



City of Pittsburg Planning Commission Agenda

11/12/2024

**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 Thursday, November 7, 2024

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

1. **Minutes**
Minutes of September 24, 2024
Minutes of October 22, 2024
2. **United Rentals Contractor's Storage, AP-24-0059 (UP, DR)**
This is a public hearing on a request for approval of a Use Permit and Design Review to establish a "Contractor's Yard" at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-032.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

PUBLIC HEARINGS

3. **Nfinito Martial Arts Studio, AP-24-0112 (UP)**
Use Permit (UP) application to expand existing martial arts studio in an existing 1,900 square-foot commercial space (Personal Improvement Services) into an adjacent 1,160 square-foot vacant ground floor commercial space (for a total of 3,060 square feet) located at 750 Railroad Avenue in the Downtown Mixed Use General Plan Area and the CP - Pedestrian Commercial Zoning District. Assessor's Parcel No. 085-164-018

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

COMMISSION CONSIDERATIONS

ZONING ADMINISTRATOR REPORTS

- 4. Notice of Intent to Exercise Delegated Design Review Authority and to Conduct a Zoning Administrator Public Hearing Pursuant to PMC 18.32.010**

The Zoning Administrator also submits three notices of intent to Exercise Delegated Design Review Authority.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

September 24, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, September 24, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Staff: City Attorney Donna Mooney, Assistant Director of Community and Economic Development John Funderburg, Senior Planner Maurice Brenyah-Addow, Associate Planner Alison Spells, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes
Minutes of September 10, 2024

On motion by Commissioner Popova, to approve the consent item(s), seconded by Commissioner Foster.

AYES: Foster, Gordon, Kobata, Popova, Robinson, Smith, Stokes

NAYES: None

ABSTAIN: None

ABSENT: None

COMMISSION CONSIDERATION

2. Veranda at San Marco (Units 3 and 4A), AP-24-0070 (DR)

A presentation was made to the Planning Commission by Associate Planner Alison Spells requesting commission consideration for Design Review approval of plans to construct 13 detached, single-family dwellings within the existing San Marco Subdivision – Units 3 and 4A (Veranda) Planned Development, Ordinance No. 24-1519 (PD-1519), Assessor's Parcel Nos. 091-120-065, 091-110-009, -010, -011, -012, -013, -014, -015, -016, -017, -048, -047, -050.

Applicant Dana Young spoke on behalf of the project.

Chair Kobata opened the consideration item.

Public Comment was received by the following:

Bruce Ohlson, Pittsburg resident.

There being no further public comments at this time, Chair Kobata closed the consideration item.

On a motion by Vice-Chair Foster, approving the consideration to recommend for Design Review approval of plans to construct 13 detached, single-family dwellings within the existing San Marco Subdivision – Units 3 and 4A (Veranda) Planned Development, Ordinance No. 24-1519 (PD-1519), AP-24-0070 (DR), seconded by Commissioner Stokes:

AYES: Foster, Gordon, Kobata, Popova, Robinson, Smith, Stokes

NAYES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING

3. Ordinance Amending the Zoning Map to Implement new land use designations consistent with the City of Pittsburg 2040 General Plan Land Use Map, AP-24-0080 (RZ).

A public hearing was held requesting approval of two 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. 24-14463 and 24-14464.

Senior Planner Maurice Brenyah-Addow a presentation.

Chair Kobata opened the public hearing.

There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Robinson, approving two Zoning Map Amendments to implement land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860, AP-24-0080 (RZ), seconded by Commissioner Popova:

AYES: Foster, Gordon, Kobata, Popova, Robinson, Smith, Stokes

NAYES: None

ABSTAIN: None

ABSENT: None

4. AT&T Mono-Eucalyptus Wireless Facility, AP-24-0026 (DR, VA)

A public hearing was held requesting approval of 1) Design Review for installation of a new, 40-foot-tall faux 'Mono-Eucalyptus' Telecommunications Facility, and 2) a Variance from the required maximum height standards in the RS-6 Zoning District. The project site is a leased portion of the .41-acre parcel located along the east side of Delta Vista Lane in Pittsburg, CA. The site is located within the 'Single Family Residential, 6,000 Square Foot Minimum Lot Size' (RS-6) Zoning District. Assessor's Parcel No. 094-030-004. The purpose of the proposed project and increase in height request is to upgrade the antennae equipment to the latest 5G technology and provide customers with more reliable wireless telecommunications services that is capable of handling more user capacity than the current technology.

Associate Planner Kelsey Gunter gave a presentation.

Applicant spoke on behalf of the project.

Chair Kobata opened the public hearing.

Public comment was received by the following:

Gregory Osorio, Pittsburg resident

Henry Bermudez, Pittsburg resident

There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Popova, approving 1) Design Review for installation of a new, 40-foot-tall faux 'Mono-Eucalyptus' Telecommunications Facility, and 2) a Variance from the required maximum height standards in the RS-6 Zoning District. The project site is a leased portion of the .41-acre parcel located along the east side of Delta Vista Lane in Pittsburg, CA. The site is located within the 'Single Family Residential, 6,000 Square Foot Minimum Lot Size' (RS-6) Zoning District. Assessor's Parcel No. 094-030-004, AP-24-0026 (DR, VA), seconded by Commissioner Gordon:

AYES: Foster, Gordon, Kobata, Popova, Robinson, Stokes

NAYES: Smith

ABSTAIN: None

ABSENT: None

STAFF COMMUNICATIONS

Secretary Funderburg provided informational material and discussed the tentative schedule for upcoming meetings.

One (1) item is tentatively being presented at the October 15, 2024, meeting:

1. AP-24-0098 – Use Permit application for a Massage Therapy Services establishment at a commercial space located at 2237 Railroad Avenue in the PD-09-1319- Railroad Avenue Specific Plan Area (pursuant to Pittsburg City Council Ordinance No. 09-1319 and the Mixed-Use General Plan Land Use classification.

Two (2) items are tentatively being presented at the October 29, 2024, meeting:

1. AP-24-0047 – Recommendation to the City Council on Adoption of the City of Pittsburg Transportation Impact Analysis Guidelines and Thresholds to Evaluate Transportation Impact under the California Environmental Quality Act (Senate Bill 743). In 2013, Senate Bill (SB) 743 established a reform process to the California Environmental Quality Act (CEQA) that resulted in a major change to the CEQA Guidelines (Section 15064.3); replacing the level of services (LOS) metric with a vehicle-miles traveled (VMT) metric when assessing transportation related environmental impacts for discretionary projects.
2. AP-24-0059 – Use Permit and Design review application to establish a Contractor's Yard within a 3.5-acre leased portion of the site located at 1501 Loveridge Avenue. This location would be primarily handling mobile office trailers and Conex storage containers for rental. This location will rent, store, and maintain/repair Gound Level Office Units (which is a modified shipping container) and Storage Containers/"Conex boxes" (standard shipping containers).

COMMITTEE REPORTS

Commissioner provided an updated on the TransPlan meeting that was held on September 12, 2024 and upcoming meeting on October 10, 2024.

Commissioner Robinson provided an update on the Community and Economic Development meeting that was held on September 11, 2024.

ADJOURNMENT

The meeting was adjourned at 9:08 p.m. to October 15, 2024.

Respectfully Submitted,

John Funderburg, Secretary

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

October 22, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, October 22, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Gordon

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

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. United Rentals contractor's Storage, AP-24-0059 (UP, DR)

Staff requested a continuance on this item to a date specific of November 12, 2024.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

There were no consent items.

PUBLIC HEARING

2. Recommendation to the City Council on Adoption of the City of Pittsburg Transportation Impact Analysis Guidelines and Thresholds to Evaluate Transportation Impacts Under the California Environmental Act (Senate Bill 743), AP-24-0047

A public hearing was held requesting a recommendation to the City Council on Adoption of the City of Pittsburg Transportation Impact Analysis Guidelines and Thresholds to Evaluate Transportation Impacts Under the California Environmental Act (Senate Bill 743).

Associate Planner Alison Spells gave a presentation.

Chair Kobata opened the public hearing.

There being no further public comments at this time, Chair Kobata closed the consideration item.

On a motion by Commissioner Robinson, approving the recommendation to the City Council on Adoption of the City of Pittsburgh Transportation Impact Analysis Guidelines and Thresholds to Evaluate Transportation Impacts Under the California Environmental Act (Senate Bill 743) AP-23-0047, seconded by Commissioner Popova:

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

3. Cardenas Wholesales, AP-24-0042 (UP, ADR)

A public hearing was held requesting approval of a Use Permit and Administrative Design Review to establish a “Warehousing and Storage, Limited” use at 960 East Street, within the Downtown Services Commercial (CSD) Zoning District. Assessor’s Parcel No. 085-182-006.

Associate Planner Kelsey Gunter gave a presentation.
Applicant Maria Cardenas spoke on behalf of the project.
Chair Kobata opened the public hearing.
There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Robinson, approving to adopt a Resolution approving a Use Permit and Administrative Design review AP-24-0042, subject to conditions, seconded by Commissioner Stokes:

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

4. Happy Sunny Massage, AP-24-0098 (UP)

A public hearing was held requesting approval of a Use Permit to allow a massage therapy establishment within an existing approximately 850 square-foot multi-tenant commercial building located at 2237 Railroad Avenue. The site falls within the Railroad Specific Plan Area, PD-09-1319 (pursuant to Pittsburgh City Council Ordinance No. 09-1319 and the Mixed-Use General Plan Land Use Classification. Assessor’s Parcel Number: 088-183-037.

Senior Planner Maurice Brenyah-Addow gave a presentation.
Applicant Douglas Wong spoke on behalf of the project.
Chair Kobata opened the public hearing.
There being no further public comments at this time, Chair Kobata closed the public hearing item.

On a motion by Commissioner Robinson, approving to adopt a Resolution approving a Use Permit, AP-24-0098, subject to conditions, seconded by Commissioner Stokes:

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

ZONING ADMINISTRATOR REPORTS

The Zoning Administrator submitted two notices of intent to exercise Delegated Design Review Authority.

STAFF COMMUNICATIONS

Secretary Funderburg provided a reminder to the Planning Commission about the upcoming Planning Commission Academy in March 2025.

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

One (1) item tentatively being presented at the November 12, 2024, meeting;

1. AP-24-0112 – Use Permit (UP) application to expand existing martial arts studio in an existing 1,900 square-foot commercial space (Personal Improvement Services) into an adjacent 1,160 square-foot vacant ground floor commercial space (for a total of 3,060 square feet) located at 750 Railroad Avenue in Downtown Mixed Use General Plan Area and the CP – Pedestrian Commercial Zoning District.

One (1) item tentatively being presented at the November 12, 2024, meeting;

1. AP-24-0004 – Four applications to establish a new Quick Quack Shelf Services car wash facility. The applications include a Zoning Map Amendment from CC (Community Commercial) to CC-O (Community Commercial with Limited Overlay) to establish a limited overlay district; a Use Permit to establish an automobile washing facility and construct a freestanding sign; Design Review for a 3,588 square-foot commercial self-services carwash; and a Sign Exception. This project site is located approximately 700' east of the intersection of Loveridge Road and North Park Blvd.

Secretary Funderburg updated the Planning Commission on the recent certification by the State on the Housing Element on October 2, 2024.

Director of Community and Economic Development, Jordan Davis provided some updates on Economic Development projects and the on-going Public Work Street Improvement projects throughout the city.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:55 p.m. to November 12, 2024.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
November 12, 2024**

ITEM: United Rentals Contractor's Storage, AP-24-0059 (UP, DR)

ORIGINATED BY: Laile Giansetto; (916) 358-3737; laile@sleconstruction.com

SUBJECT: This is a public hearing on a request for approval of a Use Permit and Design Review to establish a "Contractor's Yard" at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-032.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a resolution approving Planning Application No. 24-0059 subject to conditions.

BACKGROUND:

The project site for this request was previously owned by the Federal Government for Navy Use. The Contra Costa Industrial Group purchased the property in 1992 and leases it to various industrial-service related businesses.

On May 20, 2024, Laile Giansetto with SLE Construction, Inc. filed Planning Application No. 24-0059 on behalf of United Rentals, requesting approval of a Use Permit and Design Review to establish a "Contractor's Yard" at 1501 Loveridge Road, within the IG ("General Industrial") Zoning District. Assessor's Parcel No. 073-230-032.

On October 22, 2024, this item was included on the Planning Commission Agenda. At that hearing, staff requested a continuance of the item to a date specific of November 12, 2024. The Planning Commission granted the continuance.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located within the City of Pittsburg, north of Pittsburg-Antioch Highway and Union Pacific Railroad Tracks, east of Loveridge Road, and south of the Burlington Northern Santa Fe railroad tracks. The project site lease area is mostly paved and is entirely contained within a larger parcel (APN: 073-230-033). 1501 Loveridge Road contains several industrial type businesses, including a truck terminal use, a wholesaling and storage use and other limited manufacturing uses.

The project site is accessed via a shared driveway located at the western edge of the 1501 Loveridge parcel.

See Attachment 3 for a map of the site and the surrounding uses.

Proposed Project: The applicant is requesting Planning Commission approval of a Use Permit and Design Review application to establish a Contractor's Yard within a 3.5-acre leased portion of the site located at 1501 Loveridge Avenue. This location would be classified as a "Mobile Solutions Facility" and operated by United Rentals. United Rentals Mobile Solutions Facilities primarily handle mobile office trailers and conex storage containers for rental. This location would rent, store, and maintain/repair Ground Level Office Units (which is a modified shipping container) and Storage Containers/"conex boxes" (standard shipping containers). In the future this site may also store trailer offices within the same leased area. This potential added storage of trailer offices would not constitute the need to apply for an additional use permit so long as the proposed conditions of approval are followed and the lease area of the business is not expanded.

The applicant proposes to store between 100 and 200 storage containers at the project site. Storage containers/conex boxes would be stacked up in piles of three, equivalent to 28-feet, six inches when fully stacked. A yard lift would be used to move the containers. Flatbed trucks would be driven into the Leased area and the containers are loaded onto them for transport. Proposed hours of operation are Monday through Friday, 7:00 A.M. to 5:00 P.M. There will be 4 to 6 employees at this facility. Employees work in the office to handle rentals and in the Shade Structure to maintain and repair the rental units on site.

The request for Design Review approval has been filed, as the applicant is requesting the installation of a 1,420-square foot temporary office trailer to be used as the project site's office. Customers would not typically visit the project site as part of their rental transaction but may occasionally do so in order to see all available stock. The office space would be utilized to complete paperwork, to ensure security of the project site, and to provide a location to meet with clients, as applicable. In addition to the office trailer, the applicant proposes the construction of a concrete pad to support a new 2,723-square foot shade structure. The shade structure would be used to provide shade to employees performing repair on the rented conex boxes or mobile office trailers. The applicant proposes new six-foot fencing, new automatic-locking rolling gates to secure the lease area, the installation of barbed wire atop the six-foot fencing, the installation of 14 light poles, parking lot pavement patching as needed, applicable parking lot striping, and the installation of gravel for all unpaved areas on site (which would be used for business storage).

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Loveridge Subarea' of the General Plan. The project is consistent with the goals of the Loveridge subarea, specifically Goal 2-1, in that the proposed project would further promote optimal, orderly, well-planned, and diverse land uses that provides a mix and distribution of uses to meet Pittsburg's needs, including infill development. The site has a land use designation of 'Industrial'. Manufacturing, wholesale, warehousing and distribution, commercial and business

services, research and development, and storage uses are permitted under this land use designation.

Zoning: The property is located within the IG (General Industrial) District, and the applicant's proposed operation falls under the use classification of 'Contractor Yard,' which is defined by the Pittsburg Municipal Code (PMC) sections 18.08.100(B)(2)(a).

Pursuant to PMC Section 18.54.010, the use classification of "Contractor Yard" is permitted in the IG District, subject to Limitation L-112, which states, "Permitted; provided, that: (1) vehicles with gross vehicle weight in excess of 15,000 pounds, equipment, supplies or merchandise are stored indoors, or, if stored outdoors, are not visible from public right(s)-of-way by means of screening by a building or an eight-foot-tall masonry wall constructed prior to the establishment of the use, and (2) the City Engineer has determined that deliveries to and from the site can be made safely and without disruption of circulation patterns or modification to the existing streets that provide access to the site. Use Permit required for any use that does not meet all of these provisions." For the proposed project, vehicles, equipment and supplies would be stored outdoors and would not be fully screened from Pittsburg-Antioch Highway by a building or an eight-foot-tall masonry wall.

Development Standards: As shown in Attachment 4 of this report, the proposed project meets, exceeds, or conditionally meets the applicable IG District property development regulations (PMC section 18.52.115), for height, FAR (floor-area-ratio), lot coverage, lot area, lot width, and setbacks.

Parking: A 'Contractor Yard' use does not have a minimum number of off-street parking spaces specified in PMC 18.78.040, Schedule A. Pursuant to PMC 18.78.040(F), if a Use Permit is required to establish a use, and the use classification is not included in Schedule A, the Planning Commission or Zoning Administrator, as appropriate, shall determine the required number of parking or loading spaces for the use in conjunction with the Commission's or Zoning Administrator's review of the Use Permit. The applicant is proposing six automobile parking spaces, one of which is an accessible ADA (Americans with Disabilities Act) parking space. Staff has determined this parking allocation to be sufficient for proposed business operations.

Landscaping: Due to the unique qualities of the site, in that the project site is a portion within a larger parcel, staff recommends allowing landscaping improvements to be limited to the landscape parking lot standard required by PMC section 18.84.315(J), separating the leased area from the traveled roadway on Pittsburg-Antioch Highway. The existing landscaped planter greatly exceeds the five feet, as required by the aforementioned section, and has a continuous length along the southern boundary of the leased area. The existing landscape exceeds the required 10% of the zoning designation of which this project is located. As such, the project complies with the landscaping requirements of the Pittsburg Municipal Code.

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

1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
2. is not detrimental to the health, safety, and general welfare of the City;
3. will not adversely affect the orderly development of property within the City;
4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
5. is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;
6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;
9. is consistent with the City's approved funding priorities; and
10. if located within the Pedestrian Commercial (CP) District, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Required Design Review Findings: In accordance with PMC section 18.36.220(B), Design Review approval may be granted only if the appropriate reviewing body can make findings that:

- A. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality.
- B. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable.
- C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value.
- D. the structure is in harmony with proposed developments on land in the general area.
- E. the application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

Public Notice: On or prior to October 11, 2024, notice of the October 22, 2024, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Pittsburg-Antioch" Nextdoor neighborhood.

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

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the proposed project, with the inclusion of specific Conditions of Approval included within the proposed resolution for this item.

The proposed Use Permit application would allow for the development of a leased portion of the existing 65.42-acre parcel for the use of a "Contractor's Yard". The uses would not adversely affect the orderly development of property within the city, nor would it encourage marginal development within the neighborhood because the use is surrounded by similar Industrial uses.

The proposed Contractor's Use would be operated by United Rentals, a company founded in 1977 and one of the largest equipment rental companies in the world. This project site would significantly improve the company's ability to deploy large industrial equipment to the growing eastern Contra Costa County and surrounding locations. This location would rent, store, and maintain/repair Ground Level Office Units (which is a modified shipping container) and Storage Containers/"conex boxes" (standard shipping containers). In the future this site may also store trailer offices within the same leased area. The site proposes the storage of up to 200 conex storage containers and office units, all of which are classified as contractor's equipment, thus being classified as a contractor's yard use classification by the Pittsburg Municipal Code, not triggering the requirement of any additional Use Permit application. Storage of the equipment on site would be in an orderly manner and would consist of the storage of up to three storage containers in one single pile, not exceeding 30 feet in height. Given the industrial nature of the developed area, this use would be in-keeping with the overall development pattern of the area.

A 1,420-square foot temporary office trailer to be used as the project site's office. Customers would not typically visit the project site as part of their rental transaction but may occasionally do so in order to see all available stock. The office space would be utilized to complete paperwork, to ensure security of the project site, and to provide a location to meet with clients, as applicable. In addition to the office trailer, the applicant proposes the construction of a concrete pad to support a new 2,723-square foot shade structure. The shade structure would be used to provide shade to employees performing repair on the rented conex boxes or mobile office trailers. Any repairs to the equipment would occur on site within the shade structure proposed as part of the development. Repairs would not include the washing of units or any metal cutting. A yard lift would be used at the project site to move the containers. Flatbed trucks would be driven into the Leased area and the containers are loaded onto them for transport, not impacting the traffic or circulation on the larger parcel area or on any of the surrounding roadways.

The proposed use would not be detrimental to the health, safety and general welfare of the City, nor would it create an enforcement problem within the neighborhood, if the applicant abides by all conditions of approval included with the Use Permit, all City codes and regulations, and all regulations of any other affected outside agencies. Further, the proposed project site would be secured by a 6-foot chain-link fencing material with privacy slats, topped with three rows of barbed wire for added security. There would be sliding access gates to the project site, controlled by an automatic locking system. The proposed office trailer would also have its own alarm system to protect against potential crime. The site would have security lighting provided by 14 light poles, all of which would light the leased area of the project site only.

As further detailed in the Code Compliance section of this staff report, staff believes that the proposed use is consistent with the General Plan and the zoning of the property as prescribed by the Pittsburgh Municipal Code.

ACTION REQUIRED:

Move to adopt a Resolution approving Planning Application No. 24-0059, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans
3. Project Location & Surrounding Land Uses Map
4. Property Development Regulations Table
5. Public Hearing Notice/Vicinity Map

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting approval of a Use Permit and)
Design Review to establish a “Contractor’s)
Yard” use at 1501 Loveridge Road, within the)
IG (General Industrial) Zoning District.)
Assessor’s Parcel No. 073-230-032.)
AP-24-0059 (UP, DR))

Resolution No. ____

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On May 20, 2024, Laile Giansetto with SLE Construction, Inc. filed Planning Application No. 24-0059 on behalf of United Rentals, requesting approval of a Use Permit and Design Review to establish a “Contractor’s Yard” at 1501 Loveridge Road, within the IG (“General Industrial”) Zoning District. Assessor’s Parcel No. 073-230-032.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning).
- C. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, ‘In-Fill Development Projects’, of the State CEQA Guidelines, sections 15332.
- D. On or prior to October 11, 2024, notice of the October 22, 2024, public hearing to consider this application was posted at City Hall, near the proposed project site, and on the “Public Notices” section of the City’s website; was delivered to the Pittsburg Library; 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 proposed project site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. Although not required, the notice was also posted on www.nextdoor.com (Nextdoor).
- E. On October 22, 2024, the Planning Commission held a public hearing on Use Permit and Administrative Design Review Application No. AP-24-0059, at which time staff requested a continuance of the item to a date specific of November 12, 2024. The continuance was granted by the Planning Commission.
- F. On November 12, 2024, the Planning Commission held a public hearing on Use Permit and Administrative Design Review Application No. AP-24-0059, at which

time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “United Rentals Contractor’s Storage, AP-24-0059 (UP, DR)” and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

Use Permit:

2. The Contractor’s Yard use:
 - a. Is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location, in that a Contractor Yard, are conditionally permitted uses in the IG District.
 - b. Will not be detrimental to the health, safety, and general welfare of the City, if the proposed project complies with all applicable local, state, and federal agency regulations.
 - c. Will not adversely affect the orderly development of property within the City, in that, the project is located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area.
 - d. Will not adversely affect the preservation of property values, rather, it will help to improve values as the proposed project provides an industrial business that will have a positive impact on the City tax base, in a portion of a larger parcel that would otherwise remain vacant.
 - e. Is consistent with the General Plan, specifically goal Goal 2-1, in that the proposed project would further promote optimal, orderly, well-planned, and diverse land uses that provides a mix and distribution of uses to meet Pittsburgh’s needs, including infill development.
 - f. Will not create a nuisance or enforcement problem if the applicant abides by all Conditions of Approval included with the Use Permit, all City codes and regulation, and all regulations of any other affected out agencies.

- g. Will not encourage marginal development within the neighborhood, in that the proposed structures are compatible with surrounding uses in the area and existing on the project site presently.
- h. Will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints, in that the project site is located in an area of the City served by existing utilities, and the business will be maintained and operated at the cost of the applicant.
- i. Is consistent with the City's approved funding priorities in that there is no public money involved in this project.
- j. Will not be located in the Pedestrian Commercial (CP) District.

Design Review:

- 3. The proposed use of a Contractor's Yard:
 - a. Will conform with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed uses will operate within an existing heavy-industrial development area, on a disturbed and maintained site within the City. The exterior appearance of the structure would be required to be maintained in good condition and would be required to install fencing slats along the Pittsburg-Antioch Highway project border.
 - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable in that the proposed noise, if any, would be limited to moving equipment and automobile ignitions. Should the use operate out of conformance with this, the use shall be subject to Enforcement.
 - c. Will not be of inferior quality in terms of exterior design and appearance as to cause the nature of the neighborhood to materially depreciate in appearance and value, if the exterior of the project site is maintained in a neat and clean manner. Further, the exterior of the structure shall be enhanced as shown on the proposed project plans and shall not be changed without approval by the City of Pittsburg Planning Division.
 - d. Will be in harmony with proposed development on land in the general area, in that there are no known proposed developments on land in the structure's immediate vicinity and the existing development in the surrounding area is of industrial land use zone and development patterns.

- e. Will be in conformance with the criteria set forth in the City's adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864).

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 24-0059, subject to the following conditions:
 - 1. The project must be constructed in compliance with the project plans dated July 8, 2024.
 - 2. The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, on perimeter fencing, or on the street gutters and sidewalks.
 - 3. Exterior Storage. Exterior storage of containers or other equipment shall not exceed 29 feet in height. Total number of leasable units shall not exceed 300 on site at any given time. If the layout of the storage on site impedes on traffic, safety, or circulation patterns, as determined by the Transportation Engineer or other regulatory authority, the applicant shall revise their proposed layout and provide any revisions requested on a plan set, to be reviewed and approved by the City of Pittsburg and applicable regulatory authority.
 - 4. The proposed business shall operate in substantial conformance with this Use Permit application. Any proposed change in use is subject to review and approval by the City of Pittsburg Planning Commission.
 - 5. Exterior Appearance. The exteriors of all structures shall be maintained in a good state of repair and the exterior finishes must be clean and well maintained.
 - 6. Fencing. Fencing shall be kept in a good state of repair and shall not allow for any vehicular access from Pittsburg-Antioch Highway. The cost for construction, maintenance, and any modifications to the fencing shall be the responsibility of the applicant. All barbed wire fencing must be a minimum of six feet above ground level. Fencing slats shall be installed along the southern lease area boundary to further screen the project site from Pittsburg-Antioch Highway.
 - 7. Security Cameras. The developer shall provide exterior security cameras throughout the project site.

- i. Location and installation details to be reviewed and approved by the City of Pittsburgh Police Department prior to Building Permit issuance.
 - ii. The proposed cameras shall be web-based, and the internet protocol (IP) addresses of each camera shall be provided to the Pittsburgh Police Department for investigative purposes.
8. On-Site Parking. Parking facilities shall be constructed in accordance with the Pittsburgh Municipal Code and shall obtain all applicable permits prior to construction. Details regarding parking lot improvements, including but not limited to parking lot lighting, parking lot striping, and parking spaces, shall be included on the Improvement Plans submitted for the parking facility. The applicant shall provide a minimum of one (1) ADA-accessible parking space.
9. On-Site Repairs. On site repairs shall be limited to minor repairs not involving the manufacturing of the rental units themselves, and not involving painting or the production of dust, smoke, metal shavings, or any other pollutant. Any washing of the rental units on site shall be prohibited.
10. On-site Occupancy Prohibited. No person shall live on-site.
11. Business License. The business operator shall obtain and maintain a valid City of Pittsburgh Business License for the business at all times.
12. Landscape Maintenance: The applicant shall be responsible for maintaining a weed-free project site. This pertains to the entire lease area of the proposed development, not the entire parcel area.
13. Trash Receptacle. A trash receptacle shall be provided on site for proper refuse disposal. Trash service shall be provided by Mount Diablo Resource Recovery (MDRR) and any refuse container shall comply with MDRR's requirements. Trash receptacle shall be maintained in a neat and orderly manner, and shall have a lid or covering to ensure proper containment of all refuse.
14. Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes, and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.
15. Equipment Screening. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible. All air conditioning units and utility equipment (which cannot be undergrounded) shall be substantially screened from public view by way of a permanent screen or appropriately sized plant material (City of Pittsburgh

DRDG II.h and III.a). The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit.

16. Committed Service Contract. The applicant shall provide the City with a committed service contract for all pump out activities associated with the proposed project's operations.

City of Pittsburgh Public Works Conditions:

1. The City of Pittsburgh's GIS system indicates a private water line that runs through the middle of the proposed project site. The applicant must confirm whether the line is still in use or abandoned. If still in use, the applicant shall be prohibited from stacking or storing containers over the top of the water line.

City of Pittsburgh Engineering Conditions:

The applicant shall pay the following fees to the Engineering Department

1. Grading Plan Review Fee. The total grading plan review fee is 2.5% of the engineer's estimated cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. The engineer's estimate must be included with the first plans submittal. An initial payment of 50% of the estimated total grading plan review fee is to be submitted prior to grading permit issuance. This initial payment will be credited towards the final fee as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.
2. Grading Inspection Fee The grading inspection fee is 3% of the engineer's estimated for the cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.
3. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local

Transportation Mitigation Fee Program Update, copies of which are available from the City.

4. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the “RTDIM”) amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.
5. GIS Update. Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City’s Master Fee Schedule. The current fee is \$129 plus \$0.06/sf of parcel improvements for non-residential uses.

ENGINEERING SUBMITTALS:

1. Improvement Plans. The applicant shall submit electronic, pdf. files of the engineering plans to the Engineering Division for review and approval through the Accela permitting portal. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
 - A Site Plan
 - A Grading and Drainage Plan
 - A Utilities Plan
 - A Landscaping and Irrigation Plan
 - An Erosion and Sedimentation Control Plan
2. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.
3. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP’s) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

- Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
 - Providing covered trash, food waste, and compactor enclosures.
 - Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
 - Minimizing the amount of directly connected impervious surface area.
 - Marking all storm drains with “No Dumping, Drains to Delta” messages.
 - Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
 - Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo’s authority and standards:
 - ✓ Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
 - ✓ Dumpster drips from covered trash and food compactor enclosures.
 - ✓ Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - ✓ Fire sprinkler test water if discharge to onsite vegetated areas is not a feasible option.
4. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association’s (CASQA’s) construction handbook.

UTILITIES and SITE IMPROVEMENTS:

5. Off-Site Capacity Evaluation. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.
6. The applicant shall implement as needed, improvements to prevent the track out of any loose material onto Loveridge Road, or erosion runoff from the site due to daily operations of the facility.

City of Pittsburg Building Division Conditions:

1. All new businesses must acquire a Business license and a Certificate of Occupancy permit prior to opening any business in the City of Pittsburg.
2. 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.
3. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
4. 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.
5. 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.
6. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36" long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.

7. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
8. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
9. All exterior and interior accessibility requirements for this project, shall be designed and built to chapter 11B of the California Building Code.

Contra Costa County Fire Protection District Conditions:

1. The Contra Costa County Fire Protection District has development impact fees established in the unincorporated County and in the Cities of Antioch and Pittsburg. Projects within the development impact areas will need to pay the fees prior to Building Permit issuance.
2. Access as shown on plans appears to comply with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

3. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103. 5) CFC.
4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507. 1) CFC
5. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1500 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507. 1), (B105) CFC

6. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. If existing fire hydrants are present that are accessible and meet the requirements then a site plan documenting the existence and location is required. (C103.1)CFC
7. A land development permit is required for access and water supply review and approval prior to submitting building construction plans. The developer shall submit scaled site improvement plans indicating:
 - a. All existing or proposed hydrant locations,
 - b. Fire apparatus access to include slope and road surface
 - c. Elevations of building,
 - d. Size of building and type of construction,
 - e. Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
 - f. Striping and signage plan to include "NO PARKING-FIRE LANE" markings
 - g. This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC
8. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.
9. New buildings shall have approved radio coverage for emergency responders. An emergency responder radio coverage system shall be installed when the conditions of CFC 510.4.1 are not met. Testing shall be conducted and the results submitted to the Fire District prior to the building final. (510. 1) CFC
10. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and necessary permits from the Fire District. (3401. 4) CFC
11. A new construction permit is not required for a commercial modular building with a California Insignia of Approval tag. The tag will be verified once the trailers are placed in position during the land development inspection.

12. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

13. The developer shall submit building construction plans and specifications for the subject project to the through the Fire District public portal. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following. Private underground fire service water mains All plan submittals shall be submitted to the through the Fire District public portal for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105. 4. 1) CFC, (901. 2) CFC, (107) CBC
14. TO SCHEDULE A FIRE DISTRICT INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIAL ON THE JOB SITE, CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 OR SCHEDULE THROUGH THE FIRE DISTRICT PUBLIC PORTAL UNDER THE CORRECT PERMIT NUMBER.
15. Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

City of Pittsburg Standard Conditions:

1. Site Accessibility: All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.
2. Standard Conditions: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development, and this Resolution, this Resolution shall prevail. 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. Other Agency Requirements: The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, State Water Resources Control Board, Bay Area Air Quality Management District, and all other applicable local, state and federal agencies.
4. Other Municipal Code Requirements: All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
5. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
6. Expiration: This use permit approval will expire on November 12, 2026, unless the use has been legally established prior to the expiration date, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner ____, seconded by Commissioner ____, the foregoing resolution was passed and adopted the 12th day of November 2024, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

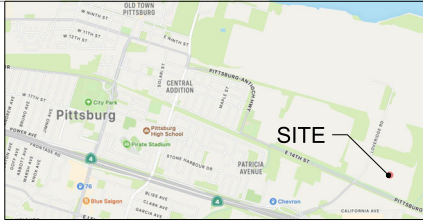
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on November 12, 2024

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



- A1.0 PROJECT DATA, VICINITY MAP, PROPOSED SITE PLAN
- A1.1 AERIAL PARCEL VIEW
- A1.2 PAVING AND LIGHTING PLAN
- A2.0 MOBILE OFFICE FLOOR PLAN & EXTERIOR ELEVATIONS
- A2.1 SHADE STRUCTURE FLOOR PLAN & EXTERIOR ELEVATIONS
- A3.0 COLORED ELEVATIONS
- 1 of 1 EXISTING TOPOGRAPHIC SURVEY

PROJECT DATA

PARCEL NUMBER: 073-230-033
ZONING: IG
LEASE AREA: 152,460 S.F. (3.5 ACRES)

PROPOSED BUILDING ELEMENTS:

OFFICE TRAILER 1,420 S.F.
SHADE STRUCTURE: 2,723 S.F.

FLOOR AREA RATION: .027

PARKING:

STANDARD SPACE 5
VAN ACCESSIBLE SPACE 1
TOTAL SPACES 6

SCOPE OF WORK

1. INSTALL MOBILE OFFICE AND CONNECT TO ELECTRICAL SERVICE.
2. INSTALL NEW 60' X 60' X 6" THICK CONCRETE PAD AND SHADE STRUCTURE.
3. PATCH EXISTING PAVEMENT AS NEEDED.
4. INSTALL GRAVEL AT UNPAVED SECTIONS OF STORAGE AREAS
5. INSTALL 2 NEW AUTOMATIC SLIDING GATES AND 1 NEW SWINGING GATE TO REPLACE EXISTING. INFILL ONE EXISTING GATE.
6. INSTALL 14 NEW LIGHT POLES.
7. STRIPE PARKING SPACES AND PROVIDE SIGNAGE.
8. UPGRADE EXISTING FENCE TO 6' TALL WITH 18" BARBED WIRE, SEE DETAIL 2 SHEET A1.2

3 VICINITY MAP

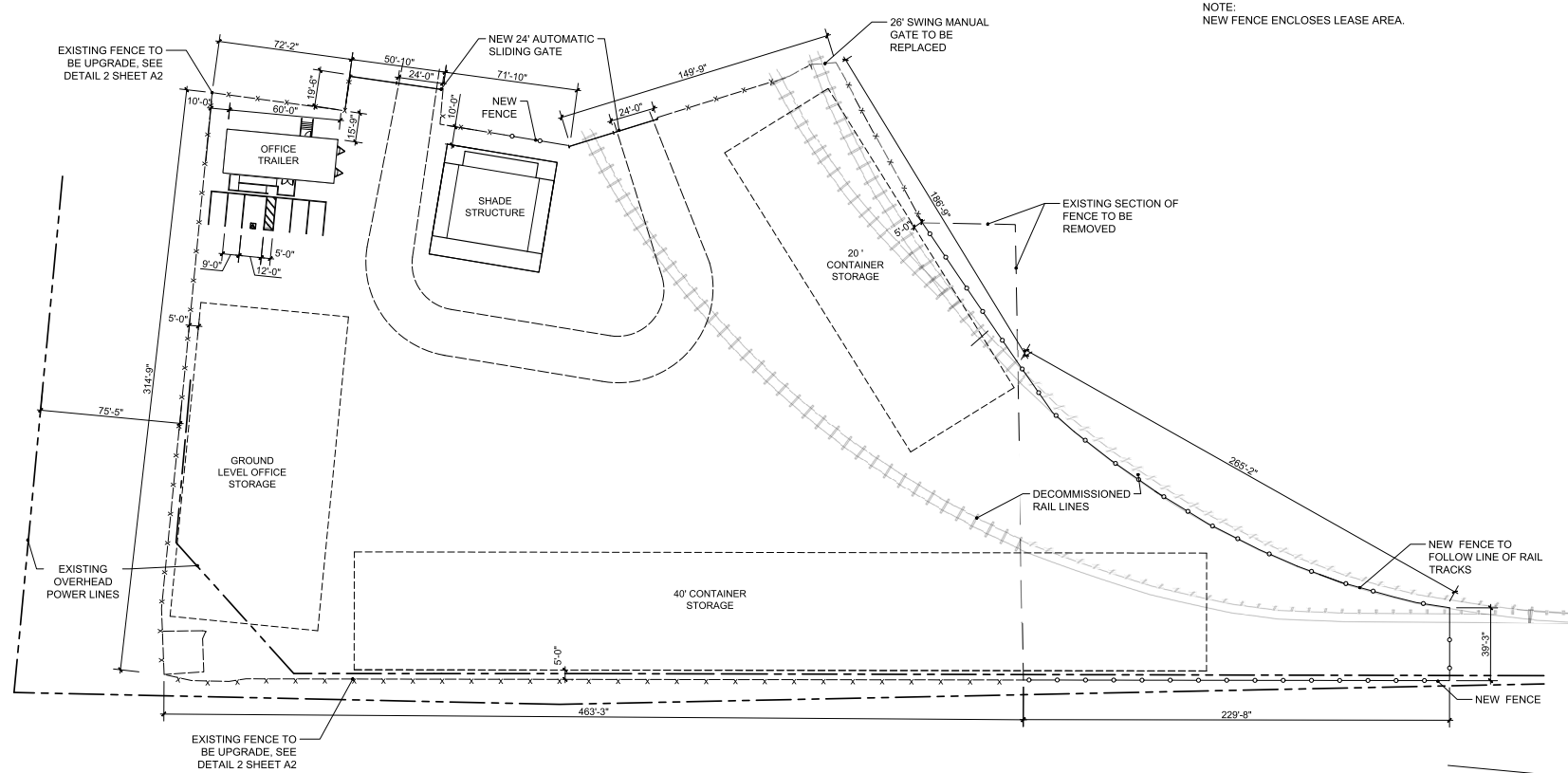
NTS



2 DRAWING INDEX

1/4" = 1'-0"

1 PROJECT INFORMATION



4 SITE PLAN

1" = 30'-0"



5000 WINDPLAY DRIVE, STE. 1
EL DORADO HILLS, CA 95762

STAMP

CONSULTANT

PROJECT



1501 LOVERIDGE ROAD
PITTSBURG, CA

OWNER

UNITED RENTALS
33008 CALLE PERFECTO
SAN JUAN CAPISTRANO
CA 92675

REVISIONS

TITLE
PROPOSED
SITE PLAN

ISSUED
5/6/2024

SHEET

REVISED
7/8/2024

JOB NO.
UR-PITTSBURG

A1.0

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5000 WINDPLAY DRIVE, STE. 1
EL DORADO HILLS, CA 95762

STAMP

CONSULTANT

PROJECT



1501 LOVERIDGE ROAD
PITTSBURG, CA

OWNER

UNITED RENTALS
33008 CALLE PERFECTO
SAN JUAN CAPISTRANO
CA 92675

REVISIONS

TITLE
PARCEL AERIAL
VIEW

ISSUED	SHEET
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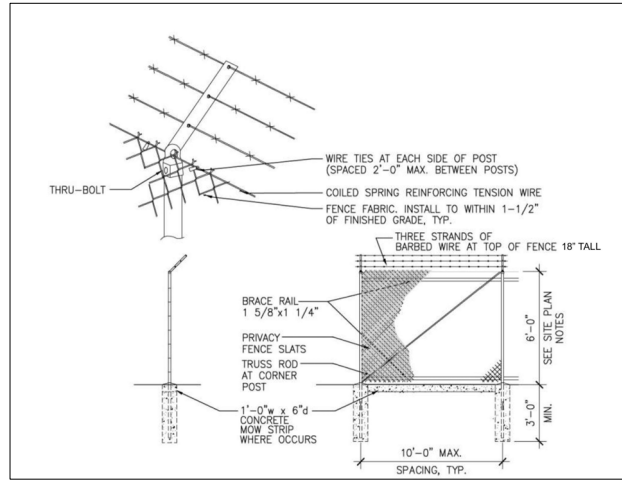
5/6/2024

REVISÉ

7/8/2024

JOB NO.

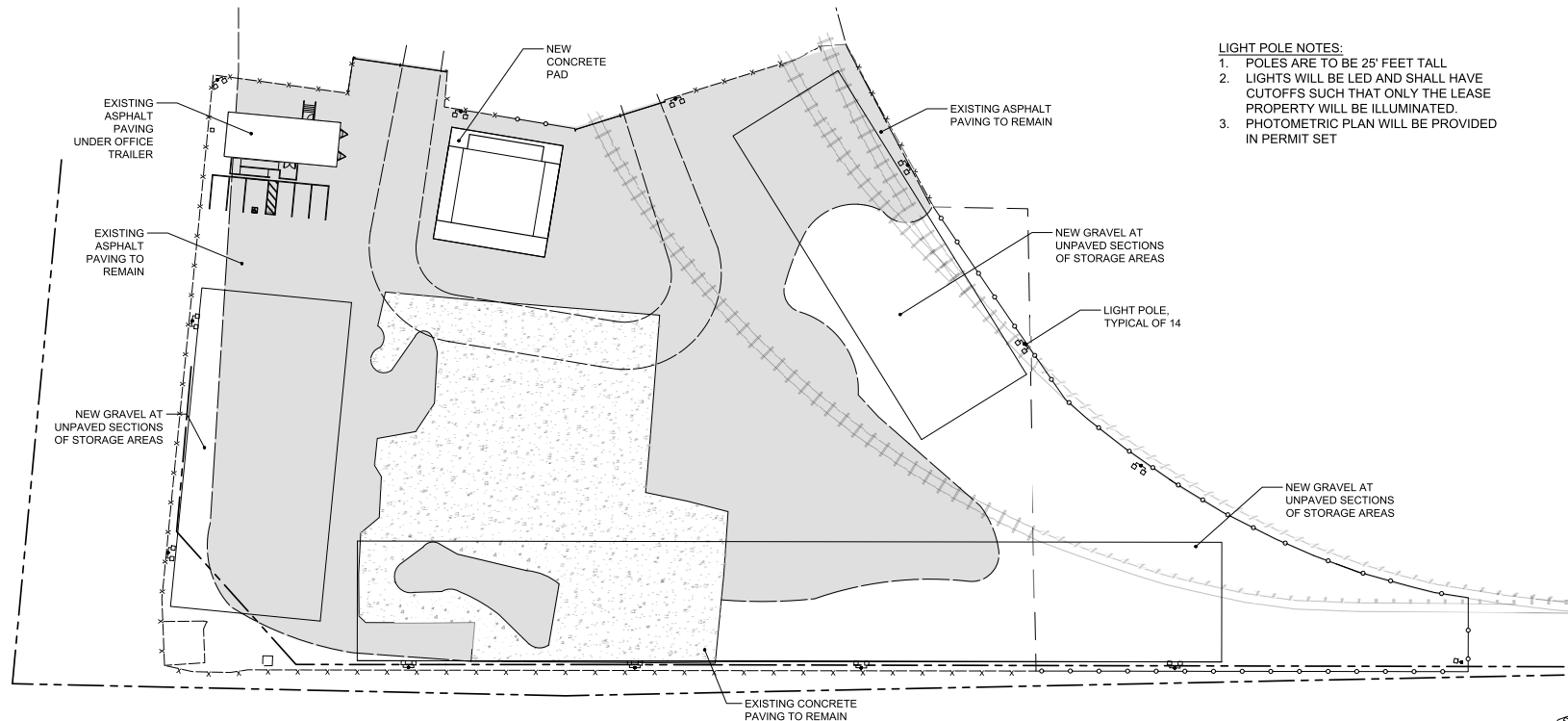
A1.1



2 FENCE DETAIL
N.T.S.



1 EXISTING FENCE



LIGHT POLE NOTES:

1. POLES ARE TO BE 25' FEET TALL
2. LIGHTS WILL BE LED AND SHALL HAVE CUTOFFS SUCH THAT ONLY THE LEASE PROPERTY WILL BE ILLUMINATED.
3. PHOTOMETRIC PLAN WILL BE PROVIDED IN PERMIT SET

3 LIGHTING AND PAVING PLAN
1" = 30'-0"



5000 WINDPLAY DRIVE, STE. 1
EL DORADO HILLS, CA 95762

STAMP

CONSULTANT

PROJECT



1501 LOVERIDGE ROAD
PITTSBURG, CA

OWNER

UNITED RENTALS
33008 CALLE PERFECTO
SAN JUAN CAPISTRANO
CA 92675

REVISIONS

TITLE
**PROPOSED
SITE PLAN**

ISSUED

SHEET

5/6/2024

REVIS

7/8/2024

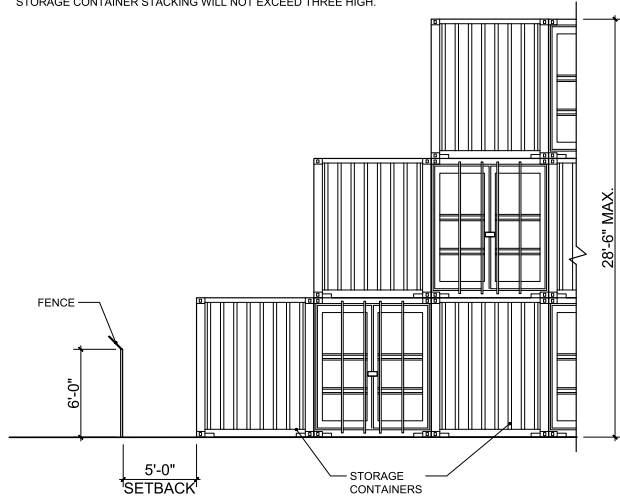
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UR-PITTSBURG

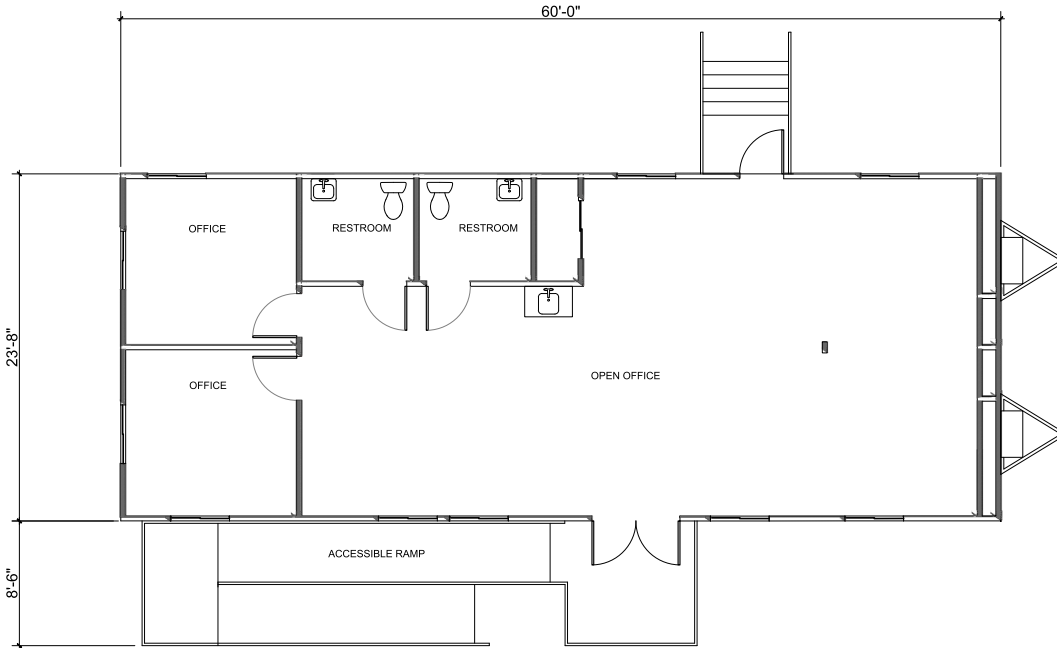
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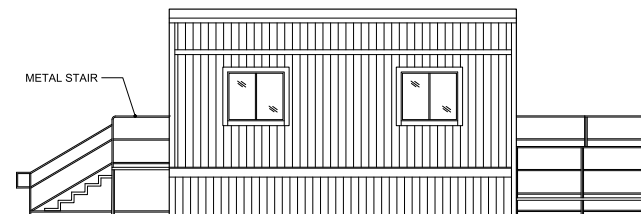
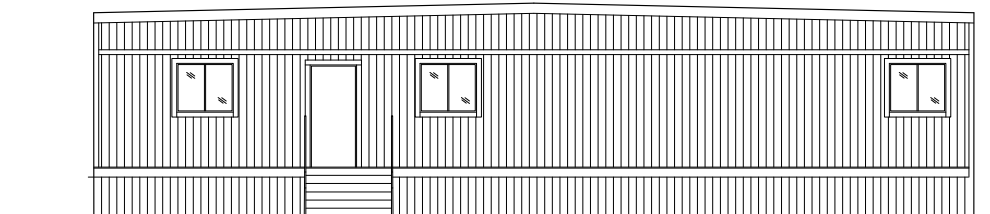
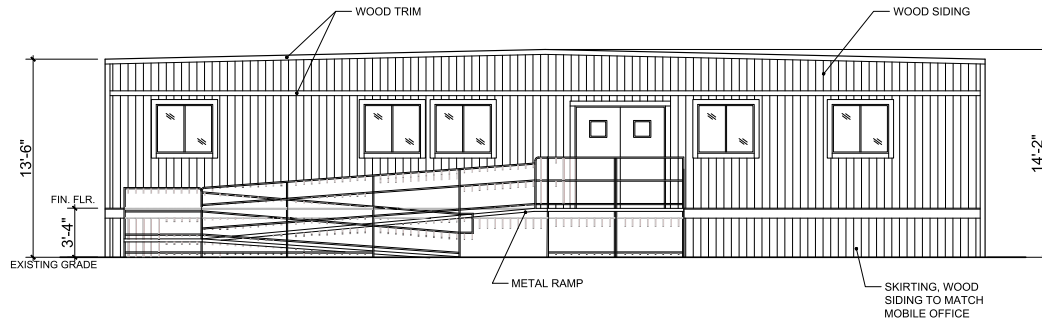
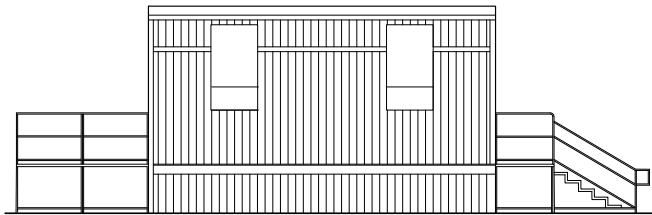
NOTE:
FIRST ROW OF CONTAINERS NEAREST FENCE WILL NOT BE STACKED.
SECOND ROW OF CONTAINERS WILL BE STACKED TWO HIGH
MAXIMUM. REMAINING ROWS CAN BE STACKED THREE HIGH.
STORAGE CONTAINER STACKING WILL NOT EXCEED THREE HIGH.



3 TYPICAL CONTAINER STACKING PATTERN
1/4" = 1'-0"



1 FLOOR PLAN - OFFICE TRAILER
1/4" = 1'-0"



3 EXTERIOR ELEVATION - OFFICE TRAILER
1/4" = 1'-0"



STAMP

CONSULTANT

PROJECT



1501 LOVERIDGE ROAD
PITTSBURG, CA

OWNER

UNITED RENTALS
33008 CALLE PERFECTO
SAN JUAN CAPISTRANO
CA 92675

REVISIONS

TITLE
MOBILE OFFICE

ISSUED
5/6/2024

REVISED
7/8/2024

JOB NO.
UR-PITTSBURG

SHEET

A2.0

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STAMP

CONSULTANT

PROJECT



1501 LOVERIDGE ROAD
PITTSBURG, CA

OWNER

UNITED RENTALS
33008 CALLE PERFECTO
SAN JUAN CAPISTRANO
CA 92675

REVISIONS

TITLE
**SHADE
STRUCTURE**

ISSUED

5/6/2024

SHEET

REVISED

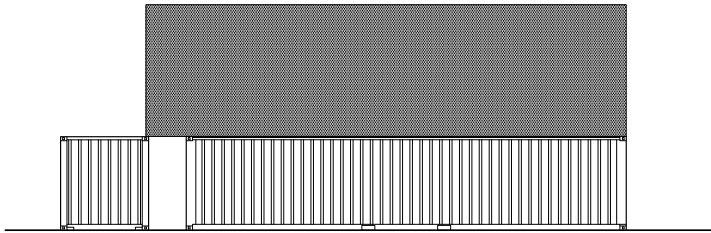
7/8/2024

JOB NO.

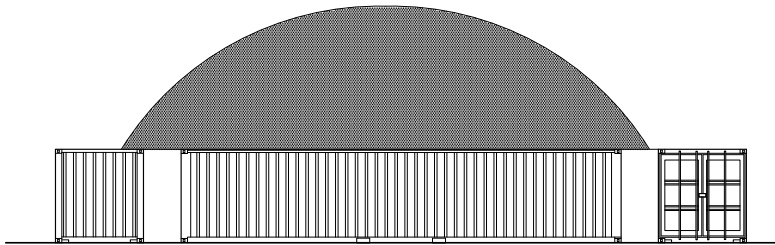
UR-PITTSBURG

A2.1

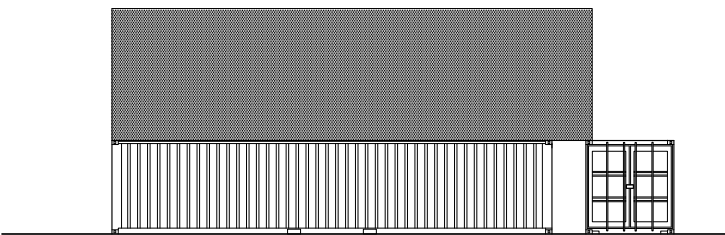
③ SOUTH ELEVATION
3/16" = 1'-0"



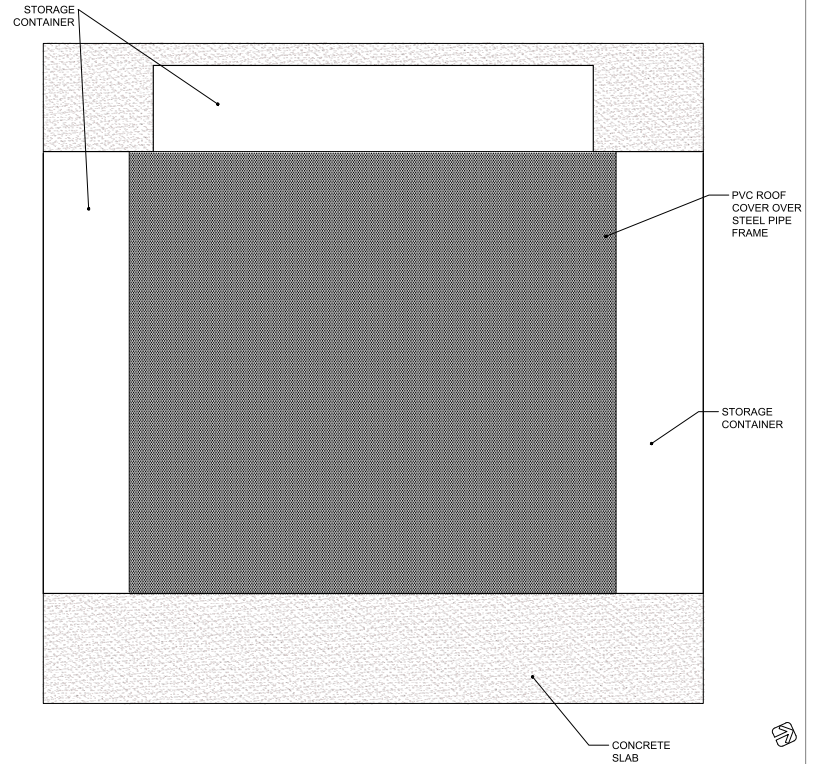
④ WEST ELEVATION
3/16" = 1'-0"



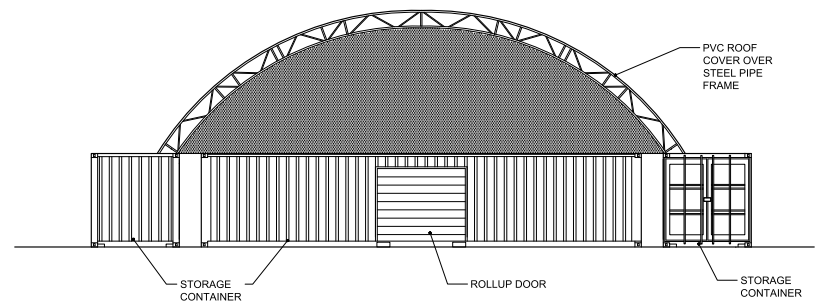
⑤ NORTH ELEVATION
3/16" = 1'-0"

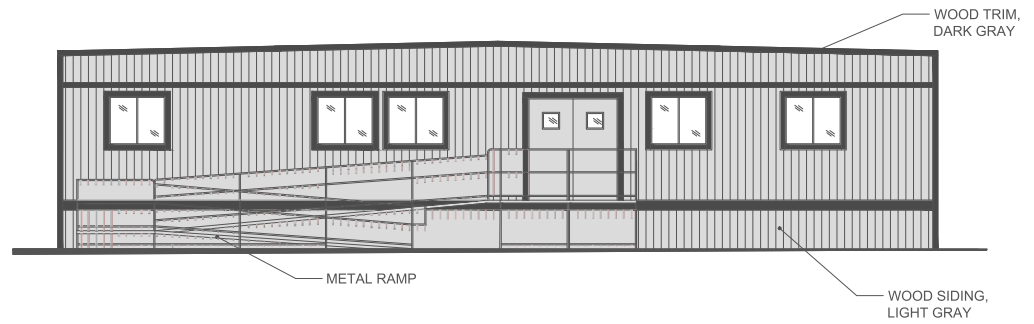


① SHADE STRUCTURE - FLOOR PLAN
3/16" = 1'-0"

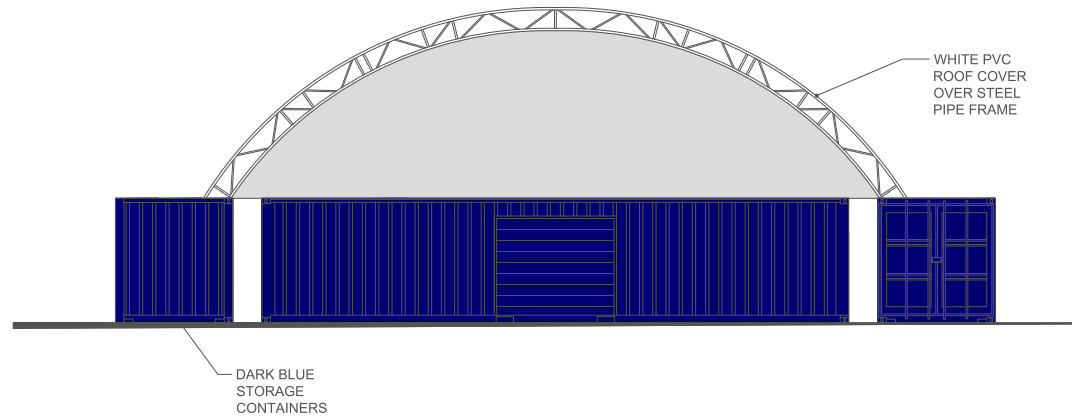


② EAST ELEVATION
1/4" = 1'-0"





1 MOBILE OFFICE
1/4" = 1'-0"



2 SHADE STRUCTURE
1/4" = 1'-0"



5000 WINDPLAY DRIVE, STE. 1
EL DORADO HILLS, CA 95762

STAMP

CONSULTANT

PROJECT



1501 LOVERIDGE ROAD
PITTSBURG, CA

OWNER

UNITED RENTALS
33008 CALLE PERFECTO
SAN JUAN CAPISTRANO
CA 92675

REVISIONS

TITLE COLORED
ELEVATIONS

ISSUED 5/6/2024

SHEET

REVISED 7/8/2024

JOB NO.
UR-PITTSBURG

A3.0

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**Attachment 3 – Project Location and Surrounding Uses
AP-24-0059 (UP, ADR)**



Proposed project site is surrounded on all sides by Industrial-zoned parcels that are industrially developed, such as HASA, Inc., Mount Diablo Resource Recovery, K2 Pure Solutions, and Alstom.

Property Development Regulations
 United Rentals Contractor's Yard
 AP-24-0059 (UP, ADR)

Development Regulations: <i>IG District</i>	Requirement:	Proposed Project:
Minimum Lot Area:	20,000 sq. ft.	More than 20,000 sq. ft. (Existing, no change)
Minimum Lot Width:	100 ft.	More than 100 ft. (Existing, no change)
Minimum Yards:	-	-
Front:	25 ft.	More than 25 ft. (Existing, no change)
Side	-	Existing, no change
Rear:	-	Existing, no change
Maximum Height of Structures:	50 ft.	Approx. 30 ft.
Maximum Lot Coverage:	75%	Less than 75% (existing, no change)
Maximum Floor-Area Ratio (FAR):	0.8	Less than 0.8 FAR (existing, no change)
Minimum Site Landscaping:	10%	> 10% (existing)



NOTICE OF PUBLIC HEARING

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

DATE: October 22, 2024
TIME: 7:00 PM
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

SUBJECT: United Rentals, AP-24-0059 (UP, DR)

Project Description: This is a request for Planning Commission approval of approval of a Use Permit and Design Review application to establish a Contractor's Yard within a 3.5-acre leased portion of the site located at 1501 Loveridge Avenue. This location would be classified as a "Mobile Solutions Facility" for United Rentals, which primarily handles mobile office trailers and conex storage containers for rental. This location will rent, store, and maintain/repair Ground Level Office Units (which is a modified shipping container) and Storage Containers/"conex boxes" (standard shipping containers).

Environmental Determination: The project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 150303.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

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 and oral testimony 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: AP-24-0059 – United Rentals (UP, DR)
Location: 1501 Loveridge Road, Pittsburg, CA 94565



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
November 12, 2024**

ITEM: Nfinito Martial Arts Studio, AP-24-0112 (UP)

ORIGINATED BY: Davon Clark, 750 Railroad Avenue, Pittsburg, CA 94565

SUBJECT: Use Permit (UP) application to expand existing martial arts studio in an existing 1,900 square-foot commercial space (Personal Improvement Services) into an adjacent 1,160 square-foot vacant ground floor commercial space (for a total of 3,060 square feet) located at 750 Railroad Avenue in the Downtown Mixed Use General Plan Area and the CP - Pedestrian Commercial Zoning District. Assessor's Parcel No. 085-164-018.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a resolution as outlined in Attachment 1, approving Use Permit Application No. 24-0112 subject to conditions.

BACKGROUND:

On October 8, 2024, the applicant, Davon Clark, filed Use Permit Application No. 24-0112 to expand an existing martial arts studio at the subject location into an adjacent vacant commercial tenant space. The site is located in the Pedestrian Commercial (CP) District and serves as one of the core retail storefronts located on Railroad Avenue in Old Town Pittsburg. The tenant space is one of several vacant storefronts on the ground floor of the Vidrio development that have remained vacant since the building was constructed.

The proposed expansion of the existing martial studio (Personal Improvement Services Commercial Activity) will co-exist among a diverse group of other commercial uses including retail and personal service uses ranging from restaurants, clothing stores, beauty salons, bookshops, art galleries, and barber shops in the Oldtown district area. The expansion of the existing use within the Old Town district would be compatible with the existing and allowed uses in the surrounding area.

PROJECT DESCRIPTION:

Existing Conditions:

The site is located within the Commercial Core of Old Town Pittsburg where retail uses are encouraged within ground floor spaces on Railroad Avenue. The subject 1,160 square-foot vacant tenant space is part of a set of multi-tenant retail spaces on the ground floor of the Vidrio development that have remained vacant since the building was constructed. The space would need some tenant improvements before use.

See Attachment 2 for Existing Conditions Photos

Surrounding Land Uses:

The location is within two city blocks from the John Buckley Square and other small-scale commercial establishments and mixed-use buildings along Railroad Avenue and surrounding side streets. Surrounding land uses on the 700 block of Railroad Avenue include establishments such as Freddy's BBQ, Hair Sophistication Salon, Jack's sandwich shop, an office, and the East Bay Furniture Store across the street. To the north on the 600 Railroad block of Railroad Avenue, other commercial establishments include the "Mechanic's Bank" (which also contains the "Steeltown Coffee and Tea" cafe), Black Crown Tattoo Studio, Loyalty Clothing Company, Rita's We R Gift shop, Johnny's Market 2, "Lumpy's Diner", Coats Barber Shop, "Cre Asian Bistro", and C. Joy Boutique.

See Attachment 3 for Map of Surrounding Land Uses

Proposed Project:

The applicant is requesting approval of a Use Permit to expand existing martial arts studio in an existing 1,900 square-foot commercial space (Personal Improvement Services) into an adjacent 1,160 square-foot vacant ground floor commercial space (for a total of 3,060 square feet). The proposed fitness establishment would operate between the hours of 4:00 p.m. to 9:00 p.m., daily.

No exterior alteration is proposed for the project. A separate sign permit application would need to be applied for and reviewed by the planning division before displaying any new exterior business sign.

See Attachment 4 for the Project Floor Plan.

CODE COMPLIANCE:

Pittsburg General Plan 2040: The project site is located in the Commercial Core Downtown Subarea of the General Plan (GP) and has a land use designation of Downtown Mixed Use. The Downtown Mixed Use land use designation is intended to be a mixed use and multi-family residential development in a well-designed walkable environment; uses intended to promote vitality of the Downtown and include Downtown-serving commercial, service, recreational, and residential uses.

GP Land Use Policy 5-P-1.8 States: "Concentrate Downtown commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses - along the Railroad Avenue corridor."

The proposed use is consistent with this goal in that the proposed project would promote establishment of a Personal Instruction Services business located within an existing vacant storefront along Railroad Avenue.

Planning Commission Staff Report

Pittsburg Municipal Code: The project site is located within the Pedestrian Commercial (CP) Zoning District which is intended to provide a vibrant destination area that caters to pedestrian shoppers and visitors in the downtown commercial core. Permitted uses on ground floor along the primary corridor consist primarily of pedestrian-oriented retail, entertainment, restaurants, and galleries. The district is intended to create a place for pedestrian-oriented activity by providing inviting, visually interesting, human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities.

Pursuant to the Pittsburg Municipal Code (PMC) Section 18.08.080 - Commercial Use Classifications and Section 18.52.010 - CP District – Land Use Regulations, Personal Improvement Services establishments are conditionally permitted in the CP District subject to an approved business permit. Pursuant to Section 18.52.010 - CP District of the PMC, fitness studios (Personal Improvement Services Commercial Activities) are permitted in the CP District and requires use permits when located on the ground floor of buildings located on Railroad Avenue. The purpose of the use permit requirement is to foster a continuous retail atmosphere on Railroad Avenue. The proposed use will keep the storefront transparent and maintain the pedestrian-friendly nature of the setting. The proposed project, if approved, would enhance an existing Personal Improvement Services use in the Pedestrian Commercial (CP) Zoning District in Oldtown Pittsburg.

Off-Street Parking: Pursuant to PMC Section 18.78.040.G(3) Off-street parking and loading spaces required by this project shall not be subject to the minimum off-street parking and loading spaces. The provisions in this section allow for Exceptions for Downtown and Residential Infill Units – Nonresidential Uses in the CP District, nonresidential uses on properties located in the CP district shall not be subject to the minimum requirements for off-street parking and loading spaces.

Signage: The applicant is not proposing any new exterior signage for the tenant space proposed for expansion at this time. Signage associated with the new space project will require a separate sign permit application that demonstrates consistency with the Old Town Design Guidelines. Any future exterior signage will be reviewed by staff for compliance with applicable guidelines prior to application for a building permit and installation.

Required Findings – Use Permit: Pursuant to PMC section 18.16.040, in order to approve the Use Permit for the proposed expansion, the Planning Commission must find that the proposed project:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the city;
- C. will not adversely affect the orderly development of property within the city;

Planning Commission Staff Report

- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law; and
- I. is consistent with the city's approved funding priorities.

A full analysis of how the proposed project meets the required Use Permit findings is provided in the Resolution (Attachment 1).

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

If the proposed project is approved, Planning Staff will file a Notice of Exemption with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office.

Public Notice: On November 1, 2024, a notice of the November 12, 2024, public hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091 (Attachment 5). In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the Old Town neighborhood.

ANALYSIS:

Staff finds that the proposed fitness studio is consistent with the General Plan goals and is a conditionally permitted use in the Pedestrian Commercial (CP) Zoning District. The new establishment will provide a service in demand to the community and enhance the capacity of an existing business within the City which is expected to have a positive

Planning Commission Staff Report

impact on the City's tax base by generating taxable income for the business owner as well as the landlord. The business expansion will also eliminate an adjacent vacant tenant space that has been vacant since the building was constructed and would otherwise continue to remain vacant. Staff therefore recommends that the Planning Commission approve the proposed project based on the attached required findings and grant the Use Permit for the proposed project subject to the applicable conditions of approval. Approval of the proposed project would provide a personal improvement services business that would serve local residents within the community.

See Attachment 1 for a full analysis of how the proposed project meets the required Use Permit findings.

ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit application No. 24-0112, subject to conditions.

ATTACHMENTS:

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

Prepared by: Maurice Brenyah-Addow, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Use Permit to Expand Existing Martial)
Arts Studio into an Adjacent 1,160)
square -foot Vacant Ground Floor)
Commercial Space in the Downtown)
Mixed-Use General Plan Area and CP-)
Pedestrian Commercial Zoning District)
APN: 085-164-018. AP-24-0112)

Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On October 8, 2024, Davon Clark of Nfinito Martial Arts Studio, filed Planning Use Permit Application No. AP-24-0112, requesting approval to expand existing martial arts studio into an adjacent 1,160 square-foot vacant ground floor commercial space (located at 750 Railroad Avenue in the Downtown Mixed Use General Plan Area and the CP - Pedestrian Commercial Zoning District. Assessor's Parcel No. 085-164-018.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 ("Zoning") (Section 18.08.080 - Commercial Use Classifications and Section 18.52.010 - CP District – Land Use Regulations).
- C. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- D. On November 1, 2024, notice of the November 12, 2024, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; 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 proposed project site, to local service agencies expected to provide services to the building, 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. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") to surrounding neighborhood.
- E. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
 - 1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

2. is not detrimental to the health, safety, and general welfare of the city;
3. will not adversely affect the orderly development of property within the city;
4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law; and,
9. is consistent with the city's approved funding priorities.

F. On November 12, 2024, the Planning Commission held a public hearing on Planning Application No. 24-0112, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Nfinito Martial Arts Studio, AP-24-0112 (UP)," dated November 12, 2024, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The proposed martial arts studio expansion will:
 - a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location, in that pursuant to Section 18.52.010 of the PMC, Personal Improvement Services are permitted within the CP District but require a use permit when located on the ground floor of buildings located on Railroad Avenue. The purpose of the use permit requirement is to ensure that business establishments on Railroad Avenue in Old Town Pittsburg are pedestrian-oriented and contribute to a continuous and vibrant retail atmosphere. The proposed expansion of existing Personal Instruction Services use is expected to generate foot traffic, maintain the transparency of the storefront and maintain the pedestrian- friendly nature of the setting.
 - b) not be detrimental to the health, safety, and general welfare of the city because the proposed expansion of existing Personal Instruction Service use will be

required to meet health and safety requirements of the Pittsburg Economic and Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services and all other appropriate Health and Safety industry requirements.

- c) not adversely affect the orderly development of property within the city, in that the new establishment does not change the configuration of the building. The proposed expansion will occupy and put an existing commercial space that has been vacant back to a productive use.
- d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city because the expanded business within the City will provide a service to the community, generate income for the business and property owners and have a positive impact on the City's tax base.
- e) be consistent with the General Plan in that the project site is located in the Commercial Core Downtown Subarea of the General Plan (GP) and has a land use designation of Mixed-Use Commercial. GP Land Use Policy 5-P-1.8 States: "Concentrate Downtown commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses - along the Railroad Avenue corridor." The proposed use is consistent with this goal in that the proposed project would promote establishment of a Personal Instruction Services business located within an existing vacant storefront along Railroad Avenue.
- f) not create a nuisance or enforcement problem within the neighborhood, because the new business complies with the allowable uses in the General Plan and Zoning Code. It would be required to obtain all necessary local, state and federal permits as per Condition of Approval #15 below and will revitalize a vacant tenant space that could otherwise continue to remain vacant.
- g) not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing retail storefront within the Pedestrian Commercial District of Old Town Pittsburg, and does not involve construction of a new building or building addition. The expansion into adjacent the vacant tenant space would serve as a catalyst to eventually attract other businesses to occupy the remaining vacant storefronts
- h) not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law, in that any such use will operate in a building that has been designed to utilize existing infrastructure. Further, the proposed project is located on private property and will be maintained privately. Approval of the proposed project would provide a personal instruction service business that would serve local residents and businesses.
- i) not be inconsistent with the city's approved funding priorities, in that the proposed use is on private property, to be maintained privately, and does not propose or

require any city funding. There is currently no City funding involved. In the future the Economic Development Agency may assist with development and installation of new business signs consistent with the character of Old Town Pittsburg.

- j) will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along Railroad Avenue, in that the expanded use will likely draw new patrons to Old Town Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses.

B. The staff report entitled, “Nfinito Martial Arts Studio – AP-24-0112,” dated November 12, 2024, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 24-0112, subject to the following conditions:

Planning Conditions of Approval

1. **Conformity with Project Plans:** The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner’s discretion.
2. **Hours of Operation:** The hours of operation for the business shall be limited to Monday through Sunday 8:00 A.M. to 9:00 P.M. daily. Any future changes to the hours of operation shall be reviewed and approved by the Zoning Administrator.
3. **License and Permitting:** The business owner, operator, and independent contractors employed by the business shall maintain and keep displayed active Business Licenses issued by the City of Pittsburg.
4. **Tenant Improvements:** The applicant shall apply for and obtain Building Permits for all tenant improvements to the subject space from the City of Pittsburg (and comply with all Contra Costa County Fire Protection District standards) prior to commencement of operations.
5. **Maximum Occupancy:** The number of customers/guests shall not exceed the maximum occupancy for the space as determined by the Contra Costa County Fire Protection District.
6. **Transparency:** The business owner shall ensure that front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business.
7. **Unobstructed Access & Visibility:** The business operator shall maintain unobstructed access and visibility between the main entrance and the rear exit of the

tenant space, and shall not construct or install any doors, walls, curtains, or similar screening mechanisms between the reception, foot reflexology, and hallway areas. The operator may install doors or curtains between the hallway and private massage rooms; however, these doors shall not be lockable.

8. **Exterior Signage:** Exterior signage is not approved at this time. No signs shall be installed until plans are reviewed and approved by the Planning Division under a separate sign permit application.
9. **Window Signs:** Illuminated window signage shall be prohibited.
10. **Loitering:** The business operator shall ensure that there is no loitering on the sidewalks, rear or side yards, or streets surrounding the business tenant space, or within the nearby parking lots, during operating hours and within one (1) hour of business closing. If the business operator observes loitering, the Pittsburg Police Department shall be notified immediately.
11. **Security Cameras:** The business owner shall install and maintain exterior video cameras at the front and back doors of the business location. The cameras shall overlook the sidewalk and parking areas in front of the business, the front public entrance, and the rear emergency exit. The cameras shall be web-based, and the business owner shall provide the Pittsburg Police Department with the cameras' internet protocol (IP) addresses.
12. **Peace and Order:** The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, additional video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.
13. **Noise:** The business operator shall ensure any noise generated by the use is not audible outside of the building or within adjacent tenant spaces.
14. **Litter & Debris:** The site shall be kept clean and free of all litter, debris, and refuse at all times. For the cleanup of trash and leaf debris on and around the premises, the applicant shall ensure that dry cleanup methods such as sweeping are used whenever possible, in lieu of hosing the area down with water. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.

Outdoor Cleaning: The business owner shall practice dry clean-up methods for outdoor sidewalk and patio surface areas, in accordance with the guidelines established by the Bay Area Stormwater Management Agencies Association

(BASMAA). The business owner shall ensure detergents/degreasers are never used in the process of outdoor cleaning.

15. **Proper Disposal:** The business owner shall ensure employees collect and dispose of water and cleaning liquids to the sanitary sewer, not the exterior storm drain inlets/catch basins.

Standard Conditions:

16. **Standard Conditions of Development:** The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
17. **Other Agency Requirements:** The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
18. **Indemnification:** Business owner agrees to indemnify, defend, and hold harmless the city, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, city may select its own legal counsel at applicant's sole cost and expense. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner shall pay for city's costs of defense, whether directly or by timely reimbursement to city on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by city in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
19. **Expiration of Approval:** This use permit will expire on November 12, 2025, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 12th day of November 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 November 12, 2024.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



Existing Martial Arts Studio Space

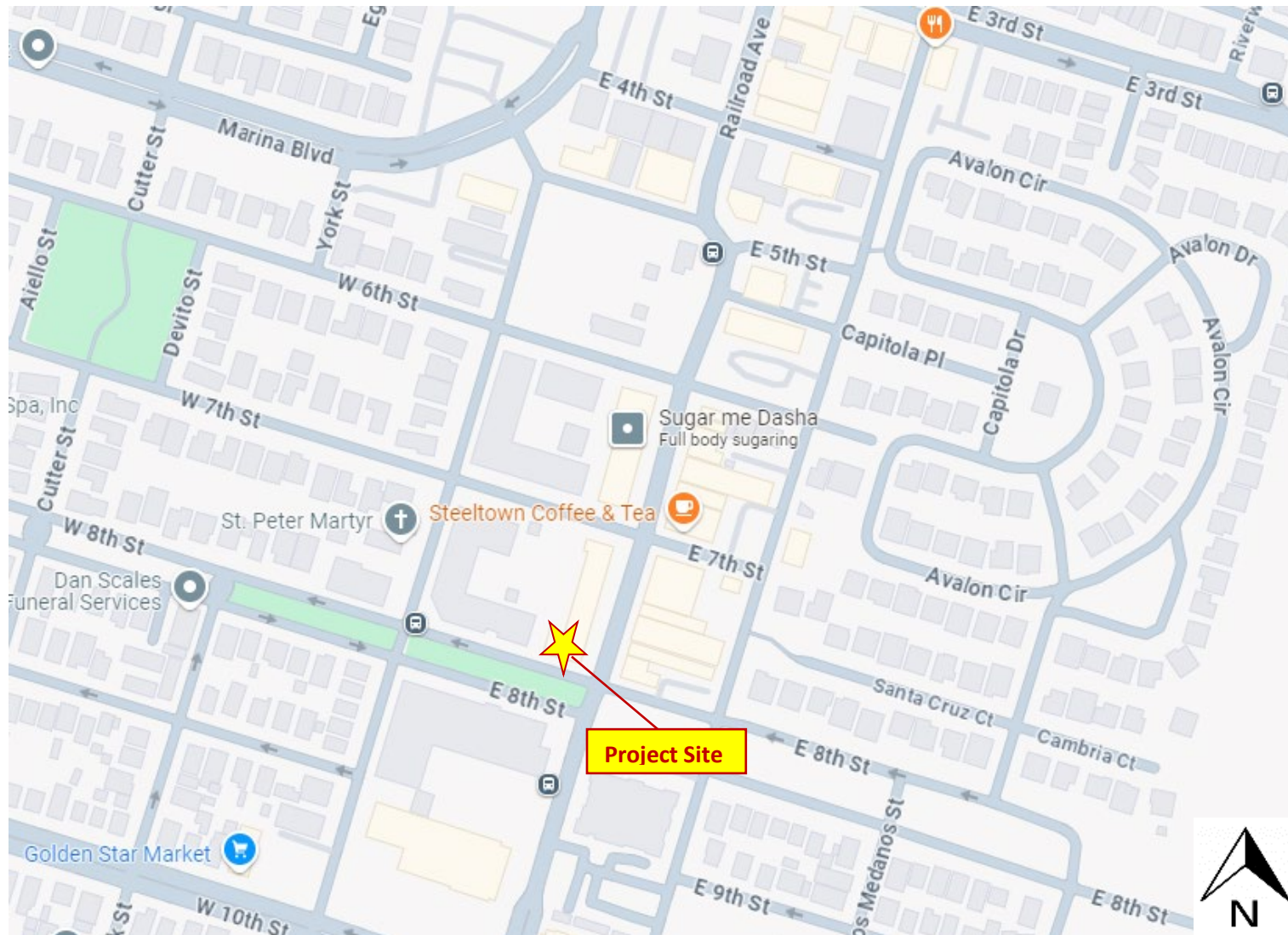


Adjacent vacant space proposed for expansion

Nfinito Martial Arts Studio – Vicinity Map

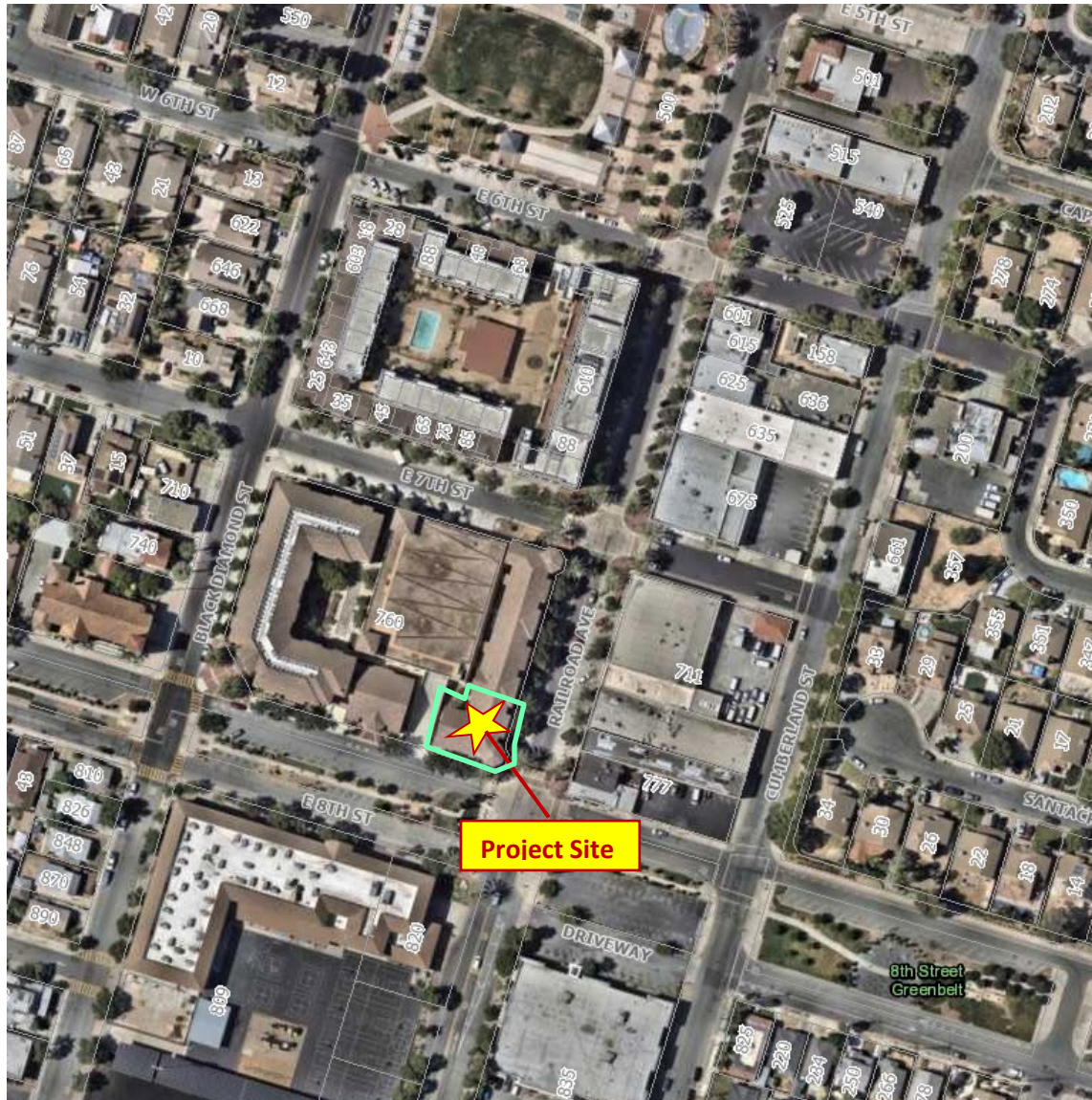
Use Permit (UP)

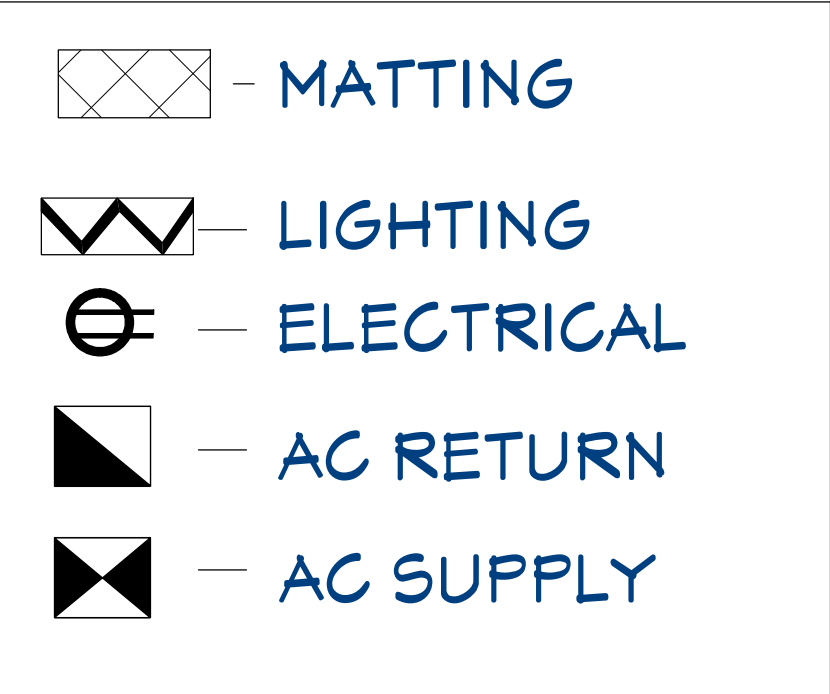
AP-24-0112	750 Railroad Avenue, Pittsburg, CA 94565
Use Permit (UP) for Martial Arts Studio Expansion	Assessor's Parcel No. 085-164-018



Nfinito Martial Arts Studio – Aerial Map

AP-24-0112	750 Railroad Avenue, Pittsburg, CA 94565
Use Permit (UP) for Martial Arts Studio Expansion	Assessor's Parcel No. 085-164-018



[illegible]

PROPOSEL - 150 SUIE

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

Proposal for Expansion of NFINITO Martial Arts

Dear Members of the Pittsburg Planning Commission,

My name is Davon Emil Clark, and I am the founder of NFINITO Martial Arts, a 501(c)(3) non-profit organization dedicated to empowering the youth of Oldtown Pittsburg. Over the past year, we have served 60-80 students weekly, ranging from ages 5 to 18, with a primary focus on teenagers and preteens. Our programs provide a safe, constructive environment for personal growth, discipline, and athletic achievement.

In partnership with the Unified School District, we offer an after-school martial arts program for Marina Vista, specifically for low-income children. Since launching this program, we have received positive feedback from Marina Vista leadership, noting significant improvements in the performance and behavior of participating children. Encouraged by these results, we are now looking to expand with the Unified School District's scholars.

Our current facility at 760 Railroad Avenue has become a vital hub for these activities. To accommodate our growing student population, we have signed a lease through the management company for the adjacent suite at 750 Railroad Avenue to expand our martial arts studio. In addition to our current offerings, we plan to add vending machines and install more mats to accommodate an increasing number of students.

We seek approval from the City of Pittsburg Planning Commission to proceed with this expansion. This development will enable us to serve more students and enhance our program offerings, benefiting both individual participants and the broader Pittsburg community.

Thank you for considering our proposal. We look forward to continuing our positive impact on the community with your support.

Sincerely,



Davon Emil Clark
Head Instructor
760 Railroad Ave.
Pittsburg, Ca 94565
(925) 597-7043
www.nfinito.org

Proposal for Expansion of Nfinito MA into Suite 750

Total sq ft 1,160

Project Overview: This proposal outlines the expansion for 750 Railroad Ave. The scope of work includes the following, electrical installations, lighting, painting, and flooring.

Scope of Work:

1. Wall Modifications:

- Reopen an 8ft high by 10ft wide section between Suites 760 and 750 to facilitate access. The opening was previously closed by the previous tenant.

2. Electrical Installations:

- Install a 100-amp subpanel connected to Suite 760 to support additional electrical load.
- Install four 20-amp circuits to distribute electrical power efficiently.
- HVAC Suite 760 currently has two 3-ton HVAC units. We will connect to one that's closest to 750 and add a supply with 3 registers, and a return.

3. Lighting Installations:

- Install six LED lights to ensure adequate illumination throughout the suites.
- Install two exit signs above the doors for safety and compliance with regulations.

4. Painting:

- Paint the suite in two colors: the ceiling will be painted industrial black, and the walls will be painted white to create a modern and clean aesthetic.

5. Flooring:

- Install mat flooring in Suite 750 to provide a durable and comfortable surface.

Timeline: The project is expected to be completed within 30-60 days of the issuance of the use permit.

Conclusion: Please review this proposal and let us know if you have any questions or require further details.



NOTICE OF PUBLIC HEARING

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

DATE: November 12, 2024
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Nfinite Martial Arts Studio, AP-24-0112 (UP)

Use Permit (UP) application to expand an existing martial arts studio in existing 1,900 square-foot commercial space (Personal Improvement Services) into an adjacent 1,160 square-foot vacant ground floor commercial space (3,060 square feet total) located at 750 Railroad Avenue in the Downtown Mixed Use General Plan Area and the CP - Pedestrian Commercial Zoning District. Assessor’s Parcel No. 085-164-018

Environmental Determination
The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, “Existing Facilities,” of the CEQA Guidelines, section 15301.

PROJECT PLANNER: Maurice Brenyah-Addow, (925) 252-4261 or mbrenyah-addow@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.

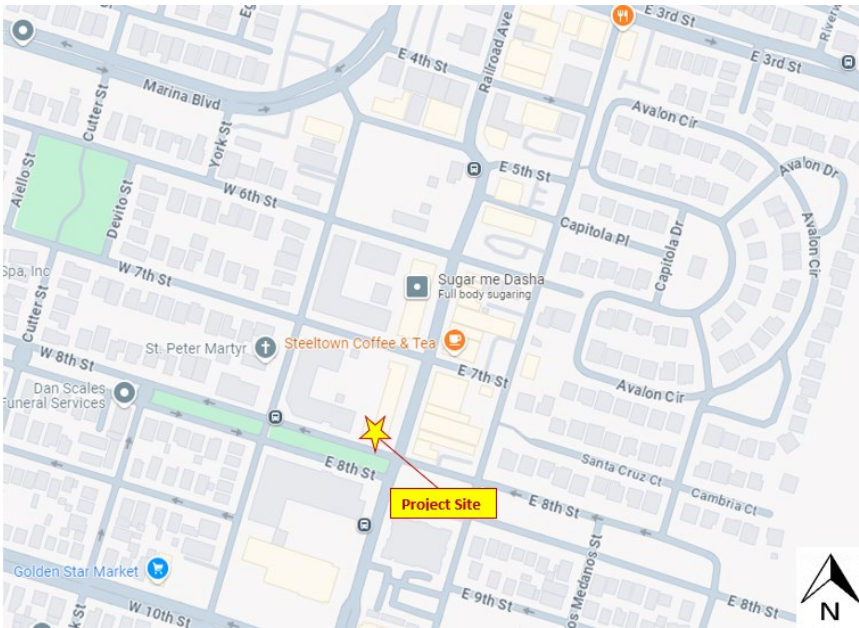
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public 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:

Location:



STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

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

A. Project Site.

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

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

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

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

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

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

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

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

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

10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

owner and prohibit parking on the public street for long than 72 hours.

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

5. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required

irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburgh, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:
(a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburgh Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

9. The site shall be maintained in a neat and clean manner free of trash and debris.

10. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

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

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

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

2. (Projects involving land disturbances of five (5) acres or more) – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.

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

**NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTRATOR PUBLIC HEARING
PURSUANT TO PMC 18.32.010 (B) AND TO EXERCISE DESIGN REVIEW
AUTHORITY DELEGATED TO THE ZONING ADMINISTRATOR PURSUANT TO
PLANNING COMMISSION RESOLUTION NO. 9918**

Los Gallos Express Commercial Improvement, AP-AP-22-0095

This is a Zoning Administrator consideration of an Application for a Zoning Administrator-level Use Permit and Administrative Design Review to establish a mixed-use building at 276 Diane Avenue for “Los Gallos Express – Commercial Improvement”. The project site contains an existing, legal non-conforming vacant commercial structure. The applicant proposes an interior renovation of existing commercial space with new ADA-compliant restroom and a new storefront with accessible entry. The proposed business to occupy the commercial tenant space would be a personal services-type use, as defined by Pittsburgh Municipal Code 18.08.080 (24). This use classification includes a hair salon, barber shop, or laundromat. At time of Building Permit, the applicant would provide Tenant Improvement architectural plans applicable to the proposed use. An Administrative Design Review application has been filed to construct a new parking lot, to repaint the exterior façade, and to install drought-tolerant landscaping compliant with the Pittsburgh Municipal Code. The exterior upgrades also include structural modifications to accommodate the vertical and horizontal additions to the existing structure in order to accommodate a 2,200 square-foot second-story residential development. Assessor’s Parcel No. 073-181-013.

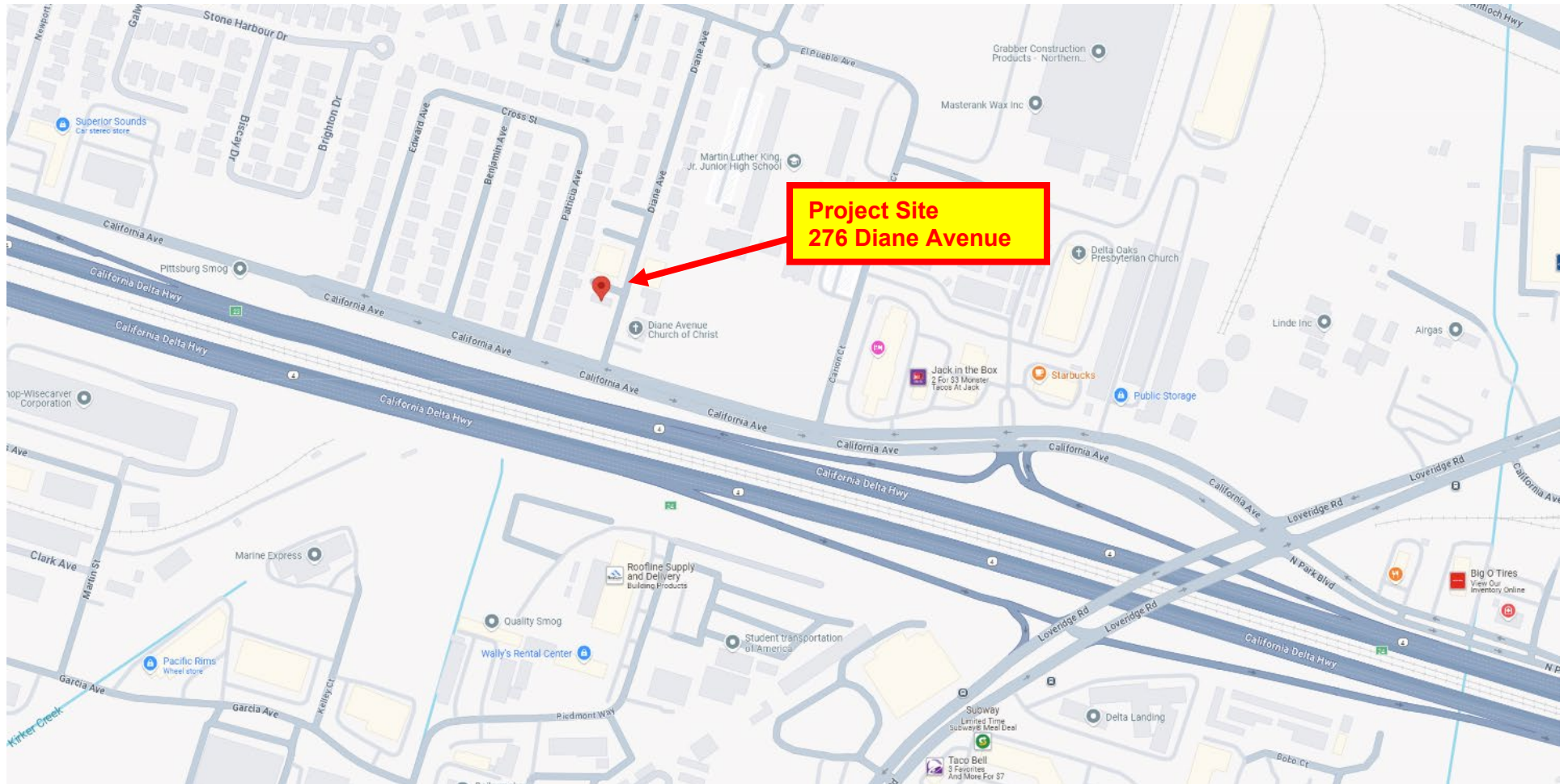
The project is located within the RS-5 (Single Family Residential, 5,000 square foot lot minimum) Zoning District. The use falls under the use classification of “Personal Services,” which is a sub-category of “Commercial Use Classifications”, as defined by the Pittsburgh Municipal Code (PMC) section 18.08.080(24). Per the schedule in PMC section 18.50.010, this use classification is conditionally permitted in the RS-5 Zoning District, subject to limited Land Use Regulation L-161, which states:

“Zoning administrator use permit approval required in accordance with PMC 18.14.020 and 18.16.040. Also, a new use must be (1) located within an existing structure that was built prior to October 20, 2010; (2) located within 300 feet of an existing collector/arterial roadway; and (3) cannot be located within a single-family home or any other residential structure that was constructed for exclusive use as a dwelling unit.”

This project is delegated to staff under Category 6 (Additions to Existing Buildings) of Planning Commission Resolution No. 9918, and PMC Section 18.32.010 (B).

Los Gallos Express Commercial Improvement (ZA UP, ADR) – Vicinity Map

AP-22-0095	276 Diane Avenue
Zoning Administrator Use Permit; Administrative Design Review	APN: 073-181-013



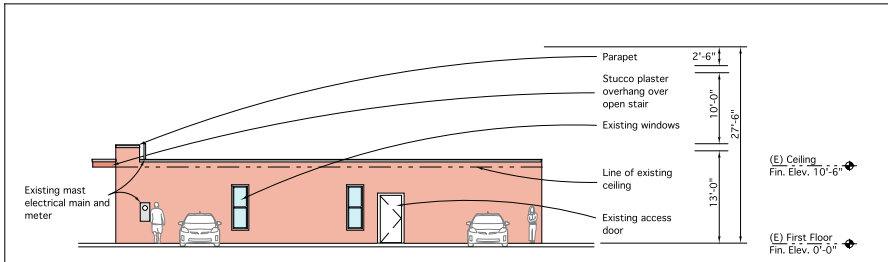
praxis architects
707-869-9595
Post Office Box #291; Monte Rio, CA 95462

- ## 2 VICINITY MAP

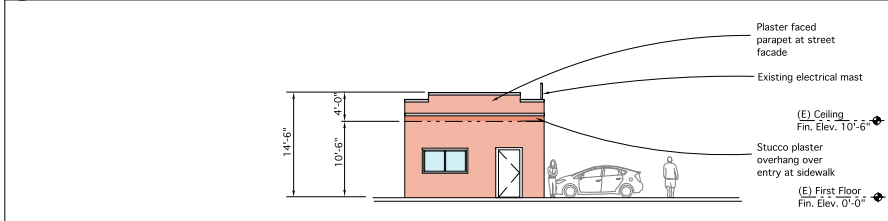


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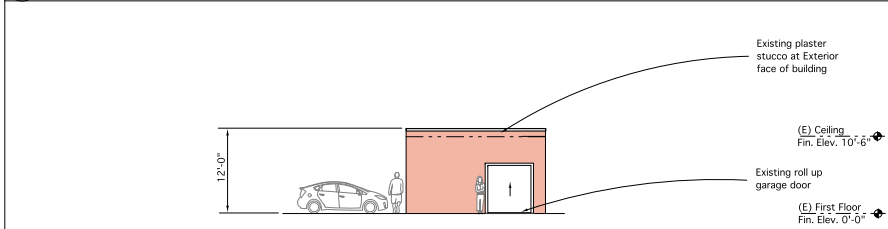
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sheet number



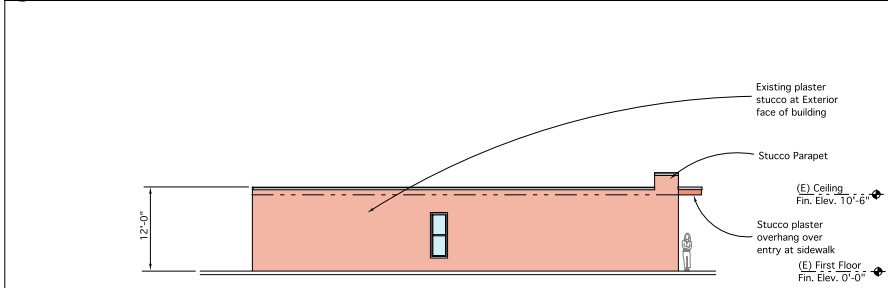
2 EXISTING NORTH ELEVATION



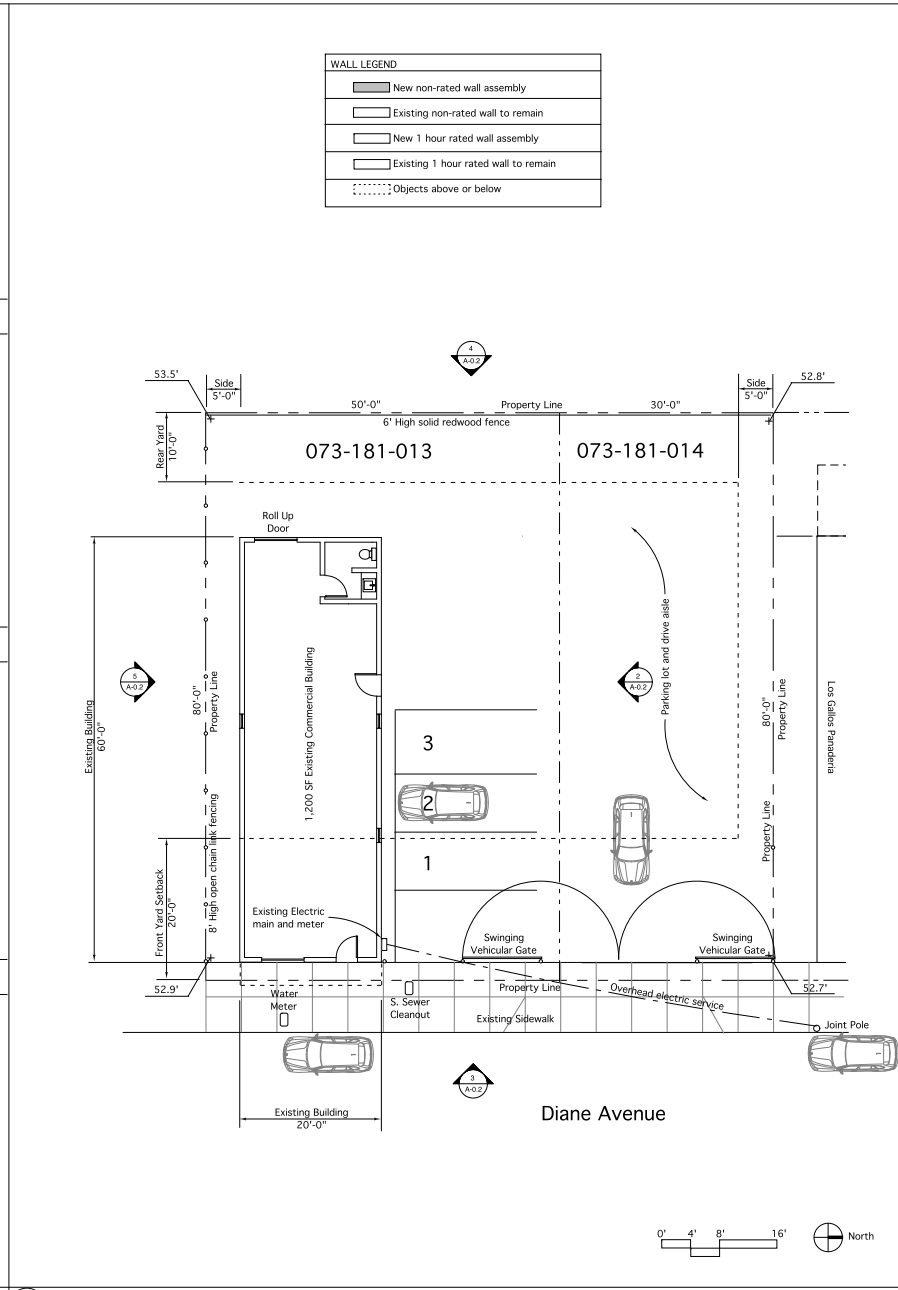
3 EXISTING EAST ELEVATION



4 EXISTING WEST ELEVATION



5 PROPOSED SOUTH ELEVATION



1 EXISTING SITE PLAN WITH BUILDING FIRST FLOOR PLAN

praxis

architects

07/03/2023

Post Office Box 231 Monte Rio CA 95402

REVISIONS:

1

project

Los Gallos Express
Commercial
Renovation/Addition
276 Diane Avenue
Pittsburg, CA
9 4 5 6 5

print date:

Permit Submit 13 Sep 2024

Existing Site,
First Floor Plan
Exterior
Elevations

1

A0.2

sheet number

1/8"=1'-0"



Street facing facade



Street View from South of property on Diane Avenue



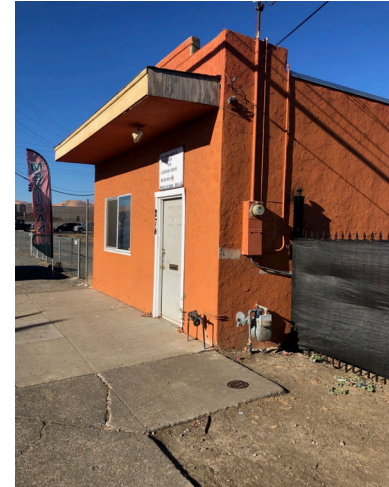
Street View from North of property on Diane Avenue



View of subject property from north property line



View from adjacent property south of subject property



View from sidewalk

REVISIONS:



project

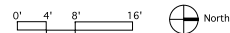
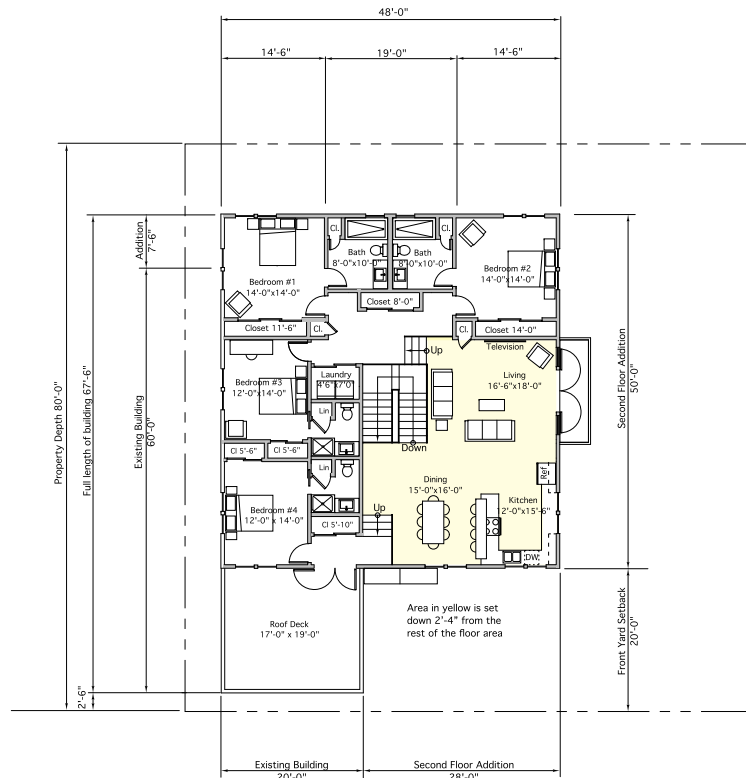
Los Gallos Express
Commercial
Renovation/Addition
276 Diane Avenue
Pittsburg, CA
9 4 5 6 5



print date:

Permit Submit 13 Sep 2024

Existing
Exterior
Photographs

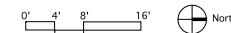
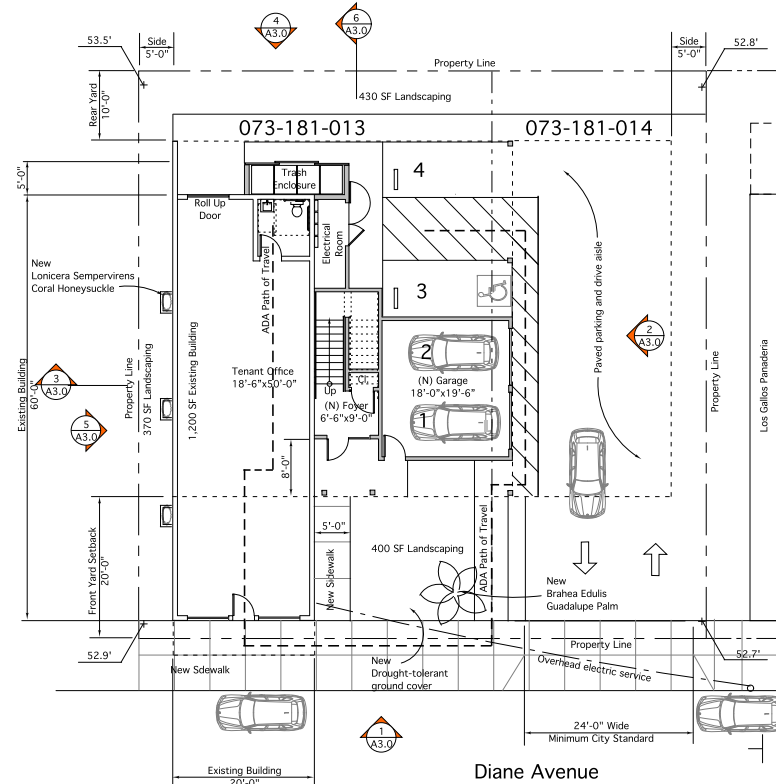


2 PROPOSED SECOND FLOOR PLAN

1/8"=1'-0"

WALL LEGEND	
	New non-rated wall assembly
	Existing non-rated wall to remain
	New 1 hour rated wall assembly
	Existing 1 hour rated wall to remain
	Objects above or below

Maximum Lot Coverage 45%	6,400 SF x .45 = 2,880 SF
Existing Building:	1,200 SF
Max Add. Lot Coverage:	2,880 SF
1,200 (E) + 1,535 (N) =	2,735 SF
Min. Driveway width	24'-0"
Parking Loading:	1 Stall /500 SF
Commercial 1,200 SF = 250 = 2 Stalls	
Parking Loading:	2 Stalls
Residential Single Family Dwelling	
Total parking load 4 Stalls	
Minimum Landscaping	15% of Lot
6,400 SF x .15 = 960 SF Min.	
1,200 SF provided	



1 PROPOSED SITE AND BUILDING FIRST FLOOR PLAN

1/8"=1'-0"

REVISIONS:

project
Commercial Renovation/
Residential Addition
276 Diane Avenue
Pittsburg, CA
9 4 5 6 5

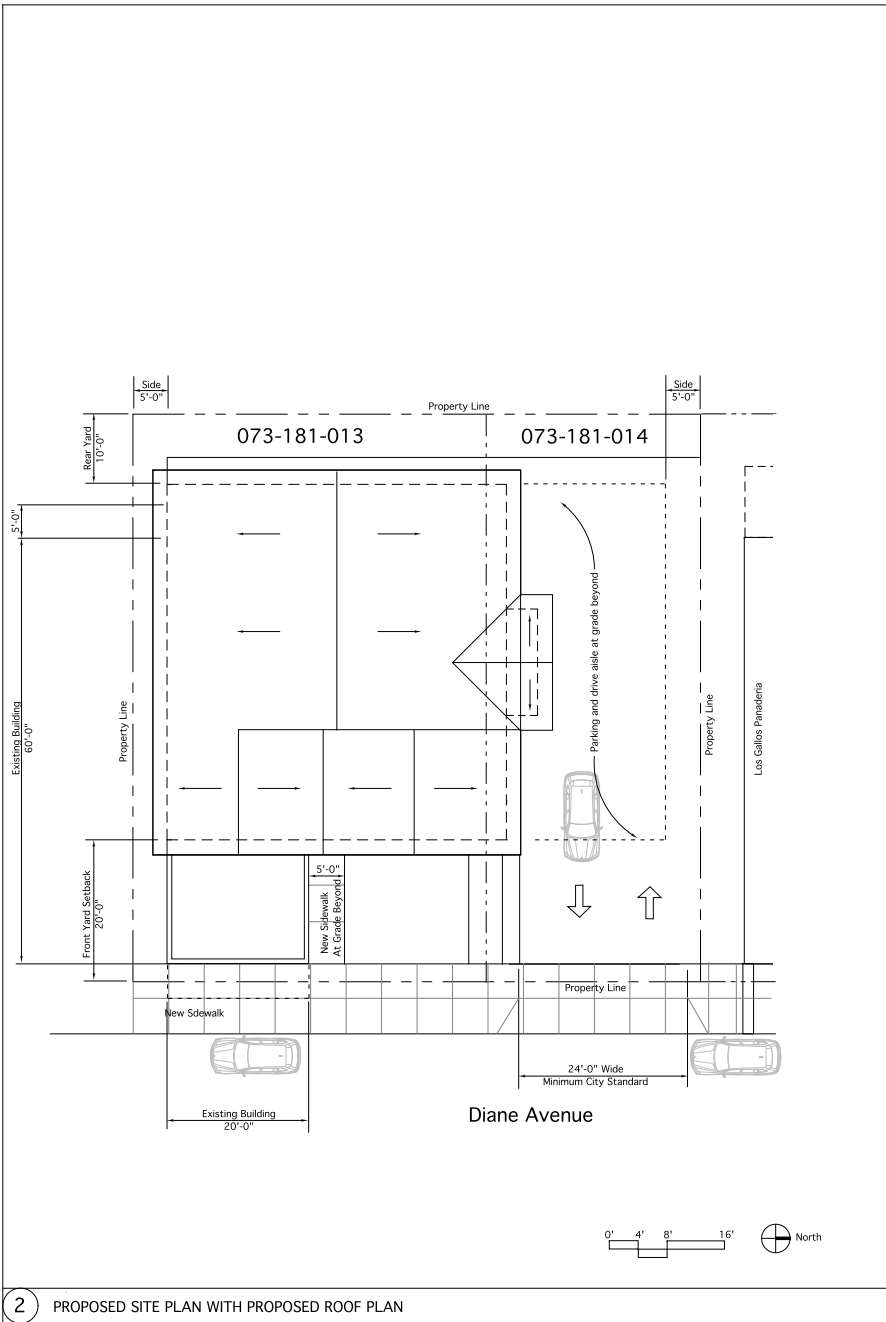


print date:
Permit Submit 13 Sep 2024

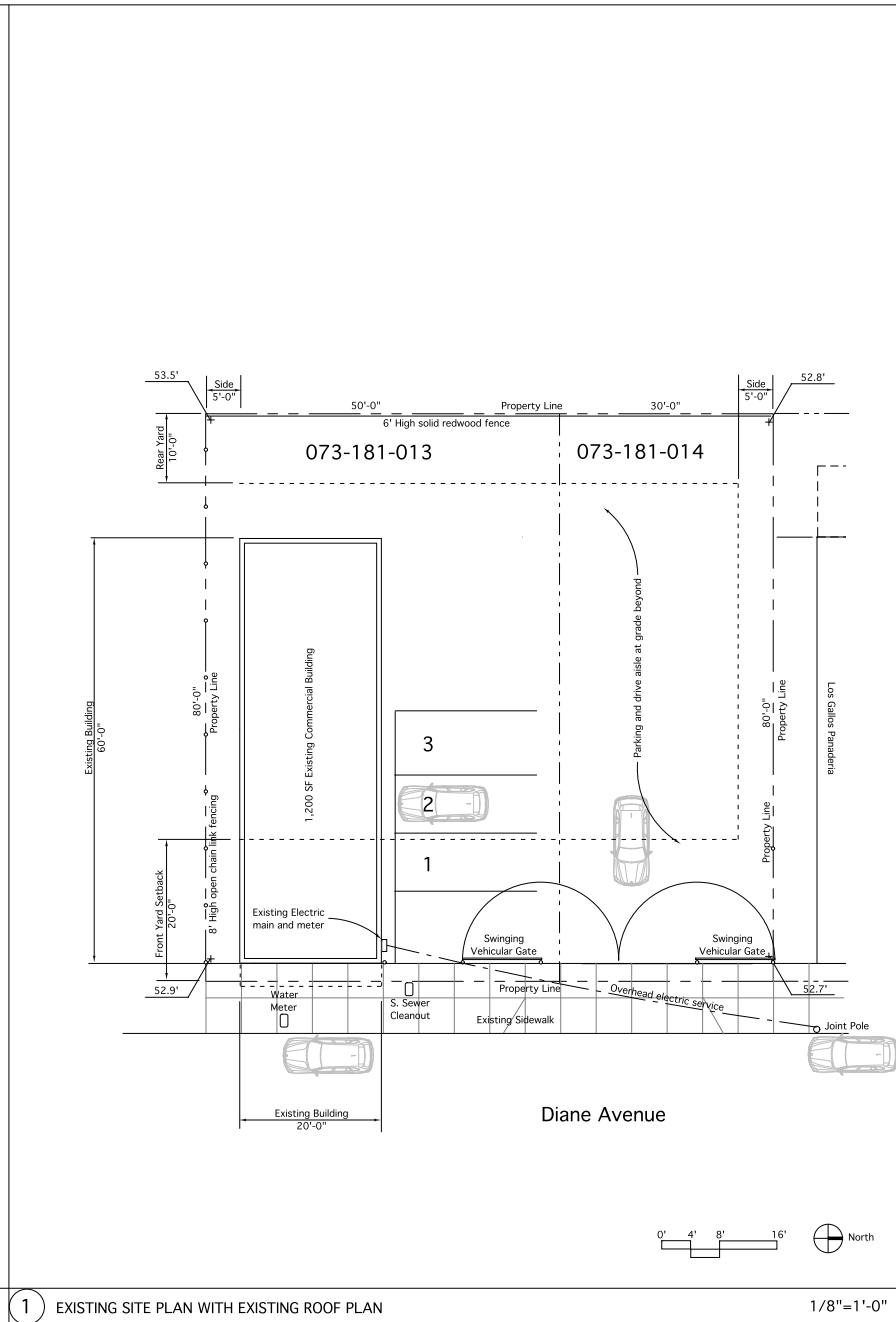
Proposed Site,
First Floor and
Second
Floor Plans

A2.0
sheet number

praxis architects
073-038-9593
Post Office Box 231 Monte Rio CA 95402



2 PROPOSED SITE PLAN WITH PROPOSED ROOF PLAN



1 EXISTING SITE PLAN WITH EXISTING ROOF PLAN

praxis architects
073-038-5553
Post Office Box 251 Monte Rio CA 95462

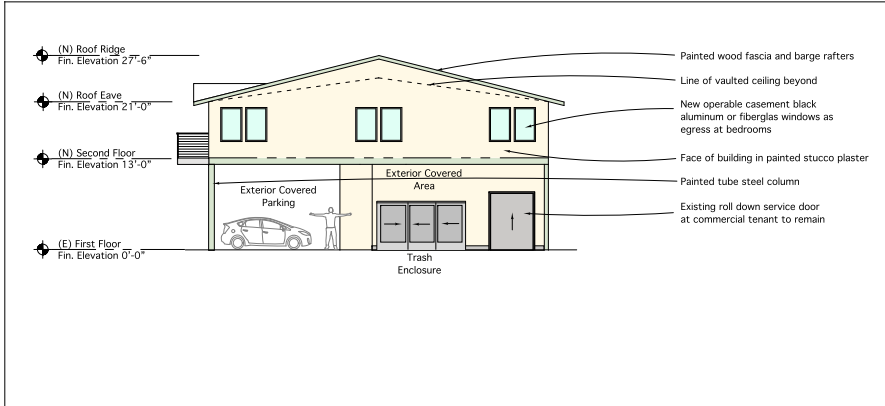
REVISIONS:
1

project
Los Gallos Express
Commercial
Renovation/Addition
276 Diane Avenue
Pittsburg, CA
9 4 5 6 5

print date:
Permit Submit 13 Sep 2024

Existing Site & Roof Plan
Proposed Site & Roof Plan

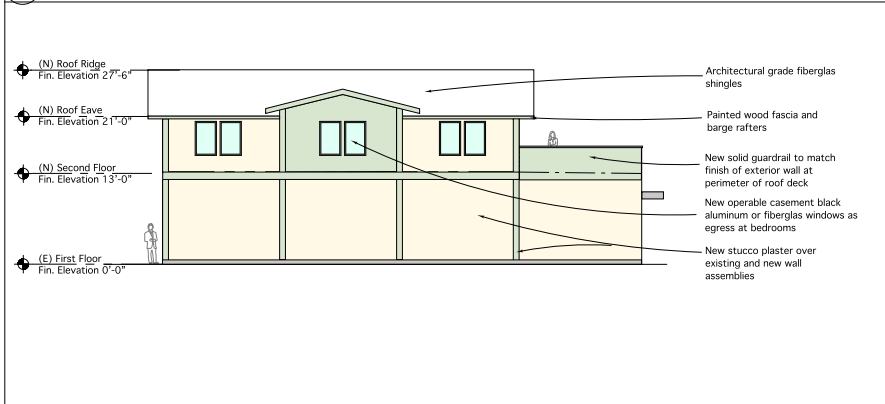
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sheet number



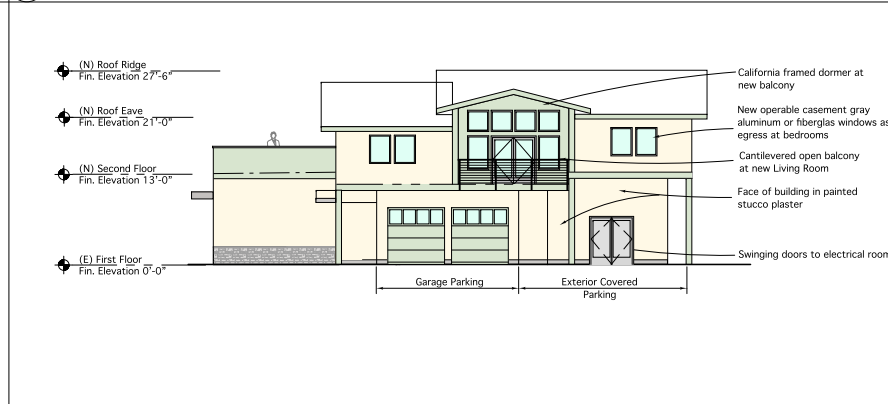
4 PROPOSED BUILDING WEST ELEVATION 1/8"=1'-0"



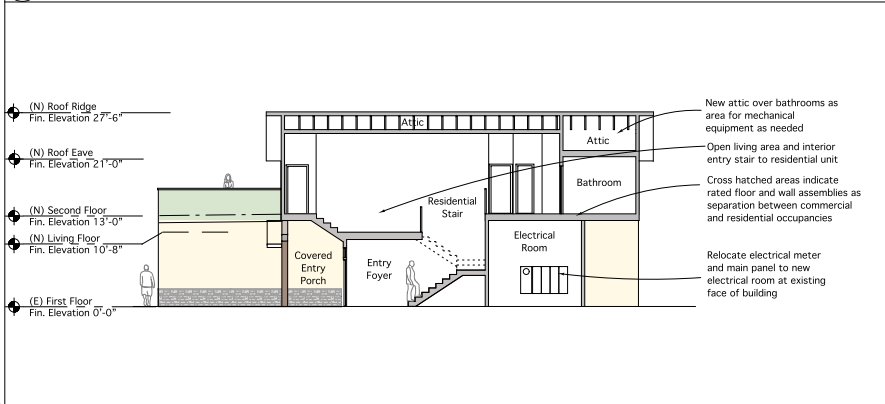
1 PROPOSED EAST (STREET FACING) ELEVATION 1/8"=1'-0"



5 PROPOSED BUILDING SOUTH ELEVATION 1/8"=1'-0"



2 PROPOSED NORTH ELEVATION 1/8"=1'-0"



6 PROPOSED BUILDING LONGITUDINAL SECTION 1/8"=1'-0"



3 PROPOSED BUILDING CROSS SECTION 1/8"=1'-0"

07-03-0353
Post Office Box 231 Monte Rio CA 95402

REVISIONS:

project

Commercial Renovation/
Residential Addition
276 Diane Avenue
Pittsburg, CA
9 4 5 6 5

print date:

Permit Submit 13 Sep 2024

Proposed Exterior Elevations & Building Sections

A3.0
sheet number



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the City of Pittsburg will conduct a public hearing on:

DATE: November 13, 2024
TIME: 11:00 AM
PLACE: Conference Room 4B at City Hall (First Floor)
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

SUBJECT: Taqueria Los Gallos Express Commercial Improvement, AP-22-0095 (UP, ADR)

Project Description: This is a request for Zoning Administrator approval of a Zoning Administrator-level Use Permit (UP) and Administrative Design Review (ADR) application to establish a mixed-use building at 276 Diane Avenue for "Los Gallos Express – Commercial Improvement". The project site contains an existing, legal non-conforming vacant commercial structure. The applicant proposes an interior renovation of existing commercial space with new ADA-compliant restroom and a new storefront with accessible entry. The proposed business to occupy the commercial tenant space would be a personal services-type use, as defined by Pittsburg Municipal Code 18.08.080 (24). This use classification includes a hair salon, barber shop, or laundromat. At time of Building Permit, the applicant would provide Tenant Improvement architectural plans applicable to the proposed use. An Administrative Design Review application has been filed to construct a new parking lot, to repaint the exterior façade, and to install drought-tolerant landscaping compliant with the Pittsburg Municipal Code. The exterior upgrades also include structural modifications to accommodate the vertical and horizontal additions to the existing structure in order to accommodate a 2,200 square-foot second-story residential development. The project is located within the RS-5 (Single Family Residential, 5,000 square foot lot minimum) Zoning District and Low Density Residential General Plan Land Use designation. This zoning designation conditionally permits commercial uses, subject to Residential Limited Land Use Regulation L-161 in Pittsburg Municipal Code Section 18.50.010. Assessor's Parcel No. 073-181-013.

Environmental Determination: The project is exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15303.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

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?

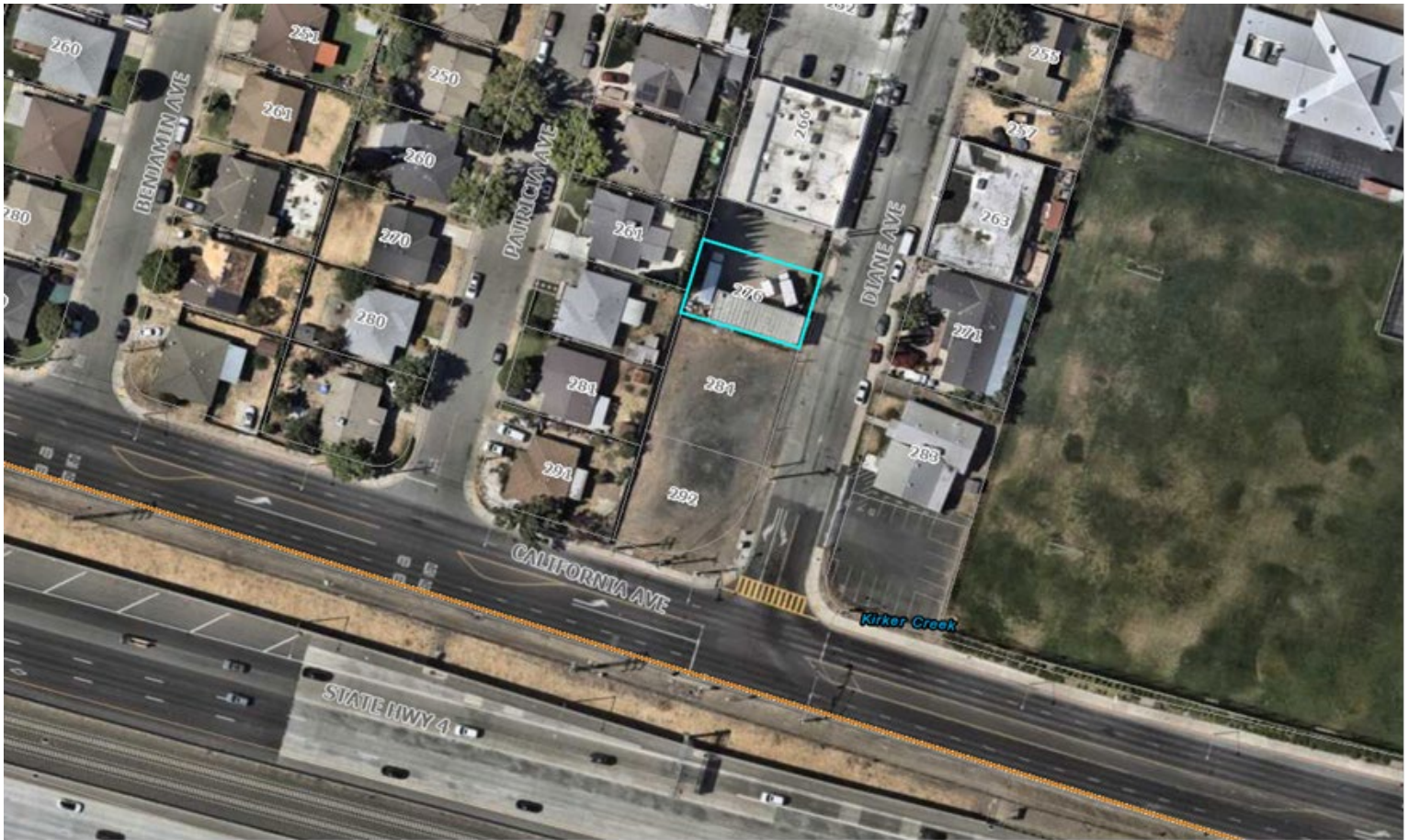
Comments or objections to the project can be made by writing or through e-mailed testimony prior to and oral testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic 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: AP-22-0095 – Los Gallos Express Commercial Improvement (ZA UP, ADR)
Location: 276 Diane Avenue, Pittsburg, CA 94565



City of Pittsburg
California

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



NOTICE OF PUBLIC HEARING

**NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT
TO PLANNING COMMISSION RESOLUTION NO. 9918**

Del Taco – Façade Improvements, AP-24-0110 (ADR, SR)

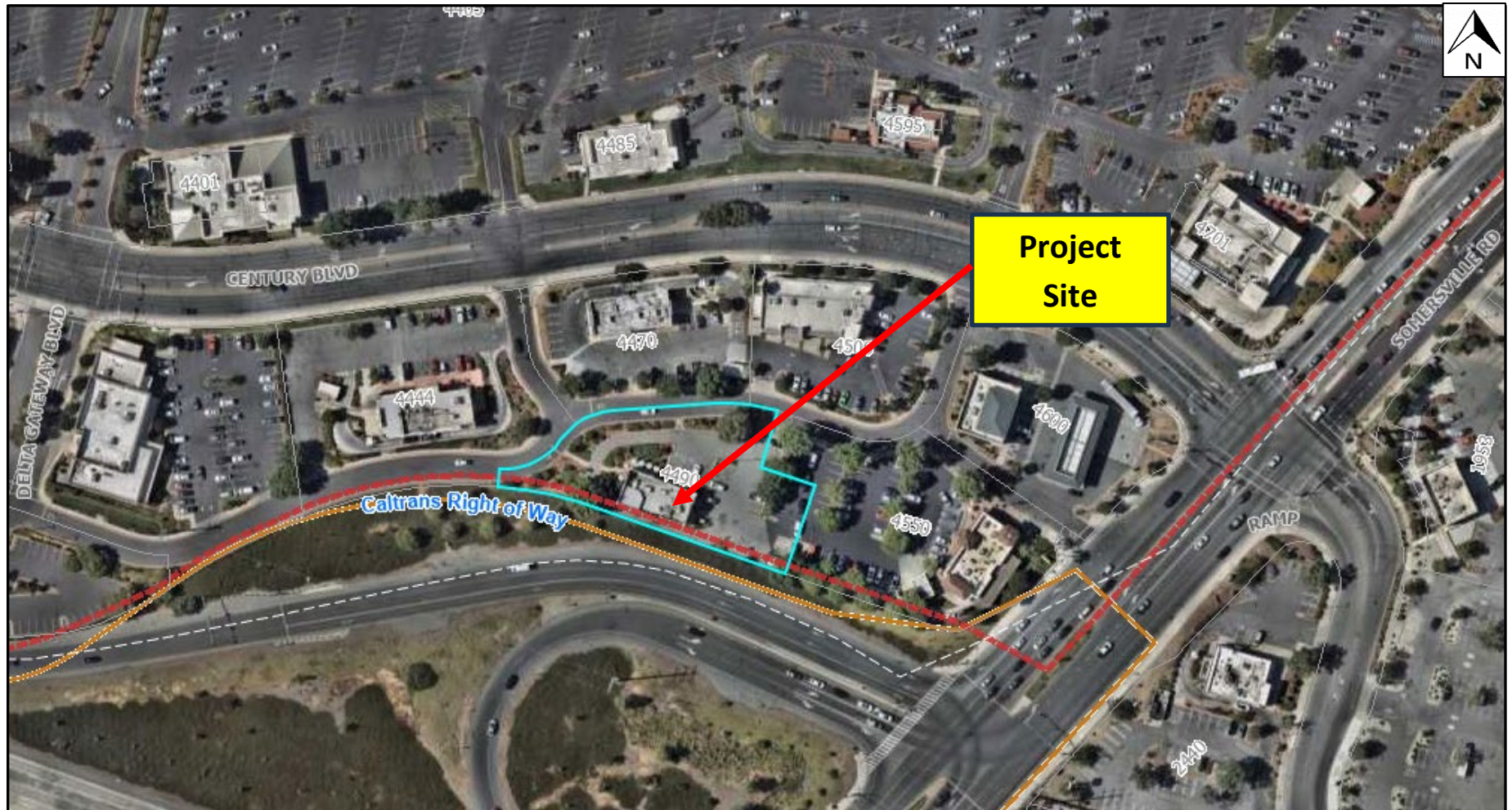
This is a Zoning Administrator consideration of an Application for Administrative Design Review and Sign Review by Nick Ford of Golden Gate Sign Company, on behalf of Del Taco Restaurant, to replace outdated awnings, signage and exterior paint at the existing structure located at 4490 Delta Gateway Road in the Community Commercial (CC) Zoning District. Applicant proposes multiple facade improvements consistent with the company's new contemporary design concept including: (1) replacement of four new illuminated wall signs, (2) installation of two slatted walls, (3) reface of existing directional signs, (4) replacement of existing awnings, (5) updates to exterior paint and (6) installation of new "veggie" and "sun" murals. Assessor's Parcel No. 074-460-019.

The site is designated as "Regional Commercial" in the 2040 Pittsburg General Plan and is within the "Community Commercial" (CC) Zoning District.

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

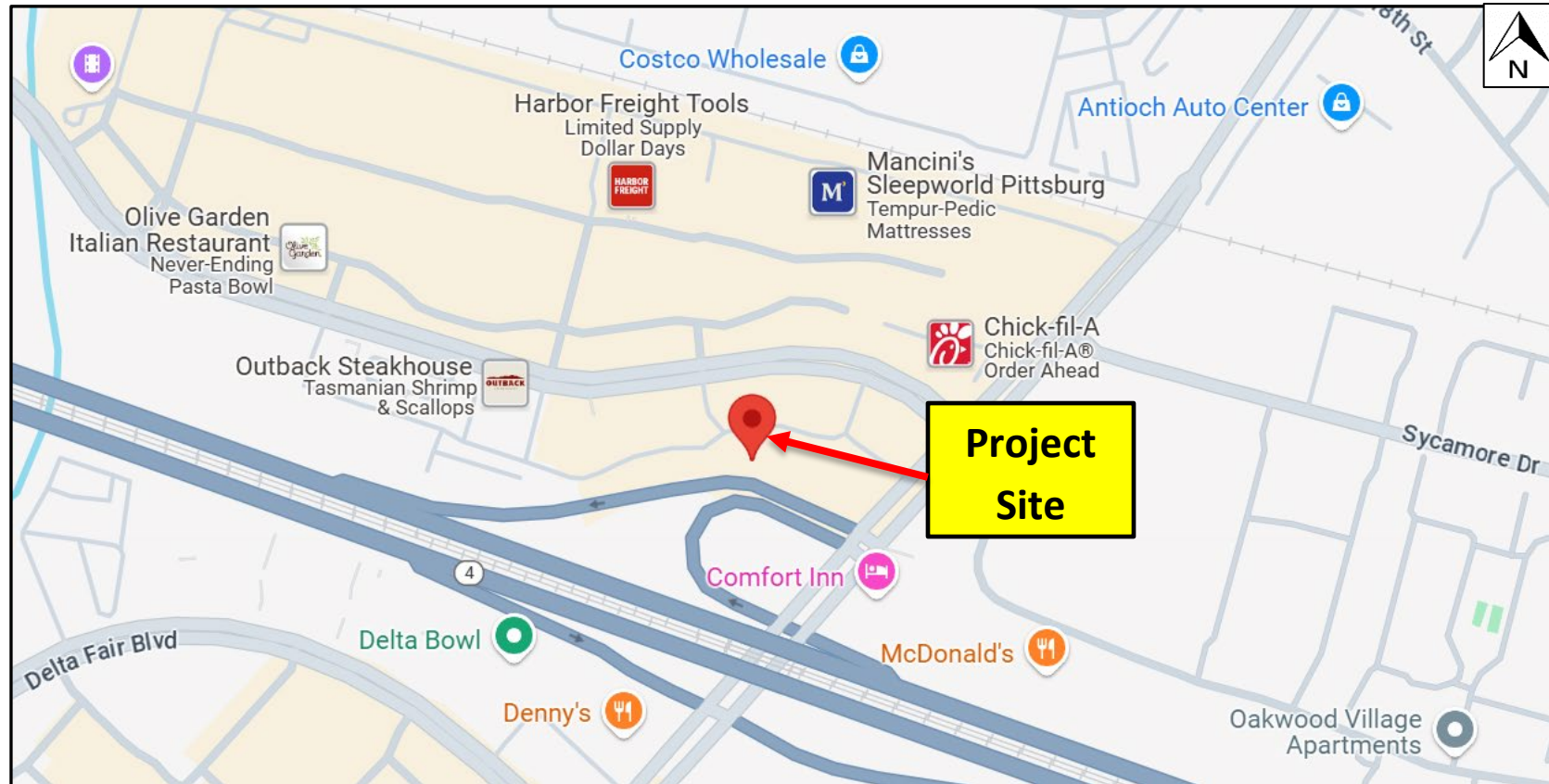
Del Taco Restaurant – Aerial Map

AP-24-0110 (ADR, SR)	4490 Delta Gateway Road
Administrative Design Review and Sign Review	APN: 074-460-019



Del Taco Restaurant – Vicinity Map

AP-24-0110 (ADR, SR)	4490 Delta Gateway Road
Administrative Design Review and Sign Review	APN: 074-460-019



Scope of work

- A. 4 sets of channel letters
- B. Slat wall backer
- C. Slat wall backer
- D. DT directional sign reface
- E. TY/EO directional sign reface
- F. Awning
- G. Awning
- H. Awning
- I. Veggie mural
- J. Sun Mural
- K. Freeway shared tenant panel reface

All signs adhere to the 2022 California Building Codes, Title 24 Part 2 - Appendix H- Signs Section H106 (Electrical) & Section H111 (Wall Signs) / 2022 CEC T24 Part 3 and 2022 California Energy Code T24 Part 6

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Page 5.....	South elevation
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Page 7.....	West elevation
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Page 9.....	Slat Panel Details (Behind Channel Letters)
Page 10.....	Slat Panel Details (Behind Channel Letters)
Page 11.....	Face Replacements on Existing Directional Signs
Page 12.....	Face Replacements on Existing Directional Signs
Page 13.....	Awning replacement
Page 14.....	Awning replacement
Page 15.....	Awning replacement
Page 16.....	Veggie mural
Page 17.....	Sun mural
Page 18.....	Pylon tenant panel reface
Pages 19-23.....	Title 24 documents



DEL TACO / 886
4490 Delta Gateway Rd
Pittsburg CA 94565

QID# 23-70240

Designer:
Glenn Miller

Date:
2-28-24

Rev.# - Date - Initials



CA State License 665363

Designed and Drawn by:



CODE RESEARCH -



LOCATION:

Del Taco / 886 - 4490 DELTA GATEWAY RD
PITTSBURG, CA 94565

CITY OF: PITTSBURG, CA

Contact: CITY PLANNER
925-252-4920
planning@pittsburgca.gov

Zone- CC - COMMUNITY COMMERCIAL

Sign Allowance:

QTY 1 WALL SIGN PER BUILDING FRONTAGE.

Building Signs:

1. Area. A retail or service business may place permanent building signs on the premises including wall signs, awning signs, suspended signs and window signs. The building signs may not exceed a maximum total area of one square foot for each lineal foot of building frontage or 20 square feet whichever is greater; provided, that:
- a. If a business occupies less than 50,000 square feet of floor area, the total sign area may not exceed 200 square feet on any one building frontage; or
 - b. If a business occupies 50,000 square feet or more of floor area, the area for any one sign face may not exceed 200 square feet.
2. Height. A building sign may not exceed 25 feet in height except as permitted under PMC 19.12.030(D).



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www.hiltondisplays.com

QID 23-70240

JOB NAME

Del Taco / 886

LOCATION

4490 Delta Gateway Rd
Pittsburg CA 94565

CUSTOMER CONTACT

SALESMAN / PM

Emily Conners

DESIGNER

Glenn Miller

DWG. DATE

2-28-24

REV. DATE / REVISION

SCALE

FILE

2023/Del Taco/Locations/
Pittsburg CA 23-70240/
DT Pittsburg CA 23-70240

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



A CHANNEL LETTERS

B SLAT WALL

C SLAT WALL

D DT DIRECTIONAL REFACE

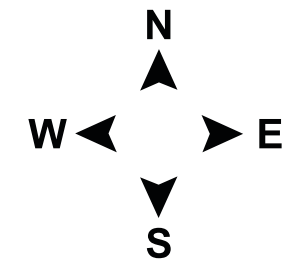
E TY/EO DIRECTIONAL REFERENCE

F AWNING**G AWNING****H AWNING**

I VEGGIE MURAL

J SUN MURAL

K FREEWAY SHARED TENANT PANEL REFACE



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QID 23-70240

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Pittsburg CA 94565

CUSTOMER CONTACT

SALESMAN / PM

Emily Conners

DESIGNER

Glenn Miller

DWG. DATE

2-28-24

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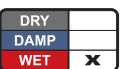
2023/Del Taco/Locations/
Pittsburg CA 23-70240/
DT Pittsburg CA 23-70240

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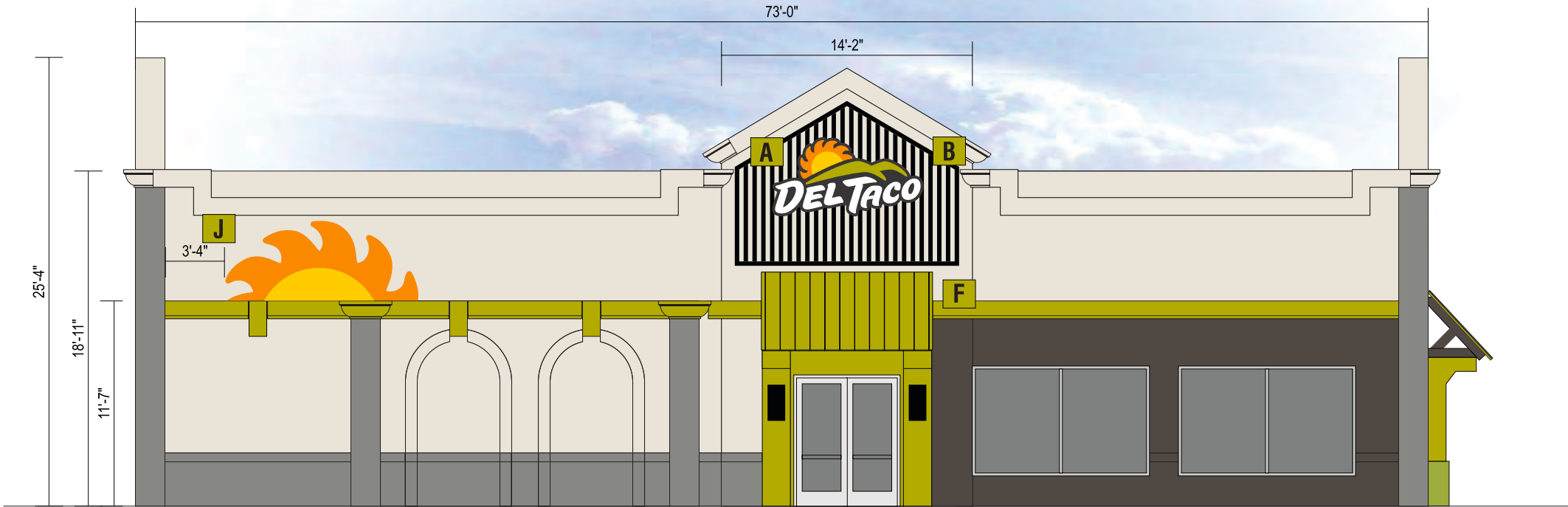
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ELEVATION

- A CHANNEL LETTERS
- B SLAT WALL
- C SLAT WALL
- D DT DIRECTIONAL REFACE
- E TY/EO DIRECTIONAL REFACE
- F AWNING
- G AWNING
- H AWNING
- I VEGGIE MURAL
- J SUN MURAL
- K FREEWAY SHARED TENANT PANEL REFACE



NORTH ELEVATION
Scale: 1/8" = 1'

PAINT	
PX-1	SHERWIN-WILLIAMS #7009 'PEARLY WHITE' - SATIN FINISH
PX-2	SHERWIN-WILLIAMS #6919 'FUSION GREEN' - SATIN FINISH
PX-3	SHERWIN-WILLIAMS #0077 'CLASSIC FRENCH GRAY' - SATIN FINISH
PX-4	SHERWIN-WILLIAMS #7020 'BLACK FOX' - SATIN FINISH

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QID 23-70240
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CUSTOMER CONTACT
SALESMAN / PM
Emily Conners
DESIGNER
Glenn Miller
DWG. DATE
2-28-24
REV. DATE / REVISION
SCALE
FILE
2023/Del Taco/Locations/ Pittsburg CA 23-70240/ DT Pittsburg CA 23-70240

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 Underwriters Laboratories Inc.

DRY	
DAMP	
WET	X

ELEVATION

- A CHANNEL LETTERS
- B SLAT WALL
- C SLAT WALL
- D DT DIRECTIONAL REFACE
- E TY/EO DIRECTIONAL REFACE
- F AWNING
- G AWNING
- H AWNING
- I VEGGIE MURAL
- J SUN MURAL
- K FREEWAY SHARED TENANT PANEL REFACE



SOUTH ELEVATION
Scale: 1/8" = 1'

PAINT

- PX-1 SHERWIN-WILLIAMS #7009
'PEARLY WHITE' - SATIN FINISH
- PX-2 SHERWIN-WILLIAMS #6919
'FUSION GREEN' - SATIN FINISH
- PX-3 SHERWIN-WILLIAMS #0077
'CLASSIC FRENCH GRAY' - SATIN FINISH
- PX-4 SHERWIN-WILLIAMS #7020
'BLACK FOX' - SATIN FINISH

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SALESMAN / PM

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DESIGNER

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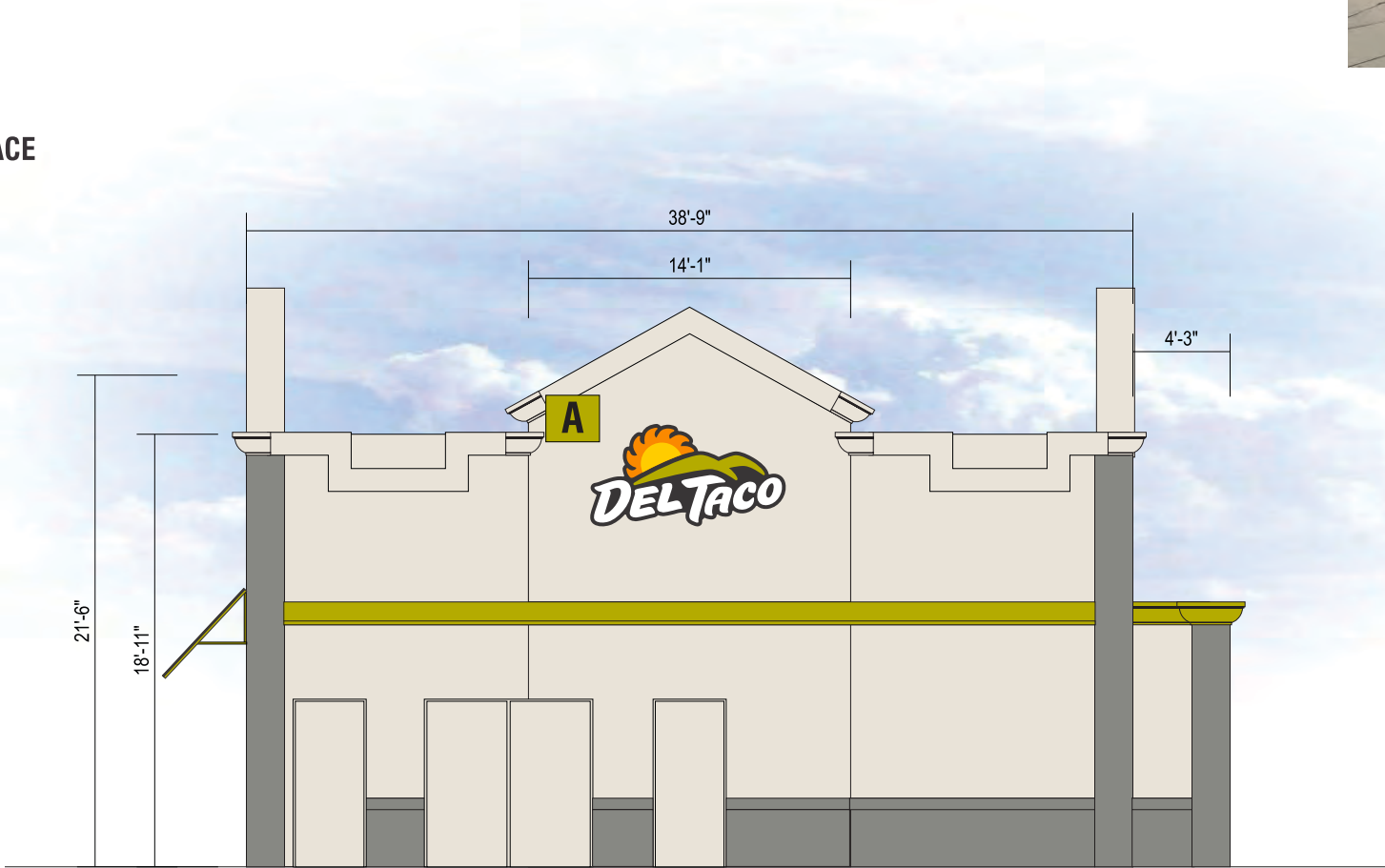
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- G AWNING
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EAST ELEVATION
Scale: 1/8" = 1'

PAINT	
PX-1	SHERWIN-WILLIAMS #7009 'PEARLY WHITE' - SATIN FINISH
PX-2	SHERWIN-WILLIAMS #6919 'FUSION GREEN' - SATIN FINISH
PX-3	SHERWIN-WILLIAMS #0077 'CLASSIC FRENCH GRAY' - SATIN FINISH
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DAMP	
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WEST ELEVATION
Scale: 1/8" = 1'

PAINT

- PX-1 SHERWIN-WILLIAMS #7009
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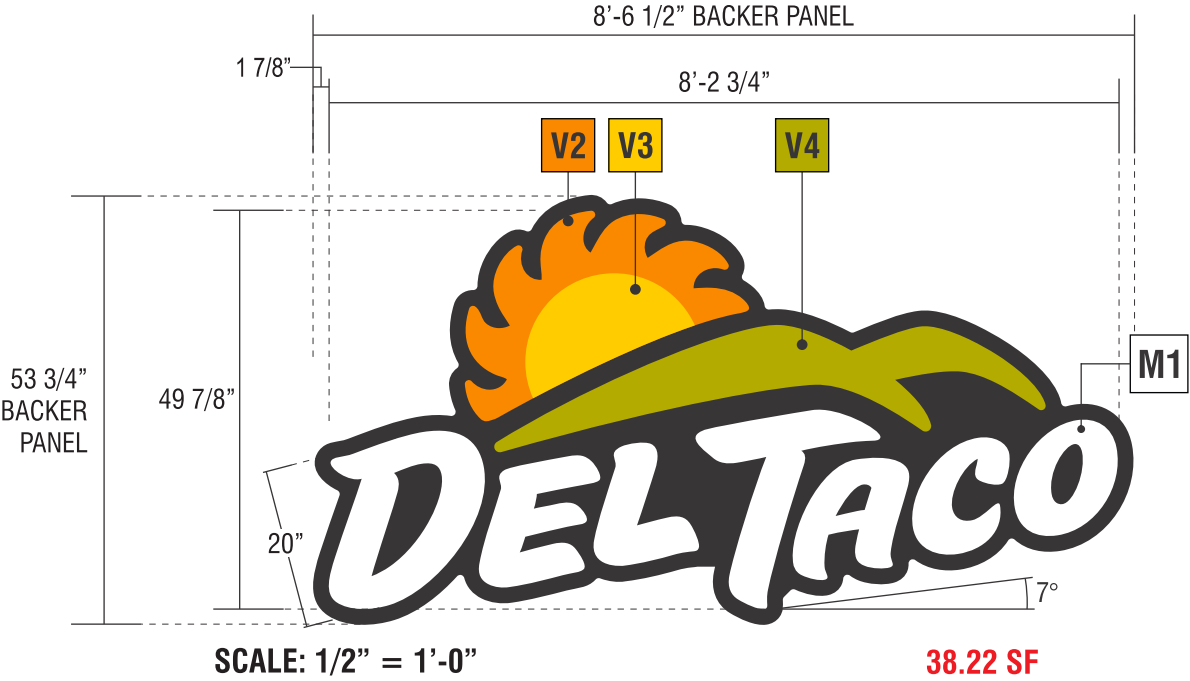


20” LED ILLUMINATED CHANNEL LETTERS WITH FLAT ACM BACKER PANEL

DT-CL-20-SC

Qty. 4

A



LED ILLUMINATED CHANNEL LETTERS WITH FLAT ACM BACKER PANEL

LOGO FACES: .177" THICK #7328 WHITE PLEX W/ FIRST SURFACE VINYL GRAPHICS

"DEL TACO" FACES: .177" THICK #7328 WHITE PLEX.

TRIMCAP: 1" WHITE JEWELITE ON "DEL TACO"

1" BLACK JEWELITE ON SUN & MOUNTAIN GRAPHICS

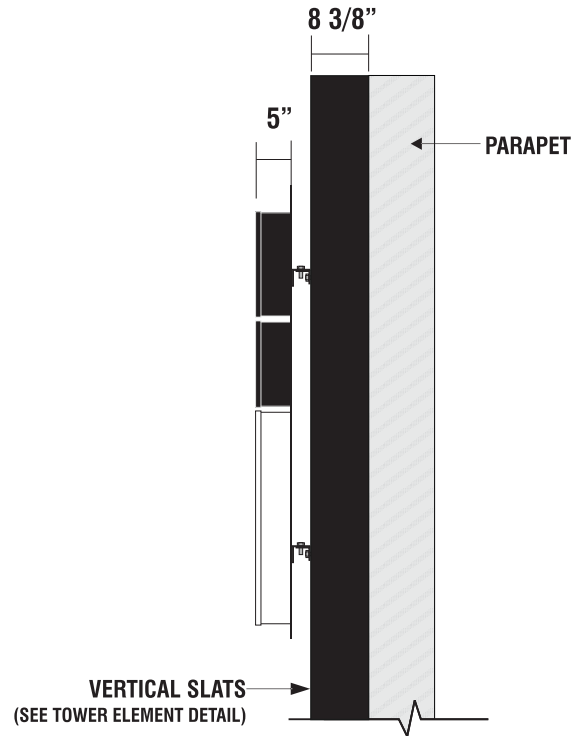
RETURNS: 5" DEEP x .040" ALUMINUM PRE-FINISHED GLOSS WHITE ON "DEL TACO"

5" DEEP x .040" ALUMINUM PRE-FINISHED BLACK ON SUN & MOUNTAIN GRAPHICS.

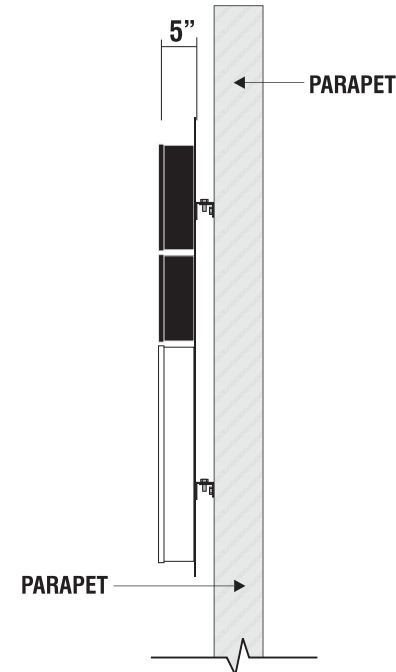
LETTER BACKS: ACM

ILLUMINATION: WHITE LEDS W/ SELF CONTAINED POWER SUPPLY

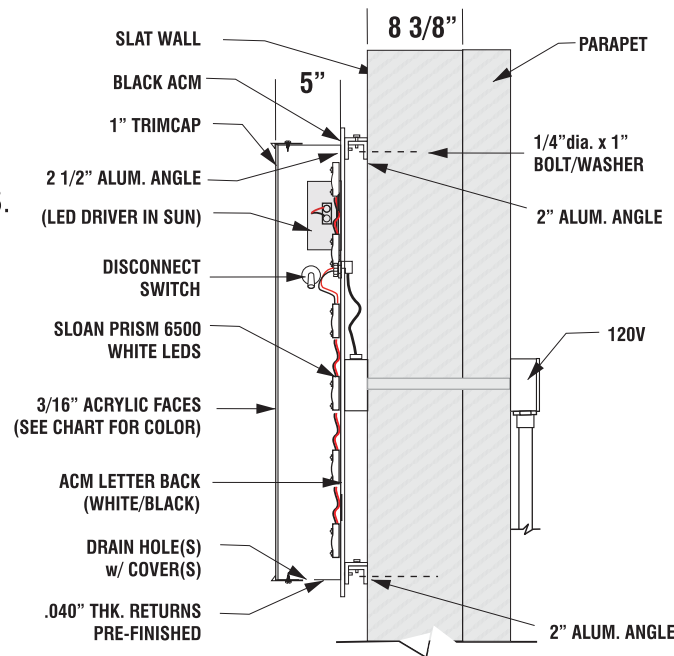
BACKER PANEL: BLACK ACM



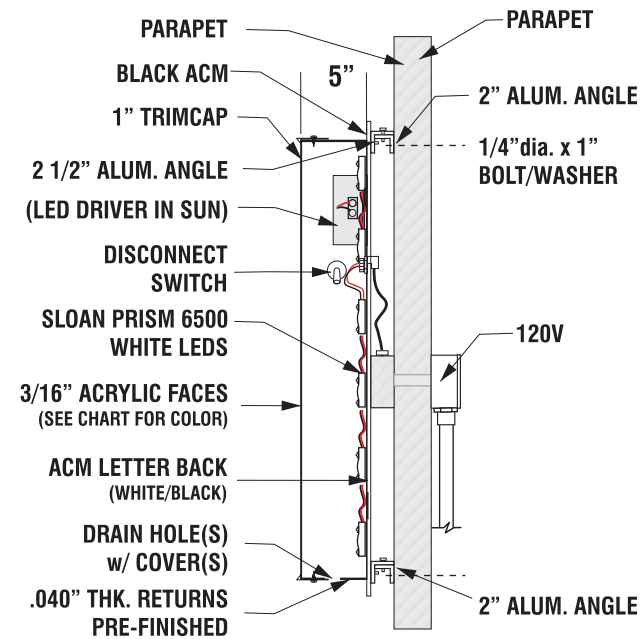
SIDE VIEW AT WALL
SCALE: 1/2" = 1'-0"



SIDE VIEW AT WALL
SCALE: 1/2" = 1'-0"



SLAT WALL INSTALLATION
SELF CONTAINED



WALL INSTALLATION
SELF CONTAINED

VINYL

MATERIAL

V2 3M-3630-3569 'ORANGE' TRANSLUCENT VINYL

V3 3M 3630-015 'YELLOW' TRANSLUCENT VINYL

V4 3M-3630-5059 'GREEN' TRANSLUCENT VINYL

M1 #7328 WHITE PLEX (OR EQ)

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JOB NAME

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Pittsburg CA 94565

CUSTOMER CONTACT

SALESMAN / PM

Emily Conners

DESIGNER

Glenn Miller

DWG. DATE

2-28-24

REV. DATE / REVISION

SCALE

FILE

2023/Del Taco/Locations/
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Underwriters
Laboratories Inc.

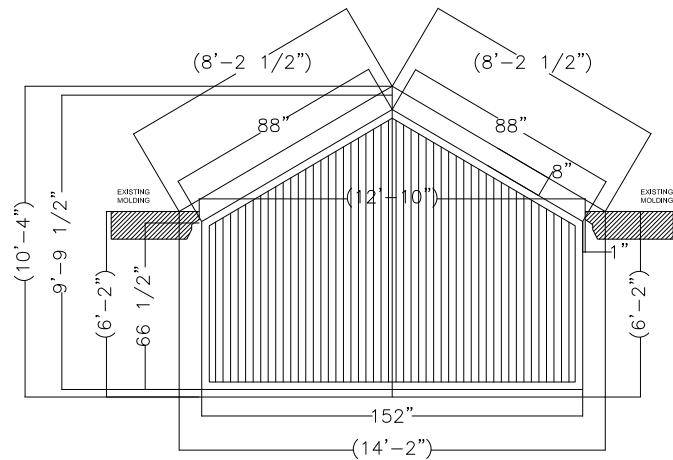
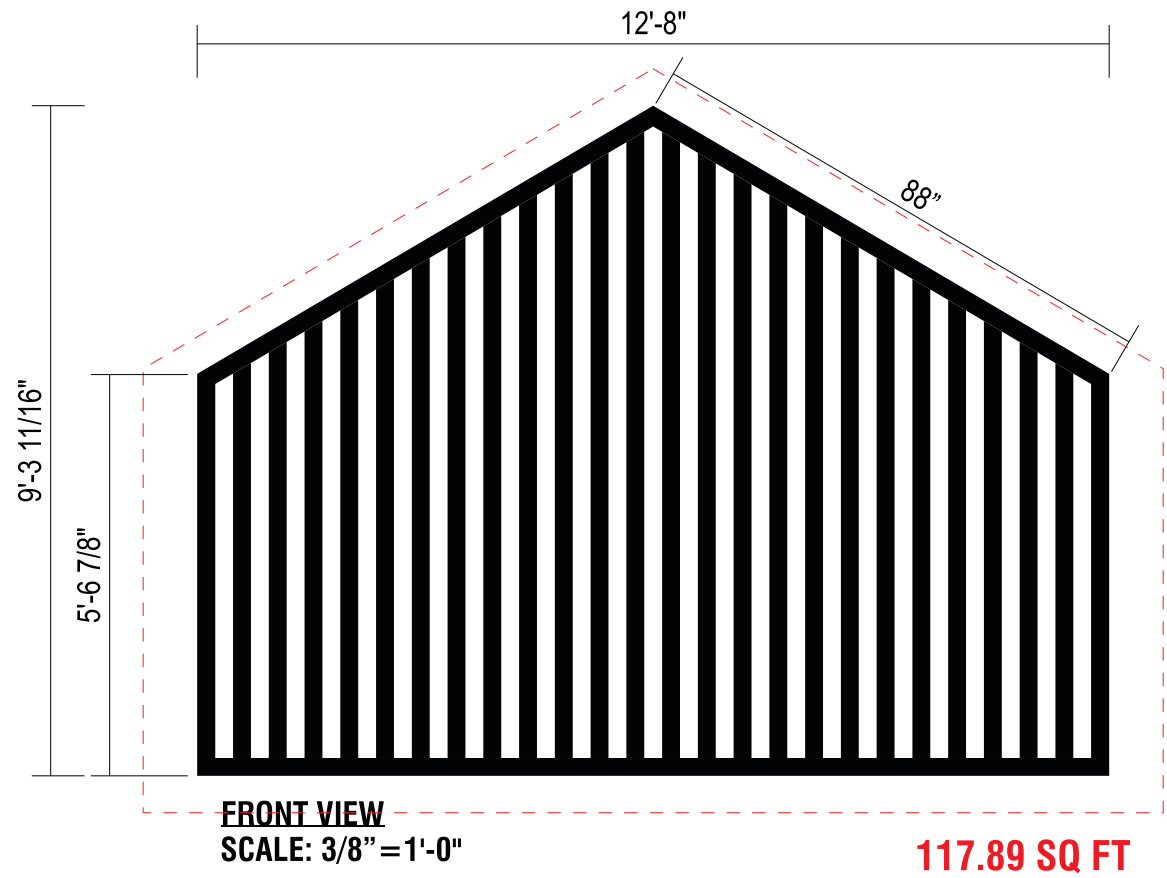


SLATTED WALL - NORTH ELEVATION

DT-23-70240-2

Qty. 1

B



EXISTING



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EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.



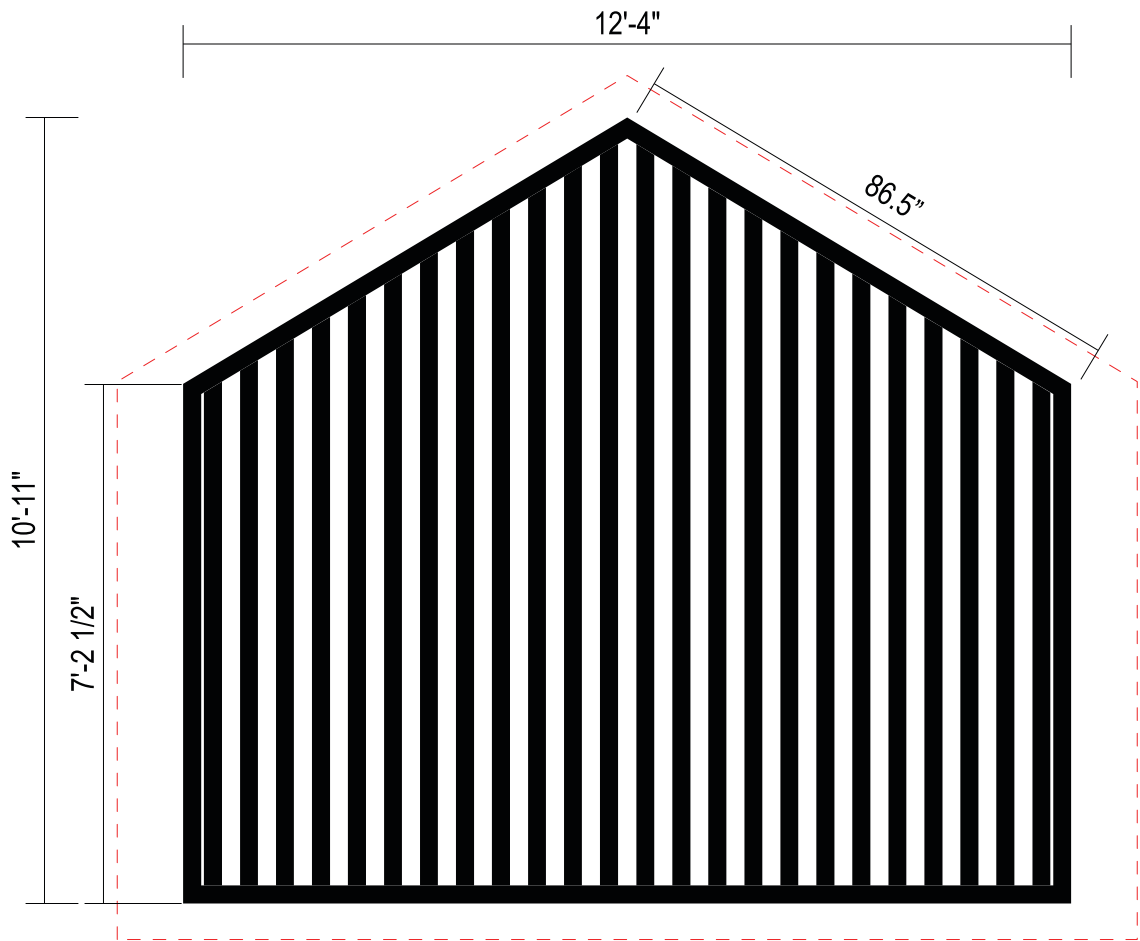
P7 MATTHEWS MP33348 "BLACKSTONE"

PAINT

SLATTED WALL - SOUTH ELEVATION

DT-23-70240-3

Qty. 1



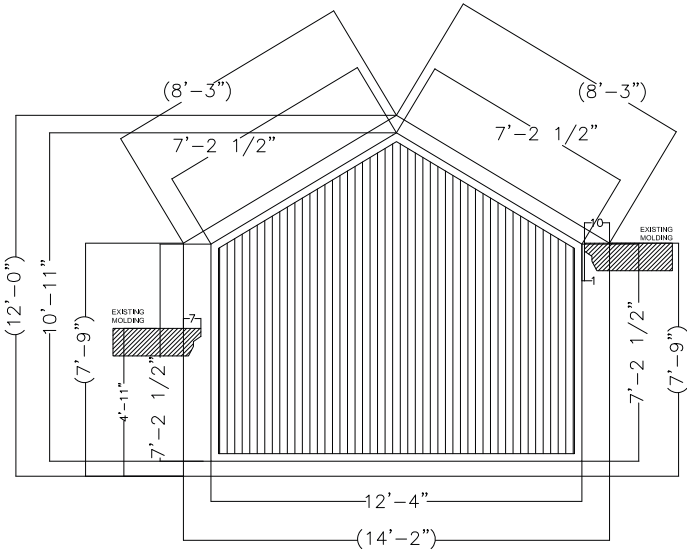
FRONT VIEW
SCALE: 3/8"=1'-0"

134.64 SQ FT

PAINT

P7

MATTHEWS Mp33348 "BLACKSTONE"



SOUTH ELEVATION

EXISTING



HILTONDISPLAYS

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www.hiltondisplays.com

QID 23-70240

JOB NAME

Del Taco / 886

LOCATION

4490 Delta Gateway Rd
Pittsburg CA 94565

CUSTOMER CONTACT

SALESMAN / PM

Emily Conners

DESIGNER

Glenn Miller

DWG. DATE

2-28-24

REV. DATE / REVISION

SCALE

FILE

2023/Del Taco/Locations/
Pittsburg CA 23-70240/
DT Pittsburg CA 23-70240

DESIGN SPECIFICATIONS ACCEPTED BY:

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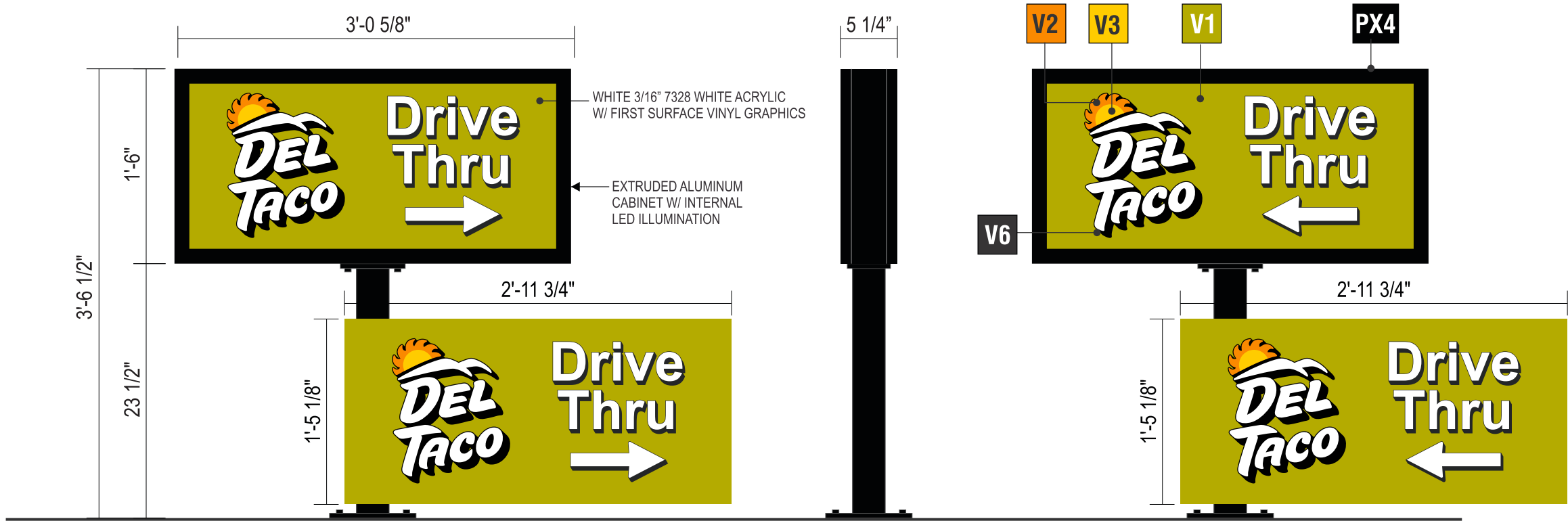


D/F DT DIRECTIONAL-FACES ONLY

DT-23-70240-4

Qty. 2 (1ea.)

D



SCALE: 1"=1'-0"
4.5 sf

SIDE “B” - ELEVATION VIEW

DF INTERNALLY ILLUMINATED DIRECTIONAL SIGN - FACE REPLACEMENT

CABINETS & SUPPORT:

GC TO REPAINT EXISTING

REPLACEMENT FACES:

WHITE 3/16" 7328 WHITE ACRYLIC
W/ FIRST SURFACE VINYL GRAPHICS

*INSTALLER TO FIX ILLUMINATION ISSUE OR SUPPLY NEW BULBS AS NECESSARY

EXISTING



VINYL		PAINT	
V2	3M-3630-3569 "ORANGE" TRANSLUCENT VINYL	PX4	SHERWIN WILLIAMS SW 7020 "BLACK FOX"
V3	3M 3630-015 'YELLOW' TRANSLUCENT VINYL	MATERIAL	
V4	3M-3630-5059 "GREEN" TRANSLUCENT VINYL		
V5	3M 3630-20 'WHITE' TRANSLUCENT VINYL	M2	3/16" 7328 WHITE POLYCARBONATE WITH FIRST SURFACE VINYL GRAPHICS
V6	3M 7725-12 BLACK OPAQUE VINYL		

QID 23-70240
JOB NAME
Del Taco / 886
LOCATION
4490 Delta Gateway Rd Pittsburg CA 94565
CUSTOMER CONTACT
SALESMAN / PM
Emily Conners
DESIGNER
Glenn Miller
DWG. DATE
2-28-24
REV. DATE / REVISION
SCALE
FILE
2023/Del Taco/Locations/ Pittsburg CA 23-70240/ DT Pittsburg CA 23-70240

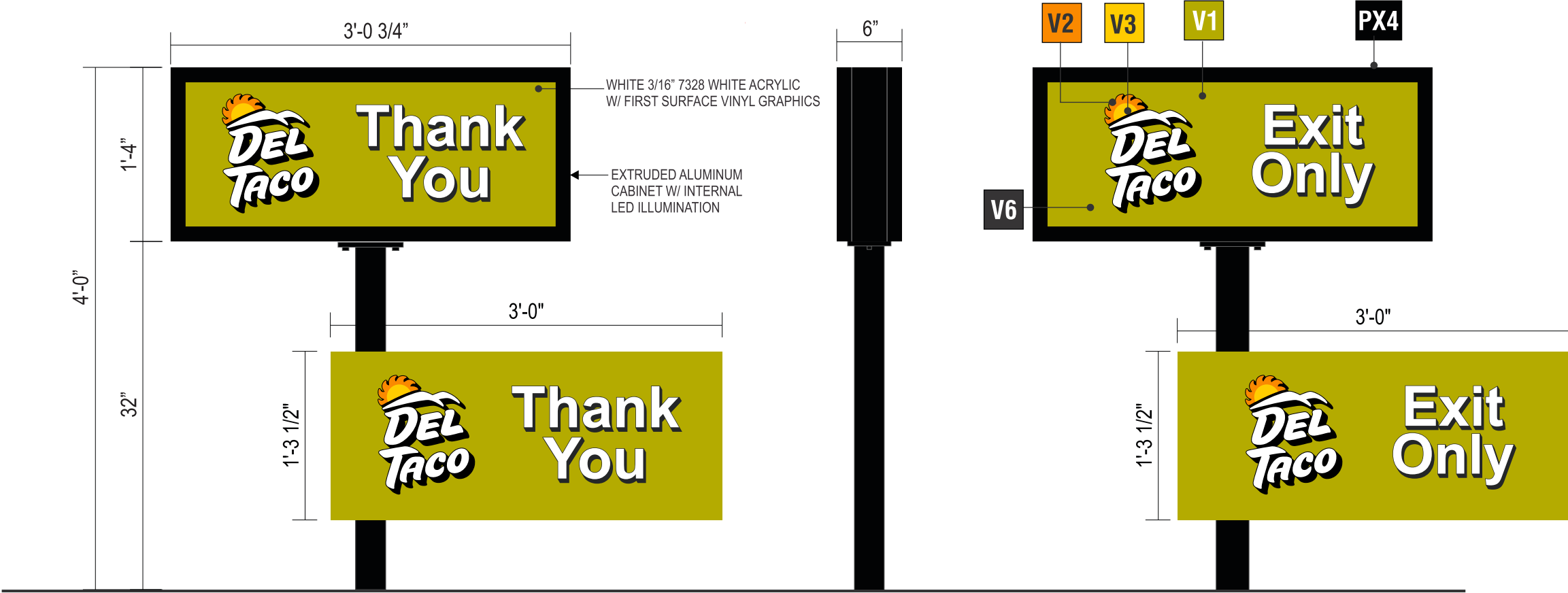
DESIGN SPECIFICATIONS ACCEPTED BY:	
EST:	CLIENT:
SLS/PM:	LANDLORD:
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UL Underwriters Laboratories Inc. DRY DAMP WET X	

D/F TY/EO DIRECTIONAL - FACES ONLY

DT-23-70240-5

Qty. 2 (1ea.)

E



SCALE: 1"=1'-0"

4.08 sf

SIDE "B" - ELEVATION VIEW

DF INTERNALLY ILLUMINATED DIRECTIONAL SIGN - FACE REPLACEMENT

CABINETS & SUPPORT:

GC TO REPAINT EXISTING

REPLACEMENT FACES:

WHITE 3/16" 7328 WHITE ACRYLIC
W/ FIRST SURFACE VINYL GRAPHICS

*INSTALLER TO FIX ILLUMINATION ISSUE OR SUPPLY NEW BULBS AS NECESSARY

VINYL

- V2 3M-3630-3569 "ORANGE" TRANSLUCENT VINYL
- V3 3M 3630-015 'YELLOW' TRANSLUCENT VINYL
- V4 3M-3630-5059 "GREEN" TRANSLUCENT VINYL
- V5 3M 3630-20 'WHITE' TRANSLUCENT VINYL
- V6 3M 7725-12 BLACK OPAQUE VINYL

PAINT

- PX4 SHERWIN WILLIAMS SW 7020 "BLACK FOX"

MATERIAL

- M2 3/16" 7328 WHITE POLYCARBONATE WITH FIRST SURFACE VINYL GRAPHICS

EXISTING



HILTONDISPLAYS

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QID 23-70240

JOB NAME

Del Taco / 886

LOCATION

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SALESMAN / PM

Emily Conners

DESIGNER

Glenn Miller

DWG. DATE

2-28-24

REV. DATE / REVISION

SCALE

FILE

2023/Del Taco/Locations/
Pittsburg CA 23-70240/
DT Pittsburg CA 23-70240

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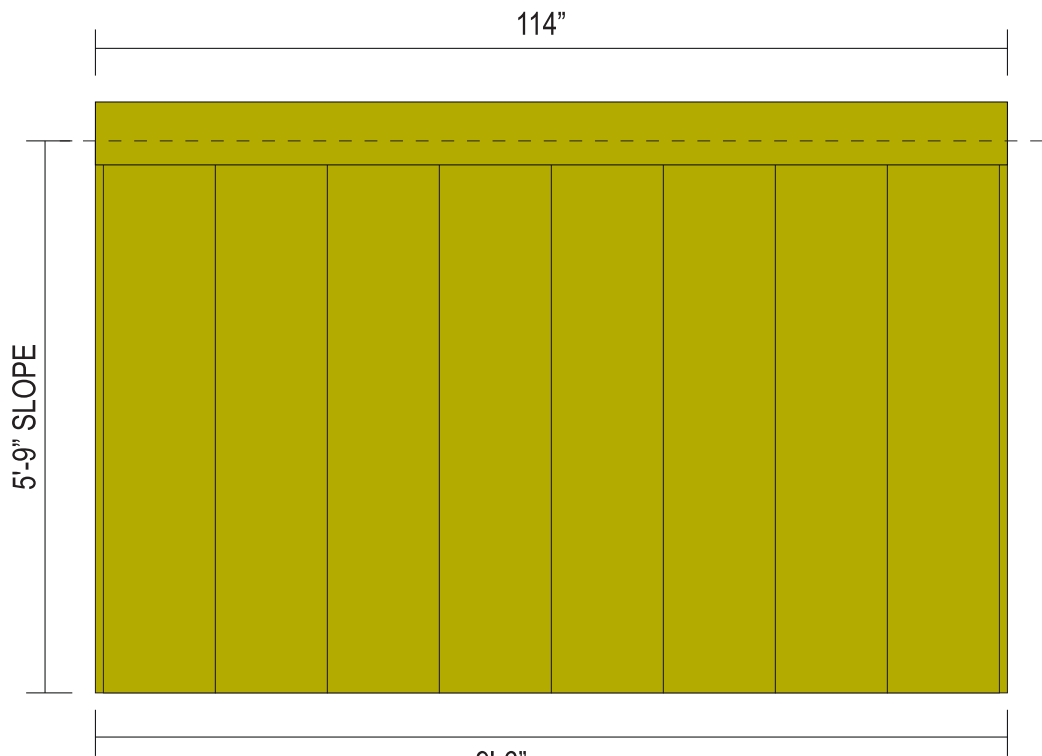


STANDING SEAM PANELS AND FLASHING (NORTH ELEVATION)

DT-23-70240-6

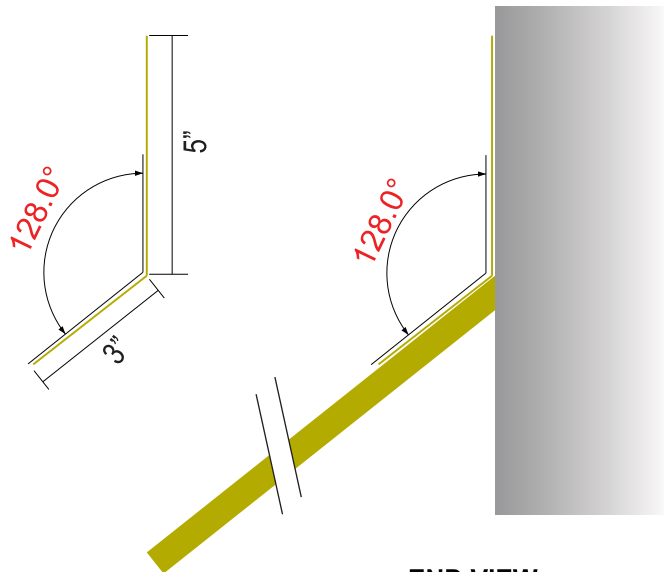
Qty. 1

F



TOP VIEW

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



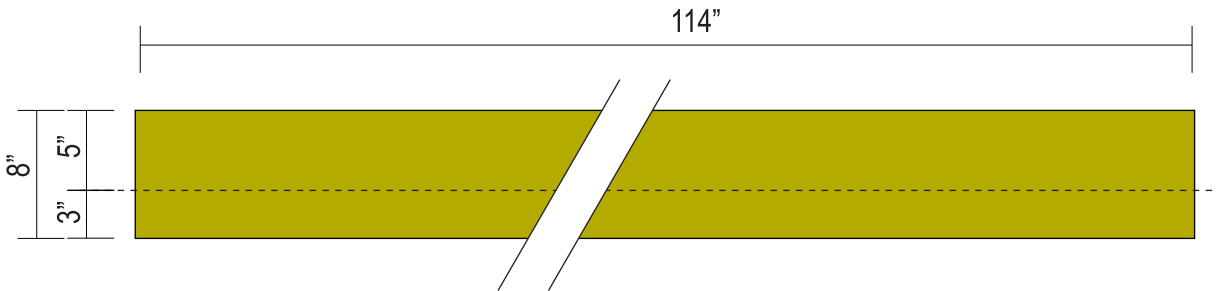
END VIEW

SCALE: 3"=1'-0"

PAINT

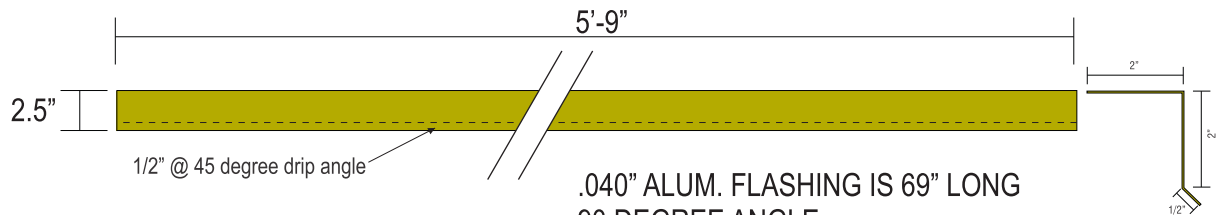
PX-2

SHERWIN-WILLIAMS #6919
'FUSION GREEN' - SATIN FINISH



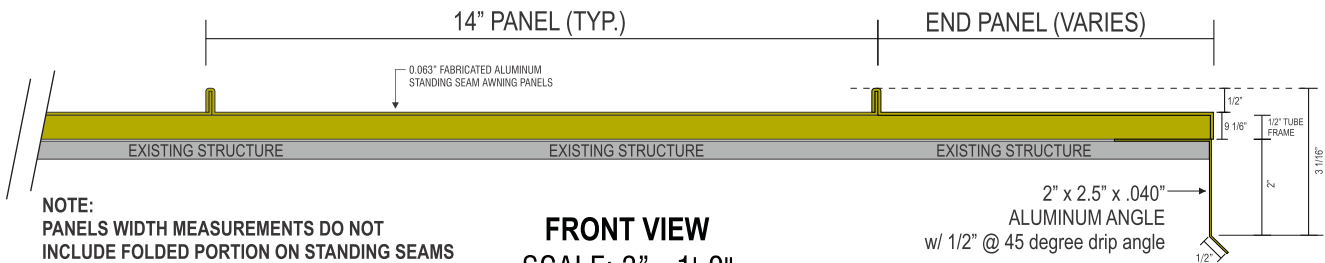
SCALE: 1"=1'-0"

.040" ALUM. FLASHING IS 116" LONG. 128 DEGREE BENT ANGLE
90 DEGREE FLASHING ALONG TOP PAINTED TO MATCH



SCALE: 1"=1'-0"

.040" ALUM. FLASHING IS 69" LONG
90 DEGREE ANGLE
45 DEGREE DRIP EDGE (BOTH SIDES)



NOTE:
PANELS WIDTH MEASUREMENTS DO NOT
INCLUDE FOLDED PORTION ON STANDING SEAMS

FRONT VIEW

SCALE: 3"=1'-0"



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www.hiltondisplays.com

QID 23-70240

JOB NAME

Del Taco / 886

LOCATION

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Pittsburg CA 94565

CUSTOMER CONTACT

SALESMAN / PM

Emily Conners

DESIGNER

Glenn Miller

DWG. DATE

2-28-24

REV. DATE / REVISION

SCALE

FILE

2023/Del Taco/Locations/
Pittsburg CA 23-70240/
DT Pittsburg CA 23-70240

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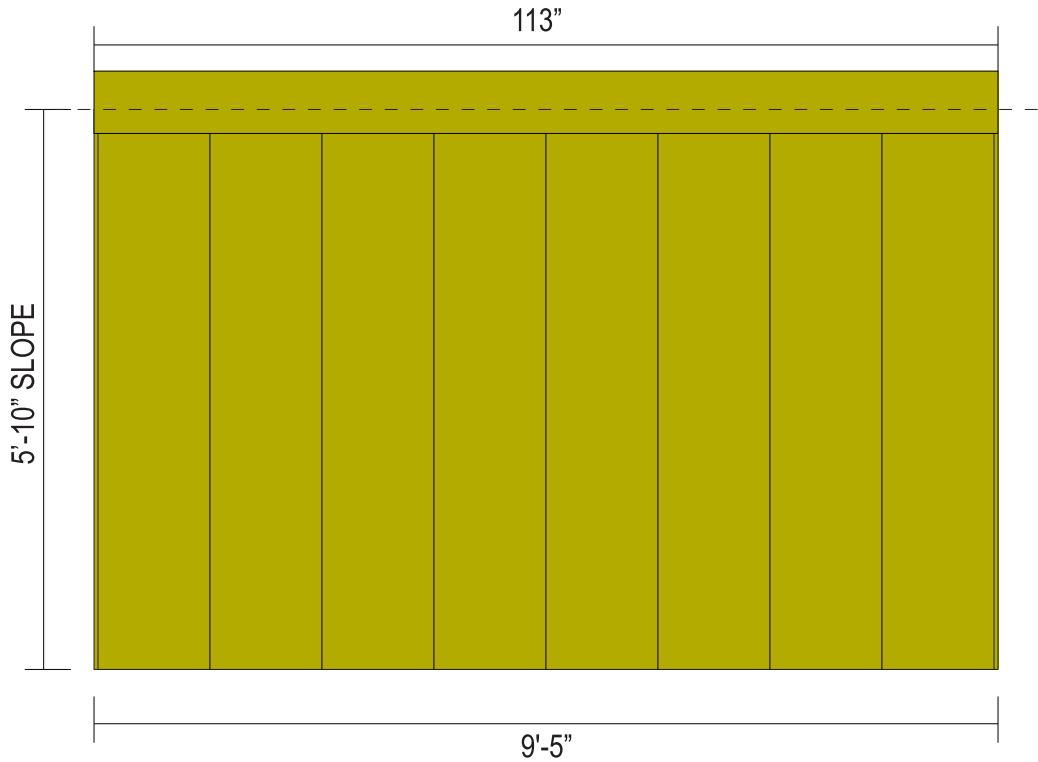


STANDING SEAM PANELS AND FLASHING-WEST ELEVATION

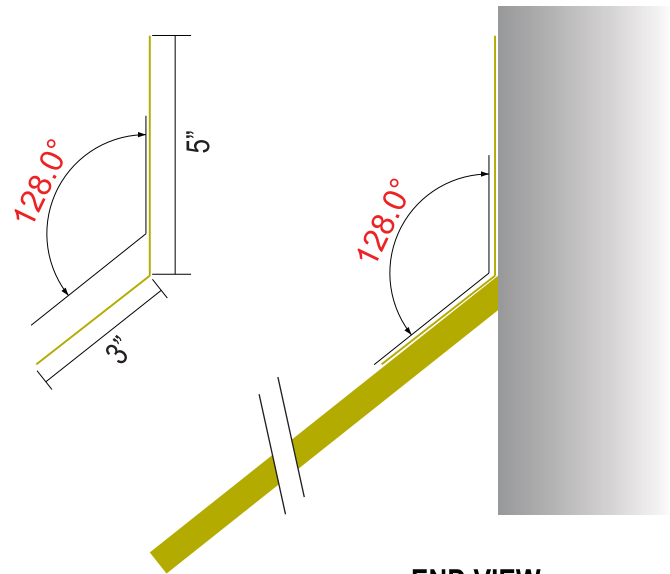
DT-23-70240-7

Qty. 1

G



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

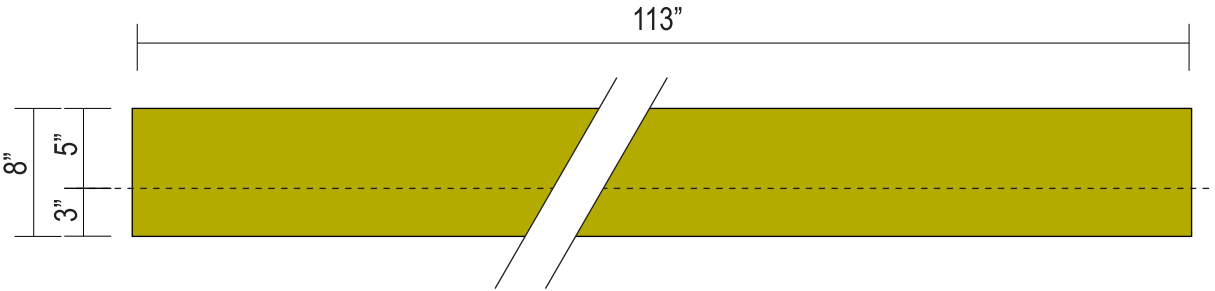


END VIEW
SCALE: 3"=1'-0"

PAINT

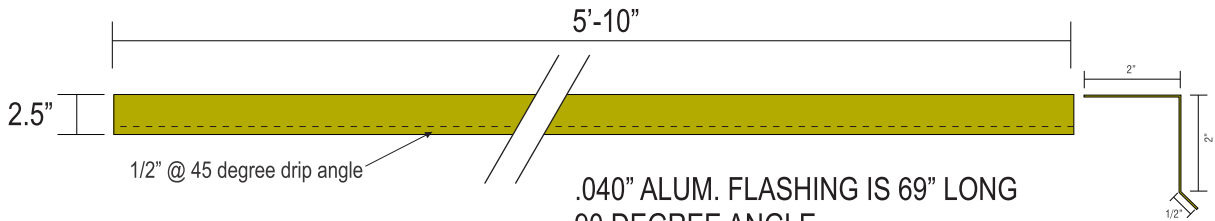
PX-2

SHERWIN-WILLIAMS #6919
'FUSION GREEN' - SATIN FINISH



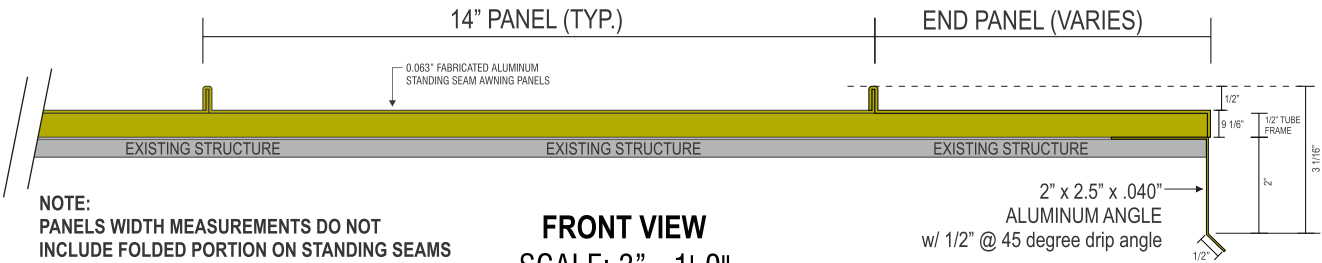
SCALE: 1"=1'-0"

.040" ALUM. FLASHING IS 116" LONG. 128 DEGREE BENT ANGLE
90 DEGREE FLASHING ALONG TOP PAINTED TO MATCH



SCALE: 1"=1'-0"

.040" ALUM. FLASHING IS 69" LONG
90 DEGREE ANGLE
45 DEGREE DRIP EDGE (BOTH SIDES)



NOTE:
PANELS WIDTH MEASUREMENTS DO NOT
INCLUDE FOLDED PORTION ON STANDING SEAMS

FRONT VIEW
SCALE: 3"=1'-0"

EXISTING



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QID 23-70240

JOB NAME

Del Taco / 886

LOCATION

4490 Delta Gateway Rd
Pittsburg CA 94565

CUSTOMER CONTACT

SALESMAN / PM

Emily Conners

DESIGNER

Glenn Miller

DWG. DATE

2-28-24

REV. DATE / REVISION

SCALE

FILE

2023/Del Taco/Locations/
Pittsburg CA 23-70240/
DT Pittsburg CA 23-70240

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

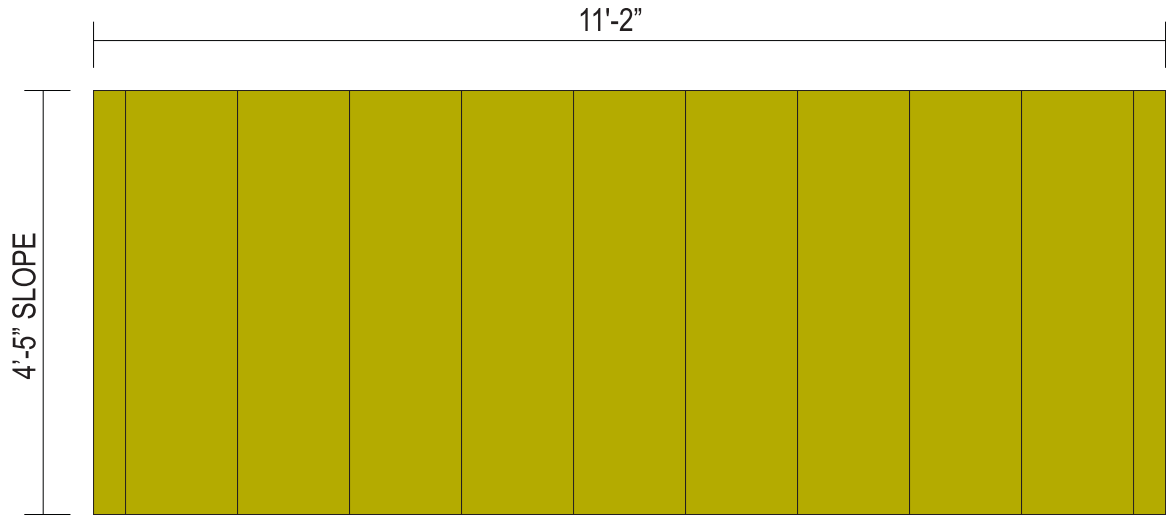
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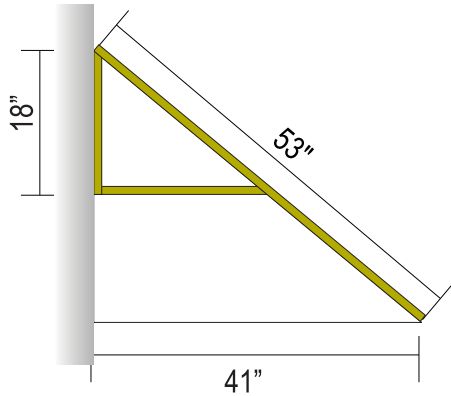
STANDING SEAM AWNING-SOUTH ELEVATION

DT-23-70240-8

Qty. 1



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



PROPOSED



EXISTING



HILTONDISPLAYS

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JOB NAME

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Emily Conners

DESIGNER

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DWG. DATE

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REV. DATE / REVISION

SCALE

FILE

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DT Pittsburg CA 23-70240

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VEGGIE MURAL - DT ELEVATION

Qty. 1DT-23-70240-9

I

WALL GRAPHIC PAINTED BY G.C.
EXACT DESIGN PENDING FINALIZED BUILDING DESIGN



EXISTING



PAINT

PX4 SHERWIN-WILLIAMS #7020
'BLACK FOX' - SATIN FINISH

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QID 23-70240

JOB NAME

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LOCATION

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SALESMAN / PM

Emily Conners

DESIGNER

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DWG. DATE

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FILE

2023/Del Taco/Locations/
Pittsburg CA 23-70240/
DT Pittsburg CA 23-70240

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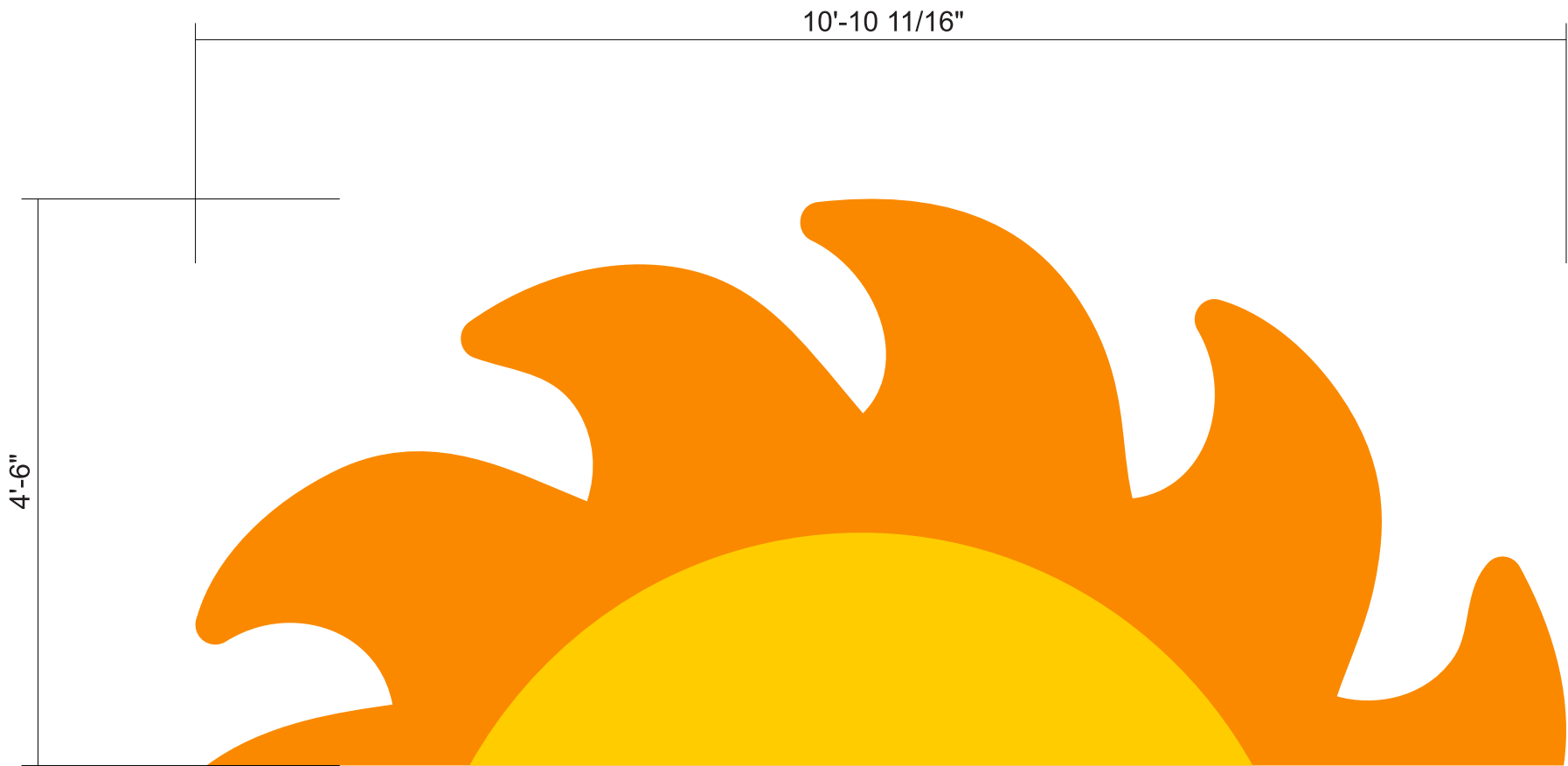


SUN MURAL
DT-23-70240-10

Qty. 1

J

WALL GRAPHIC PAINTED BY G.C.
EXACT DESIGN PENDING FINALIZED BUILDING DESIGN



SCALE: 3/4" = 1'
49.01 SF

PAINT

- P2

SHERWIN WILLIAMS SW6894 "FORCEFUL ORANGE"
- P3

SHERWIN WILLIAMS SW6911 "CONFIDENT YELLOW"

EXISTING



HILTONDISPLAYS

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QID 23-70240

JOB NAME

Del Taco / 886

LOCATION

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Pittsburg CA 94565

CUSTOMER CONTACT

SALESMAN / PM

Emily Conners

DESIGNER

Glenn Miller

DWG. DATE

2-28-24

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SCALE

FILE

2023/Del Taco/Locations/
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DT Pittsburg CA 23-70240

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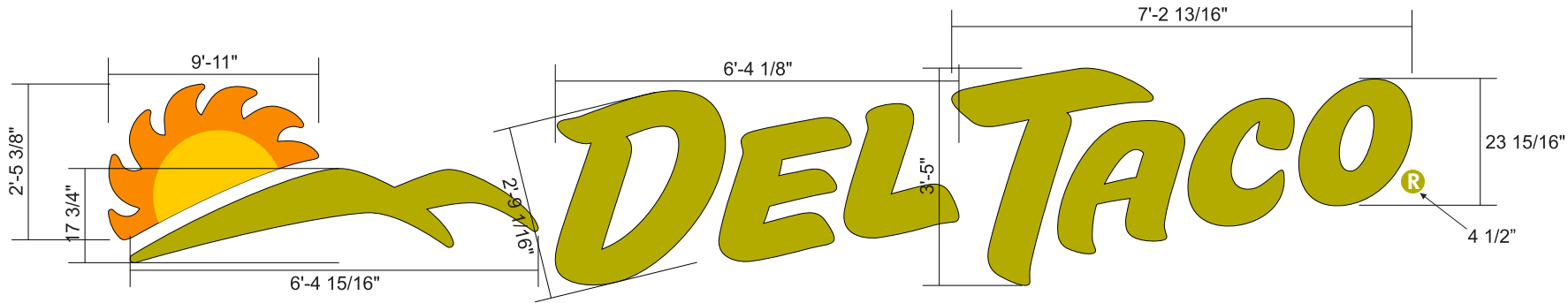


FREEWAY SHARED TENANT PANEL REFACE

DT-23-70240-11

Qty. 2

K



ILLUMINATED CHANNEL LETTERS

- LOGO FACES: .177" THICK #7328 WHITE PLEX w/ FIRST SURFACE VINYL GRAPHICS
- "DEL TACO" FACES: .177" THICK #7328 WHITE PLEX.
- TRIMCAP: 1" BLACK JEWELITE.
- RETURNS: 5" DEEP x .040" ALUMINUM PRE-FINISHED BLACK.
- BACKS: .050" ALUMINUM PRE-FINISHED WHITE.
- ILLUMINATION: WHITE LEDS W/ REMOTE POWER SUPPLIES
- TENANT BACKER: ALUMINUM FABRICATION TO REMAIN PATCH AND PAINT, INSTALL NEW LETTERS

VINYL

- V1 3M-VT2204248 "GREEN" TRANSLUCENT VINYL
- V2 3M-VT "ORANGE" TRANSLUCENT VINYL
- V3 3M-3630-015 "YELLOW" TRANSLUCENT VINYL



EXISTING



PROPOSED



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www.hiltondisplays.com

QID 23-70240
JOB NAME
Del Taco / 886
LOCATION
4490 Delta Gateway Rd Pittsburg CA 94565
CUSTOMER CONTACT
SALESMAN / PM
Emily Conners
DESIGNER
Glenn Miller
DWG. DATE
2-28-24
REV. DATE / REVISION
SCALE
FILE
2023/Del Taco/Locations/ Pittsburg CA 23-70240/ DT Pittsburg CA 23-70240

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 Underwriters Laboratories Inc.

DRY	
DAMP	
WET	X

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
<i>This document is used to demonstrate compliance with requirements in 110.9, 110.12, 130.0/ 160.5, 130.3/ 160.5(d), 140.8/ 170.2(e) and 141.0(b)2M/ 180.2(b)4Bvi for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.</i>			
Project Name: Del Taco		Report Page:	(Page 1 of 5)
Project Address: 4490 DELTA GATEWAY RD PITTSBURG, CA 94565		Date Prepared:	2024-08-29T14:02:40-04:00

A. GENERAL INFORMATION			
01	Project Location (city)	Pittsburg	
02	Climate Zone	12	
03	Occupancy Types within Project	☐	Healthcare Facility
		☐	Multifamily/ MF Mixed-use >= 4 stories (includes dormitory, senior living)

B. PROJECT SCOPE				
This table includes illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.8/ 170.2(e) or 141.0(b)2M/ 180.2(b)4Bvi for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.				
01	02	03	04	05
Name or Item Tag	Complete Sign Description	Sign Status ¹	Sign Type	Compliance Method ²
A1	Illuminated channel letters	New	Outdoor	Alternate Light Sources
A2	Illuminated Channel Letters	New	Outdoor	Alternate Light Sources
A3	Illuminated Channel Letters	New	Outdoor	Alternate Light Sources
A4	Illuminated Channel Letters	New	Outdoor	Alternate Light Sources
K1	Illuminated Channel Letters on D/F Pylon	New	Outdoor	Alternate Light Sources
K2	Illuminated Channel Letters on D/F Pylon	New	Outdoor	Alternate Light Sources

¹FOOTNOTE: Sign alterations that increase the connected lighting load, replace and rewire more that 50% of the ballasts, or relocate the sign to a different location must comply with 140.8/ 170.2(e). See 141.0(b)2M/ 180.2(b)4Bvi for more details.

²The ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with 140.8/ 170.2(e). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tooltips for this table for more details.

Sign Lighting

CERTIFICATE OF COMPLIANCE				NRCC-LTS-E			
Project Name: Del Taco				Report Page: (Page 2 of 5)			
				Date Prepared: 2024-08-29T14:02:40-04:00			

C. COMPLIANCE RESULTS									
Results in this table are automatically calculated from data input and calculations in Tables B through H. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.									
01	02	03	≥	04	OR	05	OR	06	07
Name or Item Tag (See Table B)	Complete Sign Description (See Table B)	Total Allowed (Watts) (See Table F)		Total Designed (Watts) (See Table F)		Compliant Light Sources (See Table G)		ENERGY VERIFIED Label (See Table H)	Compliance Results
A1	Illuminated channel letters		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES
A2	Illuminated Channel Letters		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES
A3	Illuminated Channel Letters		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES
A4	Illuminated Channel Letters		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES
K1	Illuminated Channel Letters on D/F Pylon		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES
K2	Illuminated Channel Letters on D/F Pylon		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES

D. EXCEPTIONAL CONDITIONS
This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS
This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: Del Taco		Report Page:	(Page 3 of 5)
		Date Prepared:	2024-08-29T14:02:40-04:00

F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS
<i>This section does not apply to this project.</i>

G. LIGHT SOURCES AND CONTROLS							
<i>This table includes illuminated signs using the Alternate Lighting Sources compliance method per 140.8(b)/ 170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from 130.3 / 160.5(d) by indicating control types for each sign.</i>							
01	02	03	04			05	
Name or Item Tag	Complete Sign Description	Compliant Light Sources ^{1,2}	Mandatory Controls			Field Inspector	
			Shut-Off	Dimming	Demand Response ³	Pass	Fail
A1	Illuminated channel letters	LED + pwr supply 80%+ eff.	Astronomical Time Switch (outdoor)	Power reduced 65%+		☐	☐
A2	Illuminated Channel Letters	LED + pwr supply 80%+ eff.	Astronomical Time Switch (outdoor)	Power reduced 65%+		☐	☐
A3	Illuminated Channel Letters	LED + pwr supply 80%+ eff.	Astronomical Time Switch (outdoor)	Power reduced 65%+		☐	☐
A4	Illuminated Channel Letters	LED + pwr supply 80%+ eff.	Astronomical Time Switch (outdoor)	Power reduced 65%+		☐	☐
K1	Illuminated Channel Letters on D/F Pylon	LED + pwr supply 80%+ eff.	Astronomical Time Switch (outdoor)	Power reduced 65%+		☐	☐
K2	Illuminated Channel Letters on D/F Pylon	LED + pwr supply 80%+ eff.	Astronomical Time Switch (outdoor)	Power reduced 65%+		☐	☐

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E
Project Name: Del Taco	Report Page:	(Page 4 of 5)
	Date Prepared:	2024-08-29T14:02:40-04:00

G. LIGHT SOURCES AND CONTROLS
* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. EX: Sign within tunnel illuminated day and night; EXCEPTION to 130.3(a)2A.

¹FOOTNOTE: Dropdown choices have been abbreviated, please refer to 140.8(b) / 170.2(e) to confirm compliance with the specific light source technologies listed.

² Authority having jurisdiction may ask for cutsheets to confirm compliance of light source.

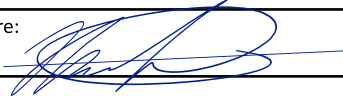
³ Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per 110.12(d).

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION
Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online
Form/Title
NRCI-LTS-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE
There are no forms required for this project.

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: Del Taco		Report Page: (Page 5 of 5)	
Project Address: 4490 DELTA GATEWAY RD PITTSBURG, CA 94565		Date Prepared: 2024-08-29T14:02:40-04:00	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Nick Ford	Documentation Author Signature: 
Company: Golden Gate Sign Co. Inc.	Signature Date: 8/29/24
Address: 2500 Bisso Ln.	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Concord, CA 94520	Phone: 925-771-6300
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer) 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Designer Name: Nick Ford	Responsible Designer Signature: 
Company: Golden Gate Sign Co. Inc.	Date Signed: 8/29/24
Address: 2500 Bisso Ln.	License: 665363
City/State/Zip: Concord, CA 94520	Phone: 925-771-6300

**NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT
TO PLANNING COMMISSION RESOLUTION NO. 9918**

Bigz Boba Drive-Thru – Façade Improvements, AP-24-0111 (ADR, SR)

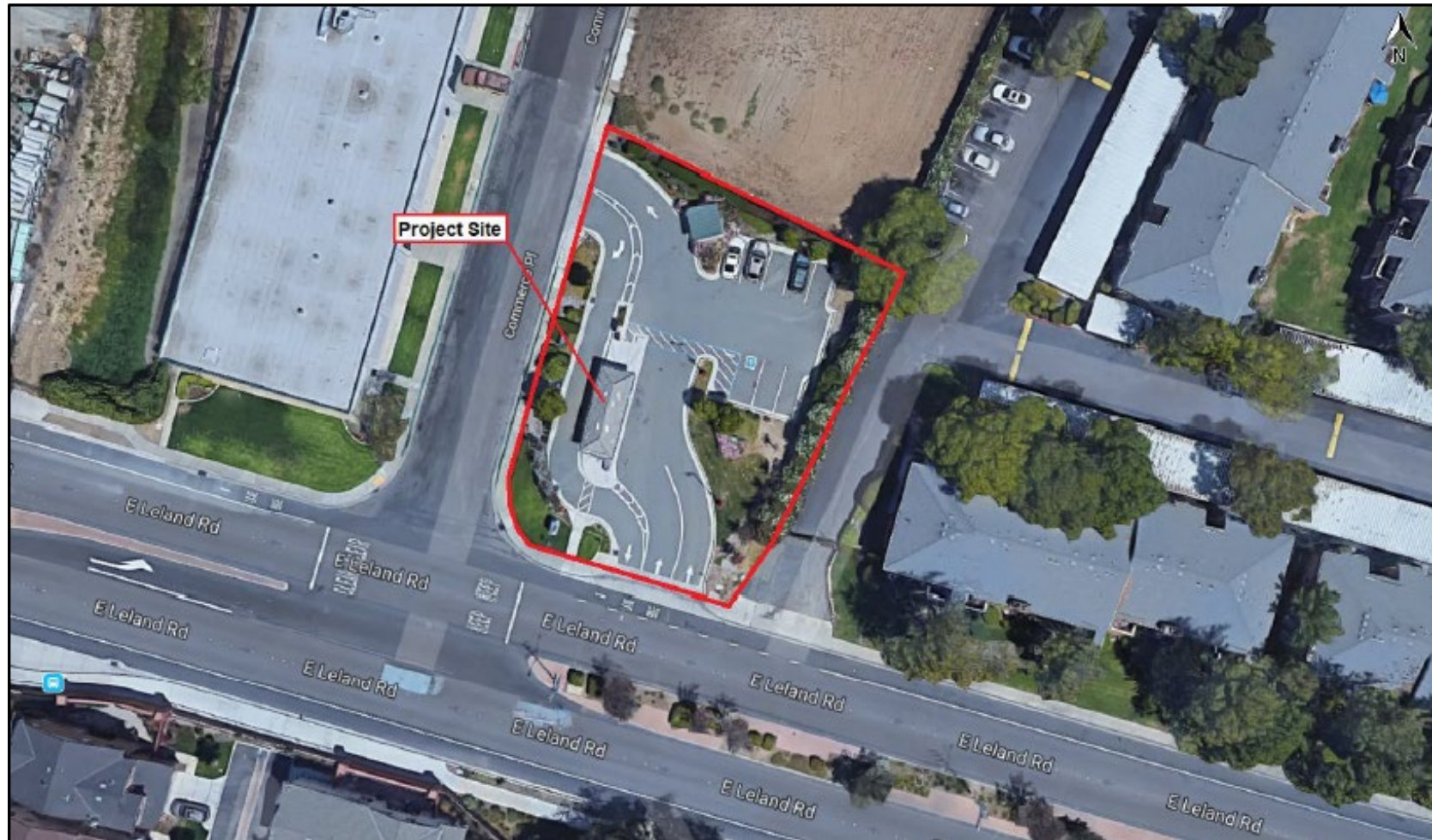
This is a Zoning Administrator consideration of an Application for Administrative Design Review by Ren Plus Architects, on behalf of Bigz Boba, to repaint the existing building façade with new colors and update signage in an effort to resume operation of a drive-thru retail establishment within an existing, approximately 250-square-foot structure located at 2075 East Leland Road. Assessor's Parcel No. 088-152-032.

The property is located within the CS (Service Commercial) District. The use falls under the use classification of "Drive-Through Retail or Service," which is a sub-category of "Commercial Use Classifications", as defined by the Pittsburgh Municipal Code (PMC) section 18.08.080(10). Per the schedule in PMC section 18.52.010, this use classification is permitted in the CS District, subject to a Use Permit. The Planning Commission approved Resolution No. 10119, granting a Use Permit to allow a Drive-Thru Retail or Service Use at this location, on March 26, 2020.

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

Bigz Boba Drive-Thru – Aerial Map

AP-24-0111 (ADR, SR)	2075 E. Leland Rd
Administrative Design Review and Sign Review	APN: 088-152-032



Bigz Boba Drive-Thru Restaurant – Vicinity Map

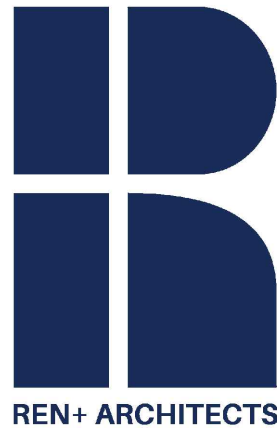
AP-24-0111 (ADR, SR)	2075 E. Leland Rd
Administrative Design Review and Sign Review	APN: 088-152-032



2075 E LELAND RD

PITTSBURG, CA 94565

TENANT IMPROVEMENT



TENANT:
BIGZ BOBA
2075 E LELAND RD
PITTSBURG, CA 94565
(213) 448-8288

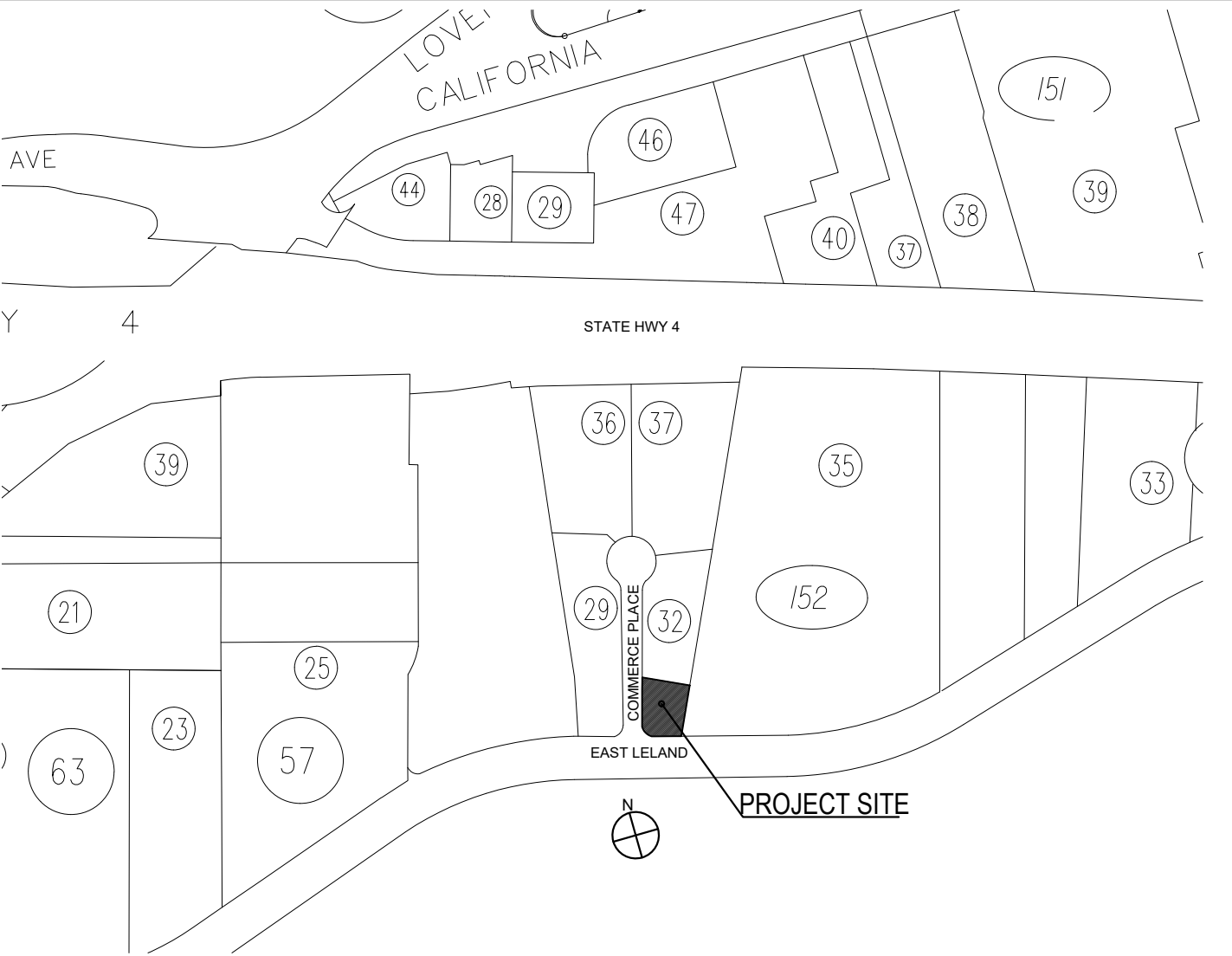
CONTRACTOR:

ARCHITECT:
REN PLUS ARCHITECTS
1619 VIA CHORRO
SAN LORENZO, CA 94580
(510) 590-2135

VICINITY MAP



SITE MAP 1/384"=1'-0"



ABBREVIATIONS

Ⓢ	AT	(N)	NEW																																																																																																				
Ⓢ	CENTERLINE	N.I.C.	NOT IN CONTRACT																																																																																																				
Ⓢ	DIAMETER	NO.	NUMBER																																																																																																				
		NOM.	NOMINAL																																																																																																				
ABV	ABOVE	N.T.S	NOT TO SCALE																																																																																																				
ADJ.	AREA DRAIN	O.C.	ON CENTER																																																																																																				
A.F.F.	ADJUSTABLE																																																																																																						
APPROX.	ABOVE FINISH FLOOR	O.H.P.	OVERHANG																																																																																																				
ARCH.	APPROXIMATE	OPNG.	OPENING																																																																																																				
ASPH.	ARCHITECTURAL	OPP.	OPPOSITE																																																																																																				
	ASPHALT	O'	OVER																																																																																																				
			PROPERTY LINE																																																																																																				
BLDG.	BUILDING	PL	PLATE																																																																																																				
BLKG.	BLOCKING	P.LAM.	PLASTIC LAMINATE																																																																																																				
B.U.R.	BUILT-UP ROOFING	PLYWD.	PLYWOOD																																																																																																				
		P.T.	PRESSURE TREATED																																																																																																				
C.J.	CONTROL JOINT	PTD.	PAINTED																																																																																																				
CLR.	CLEAR																																																																																																						
CLS	CEILING	(R)	RELOCATED																																																																																																				
C.H.	CEILING HEIGHT	R.	RISE, RISER																																																																																																				
CONT.	CONTINUOUS	R.A.	RETURN AIR																																																																																																				
CTR.	CENTER	R.D.	ROOF DRAIN																																																																																																				
		REF.	REFRIGERATOR																																																																																																				
D.	DRYER	REG.	REGISTER																																																																																																				
DBL.	DOUBLE	REINF.	REINFORCED																																																																																																				
DET.	DETAIL	REQ.	REQUIRED																																																																																																				
D.F.	DOUGLAS FIR	ROOM	ROOM																																																																																																				
DIA.	DIAMETER	R.O.	ROUGH OPENING																																																																																																				
DIM.	DIMENSION	RDWD.	REDWOOD																																																																																																				
DISP.	DISPOSER	S.	SOUTH																																																																																																				
DN.	DOWN	S.A.B.F.	SELF-ADHERED																																																																																																				
DR.	DOOR	S.C.	BITUMINOUS FLASHING																																																																																																				
D.S.	DOWN SPOUT	S.D.	SOLID CORE																																																																																																				
D.W.	DISHWASHER	S.D.	SMOKE DETECTOR																																																																																																				
DWG.	DRAWING	SECT.	SECTION																																																																																																				
DWR.	DRAWER	SHT.	SHEET																																																																																																				
		SHEATHG	SHEATHING																																																																																																				
E	EAST	SIM	SIMILAR																																																																																																				
(E)	EXISTING	S.M.D.	SEE MECHANICAL DRAWINGS																																																																																																				
EA	EACH	SPEC.	SPECIFICATION																																																																																																				
EL.	ELEVATION	SQ.	SQUARE																																																																																																				
ELEC.	ELECTRICAL																																																																																																						
EQ	EQUAL	S.S.D.	SEE STRUCTURAL																																																																																																				
EXT.	EXTERIOR		DRAWINGS																																																																																																				
		STD.	STANDARD																																																																																																				
F.D.	FLOOR DRAIN	STL.	STEEL																																																																																																				
FDN.	FOUNDATION	STOR.	STORAGE																																																																																																				
FIN.	FINISH	STRUCT.	STRUCTURAL																																																																																																				
FF.	FINISHED FLOOR	SUSP.	SUSPENDED																																																																																																				
FL.	FLOOR	SYN.	SYMBOL																																																																																																				
F.O.	FACE OF	T.	TREAD																																																																																																				
F.O.F.	FACE OF FINISH	T.B.	TOWEL BAR																																																																																																				
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE																																																																																																				
		T.O.	TOP OF																																																																																																				
F.S.M.F.	FLEXIBLE SHEET	T.O.C.	TOP OF CURB																																																																																																				
	MEMBRANE FLASHING	T.O.P.	TOP OF PLATE																																																																																																				
FT.	FEET	T.O.W.	TOP OF WALL																																																																																																				
FTG.	FOOTING	T.P.H.	TOILET PAPER HOLDER </tr <tr><td></td><td></td><td>TRSM.</td><td>TRANSOM</td></tr> <tr><td>GA.</td><td>GAUGE</td><td>T.V.</td><td>TELEVISION</td></tr> <tr><td>GALV.</td><td>GALVANIZED</td><td>TYP.</td><td>TYPICAL</td></tr> <tr><td>GYP. BD.</td><td>GYP. BOARD</td><td>U.O.N</td><td>UNLESS OTHERWISE</td></tr> <tr><td>H.</td><td>HIGH</td><td></td><td>NOTED</td></tr> <tr><td>H.B.</td><td>HIGH HOSE BIB</td><td>V.</td><td>VENT</td></tr> <tr><td>HDR.</td><td>HEADER</td><td>VERT.</td><td>VERTICAL</td></tr> <tr><td>HDWR.</td><td>HARDWARE</td><td>V.I.F.</td><td>VERIFY IN FIELD</td></tr> <tr><td>HORIZ.</td><td>HORIZONTAL</td><td>V.G.</td><td>VERTICAL GRAIN</td></tr> <tr><td>HT.</td><td>HEIGHT</td><td></td><td></td></tr> <tr><td></td><td></td><td>W.</td><td>WEST</td></tr> <tr><td>I.D.</td><td>INSIDE DIAMETER</td><td>W.</td><td>WASHING MACHINE</td></tr> <tr><td>I.G.</td><td>INSULATED GLASS</td><td>W.</td><td>WOOD</td></tr> <tr><td>INSUL.</td><td>INSULATION</td><td>WH.</td><td>WATER HEATER</td></tr> <tr><td>INT.</td><td>INTERIOR</td><td>W/O.</td><td>WITHOUT</td></tr> <tr><td>JT.</td><td>JOINT</td><td>W.P.</td><td>WATERPROOF, WORK</td></tr> <tr><td>LAV.</td><td>LAVATORY</td><td>W.R.</td><td>WATER RESISTANT</td></tr> <tr><td>LT.</td><td>LIGHT</td><td>W.R.C.</td><td>WESTERN RED CEDAR</td></tr> <tr><td>M.</td><td>MASTER</td><td>YD.</td><td>YARD</td></tr> <tr><td>MAX.</td><td>MAXIMUM</td><td></td><td></td></tr> <tr><td>MECH.</td><td>MECHANICAL</td><td></td><td></td></tr> <tr><td>M.E.P.</td><td>MECHANICAL/ELECTRIC/PLUMBING</td><td></td><td></td></tr> <tr><td>MFR.</td><td>MANUFACTURER</td><td></td><td></td></tr> <tr><td>MIN.</td><td>MINIMUM</td><td></td><td></td></tr> <tr><td>MISC.</td><td>MISCELLANEOUS</td><td></td><td></td></tr>			TRSM.	TRANSOM	GA.	GAUGE	T.V.	TELEVISION	GALV.	GALVANIZED	TYP.	TYPICAL	GYP. BD.	GYP. BOARD	U.O.N	UNLESS OTHERWISE	H.	HIGH		NOTED	H.B.	HIGH HOSE BIB	V.	VENT	HDR.	HEADER	VERT.	VERTICAL	HDWR.	HARDWARE	V.I.F.	VERIFY IN FIELD	HORIZ.	HORIZONTAL	V.G.	VERTICAL GRAIN	HT.	HEIGHT					W.	WEST	I.D.	INSIDE DIAMETER	W.	WASHING MACHINE	I.G.	INSULATED GLASS	W.	WOOD	INSUL.	INSULATION	WH.	WATER HEATER	INT.	INTERIOR	W/O.	WITHOUT	JT.	JOINT	W.P.	WATERPROOF, WORK	LAV.	LAVATORY	W.R.	WATER RESISTANT	LT.	LIGHT	W.R.C.	WESTERN RED CEDAR	M.	MASTER	YD.	YARD	MAX.	MAXIMUM			MECH.	MECHANICAL			M.E.P.	MECHANICAL/ELECTRIC/PLUMBING			MFR.	MANUFACTURER			MIN.	MINIMUM			MISC.	MISCELLANEOUS		
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LIST OF SYMBOLS

REFERENCE SYMBOLS		ELECTRICAL/MECHANICAL SYMBOLS	
	DEMO WALL (PLAN VIEW)		SINGLE ELECTRICAL OUTLET, DIRECT WIRE
	EXISTING WALL (PLAN VIEW)		DUPLEX OUTLET
	NEW WALL (PLAN VIEW)		FOURPLEX OUTLET
	HATCH = STRUCTURE		ELECTRICAL OUTLET, HALF-SWITCHED
	OUTLINE = FINISH		ELECTRICAL OUTLET, FULLY SWITCHED
	HIDDEN EDGE, ABOVE OR BEYOND		ELECTRICAL OUTLET FOR PICTURE LIGHT
	HIDDEN EDGE, BELOW OR BEHIND		240V ELECTRICAL OUTLET
	DOOR SYMBOL		FLUSH FLOOR MOUNTED OUTLET
	WINDOW SYMBOL		GROUND FAULT INTERRUPT
	SKYLIGHT SYMBOL		JUNCTION BOX
	WALL (FLOOR) TYPE		MULTI-FUNCTION SMOKE & CO DETECTOR
	GRID OR REFERENCE LINE		SMOKE DETECTOR
	SECTION MARKER: DRAWING # O' SHEET #		AUTOMATIC SPRINKLER HEAD
	DETAIL MARKER: DRAWING # O' SHEET #		DOOR BELL BUTTON
	ELEVATION MARKER: DRAWING # O' SHEET #		DOOR CHIME
	ROOM NO. O' MATERIAL CODE FLOOR / WALL / CEILING		GARAGE DOOR OPENER SWITCH
	LEVEL LINE OR DATUM		INTERCOM STATION
	SPOT ELEVATION		ALARM KEYPAD
	PROPERTY LINE		MOTION DETECTOR
	NEW OR FINISHED CONTOURS		SPEAKER OUTLET
	EXISTING CONTOURS		SCENE CONTROL MASTER UNIT
ELECTRICAL/MECHANICAL SYMBOLS			SCENE CONTROL REMOTE WALL STATION
	SURFACE CEILING LIGHT FIXTURE		STEAM UNIT CONTROL PANEL
	RECESSED DIRECTIONAL LIGHT FIXTURE		PLUG MOLD
	RECESSED CEILING LIGHT FIXTURE		(1) R68 QUAD
	WALL MOUNTED LIGHT FIXTURE		(1) 244 PAIR CAT-6
	MOTION DETECTOR LIGHT FIXTURE		(1) CAT-6 & (1) R68 QUAD
	RECESSED WALL LIGHT FIXTURE		(2) CAT-6 & (2) R68 QUAD
	EXPOSED STRIP LIGHT FIXTURE		HDMI
	CONCEALED STRIP LIGHT FIXTURE		(1) 244 PAIR CAT-3
	TRACK AND STRIP LIGHT FIXTURES		COLD WATER CONNECTION
	ELECTRICAL SWITCH		HOT WATER CONNECTION
	3-WAY SWITCH		CENTRAL VACUUM
	4-WAY SWITCH		GAS OUTLET
	DIMMER SWITCH		HOSE BIB
	PULL SWITCH		FLOOR DRAIN
	MANUAL-ON OCCUPANCY SENSOR SWITCH		DOWNSPOUT
			THERMOSTAT
			SUPPLY AIR REGISTER AT WALL OR TOE SPACE
			SUPPLY AIR REGISTER AT FLOOR
			SUPPLY AIR REGISTER AT CEILING
			RETURN AIR GRILL AT WALL
			RETURN AIR GRILL AT FLOOR
			RETURN AIR GRILL AT CEILING
			EXHAUST FAN
			EXHAUST FAN LIGHT UNIT
			CEILING FAN
			ILLUMINATED EXIT SIGNS

PROJECT DATA

DESCRIPTION OF WORK:

- TENANT IMPROVEMENT: REPAINT BUILDING FACADE WITH (N)COLOR AND INSTALL (N) ILLUMINATED SIGNS. EXISTING INTERIOR INFRASTRUCTURE TO REMAIN AS IS.

ZONING INFO

- OCCUPANCY: B
- APN: 088-152-032

BUILDING INFO

- BUILDING FLOOR AREA: 250 SF
KITCHEN AREA: 173.75 SF
RESTROOM: 56.25 SF
CLOSET: 20 SF
- CONSTRUCTION TYPE: V-N
SINGLE STORY WOOD AND STUCCO, NO BASEMENT. NO SPRINKLER

LIST OF DRAWING

ARCHITECTURAL

A0.1	COVER PAGE & PROJECT DATA
A0.2	DPW POLLUTION PREVENTION
A0.3	EXISTING & PROPOSED SITE & NOTES
A1.1	EXISTING & PROPOSED FLOOR PLANS & LIGHTING PLAN
A2.1	EXISTING & PROPOSED EXTERIOR ELEVATIONS
SI1.1	SIGN PLAN
SI1.2	SIGN PLAN
T24-1	TITLE 24 REPORT

CODE SUMMARY:

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CBC)
2022 CALIFORNIA ELECTRICAL CODE (CBC/NEC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA FIRE CODE
2010 AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

AS WELL AS ANY AND ALL OTHER GOVERNING CODES AND ORDINANCES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

GENERAL REQUIREMENTS

1. CODES: ALL WORK SHALL CONFORM WITH OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE CITY, COUNTY, AND STATE CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS INCLUDING BUT NOT LIMITED TO FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. SEE CODE EDITIONS ON THIS SHEET.
2. SCOPE:
 - A. PROVIDE ALL MATERIAL, EQUIPMENT AND LABOR TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS.
 - B. IN GENERAL THE WORK INCLUDES BUT IS NOT LIMITED TO INSTALLATION OF INTERIOR KIOSK.
3. DEMOLISH EXISTING STRUCTURES AS SHOWN OR NOTED.
 - A. ALTERATION TO ELECTRICAL AND PLUMBING WORKS.
 - B. PATCH TO MATCH FINISHES AFFECTED BY THE NEW CONSTRUCTION.
4. CONTRACTOR SHALL VISIT THE SITE, CAREFULLY EXAMINE THE AREAS AFFECTED BY THE WORK AND FAMILIARIZE THEMSELVES OF THE CONDITIONS AND SHALL REPORT TO ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK PRIOR TO SUBMITTING BIDS.
5. THE CONTRACTOR SHALL MAKE SURE THAT ALL TRADES WORK CONFORMS TO THE LATEST FEDERAL, STATE AND CITY CODES AND ORDINANCES.
6. THE CONTRACTOR SHALL OBTAIN PERMITS BEFORE STARTING WORK AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION.
7. WHEN "APPROVED EQUAL," "EQUAL TO," OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO ANY PURCHASE OR INSTALLATION.
8. THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR APPROVAL TO THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO SUBMIT CUTS, SAMPLE & FINISHES FOR WRITTEN APPROVAL PRIOR TO ORDERING OR FABRICATION. ALL SUBMITTALS SHALL BE IN TRIPlicate TO THE ARCHITECT. CONTRACTOR SHALL REVIEW SUBMISSIONS PRIOR TO SUBMITTAL AND SHALL NOTE HIS APPROVAL ON SAME. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT A MINIMUM OF TEN (10) WORKING DAYS TURNAROUND TO REVIEW SHOP DRAWINGS. TELEFAX SUBMISSIONS ARE NOT ACCEPTABLE.
9. THE WORD "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE WORK IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
10. ALL ITEMS SPECIFIED ARE TO ESTABLISH QUALITY OF WORK. PRODUCTS OF OTHER MANUFACTURERS EQUAL IN DESIGN, COLOR AND QUALITY MAY BE SUBSTITUTED IF APPROVED BY THE

ARCHITECT AS MEETING ESTABLISHED DESIGN AND FUNCTION CRITERIA. ANY PROPOSED SUBSTITUTIONS MUST BE QUALIFIED AT BID SUBMISSION.

11. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURER'S RECOMMENDATIONS.
12. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS, SPECIFICATIONS AND SHOP DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT. THESE DRAWINGS SHALL BE UPDATED WITH THE LATEST REVISIONS.
13. THE CONTRACTOR SHALL PREPARE AND UPDATE CONSTRUCTION SCHEDULE. COMPLETION DATE MAY NOT BE EXTENDED WITHOUT WRITTEN NOTICE.
14. IF THE LOCATION OF THE WORK IS IN AN AREA THAT MUST CONTINUE IN OPERATION DURING THE PROGRESS OF THE WORK, THE CONTRACTOR IS TO PROVIDE MINIMUM INTERFERENCE WITH OPERATION.
15. SPECIAL PRECAUTIONS AND TEMPORARY PARTITIONS SATISFACTORY TO THE OWNER AND ARCHITECT MUST BE PROVIDED TO PROTECT THE OCCUPANTS OF THE BUILDING AND THE PUBLIC FROM ACCIDENTS IN CONNECTION WITH THE WORK.
16. CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED ACCESS FROM ALL FLOOR AND ADJACENT SPACES TO OUTSIDE OF THE BUILDING AT ALL TIMES DURING CONSTRUCTION. * THE CONTRACTOR SHALL SUBMIT PROPOSED CONSTRUCTION SCHEDULE SEE SPECIAL CONDITIONS TO CONTRACT BASED ON THE WORK TIME REQUIREMENTS.
17. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT AS SHOWN UNLESS OTHERWISE NOTED BY ARCHITECT. ALL MATERIAL SHALL BE NEW AND OF THE BEST QUALITY.
18. CONTRACTOR SHALL INCLUDE ALL CUTTING, DRILLING AND PATCHING REQUIRED TO PERMIT THE INSTALLATION OF HIS WORK AND HIS SUB-CONTRACTORS.
19. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUB-CONTRACTORS.
20. ALL MATERIAL AND EQUIPMENT SHALL MEET APPLICABLE STANDARDS AS PUBLISHED BY ANSI AND NEMA AND SHALL BE LISTED BY U.L., WHERE REQUIRED, MEA NUMBERS MUST BE PROVIDED.
21. ANY DAMAGES TO EXISTING PARTITIONS, FLOORS, CEILINGS OR ANY PART OF THE BUILDING OR EQUIPMENT CAUSED BY THE WORK OF THE CONTRACTOR SHALL BE MADE GOOD AT NO ADDITIONAL EXPENSE TO THE OWNER.
22. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE FROM THE JOB SITE AND BROOM CLEAN DAILY.

23. THE CONTRACTOR IS TO CONTROL CLEANING TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.

24. WHEN REMOVING AN EXISTING OUTLET, CABLES ARE TO BE REMOVED FROM ORIGINATING POINT AND A COVER PLATE TO BE INSTALLED AT THE WALL IN CASE OF ELECTRIC OUTLETS. WIRES ARE TO BE REMOVED TO THE JUNCTION BOX, AND CAPPED. COVER PLATE TO BE INSTALLED AT WALL. REMOVE ALL ABANDONED CONDUIT.

25. ALL NEW, MODIFIED OR EXISTING OUTLETS ARE TO BE CIRCUITED TO CONFORM TO APPLICABLE ELECTRICAL BUILDING CODES.

26. THE CONTRACTOR SHALL GUARANTEE THAT ALL WORK OF THIS CONTRACT IS FREE FROM ALL DEFECTS, AND IS AS SPECIFIED. SHOULD ANY DEFECTS, WHICH CANNOT BE PROVEN TO HAVE BEEN CAUSED BY IMPROPER USE, DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK, SUCH DEFECTS SHALL BE MADE GOOD BY THE CONTRACTOR, WITHOUT COST TO THE OWNER.

27. ALL EQUIPMENTS PROVIDED SHALL HAVE A MINIMUM OF ONE (1) YEAR WARRANTY FROM DATE OF ACCEPTANCE OF WORK.

28. PROVIDE THE BUILDING OWNER WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTEES/WARRANTIES FOR EACH SYSTEM PRIOR TO FINAL INSPECTION. INCLUDE A COPY OF ALL INSPECTION VERIFICATIONS AND REPORTS.

2022 CAL GREEN REQUIREMENTS & GENERAL PROJECT NOTES

THIS PROJECT SHALL COMPLY WITH APPLICABLE NON-RESIDENTIAL MANDATORY MEASURES AND 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE REQUIREMENTS:

1. INDOOR WATER USE:
 - A. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF CBC.
 - B. NO PLUMBING FIXTURE, DEVICE, OR CONSTRUCTION SHALL BE INSTALLED OR MAINTAINED, OR SHALL BE CONNECTED TO A DOMESTIC WATER SUPPLY, WHERE SUCH INSTALLATION OR CONNECTION PROVIDES A POSSIBILITY OF POLLUTING SUCH WATER SUPPLY OR CROSS-CONNECTION BETWEEN A DISTRIBUTING SYSTEM OF WATER FOR DRINKING AND DOMESTIC PURPOSES AND WATER THAT BECOMES CONTAMINATED BY SUCH PLUMBING FIXTURES, DEVICE, OR CONSTRUCTION UNLESS THERE IS PROVIDED A BACKFLOW PREVENTION DEVICE APPROVED FOR THE POTENTIAL HAZARD.
 - C. PLUMBING FIXTURES SHALL BE FITTED WITH BACKFLOW PREVENTION DEVICES AS REQUIRED BY CPC 603.3.
 - D. WATER CLOSET SHALL BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2, 17. LAVATORY FAUCET SHALL BE 1.2 GALLONS PER MINUTE MAXIMUM PER CPC 407.2.1.2.
2. CONSTRUCTION WASTE MANAGEMENT:
 - A. A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGED PER SEC. 5.408.1.
 - B. SUBMIT A WASTE MANAGEMENT PLAN FOR APPROVAL BY ENFORCEMENT AGENCY PRIOR TO PERMIT ISSUANCE PER 5.408.1.1.
 - C. PROVIDE DOCUMENTATION DEMONSTRATING COMPLIANCE WITH WASTE MANAGEMENT PLAN PRIOR TO FINAL INSPECTION 5.408.1.4.
3. UNIVERSAL WASTE: ADDITIONS AND ALTERATIONS TO A BUILDING OR TENANT SPACE THAT MEET THE SCOPING PROVISIONS IN SEC. 301.3 FOR NONRESIDENTIAL ADDITIONS AND ALTERATIONS, SHALL REQUIRE VERIFICATION THAT UNIVERSAL WASTE ITEMS SUCH AS FLUORESCENT LAMPS AND BALLAST AND MERCURY CONTAINING THERMOSTATS AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND ARE DIVERTED FROM LANDFILLS. A LIST OF PROHIBITED UNIVERSAL WASTE MATERIALS SHALL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS.
4. RECYCLING BY OCCUPANTS: PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE, AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING.
5. ENVIRONMENTAL QUALITY:
 - A. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC LIMITS PER SEC. 5.504.1.

B. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS PER SEC. 5.504.4.3.

C. AEROSOL AND PAINT COATINGS SHALL BE COMPLIANT WITH PRODUCT-WEIGHTED MIX LIMITS FOR VOC, VOC, AND OTHER TOXIC COMPOUNDS LIMITS PER SEC. 5.504.4.3.1.

D. TEMPORARY VENTILATION, THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MERV OF 8 OR AVERAGE EFFICIENCY OF 50%. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.

E. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION: OPENINGS IN DUCTS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS AND EQUIPMENT SHALL BE COVERED BY AN ACCEPTABLE METHOD TO REDUCE THE AMOUNT OF DUST, WATER, AND DEBRIS WHICH MAY ENTER THE SYSTEM FROM THE TIME THESE ITEMS ARE STORED ON THE CONSTRUCTION SITE AND/OR THEIR ROUGH INSTALLATION UNTIL FINAL STARTUP OF THE SYSTEM.

6. INDOOR AIR QUALITY: CARBON DIOXIDE (CO2) MONITORING. FOR BUILDINGS OR ADDITIONS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE SEC. 120.1(c)(4).

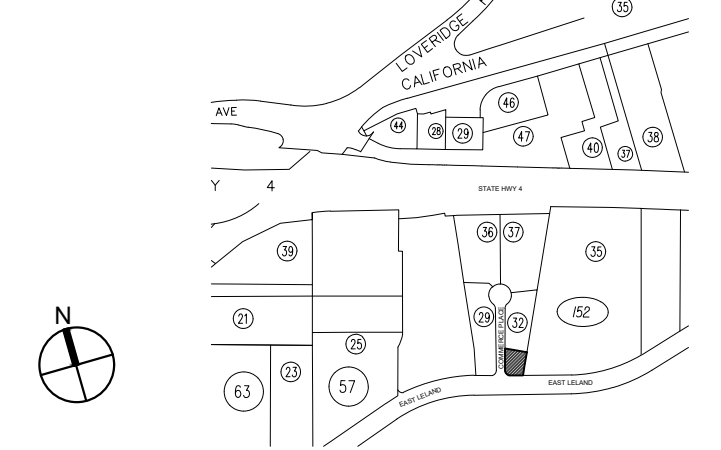
DATE ISSUANCE

10/09/2024 BUILDING PERMIT SET

SEAL & SIGNATURE



KEY PLAN



ASSESSOR PARCEL NUMBER: 088-152-032

PROJECT NAME : 2075 E LELAND RD

DRAWING TITLE:

COVER SHEET / PROJECT DATA

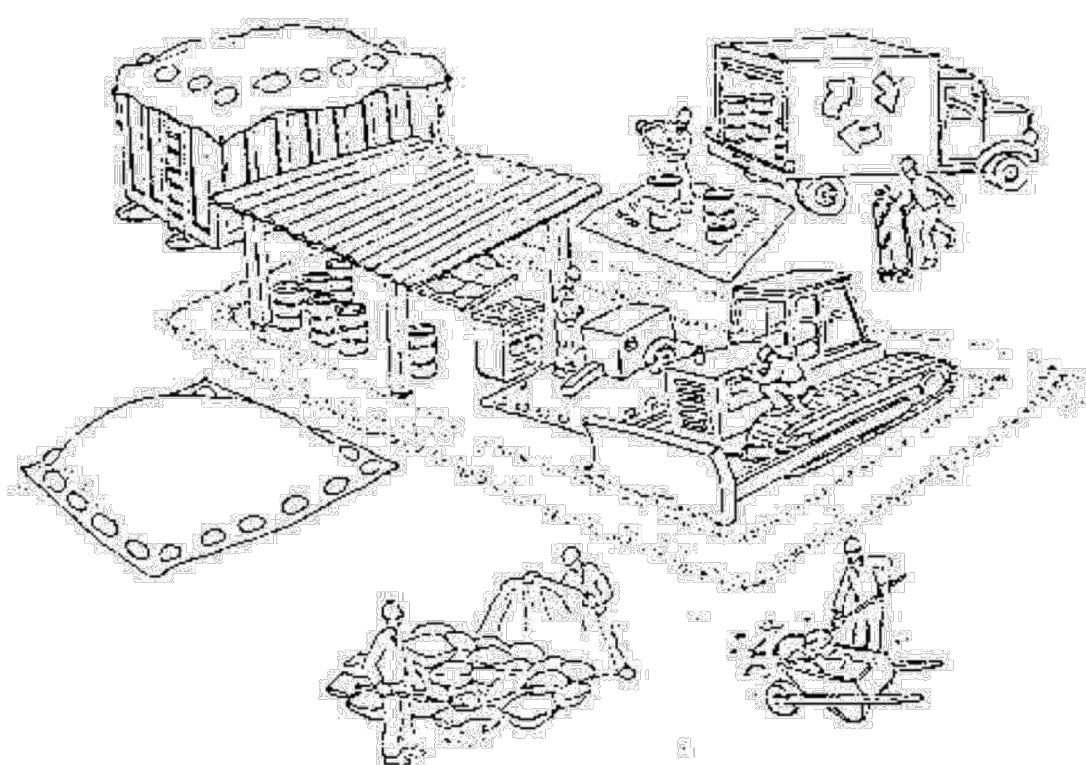
DRAWING NO:

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Pollution Prevention — It's Part of the Plan

Make sure your crews and subs do the job right!

Runoff from streets and other paved areas is a major source of pollution in San Francisco Bay. Construction activities can directly affect the health of the Bay unless contractors and crews plan ahead to keep dirt, debris, and other construction waste away from storm drains and local creeks. Following these guidelines will ensure your compliance with local ordinance requirements.



Materials storage & spill cleanup

Non-hazardous materials management

- ✓ Sand, dirt, and similar materials must be stored at least 10 feet from catch basins, and covered with a tarp during wet weather or when rain is forecast.
- ✓ Use (but don't overuse) reclaimed water for dust control as needed.
- ✓ Sweep streets and other paved areas daily. Do not wash down streets or work areas with water!
- ✓ Recycle all asphalt, concrete, and aggregate base material from demolition activities.
- ✓ Check dumpsters regularly for leaks and to make sure they don't overflow. Repair or replace leaking dumpsters promptly.

Hazardous materials management

- ✓ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, state, and federal regulations.
- ✓ Store hazardous materials and wastes in secondary containment and cover them during wet weather.
- ✓ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ✓ Be sure to arrange for appropriate disposal of all hazardous wastes.

Spill prevention and control

- ✓ Keep a stockpile of spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ✓ When spills or leaks occur, contain them immediately and be particularly careful to prevent leaks and spills from reaching the gutter, street, or storm drain. Never wash spilled material into a gutter, street, storm drain, or creek!
- ✓ Report any hazardous materials spills immediately! Dial 911 or your local emergency response number.

BASMAA Bay Area Stormwater Management Agencies Association (BASMAA)
1-888-BAYWISE

Vehicle and equipment maintenance & cleaning

- ✓ Inspect vehicles and equipment for leaks frequently. Use drip pans to catch leaks until repairs are made; repair leaks promptly.
- ✓ Fuel and maintain vehicles on site only in a bermed area or over a drip pan that is big enough to prevent runoff.
- ✓ If you must clean vehicles or equipment on site, clean with water only in a bermed area that will not allow rinsewater to run into gutters, streets, storm drains, or creeks.
- ✓ Do not clean vehicles or equipment on-site using soaps, solvents, degreasers, steam cleaning equipment, etc.



Earthwork & contaminated soils

- ✓ Keep excavated soil on the site where it is least likely to collect in the street. Transfer to dump trucks should take place on the site, not in the street.
- ✓ Use fiber rolls, silt fences, or other control measures to minimize the flow of silt off the site.
- ✓ Avoid scheduling earth moving activities during the rainy season if possible. If grading activities during wet weather are allowed in your permit, be sure to implement all control measures necessary to prevent erosion.
- ✓ Mature vegetation is the best form of erosion control. Minimize disturbance to existing vegetation whenever possible.
- ✓ If you disturb a slope during construction, prevent erosion by securing the soil with erosion control fabric, or seed with fast-growing grasses as soon as possible. Place fiber rolls down-slope until soil is secure.
- ✓ If you suspect contamination (from site history, discoloration, odor, texture, abandoned underground tanks or pipes, or buried debris), call the Regional Water Quality Control Board or local hazardous waste management agency for help in determining what testing should be done, and manage disposal of contaminated soil according to their instructions.



Dewatering operations

- ✓ Reuse water for dust control, irrigation, or another on-site purpose to the greatest extent possible.
- ✓ Be sure to call your city's storm drain inspector before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ✓ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the city inspector to determine what testing to do and to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.



Saw cutting

- ✓ Always completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or sand/gravel bags to keep slurry out of the storm drain system.
- ✓ Shovel, absorb, or vacuum saw-cut slurry and pick up all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ✓ If saw cut slurry enters a catch basin, clean it up immediately.

Concrete, grout, and mortar storage & waste disposal

- ✓ Be sure to store concrete, grout, and mortar under cover and away from drainage areas. These materials must never reach a storm drain.
- ✓ Wash out concrete equipment/trucks off-site or designate an on-site area for washing where water will flow onto dirt or into a temporary pit in a dirt area. Let the water seep into the soil and dispose of hardened concrete with trash.
- ✓ Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street, or storm drain.
- ✓ If a suitable dirt area is not available, collect the wash water and remove it for appropriate disposal off site.



Paving/asphalt work

- ✓ Do not pave during wet weather or when rain is forecast.
- ✓ Always cover storm drain inlets and manholes when paving or applying seal coat, tack coat, slurry seal, or fog seal.
- ✓ Place drip pans or absorbent material under paving equipment when not in use.
- ✓ Protect gutters, ditches, and drainage courses with sand/gravel bags, or earthen berms.
- ✓ Do not sweep or wash down excess sand from sand sealing into gutters, storm drains, or creeks. Collect sand and return it to the stockpile, or dispose of it as trash.
- ✓ Do not use water to wash down fresh asphalt concrete pavement.



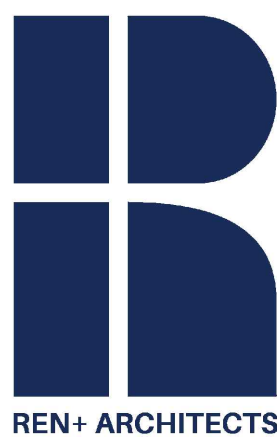
Painting

- ✓ Never rinse paint brushes or materials in a gutter or street!
- ✓ Paint out excess water-based paint before rinsing brushes, rollers, or containers in a sink. If you can't use a sink, direct wash water to a dirt area and spade it in.
- ✓ Paint out excess oil-based paint before cleaning brushes in thinner.
- ✓ Filter paint thinners and solvents for reuse whenever possible. Dispose of oil-based paint sludge and unusable thinner as hazardous waste.



Storm drain polluters may be liable for fines of \$10,000 or more per day!

For more detailed information:
Get a copy of the "Field Manual" — (510) 622-2465 or
www.abag.ca.gov/bayarea/slep/reports/construction.html



TENANT:
BIGZ BOBA
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PITTSBURG, CA 94565
(213) 448-8288

CONTRACTOR:

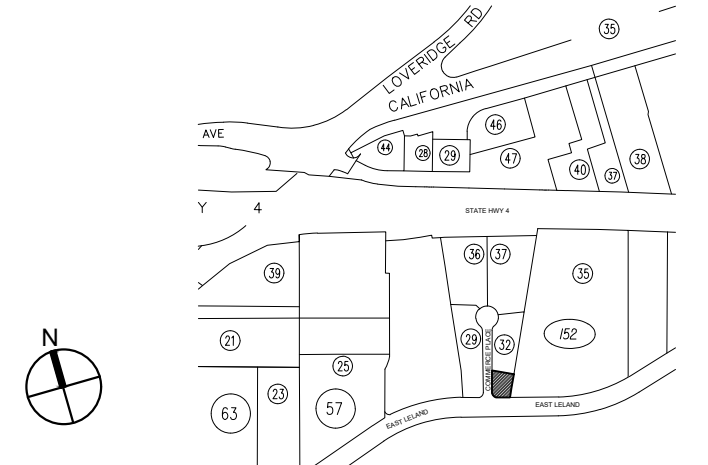
ARCHITECT:
REN PLUS ARCHITECTS
1619 VIA CHORRO
SAN LORENZO, CA 94580
(510) 590-2135

DATE 10/09/2024 ISSUANCE BUILDING PERMIT SET

SEAL & SIGNATURE



KEY PLAN

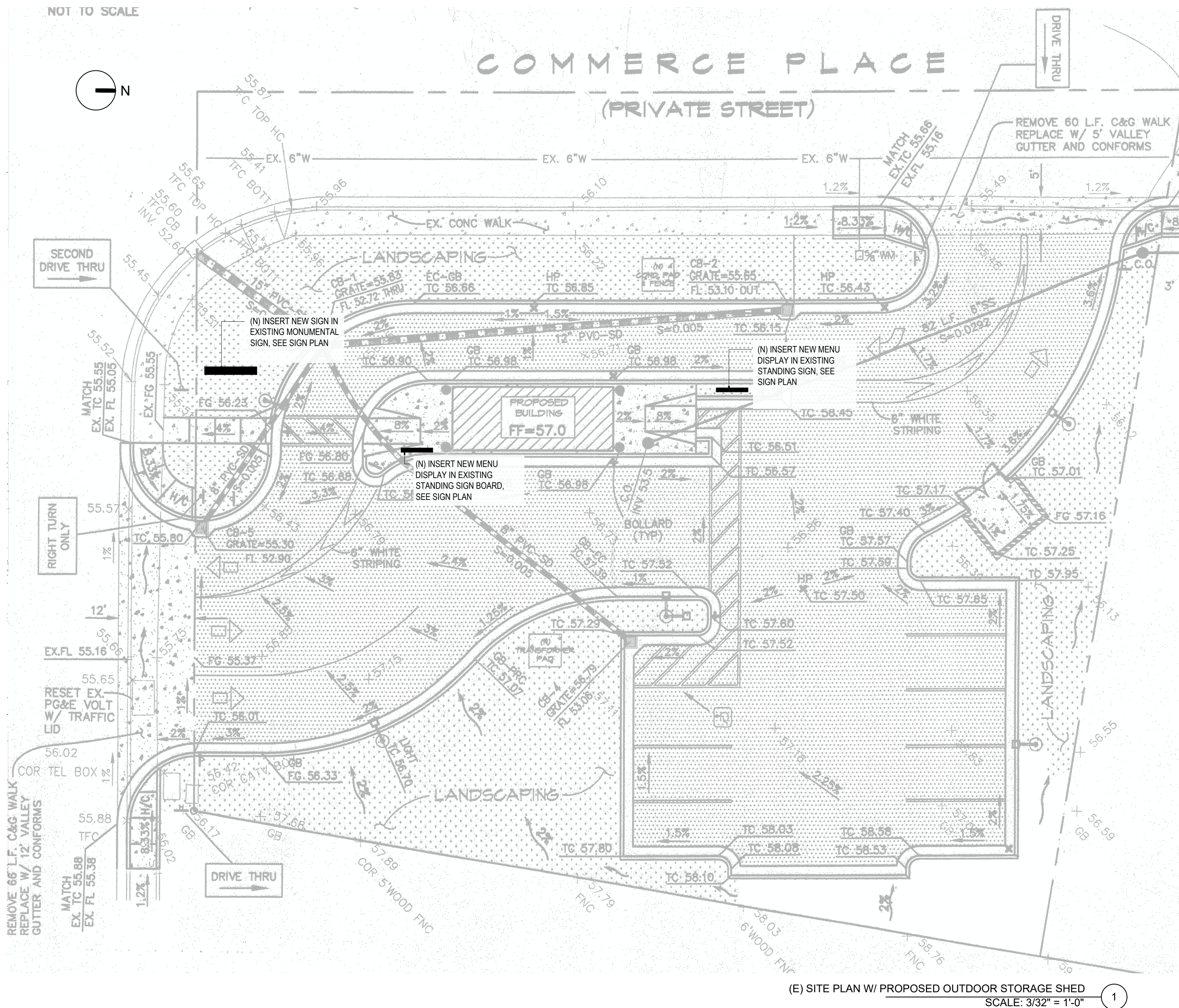
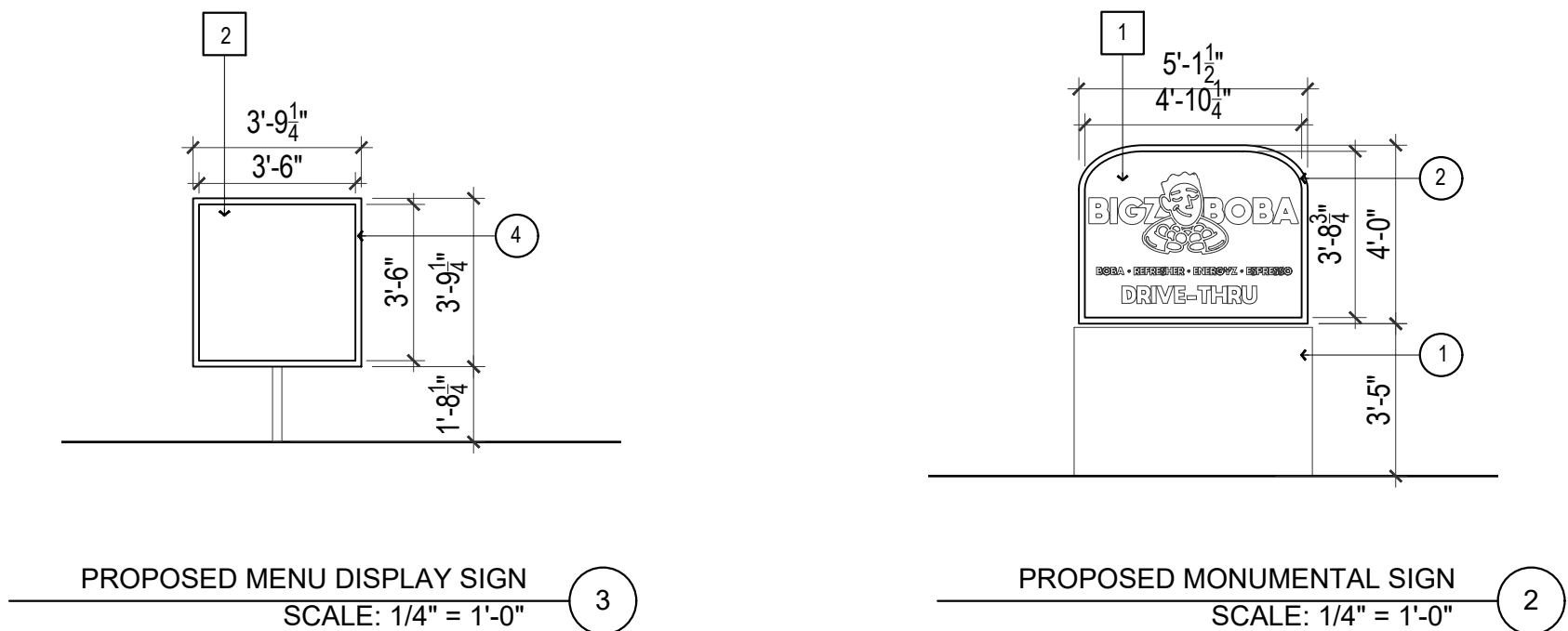


ASSESSOR PARCEL NUMBER: 088-152-032
PROJECT NAME : 2075 E LELAND RD
DRAWING TITLE:

DPW POLLUTION PREVENTION

DRAWING NO:

A0.2



GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL FIELD MEASUREMENTS
- REFER TO ELEVATIONS FOR ALL EXT. ELEMENTS ALIGNMENT
- KTICHEN HOOD TO BE HVI CERTIFIED HOME VENTILATING PRODUCTS DIRECTORY OR AHAM (ASSOCIATION OF HOME APPLIANCE MANUFACTURER).

PAINT SCHEDULE	
#	PAINT COLORS
1	BENJAMIN MOORE # MISTRAL CC-842
2	BENJAMIN MOORE # ELECTRIC ORANGE: 2015-10
3	BENJAMIN MOORE # POOL PARTY: 2025-50
4	BENJAMIN MOORE # FLAT (N629) OFF WHITE

KEY NOTES

- 1 (N) INFILL ILLUMINATED SIGN IN EXISTING SIGN MONUMENTAL FRAME, SEE S11.1 FOR SIGN PLAN
- 2 (N) INFILL ILLUMINATED MENU SIGN IN EXISTING SIGN FRAME, SEE S11.1 FOR SIGN PLAN

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CONTRACTOR:

ARCHITECT:
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(510) 590-2135

DATE
10/09/2024

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BUILDING PERMIT SET

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KEY PLAN

ASSESSOR PARCEL NUMBER: 088-152-032

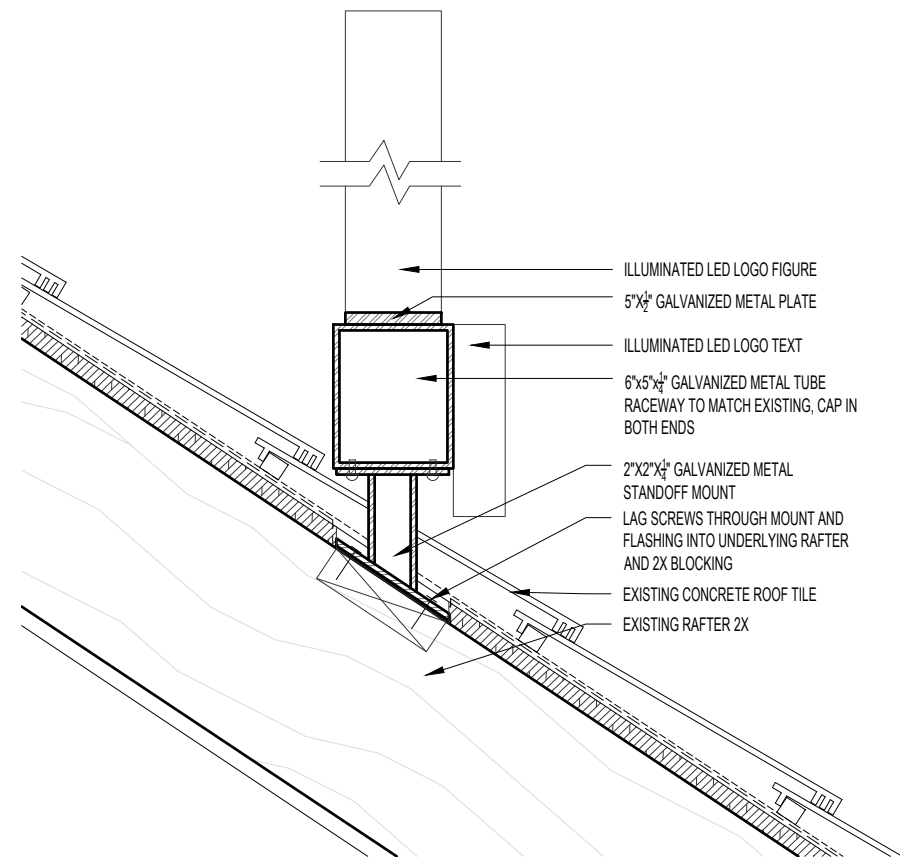
PROJECT NAME : 2075 E LELAND RD

DRAWING TITLE:

EXISTING & PROPOSED SITE & NOTES

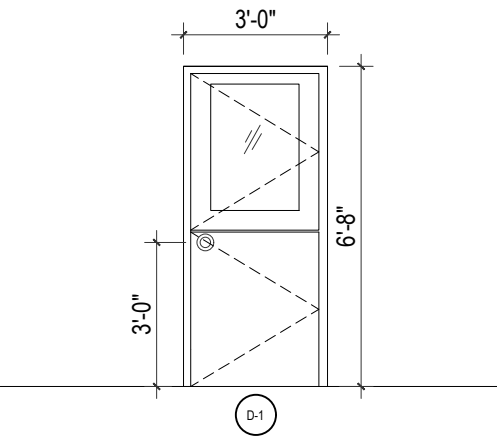
DRAWING NO:

A0.3



RACEWAY MOUNTING DETAIL
SCALE: 1 1/2" = 1'-0" 7

DOOR SCHEDULE						
DOOR NO.	LOCATION	WIDTH	HT.	THICK	MAT.	HDWR REMARKS
D-1	KITCHEN	36"	80"	1-3/4"	HOLLOW METAL DUTCH DOOR	SCHLAGE ELAN SINGLE CYLINDER KEYED ENTRY DOOR LEVER SET WITH EMERGENCY EGRESS MODEL: FS1A ELA 625



DOOR SCHEDULE
SCALE: N.T.S 6

SIGN LIGHTING SCHEDULE						
CODE	LOCATION	ITEM	MANUFACTURER	ITEM NO./SPEC	FINISH	NOTES
LT-1	ROOF LOGO	BRAND LOGO	SIGN VENDOR TO PROVIDE	SIGN VENDOR TO PROVIDE		NEW SIGN LIGHTING CONNECT TO THE SAME EXISTING SIGN CIRCUIT FOR ROOF LOGO.
LT-2	FACADE LOGO	WALL SIGN	SIGN VENDOR TO PROVIDE	SIGN VENDOR TO PROVIDE		NEW FACADE SIGN LIGHTING CONNECT TO THE SAME EXISTING CIRCUIT AS THE ADDRESS SIGN.
LT-3	FASCIA SIGN	SLOGAN SIGN	SIGN VENDOR TO PROVIDE	SIGN VENDOR TO PROVIDE		NEW FASCIA SIGN LIGHTING CONNECT TO THE SAME EXISTING CIRCUIT AS THE ADDRESS SIGN.

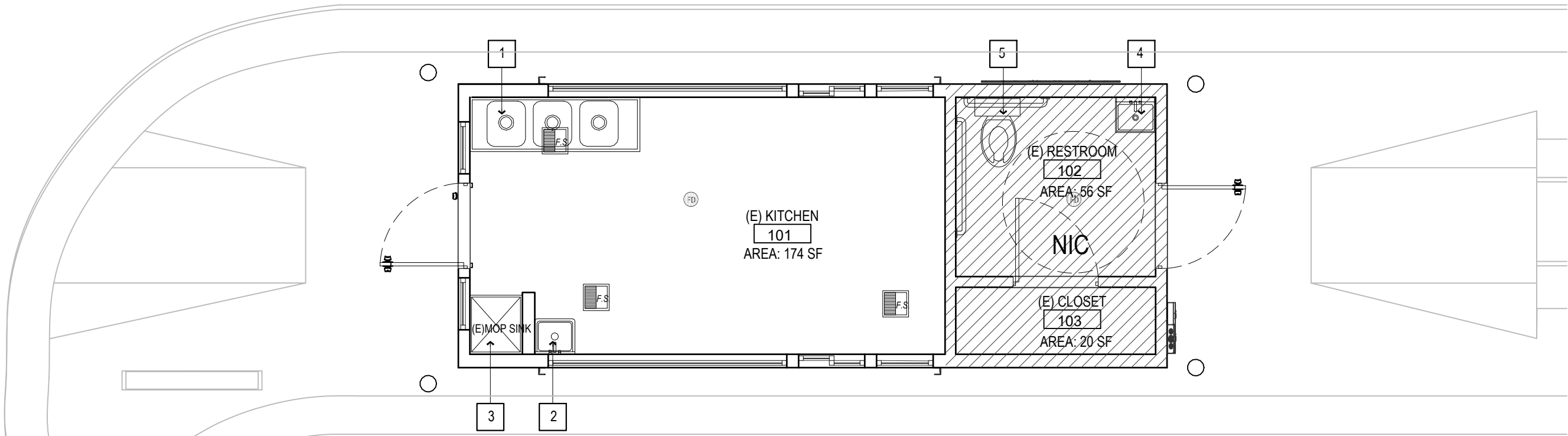
SIGNAGE LIGHTING SCHEDULE
SCALE: N.T.S 5

EQUIPMENT / PLUMBING FIXTURE SCHEDULE:

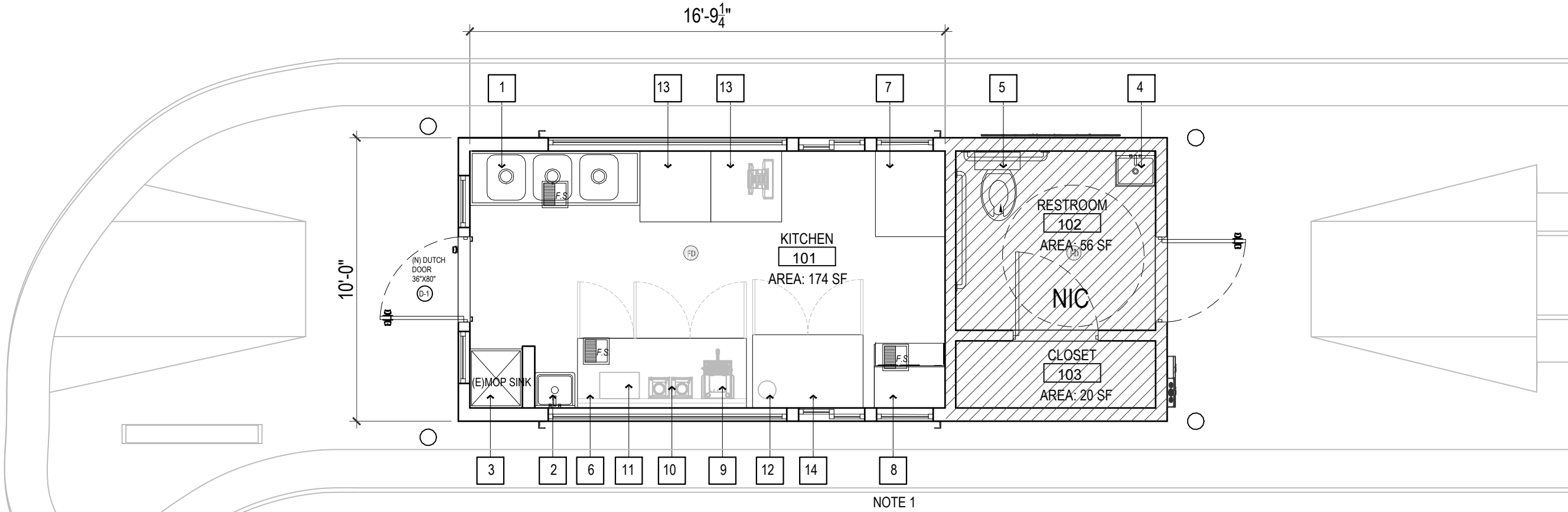
TAG	ROOM#	EQUIPMENT	QUALITY	MANUFACTURER	MODEL	DIMENSIONS	NOTES
01	101	(E) 3 COMPARTMENT SINK	1	ADVANCE TABCO	K7-CS-22	72"LX21"WX37"H	EXISTING FIXTURE. SEE SPEC ATTACHED
02	101	(E) EMPLOYEE HAND SINK	1	ADVANCE TABCO	7-PS-50	17"WX15"D	EXISTING FIXTURE. SEE SPEC ATTACHED
03	101	(E) FLOOR MOP SINK	1	ELKAY	EPS2523C	23"LX25"WX8"H	EXISTING FIXTURE. SEE SPEC ATTACHED
04	102	(E) LAVATORY FAUCET	1	SYMMONS	SCOT S-60-G-H		SPRAY OUTLET WITH 0.5 GPM FLOW RATE.
05	102	(E) WATER CLOSET	1	AMERICAN STANDARD	3043.102 "MADERA 17"		SLOAN ROYAL #111 FLUSH VALVE, 1.6 GPF
06	101	(N) WORKTOP REFRIGERATOR	1	AVANTCO	SS-WT-72R-HC 72	71 1/2"W X 29 1/2" X 38 3/4"H	SEE SPEC ATTACHED
07	101	(N) UNDERCOUNTER FREEZER	1	AVNATCO	SS-UC-36F-HC	36 1/2" W X 29 1/2"D X 35"H	SEE SPEC ATTACHED
08	101	(N) ICE MAKER	1	CRESCENT	KM-901MRJ23 W/ URC-14FZ	30" W X 27 1/2"D X 32 1/2" H	SEE SPEC ATTACHED
09	101	(N) COFFEE MACHINE	1	FRANKE	S700		SEMI-AUTOMATIC
10	101	(N) BLENDER	2	VITAMIX	36019-ABAB		
11	101	(N) MICROWAVE	1	INSIGNIA	NS-MW09SS8		
12	101	(N) HOT WATER BOILER	1	AVNATCO	WB29L	15" W X 12 " D X 26" H	
13	101	(N) WORK TABLE	2	STEELTON	522ETSG303	30"L X 30"W X 34"H	
14	101	(N) PREP TABLE	1	AVNATCO	APT-48-HC	46 3/4"L X 31"D X 42 3/4"H	

NOTES: ALL AND CUSTOM EQUIPMENT TO MEET ANSI SANITATION E.G. NSF, ETL SANITATION, UL SANITATION/EPH.

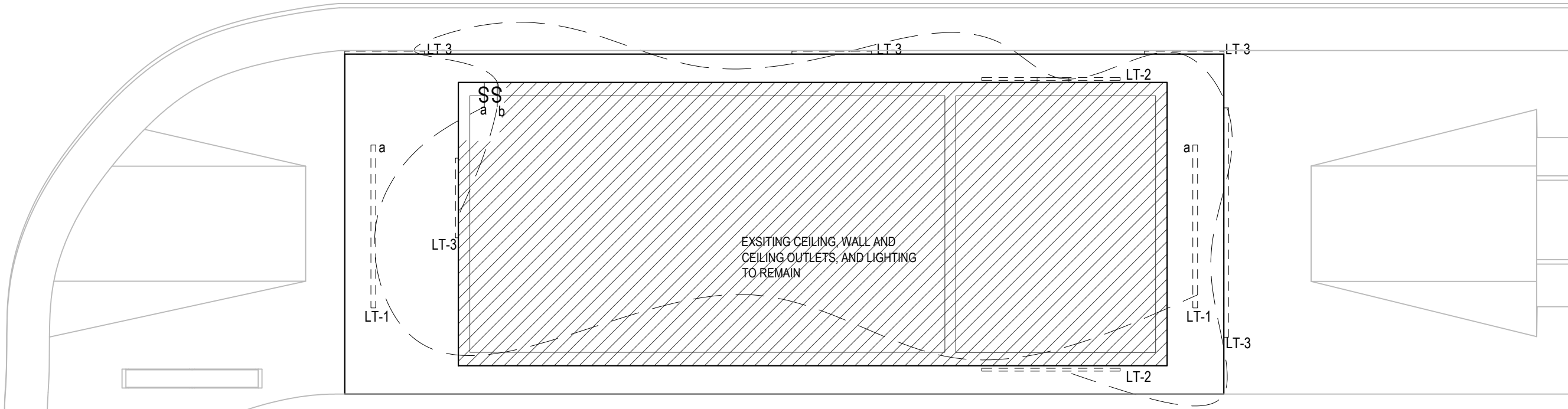
EQUIPMENT/ PLUMBING FIXTURE SCHEDULE
SCALE: N.T.S 4



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0" 3



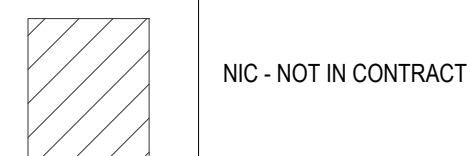
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0" 2



PROPOSED SCHEMATIC SIGNAGE LIGHTING PLAN
SCALE: 1/4" = 1'-0" 1

GENERAL NOTES:

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- KTICHEN HOOD TO BE HVI CERTIFIED HOME VENTILATING PRODUCTS DIRECTORY OR AHAM (ASSOCIATION OF HOME APPLIANCE MANUFACTURER).



DOOR TYPE, SEE SCHEDULE

KEY NOTES

1. DRIP LINE TO BE TERMINATED INTO FLOOR SINK WITH AN AIR GAP

ELECTRICAL NOTES

CONTRACTOR IS RESPONSIBLE FOR MEETING ALL CURRENT ELECTRICAL, PLUMBING AND MECHANICAL CODE REQUIREMENTS, TITLE 24 ENERGY COMPLIANCE MANDATORY MEASURES AND CALIFORNIA GREEN BUILDING CODE, AND OBTAINING RELATED PERMITS.

- ELECTRICAL
1. ALL PERMANENTLY INSTALLED LUMINARIES TO MEET THE NEW 2022 CEC BUILDING ENERGY EFFICIENCY STANDARDS T24 PART 6 AND ADMIN. REGULATIONS CHAPTER 10.
 2. ALL LIGHTING SHALL BE HIGH EFFICACY.



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CONTRACTOR:

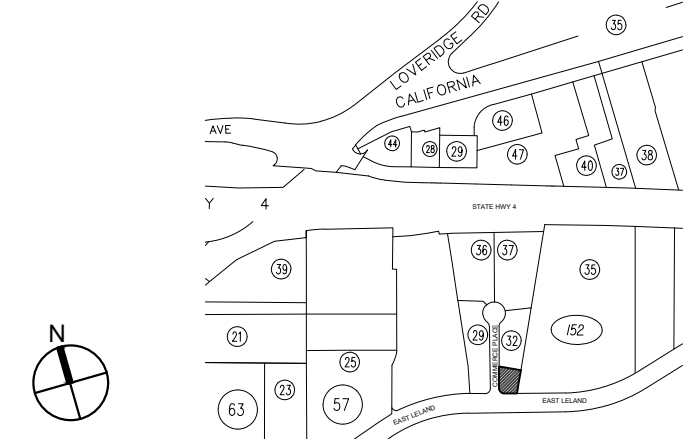
ARCHITECT:
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1619 VIA CHORRO
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(510) 590-2135

DATE: 10/09/2024
ISSUANCE: BUILDING PERMIT SET

SEAL & SIGNATURE



KEY PLAN



ASSESSOR PARCEL NUMBER: 088-152-032
PROJECT NAME : 2075 E LELAND RD
DRAWING TITLE:

EXISTING & PROPOSED FLOOR
PLANS & LIGHTING PLAN

DRAWING NO:

A1.1



EXISTING PHOTO @ FRONT ENTRANCE
SCALE: N.T.S



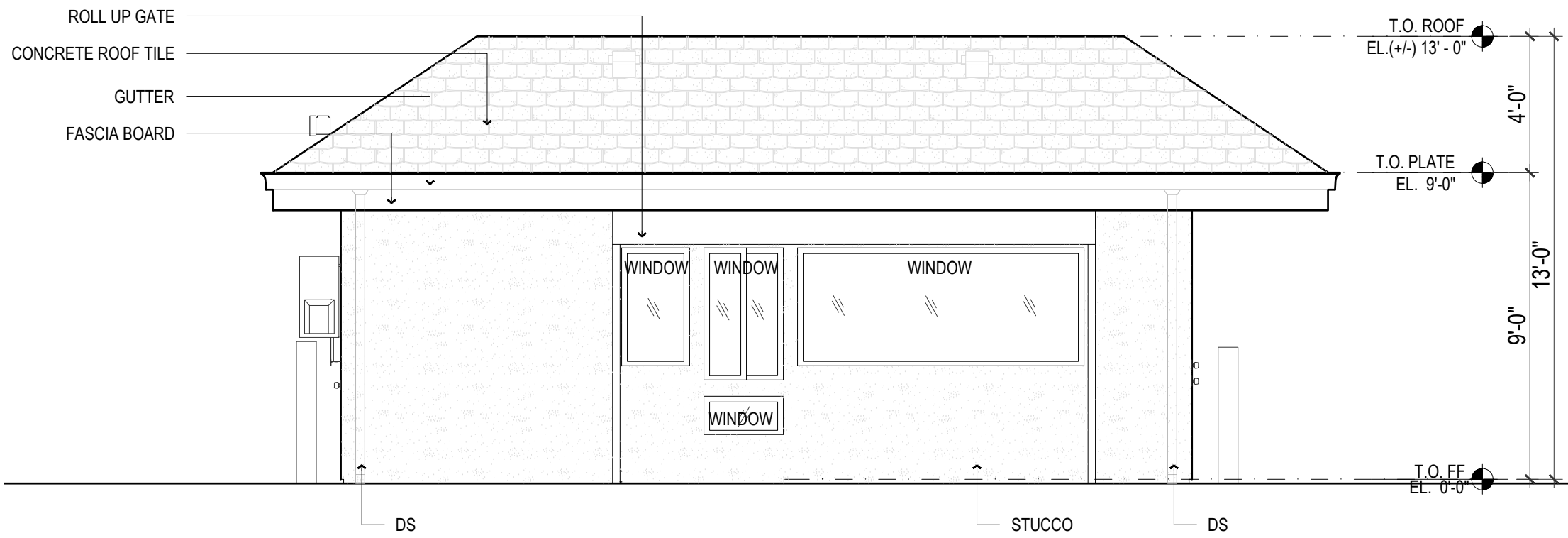
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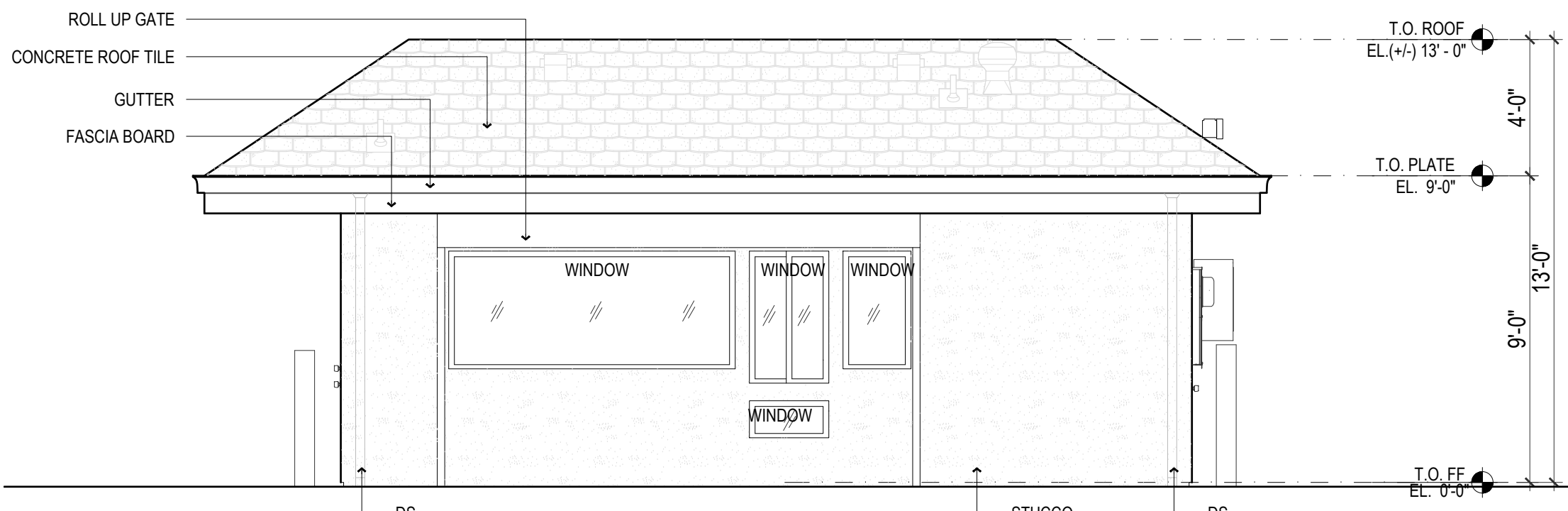
PROPOSED REDNERING @ FRONT ENTRANCE
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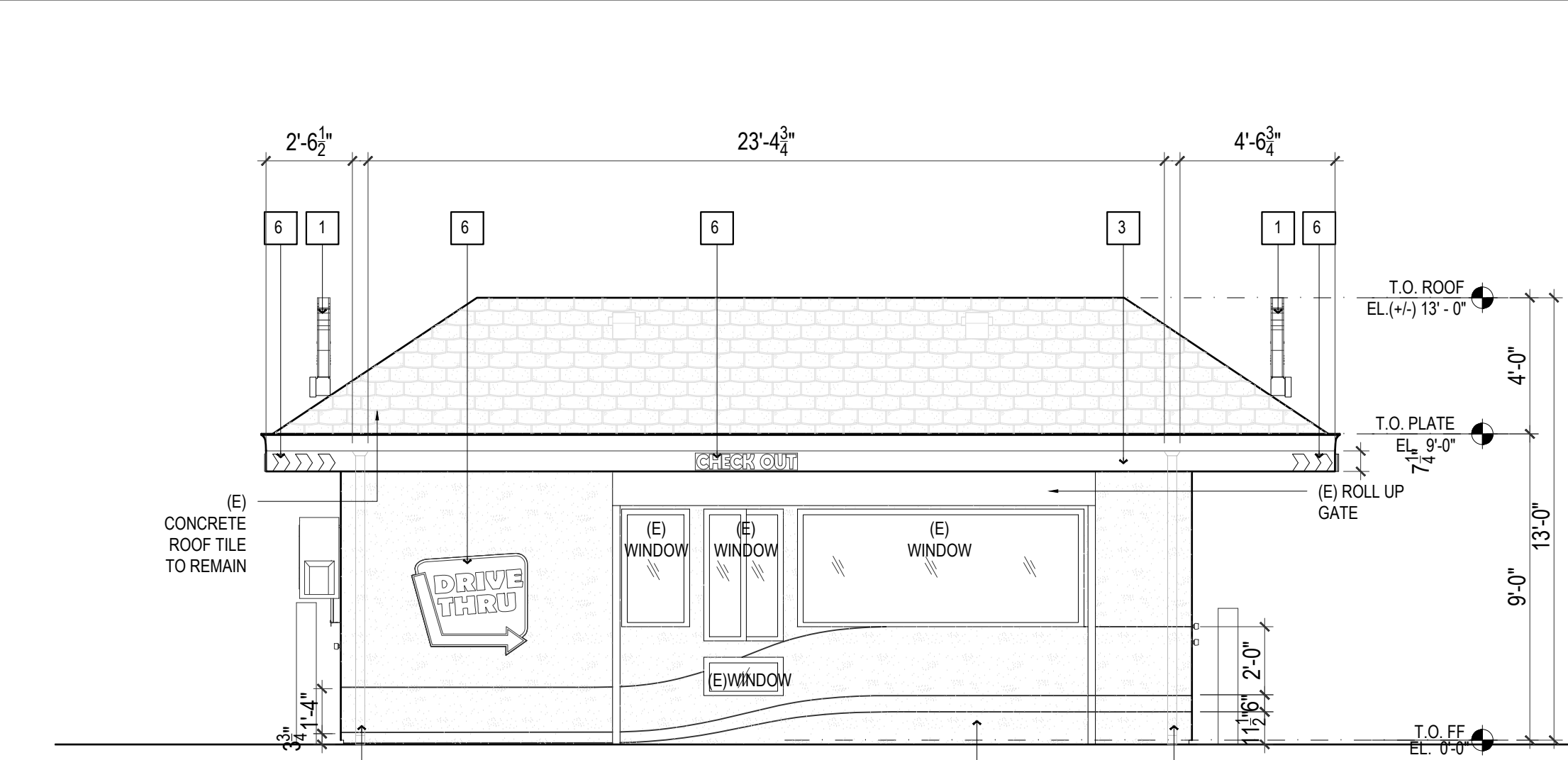
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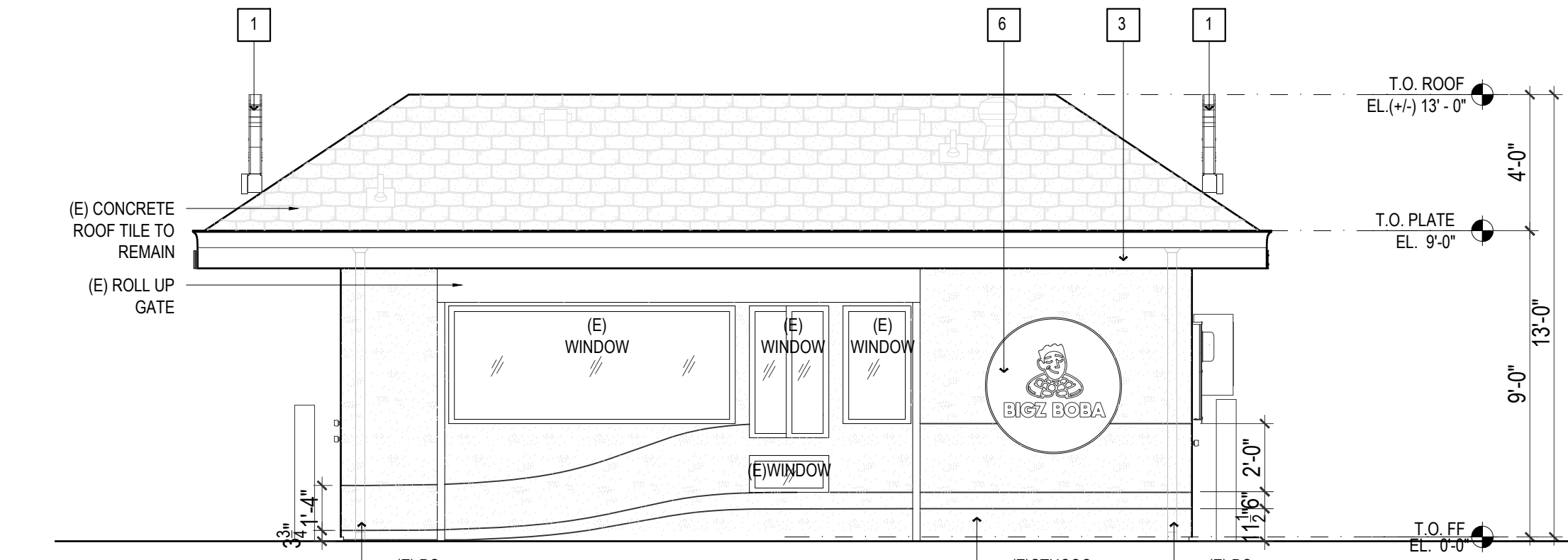
PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



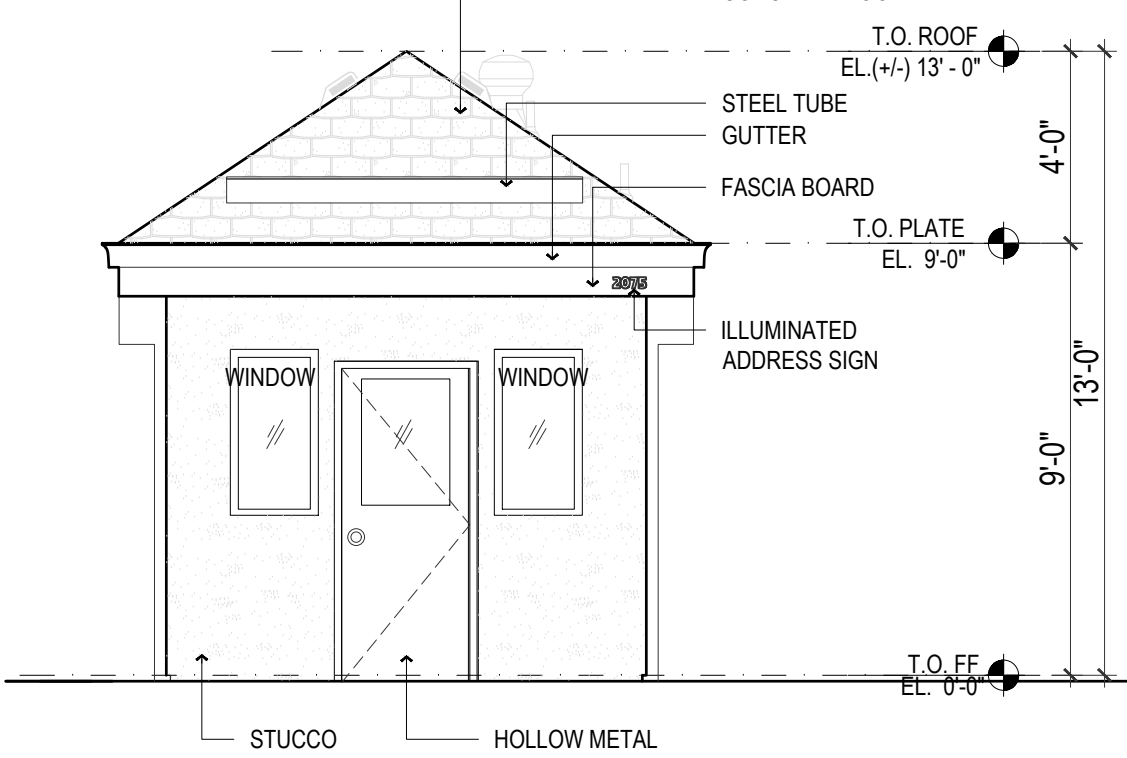
EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



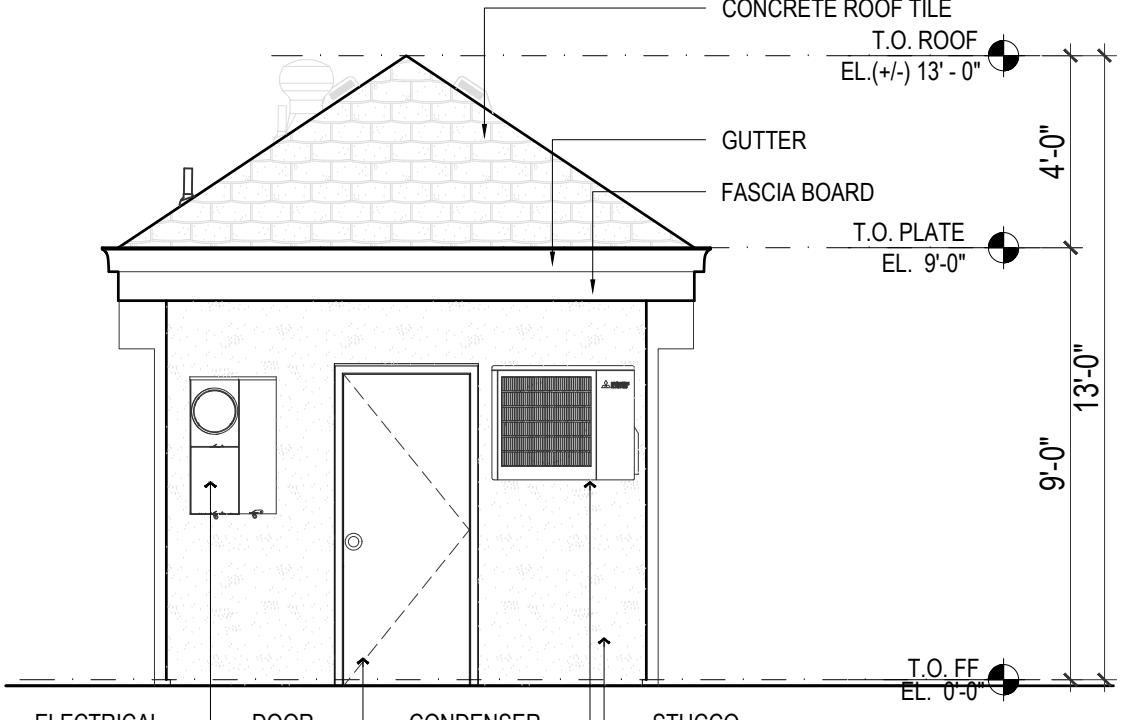
PROPOSED WEST ELEVATION
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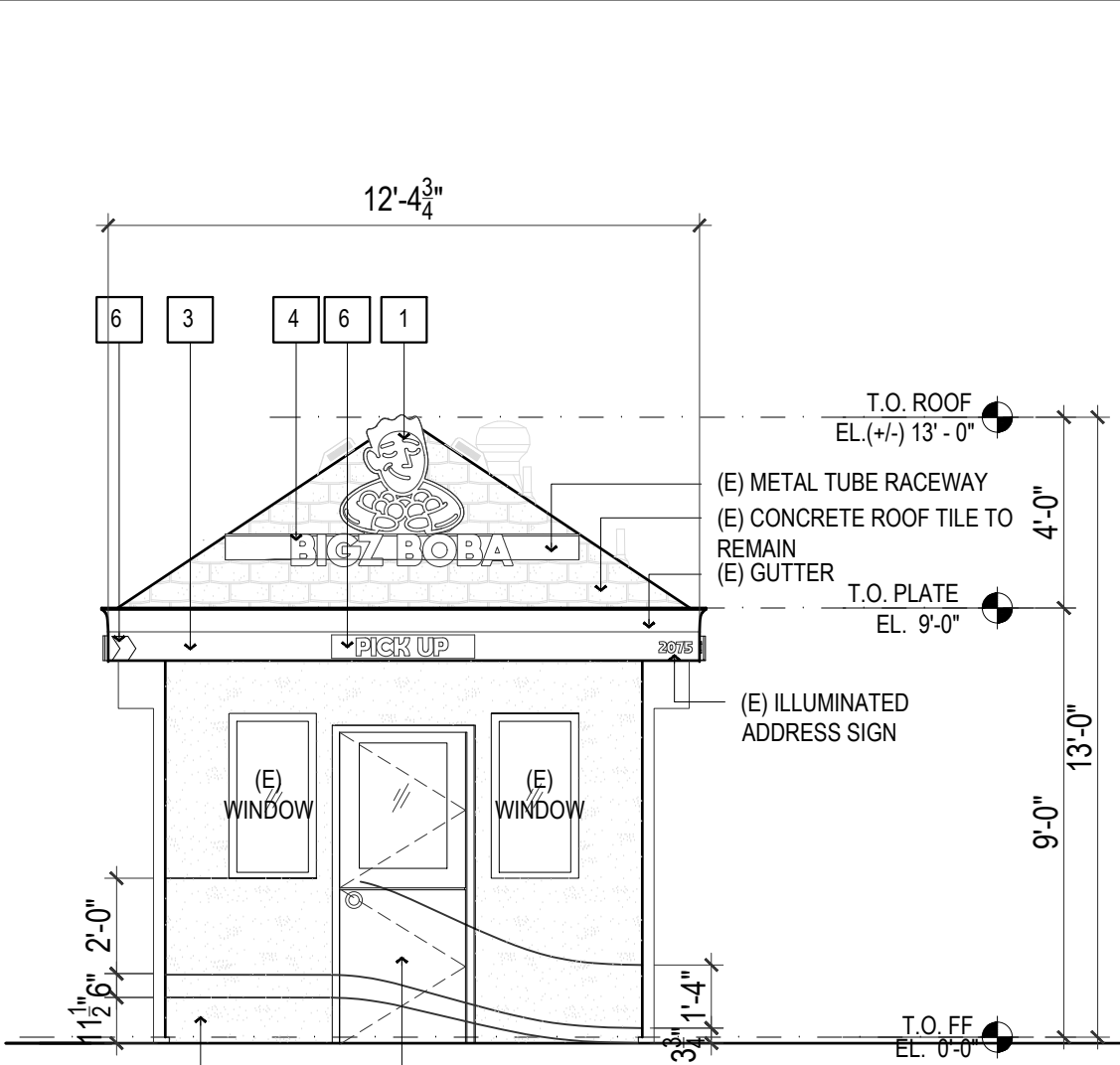
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SCALE: 1/4" = 1'-0"



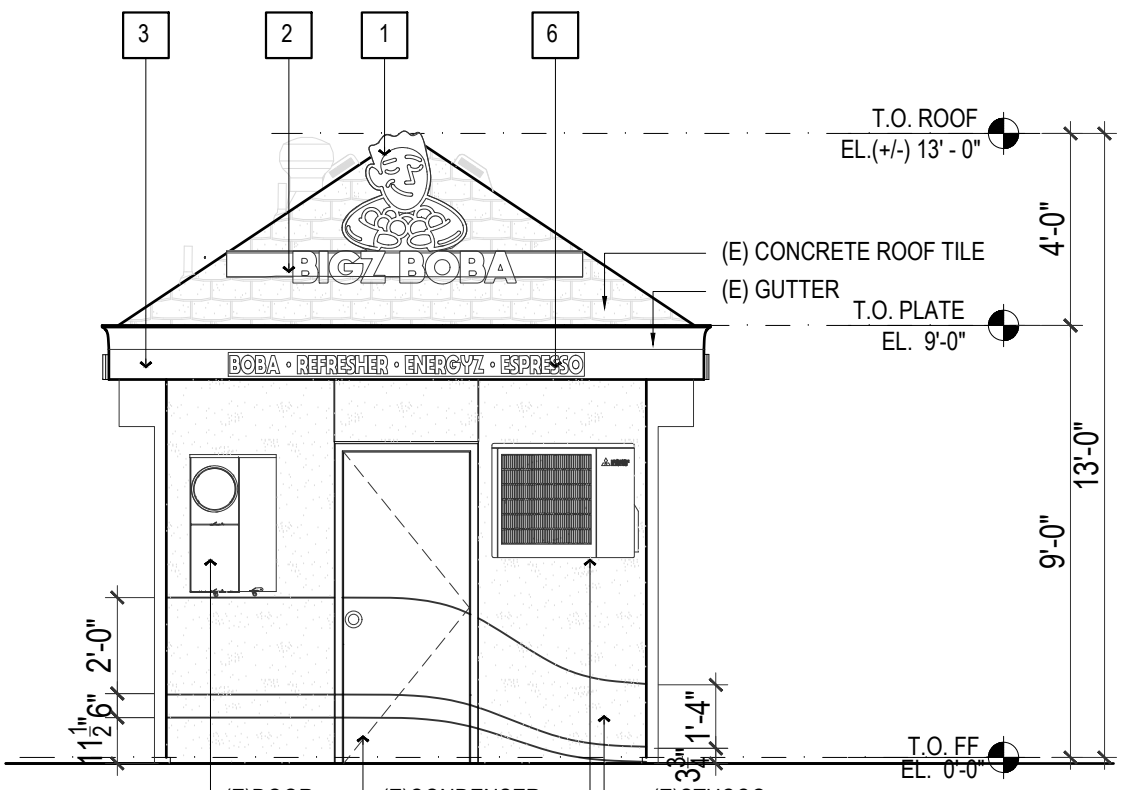
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GENERAL NOTE:
CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE

#	PAINT COLORS
1	BENJAMIN MOORE # MISTRAL CC-842
2	BENJAMIN MOORE # ELECTRIC ORANGE: 2015-10
3	BENJAMIN MOORE # POOL PARTY: 2025-50
4	BENJAMIN MOORE # FLAT (N629) OFF WHITE

KEY NOTES

1 (N) ILLUMINATED LED BRAND LOGO FIGURE, HEIGHT NOT EXCEED TOP OF ROOF, SEE S11.1 FOR SIGN PLAN

2 (N) METAL TUBE RACEWAY TO MATCH EXISTING, SEE DETAIL 7/A1.1

3 (N) 2X8 FASCIA BOARD TO FLUSH WITH GUTTER, SANDED SMOOTH AND PAINTED WHITE

4 (N) ILLUMINATED SIGN, SEE S11.1 FOR SIGN PLAN

5 (N) HOLLOW METAL DUTCH DOOR, SEE DOOR SCHEDULE 6/A1.1

6 (N) ILLUMINATED SIGN BOX, SEE S11.1 FOR SIGN PLAN

7 (N) INFILL ILLUMINATED SIGN IN EXISTING SIGN MONUMENTAL FRAME, SEE S11.1 FOR SIGN PLAN

8 (N) INFILL ILLUMINATED MENU SIGN IN EXISTING SIGN FRAME, SEE S11.1 FOR SIGN PLAN

TENANT:
BIGZ BOBA
2075 E LELAND RD
PITTSBURG, CA 94565
(213) 448-8288

CONTRACTOR:

ARCHITECT:
REN PLUS ARCHITECTS
1619 VIA CHORRO
SAN LORENZO, CA 94580
(510) 590-2135

DATE: 10/09/2024

ISSUANCE: BUILDING PERMIT SET

SEAL & SIGNATURE

KEY PLAN

ASSESSOR PARCEL NUMBER: 088-152-032

PROJECT NAME: 2075 E LELAND RD

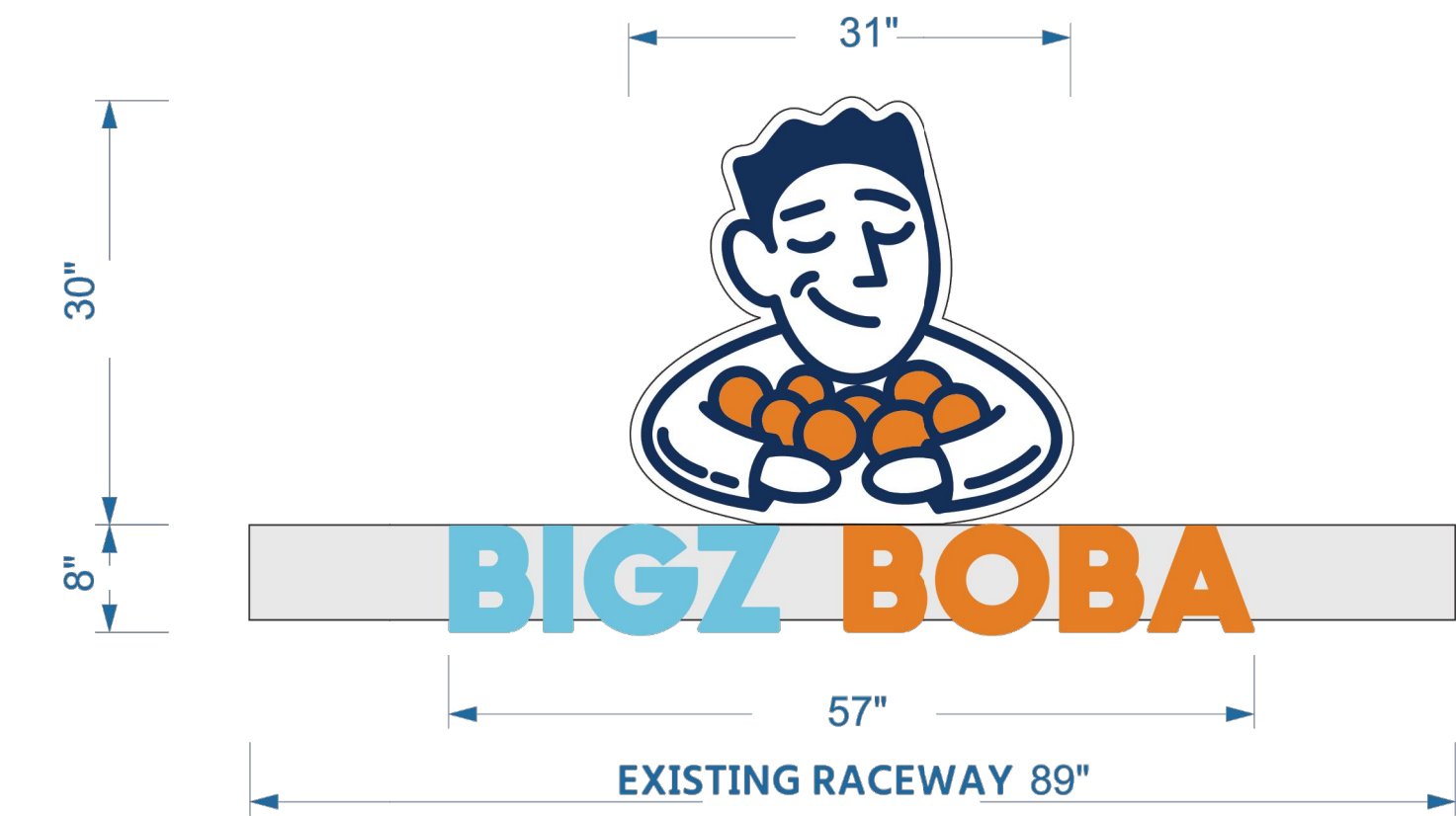
DRAWING TITLE: EXISTING & PROPOSED EXTERIOR ELEVATIONS

DRAWING NO: A2.1

SIGNS DRAWING PROPOSAL FOR **BIGZ BOBA**
2075 E Leland Rd, Pittsburg, CA 94565

① FRONT ELEVATION SCALE 1: 20

FRONT-LIT CHANNEL LETTERS



FRONT & REAR SIGN 1

Sign Area : 12.2sq ft EST WEIGHT : 50LB



SIGN 3

Sign Area : 1.5sq ft EST WEIGHT : 10LB



SIGN 4

Sign Area : 1.5sq ft EST WEIGHT : 10LB



SIGN 2

Sign Area : 3.7sq ft EST WEIGHT : 12LB



SIGN 5

Sign Area : 0.5sq ft EST WEIGHT : 5LB



3/8" WHITE COLOR
TRANSLUCENT
ARCYLIC SHEET

COLOR VINYL FOR FACE

LIGHT BOX FACE REPLACE (DOUBLE SIDE) SIGN 9

Sign Area : 20sq ft EST WEIGHT : 30LB



3/8" WHITE COLOR
TRANSLUCENT
ARCYLIC SHEET

COLOR VINYL FOR FACE

EXISTING LIGHT BOX FACE REPLACE SIGN 10

Sign Area : 20sq ft EST WEIGHT : 30LB



PROPOSED SIGN 9 VIEW
(DOUBLE SIDE)

EXISTING FRAME



PROPOSED SIGN10 VIEW



SIGN 6

Sign Area : 0.8sq ft EST WEIGHT : 8LB



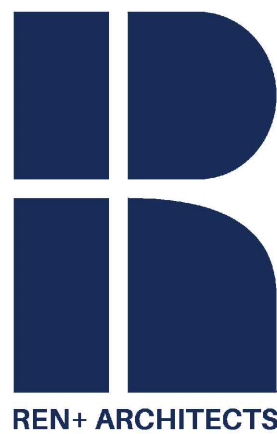
SIGN 7

Sign Area : 16sq ft EST WEIGHT : 20LB



SIGN 8

Sign Area : 9.7sq ft EST WEIGHT : 8LB



TENANT:
BIGZ BOBA
2075 E LELAND RD
PITTSBURG, CA 94565
(213) 448-8288

CONTRACTOR:

ARCHITECT:
REN PLUS ARCHITECTS
1619 VIA CHORRO
SAN LORENZO, CA 94580
(510) 590-2135

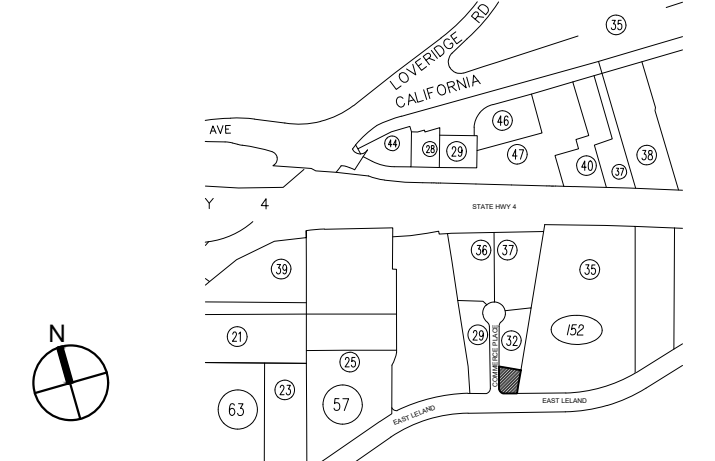
SIGN CONSULTANT:
STEVE'S AWNING CO.
2230 KEITH STREET
SAN FRANCISCO, CA 94124
(510) 902-3999

DATE 10/09/2024 ISSUANCE BUILDING PERMIT SET

SEAL & SIGNATURE



KEY PLAN



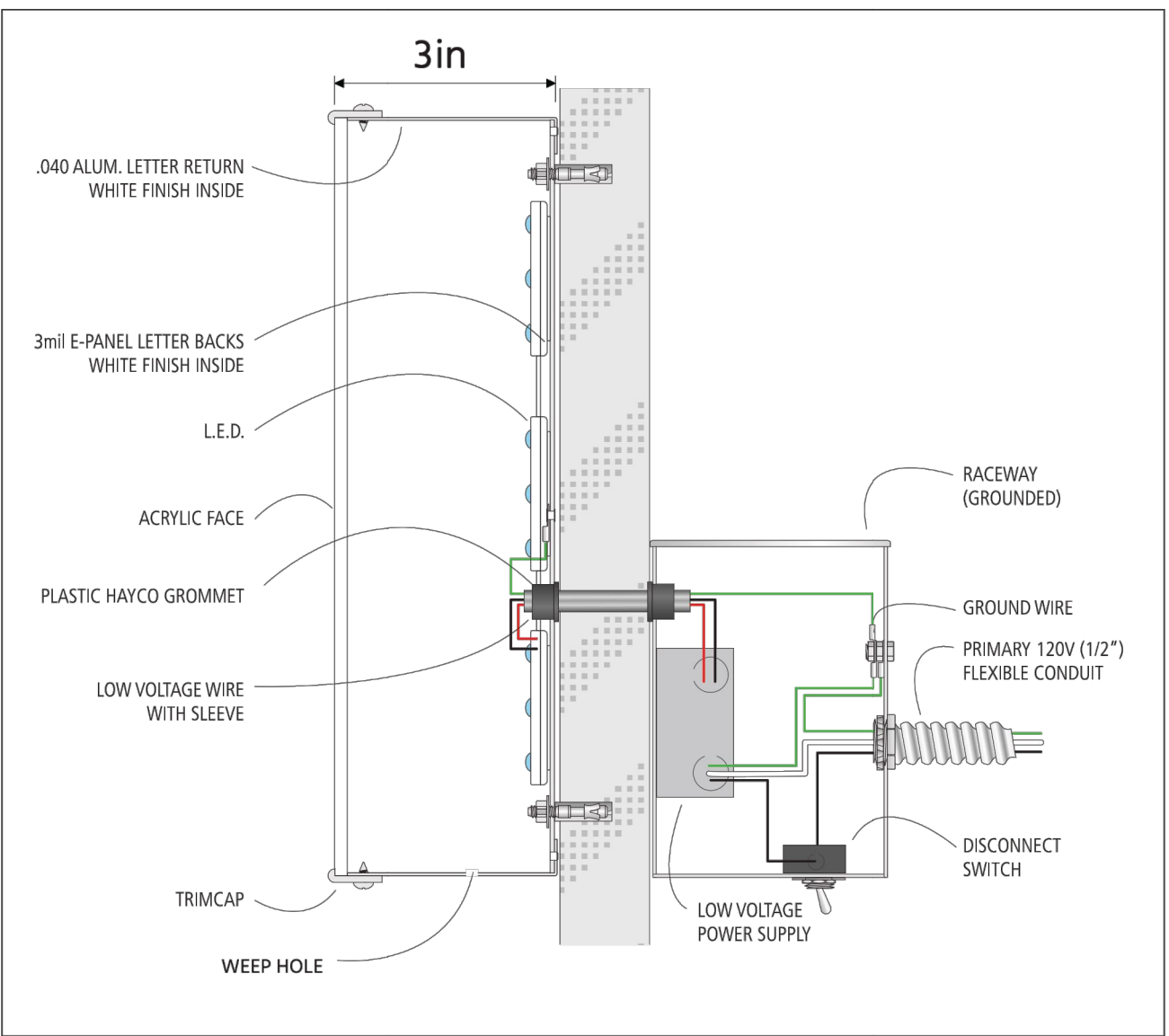
ASSESSOR PARCEL NUMBER: 088-152-032
PROJECT NAME : 2075 E LELAND RD
DRAWING TITLE:

SIGN PLAN

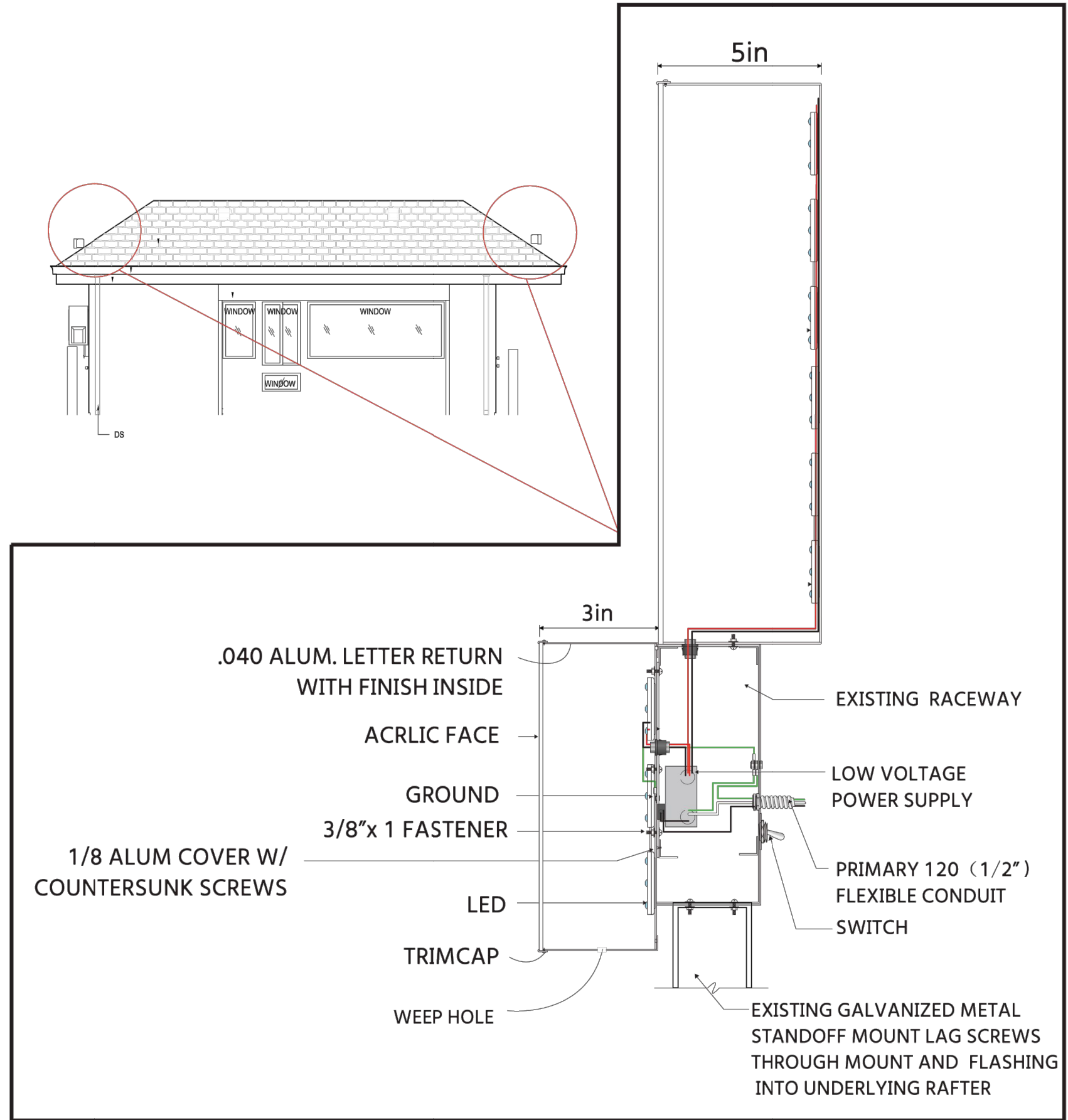
DRAWING NO:

SI1.1

2 WIRING DETAIL SCALE 1:20

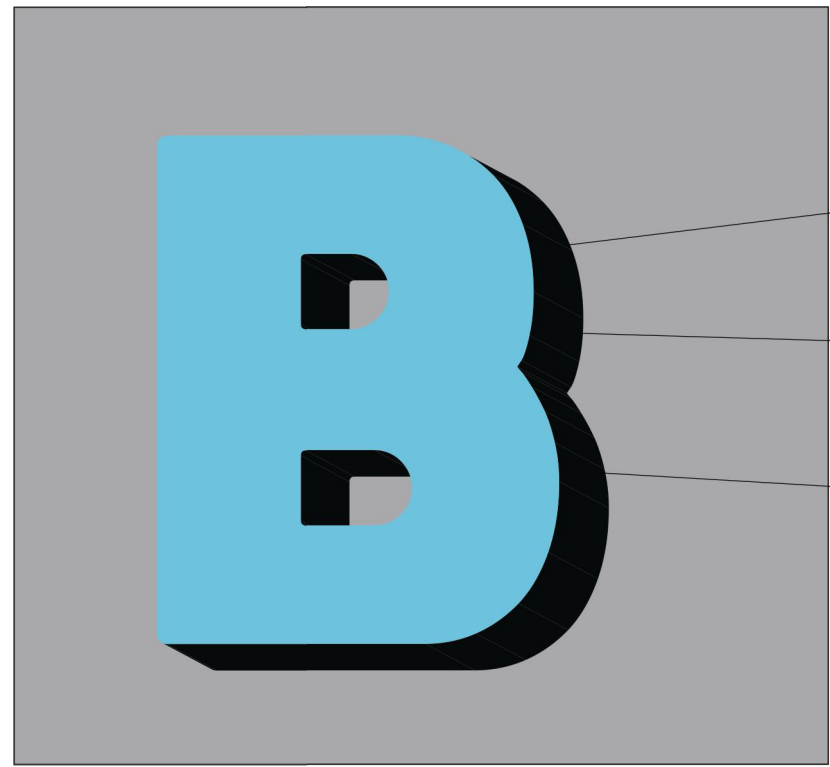


WIRING DETAIL
(SIGN2, SIGN3, SIGN4, SIGN5,
SIGN6, SIGN7, SIGN8)



FRONT & BACK SIGN WIRING DETAIL

4 3D VIEW AND DETAIL

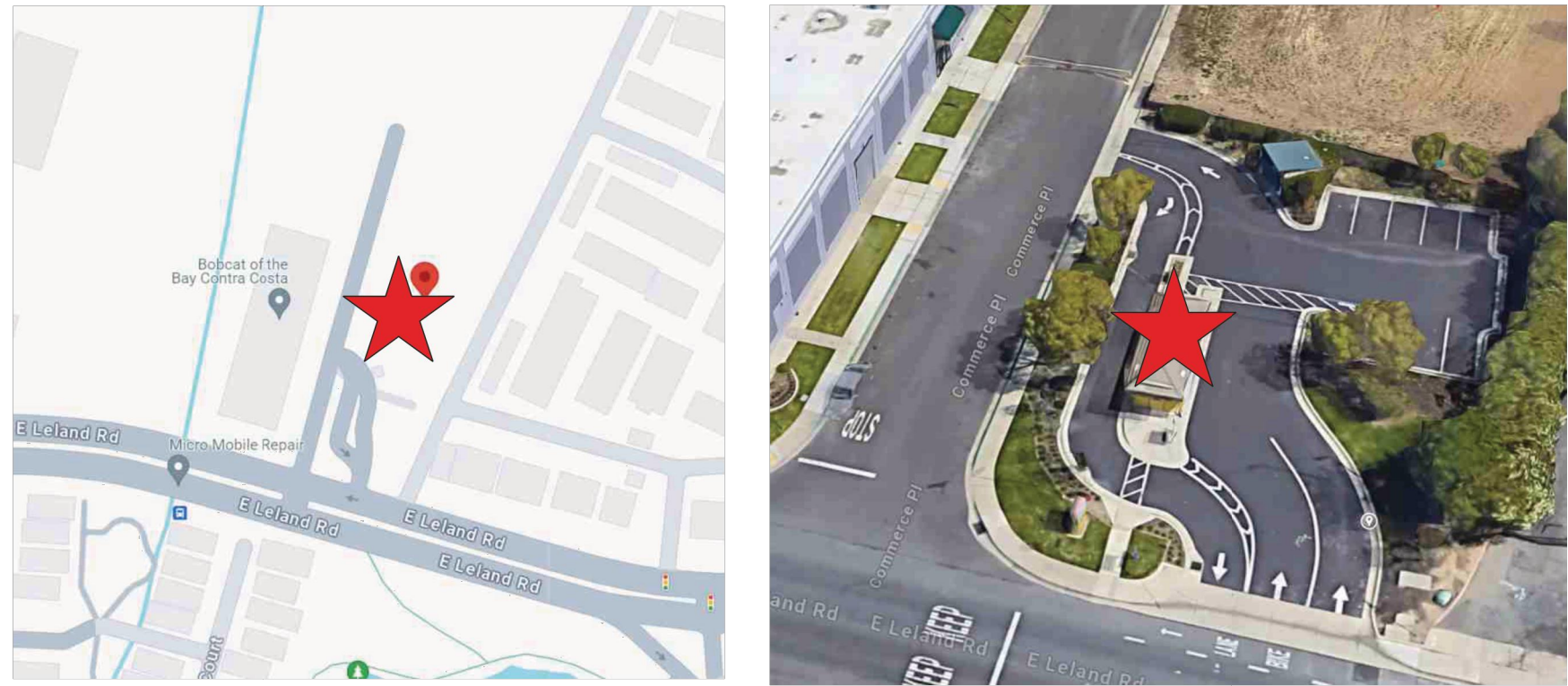


ALUMINUM SHEET, BLACK COLOR FOR RETURN
BLACK COLOR TRIMCAP, 3/4" WIDTH
WHITE COLOR TRANSLUCENT ACRYLIC SHEET FOR FACE
COLOR VINYL FOR FACE (SEE COLOR SPECIFICATION)

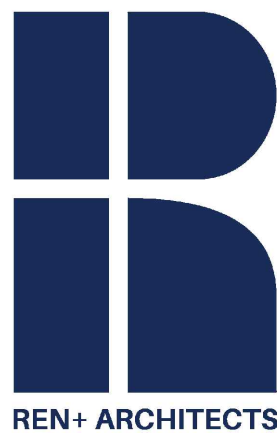
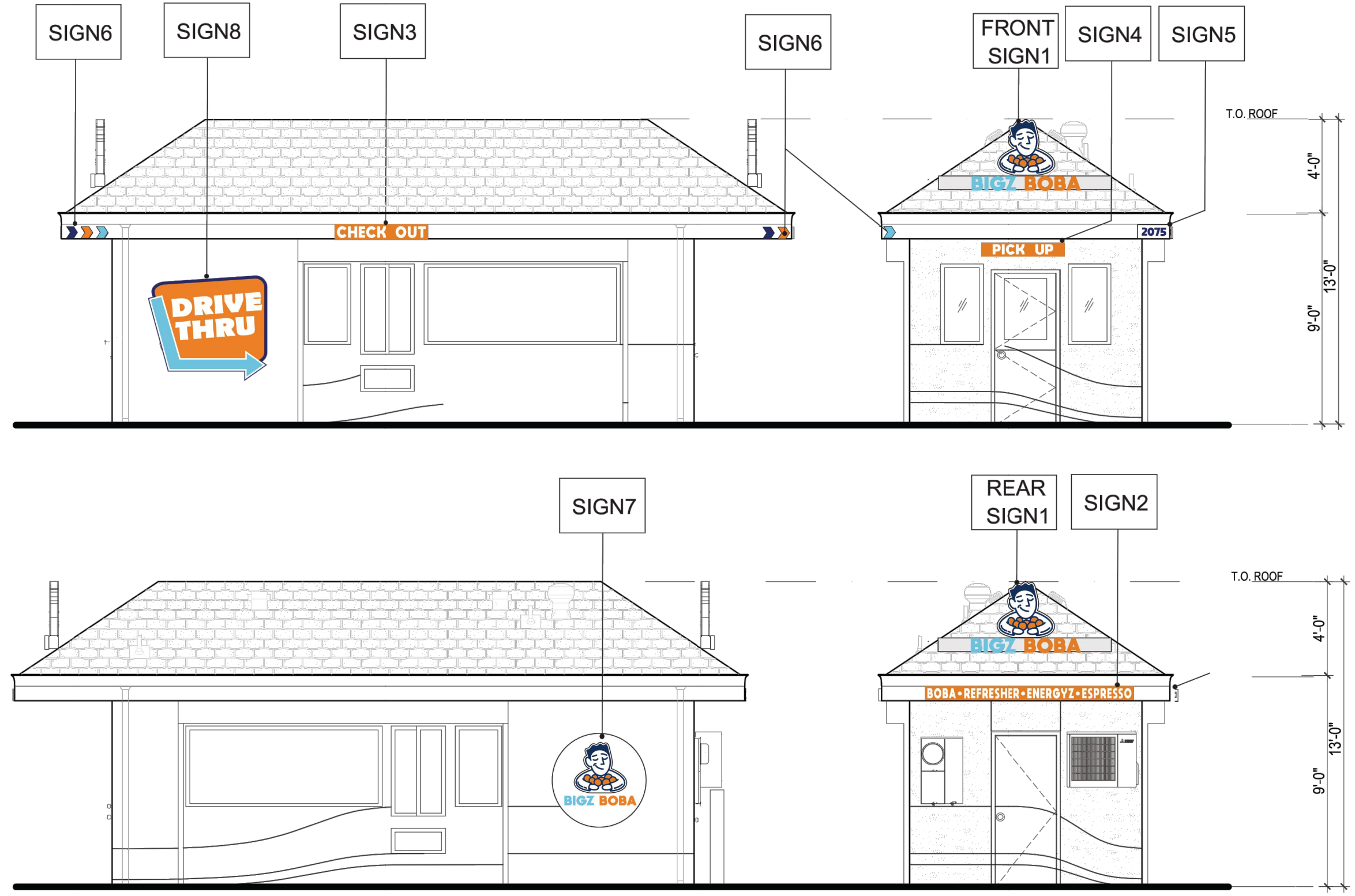
5 SIGNS MATERIAL

Color Specification			
	C 63 M 0 Y 7 K 0		C 0 M 60 Y 100 K 0
	C 100 M 96 Y 24 K 18		C 0 M 100 Y 100 K 0

6 MAP



3 SIGN LOCATION



TENANT:
BIGZ BOBA
2075 E LELAND RD
PITTSBURG, CA 94565
(213) 448-8288

CONTRACTOR:

ARCHITECT:
REN PLUS ARCHITECTS
1619 VIA CHORRO
SAN LORENZO, CA 94580
(510) 590-2135

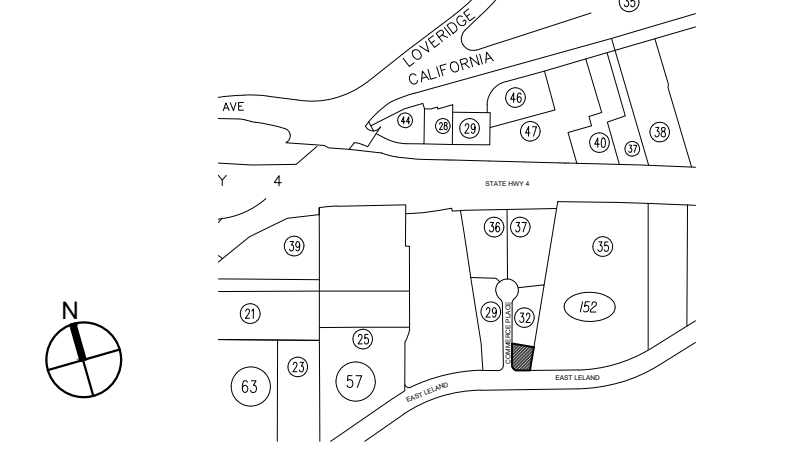
SIGN CONSULTANT:
STEVE'S AWNING CO.
2230 KEITH STREET
SAN FRANCISCO, CA 94124
(510) 902-3999

DATE 10/09/2024 ISSUANCE BUILDING PERMIT SET

SEAL & SIGNATURE



KEY PLAN



ASSESSOR PARCEL NUMBER: 088-152-032
PROJECT NAME : 2075 E LELAND RD
DRAWING TITLE:

SIGN PLAN

DRAWING NO: S11.2



CALIFORNIA ENERGY COMMISSION

SIGN LIGHTING

CEC-NRCC-LTS-E

CERTIFICATE OF COMPLIANCE

This document is used to demonstrate compliance with requirements in §110.9, §110.12, §130.0/§160.5, §130.3/§160.5(d), §140.8/§170.2(e), and §141.0(b)2M/§180.2(b)4Bvi for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to §140.8/§170.2(e) and do not need to complete this compliance document.

Project Name: B GZ BOBA		Enforcement Agency:	
Dwelling Address: 2075 E Leland Rd.		Permit Number:	
City and Zip Code: Pittsburg, CA 94565		Permit Application Date: 7/14/2024	

A. GENERAL INFORMATION

01	Project Location (city)	Pittsburg, CA 94565	
02	Climate Zone		
03	Occupancy Types within Project:	☐	Healthcare Facility
		☐	High-Rise Residential Multifamily/ MF Mixed-use >= 4 stories (includes dormitory, senior living)

B. PROJECT SCOPE

This table includes illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.8/§170.2(e) or §141.0(b)2M/§180.2(b)4Bvi for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to §140.8/§170.2(e) and do not need to complete this compliance document.

01	02	03	04	05
Name or Item Tag	Complete Sign Description	Sign Status ¹	Sign Type	Compliance Method ²
	internally illuminated led channel letters	new	outdoor	alternate light sources

¹ FOOTNOTE: Sign alterations that increase the connected lighting load, replace and rewire more than 50% of the ballasts, or relocate the sign to a different location must comply with §140.8/§170.2(e). See §141.0(b)2M/§180.2(b)4Bvi for more details.

² THE ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with §140.8/§170.2(e). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tool tips for this table for more details.

C. COMPLIANCE RESULTS

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

January 2022



CALIFORNIA ENERGY COMMISSION

CEC-NRCC-LTS-E

SIGN LIGHTING

G. LIGHT SOURCES AND CONTROLS

This table includes illuminated signs using the Alternate Lighting Sources compliance method per §140.8(b)/§170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from §130.3/§160.5(d) by indicating control types for each sign.

01	02	03	04			05	
Name or Item Tag	Complete Sign Description	Compliant Light Sources ^{1,2}	Mandatory Controls			Field Inspector	
			Shut-Off	Dimming	Demand Response ³	Pass	Fail
	internally illuminated led channel letters	LED per supplier 80%+ eff	auto timer+photocontrol	pwr.reduce 65%+	N/A	☐	☐

*** NOTES:** Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Sign within tunnel illuminated day & night; EXCEPTION to §130.3(a)2A.

¹ FOOTNOTE: Dropdown choices have been abbreviated, please refer to §140.8(b)/§170.2(e) to confirm compliance with the specific light source technologies listed.

² Authority having jurisdiction may ask for cutsheets to confirm compliance of light source.

³ Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per §110.12(d).

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January 2022



CALIFORNIA ENERGY COMMISSION

SIGN LIGHTING

CEC-NRCC-LTS-E

Results in this table are automatically calculated from data input and calculations in Tables B through H.

Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see the applicable Table referenced below.

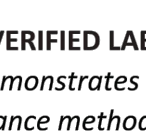
01	02	03		04		05		06	07
Name or Item Tag	Complete Sign Description	Total Allowed (Watts)	≥	Total Designed (Watts)	OR	Compliant Light Sources	OR	ENERGY VERIFIED Label	Compliance Results
(See Table B)	(See Table B)	(See Table F)		(See Table F)		(See Table G)		(See Table H)	
	internally illuminated channel letters		≥		OR	Yes	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

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CALIFORNIA ENERGY COMMISSION

SIGN LIGHTING

CEC-NRCC-LTS-E

H. ENERGY VERIFIED LABELED SIGNS AND CONTROLS

This table demonstrates compliance with mandatory controls requirements from §130.3/§160.5(d) for illuminated signs using the ENERGY VERIFIED label compliance method per §140.8(b)/§170.2(e) as indicated on Table B of this compliance document. This table may only be completed for signs that have a permanent, pre-printed, factory installed, ENERGY VERIFIED label confirming that the sign complies with the Section 140.8/§170.2(e) of the California 2016 Title 24, Part 6 Standards.

01	02	03			04	
Name or Item Tag	Complete Sign Description	Mandatory Controls			Field Inspector	
		Shut-Off	Dimming	Demand Response ¹	Pass	Fail
	internally illuminated led channel letters	auto timer+photocontrol	power reduce 65%+	N/A	☐	☐
<i>* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.</i> <i>EX: Sign within tunnel illuminated day & night; EXCEPTION to §130.3(a)2A.</i> <i>¹ FOOTNOTE: Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per §110.12(d).</i>						

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selections have been changed by the permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online.

YES	NO	Form/Title	Field Inspector	
			Pass	Fail
☒	☐	LMCI-LTS-01-E - Must be submitted for all buildings.	☐	☐

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no Certificates of Acceptance applicable to sign lighting requirements.

CALIFORNIA ENERGY COMMISSION

SIGN LIGHTING

CEC-NRCC-LTS-E

E. ADDITIONAL REMARKS

This table includes remarks made by the installer to the Authority Having Jurisdiction.

F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS

This table includes illuminated signs using the Maximum Allowed Lighting Power compliance method per §140.8(a)/§170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from §130.3/§160.5(d) by indicating control types for each sign.

01	02	03	04	05	06	07	08			09	
Name or Item Tag	Complete Sign Description	Illumination Method	Sign Area (ft ²)	Allowed Density (W/ft ²)	Allowance (Watts)	Design Watts	Mandatory Controls			Field Inspector	
							Shut-Off	Dimming	Demand Response ²	Pass	Fail
	Internally Illuminated led channel letters	LED per supply(65%+eff)	25.3				auto timer + photocell control	per reduce 65%+	N/A	☐	☐
		10 Luminaire Name or Item Tag	11 Complete Luminaire Description		12 Watts per Luminaire		13 How Wattage is Determined	14 Total number luminaires			

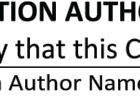
*** NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.**

EX: Sign within tunnel illuminated day & night; EXCEPTION to §130.3(a)2A.

¹ FOOTNOTES: Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per§110.12(d).

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

January 2022



CALIFORNIA ENERGY COMMISSION

SIGN LIGHTING

CEC-NRCC-LTS-E

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Dora Zhao	Documentation Author Signature: 
Documentation Author Company Name: Steve's Awning Co.	Date Signed: 7/17/2024
Address: 2230 Keith Street	CEA Certification Identification (If applicable):
City/State/Zip: San Francisco CA 94124	Phone: 510.902.3999

RESPONSIBLE PERSON'S DECLARATION STATEMENT

2. I certify the following under penalty of perjury, under the laws of the State of California:

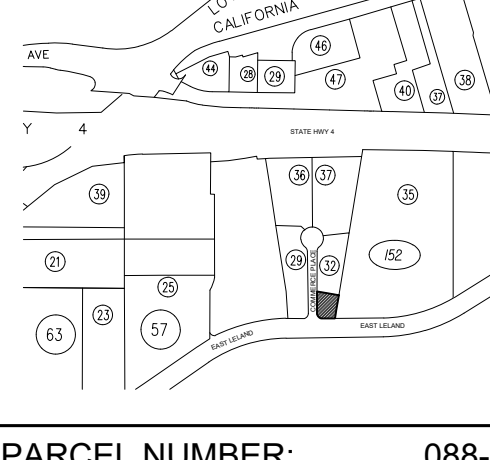
- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
- I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish these requirements.

Responsible Designer Name: Ren Huang	Responsible Designer Signature: 
Company: Ren Plus Architects	Date Signed: 7/17/2024
Address: 1619 Via Chorro	License: C-36512
City/State/Zip: San Lorenzo, CA 94580	Phone: 510-590-2135

For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

January 2022

 REN+ ARCHITECTS	
TENANT: BIGZ BOBA 2075 E LELAND RD PITTSBURG, CA 94565 (213) 448-8288	
CONTRACTOR:	
ARCHITECT: REN PLUS ARCHITECTS 1619 VIA CHORRO SAN LORENZO, CA 94580 (510) 590-2135	
DATE: _____ ISSUANCE: _____	
10/09/2024 BUILDING PERMIT SET	
SEAL & SIGNATURE	
	
KEY PLAN	
	
ASSESSOR PARCEL NUMBER:	088-152-032
PROJECT NAME :	2075 E LELAND RD
DRAWING TITLE:	
TITLE 24 REPORT	
DRAWING NO: T24-1	

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
November 12, 2024**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority and to Conduct a Zoning Administrator Public Hearing Pursuant to PMC 18.32.010

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

SUBJECT: The Zoning Administrator also submits three notices of intent to Exercise Delegated Design Review Authority.

RECOMMENDATION:

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

BACKGROUND:

Zoning Administrator Hearing

The project applicant is requesting Zoning Administrator approval to establish a mixed-use building at 276 Diane Avenue for “Los Gallos Express – Commercial Improvement”. The project site contains an existing, legal non-conforming vacant commercial structure. The applicant proposes an interior renovation of existing commercial space with new ADA-compliant restroom and a new storefront with accessible entry. Per the schedule in PMC section 18.50.010, this use classification is conditionally permitted in the RS-5 Zoning District, subject to limited Land Use Regulation L-161.

Land Use Regulation L-161 states, a Zoning Administrator use permit is required in accordance with PMC 18.14.020 and 18.16.040. Also, a new use must be (1) located within an existing structure that was built prior to October 20, 2010; (2) located within 300 feet of an existing collector/arterial roadway; and (3) cannot be located within a single-family home or any other residential structure that was constructed for exclusive use as a dwelling unit.

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.

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

2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

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

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received one application requiring a Zoning Administrator Hearing and two applications requiring Delegated Design Review Authority under Resolution No. 9918:

1. Los Gallos Express Commercial Improvement (AP-22-0095, UP, ADR)

This is a Zoning Administrator consideration of an Application for a Use Permit and Administrative Design Review to establish a mixed-use building at 276 Diane Avenue for “Los Gallos Express – Commercial Improvement”.

The project site contains an existing, legal non-conforming vacant commercial structure. The applicant proposes an interior renovation of existing commercial space with new ADA-compliant restroom and a new storefront with accessible entry. The proposed business to occupy the commercial tenant space would be a personal services-type use, as defined by Pittsburg Municipal Code 18.08.080 (24). This use classification

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includes a hair salon, barber shop, or laundromat. At time of Building Permit, the applicant would provide Tenant Improvement architectural plans applicable to the proposed use. An Administrative Design Review application has been filed to construct a new parking lot, to repaint the exterior façade, and to install drought-tolerant landscaping compliant with the Pittsburgh Municipal Code. The exterior upgrades also include structural modifications to accommodate the vertical and horizontal additions to the existing structure in order to accommodate a 2,200 square-foot second-story residential development. Assessor's Parcel No. 073-181-013.

This project is delegated to staff under Category 6 (Additions to Existing Buildings) of Planning Commission Resolution No. 9918, and PMC Section 18.32.010 (B).

2. Resawn Industries, LLC – Façade & Tenant Improvements (AP-24-0020, ADR)

This is a Zoning Administrator consideration of an Application for Administrative Design Review by Justin Lena, of Resawn Industries, LLC, to operate a custom redwood fence manufacturing and retail sales business within three existing structures located at 1830 Loveridge Road in the Service Commercial (CS) Zoning District. Applicant proposes multiple tenant improvements including: (1) installation of new lighting, (2) replacement of wood trim and gutters, (3) new exterior paint, (4) updated fencing, and (5) front parking lot improvements (new asphalt overlay and striping). Assessor's Parcel No. 073-190-002

The site is designated as "Business Commercial" in the 2020 Pittsburgh General Plan and is within the "Service Commercial" (CS) Zoning District. The use classification for the proposed business would be a combination of both "Custom Manufacturing" and "Retail and Wholesale Sales (Home Improvement Sales and Service)," both of which are permitted uses in the CS District.

This project is delegated to staff under Category 3 (Minor Building Remodels) and Category 4 (Changes to Existing Parking Lots) of Planning Commission Resolution No. 9918.

3. Bigz Boba Drive-Thru – Façade Improvements (AP-24-0111 ADR, SR)

This is a Zoning Administrator consideration of an Application for Administrative Design Review by Ren Plus Architects, on behalf of Bigz Boba, to repaint the existing building façade with new colors and update signage in an effort to resume operation of a drive-thru retail establishment within an existing, approximately 250-square-foot structure located at 2075 East Leland Road. Assessor's Parcel No. 088-152-032.

The property is located within the CS (Service Commercial) District. The use falls under the use classification of "Drive-Through Retail or Service," which is a sub-category of "Commercial Use Classifications", as defined by the Pittsburgh Municipal Code (PMC) section 18.08.080(10).

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Per the schedule in PMC section 18.52.010, this use classification is permitted in the CS District, subject to a Use Permit. The Planning Commission approved Resolution No. 10119, granting a Use Permit to allow a Drive-Thru Retail or Service Use at this location, on March 26, 2020.

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

GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the 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. Los Gallos Express Commercial Improvement (AP-22-0095, UP, ADR), NOI
2. Resawn Industries, LLC – Façade & Tenant Improvements (AP-24-0110 ADR), NOI
3. Bigz Boba Drive-Thru – Façade Improvements (AP-24-0111 ADR, SR)
4. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator