



**CITY OF PITTSBURG
PLANNING COMMISSION **AMENDED** AGENDA**

OCTOBER 14, 2025

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING
7:00 PM**

Planning Commission Members

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

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

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

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

This agenda was posted in City Hall on Friday, October 10, 2025

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. Minutes

Minutes of September 23, 2025

PUBLIC HEARINGS

2. Consideration of a Resolution Granting Approval of a Use Permit Modification, Design Review, and Fence Height Exception for the Bonami Bakery (AP-25-0034)

This is a public hearing on a request for the approval of a Use Permit Modification and Design Review to expand the existing commercial bakery with ancillary retail sales currently located at 372 and 380 East 10th Street, to an approximately 4,403 square-foot building located at 366 East 10th Street. The commercial bakery business will utilize the newly expanded area for the storage of raw materials, packaging supplies, and office/administrative spaces. Exterior modifications include the construction of a 450 square foot outdoor freezer and an approximately 522 square foot covered storage area behind the existing building located at 372 East 10th Street.

The proposed project also includes a request to establish an off-site parking facility on an adjacent vacant parcel east of the existing site located at 390 East 10th Street. The proposed adjacent parking facility will provide ten (10) parking spaces and four (4) trailer loading spaces. The project also includes a request for a Fence Height Exception to install an 8-foot chain link fence with vinyl slats along the corner side and front property line of the adjacent parcel. The allowable fence height within this Zoning Designation is 3' feet pursuant to Pittsburg Municipal Code section 18.84.205(C.)(3.). The project site location is classified "Service Commercial" on the 2040 General Plan land use map and are zoned CS-D (Downtown Service Commercial). Assessor's Parcel No's: 085-183-010, -011, & -012.

This item is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures" of the State CEQA Guidelines, section 15303 and under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

If the proposed project is approved, Staff will file a Notice of Exemption with the Governor's Office of Land Use and Climate Innovation (LCI) and Contra Costa County Clerk-Recorder's Office.

3. Consideration of a Resolution Granting Approval of a Use Permit for The Village, AP-25-0083 (UP)

This is a Public Hearing request for a Use Permit application for the operation of a public and private community events center within an existing multi-purpose use building located at 1001 Stoneman Avenue. The site has a Public/Institutional General Plan Land Use Classification and is currently zoned GQ Government and Quasi-public. Assessor's Parcel Map No. 088-131-008.

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.

4. Consideration of a Resolution Granting Approval of a Use Permit to Establish a Commercial Recreation and Entertainment Use at 45 East 5th Street for Edible Blessings, AP-25-0046 (UP)

This is a public hearing on a request for approval of a Use Permit to establish a Commercial Recreation and Entertainment Use to allow for the establishment of a multi-use meeting, networking, and social event space that can be rented by small businesses or individuals to host events, banquets, conferences, interviews, and similar gatherings. The proposed project address is 45 East 5th Street and the use would occupy an existing 4,250-square-foot commercial tenant space in the CP (Pedestrian Commercial) Zoning District. Assessor's Parcel No. 085-104-002.

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.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority

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

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

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

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

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. 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 Council 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)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

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

September 23, 2025

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Foster at 7:00 p.m. on Tuesday, September 23, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Stokes

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

PLEDGE OF ALLEGIANCE

Chair Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances

COMMENTS FROM THE AUDIENCE

Public speaker was called, however, the public speaker wanted to speak on the Public Hearing item #2. Secretary Funderburg requested the speaker to hold her comments until the item is on the floor.

There were no comments from the audience.

CONSENT ITEM

1. Minutes
Minutes of August 26, 2025

On a motion by Commissioner Robinson, approving the consent item(s), seconded by Commissioner Popova:

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

PUBLIC HEARING

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

A public hearing was held for Use Permit approval to establish a full-service beauty studio, "Flawless Collective," within an existing tenant space located at 635 Railroad Avenue. The proposed project requests approval of a Use Permit to establish a Personal Services Beauty Studio with accessory events and Design Review for exterior modifications to the building

façade. The subject property is located in the Pedestrian Commercial (CP) Zoning District of Old Town Pittsburg. Assessor's Parcel Number: 085-171-004.

Senior Planner, Maurice Brenyah-Addow gave a presentation.
Applicant spoke on behalf of the project.
Chair Foster opened the public hearing.
Public comment was received by the following:

Julie, Pittsburg Resident

There being no further public comments, Chair foster closed the public hearing.

On a motion by Commissioner Robinson, approving a Use Permit and Design Review approval to establish a full-service beauty studio, "Flawless Collective," within an existing tenant space located at 635 Railroad Avenue, AP-25-0022 (UP, DR), seconded by Commissioner Popova:

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

ZONING ADMINISTRATOR REPROTS

The Zoning Administrator submitted one notice of intent to exercises Delegated Design Review Authority.

STAFF COMMUNICATIONS

Secretary Funderburg informed the Planning Commission that there are three (3) item tentatively to be presented at the October 14, 2025, meeting.

Secretary Funderburg informed the Planning Commission that there are no items tentatively scheduled for the October 28, 2025, meeting.

Secretary Funderburg provided information regarding the upcoming NIT meetings.

There were no further staff communications.

COMMITTEE REPORTS

Commissioner Popova provided an update on Community and Economic Development Sub-Committee and Chair Foster provided an update on the TransPlan Sub-Committee.

There were no further committee reports.

ADJOURNMENT

The meeting was adjourned at 7:54 p.m. to October 14, 2025.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 14, 2025**

ITEM: The Bonami Baking Company (Use Permit Modification, Design Review, and Fence Height Exception) (AP-25-0034).

ORIGINATED BY: Tania Cuellar, on behalf of the Bonami Baking Company, 380 East 10th Street, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for the approval of a Use Permit Modification and Design Review to expand the existing commercial bakery with ancillary retail sales currently located at 372 and 380 East 10th Street, to an approximately 4,403 square-foot building located at 366 East 10th Street. The commercial bakery business will utilize the newly expanded area for the storage of raw materials, packaging supplies, and office/administrative spaces. Exterior modifications include the construction of a 450 square foot outdoor freezer and an approximately 522 square foot covered storage area behind the existing building located at 372 East 10th Street.

The proposed project also includes a request to establish an off-site parking facility on an adjacent vacant parcel east of the existing site located at 390 East 10th Street. The proposed adjacent parking facility will provide ten (10) parking spaces and four (4) trailer loading spaces. The project also includes a request for a Fence Height Exception to install an 8-foot chain link fence with vinyl slats along the corner side and front property line of the adjacent parcel. The allowable fence height within this Zoning Designation is 3' feet pursuant to Pittsburg Municipal Code section 18.84.205(C.)(3.). The project site location is classified "Service Commercial" on the 2040 General Plan land use map and are zoned CS-D (Downtown Service Commercial). Assessor's Parcel No's: 085-183-010, -011, & -012.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution approving Planning Application Number 25-0034, subject to conditions.

BACKGROUND:

On May 8, 2007, the Planning Commission approved Resolution No. 07-9714 allowing a commercial bakery with ancillary retail sales at the property address 372 and 380 East 10th Street for "Bon Ami Bakery".

The business has operated in the City of Pittsburg for a total of 18 years with operations growing. As a result, this has increased productions, including additional deliveries, loading vehicles, outdoor storage areas, and the parking on the easterly adjacent parcel

without benefit of proper permits. The property owner was cited by Code Enforcement in March of 2025, which prompted the filing of the new Discretionary Land Use applications.

On May 2, 2025, the applicant filed Planning Application No. 25-0034 to expand the existing bakery operations to the adjacent unit located at 366 East 10th Street, construct an outdoor freezer, a storage area, establish an adjacent parking facility, and a fence height exception.

PROJECT DESCRIPTION:

Existing Conditions: The existing commercial bakery is established within two units of a multi-tenant building that was originally constructed in 1945. The buildings were built to the south of public right of way on East 10th Street and have rear parking areas that are accessible from a public one-way rear alley. The U-shaped alley is accessible from a one-way driveway on East 10th Street, before the first of the multi-tenant buildings. Vehicles exit the alley from a one-way driveway onto East 10th Street, to the east of the multi-tenant buildings, approximately 80 feet west of Solari Street. The publicly owned and maintained alley ranges from 12 feet wide along the west side of the building to 24 feet at the rear of the buildings and narrows along the east side of the buildings.

The commercial bakery is currently located within the easternmost portion of the multi-tenant building, located at property addresses 372 and 380 East 10th Street and is attached to three other multi-tenant buildings to the west. There is a 0.39-acre vacant lot located east of the existing project site on the east side of the alley way.

The subject project site is approximately 0.30-acres. The interior tenant space is approximately 5,300 square feet, while the remaining portion of the lot is located at the rear of the building and is currently used as an outdoor storage area. The outdoor storage includes storage of products, materials, equipment, and an outdoor freezer. The rear area is surrounded by an approximately nine and one-half-foot high white masonry wall with a driveway opening off the alley that runs behind the properties.

The facade of the 19 and one-half foot tall, single-story building measures approximately 56-wide and is primarily covered in stucco and painted peach above an approximately six-inch wide peach trim that is located above the windows and doors.

There is also a one-foot-wide inset trim that runs along the top of the building that is painted the same color as the top portion of the building. The area below the six-inch trim is varied materials and colors and is divided into three bays. The easternmost bay (which measures approximately 25' wide), is primarily in terra cotta colored stone that runs along the eastern side and underneath the five commercial windows and door. The middle bay measures approximately 11-feet wide and is covered by unfinished, unpainted concrete. The westernmost bay is covered with stucco and painted a peach color with four windows and a second commercial door. All of the windows and doors are opaque, mirrored glass with black, aluminum framing around the windows and doors.

Surrounding Land Uses

North: East 10th Street, Dance Studio, Karate Studio, Fitness Training Center and Retail Stores including an Automotive Repair Shop
East: Solari Street, Commercial Retail
South: AT and SF Railroad Tracks
West: Commercial Retail

See Attachment 4 for a map of surrounding land uses.

Proposed Project: The original Use Permit application from 2007 approved the business as a commercial bakery with ancillary sales to the public. The business currently supplies baked goods to schools, restaurants, food service vendors, and institutional kitchens with artisan and classic bread varieties.

The applicant is proposing to modify the current operations per PMC section 18.28.060 and a request to modify the original Use Permit that affects an existing condition of approval, shall be treated as a new application for a Use Permit.

The applicant proposes to expand the commercial operations of the business and remove the ancillary retail sales to the public. However, customers would still be able to pre-order baked goods on-line for on-site pick-up. Also, customers will have the ability to enter through the administrative office for general inquiries or to place an order. Customers will be limited to the administrative office only and access will not be permitted to the production or packaging areas.

Under the current request the applicant is proposing to expand their operations by occupying the adjacent multi-tenant building to the east of the existing commercial bakery. The expansion is proposed within the adjacent 4,403 square foot multi-tenant building (366 and 368 East 10th Street), located east of the established commercial bakery. The facade of these single-story building measures approximately 56-wide and is primarily covered in stucco and painted light gray. This building is divided into two units, each with a bay and prospective door. There is an approximately 1' stucco soffit above the windows and doors of each bay.

The business will continue to produce, package, and deliver baked goods to retailers within the region. The business has recently expanded their sales statewide and as a result it has increased operations, along with increased scheduled deliveries.

Operating Schedule

The business will operate six out of seven days of the week, from Sunday through Friday. Currently, the business employs forty-six (46) full-time employees. Staff will rotate through the five shifts. While some shifts overlap; the maximum number of employees at the site will not exceed 18 at any given time. The five shifts described by the applicant include: 1) Cleaning; 2) Bread Production, 3) Baking; 4) Packing; 5) Drivers.

Shift Type	Hours	Number of Employees
Cleaning	12:00 A.M. – 8:00 A.M.	4
Bread Production	6:00 A.M. – 5:00 P.M.	8
Baking	11:00 A.M. – 10:00 P.M.	6
Packing	6:00 P.M. – 3:00 A.M.	8
Drivers	12:00 A.M. – 8:00 A.M.*	6

*Road delays may extend the shift time to approximately 10:00 A.M. at the latest.

Parking Facility Improvements

The applicant is also requesting approval to establish an employee and vehicle operations parking facility in association with the business. The parking facility is proposed along the 0.39-acre vacant lot located east of the existing project site on the east side of the alley way.

PMC section 18.78.030 allows an off-site, off-street parking facility to be established within the CSD District with a Use Permit; provided that it also complies with the following:

1. Parking required to serve a non-residential use may be on the same or a different site under the same or different ownership as the use served so long as that the parking is within 200 feet of the use served, measured from the near corner of the parking facility to the entrance of the use served via the shortest pedestrian route.
2. The facility for off-site parking must be restricted to that use by a recorded deed, lease, or agreement (Reciprocal Parking Agreement) for a minimum period of 10 years from the date a zoning permit requiring the parking is issued. No use may be continued if the parking is removed unless a substitute parking facility is provided.

The proposed parking facility will be utilized for deliveries and loading, employee parking, and to store commercial vehicles. Delivery vans are scheduled to deliver baked goods to local schools on Monday's, Wednesday's, Friday's, and Saturday's. The larger trucks operate three days a week; with deliveries to warehouses or food distribution centers. All deliveries and loading hours are proposed overnight. The applicant is proposing to store all commercial vehicles at the adjacent eastern parking area when they are not in use.

Fence Height Exception

The proposed project includes a Fence Height Exception to install a chain link fence with vinyl slats at a total height of 8-feet from the adjacent grade along the front and corner side property lines of the property located at 390 East 10th Street. The applicant has also proposed installation of an 8-foot-tall, 30-foot wide gate across the driveway.

The request for this fence height exception is because of concerns regarding security, theft, and vandalism of the property and vehicles.

Proposed Floor Plan

The commercial bakery will occupy a total of four (4) units, with an approximate square footage of 8,519 interior tenant space. The bakery area occupies the rear of the building and the westernmost tenant space (with cake preparation area located at the front of the tenant space). The administration office is located within the third tenant space; accessible to the public for general inquiries and order placements. A detailed floor plan can be reviewed in Attachment 2.

The applicant is also proposing to install an outdoor freezer for storage. Additionally, an attached outdoor storage area of approximately 450 square feet is proposed at the rear of the building. There will be direct access from the outdoor storage area to the unit located at 380 East 10th Street. Both units located at 368 and 366 East 10th Street will contain an office, storage area, and restrooms.

The business is proposing to incorporate the unit addressed at 366 East 10th Street to store raw materials, packaging boxes, and additional office spaces.

Each unit contains a roll up door at the rear of the building.

GENERAL PLAN/ZONING COMPLIANCE:

Pittsburg General Plan 2040: The project site is within the 'Downtown Subarea' of the General Plan and has a land use designation of '*Service Commercial*'. This land use designation is specifically intended to provide sites for commercial businesses that are not appropriate in other commercial areas because of potentially intense levels of noise or traffic, including automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses; offices, retail uses, restaurants, and convenience stores allowed as ancillary uses; residential uses permitted above ground floor commercial activities.

The project is consistent with the goals and actions of the Downtown subarea, specifically 5-A-1.e, in that the proposed project would be consistent with limited commercial uses along the southern portion of East Tenth Street to service commercial businesses.

Zoning: The site is zoned CS-D (Downtown Commercial Service) District. Pursuant to the Pittsburg Municipal Code (PMC) Section 18.52.005 (B.)(5.), the purpose of the CS-D District is to provide opportunities for service commercial uses that require vehicle or truck traffic, including contractors, repair establishments and retail sales of durable goods, within the downtown but outside of the pedestrian commercial core. Development standards are created for the district that are unique to the downtown location of the district and that reflect the existing development pattern.

Use Type: The proposed use is defined under Bakery, Commercial classification as listed within PMC section 18.08.080:

(5.) “Establishment in which baked food products (such as bread and pastry) are made primarily for wholesale distribution but which may also provide retail sales.”

Development Standards: As shown in Attachment 5 of this report, the proposed project meets, exceeds, or conditionally meets the applicable CSD Zoning District property development regulations for height, FAR (floor-area-ratio), lot coverage, lot area, lot width, and setbacks.

Parking: According to PMC Section 18.78.040 (G), any proposed use and/or application for development activity shall be subject to the minimum off-street parking and loading spaces required by this section. PMC 18.78.030 allows parking for non-residential uses to be located off-site when the parking facility serving the use is within 200 feet, via the shortest pedestrian path, of the use served. The applicant is requesting approval of an off-site parking facility that would serve the commercial bakery.

The applicant has proposed to establish an off-site parking facility; for current and future employees, as well as a loading and vehicle storage area. PMC section 18.78.040 determines that uses classified as “Bakery, Commercial uses” are required to establish 1 parking space per 500 square feet. With the proposed business operations proposed at a total square footage of approximately 8,519 square feet; this requires the business to establish *17.04 parking spaces*. If, in applying the requirements of this chapter, a fractional number is obtained, a space or berth is not required for a fraction of less than one-half. Therefore, a total of 17 parking spaces is required for the proposed use. The applicant is requesting a reduction in parking spaces for a total of 10 parking spaces. The request to reduce parking can be justified as the commercial bakery is not intended for pedestrian traffic. The business operates primarily as a wholesale bakery. Employees rotate throughout the day with a maximum number of eighteen employees on site at a time.

Landscaping: Due to the unique topography and existing hardscape improvements for the site and that the project site is a portion within a larger project, staff recommends allowing landscaping improvements to be limited to the landscape parking facility standard required by PMC section 18.84.315(J), separating the parking facility from the traveled roadway on East Tenth Street.

This would require that the applicant install parking strip along the northern property line.

Bicycle Parking: Bicycle Parking required per PMC section 18.78.045 requires the business install four (4) permanent, fixed stalls for bicycles provided in rack or lockers. The bicycle stalls may be covered by a shelter as well. A condition of approval has been added to the proposed resolution to ensure compliance with this requirement.

Required Findings

In accordance with PMC section 18.16.040, a use permit may be granted only if the proposed use satisfies the required findings:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;
- I. is consistent with the City's approved funding priorities; and
- J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

In order to approve the Design Review approval, the Planning Commission must determine, in accordance with PMC Section 18.36.220(B), 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 would 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; and
- E. the application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

In order to approve a fence height exception, findings must be made pursuant to PMC section 18.84.205 (F)(2) that the proposed fence:

- A. will not infringe upon the light, air circulation, or visual openness of surrounding properties; and
- B. will not detract, impair, or destroy the characteristics of the established area; and,
- C. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.

Environmental: This item is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures" of the State CEQA Guidelines, section 15303 and under Class 32, "In-

Fill Development Projects,” of the state CEQA Guidelines, section 15332.

If the proposed project is approved, Staff will file a Notice of Exemption with the Governor’s Office of Land Use and Climate Innovation (LCI) and Contra Costa County Clerk-Recorder’s Office.

Public Notice: On or prior to October 3, 2025, notice of the October 14, 2025, public hearing was posted at City Hall and at or near the proposed project site; and on the ‘Public Notices’ section of the city’s website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code 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 “W. 8th”, and “Harbor and School St.” neighborhoods.

STAFF 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, as detailed below:

- 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.
- The proposed business shall operate in substantial conformance with this Use Permit application. Any proposed change in use is subject to review and approval at the discretion of the City Planner and shall be subject to a Zoning Administrator hearing.

The proposed Use Permit application would allow for the use of a “Bakery, Commercial”, off-site off-street parking facility, and reduction in parking. The use 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 service commercial uses.

With the incorporation of the Conditions identified above, the proposed use will not be detrimental to the health, safety, and general welfare of the City, nor create a nuisance or enforcement problem within the neighborhood. The proposed project will help promote the general welfare of residents by occupying a site that would otherwise remain vacant.

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 PMC.

Design Review

The project would conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, that the proposed uses will operate on an existing building on a disturbed and maintained site within the City. The exterior appearance of the structure is in good condition, and the proposed use does not propose significant exterior changes. The proposed off-site parking facility is compatible with parking structures seen within the East 10th Street Corridor. New landscaping along East 10th Street frontage would also enhance the appearance of the site. The Conditions of Approval proposed for the project development ensure compliance with the City-adopted Development Review Design Guidelines.

Off-Site Parking

As part of the referral and review process the Engineering and Traffic Division raised concerns about the maneuverability of the trucks entering and existing the site. The site plan notes four (4) parking spaces for larger trucks within the proposed off-site parking facility. To address the concerns about entering and exiting the off-site parking facility; the applicant is proposing to designate two flaggers while the trucks are entering and exiting the parking facility. Engineering and Traffic Divisions have reviewed the proposed operations for the flaggers and do not have any concerns as the entering and existing of the trucks will take place outside of the daytime operational hours. A condition of approval has been included requiring the project applicant to have the flaggers wear the appropriate high-visibility clothing, as required by the Occupational Safety and Health Administration (OSHA), to direct traffic during the designated deliveries and loading hours. Conditions have also been placed within the proposed resolution to ensure compliance with off-site parking requirements.

Fence Height Exception

The proposed fence would not infringe upon the light, air circulation, or visual openness of the subject property or surrounding properties, in that the proposed fence and gate would be constructed using chain link fencing, with the height of the vinyl slats reduced within the line-of-sight triangle. The proposed fence will not detract, impair, or destroy the characteristics of the established area, in that neighborhood's appearance would be improved in that the proposed fence provides screening of the off-site parking facility and is consistent with existing fencing seen throughout the neighborhood. The proposed fencing will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure in that the fence will improve the safety of the neighborhood by deterring crime. Therefore, staff supports the applicant's request for a fence height exception, subject to conditions.

ACTION REQUIRED:

Move to adopt a Resolution approving Planning Application No. 25-0034, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
 - a. Exhibit A
2. Project Plans dated October 8, 2025
3. Photos of the Project Site
4. Map of Surrounding Land Uses
5. Property Development Regulations Table
6. Notice of Public Hearing

Prepared by: Ariana Ruiz, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting a Use Permit, Design Review) Resolution No.
To Establish a Commercial Bakery at)
366 & 368 E. 10th Street and Granting)
Zoning Approval to Establish an Off-Site))
Parking Lot, and a Fence Height)
Exception to Construct an 8-Foot-all)
Chain Link Fence at 390 E. 10th Street)
for Bonami Bakery, “AP-25-0034)
(UP, DR, and FHE).”)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On May 2, 2025, Tania Cuellar filed Planning Application No. 25-0034, requesting a Use Permit and Design Review to expand the existing commercial bakery with ancillary retail sales currently located at 372 and 380 E. 10th Street, to an approximately 4,403 square foot building located at 366 E. 10th Street. The commercial bakery business will utilize the newly expanded area for the storage of raw materials, packaging supplies, and office/administrative spaces. Exterior modifications include the construction of a 450 square foot outdoor freezer and an approximately 522 square foot covered storage area behind the existing building located at 372 E. 10th Street. The business would operate Sunday – Friday, with scheduled deliveries and pick-up each day.

The proposed project also includes a request to establish an off-site parking facility on a vacant parcel located at 390 E. 10th Street. The proposed parking facility will provide ten (10) parking spaces and four (4) off-street loading spaces. The project also includes a request for a Fence Height Exception to install an 8’ chain link fence with vinyl slats along the property line of this parcel. The allowable fence height within this Zoning Designation is 3’ pursuant to Pittsburg Municipal Code section 18.84.205(C).(3.). The project site locations are classified “Service Commercial” within the Pittsburg General Plan land use map and are zoned CS-D (Downtown Service Commercial) District. Assessor’s Parcel No’s: 085-183-010, -011, & -012.

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. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, “New Construction or Conversion

of Small Structures” of the State CEQA Guidelines, section 15303 and under Class 32, “In-Fill Development Projects,” of the state CEQA Guidelines, section 15332.

D. PMC section 18.16.040 specifies that the following findings must be made before approval of a Use Permit. The Planning Commission may grant approval of a use permit if the proposed use:

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

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

1. conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
2. will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
3. exterior design and appearance are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

4. are in harmony with proposed developments on land in the general area; and
 5. conform with the criteria set forth in any applicable City adopted Development Review Design Guidelines (DRDG).
- F. PMC section 18.84.205(F)(2) allows request for Fence Height Exceptions to be considered in conjunction with the issuance of a Use Permit for a proposed use if the Commission finds that installation or construction of the fence will not infringe upon the light, air circulation or visual openness of surrounding properties; detract, impair or destroy the characteristics of the established area; nor be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.
- G. PMC section 18.84.205(F), Exceptions to Fence Height Regulations, allows for the maximum allowable fence height to be increased through the issuance of a fence height exception approved by the Zoning Administrator. In order to approve a fence height exception, the Zoning Administrator must make findings (PMC section 18.84.205.F.2) that the proposed fence structures:
1. will not infringe upon the light, air circulation, or visual openness of surrounding properties;
 2. will not detract, impair or destroy the characteristics of the established area; and,
 3. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.
- H. On or prior to June 30, 2023, notice of the July 11, 2023, public hearing was posted at City Hall and at or near the proposed project site; and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg", and "The Village at New York Landing" neighborhoods.
- I. On October 14, 2025, the Planning Commission held a public hearing on Planning Application No. 25-0034, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report titled, "The Bonami Baking Company (Use Permit Modification, Design Review, and Fence Height Exception (AP-25-0034)," dated October 14, 2025, all the information contained in the Planning Division

files on the project adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Use Permit

2. The proposed expansion of the Bakery, Commercial and Off-Site Parking Facility Use, Bonami Bakery:
 - a. Will be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that the proposed retail space (classified by PMC 18.08.080.5., as 'Bakery, Commercial') is a permitted use in the CSD (Downtown Service Commercial) Zoning District. Bonami Bakery is a commercial bakery that will contribute to the site is surrounded by business on the north, east, and west and railroad tracks on the south that will not be disturbed by the expansion or the hours of operation of the business.
 - b. Will not be detrimental to the health, safety, and general welfare of the City, in that the business will be required to meet all applicable local, state, and federal agency regulations;
 - c. Will not adversely affect the orderly development of property within the City, in that the proposed use will occupy a currently underutilized tenant space and site and will bring additional employees and customers to the East 10th Street corridor, and in that the applicant will make improvements to the site through added parking and landscaping at the rear of the property;
 - 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, in that the continued occupancy of empty tenant spaces throughout town will increase property values as well as the City's tax base, and the new use will likely draw new customers to Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses therefore increasing revenue for the City. The applicant will also make improvements to the parking and landscaping in the off-site parking lot in a site that would otherwise remain vacant;
 - e. Will be consistent with the General Plan, specifically Action 5-A-1.e, in that the proposed project would be consistent with limited commercial uses along the southern portion of East Tenth Street to service commercial businesses.
 - f. Will not create a nuisance or 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 out agencies.

- g. Will not encourage marginal development within the neighborhood, in that the business will occupy a vacant tenant space and vacant parcel located within an existing commercial building and 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 light of taxation and spending restraints imposed by law, in that the project site is located in an area of the City served by existing utilities, and the business will be privately maintained and operated at the cost of the applicant;
- i. Will not be inconsistent with the City's approved funding priorities, in that 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 Bakery, Commercial, and associated parking lot changes:
 - 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 on an existing building on a disturbed and maintained site within the City. The exterior appearance of the structure is in good condition, and the proposed use does not propose significant exterior changes. The proposed off-site parking lot is compatible with parking structures seen within the East 10th Street Corridor.
 - 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 not be changed without approval by the City of Pittsburg Planning Division to ensure the structures are not only compatible with each other, but also with other nearby existing structures in the project vicinity.

- 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.
- 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).

Fence Height Exception

- 4. The proposed installation of a 8-foot-tall chain link fence use will:
 - a. The proposed fence would not infringe upon the light, air circulation, or visual openness of the subject property or surrounding properties, in that the fence and gate would be constructed using wrought-iron fencing, allowing for openness at each project site location.
 - b. The proposed fence does not detract, impair or destroy the characteristics of the established area, in that the fencing materials would be high-quality with a modern design and the purpose of the fence would be to provide residences with additional security, thereby improving the characteristics of the area.
 - c. The proposed fence would not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, rather, the increased fence height will actually deter crime in the area and increase both privacy and safety which is a benefit to the general public welfare.

B. The Staff Report entitled, "The Bonami Baking Company (Use Permit Modification, Design Review, and Fence Height Exception, AP-25-0034" dated October 11, 2025, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 25-0034, subject to the following conditions:

Planning Division

- a. Conformity with Project Plans: The proposed project shall be constructed in substantial conformity with the Project Plans (Attachment 2), except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
- b. Reciprocal Parking Agreement. The project applicant shall record a Reciprocal Parking Agreement for the off-site parking for a minimum period of 10 years from the date a zoning permit requiring the parking is issued. No use may be continued

if the parking is removed unless a substitute parking facility is provided. Reciprocal Parking Agreement must be reviewed and approved by the Planning Division prior to recordation.

- c. Property Maintenance. All building exteriors shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade. The entire site shall be kept in a neat and orderly manner, free of weeds, loose trash, debris and other litter (PMC Section 18.82.050).
- d. Landscape Plans: The applicant shall submit Landscape Plans, which identify the total landscaped area, plant species and quantities. This shall be installed and maintained in conformance with Pittsburg Municipal Code section 18.84.315 (J).
- e. Landscape Maintenance: The applicant or subsequent business owner or operator shall be responsible for maintaining landscaping in accordance with the approved landscape plan. Amendments or modifications to the approved landscape plan shall be submitted to the City Planner for approval.
- f. Any elevation of the proposed building that contains blank walls shall install landscaping and/or lattice material to minimize the visual impact of those walls. Landscaping on site and along any blank walls shall be maintained in good, healthy condition. Alternatively, a mural may be installed to minimize the visual impact of those walls. All future façade improvements and any desired changes to the exterior of the building must go through Administrative Design Review process with the Planning Division, must be approved by the Zoning Administrator.
- g. Bicycle Parking: Pursuant to Pittsburg Municipal Code Section 18.78.045, the applicant shall maintain permanent, fixed bicycle racks or lockers for a minimum of four bicycles. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division.
- h. Lighting: All lighting shall be arranged to reflect light away from adjoining properties and public rights-of-way. In general, lighting fixtures shall be shielded to prevent glare on adjoining properties and public rights-of-way.
- i. Signage: This resolution does not approve any new signage. No permanent wall signs or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division. Signage must comply with all the provisions set forth within Pittsburg Municipal Code Title 19.
- j. Roof-Mounted Equipment: All roof mounted equipment shall be screened completely from view from all public rights-of-way. A site line study may be necessary to determine appropriate screening method.
- k. Trash Enclosure: The trash enclosure on site shall be consistent with the City of Pittsburg Trash Enclosure Design Standards and accommodate for refuse

recycling and organics, pursuant to Senate Bill 1383 of 2016. The final design, materials and location of the trash enclosure shall be subject to review and approval by the Planning Division.

- l. Peace and Order: The business operators 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 operators 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 owners to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner's/operator's sole expense.
- m. Site Maintenance: The site shall be kept clean and free of all graffiti, litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage shall be prohibited.
- n. Utility Screening: All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Compliance with this condition shall be shown on the construction drawings and Improvement Plans submitted for Building and Engineering Permits, and the final design shall be subject to review and approval by the Community and Economic Development Department prior to issuance of said permits.
- o. Gutters & Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). If infeasible to be located behind exterior walls, gutters and downspouts shall be painted to match the building of which they are affixed. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Community and Economic Development Department prior to issuance of a Building Permit.
- p. Code Compliance: The proposed development shall be constructed in conformance with all applicable Codes, fees, and requirements at time of Development (Building/Grading Permit).
- q. Graffiti Removal. The site shall be kept clean and free of all graffiti, by means of graffiti resistant paint, and removal of such graffiti, or any litter, debris, or refuse on site, shall be addressed in a time frame not to exceed 48 hours. Failure to maintain

property upkeep, including graffiti removal shall be subject to enforcement action, including administrative citations.

- r. Construction. All site development shall comply with Title 15 (building and Construction) of the Pittsburg Municipal Code.
- s. The business operator shall inspect the perimeter fence regularly in order to maintain the integrity of the fence and other properties or areas (such as the parking lot) that are accessible to the general public. Should any slats within the perimeter fence deteriorate, break or otherwise be removed, they shall be replaced immediately, and the interior security fence shall not be armed until the slats have been replaced.
- t. Off-Site Parking Facility. The use of the Off-Site Parking Facility shall be subject to all provisions set forth within Pittsburg Municipal Code section 18.78.030 (H.) and as modified.
 - 1. Required parking spaces, as prescribed by this chapter, may be used only for the temporary parking of vehicles of the residents, guests, employees, customers, or other legitimate visitors of the site.
 - 2. No sales, storage, repair, dismantling, or servicing of any kind is permitted in any required parking space, aisle, or driveway, except as allowed in a residential district pursuant to PMC [18.50.200](#) through [18.50.210](#).
 - 3. Use of parking facilities not otherwise required is allowed only as provided in this chapter.
 - 4. A vehicle parked in a required parking space must be operable and registered.
 - 5. Automobiles may be continuously parked in a required space no more than five consecutive days, unless it is a reserved space prescribed by subsection (G) of this section, or is for a single-family dwelling or duplex.
 - 6. No overnight parking is allowed for recreation vehicles, trucks, or other equipment, unless specifically permitted by other provisions of this title.
 - 7. No overnight habitation within an automobile is allowed.
- u. 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.

Building Division

- a. All new businesses must obtain both a City of Pittsburg Business License and a Certificate of Occupancy prior to commencing any business operations.
- b. On the cover sheet of the plan set, clearly indicate the applicable building design codes. The City of Pittsburg enforces the following codes:

2022 California Administrative Code (CAC); 2022 California Building Code (CBC); 2022 California Historical Building Code (CHBC); 2022 California Existing Building Code (CEBC); 2022 California Green Building Standards Code (CGBSC); 2022 California Mechanical Code (CMC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Energy Code (CEC Part 6); 2022 California Fire Code; Pittsburg Municipal Code; Reference CBC Section 107.

c. Verify that the Drawing Index listed on the cover sheet includes all plan sheets. Reference CBC Section 107.

d. On the cover sheet, provide a complete Code Analysis, including:

Proposed tenant use; Occupancy Group; Type of Construction; Separated or Nonseparated Mixed; Occupancies; Fire sprinkler status; Floor area (square footage); Number of stories; Occupant load; Reference CBC Sections 111, 302.1, 401, 503, 508, 601, 903, and 1004.1.

e. Plans and specifications for commercial buildings and tenant improvements must be prepared by a licensed architect or engineer, except for interior alterations involving only non-bearing partitions. Licensed professionals must affix their stamp on the plans to indicate responsibility. Licensed mechanical, plumbing, and electrical contractors may design systems they are installing.

f. The Site Plan must show all code-compliant accessible parking spaces, access aisles, and an accessible route to all entrances and exterior ground-floor exits. Accessibility design requirements include Sidewalk and path width: minimum 48 inches; Walking surface slope: max 1:20 (5%); Ramp slope: max 1:12 (8.3%); Cross slope: max 1:48 (2%); Curb ramp slope: max 1:12 (8.3%); Provide 36-inch-long detectable warning surfaces at vehicular crossing points

g. Provide at least one accessible route from accessible parking/loading zones, public sidewalks, and public transportation stops to the accessible building entrance. If multiple routes are provided, all must be accessible.

h. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces on the same site.

i. All exterior and interior accessibility features shall be designed and built to comply with Chapter 11B of the 2022 California Building Code.

j. The following outside agency clearances must be obtained and submitted prior to permit issuance, if applicable: Delta Diablo Sanitation District; Contra Costa Water District; Contra Costa County Fire Protection District; School District Fee Payment; Contra Costa Environmental Health Department (CCCEH); Bay Area Air Quality

Management District (BAAQMD) (Notification and compliance for demolition, especially where asbestos or lead-based paint may be involved.)

Engineering Division

- a. Encroachment Plan Review and Inspection Fees. The applicant shall obtain an encroachment permit for the reconstruction of the drive aisle approach from E 10th Street, and re-construct the existing drainage inlet at the driveway approach. The encroachment plan review fee is 3.5% of the engineer's estimate for the cost of site work. The encroachment inspection fee is 4.5% of the engineer's cost of site work. These fees are due payable with the Encroachment Permit application through the City's automated permitting system.
- b. Revocable Encroachment Agreement. Applicant understands that approximately 2,600 sf of the area proposed to be used for truck parking is within the City's right of way on Solari Street. Therefore, the applicant shall execute a Revocable Encroachment Agreement with the City. This agreement shall be executed prior to issuance of the Encroachment Permit from the Engineering Division. The applicant is responsible to pay all costs associated with the Revocable Encroachment Agreement.
- c. Plan Submittal. 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, including the work to be done in the City's right-of-way, on East 10th Street.
 - An Erosion and Sedimentation Control Plan.
- d. Stormwater Pollution Protection During Construction. Prior to the issuance of the Encroachment Permit, the applicant shall submit an Erosion and Sedimentation to the Engineering Division for review. Erosion and Sedimentation control measures prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook. Until such time the driveway is re-constructed, the applicant shall install a sediment barrier within the inlet to prevent broken concrete debris from entering the storm drain.
- e. ADA Compliant Driveway. The applicant shall remove and replace a portion of the sidewalk to the west of the driveway to meet current ADA compliance.

Public Works Division

- a. The sidewalk on the west side of the driveway needs to be replaced to meet current ADA requirements. An eight-foot fence with slats installed may reduce visibility for drivers on eastbound 10th Street and northbound Solari Street.

- b. The plan proposes relocating a storm drain inlet. The existing slope should be maintained to ensure proper drainage for the new inlet.
- c. Applicant will be responsible for maintaining the sidewalks and mow strips located within the right-of-way.

Transportation Division

- a. Driveway must be revised to be ADA compliant.
- b. 12" RCP to be replaced to align. See Exhibit A for reference.
- c. Install ADA complaint ramp as shown on the Site Plan within Exhibit A.

Contra Costa County Fire Protection District

- a. Tenant Improvement Permit Required. The developer shall submit building construction plans and specifications for the subject project to the Fire District for review and approval. 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:
 - Carbon Dioxide systems (if applicable)
 - Commercial Kitchen Hood Extinguishing Systems (if applicable).
- b. All projects shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the stems 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 submitted. (105.4.1) CFC, (901.2) CFC, (107) CBC.

Pacific Gas & Electric

- a. Obtain Approval. Must submit to PG&E's Service Planning Department to identify and resolve any conflict between the proposed improvements and the PG&E pole prior to construction.

Standard Conditions

- a. 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 and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
- b. Design of Storm Drain, Water, and Sewer Facilities. The design and construction

of storm drain, water, and sewer facilities shall be in accordance with PMC Section 17.28.020.

- c. Compliance with PMC Title 12, 13, and 15. All site development shall comply with PMC Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) 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.
- d. Other Agency Requirements. The Developer shall comply with all the requirements of the Community and Economic Development Department and all other applicable local, state, and federal agencies.
- e. Indemnification. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
- f. Expiration of Approval. Approval for the project shall expire on October 14, 2026 unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

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 14th day of October, 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

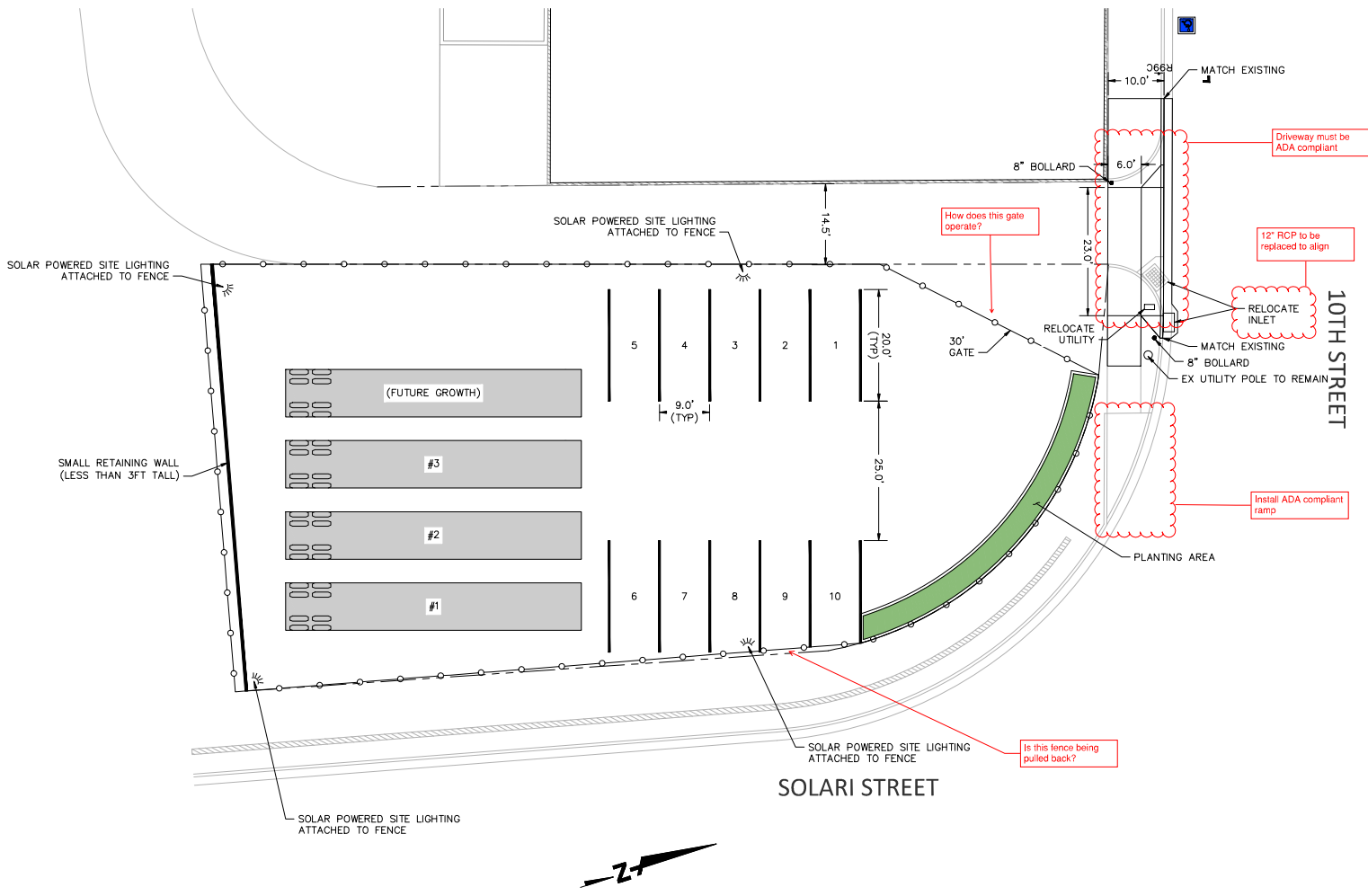
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on October 14, 2025.

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



PLANTING LEGEND:

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
RB	⊙	RAPIHOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORN	3'-0" O.C.	L
JP	⊙	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	2'-6" O.C.	L

ALL PLANTS SHALL BE 2 GALLON

BONAMI BAKERY - 380 EAST STREET






PITTSBURG, CA

DATE:	5/2/25
SCALE:	1" = 10'
DRAWN BY:	A.C.
CHECKED BY:	A.C.
PROJECT No.	20251002

SITE PLAN

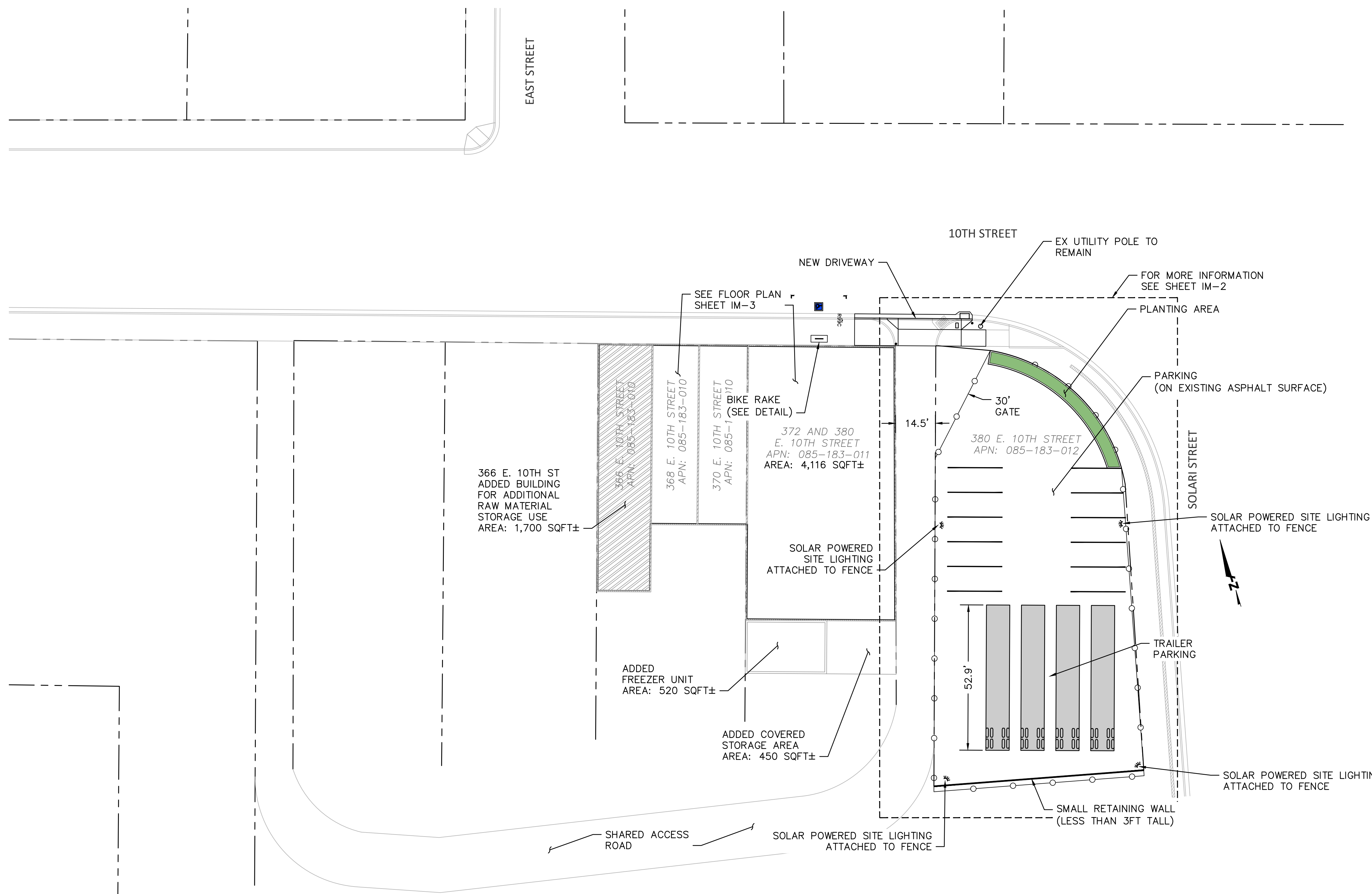
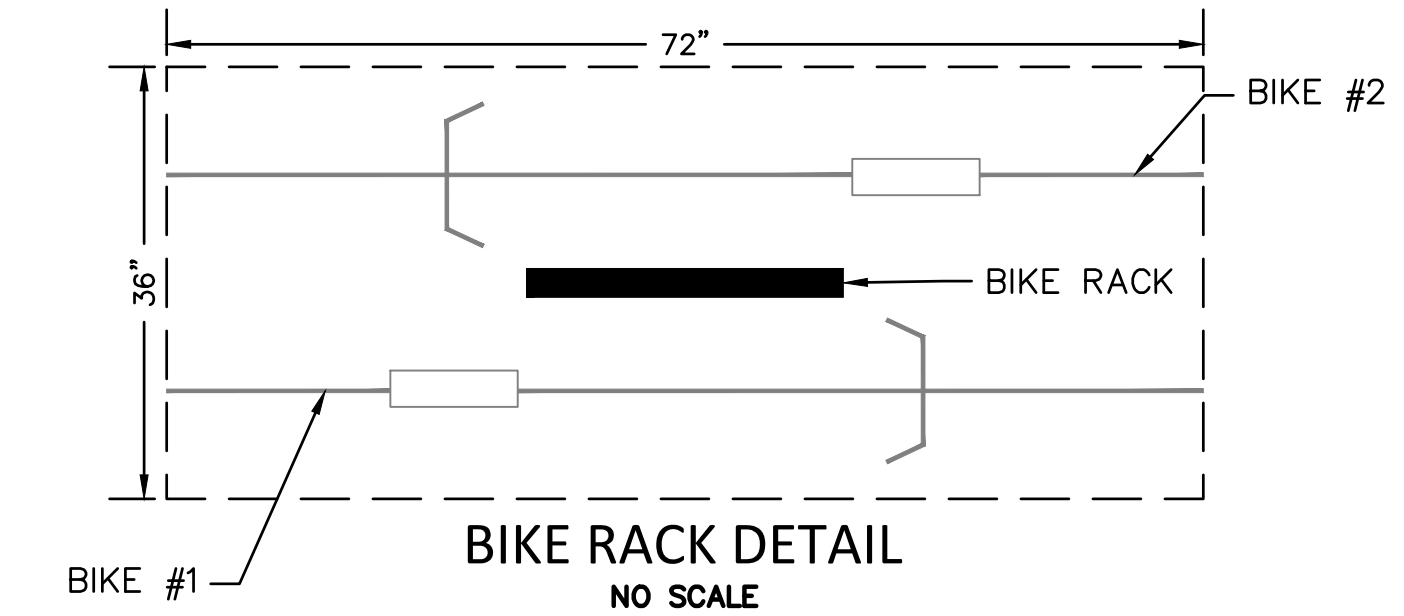
SHEET No.	2	of	3	DWG No.	
-----------	----------	----	----------	---------	--

LEGEND:

	ADDED BUILDING SQUAREFOOTAGE
	LANDSCAPE AREA, SEE SHEET IM-2 FOR PLANTING
	PROPERTY LINE
	8 FT CHAIN LINK FENCE WITH VINYL SLATES
	SOLAR POWERED SITE LIGHTING

PARKING COUNT		
REGULAR	ACCESSIBLE	TOTAL
10	*1	11

* VAN ACCESSIBLE STALL



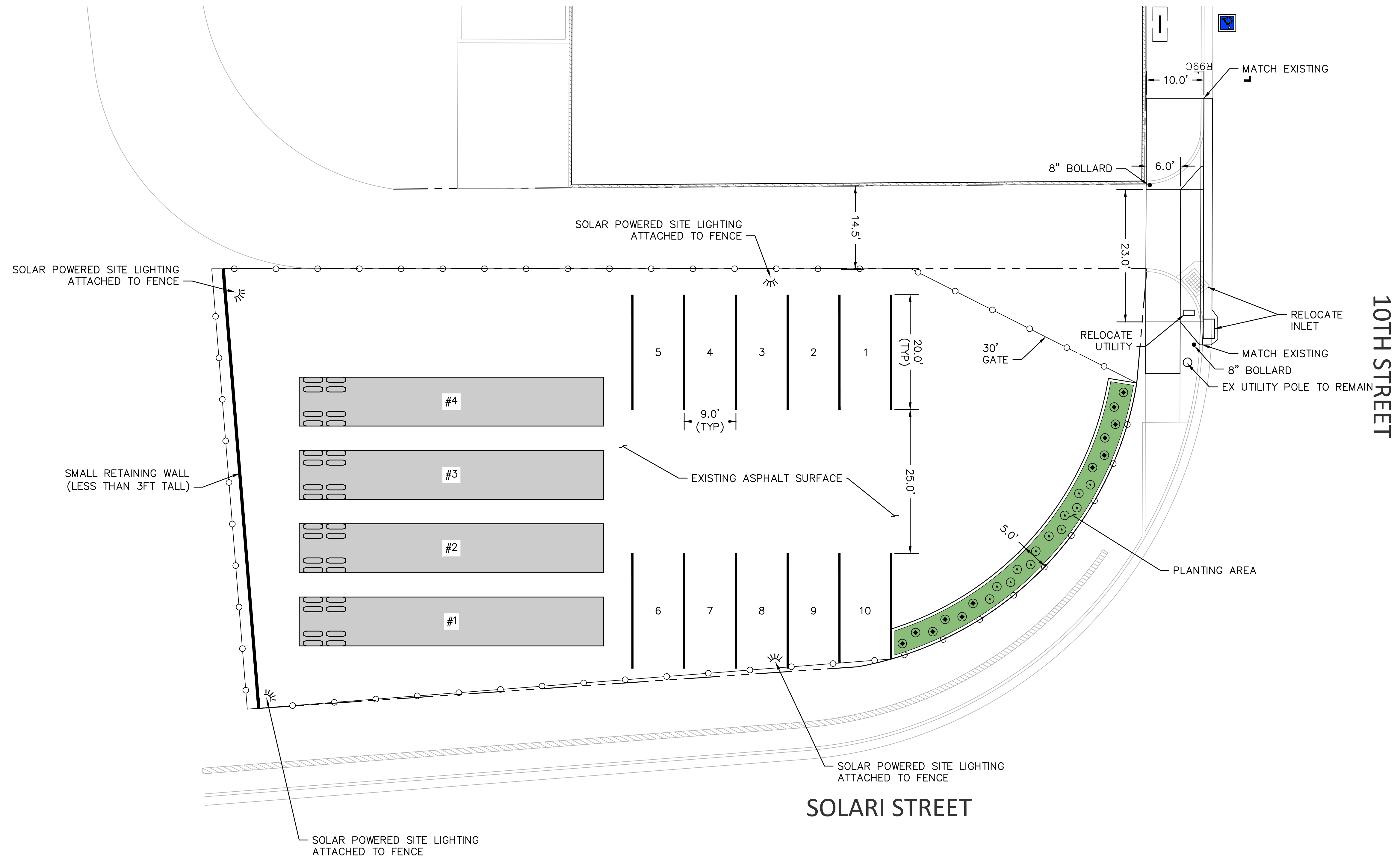
BONAMI BAKERY: 366 - 380 E. 10TH STREET

PITTSBURG, CA

DATE:	9/29/25
SCALE:	1" = 20'
DRAWN BY:	A.C.
CHECKED BY:	A.C.
PROJECT No.	20251002

SITE PLAN

SHEET No.	1	OF	3	DWG No.	
-----------	---	----	---	---------	--



PLANTING LEGEND:

SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS
RB	⊙	LAVANDULA X INTERMEDIA PROVENCE	PROVENCE LAVENDER	3'-0" O.C.	L
JP	⊙	JUNCUS PATENS 'ELK BLUE'	CALIFORNIA GRAY RUSH	2'-6" O.C.	L

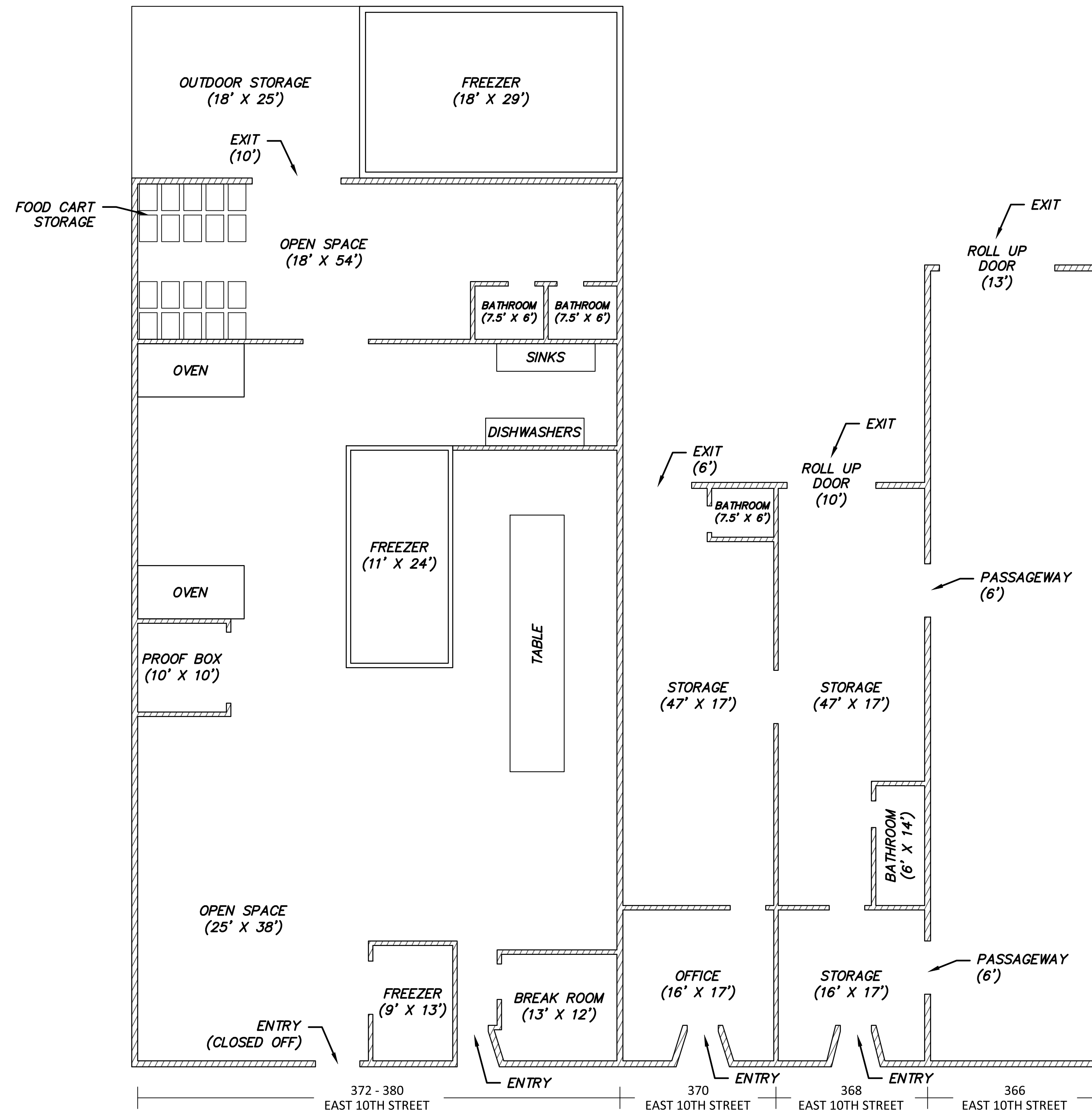
ALL PLANTS SHALL BE 2 GALLON

BONAMI BAKERY: 366 - 380 E. 10TH STREET

PITTSBURG, CA

DATE:	9/29/25
SCALE:	1" = 10'
DRAWN BY:	A.C.
CHECKED BY:	A.C.
PROJECT No.	20251002

SITE PLAN				
SHEET No.	2	OF	3	DWG No.



BONAMI BAKERY: 366 - 380 E. 10TH STREET

PITTSBURG, CA

DATE: 9/29/25
 SCALE: 1" = 8'
 DRAWN BY: A.C.
 CHECKED BY: A.C.
 PROJECT No. 20251002

FLOOR PLAN

SHEET No.

3

OF

3

DWG No.



Juncus Patens 'Elk Blue'
"California Gray Rush"

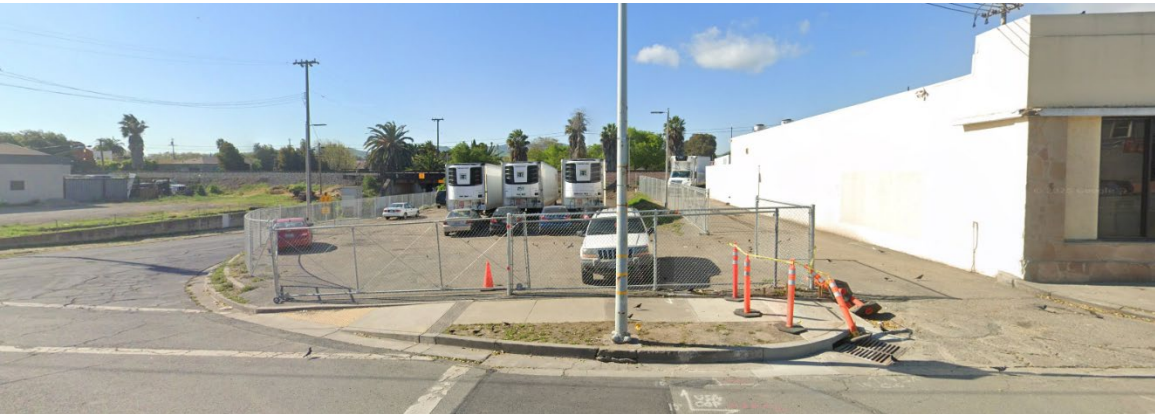


Lavandula x Intermedia Provence
"Provence Lavender"

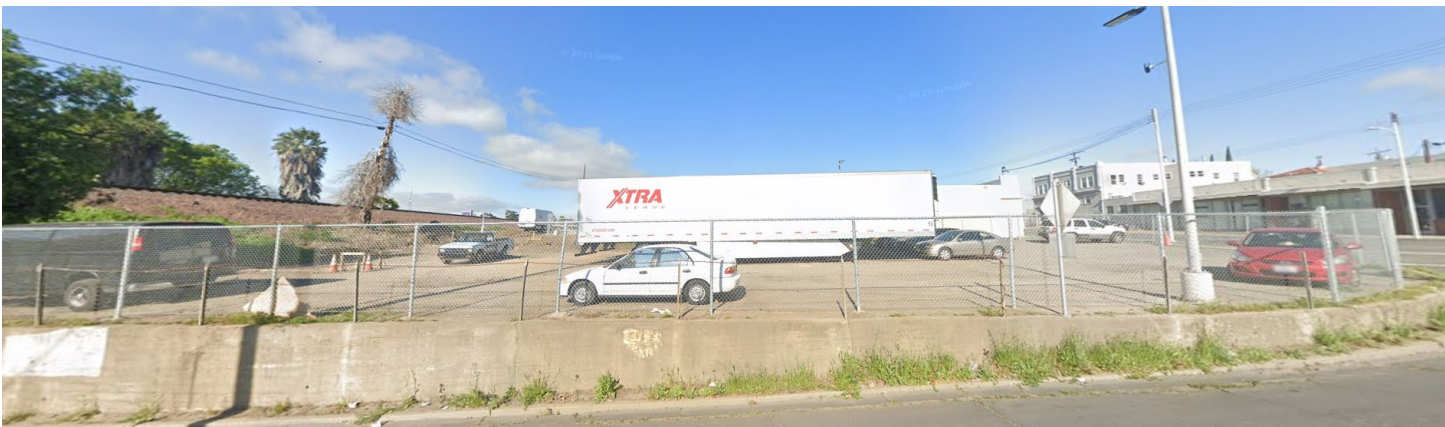
**Attachment 3 – Photos of the Project Site
The Bonami Baking Company (UP, DR, & FHE), AP-25-0034**



Photograph 1: Looking West toward the Project Site, Including Proposed Expansion Area



Photograph 2: Looking South towards the Project Site, Proposed Off-Site Parking Facility



Photograph 3: Looking South towards the Project Site, Proposed Off-Site Parking Facility

**Attachment 4 – Map of Surrounding Land Uses
The Bonami Baking Company (UP, DR, and FHE), AP-25-0034**



**Attachment 5 - Property Development Regulations Table
The Bonami Baking Company (UP, DR, and FHE), AP-25-0034**

Development Regulations: CSD (Downtown Service Commercial) District	Required:	Proposed Project:
Minimum lot area (SF):	5,000 square feet	Approx. 0.39-acres
Minimum lot width (ft):	50 feet	Approx. 60 feet
Minimum Yards:		
Front:	-	0' – Proposed Chain-link Fence with Vinyl Slats
Side:	-	0' – Proposed Outdoor Storage, Freezer, and Chain-link Fence with Vinyl Slats
Side (adjacent to an R or any Residential PD District):	10 feet	Not Applicable
Corner Side:	-	0' – Proposed Chain-link Fence with Vinyl Slats
Rear:	-	Approx. 30' – Proposed Outdoor Storage and Freezer 0' – Proposed Chain-link Fence with Vinyl Slats
Rear (adjacent to an R or residential PD District):	10 feet	Not Applicable
Maximum front yard:	5 feet	Not Applicable
Maximum height of structures (ft):	48 feet	8' – Proposed Chain-link Fence with Vinyl Slats
Minimum height of structures (ft):	-	8' – Proposed Chain-link Fence with Vinyl Slats
Maximum lot coverage:	60%	Approx. 19.56%
Minimum site landscaping:	-	5' Landscape Strip at the Northeast Corner of the Vacant Lot
Parking Required:	PMC Section 18.78.040 Schedule A – Bakery, Commercial – One parking space required for every 500 square feet (17 spaces)	14 parking spaces provided, four of which are for loading, plus one ADA accessible space adjacent to the business – total of 15 parking spaces provided.

Community and Economic Development Department – Planning Division

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

DATE: October 14 , 2025
TIME: 7:00 P.M.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

The Bonami Baking Company (Use Permit Modification, Design Review, and Fence Height Exception) (AP-25-0034):

This is a public hearing on a request for the approval of a Use Permit Modification and Design Review to expand the existing commercial bakery with ancillary retail sales currently located at 372 and 380 E. 10th Street, to an approximately 4,403 square foot building located at 366 E. 10th Street. The commercial bakery business will utilize the newly expanded area for the storage of raw materials, packaging supplies, and office/administrative spaces. Exterior modifications include the construction of a 450 square foot outdoor freezer and an approximately 522 square foot covered storage area behind the existing building located at 372 E. 10th Street.

The proposed project also includes a request to establish an off-site parking facility on an adjacent vacant parcel east of the existing site located at 390 East 10th Street. The proposed adjacent parking facility will provide ten (10) parking spaces and four (4) trailer loading spaces. The project also includes a request for a Fence Height Exception to install an 8-foot chain link fence with vinyl slats along the corner side and front property line of the adjacent parcel. The allowable fence height within this Zoning Designation is 3' feet pursuant to Pittsburg Municipal Code section 18.84.205(C.)(3.). The project site locations are classified "Service Commercial" on the 2040 General Plan land use map and are zoned CS-D (Downtown Service Commercial). Assessor's Parcel No's: 085-183-010, -011, & -012.

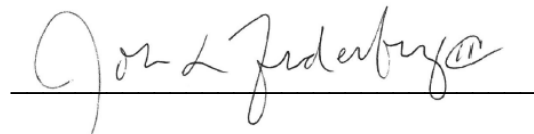
PROJECT PLANNER: Ariana Ruiz, Assistant Planner, (925) 252-4029 or aruiz@pittsburgca.gov

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

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

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

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



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

Project Title: The Bonami Baking Company; AP-25-0034
Location: 380 East 10th Street , Pittsburg, CA 94565



City of Pittsburg

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



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 14, 2025**

ITEM: The Village, AP-25-0083 (UP)

ORIGINATED BY: Willie Moffett Jr., 1001 Stoneman Avenue, Pittsburg, CA 94565

SUBJECT: This is a Public Hearing request for a Use Permit application for the operation of a public and private community events center within an existing multi-purpose use building located at 1001 Stoneman Avenue. The site has a Public/Institutional General Plan Land Use Classification and is currently zoned GQ Government and Quasi-public.. Assessor's Parcel Map No. 088-131-008.

RECOMMENDATION:

Staff recommend the Planning Commission adopt a resolution, approving Use Permit Application No. 25-0083 subject to conditions.

BACKGROUND:

On March 19, 1985, the Planning Commission adopted Resolution 4022 approving a Use Permit for the establishment of the East County Boys and Girls Club at the subject location.

On February 26, 1991, the Planning Commission adopted Resolution 8494 to approve Bingo Games to be held at the facility.

In 2014 the East County Boys and Girls Club ceased operations. To continue serving the youth in the local community the Pittsburg Youth Development Center began operations after the closure of the East County Boys and Girls Club.

On August 25, 2025, the applicant, Willie Moffett Jr., filed Use Permit Application No. 25-0083 for a community events center operated by "The Village" which is a consortium of 17 civic and non-profit organizations.

PROJECT DESCRIPTION:

Existing Conditions:

The multi-purpose facility is currently operating as the Pittsburg Youth Development Center. The site also houses facilities for the Pittsburg Adult Education Center.

See Attachment 2 for Existing Conditions Photos

Surrounding Land Uses:

The subject site is adjacent to the Black Diamond High School to the west and abuts the Delta De Anza trail to the south. There are residential developments to the west and south across from Stoneman Avenue. Some prominent public facilities in the vicinity include the Contra Costa Fire Protection District Station 85, Stoneman Elementary School, and Pittsburg Health Center.

See Attachment 3 for Map of Surrounding Land Uses

Proposed Project:

The applicant is requesting approval of a Use Permit for a community events center operated by “The Village” which is a consortium of 17 civic and non-profit organizations. Proposed activities will include social, educational, entertainment, and community engagement activities such as the Accolade Ceremonies, which honors local individuals who have achieved significant recognition in their respective fields on a national or worldwide level. The other various awards ceremonies will include the Humanitarian Award, Achievement Award, Hometown Heroes and Sheroes Award, and the special Pioneer Award, given to residents in their mid-to-late 80s who have lived in Pittsburg for 40 years or more. Other events will include the annual SOUL FEST with vendors, music, and food. This event fosters community spirit, providing a fun and family-friendly atmosphere for all attendees. Additional events include the annual Thanksgiving Turkey Giveaway which includes the distribution of free books for youth, lunch, social resources, and the distribution of 300 turkeys.

No exterior alteration is proposed for the project.

See Attachment 4 for the Project Floor Plan.

CODE COMPLIANCE:

Pittsburg General Plan 2040: The project site has a Public/Institutional General Plan (GP) land use classification which is intended for schools, government offices, transit sites, public utilities, cultural facilities, religious institutions fraternal organizations, and similar uses. The proposed community events center is consistent with the following GP goals and policies:

Goal-2-3: Accommodate and promote exceptional commercial, cultural, recreational, entertainment, and public sector activities that serve the community and its neighborhoods to ensure that Pittsburg remains a unique, vital, and attractive family-friendly community.

2-P-3.5: Support the development of cultural, education, and entertainment facilities and events in the city’s centers to serve residents and visitors.

Pittsburg Municipal Code: The project site is located within the Government and Quasi-public zoning district.

The specific purposes of the governmental and quasi-public district (GQ) are to:

A. Provide for governmental, public utility, educational, community service, or recreational facilities on sites of over two acres;

B. Ensure that governmental or institutional uses retain their presence as a vital part of the neighborhood balance by preventing the intrusion of uses which may overburden neighborhood facilities and resources;

C. Allow consideration of a large public or institutional use separately from regulations for an adjoining base zoning that may or may not be appropriate in combination with the public or institutional use.

Pursuant to Section 18.08.060 of the PMC, "Club and Lodge" land use activities involving meeting, recreational, or social facility of a private or nonprofit organization primarily for use by members or guests including union halls, social clubs, youth centers, and bingo halls is a conditionally permitted use in the GQ zone.

The proposed community events center is consistent with the purposes of the GQ zoning district in that it will be a facility that provides educational, community service events, and recreational activities.

Off-Street Parking: The subject site is an existing civic facility building with existing parking, bicycle and loading facilities and this will not change as a result of the proposed project.

Signage: The applicant is not proposing any new exterior signage at this time. 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 project, 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;
- 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 September 3, 2025, a notice of the October 14, 2025, public hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091 (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 find that the proposed social, educational, entertainment, and community engagement activities are consistent with the General Plan goals and policies as well as the purpose of the GQ zoning district. Staff therefore recommend 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 community event facility 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. 25-0083, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map
4. Project Site and Floor Plans
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 Establish a Community)
Events Center at Existing Multi-Purpose)
and Recreational Facility Located at)
1001 Stoneman Avenue in the)
Public/Institutional General Plan)
Classification and the (GQ) Government)
and Quasi-Public Zoning District)
APN: 088-131-008, AP-25-0083)

Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 25, 2025, the applicant, Willie Moffett Jr., filed Planning Use Permit Application No. AP-25-0083 for a community events center within an existing multi-purpose and recreational facility located at 1001 Stoneman Avenue. The site is located within the Public/Institutional General Plan Classification and the GQ Government and Quasi-public zoning district. Assessor’s Parcel map No. 088-131-008.
- 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 18.08.060 - Governmental and Quasi-public Use Classifications and Section 18.60.030 - Government and Quasi-public 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 October 3, 2025, notice of the October 14, 2025, 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 October 14, 2025, the Planning Commission held a public hearing on Planning Application No. 25-0083, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "The Village, AP-25-0083 (UP)," dated October 14, 2025, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The proposed project 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 18.60.030, Government and Quasi-public of the PMC, in that the project site is located in the Public/Institutional General Plan (GP) land use classification intended for uses including cultural facilities, fraternal organizations, and similar uses. It is consistent with the purposes of the GQ zoning district in that it will be a facility that provides educational, community service, and recreational activities.
 - b) not be detrimental to the health, safety, and general welfare of the city because the proposed project 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 community events center will be within an existing multi-purpose and recreational facility and does not propose any change to the configuration of the building or site. It will enhance use of an existing underutilized community facility.
- 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 it will provide a convenient venue for community events, entertainment and recreation for local residents as well as attract visitors who will patronize local businesses during their visit.
- e) be consistent with the General Plan in that the project, in that pursuant to Section 18.60.030, Government and Quasi-public of the PMC, in that the project site is located in the Public/Institutional General Plan (GP) land use classification intended for uses including cultural facilities, fraternal organizations, and similar uses. The proposed community events center is consistent with GP Goal-2-3 which promotes cultural, recreational, entertainment, activities that serve the community and its neighborhoods to ensure that Pittsburg remains a unique, vital, and attractive family-friendly community. It is also consistent with Policy 2-P-3.5 which supports the development of cultural, education, and entertainment facilities and events in the city's centers to serve residents and visitors.
- f) not create a nuisance or enforcement problem within the neighborhood, because it would be required to have adequate licensed and bonded security guards approved by the Police Department and obtain all necessary local, state and federal permits.
- g) not encourage marginal development within the neighborhood, in that the facility is already existing and the project does not propose any changes to it.
- h) not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law, in that the facility already exists, and organizers of events will be required to have all necessary services such as security staff and traffic control staff.
- 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.
- j) will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging in that the scope of cultural, religious, recreational and entertainment events will attract visitors to Pittsburg and during their visit the will support local businesses.

- B. The staff report entitled, “The Village” – AP-25-0083,” dated October 14, 2025, 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. 25-0083, 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. 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. **License and Permitting:** The operator, vendors and independent contractors employed by the establishment shall maintain and keep displayed active Business Licenses issued by the City of Pittsburg.
3. **Tenant Improvements:** The applicant shall apply for and obtain Building Permits for all tenant improvements to the subject building from the City of Pittsburg (and comply with all Contra Costa County Fire Protection District standards) prior to commencement of operations.
4. **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.
5. **Window Signs:** Illuminated window signage shall be prohibited.
6. **Noise:** The facility operator shall ensure any noise generated by the use is not audible outside of the building or within adjacent tenant spaces.
7. **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.
8. **Outdoor Cleaning:** The facility operator 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.
9. **Proper Disposal:** The facility operator shall ensure employees collect and dispose of water and cleaning liquids to the sanitary sewer, not the exterior storm drain inlets/catch basins.

10. **Alcoholic Beverages (a).** The business operator shall ensure that there is no provision of alcohol anywhere outside of the building unless otherwise specified in a Temporary Activity Permit or Special Event Permit for a particular event.
11. **Alcoholic Beverages (b).** If a sponsored event provides alcoholic beverages to patrons, the operators or vendors of the event shall acquire and maintain, in good standing, all appropriate permits and approvals required from the Department of Alcoholic Beverage Control (ABC).
12. **Smoking.** The business operator shall ensure there is no smoking within the building or within 20 feet of a doorway or operable window. This condition shall include but is not limited to tobacco, cannabis, vapes, or other commonly used smoking devices.
13. **Cooking:** Deep frying is prohibited due to lack of hood in restaurant space.
14. **Events Calendar:** Provide a tentative calendar of events for the year to the Planning Department for review prior to December 31st of each calendar year and give at least 30-days advance notice of special events if not listed on the calendar. A special event notice to all applicable permitting agencies will be required and events will not be approved until all applicable agencies have reviewed the event.
15. **City Planning and Code Enforcement:** Staff shall be permitted to conduct inspections of the site, as necessary to ensure compliance with the conditions of approval of this permit.

City of Pittsburg, Police Department

16. **Security Cameras:** The facility operator shall install and maintain exterior video cameras at the front and back doors of the location. The cameras shall overlook the sidewalk and parking areas in front of the facility, 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.
17. **Security Personnel:** The City of Pittsburg Police Department reserves the right to require during special events the operator or vendor ensure that bonded security personnel are on site during the event or stationed at the main building entry from the start of the event until the closing of the event. Days and hours of security may be adjusted based on the need of the event.
18. The security guard shall ensure that there is no:
 - a) loitering on the sidewalk, side yard, and streets surrounding the business, or within the nearby parking lots; and
 - b) consumption of alcohol anywhere outside the building.
19. **Loitering:** The operator of the facility 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 closing. If the

operator observes loitering, the security staff shall enforce this “no loitering” requirement, and the Pittsburg Police Department shall be notified immediately.

20. **Peace and Order:** The facility operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that guests, and customers refrain from incidents of violence that adversely impact the safety of the community. Should the operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that events at the facility necessitates an increased police presence, the Chief of Police may require the operator 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.

Standard Conditions:

21. **Standard Conditions of Development:** The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is 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.
22. **Other Agency Requirements:** The facility operator 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 operator to contact each local, state, or federal agency for requirements that may pertain to this project.
23. **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. 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.
24. **Expiration of Approval:** This use permit will expire on October 14, 2026, 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 14th day of October 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on October 14, 2025.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment – 2
The Village, 1001 Stoneman Avenue, AP-25-0083



View of Facility from Stoneman Avenue



View of main entrance to Facility



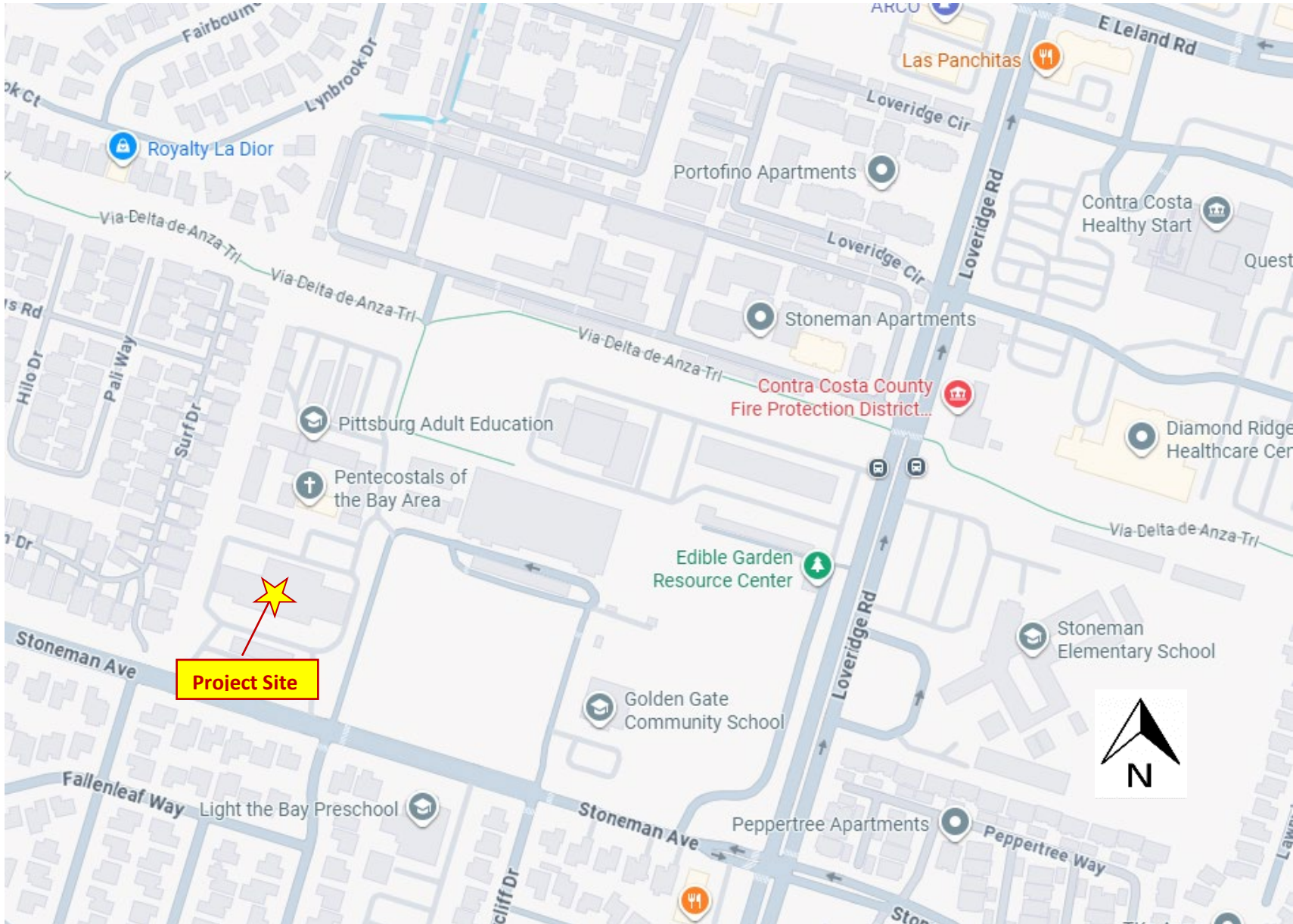
View of parking area at facility

Attachment - 2
The Village, 1001 Stoneman Avenue, AP-25-0083



Attachment 3 – Surrounding Land Uses
The Village – Vicinity Map

AP-25-0083	1001 Stoneman, Pittsburg, CA 94565
Use Permit (UP)	Assessor's Parcel No. 088-131-008

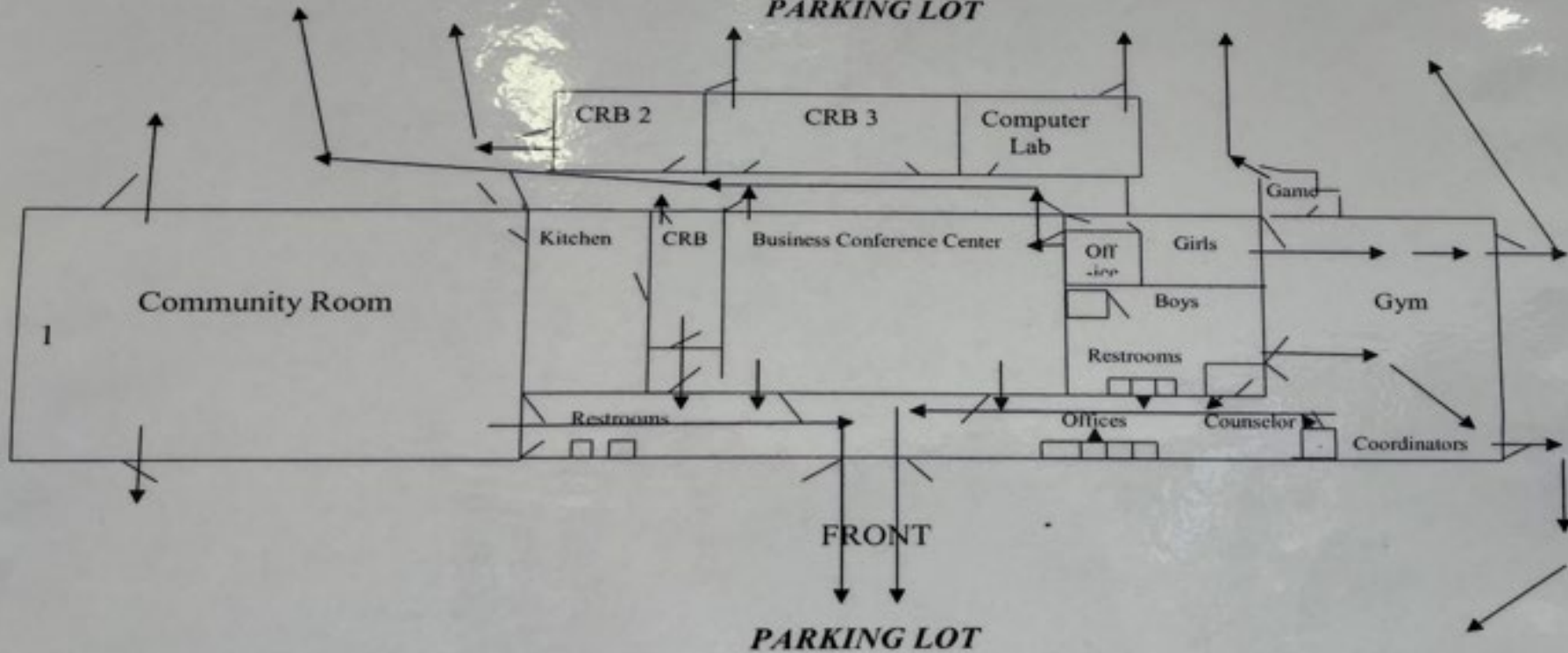


Attachment 4 – Project Site and Floor Plans



PITTSBURGH YOUTH DEVELOPMENT CENTER

PARKING LOT





Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

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

DATE: October 14, 2025
TIME: 7:00 PM
PLACE: City Council Chamber at City Hall, 65 Civic Center Avenue, Pittsburg, California

Concerning the following matter:

Subject: The Village, 1001 Stoneman Avenue, AP-25-0083 (UP)

Use Permit (UP) for the operation of a community events center within an existing multi-purpose and recreational facility located at 1001 Stoneman Avenue. The community events center will be operated by “The Village” which is a consortium of 17 civic and non-profit organizations. Proposed activities will include social, educational, entertainment, and community engagement activities. The site is located in the Public/Institutional General Plan Classification and the (GQ) Government and Quasi-public zoning district. Assessor’s Parcel map No. 088-131-008.

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.

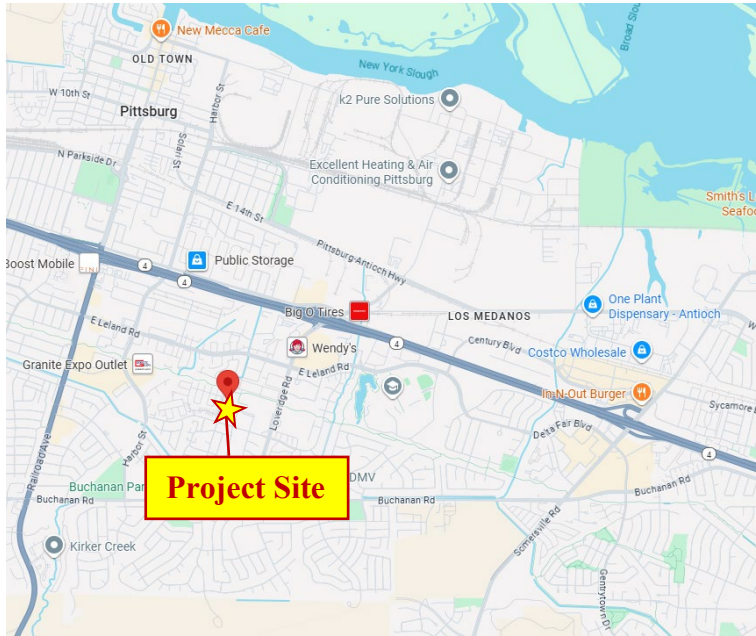
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through e-mailed testimony prior to 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: The Village, AP-25-0083 (UP)
Location: 1001 Stoneman Avenue, Assessor's Parcel No. 088-131-008



City of Pittsburg
California

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

NOTICE OF PUBLIC HEARING



STANDARD CONDITIONS OF DEVELOPMENT
(Planning Commission Resolution No. 8931)

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

A. Project Site.

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Architecture.

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

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

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

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

5. Finish quality of exterior design elements including, but not limited to, building 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 Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:
 - (a) the City bears its own attorneys' fees

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

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

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

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

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

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

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

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

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

or

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

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 14, 2025**

ITEM: Consideration of a Resolution Granting Approval of a Use Permit to Establish a Commercial Recreation and Entertainment Use at 45 East 5th Street for “Edible Blessings, AP-25-0046 (UP).”

ORIGINATED BY: Rasheda Anthony, 45 East 5th Street, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for approval of a Use Permit to establish a Commercial Recreation and Entertainment Use to allow for the establishment of a multi-use meeting, networking, and social event space that can be rented by small businesses or individuals to host events, banquets, conferences, interviews, and similar gatherings. The proposed project address is 45 East 5th Street and the use would occupy an existing 4,250-square-foot commercial tenant space in the CP (Pedestrian Commercial) Zoning District. Assessor’s Parcel No. 085-104-002.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution, approving Use Permit Application Number 25-0046, subject to the Conditions of Approval included in the proposed Resolution.

BACKGROUND:

The proposed project is located within an existing, single-story, commercial multi-tenant space in Downtown Pittsburg. The site is within the New York Landing Historic District and the CP (Pedestrian Commercial) Zoning District. The project is adjacent to John Buckley Square and other commercial businesses within the Downtown core.

PROJECT DESCRIPTION:

Existing Conditions: The proposed project would occupy a tenant space that is currently vacant in Old Town Pittsburg. The project parcel contains a single-story multi-tenant building that encompasses the entire parcel with zero-yard setbacks with frontage on East 5th Street. The tenant space can be accessed by entrances on the south side of the building, facing East 5th Street.

There is no off-street parking located on the subject property, however, there is street parking available along both frontages on East 5th Street, Black Diamond Street, and Railroad Avenue. Public parking lots are also available within walking distance of the proposed project site.

Surrounding Land Uses:

North: East 4th Street; Doctorbird Market

East: La Veranda Ristorante Italiano
South: East 5th Street; John Buckley Square
West: Lepori Boulding (Historic); Marina Boulevard

See Attachment 2 for a map of surrounding land uses.

Proposed Project:

Commercial Recreation and Entertainment, Within Building: The applicant proposes to establish a “Commercial Recreation and Entertainment” Use to allow the establishment of a multi-use meeting, networking, and event space that can be rented by small businesses or individuals to host events, banquets, conferences, interviews, and similar gatherings.

The project’s 4,250 square foot floor plan includes a game and lounge area at the front entrance, as well as the installation of a bar for the sale, distribution, and consumption of alcoholic beverages on the premises. There are three separate rooms that may be rented out or used for gatherings. Room 1 is approximately 600 square feet and can hold up to 50 people. Rooms 2 and 3 are 200 square feet and can hold up to 10 people each. There is a staff lounge towards the rear of the establishment (150 square feet), and a preparation area (100 square feet). Along the back wall of the project’s interior includes two 80-square foot restrooms that are accessible, as well as a storage closet (115 square feet). The primary entry to the facility is along East 5th Street, but the tenant space does include a rear emergency exit to be used in case of emergency only.

GENERAL PLAN/ZONING COMPLIANCE:

General Plan: The General Plan Land Use Designation for the project site is of *Downtown Commercial*, specifically located within the “Downtown” Subarea as depicted in the Pittsburg General Plan Figure 2-2. The purpose and intent of this land use accommodates specialty retail, personal services, restaurants, offices, financial organizations, institutions, and other businesses serving the needs of Downtown residents. Limitations on the size and location of parking, coupled with building orientation and design standards, will ensure that a pedestrian-oriented environment is created. The proposed business operations would further compliance with General Plan Goal 5-1, which “promotes and enhances Downtown as the City’s symbolic center and community destination, with a variety of land uses, including mixed use developments, community destinations, and neighborhood retail centers, in a walkable, pedestrian-oriented district.”

Zoning: The site is zoned Pedestrian Commercial (CP). Pursuant to the Pittsburg Municipal Code (PMC) Section 18.52.005(B)(7), the purpose of the CP District is to provide a vibrant destination area that caters to pedestrian shoppers and visitors in the downtown commercial core. Permitted uses on the ground floor along the primary corridor consist primarily of pedestrian-oriented retail, entertainment, restaurants, and galleries. Office uses are permitted above/below the ground floor and beyond the primary corridor of the CP district to increase the downtown population and employment/shopper base

without detracting from the ground floor pedestrian retail synergy desired along the primary corridor. 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. The proposed use contributes to the intent of the CP Zoning District.

Development Standards: The project site is within an existing building that complied with all the site development standards in effect at the time of construction. The proposed use will utilize the existing facilities and no building expansion or major site improvements are proposed that would trigger the application of development standards such as setbacks, building height, lot coverage, floor-to-area ratio, or landscape coverage.

Off-Street Parking: PMC section 18.78.040 sets forth standards for off-street parking. PMC section 18.78.040(G)(3) specifies that nonresidential uses on properties located in the CP district shall not be subject to the minimum off-street parking and loading spaces required by (section 18.78.040). Therefore, no off-street parking is required for the proposed project.

Required Findings: In accordance with Pittsburg Municipal Code Section 18.16.040, a Use Permit may be granted only if the proposed use satisfies the required findings:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;
- I. is consistent with the City's approved funding priorities; and
- J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Environmental: 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.

Public Notice: On or prior to October 3, 2025, notice of the October 14, 2025 public hearing was posted at City Hall, on the 'Public Notices' section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor").

STAFF 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 listed below:

- The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash and debris shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
- 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.
- The number of people within the tenant space shall not exceed the maximum occupancy for the space as determined by the California Building Code.
- The applicant shall ensure alcoholic beverages are not served to intoxicated adults or minors.
- Any expansion or substantial changes in operation relating to alcoholic beverage sales as determined by the Community and Economic Development Director shall require review and approval of a new Use Permit.
- Change of the ABC license to a different license type may require review and approval of a new Use Permit, to be determined by the Community and Economic Development Director.
- During all times, the business operator shall have pre-packaged food available for purchase and on-site consumption.

The City's tax base and other substantial revenue sources within the City would only be increased upon approval of the proposed project. The proposed use is consistent with the City's approved funding priorities in that there is no public funding proposed for the development. It 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 as there all utilities and offsite improvement have been established and are in satisfactory condition.

With the incorporation of the Conditions identified above and those listed within the proposed resolution, the proposed use will not be detrimental to the health, safety, and general welfare of the City, nor create a nuisance or enforcement problem within the neighborhood. The proposed project will help promote the general welfare of residents by expanding business services and opportunities to network. The proposed project will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging atmosphere by drawing community members to Old Town Pittsburg, thereby increasing pedestrian traffic for surrounding sites and businesses. Further, as part of the ABC License application process, ABC requires the business owner and operator to pass a Responsible Beverage Server (RBS) certification, which helps to address concerns about alcohol sales and service in the community.

Census Tract 3090 and Public Convenience and Necessity Determination (PCN)

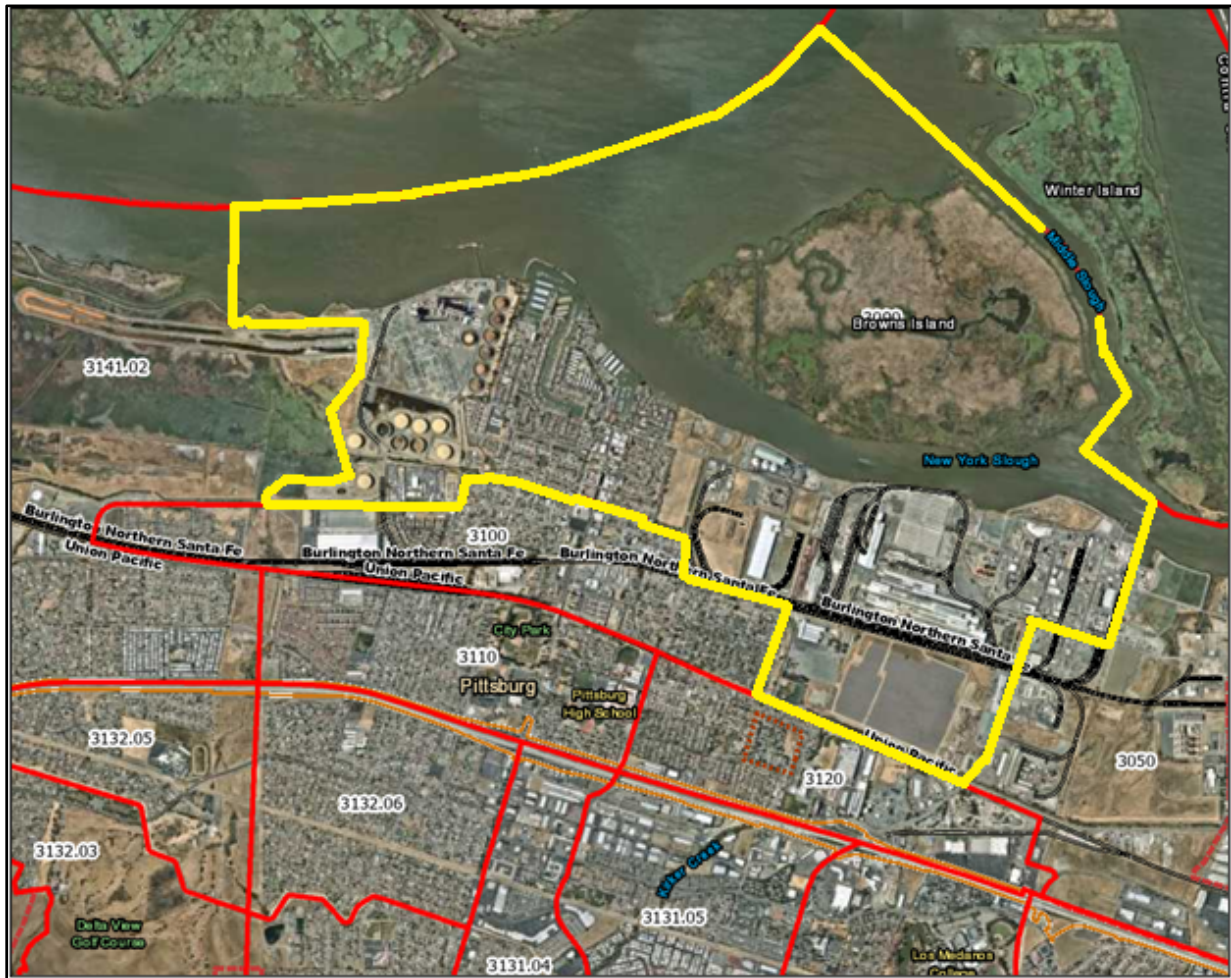
The proposed project, “Edible Blessings,” is located within Census Tract 3090 (see Figure 1 – Census Tract Map). Currently, there are fifteen (15) on-sale ABC Licenses within the Census Tract. Many of these businesses are local restaurants which serve alcohol as a beverage not to be consumed off-site. Edible Blessings is requesting a Type 48 on-sale ABC License which allows for alcoholic beverages to be consumed on the premises where sold. A Type 48 ABC License is further detailed below:

Type 48: A Type 48 License is one that is issued to bars and night clubs. The Type 48 License authorizes the sale of beer, wine, and distilled spirits for consumption on the premises where sold (“on-sale”). Minors are not allowed to enter and remain (see BPC § 25663.5 for exception, musicians). Food service is not required as part of the Type 48 ABC License. This ABC License type is subject to Responsible Beverage Service (RBS) requirements and requires alcohol servers and managers of alcohol servers to be RBS certified.

Approval of this Use Permit would increase the overall concentration of alcoholic beverage licenses in Census Tract 3090 from fifteen (15) to sixteen (16) active on-sale ABC Licenses. Edible Blessings would be the only Type 48 ABC License in Census Tract 3090. As such, the ability to host events that attract more customers and increase pedestrian activity in Old Town along with offering a meeting space that includes wine and beer service would not only support the sustainability of the proposed operations but also act as a catalyst, fostering synergy with other socioeconomic activities in the area.

The City of Pittsburg Municipal Code does not contain a standard for the appropriate concentration level of alcohol sales outlets within a Census Tract. The California Department of ABC has set a maximum of four (4) on-sale licenses for this Census Tract (Attachment 3). This application request would be the only Type 48 active ABC License in Census Tract 3090. Therefore, for the purpose of this application request, it does not appear that the Census Tract is currently considered over-saturated with Type 48 ABC Licenses and granting approval of a Determination of Public Convenience and Necessity would not have a significant impact in the increase in this Census Tract’s overall concentration of licenses.

Figure 1 - Census Tract Map



Creating Healthy Communities

On June 2, 2025, the City Council adopted two Ordinances for Creating Healthy Communities, one of which establishes Use Permit findings and performance standards for alcoholic beverage establishments. The Creating Healthy Communities Ordinances will take effect on January 1, 2026. While the application was filed in advance of the effective date of the Creating Healthy Communities Ordinances, it has been reviewed for compliance with the recently adopted Ordinance, and has been conditioned to comply with, the standards and regulations described therein.

ACTION REQUIRED:

Move to adopt a Resolution approving Use Permit Application No. 25-0046, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution

Planning Commission Staff Report
Edible Blessings, AP-25-0046
October 14, 2025

2. Map of Surrounding Land Uses
3. Existing Site Photos
4. Project Plans
5. Notice of Public Hearing
6. Standard Conditions of Development

Prepared by: Kelsey Gunter, AICP, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting Approval of a Use Permit to)
Establish a Commercial Recreation)
and Entertainment Use at 45 East 5th)
Street for "Edible Blessings, AP-25-0046 (UP).")

RESOLUTION NO.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 12, 2025, Use Permit Application No. 25-0046 was filed requesting approval of a Use Permit to establish a "Commercial Recreation and Entertainment" use within the commercial tenant space located at 45 East 5th Street for the proposed business "Edible Blessings." This project is located within the Pedestrian Commercial (CP) Zoning District and Downtown General Plan Subarea. Assessor's Parcel No. 085-104-002.
- B. The proposed project is governed by the 2040 Pittsburg General Plan and Pittsburg Municipal Code (PMC).
- C. In accordance with PMC Section 18.16.040, a Use Permit may be granted only if specific findings are made relating to zoning consistency, community impact, orderly development, and conformance with General Plan policies.
- D. The proposed use conforms with the applicable "Downtown Commercial" General Plan designation and the applicable goals and policies of the City's General Plan and Zoning Code.
- E. The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301 (Class 1, Existing Facilities) of the CEQA Guidelines.
- F. On or prior to October 3, 2025, notice of the October 14, 2025, 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.
- G. On October 14, 2025, the Planning Commission held a public hearing on Planning Application No. 25-0046, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Granting Approval of a Use Permit to Establish a Commercial Recreation and

Entertainment Use at 45 East 5th Street for “Edible Blessings, AP-25-0046 (UP),” dated October 14, 2025, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The Use Permit proposal will:
 - a) Be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that and the CP (Pedestrian Commercial) District, which allows for conditionally permitted uses, such as commercial recreation and entertainment spaces subject to Use Permit approval by the Planning Commission. The proposed use would keep a transparent, inviting storefront and maintain the pedestrian-friendly nature of the Pedestrian Commercial Zoning District by establishing an additional community gathering space to Old Town Pittsburg.
 - b) Not be detrimental to the health, safety, and general welfare of the City, if conditions of approval are adopted, including, but not limited to conditions regulating the sale and service of alcoholic beverages, regulating hours of amplified sound, and conditions regulating the proposed business’s hours of operation.
 - c) Will not adversely affect the orderly development of property within the City, in that the proposed uses are consistent with the 2040 General Plan and Pittsburg Municipal Code, which govern land use. Further the proposed uses will occupy an existing, vacant, commercial space, and the applicant is not proposing exterior building expansions or a non-pedestrian commercial use that would otherwise conflict with the City’s goals, policies, and development standards for the Pedestrian Commercial zoning district or Downtown Commercial General Plan land use designation.
 - d) Not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City. Occupancy of a vacant space in an active retail center will contribute positively to local revenue and vitality.
 - e) Will be consistent with the General Plan. The subject site has a land use designation of ‘Downtown Commercial’ which envisions a mix of commercial services in the Downtown areas. The proposed use will further the creation of a mix of commercial services in Old Town Pittsburg. Additionally, the proposed use is in compliance with the General Plan, including Goal 5-1, which states: “Promote and enhance Downtown as the City’s symbolic center and community destination, with a variety of land uses, including mixed use developments, community destinations, and neighborhood retail centers, in a walkable, pedestrian-oriented district.”

- f) Will not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet performance standards, as set forth by PMC Chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns.
- g) Will not encourage marginal development within the neighborhood, in that the proposed use will occupy an existing commercial tenant space and the Use Permit proposal does not involve construction of a new building or building addition. The use will utilize appropriately sized, existing tenant spaces with established, adequate facilities to support the proposed use.
- h) Will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the proposed use has access to existing infrastructure, including fire, police, and water.
- i) Will not be inconsistent with the City's approved funding priorities, in that the proposed use does not request or require City funding.
- j) If located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor, in that the proposed use would generate additional pedestrian traffic within the Pedestrian Commercial zoning district, thereby supporting adjacent businesses and the overall intent of the Pedestrian Commercial District. Further, the proposed use would create a gathering place for local entrepreneurs, families, and communities to gather, network, and socialize, furthering the goals of the Pedestrian Commercial zone.

B. The Staff Report entitled, "Consideration of a Resolution Granting Approval of a Use Permit to Establish a Commercial Recreation and Entertainment Use at 45 East 5th Street for "Edible Blessings, AP-25-0046 (UP)" dated October 14, 2025, 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. 25-0046, subject to the following conditions:

City of Pittsburg Planning Division Conditions of Approval:

1. Conformity with Project Plans. The approved uses shall be operated in substantial conformity with the project plans submitted on June 12, 2025 (attached to the Staff Report) except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

2. License and Permitting. At all times during operation of the business, the business operator and all contracted workers shall maintain a City of Pittsburg Business License as well as all state-mandated licenses.
3. The business owner shall maintain, in good standing, all appropriate permits and approvals required from the Department of Alcoholic Beverage Control (ABC). In accordance with California Business and Professions Code section 23800 E, if an application is ever filed to transfer ownership of the Alcoholic Beverage Control (ABC) license, the Pittsburg Police Department shall reserve the right to amend the conditions of the Alcoholic Beverage Control license. If there is a conflict between the conditions of this resolution and the terms specified in the ABC license, the more restrictive term or condition shall govern
4. Refuse Disposal. Prior to Business License issuance, the applicant shall submit a refuse disposal plan to the City of Pittsburg's Community and Economic Development Department and Public Works Department for review and approval. Refuse disposal plan shall indicate the location of refuse storage on refuse pick-up days, the location of refuse storage on non-pick-up days, and the frequency in which the applicant is requesting service from Mount Diablo Resource Recovery.
5. Site Maintenance. The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation. The site maintenance is subject to inspection by City staff.
6. Storage of Refuse. The business operator shall ensure that all refuse bins directly associated with the proposed use remain in compliance with the Pittsburg Municipal Code and Mount Diablo Resource Recovery Standards. There shall be no storage of trash receptacles within any alleyway or accessible path of travel on or adjacent to the project site that are directly associated with the project site. Refuse storage area must be screened from public view.
7. Maximum Occupancy. The number of people within the tenant space shall not exceed the maximum occupancy for the space.
8. Project Operations. The proposed business shall operate in substantial conformance with this Use Permit application, including the submitted Floor Plan and Business Plan documentation. Any proposed change in use is subject to review and approval by the City of Pittsburg Planning Commission.
9. Prepackaged food available. Prepackaged food shall be available for purchase or distribution during all hours of operation.
10. Sale of Alcoholic Beverages. Sale of alcoholic beverages shall be limited to 8:00 A.M. to 11:59 P.M., daily.

11. Alcoholic Beverages. Applicant shall be responsible for ensuring that alcoholic beverages are not sold or otherwise distributed to intoxicated persons.
12. Security Cameras: The applicant shall install security cameras around the site and shall cooperate with the Pittsburg Police Department to: a) install the cameras on-site and in the building in a quantity and at locations that optimize the safety of customers and employees on the property; and b) ensure that the Pittsburg Police Department is provided continuous access to recorded feed from the security cameras installed on-site upon request.
13. Security. The business operator shall ensure security guards are on duty during all events. The Chief of Police, in their sole discretion, shall reserve the right to require licensed and bonded security guards during any or all events. The project applicant shall supply the name and contact numbers for security/management personnel for events to the Pittsburg Police Department upon request.
14. Smoking. The business operator shall ensure there is no smoking within the building or within 20 feet of a doorway or operable window. This condition shall include but is not limited to tobacco, cannabis, vapes, or other commonly used smoking devices.
15. Live Entertainment and Amplified Sound. The business operator shall ensure any noise generated by events is not audible outside of the building or within adjacent tenant spaces. Live entertainment, as defined within PMC Title 18 and including a set of recorded music played by a disc jockey, shall be limited to the hours of 8:00 A.M. to 11:59 P.M. unless expressly approved otherwise by a Temporary Activity or Special Event Permit.
16. Building Signage and Interior or Exterior Building Modifications. This Resolution does not permit any business signage or interior or exterior building modifications. The business owner or operator shall be required to obtain all necessary permit(s) as part of a separate Sign Review Permit, Administrative Design Review, or Tenant Improvement Application, which will be subject to review and approval by the Planning Division prior to commencement of work.
17. Peace and Order. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, illegal parking, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, reduced hours of operation, submittal of a written acknowledgment by customers/guests allowing the Pittsburg Police Department to enter the premises to conduct an inspection during games, or such other measures as determined necessary by the Chief of Police in their sole discretion. Any such required additional measures shall be at the business owner/operator's sole expense.

City of Pittsburg – Building Division Conditions of Approval:

18. All new businesses must obtain both a City of Pittsburg Business License and a Certificate of Occupancy prior to commencing any business operations.
19. Work shall not commence prior to obtaining required building permits and approvals. Any construction, demolition, or tenant improvement work performed without proper City authorization may result in enforcement actions, delays, or additional permitting requirements.
20. On the cover sheet of the plan set, clearly indicate the applicable building design codes. The City of Pittsburg enforces the following codes: 2022 California Administrative Code (CAC); 2022 California Building Code (CBC); 2022 California Historical Building Code (CHBC); 2022 California Existing Building Code (CEBC); 2022 California Green Building Standards Code (CGBSC); 2022 California Mechanical Code (CMC); 2022 California Plumbing Code (CPC); 2022 California Electrical Code (CEC); 2022 California Energy Code (CEC Part 6); 2022 California Fire Code; Pittsburg Municipal Code; Reference CBC Section 107.
21. Verify that the Drawing Index listed on the cover sheet includes all plan sheets. Reference CBC Section 107.
22. On the cover sheet, provide a complete Code Analysis, including: Proposed tenant use; Occupancy Group; Type of Construction; Separated or Nonseparated Mixed; Occupancies; Fire sprinkler status; Floor area (square footage); Number of stories; Occupant load; Reference CBC Sections 111, 302.1, 401, 503, 508, 601, 903, and 1004.1.
23. Plans and specifications for commercial buildings and tenant improvements must be prepared by a licensed architect or engineer, except for interior alterations involving only non-bearing partitions. Licensed professionals must affix their stamp on the plans to indicate responsibility. Licensed mechanical, plumbing, and electrical contractors may design systems they are installing.
24. The Site Plan must show all code-compliant accessible parking spaces, access aisles, and an accessible route to all entrances and exterior ground-floor exits. Accessibility design requirements include Sidewalk and path width: minimum 48 inches; Walking surface slope: max 1:20 (5%); Ramp slope: max 1:12 (8.3%); Cross slope: max 1:48 (2%); Curb ramp slope: max 1:12 (8.3%); Provide 36-inch-long detectable warning surfaces at vehicular crossing points.
25. Provide at least one accessible route from accessible parking/loading zones, public sidewalks, and public transportation stops to the accessible building entrance. If multiple routes are provided, all must be accessible.
26. At least one accessible route shall connect all accessible buildings, facilities, elements, and spaces on the same site.

27. All exterior and interior accessibility features shall be designed and built to comply with Chapter 11B of the 2022 California Building Code.
28. The following outside agency clearances must be obtained and submitted prior to permit issuance, if applicable: Delta Diablo Sanitation District; Contra Costa Water District; Contra Costa County Fire Protection District; School District Fee Payment; Contra Costa Environmental Health Department (CCCEH); Bay Area Air Quality Management District (BAAQMD) (Notification and compliance for demolition, especially where asbestos or lead-based paint may be involved.)

Contra Costa Health Conditions of Approval:

29. A health permit is required for retail food facilities. Food facilities include restaurants, stores, bars, cafeterias, snack bars, kiosks at transit sites, and any business or operation that sells or gives food away to the public (including employees or students).
30. Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.
31. Dumpster areas serving retail food facilities are required to have a drain to the sanitary sewer and provided with a hot/cold water supply. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of sewer and water in dumpster areas during initial construction rather than install these afterwards.
32. All retail food facilities must have approved restrooms. This includes kiosks located at transit sites. It is recommended that developers be informed of this requirement, since it is usually easier to plan for the installation of restrooms during initial construction rather than install these afterwards.
33. Some kitchens at church sites may be exempt from requirements to have plans approved by CCEH and may not require a health permit if it is not used for any retail use. Retail use includes any of the following:
 - Providing school lunches.
 - Operating a homeless or senior feeding program.
 - Catering.
 - Events open to the general public where food is sold or given away**.

If the future use of the kitchen includes any activity considered retail in nature, a health permit will be required prior to commencing such an activity. In this case a plan review would be required as part of the application process. Any required upgrades to the kitchen and associated facilities (e.g., dumpster area, restrooms, janitorial area) would need to be completed before the issuance of a health permit.

***A temporary event, open to the general public, where food will be sold or given away requires a temporary event food permit whether or not they are held at the church site or somewhere else.*

34. If the project utilizes a mobile food facility (MFF), in addition to a required health permit, MFFs are also subject to Contra County Ordinance Section 413-3.1612. This ordinance contains subsections that limit the amount of time a vehicle can remain in one location and the hours of operation, and also prohibits alcohol sales.
35. Mobile food facilities that park in one location for more than one hour must have access to approved restroom facilities.
36. Plans must be submitted to CCEH and approved prior to the issuance of building permits for such facilities. Prior to the submission of plans, CCEH staff is available to meet with prospective developers/operators to discuss the requirements for these facilities and the plan review process.

These Conditions do not limit an applicant's obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

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

37. Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC
38. If Tenant Improvement Plans are required by the Building Division to establish the proposed use, a separate Tenant Improvement may be required by CCCFPD prior to occupancy.

Standard Conditions of Approval:

39. Other Agency Requirements. The applicant shall comply with all the requirements of the Community and Economic Development Department, Contra Costa County Fire Protection District, Contra Costa Environmental Health Department, Delta Diablo Sanitation District, and all other applicable local, state, and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
40. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this resolution shall govern.

41. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
42. Expiration of Approval. This Use Permit approval will expire on October 14, 2027 unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of October 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

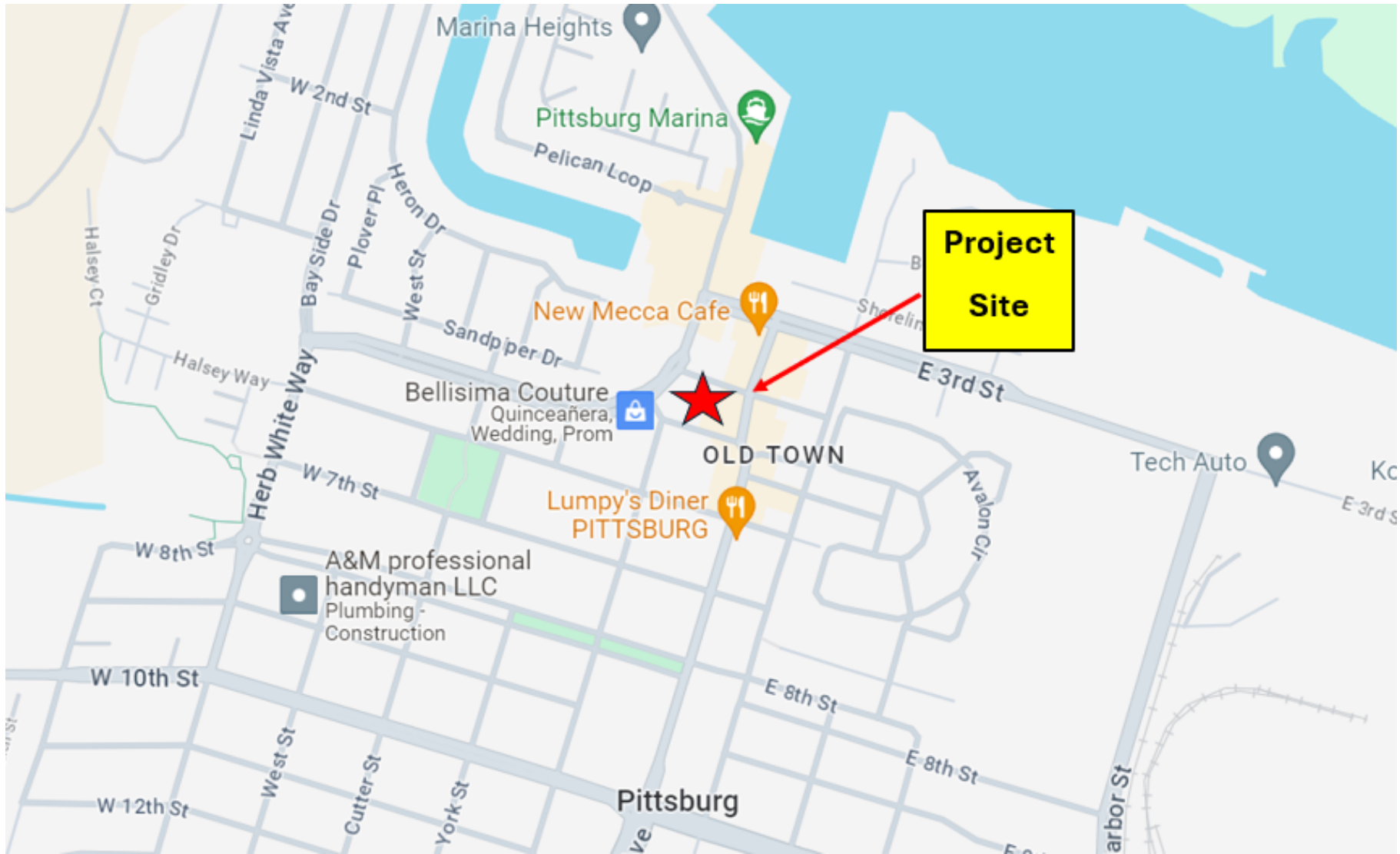
ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on October 14, 2025.

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

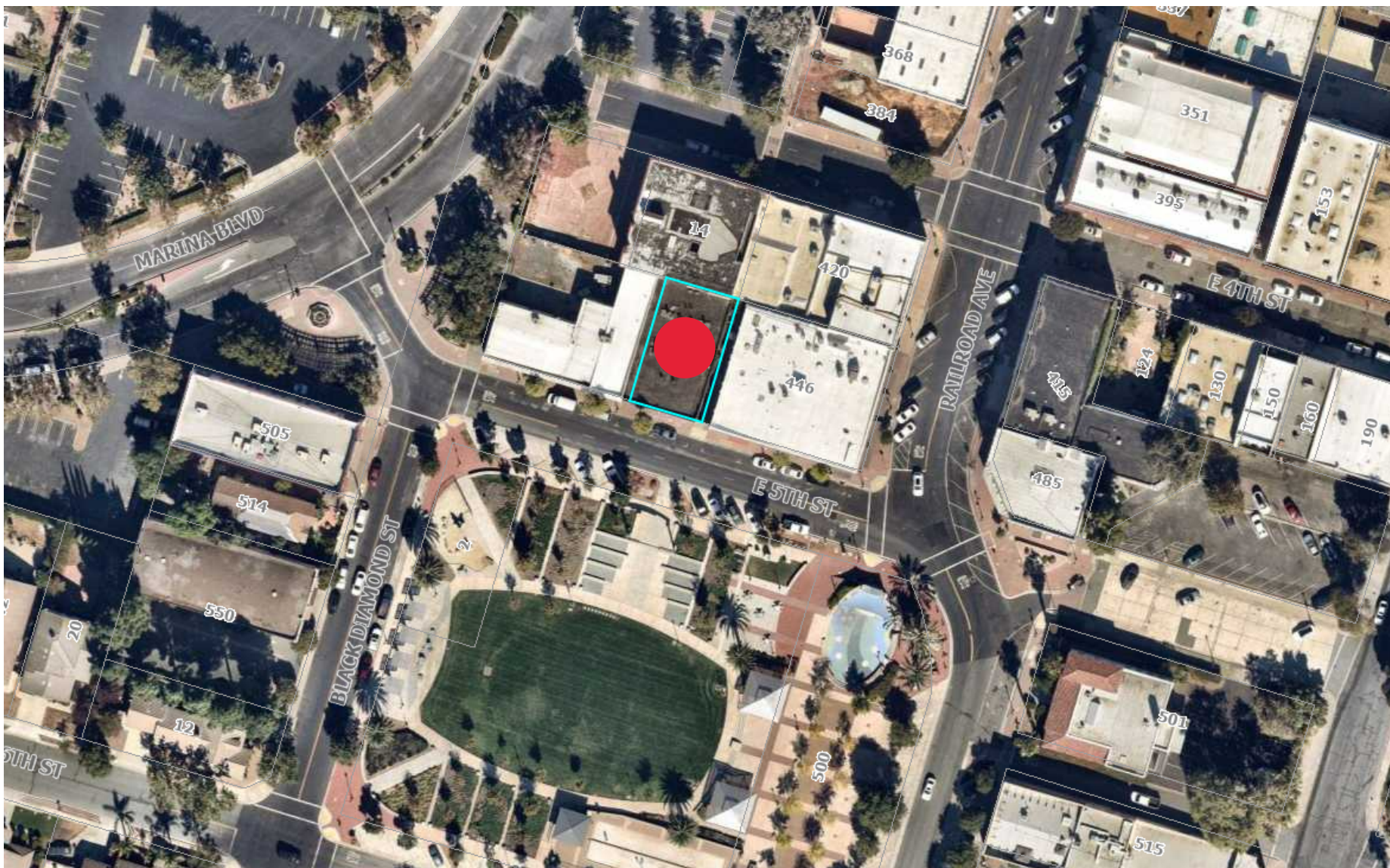
Edible Blessings (Multi-Use Center with Alcohol Sales) (UP) – Vicinity Map

AP-25-0046	45 E 5th Street, Pittsburg, CA 94565
Use Permit	APN: 085-104-002

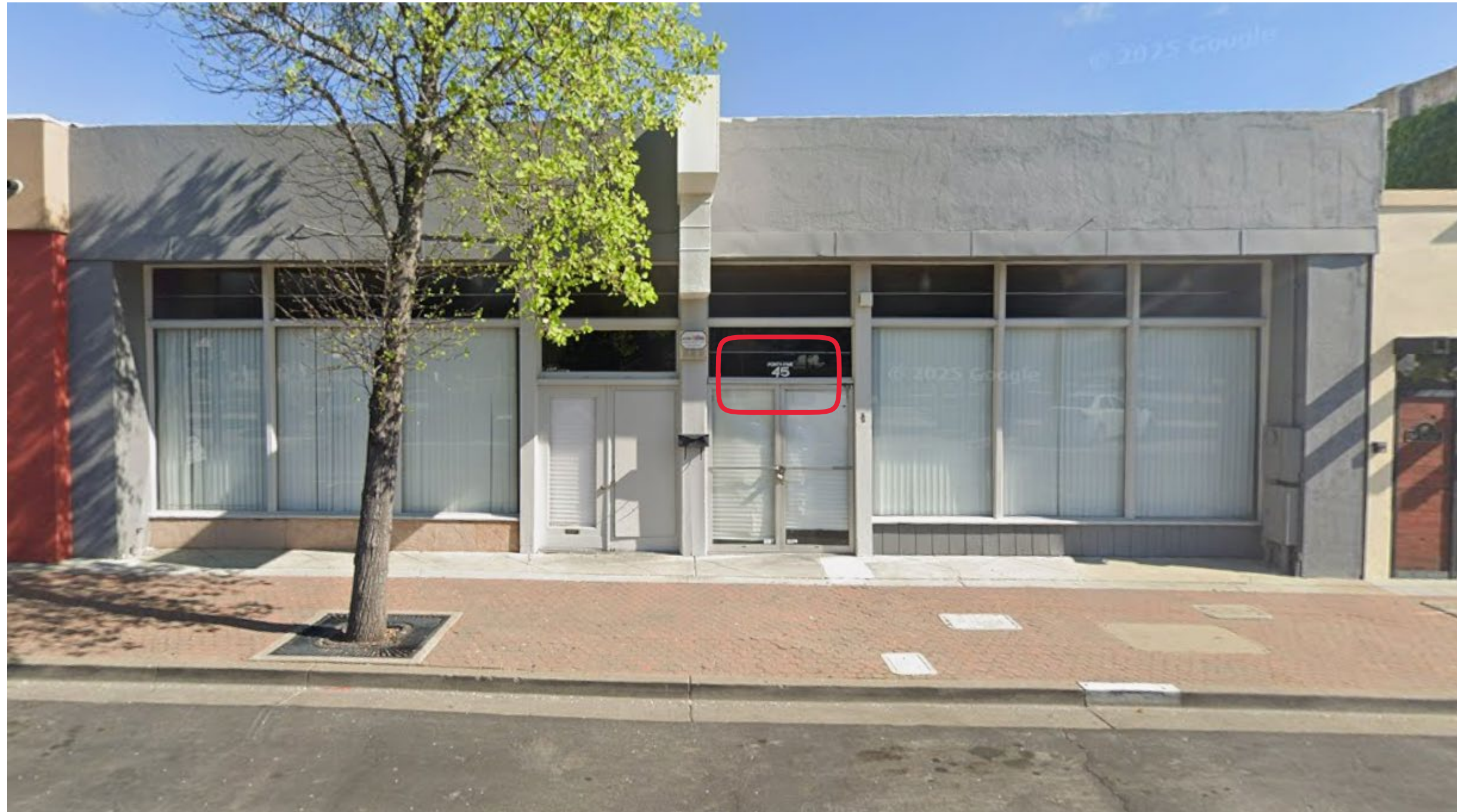


Edible Blessings (Multi-Use Center with Alcohol Sales) (UP) – Aerial Map

AP-25-0046	45 E 5th Street, Pittsburg, CA 94565
Use Permit	APN: 085-104-002



AP-25-0046 (UP)
Edible Blessings
Attachment 3 Project Site Photos



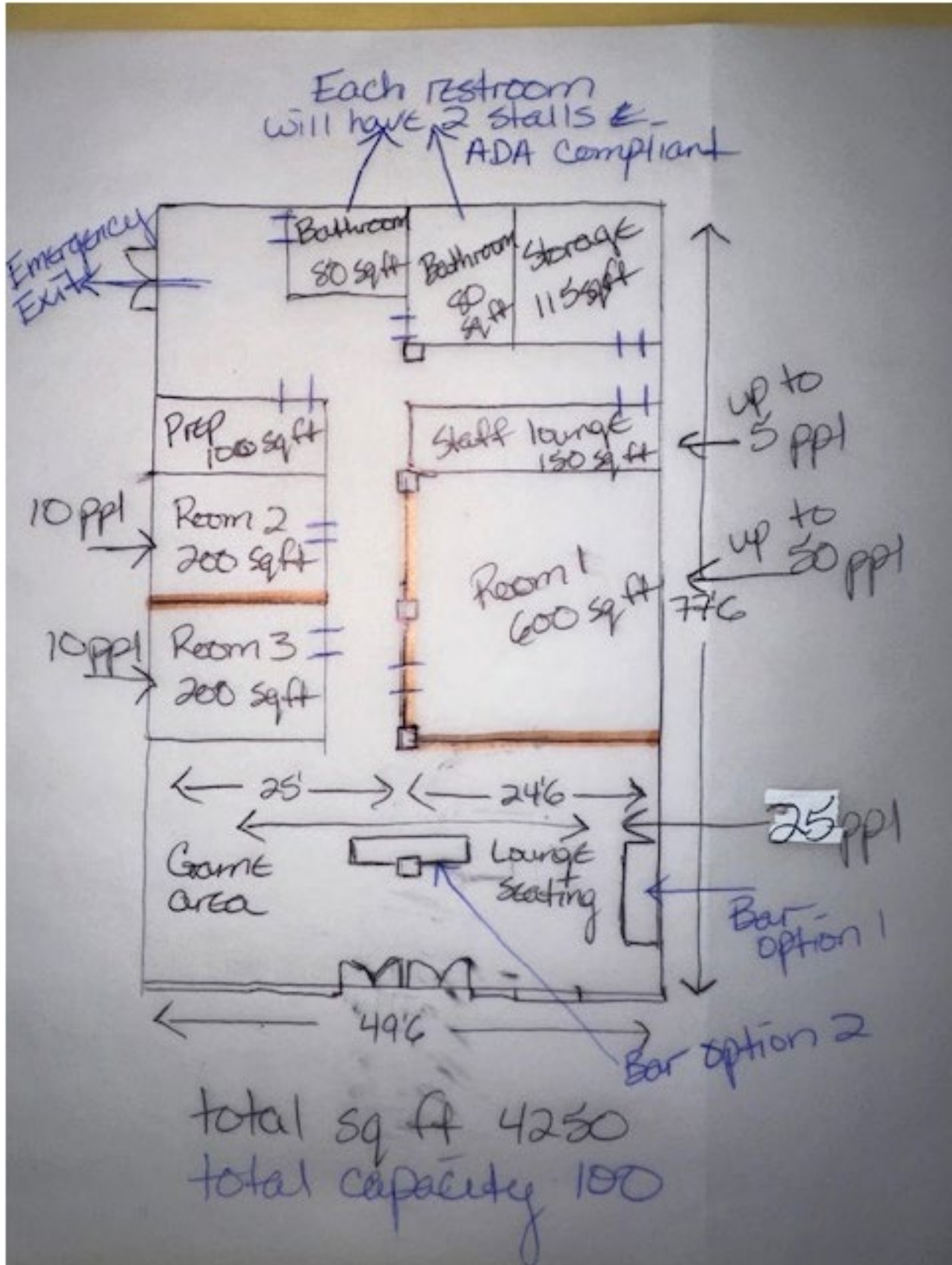
Project site frontage on East Fifth Street Old Town Pittsburgh

AP-25-0046 (UP)
Edible Blessings
Attachment 3 Project Site Photos



Street view along East Fifth Street showing the project frontage and surrounding uses

Floor Plan for 45 E 5th St
AP-25-0046- Edible Blessings (Multi-Use Center with Alcohol Sales)
(UP) - Floor Plan



LBR ENTERPRISE
327 E. Leland Road
Pittsburg, CA 94565
925-318-1276

LBR Enterprise Business Plan

Executive Summary:

Our multi-use meeting space is looking to plant roots in Downtown Pittsburg, we will offer a unique and luxurious experience for freelancers, entrepreneurs, non-profits, and other smaller organizations. We aim to solve the problem of a lack of flexible space in Pittsburg and surrounding areas by providing a high-end experience at an affordable price. Our space will be divided into three rooms, offering a banquet setup, conference room setup, and green room/podcast room, all rented separately. We will also rent equipment such as tables, chairs, tablecloths, and more. Our unique themed experiences and program consultation will set us apart from other meeting spaces in the area, leading to repeat business and referrals. We will closely monitor our expenses to ensure that we maintain a healthy profit margin. Our expenses will include rent, utilities, salaries, marketing, and maintenance costs. We anticipate that our expenses will increase as we expand our business, but we will carefully manage our costs to ensure that we remain profitable. Overall, we are confident that our multi-use meeting space will be a profitable venture, providing a much-needed service to the Pittsburg community. We look forward to establishing ourselves in the market and gaining more clients.

Services:

Our multi-use meeting space will offer three separate rooms for rent: 1. Banquet Room: Our banquet room can accommodate up to 50 guests and is perfect for corporate lunches, receptions, awards and other formal events. We will provide a banquet setup, including tables, chairs, tablecloths, and customized decorations. We will also offer catering referrals and equipment rental for an additional fee. 2. Conference Room: Our conference room can accommodate up to 10 guests and is ideal for business meetings, presentations, and workshops. We will provide a conference room setup, including tables, chairs, and audio-visual equipment. We will also offer program consultation and equipment rental for an additional fee. 3. Green Room/Podcast Room: Our green room/podcast room can accommodate up to 10 guests and is perfect for interviews, podcasts, and small meetings. We will provide a green room/podcast room setup, including seating and audio-visual equipment. We will also offer program consultation and equipment rental for an additional fee.

Rasheda Anthony
Owner/Operator
LBR Enterprise
510-501-9581



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

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

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

DATE: October 14 , 2025
TIME: 7:00 P.M.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Edible Blessings, AP-25-0046 (UP): This is a public hearing on a request for approval of a Use Permit to establish a multi-use meeting, networking and/or event space that can be rented by small businesses for banquets, conferences, interviews, etc. The Use Permit approval request also requests approval of a Determination of Public Convenience and Necessity (PCN), as required by the California Department of Alcoholic Beverage Control (ABC) due to the overconcentration of alcoholic beverage licenses in the project site's census tract. The proposed use would be located within an existing, 4,250-square-foot office space located at 45 E. 5th Street in the CP (Pedestrian Commercial) District. The business proposes four to six employees, and to operate Monday through Sunday. Weekday hours are generally between 10 AM and 10 PM, where weekend hours are proposed to be between 10 AM and 11:59 PM. The proposed use will utilize existing on-street parking in the project vicinity. APN: 085-104-002.


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

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

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

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

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


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

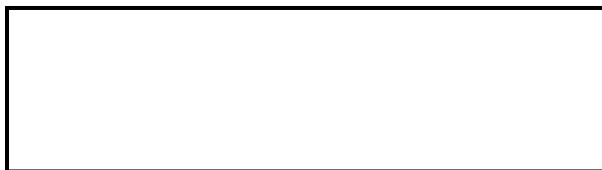
Project Title: Edible Blessings; AP-25-0046
Location: 45 East 5th Street, Pittsburg, CA 94565



City of Pittsburg

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

NOTICE OF PUBLIC HEARING



STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

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

A. Project Site.

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

Planning Division prior to Certificate of Occupancy.

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

or

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

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

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 14, 2025**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

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

RECOMMENDATION:

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

BACKGROUND:

Delegated Design Review Authority

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

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

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

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

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

PROJECT DESCRIPTION:

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

1. Tuscany Meadows Unit No. 1, AP-25-0096 (ADR).

This is an application by Ron Nixon, on behalf of Seeno Homes, requesting Administrative Design Review approval for revisions to previously approved architectural plans and the Master Plotting Plan (MPP) for Unit 1 of the Tuscany Meadows Subdivision. The project site is located west of Sommerville Road and south of Buchanan Road within the RS-4 (Single-Family Residential) zoning district. The Tuscany Meadows Residential Subdivision (Tract 8654) received Planning Commission approval on February 9, 2016 (AP-12-843; Resolution No. 10015). Subsequent entitlements, including environmental approvals, a Development Agreement, and the initiation of annexation through LAFCo, were granted under City Council Resolutions 15-13083 and 16-13159. Design Review entitlements for Units 1 and 2 (196 total residential lots) were approved on March 8, 2022 (AP-20-1548; Resolution No. 10186).

To date, 28 building permits have been issued for Unit 1, with 65 residential lots remaining for future construction.

Proposed Revisions:

The applicant requests to revise the Master Plotting Plan (MPP) and architectural elevations for the remaining lots in Unit 1. The proposed revisions include:

1. Reduction in available floor plans: The applicant proposes to reduce the number of available floor plans in the MPP from eight (8) to four (4). The remaining homes will utilize only the four plans already constructed and modeled on Lots 67, 68, 69, and 70. These are Residential Plans 1, 3, 5, and 7 of the original

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

entitlement (Reso. 10186), which will be used for the buildout of Phases 5–12 (totaling 67 remaining lots).

2. Exterior revisions: No changes are proposed to the front façade architectural styles previously approved with Planning Commission Resolution 10186. Minor modifications are proposed to the side and rear elevations for plans 2, 4, 6, and 8. These include changes to window sizes, types, and placements, primarily to accommodate internal layout refinements such as cabinetry.

This project is eligible for delegation to staff under Category 3 (Minor Building Remodels), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to minor revisions that are consistent with the general size, quality of architecture and materials, fenestration, and general character of the originally approved plans.

2. Vaporizers & Blowers Installation at Linde Plant, AP-25-0090 (ADR)

This is an application filed by SGE Consulting Engineers on behalf of Linde Inc. requesting approval of Administrative Design Review (ADR) by the Pittsburg Planning Division for a proposal to install vaporizers and blowers at the Linde Inc. plant site located at 2000 Loveridge Road in the Industrial, General Plan designation and the IG, General Industrial zoning district.

Assessor's Parcel No. 073-190-035

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.

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

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

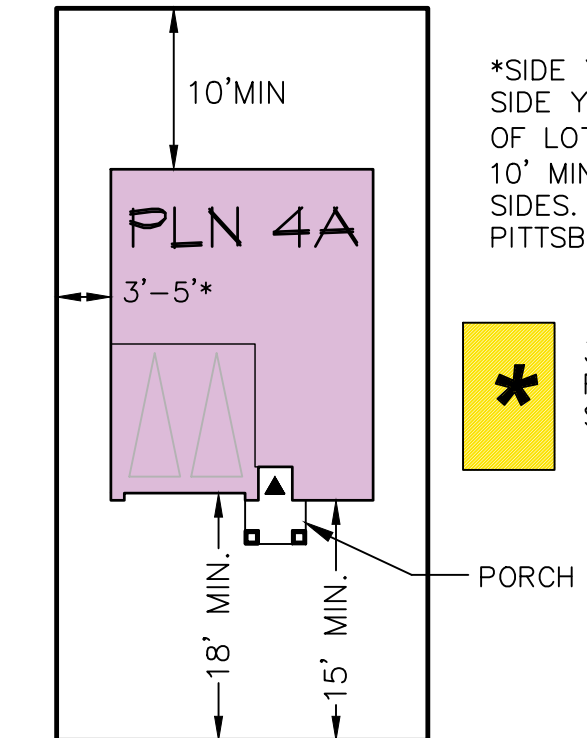
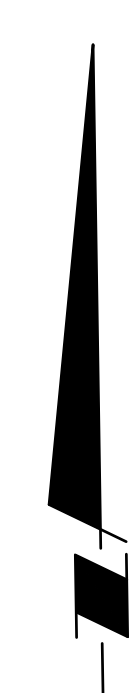
ATTACHMENTS:

1. 2000 Loveridge Road Vaporizers and Blowers- (AP-25-0090 (ADR)), NOI
2. Tuscany Meadows Unit No. 1 – (AP-25-0096 (ADR)), NOI
3. PC Resolution No. 9918

Prepared By: John Funderburg, Zoning Administrator

DISTRIBUTION TABLE

PLAN#	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY ADU	5 TWO STORY	6 TWO STORY	7 TWO STORY	8 TWO STORY	
	PLN 1A	PLN 2A PLN 3A	PLN 3A	PLN 4A	PLN 5A	PLN 6A	PLN 7A	PLN 8A	
COUNT	14	9	21	4	25	3	15	4	95
PERCENT	15% (M)	10%	22% (M)	4%	26% (M)	3%	16% (M)	4%	100%



*SIDE YARD NOTE: INTERIOR SIDE YARDS SHALL BE 10% OF LOT WIDTH (5FT MAX) AND 10' MINIMUM ON CORNER SIDES, PER CITY OF PITTSBURG, CA REVISED

* 3FT INCREASED FRONT YARD SETBACK

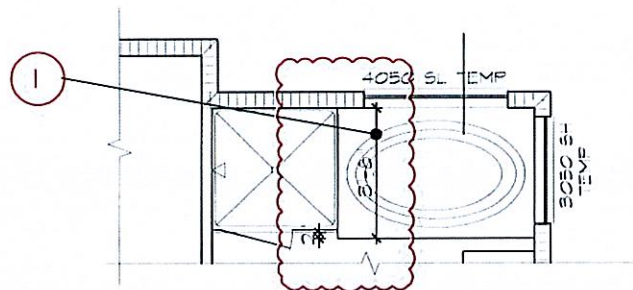
TYPICAL MINIMUM LOT SETBACKS
N.T.S.

TUSCANY MEADOWS UNIT 1 MASTER PLOTTING PLAN

PITTSBURG, CA

LEGACY DESIGN GROUP, LLC
DATE: 08-21-25 SCALE: 1" = 50'

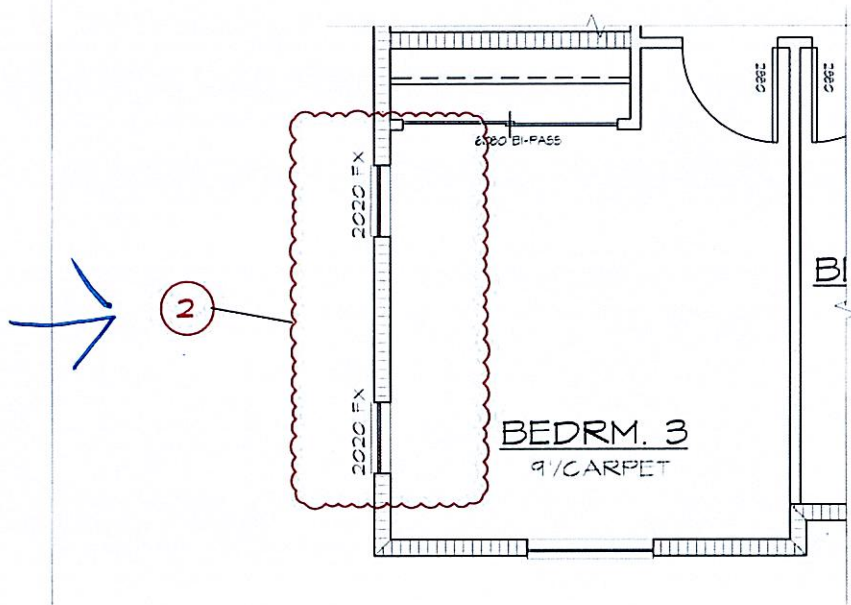
Item #1



Note:
1. Increased depth at deck mount tub from 3'-6" to 3'-8" at primary bath.

PARTIAL SECOND FLOOR PLAN
AT MASTER BATH

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



PARTIAL SECOND FLOOR PLAN AT BEDROOM 3

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

ACR #: TM-14



Note:

2. Revised (2) windows from 2040 SH to 2020 FX windows.

5

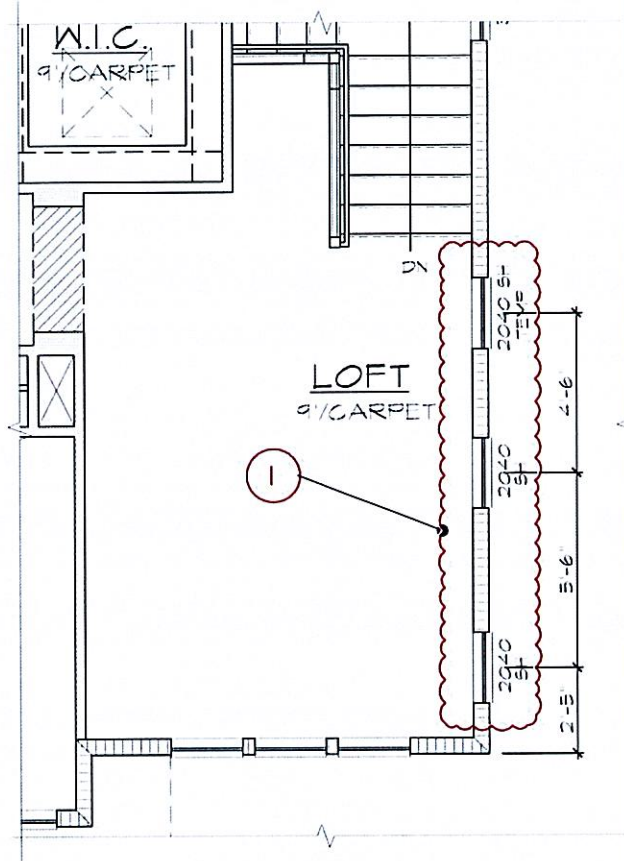
Plan 2

TUSCANY MEADOWS
City of Pittsburg

Date: October 1, 2024

Legacy Builders, Inc.
4021 Port Chicago Hwy.
Concord, Ca 94520

Item #2



PARTIAL SECOND FLOOR PLAN AT LOFT

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

ACR #: TM-14



Note:

- 1. Revised three windows at Loft to 2040 SH windows.

4

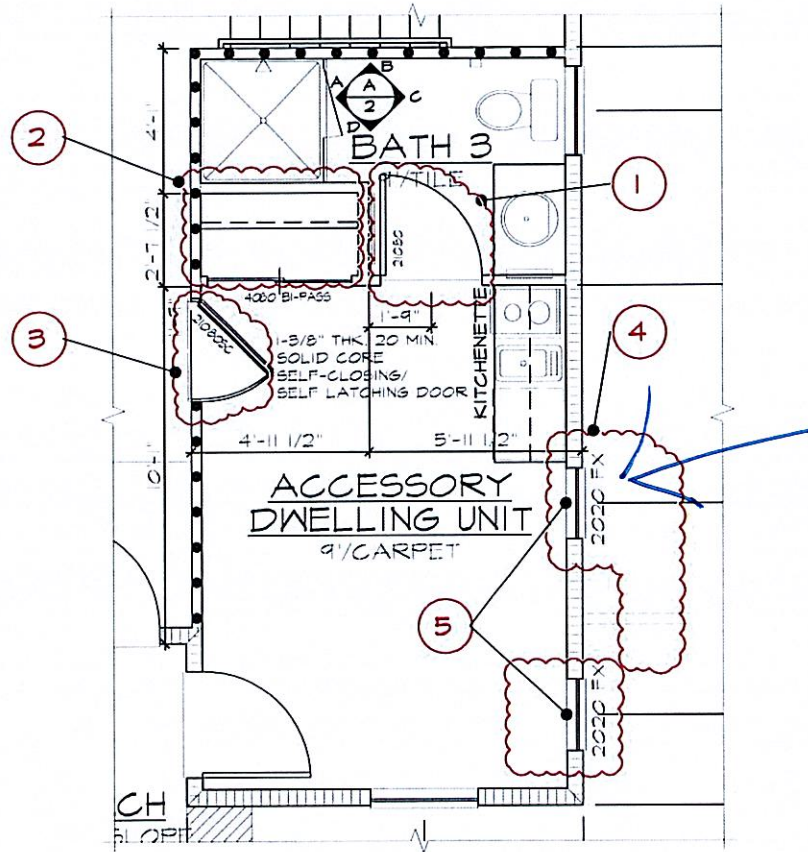
Plan 2

TUSCANY MEADOWS
City of Pittsburg

Date: October 1, 2024

Legacy Builders, Inc.
4021 Port Chicago Hwy.
Concord, Ca 94520

Item # 3, 4



PARTIAL FIRST FLOOR PLAN AT ADU & BATH 3

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

Note:

1. Revised Bath 3 door to a 21080 door.
2. Revised closet layout.
3. Added 21080 20 MIN. SC interior door.
4. Moved window. See revised dimension.
5. Revised (2) windows to 2020 FX windows.

ACR #: TM-14

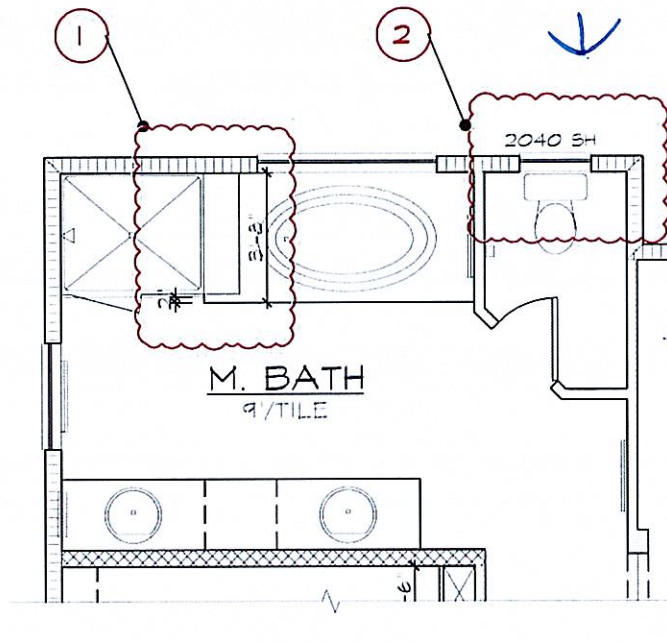


1

Plan 4
TUSCANY MEADOWS
 City of Pittsburg

Date: October 1, 2024
 Legacy Builders, Inc.
 4021 Port Chicago Hwy.
 Concord, Ca 94520

Item # 5



PARTIAL SECOND FLOOR PLAN

AT MASTER BATH

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

Note:

1. Increased depth at deck mount tub from 3'-6" to 3'-8" at primary bath.
2. Revised water closet window to a 2040 SH.

ACR #: TM-14

3

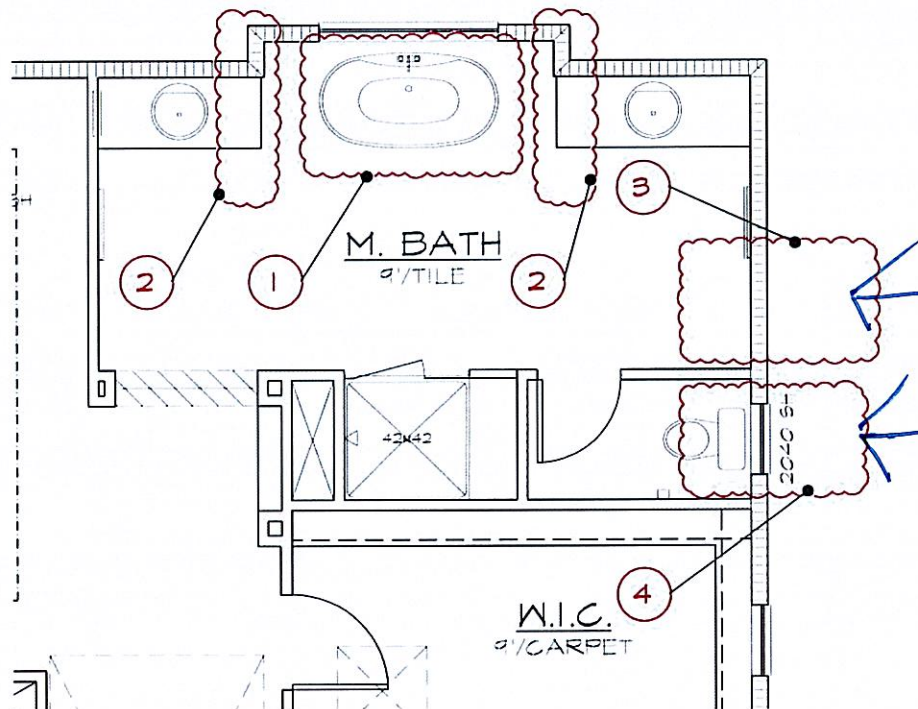
Plan 4

TUSCANY MEADOWS
City of Pittsburg

Date: October 1, 2024

Legacy Builders, Inc.
4021 Port Chicago Hwy.
Concord, Ca 94520

Item #61



A PARTIAL SECOND FLOOR PLAN AT M. BATH
SCALE: 1/4" = 1'-0"

Note:

1. Replaced tub with a MAXX Delsia (freestanding tub) and faucet Pfister Avalon RT-5CB1C.
2. Revised vanity cabinets. Held cabinets one inch from corner walls.
3. Removed 2040 SH window.
4. Revised water closet window to a 2040 SH.

ACR #: TM-15



5

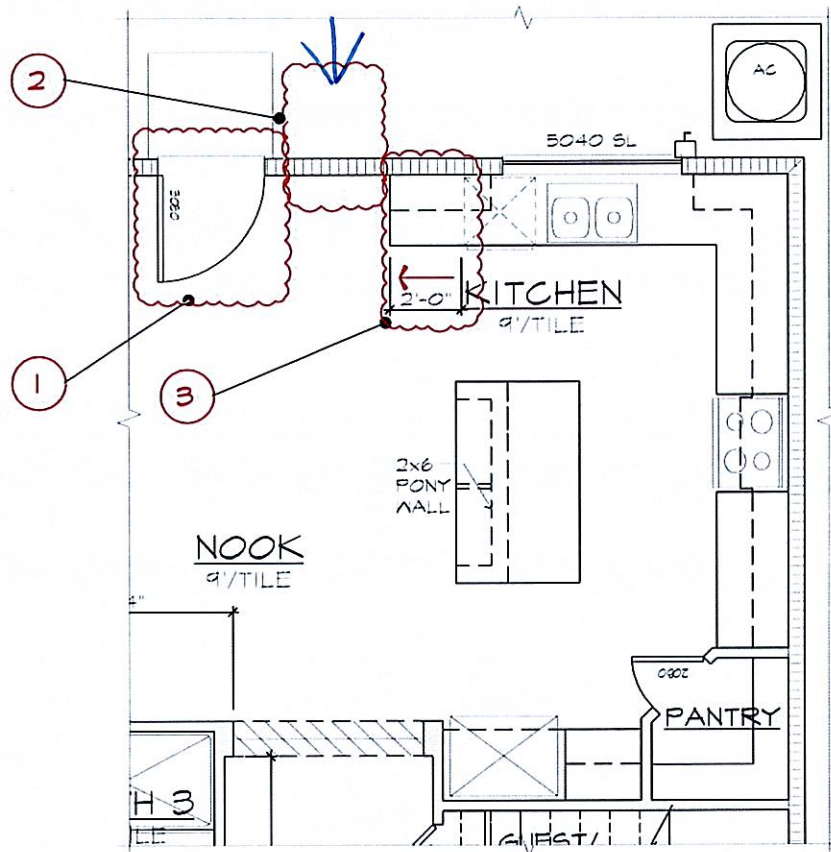
Plan 6

TUSCANY MEADOWS
City of Pittsburg

Date: October 18, 2024

Legacy Builders, Inc.
4021 Port Chicago Hwy.
Concord, Ca 94520

Item # 8



PARTIAL FIRST FLOOR PLAN AT KITCHEN

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

Note:

- 1. Change 3080 door to an Anderson door.
- 2. Remove 2650 SH window.
- 3. Extend lower & upper cabinet 2'-0" from dishwasher.

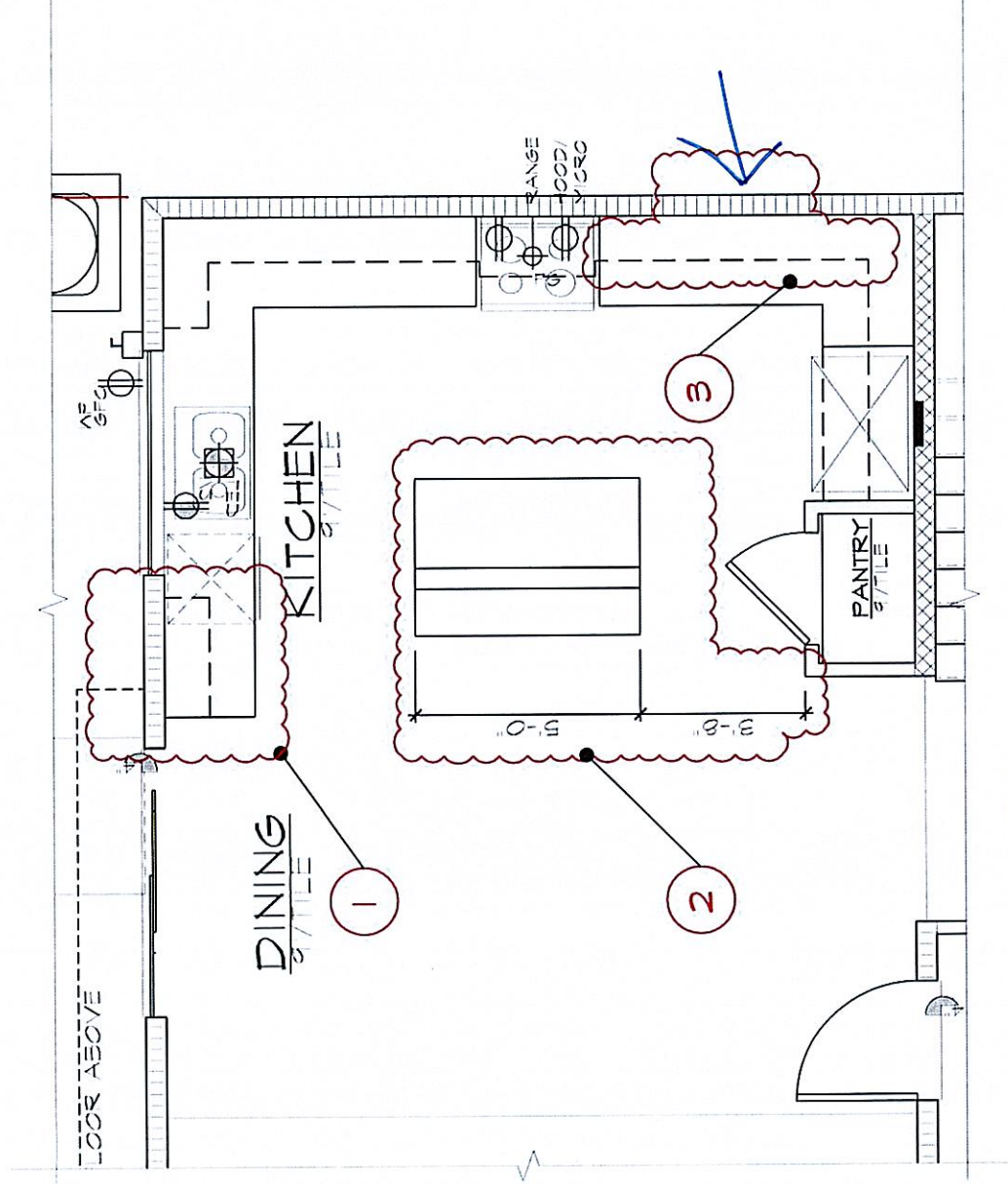
ACR #:TM-15

2

Plan 6
TUSCANY MEADOWS
City of Pittsburg

Date: October 18, 2024
Legacy Builders, Inc.
4021 Port Chicago Hwy.
Concord, Ca 94520

Item 9



PARTIAL FIRST FLOOR PLAN
AT KITCHEN

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

Note:

1. Added to lower existing cabinet a total of 24 inches.
2. Shorten island by 6 inches. See revised dimensions.
3. Removed 2040 SH window and revised upper cabinets to be continuous.

ACR #: TM-24

1

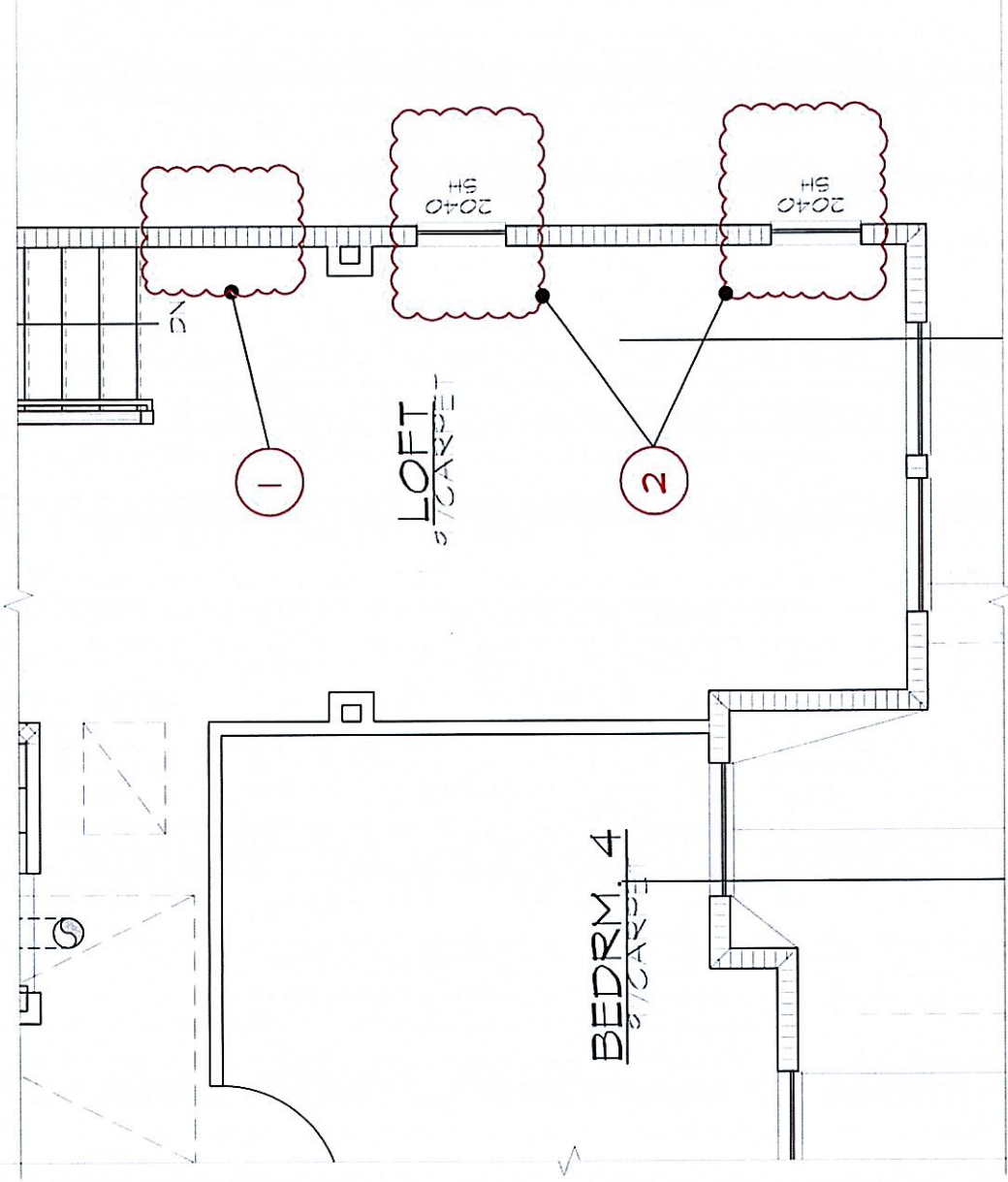
Plan 8

TUSCANY MEADOWS
City of Pittsburgh

Date: Jan. 28, 2025

Legacy Builders, Inc.
4021 Port Chicago Hwy.
Concord, Ca 94520

Item 10, 11



**PARTIAL SECOND FLOOR PLAN
AT LOFT**

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

Note:

1. Removed 3050 SH window.
2. Revised 2050 SH windows to 2040 SH.

ACR #: TM-24

2

Plan 8

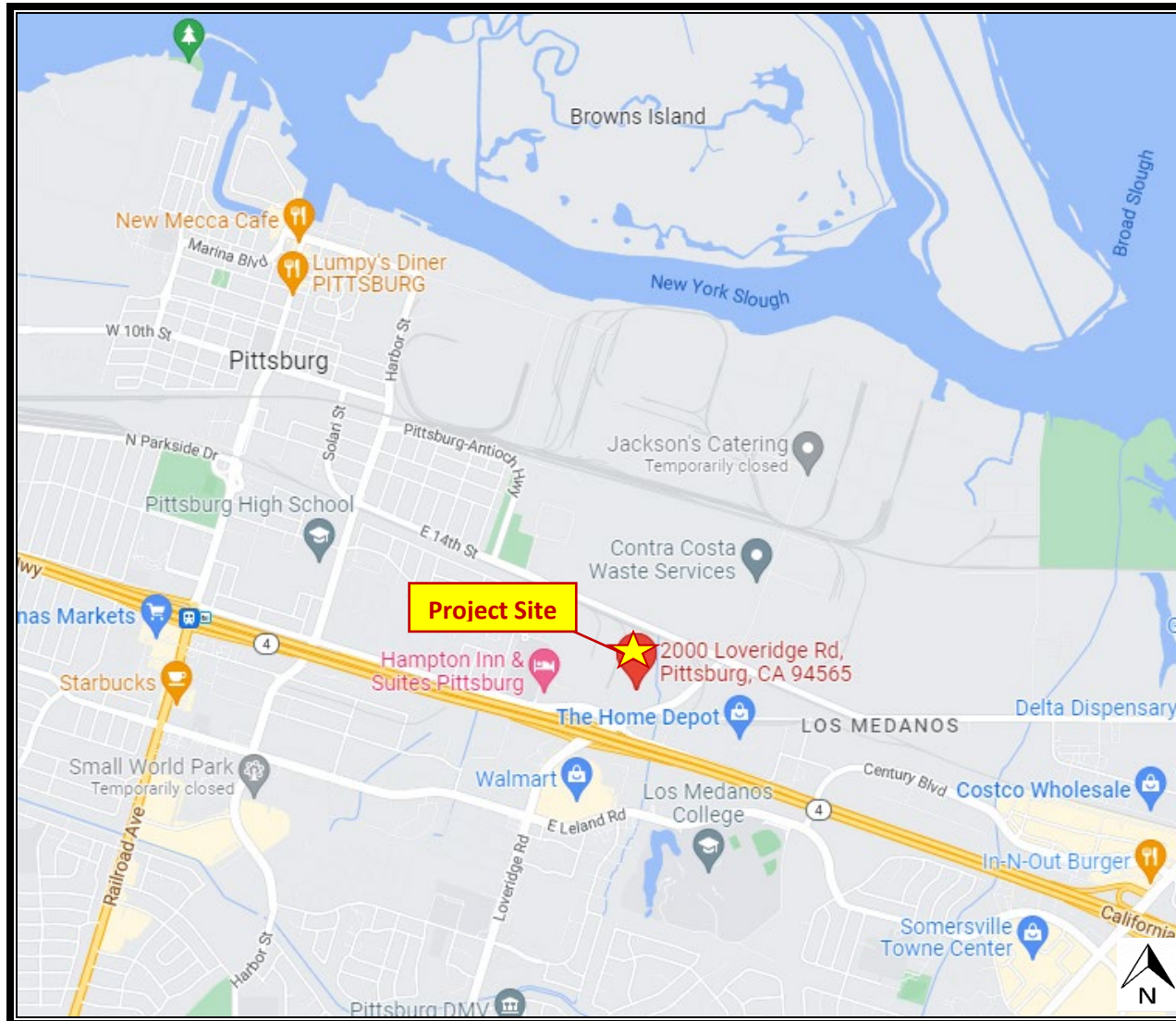
TUSCANY MEADOWS
City of Pittsburgh

Date: Jan. 28, 2025

Legacy Builders, Inc.
4021 Port Chicago Hwy.
Concord, Ca 94520

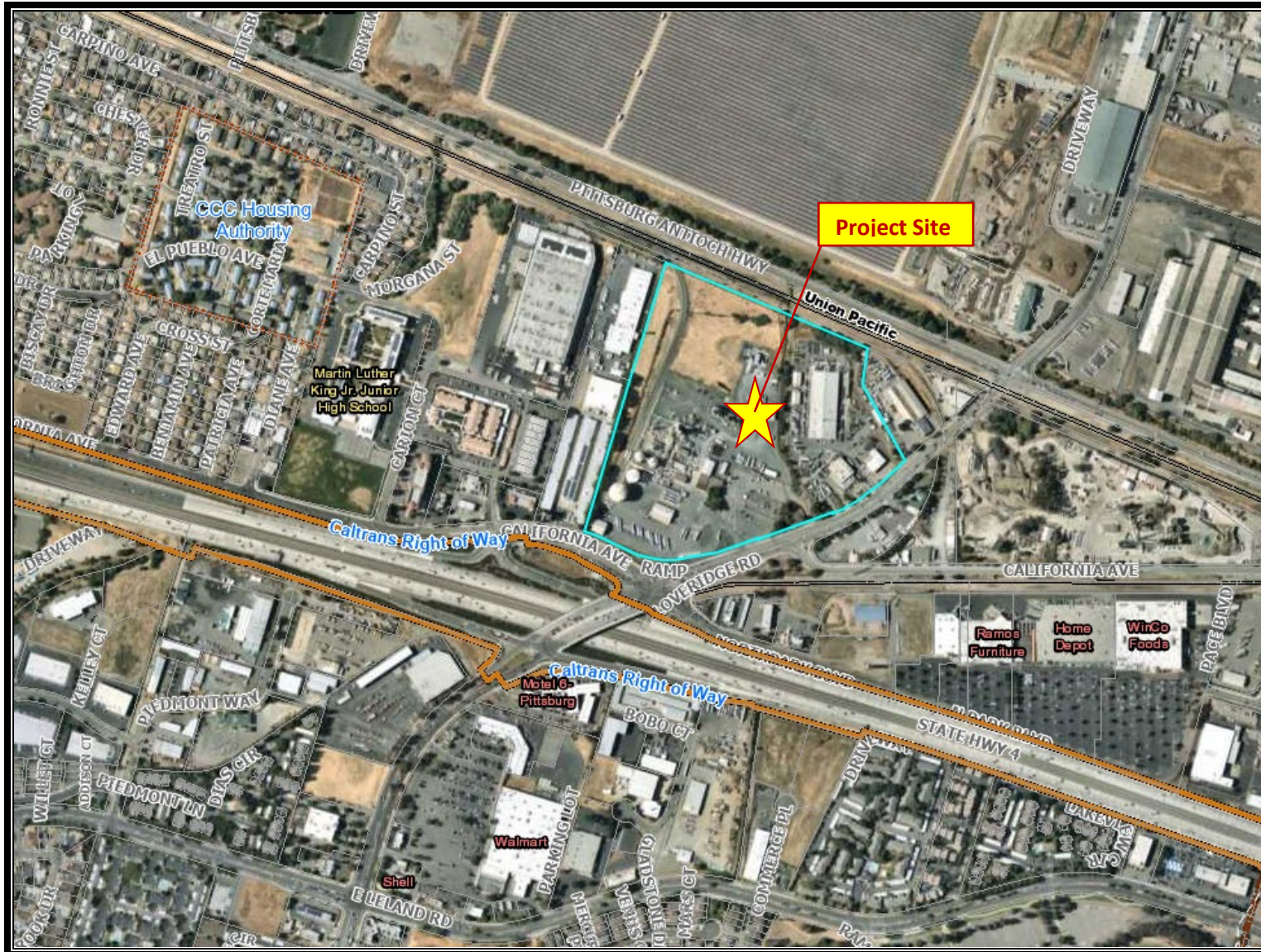
Linde – Vicinity Map

AP-25-0090	2000 Loveridge Road
Administrative Design Review	Assessor's Parcel No. 073-190-035



Linde – Aerial Map

AP-25-0090	2000 Loveridge Road
Administrative Design Review	Assessor's Parcel No. 073-190-035



CONSTRUCTION NOTES

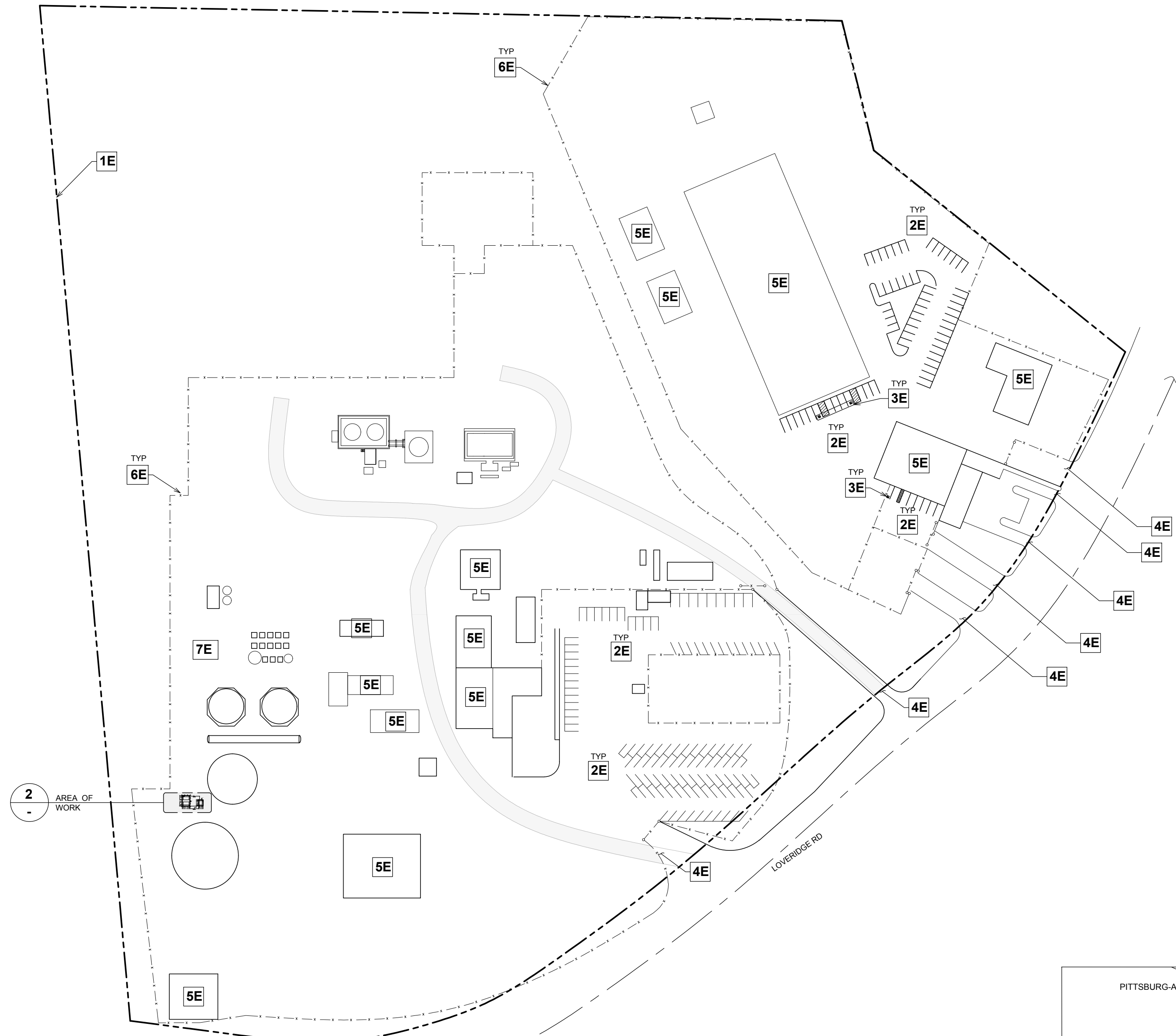
1. GENERAL CONSIDERATIONS

- A. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LOCAL, STATE, AND NATIONAL CODES, AS WELL AS WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE.
 - B. DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY (INCLUDING FIRE SAFETY) OF THE NEW, AS WELL AS EXISTING, STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. THAT RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. ANY DEVIATION FROM SUCH ORDINANCES MUST BE REVIEWED AND APPROVED BY SGE PRIOR TO CONSTRUCTION.
 - C. THE CONTRACTOR SHALL THOROUGHLY REVIEW THE PLANS AND CHECK ALL DIMENSIONS PRIOR TO COMMENCING THE WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF SGE AND RESOLVED BEFORE PROCEEDING WITH THE WORK.
 - D. THE CONTRACTOR SHOULD NOT PROCEED WITH CONSTRUCTION IN CASE OF CONFLICT(S) BETWEEN THE DETAILS, AND/OR BETWEEN THE DETAILS AND PLANS, AND/OR BETWEEN THE PLANS AND SCHEDULES. THE CONSTRUCTION SHALL RESUME ONLY UPON THE FULL RESOLUTION OF SUCH CONFLICT.
 - E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF WORKING CONDITION OF ALL EXISTING COMPONENTS AND STRUCTURES AFFECTED BY THIS CONSTRUCTION. THE CONTRACTOR SHALL CONSTANTLY KEEP THE AREA OF CONSTRUCTION FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.
 - F. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED OF, IN TRASH OR RECYCLING BINS. AT THE END OF WORK, THE CONTRACTOR SHALL REMOVE AND/OR SECURE ALL WASTE, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT.
 - G. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.
 - H. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER ASSUMED OR SCALED DIMENSIONS.
 - I. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACES. LAYOUT OF STRUCTURES AND FOUNDATIONS MUST BE DETERMINED BY EXAMINATION OF PLANS AND FINISH MATERIALS SELECTED AND SHALL NOT BE ASSUMED AS BEING EXPRESSED BY THE WRITTEN FINISHED SURFACE DIMENSIONS.
 - J. ALL CUTSHEETS, DETAILS, AND DIMENSIONS MARKED "FOR REFERENCE ONLY" REFLECT INFORMATION BY OTHERS, ARE PRESENTED EXCLUSIVELY FOR REFERENCE PURPOSES, AND USED BY SGE AS A BASIS FOR STRUCTURAL DESIGN. UNLESS NOTED OTHERWISE, THE RELIABILITY OF THE INFORMATION, AS WELL AS THE ADEQUACY OF EQUIPMENT BY OTHERS, WAS NOT VERIFIED AND WAS ASSUMED BY SGE AS COMPLIANT WITH ALL APPLICABLE CODES AND STANDARDS. THE SGE STAMP AND SIGNATURE PERTAIN EXCLUSIVELY TO THE PORTIONS OF THE STRUCTURAL DRAWINGS AND CALCULATIONS DEVELOPED BY SGE.
 - K. SITE DRAWINGS ARE BASED UPON THE PLANS OBTAINED FROM THE AUTHORITY HOLDING JURISDICTION (AHJ) AND/OR PROVIDED BY THE PROPERTY OWNER, AND/OR AVAILABLE AERIAL IMAGES. UNLESS NOTED OTHERWISE, NO TOPOGRAPHIC, BOUNDARY, OR LAND TITLE SURVEY WAS PERFORMED FOR THE PROJECT.
 - L. THIS SITE DRAWING PROVIDED IS INTENDED SOLELY FOR GENERAL CONTEXT, SHOWING THE LOCATION OF THE SUBJECT PROJECT WITHIN THE SITE. IT IS NOT INTENDED TO ESTABLISH SITE BOUNDARIES, EASEMENTS, FIRE-CODE COMPLIANCE, OR ANY OTHER DESIGN ASPECTS. SUCH ASPECTS SHALL BE REVIEWED AND ADDRESSED BY THE APPROPRIATE PROFESSIONALS.
- ## 2. STORMWATER, EROSION, AND ENVIRONMENTAL CONSIDERATIONS
- ALL CONSTRUCTION WORK SHALL FULLY COMPLY WITH ALL STORMWATER, EROSION, GRADING, AND ENVIRONMENTAL REQUIREMENTS OF THE LOCAL, STATE AND FEDERAL CODES - INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING:
- A. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF AND COMPLY WITH THE AUTHORITY HOLDING JURISDICTION (AHJ) BEST MANAGEMENT PRACTICES (BMP) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
 - B. APPROPRIATE BMP FOR CONSTRUCTION-RELATED MATERIALS, WASTES, AND SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
 - C. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT RAIN, STORM, WIND ETC., DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ARE ALLOWED ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: (A) CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; (B) CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; AND/OR (C) CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS CFR PARTS 117 AND 302.
 - D. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT OR OTHER POLLUTANTS.
 - E. POTENTIAL POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLOATABLE WASTES, WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGRASSING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.
 - F. DURING CONSTRUCTION, THE DISPOSAL OF SUCH MATERIALS SHALL OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY ON-SITE AREA PHYSICALLY SEPARATED FROM STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
 - G. DEWATERING OF CONTAMINATED GROUND WATER OR DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUND WATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY BOARD.
 - H. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM PRACTICAL EXTENT.
 - I. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
 - J. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF THE SLOPES AND TOWARD DESILTING FACILITIES AT THE CONCLUSION OF EACH WORKING DAY.
 - K. THE PERMITTEE AND THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
 - L. THE PERMITTEE AND THE CONTRACTOR SHALL ENSURE THAT THE EROSION CONTROL WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

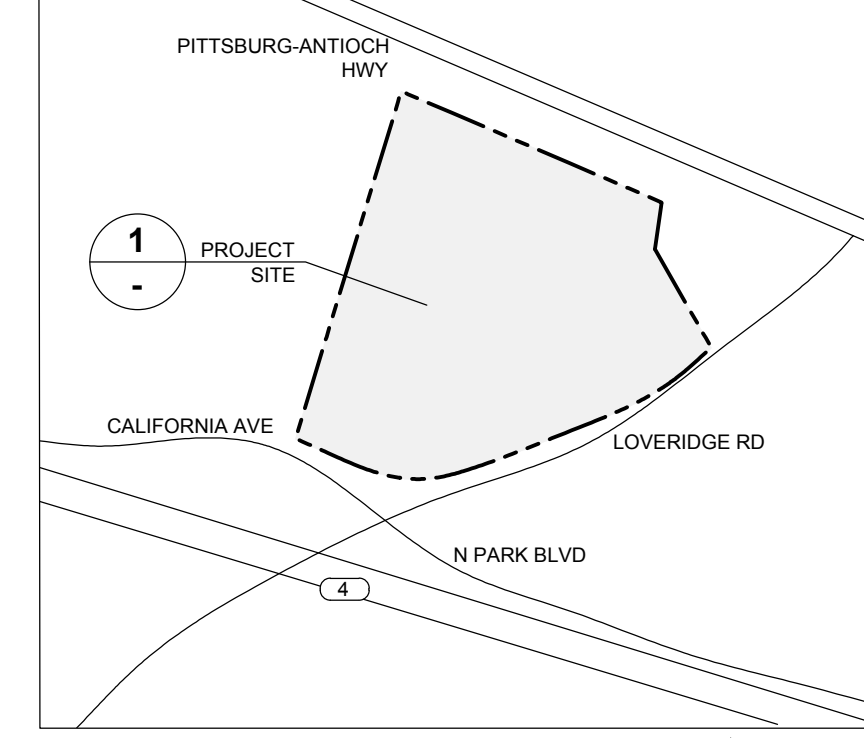
PROJECT INFORMATION		
	NO CHANGE	
PROJECT DESCRIPTION		INSTALLATION OF VAPORIZERS AND BLOWER ON NEW CONCRETE PADS
PROJECT ADDRESS	<input checked="" type="checkbox"/>	2000 LOVERIDGE RD, PITTSBURG, CA 94565
PROJECT COORDINATES	<input checked="" type="checkbox"/>	38.014505, -121.864613
ASSESSOR PARCEL NUMBER	<input checked="" type="checkbox"/>	073-190-035
ZONING	<input checked="" type="checkbox"/>	IG - GENERAL INDUSTRIAL
CODES		2022 CALIFORNIA BUILDING CODE
LOT SIZE	<input checked="" type="checkbox"/>	31.40 ACRES
PROJECT TEAM		
CLIENT		LINDE, INC. 4655 NE 59TH AVE HILLSBORO, OR 97124
STRUCTURAL ENGINEER		SGE CONSULTING STRUCTURAL ENGINEERS 18500 VON KARMAN AVE, SUITE 330 IRVINE, CA 92612 (949) 552-5244

KEYNOTES			
EXISTING (E), NO CHANGE BY OTHERS, NIC		NEW (N) REFER TO STRUCTURAL DRAWINGS	
1E	PROPERTY LINE	1N	VAPORIZER
2E	PARKING	2N	BLOWER
3E	ACCESSIBLE PARKING SPACES	3N	CONCRETE PAD
5E	BUILDING	4N	BOLLARD
6E	FENCE		
7E	EQUIPMENT YARD		

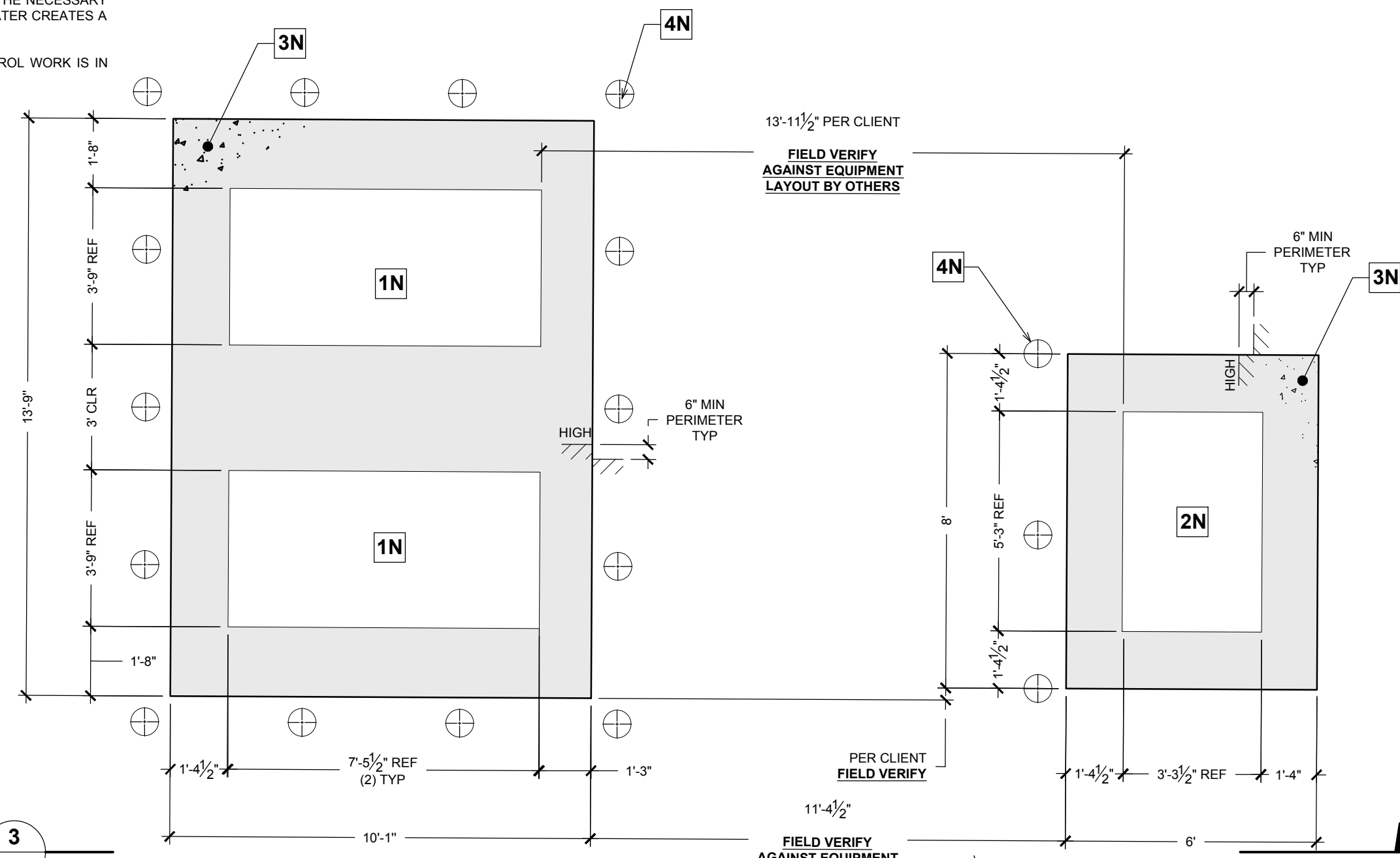
1. THE CLIENT AND CONTRACTOR SHALL VERIFY ALL OF THE DIMENSIONS AND EXISTING SITE CONDITIONS PARTICULARLY IN THE AREA OF WORK PRIOR TO CONSTRUCTION.
2. THE OVERALL SITE IS SHOWN FOR REFERENCE AND TO PROVIDE CONTEXT FOR THIS PROJECT ONLY.
3. THE SITE PLAN WAS DEVELOPED BASED ON AERIAL SATELLITE IMAGERY WITH LIMITED PRECISION.
4. THE SGE STAMP ONLY PERTAINS TO THE AREA OF WORK.



1 SITE PLAN
FOR REFERENCE ONLY



VICINITY MAP



CONSTRUCTION NOTES

- 1. GENERAL**
- A. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE.**
- B. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY INCLUDING FIRE SAFETY OF THE NEW AS WELL AS EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION FROM SUCH ORDINANCES MUST BE APPROVED PRIOR TO ERECTION. THAT RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.**
- C. THE CONTRACTOR SHALL CHECK ALL INFORMATION ON THE PLANS (INCLUDING DIMENSIONS) PRIOR TO COMMENCING THE WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER, AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.**
- D. ALL CONSTRUCTION WORK (INCLUDING, BUT NOT LIMITED TO, MEANS, METHODS, SEQUENCES, TECHNIQUES, PROCEDURES, ETC.) IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.**
- THE RECOMMENDATIONS (IF ANY) ON THESE PLANS REGARDING THE MEANS, METHODS, SEQUENCES, TECHNIQUES, PROCEDURES, ETC. OF CONSTRUCTION SHALL BE CONSIDERED AS MINIMAL REQUIREMENTS. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE RECOMMENDATIONS UNLESS SUCH DEVIATION IS TOWARD MORE STRINGENT REQUIREMENTS.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF WORKING CONDITION OF ALL EXISTING COMPONENTS AND STRUCTURES AFFECTED BY THIS CONSTRUCTION. THE CONTRACTOR SHALL CONSTANTLY KEEP THE AREA OF CONSTRUCTION FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS. AT THE END OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT.**
- F. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER. ANY LIABILITY BY SGE AS RELATED TO THIS PROJECT IS LIMITED TO THE ENGINEERING FEES RECEIVED FOR THE SERVICES RENDERED.**
- G. ALL MATERIALS, STRUCTURES, AND WORKMANSHIP SHALL CONFORM TO THESE PLANS, CALCULATIONS, AS WELL AS TO THE ESTABLISHED GUIDELINES SET FORTH BY THE LATEST ADOPTED EDITIONS OF 2022 CBC, AISC MANUAL OF STEEL CONSTRUCTION, ACI 318, AND ALL OTHER APPLICABLE REGULATORY DOCUMENTS. IN CASE OF ANY CONFLICTS, THE CONTRACTOR SHALL CONTACT SGE.**
- H. THIS DESIGN IS BASED UPON THE PROJECT INFORMATION PROVIDED BY LINDE INC. (TROY WILLMON, (503) 621-8088).**
- I. THE SCOPE OF THIS DRAWING IS LIMITED TO STRUCTURAL ENGINEERING ASPECTS SHOWN IN THE DESIGN. ANY NON-STRUCTURAL CODE REQUIREMENTS SHALL BE REVIEWED AND ADDRESSED BY THE APPROPRIATE PROFESSIONALS.**
- J. THESE DRAWINGS ARE FOR USE SOLELY ON THIS PROJECT AND BY THIS PROJECT TEAM. ANY OTHER USE, REPRODUCTION, DISTRIBUTION, OR RELIANCE BY OTHERS IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN CONSENT FROM SGE.**
- K. DO NOT SCALE THE PLANS.**
- L. REFER TO SPECIAL INSPECTION SCHEDULE FOR ALL SPECIAL INSPECTION REQUIREMENTS.**
- M. THESE PLANS SUPERSEDE ANY OTHER PLANS PREVIOUSLY ISSUED BY SGE FOR THE SUBJECT PROJECT.**
- N. THE MEASUREMENTS SHOWN ON THE PLANS ARE BASED UPON THE CATALOGUED (IDEAL) DIMENSIONS. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AGAINST THOSE OF THE TEMPLATE AND/OR OF THE ACTUAL EQUIPMENT/STRUCTURE/COMPONENT PRIOR TO ANY CONSTRUCTION ACTIVITIES.**

- 2. DESIGN CONSIDERATIONS**
- A. THESE STRUCTURAL PLANS AND CALCULATIONS WERE DEVELOPED BY SGE RESTRICTIVELY IN REGARD TO THE INSTALLATION OF (2) UFV-1232-FBL23-SP VAPORIZERS AND A BLOWER AT LINDE, INC., 2000 LOVERIDGE RD, PITTSBURG, CA 94565.**
- B. THIS DESIGN DOES NOT CONSIDER THE STRUCTURAL ADEQUACY OF ANY EQUIPMENT (LEGS, BASEPLATES, AND CONNECTIONS BETWEEN THESE MEMBERS BY OTHERS), FOR THE PURPOSES OF THIS DESIGN, ALL NEW EQUIPMENT WAS ASSUMED TO BE STRUCTURALLY ADEQUATE.**
- C. ALL CUTSHEETS, DETAILS, AND DIMENSIONS MARKED "FOR REFERENCE ONLY" REFLECT INFORMATION BY OTHERS. ARE PRESENTED EXCLUSIVELY FOR REFERENCE PURPOSES, AND ARE USED BY SGE AS A BASIS FOR STRUCTURAL DESIGN UNLESS NOTED OTHERWISE. THE VERACITY OF THIS INFORMATION, AS WELL AS THE ADEQUACY OF EQUIPMENT BY OTHERS, WERE NOT VERIFIED BY SGE AND, FOR THE PURPOSES OF THIS DESIGN, WERE ASSUMED AS COMPLIANT WITH ALL APPLICABLE CODES AND STANDARDS. THE SGE STAMP AND SIGNATURE PERTAIN EXCLUSIVELY TO THE PORTIONS OF THE STRUCTURAL DRAWINGS AND CALCULATIONS DEVELOPED BY SGE.**
- 3. LOADS**
- THESE STRUCTURAL PLANS AND CALCULATIONS WERE BASED UPON THE FOLLOWING MINIMAL LOADS COMPLIANT WITH CHAPTER 16 OF THE 2022 CBC AND SECTION 7 (REFER TO SEISMIC PARAMETER SCHEDULE)

PROJECT INFORMATION:		38.014505, -121.864613	
SITE LATITUDE, LONGITUDE	RISK CATEGORY	II	
B. WIND DESIGN DATA:			
BASIC WIND SPEED, MPH	WIND EXPOSURE	93	C
C. EARTHQUAKE DESIGN DATA:			
SITE CLASS	SEISMIC DESIGN CATEGORY	D	- STIFF SOIL
SPECTRAL RESPONSE ACCELERATION PARAMETERS:			
SS	1.763		
S1	0.596		
SDS	1.051 (PER GEOTECHNICAL)		
SD1	0.843 (PER GEOTECHNICAL)		
ANALYSIS PROCEDURE USED			
	EQUIVALENT LATERAL FORCE		

- 4. SOILS**
- A. THE DESIGN WAS BASED UPON THE GEOTECHNICAL REPORT FOR THE SUBJECT SITE BY BAEZ GEOTECHNICAL GROUP, (BIG PROJECT NO. 033301 DATED SEPTEMBER 27, 2023).**
- B. THE GEOTECHNICAL REPORTS SHALL BE USED AS A PRIMARY SOURCE OF ALL GEOTECHNICAL INFORMATION AND SPECIFICATIONS.**
- C. THE BEARING CAPACITY OF SOIL UNDER THE NEW PADS WAS ASSUMED AT 1,800 PSF. THE SOIL PRESSURE UNDER THE NEW EQUIPMENT PAD IS NOT EXPECTED TO EXCEED 400 PSF UNDER THE DEAD AND LIVE LOADS, AND 1,300 PSF UNDER DEAD, LIVE, AND SHORT-TERM LOADING.**
- D. CONTRACTOR SHALL IMMEDIATELY INFORM THE GEOTECHNICAL ENGINEER AND SGE IF SOILS OF APPARENTLY LOWER CAPACITY, AGGRESSIVE SOILS, OR GROUND WATER WERE ENCOUNTERED DURING THE CONSTRUCTION. NO WORK SHALL BE CONDUCTED ON THE PADS AT SUCH CONDITIONS WITHOUT A WRITTEN AUTHORIZATION BY SGE.**
- E. ALL SOIL IMPROVEMENT SHALL BE IN ACCORDANCE TO THE GEOTECHNICAL REPORT.**
- F. THE CONTRACTOR SHALL LOCATE, REMOVE, OR PROTECT ALL UNDERGROUND PIPING, CONDUITS, VAULTS, ETC. AS REQUIRED BY THE APPLICABLE CODE AND JURISDICTION.**
- G. UNLESS SPECIFICALLY NOTED OTHERWISE, THE NEW PADS SHALL NOT BE PLACED AT THE FOLLOWING LOCATIONS:**
- OVER ANY EXISTING STRUCTURE, AND/OR CAST AGAINST SUCH STRUCTURES;
 - OVER ANY EXISTING UTILITY LINES;
 - CLOSER THAN 6" (CLEAR) TO ANY EXISTING FOOTINGS;
 - CLOSER THAN 24" TO ANY EXISTING WALL;
 - AT ABOVE EXISTING RETAINING WALLS UNLESS FURTHER AWAY (CLEAR) THAN THE DEPTH OF THE WALL.
- ANY OF THE ABOVE CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF SGE PRIOR TO THE BEGINNING OF CONSTRUCTION. UPON DISCOVERY, NO WORK SHALL BE CONDUCTED ON THE NEW PADS AT SUCH LOCATIONS WITHOUT A WRITTEN AUTHORIZATION BY SGE.**
- H. ALL EARTHWORK SHALL BE CONDUCTED UNDER THE GUIDANCE OF THE GEOTECHNICAL ENGINEER-OF-RECORD.**
- I. THE GEOTECHNICAL ENGINEER-OF-RECORD IS RECOMMENDED TO REVIEW THESE PLANS AND OBSERVE THE EXCAVATION AND SOIL IMPROVEMENT. THE PLACEMENT OF REBARS AND CONCRETE IS RECOMMENDED NOT TO COMMENCE WITHOUT A WRITTEN AUTHORIZATION (MEMO) FROM THE GEOTECHNICAL ENGINEER. THE WRITTEN AUTHORIZATION SHALL CONFIRM THE ADEQUACY OF THE DESIGN ASSUMPTIONS AND OF THE ACTUAL EXCAVATION/SOIL IMPROVEMENT. THE FOUNDATION TYPE AND/OR SIZE MAY CHANGE AS A RESULT OF THE REVIEW BY A GEOTECHNICAL ENGINEER, OR OF THE DISCOVERY OF SOILS THAT DIFFER FROM THE ORIGINAL DESIGN ASSUMPTIONS.**

- 5. CONCRETE**
- A. ALL NEW REINFORCED CONCRETE SHALL BE OF NORMAL WEIGHT (145 PCF):**
- MINIMUM COMPRESSIVE STRENGTH OF- IN 28 DAYS 4,500 PSI ASTM C39
 - MAXIMUM AGGREGATE SIZE 1 1/2" ASTM C33
 - AIR ENTRAINMENT 4% ± 1.5% ASTM C260
 - MAXIMUM WATER-CEMENT RATIO 0.45
 - PORTLAND CEMENT TYPE* IIA OR IL ASTM C150 OR C595
- *EXCEPT WHEN SULPHATE-CORROSIVE SOILS ARE KNOWN TO EXIST IN THE AREA OF WORK OR ARE ENCOUNTERED DURING CONSTRUCTION (REFER TO CONSTRUCTION NOTE 4C)
- B. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF SEVEN (7) DAYS AFTER PLACEMENT. ALTERNATE METHODS WILL BE APPROVED IF SATISFACTORY PERFORMANCE CAN BE ASSURED.**
- C. THE SURFACE OF ALL NEW CONCRETE SHALL BE FLAT (1/8" MAX. UNFLATNESS UNDER 10-FT STRAIGHTEDGE), AND SHALL HAVE ROUGH BROOM FINISH FORM 3/4" CHAMFERS AT ALL EXPOSED EDGES OF CONCRETE. UNLESS NOTED OTHERWISE, THE SURFACE OF CONCRETE SHALL SLOPE AT 0.75% MAX. FOR DRAINAGE.**
- D. CONTRACTOR SHALL ASSURE FULL AND UNIFORM CONTACT BETWEEN CONCRETE SURFACE AND EQUIPMENT BASEPLATES. IF NECESSARY, USE NON-SHRINK GROUTING UNDER BASEPLATES (GRABGROUT 215 OR APPROVED EQUAL).**
- E. NEW CONCRETE MAY BE PROTECTED WITH SKATOP SEAL 107 OR APPROVED EQUAL (BREATHABLE, EXTERIOR) SEALER.**
- F. UNLESS SPECIFICALLY AUTHORIZED BY SGE, INSTALLATION OF EQUIPMENT MAY BEGIN NOT EARLIER THAN 7 DAYS AFTER POURING OF CONCRETE.**
- 6. REINFORCING STEEL**
- A. UNLESS NOTED OTHERWISE, ALL REINFORCING STEEL SHALL CONFORM TO ASTM SPECIFICATION A615 GRADE 60. ALL REBARS CONNECTED BY, OR SUBJECTED TO, WELDING SHALL BE OF ASTM SPECIFICATION A706.**
- B. ALL REINFORCING STEEL SHALL BE SPLICED WITH CLASS B SPLICES. SPLICE LENGTHS SHALL BE AS FOLLOWS:**
- | NWC
f _c 4,500 PSI | MINIMUM SPLICE LENGTH | |
|---------------------------------|-----------------------|--------------|
| | TOP REBAR | BOTTOM REBAR |
| PAD THICKNESS | >12" | ANY |
| #4 | 23 | 17 |
| #5 | 28 | 22 |
| #6 | 34 | 26 |
| #7 | 40 | 31 |
| #8 | 45 | 35 |
| #9 | 56 | 43 |
- C. STANDARD HOOKS SHALL BE CONSTRUCTED AS FOLLOWS:**
- | TYP | STANDARD HOOKS | | DIAGRAM | |
|------|-----------------|----------------------|---------|------|
| | RADIUS (R, IN.) | EXTENSION (EXT. IN.) | | |
| BEND | 90° | 180° | 90° | 180° |
| #3 | 1 1/2" | 6" | 4" | EXT. |
| #4 | 2" | 8" | 4 1/2" | |
| #5 | 2 1/2" | 10" | 5" | |
| #6 | 3" | 12" | 6" | |
| #7 | 3 1/2" | 14" | 7" | |
| #8 | 4" | 16" | 8" | |
- D. REBARS SHALL BE HELD IN THE REQUIRED POSITION BY MEANS OF APPROVED DEVICES.**
- E. REBAR SPACING SHOWN IS MAXIMUM DISTANCE BETWEEN REBAR CENTER LINES.**
- F. REBARS SHALL BE CLEAN OF DIRT, OIL, SCALE, AND FOREIGN MATERIALS.**
- 7. POST-INSTALLED ANCHORS**
- A. ALL ANCHORS SHALL BE INSTALLED PER THE MANUFACTURERS INSTALLATION INSTRUCTIONS.**
- B. ALL ANCHORAGE HARDWARE (THREADED RODS, NUTS, AND WASHERS) SHALL BE HOT-DIP GALVANIZED.**
- C. THE ANCHORAGE HARDWARE SHALL STRICTLY MEET THE NOTED ASTM SPECIFICATIONS, PARTICULARLY: THREADED RODS - F1554 GRADE AS SHOWN; NUTS - ASTM A194 GRADE 2H OR ASTM A563 GRADE DH; PLATE WASHERS - A36; CIRCULAR WASHERS - F436.**
- D. STEELS OF HIGHER GRADES OR DIFFERENT ASTM SPECIFICATIONS SHALL NOT BE USED WITHOUT A REVIEW AND WRITTEN APPROVAL BY SGE.**
- E. THE SET ANCHOR ROD SHOULD NOT BE DISTURBED OR LOADED DURING THE SPECIFIED CURING TIME.**
- F. USE EQUIPMENT BASEPLATES AS A TEMPLATE FOR THE INSTALLATION OF THE ANCHORS. REFER TO PLANS BY OTHERS FOR THE ORIENTATION OF THE EQUIPMENT ON THE PADS.**
- G. USE HAMMER DRILL AND CARBIDE BITS TO DRILL ANCHOR HOLES. IF TOP REBAR IS ENCOUNTERED DURING DRILLING, CORE DRILL THROUGH THE REBAR ONLY, THEN HAMMER DRILL TO THE REMAINING DEPTH OF REQUIRED EMBEDMENT.**
- 8. CAST-IN ANCHORS**
- A. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THE PRECISE INSTALLATION OF THE ANCHORS.**
- B. THE DIMENSIONS BETWEEN THE ANCHORS SHALL BE VERIFIED AGAINST THOSE OF THE ACTUAL TANK OR FULL-SCALE TEMPLATE.**
- C. SPECIAL FORMS SHALL BE INSTALLED TO PREVENT ANY MOVEMENT OF ANCHORS FROM THE EXACT POSITION DURING THE POURING OF CONCRETE.**
- D. ALL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND WITH THE EQUIPMENT LAYOUT BY BP CHERRY POINT REFINERY.**
- E. ALL CAST-IN ANCHORS SHALL STRICTLY MEET THE NOTED ASTM AND GRADE SPECIFICATIONS, WITH HEAVY HEX NUTS PER ASTM A194 GRADE 2H OR ASTM A563 GRADE DH.**
- F. STEELS OF HIGHER GRADES OR DIFFERENT ASTM SPECIFICATIONS SHALL NOT BE USED WITHOUT A REVIEW AND WRITTEN APPROVAL BY SGE.**
- G. TIGHTEN ALL NUTS TO A SNUG CONDITION AISC SPECIFICATIONS.**

REBAR SIZE	MINIMUM SPLICE LENGTH	
	TOP REBAR	BOTTOM REBAR
#4	23	17
#5	28	22
#6	34	26
#7	40	31
#8	45	35
#9	56	43

REBAR SIZE	STANDARD HOOKS		DIAGRAM	
	RADIUS (R, IN.)	EXTENSION (EXT. IN.)		
BEND	90°	180°	90°	180°
#3	1 1/2"	6"	4"	EXT.
#4	2"	8"	4 1/2"	
#5	2 1/2"	10"	5"	
#6	3"	12"	6"	
#7	3 1/2"	14"	7"	
#8	4"	16"	8"	

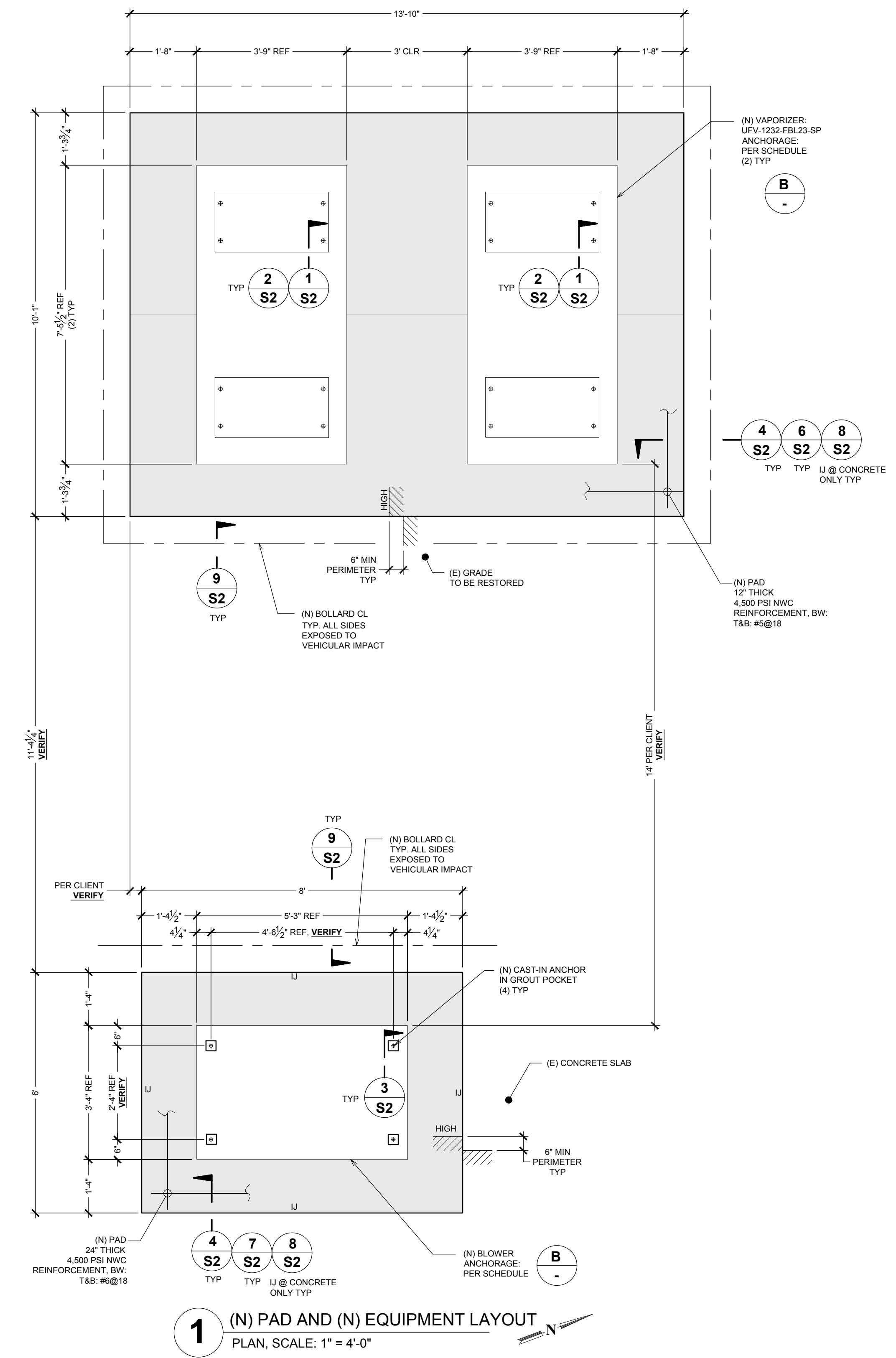
- 9. ABBREVIATIONS**
- | | | | |
|--------|--|------------------------|------------------------|
| AHJ | AUTHORITY HAVING JURISDICTION | MAX | MAXIMUM |
| BCD | BOLT CIRCLE DIAMETER | MIN | MINIMUM |
| BTM | BOTTOM | MIR | MIRROR |
| BP | BEARING PLATE | (N) | NEW COMPONENT |
| BW | BOTH WAYS | NIC | NOT IN THIS CONTRACT |
| CJ | CONTROL JOINT | NOM | NOMINAL |
| CL | CENTERLINE | NTS | NOT TO SCALE |
| CLR | CLEAR | NWC | NORMAL WEIGHT CONCRETE |
| CLSM | CONTROLLED LOW-STRENGTH MATERIAL | OC | CENTER-TO-CENTER |
| CONT | CONTINUOUS | OPP | OPPOSITE |
| CS | CARBON STEEL | PL | PLATE |
| DIA | DIAMETER | PSF | POUNDS PER SQUARE FOOT |
| (E) | EXISTING COMPONENT | PSI | POUNDS PER SQUARE INCH |
| EA | EACH | REF | FOR REFERENCE ONLY |
| ED | EDGE DISTANCE | REINF | REINFORCEMENT |
| EMB | EMBEDMENT | ROT | ROTATE |
| EOR | ENGINEER OF RECORD | RPT | REPORT |
| EXT | EXTENSION | SIM | SIMILAR |
| (F) | FUTURE COMPONENT | SS | STAINLESS STEEL |
| FC | FILL CONNECTION | SST | SIMPSON STRONG-TIE |
| GAL | GALLON | STD | STANDARD |
| GALV | GALVANIZED | TBD | TOP AND BOTTOM |
| HORIZ | HORIZONTAL | TC | TO BE DETERMINED |
| IJ | ISOLATION JOINT | TK | TANK CENTER |
| L | LITER | THK | THICKNESS |
| LAR | LIQUID ARGON | TOC | TOP OF CONCRETE |
| LIN | LIQUID NITROGEN | TOS | TOP OF GRADE |
| LNG | LIQUID NATURAL GAS | TOE | TOP OF STEEL |
| LONGIT | LONGITUDINAL | TRANSV | TRANSVERSE |
| LOX | LIQUID OXYGEN | TYP | TYPICAL |
| LPG | LIQUID PETROLEUM GAS (PROPANE OR BUTANE) | UNLESS NOTED OTHERWISE | |
| LWR | LENGTH OF REBAR WRAPPING | VERT | VERTICAL |

THE SHOWN MINIMAL DISTANCES TO THE PAD EDGES, ANCHOR EDGE DISTANCES, NUMBER AND TYPE OF ANCHORS, AND EQUIPMENT CLEARANCE DISTANCES SHALL BE MAINTAINED.

CONTRACTOR SHALL NOTIFY SGE IMMEDIATELY UPON DISCOVERY OF UNDERGROUND UTILITIES WITHIN THE AREA OF WORK.

FOR EQUIPMENT LAYOUT AND ORIENTATION, AND OTHER INFORMATION REFER TO PLANS BY OTHERS.

FOR ADDITIONAL INFORMATION, REFER TO CONSTRUCTION NOTES, PARTICULARLY, TO SECTIONS "SOILS", "CONCRETE", "REINFORCING STEEL", "POST-INSTALLED ANCHORS"



EQUIPMENT UNIT	DESIGN PARAMETER	WEIGHT		HEIGHT FT	SEISMIC DESIGN DATA (LRFD)			
		EMPTY KIPS	FULL OR ICED KIPS		I	R	SEISMIC COEFF.	
(N) VAPORIZER UFV-1232-FBL23-SP		4.00	11.90	27.00	1.00	2	0.525	6.25
(N) BLOWER		2.75	2.75	7.28	1.00	2	0.525	1.44

A SEISMIC DESIGN PARAMETER SCHEDULE

EQUIPMENT UNIT	ANCHORAGE	EPOXY: HILTI HIT-HY 200 V3 PER ICC ESR-4868						WASHERS (1) EACH ANCHOR				SPECIAL INSPECTION REQUIRED
		ANCHOR ROD						(1) EACH ANCHOR				
		Ø IN	EMB IN	EXT IN	STEEL SPECS	# PER LEG	# PER UNIT	SIZE IN	THK IN	HOLE Ø, IN	MATERIAL	
(N) VAPORIZER UFV-1232-FBL23-SP		3/4	9	5	GR. 55 GALV	2	8	STANDARD GALV STEEL WASHER				
(N) BLOWER		CAST-IN PLACE ANCHOR PER DETAIL						3 S2				

REFER TO PLAN AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION
ALL ANCHOR HOLES SHALL BE GROUTED WITH NON-SHRINK GROUT PER DETAILS

B ANCHORAGE SCHEDULE

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICAL DURING TASK LISTED	REFERENCED STANDARD	REPORT
CONCRETE				
INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS	-	X	ACI 318-19: 26.7 ACI 318-19: 26.19	UPON INSPECTION
INSPECTION OF CONCRETE CONSTRUCTION	-	-	CBC: 1705.3 EXCEPTION 2.3	
SOIL				
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	-	X		
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	-	X		
PERFORM CLASSIFICATION AND TESTING OF FILL MATERIALS (EXCLUDING CLSM)	-	X	CBC: TABLE 1705.6	PRIOR TO FOUNDATION POUR
DURING FILL PLACEMENT, VERIFY USE OF PROPER MATERIALS AND PROCEDURES IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT. VERIFY DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL (EXCLUDING CLSM)	X	-		
PRIOR TO PLACEMENT OF FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	-	X		

DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED AND APPROVED BY THE AHJ

C SPECIAL INSPECTION SCHEDULE

CLIENT
Linde
LINDE, INC.
4655 NE 59th Ave.
Hillsboro, OR 97124

INSTALLATION OF (2) UFV-1232-FBL23-SP VAPORIZERS AND A BLOWER

LOCATION
Linde, Inc.
2000 Loveridge Rd. Pittsburg, CA 94565

THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY PERSONS/COMPANY AS SPECIFIED IN THE TITLE BLOCK. ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING) OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED IN THE TITLE BLOCK ARE STRICTLY PROHIBITED UNLESS UNDER A WRITTEN PERMISSION BY SGE.

SGE

S. GORDIN STRUCTURAL DESIGN & ENGINEERING SERVICES, INC. (S66)
connect@sgestructural.com
sgestructural.com | (949) 552-5244

REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL
STATE OF CALIFORNIA
No. S-43111

September 3, 2025

SGE JOB No. 525.054.548

LINDE PITTSBURG VAPORIZER AND BLOWER - STRUCTURAL DRAWING

REV	DATE	DESCRIPTION	BY

DATE: September 3, 2025	
PROJECT MANAGER: TM	
PROJECT ENGINEER: KD/ER	
REVIEWED BY: EL/KD	
APPROVED BY: VSG	
TOTAL STRUCTURAL SHEETS - 2	

CONSTRUCTION NOTES, LAYOUT, & SCHEDULES

S1

**INSTALLATION OF
 (2) UFV-1232-FBL23-SP VAPORIZERS
 AND A BLOWER**

LOCATION
Linde, Inc.
 2000 Lovelidge Rd. Pittsburg, CA 94565

THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY PERSONS COMPANY AS SPECIFIED IN THE TITLE BLOCK. ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING) OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED IN THE TITLE BLOCK ARE STRICTLY PROHIBITED UNLESS UNDER A WRITTEN PERMISSION BY SGE.



S. GORDIN STRUCTURAL DESIGN & ENGINEERING SERVICES, INC. (SGE)
 connects@sgeconsulting.com
 sgeconsulting.com | (949) 552-5244



September 3, 2025

SGE JOB No. 525.054.548
 LINDE PITTSBURG VAPORIZER AND BLOWER - STRUCTURAL DRAWING

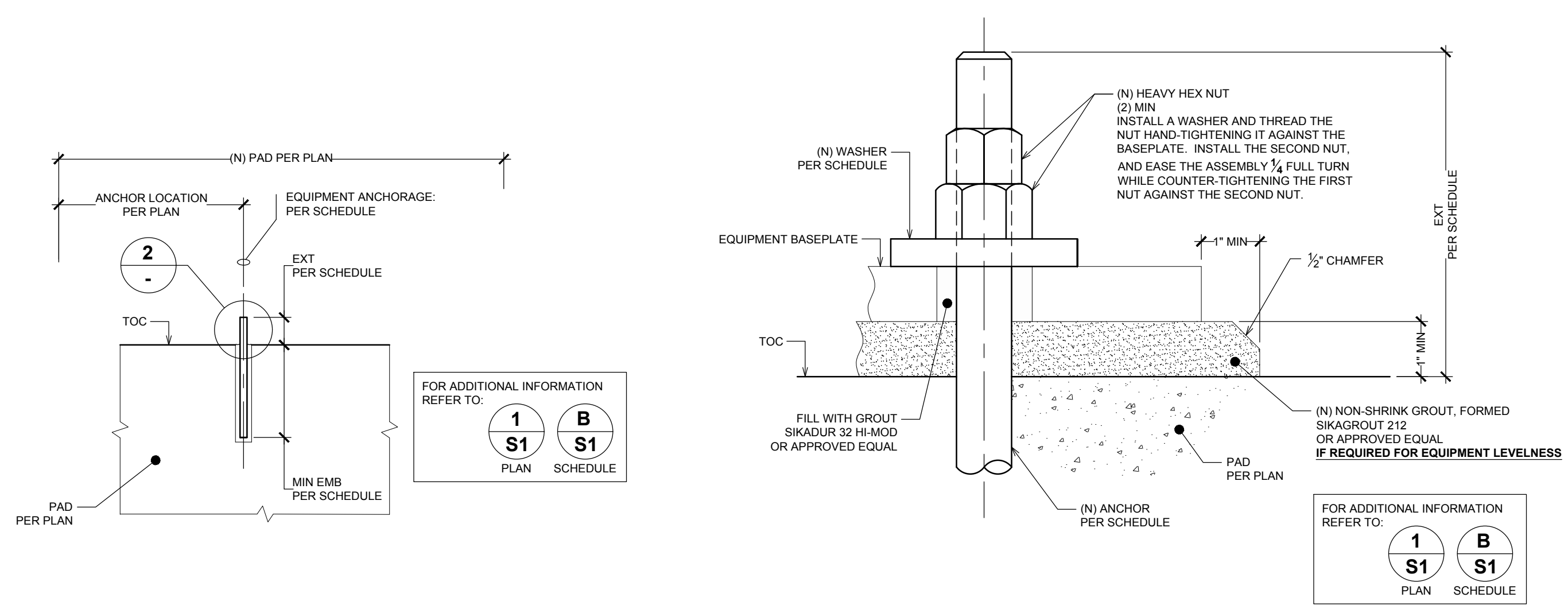
REVISIONS

REV	DATE	DESCRIPTION	BY

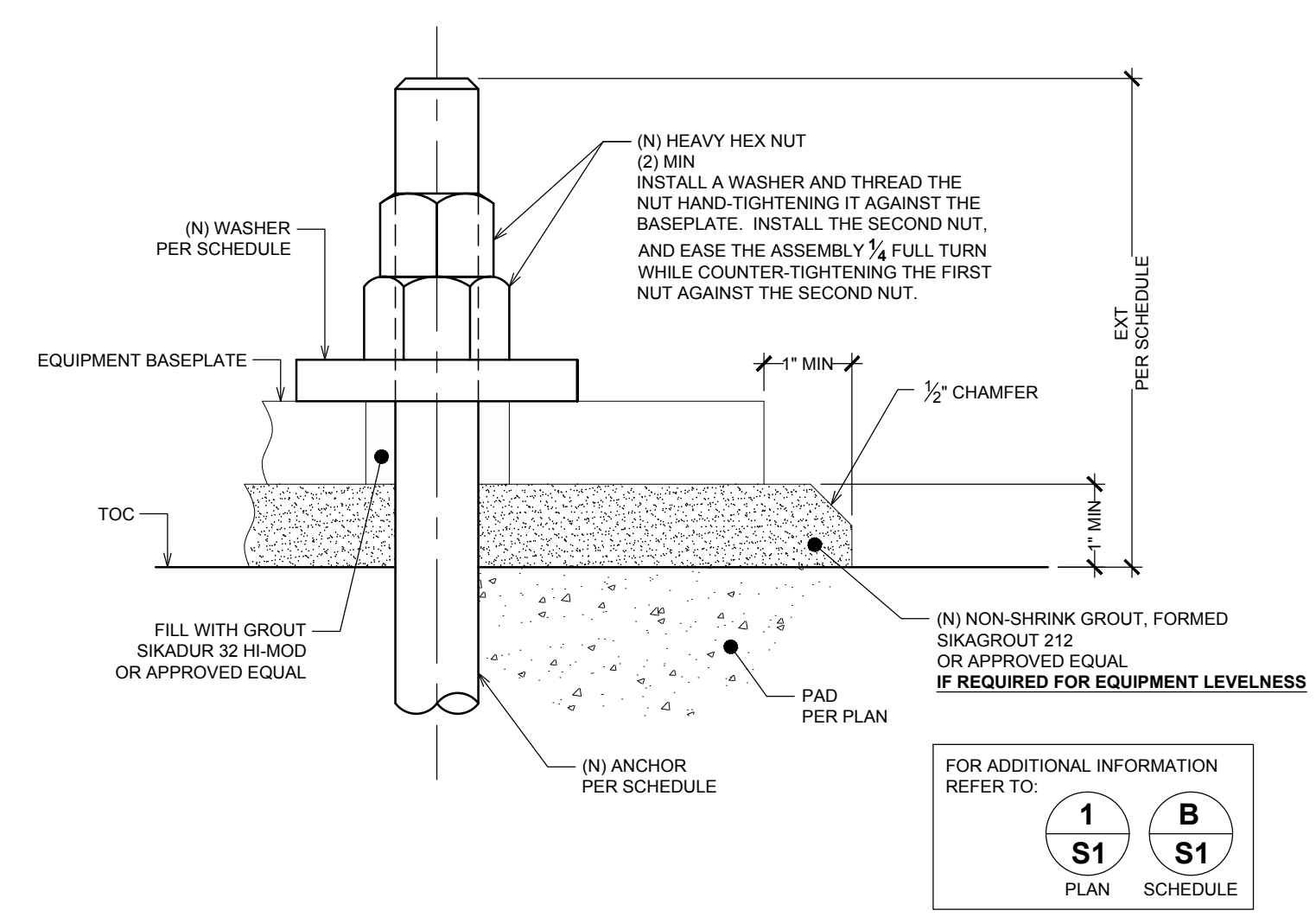
DATE: September 3, 2025
PROJECT MANAGER: TM
PROJECT ENGINEER: KD/ER
REVIEWED BY: EL/KD
APPROVED BY: VSG

TOTAL STRUCTURAL SHEETS - 2

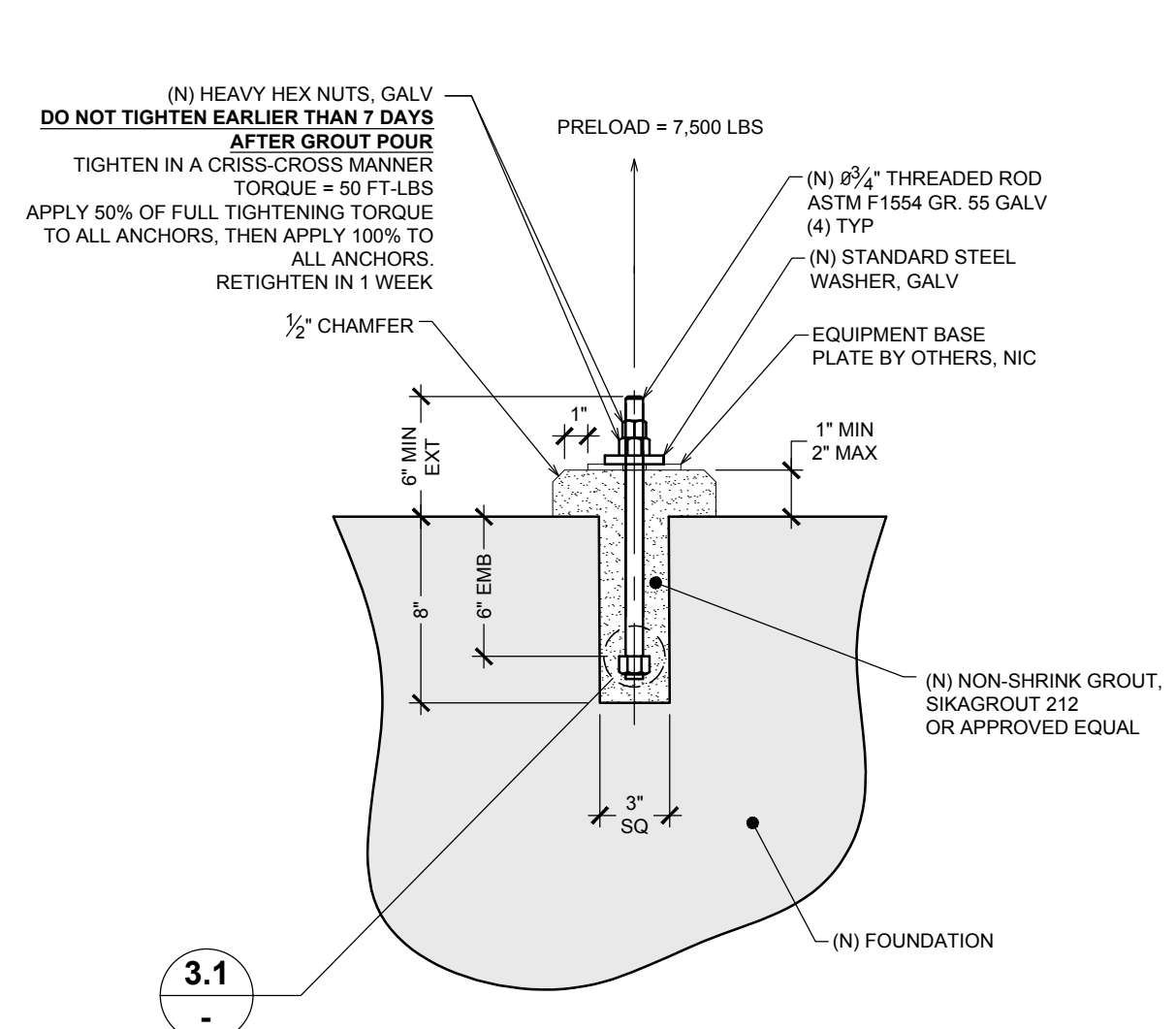
ANCHORAGE & PAD DETAILS



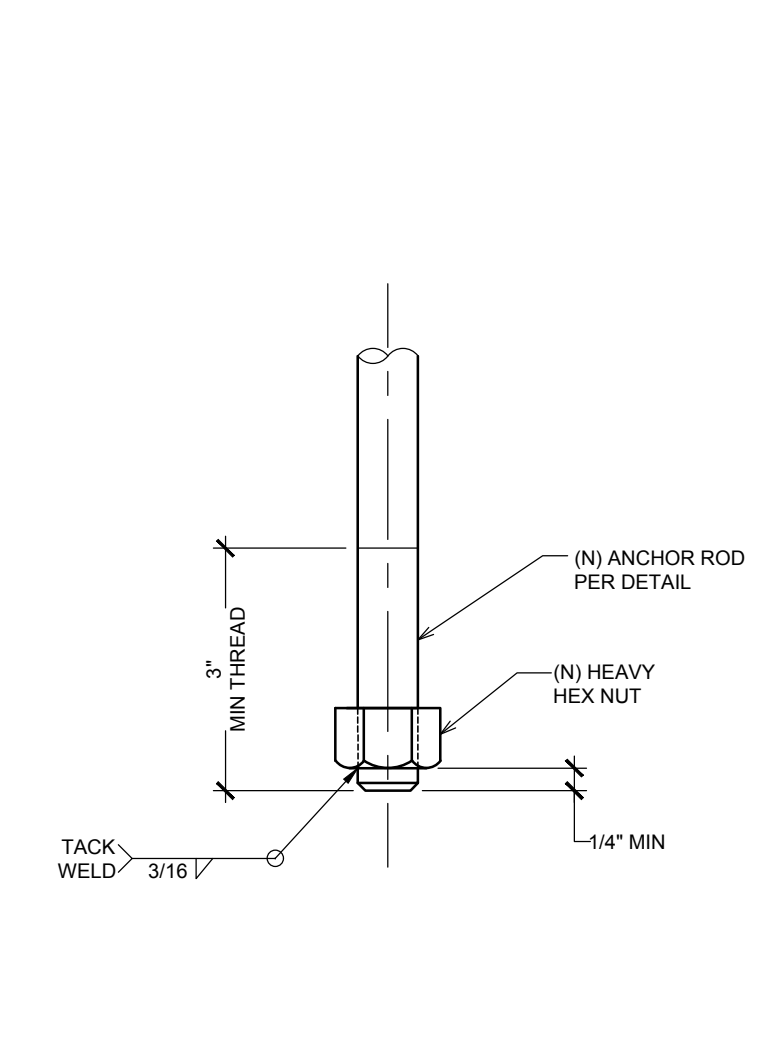
1 (N) EPOXY ANCHOR
 TYP, NTS



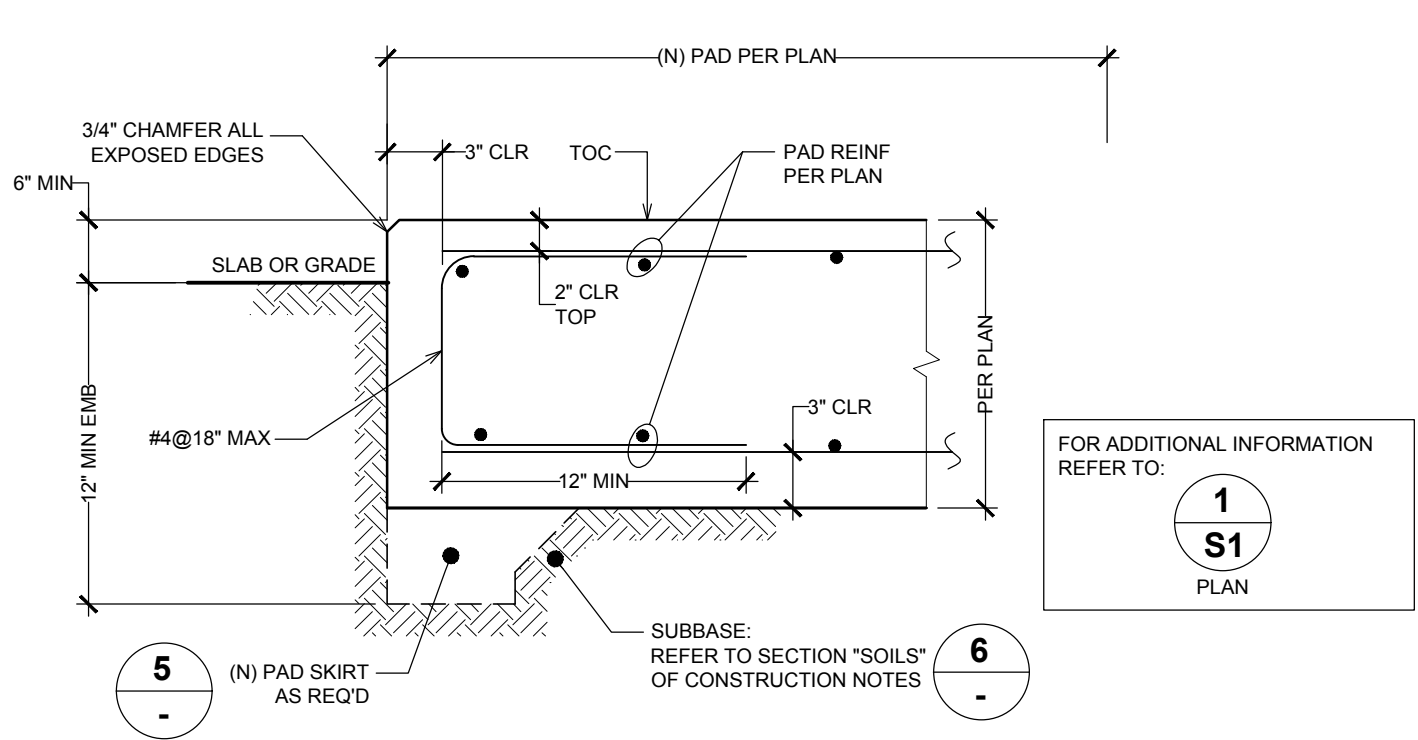
2 (N) EPOXY ANCHORAGE
 TYP, NTS



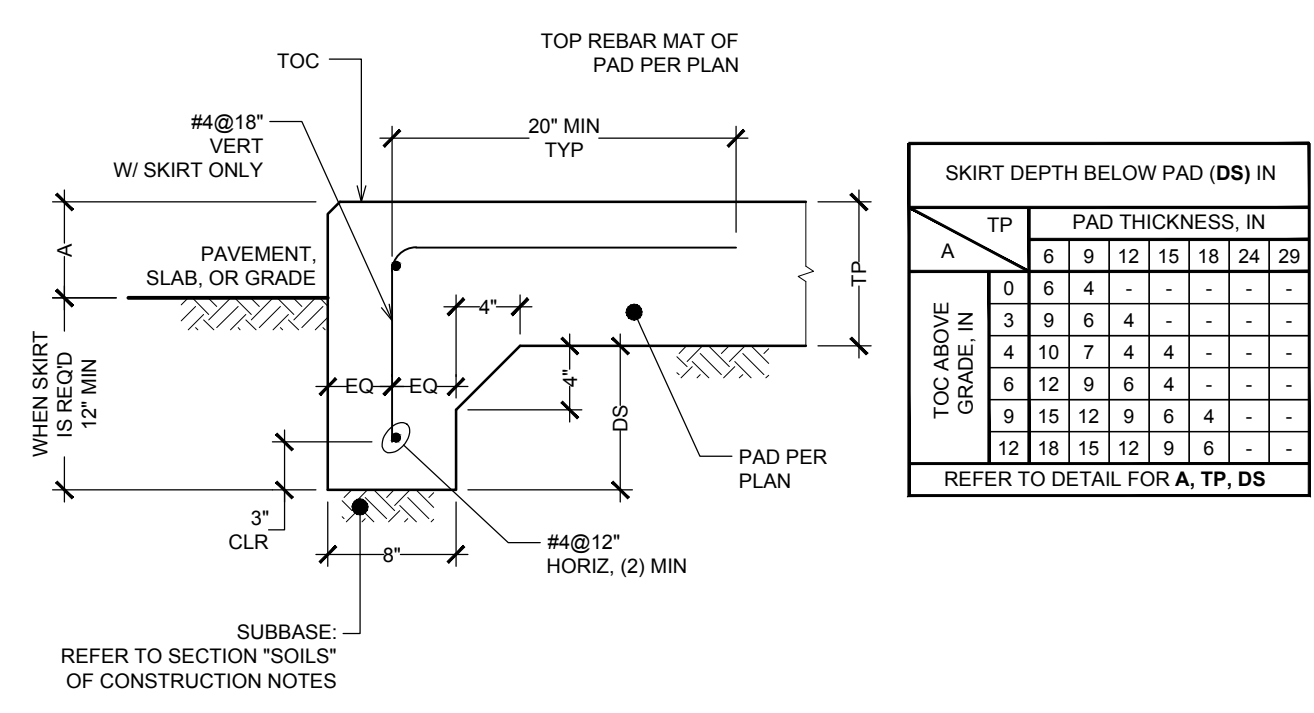
3 (N) CAST-IN ANCHORAGE
 TYP, NTS



3.1 (N) CAST-IN ANCHORAGE
 TYP, NTS



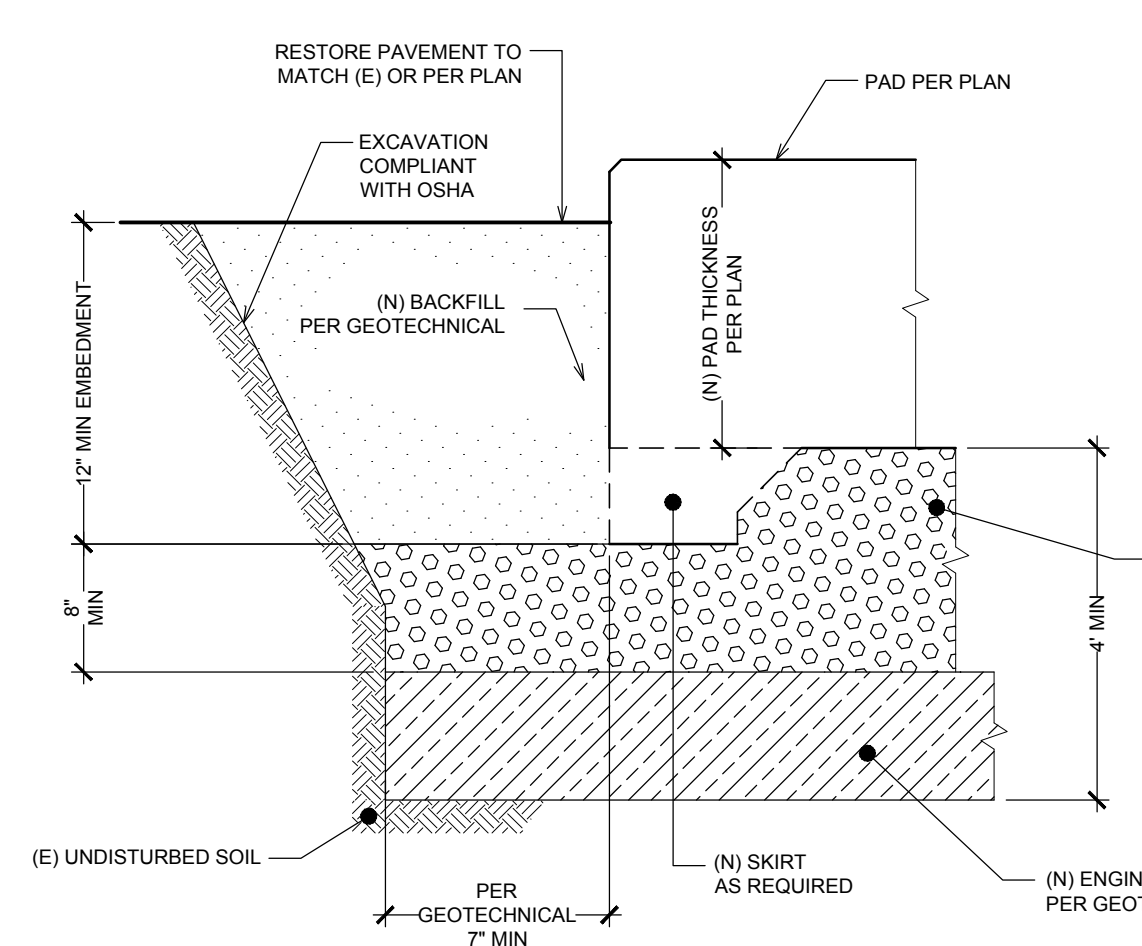
4 (N) PAD
 TYP, NTS



5 (N) SKIRT (WHERE NECESSARY)
 TYP, NTS

A	TP	PAD THICKNESS, IN					
		6	9	12	15	18	24
0	6	4	-	-	-	-	-
3	9	6	4	-	-	-	-
4	10	7	4	4	-	-	-
6	12	9	6	4	-	-	-
9	15	12	9	6	4	-	-
12	18	15	12	9	6	-	-

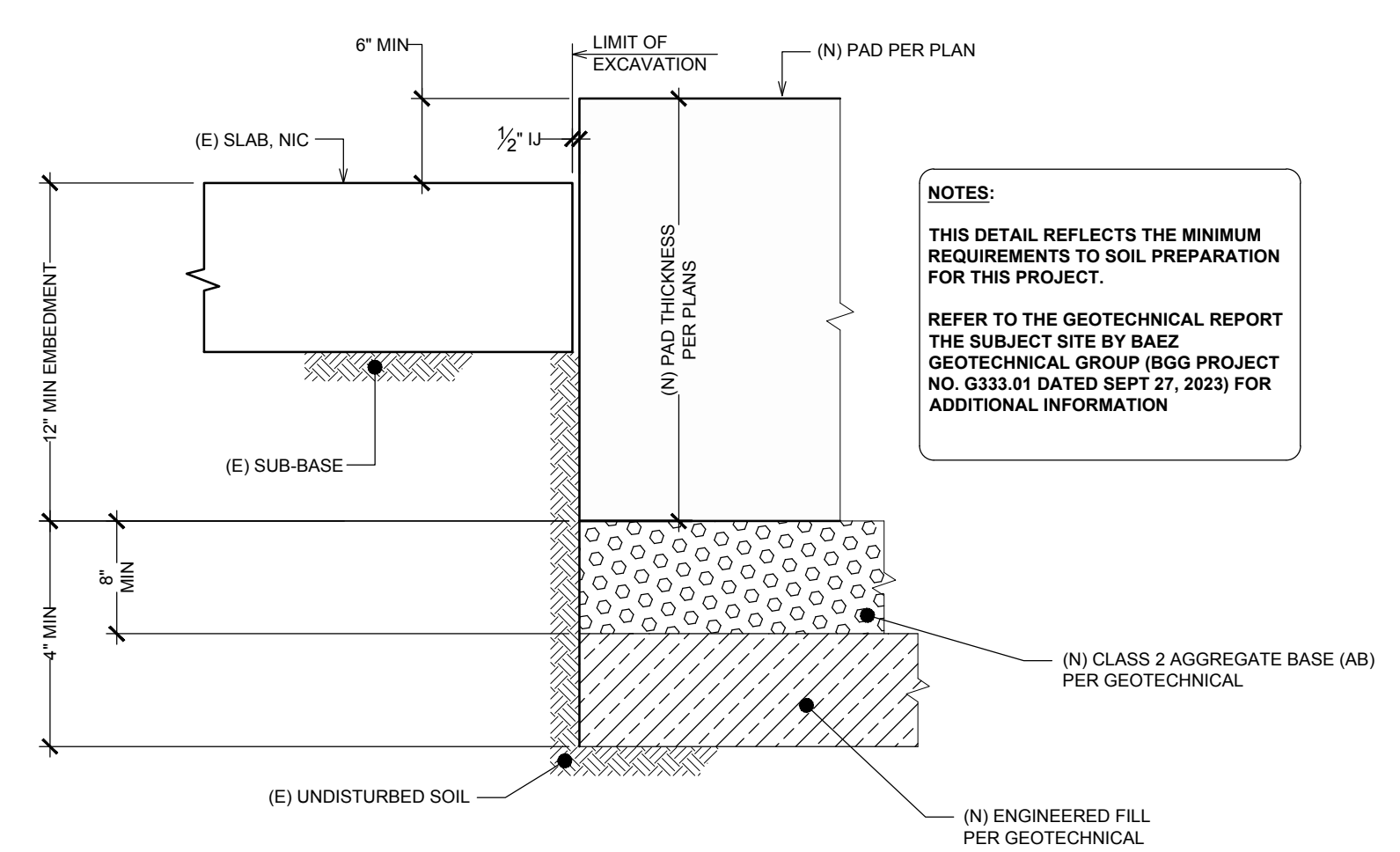
REFER TO DETAIL FOR A, TP, DS



6 (N) SOIL IMPROVEMENT
 TYP, NTS

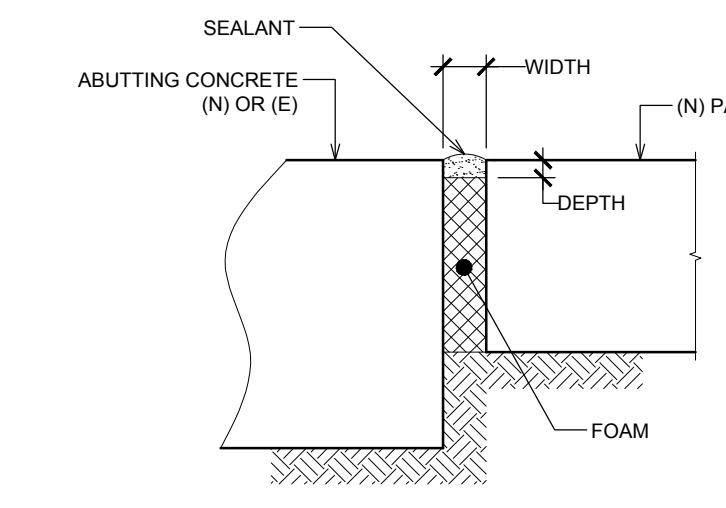
NOTES:
 THIS DETAIL REFLECTS THE MINIMUM REQUIREMENTS TO SOIL PREPARATION FOR THIS PROJECT.
 REFER TO THE GEOTECHNICAL REPORT THE SUBJECT SITE BY BAEZ GEOTECHNICAL GROUP (BGG PROJECT NO. G333.01 DATED SEPT 27, 2023) FOR ADDITIONAL INFORMATION

CONTRACTOR TO ENSURE STABILITY OF NEARBY STRUCTURES DURING CONSTRUCTION. THIS DESIGN ASSUMES NO CONFLICTS BETWEEN THE (E) FOUNDATIONS AND (N) EQUIPMENT PAD. IN CASE OF DISCOVERY OF ANY CONDITIONS DIFFERENT FROM THOSE LISTED IN CONSTRUCTION NOTE 4E/S1, SGE SHALL BE NOTIFIED. THE WORK SHALL NOT PROCEED WITHOUT A REVIEW AND WRITTEN APPROVAL BY SGE.



7 (N) SOIL IMPROVEMENT
 TYP, NTS

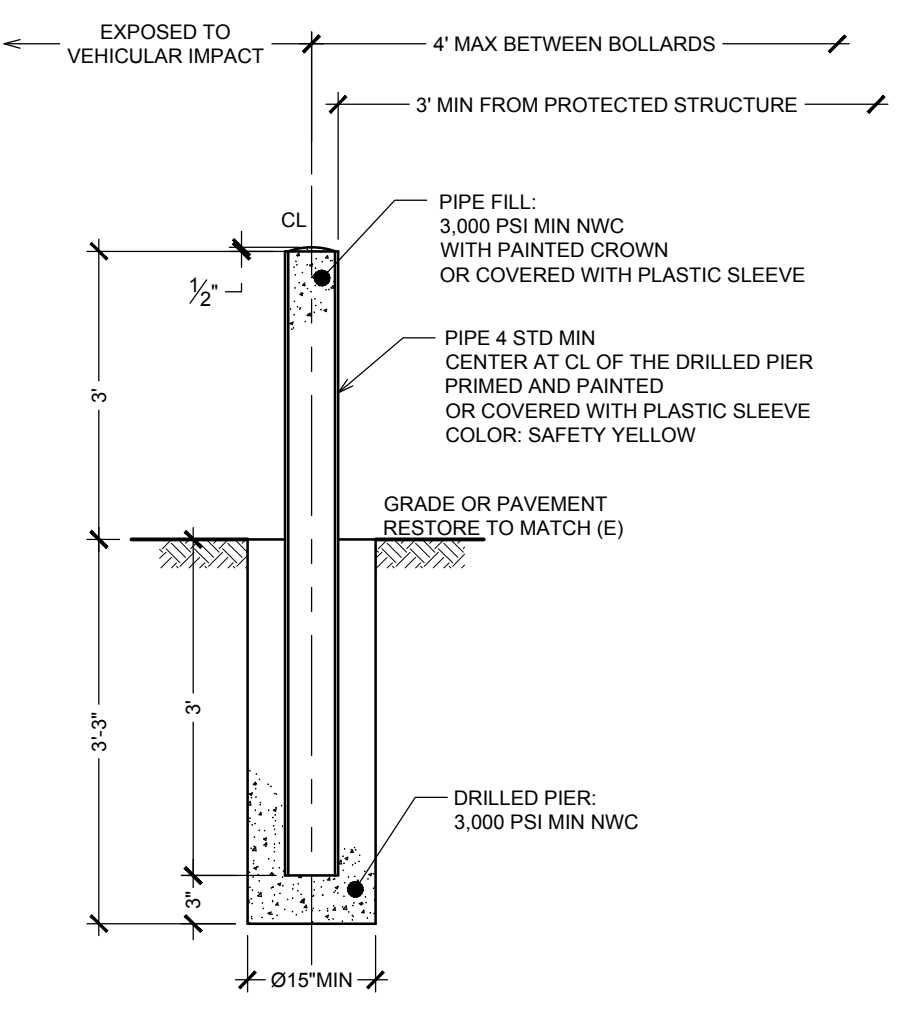
NOTES:
 THIS DETAIL REFLECTS THE MINIMUM REQUIREMENTS TO SOIL PREPARATION FOR THIS PROJECT.
 REFER TO THE GEOTECHNICAL REPORT THE SUBJECT SITE BY BAEZ GEOTECHNICAL GROUP (BGG PROJECT NO. G333.01 DATED SEPT 27, 2023) FOR ADDITIONAL INFORMATION



8 ISOLATION JOINT (IJ)
 TYP, NTS

ABUTTING CONCRETE	WIDTH	DEPTH	FOAM	SEALANT
NEW (N)	3/4"	3/8"	STYROFOAM, MIN OF (N) CONCRETE OR (N) PAD	(N) JOINT SEALER: SIKAFLEX-TO-SL
EXISTING (E)	3/4"	3/8"	CONSTRUCTION FOAM, MIN OF (E) CONCRETE OR (N) PAD	BY SIKA CORPORATION OR APPROVED EQUAL

THIS DETAIL IS FOR (N) PAD ABUTTED BY CONCRETE ONLY
 U IS NOT REQUIRED FOR ABUTTING ASPHALT, GRAVEL, AND OTHER NON-RIGID PAVEMENT



9 BOLLARDS
 TYP, NTS



Planning Application

City of Pittsburg, Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

TYPE OF APPLICATION REQUESTED:

- | | |
|---|---|
| <input type="checkbox"/> UP Conditional Use Permit | <input type="checkbox"/> ZA Zoning Administrator |
| <input type="checkbox"/> DR Design Review | <input type="checkbox"/> TRP Tree Removal Permit |
| <input checked="" type="checkbox"/> ADR Design Review (Admin) | <input type="checkbox"/> TA Temporary Activity |
| <input type="checkbox"/> GP General Plan Amendment | <input type="checkbox"/> PPR Preliminary Plan Review |
| <input type="checkbox"/> RZ Rezoning (Includes PUD) | <input type="checkbox"/> MM Minor Modification (wireless) |
| <input type="checkbox"/> SUB Major Subdivision | <input type="checkbox"/> SR Sign Review (Type: _____) |
| <input type="checkbox"/> MS Minor Subdivision | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> VA Variance | |

STAFF USE ONLY

Application Number: _____ Date Filed: _____

PROJECT INFORMATION:

Project Name (Business/Development): Linde Pittsburg Vaporizers and Blower

Address/Location of Project: 2000 Loveridge Rd, Pittsburg, CA 94565

Assessor's Parcel No(s): 073-190-035

Mapping Address (Latitude/Longitude): 38.013754, -121.866467

Existing General Plan / Zoning Designations: General Industrial (IG)

Proposed General Plan / Zoning Designations: General Industrial (IG)

Existing Use: Heavy Manufacturing

Proposed Use: Heavy Manufacturing

Size of Existing Structure(s): _____

Size of Proposed Additions / New Structure(s): 200 sq ft

Amount of New Impervious Surfaces (s.f. or acres)¹: _____

Property Size (s.f. or acres): _____ No. of Existing Lots: _____ Proposed: _____

Days/Hours of Operation: _____

No. of Employees, Existing: _____ Proposed: _____

No. of On-Site Parking Stalls, Existing: _____ Proposed: _____

HCP Land Cover Type: _____ Cortese List: Yes No

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.ccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

Installation of vaporizers and blower on new concrete pads

APPLICANT INFORMATION:

Applicant Name: SGE Consulting Engineers **Primary Contact:** Taylor Mangold

E-Mail: pm@sgeconsulting.com

Phone: (949)312-8697

Mailing Address: 18500 Von Karman Ave, Suite 330, Irvine, CA 92612

Property Owner(s): Linde Inc.

E-Mail: Christian.Lenci@Linde.com

Phone: 925-726-528

Mailing Address: 2000 Loveridge Rd, Pittsburg CA 94565

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____

Date: _____

Property owner/manager (attach notary): Christian Lenci

Date: 9/11/2025

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIRMENTS: *(to be completed by the applicant)*

- Consultation with Planning Division
- Completed Planning Application Form
- 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- Correct Filing Fees (if paying by check, make payable to "City of Pittsburg")
- Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

**One full-sized and one reduced (8.5" x 11" or 11" x 17") required. Please review the Planning Application Submittal Checklist (separate handout) for details about what needs to be included on the project plans.*

STAFF USE ONLY

TOTAL FEES PAID*: _____ **Date Rec'd:** _____ **By:** _____

**Attach Copy of Completed Planning Receipt Form or Developer Deposit Request*

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

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

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

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

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

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

Section 2. Decision

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

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

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

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

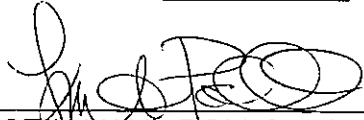
AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

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



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION