



## City of Pittsburg Planning Commission Agenda

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**November 12, 2019**

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

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

**Planning Commission Members**

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

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

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

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

This agenda was posted in City Hall on Thursday, November 7, 2019

**CALL TO ORDER**

**ADMINISTRATION OF OATH OF OFFICE**

Planning Commissioner Wolfgang Croskey

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**DELETIONS, WITHDRAWALS OR CONTINUANCES**

**COMMENTS FROM THE AUDIENCE**

**PRESENTATIONS**

1. **Speed Zoning and Traffic Calming**
2. **Status of Envision Pittsburgh General Plan Update**

**CONSENT**

3. **Minutes**  
Minutes of October 22, 2019.

**ZONING ADMINISTRATOR REPORTS**

4. **Notice of Intent to Exercise Delegated Design Review Authority, and Submittal of Adopted Zoning Administrator Resolutions**  
The Zoning Administrator submits one notice of intent to exercise delegated design review authority for Marina Heights exterior alterations, at 2 Marina Blvd., and two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

**STAFF COMMUNICATIONS**

**COMMITTEE REPORTS / COMMISSIONER COMMENTS**

**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](http://www.ci.pittsburg.ca.us).

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

**October 22, 2019**

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, October 22, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

**ROLL CALL**

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

Absent: Commissioner Moreno

Staff: Director of Community Development Jill Hecht, Planning Manager/  
Secretary Kristin Pollot, Assistant Planner John Dacey, Deputy City Clerk  
Amanda McVey, Administrative Coordinator Shelby Rose

**PLEDGE OF ALLEGIANCE**

Commissioner Nguyen led the Pledge of Allegiance.

**DELETIONS / WITHDRAWALS / CONTINUANCES**

There were no deletions, withdrawals or continuances.

**COMMENTS FROM THE AUDIENCE**

There were no comments from the audience.

**PRESENTATIONS**

There were no presentations.

**CONSENT**

1. Minutes of October 8, 2019.

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

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



## **PUBLIC HEARINGS**

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

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

Assistant Planner Dacey gave a presentation on the item.

Chair Robinson opened the public hearing.

Lieutenant Wilkerson, Pittsburg Police Department, answered questions pertaining to the loitering and the current conditions at the site.

Qassem Ali, Applicant, spoke on behalf of the business.

Carla Valadez, Pittsburg, spoke in opposition to the business siting it is too close to the gated community where many children reside.

Md S Islam, Pittsburg, spoke in opposition to the business siting concerns over loitering and the proposed business being too close to the gated community where many children reside.

Javier De La Cruz, Pittsburg, spoke in favor of the business.

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

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

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

## **ZONING ADMINISTRATOR REPORTS**

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

The Commissioners acknowledged receipt of the notice of intent.

## **STAFF COMMUNICATIONS**

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of November 12, 2019.

## **COMMITTEE REPORTS**

Vice-Chair Foster reported TRANSPLAN meeting scheduled for November 10, 2019.

## **ADJOURNMENT**

The meeting was adjourned at 7:47p.m. to November 12, 2019.

Respectfully Submitted,

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Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG  
PLANNING COMMISSION  
STAFF REPORT  
November 12, 2019**

**ITEM: Notice of Intent to Exercise Delegated Design Review Authority, and Submittal of Adopted Zoning Administrator Resolutions.**

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for Marina Heights exterior alterations, at 2 Marina Blvd., and two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Exercise Design Review Authority, and the two attached adopted Zoning Administrator resolutions.

BACKGROUND:

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

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

originally approved models. Must comply with approved zoning development standards.

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

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

#### PROJECT DESCRIPTION:

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

1. Marina Heights Exterior Alterations, AP-19-1475 (AD) – Delegated Design Review Category 3.

This is an application by Charles Pick of Basis Architecture requesting administrative design review approval to repair and replace existing doors, windows and awnings, replace the existing wood balconies for new aluminum metal railings, add various ADA site improvements, and replace the existing building and freestanding signage for Marina Heights, a 200-unit multi-family apartment complex located at 2 Marina Boulevard, within the Downtown High-Density Residential District (RH-D). APN: 085-064-015.

The Zoning Administrator has also adopted two resolutions approving delegated design review applications, as follows:

1. Resolution No. 346: Pittsburg Police 2nd Carport, AP-19-1463 (AD)
2. Resolution No. 347: Praxair Cylinder Storage - Phase II Expansion, AP-19-1459 (AD)

#### GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority

on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent and the adopted Zoning Administrator resolutions.

ATTACHMENTS:

1. Notice of Intent: Marina Heights Exterior Alterations, AP-19-1475 (AD)
2. Zoning Administrator Resolution No. 346
3. Zoning Administrator Resolution No. 347

Prepared by: Kristin Pollot, AICP, Zoning Administrator

**NOTICE OF INTENT  
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF  
PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9444**

**Marina Heights Exterior Alterations, AP-19-1475 (AD).**

This is an application by Charles Pick of Basis Architecture requesting administrative design review approval to repair and replace existing doors, windows and awnings, replace the existing wood balconies for new aluminum metal railings, add various ADA site improvements, and replace the existing building and freestanding signage for Marina Heights, a 200-unit multi-family apartment complex located at 2 Marina Boulevard, within the Downtown High-Density Residential District (RH-D). APN: 085-064-015.

This project is delegated to staff under Category 3 – Minor Facade Remodels.



**Project Title:** Marina Heights, AP-19-1475 (AD)  
**Location:** 2 Marina Boulevard (APN:085-064-015)

**Vicinity Map**



Marina Heights entrance from Pelican Loop and Marina Blvd





# MARINA HEIGHTS EXTERIOR COLOR BOARD

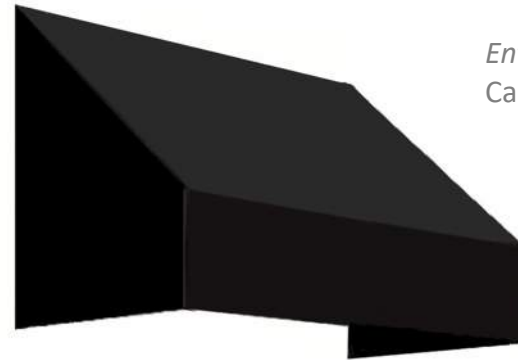


EXISTING PHOTOS: FOR REFERENCE



# MARINA HEIGHTS

## EXTERIOR COLOR BOARD



Entry Awning  
Canvas | Black



Balcony Railing  
Aluminum | Factory  
painted Black



Lap Siding  
JAMES HARDIE HARDIEPLANK  
Smooth | 7" Exposure



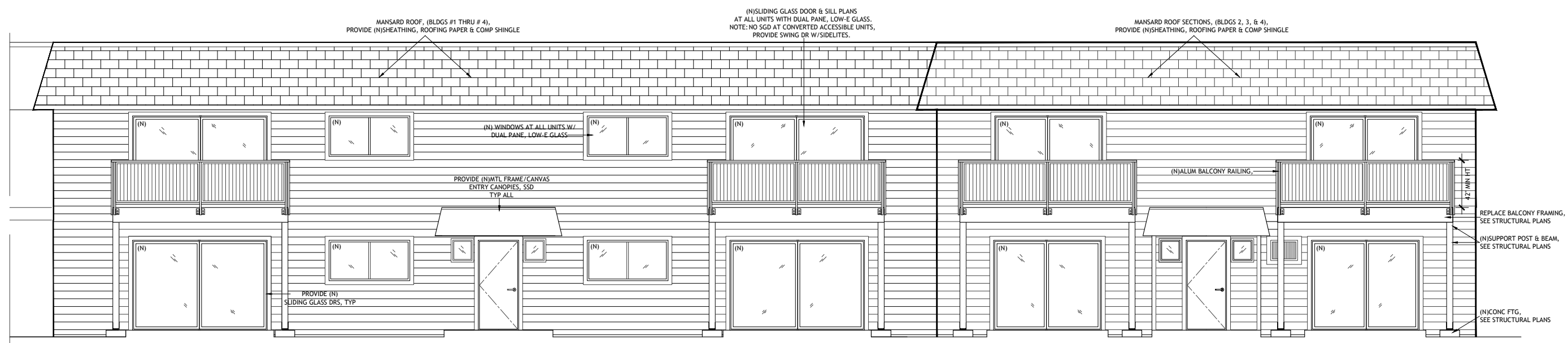
Exterior Lap Siding  
SHERWIN WILLIAMS  
Downing Slate | SW 2819



Exterior Trim  
SHERWIN WILLIAMS  
Alabaster | SW 7008



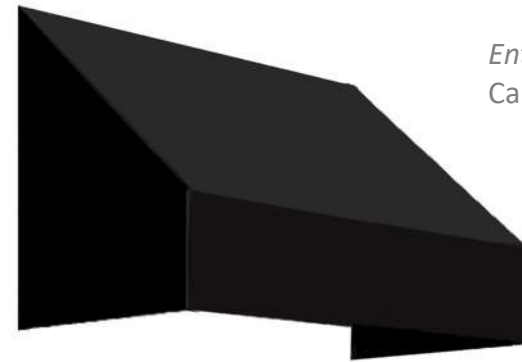
Exterior Door  
SHERWIN WILLIAMS  
Iron Ore | SW 7069



PROPOSED EXTERIOR ELEVATION: (N) LAP SIDING OVER (E) T1-11  
(BLDGS. #4 THROUGH #15; BLDG. #3 SIM)

PREPARED FOR SPIRA EQUITY PARTNERS  
VERSION 1.1

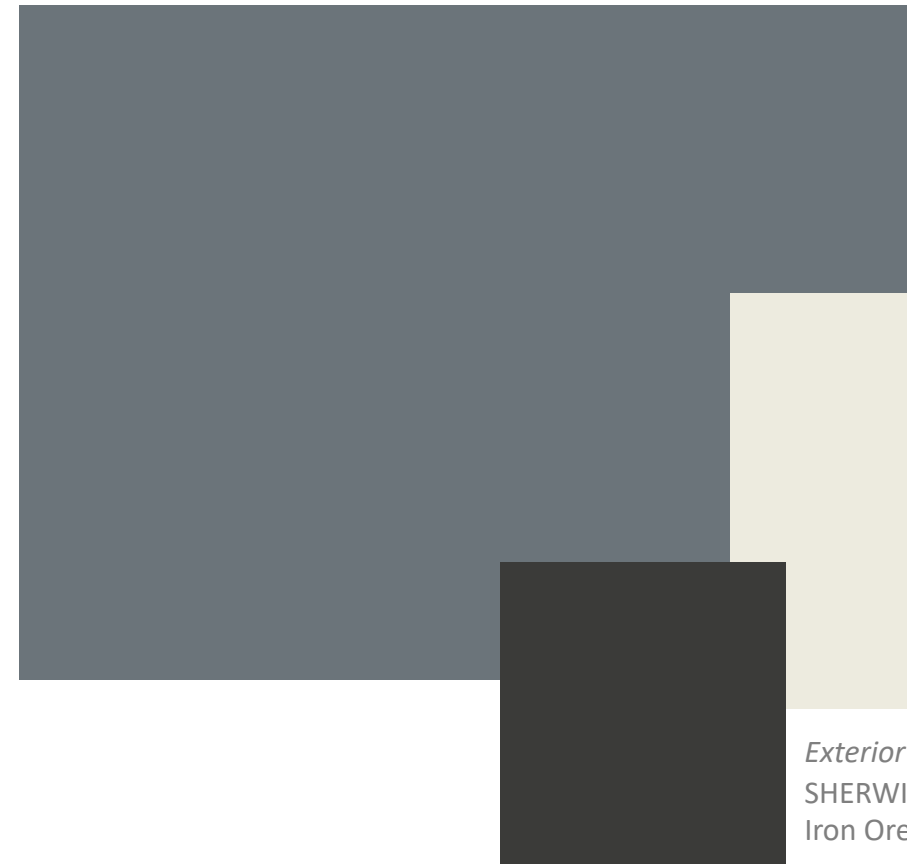
# MARINA HEIGHTS EXTERIOR COLOR BOARD



*Entry Awning*  
Canvas | Black



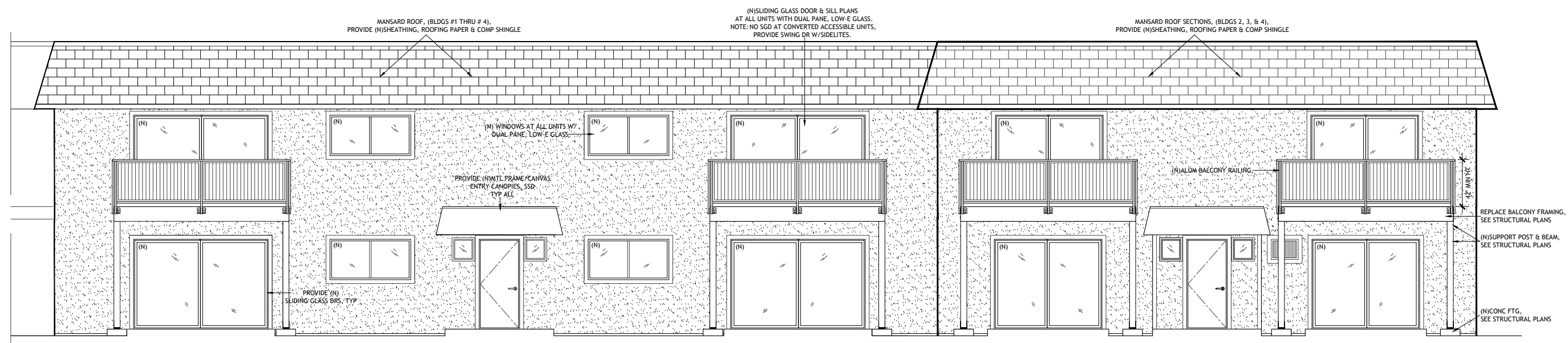
*Balcony Railing*  
Aluminum | Factory  
painted Black



*Exterior Lap Siding*  
SHERWIN WILLIAMS  
Downing Slate | SW 819

*Exterior Trim*  
SHERWIN WILLIAMS  
Alabaster | SW 7008

*Exterior Door*  
SHERWIN WILLIAMS  
Iron Ore | SW 7069



PROPOSED EXTERIOR ELEVATION: EXISTING STUCCO  
(BLDGS. #1 AND 2, BLDG. #3 SIM)

## BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

|                                                     |   |                    |
|-----------------------------------------------------|---|--------------------|
| Resolution Granting Administrative Design           | ) |                    |
| Review Approval to Install a Carport at 65          | ) | Resolution No. 346 |
| Civic Avenue, for "Pittsburg Police 2 <sup>nd</sup> | ) |                    |
| Carport, AP-19-1463 (AD)." _____                    | ) |                    |

The Zoning Administrator DOES RESOLVE as follows:

### Section 1. Background

- A. On September 24, 2019, Captain Steve Albanese, on behalf of the City of Pittsburg Police Department, filed Planning Application No. 19-1463 requesting administrative design review approval to install a 200 square-foot carport located at 65 Civic Avenue, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number: 086-100-036.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning"), and the City of Pittsburg Development Review Design Guidelines (DRDGs; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 8, "Ancillary Structures" of Planning Commission Resolution No. 9918.
- D. On October 8, 2019, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, 'Accessory Structures' of the state CEQA Guidelines Section 15311.

### Section 2. Findings

- A. 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 evidence presented to the Zoning Administrator on October 9, 2019, the Zoning Administrator finds that:
  - 1. All recitals above are true and correct and are incorporated herein by reference.
  - 2. The proposed structure will conform with good taste, good design and in general will not detract from the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the structure will coordinate with the surrounding buildings by utilizing a neutral color

scheme. Also, the structure will be located behind a wall and will have minimal visual impact from the public right-of-way.

3. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that in that the proposed structure would comply with all applicable building and fire codes.
4. The exterior design and appearance will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the structure will coordinate with the surrounding buildings, and accessory structures in the immediate vicinity by utilizing a neutral color scheme. Also, the structure will be located behind a wall and will have minimal visual impact from the public right-of-way.
5. The proposed structure will be in harmony with proposed developments on land in the general area, in that and there are no proposed developments within the structure's immediate vicinity.
6. The structure will be in conformance with the City's adopted DRDGs, specifically section IV.p, in that the structure's color scheme is compatible with adjacent development.

### Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 19-1463, subject to the following conditions:

#### Design Review:

1. **Conformity with Project Plans.** The project shall be carried out in substantial conformity with the project plans and sample elevations, date-stamped September 24, 2019, and attached as Exhibit A to this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. **Site Maintenance.** The entire parcel shall be kept clean and free of all litter, debris, and refuse.
3. **Construction.** Any site development that may be required as part of this proposal shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.

#### Standard Conditions:

4. **Other Agency Requirements.** The applicant shall comply with all the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for



requirements that may pertain to this project.

5. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 346 shall govern.
6. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
7. Expiration of Approval. This design review approval will expire on October 9, 2020, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

#### Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 9th day of October 2019, by the Zoning Administrator of the City of Pittsburg, California.



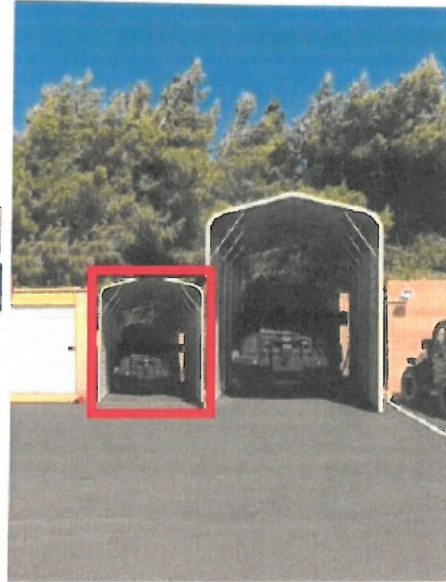
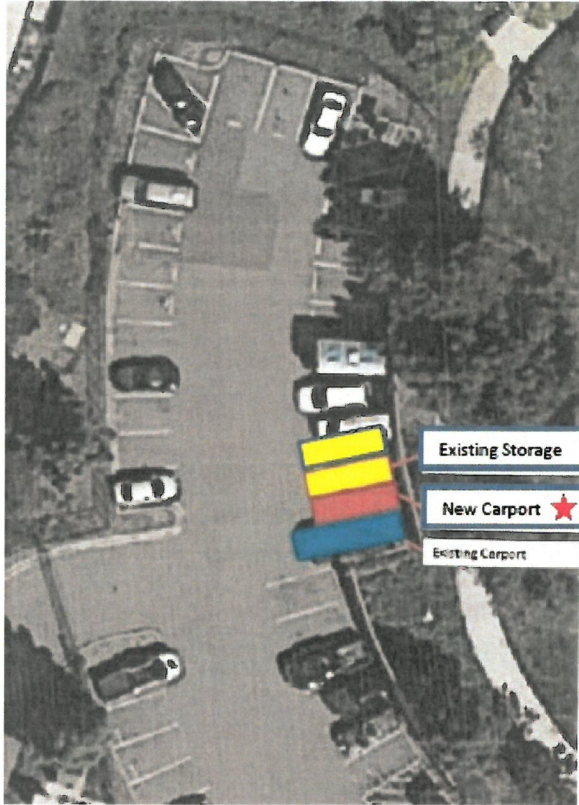
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KRISTIN POLLOT, AICP  
ZONING ADMINSTRATOR



# EXHIBIT A

## Pittsburg Police 2<sup>nd</sup> Carport Location and Photos



**BUILDIT<sup>TM</sup>** Start Roof Size Walls Doors Options

10 20 6 ORDER NOW

WIDTH LENGTH HEIGHT

**ADDITIONAL OPTIONS**

Add four Auger Anchors? ☐

☐ NO ANCHORS ☒ YES, ADD ANCHORS

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

☒ FREE-INSTALL ☐ SELF-INSTALL

**YOU'RE DONE!**

**Carport.com**

**ELEPHANT STRUCTURES**

### APPROVED BY THE CITY OF PITTSBURG

Planning Department  
☒ Zoning Administrator  
☐ Planning Commission  
☐ City Council

App. No. AP-19-1463  
 Reso. No. 346  
 Date Approved: 10-9-19  
 Signature: Culiver J. Palmer



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

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

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.
2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.
3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)
4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."
5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.
6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.
7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.
10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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



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

D. General Requirements

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

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

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.

4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.

5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.

6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburgh Municipal Code.

8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

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

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

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

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

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

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

or

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

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



BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

|                                       |   |                    |
|---------------------------------------|---|--------------------|
| Resolution Granting Design Review     | ) |                    |
| Approval to Expand an Existing Secure | ) | Resolution No. 347 |
| Cylinder Storage Facility at 1930     | ) |                    |
| Loveridge Road, for "Praxair Cylinder | ) |                    |
| Storage – Phase II Expansion, AP-19-  | ) |                    |
| 1459 (AD)."                           | ) |                    |

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On September 23, 2019, Anthony Tabacco filed Planning Application No. 19-1459 requesting administrative design review approval of plans to expand an existing 7,000-square-foot, secure cylinder storage facility at 1930 Loveridge Road in the IG (General Industrial) District. Assessor's Parcel No. 073-190-035. The expanded area would consist of an approximately 5,250 square-foot open storage yard located on a new concrete slab, and a 400 square-foot covered canopy load area. The facility is required to expand to increase Praxair's ability to provide local customers with timely deliveries of industrial gases.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), the City of Pittsburg Development Review Design Guidelines (DRDGs; Planning Commission Resolution No. 9864), and the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan.
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 8, Ancillary Structures of Planning Commission Resolution No. 9918.
- D. On October 22, 2019, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, 'Accessory Structures' of the state CEQA Guidelines Section 15311.

Section 2. Findings

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 evidence presented to the Zoning Administrator on November 7, 2019, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The proposed project will conform with good taste, good design and in general will not detract from the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the expanded area of the cylinder storage facility will be fully screened by security fencing and is obscured from the public by taller existing structures and landscaping.
3. The proposed project will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the facility will be required to comply with all applicable building and fire codes.
4. The proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the cylinder storage facility's utilitarian design is appropriate for the area's industrial character and there are other similar structures located on properties throughout the IG District.
5. The proposed project is in harmony with proposed developments on land in the general area, in that there are no proposed developments near the facility.
6. The city's adopted DRDGs are not applicable to the proposed project, in that they include no guidance for accessory structures located on industrial properties.

### Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants administrative design review approval for Planning Application No. 19-1459, subject to the following conditions:

#### Design Review:

1. Conformity with Project Plans. The project shall be carried out in substantial conformity with the project plans, date-stamped October 23, 2019, and attached as Exhibit A to this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. Finishes. All portions of the canopy structures, including the steel support columns and the underside and roofs of canopy structures shall be painted light tan color finish, compatible with existing structures at the facility. All gutters, downspouts, or other appurtenances shall be painted the same color as the surface to which they are mounted.
3. Landscaping. All site landscaping shall be maintained so as to remain thriving and free of weeds.
4. Outdoor Cleaning. The business owner shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry cleanup methods whenever possible.

5. Take Authorization: The applicant is required to obtain permit coverage under the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan ("ECCC HCP/NCCP"). All applicable standard avoidance and minimization measures of the ECCC HCP/NCCP, as outlined in the draft Planning Survey Report (PSR) dated August 2019, are incorporated as conditions of approval. With the incorporation of these conditions, the project will be eligible to receive take authorization under the City's incidental take permit from the United States Fish and Wildlife Service (USFWS) issued pursuant to Section 10(a)(1)(B) of the Federal Endangered Species Act and the City's incidental take permit from the California Department of Fish and Wildlife (CDFW) issued pursuant to California Fish and Wildlife Code Section 2835.
6. ECC HCP/NCCP Development Fees: Prior to the issuance of grading or construction permits for the project site, the applicant shall pay the final required ECCC HCP/NCCP development fee in effect for Zone 3, in compliance with PMC Section 15.108.070 (note that the fee is subject to annual adjustments, in accordance with Chapter 9.3.1 of the ECCC HCP/NCCP). The final fee shall be paid for the remainder of the 4.93-acre site, as identified in the draft PSR, which is subject to final review and approval by the Pittsburg Community Development Department, prior to issuance of take authorization.
7. Preconstruction Survey for Western Burrowing Owl: Prior to any ground disturbance related to covered activities, a USFWS/CDFW-approved biologist shall conduct a preconstruction survey in areas identified in the planning surveys as having potential burrowing owl habitat. The surveys shall establish the presence or absence of Western Burrowing Owl and/or habitat features and evaluate use by owls in accordance with CDFW survey guidelines (California Department of Fish and Game 1995).

On the parcel where the activity is proposed, the biologist shall survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint to identify burrows and owls. Adjacent parcels under different land ownership shall not be surveyed. Surveys should take place near sunrise or sunset in accordance with CDFW guidelines. All burrows or burrowing owls shall be identified and mapped. Surveys shall take place no more than 30 days prior to construction. During the breeding season (February 1–August 31), surveys shall document whether burrowing owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results shall be valid only for the season (breeding or nonbreeding) during which the survey is conducted. Copies of both surveys shall be submitted to ECCC Habitat Conservancy and the City for review and approval.

8. Avoidance, Minimization and Construction Monitoring for Western Burrowing Owl: If burrowing owls are found during the breeding season (February 1–August 31), the project proponent shall avoid all nest sites that could be disturbed by project construction during the remainder of the breeding season or while the nest is occupied by adults or young. Avoidance shall include establishment of a non-disturbance buffer zone (described below). Construction may occur during the breeding season if a qualified biologist monitors the nest and determines that the birds have not begun egg-laying and incubation or that the juveniles from the occupied burrows have fledged. During the nonbreeding season (September 1–January 31), the project proponent



should avoid the owls and the burrows they are using, if possible. Avoidance shall include the establishment of a buffer zone (described below).

During the breeding season, buffer zones of at least 250 feet in which no construction activities can occur shall be established around each occupied burrow (nest site). Buffer zones of 160 feet shall be established around each burrow being used during the nonbreeding season. The buffers shall be delineated by highly visible, temporary construction fencing.

If occupied burrows for burrowing owls are not avoided, passive relocation shall be implemented. Owls should be excluded from burrows in the immediate impact zone and within a 160-foot buffer zone by installing one-way doors in burrow entrances. These doors should be in place for 48 hours prior to excavation. The project area should be monitored daily for a week to confirm that the owl has abandoned the burrow. Whenever possible burrows should be excavated using hand tools and refilled to prevent reoccupation (California Department of Fish and Game 1995). Plastic tubing or a similar structure should be inserted in the tunnels during excavation to maintain an escape route for any owls inside the burrow.

- 9. Preconstruction Survey for Swainson’s Hawk: Prior to any ground disturbance related to covered activities that occurs during the nesting season (March 15–September 15), a qualified biologist will conduct a preconstruction survey no more than 1 month prior to construction to establish whether Swainson’s Hawk nests within 1,000 feet of the project site are occupied. If potentially occupied nests within 1,000 feet are off the project site, then their occupancy will be determined by observation from public roads or by observations of Swainson’s Hawk activity (e.g., foraging) near the project site. If nests are occupied, minimization measures and construction monitoring are required.
- 10. Avoidance, Minimization and Construction Monitoring for Swainson’s Hawk: During the nesting season (March 15–September 15), covered activities within 1,000 feet of occupied nests or nests under construction will be prohibited to prevent nest abandonment.

If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be used, the City of Pittsburg will coordinate with CDFW/USFWS to determine the appropriate buffer size. If young fledge prior to September 15, covered activities can proceed normally. If the active nest site is shielded from view and noise from the project site by other development, topography, or other features, the project applicant can apply to the City of Pittsburg for a waiver of this avoidance measure. Any waiver must also be approved by USFWS and CDFW. While the nest is occupied, activities outside the buffer can take place.

All active nest trees will be preserved on site, if feasible. Nest trees, including non-native trees, lost to covered activities will be mitigated by the project proponent according to the requirements below.

- 11. Preconstruction Survey for Golden Eagle: Prior to implementation of covered activities, a qualified biologist will conduct a preconstruction survey to establish whether nests of



golden eagles are occupied. If nests are occupied, minimization requirements and construction monitoring will be required.

12. Avoidance and Minimization for Golden Eagle: Covered activities will be prohibited within 0.5 mile of active nests. Nests can be built and active at almost any time of the year, although mating and egg incubation occurs late January through August, with peak activity in March through July. If site-specific conditions or the nature of the covered activity (e.g., steep topography, dense vegetation, limited activities) indicate that a smaller buffer could be appropriate or that a larger buffer should be implemented, the City of Pittsburgh will coordinate with CDFW/USFWS to determine the appropriate buffer size.
13. Construction Monitoring for Golden Eagle: Construction monitoring will focus on ensuring that no covered activities occur within the buffer zone established around an active nest. Although no known golden eagle nest sites occur within or near the ULL, covered activities inside and outside of the Preserve System have the potential to disturb golden eagle nest sites. Construction monitoring will ensure that direct effects to golden eagles are minimized.

#### Engineering Conditions:

##### *Engineering Fees:*

14. Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading plan with the first submittal. These fees are based on the engineer's estimated costs for grading, which shall be submitted with the plans. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.
15. Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a grading permit. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.
16. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

*Engineering Submittals:*

17. Grading Plans. The applicant shall submit five (5) copies of the engineering plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
- a) A Site Plan
  - b) A Grading and Drainage Plan
  - c) A Utilities Plan
  - d) An Erosion and Sedimentation Control Plan
18. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a grading permit.

*NPDES Requirements:*

19. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:
- a) Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
  - b) Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
  - c) Minimizing the amount of directly connected impervious surface area.
  - d) Marking all storm drains with "No Dumping, Drains to Delta" messages.

Standard Conditions:

20. Grading Work. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburg Municipal Code.
21. Site Development. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a Site Development Permit will be required whereby specific engineering requirements will be made as conditions of approval.
22. Public and Pedestrian Facilities. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.



23. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo, and all other applicable local, state and federal agencies.
24. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 347 shall govern.
25. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
26. Sales Tax. 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.
27. Expiration of Approval. This design review approval will expire on November 7, 2020, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

#### Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 7th day of November, 2019, by the Zoning Administrator of the City of Pittsburg, California.

  
\_\_\_\_\_  
KRISTIN POLLOT, AICP  
ZONING ADMINISTRATOR



# Open Materials Storage Yard PHASE II EXPANSION LINDE TMM

Praxair is a subsidiary  
of LINDE PLC

1930 Loveridge Road  
Pittsburg, California

Anthony  
Tabacco  
and Associates

Architecture  
Planning

7 Westwood Court  
Orinda, California  
94563  
(925) 323-5351

ATARCHITECTS.COM

Open Materials  
Storage Yard  
PHASE II  
EXPANSION  
for

LINDE TMM  
Praxair is a subsidiary  
of LINDE PLC

1930 Loveridge Rd.  
Pittsburg, CA

APPROVED BY  
THE CITY OF PITTSBURG

Planning Department  
☒ Zoning Administrator  
Planning Commission  
City Council

App. No. AP-19-1459  
Reso. No. 347  
Date Approved: 11/7/19  
Signature: [Signature]

RECEIVED

OCT 23 2019

PLANNING DIVISION

## ABBREVIATIONS

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

## SYMBOLS

|            |                        |                        |
|------------|------------------------|------------------------|
| 22<br>A1.2 | DETAIL NUMBER<br>SHEET | WORK POINT             |
| 22<br>A1.2 | SECTION SYMBOL         | 22<br>SHEET NOTE       |
| 4<br>A3.0  | INTERIOR ELEV.         | 4<br>WINDOW MARK       |
| A<br>4     | GRID LINE              | B<br>WALL CONSTRUCTION |
|            |                        | 44<br>NUMBERED NOTE    |
|            |                        | 2<br>REVISION          |
|            |                        | 33<br>DOOR TYPE        |
|            |                        | 4<br>DOOR NUMBER       |

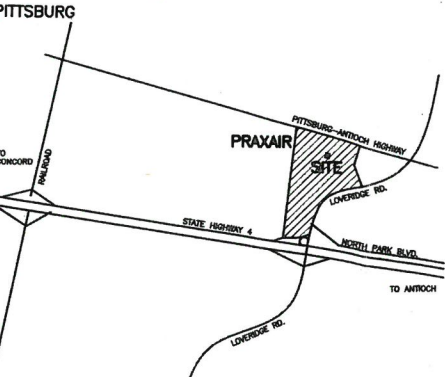
## GENERAL NOTES

- ALL WORK SHALL CONFORM TO:  
2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ENERGY CODE  
2016 CALIFORNIA GREEN BUILDING CODE  
IN ADDITION TO LOCAL CITY OF PITTSBURG AND CONTRA COSTA FIRE DEPT. ORDINANCES OR REQUIREMENTS.
- CONTRACTOR SHALL TAKE OUT ALL PERMITS AND FEES REQUIRED BY THE CITY OF PITTSBURG AND SHALL FILE AND MAINTAIN SUCH THROUGHOUT THE COURSE OF THE PROJECT. THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. REPORT ANY CONDITION THAT WILL HINDER THE PROGRESS OF THE WORK UNDER THIS PROJECT WITH THE ARCHITECT FOR CLARIFICATION PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. THE CONTRACTOR SHALL PROVIDE PROTECTION OF THE WORK, AND THE PUBLIC RIGHT OF WAY, DO NOT OBSTRUCT THE EXIT PATH AT ANY TIME DURING CONSTRUCTION OPERATIONS. PROVIDE ADEQUATE MEASURES INCLUDING DUST AND NOISE CONTROL, AND PROVIDE FOR PEDESTRIAN PROTECTION USING BARRIERS OR OTHER MEASURES AS NECESSARY. DO NOT OBSTRUCT PUBLIC RIGHT OF WAY EXCEPT AS ALLOWED BY PRIOR PERMISSION OF THE COUNTY AND AS PERMITTED BY THE BUILDING OWNER. ALL WORK SHALL TAKE PLACE WITHIN THE HOURS PERMITTED BY THE JURISDICTION AND THE BUILDING OWNER. REMOVE AND DISPOSE OF ALL CONSTRUCTION DEBRIS LEGALLY OFF SITE. MAINTAIN DEBRIS BOX, AS REQUIRED BY CBC 5.408.1.
- CONTRACTOR SHALL FILE AND CONFORM TO CAL GREEN SECTION 5.408.1 CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLE MANAGEMENT PLAN AS SPECIFIED BY CITY OF PITTSBURG.

## PROJECT TEAM

|                                                                                                                                                  |                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT OWNER:</b><br>PRAXAIR DISTRIBUTION INC.<br>3426 WEST GRIFFITH RD.<br>KINGMAN AZ, 86401<br>ATTN: MICHAEL MCKAY<br>(928) 718-8271       | <b>GENERAL CONTRACTOR:</b><br>MCKAY AND COMPANY CONSTRUCTION<br>4095 PACHECO BLVD.<br>MARTINEZ, CA 94553<br>ATTN: KENT MCKAY<br>(925) 998-1690            |
| <b>ARCHITECT:</b><br>ANTHONY TABACCO AND ASSOC.<br>7 WESTWOOD COURT<br>ORINDA, CA 94563<br>ATTN: ANTHONY TABACCO<br>(925) 323-5351               | <b>ENVIRONMENTAL CONSULTANT:</b><br>MOSAC ASSOCIATES<br>1690 SAN PABLO RD. SUITE D<br>PINOLE, CA 94564<br>ATTN: JUDY BENDIX<br>(510) 964-0394             |
| <b>STRUCTURAL ENGINEER:</b><br>KENNETH R. HUGHES, S.E.<br>3820 MT. DIABLO BLVD.<br>LAFAYETTE, CA 94549<br>ATTN: KENNETH HUGHES<br>(925) 284-2808 | <b>ELECTRICAL DESIGN-BUILD CONTRACTOR</b><br>BLACK DIAMOND ELECTRIC<br>2595 WEST 10TH STREET<br>ANTIOCH, CA 94509<br>ATTN: MIKE PAULINE<br>(925) 777-3440 |
| <b>CIVIL ENGINEER</b><br>ALQUOT ASSOCIATES, INC.<br>1390 NORTH MAIN ST.<br>WALNUT CREEK, CA 94596<br>ATTN: VINCE D'ALO<br>(925) 476-2323         | <b>DESIGN-BUILD FIRE PROTECTION</b><br>ALLAN AUTOMATIC SPRINKLER<br>20303 MACK STREET<br>HAYWARD, CA 94545<br>ATTN: JOHN RORABAUGH<br>(510) 785-4200      |

## VINICITY MAP



## PROJECT SCOPE

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

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

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

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

## PROJECT INFO

- DESCRIPTION:** FREESTANDING EXTERIOR INDUSTRIAL GAS STORAGE COMPOUND CONFORMING TO CBC 414.6. CONCRETE BLOCK FULLY NON-COMBUSTIBLE CONSTRUCTION OPEN BIN STORAGE WITH NON-COMBUSTIBLE METAL COVER OVER LOADING AREA.
- BUILDING AREA:** 400 SF., (CANOPY COVERED AREA) OVER INSTALLED STEEL FORKLIFT RAMP AND PLATFORM
- 303.4 OCCUPANCY:** H-2 HIGH HAZARD GROUP CONFORMING TO PROVISIONS OF CBC 414.6 FOR OUTDOOR COVERED STORAGE. REQUIREMENT FOR MATERIALS, METHODS, AND QUANTITIES REPORT SUBMITTED TO CCFPD UNDER SEPARATE COVER PER SECTION 414.
- 414.1.3 INFORMATION REQUIRED:** REPORT SUBMITTED TO BUILDING AND FIRE OFFICIALS UNDER SEPARATE COVER.
- 601 TYPE OF CONSTRUCTION:** TYPE V-B NON-COMBUSTIBLE
- TABLE 601 BUILDING ELEMENTS FIRE RESISTANCE (TYPE V-B):** ALL ELEMENTS: 0 HOURS REQUIRED
- TABLE 602 EXTERIOR SEPARATION:** N/A (>75 FT.)
- TABLE 508.4 OCCUPANCY SEPARATION:** N/A (SINGLE OCCUPANCY)
- TABLE 506 BASIC ALLOWABLE AREA:** 13,000 SF (N/A)
- SPRINKLER INCREASE 3X:** 39,500 SF ALLOWABLE (NOT REQUIRED)
- SEPARATION INCREASE:** NOT REQUIRED (>60 FT 4 SIDES)
- TABLE 1004.1.2 OCCUPANCY LOAD:** 69 (1 PER 100 S.F.)
- TABLE 1021.1 NUMBER OF REQUIRED EXITS:** 1 REQUIRED (3 PROVIDED)

## SHEET INDEX

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

## FIRE DEPT. NOTES

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

## DEFER'D APPROVAL

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

## CAL-GREEN

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



## COVER

ISSUE DATE

3/30/18 OWNER REVIEW

4/20/18 PLAN CHECK SUBMITTAL REVIEW

7/10/18 PRELIM SUBMITTAL

8/20/18 PERMIT SUBMITTAL

9/25/18 REVISION 1 SCOPE REDUCTION REDUCE SIZE OF COMPOUND

RE-ISSUE PERMIT SET- NO CHANGE TO THIS SHEET

PROJECT NUMBER

1708.00

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SHEET NUMBER

A 0.0



# A 1.0





APPROVED BY  
THE CITY OF PITTSBURGH

**Anthony Tabacco**  
and Associates

Planning Department  
☒ Zoning Administrator  
Planning Commission  
City Council

App. No. AP-19-1459  
Reso. No. 347  
Date Approved: 11/2/19  
Signature: \_\_\_\_\_

Architecture  
Planning  
7 Westwood Court  
Orinda, California  
94563  
(925) 323-5351  
ATARCHITECTS.COM

Open Materials  
Storage Yard  
PHASE II  
EXPANSION

for  
**LINDE TMM**  
Praxair is a subsidiary  
of LINDE PLC

1930 Loveridge Rd.  
Pittsburg, CA

RECEIVED  
OCT 23 2019



| ISSUE DATE |                            |
|------------|----------------------------|
| 8/20/19    | OWNER REVIEW SET           |
| 8/28/19    | OWNER SECURITY REVISIONS   |
| 7/10/19    | PRICING SUBMITTAL          |
| 8/20/19    | PERMIT SUBMITTAL           |
| 8/28/19    | REVISION 1 SCOPE REDUCTION |

PROJECT NUMBER  
1708.01  
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SHEET NUMBER

**A 1.1**

