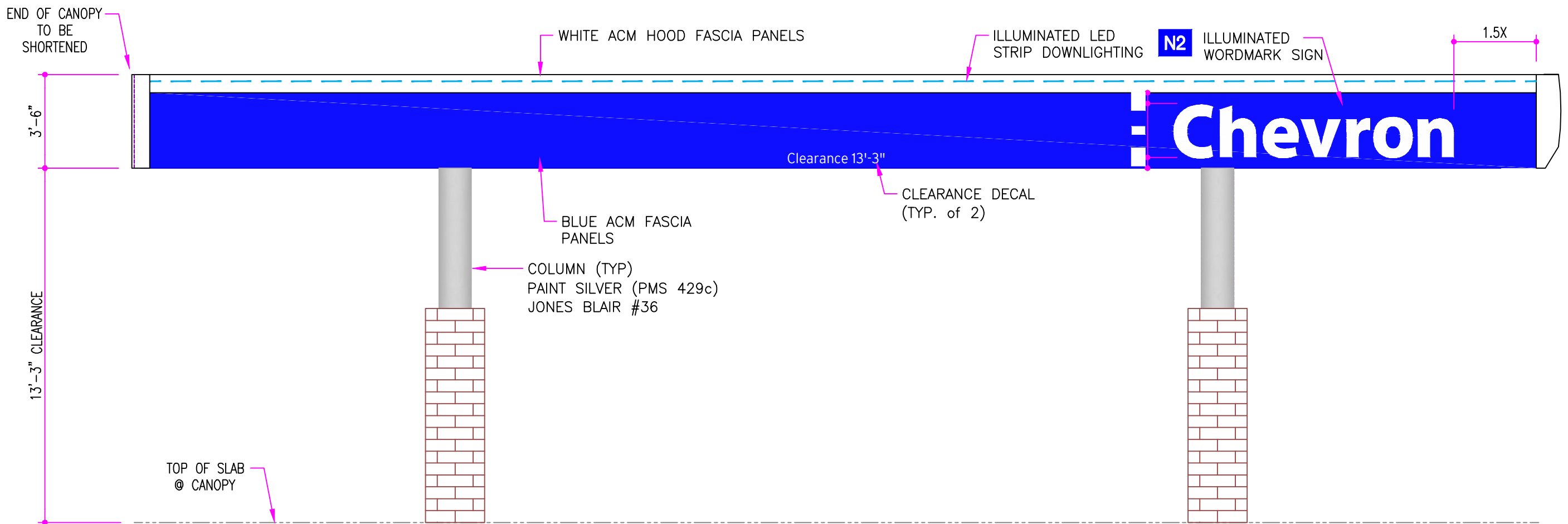
NORTH ELEVATION



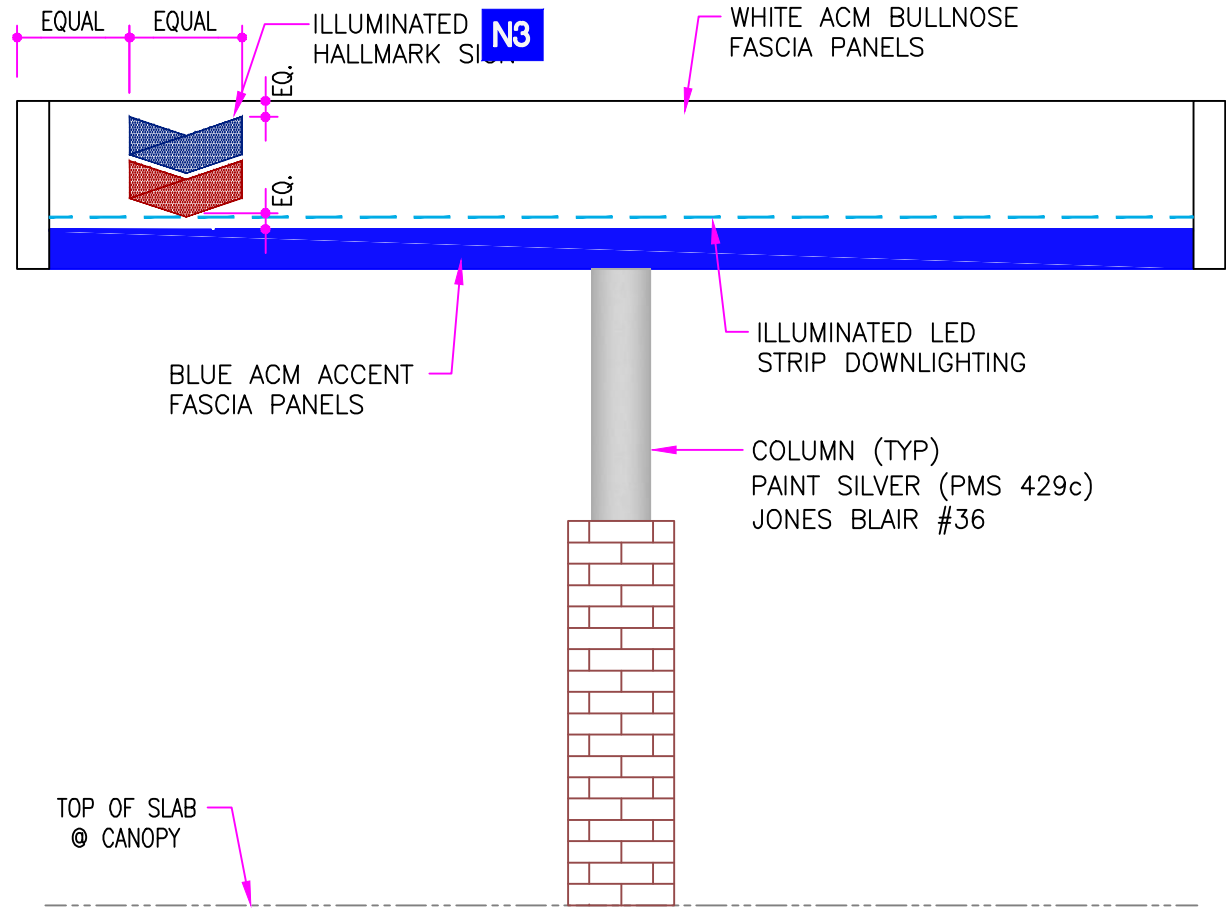
SOUTH ELEVATION



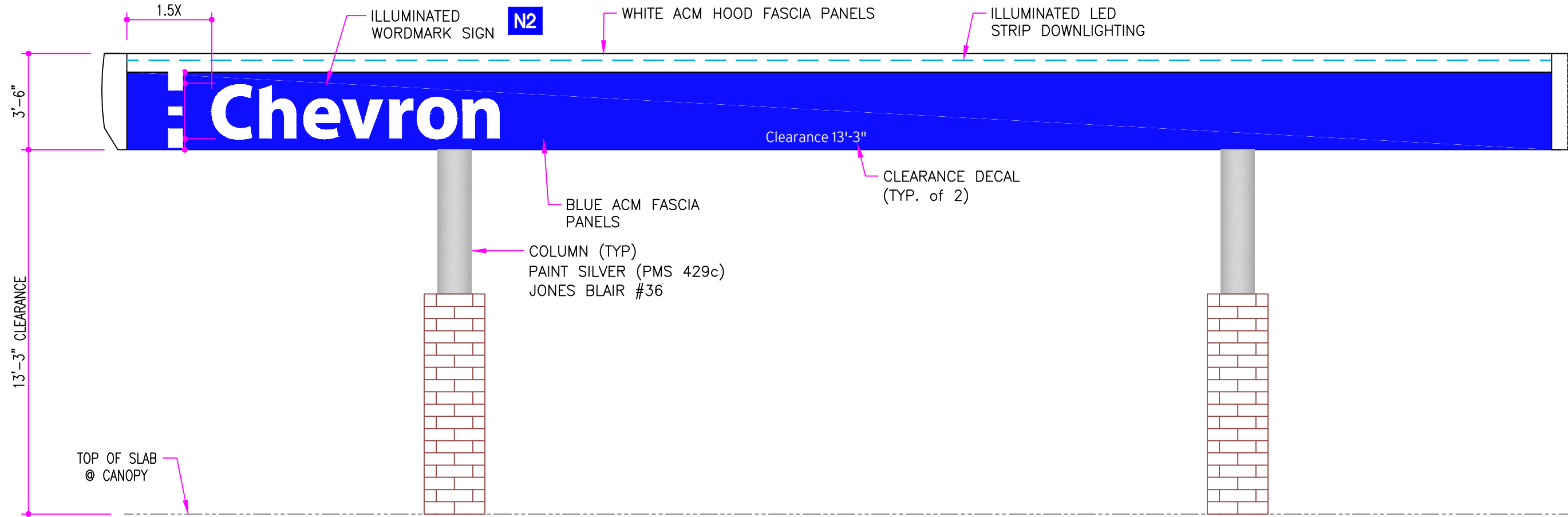
EAST ELEVATION
(±13'-0" TO BE REMOVED)



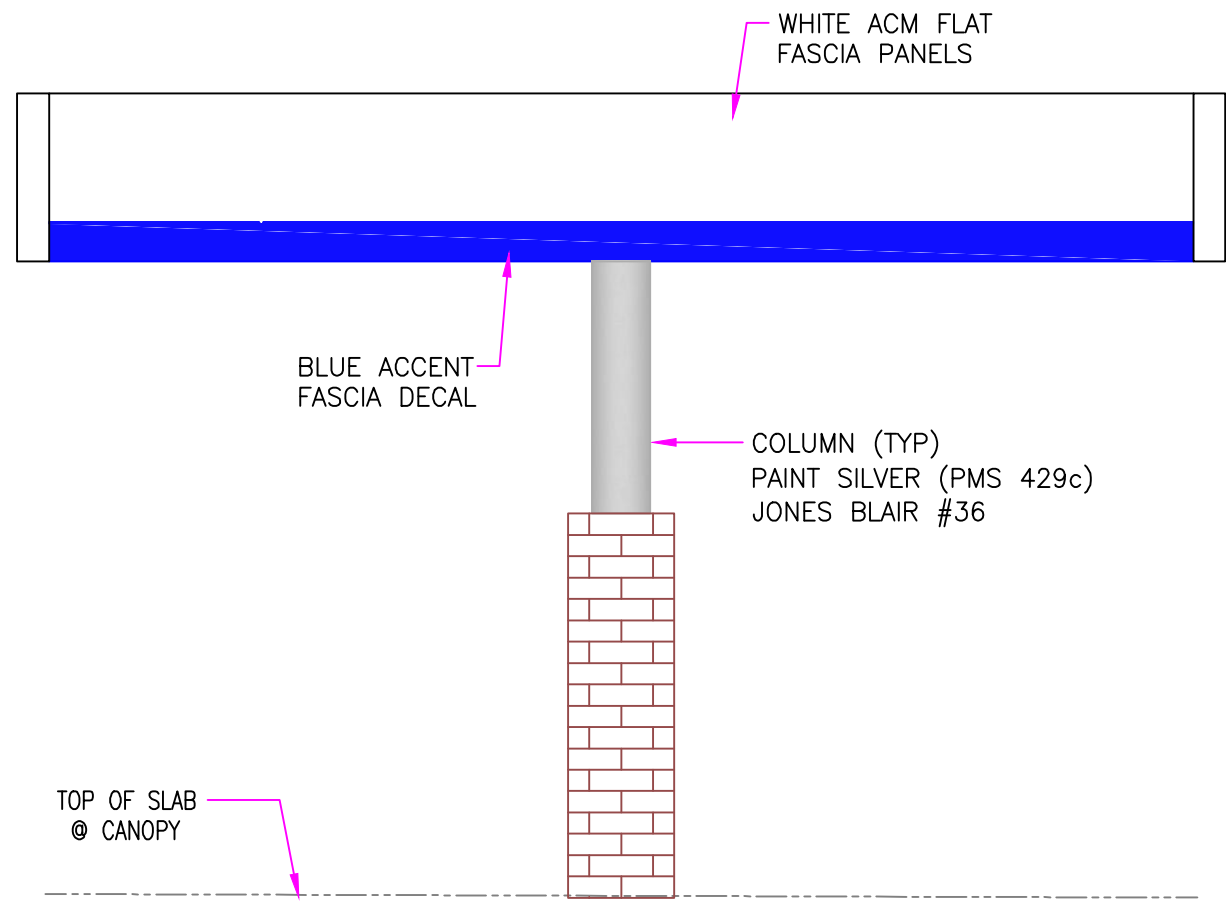
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- CHEVRON BLUE
- CHEVRON CYAN
- CHEVRON SILVER
- CHEVRON LIGHT GRAY
- CHEVRON DARK GRAY
- CHEVRON DARK RED
- CHEVRON RED CHEVRON
- CVX GREEN CHEVRON
- SOUTHERN BREEZE CHEVRON
- STONE GRAY

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REV.	DATE	DESCRIPTION	BY
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CALCRAFT.com

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www.calcraft.com - State contractor license #872310

SCALE:	N/A = 1'-0" U.N.
DRAWN BY:	Jaime V
DATE:	11-20-23
DETAIL BY:	-
DATE:	-

LOCATION 1005 Railroad Ave.
Pittsburg, CA 94565

TITLE **Chevron (ASA Development)**
Site Re-Image
Existing and New Canopy Elevations

HAND	-	JOB NO.	D23148
DRWG. NO.	CA1	REV.	△
SHEET	-	OF	-

AP-23-0170 - Updates to Valero Station

Menu Help

File Date: 12/20/2023

Application Type: Planning Project

Application Status: Application Accepted

Description of Work: Shorten Valero Canopy and change fascia to Chevron. Add "Food Mart" sign to building. Replace Main ID sign with New Main ID sign.

Assigned To: Ariana Ruiz

Address: 1005 Railroad Ave, PITTSBURG, CA 94565

Owner Name: SHAAN HOLDINGS LLC

Owner Address: STOCKTON CA

Application Name: Updates to Valero Station

Parcel No: 085204006

Contact Info:	Name	Organization Name	Contact Type	Status
	Jaime Villanueva	CALCRAFT CORPOR...	Applicant	Active
	Jaime Villanueva	CALCRAFT CORPOR...	Applicant	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Total Fee Assessed: \$509.00

Total Fee Invoiced: \$509.00

Balance: \$0.00

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Ariana Ruiz	Accepted	01/03/2024	Ariana Ruiz
	Building Review				
	Engineering Review				
	Transporation Review				
	Planning Review				
	External Agencies Review				
	Public Works Review				
	Review Consolidation				
	Staff Report				
	Plans Distribution	Ariana Ruiz			
	Public Meeting				
	Decision Notification				
	Appeal Period				
	Case Complete				

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Documents:	File Name	Document Group	Category	Description	Type	Docurr
	D23148 CV Pittsburg Si...	PLANNING	Project Plans	Site Plan, Existing...	application/pdf	Upload
	Letter of Authorizatio...	PLANNING	Owner's Authori...	Letter of Authoriza...	application/pdf	Upload
	100153.00 C45M HM TECH...	PLANNING	Project Plans	Reference for C45 s...	application/pdf	Upload
	19-1-39-M-CHEV-A2.pdf	PLANNING	Project Plans	Reference for Canop...	application/pdf	Upload
	19-1-39-M-CHEV-B2.pdf	PLANNING	Project Plans	Reference for Food ...	application/pdf	Upload
	D23148 CV Pittsburg Si...	PLANNING	Project Plans	Updated plans showi...	application/pdf	Upload
	Show all					

NOTICE OF INTENT

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

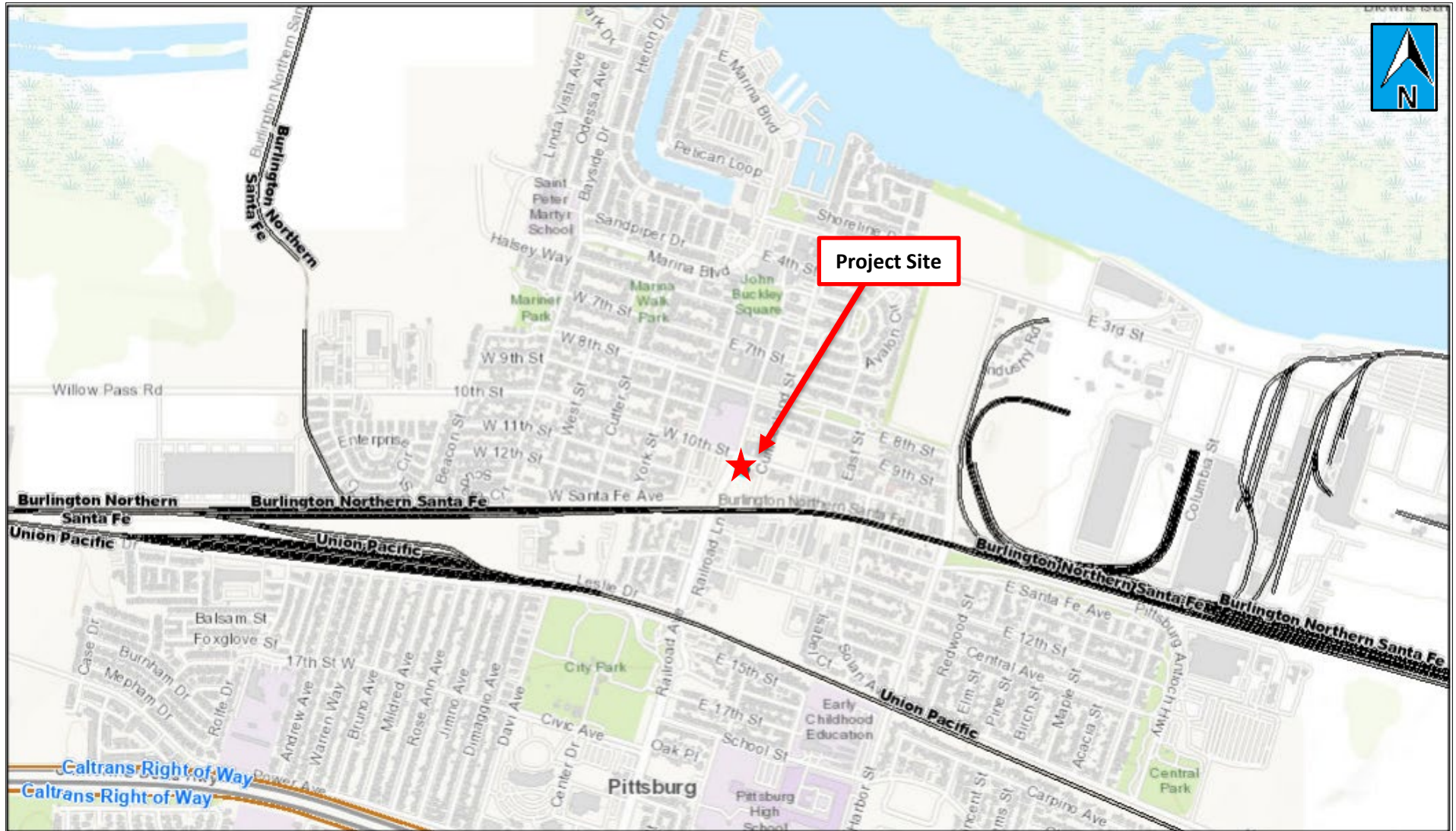
1005 Railroad Avenue – Exterior Modifications (AP-23-0170 [ADR]).

This is an application requesting Administrative Design Review approval to modify the exterior paint colors of the existing building located at 1005 Railroad Avenue. The applicant also proposes to reduce the size of the existing fuel island canopy by 627 square feet. The parcel contains an existing Service Station, including both a convenience store and gasoline sales. The site is located within the CS-D (Downtown Service Commercial) District. Assessor's Parcel No. 085-204-006.

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

1005 Railroad Avenue – Exterior Modifications (ADR) – Vicinity Map

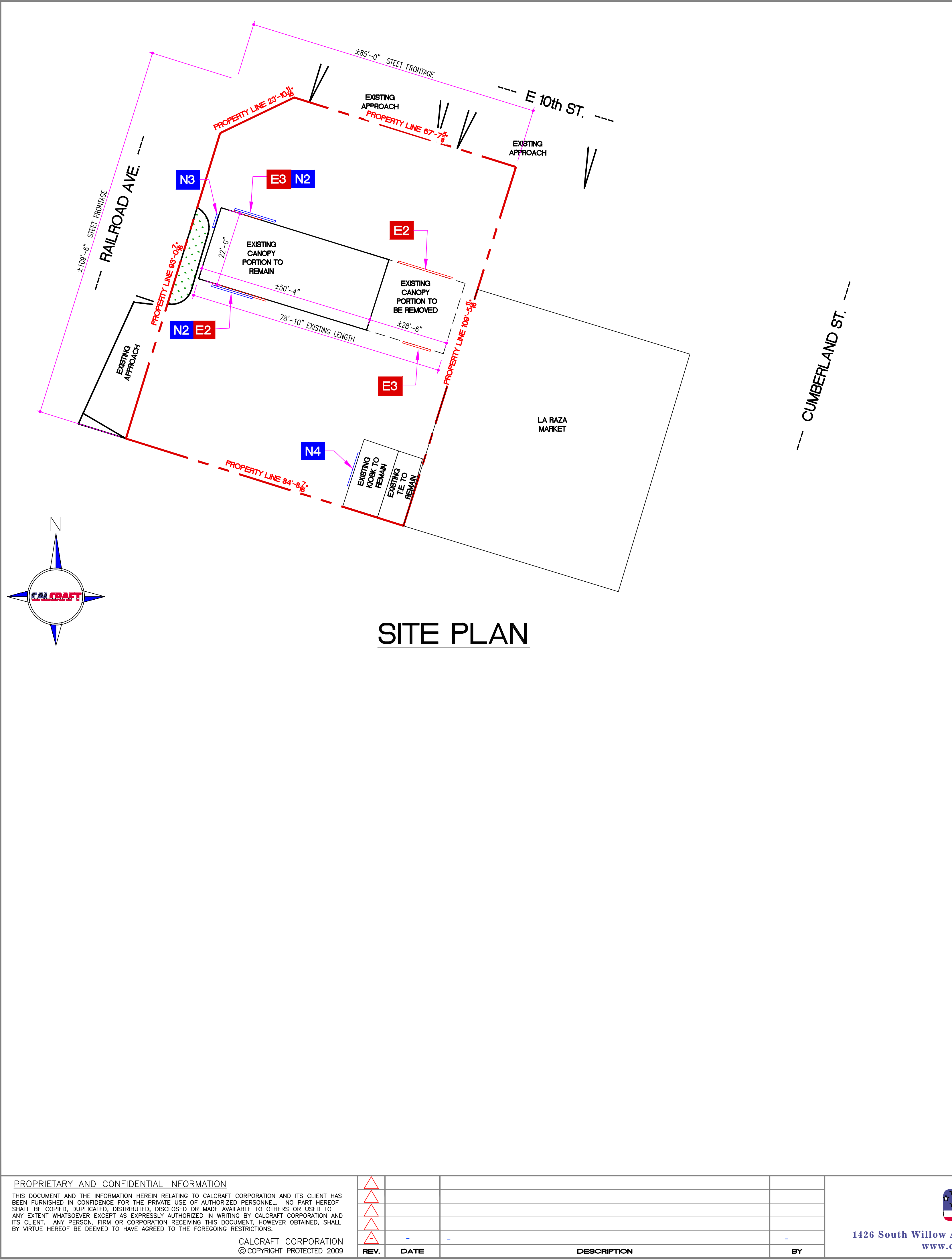
AP-23-0170	1005 Railroad Avenue
Administrative Design Review	APN's: 085-204-006



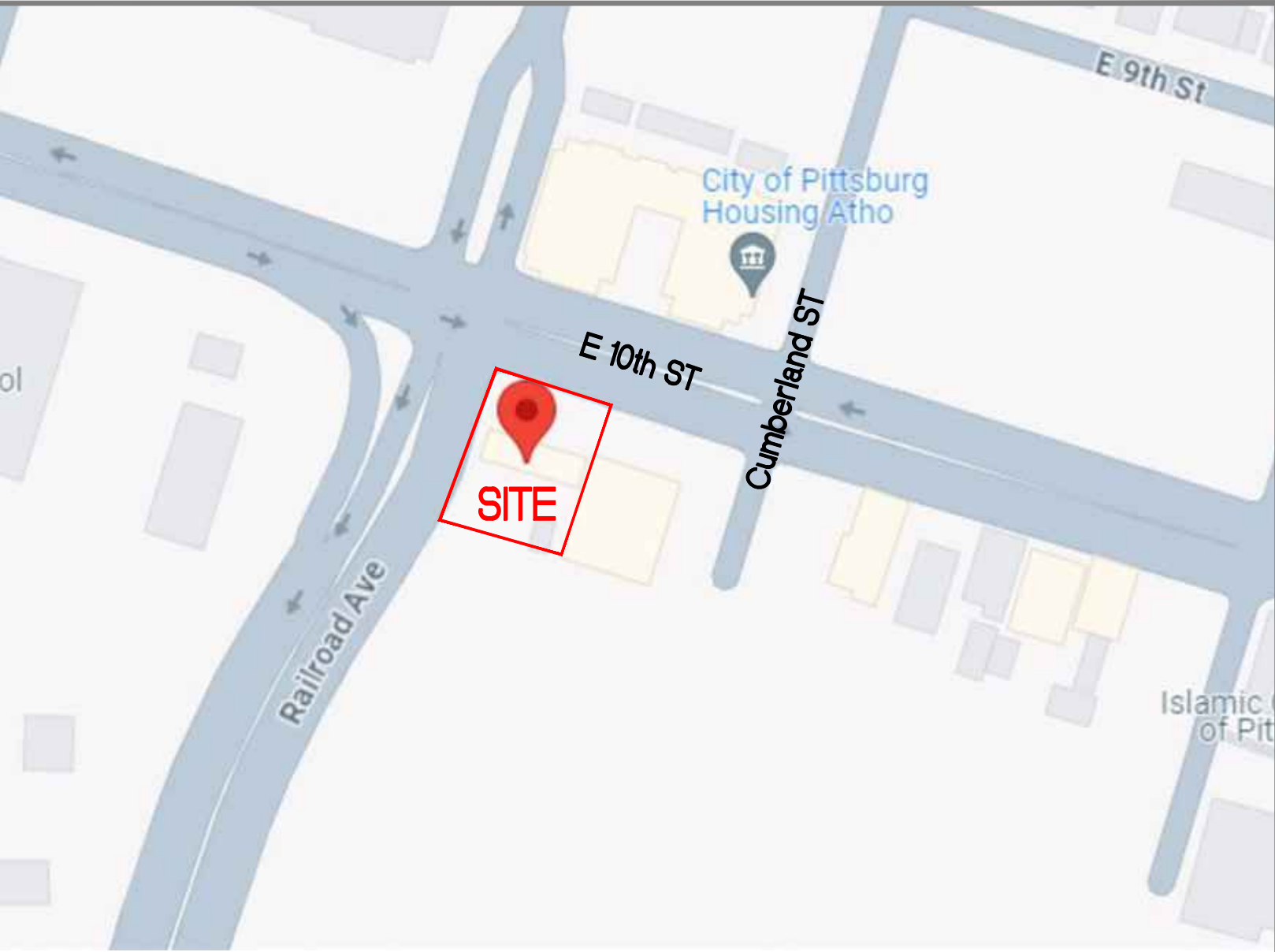
1005 Railroad Avenue – Exterior Modifications (ADR) – Aerial Map

AP-23-0170	1005 Railroad Avenue
Administrative Design Review	APN's: 085-204-006





EXISTING SIGNS					
	QTY	DESCRIPTION	SIZE	SQ. FT.	TOTAL SQ.FT.
E1		NOT APPLICABLE			
E2	(2)	"VALERO/SQUIGGLE" SIGN (ILL.)(REMOVE)	2'-1" x 26'-10"	55.90	111.80
E3	(2)	LOGO SIGN (ILL.)(REMOVE)	2'-7" x 3'-4"	8.61	17.22
TOTAL SQUARE AREA					129.02
NEW SIGNS and EXISTING SIGNS TO REMAIN					
	QTY	DESCRIPTION	SIZE	SQ. FT.	TOTAL SQ.FT.
N1		NOT APPLICABLE			
N2	(2)	"CHEVRON" WORD MARK (ILL.)	2'-0" x 10'-11"	21.83	43.66
N3	(ONE)	HALLMARK LOGO (ILL.)	2'-1" x 2'-4 1/8"	4.88	4.88
N4	(ONE)	"Food Mart" BLDG. SIGN (NON-ILL.)	1'-7" x 10'-5"	16.49	16.49
TOTAL SQUARE AREA					65.03



VICINITY MAP

PROPERTY INFORMATION:

PROJECT ADDRESS:	1005 Railroad Ave. Pittsburg, CA 94565
PROPERTY OWNER:	ASA Development 10940 Trinity Parkway, Suite C274 Stockton, CA 95219 Attn: Sandeep Dhanda
PROJECT CONTACT:	CALCRAFT CORPORATION ATTN: Brian Collins 1426 S. WILLOW AVE. RIALTO, CA 92376 909-879-2900 EXT 101
APN #:	085-204-006
LEGAL DESCRIPTION:	PITTS CITY LOTS 2 & 3 & POR LOTS 4 & 1 BLK82
LOT SIZE:	10,890 SQ.FT. (0.25 Acres)
EXISTING USE:	Service Station
PROPOSED USE:	Service Station
ZONING DISTRICT:	CS-D (Service Commercial-Downtown Overlay)
OCCUPANCY:	M

SCOPE OF WORK:

- KIOSK
- PAINT PER CHEVRON SPECIFICATIONS
 - INSTALL NEW "FOOD MART" CHANNEL LETTERS.
- CANOPY
- REMOVE SIGNS
 - REMOVE FASCIA
 - REMOVE PORTION OF CANOPY NEAREST BUILDING
 - INSTALL CHEVRON FASCIA
 - INSTALL CHEVRON SIGNS

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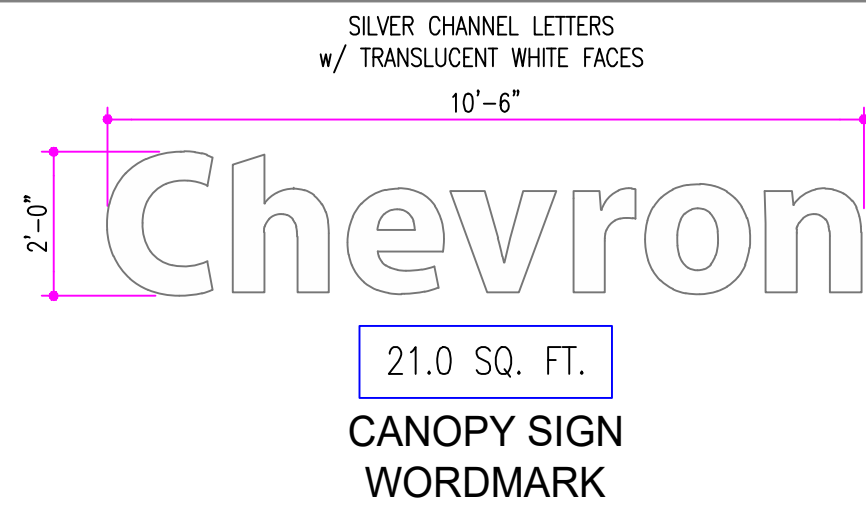
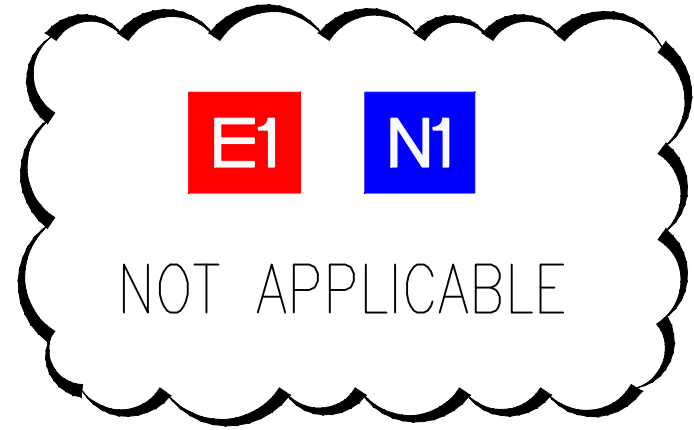
REV.	DATE	DESCRIPTION	BY
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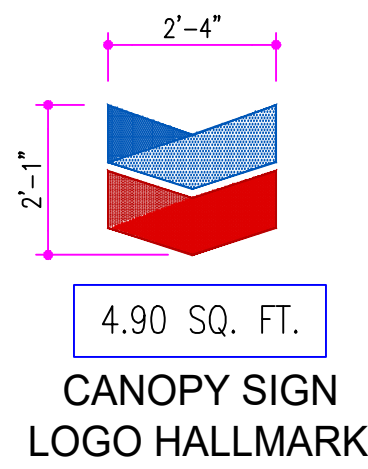
1426 South Willow Avenue, Rialto, CA 92376 - ph 909 879 2900 fax 909 879 2910
www.calcraft.com - State contractor license #872310

SCALE:	N/A = 1'-0" U.N.
DRAWN BY:	Jaime V
DATE:	11-20-23
DETAIL BY:	-
DATE:	-

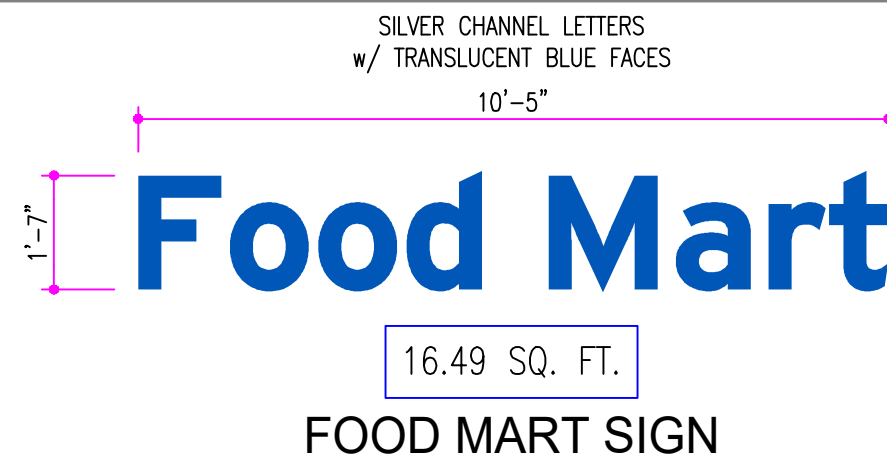
LOCATION	1005 Railroad Ave. Pittsburg, CA 94565	HAND	-	JOB NO.	D23148
TITLE	Chevron (ASA Development) Site Re-Image Site Plan, Vicinity Map, Scope of Work and Sign Area Table	DRWG. NO.	SP1	REV.	△
		SHEET	-	OF	-



N2



N3



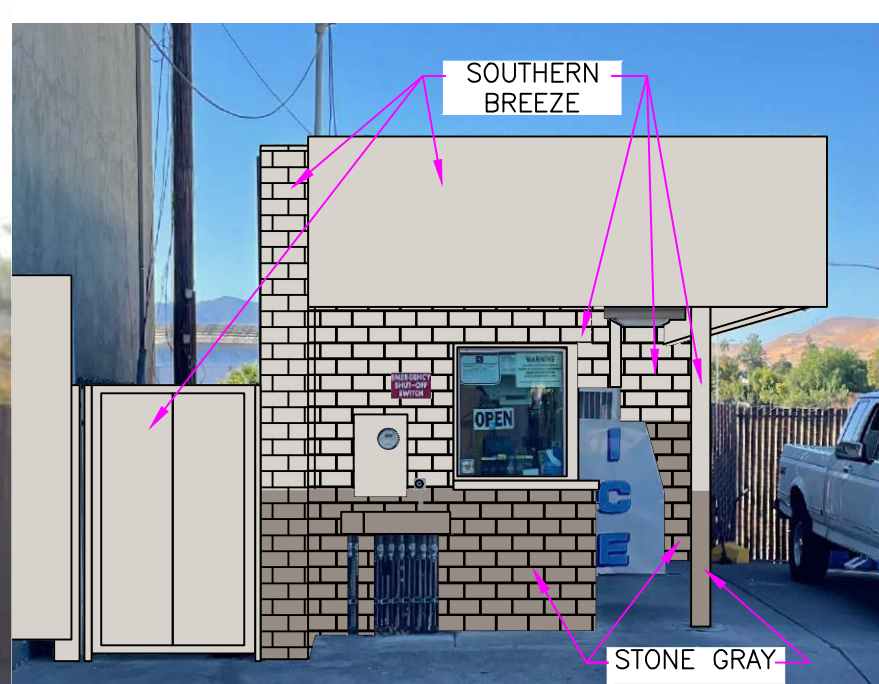
N4



EXISTING KIOSK TO REMAIN
(PAINT PER CHEVRON SPEC'S)



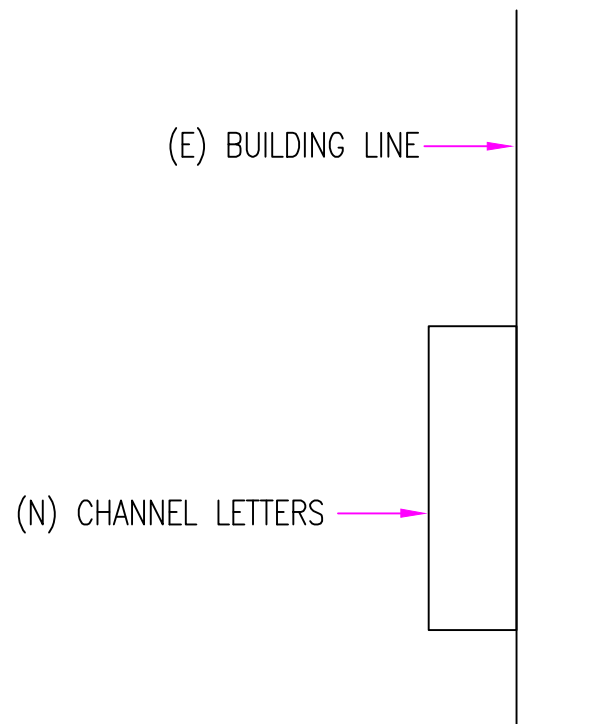
EXISTING KIOSK TO REMAIN
(PAINT PER CHEVRON SPEC'S)



EXISTING KIOSK TO REMAIN
(PAINT PER CHEVRON SPEC'S)



EXISTING KIOSK TO REMAIN
(PAINT PER CHEVRON SPEC'S)



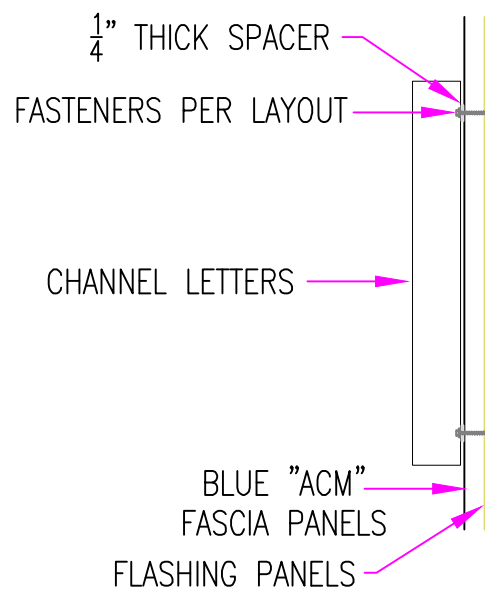
(E) BUILDING LINE

(N) CHANNEL LETTERS

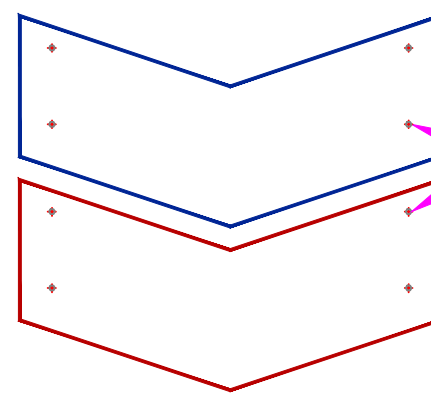
N4 "FOOD MART" ATTACHMENT



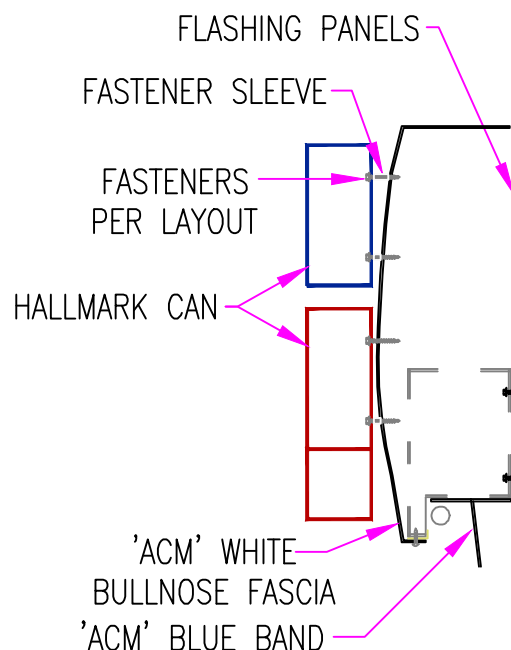
N2 "CHEVRON" CHANNEL LETTERS
ATTACHMENT LAYOUT



SIDE VIEW



N3 "HALL MARK" SIGN
ATTACHMENT LAYOUT



SIDE VIEW

- CHEVRON BLUE
- CHEVRON CYAN
- CHEVRON SILVER
- CHEVRON LIGHT GRAY
- CHEVRON DARK GRAY
- CHEVRON DARK RED
- CHEVRON RED CHEVRON
- CVX GREEN CHEVRON
- SOUTHERN BREEZE CHEVRON
- STONE GRAY

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REV.	DATE	DESCRIPTION	BY
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△			
△			
△			



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SCALE:	N/A = 1'-0" U.N.
DRAWN BY:	Jaime V
DATE:	11-20-23
DETAIL BY:	-
DATE:	-

LOCATION 1005 Railroad Ave.
Pittsburg, CA 94565

TITLE Chevron (ASA Development)

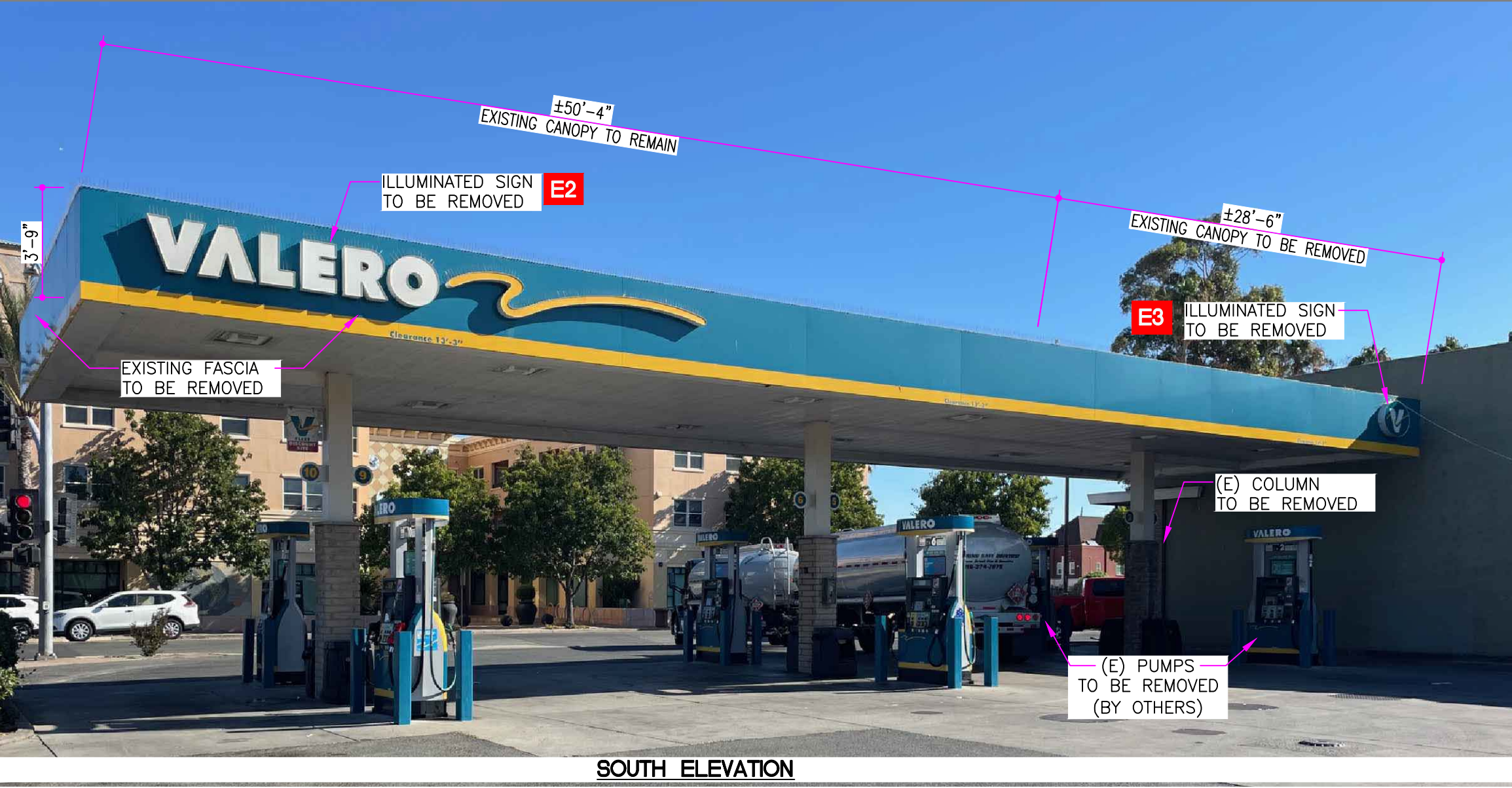
Site Re-Image

(E) & (N) Building & Monument Sign Elevations and Sign Details

HAND	-	JOB NO.	D23148
DRWG. NO.	SN1	REV.	△
SHEET	-	OF	-



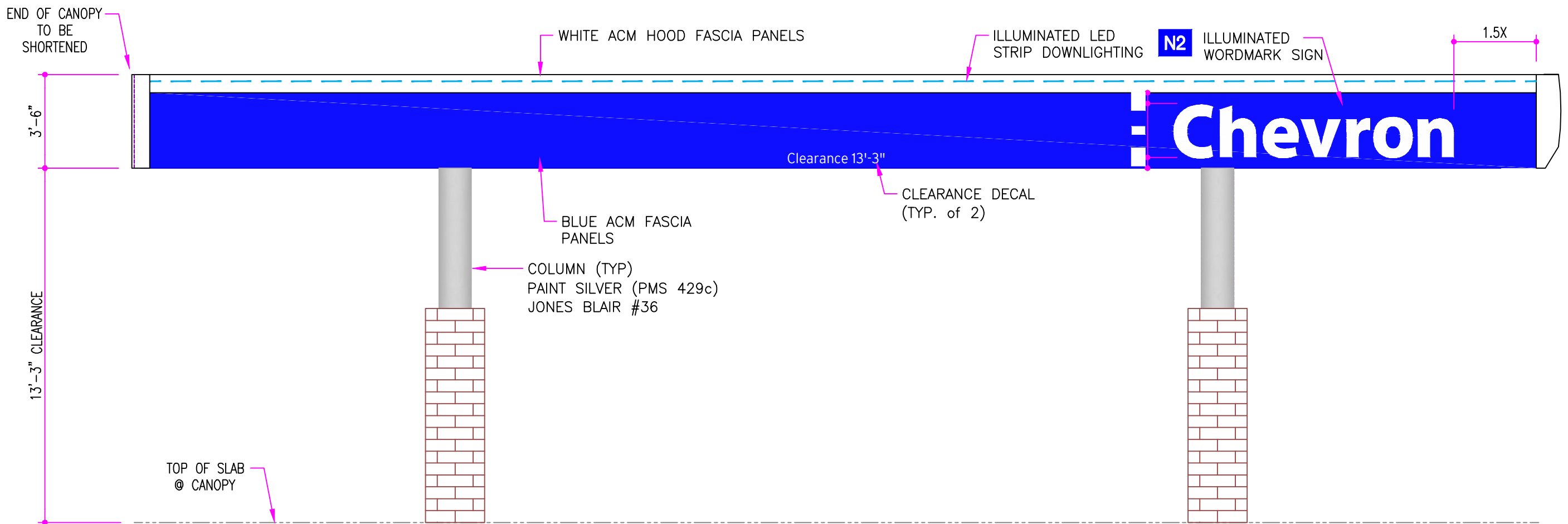
NORTH ELEVATION



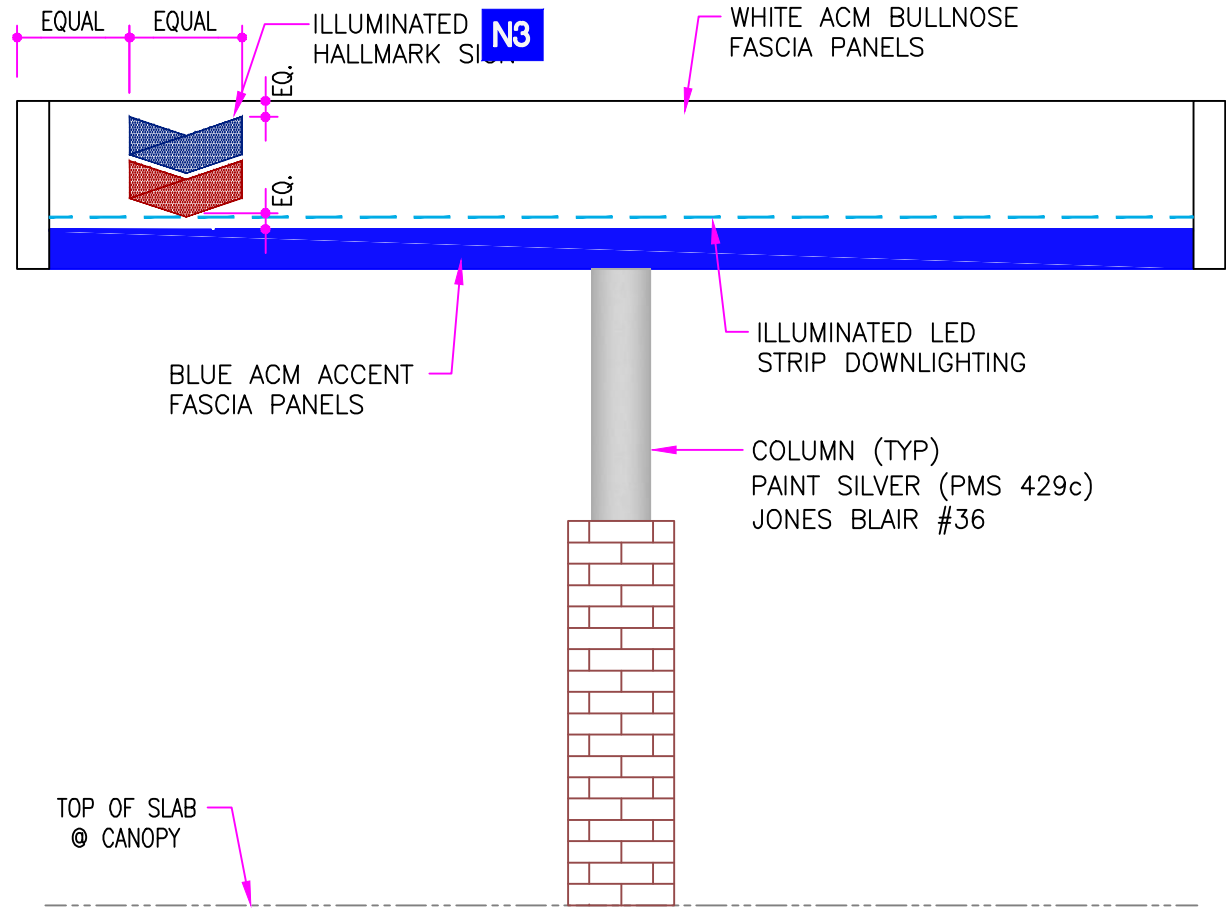
SOUTH ELEVATION



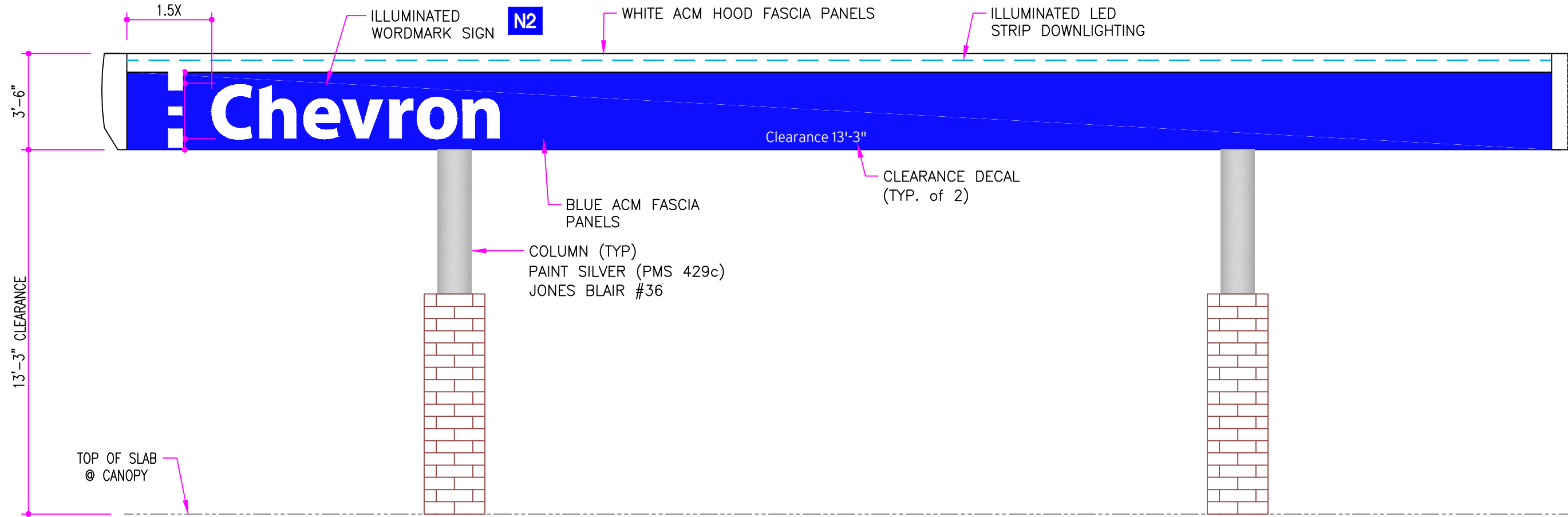
EAST ELEVATION
(±13'-0" TO BE REMOVED)



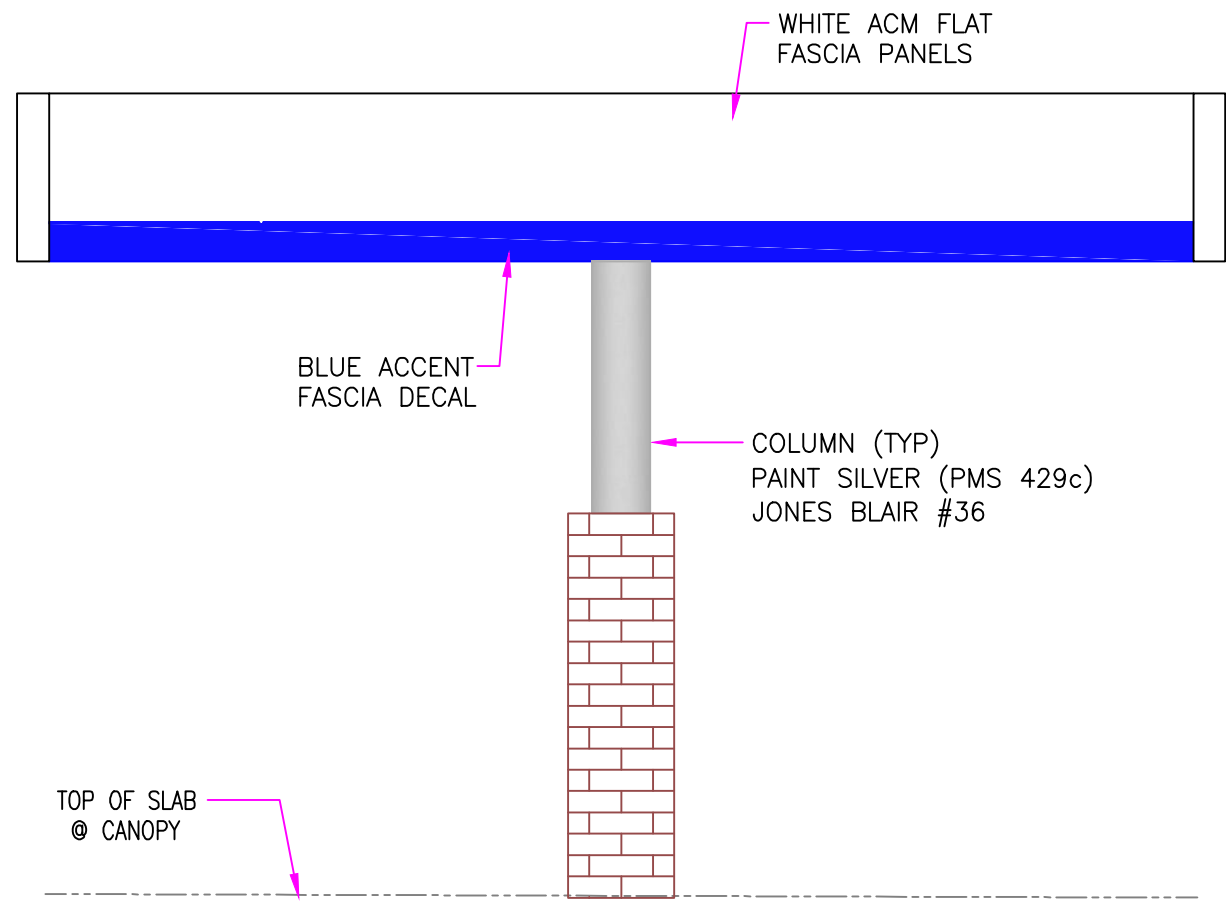
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- CHEVRON BLUE
- CHEVRON CYAN
- CHEVRON SILVER
- CHEVRON LIGHT GRAY
- CHEVRON DARK GRAY
- CHEVRON DARK RED
- CHEVRON RED CHEVRON
- CVX GREEN CHEVRON
- SOUTHERN BREEZE CHEVRON
- STONE GRAY

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REV.	DATE	DESCRIPTION	BY
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www.calcraft.com - State contractor license #872310

SCALE:	N/A = 1'-0" U.N.
DRAWN BY:	Jaime V
DATE:	11-20-23
DETAIL BY:	-
DATE:	-

LOCATION 1005 Railroad Ave.
Pittsburg, CA 94565

TITLE Chevron (ASA Development)
Site Re-Image
Existing and New Canopy Elevations

HAND	-	JOB NO.	D23148
DRWG. NO.	CA1	REV.	△
SHEET	-	OF	-

AP-23-0170 - Updates to Valero Station

Menu Help

File Date: 12/20/2023

Application Type: Planning Project

Application Status: Application Accepted

Description of Work: Shorten Valero Canopy and change fascia to Chevron. Add "Food Mart" sign to building. Replace Main ID sign with New Main ID sign.

Assigned To: Ariana Ruiz

Address: 1005 Railroad Ave, PITTSBURG, CA 94565

Owner Name: SHAAN HOLDINGS LLC

Owner Address: STOCKTON CA

Application Name: Updates to Valero Station

Parcel No: 085204006

Contact Info:	Name	Organization Name	Contact Type	Status
	Jaime Villanueva	CALCRAFT CORPOR...	Applicant	Active
	Jaime Villanueva	CALCRAFT CORPOR...	Applicant	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$509.00

Total Fee Invoiced: \$509.00

Balance: \$0.00

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake	Ariana Ruiz	Accepted	01/03/2024	Ariana Ruiz
	Building Review				
	Engineering Review				
	Transporation Review				
	Planning Review				
	External Agencies Review				
	Public Works Review				
	Review Consolidation				
	Staff Report				
	Plans Distribution	Ariana Ruiz			
	Public Meeting				
	Decision Notification				
	Appeal Period				
	Case Complete				

Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
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Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
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Documents:	File Name	Document Group	Category	Description	Type	Docurr
	D23148 CV Pittsburg Si...	PLANNING	Project Plans	Site Plan, Existing...	application/pdf	Upload
	Letter of Authorizatio...	PLANNING	Owner's Authori...	Letter of Authoriza...	application/pdf	Upload
	100153.00 C45M HM TECH...	PLANNING	Project Plans	Reference for C45 s...	application/pdf	Upload
	19-1-39-M-CHEV-A2.pdf	PLANNING	Project Plans	Reference for Canop...	application/pdf	Upload
	19-1-39-M-CHEV-B2.pdf	PLANNING	Project Plans	Reference for Food ...	application/pdf	Upload
	D23148 CV Pittsburg Si...	PLANNING	Project Plans	Updated plans showi...	application/pdf	Upload
	Show all					

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