



City of Pittsburg Planning Commission Agenda

October 22, 2019

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

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

Planning Commission Members

**Elissa Robinson, Chair
Sarah Foster, Vice-Chair
J. Faye Fields, Commissioner
Christopher Moreno, Commissioner
Dr. Trinh Nguyen, Commissioner
James Coniglio, Commissioner
VACANT, Commissioner**

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

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

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

This agenda was posted in City Hall on Thursday, October 17, 2019

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of October 8, 2019.

PUBLIC HEARINGS

2. **Habibiz Smoke Shop, AP-19-1448 (UP)**
This is a public hearing on a request for approval of a use permit to operate a smoke shop located at 583 West Tenth Street, in the M (Mixed Use) District. Assessor's Parcel No. 085-260-180.

ZONING ADMINISTRATOR REPORTS

3. **Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolution**
The Zoning Administrator submits one notice of intent to exercise delegated design review authority for the Praxair cylinder storage yard expansion at 1930 Loveridge Road, one notice of intent to conduct a Zoning Administrator public hearing for a fence height exception request at 1718 Bridgeview street, and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

October 8, 2019

A workshop was held at 5:45 p.m. presenting information to Planning Commissioners regarding Robert's Rules of Order.

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, October 8, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Vice-Chair Foster, Commissioners Coniglio, Fields, Moreno

Absent: Commissioner Nguyen

Staff: City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Associate Planner Trishia Caguiat, Assistant Planner Celina Palmer, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Chair Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. Habibiz Smoke Shop, AP-19-1448 (UP), was continued to a date uncertain.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

2. Minutes of September 24, 2019.

On motion by Commissioner Moreno and seconded by Commissioner Coniglio to approve the consent calendar and carried by the following vote:

AYES:	Coniglio, Fields, Foster, Moreno, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Nguyen

COMMISSION CONSIDERATIONS

Commissioner Coniglio recused himself from Item 3 stating a conflict of interest due to the applicant being his employer. Commissioner Coniglio left the dais and exited the Council Chamber.

3. Dow Chemical Company Water Recovery System Equipment Replacement – Extension of Approval of AP-16-1169 (DR)

A public hearing on a request for a one-year extension of design review approval of plans to construct a 95-foot tall water recovery system on an approximately 1.34-acre portion of the existing Dow Chemical Plant, now Corteva Agriscience, located at 901 Loveridge Road, in the IG (General Industrial) District.
Assessor's Parcel Number: 073-220-041.

Assistant Planner Palmer gave a presentation on the item.

Chair Robinson opened the public hearing.

Jason Ruhls, Applicant, spoke on behalf of the project.

There being no one to speak further to the item, Chair Robinson closed the public hearing.

On motion by Commissioner Moreno seconded by Commissioner Foster to approve and carried by the following vote:

AYES:	Fields, Foster, Moreno, Nguyen, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Nguyen, Coniglio [Recused]

Commissioner Coniglio returned to the dais.

4. Grace Bible Fellowship Church Sign Exception, AP-19-1426 (SE)

A continued public meeting on a request for approval of a sign exception to legalize a 42 square-foot reader board sign and two existing freestanding signs (approximately 39 square-feet and 31 square-feet) for a total of 112 square-feet, at 2220 Crestview Drive, in the RM (Medium Density Residential) District.
Assessor's Parcel Number: 087-205-026.

Assistant Planner Palmer gave a presentation on the item.

Chair Robinson opened the public hearing.

Michael Burris, Applicant, spoke on behalf of the project.

There being no one to speak further to the item, Chair Robinson closed the public hearing.

On motion by Commissioner Coniglio seconded by Commissioner Foster to approve and carried by the following vote:

AYES:	Coniglio, Fields, Foster, Moreno, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Nguyen

STUDY SESSION

5. San Marco Villas III, AP-19-1458 (PPR)

A study session to receive Planning Commission comments on a preliminary plan review application to construct a 270-unit extension, consisting of eleven new three story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and San Marco Boulevard with access off of Villa Drive. The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-13620) District. Assessor's Parcel Number: 091-050-047.

Associate Planner Caguiat gave a presentation.

Chair Robinson opened the public hearing.

Louis Parsons, Applicant, spoke on behalf of the project.

The Commissioners discussed and provided feedback to staff.

ZONING ADMINISTRATOR REPORTS

7. The Zoning Administrator submits two notice of intent to exercise delegated design review authority for: 1) placement of a second carport structure within the Police parking lot at the Pittsburg City Hall, and 2) a façade update for the existing Wendy's Restaurant, located at 2243 Loveridge Road.

The Commissioners acknowledged receipt of the notices of intent.

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of October 22, 2019.

COMMITTEE REPORTS

Vice-Chair Foster reported TRANSPLAN is scheduled to meet on October 10, 2019.

Commissioner Moreno reported there will be a pop-up event held at Pittsburg's Farmers Market by the Association of Bay Area Governments and the Metropolitan Transportation regarding regional planning through the year 2050 on October 12, 2019.

ADJOURNMENT

The meeting was adjourned at 8:09p.m. to October 22, 2019.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 22, 2019**

ITEM: Habibiz Smoke Shop, AP-19-1448 (UP)

ORIGINATED BY: Qassem Ali, 187 Buchanan Road, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for approval of a use permit to operate a smoke shop located at 583 West Tenth Street, in the M (Mixed Use) District. Assessor's Parcel No. 085-260-180.

RECOMMENDATION: Staff recommends the Commission adopt Resolution No.10135, approving Use Permit Application No. 19-1448, as conditioned.

BACKGROUND: City Council Ordinance No. 16-1419 (December 21, 2016), instituted the requirement for a use permit to operate a smoke shop or smoking lounge, as well as the requirement that these uses be located at least 1,000 feet away from the property line of a school and front door of an existing smoke shop or smoking lounge. The proposed smoke shop in this application is not located within 1,000 feet of a property line for a school or front door of an existing smoke shop. Previous tenants at this space include "All About U" sandwich and ice cream shop, and Botanica Velarde.

On October 8, 2019, at the request of the Pittsburg Police Department, the Planning Commission continued this application to a date uncertain.

PROJECT DESCRIPTION:

Existing Conditions: The project site is a 20,500 square foot lot, located on the south side of West 10th Street, between Enterprise Circle and Preservation Street. The site is developed with an existing 6,510 square-foot building, which includes three storefronts that currently house a computer hardware store and a plumbing business. A construction company is located within a warehouse space located at the rear of the building. The proposed smoke shop would occupy an approximately 990 square-foot space that previously housed a sandwich shop and botanica retail store. An existing parking lot is located at the rear of the site, with five designated spaces for the proposed smoke shop.

Proposed Project: As mentioned above, the applicant is requesting approval of a use permit to allow the operation of a smoke shop. In addition to tobacco related products, the store would sell snacks such as chips and candy, phone accessories, hats and clothing, lottery tickets and soft drinks. The applicant has proposed operating hours of 8:00 a.m. to 9:00 p.m., seven days per week, with one to two total employees. No exterior modifications are proposed to the existing building, and the five designated spaces in the rear would be utilized for the use.

CODE COMPLIANCE:

General Plan: The project site is located in the 'West Central Subarea,' of the General Plan, and has a land use designation of *Mixed Use*. This land use designation is intended to allow for greater flexibility of land uses around and accessible by transit. In accordance with General Plan Goal 2-G-6, the project would reuse and revitalize an underutilized site.

Zoning: The project site is located within the M (Mixed Use) District. The proposed use falls under the use classification of 'smoke shop' as defined by the Pittsburgh Municipal Code (PMC) section 18.08.080(26)(i). The M District is intended to establish standards and guidelines that allow integration of high-density residential, commercial and business uses, resident and employee services, and public spaces. Pursuant to PMC section 18.53.020, "smoke shops," are allowable uses in the M District subject to Limitation-165, which includes the requirement of approval for a use permit, that the use not be located within 1,000 feet of the property lines of an existing or approved school (approximately 2,000 feet from St. Peter Martyr School), or the front door of an existing smoke shop or lounge, and that appropriate air filtration systems be required for lounges if there are potential impacts to adjacent land uses (currently no smoking lounge is proposed).

Parking: Smoke shops are parked in accordance with the 'General Merchandise, retail sales and rental' category, which has a minimum number of off-street spaces specified in PMC 18.78.040, Schedule A, of 1 space per 250 square feet, for up to 50,000 square foot. The proposed smoke shop is approximately 990 square feet in size; therefore, four (4) spaces are required.

Landscaping: The project site has a landscaped area along the West 10th St frontage, which encompasses approximately 2% of the site.

Pursuant to PMC section 18.76.060, an applicant for a zoning permit in a C or I district for occupancy of a site or structure that is nonconforming due to lack of required planting areas must present a schedule for elimination or substantial reduction of these nonconformities over a period not to exceed two years. The proposed project is located in the M district, which based on its location in the West 10th Street Mixed Use Corridor, is regulated by the property development regulations specific in the CC district. Although the proposed project does not meet the minimum required landscaping percentage, it would be conditioned to enhance the existing landscaping onsite to improve site aesthetics.

Required Use Permit Findings: 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 use:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in the 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 before October 12, 2019, a notice of the October 22, 2019, public hearing for this project was posted at City Hall and at or near the proposed project site; 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 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. In addition, a copy of the notice was posted on the "Public Notices" section of the City's website. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Heritage Pointe" Nextdoor neighborhood.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the use permit, with the inclusion of several conditions of approval, as detailed below:

1. Hours of operation shall be limited between the hours of 8:00 a.m. and 9:00 p.m., daily (Condition No. 2).
2. Loitering (loitering is defined as “to stand idly about; linger aimlessly without lawful business”) is prohibited on any sidewalks or property adjacent to the premise under the control of the business owner. (Condition No. 6).
3. The business owner shall maintain and operate a security video-recording camera during business hours. The business owner shall ensure video surveillance within the parking lot and on the sidewalks in front of the store, and the business owner shall make the video recording available to the Police Department or any Law Enforcement Agency upon request, and each video recording shall be kept for a minimum of 72 hours (Condition No. 9).
4. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the business owner shall be removed or painted over within forty-eight (48) hours of being applied (Condition No. 13).

With the incorporation of the conditions identified above, the use would not be detrimental to the health, safety, and general welfare of the City. The project would help promote the general welfare of residents by occupying a site that would otherwise be vacant, and by providing a new commercial business that would have a positive impact on the City’s tax base.

ACTION REQUIRED:

Move to adopt Resolution No. 10135, approving Use Permit Application No. 19-1448, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10135
2. Project Plans, dated July 24, 2019 and August 28, 2019
3. Map of Surrounding Uses
4. Site Photo
5. Development Standards
6. Public Hearing Notice/Vicinity Map

Prepared by: John Dacey, AICP, Assistant Planner

PROPOSED

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting a Use Permit to	)	Resolution No. 10135
Operate a Smoke Shop, located at 583	)	
West 10 th Street for, "Habibiz Smoke	)	
Shop, AP-19-1448 (UP)." APN 085-260-	)	
180	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On July 24, 2019, Qassem Ali filed Planning Application No. 19-1448, requesting a use permit to operate a smoke shop located at 583 W. 10th Street, in the M (Mixed Use) District. APNs: 085-260-180.
- 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. On December 21, 2016, the City Council adopted Ordinance No. 16-1419, which established the requirement for a use permit to establish a smoke shop or smoking lounge, as well as the requirements that these uses be located at least 1,000 feet away from the property line of a school and front door of an existing smoke shop or smoking lounge, and that appropriate air filtration systems be required for lounges if there are potential impacts to adjacent land uses.
- D. Pursuant to PMC section 18.16.040, a use permit may be granted only after the Planning Commission makes a determination that 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. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities', of the State CEQA Guidelines, section 15301.
- F. On or prior to September 27, 2019, notice of the October 8, 2019, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.
- G. On October 8, 2019, prior to opening the public hearing, the Planning Commission continued the public hearing to a date uncertain.
- H. On or prior to October 12, 2019, notice of the October 22, 2019, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Heritage Point" Nextdoor neighborhood.
- I. On October 22, 2019, the Planning Commission held a public hearing on Use Permit Application No. 19-1448, at which time oral and/or written testimony was

considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Habibiz Smoke Shop, AP-19-1448 (UP),” dated October 22, 2019, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed smoke shop use:
 - a. Is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location. The site is located within the M District, which allows smoking lounges and smoke shops in areas no less than 1,000 feet away from the property line of a school or front door of an existing smoke shop or lounge, subject to a use permit and installation of an air filtration system for lounges if it is determined there are potential impacts to adjacent land uses. The proposed smoke shop is not located within 1,000 of the property lines of an existing or approved school, or the front door of an existing smoke shop or lounge. Further, a smoking lounge is not proposed, and therefore no potential impact to adjacent land uses is anticipated.
 - b. Will not be detrimental to the health, safety, and general welfare of the City, if: 1) loitering is prohibited on and adjacent to the site; 2) a security video-surveillance system is operated and maintained on the site and made available to any law enforcement agency upon request; and 3) any potential graffiti that occurs on site is completely removed within 48 hours of being applied.
 - c. Will not adversely affect the orderly development of property within the City, in that the proposed use will occupy an existing commercial space, and the applicant is proposing no exterior building improvements or expansions.
 - d. Will not adversely affect the preservation of property values, rather, it will help to improve values as the proposed project provides a commercial business that will have a positive impact on the City tax base.
 - e. Is consistent with the General Plan, specifically goal 2-G-6, in that the

proposed use will reuse and revitalize an underutilized site.

- f. Will not create a nuisance or enforcement problem if the applicant abides by all conditions of approval included with the use permit, all City codes and regulation, and all regulations of any other affected out agencies.
- g. Will not encourage marginal development within the neighborhood, in that the use will occupy an existing commercial space and does not involve construction of a new building or building addition.
- h. Will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints, in that the project site is located in an area of the City served by existing utilities, and the business will be maintained and operated at the cost of the applicant.
- i. Is consistent with the City's approved funding priorities in that there is no public money involved in this project.
- j. Is not located in the CP District.

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Use Permit Application No. 19-1448, subject to the following conditions:
 - 1. Substantial Conformity. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 above, except as modified by the conditions below. Operation of the approved business in a manner inconsistent with this description and this use permit shall be grounds for revocation of the use permit.
 - 2. Hours of Operation. Business hours shall be limited to the hours of 8:00 a.m. and 9:00 p.m. daily.
 - 3. Business Signage. This resolution does not approve any on-site 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.
 - 4. Bicycle Parking. The business owner shall maintain permanent, fixed bicycle racks or lockers for a minimum of 1 bicycle. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division.

5. Outdoor Storage Prohibition. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
6. Loitering Prohibition. Loitering (loitering is defined as “to stand idly about; linger aimlessly without lawful business”) is prohibited on any sidewalks or property adjacent to the premise under the control of the business owner.
7. Drug Paraphernalia Prohibition. Drug paraphernalia, as determined by the Pittsburgh Police Chief and including but not limited to “Brillo” style scrubbing pads, “Ziploc” style bags smaller than five inches by five inches (5” x 5”), and glass enclosed miniature paper roses, shall not be sold.
8. Harmful Matter Prohibition. No harmful matter (as defined in Penal Code Section 313) may be displayed for sale or rent, except in accordance with applicable law.
9. Video Surveillance. The business owner shall maintain and operate a security video-recording camera during business hours. The business owner shall ensure video surveillance within the parking lot and on the sidewalks in front of the store, and the business owner shall make the video recording available to the Police Department or any Law Enforcement Agency upon request, and each video recording shall be kept for a minimum of 72 hours.
10. Exterior Lighting. All exterior lighting fixtures shall be maintained in good working order at all times. If any exterior areas around the building become too dark, as determined by the Pittsburgh Police Department, then new light fixtures shall be added to provide the necessary light needed on site surrounding the building. This determination shall be made at the discretion of the Police Department, in collaboration with the Planning Division. Any new light fixtures shall be reviewed and approved by the Planning Division prior to installation.
11. Interior Visibility. The business operator shall ensure that all windows, including windows within doors, are not screened, tinted, or otherwise obscured, and allow for visibility into the business.
12. Notification Signage. One or more signs shall be placed in a prominent location within three feet of the main entrance of the building in English, Spanish, and other language(s) predominantly spoken by patrons, conveying the following messages:
 - i. California State Law prohibits the sale of tobacco products to persons under 21 years of age; and
 - ii. No Loitering or Public Drinking.

13. Graffiti Removal. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the business owner shall be removed or painted over within forty-eight (48) hours of being applied.
14. Game and Video Prohibition. There shall be no coin operated games or video machines maintained on the premise at any time.
15. Landscaping. Pursuant to PMC section 18.76.060, the business owner shall provide a landscaping plan to enhance the existing landscaped areas to improve site aesthetics. Landscaping plan shall be submitted to the Planning Division for approval.
16. Site Maintenance. The entire site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.
17. Parking Lot Striping. The business owner shall restripe the parking lot in accordance with PMC section 18.78 within 60 days of this use permit approval, and striping shall be maintained at all times.
18. Directional Signage. The business owner shall provide directional signage for customers accessing the rear parking lot.
19. Clean Up Methods. The business owner shall practice dry clean-up methods for outdoor sidewalk and parking surface areas on an as needed basis, in accordance with the guidelines established by the Bay Area Stormwater Management Agencies Association (BASMAA).

Standard Conditions:

20. Standard Conditions. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
21. Other Agency Requirements. The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
22. Indemnification. Business owner agrees to indemnify, defend, and hold

harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

23. Expiration. This use permit will expire on October 22, 2020, 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 22nd day of October 2019, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

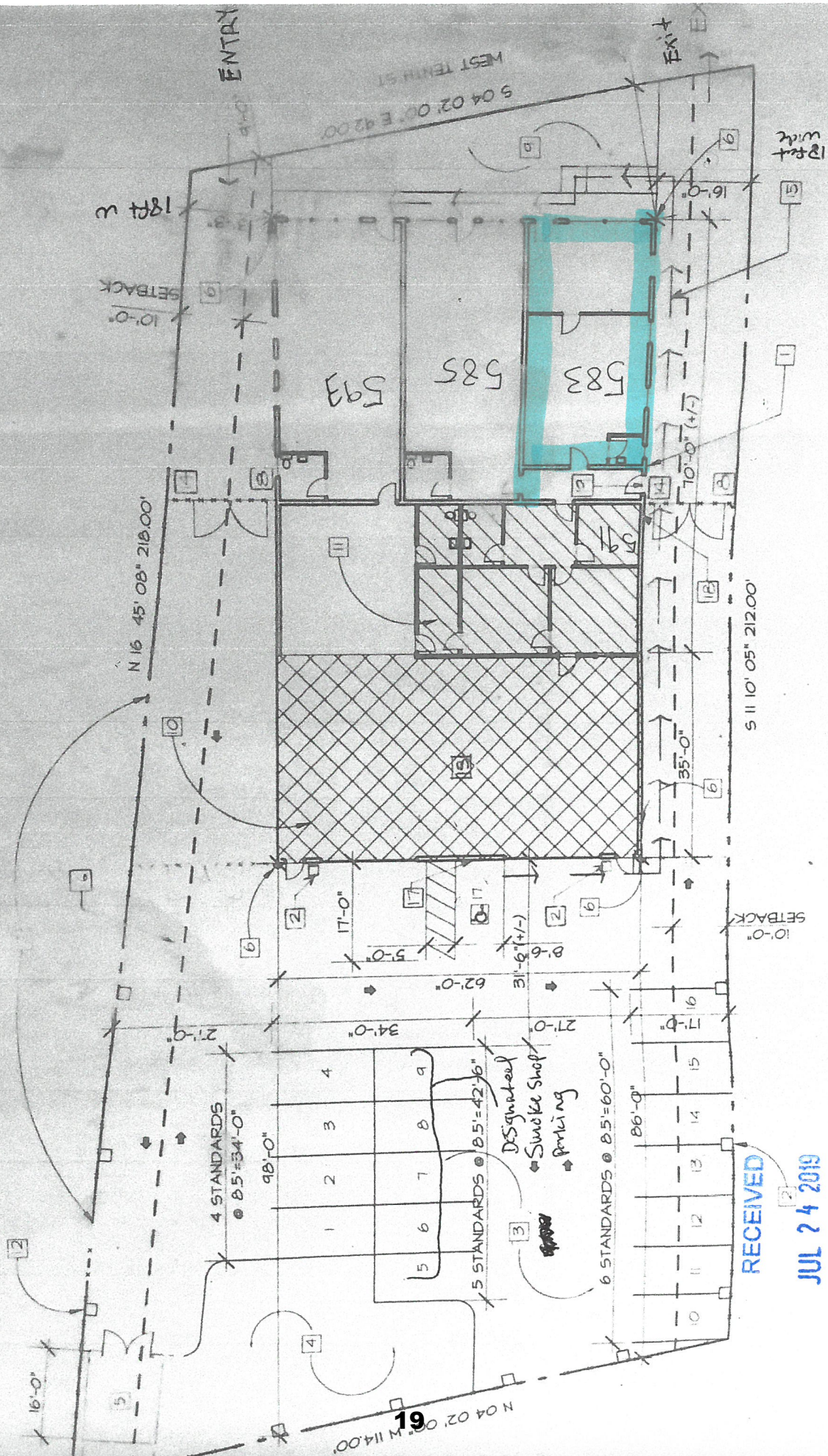
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10135 was adopted by the Planning Commission of the City of Pittsburg on October 22, 2019.

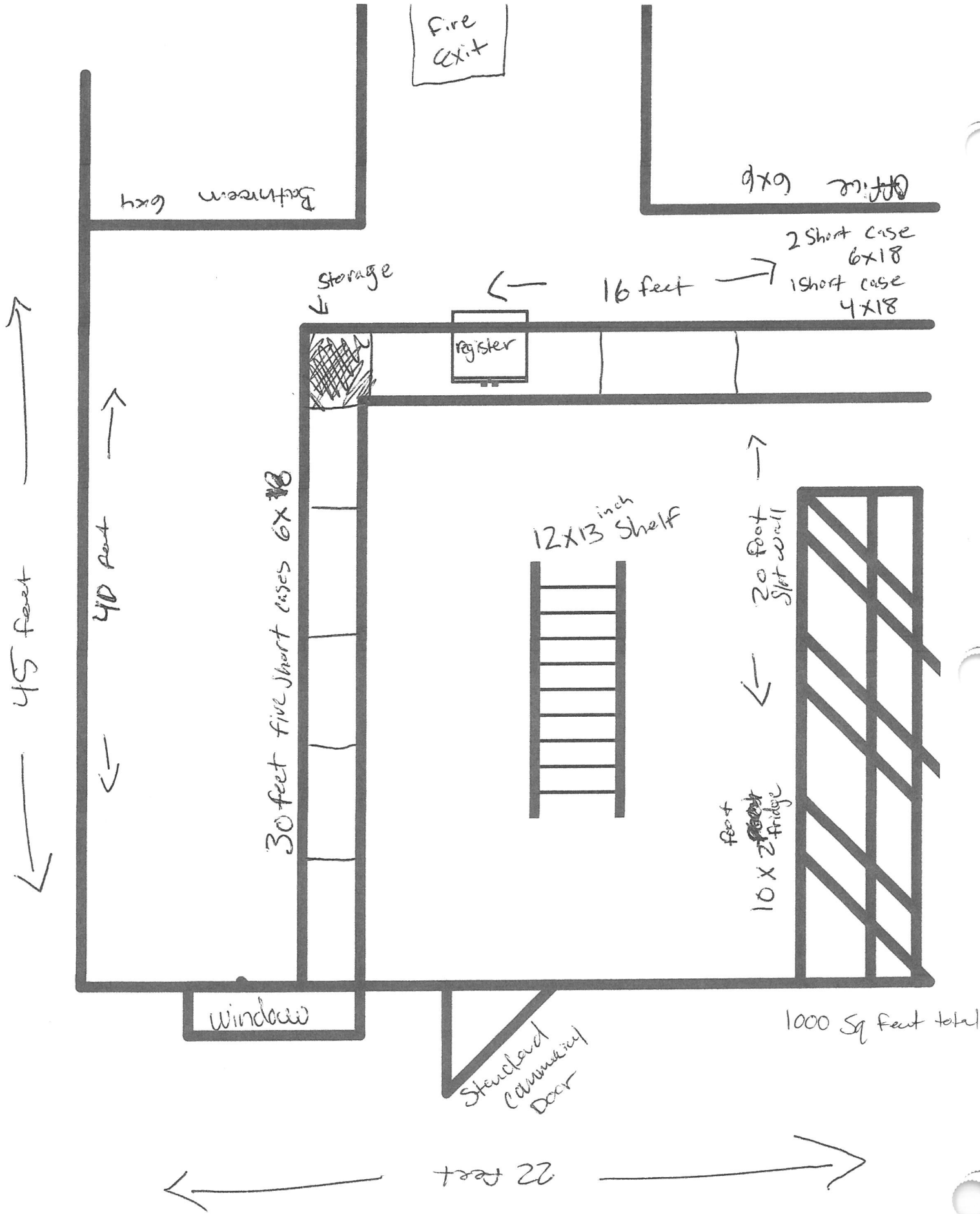
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION



PLANNING DIVISION

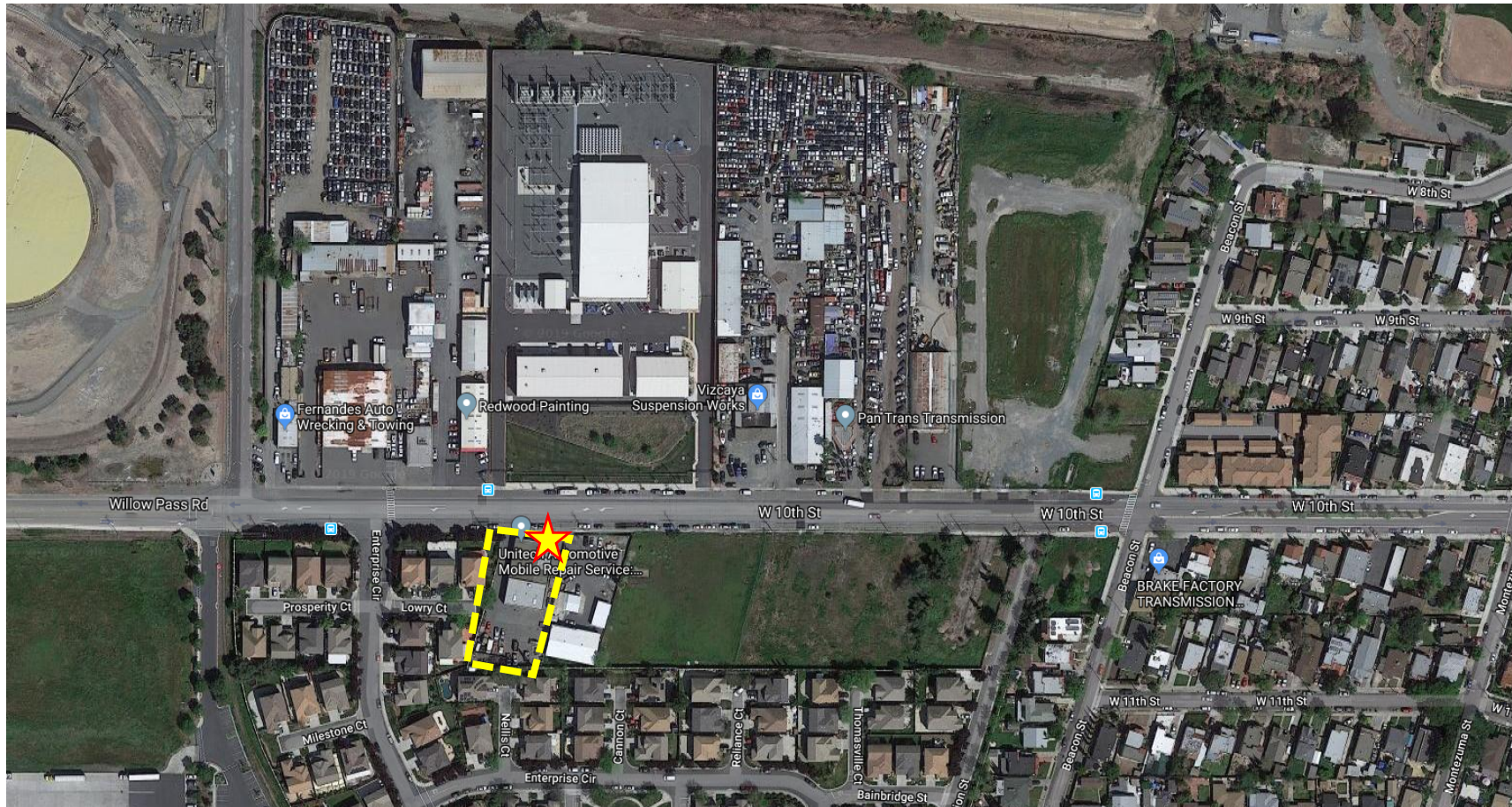
SITE PLAN

 $\theta = 20^\circ$



Attachment 3
Location & Surrounding Uses Map
Habibiz Smoke Shop, AP-19-1448 (UP)

★ **Project Site**



Attachment 4
Site Photo
Habibiz Smoke Shop, AP-19-1448 (UP)



Property Development Regulations

Habibiz Smoke Shop

AP-19-1448 (UP)

Development Regulations: <i>IG District</i>	Requirement:	Proposed Project:
Minimum Lot Area:	5,000 s.f.	20,500 s.f.
Minimum Lot Width:	50 ft.	100 ft.
Minimum Yards:	-	-
Front:	15 ft.	No Change*
Side	-	No Change*
Rear:	-	No Change*
Maximum Height of Structures:	60 ft.	No Change*
Maximum Lot Coverage:	50%	31.7%
Maximum Floor-Area Ratio (FAR):	0.5	0.317
Minimum Site Landscaping:	10%	2% (See Compliance section in Staff Report for further discussion)
Off Street Parking Requirement:	4 spaces	5 spaces
Bicycle Parking and Storage:	Based on the Number of Off-Street Parking Spaces Required	1 (conditionally)

*No new buildings or structures are proposed for the site



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: October 22, 2019
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Habibiz Smoke Shop, AP-19-1448 (UP).

This is a public hearing on an application filed by Qassem Ali requesting approval of a use permit to operate a smoke shop at 583 W 10th St in the Mixed Use (M) District. Assessor's Parcel Number: 085-260-180.

PROJECT PLANNER: John Dacey, jdacey@ci.pittsburg.ca.us or (925) 252-4824.

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 at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

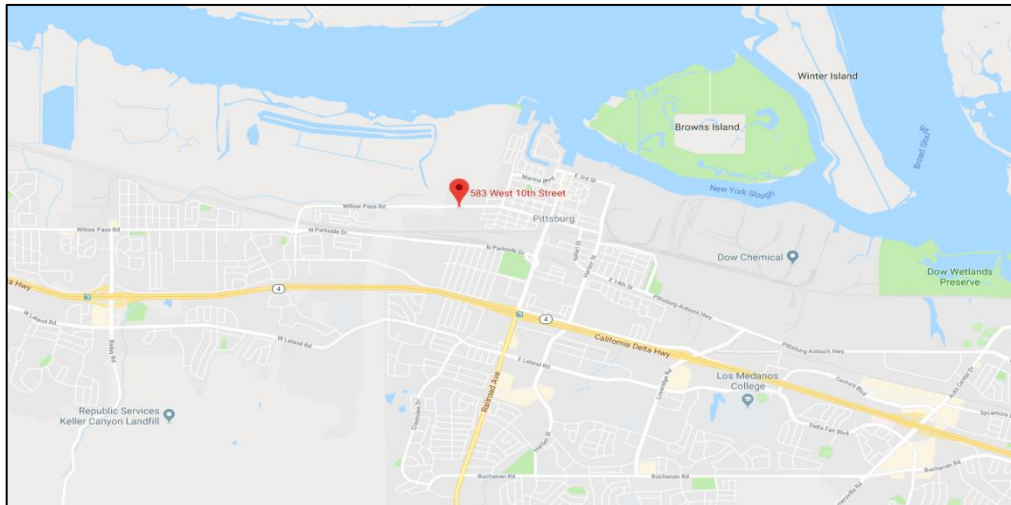
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. 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. You may also register your comments or objections by attending the public hearing on the date and time listed above.

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.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Habibiz Smoke Shop, AP-19-1448 (UP)
Location: 583 W. 10th St, APN: 085-260-180



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 22, 2019**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolution.

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for the Praxair cylinder storage yard expansion at 1930 Loveridge Road, one notice of intent to conduct a Zoning Administrator public hearing for a fence height exception request at 1718 Bridgeview street, and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

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

BACKGROUND:

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.
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 her intent to exercise delegated design review authority. Copies of resolutions approving any delegated design review application must also be provided to the Commission.

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received one application requesting design review approval which qualifies within one or more of the nine categories of delegated authority established by Resolution No. 9918, and one application requiring a Zoning Administrator public hearing:

1. Praxair Cylinder Storage Yard, AP-19-1459 (AD) – Delegated Design Review Category 8.

This is an application filed by Anthony Tabacco, requesting administrative design review approval of plans to expand an existing materials storage facility at 1930 Loveridge Road in the IG (General Industrial) District. Assessor's Parcel No. 073-190-035.

2. 1718 Bridgeview Street Fence Height Exception, AP-19-1460 (FHE) – Zoning Administrator Public Hearing.

This is an application by David Radcliffe, requesting Zoning Administrator approval of a fence height exception to allow a seven-foot-tall wooden fence, where the maximum fence height permitted is six feet, located at 1718 Bridgeview Street in the PD (Planned Development, Ord. 1204) District. APN: 093-263-015.

The Zoning Administrator has also adopted one resolution approving a delegated design review application, as follows:

1. Resolution No. 345: Mosaic Apartments Fence Height Exception, AP-19-1463 (FHE)

GENERAL PLAN/CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.84.560 authorize the Zoning Administrator to hear and decide on applications for approval of variances, exceptions to fence regulations, large day care homes, small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent and the adopted Zoning Administrator resolution.

ATTACHMENTS:

1. Notice of Intent: Praxair Cylinder Storage Yard, AP-19-1459 (AD)
2. Notice of Intent: 1718 Bridgeview Street, AP-19-1460 (FHE)
3. Zoning Administrator Resolution No. 345

Prepared by: Kristin Pollot, AICP, Zoning Administrator

**NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTRATOR PUBLIC HEARING
PURSUANT TO PMC 18.10.050**

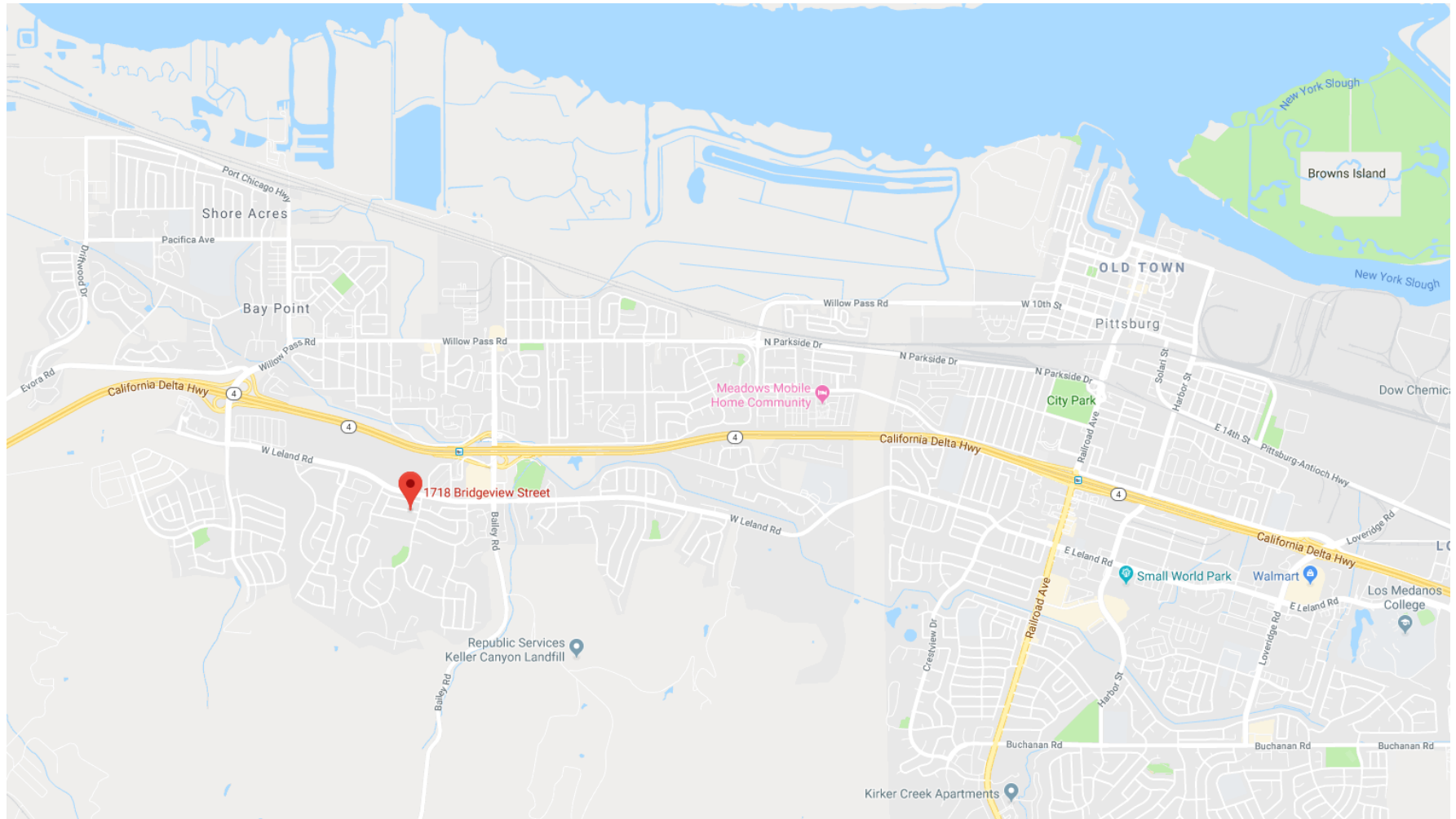
1718 Bridgeview Street Fence Height Exception, AP-19-1460 (ZA).

This is an application by David Radcliffe, requesting Zoning Administrator approval of a fence height exception, to allow a seven-foot-tall wooden fence, where the maximum fence height permitted is six feet, located at 1718 Bridgeview Street in the PD (Planned Development, Ord. 1204) District. APN: 093-263-015.

This project is delegated to the Zoning Administrator under Pittsburg Municipal Code (PMC) section 18.84.205.F.2.

1718 Bridgeview Street Fence Height Exception – Vicinity Map

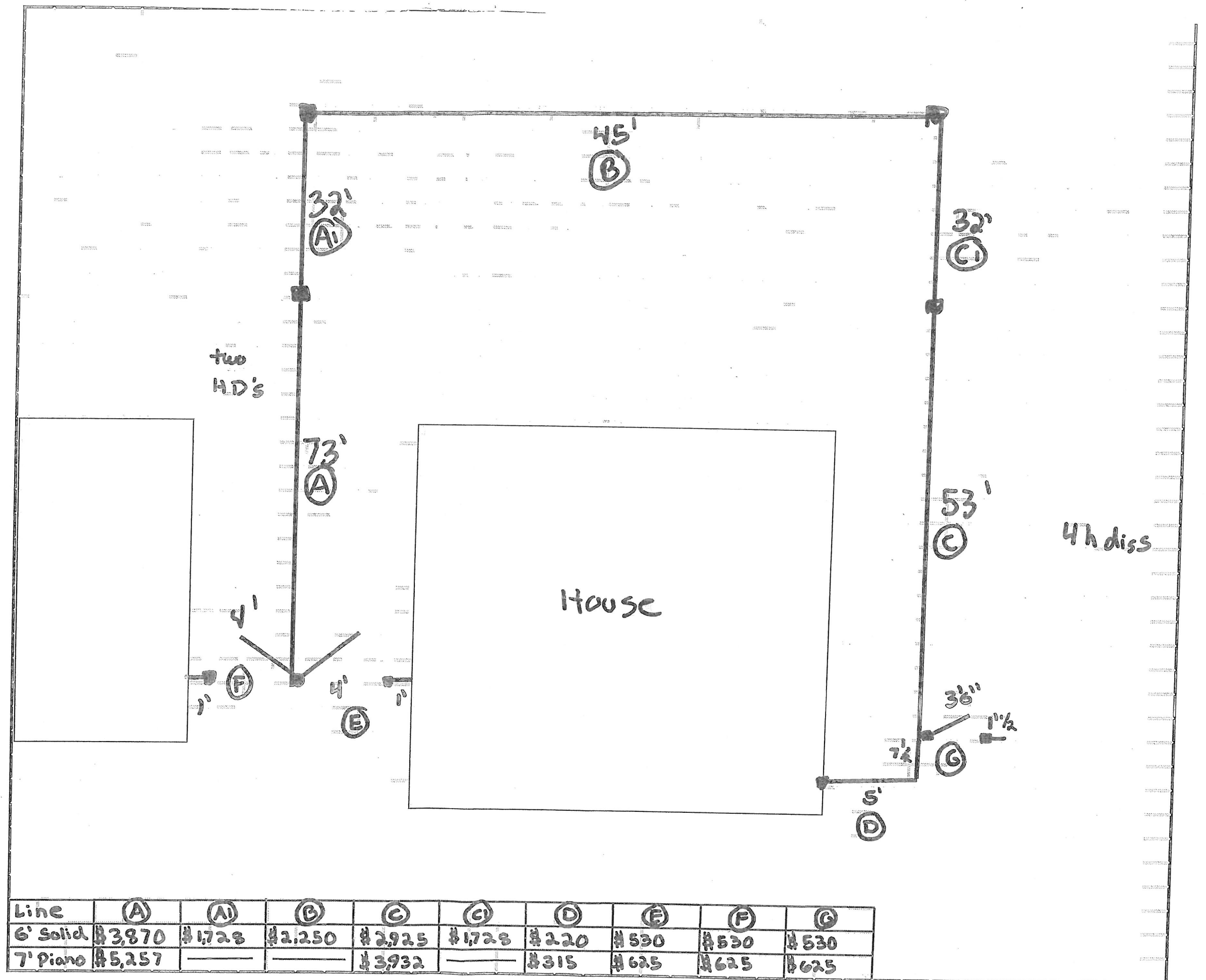
AP-19-1460	1718 Bridgeview St
Fence Height Exception	APNs: 093-263-015

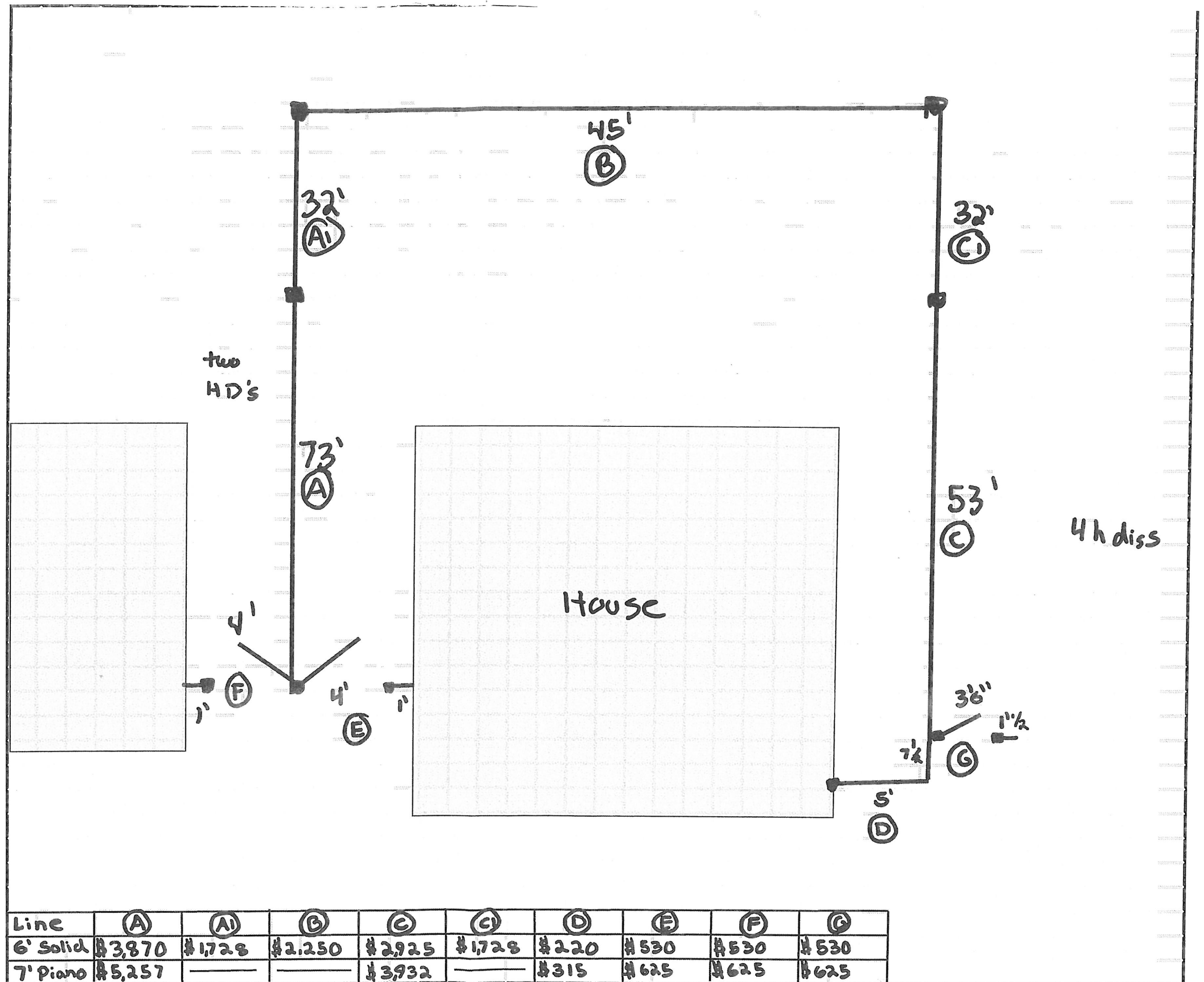


1718 Bridgeview Street Fence Height Exception – Aerial Map

AP-19-1460	1718 Bridgeview Street
Fence Height Exception	APNs: 093-263-015









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:

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

STAFF USE ONLY

Application Number: AP-19-1460 Date Filed: 9/25/19

PROJECT INFORMATION:

Project Name (Business/Development): Fence Height Exception
Address/Location of Project: 1718 Bridgeview St Pittsburg, CA
Assessor's Parcel No(s): 093-263-015-5
Mapping Address (Latitude/Longitude): _____
Existing General Plan / Zoning Designations: Residential Single Family
Proposed General Plan / Zoning Designations: Residential Single Family
Existing Use: 6' fence
Proposed Use: 6' fence with 1' Lattice
Size of Existing Structure(s): 244 linear feet of 6' fence
Size of Proposed Additions / New Structure(s): 244 linear feet 6' fence + 135 ft 1' Lattice
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 ☐

See A.
For 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.cccleanwater.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.)

The project proposed includes adding 135 linear feet of one foot lattice. See photo. The lattice will cover section A from point F to A1, section C from point G to C1, section D, and section E (GATE). This project will include the termination of the lattice at point A1, C1 which is rest on 45% Fence line.

APPLICANT INFORMATION:

Applicant Name: David Rockliffe **Primary Contact:** _____
E-Mail: biloxiblues22@hotmail.com **Phone:** 925 852 8496
Mailing Address: 1718 Bridgeview St. Pittsburg, CA 94565

Property Owner(s): David Rockliffe
E-Mail: biloxiblues22@hotmail.com **Phone:** 925 852 8496
Mailing Address: 1718 Bridgeview St. Pittsburg, CA 94565

Notarized Signature of Agent and/or Property Owner: See Attachment
For Notarization

Agent (Attach Notary): _____ **Date:** _____
Property owner/manager (attach notary): David Rockliffe **Date:** 9-24-2019
 (If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIREMENTS: (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*: \$700.00 **Date Rec'd:** 9/25/19 **By:** Tnshia C.

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

NOTICE OF INTENT

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

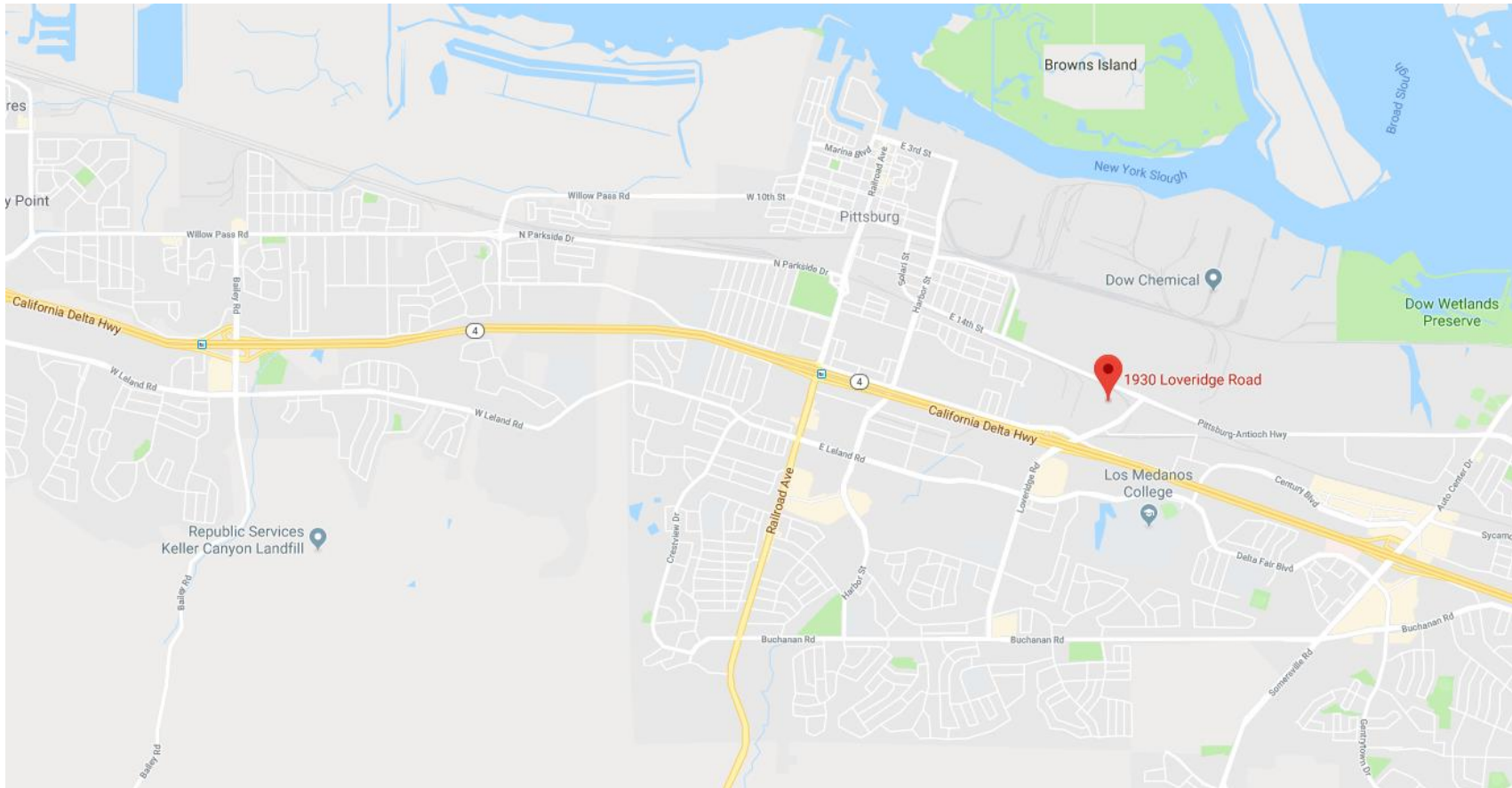
Praxair Cylinder Storage Yard – Phase II, AP-19-1459 (AD).

This is an application filed by Anthony Tabacco, requesting administrative design review approval of plans to expand an existing materials storage facility at 1930 Loveridge Road in the IG (General Industrial) District. Assessor's Parcel No. 073-190-035.

This project is delegated to staff under Category 8 (Ancillary Structures) of Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in industrial districts.

Praxair Cylinder Storage Phase II – Vicinity Map

AP-19-1459	1930 Loveridge Rd
Administrative Design Review	APN: 073-190-035



Praxair Cylinder Storage Phase II – Aerial Map

AP-19-1459	1930 Loveridge Rd
Administrative Design Review	APN: 073-190-035



Anthony
Tabacco
and Associates

Architecture
Planning

7 Westwood Court
Orinda, California
94563

(925) 323-5351

ATARCHITECTS.COM

Open Materials
Storage Yard
PHASE II
EXPANSION
for

LINDE TMM
Praxair is a subsidiary
of LINDE PLC

1930 Loveridge Rd.
Pittsburg, CA

Open Materials Storage Yard PHASE II EXPANSION LINDE TMM

Praxair is a subsidiary
of LINDE PLC

1930 Loveridge Road
Pittsburg, California

ABBREVIATIONS

&	AND	IN	INCHES
AT	AT	INSUL	INSULATION
FEET	FEET	INT	INTERIOR
ANCHOR BOLT	ANCHOR BOLT	JB	JUNCTION BOX
AMER.CONC. INST.	AMER.CONC. INST.	J./JST.	JOIST
ADJ	ADJACENT	LAM	LAMINATE
AISC	AMERICAN INST. OF	LAV	LAVATORY
	STEEL CONST.	LB.	POUND
ASTM	AMERICAN SOCIETY	MAX.	MAXIMUM
	FOR TESTING MAT.	MB	MACHINE BOLT
BD	BOARD	MECH.	MECHANICAL
BM	BEAM	MFG.	MANUFACTURER
BLDG	BUILDING	MIN.	MINIMUM
BLKG	BLOCKING	MISC.	MISCELLANEOUS
CAB	CABINET	MTL.	METAL
CFM	CUBIC FEET/MIN.	(N)	NEW
CIP	CAST IRON PIPE	NEC	NAT. ELECT. CODE
CI	CAST IRON	NOT IN CONTRACT	NOT IN CONTRACT
CJ	CEILING JOIST	N.I.C.	NOT TO SCALE
CL	CENTERLINE	O.C.	ON CENTER
CLG	CEILING	O.H.	OVERHEAD/OVERHANG
CLR	CLEAR	PERF.	PERFORATED
CO	CLEANOUT	PLAST.	PLASTIC
COL	COLUMN	PR.	PAIR
COMP	COMPOSITION	PSF	POUNDS/SQ. FT.
CONC	CONCRETE	PSI	POUNDS/SQ. IN.
CONT	CONTINUOUS	PT	PRESSURE TREATED
CU FT(IN)	CUBIC FOOT(INCH)	PT	REMOVE
d	PENNY(NAIL)	REQ'D.	REQUIRED
DBL	DOUBLE	SC	SOLID CORE (DR.)
DIA	DIAMETER	SECT.	SECTION
DR	DOOR	S.F.	SQUARE FOOT
(E)	EXISTING	SER.	SERVICE
ELECT	ELECTRIC	SH.	SHEET
ELEV	ELEVATION	SIM.	SIMILAR
EQ	EQUAL	S.S.	STAINLESS STEEL
EXT	EXTERIOR	SS	SERVICE SINK
FF	FINISH FLOOR	SSD	SEE STRUCT. DWGS.
FIN	FINISH	STL.	STEEL
FLASH	FLASHING	SUP.	SUPPLY
F.O.C.	FACE OF CONCRETE	SW	SWITCH
F.O.F.	FACE OF FINISH	TEL	TELEPHONE
F.O.S.	FACE OF STUD	TEMP.	TEMPERED
FTG	FOOTING	T&G	TONGUE & GROOVE
GA	GAGE	THK.	THICK
G.J.	GALVANIZED IRON	T.O.S.	TOP OF SLAB
GYP BD	GYP-SUM WALL BD.	TP	TYPICAL
GL	GLASS	UNO	UNLESS NOTED OTHERWISE
GR	GRADE	VERT.	VERTICAL
GSM	GALV. SHEET METAL	W/	WITH
HC	HOLLOW CORE	WC	WATER CLOSET
HDR	HEADER	WD.	WOOD
HM	HOLLOW METAL	WIND.	WINDOW
		W/OUT	WITHOUT
		-WP	WATERPROOF
		YD.	YARD

SYMBOLS

22 A1.2	DETAIL NUMBER SHEET	WORK POINT
22 A1.2	SECTION SYMBOL	22 SHEET NOTE
4 A3.1	INTERIOR ELEV.	4 WINDOW MARK
A 4	GRID LINE	B WALL CONSTRUCTION
44	NUMBERED NOTE	2 REVISION
33 4	DOOR TYPE DOOR NUMBER	33 DOOR TYPE

GENERAL NOTES

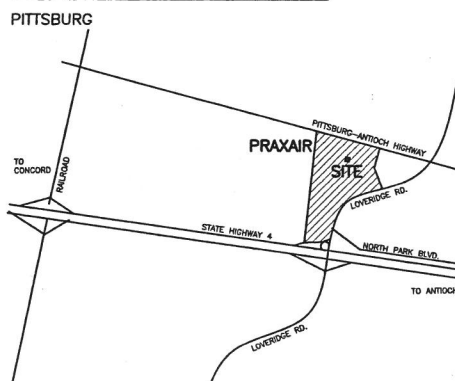
1. ALL WORK SHALL CONFORM TO:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE

IN ADDITION TO LOCAL CITY OF PITTSBURG AND CONTRA COSTA FIRE DEPT. ORDINANCES OR REQUIREMENTS.
2. CONTRACTOR SHALL TAKE OUT ALL PERMITS AND FEES REQUIRED BY THE CITY OF PITTSBURG AND SHALL FILE AND MAINTAIN SUCH THROUGHOUT THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. REPORT ANY CONDITION THAT WILL HINDER THE PROGRESS OF THE WORK UNDER THIS PROJECT WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE PROTECTION OF THE WORK, AND THE PUBLIC RIGHT OF WAY, DO NOT OBSTRUCT THE EXIT PATH AT ANY TIME DURING CONSTRUCTION OPERATIONS. PROVIDE ADEQUATE MEASURES INCLUDING DUST AND NOISE CONTROL, AND PROVIDE FOR PEDESTRIAN PROTECTION USING BARRIERS OR OTHER MEASURES AS NECESSARY. DO NOT OBSTRUCT PUBLIC RIGHT OF WAY EXCEPT AS ALLOWED BY PRIOR PERMISSION OF THE COUNTY AND AS PERMITTED BY THE BUILDING OWNER. ALL WORK SHALL TAKE PLACE WITHIN THE HOURS PERMITTED BY THE JURISDICTION AND THE BUILDING OWNER. REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS LEGALLY OFF SITE. MAINTAIN DEBRIS BOX, AS REQUIRED BY CBC 5.408.1.
3. CONTRACTOR SHALL FILE AND CONFORM TO CAL GREEN SECTION 5.408.1 CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLE MANAGEMENT PLAN AS SPECIFIED BY CITY OF PITTSBURG.

PROJECT TEAM

PROJECT OWNER: PRAXAIR DISTRIBUTION INC. 3426 WEST GRIFFITH RD. KINGMAN AZ. 86401 ATTN: MICHAEL MCCAIN (928) 718-8271	GENERAL CONTRACTOR: MCKAY AND COMPANY CONSTRUCTION 4095 PACHECO BLVD. MARTINEZ, CA 94553 ATTN: KENT MCKAY (925) 998-1690
ARCHITECT: ANTHONY TABACCO AND ASSOC. 7 WESTWOOD COURT ORINDA, CA 94563 ATTN: ANTHONY TABACCO (925) 323-5351	ENVIRONMENTAL CONSULTANT: MOSAIC ASSOCIATES 1690 SAN PABLO RD. SUITE D PINOLE, CA 94564 ATTN: JUDY BENDIX (510) 964-0394
STRUCTURAL ENGINEER: KENNETH R. HUGHES, S.E. 3620 MT. DIABLO BLVD. LAFAYETTE, CA 94549 ATTN: KENNETH HUGHES (925) 284-2808	ELECTRICAL DESIGN-BUILD CONTRACTOR BLACK DIAMOND ELECTRIC 2595 WEST 10TH STREET ANTIOCH, CA 94509 ATTN: MIKE PAULINE (925) 777-3440
CIVIL ENGINEER ALQUIOT ASSOCIATES, INC. 1390 NORTH MAIN ST. WALNUT CREEK, CA 94596 ATTN: VINCE D'ALO (925) 476-2323	DESIGN-BUILD FIRE PROTECTION ALLAN AUTOMATIC SPRINKLER 20303 MACK STREET HAYWARD, CA 94545 ATTN: JOHN RORABAUGH (510) 785-4200

VINICITY MAP



PROJECT SCOPE

IN 2018, PRAXAIR DISTRIBUTION, INC. (NOW A SUBSIDIARY OF LINDE) CONSTRUCTED A NEW FREESTANDING STORAGE YARD ON THE SITE OF THEIR EXISTING STORAGE AND DISTRIBUTION FACILITY FOR THE STORAGE OF CONTAINERIZED INDUSTRIAL GAS PRODUCTS AT THEIR 1930 LOVERIDGE RD. PLANT IN THE INCORPORATED CITY OF PITTSBURG, CALIFORNIA. THEY HAVE FOUND IT NECESSARY TO EXPAND THAT YARD.

THE PROPOSED EXPANDED YARD WILL EXTEND THE EXISTING FENCED SECURE COMPOUND AND PROPOSES TO CONSTRUCT A SMALL OPEN COVERED METAL CANOPY PROVIDING RAIN SHELTER FOR OFF-LOADING CYLINDERS AND TO ADD ADDITIONAL PARTIAL HEIGHT CONCRETE BLOCK DIVIDER WALLS FORMING BINS FOR UPRIGHT METAL GAS CYLINDERS.

THE COMPOUND WILL BE ENCLOSED BY THE EXTENDED 8 FT. SECURITY FENCE AND INCLUDE OVERHEAD LIGHTING. ACCESS TO THE COMPOUND WILL BE VIA AUTOMATIC CARD READER SLIDING GATE. THERE WILL BE NO PARKING WITHIN THE COMPOUND, DELIVERY AND DISTRIBUTION ONLY.

IT IS ANTICIPATED THAT DURING CONSTRUCTION, OPERATIONS AT THE EXISTING FACILITY WILL BE UNINTERRUPTED.

PROJECT INFO

DESCRIPTION: FREESTANDING EXTERIOR INDUSTRIAL GAS STORAGE COMPOUND CONFORMING TO CBC 414.6, CONCRETE BLOCK FULLY NON-COMBUSTIBLE CONSTRUCTION OPEN BIN STORAGE WITH NON-COMBUSTIBLE METAL COVER OVER LOADING AREA.

BUILDING AREA: 400 SF., (CANOPY COVERED AREA) OVER INSTALLED STEEL FORKLIFT RAMP AND PLATFORM

303.4 OCCUPANCY: H-2 HIGH HAZARD GROUP CONFORMING TO PROVISIONS OF CBC 414.6 FOR OUTDOOR COVERED STORAGE. REQUIREMENT FOR MATERIALS, METHODS, AND QUANTITIES REPORT SUBMITTED TO CCFPD UNDER SEPARATE COVER PER SECTION 414)

414.1.3 INFORMATION REQUIRED: REPORT SUBMITTED TO BUILDING AND FIRE OFFICIALS UNDER SEPARATE COVER.

601 TYPE OF CONSTRUCTION: TYPE V-B NON-COMBUSTIBLE

TABLE 601 BUILDING ELEMENTS FIRE RESISTANCE (TYPE V-B): ALL ELEMENTS: 0 HOURS REQUIRED

TABLE 602 EXTERIOR SEPARATION: N/A (>75 FT.)

TABLE 508.4 OCCUPANCY SEPARATION: N/A (SINGLE OCCUPANCY)

TABLE 506 BASIC ALLOWABLE AREA: 13,000 SF (N/A)

SPRINKLER INCREASE 3X: 39,500 SF ALLOWABLE (NOT REQUIRED)

SEPARATION INCREASE: NOT REQUIRED (>60 FT 4 SIDES)

TABLE 1004.1.2 OCCUPANCY LOAD: 69 (1 PER 100 S.F.)

TABLE 1021.1 NUMBER OF REQUIRED EXITS: 1 REQUIRED (3 PROVIDED)

SHEET INDEX

ARCHITECTURAL A 0.0 COVER A 1.0 COMPOUND EXPANSION PLAN A 1.1 SECTIONS THRU COMPOUND	ELECTRICAL E 1 NOTES E 2 PLANS, DETAILS E 3 SCHEDULES, CUT SHEETS
STRUCTURAL S1 FOUNDATION PLAN, NOTES S2 CANOPY FRAMING PLAN, DETAILS S3 SECTIONS AND DETAILS S4 SECTIONS AND DETAILS	FIRE SEE CIVIL FOR NEW HYDRANT LOCATION AND CALCULATIONS (SEPARATE COVER)
CML C1 CIVIL TITLE COVER SHEET C2 GENERAL NOTES C3 DIMENSION PLAN C4 GRADING AND DRAINAGE PLAN C5 FIRE WATER PLAN C6 STORM WATER CONTROL PLAN C7 EROSION CONTROL PLAN C8 DETAILS TOPOGRAPHIC SURVEY	

FIRE DEPT. NOTES

1. SEE CIVIL SHEETS FOR LOCATION OF NEW FIRE HYDRANT. THE OWNER'S STANDARD SAFETY PROTOCOL REQUIRES MINIMUM DISTANCE BETWEEN HYDRANTS.
2. SEE FLOOR PLAN A1.0 FOR LOCATIONS OF WALL MOUNT PORTABLE 2A-40 BC FIRE EXTINGUISHERS ON EXTERIOR OF ENCLOSURE

DEFER'D APPROVAL

1. LOCATION OF NEW HYDRANT WILL SUBMITTED TO CCFPD UNDER SEPARATE COVER. SEE CIVIL DRAWINGS, MATERIALS, METHODS, AND QUANTITIES REPORT WILL BE SUBMITTED TO CCFPD UNDER SEPARATE COVER PER SECTION 414.

CAL-GREEN

1. THIS PROJECT IS CAL-GREEN EXEMPT. CONTRACTOR SHALL FILE AND CONFORM TO CAL GREEN SECTION 5.408.1 CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLE MANAGEMENT PLAN AS SPECIFIED BY CITY OF PITTSBURG.



COVER

ISSUE DATE
3/30/18 OWNER REVIEW
4/20/18 PLAN CHECK SUBMITTAL REVIEW
7/10/18 PRICING SUBMITTAL
8/20/18 PERMIT SUBMITTAL
PROJECT NUMBER 1708.00
COPYRIGHT 2017, ANTHONY TABACCO, ARCHITECT
SHEET NUMBER

A 0.0

Anthony
Tabacco
and Associates

Architecture
Planning

7 Westwood Court
Orinda, California
94563

(925) 323-5351

ATARCHITECTS.COM

Open Materials
Storage Yard
PHASE II
EXPANSION

for

LINDE TMM
Praxair is a subsidiary
of LINDE PLC

1930 Loveridge Rd.
Pittsburg, CA



ISSUE DATE

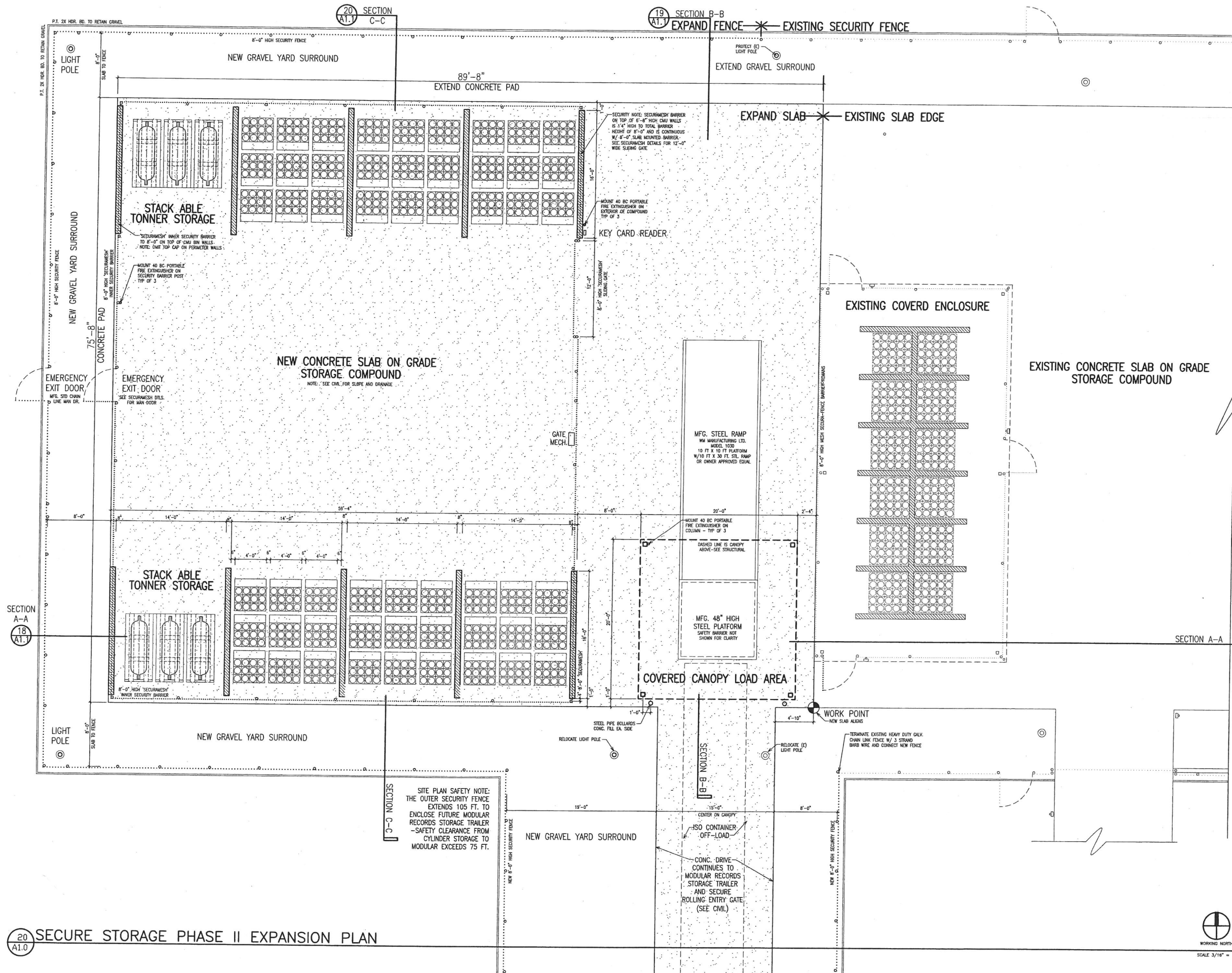
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6/26/19 OWNER SECURITY REVISIONS
7/2/19 OWNER CONFIGURATION REVISIONS
7/4/19 OWNER CONFIGURATION REVISIONS
7/10/19 PRICING SUBMITTAL
8/20/19 PERMIT SUBMITTAL

PROJECT NUMBER
1708.01

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SHEET NUMBER

A 1.0



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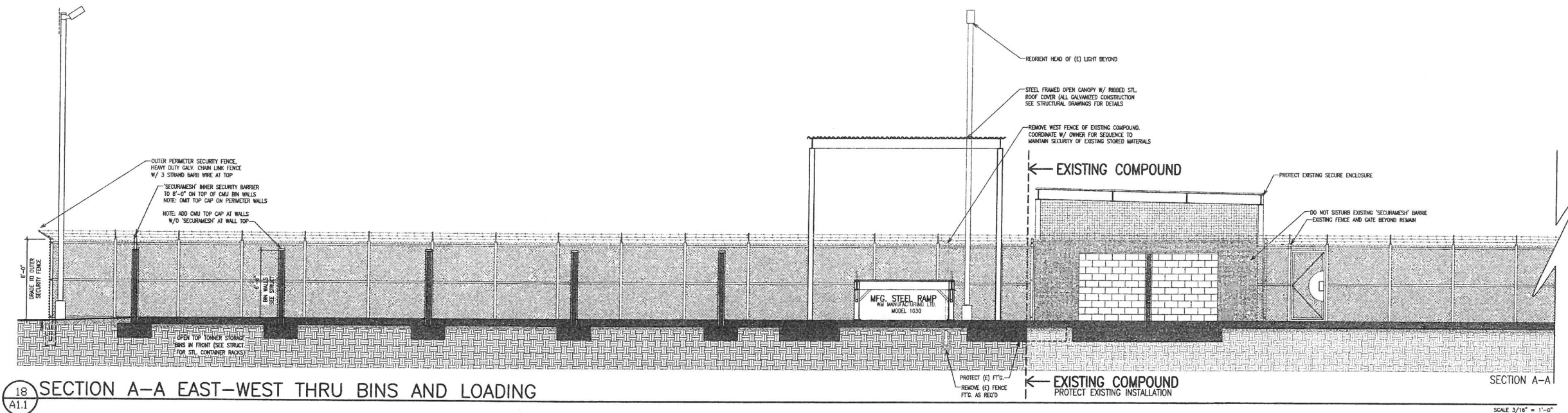
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Open Materials
Storage Yard
PHASE II
EXPANSION

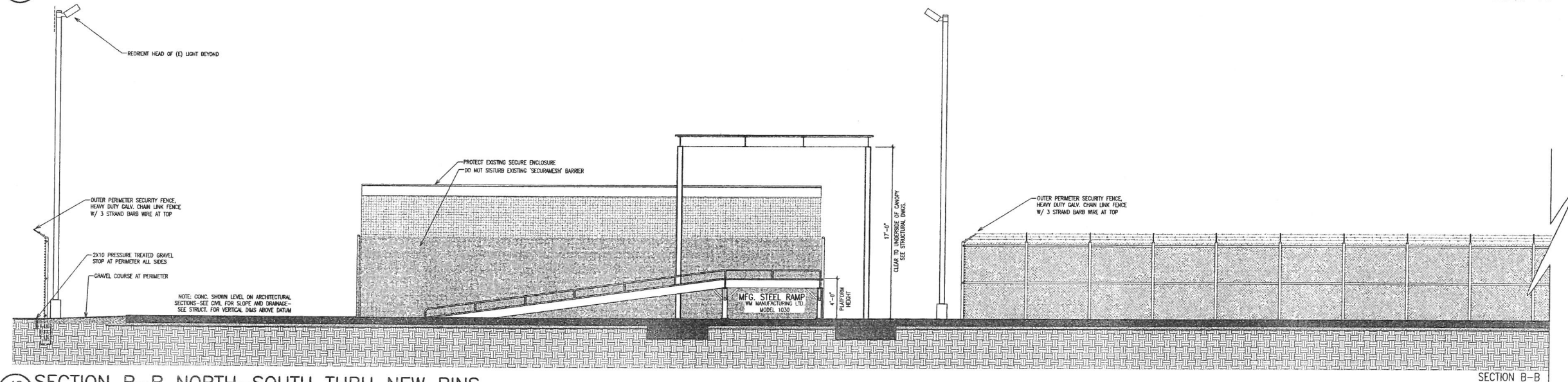
for

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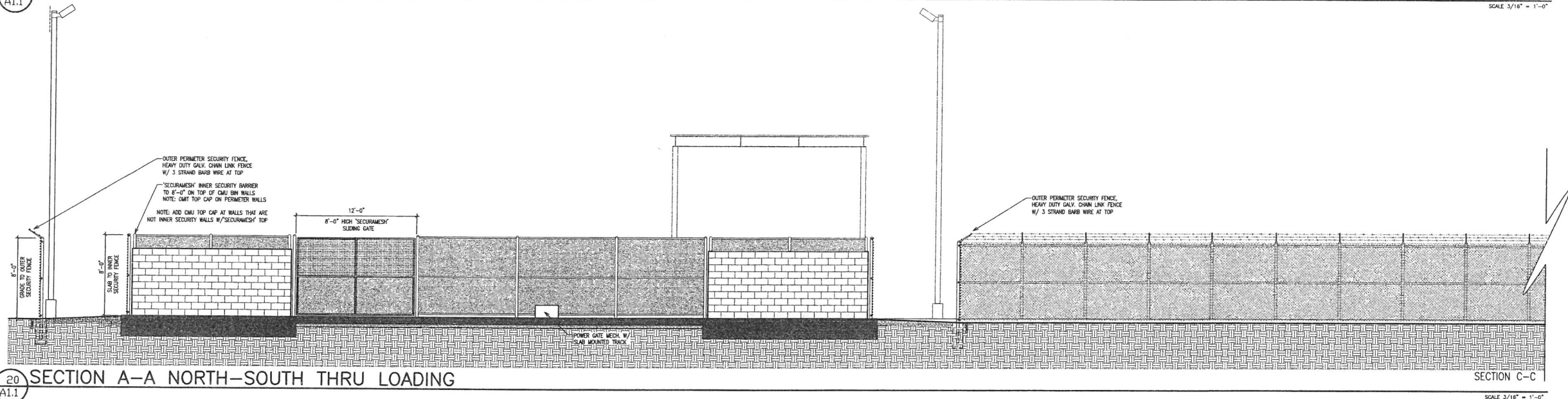
1930 Loveridge Rd.
Pittsburg, CA



18 SECTION A-A EAST-WEST THRU BINS AND LOADING
A1.1



19 SECTION B-B NORTH-SOUTH THRU NEW BINS
A1.1



20 SECTION A-A NORTH-SOUTH THRU LOADING
A1.1



ISSUE DATE

5/20/19 OWNER REVIEW SET
6/26/19 OWNER SECURITY REVISIONS
7/10/19 PRICING SUBMITTAL
8/20/19 PERMIT SUBMITTAL

PROJECT NUMBER
1708.01

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SHEET NUMBER

A 1.1

Kenneth R.
Hughes

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KRHughes@pacbell.net

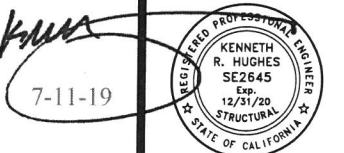
a project for:
ANTHONY TABACCO
and ASSOCIATES
ARCHITECTURE/PLANNING
ORINDA, CA

PRAXAIR
1930 LOVRIDGE RD.
PITTSBURG, CA

FOUNDATION PLAN
SECURE STORAGE COMPOUND

PERMIT SET

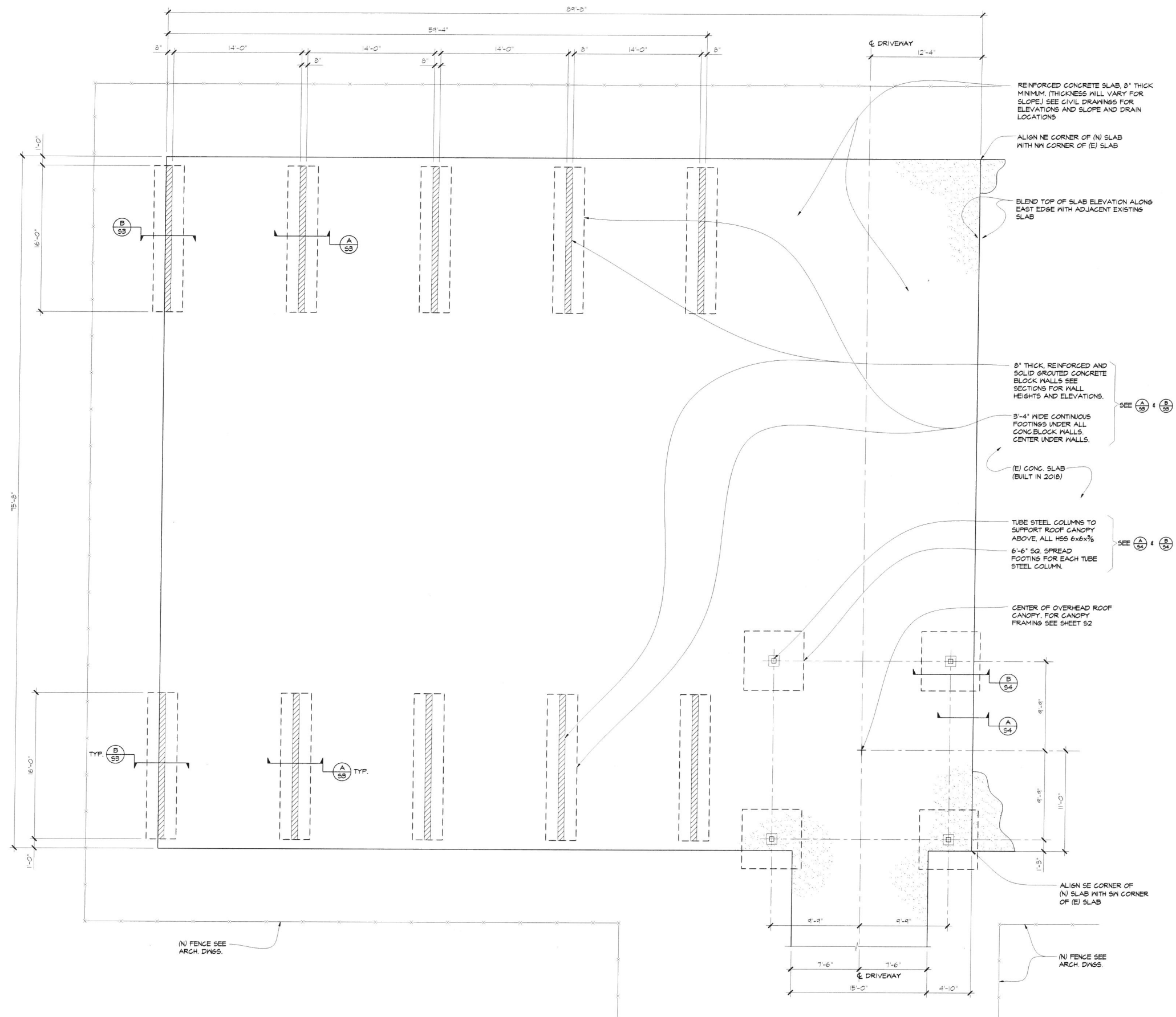
Date 7-11-19
Project 2019.35
Drawn by AM
Checked by KRH
Revisions



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Structural Engineer - All Rights Reserved.

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Sheet

S1 OF 4



FOUNDATION PLAN
SECURE STORAGE COMPOUND
3/16" = 1'-0"

Kenneth R. Hughes

Structural Engineer

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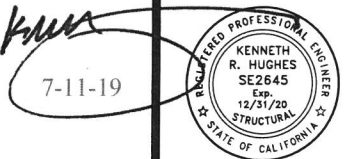
a project for:
ANTHONY TABACCO
and ASSOCIATES
ARCHITECTURE/PLANNING
ORINDA, CA

PRAXAIR
1930 LOVRIDGE RD.
PITTSBURG, CA

SECTIONS AND DETAILS -
FOUNDATIONS AND BLOCK
WALL AT SECURE STORAGE
COMPOUND

PERMIT SET

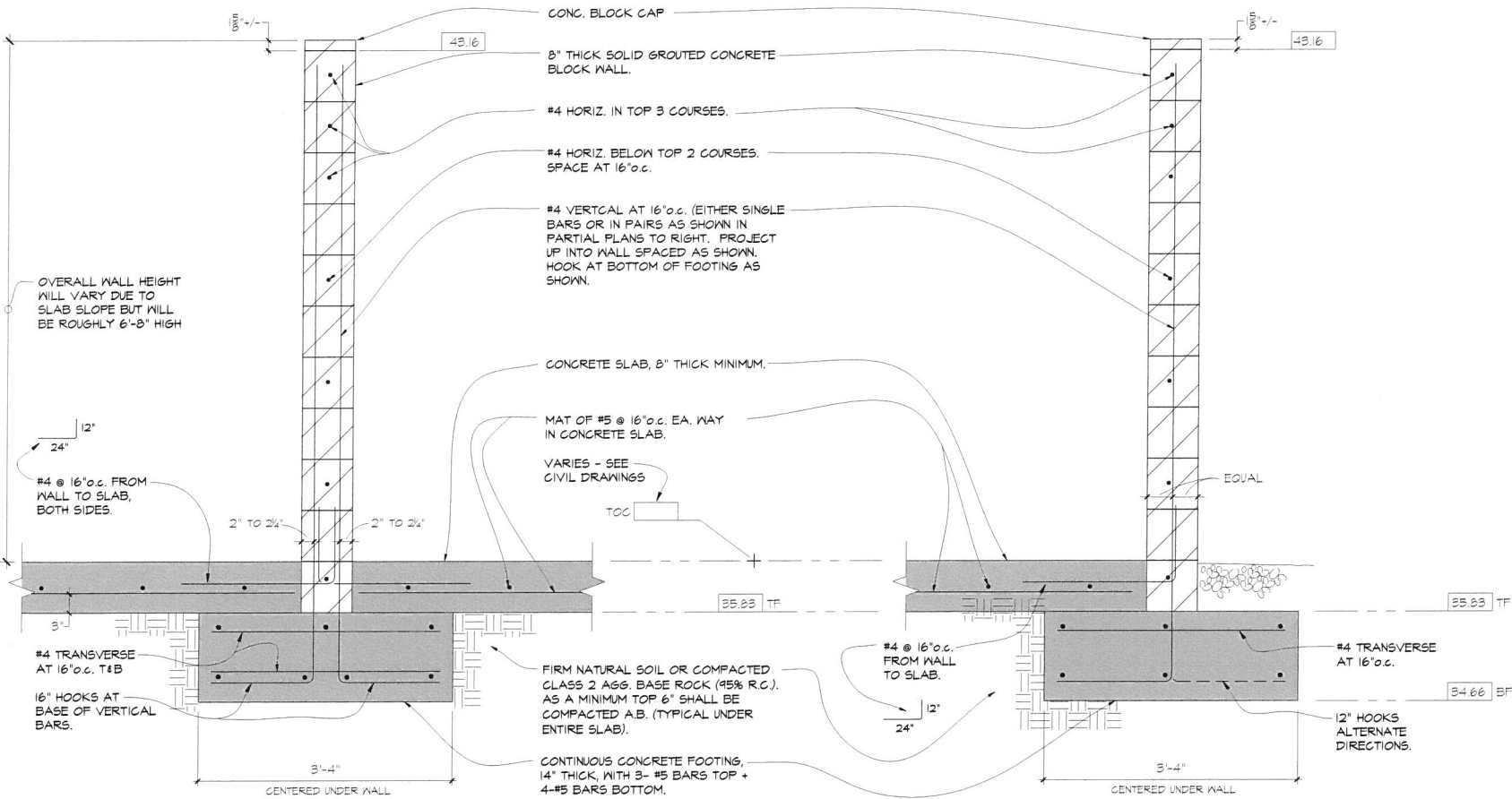
Date 7-11-19
Project 201935
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Revisions



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Sheet

S3 OF 4



SECTION

1" = 1'-0"

A
S3

SECTION

1" = 1'-0"

B
S3

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ORINDA, CA

PRAXAIR
1930 LOVRIDGE RD.
PITTSBURG, CA

SECTIONS AND DETAILS -
CANOPY COLUMN AND
FOOTING AT SECURE STORAGE
COMPOUND

PERMIT SET

Date 7-11-19
Project 2019.35
Drawn by AM
Checked by KRH
Revisions



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Sheet Size: 24x36
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S4 OF 4

STRUCTURAL NOTES:

GENERAL REQUIREMENTS:

All construction shall conform to the prevailing edition of the California Building Code and all other applicable local or state codes and ordinances.

The means and methods of construction are the responsibility of the General Contractor and will include job site safety and conformance with OSHA requirements. The Engineer's job site reviews are not intended to be a check of the Contractor's safety measures.

Coordinate all work shown on structural drawings with the architectural drawings and the civil engineering drawings. If there is a conflict between the structural drawings and the other drawings, notify the Engineer before proceeding with affected work.

CODE:

The 2016 California Building Code and the related document, ASCE 7 / 10, has been used as the structural design criteria for this project.

APPLICABLE DESIGN DATA:

Roof live load: 20 psf (reducible)

Risk Category = II

Wind design:

Basic wind speed = 110 mph (ultimate)

Wind exposure = D

Earthquake design:

I = 1.0

Ss = 1.68 (USGS)

Sl = 0.60 (USGS)

Soil: Type "D" (default value - no soils report)

The seismic force resisting system for the roof over the vertical cylinder storage area is an "Ordinary Steel Cantilevered columns with an "R" value of 1.25. For the free-standing concrete block walls an "R" value of 3.0 is being used.

QUALITY CONTROL and INSPECTIONS:

The General Contractor shall be responsible for coordinating all inspections required by the permitting agency.

In accordance with Chapter 17 of the IBC the following "special inspections" are required for this project. The special inspections shall be performed by an approved testing / inspection agency retained by the Owner or for some items may be performed by the project Structural Engineer where specifically called for. Special inspections are required for the following:

1. Earthwork shall receive special inspections as follows: These inspections shall be performed by the project Soils Engineer. Initial pad preparation and exposed excavations shall be inspected prior to fill placement. Drain systems shall be inspected prior to them being concealed. And all fill placement shall be inspected.

2. The anchor bolt placement shall be inspected by the project Structural Engineer prior to concrete placement.

3. The concrete construction shall receive special inspections as follows: The concrete mix design shall be reviewed and approved by the project Structural Engineer. The reinforcing steel shall be inspected by the project Structural Engineer prior to concrete placement. The concrete shall be sampled and tested for strength in accordance with ACI318-05 Section 5.6. This strength testing is a special inspection that shall be performed by the approved testing / inspection agency.

4. The concrete block construction shall be inspected as follows: The reinforcing steel placement shall be inspected by the project Structural Engineer. The block placement and grouting shall be inspected by the approved testing / inspection agency.

5. The steel construction shall receive special inspections as follows: All welding shall be inspected in conformance with CBC and AWS requirements. This inspection shall be by the approved testing / inspection agency. The high-strength bolt installation for the roof structure shall be inspected by the project Structural Engineer.

EARTHWORK:

There is not a soils report for this project. The new foundations have been designed based on a very conservative allowable vertical bearing pressure of 1,000 psf with a 33% increase for short term (seismic) loading. Foundation excavations shall be made neat to the dimensions indicated in the drawings. Before placing concrete, and after reinforcing steel has been approved, the foundation excavations shall be checked to confirm that the excavations are clean and that there is not significant water in the trenches.

CONCRETE WORK:

For foundation work the concrete strength (at 28 days) shall be 3,000 psi.

For the concrete slab the concrete strength (at 28 days) shall be 4,000 psi. In addition, to control shrinkage cracks, the maximum water to cement ratio shall be 0.50.

For all concrete work the ingredients shall conform to the following:

1. Portland cement: Per ASTM C 150 Type I or II.
2. Aggregates: Fine and coarse - conform to ASTM C 33.
3. Water: Clean and free of detrimental impurities.

For any of the concrete mixes a chemical water reducing admixture conforming to ASTM C-494 may be used to accomplish the indicated criteria. At the contractor's option, a maximum of 15% fly ash may be substituted as cement material for any of the concrete work. Maximum aggregate size shall be either 3/4" or 1". Ready-mixed concrete shall conform to ASTM C 94. Submit concrete mix designs to the Structural Engineer for approval.

Concrete work shall be in compliance with ACI 301, "Specification for Structural Concrete" and with ACI 117, "Specifications for Tolerances for Concrete Construction and Materials."

Thoroughly vibrate concrete to ensure consolidation around reinforcing and anchor bolts.

Before placing new concrete on or against concrete that has set, existing surface shall be thoroughly roughened and cleaned of laitance, foreign matter and loose particles.

Reinforcing steel shall be deformed billet steel conformed to ASTM A615, Grade 40 or 60 for #3 and #4 bars and Grade 60 for #5 bars and larger. Grade markings shall be identifiable on each bar.

Install reinforcing steel in conformance with Concrete Reinforcing Steel Institute's "Manual of Standard Practice." Securely support and anchor all reinforcing steel to avoid displacement. Continuous reinforcing bars shall be lapped 32 diameters at splices. Unless otherwise noted, reinforcing steel shall have a minimum concrete cover as follows:

1. Cast against earth: 3"
2. Cast against forms, backfilled with earth: 2"
3. In slabs: At mid depth

Refer to ACI standards for other clearance requirements.

Curing compound / hardener shall be applied to the building floor slab with power sprayer immediately after water sheen has disappeared, then a second coat once the concrete has cured. Use E-Cure as manufactured by SpecChem or approved equivalent. Apply in strict conformance with the manufacturer's instructions.

Construction joints and crack control joints for the floor slab shall be as shown in the drawings. Saw-cutting shall begin as soon as possible to avoid random cracking of slab.

Reinforcing dowels and anchor bolts that need to be secured into existing concrete or masonry (when allowed) shall be done so with DeNalt / Fomers Pure 110 +, or Simpson SET, or Hilti HIT-RE-500 Epoxy. The holes shall be drilled to the indicated depth and diameter then thoroughly cleaned with compressed air and nylon or wire brushing. Follow manufacturer's instructions for mixing and placement of epoxy.

CONCRETE BLOCK CONSTRUCTION:

Concrete block, (aka "structural masonry"), construction shall conform to the provisions of Section 2103 and 2104 of the California Building Code.

Concrete Masonry Units shall be open-end hollow-unit, 8x8x16 concrete blocks conforming to ASTM C90, Grade N, Type II, f'm=1500 psi min. Use closed end units at edges of openings, wall corners and ends as appropriate. Solid grout all cells. Mortar shall conform to ASTM C270, Type S, with a minimum compressive strength of 2000 psi.

Grout shall have a fluid consistency suitable for pumping without segregation (8" to 10" slump) with a compressive strength of 2000 psi. All cells shall be solid grouted. Thoroughly vibrate grout to ensure consolidation.

Reinforcing steel shall for concrete block walls shall be the same as called for under "CONCRETE WORK".

STRUCTURAL STEEL:

Structural steel work shall conform to with AISC "Specifications for the Design, Fabrication and Erection of Steel for Buildings", and AWS D1.1, "Structural Welding Code", latest revisions of each.

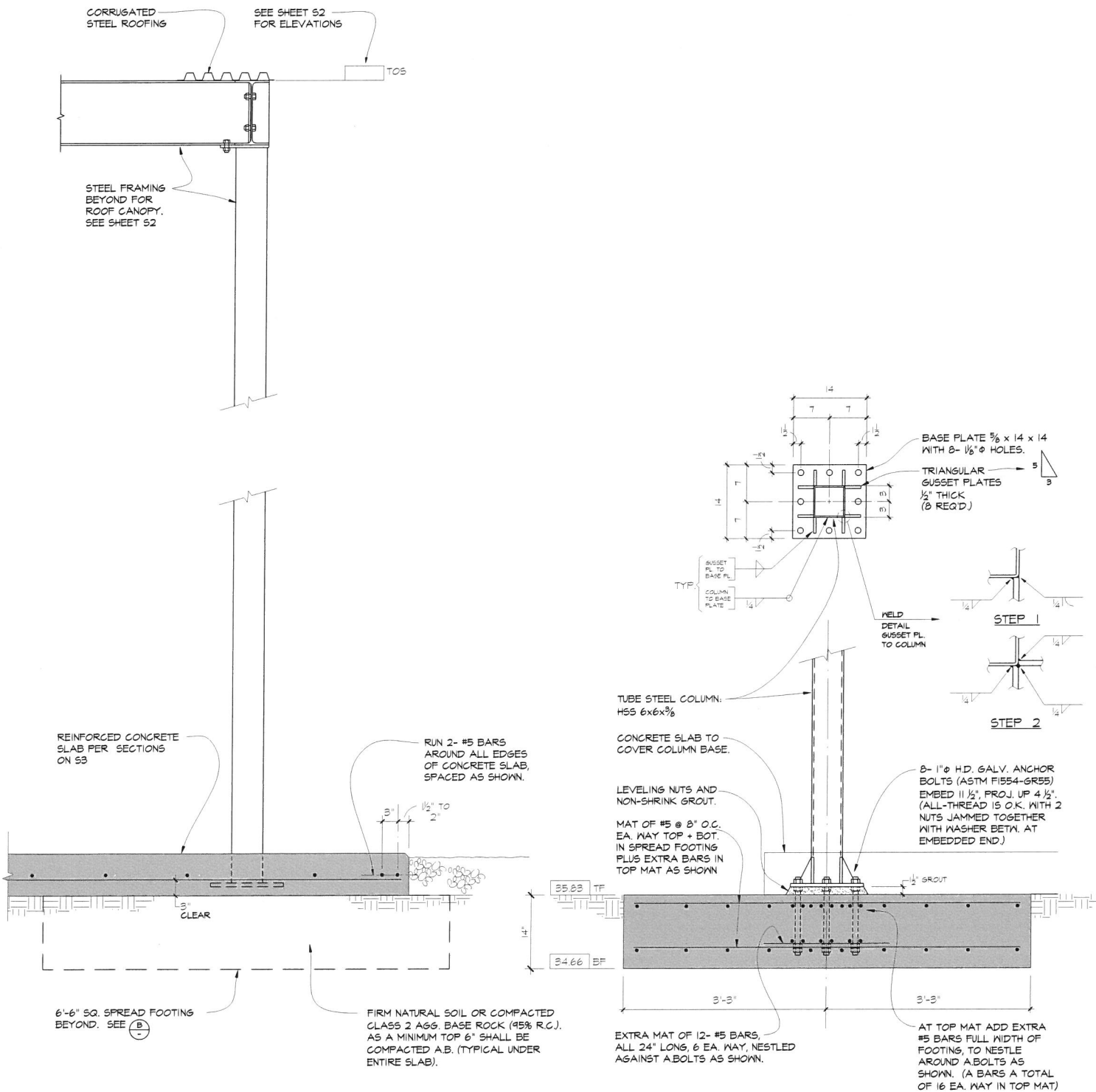
Welders shall have current AWS certificates for the type of materials and welds being performed. All welds shall receive special inspections as required by Code. Visual inspections will be adequate for all welding on this project.

Structural steel materials (other than from the metal building manufacturer) shall conform to the following: For plates and misc. angles and channels use ASTM A36 or equivalent. Tube steel (hollow steel sections) shall conform to ASTM A500. Steel wide flange members shall conform to ASTM A992, Grade 50.

Anchor bolts used to secure the base of the steel columns for the roof structure shall conform to ASTM F1554-55 (55 ksi yield strength) and shall be hot-dip galvanized.

Steel bolts for the steel-to-steel joints in the roof structure shall conform to ASTM A325 and shall be hot-dip galvanized.

7-11-19



SECTION

1" = 1'-0"

A
S4

SECTION

1" = 1'-0"

B
S4

OWNER: PRAXAIR DISTRIBUTION, INC.
MIKE MCCAIN
3426 WEST GRIFFITH ROAD
KINGMAN, AZ 86401
PHONE: (928) 718-8271

PROPERTY ADDRESS: 1930 LOVERIDGE ROAD
PITTSBURG, CA 94565

ARCHITECT: ANTHONY TABACCO AND ASSOCIATES.
7 WESTWOOD COURT
ORINDA, CA 94563
PHONE: (925) 254-5642

CIVIL ENGINEER: ALIQUOT ASSOCIATES, INC.
1390 SOUTH MAIN ST., SUITE 310
WALNUT CREEK, CA 94596
PHONE: (925) 476-2300
FAX: (925) 476-2350

SURVEYOR: ALIQUOT ASSOCIATES, INC.

STRUCTURAL ENGINEER: KENNETH R. HUGHES
3620 MT. DIABLO BOULEVARD
LAFAYETTE, CA 94549
PHONE: (925) 284-2808

UTILITIES: WATER SUPPLY: CITY OF PITTSBURG
SANITARY SEWER: CITY OF PITTSBURG
GAS & ELECTRIC: PG&E
FIRE: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
PHONE & CABLE: AT&T

BASIS OF BEARINGS: THE BEARING OF NORTH 17°43'29" WEST ALONG THE EAST LINE OF PARCEL 5 AS SHOWN UPON THAT CERTAIN MAP ENTITLED "SUBDIVISION 8587" RECORDED IN BOOK 449 OF MAPS, PAGES 12, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK: THE ELEVATION REFERENCE FOR THIS SURVEY IS A CONTRA COSTA COUNTY BENCHMARK, JS1885, DESCRIBED AS "BRONZE DISK STAMPED 'C 563 1957' 1.3 MILES EAST ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM THE PITTSBURG STATION, 0.2 MILES EAST OF LOVERIDGE ROAD, AT A WOODEN BRIDGE 50.27 FEET OVER A SMALL CREEK, IN THE TOP OF THE NORTH END OF THE EAST CONCRETE ABUTMENT, 71.5 FEET SOUTH OF THE CENTERLINE OF THE ANTIOCH PITTSBURG HIGHWAY. ELEV = 37.4 FEET (NAVD 88 DATUM)

UTILITY NOTE: THE UTILITY LINES SHOWN ON THIS DRAWING ARE DERIVED FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.

LEGEND:

	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	WATER VALVE
	FOUND REBAR/CAP AS NOTED
	LIGHT POLE
	ADJACENT PROPERTY LINE
	FLOOD ZONE BOUNDARY
	GRADE BREAK
	EXISTING CHAINLINK FENCE
	EXISTING WATER LINE
	EXISTING STORM DRAIN PIPE
	EXISTING ELECTRIC CABLE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING BUILDING
	CRUSHED ROCK PER SPECS, SHEET C3
	PROPOSED 6" CONC OVER 6" AB #4 REBAR 16" O.C. E.W.
	PROPOSED WATER LINE
	PROPOSED POWER & COMMS
	PROPOSED STORM DRAIN LINE
	PROPOSED CHAIN LINK FENCE

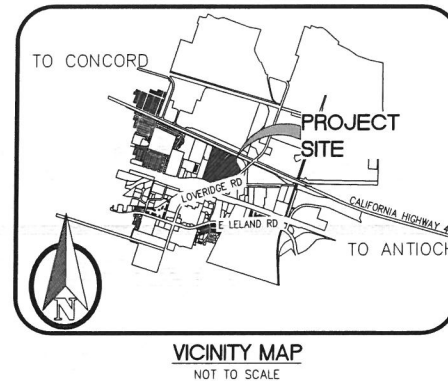
ABBREVIATION INDEX

AB	AGGREGATE BASE
ABS	ACRYLONITRILE BUTADIENE STYRENE
AC	ASPHALT CONCRETE
AHU	AIR HANDLING UNIT
ARV	AIR RELEASE VALVE
BC	BEGINNING OF CURVE
BCR	BEGIN CURB RETURN
BDRY	BOUNDARY
BO	BLOW OFF
BLDG	BUILDING
BW	BOTTOM OF WALL @ FINISHED GRADE
BVC	BEGIN VERTICAL CURVE
BVCS	BEGIN VERTICAL CURVE STATION
CB	CATCH BASIN
C&G	CURB AND GUTTER
CIPP	CAST IN PLACE PIPE
CL, C/L	CENTER LINE
C.O.	CLEAN OUT
CMP	CORRUGATED METAL PIPE
COMMS	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCT
CR	CURB RETURN
CT	COURT
DET	DETAIL
DI	DRAIN INLET
DIP	DUCTILE IRON PIPE
DLR	DRIP LINE RADIUS
DR	DRIVE
DWY	DRIVEWAY
ELEC	ELECTRICAL
EA	EACH
EB	ELECTRICAL BOX
ECR	END OF CURB RETURN
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVA	EMERGENCY VEHICLE ACCESS
EVC	END VERTICAL CURVE
EVCS	END VERTICAL CURVE STATION
EX, EXIST	EXISTING
E.W.	EACH WAY
FH	FIRE HYDRANT
FF	FINISH FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FM	FORCE MAIN
FW	FACE OF RETAINING WALL
G	GAS
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
HR	HANDICAP RAMP
INV	INVERT
JP	JOINT POLE
JT	JOINT TRENCH
LAT	LATERAL
LF	LINEAR FEET
LME	LANDSCAPE MAINTENANCE EASEMENT
LP	LOW POINT
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX

MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
O.C.	ON CENTER
OE	OVERHEAD ELECTRIC LINE
O/S	OFFSET
P	PAD
PAE	PRIVATE ACCESS EASEMENT
PAV	PAVEMENT
PP	POWER POLE
PL, P/L	PROPERTY LINE
PR	PRIVATE
PRC	POINT OF REVERSE CURVATURE
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PSDE	PRIVATE STORM DRAIN EASEMENT
PWLE	PRIVATE WATER LINE EASEMENT
RCP	REINFORCED CONCRETE PIPE
RI	RODDING INLET
R/W	RIGHT OF WAY
R	RADIUS
RT	RIGHT
RET.WALL, RW	RETAINING WALL
S.A.D.	SEE ARCHITECTURAL DRAWING
S.E.D.	SEE ELECTRICAL DRAWING
S.L.D.	SEE LANDSCAPE DRAWING
S.M.D.	SEE MECHANICAL DRAWING
S.P.D.	SEE PLUMBING DRAWING
S.S.D.	SEE STRUCTURAL DRAWING
SBD	SUBDRAIN
SD	STORM DRAIN LINE
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
SL	SLOPE
SO	SIDE OPENING
STA	STATION
STD	STANDARD
STR	STRUCTURE
SWK	SIDEWALK
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TB	TOP OF BERM
TC	TOP OF CURB
TEMP	TEMPORAR
THRU	THROUGH
TI	TRAFFIC INDEX
TW	TOP OF WALL
TYP	TYPICAL
TP	TOP OF PAVEMENT
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VCP	VITRIFIED CLAY PIPE
W	WATER
WE	WATER EASEMENT
WM	WATER METER
WV	WATER VALVE
WBO	WATER BLOW OFF

PRAXAIR PITTSBURG STORAGE YARD PHASE II

1930 LOVERIDGE ROAD
APN 073-190-035-3



VICINITY MAP
NOT TO SCALE

INDEX:

- C1 TITLE SHEET AND SITE PLAN
- C2 GENERAL NOTES
- C3 DIMENSION PLAN
- C4 GRADING AND DRAINAGE PLAN
- C5 FIRE WATER PLAN
- C6 STORMWATER CONTROL PLAN
- C7 EROSION CONTROL PLAN
- C8 DETAILS



THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.

SITE PLAN
NOT TO SCALE

TITLE SHEET AND SITE PLAN PRAXAIR STORAGE YARD PHASE II

APN 073-190-035-3

PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

JOB NO 217079	SCALE AS SHOWN	DATE 8/26/2019	DESIGN VJD	DRAWN AX	APPROVED RCW
DRAWING NUMBER					

1 OF 8

FILE: P:\217\217079.00\Drawings\Engineering\Phase 2 Improvement Plans\217079 Improvement Plan Phase 2.dwg PLOT DATE: 8/26/2019 3:38 PM BY: Adam Xu

IMPROVEMENT GENERAL NOTES:

1.

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CONTRA COSTA COUNTY BENCHMARK, JS1885, DESCRIBED AS "BRONZE DISK STAMPED "C 563 1957" 1.3 MILES EAST ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM THE PITTSBURG STATION, 0.2 MILES EAST OF LOVERIDGE ROAD, AT A WOODEN BRIDGE 50.27 FEET OVER A SMALL CREEK, IN THE TOP OF THE NORTH END OF THE EAST CONCRETE ABUTMENT, 71.5 FEET SOUTH OF THE CENTERLINE OF THE ANTIOCH PITTSBURG HIGHWAY.
ELEV = 37.4 FEET (NAVD 88 DATUM)
2.

ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES SPECIFICATIONS, AND STANDARDS OF THE CITY OF PITTSBURG AND CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
3.

PAVING CONFORMS SHALL BE MADE AT A BUTT JOINT.
4.

ALL UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED AND BACKFILL COMPLETED PRIOR TO THE START OF CURB AND SIDEWALK CONSTRUCTION.
5.

SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT VINCE D'ALO OF ALIQUOT & ASSOC. AT (925) 476-2300 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
6.

TEMPORARY SILT AND DRAINAGE CONTROL FACILITIES SHALL BE INSTALLED TO CONTROL AND CONTAIN EROSION-CAUSED SILT DEPOSITS AND TO PROVIDE FOR THE SAFE DISCHARGE OF STORM WATERS INTO EXISTING STORM WATER FACILITIES.
7.

THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS AND PROCEDURES OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) FOR MUNICIPAL CONSTRUCTION AND INDUSTRIAL ACTIVITIES AS PROMULGATED BY THE CALIFORNIA STATE WATER RESOURCE CONTROL BOARD OR ANY OF ITS REGIONAL WATER QUALITY CONTROL BOARDS.
8.

AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT FOR ANY WORK PROPOSED IN THE PUBLIC RIGHT OF WAY.
9.

ALL DRAINAGE INLET STRUCTURES SHALL BE MARKED WITH THERMOPLASTIC DECALS LABELLED "NO DUMPING, DRAINS TO BAY".
10.

CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDER.
11.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED BY THE ENGINEER PRIOR TO POURING.
12.

IF TOXIC OR CONTAMINATED SOIL IS ENCOUNTERED DURING CONSTRUCTION, ALL CONSTRUCTION ACTIVITY IN THAT AREA SHALL CEASE UNTIL APPROPRIATE ACTION IS DETERMINED AND IMPLEMENTED. THE CONCENTRATIONS, EXTENT OF THE CONTAMINATION AND MITIGATION SHALL BE DETERMINED BY THE CONTRA COSTA COUNTY HEALTH DEPARTMENT.
13.

IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING CONSTRUCTION, WORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, SUBJECT TO APPROVAL OF THE PLANNING DIVISION, IF THEY ARE DEEMED NECESSARY. IF HUMAN REMAINS ARE FOUND, THE COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY.
14.

GPS OR CONSTRUCTION LAYOUT WITH USE OF ELECTRONIC FILES. THE APPROVED SET OF PLANS WITH SUBSEQUENT APPROVED CHANGES SUPERSEDES ANY ELECTRONIC FILE OF THE DESIGN OF THIS PROJECT, UNLESS OTHERWISE STATED BY THE ENGINEER IN WRITING. A NUMBER OF LINES AND GRADES SHOWN ON THESE PLANS AND THE ELECTRONIC FILE, WHICH REPRESENTS FINISHED DESIGN, MAY BE ONLY APPROXIMATELY DEPICTED AND ARE NOT TO BE USED FOR CONSTRUCTION LAYOUT WITHOUT APPLYING DIMENSIONS AND PRINCIPLES OF LAND SURVEYING AND ENGINEERING. ONLY AN INDIVIDUAL LICENSED TO PRACTICE LAND SURVEYING OR CIVIL ENGINEERING MAY USE THE ELECTRONIC FILE UPON REQUEST TO THIS OFFICE AND ANY REQUEST FOR THE ELECTRONIC FILE MUST BE ACCOMPANIED WITH A LETTER FROM THE LICENSED INDIVIDUAL TAKING RESPONSIBILITY FOR THE USE OF ELECTRONIC FILES AND STATING THAT HE / SHE IS THE "SURVEYOR IN RESPONSIBLE CHARGE," AS DEFINED BY THE LAND SURVEYOR'S AND PROFESSIONAL ENGINEER'S ACTS, AND THAT HE WILL REMAIN IN RESPONSIBLE CHARGE THROUGHOUT THE CONSTRUCTION OF THE PROJECT. ANY CHANGE IN THE "SURVEYOR IN RESPONSIBLE CHARGE" MUST BE IN WRITING TO THE ENGINEER OF RECORD, ALIQUOT, BEFORE USE OF THE ELECTRONIC FILE MAY CONTINUE.
15.

EARTHWORK QUANTITIES:
CUT = 250 CY
FILL = 1,500 CY
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EARTH QUANTITIES INDEPENDENTLY TO HIS OWN SATISFACTION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH DISCREPANCIES IN CUT/FILL EARTH QUANTITIES.

ALIGNMENTS

16.

ALIGNMENT OF STORM DRAIN PIPES ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL MAKE ADJUSTMENTS TO THE STRUCTURE SIZE OR ALIGNMENT OF THE PIPE SO PIPES ENTER AT THE WALL OF THE STRUCTURE ACCORDING TO THE STANDARD DETAIL AND SPECIFICATIONS OF THE CONTROLLING AGENCY.
17.

DIMENSIONS SHOWN BETWEEN STRUCTURES ARE CENTERLINE-TO-CENTERLINE OF STRUCTURES.
18.

DIMENSIONS LOCATING CURB AND GUTTER ARE TO FACE OF CURB.

CONCRETE

19.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR FINAL GRADE OF CONCRETE UNLESS FORMS ARE CHECKED BY THE ENGINEER PRIOR TO POURING.
20.

WATER TESTING IS REQUIRED FOR ALL CURB GRADES LESS THAN ONE PERCENT.

UNDERGROUND UTILITIES

21.

EXISTING PRIVATE AND PUBLIC UTILITIES SHOWN HEREON REFLECT AVAILABLE RECORD DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHICH ARE TO REMAIN IN USE, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES AND OWNERS OF PRIVATE UTILITIES WITHIN THE CONSTRUCTION AREA 48 HOURS PRIOR TO START OF ANY CONSTRUCTION.
22.

THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600, 48 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.

23.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALIQUOT ASSOC., INC OF ANY DIFFERENCES IN LOCATIONS OF EXISTING UTILITIES SHOWN, OR ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.
24.

THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING SEWERS AND VERIFY THAT THERE IS AN ADEQUATE CLEARANCE FOR KNOWN CROSSINGS OF OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES.
25.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE FLOW LINE ELEVATION OF THE EXISTING SEWER AT THE POINT OF CONNECTION AND NOTIFY THE ENGINEER IMMEDIATELY IF MORE THAN 0.10 FOOT OF DIFFERENCE EXISTS FROM THIS PLAN.
26.

MANHOLE, WATER VALVE, METER BOX, AND CLEANOUT RIM ELEVATIONS, SHOWN OR NOT SHOWN HEREON, ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RIMS AND COVERS TO THE FINISHED PAVEMENT GRADE.
27.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES.
28.

OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES.
29.

ANGLE POINTS ON PRESSURIZED WATER PVC PIPE SHALL USE EBAA IRON 2000PV MEGALUGS.

STORM SEWER CONSTRUCTION

30.

ALL SEWER AND STORM DRAIN CONSTRUCTION SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.

DUST CONTROL

31.

THE PROJECT SHALL COMPLY WITH THE DUST CONTROL REQUIREMENTS OF THE GRADING ORDINANCE INCLUDING PROVISIONS PERTAINING TO WATER CONSERVATION.
32.

ALL MUD OR DIRT CARRIED OFF THE CONSTRUCTION SITE ONTO ADJACENT STREETS SHALL BE SWEEPED EACH DAY. WATER FLUSHING OF SITE DEBRIS OR SEDIMENT OR CONCRETE WASHING IS EXPRESSLY PROHIBITED.

SITE CONSTRUCTION

33.

THE SITE SHALL BE MAINTAINED IN AN ORDERLY FASHION FOLLOWING THE CESSATION OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE.
34.

EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS DAMAGED OR DISPLACED, EVEN THOUGH NOT PROPOSED TO BE REMOVED, SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.
35.

THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.
36.

PRIOR TO COMMENCEMENT OF ANY WORK ON ADJACENT PROPERTIES, THE OWNER SHALL OBTAIN WRITTEN PERMISSION FROM AFFECTED PROPERTY OWNERS.
37.

DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING MUD OR OTHER DEBRIS OFF OF THE PUBLIC STREETS ADJACENT TO THE PROJECT. THE PUBLIC STREET SHALL NOT BE USED TO STORE MATERIALS OR TO PARK CONSTRUCTION TRAILERS OR OTHER SUCH VEHICLES FOR EXTENDED PERIODS OF TIME AS PER CITY/COUNTY ORDINANCE.
38.

THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOB SITE.
39.

THE CONTRACTOR SHALL PROVIDE AT ALL TIMES, LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY PER CURRENT CALTRANS TRAFFIC CONTROL SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN PROPER TRAFFIC CONTROL AT ALL TIMES.

DESIGN RESPONSIBILITY

40.

ALIQUOT ASSOC., INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

STAKING

41.

STAKING FOR GRADING WILL BE PROVIDED BY ALIQUOT ASSOC., INC. 48 HOURS IS REQUIRED PRIOR TO THE TIME THE STAKES ARE REQUIRED. ONE SET OF STAKES WILL BE PROVIDED; ANY ADDITIONAL STAKING COSTS WILL BE AT THE CONTRACTOR'S EXPENSE.
42.

SURVEYOR PERFORMING CONSTRUCTION STAKING SHALL VERIFY ALL PROPOSED ELEVATIONS CONFORMING WITH EXISTING PAVEMENT, CURBS & PIPES AND SHALL REPORT ANY VERTICAL ELEVATIONS AND HORIZONTAL DISCREPANCIES TO THE ENGINEER AND CONTRACTOR PRIOR TO CONSTRUCTION.

EXCAVATIONS/TRENCHES

43.

EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING OR SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.

CONSTRUCTION SAFETY REQUIREMENTS

44.

CAL-OSHA NOTES:
DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES, TRAFFIC CONTROLS, SHORINGS, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS, AND LOCAL SAFETY ORDINANCES.

ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.

ALL CONSTRUCTION PROCEDURES SHALL CONFORM TO CAL-OSHA STANDARDS. ANY DEVIATION MUST BE APPROVED BY CAL-OSHA PRIOR TO CONSTRUCTION.

CALIFORNIA COUNCIL OF CIVIL ENGINEERS & LAND SURVEYORS

45.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS,

AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

FIELD CHANGES

46.

CONTRACTOR SHALL PREPARE SPECIFIC AND DETAILED DRAWINGS OF ALL CONSTRUCTION FIELD ADJUSTMENTS AND CHANGES MADE TO THESE PLANS, AND SUBMIT THESE DRAWINGS AND INFORMATION TO THE ENGINEER OF RECORD FOR THE PURPOSE OF PREPARING AS-BUILT OR RECORD PLANS FOR THIS PROJECT.



Planners
Civil Engineers
Surveyors



GENERAL NOTES
PRAXAIR STORAGE YARD PHASE II
APN 073-190-035-3
CONTRA COSTA COUNTY
PITTSBURG
CALIFORNIA

JOB NO 217079	SCALE AS SHOWN	DATE 8/26/2019	DESIGN VJD	DRAWN AX	APPROVED RCW
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DRAWING NUMBER

C2

2 OF 8



THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.

FILE: P:\217\217079\00\Drawings\Engineering\Phase 2 Improvement Plans\217079 Improvement Plan Phase 2.dwg PLOT DATE: 8/26/2019 3:38 PM BY: Adam Xu



THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.



ALIQUOT
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1390 S. Main St., Ste. 310
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Planners
Civil Engineers
Surveyors

REVISIONS		DATE	BY	NO.



DIMENSION PLAN
PRAXAIR STORAGE YARD PHASE II
APN 073-190-035-3
CONTRA COSTA COUNTY
PITTSBURG
CALIFORNIA

JOB NO 217079	SCALE 1"=20'	DATE 8/26/2019	DESIGN VJD	DRAWN AX	APPROVED RCW
DRAWING NUMBER					
C3					
3 OF 8					

NOTES

1. SEE STRUCTURAL AND ARCHITECTURAL PLANS FOR SITE DIMENSIONS

CONSTRUCTION NOTES

- ① THICKENED EDGE PER DRIVEWAY DETAIL, SHEET C8
② SAWCUT EX CONC & DOWEL PER DETAIL, SHEET C8
③ INSTALL CITY OF PITTSBURG HYDRANT PER DETAIL, SHEET C5

3/4" CRUSHED ROCK SPECIFICATIONS

1. AGGREGATE IS OPEN GRADED, HARD, DURABLE, AND ANGULAR, QUARRY CRUSHED ONLY (NO RIVER ROCK). DO NOT USE RECYCLED DRAIN ROCK.
2. LOS ANGELES ABRASION TEST (ASTM C 131), ABRASION LOSS SHALL BE NO GREATER THAN 40.
3. DURABILITY CALIFORNIA TEST METHODS (CTM). CTM 229, MINIMUM OF 40.

3/4" CRUSHED SCREEN ROCK PER SYAR INDUSTRIES, LAKE HERMAN PLANT

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	89
1/2 INCH	15
3/8 INCH	4
NO. 4	2
NO. 8	2

EXECUTION

1. PRIOR TO ALL WORK IN THIS SECTION, BECOME THOROUGHLY FAMILIAR WITH THE SITE AND SUBSURFACE CONDITIONS AND ALL PORTIONS OF THE WORK FALLING WITHIN THIS SECTION.
2. ROLL WITH A SMOOTH DRUM VIBRATORY SOIL COMPACTOR, 4 PASSES OR USE VIBRATORY PLATE. PLACE ROCK IN 12" MAXIMUM LIFTS.

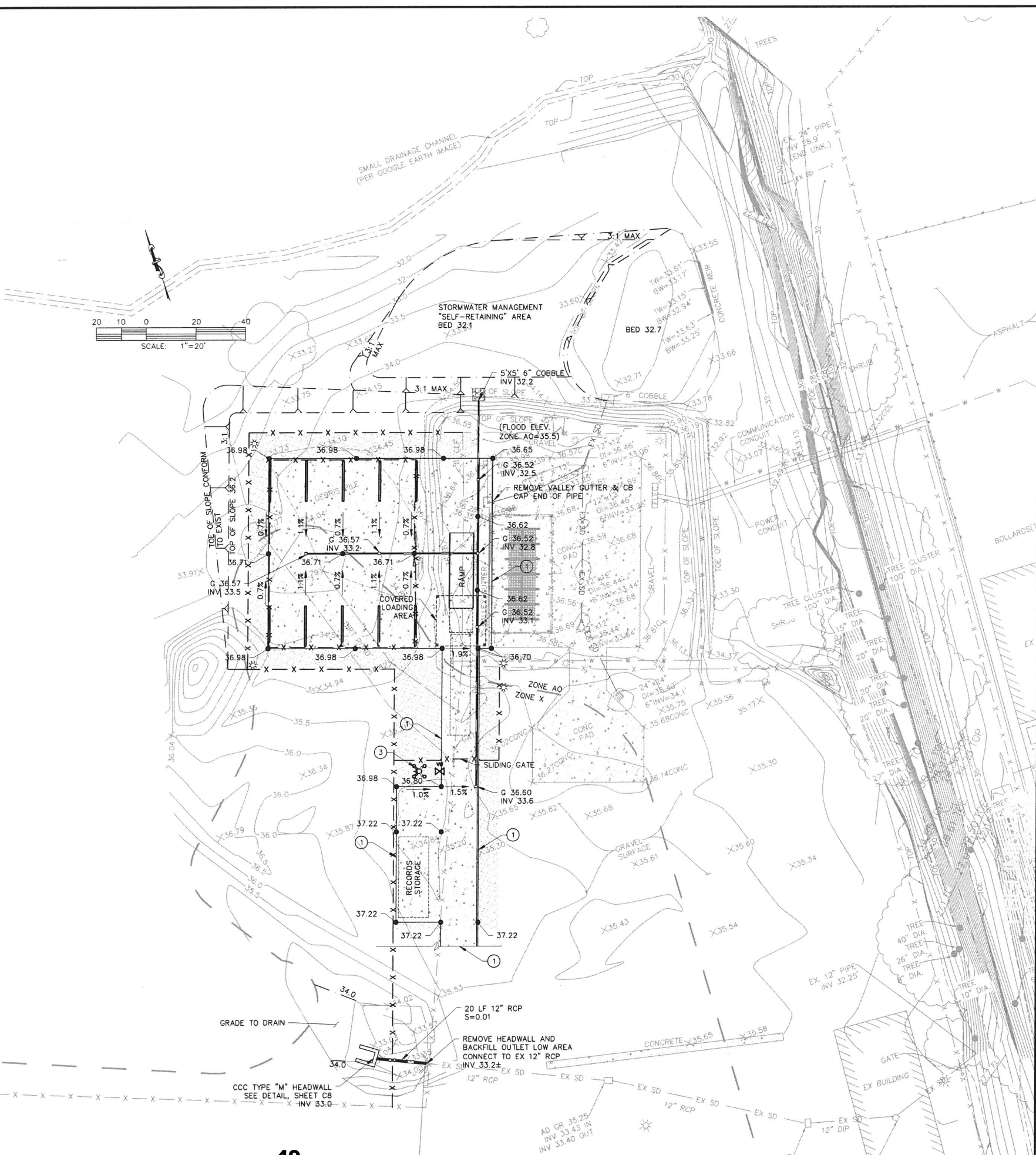
	CRUSHED ROCK PER SPECS, THIS SHEET
	PROPOSED 6" CONC OVER 6" AB #4 REBAR 16" O.C. E.W.

LEGEND

	JENSEN 12x12
	JENSEN 24x24
	6" PVC SCH 40
	12" RCP
	CONTRA COSTA COUNTY TYPE "M" HEADWALL



THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.



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Civil Engineers
Surveyors

NO.	DATE	BY	REVISIONS



GRADING AND DRAINAGE PLAN
PRAXAIR STORAGE YARD PHASE II
APN 073-190-035-3
CONTRA COSTA COUNTY
PITTSBURG
CALIFORNIA

JOB NO. 217079	SCALE 1"=20'	DATE 8/26/2019	DESIGN VJD	DRAWN AX	APPROVED RCW
DRAWING NUMBER					
C4					
4 OF 8					

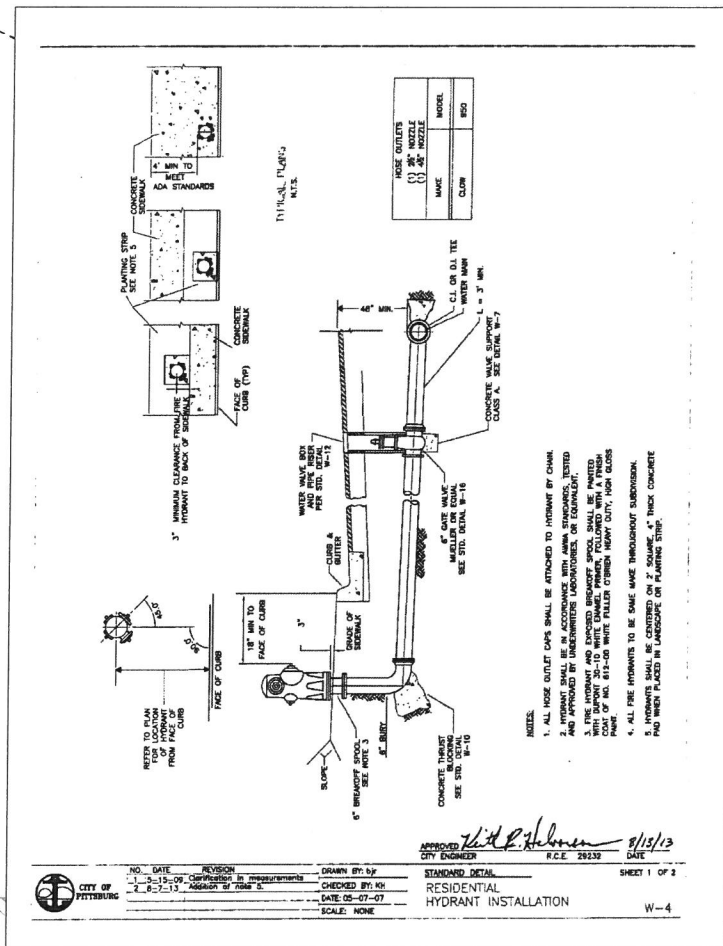
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APN: 073-190-035

NOTES:

1. SEE GENERAL NOTE NO. 29, SHEET C2, FOR MEGALUG SPECIFICATIONS.
2. NEW 8" WATER PIPE SHALL BE C-900 SDR25 PVC.
3. INSTALL BACKFLOW PREVENTION VALVE BETWEEN 8" WATER MAIN AND SPRINKLER CONNECTION. SEE SPRINKLER PLANS.
4. THRUST BLOCKS USED FOR RESTRAINT SHALL BE PROPERLY FORMED, CONSTRUCTED, AND INSTALLED AGAINST NON-DISTURBED SOIL PER THE NFPA STANDARD.
5. MIN COVER AT VERTICAL PIPE DEFLECTION IS 3'. RESTRAIN USING MEGALUGS OR THRUST BLOCKS.
6. AIR RELEASE VALVE AT HIGH POINTS



800-227-2600

THE CONTRACTOR SHALL NOTIFY
UNDERGROUND SERVICE ALERT AND THE CITY
PUBLIC WORKS DEPARTMENT AT LEAST 48
HOURS (2 WORKING DAYS) PRIOR TO
BEGINNING ANY EXCAVATION IN THE VICINITY
OF THE UNDERGROUND FACILITIES.

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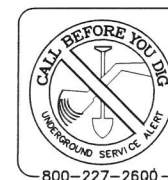
**FIRE WATER PLAN
PRAXAIR STORAGE YARD PHASE II
APN 073-190-035-3**

PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

JOB NO 217079	SCALE 1" = 20'
DATE 8/26/2019	DESIGN VJD
DRAWN AX	APPROVED ROW

C5

5 OF 8



THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.

[illegible]

**STORMWATER CONTROL PLAN
PRAXAIR STORAGE YARD PHASE II**
APN 073-190-035-3

STORAGE / AND /
APN 073-190-035-3

PITTSBURG

CONTRA COSTA COUNTY

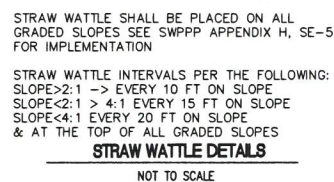
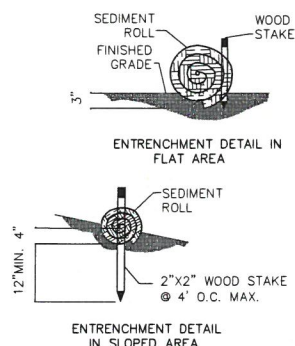
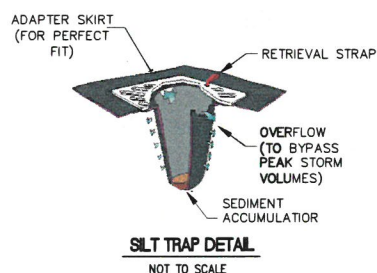
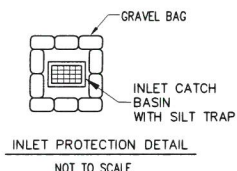
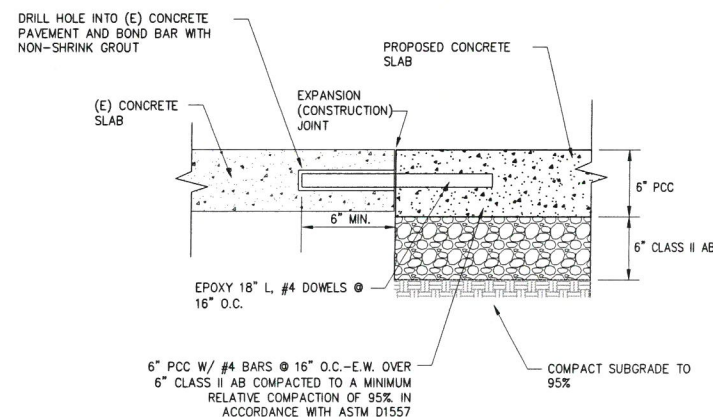
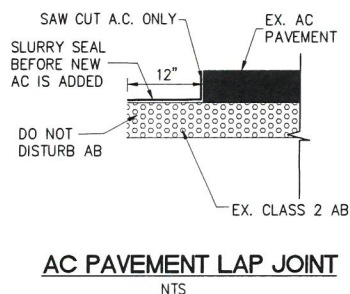
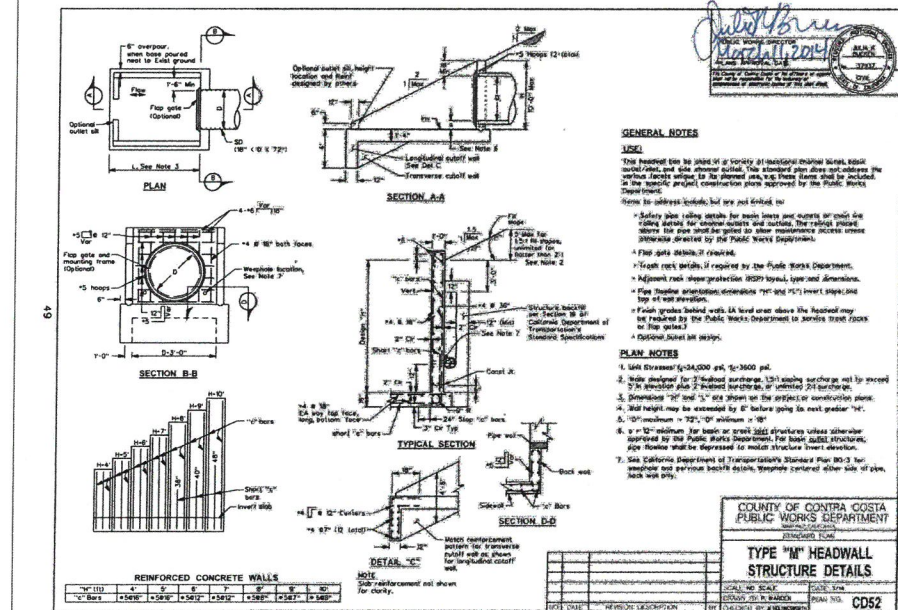
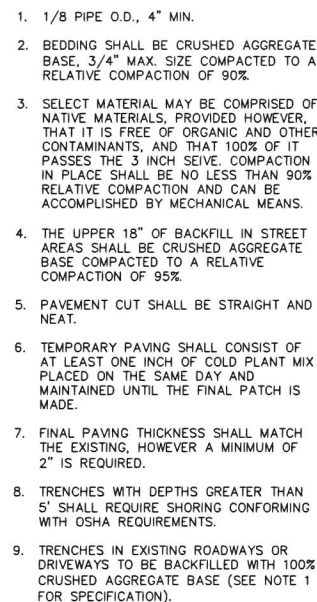
CALIFORNIA

JOB NO	217079
SCALE	1"=10'
DATE	8/26/2019
DESIGN	VJD
DRAWN	AX
APPROVED	RCW

DRAWING NUMBER

C6

6 OF 8



THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE CITY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF THE UNDERGROUND FACILITIES.

GENERAL NOTES

1. The entire installation shall comply with 2016 NEC, 2016 California Energy Code, 2016 California Electrical Code, and all applicable local codes and regulation.
2. All electrical prefabricated equipment shall be designed and constructed in such a manner that all portions, elements, sub-assemblies and/or parts of said equipment, and the equipment as a whole including its attachments, will resist a load which exceeds the force level used to restraint and anchor the equipment to the supporting structure.
3. All electrical materials and equipment shall be new and shall be listed by Underwriter's Laboratories (UL) and bear their label or listed or certified by a nationally recognized testing authority where UL does not have a listing. Custom made equipment shall have complete test data submitted by the manufacturer attesting to its safety. In addition, the materials, equipment, and installation shall comply with the requirements of the following:

American Society of Testing Materials (ASTM)
Insulated Power Cable Engineers Association (IPCEA)
American Standard Association (ASA)
National Fire Protection Association (NFPA)
American National Standard Institute (ANSI)
NEC National Electrical Code (NEC)
Institute of Electrical and Electronic Engineers (IEEE)
All local codes having jurisdiction

Where the codes have different levels of requirements, the most stringent rule shall apply.
4. The contractor shall visit the site including all areas indicated on the drawings. He shall thoroughly familiarize himself with the existing conditions and by submitting a bid, accepts the conditions under which he shall be required to perform his work.
5. It shall be the contractor's responsibility to obtain a complete set of contract documents, addenda, drawings, and specifications. He shall check the drawings of the other trades and shall carefully read the entire specifications and determine his responsibilities. Failure to do so shall not release the contractor from doing the work in complete accordance with the drawings and specifications.
6. The contractor shall coordinate his work with other trades at the site. Any costs to install work to accomplish said coordination which differs from the work as shown on the drawings shall be incurred by the contractor. Any discrepancies, ambiguities, or conflicts shall be brought to the attention of the engineer during bid time for clarification. Any such conflicts not clarified prior to bid shall be subject to the interpretation of the engineer at no additional cost to the owner.
7. The contractor shall provide and keep up-to-date a complete record set of drawings. These prints shall be corrected accordingly and show every change from the original drawings. This set of drawing shall be kept on the job site and shall be used only as a record set. This shall not be construed as authorization for the contractor to make changes in the layout without definite instruction in each case. Upon completion of the work, a set of reproducible contract drawings shall be obtained from the engineer, and all changes as noted on the record set of drawings shall be incorporated on reproducible bond with black ink in a neat, legible, understandable, and professional manner per Client's request.
8. In some instance, it may be necessary to defer work in certain areas and locations until such time as existing facilities can be temporarily or permanently rearranged by the owner. Therefore, whenever it becomes necessary for the contractor to perform work under this contract in existing areas in which the owner's work is being performed, the contractor shall advise the owner relative to this requirement and shall follow closely the directive issued by the engineer insofar as time and procedure are concerned.
9. It shall be responsibility of the contractor to review and to coordinate with the mechanical, fire protection and plumbing drawings for duct lines and equipment.
10. All equipment mounted on roof for connection of HVAC equipment shall be mounted on unistrut stands utilizing approved pitch pockets, flashing, etc.
11. After all requirements of the specifications and/or the drawings have been fully completed, representatives of the owner will inspect the work. The contractor shall provide competent personnel to demonstrate the operation of any item or system to the full satisfactory of each representative. Final acceptance of the work will be made by the owner after receipt of approval and recommendation of acceptance from each representative.
12. The contractor shall furnish a one year written guarantee of materials and workmanship from the date of substantial completion.
13. Coordinate with other trades as to the exact location and configuration of their respective equipment, supply power and make connection to motors and equipment requiring electrical connections as indicated on the single line diagram, electrical drawings, and drawings of other trade. Review the drawings of other trades for control diagram, size, and locations of equipment. Disconnect switches, starters, wiring, controls, and conduit for mechanical and plumbing operations shall be provided. The contractor shall be responsible for obtaining manufacturer's shop drawings prior to roughing in all conduits to this equipment.
14. Exact method and location of conduit penetration and openings in concrete or masonry walls, grade beams, floors, or structural steel members shall be as directed by the structural engineer. Perform coring, saw cutting, patching, and refinishing of walls and surfaces whenever it is necessary to penetrate openings shall be sealed in an approved method to meet the fire rating of the particular wall, floor, or ceiling. Exact method and locations of conduit penetrations and openings in concrete walls or floors shall be for UL approved systems.
15. Connections to vibrating equipment, mechanical and plumbing equipment and seismic separations.

Liquid-tight flex conduit for outdoor locations
Steel flex conduit for indoor locations
Maximum length of flexible conduit runs shall be 6'-0" U.O.N.
16. Equipment outlets, lighting fixtures, conduit, wire and connection methods in HVAC air-plenums shall be approved for use in plenums and shall conform to 2016 CEC.
17. Conduit shall not be installed in any floor slab. Conduit shall be installed concealed in the ceiling space, concealed in walls, or below slab on grade. Unless otherwise noted.
18. Whenever a discrepancy in quantity or size of conduit, wire, equipment devices, circuit breakers, ground fault protection system, etc., (all materials) arises on the drawings or specifications, the contractor shall be responsible for providing and installing all materials and services required by the strictest conditions noted on the drawings or in the specifications to ensure complete and operable systems as required by the owner and engineer.
19. It shall be contractor's responsibility to verify type of ceiling systems and to furnish approved lighting fixtures of the type required for mounting in subject ceiling. Where fixtures are recessed in plaster or drywall ceilings, they shall be complete with necessary mounting hardware and plaster frames.
20. All recessed lighting fixtures, speakers, receptacles, switches, etc., mounted in the fire rated ceilings or walls shall be enclosed with an approved enclosure carrying the same fire rating as the ceiling or wall by this contractor.
21. Utility penetrations of any kind in fire and smoke partitions and ceiling assemblies, shall be firestopped and sealed with an approved material securely installed.

Utility and electrical outlets or boxes shall be securely fastened to the stud of framing of the wall, partition, or ceiling assembly. The opening in the gypsum board facing shall be cut so that the clearance between the box and the gypsum board does not exceed 1/8 inch. In smoke walls or partitions, the 1/8 inch clearance shall be filled with an approved fire-rated sealant.
22. Electrical lighting plans indicate locations of light fixtures and shall take precedence over locations of same shown on the architectural drawings.
23. The exact locations and mounting heights of lighting fixtures located in mechanical equipment spaces and storage shall be coordinated in the field before installation to avoid interferences with ducts, piping, and other mechanical equipment and all mounting hardware shall be included in base bid. When locations and mounting heights are determined, obtain approval from the engineer prior to installation.
24. Maximum number of conductors in outlet or junction boxes shall conform to 2016 CEC.
25. The exact locations of all electrical devices and equipment shall be coordinated with the architectural elevations, details or sections prior to installation. All electrical devices and equipment shall be recessed in walls, unless otherwise noted. Outlets not indicated on architectural elevations shall be coordinated with the architect prior to rough-in, unless otherwise noted.
26. Review architectural elevations of casework. Outlets mounted above or below, or adjacent to casework shall be coordinated with the architectural drawings, prior to final rough-in. Electrical drawings shall govern number and type of outlets. However, locations shall be as indicated on architectural elevations. Provide conduit, wires and outlets for work required in casework installations. Reference architectural details for method of routing conduit within casework construction. Provide box extensions through all casework. Finish flush with face of splash, cabinets, etc. Mounting heights of all devices and equipment are from finished floor to center of devices and equipment, unless otherwise noted. Boxes installed in locations not approved by the architect shall be relocated as directed by the architect at no additional cost to the owner.
27. Drawings are diagrammatic only and do not show special conduit routing or lengths required for a complete installation. Routing of raceways shall be at the option of the contractor but shall be in strict compliance with structural requirements and specifications, unless, otherwise noted and shall be coordinated with other trades. Do not scale the electrical drawings for locations of any electrical architectural, structural, civil, or mechanical items or features. Refer to architectural and structural dimensional drawings.
28. The equipment grounding conductor runs shall be installed and run continuous from panel to last outlets. This wire shall be pigtailed in each outlet for connection to box and device so that if device is removed, ground will not be interrupted. All equipment grounding conductors shall be insulated green or bare conductors. Alternate methods of identification shall be used.
29. For small ac motors not having built-in thermal overload protection, provide manual motor starters with overload heater elements sized to the nameplate current rating of the motor. Small ac motors with built-in thermal overload protection, provide a horse power rated toggle type disconnect switch.
30. Boxes shall be sized for the number and sizes of conductors and conduit entering the box and equipped with plaster extension rings where required.
31. Lamps: all fixtures shall be supplied with lamps of proper size and type. Incandescent lamps shall be new, 60 cycles, ac operations and shall be general service inside frosted unless specifically noted otherwise. Fluorescent lamps shall be instant start energy saving type, general electric or equal by Sylvania or Philips, unless otherwise noted. Fixtures with dimming ballasts shall use standard 32 watt energy saving type instant start lamps by general electric, Sylvania or Philips.
32. Provide sound insulation at all conduit penetrations at sound barrier rated walls. Typical unless otherwise noted.
33. Where outlets occur at tackable wall panels or other wall finishes, provide extension rings as required so that no space will exist between device plate and backbox, per NEC 310.20, typical. See architectural elevations for wall finishes and locations.
34. Grounding System:

The grounding system shall be derived per NEC 250.50:

A. 10' of meter underground water pipe
B. Meter frame of building or structure where effectively grounded
C. An electrode encased by at least 2" of concrete located within or near the bottom of a concrete foundation that is in direct contact with the earth. 20' zinc galvanized or other electrically conductive steel reinforcing bar or rod of not less than 1/2" in diameter or bare copper conductor not smaller than #4AWG.
35. Listed or labeled equipment shall be installed and used in accordance with any instructions included in the listing or labeling. Section 110.3(b)

LIGHT FIXTURE SCHEDULE

SYMBOL	FIXTURE	FIXTURE TYPE	MANUFACTURER	DESCRIPTION	LAMP/BULB	NOTES
	L1	TWO HEAD LED FLOOD LIGHT	TECHLIGHT	RTP-30-GLV-T238/GAB/BH2180 30FT GALV POLE	LED	
	L1	30' POLE	TECHLIGHT	30FT POLE, GALVANIZED WITH DOUBLE BULLHORN	N/A	
	L2	CEILING MOUNT FIXTURE	CROUSE HINDS	EVLEDCX2C701 CLASS1 DIV1 FIXTURE	LED	RATED FOR HAZARDOUS LOCATIONS
	L3	WALL LIGHT	HOLOPHANE	HW4G-20C-40K-T3M-480-BZSDP	LED	RATED FOR HAZARDOUS LOCATIONS
	L4	20' UTILITY POLE	TECHLIGHT	RTP-20-GLV-T238/GAB/BH2180 20FT GALV POLE	N/A	

Rescue Electric Corp.

P.O. Box 1710, Pittsburg, CA 94565
Phone: (925) 481-2495 Fax: (925) 303-2099
License #: 997999



PRAXAIR BUILDING PHASE 2

1930 LOVERIDGE RD
PITTSBURG, CA 94565

REVISIONS:

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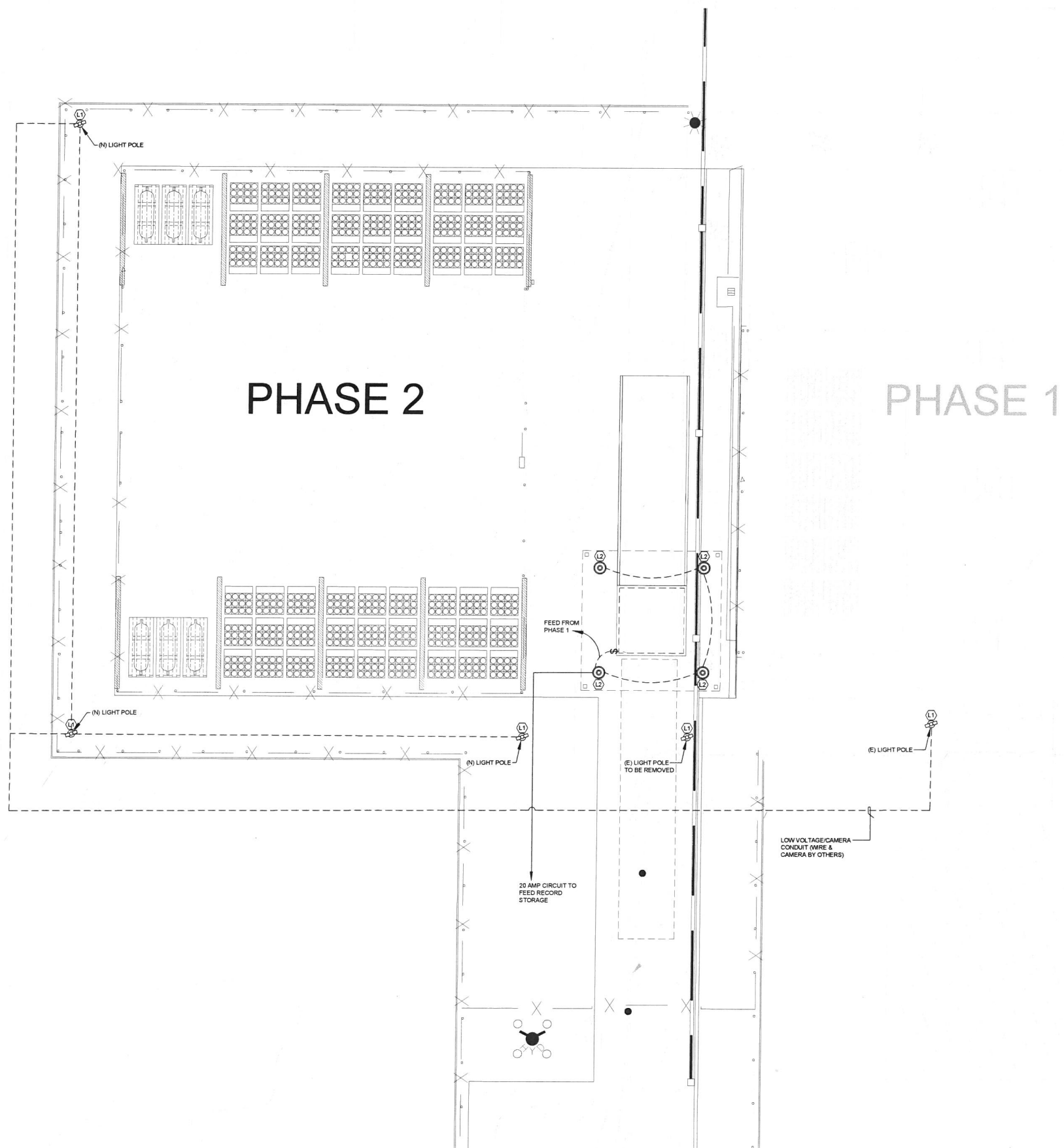
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NOTES / FIXTURE SCHEDULE

SHEET NO.:



SHT OF
PLOT DATE: 09.03.19



LIGHTING AND POWER
SCALE: 1/8" = 1'-0"

Rescue Electric Corp.
P.O. Box 1710, Pittsburg, CA 94565
Phone: (925) 481-2455 Fax: (925) 303-7099
License #: 997999



PRAXAIR BUILDING PHASE 2
1930 LOVERIDGE RD
PITTSBURG, CA 94565

REVISIONS:

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DATE:

FILENAME: Buildings.dwg

LIGHTING AND POWER

SHEET NO.:

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PLOT DATE: 09.03.19

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E3

SHT OF

PLOT DATE: 09.03.19

JOB NO.:
ISSUE:
DATE:

FILENAME: Buildings.dwg

REVISIONS:

△ SUBMITTAL

PRAXAIR BUILDING PHASE 2
1930 LOVERIDGE RD
PITTSBURG, CA 94565



Rescue Electric Corp.
P.O. Box 1710, Pittsburg, CA 94565
Phone: (925) 481-2455 Fax: (925) 303-7099
License #: 997999



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:

- | | |
|---|--|
| ☐ UP Conditional Use Permit | ☐ ZA Zoning Administrator |
| ☐ DR Design Review | ☐ TRP Tree Removal Permit |
| ☐ ADR Design Review (Admin) | ☐ TA Temporary Activity |
| ☐ GP General Plan Amendment | ☐ PPR Preliminary Plan Review |
| ☐ RZ Rezoning (Includes PUD) | ☐ MM Minor Modification (wireless) |
| ☐ SUB Major Subdivision | ☐ SR Sign Review (Type: _____) |
| ☐ MS Minor Subdivision | |
| ☐ VA Variance | ☒ Other: <u>EXPAND EXISTING STORAGE COMPOUND</u> |

STAFF USE ONLY

Application Number: AP-19-1459

Date Filed: 9/23/19

PROJECT INFORMATION:

Project Name (Business/Development): EXPAND MATERIALS STORAGE YARD

Address/Location of Project: 1930 LOVERAGE RD.

Assessor's Parcel No(s): 073-190-035-3

Mapping Address (Latitude/Longitude): 38.0154, -121.8645

Existing General Plan / Zoning Designations: INDUSTRIAL / I-G

Proposed General Plan / Zoning Designations: INDUSTRIAL / I-G (NO CHANGE)

Existing Use: INDUSTRIAL

Proposed Use: INDUSTRIAL NO CHANGE

Size of Existing Structure(s): N/A OPEN CANOPY 1735 SQ. FT.

Size of Proposed Additions / New Structure(s): OPEN CANOPY 400 SQ. FT.

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

Property Size (s.f. or acres): 31.38 ACRES No. of Existing Lots: 1 Proposed: 1

Days/Hours of Operation: M-F 8AM TO 5 PM (PERIODIC NIGHT EMPLOYEE USE)

No. of Employees, Existing: _____ Proposed: SAME

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

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.cccleanwater.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.)

OPEN MATERIALS STORAGE YARD - THIS IS AN
EXPANSION OF SIMILAR PROJECT COMPLETED
IN 2018

APPLICANT INFORMATION:

Applicant Name: ANTHONY TABACCO Primary Contact: SAME
E-Mail: TONY @ ATACCHITECTS.COM Phone: (925) 323-5351
Mailing Address: 7 WESTWOOD COURT ORINDA CA. 94563

Property Owner(s): LINDE TMM (PRAXAIR AS SUBSIDIARY)
E-Mail: MIKE_MCCAIN @ PRAXAIR.COM Phone: (928) 718-8271
Mailing Address: P.O. BOX 6157 KINGSMAN AZ. 86402

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): [Signature] Date: _____

Property owner/manager (attach notary): _____ Date: _____

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

SUBMITTAL REQUIREMENTS: (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

CONSULTANT LIST:

Please list all consultants hired in conjunction with this project and return to the City of Pittsburg Planning Department with the completed application form. The City's Finance Department will review the list to determine if a business license is required and will follow up directly with the consultant pursuant to Pittsburg Municipal Code Chapter 5, Business Licenses and Regulations.

Project Name/Application Number: _____

Project Address: _____

Applicant name: _____

Applicant phone number: _____

<i>Contractor/Consultant Name Address/Contact Phone No.</i>	<i>Consultant's Scope of Work</i>	<i>Contract Price</i>

Attach additional sheets as necessary

701.03

ZA

RESO

345

10-15-19

KP



City of Pittsburg

Community Development Department – Planning Division

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

Date: October 15, 2019

SUBJECT: ZA RESOLUTION NO. 345

Dear Applicant,

Enclosed is a copy of the resolution adopted by the Zoning Administrator. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 345
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Fence Height)
Exception for an Eight-Foot-Tall Wooden)
Fence, for "Mosaic Apartments Fence)
Height Exception, AP-19-1449 (FHE).")

Resolution No. 345

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On July 24, 2019, Eric Mitchell, on behalf of Mosaic Apartments, filed Fence Height Exception Application No. 19-1449, requesting approval to replace an existing six-foot tall chain link fence with an eight-foot-tall wooden fence, where the maximum fence height permitted is six feet, located along the western property line of the Mosaic Apartments, located at 1128 E. Leland Road in the RH (High Density Residential) District. Assessor's Parcel No. 088-230-020.
- B. On August 13, 2019, the Zoning Administrator submitted to the Planning Commission a Notice of Intent to exercise delegated authority for the subject application pursuant to Pittsburgh Municipal Code (PMC) section 18.84.205(F)(2).
- C. The fence height exception request 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.
- D. On or prior to October 5, 2019, notice of the October 15, 2019 public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburgh 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 project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburgh Municipal Code (PMC) section 18.14.010 and Government Code section 65091.
- E. 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.
- F. On October 15, 2019, the Zoning Administrator held a public hearing on Fence Height Exception Application No. 19-1449, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all oral and written testimony presented at the public hearing, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed fence does not infringe upon the light, air circulation, or visual openness of surrounding properties, in that it is located on a portion of the property where it is least visible, along the side property line, adjacent to the apartments' carports and a drainage ditch area.
 3. The proposed fence does not detract, impair or destroy the characteristics of the established area, in that it is constructed in a sound and workmanlike fashion using new materials, consistent with other fences in the neighborhood.
 4. The proposed fence is not detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, in that the placement of the fence (approximately 13 feet back from the front property line) leaves clear sight lines for driver safety and helps to secure the site for residents of the Mosaic Apartments.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Fence Height Exception Application No. 19-1449, subject to the following conditions.
1. Site Plan. The existing fence shall remain substantially as presented in the approved site plan and photos date-stamped July 24, 2019 and September 24, 2019, except as may be modified by the conditions below.
 2. Fence Maintenance. The fence shall be maintained erect and in a state of good repair. A dilapidated, dangerous, or unsightly fence or wall shall be repaired,

replaced, or removed, as the situation may warrant.

3. Property Maintenance. The entire site including paved, unpaved, and landscaped areas must be kept in a neat and orderly manner, free of weeds loose trash, debris, and other litter.
4. Fence Location. The fence shall be located adjacent to the existing carports and maintain a straight line, as seen in the site plan dated October 15, 2019.
5. Fence Design. The fence shall maintain an approximately 4-inch gap along the of bottom of the entirety of the length of the fence.
6. Paint Color. The fence shall be painted in a gray tone to match the existing wall along the southern property line.

Standard Conditions:

7. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.
8. Other Agency Requirements. The applicant shall comply with all requirements of the Pittsburg Building and Engineering Divisions, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
9. Standard Conditions. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between this resolution and the Standard Conditions of Development, this Zoning Administrator resolution shall govern.
10. 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 attorney's fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent

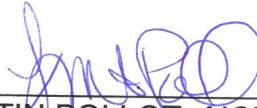
responding to and defending the claim, action or proceeding.

11. Expiration. This approval will expire on October 15, 2020, unless an encroachment 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 Zoning Administrator. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 15th day of October, 2019, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

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, if 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-Built) at the discretion of the Planning and Building Director.

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

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

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

or

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

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



City of Pittsburg

Community Development Department – Planning Division

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

Memorandum

MEMO: October 15, 2019
TO: Zoning Administrator
FROM: Celina Palmer, Assistant Planner
RE: **Mosaic Apartments Fence Height Exception, AP-19-1449 (FHE)**

ORIGINATED BY: Eric Mitchell, 6056 Rutland Drive, Carmichael, CA 95608

SUBJECT: This is a public hearing on a request for a fence height exception to allow installation of a new eight-foot-tall wood fence along the western boundary of the Mosaic Apartment complex located at 1128 E. Leland Road in the RH (High Density Residential) District. Assessor's Parcel No. 088-230-020.

RECOMMENDATION: Staff recommends the Zoning Administrator adopt Resolution No. 345, approving Fence Height Exception Application No. 19-1449, subject to conditions.

BACKGROUND:

This application was filed on July 24, 2019. The Notice of Intent to Conduct a Zoning Administrator Public Hearing for this item was provided to the Planning Commission on August 13, 2019.

PROJECT DESCRIPTION:

Existing Conditions: The subject site is located south of E. Leland Road, west of Loveridge Road, east of Lynbrook Drive, and north of the Delta de Anza Trail. The property is an 8.72-acre parcel developed with a 207-unit apartment complex. The Ventana, Portofino, and Stoneman apartment complexes are located to the north, east, and south, with single-family homes to the west.

Proposed Project: There is an existing six-foot-tall chain-link fence located along most of the western property boundary. The applicant is requesting approval of a fence height exception to allow replacement of the fence with a new eight-foot-tall wood fence (see Attachment 2, Site Plan). The new fence would provide the apartment complex with additional security and privacy.

CODE COMPLIANCE:

The subject site is in the RH (High Density Residential) District. The maximum height of a fence within the required side yard setback in a residential zoning district is six feet [(PMC section 18.84.205(B)(1)]. The proposed fence would be in the required side yard setback and would exceed the maximum allowable fence height by two feet. PMC section 18.84.205(F) allows for the maximum allowable fence height to be increased through the issuance of a fence height exception approved by the Zoning Administrator.

Required Findings: In order to approve a fence height exception, the Zoning Administrator must make findings 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;
- 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.

Public Noticing: On or prior to October 5, 2019, notice of the October 15, 2019 public hearing was posted at City Hall, near the subject 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 project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091.

STAFF ANALYSIS:

Staff believes the Zoning Administrator can make the required findings to approve the fence height exception as requested. The proposed fence would not infringe upon the light, air circulation, or visual openness of surrounding properties, in that it would be set back at least 25 feet from the rear yards of homes along Lynbrook Drive. The neighborhood's appearance would also be improved, in that the existing chain-link fence would be replaced with a higher-quality wood fence. The proposed fence would be installed at least 13 feet away from E. Leland Road to provide clear sight lines for driver safety.

Zoning Administrator Staff Report
Mosaic Apartments Fence Height Exception, AP-19-1449 (FHE)
October 15, 2019

REQUIRED ACTION:

Move to adopt Resolution No. 345, approving Fence Height Exception Application No. 19-1449, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 345
2. Project Plans and Site Photos, dated July 24, 2019 and September 24, 2019
3. Public Hearing Notice/Vicinity Map

PROPOSED
BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Fence Height	)	
Exception for an Eight-Foot-Tall Wooden	)	Resolution No. 345
Fence, for "Mosaic Apartments Fence	)	
Height Exception, AP-19-1449 (FHE).")	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On July 24, 2019, Eric Mitchell, on behalf of Mosaic Apartments, filed Fence Height Exception Application No. 19-1449, requesting approval to replace an existing six-foot tall chain link fence with an eight-foot-tall wooden fence, where the maximum fence height permitted is six feet, located along the western property line of the Mosaic Apartments, located at 1128 E. Leland Road in the RH (High Density Residential) District. Assessor's Parcel No. 088-230-020.
- B. On August 13, 2019, the Zoning Administrator submitted to the Planning Commission a Notice of Intent to exercise delegated authority for the subject application pursuant to Pittsburg Municipal Code (PMC) section 18.84.205(F)(2).
- C. The fence height exception request 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.
- D. On or prior to October 5, 2019, notice of the October 15, 2019 public hearing was posted at City Hall, near the subject 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 project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091.
- E. 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.
- F. On October 15, 2019, the Zoning Administrator held a public hearing on Fence Height Exception Application No. 19-1449, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all oral and written testimony presented at the public hearing, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed fence does not infringe upon the light, air circulation, or visual openness of surrounding properties, in that it is located on a portion of the property where it is least visible, along the side property line, adjacent to the apartments' carports and a drainage ditch area.
 3. The proposed fence does not detract, impair or destroy the characteristics of the established area, in that it is constructed in a sound and workmanlike fashion using new materials, consistent with other fences in the neighborhood.
 4. The proposed fence is not detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, in that the placement of the fence (approximately 13 feet back from the front property line) leaves clear sight lines for driver safety and helps to secure the site for residents of the Mosaic Apartments.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Fence Height Exception Application No. 19-1449, subject to the following conditions.
1. Site Plan. The existing fence shall remain substantially as presented in the approved site plan and photos date-stamped July 24, 2019 and September 24, 2019, except as may be modified by the conditions below.
 2. Fence Maintenance. The fence shall be maintained erect and in a state of good

repair. A dilapidated, dangerous, or unsightly fence or wall shall be repaired, replaced, or removed, as the situation may warrant.

3. Property Maintenance. The entire site including paved, unpaved, and landscaped areas must be kept in a neat and orderly manner, free of weeds loose trash, debris, and other litter.

Standard Conditions:

4. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.
5. Other Agency Requirements. The applicant shall comply with all requirements of the Pittsburg Building and Engineering Divisions, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
6. Standard Conditions. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between this resolution and the Standard Conditions of Development, this Zoning Administrator resolution shall govern.
7. 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 attorney's 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.
8. Expiration. This approval will expire on October 15, 2020, unless an encroachment 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 Zoning Administrator. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 15th day of October, 2019, by the Zoning Administrator of the City of Pittsburg, California.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

Mosaic Apartments Fence Height Exception (AP-19-1449)

Site Plan

October 15, 2019

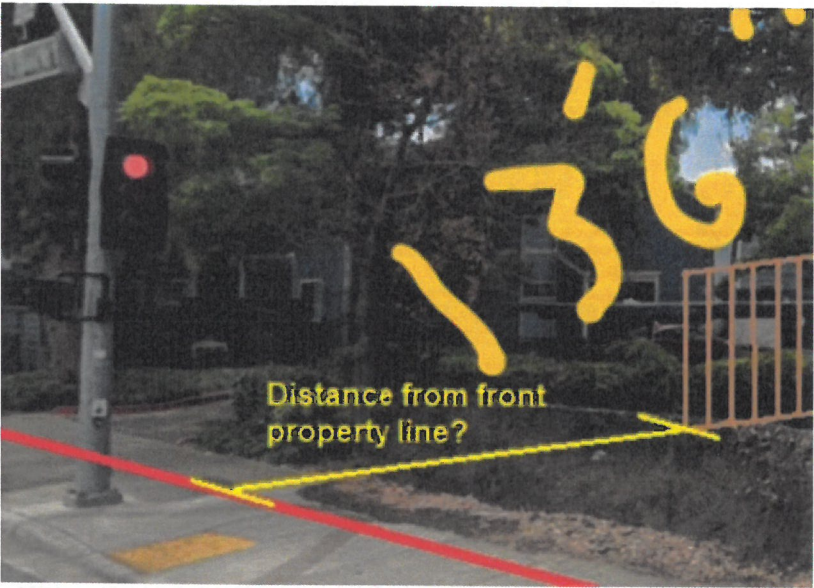


**APPROVED BY
THE CITY OF PITTSBURG**

Planning Department
☒ Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1449
Reso. No. 345
Date Approved: 10/15/19
Signature: Celina F. Palm

Distance from Front Property Line:



Material:



**APPROVED BY
THE CITY OF PITTSBURG**

☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-P1-1449
Reso. No. 345
Date Approved: 10.15.19
Signature: Celine J. Palmer



APPROVED BY
THE CITY OF HONOLULU

OFFICE OF THE
CITY ENGINEER
HONOLULU, HAWAII

DATE: 10/1/2019
BY: [Signature]
FOR: [Signature]



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: October 15, 2019
TIME: 1:30 p.m.
PLACE: First Floor, Conference Room 4B
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Mosaic Apartments Fence Height Exception, AP-19-1449 (FHE).

This is an application by Eric Mitchell on behalf of Mosaic Apartments, requesting Zoning Administrator approval of a fence height exception to allow an eight-foot-tall wooden fence along the western property line, where a six-foot maximum height is permitted. The Mosaic Apartments are located at 1128 E. Leland Road in the RH (High Density Residential) District. Assessor's Parcel No. 088-230-020.

PROJECT PLANNER: Celina Palmer, (925) 252-4029 or cpalmer@ci.pittsburg.ca.us

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 at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

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

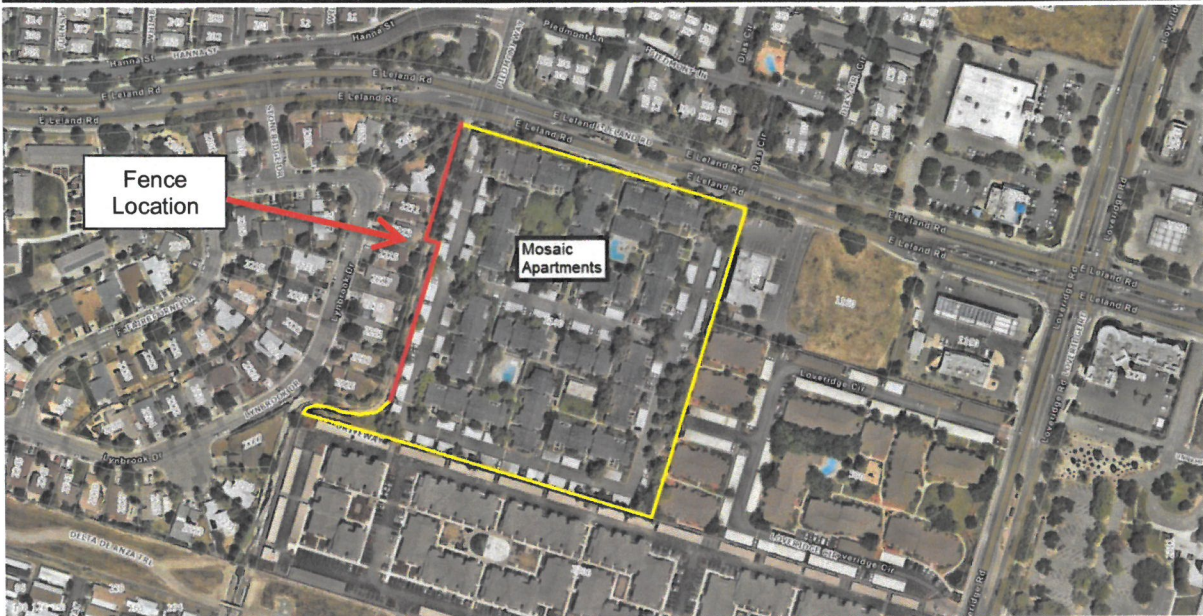
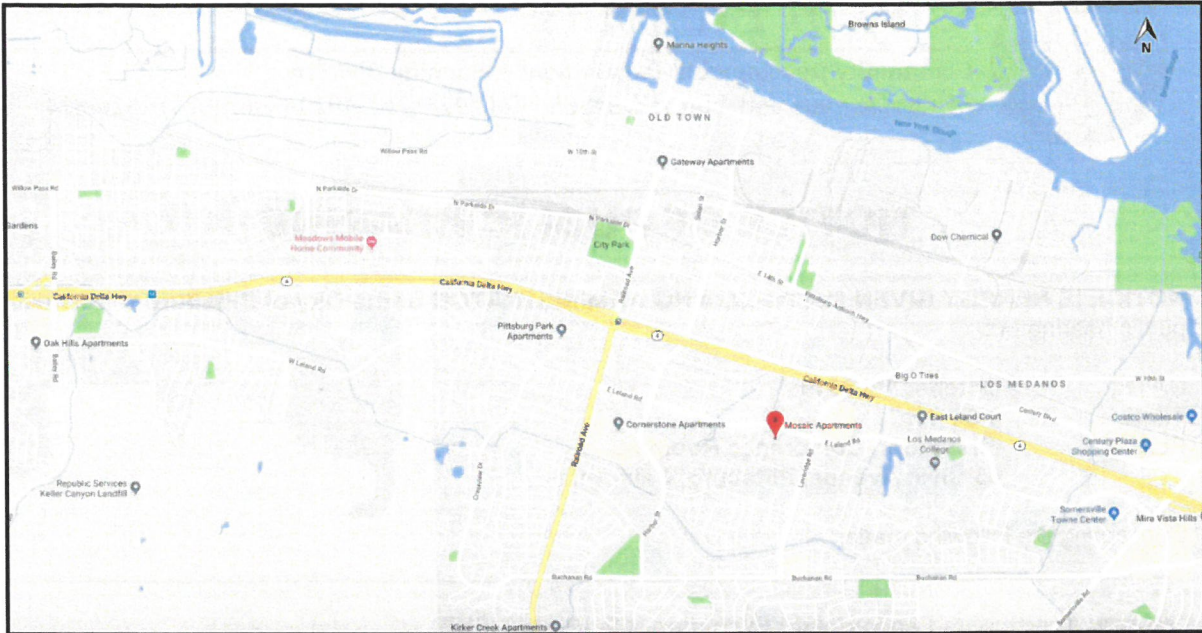
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

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.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

Project Title: Mosaic Apartments Fence Height Exception, AP-19-1449 (FHE).

Location: 1128 E. Leland Road, APN: 088-230-020



City of Pittsburg

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

NOTICE OF PUBLIC HEARING