



City of Pittsburg Planning Commission Agenda

October 8, 2019

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

Workshop

**Planning Commissioner's Robert's Rules of Order
5:45 P.M.**

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 3, 2019

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

1. **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.

COMMENTS FROM THE AUDIENCE

CONSENT

2. **Minutes**
Minutes of September 24, 2019.

COMMISSION CONSIDERATIONS

3. **Dow Chemical Company Water Recovery System Equipment Replacement – Extension of Approval of AP-16-1169 (DR)**
This is a continued public meeting 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.
4. **Grace Bible Fellowship Church Sign Exception, AP-19-1426 (SE)**
This is a 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. APN: 087-205-026.

STUDY SESSION

5. **San Marcos Villas III, AP-19-1458 (PPR)**
This is 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. 12-1362) District. APN: 091-050-047.

ZONING ADMINISTRATOR REPORTS

6. Notice of Intent to Exercise Delegated Design Review Authority

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

STAFF COMMUNICATIONS

7. Tentative Schedule

Tentative Project Pipeline List

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 8, 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 is recommending that the Planning Commission move to continue this item to a date uncertain.

BACKGROUND:

Staff recommends a continuance of this item at the request of the Pittsburg Police Department in order to allow more time to review the proposed project and associated project site background.

PROJECT DESCRIPTION:

Not applicable.

GENERAL PLAN/CODE COMPLIANCE:

Public Notice: On or prior to September 28, 2019, notice of the October 8, 2019, public hearing was posted at City Hall and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Move to continue the public hearing to a date uncertain.

ATTACHMENTS:

Planning Commission Staff Report
Habibiz Smoke Shop, AP-19-1448 (UP)
October 8, 2019

1. Public Hearing Notice & Vicinity Map

Prepared by: John Dacey, AICP, Assistant Planner



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 8, 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.

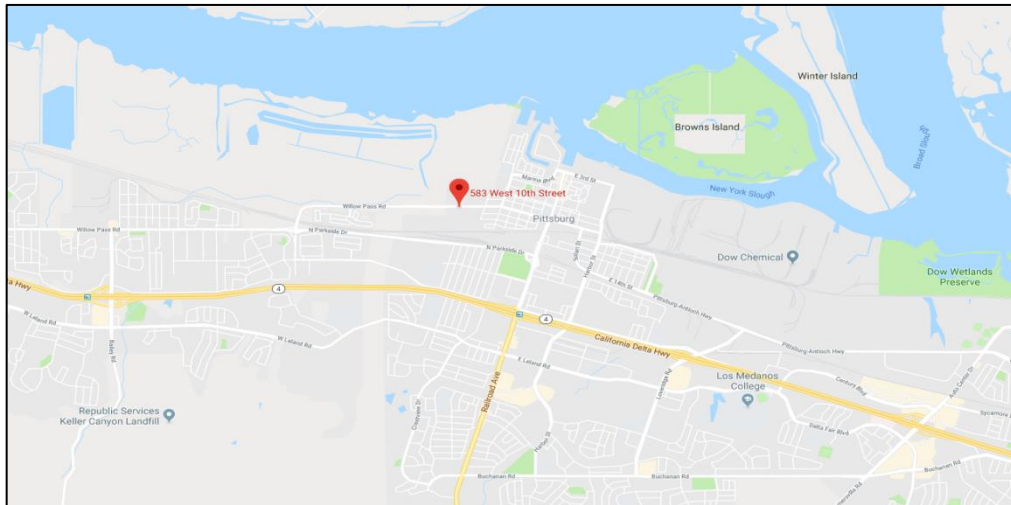
What can I do if I have comments on the project?

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



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

September 24, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, September 24, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioners Fields, 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

Commissioner Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

1. Dow Chemical Company Water Recovery System Equipment Replacement – Extension of Approval of AP-16-1169 (DR), was continued to the next regular scheduled meeting of October 8, 2019.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

2. Five-Year Capital Improvement Program (CIP)

Gina Haynes, Senior Civil Engineer gave presentation.

CONSENT

3. Minutes of September 10, 2019.

4. Five-Year Capital Improvement Program (CIP) – General Plan Consistency Determination

This is a request for the Planning Commission to determine whether the projects in the proposed Five-Year CIP are consistent with the City's General Plan.

On motion by Commissioner Coniglio and seconded by Commissioner Moreno to approve the consent calendar with the revised Capital Improvement Program table as provided by staff at the dais, and carried by the following vote:

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

PUBLIC HEARINGS

5. Matador Fitness, AP-19-1447 (UP)

This is a public hearing on a request for approval of a use permit to relocate an existing fitness training gym to a 2,912 square foot unit within an existing 21,952 square foot multi-tenant building located at 2159 Harbor Street, within the Industrial Park (IP) District. Assessor's Parcel Number 088-391-001.

Associate Planner Caguiat gave a presentation on the item.

Chair Robinson opened the public hearing.

David Denglere, 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 Coniglio to approve and carried by the following vote:

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

6. 680 Garcia Warehouse, AP-19-1421 (UP)

This is a public hearing on a request for approval of a use permit to legalize a limited warehousing and storage use within an approximately 9,000 square-foot existing building, located at 680 Garcia Avenue, in the Industrial Park (IP) District. Assessor's Parcel Numbers 088-590-001, 002, 003, 004, 005, 006 and 007.

Assistant Planner Palmer gave a presentation on the item.

Chair Robinson opened the public hearing.

Albert Marcu, Applicant, spoke on behalf of the project.

Member from the public spoke with a question as to how spaces would be split within the building.

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

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

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

COMMISSION CONSIDERATIONS

6. Los Medanos Industrial Park, AP-18-1353 (DR)

This is a continued public meeting on a request for design review approval of plans to construct four shell buildings, totaling 109,884 square feet on the 2.5-acre lot located south of the intersection of Garcia Avenue and Martin Street, the 0.89-acre lot located west of the terminus of Kelley Court, and the 3.77-acre lot located east of the terminus of Kelley Court in the Industrial Park (IP) District. Assessor's Parcel Nos. 088-530-004, -005, & -006, and 088-540-007, -014, & -018.

Contract Planner Gnos gave a presentation on the item.

Chair Robinson opened the public hearing.

Louis Parsons, Applicant, spoke on behalf of the project, and requested correction of expiration date to September 24, 2021 and agreed with all conditions.

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

On motion by Commissioner Coniglio seconded by Commissioner Moreno to approve the application with corrected expiration date of September 24, 2021, and carried by the following vote:

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

ZONING ADMINISTRATOR REPORTS

5. The Zoning Administrator submits one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

The Commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot spoke of the upcoming Planning Commission training to be held prior to the October 8, 2019 Planning Commission

meeting between 5:45pm – 6:45pm and suggested the Commission convene to next meeting of October 8, 2019.

COMMITTEE REPORTS

Vice-Chair Foster reported TRANSPLAN meeting of October 10, 2019.

Chair Robinson and Commissioner Moreno reported the Land Use Subcommittee meet on September 24, 2019.

ADJOURNMENT

The meeting was adjourned at 7:58p.m. to October 8, 2019.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 8, 2019**

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

ORIGINATED BY: Andy Laiho, Dow Chemical Company, 901 Loveridge Road, Pittsburg, CA 94565

SUBJECT: This is a continued public meeting 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.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 10134, extending approval of Design Review Application No. 16-1169 for one year.

BACKGROUND:

On June 21, 2016, Andy Laiho of the Dow Chemical Company filed Design Review Application No. AP-16-1169, requesting design review approval to construct a 95-foot tall water recovery system on an approximately 1.34-acre portion of the existing Dow Chemical Plant in Pittsburg. The proposed water recovery system would replace an existing system with more efficient modern equipment. No changes in the volume processed or feed water sources are proposed as part of the project.

On September 27, 2016, the Planning Commission held a public meeting to consider Design Review Application No. 16-1169; however, the item was continued to October 11, 2016, due to lack of a quorum.

On October 11, 2016, the Planning Commission resumed the public meeting on the proposed item and adopted Resolution No. 10046 (Attachment 2), granting approval of Design Review for the construction of a replacement water recovery system at the DOW Chemical Plant, now named Corteva Agriscience, located at 901 Loveridge Road. According to Condition No. 17 of the resolution, the applicant was given three years (until September 27, 2019) to obtain a building permit for the project or file a written request for an extension.

On August 5, 2019, the applicant submitted a request for a one-year extension of the design review approvals entitled with the adopted Resolution No. 10046.

On September 24, 2019, the Planning Commission held a public meeting to consider the request for an extension; however, the item was continued to October 8, 2019, due

to lack of a quorum.

PROJECT DESCRIPTION:

The applicant is requesting one additional year to obtain building permits to complete the approved project. Please refer to the attached staff report entitled, “Dow Chemical Water Recovery System Equipment Replacement, AP-16-1169 (DR),” dated September 27, 2016, (Attachment 3) for a detailed description of the project.

GENERAL PLAN/CODE COMPLIANCE:

Pittsburg Municipal Code (PMC) section 18.36.240 gives the Commission authority to extend the period to obtain a building permit in relation to a design review approval, if a written request is submitted within the effective period of approval. The entitlements authorized with adoption of Resolution No. 10046 were conditioned to expire on September 27, 2019 (Condition No. 17). The applicant submitted a timely request for extension of the approvals on August 5, 2019.

Please refer to the attached staff report entitled, “Dow Chemical Water Recovery System Equipment Replacement, AP-16-1169 (DR),” dated September 27, 2016, for a detailed description of the project’s compliance with the General Plan and Zoning Ordinance.

ANALYSIS:

The General Plan land use designation and zoning classification for the site have not changed since the initial project approval in 2016. Further, staff does not anticipate significant changes to the development and architectural design standards contained within the City’s Design Review and Development Guidelines (DRDGs) applicable to this project within the next year.

The applicant has been diligent moving forward with the project and has had a change in design contractor in order to ensure quality work. Further, during the evolution of the project, The Dow Chemical Company and E.I. du Pont de Nemours and Company merge to form DowDuPont, which was then split into separate companies. This project site is now a part of Corteva Agriscience. Although these unforeseen changes have altered the timeline of the project, the scope of work has not changed.

Staff believes that there is good cause for an extension of the approval at this time and is recommending that the Commission allow the extension of the approval for one additional year.

ACTION REQUIRED:

Move to adopt Resolution No. 10134, approving a one-year extension of the term of

Planning Commission Staff Report
Dow Chemical Water Recovery System Equipment Replacement – Extension of
Approval of AP-16-1169 (DR)
October 8, 2019

approval of Design Review Application No. 16-1169.

ATTACHMENTS:

1. Proposed Resolution No. 10134
2. Adopted Resolution No. 10046
3. Planning Commission Staff Report, dated September 27, 2016
4. Approved project plans
5. Letter of Request for Extension of Approval, dated August 5, 2019
6. Vicinity Map

Prepared by: Celina Palmer, Assistant Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Extending the Term of Design	)	Resolution No. 10134
Review Approval of a Replacement	)	
Water Recovery System at the Dow	)	
Chemical Plant, Located at 901	)	
Loveridge Road, for "Dow Chemical	)	
Company Water Recovery System	)	
Equipment Replacement, AP-16-1169	)	
(DR)."		

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 21, 2016, Andy Laiho of the Dow Chemical Company filed Design Review Application No. AP-16-1169, requesting design review approval to construct a 95-foot tall water recovery system on an approximately 1.34-acre portion of the existing Dow Chemical Plant in Pittsburgh. The proposed water recovery system would replace an existing system with more efficient modern equipment. No changes in the volume processed or feed water sources are proposed as part of the project. The project site is located at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel Number: 073-220-041.
- B. On September 27, 2016, the Planning Commission held a public meeting to consider Design Review Application No. 16-1169; however, the item was continued to October 11, 2016, due to lack of a quorum
- C. On October 11, 2016, the Planning Commission resumed the public meeting on the proposed item and the Planning Commission adopted Resolution No. 10046, granting approval of Design Review for the construction of a replacement water recovery system at the DOW Chemical Plant, now named Corteva Agriscience, located at 901 Loveridge Road. The entitlements authorized with the adoption of Resolution No. 10046 were conditioned to expire on September 27, 2019 (Condition No. 17).
- D. Pittsburgh Municipal Code (PMC) section 18.36.240 gives the Commission authority to extend the period to obtain a building or grading permit in relation to a design review approval, if a written request is submitted within the effective period of approval.
- E. On August 5, 2019, the applicant submitted a request for a one-year extension of the design review approvals entitled with the adopted Resolution No. 10046.

- F. Since the Planning Commission approval of this project, there have been no General Plan or zoning ordinance amendments related to this property.
- G. On September 24, 2019, the Planning Commission held a public meeting to consider the request for an extension; however, the item was continued to October 8, 2019, due to lack of a quorum.
- H. On October 8, 2019, the Planning Commission held a public meeting and considered the request for the extension of the term of approval of Design Review Application No. 16-1169.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Dow Chemical Company Water Recovery System Equipment Replacement – Extension of Approval of AP-16-1169 (DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division, located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented to the Planning Commission on October 8, 2019, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240.
 - 3. There is good cause to support the extension of design review approval for this project, in that the developer has been diligent moving forward with the project and has had a change in design contractor in order to ensure quality work. Further, during the evolution of the project, The Dow Chemical Company and E.I. du Pont de Nemours and Company merge to form DowDuPont, which was then split into separate companies. This project site is now a part of Corteva Agriscience. Although these unforeseen changes have altered the timeline of the project, the scope of work has not changed.

Section 3. Decision

- A. Based on the findings set forth above, the Planning Commission hereby extends approval of Design Review Application No. 16-1169, subject to all of the conditions of Resolution No. 10046, with the exception of Condition No. 17, which is replaced by the following:

1. This approval will expire on October 8, 2020, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. 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 its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 8th 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. 10134 was adopted by the Planning Commission of the City of Pittsburg on October 8, 2019.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review	)	Resolution No. 10046
Approval of Plans to Construct a	)	
Replacement Water Recovery System at	)	
the Dow Chemical Plant, Located at 901	)	
Loveridge Road, for "Dow Chemical	)	
Company Water Recovery System	)	
Equipment Replacement, AP-16-1169	)	
(DR).")	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 21, 2016, Andy Laiho of the Dow Chemical Company filed Design Review Application No. AP-16-1169, requesting design review approval to construct a 95-foot tall water recovery system on an approximately 1.34-acre portion of the existing Dow Chemical Plant in Pittsburg. The proposed water recovery system would replace an existing system with more efficient modern equipment. No changes in the volume processed or feed water sources are proposed as part of the project. The project site is located at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel Number: 073-220-041.
- B. The Dow Pittsburg Facility occupies over 300 acres along Suisun Bay adjacent to New York Slough. The first industrial use on the project site was established by the Great Western Electrochemical Company in 1919. On January 1, 1939, the Dow Chemical Company purchased the Great Western Electrochemical Company, and the site became Dow's first major manufacturing expansion outside of its Michigan headquarters. The facility has been in continuous operation as a chemical manufacturing plant for 98 years, with the past 77 years of continuous operations by Dow.
- C. In 1990, the City of Pittsburg annexed an approximately 1,170-acre area from Contra Costa County and, as a result, the Dow Facility is now within the City of Pittsburg.
- D. As a small component of their larger operations, Dow currently maintains a water recovery system which collects various water streams from on site and purifies them for reuse through softening and evaporation. The existing system was constructed in the early 1950s, and has reached the end of its useful life, necessitating replacement in favor of a system utilizing industry standard technology.

- E. The location of the proposed water recovery system has been previously developed, and has historically been used as a staging and storage area for ancillary equipment and nonhazardous materials.
- F. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.
- G. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 2, "Replacement or Reconstruction," of the CEQA Guidelines, section 15302, as the proposed project would replace an existing system with no expansion of capacity.
- H. Although not required by the PMC, on or prior to September 16, 2016, notice of the September 27, 2016, public meeting to consider design review of the proposed water recovery system was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the "Public Notices" section of the City's website.
- G. On September 27, 2016, the Planning Commission held a public meeting to consider Design Review Application No. 16-1169; however, the item was continued to October 11, 2016, due to a lack of quorum.
- H. On October 11, 2016, the Planning Commission resumed the public meeting on the proposed item, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Dow Chemical Company Water Recovery System Equipment Replacement, AP-16-1169 (DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division, located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The structures comprising the new water recovery system will conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, if conditions are added to require: 1) new structures be finished in materials and colors to match existing structures on site; and 2) structures be finished with a nonreflective surface. The newly proposed

structures will not be highly visible from the public right-of-way, as the proposed project will be located within a highly developed heavy industrial zone, surrounded by industrial development on all sides, and will be setback more than 750 feet from the public right-of-way and 240 feet from the property western-most property line of the Dow Facility. Additionally, the design of the proposed structures will be industrial in nature, and will therefore blend with existing industrial development in the area.

3. The newly built structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the proposed structures will be professionally designed and constructed to all current building and engineering standards. Additionally, the replacement system will be located within a highly industrialized area, where construction and operational noise is common and expected.
4. The exterior design and appearance of the structure will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, if conditions are added to require: 1) new structures be finished in materials and colors to match existing structures on site; and 2) structures be finished with a nonreflective surface. The newly proposed structures will not be highly visible from the public right-of-way, as the proposed project will be located within a highly developed heavy industrial zone, surrounded by industrial development on all sides, and will be setback more than 750 feet from the public right-of-way and 240 feet from the property western-most property line of the Dow Facility. Additionally, the design of the proposed structures will be industrial in nature, and will therefore blend with existing industrial development in the area.
5. The structure is in harmony with proposed developments on land in the general area, including the separate Dow Modernization Project, in that the proposed structures will be industrial in nature, and will be located within a highly developed heavy industrial zone, surrounded by industrial development on all sides.
6. The application conforms with the criteria set forth in the City of Pittsburgh Development Review Design Guidelines, specifically those that call for: 1) free-standing structures within an existing industrial center to be architecturally compatible with the center, including but not limited to materials, colors and architectural elements; 2) equipment to be screened completely from view from all public right-of-ways; and 3) new buildings to be compatible in design, color and materials with adjacent development. The proposed project would also be in conformance with DRDG section VI, "Green Building Design Guidelines," which calls for use of reclaimed water to be used for as much non-potable water uses as feasible, in that the proposed project would replace an existing water recovery facility, and would enhance water recovery by approximately 10%.

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Design Review Application No. 16-1169, subject to the following conditions:
1. The project shall be constructed and operated in substantial conformity with the project plans dated June 10, 2016, except as hereinafter modified.
 2. The applicant shall obtain a permit from the Contra Costa Environmental Health Department (CCEHD) for any well or soil boring, prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
 3. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEHD. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEHD requirements.
 4. The applicant shall obtain a permit from the Contra Costa County Fire Protection District (CCCFPD) prior to placement of any flammable or combustible liquid storage tanks on the site.
 5. All paved surfaces on site shall be maintained in good condition and cleaned at least once a year, between July 15 and October 15 (just prior to the rainy season). Cleaning of paved surfaces shall incorporate Best Management Practices that capture and clean the dirty water prior to discharging into the storm drain.
 6. Employees shall be trained on how to implement and use current Best Management Practices related to potential for storm water and ground pollution, and how to minimize those potentials.
 7. The building roofs shall be finished with a white or similar light color in order to create a reflective surface.
 8. The site shall be cleared of surface and subsurface deleterious matter including debris designated for removal. These materials shall be removed from the site and shall not be used as fill or backfill. Common fill placed at the site shall be a soil or soil/rock mixture free of deleterious matter and contain no rocks or hard fragments larger than 4-inches in maximum dimension with less than 15 percent larger than 1-inch in maximum dimension.
 9. Ground surfaces in the vicinity of structures shall be designed to slope away from the structures. No ponding of surface water shall be allowed adjacent to structures. The site shall be sheet-graded to drain toward swales and/or into a

storm drain system. Roofs shall be designed with gutters and downspouts that discharge into a closed storm drain system or to areas that drain away from the structures.

10. The applicant shall comply with the State Industrial Discharge Permit issued by the Regional Water Quality Control Board.
11. The age and construction type of the existing buildings proposed to be replaced and possibly demolished/remodeled as part of this project, are indicators that the structure(s) may have been built with products containing Polychlorinated Biphenyls (PCBs) and Mercury. These substances are accumulate in fish and may cause serious adverse health effects to people and wildlife that eat fish. During the demolition process, these substances can mobilize and get washed into our waterways and drainage system. The City has an obligation to reduce the discharge, and control all potential sources of PCBs and Mercury in the environment as mandated in the City's NPDES Stormwater permit Order No. R2-2015-0049. Prior to issuance of a demolition permit from the Pittsburg Community Development Department, the applicant shall have the structures evaluated for PCB and Mercury containing materials. Potential Mercury containing items include thermostats/switches. Potential PCB-containing items include: caulk in concrete joints, doors, and windows, (light ballasts, transformers, etc.), fluorescent light tubes, exit signs, air conditioning units, and Freon-containing refrigeration systems. Light fixtures should be visually inspected, prior to disposal, to determine if they contain PCBs (checked for "No PCBs" or "PCB free" stickers). If PCB and /or Mercury containing materials are found to be present, the applicant shall have these items removed and properly disposed of by a licensed contractor. Written documentation of the appropriate removal and disposal of PCB and/or mercury containing items shall be submitted to the Engineering Division prior to issuance of any site improvement or building permits. Applicant further understands that removal of PCB and/or mercury containing materials shall be performed according to federal or California law and regulations, including but not limited to the Toxic Substances Control Act or the PCBs regulation at 40 CFD Part 761, and EPA regulations, 40 CFD 761.
12. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the standard conditions and the specific conditions identified herein, the specific conditions of this resolution shall govern.
13. The applicant shall comply with all the requirements of the Planning Division, Engineering Division, CCCFPD, Delta Diablo, and all other applicable local, state and federal agencies.
14. All site development shall comply with Title 12 (Streets, Sidewalks, and

Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.

15. The applicant or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Applicant or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.
16. The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent Applicant's interests at Applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
17. This design review approval will expire on September 27, 2019, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Belleci-Shipe, seconded by Commissioner Croskey, the foregoing resolution was passed and adopted the 11th day of October, 2016, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Belleci-Shipe, Coniglio, Croskey, Fogleman, Gargalikis

NAYES:

ABSTAIN: Banales [Recused]

ABSENT: Fardella

I hereby certify that the above Resolution No. 10046 was adopted by the Planning Commission of the City of Pittsburg on October 11, 2016.



HECTOR J. ROJAS, AICP, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 4 – Dow Chemical Company Water Recovery System Equipment Replacement, AP-16-1169 (DR).

ORIGINATED BY: Andy Laiho, Dow Chemical Company, 901 Loveridge Road, Pittsburg, CA 94565

SUBJECT: This is the continued consideration of an application by Andy Laiho of the Dow Chemical Company requesting design review approval to construct a 95-foot tall water recovery system on an approximately 1.34-acre portion of the existing Dow Chemical Plant in Pittsburg. The proposed water recovery system would replace an existing system with more efficient modern equipment. No changes in the volume processed or feed water sources are proposed as part of the project. The project site is located at 901 Loveridge Road, in the IG (General Industrial) District. APN: 073-220-041.

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No. 10046, approving Design Review Application No. 16-1169, subject to conditions.

BACKGROUND:

The first industrial use on the project site was established by the Great Western Electrochemical Company in 1919. On January 1, 1939, the Dow Chemical Company purchased the Great Western Electrochemical Company, and the site became Dow's first major manufacturing expansion outside of its Michigan headquarters. The facility has been in continuous operation as a chemical manufacturing plant for 98 years, with the past 77 years of continuous operations by Dow. In 1990, the City of Pittsburg annexed an approximately 1,170-acre area from Contra Costa County and, as a result, the Dow Facility is now within the City of Pittsburg.

Dow is a science and technology company that develops and manufactures specialty chemicals, advanced materials, agrosience products, and plastic products in both final and intermediate forms. The facility in Pittsburg is one of 156 world-wide manufacturing sites owned by Dow, and includes 11 manufacturing and research plants that support two of six global Dow businesses, Dow AgroSciences and Performance Chemicals. As a small component of their larger operations at the Pittsburg Facility, Dow operates a water recovery system which collects various water streams from on site and purifies them for reuse through softening and evaporation. The existing system was constructed in the early 1950s, and has reached the end of its useful life, necessitating replacement in favor of a system utilizing industry standard technology. The location of the proposed water recovery system has been previously developed, and has historically been used as a staging and storage area for ancillary equipment.

On September 27, 2016, the Planning Commission held a public meeting to consider Design Review Application No. 16-1169; however, the item was continued to October 11, 2016, due to a lack of quorum.

PROJECT DESCRIPTION:

Existing Conditions: The Dow Pittsburg Facility occupies over 300 acres along Suisun Bay adjacent to New York Slough. The facility is accessed by Loveridge Road, which connects to the southern end of the facility. USS-POSCO, a steel company, sits west of the Dow property, and to the east is the Dow Wetlands Preserve, an approximately 230-acre Dow-owned habitat for wildlife and fish established in 1989 and open to the public. The Dow Plant is bordered by New York Slough to the north, and a variety of developed and undeveloped industrial land to the south, including the Columbia Solar Project and a large undeveloped portion of land owned by Dow.

Dow's existing water recovery system occupies approximately two acres of the Dow property, and collects various process wastewater streams from onsite operations and purifies them for reuse through softening and evaporation. In the existing water recovery system, steam is used as the heating medium to boil process water from the feed stream and extract clean water for reuse. Purified water is then piped to the Los Medanos Energy Center (LMEC) where it is reused to create steam; the leftover sediment, which is mainly comprised of salt, is disposed of through Delta Diablo. The existing system processes an average of 30 million gallons of wastewater per year for reuse.

Project: The applicant is proposing to construct a replacement water recovery system on an approximately 1.34-acre section (known as "Block 40") within the existing footprint of the Dow facility.

The proposed water recovery system would utilize more efficient, modern technology to reduce energy consumption and increase the percentage of clean water salvaged from the recycling process. As opposed to steam heating, the proposed water recovery system would implement a Mechanical Vapor Recompression (MVR) system. MVR uses compression to increase the pressure of evaporated water and collects the radiant heat expelled from the compression to boil process water; the result is the elimination of a separate steam supply, which reduces the overall energy needed to purify process water. Dow estimates that MVR technology would improve the water recovery system energy efficiency by 50%, while increasing water recovery by 10%. The reduction in energy consumption would reduce greenhouse gas (GHG) emissions by 50%. No changes in the volume of water processed or feed water sources are proposed as part of the project. Purified water would continue to be piped to LMEC to be used for steam production, and leftover sediment would continue to be disposed of through Delta Diablo under the applicant's existing agreement with the sanitation district.

The proposed project's primary physical components are two MVR towers which would be approximately 95 in height. The new system would also include a multi-level process structure, a metal-sided unoccupied motor control building, a transformer yard, and associated equipment including tanks, pumps, compressors, and a centrifuge, pipe racks, piping, and pavement. All components of the proposed project, with the exception of the two MVRs, would be approximately 35 feet in height or shorter. No pervious areas within Block 40 would remain following construction of the new system, as the nature of the facility necessitates all stormwater be collected, tested, and treated if necessary before being released into New York Slough. Following construction of the new system, the existing system would be decommissioned, but would remain in place for the time being, with the potential for future demolition.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The subject property is designated Industrial, and is located within the Northeast River sub-area of the General Plan. The proposed project would support the existing chemical processing facility and meets the intent of the Industrial land use designation, which is intended to provide sites for industrial processing. The proposed replacement of the water recovery system in conjunction with the existing chemical processing facility in the Industrial land use designation complies with General Plan Policy 2-P-37, which aims to ensure that development in the Northeast River is limited to industrial activities and supporting uses.

Zoning: Pittsburg Municipal Code (PMC) section 18.06.725 defines an "accessory use," as a use that is appropriate, subordinate, and customarily incidental to the main use of the site and which is located on the same site as the main use; an accessory use that does not involve the storage or handling of a hazardous substance is a permitted use in the IG District. The proposed new replacement water recovery system is subordinate and incidental to the use of the site as a heavy manufacturing operation, and, as mentioned previously, would not increase the process volume. The proposed system would not allow for additional chemical manufacturing output and would be constructed within the existing footprint of the Dow facility on previously disturbed land with development on all sides, and would therefore not constitute an expansion of the facility.

As shown in Attachment 3, the proposed project would be in compliance with all applicable development standards contained within the PMC for projects within the IG District. PMC table 18.54.115, "IP, IL and IG Districts – Development Regulations," specifies the maximum height in the IG District is 50 feet, while section 18.54.120, "Additional Height Allowances," provides for an increase over the maximum height allowance in the IG Districts equal to the number of additional feet the structure is set back from each property line beyond the minimum yard requirements, up to a maximum height of 75 feet. To be entitled to additional height, the building or structure setback must exceed the minimum on all sides. Further, PMC section 18.80.020, "Height Limit Exceptions," states a necessary mechanical appurtenances covering not more than 10% of the ground area covered by the structure to which it is accessory may exceed the maximum permitted height in an industrial district (75 feet) by an additional 20 feet

Planning Commission Staff Report

(total 95 feet). As the proposed MVR towers would occupy less than 10% of Block 40 and would be setback more than 240 feet from the nearest property line, the maximum allowable height of these structures would be 95 feet.

The proposed project does not include any additional landscaping; Dow currently maintains an approximately 230-acre wetlands preserve adjacent to the Facility, and pursuant to PMC section 18.54.130(C)(1), in calculating the minimum percent of the site area to be landscaped, walks, creeks, riverfront, wetlands, adjacent riparian vegetation and slopes to be retained in their natural state qualify as planting areas.

Development Review Design Guidelines: The proposed project is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 4, the proposed project is consistent with the applicable DRDG sections, specifically those that call for: 1) free-standing structures within an existing industrial center to be architecturally compatible with the center, including but not limited to materials, colors and architectural elements; 2) equipment to be screened completely from view from all public right-of-ways.; and 3) new buildings to be designed to be compatible in design, color and materials with adjacent development. The proposed project would also be in conformance with DRDG section VI, "Green Building Design Guidelines," that call for use of reclaimed water to be used for as much non-potable water uses as feasible, in that the proposed project would replace an existing water recovery facility, and would enhance water recovery by approximately 10%.

Required Design Review Findings: The Planning Commission may grant design review approval for a project only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), summarized below:

1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
2. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
4. the structure is in harmony with proposed developments on land in the general area; and,
5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 2, "Replacement or

Reconstruction,” of the CEQA Guidelines, section 15302, as the proposed project would replace an existing system with no expansion of capacity.

It should be noted that the City of Pittsburg, as the designated Lead Agency pursuant to CEQA, is currently preparing an Environmental Impact Report (EIR) intended to analyze the potential for environmental impacts relating to modernization of multiple existing manufacturing blocks, as well as the construction of a new block and expanded railcar parking tracks, within the existing footprint of the Dow Facility (known as the “Dow Modernization Project”). The Planning Manager has found that the proposed project is unrelated to the Dow Modernization Project, and has satisfied the independent utility test which allows lead agencies to conduct separate environmental reviews.

Public Notice: Although not required by the PMC, on or prior to September 16, 2016, notice of the September 27, 2016, public meeting to consider design review of the proposed water recovery system was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the “Public Notices” section of the City’s website. At the September 27, 2016, meeting, the Planning Commission continued consideration of the item to the next regularly scheduled meeting on October 11, 2016.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the design review request, as conditioned. The new water recovery system would replace an outdated and relatively inefficient system currently in operation at the Dow facility, but would remain within the existing facility footprint. The newly constructed system would reduce energy consumption and more efficiently extract clean water from process streams, reducing GHG emissions attributed to water recovery by approximately 50%.

The design of the proposed structures would be industrial in nature, and would therefore blend with existing industrial development in the area. Proposed conditions of approval would require: 1) new structures be finished in materials and colors to match existing structures on site; 2) structure walls be finished with a nonreflective surface to reduce glare; and 3) structure roofs be painted white or a similar light color to reflect sunlight and reduce the heat island effect. However, these structures would not be highly visible from the public right-of-way, as the proposed project would be located within a developed heavy industrial zone, surrounded by industrial development on all sides, and would be setback more than 750 feet from the public right-of-way and 240 feet from the western-most property line of the Dow Facility. Further, the proposed water recovery system would be located approximately 0.75 miles away from the nearest residence.

The project would not result in marginal development nor adversely affect the orderly development of property, in that the proposed new structures would be located within the footprint of the existing facility, would be designed to complement existing structures, and would be largely screened from public view by existing industrial development. The use would not cause detrimental effects to the City or public

Planning Commission Staff Report

nuisance/enforcement problems, in that the site would not be open to the general public, and would be required to comply with all applicable building and fire codes.

ACTION REQUIRED:

In order to approve this application as recommended, move to adopt Resolution No. 10046, approving Design Review Application No. 16-1169, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10046
2. Project Plans, dated June 10, 2016
3. Property Development Regulations Table
4. Development Review Design Guidelines Table
5. Public Hearing Notice/Vicinity Map

Prepared by: Jordan Davis, AICP, Associate Planner

The Dow Chemical Company Water Recovery Equipment Replacement

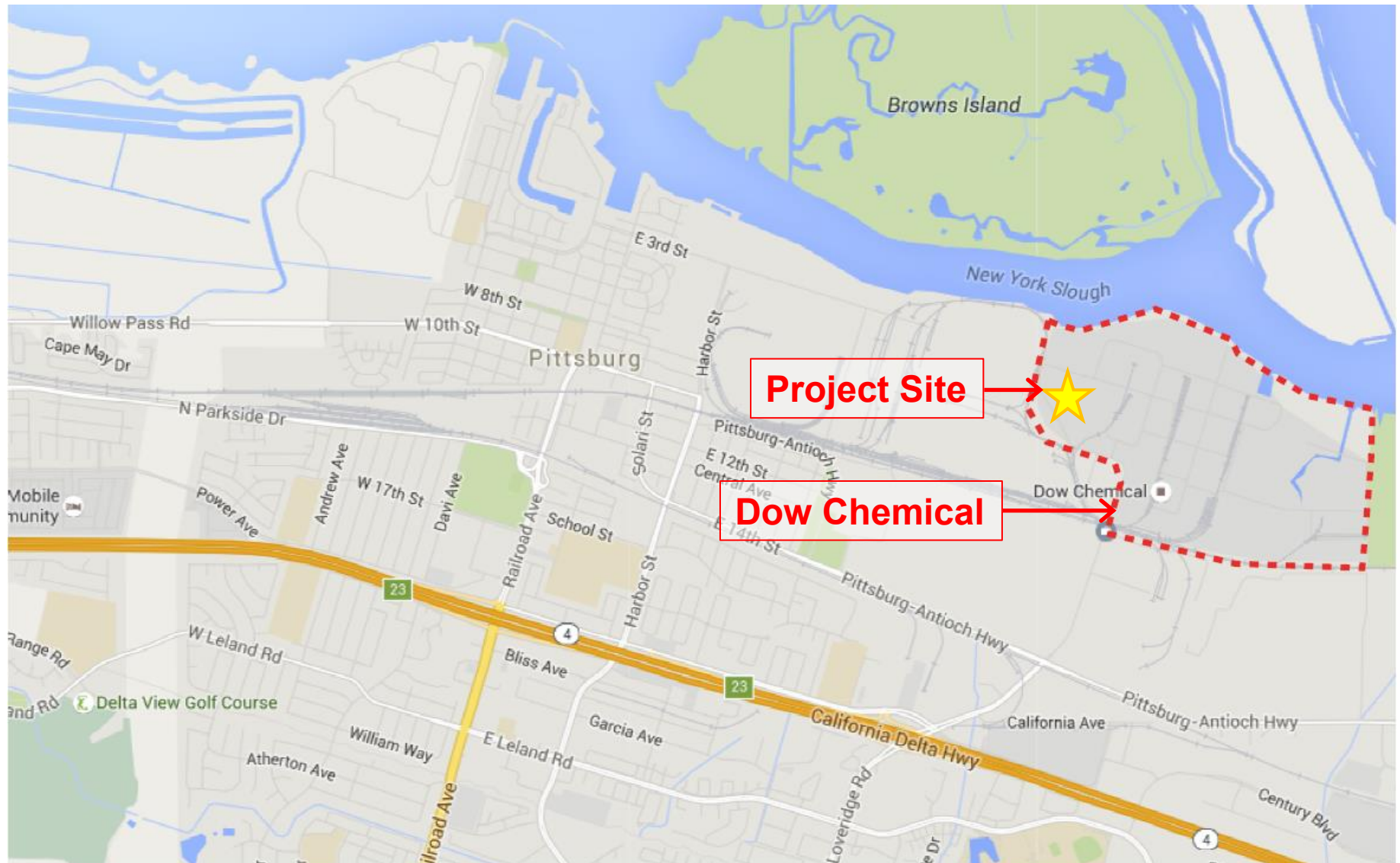
City of Pittsburg Planning Application



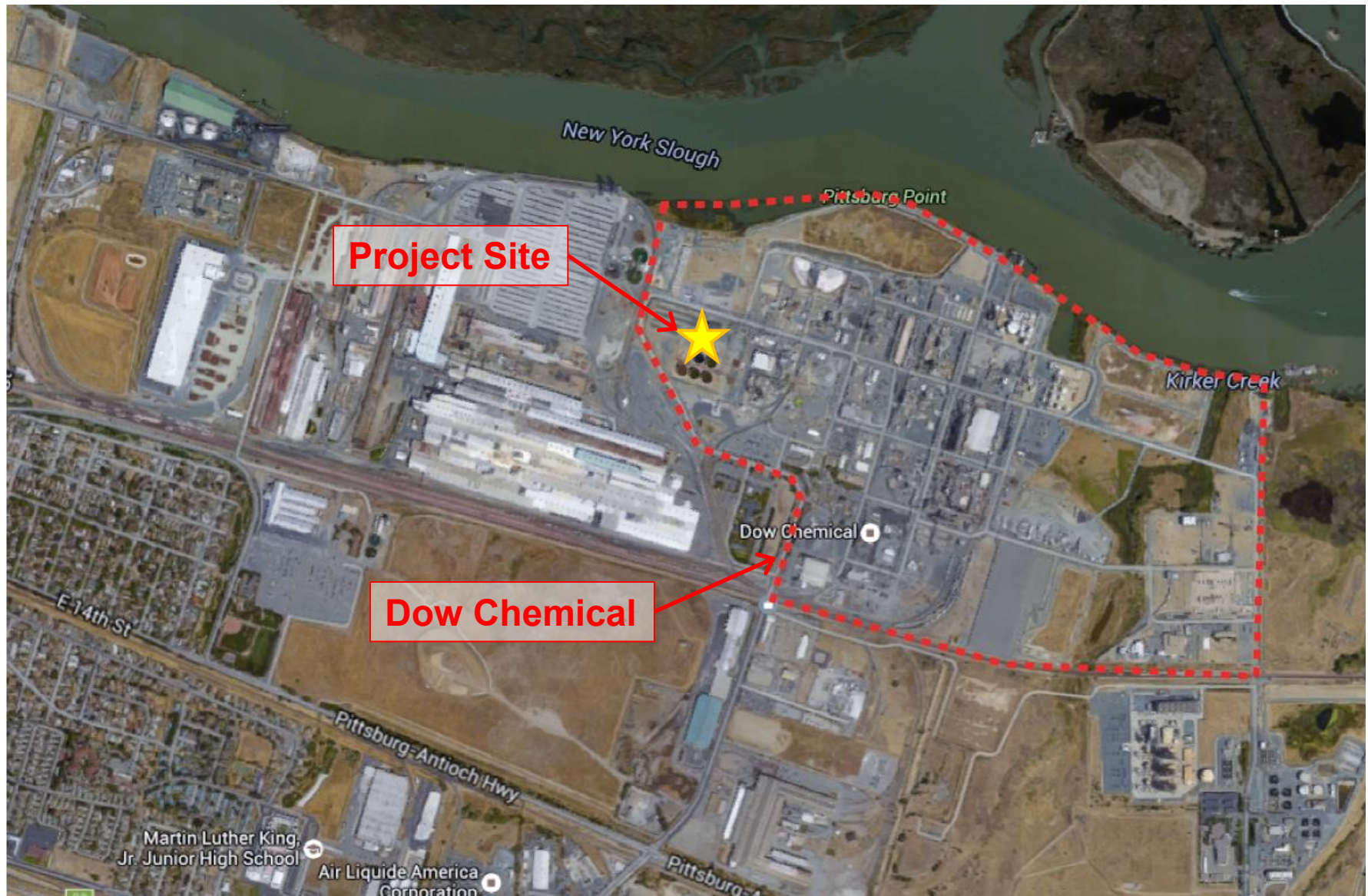
Dow AgroSciences

Solutions for the Growing World

Site Location



Site Location



ZONE 3 Y 556028.528 X 1611275.908

4

New and Existing Locations

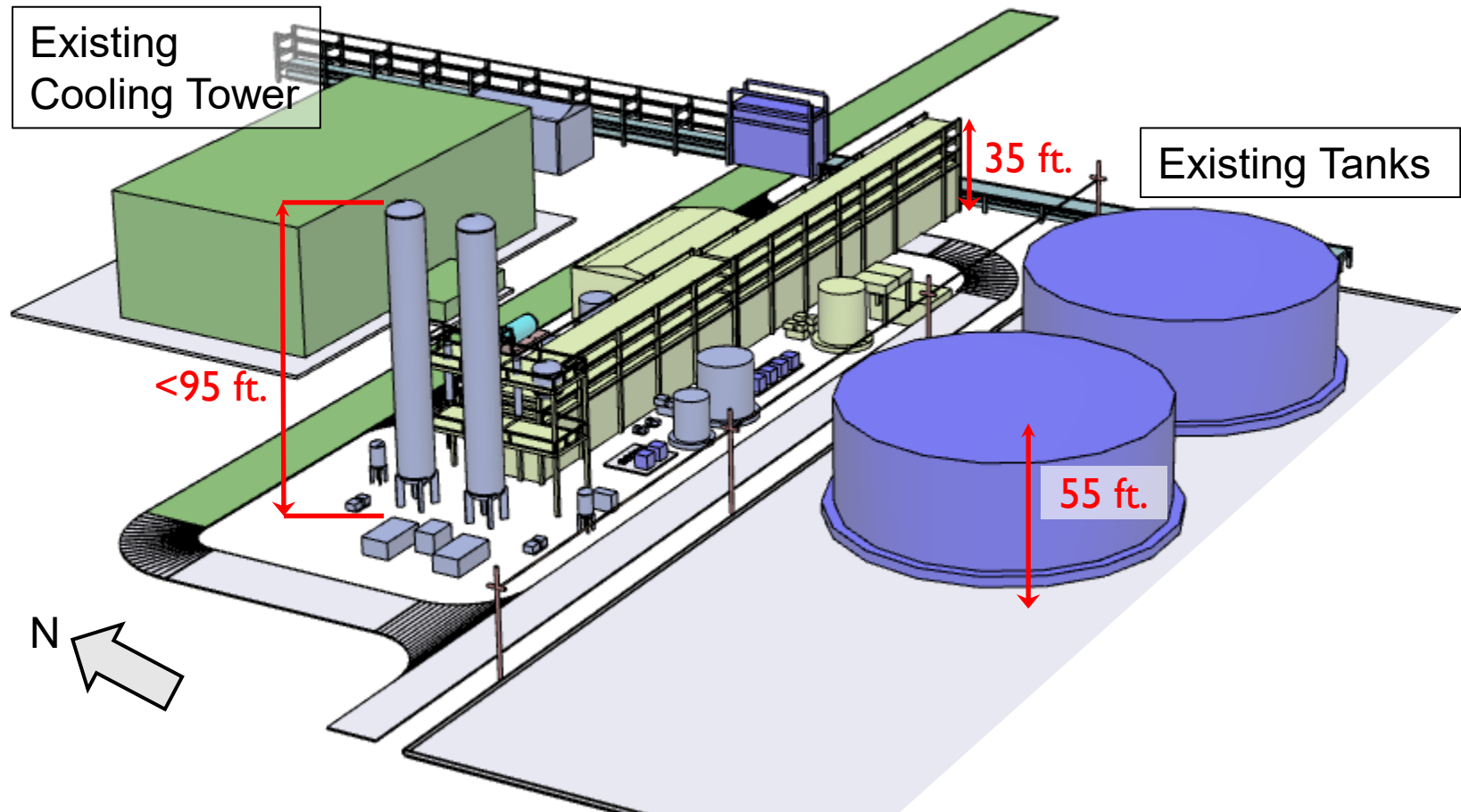


PRELIMINARY - FOR PLANNING PURPOSES

Overlay with Setbacks

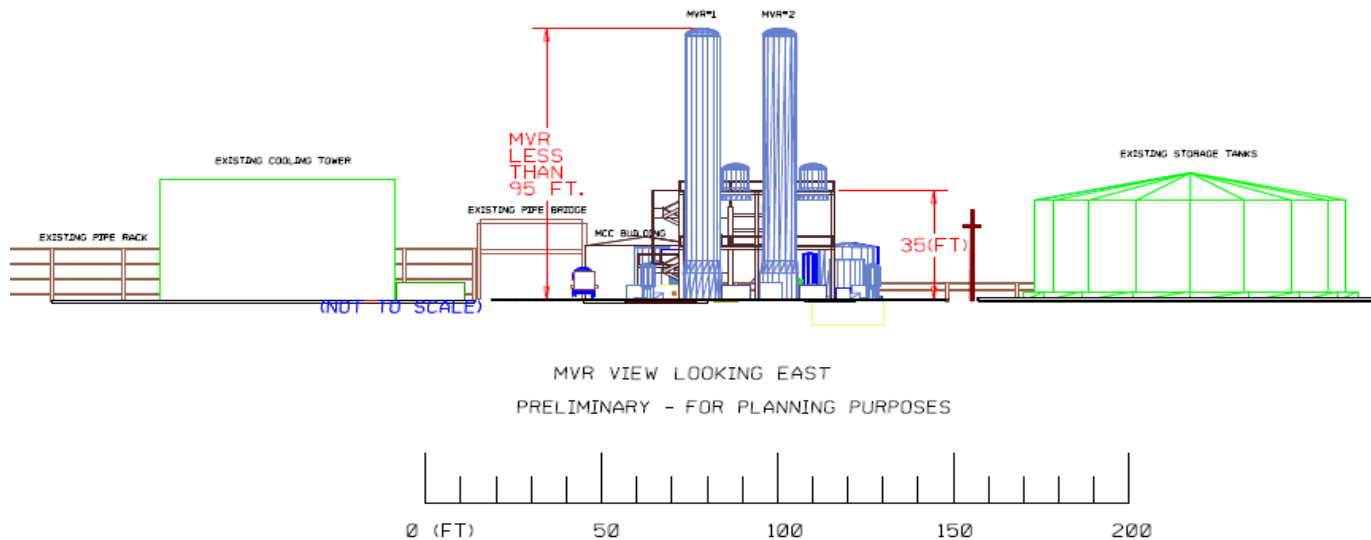
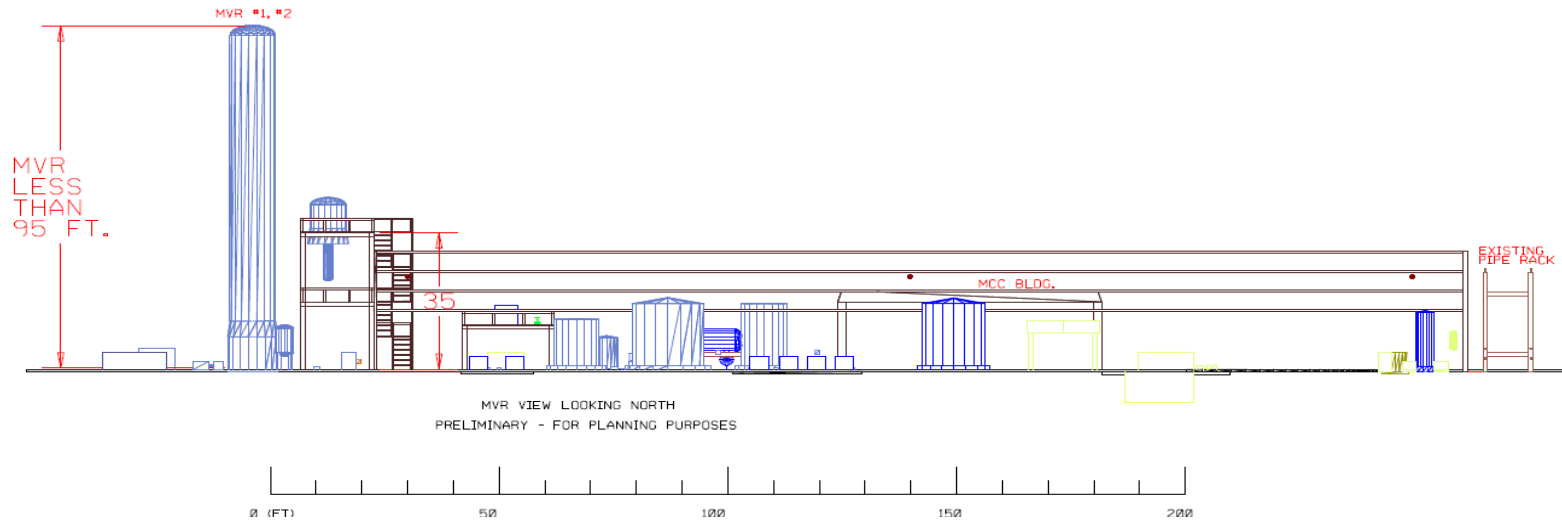


3D Rendering



PRELIMINARY – FOR PLANNING PURPOSES

Elevation Views



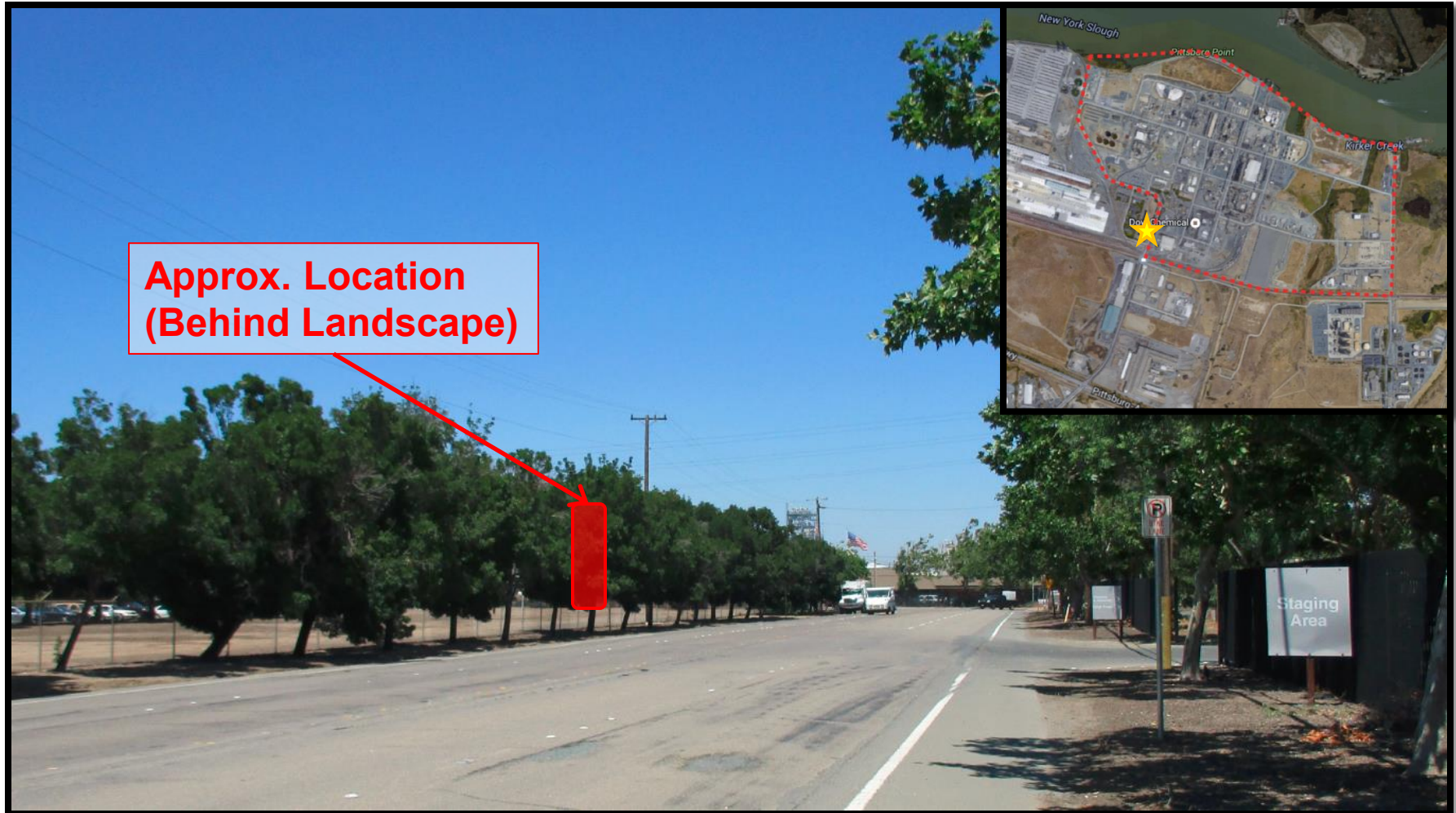
Area Photos

View from Loveridge Rd & Pittsburg-Antioch Highway



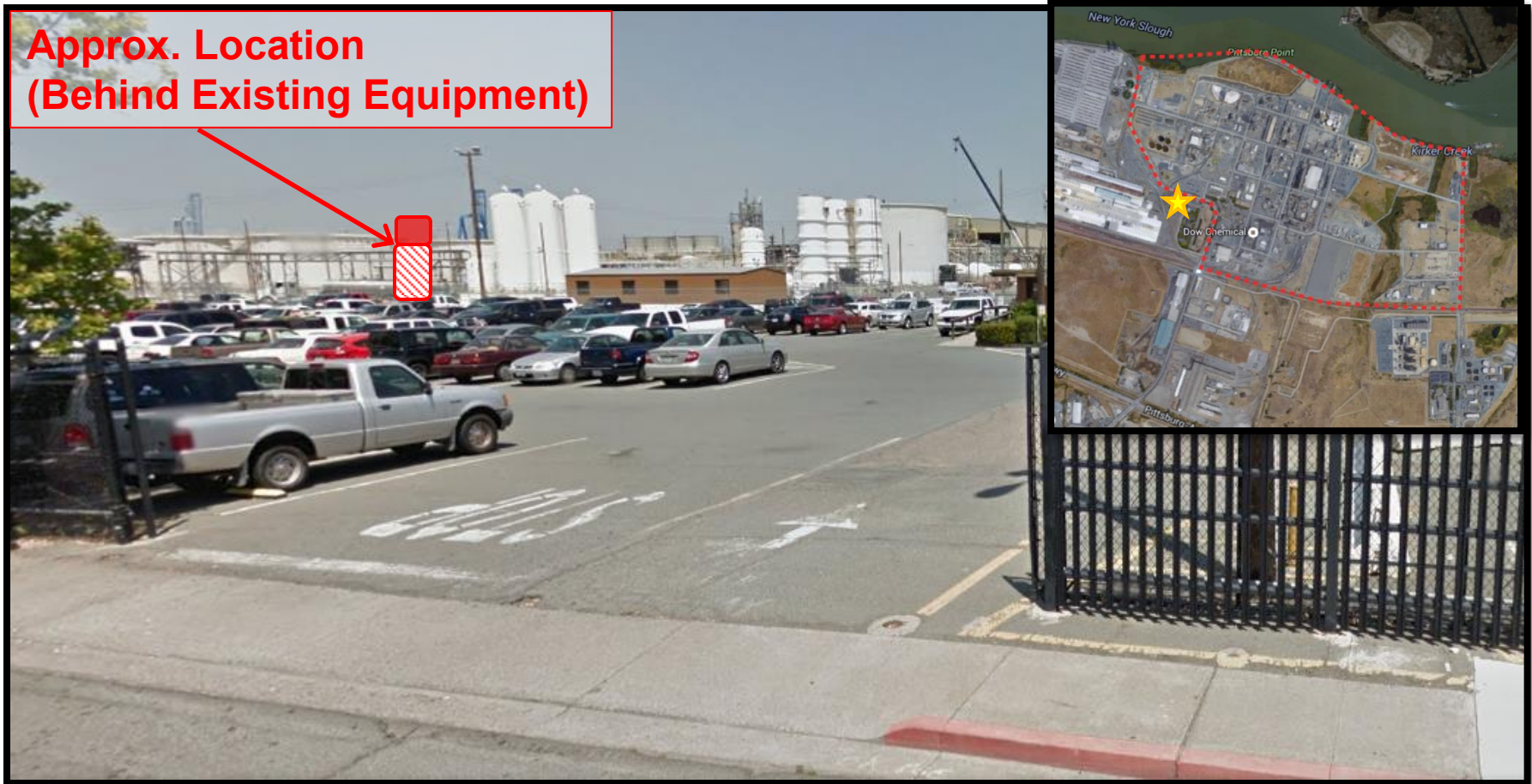
Area Photos

View from Loveridge Rd at Dow South Fenceline



Area Photos

View from Loveridge Rd at Dow Contractor Entrance



Examples Equipment Photos

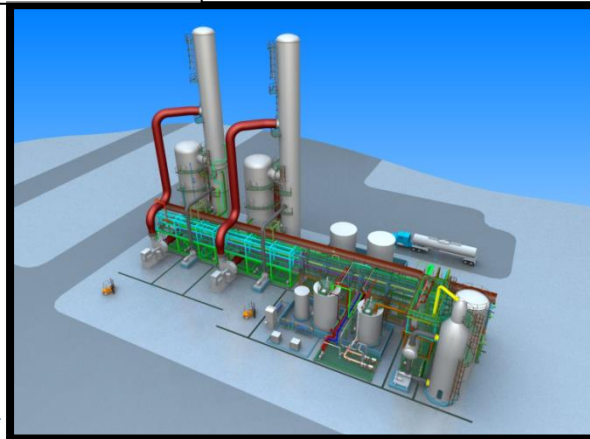
Example from GE



Example from Aquatech



Example from Veolia





901 Loveridge Road
Pittsburg, CA 94596

August 5, 2019

Kristin Pollot, AICP
Planning Manager
City of Pittsburg Community Development Department
65 Civic Avenue, First Floor
Pittsburg, CA 94564

**Re: Resolution No. 10046 (AP-16-1169)
Dow Chemical Company Water Recovery System Equipment Replacement
901 Loveridge Road, Pittsburg, CA**

Dear Ms. Pollot,

Planning Application AP-16-1169 was submitted by Andy Laiho on behalf of The Dow Chemical Company on June 21, 2016 for the Water Recovery System Equipment Replacement Project. Design review approval was granted in Resolution No. 10046 adopted on October 11, 2016. Condition number 17 of that resolution states “This design review approval will expire on September 27, 2019 unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.” Although we plan to file the building permit application before September 27, 2019, we will not be able to pull the permit before that deadline. Consequently, we are formally requesting an extension of the approval until September 25th 2020. The reason for the delay in issuing of the building permit is provided below.

Subsequent to the design review approval, the project preliminary design for the project, now referred to as the Pittsburg Site Reliability Project, was further developed in-house by engineers within The Dow Chemical Company, and a bid package was put together to turn the detailed design over to a design-build contractor. Dow awarded the design-build contract to Parsons in August of 2017. Parsons worked on the project until August 2018, when their contract was terminated due to sub-standard performance and lack of progress. Parsons had submitted a grading package and received approval in June, 2018 (but not a permit) their design of the plant was not progressing sufficiently, especially the civil/structural design.

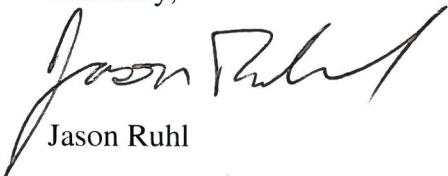
Consequently, Dow decided to bring the design back in-house in September 2018. As result of the change in design contractor, and until the civil/structural design engineering was adequately developed, the balance of the project engineering design could not progress. In the meantime, the structural design of the two 90-foot tall evaporators was

completed by the equipment supplier Veolia, and a building permit application was submitted and approved for these evaporators. However, the permit has not been pulled yet due to the engineering delays described above. We are currently working with The Dow Engineering Company to complete and submit the overall design package by August-2019. However, we will not be able to complete the plan review process and pull the permit prior to the current deadline of September 27th 2019.

Additionally, during the same time period as the evolution of this project, The Dow Chemical Company and E.I. du Pont de Nemours and Company merged to form DowDuPont, with the purpose of splitting into three separate publicly traded companies focused on separate markets. On April 1, 2019, the Materials Science Division was the first to separate from DowDuPont to form the new Dow, Inc.. On June 3, 2019, the remaining Specialty Products and Agriculture Divisions of DowDuPont separated to form the new DuPont de Nemours, Inc. and Corteva, Inc., respectively. The Pittsburg site is now part of Corteva and continues to manufacture the same products that were produced under Dow AgroSciences. Furthermore, as a result of these entity changes, a transfer of title of the Pittsburg site property took place in March of 2019, transferring title from The Dow Chemical Company to Centen Ag LLC which is a legal entity that is wholly-owned by Corteva Agriscience. None of these changes described resulted in a change in scope for the project.

Thank you again for your consideration of this extension request. Please contact me if you require any clarifying information.

Sincerely,



Jason Ruhl

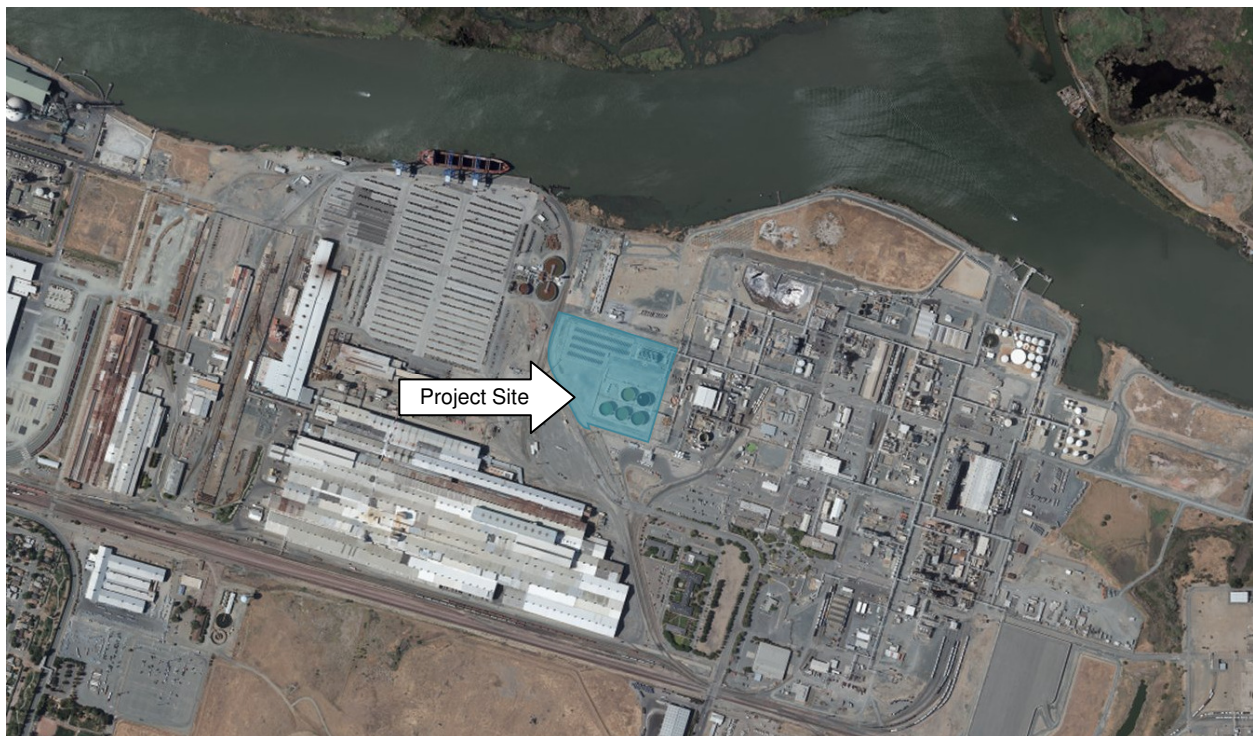
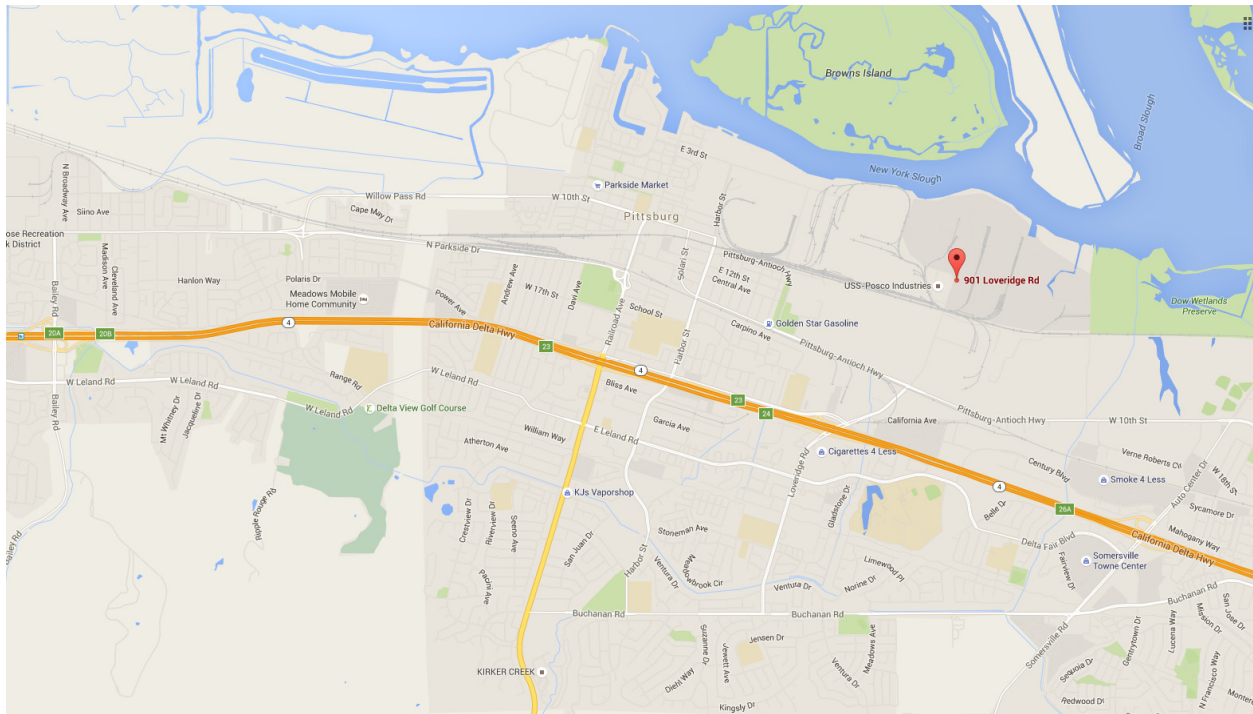
Business Director
Centen Ag LLC, a subsidiary of E.I. du Pont de Nemours and Company, authorized to do business in California as Corteva Agriscience

901 Loveridge Rd.
Pittsburg, CA 94565
925-432-5038
jason.ruhl@corteva.com

Vicinity Map

Project Title: Dow Water Recovery Equipment Replacement, AP-16-1169 (DR)

Location: 901 Loveridge Road, APN: 073-220-041



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 8, 2019**

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

ORIGINATED BY: Pastor Steven Vaughn, Grace Bible Fellowship/Temple Baptist Church, 2220 Crestview Drive, Pittsburg, CA 94565.

SUBJECT: This is a 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. APN: 087-205-026.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 10136, approving Planning Application No. 19-1426, subject to conditions.

BACKGROUND:

There are no building permits on file for this address, and the Contra Costa County Assessor data has no information on the year the structure was built. The religious assembly use located on site is a legal non-conforming use, as no use permit exists for the site and the use of a church was established prior to the current zoning code. Grace Bible Fellowship Church purchased the site from a previous congregation and has had a business license on file with the City of Pittsburg since 2012.

The applicant has stated that the two existing free-standing signs were added to the property in the 1960's and have been upgraded/painted periodically through the years. Both sign frames were last repainted in April 2018, when the West Leland Drive facing sign was also repaired as a result of vandalism.

The LED (light emitting diode) reader board sign was installed without permits prior to January 2019.

Staff became aware of the newly installed non-permitted signage on site through a Code Enforcement complaint regarding the content of the reader board sign. Upon investigation of the code enforcement request, staff discovered that the total existing signage on site exceeded the maximum permitted sign square-footage for a church use, pursuant to Pittsburg Municipal Code (PMC) section 19.16.040. A Notice of Violation was subsequently sent requiring either removal of the LED sign, or an application for sign exception to be filed to request legalization of the existing signage.

On May 10, 2019, Pastor Steven Vaughn, on behalf of Grace Bible Fellowship Church, filed Planning Application No. 19-1426, requesting a sign exception to legalize the existing freestanding signs and LED reader board sign on site.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located within the City of Pittsburg, on the northwest corner of West Leland Road and Crestview Drive. The project site is located on an approximately 54,000 square-foot parcel developed with an approximately 3,900 square-foot church building, and two accessory structures (1,200 square-feet and approximately 170 square-feet). The site also includes an approximately 13,000 square-foot parking lot with 41 parking spaces.

The project site is located in the Pittsburg Park subdivision. Located to the east, west, and south of the project site are single family homes. North of the site are two currently vacant lots, beyond those lots is the Shri Guru Ravidas Temple, a religious assembly use. Diagonally opposite the site is Pittsburg Methodist Church, another religious assembly use.

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

Proposed Project: The applicant is requesting Planning Commission approval of a sign exception to legalize a 42 square-foot LED reader board sign and two existing freestanding signs (approximately 39 square-feet and 31 square-feet) for a total of 112 square-feet; where the maximum permitted signage on site would be 27 square-feet.

The existing sign facing Crestview Drive is 55 inches high and 103 inches wide and has a total structure height of 98 inches. This sign contains basic information about the Church, including service times and denominational affiliation. This sign was erected to assist visitors approaching the church's front door.

The existing sign facing West Leland is 47 inches high and 97 inches wide, with a total structure height of 116 inches. This sign is lit at night and contains basic information about Grace Bible Fellowship Church. This sign was erected to ease the curiosity of the West Leland Road traffic, as well as to help with the lighting of the area around the adjoining bus stop.

The LED reader board sign was installed prior to January 2019 and is 14 feet wide by 3 feet high. It is mounted to the southern church building concrete cinderblock wall. This sign has been displaying bible verses and current events with large scrolling text.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'West Leland Subarea' of the General Plan. The project is consistent with the goals of the West Leland subarea, specifically 2-G-31, in that the proposed project would maintain existing residential land use patterns;

and 2-G-32, in that the proposed signage would improve the streetscape character along West Leland Road. The site has a land use designation of 'Medium Density Residential'.

Zoning: The property is located within the RM (Medium Density Residential) District. The existing use falls under the use classification of 'Religious Assembly,' as defined by the Pittsburg Municipal Code (PMC) section 18.08.060(T). Per PMC section 18.50.010, religious assembly is permitted in this zoning district with a use permit. There is no use permit on file; however, the use is considered legal non-conforming.

Sign Regulations: Per the PMC Title 19 Sign Regulations, section 19.16.040, regarding specific land use signs for churches and institutions, the following signs are allowable:

- A. Identification. A permanent institutional sign is limited to the name of the institution, types of service offered, reader boards and street address.
- B. Area. The maximum sign area allowed to be placed on a site is one square-foot for each 2,000 square-feet contained in the site, or 50 square-feet, whichever is less. The sign need not be smaller than 15 square-feet. If a site exceeds 10 acres, the planning commission may approve a sign exception to allow a sign larger than 50 square-feet if it finds that the site size and type of use warrant the additional signage and that the signs are aesthetically balanced and designed for the site.
- C. Types of Signs.
 - 1. Building Signs. An institution may have wall signs, window signs and awning signs.
 - 2. Freestanding Sign. A freestanding sign may be permitted, subject to PMC 19.12.020. A freestanding sign is included in the maximum allowed sign area. It may not exceed five feet in height. The planning commission may approve a sign exception to allow a higher sign if it finds that the proposed sign is aesthetically balanced and designed for the site.

The freestanding signs contain information regarding the name of the institution, types of service offered, and street address. However, the LED reader board sign has been displaying additional information, including bible verses and current events.

The property size is approximately 54,000 square-feet. With a maximum sign area of one square-foot for each 2,000 square-feet (PMC section 19.16.040(B)), 27 square-feet is the maximum sign area allowed on site. Each of the existing signs onsite exceed the overall maximum sign area. However, the freestanding signs, with a combined square-footage of 70 square-feet, were constructed in the 1960's and are considered nonconforming.

Further, according to PMC section 19.12.060, a sign that rotates, flashes or oscillates (similar to the current LED reader board operation) is not permitted.

Required Findings: The Commission may legalize a freestanding sign if it can make one or more of the following findings:

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

Pursuant to PMC 19.08.020(c), the Planning Commission may grant exceptions to sign regulations if the Commission finds that:

- 1) The proposed exception conforms as closely as possible to the sign size, number and placement regulations;
- 2) The proposed exception is not inconsistent with the intent and purpose of the sign regulations of PMC Title 19; and,
- 3) Either:
 - a. Strict adherence to the sign regulations does not allow adequate identification of the site because of the site's location or configuration, or because the proposed business or use is obscured from view by adjacent buildings or vegetation;
 - b. The architectural style, materials, or construction elements of the building are such that a sign placed in conformance with the sign regulations would conflict with other aesthetic considerations set forth in Chapter 18.36 (Design Review) of the Zoning Ordinance; or

- c. The master sign program for the site is nonconforming and a sign placed in conformance with sign regulations would be inconsistent with the master sign program.

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

Public Notice: Although not required by the PMC, on or prior to September 28, 2019, notice of the October 8, 2019, public meeting 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. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Old Seeno," and "William Way," Nextdoor neighborhoods.

ANALYSIS:

Staff believes the Planning Commission can make the required findings to legalize the existing freestanding sign located adjacent to West Leland Road and legalize the LED reader board, with conditions as recommended below. Allowing only two of the three existing signs to remain would result in a total sign area for the facility that is more closely aligned to what has existed on site since the 1960's (approximately 70 total square feet of sign area), thereby not significantly modifying the existing nonconformity that has been in place for the last 60+/- years. The total sign area for the LED reader board plus the existing freestanding sign adjacent to West Leland Road would be approximately 73 square feet. In further support of this recommendation and to ensure the on-site signage complies as closely as possible to the regulations of PMC Title 19, staff suggests the following conditions:

1. The existing 39 square-foot freestanding sign adjacent to Crestview Drive shall be completely removed (Condition No. 2).
2. The area surrounding the freestanding sign adjacent to West Leland Road, shall be maintained with attractive landscaping and lighting as appropriate. (Condition No. 3).
3. The LED reader board sign shall only contain static messages, and shall not have movement, or the appearance of movement during the static display period and shall not include flashing lighting or the varying of light intensity (Condition No. 6).
4. The LED reader board sign shall not be illuminated between the hours of midnight and 6:00 a.m. (Condition No. 8).

Planning Commission Staff Report
Grace Bible Fellowship Church Sign Exception, AP-19-1426 (SE)
October 8, 2019

With the incorporation of the conditions identified above, the signage on site would not be detrimental to the health, safety, and general welfare of the City. The project would help sufficiently identify the site and alert the public of events held by the church.

ACTION REQUIRED:

Move to adopt Resolution No. 10136, approving Planning Application No. 19-1426, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10136
2. Project Plans and Site Photos, dated May 10, 2019
3. Project Location & Surrounding Land Uses Map
4. Property Development Regulations Table
5. Public Hearing Meeting/Vicinity Map

Prepared by: Celina Palmer, Assistant Planner

PROPOSED

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Approval of a Sign	)	Resolution No. 10136
Exception for One LED Reader Board	)	
and One Freestanding Sign, at 2220	)	
Crestview Drive for, "Grace Bible	)	
Fellowship Church Sign Exception, AP-	)	
19-1426 (SE)"	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On May 10, 2019, Pastor Steven Vaughn, on behalf of Grace Bible Fellowship Church, filed Planning Application No. 19-1426, requesting 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. APN: 087-205-026.
- B. The proposed freestanding signs are governed by the policies and guidelines of Pittsburgh Municipal Code (PMC) section 19.12.020. In addition, signs identifying churches and institutions are governed by PMC 19.16.040.
- C. The Commission may approve a freestanding sign if it can make one or more of the following findings:
 - 1. the business is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building;
 - 2. the sign is necessary to provide the business with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises;
 - 3. the size or width of the property upon which the business or use is located is such that a sign placed on the building would not adequately identify the premises occupied by that use;
 - 4. the architectural style, material, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 (Design Review) of the Zoning Ordinance; or
 - 5. the sign is part of a master identification sign for a shopping center of four more individual businesses.

- D. Pursuant to PMC section 19.08.020 (C), the Planning Commission may grant a sign exception to a regulation if the Commission finds that the proposed exception:
1. Conforms as closely as practicable to the sign size, number and placement regulations;
 2. Is not inconsistent with the intent and purpose of the sign regulations of this title; and
 3. Either:
 - a. Strict adherence to the sign regulations does not allow adequate identification of the site because of the site's location or configuration, or because the proposed business or use is obscured from view by adjacent buildings or vegetation,
 - b. The architectural style, materials or construction elements of the building are such that a sign placed in conformance with this title would conflict with other aesthetic considerations set forth in Chapter 18.36 PMC, or
 - c. The master sign program for the site is nonconforming and a sign placed in conformance with this title would be inconsistent with the master sign program
- E. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures," of the state CEQA Guidelines, section 15311.
- F. Although not required by the PMC, on or prior to September 28, 2019, notice of the October 8, 2019, public meeting 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. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Old Seeno," and "William Way," Nextdoor neighborhoods.
- G. On October 8, 2019, the Planning Commission held a public meeting on Sign Exception Application No. 19-1426, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Grace Bible Fellowship Church Sign Exception, AP-19-1426 (SE)," dated October 8, 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 Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. A freestanding sign is necessary to provide the business with a comparable degree of identity from the street as that available to other business or uses in the surrounding area. The religious assembly use on site is set back from the street (W. Leland Road) and obscured from view by vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building alone. The existing church building is setback 120 feet from Leland Road. In addition, the building is obscured by a bus stop, a large bush on the southeast corner of the property and a PG&E box on site. With regards to the Crestview frontage, the building is only setback approximately 20 feet from street, which is not significant enough to warrant an additional freestanding sign along that frontage. Therefore, staff recommends legalizing the freestanding sign adjacent to West Leland Road and removing the freestanding sign adjacent to Crestview Drive.
3. No portion of the freestanding sign adjacent to West Leland Road projects into the public right-of-way; as conditioned, the sign will be maintained in a permanently landscaped area.
4. If only two of the three signs proposed (LED reader board and freestanding sign closest to W. Leland Road) are kept on-site, then the proposed exception would conform as closely as possibly to the sign size, number, and placement regulations for religious assembly uses, as outlined in PMC Title 19. Since the 1960's there has been 70 square-feet in signage existing at the site, even though the maximum allowable sign area for the site is 27 square-feet, per PMC section 19.16.040(B). As recommended by staff, allowing only two of the three existing signs to remain would result in a total sign area for the facility that is more closely aligned to what has existed on site since the 1960's, thereby not significantly modifying the existing nonconformity that has been in place for the last 60+/- years. The total sign area for the LED reader board, plus the approximately 31 square-foot sign adjacent to West Leland Road would be approximately 73 square-feet.
5. If only two of the three signs proposed (LED reader board and freestanding sign closest to W. Leland Road) are kept on-site, the proposed exception would not be inconsistent with the intent and purpose of the sign regulations of PMC Title 19. Per PMC section 19.16.040(C), the types of signs permitted for churches and institutions include building signs (such as the proposed reader board) and a freestanding sign.

6. Strict adherence to the sign regulations does not allow adequate identification of the site because of the site's location being set back significantly from W. Leland Road, and obscured from view by a bus stop, a large bush on the southeast corner of the property and a PG&E box on site.

Section 3. Decision

A. Based on the findings set forth above, the Commission hereby approves Sign Exception Application No. 19-1426, 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 below.
2. Freestanding Signs. The existing 39 square-foot freestanding sign adjacent to Crestview Drive shall be completely removed and landscaping in the space restored.
3. Landscaping & Lighting. The area surrounding the freestanding sign adjacent to West Leland Road shall be maintained with attractive landscaping and lighting, as appropriate. The final landscaping plan shall be subject to review and approval by the Planning Division within 60 days of approval of this resolution.
4. 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.
5. Building Permits. The applicant shall obtain a building permit to legalize the freestanding sign and the wall mounted LED reader board sign.
6. Sign Messaging Movement. The LED reader board sign shall contain static messages only, and shall not have movement, or the appearance of movement, during the static display period for any part of the sign structure, design, or pictorial segment of the sign. Static messages shall have no flashing lights or varying of light intensity. Transitions between messages/images shall not have any blinking, fading, rolling, dissolving, or similar effects used.
7. Sign Message Display Length. Each message on the LED reader board sign must be displayed for a minimum of eight seconds. Transition time between messages shall be no more than two seconds. Removal of a message from the display surface shall be instantaneous (ie. no blinking, fading, rolling or dissolving, as described in Condition 6 above).

8. LED Reader Board Illumination. The reader board sign shall not be illuminated between the hours of midnight and 6:00 a.m.

Standard Conditions:

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 the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
10. Other Agency Requirements. The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
11. Indemnification. Applicant 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. Applicant may select its own legal counsel to represent business owner's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
12. Expiration. This approval will expire on October 8, 2020, unless a building permit is issued 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 8th 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. 10136 was adopted by the Planning Commission of the City of Pittsburg on October 8, 2019.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Existing Sign Locations



Reader Board sign on Southern Church Cinderblock Wall



Sign Adjacent to West Leland Road



Sign Adjacent to Crestview Drive



Grace Bible Fellowship /aka
Temple Baptist Church
2220 Crestview Drive
Pittsburg, CA 94565
Pastor Steven Vaughan
925 473-9832, 925 597-8261

To The City Of Pittsburg c/o Planning Division
Attention Celina Palmer
65 Civic Avenue
Pittsburg, CA 94565

Date 02/09/2019

RE LED Sign Permission and/or Permit Exemption at Grace Bible Fellowship, 2220 Crestview Dr , Pittsburg, CA 94565

Dear Planning Commission,

The LED sign for which permission is requested is mounted on the South East structural wall of our Church at 2220 Crestview The wall itself, constructed in the late 1940's, is made of concrete cinder block, measuring 12 6' high, 28' long, and 8" thick

The sign is mounted to the wall by 4 manufacturer designed and attached brackets at the top of the sign, and 4 concrete bolts each measuring 9" by 3/4" drilled into the wall At the bottom of the sign is 1 custom bracket supporting and adhering the sign to the wall to prevent swing

Sign Specifications

Cabinet Size 14' x 3' = Square Footage 42'

Character Size 33" x 167" = Square Footage 38 43'

The manufacturer of the sign, TV Liquidator, may be contacted at 888 887-7740 for more information

Specifications

Cabinet Width	Cabinet Height	Cabinet Depth	Pixels	LEDs
167 7"	35 82"	2.75"	5120	10240
Weight	Watts	Amps	Colors	Brightness
108 lbs	557	4.6	256 Shades of R,G,Y	4,000 NITS
Voltage	Warranty	Programming Type	Character Height 1 Line	Character Height 2 Line
110 V	3 Years	Handheld Remote	33"	16.5"

Property Location

The sign itself, is 120' from the curb where the street Leland begins

Obstructions Facing Leland

The Church, from the sidewalk along Leland is obstructed by 1 A bus stop, 2 A bush on the SE street side corner of the property, 3 An electric box belonging to PG&E approximately 6' high x 3' x 2' also on the SE street side corner of our property, and 4 Another PG&E box of approximately the same dimensions is scheduled to be installed somewhere behind the bus stop on our Church's property (arrangements were made last year)

Community Impact

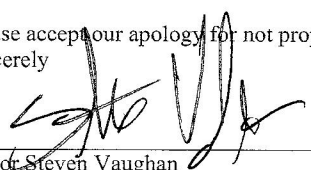
Unlike the sign in front of the Church behind Walmart (New Dimensions?), which is adjacent to Leland, has bright white characters, and is in the eyesight of every vehicle west bound on Leland, our sign has darker characters, and although our letters may be slightly larger, we are 120' away from the street, and can be more easily seen by interested parties when they choose to view - which would not be the case considering the distance and the obstructions on our property

In Closing,

It is our goal to help the community, to beautify the community, and to encourage our members to support our community in every way in accordance with sound Bible teaching

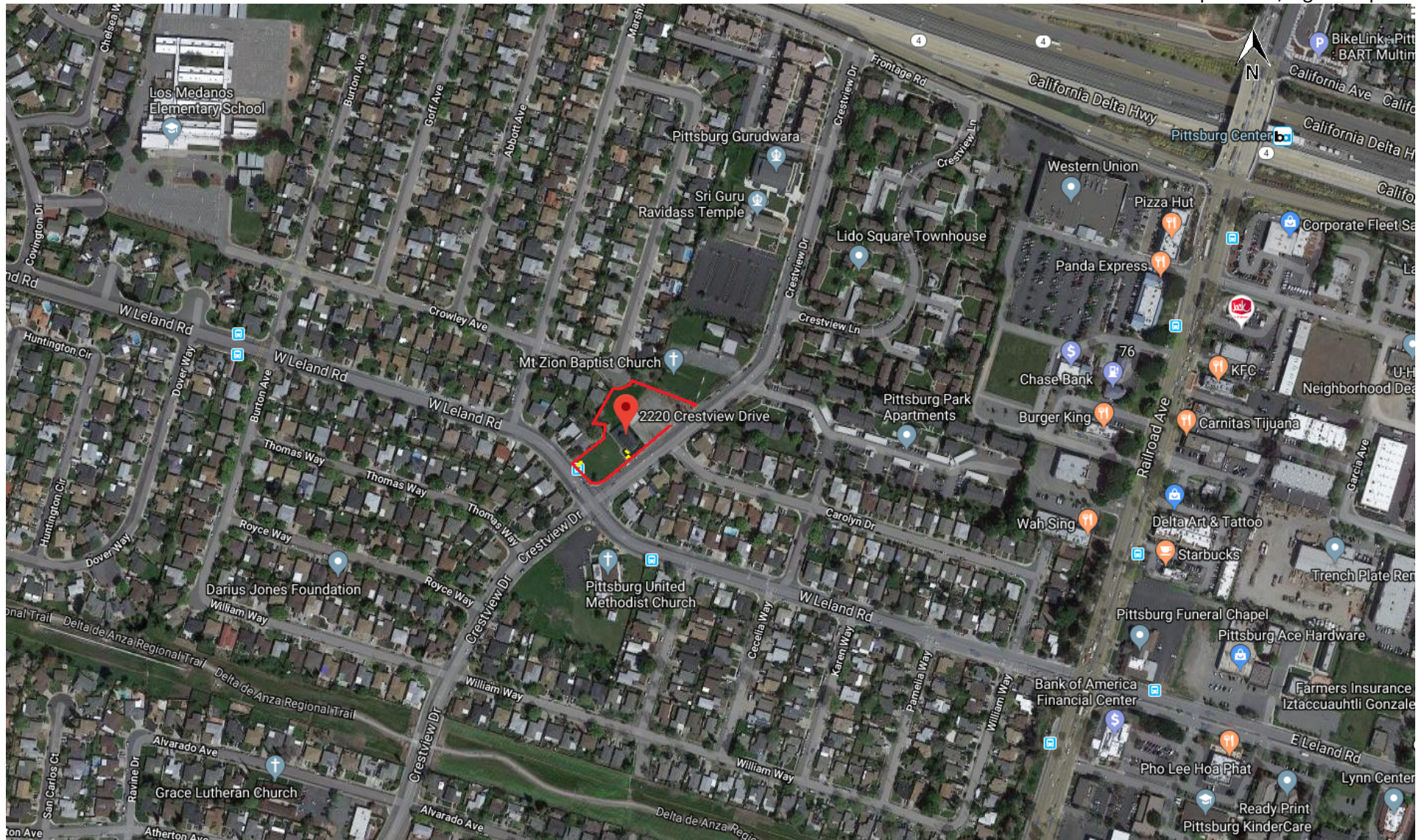
Please accept our apology for not properly inquiring with the City of Pittsburg prior to our installation

Sincerely


Pastor Steven Vaughan

Date 2-9-19

Attachment 3 Project Location & Surrounding Uses Map
Grace Bible Fellowship Church, Sign Exception





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 MEETING

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

DATE: October 8, 2019
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

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

This is a public meeting on a request for 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), at 2220 Crestview Drive, in the RM (Medium Density Residential) District. APNs: 087-205-026.

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.

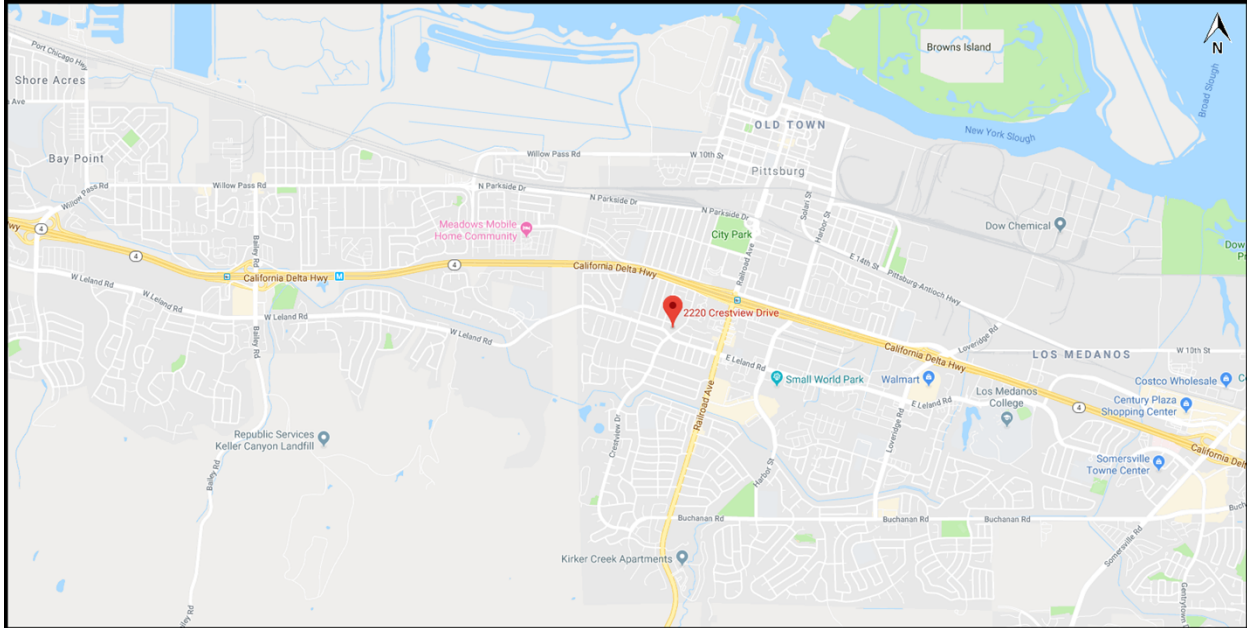
What can I do if I have comments on the project?

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, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Grace Bible Fellowship Church Sign Exception, AP-19-1426 (SE)
Location: 2220 Crestview Drive, APN: 087-205-026



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 8, 2019**

ITEM: San Marco Villas III, AP-19-1458 (PPR)

ORIGINATED BY: Louis Parsons on behalf of Discovery Builders, Inc., 4021 Port Chicago Highway, Concord, CA 94520

SUBJECT: This is 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. 12-1362) District. APN: 091-050-047.

RECOMMENDATION:

Staff recommends that the Planning Commission review the initial plans submitted for the San Marco Villas III project and provide comments regarding site layout and architectural design.

BACKGROUND:

On April 3, 1990, the City Council adopted Ordinance No. 90-990 certifying a Negative Declaration authorizing the execution of the Southwest Development Agreement for the property currently known as the San Marco Development. The San Marco Development Agreement (DA) provided vested rights for the development of up to 2,938 residential units (including 1,412 single family residential and 1,526 multi-family residential units) across 639 acres in Pittsburg's Southwest Hills, and established provisions for land use regulations, fees, assessments and infrastructure.

DA History: On February 1, 1993, three years following the initial approval of the DA, the City Council adopted Ordinance No. 01-1187 which extended the term of the San Marco DA agreement from 2002 to the year 2020. Initial construction of residential units in San Marco began in 2001. On July 19, 2010, the Council approved Ordinance No. 10-1326, the second amendment to the DA, which revised the map exhibit of the DA to remove 1.41 acres that the developer wanted to develop for a commercial gasoline station, rather than a residential use. On April 15, 2013, the Council approved Ordinance No. 13-9941, the third amendment to the DA, to extend the agreement into the year 2032, among other items, including park improvements and annual payments for DA compliance reviews. To date, the entire San Marco Development area is nearly 70% built out.

PROJECT DESCRIPTION:

Existing Conditions: The total project site of parcel 091-050-047 is 47.43 acres of vacant land bounded by State Route 4 to the north, West Leland along the south property line, and is accessible via Villas Drive to the east. The applicant, Discovery Builders proposes to develop the Villas III project on approximately 14.92 acres and would leave the remaining acreage undeveloped. The property has a 50-foot wide PG&E transmission tower line easement running northwest to southeast of the property and another 20-foot public utility easement running southwest to northeast across the site.

Surrounding Land Uses: The San Marco Villas III site is bordered by State Route 4 to the north, Villas Drive and San Marco Villas I and II to the east, “Bellagio” a San Marco single-family Village “L” to the south, and vacant land to the west, which is proposed to remain undeveloped at this time. The “Project Location Map and Existing Conditions,” are included for an overview of surrounding uses as Attachment 1 respectively.

Proposed Project: The project includes potential construction of a 270-unit multi-family development at the site. In total, there would be 90 one-bedroom, one-bathroom units, and 180 two-bedroom, two-bathroom units proposed. There would be four different building types, including three 12-unit buildings (Type A), three 24-unit buildings (Type B), one 30-unit building (Type C), and four 36-unit buildings (Type D). Six garages would be made available to residents and they would be located along the eastern and southern perimeter of the development.

The proposed project consists of eleven total, three story “village-orientation” walk-up apartment buildings. The building elevations are primarily textured stucco with decorative wrought iron finishes that utilize an Italian influenced “Mediterranean” style, which would be complementary to the existing Villas I and II apartments to the east. A variety of arched windows, grid patterned glass, decorative windows with cross-grilles, and decorative blue tiled design features, mimicking arched windows, provide architectural relief on all elevations. Villas III would be painted using similar colors that would match the existing cream, brown, and burnt orange tones used on the Villas I and II developments. Tiled hipped roofing and ornamental square cupolas with decorative tile would be used on all four building types. The Villas III project would also include installation of corresponding site improvements such as, landscaping, walkways, drive aisles, parking, lighting and multiple trash enclosures. In addition, site amenities would include a clubhouse, covered loggias with outdoor seating areas, and an expansive pool and spa.

The complex would be accessible through Villas Drive on the east and via pedestrian opening from Villas II on the eastern property line. One decorative vehicle entry gate with security call box would be located at the end of Villas Drive within the interior of the project site and is proposed to be perpendicular to the West Leland Road frontage, reducing the visual impact of the gates.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The San Marco Development Plan area is subject to a Development Agreement between the City of Pittsburg and SEECON Financial and Construction Company. The San Marco Development Agreement took effect on July 1, 1993 and is currently set to expire in 2032. The San Marco Development Agreement 'locked' in the land use regulations at the time it was originally adopted; therefore, the current 2001 General Plan and some of the newer zoning regulations do not apply to the proposed project. At the time the San Marco Development Agreement, Development Plan, and Planned Development District were approved, they were determined to be consistent with the 1988 General Plan, which is the preceding General Plan version that would be applicable to the proposed project. The current proposed development is consistent with the San Marco Development Agreement, Development Plan, Planned Development District, and the applicable 1988 General Plan.

Inclusionary Housing Ordinance: The proposed project is exempt from the requirements of the City's Inclusionary Housing Ordinance (PMC Chapter 18.86) adopted in 2004 because the project is subject to the San Marco Development Agreement. Provisions of this agreement expressly prohibit the application of rules, regulations and policies that come into effect after July 1, 1993.

Zoning: The current zoning for the site is PD (Planned Development District, Ordinance No. 12-1362). Development of the project site is regulated by the conditions of approval set forth in the ordinance establishing the PD District. The PD development standards for maximum building height, setbacks and lot coverage would be addressed during formal submittal of an application.

Planned Development Condition 21: A recreational vehicle (RV) storage area shall be located on one of the villages containing apartments or townhouses. The size, location and design shall be approved by the Community Development Director. Management and maintenance of the RV facility shall be the responsibility of the apartment owner or townhouse homeowner's association. Regulations shall give first priority to residents of the project with provisions to allow use by the general public.

An RV storage area is not proposed at this time. Given that the remaining multifamily sites (Remaining Village C (60 units), and Village O) have yet to be developed, approval of the proposed project would not prevent future implementation of this condition of approval.

Density: The proposed project falls primarily within the area designated as 'Village C' and the remaining portion of 'Village B'. Village B is a 34-acre site with 471 residential apartment units planned. To date, Villas I and II was constructed with 462 units. The proposed project would provide the remaining nine units envisioned under the Development Agreement to complete the final build out of "Village B".

Additionally, the Development Agreement indicates that Village C is proposed as a 59.6-acre site with 339 residential apartments to be built to townhouse standards. Under this preliminary application, the proposed project is a 14.92-acre site with 270 residential apartment units constructed in a townhome design. This would leave 44.68 acres (75 percent) undeveloped and 60 of the 339 units of the Village C site available for future development.

However, this is not a final density calculation when taking into account the full build out potential identified for Village C. With significant undeveloped area left within Village C, the proposed project density provides opportunity for the final density of Village C to balance at or below the maximum allowable density envisioned under the San Marco Development Plan to be determined under a later application.

Parking: The parking ratio for multifamily residential uses is one space per unit, including one covered space, plus ½ a space for each unit containing two or more bedrooms (PMC section 18.32.080, 1987). Based on this ratio, the total parking requirement for the proposed project is 360 spaces. A total of 579 parking spaces have been proposed for distribution throughout the project site, including 36 garage spaces, 270 carport spaces, and 273 uncovered spaces. Staff is seeking Commission comments for the inclusion of electric vehicle and bicycle parking spaces as an additional site amenity provided by the applicant.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Review the initial plans submitted for the San Marco Villas III project and provide comments with regard to site layout and architectural design.

ATTACHMENTS:

1. Project Location Map and Existing Conditions
2. Site and Architectural Plans, dated August 28, 2019
3. Public Notice of Study Session

Prepared by: Trishia Caguiat, Associate Planner

Project Location and Surrounding Land Uses Map

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

West Leland Road and San Marco Boulevard (Terminus of Villa Drive)

APN: 091-050-047



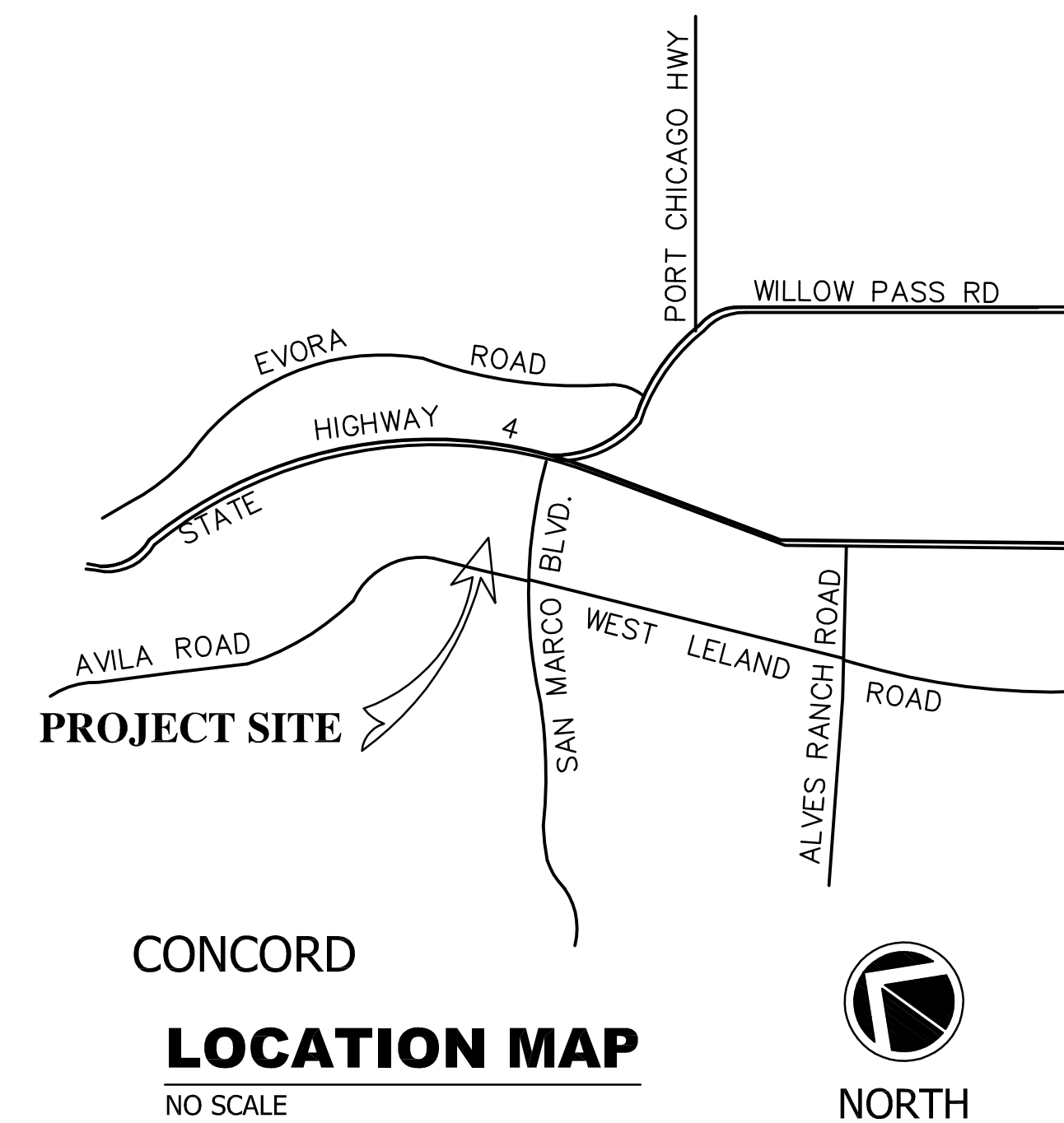


SAN MARCO VILLAS III

PITTSBURG, CA

BY

DISCOVERY BUILDERS INC.



SHEET INDEX

A0	COVER SHEET
A1	CONCEPTUAL SITE PLAN, PROJECT DATA
L1.1	CONCEPTUAL LANDSCAPE PLAN



WWW.LCA-ARCHITECTS.COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YONACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1575 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

SAN MARCO VILLAS III
PITTSBURG, CALIFORNIA

LCA ARCHITECTS
REGISTERED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DETAILS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESSED
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, CONCEPTUAL,
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS SUBJECT TO CHANGE WITHOUT NOTICE.
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

COVER SHEET

SCALE: NO SCALE
DATE: 08 / 20 / 2019

REVISIONS:

PROJECT NO. 18112

A0
SHEET OF



<u>PROJECT DATA</u>		VILLAGE III	
GROSS SITE AREA -		14.92 ACRES	
TOTAL UNITS -		270 UNITS	
GROSS DENSITY -		18.1 DU/AC	
	NUMBER OF BUILDINGS	NUMBER OF UNITS/BLDG	
BUILDING A - 12 UNITS	3	x 12	= 36 UNITS
BUILDING B - 24 UNITS	4	x 24	= 96 UNITS
BUILDING C - 30 UNITS	1	x 30	= 30 UNITS
BUILDING D - 12 UNITS	3	x 36	= 108 UNITS
TOTAL -			270 UNITS
	1 BR UNITS -		90 (33.3%)
	2 BR UNITS -		180 (66.7%)
<u>PARKING COUNT:</u>			
CARPORT PARKING (34 CARPORTS) -			270 SPACES
UNCOVERED PARKING -			273 SPACES
GARAGES (6 @ 6 SPACES EACH) -			36 SPACES
TOTAL PARKING AVAILABLE -			579 SPACES
PARKING SPACES PER UNIT -			2.14 SPACES/UNIT

ACCESSIBLE PARKING SPACES	
1. COVERED UNITS (GROUND FLOOR) = 90 UNITS	3. TOTAL PROVIDED
2. REQUIRED PARKING SPACES 90 X 2 = 180 SPACES 180 X .02 = 3.6 OR 4 SPACES	TYPE & NUMBER OF ACCESSIBLE SPACES 1 - GARAGE SPACE 3 - CARPORT SPACE 4 - TOTAL SPACES (TO BE ASSIGNED UPON TENANT REQUEST)

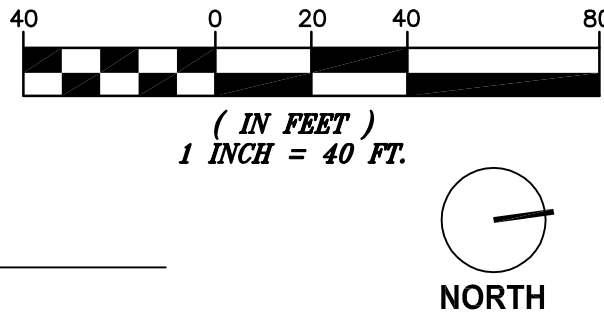
BUILDING TYPES

TYPE A - 3 STORIES, 12 UNITS

TYPE B - 3 STORIES, 24 UNITS

TYPE C - 3 STORIES, 30 UNITS

TYPE D - 3 STORIES, 36 UNITS



CONCEPTUAL SITE PLAN
SCALE: 1" = 40'



WWW.LCA-ARCHITECTS.COM
CARLE CAMPOS
DAVID BOGARD
PETER STAPPOLE
590 YONACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1975 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

SAN MARCO VILLAS III
PITTSBURG, CALIFORNIA

LCA ARCHITECTS
REGISTERED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
FOR REFERENCE ONLY AND MAY NOT BE REPRODUCED
OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, CONCEPTUAL,
AND/OR CONCEPT FOR INFORMATION THAT
MAY BE SUBJECT TO CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

CONCEPTUAL
SITE PLAN,
PROJECT DATA

SCALE: AS SHOWN
DATE: 08 / 20 / 2019

REVISIONS:

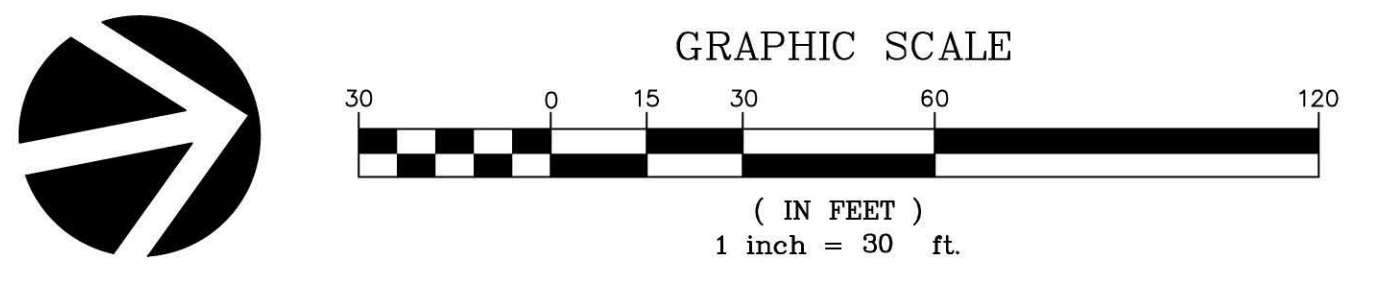
PROJECT NO. 18112

A1
SHEET OF



GENERAL NOTES:
1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM, COMPRISED OF DRIP AND BUBBLER APPLICATION.
2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
3. NO PLANTING AREA MEASURES LESS THAN 36" DIMENSION.

PARCEL AREA TOTALS:
TOTAL PARCEL AREA:
TOTAL LANDSCAPE AREA: = % TOTAL AREA
(IRRIGATED AREA: S.F.)
(NON-IRRIGATED AREA: S.F.)



REFER TO L1.3 FOR SUGGESTED PLANT LIST AND DETAILS



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF STUDY SESSION

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

DATE: October 8, 2019
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

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

This is 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 47.43 acres and is zoned 'PD - Planned Development District (City Council Ordinance No. 12-1362), APN: 091-050-047.

PROJECT PLANNER: Trishia Caguiat, (925) 252-4029 or tcaguiat@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.

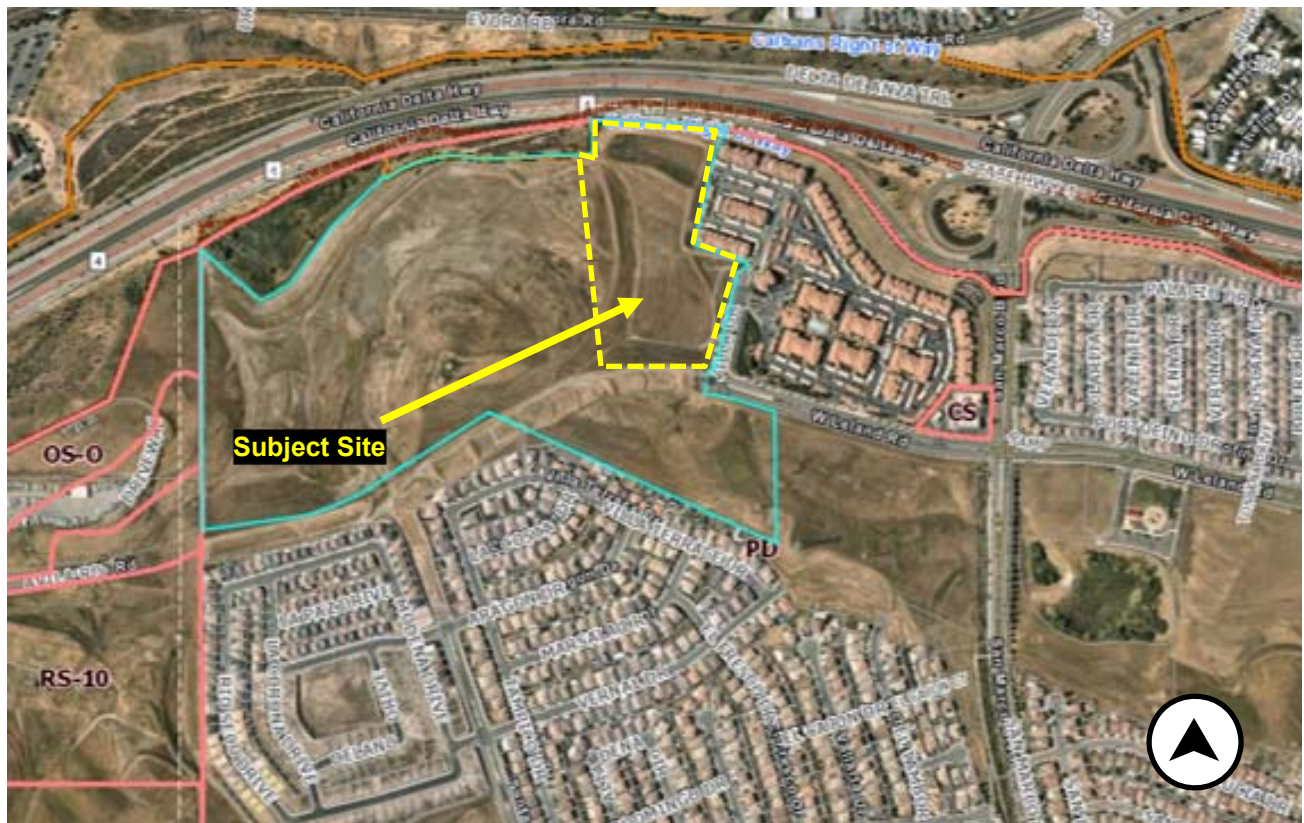
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the study session. 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 study session on the date and time listed above.

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: San Marco Villas III, AP-19-1458 (PPR)
Location: Terminus of Villa Drive

Project Location Map



City of Pittsburg

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

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
October 8, 2019**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

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

RECOMMENDATION:

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

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 two applications requesting design review approval which qualify within one or more of the nine categories of delegated authority established by Resolution No. 9918:

1. Pittsburg Police 2nd Carport, AP-19-1463 (AD) – Delegated Design Review Category 4 and 8.

This is an application by Captain Steve Albanese, on behalf of the City of Pittsburg Police Department, requesting administrative design review approval to place an additional 200 square-foot carport, located within an enclosed area at 65 Civic Avenue, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel No. 086-100-036.

2. Wendy's Restaurant Remodel, AP-19-1461 (AD) – Delegated Design Review Category 3.

This is an application by Norris J. Mitchell of NorCal Restaurant Design, requesting administrative design review approval of an exterior remodel introducing new materials, paint colors and building signage to the exterior façade of an existing Wendy's Restaurant, located at 2243 Loveridge Road in the CC (Community Commercial) District. APN: 088-630-010.

GENERAL PLAN/CODE COMPLIANCE:

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

Planning Commission Staff Report
Zoning Administrator Report
October 8, 2019

Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

ATTACHMENTS:

1. Notice of Intent: Pittsburg Police 2nd Carport, AP-19-1463 (AD)
2. Notice of Intent: Wendy's Restaurant Remodel, AP-19-1461 (AD)

Prepared by: Kristin Pollot, AICP, Zoning Administrator

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

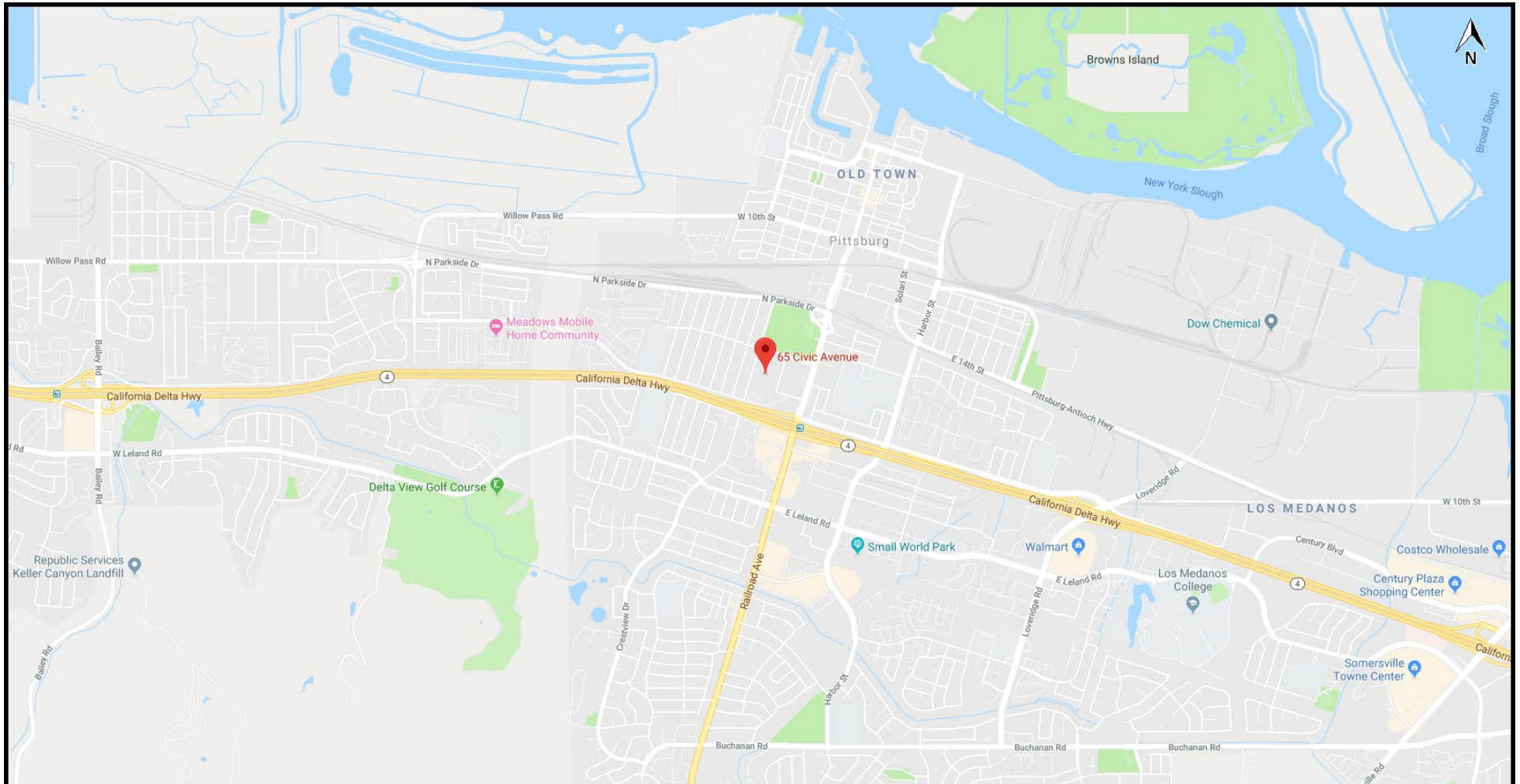
Pittsburg Police 2nd Carport, AP-19-1463 (AD).

This is an application by Captain Steve Albanese, on behalf of the City of Pittsburg Police Department, requesting administrative design review approval to place an additional 200 square-foot carport, located within an enclosed area at 65 Civic Avenue, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel No. 086-100-036.

Pursuant to Planning Commission Resolution No. 9918, this project is eligible for delegation to staff under Category 4 (Changes to Existing Parking Lots) and Category 8 (Ancillary Structures). This category is limited to structures in any district where visual impacts are minimal.

Pittsburg Police 2nd Carport – Vicinity Map

AP-19-1463	65 Civic Avenue
Administrative Design Review	APN: 086-100-036

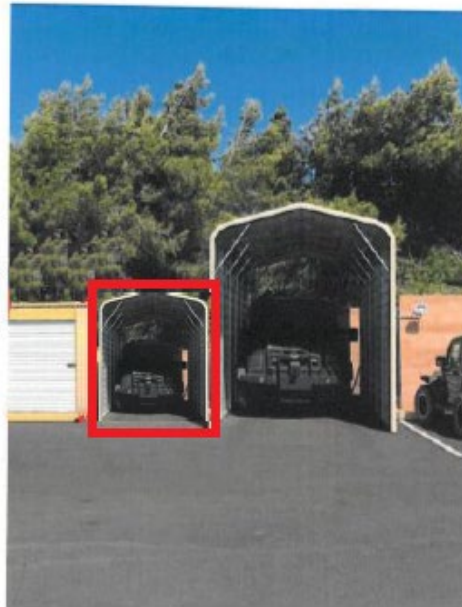
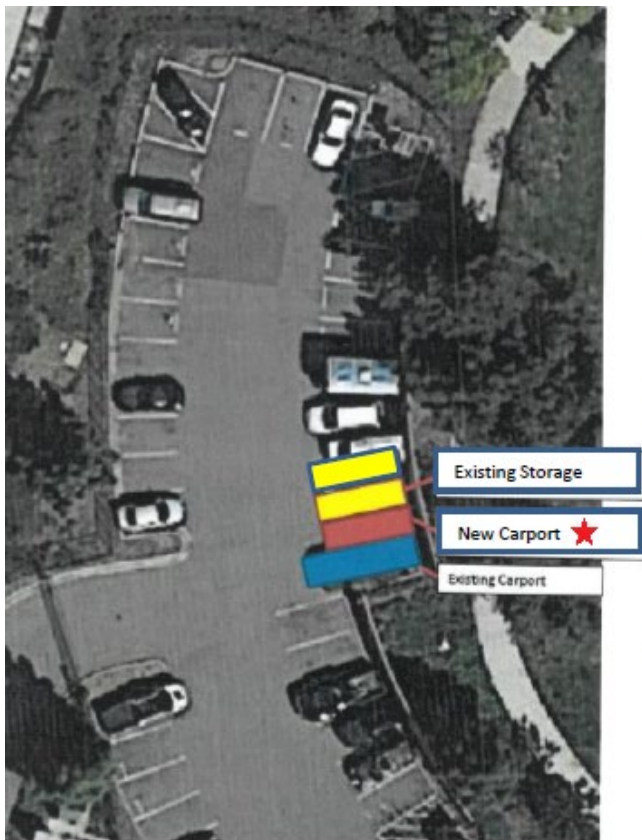


Pittsburg Police 2nd Carport – Aerial Map

AP-19-1463	65 Civic Avenue
Administrative Design Review	APN: 086-100-036



Pittsburg Police 2nd Carport Location and Photos



BUILDID™ Start Roof Size Walls Doors **Options**

10 | 20 | 6 **ORDER NOW**

WIDTH LENGTH HEIGHT

ADDITIONAL OPTIONS

Add four Auger Anchors? ☐

You can choose to have us install your building for free, or install yourself using a kit: ☐

YOU'RE DONE!

Carport.com

ELEPHANT STRUCTURES



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

Wendy's Restaurant Remodel, AP-19-1461 (AD).

This is an application by Norris J. Mitchell of NorCal Restaurant Design, requesting administrative design review approval of an exterior remodel introducing new materials, paint colors and building signage to the exterior façade of an existing Wendy's Restaurant, located at 2243 Loveridge Road in the CC (Community Commercial) District. APN: 088-630-010.

This project is delegated to staff under Category 3 (Minor Building Remodels, limited to changes in building colors, awnings, fenestration and finishes) of Planning Commission Resolution No. 9918.

Vicinity Map

Project Title:

Wendy's Restaurant AP-19-1461 (AD)

Location:

2243 Loveridge Road (APN: 088-630-010)

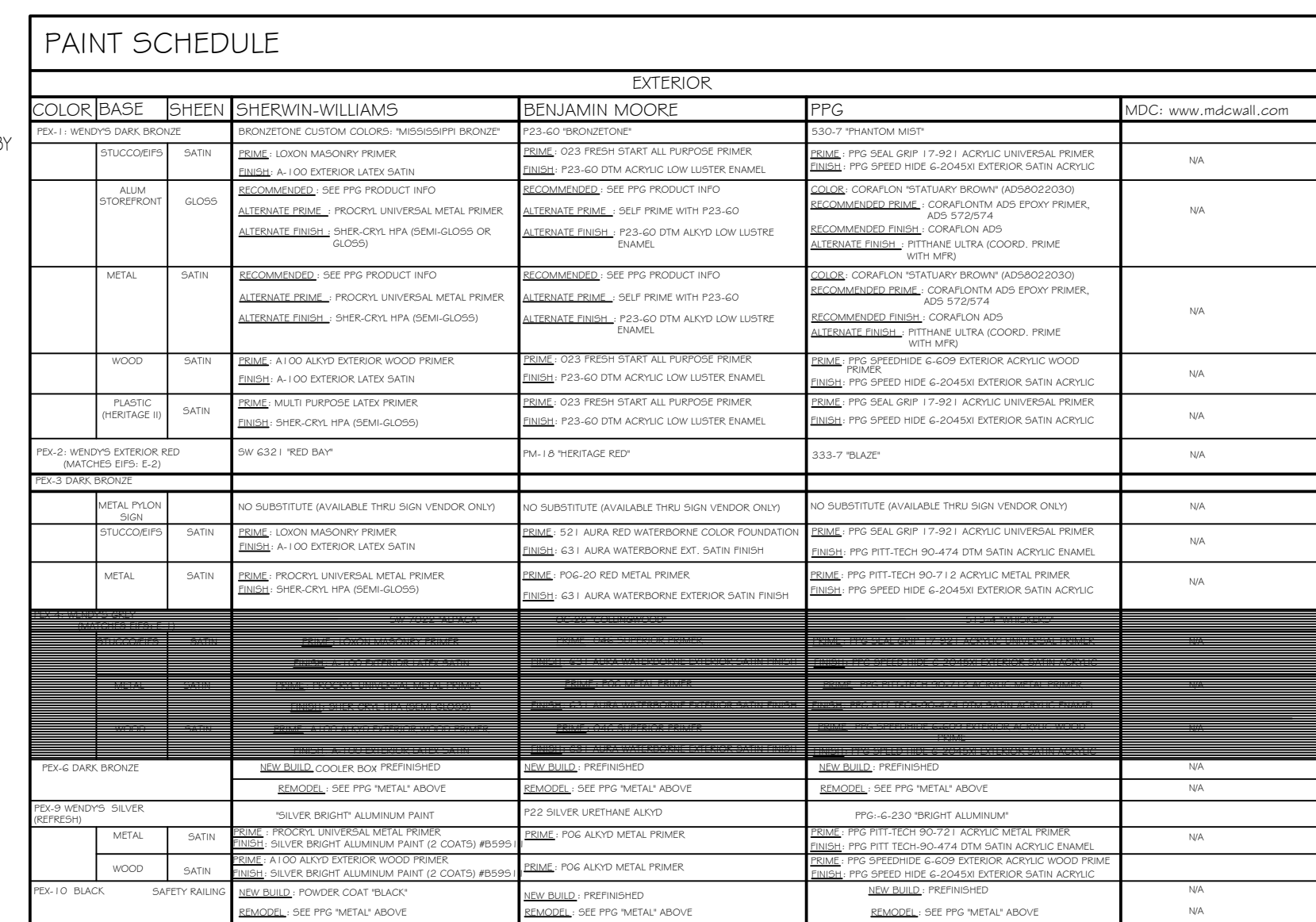


View of Existing Building – Facing East from Loveridge Rd

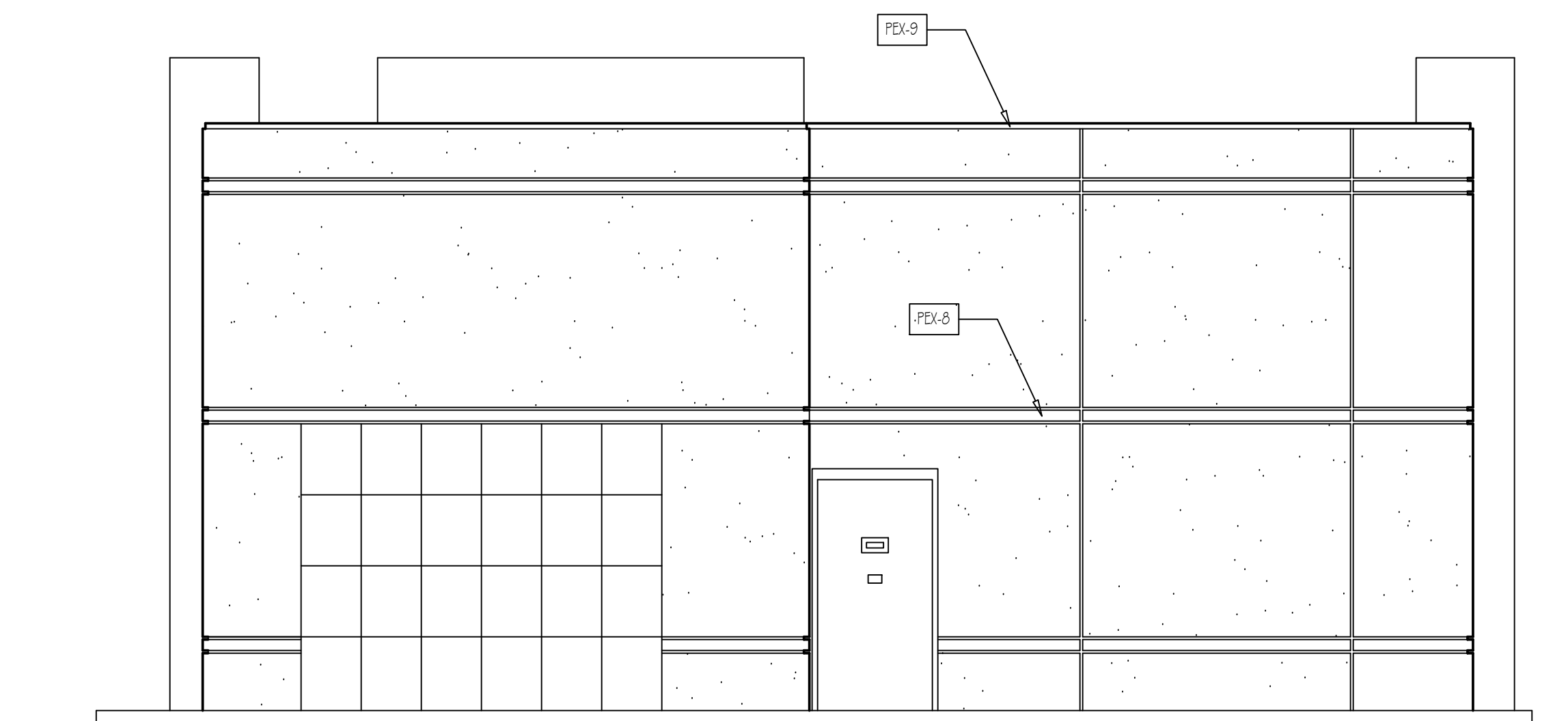


View of Existing Building – Facing West from Walmart Parking Lot



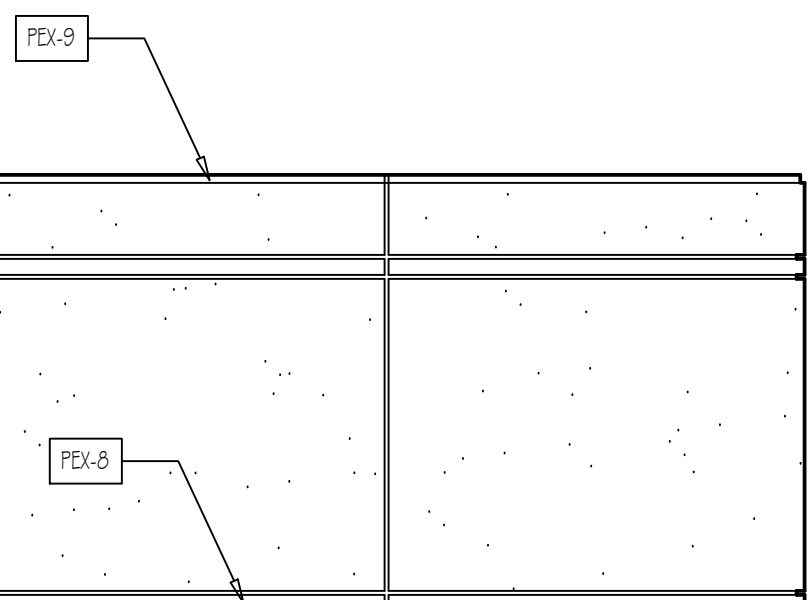


SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

NOR-CAL
RESTAURANT
DESIGN

Wendy's [®]
2243 LOVERIDGE ROAD
PITTSBURG, CALIFORNIA 94565

SHEET NAME:
PRELIMINARY EXTERIOR
ELEVATIONS

SHEET NUMBER:

P-3

GENERAL NOTES

1. ALL OF THE EQUIPMENT LISTED IS TO BE FURNISHED BY THE KITCHEN EQUIPMENT SUPPLIER UNLESS NOTED OTHERWISE.
2. KITCHEN EQUIPMENT SUPPLIER PROVIDES LABOR FOR UNCRATING, ASSEMBLY AND SETTING OF EQUIPMENT.
3. KITCHEN EQUIPMENT SUPPLIER WILL SUPPLY CRITICAL DIMENSIONS, PLUMBING AND ELECTRICAL SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE KITCHEN EQUIPMENT SUPPLIER.
4. ELECTRICAL AND PLUMBING CONTRACTOR TO MAKE FINAL CONNECTION TO EQUIPMENT

NUMBER OF SEATS	MINIMUM NUMBER OF REQUIRED WHEELCHAIR SPACES
4 OR 25	1
26 TO 50	2
51 TO 150	4
151 TO 300	5
301 TO 500	6

HEALTH DEPARTMENT NOTES

ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION (NSF) APPROVED AND IN CONFORMITY WITH LOCAL HEALTH REGULATIONS. INSTALLATION OF EQUIPMENT SHALL MEET SAME REQUIREMENTS. ALTHOUGH HEALTH REQUIREMENTS WILL BE REVIEWED DURING BUILDING DEPARTMENT REVIEW, THE OWNER WILL HAVE TO TAKE OUT SEPARATE HEALTH PERMIT.

ALL WORKING SURFACES SHALL BE SMOOTH AND IMPERVIOUS.
ALL CUTTING BOARDS SHALL BE OF NON-WOOD CONSTRUCTION AND N.S.F.

STORAGE SHELVING MUST BE SPECIFIED AS HAVING SMOOTH, NONABSORBENT FINISH. THE LOWEST SHELF SHOULD BE 6 INCHES ABOVE FINISHED FLOOR.

A SEPARATE WALL-MOUNTED, HAND WASH BASIN IS REQUIRED WITHIN OR ADJACENT TO THE FOOD PREPARATION AND PACKAGING AREAS. GENERAL CONTRACTOR/OWNER TO PROVIDE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSERS.

ALL SINKS TO BE PROVIDED WITH ADEQUATE HOT AND COLD WATER FROM MIXING FAUCETS.

THE JUNCTURE AT THE FLOOR AND WALL MUST HAVE A COVED BASE WITH AT LEAST A 3/8 INCH RADIUS AND EXTENDING AT LEAST 6 INCHES UP THE WALL. STATIONARY FIXTURES OR BUILT-IN EQUIPMENT CAN BE SEALED ON A 4 INCH HIGH, 3/8 INCH RADIUS CONCRETE CURB OR COVED-IN POSITION ON THE FLOOR. IF TOP SET COVING IS USED, IT MUST BE ADEQUATELY SEALED AT THE FLOOR WITH SILICONE SEALANT OR EQUIVALENT TO FORM WATERPROOF SEAL.

LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED, WHERE OPEN FOOD IS STORED OR WHERE UTENSILS ARE CLEANED MUST HAVE SHATTERPROOF SHIELDS SHALL BE READILY CLEANABLE.

WASTE CONTAINERS TO BE MOISTURE & VERMIN PROOF W/ TIGHT FITTING LIDS.

ANY TRASH AND GARBAGE STORAGE AREA RECEIVING FOOD WASTE OR FOOD CONTAINERS, MUST HAVE A WATER BIBB TO FACILITATE CLEANING. FLOOR, WALLS AND CEILING MUST BE SMOOTH AND CLEANABLE. RECOMMEND HOT AND COLD WATER BIBB BE AVAILABLE FOR CLEANING. WASTE WATER FROM SUCH CLEANING OPERATIONS MUST BE DISPOSED OF AS SEWAGE THROUGH A FLOOR DRAIN IN THE TRASH ENCLOSURE OR THE EQUIVALENT.

GENERAL CONTRACTOR/OWNER TO PROVIDE A MOP AND BROOM RACK AND CLEANING SOLUTION STORAGE SHELVING AWAY FROM FOOD AREAS.

EMPLOYEE GARMENT CHANGE AREA, SEPARATE FROM REST ROOMS, IS REQUIRED. CABINETS OR LOCKERS MUST BE INSTALLED IN THIS AREA.

WALLS AND CEILINGS OF ALL ROOMS, EXCEPT BARS AND DINING AREAS, WHERE FOOD IS STORED IN UNOPENED CONTAINERS, SHALL BE DURABLE, SMOOTH, NON-ABSORBENT AND WASHABLE. WALLS AND CEILING OF FOOD PREPARATION AND UTENSIL WASHING AREAS AND INTERIOR SURFACES OF WALK-IN REFRIGERATION UNITS SHALL ALSO BE LIGHT COLORED.

EACH METAL SINK COMPARTMENT MUST BE LARGE ENOUGH TO HOLD THE LARGEST UTENSILS WASHED IN THE SINK. EVERY UTENSIL SINK MUST HAVE TWO (2) METAL DRAINBOARDS. EACH DRAIN BOARD MUST BE INTEGRAL WITH THE SINK AND SHOULD BE AT LEAST THE WIDTH OF ONE SINK COMPARTMENT.

INSECT AND RODENT PROOFED: A FOOD FACILITY SHALL AT ALL TIMES BE SO CONSTRUCTED, EQUIPPED, MAINTAINED AND OPERATED AS TO PREVENT THE ENTRANCE AND HARBOR AGE OF ANIMALS, BIRDS AND VERMIN, INCLUDING, BUT NOT LIMITED TO, RODENTS AND INSECTS.

GAP AROUND DOOR AND DOOR JAMB), ALL OPEN ABLE WINDOWS AND/OR VENT PIPES TO HAVE MINIMUM NUMBER 16 MESH SCREEN.

FLOOR MOUNTED EQUIPMENT MUST BE SUPPORTED BY SIX(6) INCH MINIMUM APPROVED EASILY CLEAN ABLE METAL LEGS, OR APPROVED COMMERCIAL CASTERS, OR BE COMPLETELY SEALED IN POSITION ON A FOUR(4) INCH MINIMUM HIGH CONTINUOUSLY AND INTEGRALLY COVERED BASE OR COVERED CONCRETE CURB TO FACILITATE EASE OF CLEANING.

EQUIPMENT SCHEDULE			SUBMITTED BY	INSTALLED BY
MARKS	DESCRIPTION OF EQUIPMENT	REMARKS		
NO/05W AO/06	BEVERAGE SYSTEM DRIVE-THRU	BEVARIETY OR PRE-STYLE	0	0
20002	BEVERAGE SYSTEM SELF-SERVE DINING ROOM	PRE-STYLE US SITES: "SILVER, CANADA SITE "RED"	0	0
20001	CGO TPA DISPENSER - HARRISON OVAL		ES	ES
20041	NAPUN DISPENSER		ES	ES
C1502	KETCHUP PUMP		ES	ES
C1601	LOGI-STRAP DISPENSER		ES	ES
01001	POS MONITOR	RUNNER SCREEN ON ARM.	0	0
02003	POS TERMINAL	EXISTING TO BE RELOCATED, OR NEW (OPTIONAL)	0	0
F1405	FRONT COUNTER(COUNTER TOP ONLY)		ES	ES
NE202	CASH DUMP BOX	EXISTING TO BE RELOCATED, OR NEW (OPTIONAL)	ES	ES
E4302	DESSERT CASE/ BAKERY CASE (US ONLY)	VERIFY WITH WENDY'S REPRESENTATIVE	ES	ES
001 #	REMOTE CONDENSING UNIT- DINING ROOM (ROOF)	# KITCHEN EQUIPMENT SUPPLIER TO VERIFY ACTUAL EQUIPMENT MODEL/TYPE TO BE USED.	ES	ES
002 #	ICE MACHINE - DINING ROOM	# QUANTITY WILL VARY DEPENDING ON EXACT BEVERAGE SYSTEM CONFIGURATION.	ES	ES
01301	IC2 #4 WATER DISPENSER	OPTIONAL		
01002	TRASH RECEPTACLE		ES	ES
02002	CONDIMENT STAND (W/ DRAIN)	OPTIONAL	ES	ES
02002	IC2 #4 WATER CABINET	OPTIONAL	ES	ES
70406	SMALL DRINK CONDIMENT STAND(W/ DRAIN)			
C1402	SUP SERVICE CHASE ASSEMBLY			
R0503	LOUNGE CHAIR		ES	ES
R0505	CHAIR- STANDARD HEIGHT		ES	ES
R0506	CHAIR- COUNTER HEIGHT		ES	ES
R0507	CHAIR- BAR HEIGHT		ES	ES
R1603	HIGH CHAIRS		ES	ES
R1705	BOOSTER CHAIR		ES	ES
R2001	TABLE TOP (20x 24)		ES	ES
R2005	TABLE TOP (20x 42) (W/4 CASKED CORDS)			
R2010	TABLE TOP (20x 42)			
R2015	TABLE TOP (20 (12x 20 1/2)			
R2022	TABLE TOP 24 ROUND CUPPED			
R2025	TABLE TOP 42" ROUND			
R2043	6-TOP FAMILY TABLE BASE			
R2045	PRE-STANDARDING COMMUNITY INTAKEABLE (8 SEATS)			
R2046	CANTILEVERED COMMUNITY INTAKEABLE (8 SEATS)			
R2101	TABLE BASE (22x 22) - STANDARD HEIGHT			
R2102	TABLE BASE (22x 22) - COUNTER HEIGHT			
R2105	TABLE BASE (ACCESSIBLE) - STANDARD HEIGHT			
R2121	TABLE BASE (20x 20) - LOUNGE TABLE	2 BASE PER TABLE		
R2601	14'- 0" BANQUETTE			
R2607	W/ T/ BAR (8 SEAT)	POWER RECEPTACLES REQUIRED		
R3001	CONDIMENT STAND - 5'4"			
R3201	WELCOME WALL			
R3202	8'-0" INTERIOR RED BLADE			
U0504	BACKLIT STATIC MENU/ORDER (RED/HEAD ROASTERS)	# OWNER TO VERIFY ACTUAL EQUIPMENT(MODEL TO BE USED)	0	0
U0504	BACKLIT STATIC QUELING BOARDS	# OWNER TO VERIFY ACTUAL EQUIPMENT(MODEL TO BE USED)	0	0
U0504	BACKLIT STATIC MENU BOARDS	# OWNER TO VERIFY ACTUAL EQUIPMENT(MODEL TO BE USED)	0	0
U0504	BACKLIT STATIC MENU BOARDS	# OWNER TO VERIFY ACTUAL EQUIPMENT(MODEL TO BE USED)	0	0
R0000	C.S.D. STATION	OPTIONAL	0	0

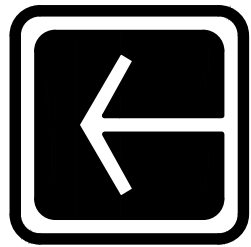
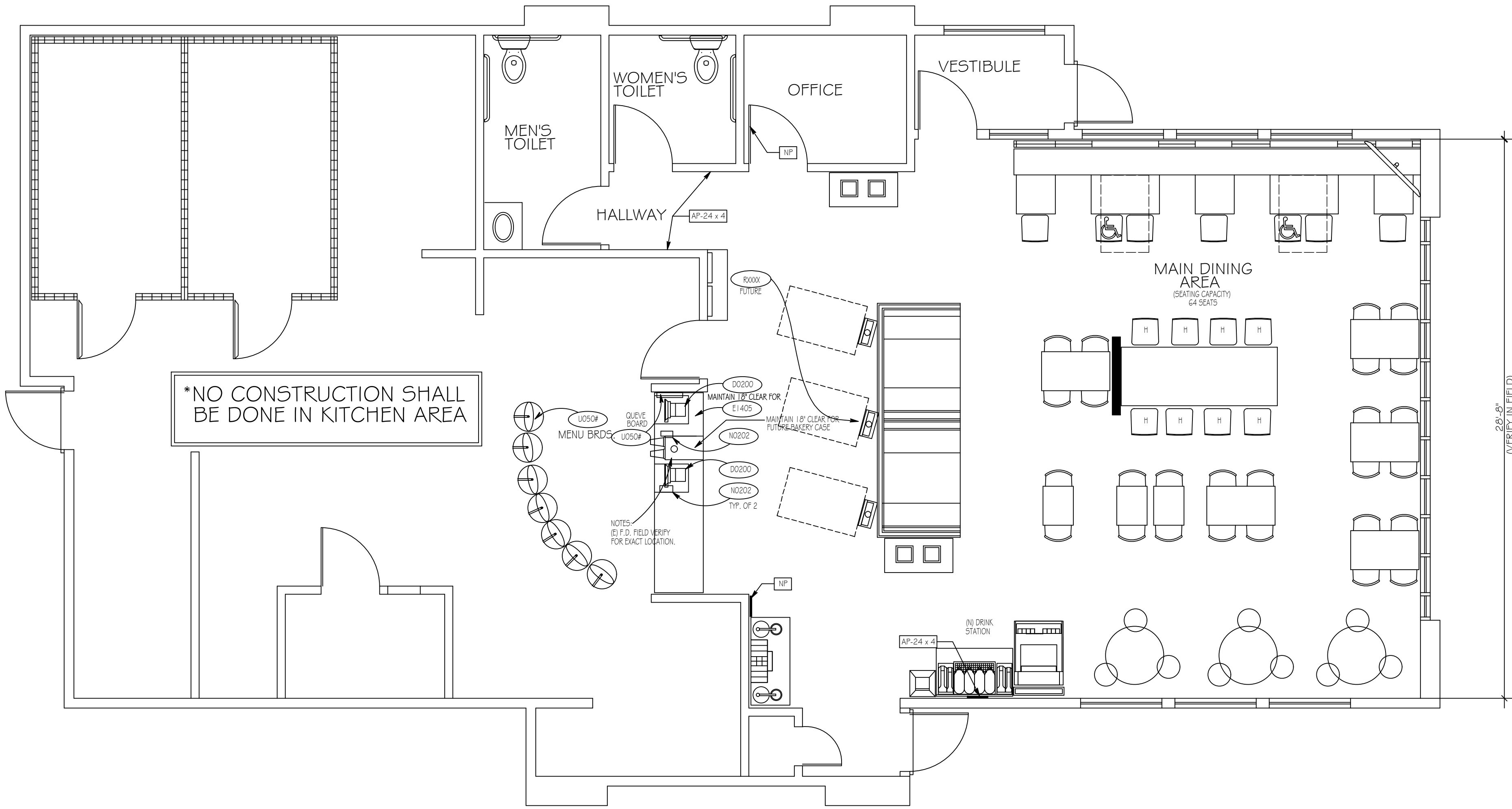
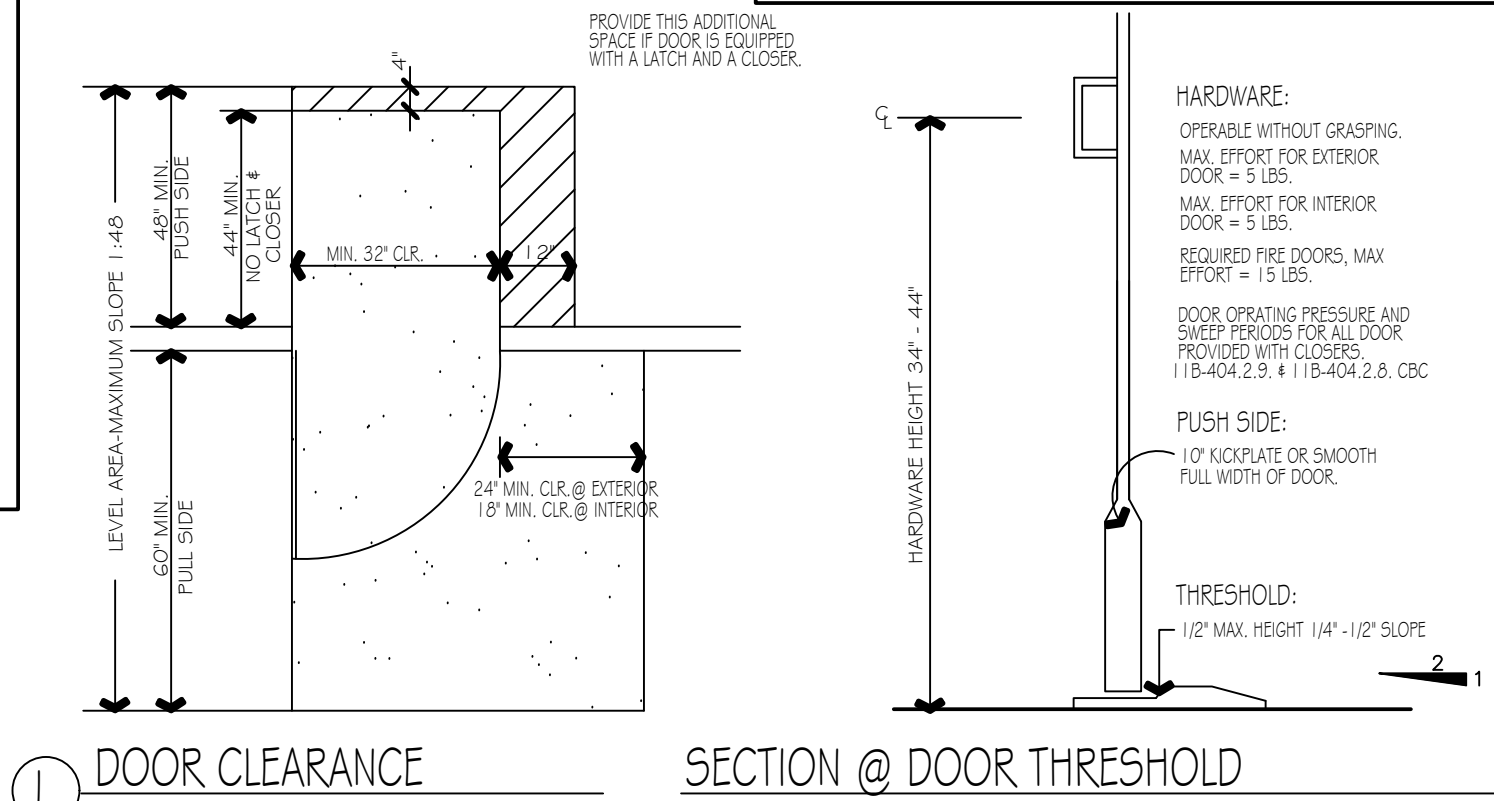
O = OWNER GC = GENERAL CONTRACTOR EC = ELECTRICAL CONTRACTOR FC = PLUMBING CONTRACTOR ES = EQUIPMENT SUPPLIER

FLOOR & FINISH PLAN GENERAL NOTES

7. G.C. SHALL BE RESPONSIBLE FOR VERIFYING AS-BUILT CONDITIONS AND LAYING OUT BEFORE PROCEEDING WITH WORK.
8. EXTERIOR FINISHES ARE NOTED ON DIFFERENT ELEVATIONS.
9. SEE INTERIOR ELEVATIONS FOR DETAIL OF INTERIOR WALL FINISHES.
10. KITCHEN EQUIPMENT SUPPLY WILL INCLUDE ALL NECESSARY PLUMBING, ELECTRICAL, SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE KITCHEN EQUIPMENT SUPPLIER.
11. ELECTRICAL AND PLUMBING CONTRACTOR TO MAKE FINAL CONNECTION TO EQUIPMENT
12. DESIGN INTENT IS FOR EXISTING FINISHES TO BE REPLACED WITH EQUIVALENT NEW FINISHES, UNLESS COORDINATE WITH OWNER FOR OPTIONAL FINISH UPGRADES.
13. G.C. TO PROVIDE AN INITIAL CRACK GUARANTEE UNDER ROOF MEMBRANE AT ALL AREAS OF PORCELAIN, CEMENT AND MARBLE. MINOR BLEMISHES MAY BE REPAIRED USING A MATCHING PATCH @ ALL AREAS OF FINISHWORK, JOINTS IN SUBSTRATE PRIOR TO INSTALLATION OF FINISH. CONTACT ARCHITECT @ (203) 376-6131.
14. PAINTER SHALL BE RESPONSIBLE FOR THE REMOVAL OF HARDWARE, SWITCH AND OUTLET COVERS, ETCS, AND REINSTALLATION OF SAME AFTER PAINTING.
15. RETOUCH OR REFINISH SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GENERAL CONTRACTOR. THE COST OF SUCH REVISIONS SHALL BE BORNE BY THE CONTRACTOR.
16. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROTECTIVE PROTECTION AGAINST DAMAGE TO EXISTING FURNITURE, ADJACENT FINISHED WORK, FLOORINGS, ETC.
17. REFER TO REFLECTED CEILING PLAN FOR CEILING TYPES, HEIGHTS, & FINISHES.
18. COORDINATE MUSIC & W/FI SYSTEM REQUIREMENTS WITH WINDBYRE'S REPRESENTATIVE.
19. FOR NEW DRINK STATIONS BEING ADDED, NEW CONDENSERS OR RINSER REQUIRED. CONDENSERS TO BE INSTALLED ON EQUIPMENT RAILS SUPPLIED WITH UNITS. G.C. TO INSTALL EQUIPMENT RAILS AND CONDENSERS NO CLOSER THAN 1'-0" FROM ANY ROOF EDGE AND OUTSIDE AIR INTAKE. INSTALL RAILS PARALLEL WITH ROOF SLOPE TO DISBURSE PROTEGE.
20. G.C. TO INSTALL NEW TYPE CURB FOR CONDENSER LINES PER DETAIL (CUB). COORDINATE FINAL LOCATION OF CONDENSERS AND PER CURB WITH WINDBYRE'S CONSTRUCTION MANAGER AND A.U.I. PATCH AND REPAIR EXISTING MEMBRANE AS REQUIRED USING MEMBRANE MANUFACTURERS STANDARD DETAILS TO ENSURE EXTENDED WARRANTY IS MAINTAINED.
21. VERIFIED LOCATIONS OF EXISTING FLOOR SLAB TO SERVE DRINK STAND. PROVIDE NEW FLOOR TO SERVE DRINK STAND WHERE EXISTING IS NOT AVAILABLE. SAW CUT FLOOR SLAB AS REQUIRED FOR INSTALLATION OF NEW DRINK AND PATCH TO MATCH.
22. MATCH ADDRESS AFTER INSTALLATION. COORDINATE GATEWAY.
23. IN SOME SITUATIONS CONTRACTORS' RETROFIT CONTROL BOX CABINET AS REQUIRED FOR CODEBOOKY AND PICKUP SEPARATING, INCLUDING IN-DOOR COUNTER BOX, MAIN MANTAIN @ ICE BIN DRAM FOR FREE. RETROFIT ALL THROUGH KEYS, COORDINATE REQUIREMENTS WITH KEY & G.C. AS REQUIRED. G.C. SHALL COORDINATE FINAL CASH DROP SAFE PLACEMENT WITH WINDBYRE'S REPRESENTATIVE, INCLUDING ACCESS TO SAFE KEYS FROM RESTAURANT MANAGER.

CRITICAL NOTE:

THE GENERAL CONTRACTOR SHALL PROVIDE A CONTINGENCY BID FOR WORK IN THE BACK OF HOUSE/KITCHEN AREA BEYOND THE SCOPE OF THIS REFRESH SHOWN ON THESE DOCUMENTS. COORDINATE ANY/ALL WORK BID, PROPOSED, OR REQUIRED WITH THE WENDY'S CONSTRUCTION REPRESENTATIVE PRIOR TO PURCHASING OR BEGINNING ANY WORK BEYOND THE LIMITED SCOPE SHOWN ON THESE CONSTRUCTION DOCUMENTS.



FLOOR, FINISH AND EQUIPMENT PLAN

SITE NUMBER:	# 07619
BASE MODEL:	
ASSET TYPE:	FRANCHISEE
CLASSIFICATION:	REFRESH
OWNER:	RON DILLON
BASE VERSION:	
UPGRADE CLASSIFICATION:	
PROJECT YEAR:	
FURNITURE PACKAGE:	
DESIGN BULLETIN: DRAWING RELEASE: SPRING 2015	

**NOR-CAL
RESTAURANT
DESIGN**

THE EXPERTS IN RESTAURANT
DESIGN & PLANNING, OVER 35
YEARS IN THE BUSINESS

NORRIS J. MITCHELL
PROJECT DESIGNER

310 SOUTH CENTRAL PKWY
MTN. HOUSE, CALIFORNIA 95391
PHONE NO. (209) 221-7090
FAX NO. (209) 221-7091
EMAIL: nmitch9944@aol.com

2243 LOVERIDGE ROAD
PITTSBURG, CALIFORNIA 94565

Wendy's 

[illegible]

SHEET NAME:

PRELIMINARY FLOOR
PLAN

SHEET NUMBER

P-2

NOTES

1.

DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTING AREAS.
2.

DO NOT WILLFULLY INSTALL THE SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
3.

INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL, CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
4.

INSTALL ELECTRICAL HOOK UP FOR CONTROLLER. INSTALL NO. 14 UF DIRECT BURIAL IRRIGATION WIRE (WHITE COMMON, DIFFERENT COLOR PILOT) FOR EACH CONTROLLER. USE EPOXY CONNECTORS AND BURY WIRE A MINIMUM OF EIGHTEEN (18) INCHES IN DEPTH. BUNDLE AND TAPED TOGETHER EVERY TEN (10) FEET. FORM EXPANSION COILS AT EACH VALVE AND CHANGE OF DIRECTION. INSTALL WIRING IN PVC SCH 40 SLEEVES UNDER PAVING.
5.

PRESSURE MAINLINE TWO (2) INCHES AND LARGER SHALL BE PVC CLASS 315 WITH SCHEDULE 40 FITTINGS. PRESSURE MAINLINE AND FITTINGS LESS THAN TWO (2) INCHES SHALL BE PVC SCHEDULE 80.
6.

NON PRESSURE LATERAL SHALL BE PVC SCH 40 WITH SCHEDULE 40 FITTINGS.
7.

BALL VALVE SHALL BE LINE SIZED AND LOCATED IN GREEN VALVE BOXES, PER SPECIFICATIONS
8.

CONTROL VALVES SHALL BE SIZED AS NOTED ON DRAWING AND LOCATED IN GREEN VALVE BOXES PER SPECIFICATIONS.
9.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL NON-HARDSCAPE / PLANTED AREAS.
10.

ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
11.

SHRUB AREAS SHALL BE IRRIGATED WITH DRIP LINE IRRIGATION. INSTALL ALL DRIP LINE SYSTEMS PER THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS. CONTRACTORS NOT FAMILIAR WITH DRIP LINE SYSTEM INSTALLATION SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT AND INSTALLATION TRAINING.
12.

ALL LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
13.

THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
14.

THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
15.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
16.

ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
17.

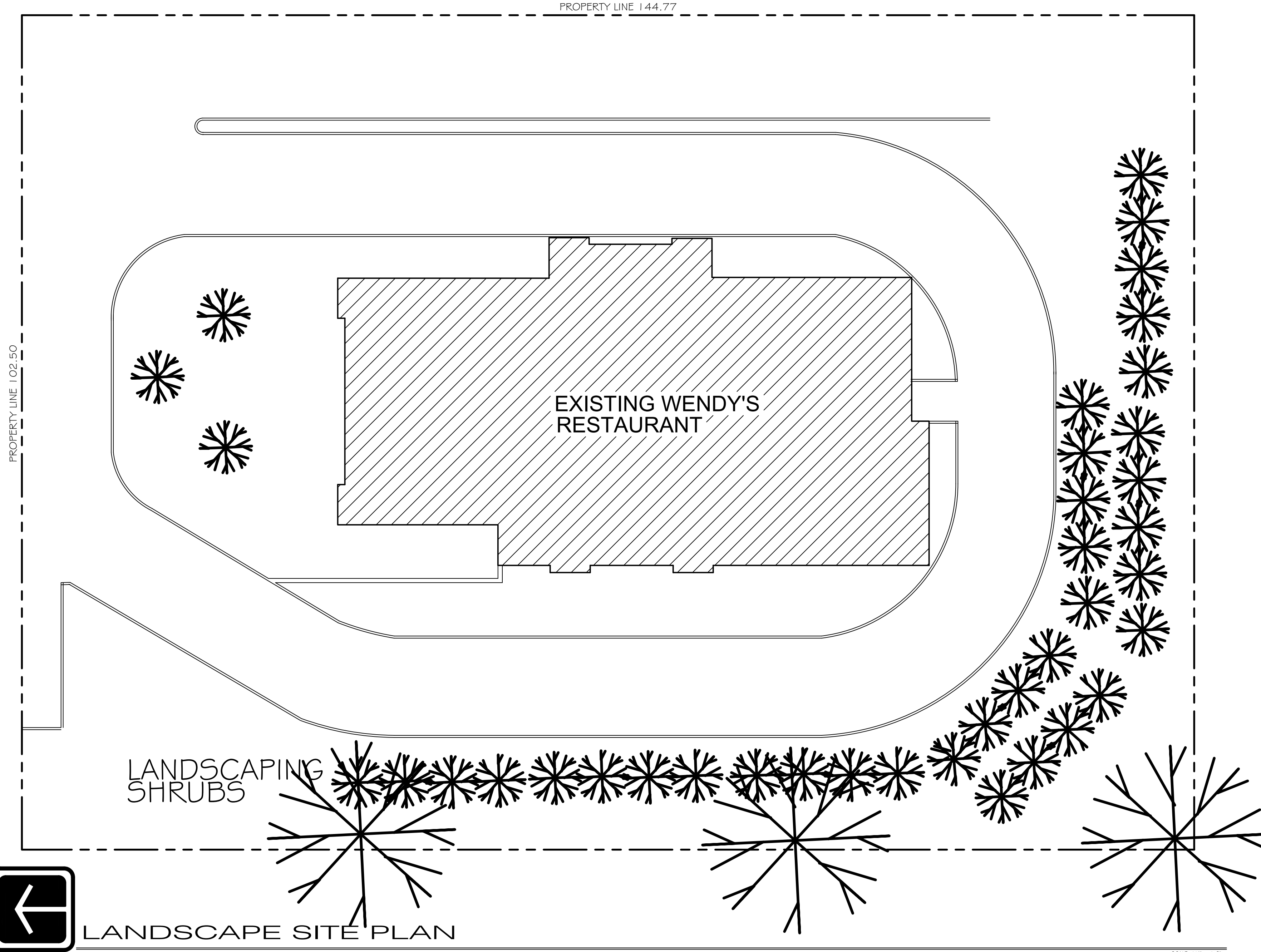
ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
18.

ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS.
19.

ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER GOVERNING WATER AGENCY STANDARDS, REQUIREMENTS AND SPECIFICATIONS. IF A DISCREPANCY EXISTS BETWEEN THE GOVERNING WATER AGENCY STANDARDS, REQUIREMENTS AND SPECIFICATIONS AND THESE PLANS, THE MORE STRINGENT STANDARDS, REQUIREMENTS AND SPECIFICATIONS SHALL BE IMPLEMENTED.
20.

ALL DRIP TUBING SHALL BE INSPECTED BY THE CITY LANDSCAPE ARCHITECT PRIOR TO BURING THE TUBING.
21.

SUBMIT ALL AS-BUILT DRAWINGS PRIOR TO CALLING FOR FINAL INSPECTION.



REV.	DATE	NO.

PRELIMINARY
LANDSCAPE PLAN

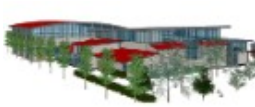
WENDY'S RESTAUARNT
2243 LOVERIDGE ROAD
PITTSBURG, CALIFORNIA

DWG DATE:
3/11/19

DRAWN BY:
DALE

L-1

TENTATIVE Pipeline List for Planning Commission

	Pipeline Type	Application Year	App No.	Pipeline Image	Project Name	Applicant/Developer	Street Number	Street Name	APN	Units Proposed OR Building SF	Site Size (AC or SF)	Status	Upcoming PC Date	Upcoming CC Date	Planner Assigned
1	Commercial / Institutional	AP-18	1319		Avila Storage Yard	Dave Rege	--	Avila	097-140-014	390 storage units	5.0 ac.	Incomplete	TBD	--	Hector Rojas
2	Commercial / Institutional	AP-19	1426		Grace Bible Fellowship Church Sign Exception	Grace Bible Fellowship/Pastor Steven Vaughan	2200	Crestview	087-205-026	12000	56000	Pending	10/08/19	--	Celina Palmer
3	Commercial / Institutional	AP-19	1448		Habibiz Smoke Shop	Qassem Ali	583	W 10th	085-260-180-6 00			Pending	10/22/19	--	John Dacey
4	Commercial / Institutional	AP-16	1189		LMK PETRO Mini-Mart, Gas Station and Car Wash	LMK PETRO	1625	Buchanan	088-030-021	5,372 s.f.	5.0 ac.	Incomplete	TBD	TBD	Celina Palmer
5	Commercial / Institutional	AP-19	1453		New Destiny Fence Height Exception	Gail Knowles, New Destiny Church	1411	Leland	088-570-004, 088-570-002, 088-570-014			Incomplete	--	--	John Dacey
6	Commercial / Institutional	AP-19	1456		NorCal Ventures Commercial Cannabis Permit	Shannon Lowery, NorCal Ventures	510	Garcia	088-183-045			Incomplete	--	TBD	Jordan Davis
7	Commercial / Institutional	AP-19	1463		Pittsburg Police 2nd Storage Container	Captain Steve Albanese	65	Civic	088-630-010	160 sq ft	323,040 SF	Pending	--	--	Celina Palmer
8	Commercial / Institutional	AP-19	1438		Project Run	Erik Alston	961	Garcia	088-540-013	3,340 SF	20,000 SF	Incomplete	TBD	--	John Dacey
9	Commercial / Institutional	AP-18	1349		San Marco Commercial Center	Sierra Pacific Properties	2011	W Leland	097-550-054	35,406 SF	8.34	Pending	TBD	TBD	Hector Rojas
10	Commercial / Institutional	AP-15-	1096		Solomon Temple Baptist Church Addition	Wendell Seifert	655	California	073-140-008	32,000 s.f.	87,120 s.f.	Incomplete	TBD	--	Kristin Pollot
11	Commercial / Institutional	AP-19	1461		Wendy's Restaurant Facelift	Norris Mitchell	2243	Loveridge	088-630-010	2,494 sq ft		Pending	--	--	Trishia Caguiat
12	Industrial	2019	1435		Element 7 Commercial Cannabis Permit	Element 7	1416	Bobo				Incomplete	--	TBD	Jordan Davis
13	Industrial	AP-18	1313		K2 Pure Chlorine Rail Transportation Curtailment	David Kahn, K2 Pure Solutions	950	Loveridge	073-220-029; 073-220-030	--	14.9 ac.	Pending	TBD	--	Hector Rojas
14	Industrial	AP-18	1377		McC Campbell Analytical Commercial Cannabis	Theresa Johnson	1534	Willow Pass	096-092-009			Incomplete	--	TBD	Jordan Davis
15	Industrial	AP-18	1350		Number One Concrete	Jose Gonzalez	1101	Loveridge	073230031			Incomplete	TBD	--	John Dacey
16	Industrial	AP-19	1459		Praxair Pittsburg, Expand Materials Storage Yard	Anthony Tabacco	1930	Loveridge	073-190-035	400 SF new canopy	31.38 Acres	Pending			John Dacey
17	Industrial	AP-18	1371		Stoneman Lab - Commercial Cannabis	Pat O'Keefe	557	Clark	088-250-050			Incomplete	--	TBD	Jordan Davis
18	Multi-Family Residential	AP-19	1424		Edgewater Apartments Expansion Project	Sierra Pacific Properties		Carion	073-190-033	12		Incomplete	TBD	TBD	Trishia Caguiat
19	Multi-Family Residential	AP-19	1427		Green Builders, LLC	Mark H Snow Associates	6-14-45	Alturas	087-114-012; 087-114-011; 087-114-014	9 total units (3 triplexes)		Incomplete	TBD	--	Celina Palmer
20	Multi-Family Residential	AP-19	1449		Mosaic Apartments Fence Height Exception	Erin Mitchell	1128	East Leland	088-230-020	164,816 SF (existing)	379,886 SF	Pending	--	--	Celina Palmer
21	Multi-Family Residential	AP-19	1458		San Marco Villas III - Preliminary Plan	Louis Parsons		W.Leland	091-050-047	270	14.92	Pending	10/08/19	--	Trishia Caguiat
22	Other Projects	AP-19	1454		CS Text Amendment Zoning	Tina Tedesco	1416	Bobo	088-570-009-6-00			Pending	10/22/19	TBD	Kristin Pollot
23	Other Projects	AP-18	1385		Envision Pittsburg	City of Pittsburg			Not applicable (citywide)			Pending	TBD	TBD	Hector Rojas
24	Other Projects	AP-19	1414		McC Campbell Analytical Title 5 Cannabis Amendments	McC Campbell Analytical - Theresa Johnson			City-wide			Pending	--	TBD	Jordan Davis
25	Other Projects	AP-17	1280		Pittsburg Moves - Active Transportation and Safe Routes Plan	City of Pittsburg	--	citywide	city-wide	n/a	citywide	Pending	TBD	TBD	Hector Rojas
26	Single Family Residential	AP-19	1460		1718 Bridgeview Fence Height Exception	David Radcliffe	1718	Bridgeview	093-263-015-5			Pending	--	--	John Dacey
27	Single Family Residential	AP-16	1170		Bancroft Gardens II	Leticia Martinez/ Discovery Builders	-	Birchwood	095-460-001	28 Homes ranging from 2,046 SF-3,006 SF	5.79 AC	Incomplete	TBD	TBD	Trishia Caguiat
28	Single Family Residential	AP-10-	717		Faria/Southwest Hills Annexation & Master Plan	Discovery Builders, Inc.	--	SW Hills Planning Area	097-180-006; 097-200-002; 097-200-003	Potential 1500 units (max)	607 ac.	Pending	TBD	TBD	Kristin Pollot