

City of Pittsburgh Planning Commission Agenda

November 14, 2017

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

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

Planning Commission Members

**Mark Gargalikis, Chair
James Coniglio, Vice-Chair
Wolfgang Croskey, Commissioner
Elissa Robinson, Commissioner
Durie Foster, Commissioner
Jeremy Ward, Commissioner**

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

(All items listed under the "Consent" portion of the agenda are considered routine and are adopted under one motion. Any item appearing as a Consent item on this agenda will be considered separately only upon request from a member of the Planning Commission, staff or public.)

1. **Minutes**
Meeting Minutes of October 24, 2017
2. **Los Medanos Street Partial Vacation – General Plan Consistency Determination.**
This is a request for the Planning Commission to determine whether a proposed partial vacation of Los Medanos Street, south of E. 10th Street, is consistent with the City's General Plan.

PUBLIC HEARINGS

3. **Recommendation on Zoning Text Amendments to Pittsburgh Municipal Code Title 18 Related to the CP District, AP-17-1277 (RZ)**
This is a public hearing on a City-initiated proposal to consider amendments to Title 18, "Zoning," of the Pittsburgh Municipal Code (PMC) in order to consolidate the CP-1 and CP-2 sub-districts in order to provide more flexibility related to the allowable uses within the CP (Pedestrian Commercial) District. In addition, the proposal includes amendments to the specific findings necessary for approval of a use permit in the CP District, changes to land use classification definitions, as well as other minor changes intended to ensure consistency throughout Title 18.

STUDY SESSION

4. Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR).

This is a preliminary plan review of a potential proposal to construct a new RV/boat and mini-storage facility on an undeveloped, 12.5-acre site located at 3478 Pittsburg-Antioch Highway in the CS (Service Commercial) Zoning District. APN 074-100-018.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority.

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for new Dow Chemical electrical infrastructure, including new steel supports for cable trays and an accessory structure to house electrical equipment, all located at 901 Loveridge Road.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

October 24, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair Gargalikis at 7:00 p.m. on Tuesday, October 24, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Gargalikis, Commissioners Coniglio, Croskey, Foster, Robinson, Ward

Absent: Vice Chair Coniglio

Staff: Community Development Director Jill Hecht, Planning Manager/Secretary Kristin Pollot, Senior Civil Engineer Richard Abono, Traffic Engineer Paul Reinders, Associate Planner Jordan Davis, Administrative Assistant Amanda McVey

PLEDGE OF ALLEGIANCE

Commissioner 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

1. Traffic Engineering Updates

Senior Civil Engineer Richard Abono gave a presentation of the James Donlon Boulevard extension.

Community Development Director Jill Hecht gave a presentation of the Pittsburg Center BART Preferential Residential Permit Parking.

CONSENT

2. Minutes of October 10, 2017

On motion by Commissioner Croskey seconded by Commissioner Ward to approve the consent calendar and carried by the following vote:

AYES: Croskey, Foster, Robinson, Ward, Gargalikis
NOES: None
ABSTAIN: None
ABSENT: Coniglio

STUDY SESSION

3. Los Medanos Industrial Park, AP-17-1265 (PPR).

A preliminary plan review of a proposal by Discovery Builders, Inc. to construct four shell buildings for future industrial uses, as well as incidental site improvements, within an existing industrial park located along Garcia Avenue and Kelley Court, in the IP (Industrial Park) Zoning District, and the "Los Medanos Industrial Center," subarea of the Railroad Avenue Specific Plan (RASP). Assessor's Parcel Nos.: 088-530-004; -005; -006; 088-540-007; -014; and -018.

Associate Planner Jordan Davis gave a presentation.

ZONING ADMINISTRATOR REPORTS

There were no Zoning Administrator reports.

STAFF COMMUNICATIONS

4. Tentative Schedule

Planning Manager Kristin Pollot provided a printed copy of the Planning Department's tentative pipeline schedule.

Planning Manager Kristin Pollot asked for direction on a zoning amendment regarding Avila Road. The Planning Commission requested this amendment to be brought back to the Commission at a future meeting.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:06 p.m. to November 14, 2017.

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

**ITEM: Los Medanos Street Partial Vacation – General Plan Consistency
Determination.**

ORIGINATED BY: Erik Granberg, Granberg International, 1051 Los Medanos Street,
Pittsburg, CA 94565

SUBJECT: This is a request for the Planning Commission to determine whether a
proposed partial vacation of Los Medanos Street, south of E. 10th Street, is consistent
with the City's General Plan.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10078,
determining that the partial vacation of Los Medanos Street, south of E. 10th Street, as
depicted in Exhibit A of the resolution, is consistent with the City's General Plan.

BACKGROUND:

Granberg International (Granberg) is a manufacturer of portable chainsaw mills and
accessories. In 2015, it opened its manufacturing facility at 1051 Los Medanos Avenue.
Granberg is currently in the process of purchasing four Successor Agency-owned
properties located at 1037, 1049, 1073, and 1085 Cumberland Street, immediately west
of its existing facility. The properties consist of 1.565 acres of contiguous, undeveloped
land that would give Granberg room to expand its operations in the future. Granberg is
requesting that the City Council consider vacating a portion of Los Medanos Street to
allow consolidation of its manufacturing facility with the properties being acquired from
the Successor Agency.

See Attachment 6 for a map of properties currently owned by Granberg; Attachment 7
for a map of properties being acquired by Granberg; and Attachment 8 for a map of
properties Granberg is seeking to consolidate as part of the requested street vacation.

PROJECT DESCRIPTION:

The right-of-way proposed to be vacated is a 50-foot by 132-foot portion of Los
Medanos Street located in between 1051 and 1085 Los Medanos Street, approximately
125 feet south of the E. 10th Street and Los Medanos Street intersection. It consists of
a 38-foot-wide, asphalt roadway, a six-foot-wide, concrete sidewalk on the western side,
and a six-foot wide asphalt sidewalk on the eastern side. The roadway accommodates
an 11-foot-wide vehicular travel lane and an eight-foot-wide, parallel parking lane in
both the southbound and northbound directions.

Planning Commission Staff Report

See Attachment 2 and 3 for a legal description and map of the area proposed to be vacated; Attachment 4 for photos of the area; and Attachment 5 for a map of surrounding land uses.

GENERAL PLAN/CODE COMPLIANCE:

Streets and Highways Code: California Streets and Highways Code section 8313 allows the City Council to vacate a street, but also obligates the Council to consider the street vacation in light of the City's General Plan. Pursuant to Government Code section 65402, the Planning Commission must make a determination as to whether the proposed street vacation is consistent with the City's General Plan and submit its determination to the City Council. The Council must then hold a public hearing and consider the Commission's determination, along with other comments received at the hearing, prior to action on the street vacation.

General Plan: The right-of-way proposed to be vacated is located in the 'Downtown Subarea' of the General Plan and the adjacent properties have a 'Downtown Service Commercial' land use designation. This land use designation is intended to provide opportunities for retail and service businesses on transitional sites between commercial and industrial areas, including businesses not allowed in other commercial districts because they have industrial characteristics, require heavy vehicle traffic, or have certain other adverse impacts. The General Plan does not directly address street vacations. However, it does discuss neighborhood connectivity and identifies streets that should be retained as major/minor arterials, collector streets, transit facilities, and bicycle facilities.

Environmental: The Planning Commission's determination that the proposed street vacation is consistent with the City's General Plan is not considered a project under the California Environmental Quality Act (CEQA) and is, therefore not subject to CEQA.

ANALYSIS:

Staff believes the Planning Commission can make a finding that the proposed street vacation is consistent with the City's General Plan for the following reasons:

1. The proposed street vacation would not inhibit the adjacent properties from being developed in ways that are consistent with their 'Service Commercial' land use designation under the General Plan. Rather, the vacation would allow for consolidation of the properties located at 1051 Los Medanos Street with the properties at 1037, 1049, 1073, and 1085 Cumberland Street. The consolidation would provide Granberg additional land to expand its portable chainsaw mill manufacturing facility, consistent with the 'Service Commercial' land use designation.
2. The proposed street vacation would not decrease connectivity between and within neighborhoods, consistent with the General Plan's Land Use Framework Guiding Principles (General Plan, page 2-13). The portion of Los Medanos Street that would be

Planning Commission Staff Report

vacated currently terminates at the BNSF Railway and therefore does not provide a connection between this and other adjacent neighborhoods.

3. The portion of Los Medanos Street that would be vacated is not identified in the General Plan (Figure 7-1) as an existing or proposed major arterial, minor arterial, or collector street.

4. The portion of Los Medanos Street that would be vacated is not identified in the General Plan (Figure 7-3) as an existing or proposed transit facility.

5. The portion of Los Medanos Street that would be vacated is not identified in the General Plan (Figure 7- 4) as an existing or proposed bicycle facility.

ACTION REQUIRED:

Move to adopt Resolution No. 10078 determining that the partial vacation of Los Medanos Street, south of E. 10th Street, as described in Exhibit A and depicted in Exhibit B of the resolution, is consistent with the City's General Plan.

ATTACHMENTS:

1. Proposed Resolution No. 10078
2. Exhibit A – Legal Description for Los Medanos Street Vacation
3. Exhibit B – Los Medanos Street Vacation Map
4. Site Photos
5. Map of Surrounding Land Uses
6. Properties Owned by Granberg
7. Properties Currently being Acquired by Granberg
8. Properties Owned by Granberg after Street Vacation

Prepared by: Hector J. Rojas, AICP, Senior Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Determining that the Partial)	
Vacation of Los Medanos Street is)	Resolution No. 10078
Consistent with the Pittsburg General Plan)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. In 2015, Granberg International (Granberg), a manufacturer of portable chainsaw mills and accessories, opened its manufacturing facility at 1051 Los Medanos Avenue.
- B. Granberg is currently in the process of purchasing four Successor Agency-owned properties located at 1037, 1049, 1073, and 1085 Cumberland Street, immediately west of its manufacturing facility. The properties consist of 1.565 acres of contiguous, undeveloped land that would give Granberg room to expand its operations in the future.
- C. Granberg is requesting that the City Council consider vacating a portion of Los Medanos Street to allow consolidation of its manufacturing facility with the properties currently being acquired from the Successor Agency.
- D. The right-of-way proposed to be vacated is a 50-foot by 132-foot portion of Los Medanos Street located in between 1051 and 1085 Los Medanos Street, approximately 125 feet south of the E. 10th Street and Los Medanos Street intersection.
- E. California Streets and Highways Code section 8313 allows the City Council to vacate a street, but also obligates the City Council to consider the street vacation in light of the City's General Plan.
- F. Pursuant to Government Code section 65402, the Planning Commission must make a determination as to whether the proposed street vacation is consistent with the General Plan and submit its determination to the City Council. The City Council must then hold a public hearing and consider the Commission's determination, along with other comments received at the hearing, prior to action on the street vacation.
- G. The making of this determination does not qualify as a 'Project' under the California Environmental Quality Act (Public Resources Code section 21065).
- H. On November 14, 2017 the Planning Commission held a public meeting to consider the permanent vacation of a portion of Los Medanos Street and its consistency with the Pittsburg General Plan, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Los Medanos Street Partial Vacation – General Plan Consistency Determination,” and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed street vacation will not inhibit the adjacent properties from being developed in ways that are consistent with their ‘Service Commercial’ land use designation under the General Plan. Rather, the vacation will allow for consolidation of the properties located at 1051 Los Medanos Street with the properties at 1037, 1049, 1073, and 1085 Cumberland Street. The consolidation will provide Granberg additional land to expand its portable chainsaw mill manufacturing facility, consistent with the ‘Service Commercial’ land use designation.
 3. The proposed street vacation will not decrease connectivity between and within neighborhoods, consistent with the General Plan’s Land Use Framework Guiding Principles (General Plan, page 2-13). The portion of Los Medanos Street that will be vacated currently terminates at the BNSF Railway and therefore does not provide a connection between this and other adjacent neighborhoods.
 4. The portion of Los Medanos Street that will be vacated is not identified in the General Plan (Figure 7-1) as an existing or proposed major arterial, minor arterial, or collector street.
 5. The portion of Los Medanos Street that will be vacated is not identified in the General Plan (Figure 7-3) as an existing or proposed transit facility.
 6. The portion of Los Medanos Street that will be vacated is not identified in the General Plan (Figure 7- 4) as an existing or proposed bicycle facility.
- B. The staff report entitled, “Los Medanos Street Partial Vacation – General Plan Consistency Determination,” dated November 14, 2017, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby determines that the partial vacation of Los Medanos Street, south of E. 10th Street, as described and depicted in Exhibits A and B of this resolution, is consistent with the City’s General Plan.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of November 2017, 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. 10078 was adopted by the Planning Commission of the City of Pittsburg on November 14, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2

October 13, 2017
Job Number 6969.006
Page 1 of 2

EXHIBIT "A"
LEGAL DESCRIPTION
LOS MEDANOS STREET VACATION AND UTILITY EASEMENT RESERVATION

That certain parcel of land situated in the City of Pittsburg, County of Contra Costa, State of California being that portion of Los Medanos Street as shown on a Record of Survey filed in Book 141 of Licensed Surveyors Maps, at Page 24 on July 17, 2009 in the Office of the County Recorder of said Contra Costa County described as follows:

BEGINNING at the intersection of the westerly right-of-way of Los Medanos Street and the northerly right of way of the A.T. & S.F.R.R. as said Street and A.T. & S.F. R. R. are shown and so designated on said Record of Survey (141 LSM 24);

Thence, along said westerly right-of-way, North 17°50'05" East, 132.81 feet, to the southeasterly corner of the parcel of land described in the document to the Redevelopment Agency of Pittsburg, recorded as document 2008-240441, in said Office of the County Recorder and as shown on said Record of Survey (141 LSM 24);

Thence, South 72°09'34" East, 50 feet, to the easterly right-of-way of said Los Medanos Street;

Thence, along said easterly right-of-way, South 17°50'05" West, 121.30 feet to the northerly right-of-way of said A.T. & S.F.R.R. as shown on said Record of Survey (141 LSM 24);

Thence, along a said A.T. & S.F.R.R. and along anon-tangent 3919.83 foot radius curve to the left, to which point a radial line bears North 05°03'43" East, through a central angle of 00°45'02", an arc distance of 51.35 feet to the **POINT OF BEGINNING**.

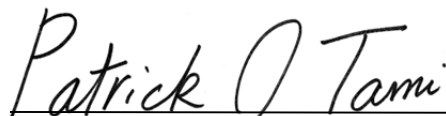
CONTAINING 6,346 square feet, more or less

RESERVING THEREFROM an easement for public utility purposes.

SUBJECT TO all Covenants, Rights, Rights-of-Way and Easements of Record.

EXHIBIT "B" attached and by this reference made a part hereof.

Prepared by:
R.E.Y. Engineers, Inc.



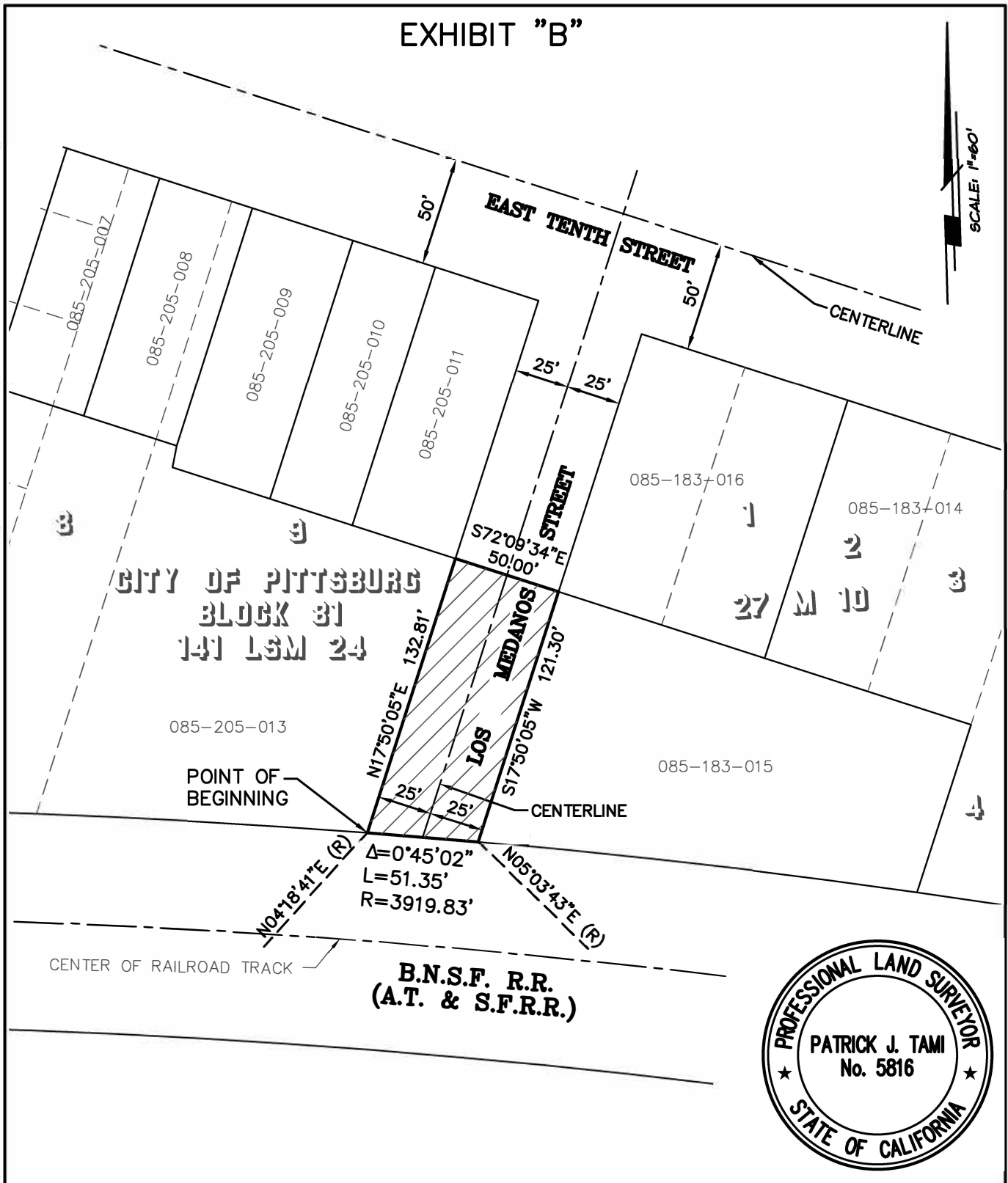
Patrick J. Tami, P.L.S.

License expires 6/30/2018



Attachment 3

EXHIBIT "B"



JOB NO. 6969.XXX
 DATE: 10.12.2017
 SCALE: 1"=60'
 DRAWN BY: BE
 CHECKED BY: PT

TITLE: LOS MEDANOS VACATION
 AND UTILITY EASEMENT RESERVATION

CLIENT: CITY OF PITTSBURG

905 Sutter Street, Ste 200 Folsom CA 95630
 (916) 366-3040 Fax (916) 366-3303

R. E. Y. ENGINEERS, Inc
 Civil Engineers / Land Surveyors

DRAWING FILE NO. S:\6969\XXX Los Medanos\10 - CAD Drawings\6969.XXX Vacation Exhibit.dwg

Attachment 4 Site Photos

Los Medanos Street Partial Vacation – Determination of Consistency with the General Plan



Above: Los Medanos Street south of E. 10th Street.

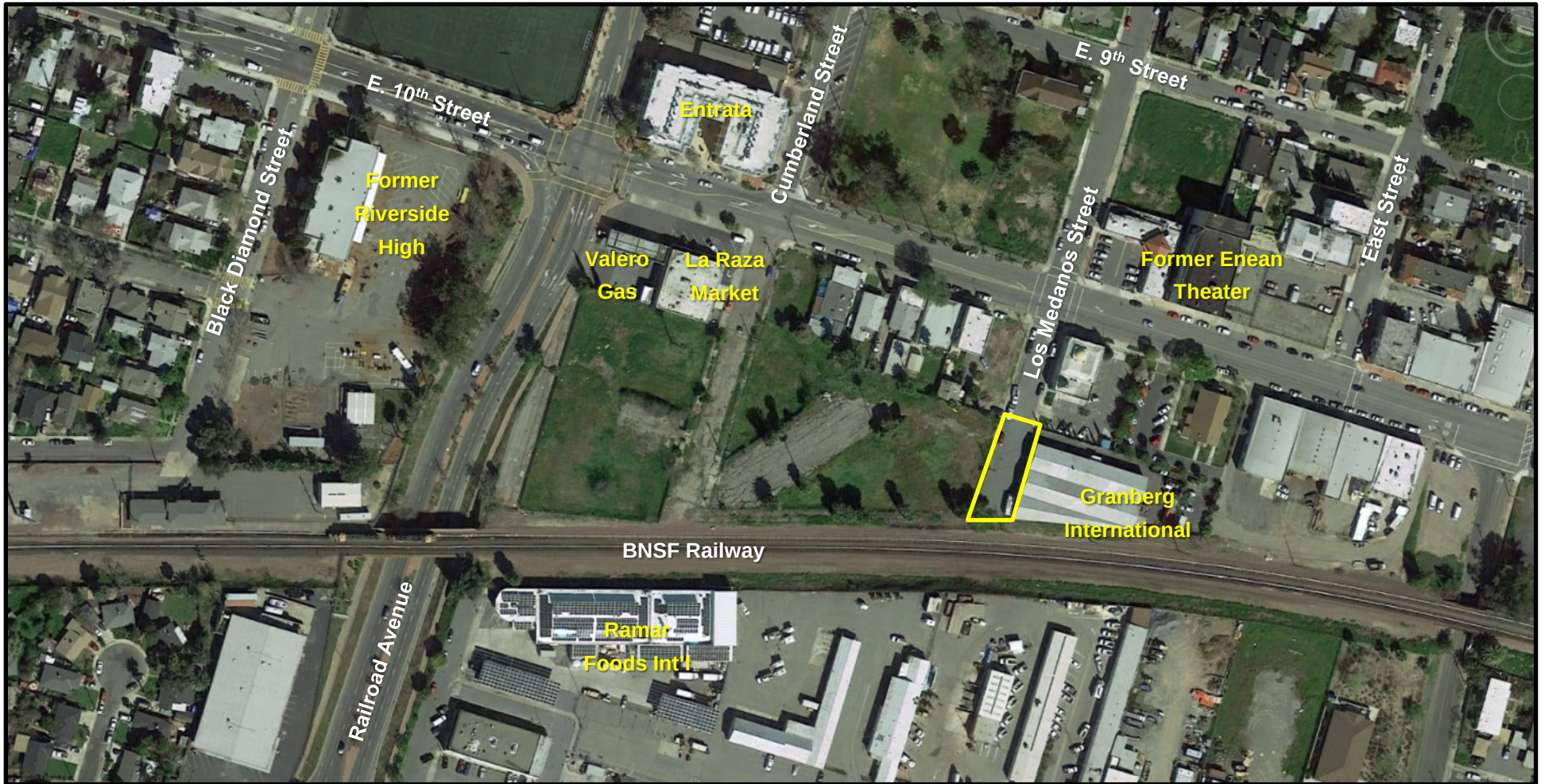
Below: Portion of Cumberland Street to be vacated within red lines



Attachment 5
Map of Surrounding Land Uses

Los Medanos Street Partial Vacation – Determination of Consistency with the General Plan

 Right-of-Way to be Vacated



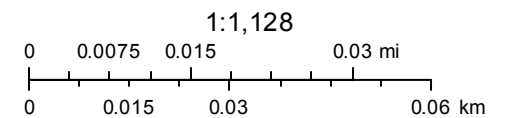
Attachment 6- Property Currently Owned by Granberg



October 23, 2017

Search Results: Parcel

-  Parcel
-  City Limits
-  CCC Housing Authority



Attachment 7 - Properties currently being Acquired by Granberg



October 27, 2017

Street Centerline Labels



CCC Housing Authority

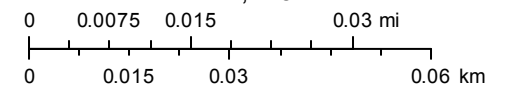


Parcel



City Limits

1:1,128



Attachment 8 - Properties Owned by Granberg after Street Vacation



October 23, 2017

Street Centerline Labels



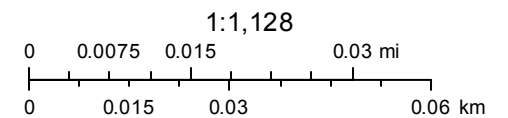
CCC Housing Authority



Parcel



City Limits



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Recommendation on Zoning Text Amendments to Pittsburgh Municipal Code Title 18 Related to the CP District, AP-17-1277 (RZ)

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

SUBJECT: This is a public hearing on a City-initiated proposal to consider amendments to Title 18, "Zoning," of the Pittsburgh Municipal Code (PMC) in order to consolidate the CP-1 and CP-2 sub-districts in order to provide more flexibility related to the allowable uses within the CP (Pedestrian Commercial) District. In addition, the proposal includes amendments to the specific findings necessary for approval of a use permit in the CP District, changes to land use classification definitions, as well as other minor changes intended to ensure consistency throughout Title 18.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10079, recommending City Council approval of the proposed zoning text changes relating to the CP District.

BACKGROUND:

The CP District was established to provide a vibrant, pedestrian-oriented destination area that caters to shoppers and visitors in the downtown commercial core by providing inviting and visually interesting human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities (PMC section 18.52.005[B][7]). The vision for the CP District, which was originally created in 2006, was to have permitted uses on the ground floor along the primary corridor (Railroad Avenue) consist predominantly of pedestrian-oriented retail, entertainment, restaurants, and galleries, with office and residential uses permitted above/behind the ground floor and beyond the primary corridor to increase the downtown population and employment/shopper base without detracting from the ground floor retail synergy desired along Railroad Avenue. As such, the CP-1 and CP-2 sub-districts were established; the CP-1 District generally includes ground floor tenant spaces of buildings within the downtown corridor that maintain frontage along Railroad Avenue, while the CP-2 District includes all other tenant spaces within the CP District.

Since 2013, the Land Use Subcommittee has been discussing and reviewing potential options for modification of the CP District land use regulations to help decrease commercial vacancies in the downtown, and the City has previously taken steps to help reduce these vacancies. On August 7, 2017, the City Council adopted Ordinance No. 17-1435, expanding the allowable uses within the existing CP-1 District to include personal improvement services and personal services, subject to a conditional use permit and an added finding that the use would support the goals of creating a vibrant,

economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

On September 18, 2017, the City Council, upon recommendation by the Subcommittee, voted to formally initiate a zoning study to consider a consolidation of the two CP sub-districts in order to provide more flexibility for potential downtown commercial tenants. On September 19, 2017, the Subcommittee met to review and discuss the potential zoning text amendments. The Subcommittee was provided an initial draft of the proposed amendments for consideration, and voiced general support for the proposal, subject to several minor edits. The modifications requested by the Subcommittee included: 1) allowing, “animal grooming,” and, “animal hospitals,” subject to a use permit; 2) allowing “bakery, commercial,” uses that maintain a retail component, subject to a use permit; and 3) allowing, “drive-through retail or service,” though prohibiting fast food services, subject to a use permit. Concern regarding allowing, “food and drug processing,” and its potential to allow for marijuana-related businesses, was also raised. Direction was given to staff to proceed with work associated with potential amendments to the PMC, subject to the requested modifications and concerns raised during the meeting.

On October 10, 2017, the Planning Commission conducted a study session to review the first draft of the proposed amendments. The Planning Commission supported the amendments drafted by staff, which included the Subcommittee’s recommendations, as well as minor modifications to the use classification definitions, including: 1) removing the provision allowing 48 hour animal boarding as part of the classification, “Animal grooming”; 2) adding the words, “tattoo and piercing,” to the classification, “Personal Services”; and 3) removing “wholesale bakery” from the classification, “Food and drug processing,” as this was deemed to be repetitive.

PROJECT DESCRIPTION:

Based on feedback previously gathered from the Commission and Subcommittee, staff is proposing changes which would help promote occupancy of vacant storefronts while maintaining a vibrant, pedestrian-oriented corridor (Attachment 2). The proposed amendments have been developed in consultation with the City’s Economic Development Department, as well as review of allowable uses in the nearby downtowns of Benicia, San Rafael, and Rohnert Park. In general, the updates staff are proposing at this time include:

1. Eliminating the mapped CP-1 and CP-2 Districts in favor of a more “form-based” approach in which tenant space design, size, location, and orientation along the primary downtown corridor would become the predominant factors in determining which uses are allowed downtown, and what potential zoning entitlements must be obtained.
2. Refining the types of uses that would be permitted within the CP District. Staff is proposing expanding the types of uses allowed within ground floor tenant spaces along Railroad Avenue (the current CP-1 area); most notably, this proposal would allow take

out restaurants as a permitted use, as well as offices (administrative, governmental, and medical types) and commercial and private schools upon approval of a use permit in these areas.

3. In all instances where use permits would be required to establish specific uses within any portion of the CP District, an additional finding would be required to be made in which the Planning Commission determines the use would support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

4. Minor edits to the use classification definitions of “Animal grooming,” “Personal Services,” and “Food and drug processing,” as well as other minor changes intended to ensure consistency throughout Title 18.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The proposed amendments would be consistent with the objectives, policies, general land uses, and programs in the General Plan, as they relate to the downtown. The boundaries of the CP zoning district are located within the “Downtown” subarea, and includes land located within two different General Plan land use categories: Downtown Commercial and Mixed Use. The ‘Downtown Commercial’ land use designation is intended for uses such as retail, restaurants, offices, financial institutions, and other businesses serving the daily needs of downtown residents, while the ‘Mixed Use’ land use designation is intended to allow for greater flexibility of land uses.

In addition, the following General Plan policies from the Land Use and Downtown Elements provide direct support for the proposal as presented, and are included in the added use permit finding related to furthering a pedestrian oriented atmosphere in the downtown core:

- 2-P-32 & 5-P-3 (same policy repeated in two places): “Concentrate all Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor.”
- 5-P-5: “Pursue the development and promotion of cultural activities and facilities, such as museums, meeting halls, community theatres, public art galleries and shows, located within the Commercial Core.”
- 5-P-6: “Encourage property owners in the Commercial Core to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities (for example, restaurants, boutiques, and personal services).”
- 5-P-38: “Encourage developers to orient exterior design elements of Commercial Core structures toward pedestrians (for example, large display windows on street frontage, weather coverings over entryways), and extend the historical flavor of

Planning Commission Staff Report

architectural features within the New York Landing Historical District to the intersection of Railroad Avenue and Tenth Street.”

Zoning: California Government Code sections 65853 – 65855, and PMC sections 18.48.010 – 18.48.060, identify the procedures for processing zoning amendments. As identified in these code sections, the Planning Commission is the recommending body for zoning changes, with final decision-making authority assigned to the City Council.

Pursuant to PMC Section 18.16.020 and 18.48.030, specifically, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Municipal Code.

Required Findings: In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC Section 18.48.030) that:

1. The changes proposed are consistent with the objectives, policies, general land uses, and programs specified in the General Plan.
2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.
3. A community need is demonstrated for the change proposed.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

Environmental: This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature, and the land use classifications that would potentially be permitted within tenant spaces adjacent to Railroad Avenue (in general, the existing CP-1 District) are already allowable uses within separate portions of the same building, and would not result in any new impacts beyond those that could exist without the change, specifically as they may relate to aesthetics, air quality, transportation, noise, hazards, utilities and/or public services. Uses which are not currently allowed within the CP District and are proposed to be added would be subject to approval of a use permit, at which time impacts resulting from the establishment of any potential use would be further reviewed once more details are made available.

The proposed minor edits to the use classification definitions of “Animal grooming,” “Personal Services,” and “Food and drug processing,” would not substantially alter the types of uses classified within these definitions, and would therefore not result in any new impacts beyond those that could exist without the change. The remaining minor

changes intended to ensure consistency throughout Title 18 would also not significantly affect the types of uses permitted within any area of the City.

Public Notice: On or prior to November 4, 2017, notice of the November 14, 2017, public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times); and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

ANALYSIS:

Since the CP District was implemented in 2006, the City has seen growth in the restaurant industry throughout the downtown core, along with several recreational and entertainment amenities, including the construction of a new downtown park with space for events and community gatherings, and restoration of the California Theater. However, there still has been little to no successful retail growth, and there remains a number of prime tenant spaces along Railroad Avenue that have been vacant for many years.

During its September meeting, the Land Use Subcommittee noted the shift which has occurred within the retail marketplace, as online retailers such as Amazon, Target, and Walmart continue to thrive, while reducing the desire and marketability of brick-and-mortar retail storefronts. A recent USA Today report notes that 19 major retailers, including Toys-R-Us, RadioShack, and Payless Shoesource, have filed for bankruptcy in 2017 alone (Attachment 4). This is indicative of the fact that the retail market in Downtown Pittsburg is not likely to be as successful as originally anticipated in any near term. For this reason, the City Council initiated a zoning study to further revisit the CP District land use regulations, and explore expanding the types of uses that are permitted, or conditionally permitted.

The basic building blocks for a successful downtown generally include: 1) historical context; 2) civic life; 3) urban form; and 4) a mix of commercial activity. These components foster a good mix of pedestrian activity and engagement, which is one of the biggest and arguably most important indicators of a successful downtown. Pittsburg's downtown already includes most of these components; however, the question of how to achieve a proper mix of commercial activity without a strong retail base remains. Smart Growth America (SGA), a national organization dedicated to bringing smart growth principles such as walkable and vibrant corridors to more communities, has identified the activation of empty storefronts as a key ingredient in attracting retail or other economic growth. Per SGA's "(Re)Building Downtown, A Guidebook for Revitalization," filling in empty lots and vacant storefronts creates a cycle in which a more interesting, complete walking experience draws more pedestrian traffic, which helps to support on-street businesses, which draws more pedestrians, and so on. On the other hand, gaps or voids along the sidewalk that interrupt the continuity of the

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experience discourages pedestrian participation and undermines a downtown's vitality. With this in mind, the Planning Commission is being asked to recommend potential zoning changes (Attachment 2) that may help the downtown flourish without a strong retail base.

Staff believes that if the City continues to place more of an emphasis on tenant space design, size, location, orientation, and pedestrian interaction along the primary downtown corridor, the goal of creating a vibrant activity center can be met without relying solely on traditional retail activities. To support this approach, staff believes that the Planning Commission should consider providing additional flexibility in the types of uses that could locate into the CP District, provided they add to the vibrant, visually interesting, and engaging pedestrian-oriented environment that the City is striving to achieve within the downtown core. These requirements would ensure appropriate control and oversight related to new, and perhaps non-traditional, downtown core uses, while also fostering creativity from the business owners by requiring them to engage more actively with their immediate surroundings, including the existing built environment.

ACTION REQUIRED:

Move to adopt Resolution No. 10079, recommending City Council approval of the proposed zoning text changes relating to the CP District.

ATTACHMENTS:

1. Proposed Resolution No. 10079
2. Proposed Resolution Exhibit A - Proposed PMC Changes
3. CP District Map
4. USA Today Article, "Retail chains filing for bankruptcy protection in 2017"
5. Public Hearing Notice

Prepared by: Jordan Davis, AICP, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending that the City	)	Resolution No. 10079
Council Amend Title 18 of the Pittsburgh	)	
Municipal Code as it Relates to the CP	)	
District, AP-17-1245 (RZ)	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. This is a City-initiated proposal to consider amendments to Title 18, "Zoning," of the Pittsburgh Municipal Code (PMC) in order to consolidate the CP-1 and CP-2 sub-districts in order to provide more flexibility related to the allowable uses within the CP (Pedestrian Commercial) District. In addition, the proposal includes amendments to the specific findings necessary for approval of a use permit in the CP District, changes to land use classification definitions, as well as other minor changes intended to ensure consistency throughout Title 18.
- B. The CP District was originally established in 2006 to provide a vibrant, pedestrian-oriented destination area that caters to shoppers and visitors in the downtown commercial core by providing inviting and visually interesting human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities (PMC section 18.52.005[B][7]). The vision for the CP District was to have permitted uses on the ground floor along the primary corridor (Railroad Avenue) consist predominantly of pedestrian-oriented retail, entertainment, restaurants, and galleries, with office and residential uses permitted above/behind the ground floor and beyond the primary corridor to increase the downtown population and employment/shopper base without detracting from the ground floor retail synergy desired along Railroad Avenue. As such, the CP-1 and CP-2 sub-districts were established; the CP-1 District generally includes ground floor tenant spaces of buildings within the downtown corridor that maintain frontage along Railroad Avenue, while the CP-2 District includes all other tenant spaces within the CP District.
- C. In 2013, the Land Use Subcommittee began discussing and reviewing potential options for modification of the zoning regulations within the City's downtown core, in order to help decrease commercial vacancies.
- D. On September 18, 2017, the City Council, upon recommendation by the Subcommittee, voted to formally initiate a zoning study to consider a consolidation of the two CP sub-districts in order to provide more flexibility for potential downtown commercial tenants.

- E. On September 19, 2017, the Subcommittee met to review and discuss the potential zoning text amendments. The Subcommittee was provided an initial draft of the proposed amendments for consideration, and voiced general support for the proposal, subject to several minor edits. The modifications requested by the Subcommittee included: 1) allowing, “animal grooming,” and, “animal hospitals,” subject to a use permit; 2) allowing “bakery, commercial,” uses that maintain a retail component, subject to a use permit; and 3) allowing, “drive-through retail or service,” though prohibiting fast food services, subject to a use permit. Concern regarding allowing, “food and drug processing,” and its potential to allow for marijuana-related businesses, was also raised. Direction was given to staff to proceed with work associated with potential amendments to the PMC, subject to the requested modifications and concerns raised during the meeting.
- F. On October 10, 2017, the Planning Commission conducted a study session to review the first draft of the proposed amendments. The Planning Commission supported the amendments drafted by staff, which included the Subcommittee’s recommendations, as well as minor modifications to the use classification definitions, including: 1) removing the provision allowing 48 hour animal boarding as part of the classification, “Animal grooming”; 2) adding the words, “tattoo and piercing,” to the classification, “Personal Services”; and 3) removing “wholesale bakery” from the classification, “Food and drug processing,” as this was deemed to be repetitive.
- G. In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC section 18.48.030) that:
1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;
 2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
 3. there is a community need for the change proposed; and
 4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.
- H. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature, and the land use classifications that would potentially be permitted within tenant spaces adjacent to Railroad Avenue (in general, the existing CP-1 District) are already allowable uses within separate portions of the same building, and would not result in any new impacts beyond those that could exist without the change, specifically as they may relate

to aesthetics, air quality, transportation, noise, hazards, utilities and/or public services. Uses which are not currently allowed within the CP District and are proposed to be added would be subject to approval of a use permit, at which time impacts resulting from the establishment of any potential use would be further reviewed once more details are made available.

- I. On or prior to November 4, 2017, notice of the November 14, 2017, public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times); and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.
- J. On November 14, 2017, the Planning Commission held a public hearing to consider possible amendments to PMC Title 18 related to the CP District.

Section 2. Findings

- A. Based on the Planning Commission staff report entitled, "Recommendation on Zoning Text Amendments to Pittsburg Municipal Code Title 18 Related to the CP District, AP-17-1277 (RZ)" dated November 14, 2017, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The proposed amendments would be consistent with the objectives, policies, general land uses, and programs in the General Plan, as they relate to the downtown. The boundaries of the CP zoning district are located within the "Downtown" subarea, and includes land located within two different General Plan land use categories: Downtown Commercial and Mixed Use. The 'Downtown Commercial' land use designation is intended for uses such as retail, restaurants, offices, financial institutions, and other businesses serving the daily needs of downtown residents, while the 'Mixed Use' land use designation is intended to allow for greater flexibility of land uses. In addition, General Plan policies 2-P-32, 5-P-3, 5-P-5, 5-P-6, and 5-P-38, all support the proposed amendments, in that they encourage a concentration of commercial and pedestrian-oriented commercial activities in ground-level storefronts within the downtown core.
 - 3. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that the majority of uses

proposed to be permitted within tenant spaces adjacent to Railroad Avenue (in general, the existing CP-1 District) are already allowable uses within separate portions of the same building, and would only be permitted upon the finding that the use would support the goal of creating a vibrant pedestrian activity center in the downtown core. Land use classifications to be added to the list of permitted uses within the CP District which are not currently permitted would be subject to limitations designed to ensure compatibility with the Downtown area, such as size limitations or requirements for onsite retail of goods produced by the business, and a determination the use would support the goal of creating a vibrant pedestrian activity center in the downtown core.

4. There is a community need for the change proposed, in that there are a large number of storefronts in downtown Pittsburgh that have been vacant for many years, providing evidence that the retail market in the area is struggling. The increase in major retail bankruptcies in 2017 further indicate that the retail market is struggling on a much larger scale (and not just at the local level). The proposed amendments would eliminate the mapped CP-1 and CP-2 sub-districts in favor of a more “form-based” approach in which tenant space design, size, location, and orientation along the primary downtown corridor would become the predominant factors in determining which uses are allowed downtown, and what potential zoning entitlements must be obtained, thereby furthering the economic development goals without sacrificing the pedestrian-oriented character that is needed for a successful downtown.
5. The proposed amendments would be in conformity with the public convenience, general welfare, and good zoning practice, in that they will help achieve the goal of creating a vibrant, pedestrian-oriented downtown without relying solely on traditional retail activities by placing more of an emphasis on tenant space design, size, location, orientation, and pedestrian interaction along the primary downtown corridor.

Section 3. Decision

- A. Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending the regulations outlined in PMC Chapter 18.16, section 18.16.040, and PMC Chapter 18.52, Article I, section 18.52.010, as identified in the attached “Exhibit A.”

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 14th day of November, 2017, 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. 10079 was adopted by the Planning Commission of the City of Pittsburg on November 14, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Amend PMC Chapter 18.08, Article IV, section 18.08.080(B)(3) and 18.08.080(22); Chapter 18.16, section 18.16.040; and Chapter 18.52, Article I, sections 18.52.010 and 18.52.015, as follows (new text shown in underline font, and text proposed for deletion is shown in ~~strikethrough font~~):

18.08.080 Commercial use classifications.

...

3. Animal Sales and Services.

...

- b. Animal Grooming. Bathing and trimming services for small animals on a commercial basis. ~~This classification includes boarding of domestic animals for a maximum period of 48 hours.~~

...

- 22. Personal Services. Provision of services and incidental sales of a personal nature. This classification includes barber and beauty shop, tanning salon, watch and jewelry repair, engraver, picture framing, seamstress, tailor, shoe repair shop, dry cleaner, locksmith, portrait studio, film developing, self-service laundry, bicycle repair, tattoo and piercing, and home electronic equipment repair.

18.08.100 Industrial use classifications.

- A. Food and Drug Processing. Establishment engaged in the manufacture, processing, production, or packaging of drugs, beverages, or food products within an enclosed building. This classification includes brewery, bottler, winery, meat processing plant, ~~wholesale bakery~~, candy and dairy product manufacturer, and related activities within an enclosed building, but excludes slaughterhouse, rendering plant, cannery or tannery. Uses in this classification may provide for the incidental onsite tasting or retailing of products.

18.16.040 Specific findings necessary for use permit.

A use permit may be granted only after a determination that the proposed use:

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

18.52.010 CO, CN, CC, CS, CSD, CW and CP districts – Land use regulations.

In the following schedule, the letter "P" designates use classifications permitted in commercial districts. The letter "L" designates use classifications subject to certain limitations prescribed by the "Additional Use Regulations" that follow. The letter "U" designates use classifications permitted on approval of a use permit (Chapter 18.28 PMC). The letter "T" designates temporary use classifications permitted on approval of a temporary activity permit. The letter "Z" designates accessory use classifications permitted on approval of the zoning administrator. The symbol (–) under any of the zoning district columns indicates that the use is not allowed in that particular district.

CO, CN, CC, CS, CSD, CW AND CP DISTRICTS – LAND USE REGULATIONS

P = Permitted
 U = Use Permit, Planning Commission
 T = Temporary Activity Permit
 L = Limited (See Additional Use Regulations)
 Z = Use Permit, Zoning Administrator
 – = Not Permitted

USE CLASSIFICATION	CO	CN	CC	CS	CSD	CW	CP
Residential							
Congregate care residential	U	L-108	U	–	–	–	–
Daycare home							
Small	P	P	P	P	P	P	P
Large	Z	Z	Z	Z	Z	Z	Z
Group residential	U	–	–	–	–	–	–
Multifamily residential	L-108	L-108	L-108	L-108	L-108	L-108	L-109
Senior housing	L-108	L-108	L-108	L-108	L-108	L-108	L-109
Supportive housing	L-108	L-108	L-108	L-108	L-108	L-108	L-109
Transitional housing	L-108	L-108	L-108	L-108	L-108	L-108	L-109
Governmental and Quasipublic							
Club and lodge	U	U	U	U	U	U	P , L-110
College, public or private	L-32	L-32	L-32	L-32	L-32	L-32, L-109	L-110 <u>U</u>
Convalescent facility	U	U	–	–	–	–	–
Cultural institution	P	P	P	P	P	P	P
Day care, general	U	U	U	U	U	U	U
Emergency Shelter	-	-	-	L-3	-	-	-
Government office	L-27	L-27	L-27	L-27	L-27	L-27	L-27, L-111 <u>P</u> , <u>L-167</u>
Hospital	U	–	U	U	–	–	–
Maintenance and service facility	–	–	–	L-112	L-112	L-112, L-113	–
Park and recreation facility	L-2	L-2	L-2	L-2	L-2	L-2	L-2

Public parking facility	L-114	L-114	L-114	L-114	L-114	L-114	L-114
Public safety facility	P	P	P	P	P	L-115 <u>P</u>	<u>P</u> , L-115
Public transit terminal	U	U	U	U	U	L-116	-U
Religious assembly	L-117	L-117	L-117	L-117	L-117	L-109, L-117	<u>P</u> , L-110
Residential care, protective	U	U	–	–	–	–	–
School, public or private	L-32	L-32	L-32	L-32	L-32	L-32, L-109	–
Telecommunication facility	P	P	P	P	P	P	P
Utility, minor	P	P	P	P	P	P	P
Yacht club	–	–	–	–	–	U	–
Commercial							
Adult business	–	–	L-4	L-4	–	–	–
Ambulance service	–	–	L-112	P	P	–	–
Animal sales and service							
Animal boarding	–	–	–	U	–	–	–
Animal grooming	U	L-118	L-118	P	P	–	-U , <u>L-168</u>
Animal hospital	U	U	U	U	U	–	-U
Animals-Retail sales	–	P	P	P	P	P	P
Artists’ studio	U	P	P	P	P	L-119	L-115, L-120 <u>P</u> , <u>L-169</u>
Bakery, commercial	–	–	L-120 <u>U</u>	U	P	L-119	L-115, L-120 <u>U</u> , <u>L-173</u>
Bank and savings and loan	U	P	P	P	P	P	L-115, L 121a <u>P</u> , <u>L-169</u>
ATM	P	P	P	P	P	P	P
Campground	–	–	–	U	–	U	–

Commercial filming and communications	–	L-122	L-123	L-123	L-123	L-109	<u>P</u> , L-115
Commercial recreation and entertainment							
Within building	L-5	L-5	U	U	U	U	U
Outdoor facility	–	–	U	U	–	U	L-124
Limited	L-6	U	U	U	U	U	U
Drive-through retail or service	–	U	U	U	U	–	– U <u>L-170</u>
Eating and drinking establishment							
Food shop	–	P	P	P	P	P	L-125
Restaurant, full-service	U	P	P	P	P	P	P
Restaurant, self-service	L-7	L-8	L-8	P	P	P	P
Restaurant, take-out	–	P	P	P	P	P	L-115 <u>P</u>
Restaurant with drive-in service	–	–	U	U	U	–	–
Restaurant with full alcoholic service	U	U	U	U	U	U	L-126, L-127
Restaurant with outdoor dining	L-128	L-128	L-128	L-128	L-128	L-128	L-128
Alcoholic beverage establishment	–	U	U	U	U	U	U, L-126
Alcoholic beverage establishment or restaurant with live entertainment	–	U	U	U	U	U	L-129
Food and beverage sales							
Grocery	–	U	U	U	U	U	L-125, L-126
Liquor store	–	U	U	U	U	U	–
Specialty food market	–	P	P	P	P	P	L-125, L-126
Catering service	–	P	P	P	P	–	<u>P</u> , L-130

“EXHIBIT A” to Resolution No. 10079

Funeral and interment services	L-9	–	L-9	L-9	L-9	–	–
Horticulture, limited	–	–	–	–	–	–	–
Laboratory, limited	P	P	P	P	P	L-109	–
Maintenance and repair service	–	–	–	P	P	–	–
Marine facilities and services							
Boat and marine vessel sales and rental		–	U	U	U	P	–
Boat and marine vessel storage		–	–	U	U	L-113	–
Marina	–	–	–	–	–	P	–
Massage therapy services	L-131	L-131	L-131	L-131	L-131	L-131	L-115, L-131 <u>U</u>
Medical services office	P	P	P	P	P	P	L-115, L-132 <u>P,</u> <u>L-169</u>
Office, business and administrative	P	P	P	P	P	P	L-111, L-115, L-132 <u>P,</u> <u>L-174</u>
Personal improvement services	L-117	L-117	L-117	L-117	L-117	L-109, L-117	L-115, <u>P,</u> L-133
Personal services	L-12	P	P	P	P	L-12	<u>P,</u> L-134
Printing and publishing services							
Commercial	–	–	U	P	P	–	<u>U,</u> <u>L-171</u>
Electronic	U	–	P	P	P	–	–
Limited	U	P	P	P	P	P	P
Recycling collection facility							

Reverse vending machine	P	P	P	P	P	P	–
Recycling facility, small	Z	Z	Z	Z	Z	–	–
Recycling facility, large	–	–	U	U	U	–	–
Research and development services	P	–	–	P	P	L-109	–
Retail and wholesale sales							
General merchandise, retail and rental	L-13	P	P	P	P	P	L-135
Home improvement sales and service	–	P	L-136	P	P	–	–
Lumber and building material yard	–	–	–	L-112	L-112	–	–
Nursery	–	L-137	L-137	P	L-137	L-137	–
Mail order or direct selling establishment	–	P	P	P	P	–	–
Pawn shop	–	–	U	U	U	–	–
Retail warehouse	–	–	L-138	U	–	–	–
Secondhand appliance and clothing sales	–	U	U	U	U	L-139	L-139
School, commercial	L-117	L-117	L-117	L-117	L-117	L-109, L-117	L-110 U
Smoke Shop	–	L-165	L-165	L-165	L-165	L-165	L-165
Smoking Lounge	–	L-165	L-165	L-165	L-165	L-165	L-165
Vehicle/equipment sales and service							
Automobile and recreational vehicle repair, major	–	–	–	U	U	–	–
Automobile rental	L-14	L-14	L-14	P	P	L-14	–
Automobile repair, limited	–	–	U	P	P	–	–
Automobile sales	–	U	U	U	U	–	–
Automobile washing	–	–	–	U	U	–	–

Recreational vehicle and mobile home sales	–	–	L-140	U	–	–	–
Service station	–	U	U	U	U	–	–
Vehicle storage	–	–	–	U	–	–	–
Visitor accommodations							
Bed and breakfast inn	U	P	P	–	–	P	U
Hotel	U	–	U	U	U	P	U
Motel	–	–	U	U	U	U	–
Warehousing and storage, limited	–	–	–	U	U	–	–
Industrial							
<u>Food and drug processing</u>	=	=	=	=	=	=	<u>U, L-172</u>
Industrial services							
Boatyard	–	–	–	–	–	L-113	–
Contractor	–	L-141	–	P	P	L-113	–
Equipment sales and rental	–	–	–	U	–	–	–
Manufacturing							
Custom	–	–	–	P	P	L-142	<u>L-115, L-120, L-143 U, L-173</u>
Transportation/distribution							
Commercial/personal transport service	–	–	–	L-112	L-112	L-112, L-113	–
Railroad terminal and switchyard	–	–	–	–	–	U	–
Truck terminal	–	–	–	–	–	L-112, L-113	–
Wharf	–	–	–	–	–	U	–
Wholesaling and storage							
Interior operation	–	–	–	U	U	P	–
With exterior storage	–	–	–	L-112	L-112	L-112, L-113	–

Accessory Uses							
Accessory uses	P	P	P	P	P	P	P
Accessory structures							
Caretaker's quarters	U	U	U	U	U	U	U
Nonresidential accessory structure	P	P	P	P	P	P	T, L-144
Temporary Uses							
Animal show	–	T	T	T	T	T	T
Christmas tree sales	T	T	T	T	T	T	T
Commercial entertainment	–	T	T	T	T	T	T
Commercial filming, limited	T	T	T	T	T	T	T
Farmers' market	–	T	T	T	T	T	T
Holiday boutique	–	P	P	P	P	P	T
Personal property sales	P	P	P	P	P	T	T
Real property sales	P	P	P	P	P	P	P
Religious assembly	–	T	T	T	T	T	T
Retail sales, outdoor	–	T	T	T	T	T	T
Rummage sales	T	T	T	T	T	T	T
Storage, outdoor	–	–	T	T	T	T	–
Trade fair	T	T	T	T	T	T	T

CO, CN, CC, CS, CSD, CW AND CP DISTRICTS – ADDITIONAL USE REGULATIONS

L-2	Publicly owned facilities permitted. Privately owned noncommercial facilities, including swim clubs or tennis clubs, shall be subject to a use permit.
L-3	Permitted subject to the provisions of Chapter 18.84 PMC, Article XVIII, except within overlay districts unless otherwise specified.
L-4	Subject to a use permit, the exterior walls of an adult business must be a minimum of 650 feet from the boundaries of a site occupied by a public or private school, general day care or park and recreation facility use classification, and a minimum of 1,000 feet from the exterior walls of another adult business.
L-5	Limited to tennis/racquetball courts of health/fitness clubs/gyms.

L-6	Limited to live performing arts theaters, subject to a use permit.
L-7	Limited to establishments occupying no more than 1,500 square feet of gross floor area and located within a multi-tenant building, subject to a use permit.
L-8	Use permit required except that establishments occupying tenant space within a multi-tenant building are permitted.
L-9	Limited to mortuaries, subject to a use permit.
L-12	Self-service laundries not permitted.
L-13	Limited to prescription pharmacies, subject to a use permit.
L-14	Use permit required for on-site parking of more than five vehicles for rent, and no on-site maintenance facilities are permitted.
L-27	Use permit required for establishments occupying more than 10,000 square feet of gross floor area or more than 50 percent of the floor area in a shopping center, whichever is less. Use permit required for on-site maintenance or outdoor storage of vehicles.
L-32	Use permit for private institutions; public schools permitted.
L-108	Permitted above or adjacent to ground floor office, restaurant or retail use on the same site, subject to design review. Projects with multifamily residential units above or adjacent to office, restaurant or retail uses on the same site are permitted an increase of up to 0.25 FAR over that allowed in the applicable base district; provided, that the residential floor area comprises no less than 25 percent and no more than 75 percent of the total square footage of building developed on site.
L-109	Permitted above ground floor level only.
L-110	Not permitted in the CP-1 area.* <u>within ground floor tenant spaces adjacent to Railroad Avenue.</u> Conditional use permit required for establishments within a facility capable of accommodating occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise, permitted in the CP-2 area.*
L-111	Bail bonds not permitted. Chamber of Commerce and government offices permitted on the ground floor. Real estate offices permitted in the CP-1 area*; provided, that no two real estate offices in the CP-1 area* are within 500 linear feet of each other.

L-112	Permitted; provided, that: (1) vehicles with gross vehicle weight in excess of 15,000 pounds, equipment, supplies or merchandise are stored indoors, or, if stored outdoors, are not visible from public right(s)-of-way by means of screening by a building or an eight-foot-tall masonry wall constructed prior to the establishment of the use, and (2) the city engineer has determined that deliveries to and from the site can be made safely and without disruption of circulation patterns or modification to the existing streets that provide access to the site. Use permit required for any use that does not meet all of these provisions.
L-113	Permitted only on sites located east of Harbor Street. Prohibited elsewhere.
L-114	Permitted when owned and operated by a public agency. All other public parking facilities require a conditional use permit.
L-115	Not P permitted in the CP-2 area within above-ground floor tenant spaces adjacent to Railroad Avenue.
L-116	Limited to ferry terminals, subject to a use permit.
L-117	Use permit required for establishments within a facility capable of accommodating an occupancy of 50 or more seated persons, as determined by Uniform Building Code standards. Otherwise permitted.
L-118	Use permit required for an establishment located in a multi-tenant building.
L-119	Permitted on the ground floor only if the entire storefront, to a minimum depth of 20 feet, is used for retail sales. For a bakery, the first 20 or more feet shall be used primarily for retail sales (i.e., as a counter area, display area, a seating area or general retail sales and display area). For an artist's or similar production studio, the first 20 or more feet shall be used primarily for retail sales and display of merchandise. Permitted, without limitation, above the ground floor.
L-120	Permitted in the CP-1 area* only if the entire storefront, to a minimum depth of 20 feet from the primary street (as determined by the city planner), is used for retail sales. The city planner may grant exceptions when the building is not conducive to the 20-foot requirement; provided, that a substantial amount of retail space, visible from the sidewalk, is provided. Where the preceding cannot be met, L-115 applies.
L-121a	Permitted in the CP-2 area.* Conditional use permit required in the CP-1 area.* In approving the use permit, the planning commission must find that the location of the proposed bank does not impede or discourage the flow of pedestrian traffic.
L-122	Digital imaging, media transfer, editing and similar post-production services permitted. Establishments offering other services require a use permit.
L-123	Indoor filming studios permitted. Use permit required for activities conducted outside of a building, including outdoor filming and outdoor storage.

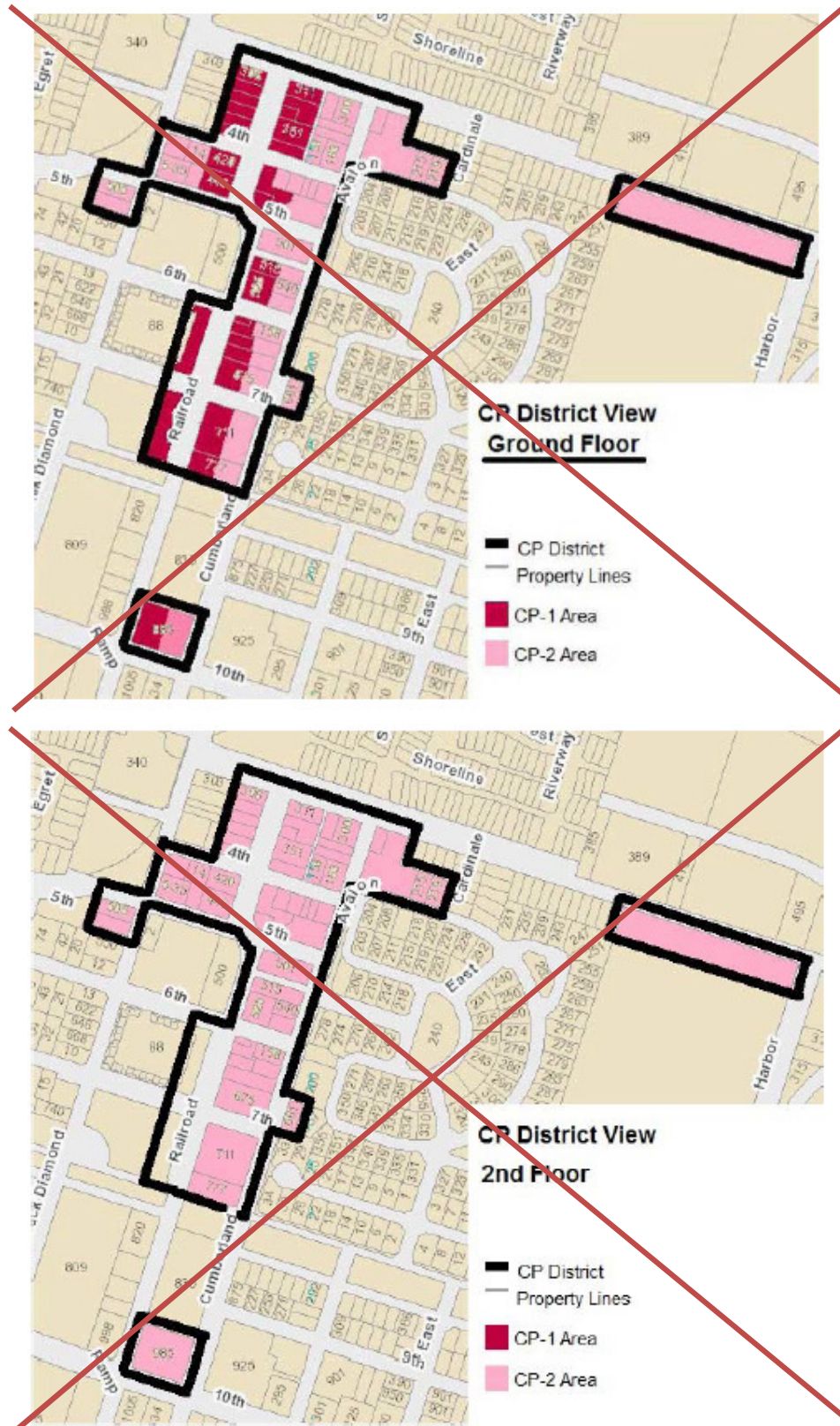
L-124	Use permit or temporary activity permit required. The city planner shall determine which permit is appropriate depending on the specifics of the use.
L-125	Conditional use permit required for establishments occupying more than 2,500 square feet, or for establishments that sell any alcoholic beverages.
L-126	The provision of alcoholic beverages requires a conditional use permit for any restaurant if it will create “undue concentration” as defined in the Alcoholic Beverage Control (ABC) Act under Section 23958.4
L-127	Permitted for full-service restaurants with an active Alcoholic Beverage Control License. The restaurant must be operated and maintained as a bona fide eating place, which requires the actual and substantial sales of meals during the normal hours that they are open, at least five days a week. Actual and substantial food and meal sales must occur on site until at least two hours before closing. Conditional use permit required for self-service restaurants with full alcoholic service.
L-128	An outdoor dining permit is required for all outdoor dining activities.
L-129	Permitted for live or recorded music in full-service and self-service restaurants between the hours of 10:00 a.m. and 10:00 p.m.; provided, that the noise generated is not audible beyond the property line or lease space for the use. When the provisions above are not met, a conditional use permit or temporary activity permit is required.
L-130	Permitted in the CP-1 area* when <u>Must be</u> ancillary to a restaurant use on site, and provided no more than two (2) vehicles “automobiles,” as defined within this code, are may be used to provide the catering service. The two vehicles shall only be noncommercial vehicles. “Noncommercial vehicles” do not include any vehicle larger than a minivan, sports utility vehicle or multipurpose vehicle. If catering is not ancillary to an existing restaurant use on site, L-109 applies and a maximum of two vehicles (may only be noncommercial vehicles) shall be used to provide the catering service. Otherwise, conditional use permit required.
L-131	Permitted only when the person has applied for and obtained a permit pursuant to the requirements of Chapter 5.64 PMC.
L-132	Permitted in the CP-1 area* when ground floor building exterior and the structure itself are not conducive to retail sales or eating and drinking establishments.
L-133	Conditional use permit required for ground floor tenant spaces adjacent to Railroad Avenue. Permitted in CP-2 area.* Driving school classrooms and drivers’ training permitted in the CP-2 area*; <u>provided, that are limited to</u> no more than two training vehicles are used by the business, and <u>those</u> vehicles are <u>must be</u> stored off-street.

L-134	Permitted in CP-2 area.* Conditional use permit required for ground floor tenant spaces adjacent to Railroad Avenue. Self-service laundry not permitted within ground floor tenant spaces adjacent to Railroad Avenue, in the CP-2 area* and only permitted with a conditional use permit in other areas when ancillary to an eating or drinking establishment or indoor commercial entertainment. Self-service laundry prohibited in CP-1 area.*
L-135	Major appliances, hospital and medical supplies and equipment, and automotive parts are not permitted. Furniture sales require a conditional use permit.
L-136	Permitted on sites designated regional commercial in the general plan. Elsewhere, use permit required for establishments occupying more than 75,000 square feet of indoor and outdoor retail space; establishments occupying less than 75,000 square feet of indoor and outdoor retail space are permitted.
L-137	Limited to establishments operating inside of a building.
L-138	Permitted only on sites with a general plan land use designation of regional commercial.
L-139	Limited to clothing consignment stores.
L-140	Limited to sales of recreational vehicles on properties with a general plan land use designation of regional commercial, and subject to a use permit.
L-141	Limited to janitorial and building maintenance services.
L-142	Permitted on sites located east of Harbor Street. Ceramic studio, candle-making and custom jewelry manufacturers are permitted on sites located west of Harbor Street; provided, that the use is located above the ground floor or, if located on the ground floor, that the entire storefront, to a minimum depth of 20 feet, is used for retail sales and display of merchandise.
L-143	Limited to ceramic studio, candle-making, and custom jewelry manufacture.
L-144	Parking structures permitted with design review approval.
L-165	Use permit required. Must be located at least 1,000 feet away from the property line of a school and front door of an existing smoke shop or smoking lounge. Appropriate air filtration systems shall be required for lounges if there are potential impacts to adjacent land uses.
L-166	Conditional use permit required. in the CP-1 area.* In approving the use permit, the planning commission must make an additional finding that the use will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

<u>L-167</u>	<u>Conditional use permit required for establishments occupying more than 10,000 square feet of gross floor area and/or for on-site maintenance or outdoor storage of vehicles.</u>
<u>L-168</u>	<u>Permitted. Limited to tenant spaces less than 1,000 square feet.</u>
<u>L-169</u>	<u>Conditional use permit required for ground floor tenant spaces adjacent to Railroad Avenue.</u>
<u>L-170</u>	<u>Limited to parcels maintaining a private surface parking lot. Drive-through entry or exit onto or off of Railroad Avenue is prohibited. Fast food uses prohibited.</u>
<u>L-171</u>	<u>Prohibited within ground floor tenant spaces adjacent to Railroad Avenue.</u>
<u>L-172</u>	<u>Limited to breweries, bottlers, wineries, and candy and/or dairy product manufacturing. Onsite tasting and/or retailing of products required.</u>
<u>L-173</u>	<u>Onsite retailing of products produced by the business required.</u>
<u>L-174</u>	<u>Conditional use permit required for ground floor tenant spaces adjacent to Railroad Avenue. Bail bonds prohibited.</u>

* See CP-1 and CP-2 area maps. The CP-1 and CP-2 area boundaries within the CP district are delineated in PMC 18.52.015.

~~18.52.015 CP-1 and CP-2 areas within the CP district.~~



Attachment 3: CP District Map

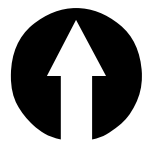


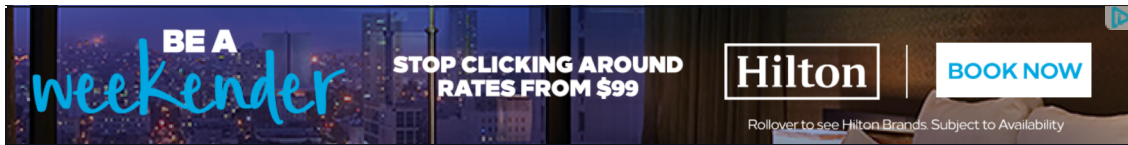
Legend

Zoning Classification



CP





Retail chains filing for bankruptcy protection in 2017

The Associated Press Published 3:14 p.m. ET Sept. 19, 2017



(Photo: Larry W Smith, EPA-EFE)

Toys R Us has filed for Chapter 11 bankruptcy protection, joining a growing list of companies struggling to navigate a retail landscape altered by technology and changing consumer tastes.

There is even a new term that has emerged which points to the dire state of the industry: Chapter 22. Those are companies that have been forced to seek bankruptcy protection for a second time.

Overall, 35 retailers have filed for bankruptcy so far this year, according to S&P Global Market Intelligence.

Following are some of the retailers that have sought bankruptcy protection just this year:

1. The Limited
2. Wet Seal*
3. Eastern Outfitters
4. BCBG Max Azria
5. Vanity
6. Hhgregg
7. RadioShack*
8. Gordmans
9. Gander Mountain
10. Payless ShoeSource*
11. Rue21*
12. Gymboree
13. Cornerstone Apparel, owner of Papaya Clothing
14. True Religion Apparel
15. Alfred Angelo
16. Perfumania
17. Vitamin World
18. Aerosoles
19. Toys R Us

* — Second bankruptcy protection filing by Wet Seal and RadioShack. Payless ShoeSource emerged from bankruptcy protection in August, while Rue21 received court approval to emerge from bankruptcy last week.

More: [Toys R Us outlines survival strategy after bankruptcy: stores to get overhaul \(/story/money/2017/09/19/toys-r-us-bankruptcy-store-closures/680135001/\)](https://www.bbc.com/news/business-41813500)

More: [Toys R Us' bankruptcy filing was long in the making \(/story/money/nation-now/2017/09/11/toys-r-us-once-ahead-retail-game-now-playing-catch-up/655734001/\)](https://www.bbc.com/news/business-41813500)



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: November 14, 2017
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Recommendation on Zoning Text Amendments to Pittsburg Municipal Code Title 18 Related to the CP District, AP-17-1277 (RZ)

This is a public hearing on a City-initiated proposal to consider amendments to Title 18, "Zoning," of the Pittsburg Municipal Code (PMC) to consolidate the CP-1 and CP-2 sub-districts in order to provide more flexibility related to the allowable uses within the CP (Pedestrian Commercial) District. In addition, the proposal includes amendments to the specific findings necessary for approval of a use permit in the CP District, changes to land use classification definitions, as well as other minor changes intended to ensure consistency throughout Title 18.

PROJECT PLANNER: Jordan Davis, (925) 252-4015, or jdavis@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?

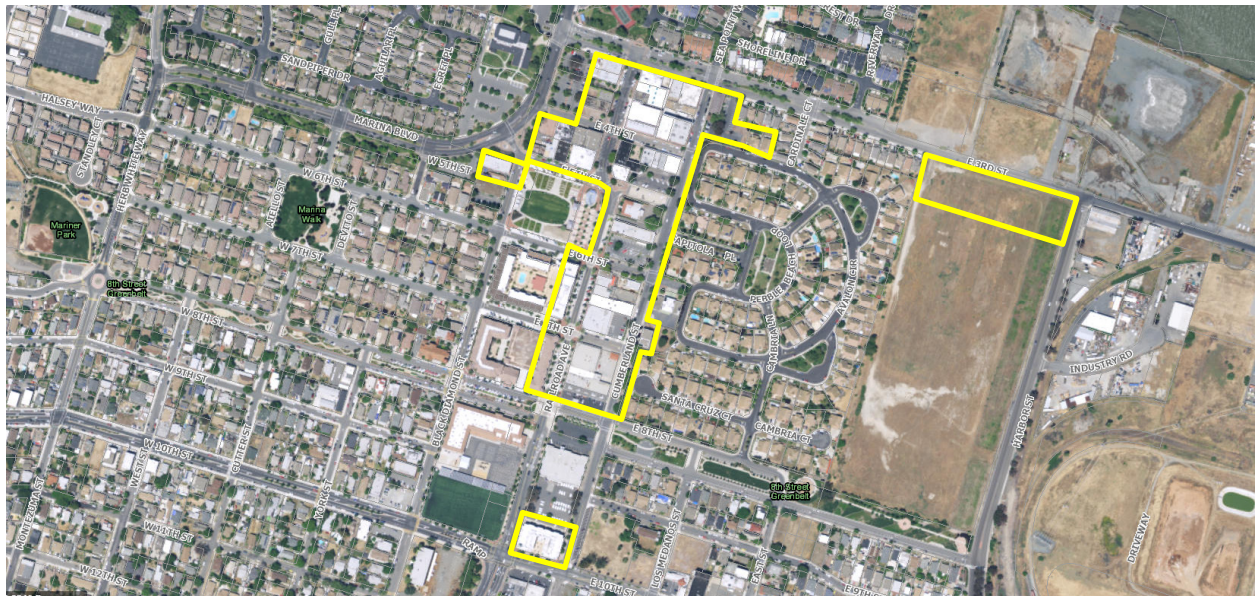
Comments or objections to the project can be made by writing or through oral testimony during the public meeting. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. 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: Recommendation on Zoning Text Amendments to Pittsburg Municipal Code Title 18 Related to the CP District, AP-17-1277 (RZ)

Location: Downtown Pittsburg (see map below)



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR).

ORIGINATED BY: Chris Koenig, 185 Front Street, Suite 207, Danville, CA 94526

SUBJECT: This is a preliminary plan review of a potential proposal to construct a new RV/boat and mini-storage facility on an undeveloped, 12.5-acre site located at 3478 Pittsburg-Antioch Highway in the CS (Service Commercial) Zoning District. APN 074-100-018.

RECOMMENDATION:

Staff recommends that the Planning Commission review the preliminary plan review materials submitted and provide the applicant with any comments or concerns it has regarding a potential RV/boat and ministorage facility at 3478 Pittsburg-Antioch Highway.

BACKGROUND:

The preliminary plan review process provides applicants with an opportunity to receive general comments on a potential project prior to investing significant resources on a formal planning application. The applicant is currently in the due-diligence phase of acquiring the property located at 3478 Pittsburg-Antioch Highway. Before the applicant purchases the site, he would like to know if the Planning Commission has any major concerns about a potential proposal to construct an RV/boat and mini-storage facility on the site.

PROJECT DESCRIPTION:

Existing Conditions: The site in question is a 12.5-acre undeveloped parcel located at Pittsburg's eastern city limits along the Pittsburg-Antioch Highway. According to the East Contra Costa County Habitat Conservation Plan, the site may contain an approximately 0.28-acre wetland near the northeast corner of the site. The site, including other properties along Pittsburg-Antioch Highway between Loveridge Road and Arcy Lane, do not have access to city water, sewer, or stormwater facilities. The site currently drains into the Los Medanos Wasteway [sic] – a natural creek and riparian corridor that runs in the north-south direction along the site's eastern border. The Pittsburg-Antioch Highway is designated a major arterial under the City's General Plan, but it does not currently meet the standard for this roadway type. The City's Engineering Division has informed the applicant that, as a part of any development approval, Pittsburg-Antioch Highway would need to be widened to accommodate a 12-foot-wide left-turn lane with appropriate acceleration and deceleration lanes.

Planning Commission Staff Report

See Attachments 1 through 3 for a project location map, a map of surrounding uses, and street level photos of the project site and surroundings.

Potential Project: The applicant would like to acquire the site and construct a new RV/boat and mini-storage facility. The facility would consist of a two-story office building; 307 carports for long-term RV/boat parking; and 582 shipping containers utilized for mini-storage.

The office building would be located near the center of the site, along the northern perimeter. It would provide a manager's office, private meeting room, personal mailbox service, free wi-fi, and public charging stations for up to four electric vehicles. The applicant intends to use traditional wood-framed construction for the office building.

The RV/boat parking area would be located on the western half of the site. The parking spaces would be arranged diagonally in various configurations ranging from 12' by 24' to 12' by 37'. The spaces would be covered with carports and integrated photovoltaic panels. The applicant estimates the panels could generate up to two megawatts of solar energy per year for Marin Clean Energy's Feed-in Tariff Program. According to the applicant, this would be enough to power 600 homes annually.

The mini-storage containers would be painted a uniform color and assembled in rows on the eastern half of the site. Container sizes would range from 8' by 10' to 8' by 20'. The RV/boat parking and mini-storage areas would be served by 35-foot-wide and 28-foot-wide drive aisles, respectively. The site would be screened from view by constructing a 14-foot-tall, steel fence along the perimeter with landscaping at the base. The applicant would utilize a well for potable water and a septic tank for sewer waste.

See Attachments 4 through 6 for a conceptual site plan, project description, and images of a similar project developed by the applicant in Oakley. It should be noted that, if ultimately approved, this site would be the first in Pittsburg to utilize shipping containers for mini-storage. The City is beginning to see increased interest in using containers for the same purpose.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The site is located in the 'Loveridge Subarea' of the General Plan and has a land use designation of 'Service Commercial'. This land use designation is intended to provide opportunities for retail and service businesses on transitional sites between commercial and industrial areas, including business not allowed in other commercial districts because they have industrial characteristics; require heavy vehicle or truck traffic; or have other potentially adverse impacts. Some of the land uses envisioned by the General Plan for the Loveridge Subarea include automobile sales and services, nurseries, equipment rentals, contractor yards, wholesaling, warehousing, and storage.

Planning Commission Staff Report

Zoning: The site is zoned 'CS (Service Commercial) District'. The potential use falls under the classifications of 'Vehicle Storage' and 'Warehousing and Storage, Limited' as defined by Pittsburg Municipal Code (PMC) sections 18.08.080(28)(h) and 18.08.080(30). A use permit is required for Vehicle Storage and Warehousing and Storage, Limited in the CS District (PMC section 18.54.010). Additional

Attachments 7 through 9 of this report identify General Plan goals and policies, property development regulations, and Development Review Design Guidelines staff would use to evaluate the proposed project if the applicant were to submit a formal planning application. The Commission may use these attachments as a basis for its comments on the preliminary plan review.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Review the preliminary plan review materials submitted and provide the applicant with any comments or concerns it has regarding a potential RV/boat and ministorage facility at 3478 Pittsburg-Antioch Highway.

ATTACHMENTS:

1. Project Location Map
2. Map of Surrounding Uses
3. Site Photos
4. Site Plan
5. Project Description
6. Images of a Similar Project in Oakley
7. Applicable General Plan Policies
8. Applicable Development Regulations
9. Applicable Development Review Design Guidelines

Prepared by: Hector J. Rojas, AICP, Senior Planner

Attachment 1 - Location Map

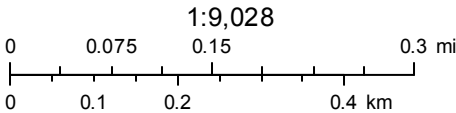


November 6, 2017

Search Results: Parcel

Project Site

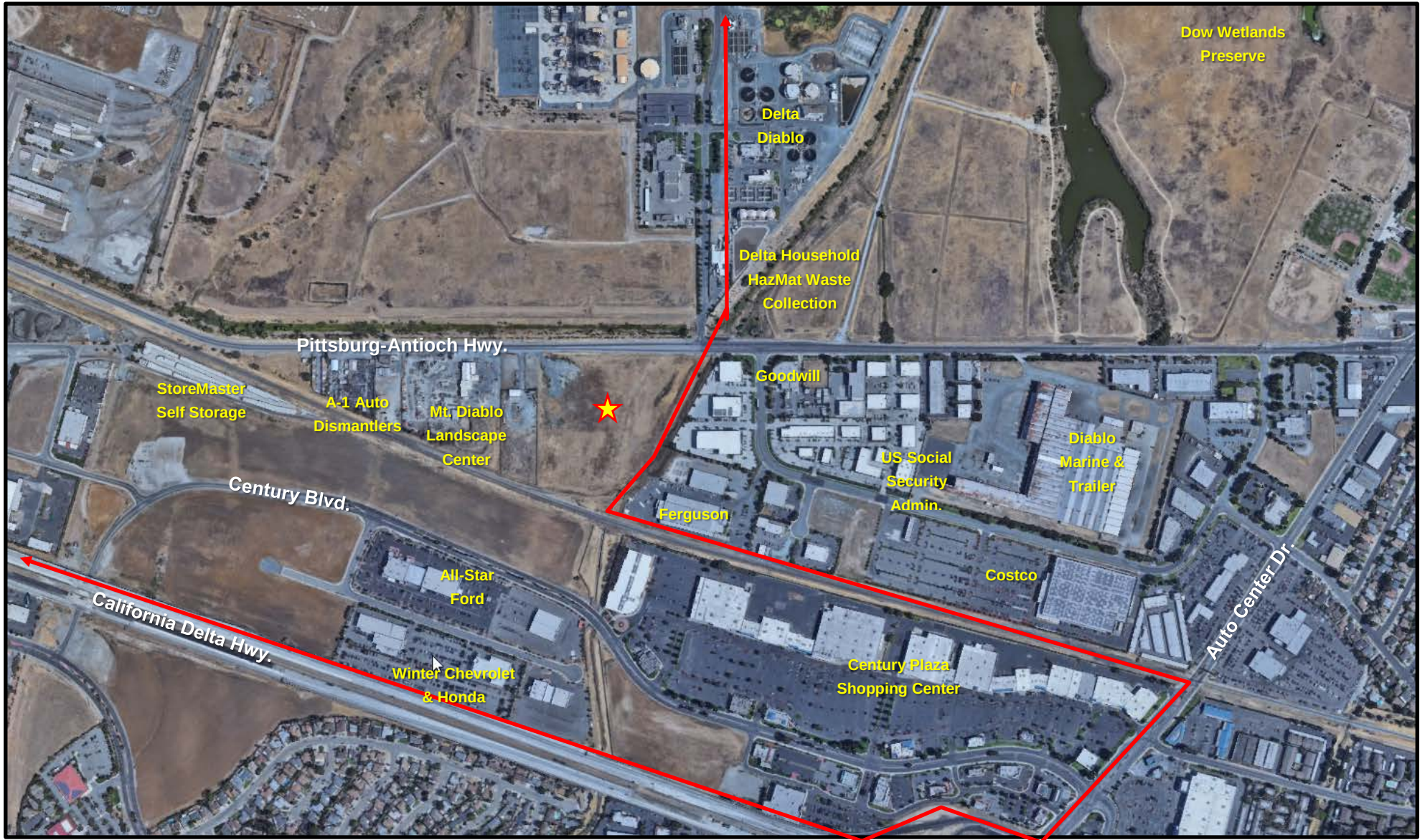
-  Zoning
-  Parcel
-  City Limits



Attachment 2
Map of Surrounding Uses

Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR)

★ Project Site ↔ City Limit



Attachment 3
Site Photos
Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR)



Above: View of site looking southwest from Pittsburg-Antioch Highway.

Below: Pittsburg-Antioch Highway with site to the left (south) and vacant land to the right (north)



Attachment 3
Site Photos
Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR)



Above: View of vacant land immediately north of site.

Below: View of Mt. Diablo Landscape Center further west of the site.



Attachment 3
Site Photos
Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR)



Above: View of A-1 Auto Dismantlers and Economy Boat further west of the site.

Below: View of Casa Medanos Apts. (16 units) further west of the site.



Attachment 5

PROJECT DESCRIPTION

**Solar RV/Boat Storage and Solar Self-Storage
Pittsburg-Antioch Highway and Arcy Lane, Pittsburg, CA
8/30/2017**

General Description:

The proposed Project is to be: (1) a newly constructed 1 story self-storage facility, with a 2 story office, utilizing prefabricated, modular storage units; and (2) a newly constructed, state-of-the-art solar RV and boat storage facility serving the lakes, camping and outdoor recreation sites in and around Contra Costa County. Both are intended to serve the local residents and business' storage needs. The prefabricated, modular unit design was chosen due to the high quality appearance and flexibility with layouts, unit sizes and cost efficiency. We believe the local demand from both the residential and the business community is strong and should continue to grow with continued development of housing supply in Pittsburg, Contra Costa County and the surrounding area. In particular, the increasing densities of new residential and commercial developments will expand the community's reliance on storage facilities. Not only will this use provide a service in high demand, the City will benefit from developing and beautifying a piece of land that has limited commercial uses and also job creation from the RV/Boat and self-storage uses. These benefits to the community come with very low traffic generation, low environmental impacts, low impacts to the adjacent uses, and an equally low demand on public services.

Site Plan Summary:

The development is planned on the flat, 12.5 acre property that is currently vacant land with the solar RV/Boat business taking roughly half of the site and the solar self-storage taking the balance; roughly 6 acres for each. The subject property has Zoning CS, which requires a Conditional Use Permit approval by the Pittsburg Planning Commission for the RV/Boat and Self-Storage use.

We believe the self-storage use will provide a much needed service to the businesses in Pittsburg by allowing them to expand in-place (at their place of business) by storing items on the subject property that will then free up space currently used for storage or warehousing (on the business' property/office) to make room for new employees. We have seen this in other similar markets where a business will store files and other items in an office space that they can now move these items into a self-storage facility and free up that office space for new staff. Self-storage is also great for businesses that store bulky stock or slow-moving inventory as these items can be stored in less expensive, more flexible self-storage to free up the more expensive retail space.

The self-storage facility will consist of one-story, prefabricated storage units surrounding the site and oriented to look just like a typical self-storage facility with drive aisles and drive-up units. Attached are examples of our proposed modular storage product and before/after renderings.

The office will be located just off the entry on Pittsburg-Antioch Highway and will be shared space with the RV/Boat facility. The onsite management would be performed by one manager 5 days a week to serve both the RV/Boat and self-storage. The office will be open during regular business hours. We are not proposing there to be an apartment/living space on-site; further the property has a deed-restriction from Dow Chemical restricting anyone living on-site.

The Project is proposing to screen the self-storage units and RV/Boat tenants with use of landscaping (including trellis and vine features) and 14' tall, stone-accented steel fencing. See attached example. We are also open to Staff's recommendations on efficient ways to screen the Project from Pittsburg-Antioch Highway. Section 18.52.115 of the Pittsburg Municipal Code requires a minimum site landscaping of 7% (roughly 38,000 square feet / 0.87 acres) and the proposed Project is seeking to exceed this minimum by roughly 20% with over 1 acre of landscaping.

The interior vehicular circulation is designed to meet the Fire Department turning radius requirements, with 26 to 35 foot wide drive aisles, as well as the occasional moving truck and large RVs. The office building at the facility entry is positioned to be able to view onsite activities as well as tenants entering and exiting the gated entry. Access to the site would be computer controlled via gate keypads for both entering and exiting.

The total approximate square footage of self-storage space is 93,134 sf –representing roughly 582 prefabricated units at 160sf per unit. Rental unit sizes range from 8'x10' to 8'x20' with an average unit size of approximately 100sf. All self-storage units will have drive-up access. The FAR for the self-storage is 0.36. The total approximate square footage of solar covered space is 128,649 square feet providing approximately 307 parking stalls for customers. Rental parking stalls range from 12'x19' to 12'x40'. Setbacks, parking, building heights, and other zoning parameters are all intended to be in compliance with City standards.

Local Business and Community Amenities:

Private Meeting Room Space - The Project will utilize office and conference room space in the office, built out as a nice and clean, meeting room for customers and for people charging their EV cars in front (see attached examples). We have seen high demand for tenants that operate local businesses, store goods and equipment onsite and likely work 'remotely' or out of a home office that need an occasional meeting space for customers and colleagues.

Personal Mailbox Service - The Project will offer personal and business mailbox services to tenants of the Project and the community (similar to what one would find at a UPS Store). This will provide among other things: (a) a street address, not a PO Box number; (b) package acceptance by the Project's onsite manager; (c) mail holding and forwarding; (d) allow start-up and small businesses flexibility to expand without long-term commitments for office space.

Free Wi-Fi – The Project will offer free Wi-Fi access to tenants for use onsite and in the meeting/office space.

Free, Public EV Charging Stations – The Project will offer 2-4 free, public EV charging stations for the local community to take advantage of as needed. While charging, our office has WI-FI, TVs, office/conference space available for use by the public.

Solar:

The Project will be a state-of-the-art solar generation facility providing renewable power to the residents and business in Pittsburg as well as offsetting the Project's energy use. We anticipate the Project will provide enough renewable energy to power up 600 homes in Pittsburg annually (approximately 2 megawatts per year) with greenhouse gas reductions equivalent to taking 115 cars off the road each year. To accomplish this goal, the Project will provide the solar energy to Marin Clean Energy (MCE) as part of MCE's Feed-in-Tariff program. MCE purchases the solar energy from the Project at a discounted rate and sells this renewable, solar energy directly to the residents and businesses in Pittsburg under MCE's Local Sol energy option. More information on MCE can be found here:

<https://www.mcleanenergy.org/your-energy-choices/>



The Project's solar initiative is expected to be an iconic development in the City of Pittsburg and set a trend for other developments to look at solar as a viable option with various applications.

The solar panels are installed on the roof of the prefabricated self-storage units and are the actual shade structure for the solar covered RV/Boat. Examples area attached.

Construction:

The manager's office will be traditional wood framed with a stucco exterior. The Project will have asphalt paving for both the self-storage and RV/Boat uses. The prefabricated, modular storage units will range in size from 8'x10' to 8'x20', 8' 6" in height, and shall have the exteriors painted in a uniform color. These units shall be modified, with paint, from brand-new shipping containers. The units will also be installed with vents on the exterior to provide air circulation and minimize condensation inside the units. There will be no lighting or electrical installed inside any units. Examples of existing facilities with this product type are attached.

This specific product is being utilized to provide a standardized unit mix to cater to both the residential consumer as well as the local business and light industrial consumer. To provide seismic stability, the prefabricated units will be joined together with bolts to essentially create large mass buildings that will not move. See Brendan McKenna & Associates report dated May 30, 2016, attached to application.

Based on conversations with the City, there is no potable water or sewer service reasonably close to the Project. Given the use, the project would only require water service for the office bathroom, landscaping and fire hydrants. This could be accomplished with a well and reclaimed water, which appears to be located in the street adjacent to the Project. The Project will utilize a septic tank for sewer waste, from one bathroom in the office.

The project is designed to comply with all C3 storm water requirements. Ideally the project will connect to the City's existing storm drain but will be designed to treat and retain on-site.

Project Maintenance:

The Project will be professionally managed by the Applicant with specialized experience managing their respective uses (self-storage and RV/Boat). Among other things, there will be on-site managers during business hours plus maintenance staff to ensure the property is well-kept, clean, secure and in good operating condition. Best practices for maintaining the prefabricated units and solar carports shall be utilized and will include routine cleaning of the roofs, sweeping of the drive aisles and seasonal preventive measures.

Security:

The Project have a security gate at the Project's entry, security cameras and motion-sensor flood lights.

Location:



Site Plan

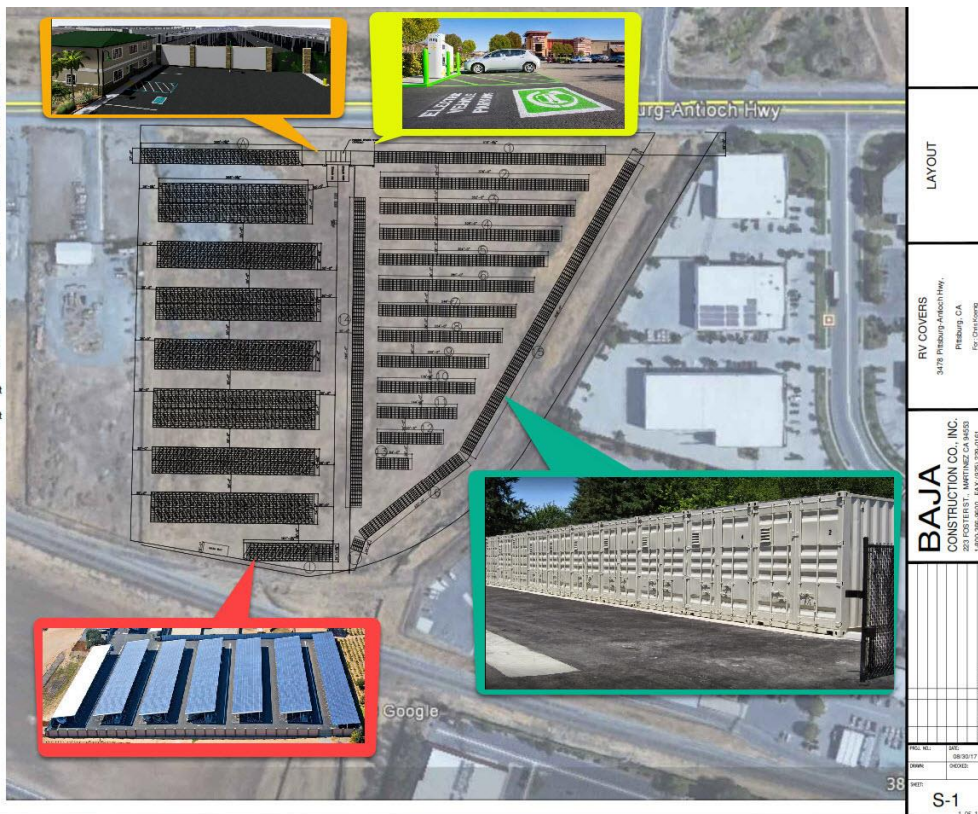
BLDG_A.	BLDG_1.
(20) - 12 x 24	AREA=A+8,334sqft
AREA=A+7,847sqft	BLDG_2.
BLDG_B.	BLDG_3.
(38) - 12 x 27	AREA=A+7,520sqft
(1) - 12 x 27	BLDG_4.
(1) - 12 x 27	BLDG_5.
AREA=A+18,803sqft	AREA=A+6,560sqft
BLDG_C.	BLDG_6.
(40) - 12 x 24	AREA=A+6,680sqft
AREA=A+13,748sqft	BLDG_7.
BLDG_D.	BLDG_8.
(38) - 12 x 27	AREA=A+5,605sqft
(1) - 12 x 26	BLDG_9.
(1) - 12 x 23	AREA=A+4,960sqft
AREA=A+16,806sqft	BLDG_10.
BLDG_E.	BLDG_11.
(40) - 12 x 28	AREA=A+4,480sqft
AREA=A+15,559sqft	BLDG_12.
BLDG_F.	BLDG_13.
(38) - 12 x 37	AREA=A+3,520sqft
(1) - 12 x 37	BLDG_14.
(1) - 12 x 24	AREA=A+2,880sqft
(1) - 12 x 22	BLDG_15.
AREA=A+20,467sqft	AREA=A+2,400sqft
BLDG_G.	BLDG_16.
(40) - 12 x 24	AREA=A+1,280sqft
AREA=A+13,948sqft	BLDG_17.
BLDG_H.	BLDG_18.
(40) - 12 x 28	AREA=A+11,200sqft
AREA=A+16,031sqft	BLDG_19.
BLDG_I.	BLDG_20.
(8) - 12 x 30	AREA=A+12,160sqft
(1) - 12 x 32	BLDG_21.
AREA=A+5,140sqft	AREA=A+6,400sqft
	BLDG_22.
	AREA=A+4,800sqft

Total Spaces	
1	1
2	3
3	6
4	10
5	15
6	21
7	28
8	36
9	45
10	55
11	66
12	78
13	91
14	105
15	120
16	136
17	153
18	171
19	190
20	210
21	231
22	253
23	276
24	300
25	325
26	351
27	378
28	406
29	435
30	465
31	496
32	528
33	561
34	595
35	630
36	666
37	703
38	741
39	780
40	820
41	861
42	903
43	946
44	990
45	1035
46	1081
47	1128
48	1176
49	1225
50	1275
51	1326
52	1378
53	1431
54	1485
55	1540
56	1596
57	1653
58	1711
59	1770
60	1830
61	1891
62	1953
63	2016
64	2080
65	2145
66	2211
67	2278
68	2346
69	2415
70	2485
71	2556
72	2628
73	2701
74	2775
75	2850
76	2926
77	3003
78	3081
79	3160
80	3240
81	3321
82	3403
83	3486
84	3570
85	3655
86	3741
87	3828
88	3916
89	4005
90	4095
91	4186
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93	4371
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95	4560
96	4656
97	4753
98	4851
99	4950
100	5050

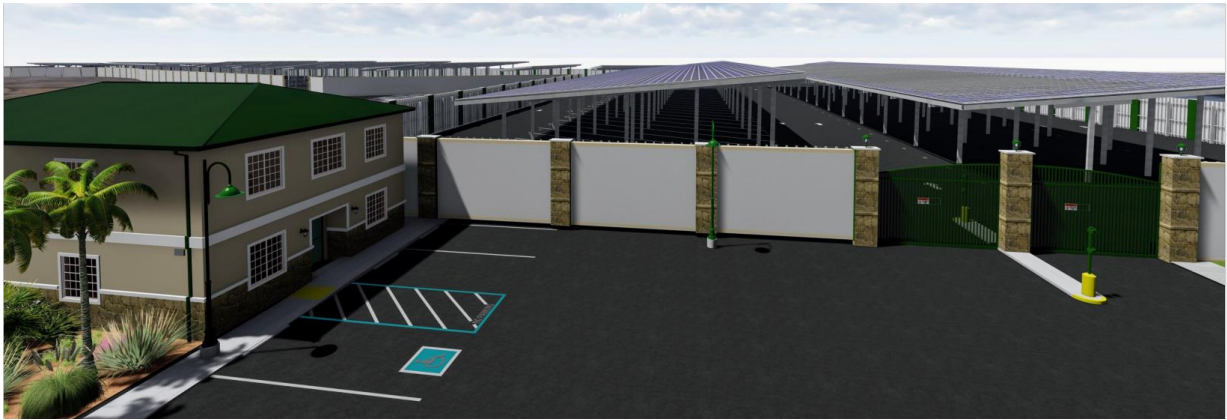
±128,649sf. - Total
307 RV COVER

Total Spaces

±93,134sf. - Total
MINI STORAGE



Example of Office, Project entry and fencing/screening



Below are images from a sister facility, located in Oakley, California, which is a model for the Project. The sister facility won the **Mini-storage Messenger 2013 Facility of the Year** (Specialty Storage) and is owned/managed by the Applicant.

Typical Gate Entry and Keypad



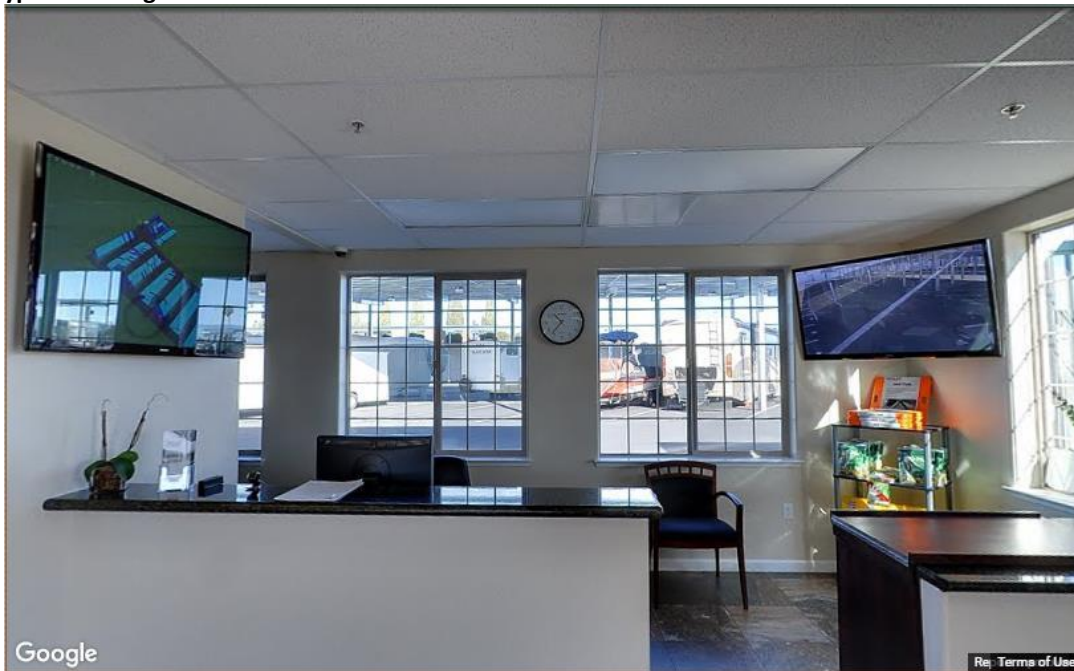
Typical Dump Station for customers



Typical office entry and waiting room



Typical Leasing Office



Typical Conference Room



Typical Customer Restrooms with Shower





Typical RV/Boat Drive Aisle



Photos of Similar Designed Self-Storage Facilities:
Containers used as warehouse space for businesses



Typical Drive Aisles





Examples of Shipping Containers in other modern, commercial applications:

(The Yard at Mission Rock, San Francisco/AT&T Park)





Red Bay Coffee, Oakland

(BoxPark, London)



Attachment 6
Images of Similar Project in Oakley
Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR)



Above: Aerial view of Oakley Executive RV and Boat Storage at 5220 Neroly Rd., Oakley
Below: View of above facility from entrance at Neroly Rd., Oakley



Attachment 7
Applicable General Plan Goals and Policies
Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR)

Land Use Element:

Loveridge Subarea
2-G-14 Support the development and expansion of regionally-oriented commercial activities within this area.
2-G-15 Maintain industrial activities in appropriate, designated areas.
Citywide
2-G-6 Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.
2-P-7 During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.
2-P-13 Ensure that buffers—including landscaping, berms, parking areas, and storage facilities—are used to separate potentially incompatible activities.

Growth Management Element:

3-G-4 Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Same as Land Use Goal 2-G-6)
3-G-5 Ensure that new residential, commercial and industrial growth within the Voter-Approved Urban Limit Line pays its share of the costs for the construction of facilities needed to serve that growth.
3-P-1 Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.
3-P-2 Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.
3-G-8 Achieve traffic levels of service for roadway intersections that are based on the roadways' classification and location shown in Figure 7-2. (Transportation Goal 7-G-1)
3-G-9 Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.
3-P-5 As part of development review, require preparation of a traffic impact study for all development projects expected to generate more than 100 net new peak hour vehicle trips. Ensure that traffic impact studies are prepared by professional transportation consultants selected and hired by the City, but require that project proponents pay all fees associated with development of such studies.
3-P-12 Adopt and update development mitigation programs that collect fees to mitigate transportation impacts to both local and regional transportation facilities.
3-P-17 As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)

Economic Development Element:

6-G-2 Establish economic development priorities and undertake targeted investments to facilitate expansion, retention and attraction of businesses that meet the City's economic development objectives.
6-P-9 Establish Economic Opportunity Areas in Pittsburgh, as indicated in Table 6-3 and Figure 6-2. Development in these areas must reflect both current and future trends, maximize revenue-generating opportunities for the City, and provide for economic diversity. <i>Staff's Note: The project site is located in Economic Opportunity Area No. 5 – East State Route 4 Commercial. The suggested land use program for this area is regional commercial retail (big box retail), hotel development, and business commercial (i.e. research and development) uses.</i>
6-P-11 Develop a retail and consumer services strategy to attract regional- and local-serving non-basic industries, ensure appropriate location, and maximize growth opportunities. Incorporate initiatives to retain and expand existing retail and consumer services businesses.
6-P-12 Develop a research and development and office attraction strategy to promote economic diversification, ensure appropriate location, and maximize growth opportunities. Incorporate initiatives to retain and expand existing R&D and office businesses.

Transportation Element:

7-G-1 Achieve service level standards for roadway intersections that are based on the roadway's classification and location shown in Figure 7-2. <i>Staff's Note: Pittsburg-Antioch Highway is designated as existing Major Arterial Roadway.</i>
7-G-3 Coordinate circulation system plans with other jurisdictions' and agencies' plans, including Antioch and Concord, the Contra Costa Transportation Authority, and Caltrans.
7-G-5 Provide adequate capacity on arterial roadways to meet LOS standards and to avoid traffic diversion to local roadways or the freeway.
7-G-7 Complete arterial roadway improvements required to mitigate traffic impacts of an approved project before the project is fully occupied. Arterial improvements should be completed by creating funding sources, which include but are not limited to Traffic Mitigation Fees, Development Agreements, and Assessment Districts.
7-P-6 Ensure that all Regional Routes of Significance within the City maintain the following traffic levels of service (LOS) standards (applicable to nonfreeway routes and routes not subject to a Traffic Management Program): LOS mid D (peak hour volume to capacity ratio less than or equal to 0.85) at intersections along major arterials, except for intersections along Bailey Road; LOS high E (peak hour volume to capacity ratio less than or equal to 0.99) at intersections along Bailey Road between West Leland Road and State Route 4; and LOW mid E (peak hour volume to capacity ratio less than or equal to 0.95) at intersections on Kirker Pass Road.
7-P-11 Maximize the carrying capacity of arterial roadways by controlling the number of intersections and driveways, minimizing residential access, implementing Transportation Systems Management measures, and requiring sufficient on-site parking to meet the needs of each project (see also Table 7-1).
7-P-29 Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects.
7-P-33 Require mitigation for development proposals which result in potential conflicts, or fail to provide adequate access, for pedestrians and

bicycles.
7-P-34 As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.
7-P-36 Ensure continued compliance with Title 24 of the Uniform Building Code, requiring removal of all barriers to disabled persons on arterial and collector streets.
7-P-39 Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.
7-P-43 Provide adequate roadway width dedications for bicycle lanes, paths, and routes as designated in Figure 7-4. <i>Staff's Note: According to General Plan Figure 7-4, Pittsburg-Antioch Highway is planned for a future Class II bicycle lane.</i>
7-P-45 During review of development projects, encourage secure bicycle facilities and other alternative transportation facilities at employment sites, public facilities, and multi-family residential complexes.

Resource Conservation Element:

9-P-1 Ensure that development does not substantially affect special status species, as required by State and federal agencies and listed in Table 9-1. Conduct assessments of biological resources as required by CEQA prior to approval of development within habitat areas of identified special status species, as depicted in Figure 9-1.
9-P-3 Participate in the development of a regional Habitat Conservation Plan (HCP) and consider its adoption for preservation of native species throughout eastern Contra Costa County.
9-P-9 Establish creek setbacks along riparian corridors, extending a minimum of 50 to 150 feet laterally on each side of the creekbed. Setback buffers for habitat areas of identified special status species and wetlands may be expanded as needed to preserve ecological resources. <i>Staff's Note: The Los Medanos Wasteway is located immediately east of the site.</i>
9-P-10 Prohibit development within creek setback areas, except as part of greenway enhancement (for example, trails and bikeways). Encourage developers to reserve space outside of the creek setbacks where endangered species habitat makes trail development inappropriate.
9-P-11 Ensure that riparian corridor characteristics are retained. Encourage the retention and/or reestablishment of creeks in the design of new development.
9-P-12 Protect and restore threatened natural resources, such as estuaries, tidal zones, marine life, wetlands, and waterfowl habitat.
9-G-4 Minimize the runoff and erosion caused by earth movement by requiring development to use best construction management practices (BMPs).
9-G-5 Preserve and enhance Pittsburg's creeks for their value in providing visual amenity, drainage capacity, and habitat value.
9-P-15 As part of development plans, require evaluation and implementation of appropriate measures for creek bank stabilization, as well as necessary Best Management Practices (BMPs) to reduce erosion and sedimentation. Encourage preservation of natural creeks and riparian habitat as best as possible.
9-P-17 To prevent flood hazards in the Kirker Creek watershed, ensure that new development minimizes paved areas, retaining large blocks of undisturbed, naturally vegetated habitat to allow for water infiltration.

9-P-20 As part of project review and approval, establish maintenance districts to ensure uniform maintenance for selected channels and creeks.
9-P-21 As part of project review and CEQA documentation, require an assessment of downstream drainage (creeks and channels) and City storm-water facilities impacted by potential project runoff.
9-G-7 Comply with Regional Water Quality Control Board regulations and standards to maintain and improve the quality of both surface water and groundwater resources.
9-P-22 Continue working with the Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System (NPDES), with specific requirements established in each NPDES permit.
9-P-23 Require new urban development to use Best Management Practices to minimize creek bank instability, runoff of construction sediment, and flooding.
9-P-24 Reduce sedimentation and erosion of waterways by minimizing site disturbance and vegetation removal along creek corridors.
9-P-25 Encourage rehabilitation and revegetation of riparian corridors and wetlands throughout the City to contribute to bioremediation and improved water quality.
9-P-26 Monitor water quality in the local creek and reservoir system to ensure clean supplies for human consumption and ecosystem health.
9-P-27 Protect water quality by reducing non-point sources of pollution and the dumping of debris in and near creeks, storm drains, and Contra Costa Canal. Continue use and implementation of the City's storm drain marking program in newly developed or redeveloped areas.

Public Facilities Element:

11-P-7 Ensure that new residential, commercial, and industrial development equitably shares costs associated with providing water services to areas of urban expansion within the Planning Area.
11-P-17 Require that all wastewater dischargers within the City conform to the ordinances of the Delta Diablo Sanitation District.
11-P-18 Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.
11-P-29 Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.
11-P-33 As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.

Noise Element:

12-G-1 Protect public health and welfare by eliminating or minimizing the effects of existing noise problems, and by preventing increased noise levels in the future.
12-G-2 Encourage criteria such as building design and orientation, wider setbacks, and intense landscaping in lieu of sound walls to mitigate traffic noise along all major corridors, except along State Route 4.
12-G-3 Continue efforts to incorporate noise considerations into land use planning decisions, and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.
12-P-9 Limit generation of loud noises on construction sites adjacent to existing development to normal business hours between 8:00 AM and 5:00 PM.

Attachment 8

Applicable Property Development Regulations Table – PMC Schedule 18.52.115

Solar RV/Boat and Mini-Storage, AP-17-1278 (UP, DR)

Development Regulations: <i>Service Commercial (CS) District</i>	Requirement:
Max. Height	50 ft.
Max. FAR	0.5
Max. Lot Coverage	60%
Min. Lot Area	5,000 sq. ft.
Min. Lot Width	70 ft.
Min. Front Yard Setback	10 ft.
Min. Side Setback	10 ft.
Min. Rear Setback	None
Min. Site Landscaping	7%
Planting Areas	Required front and corner side yards shall be landscaped
Min. Parking • Vehicle Storage: 1 space/500 sq. ft. • Warehousing and Storage, Limited: 1/2,000 sq. ft.	3 spaces (including 1 ADA)
Loading Berths	None
Min. Bike Parking • 0 racks/lockers per 0-4 <u>required</u> parking spaces • 1 rack/locker per 5-10 <u>required</u> parking spaces	None

Attachment 9
Applicable Development Review Design Guidelines
Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR)

Design Review Guideline
IV.a: Parking areas should be screened from view from any public right-of-way. Parking areas should be broken up to eliminate vast areas of parking especially along street frontages.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters, and junction boxes.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 feet in length unless architecture or size dictate a greater expanse.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.
IV.h: Building elevations visible from public right-of-ways should be addressed in design review and treated appropriately.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors, and architectural elements.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.
IV.k: All structures including, but not limited to, 'tilt-up' type structures, should have structural reliefs and articulated entries.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.
IV.n: Add murals, lattice or some other space-frame type treatment to blank walls visible from public view.
IV.o: Prototype or 'theme' architecture is discouraged.

IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation.
IV.r: Trash enclosures should include area for collection of recyclables (i.e. space for two 90-gallon containers minimum).
Green Building Design Guideline
VI.D.1: Roofs should be designed to integrate renewable energy systems and provide a cool urban environment.
VI.D.2: Urban heat island impacts should be minimized.
VI.D.3: Hardscapes should be constructed with permeable surfaces. Impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.
VI.D.5: Fuel cell technology should be considered where other renewables are infeasible.
VI.D.6: Reclaimed water should be used for as much non-potable water uses as feasible and practical.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees should consider providing on-site shops and services for those employees.
VI.D.8: Street side building faces should encourage walking.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10 percent of expected peak hour trips.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority.

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for new Dow Chemical electrical infrastructure, including new steel supports for cable trays and an accessory structure to house electrical equipment, all located at 901 Loveridge Road.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notice 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.

Planning Commission Staff Report

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. DOW Chemical Electrical Infrastructure, AP-17-1271 (AD) – Delegated Design Review Category 4 and 8.

This is an application filed by David P. O'Sullivan, on behalf of DOW Chemical Company, requesting administrative design review approval to place new steel supports for cable trays and a new 1,080 square-foot accessory structure, which is intended to house electrical equipment. The structure will be placed adjacent to existing equipment pads, and would not be visible from the public right of way. The subject site is located at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel Number 073-220-048.

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:

Planning Commission Staff Report

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent.

ATTACHMENTS:

1. Notice of Intent: DOW Chemical Electrical Infrastructure, AP-17-1271 (AD)

Prepared by: Kristin Pollot, Zoning Administrator

NOTICE OF INTENT

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

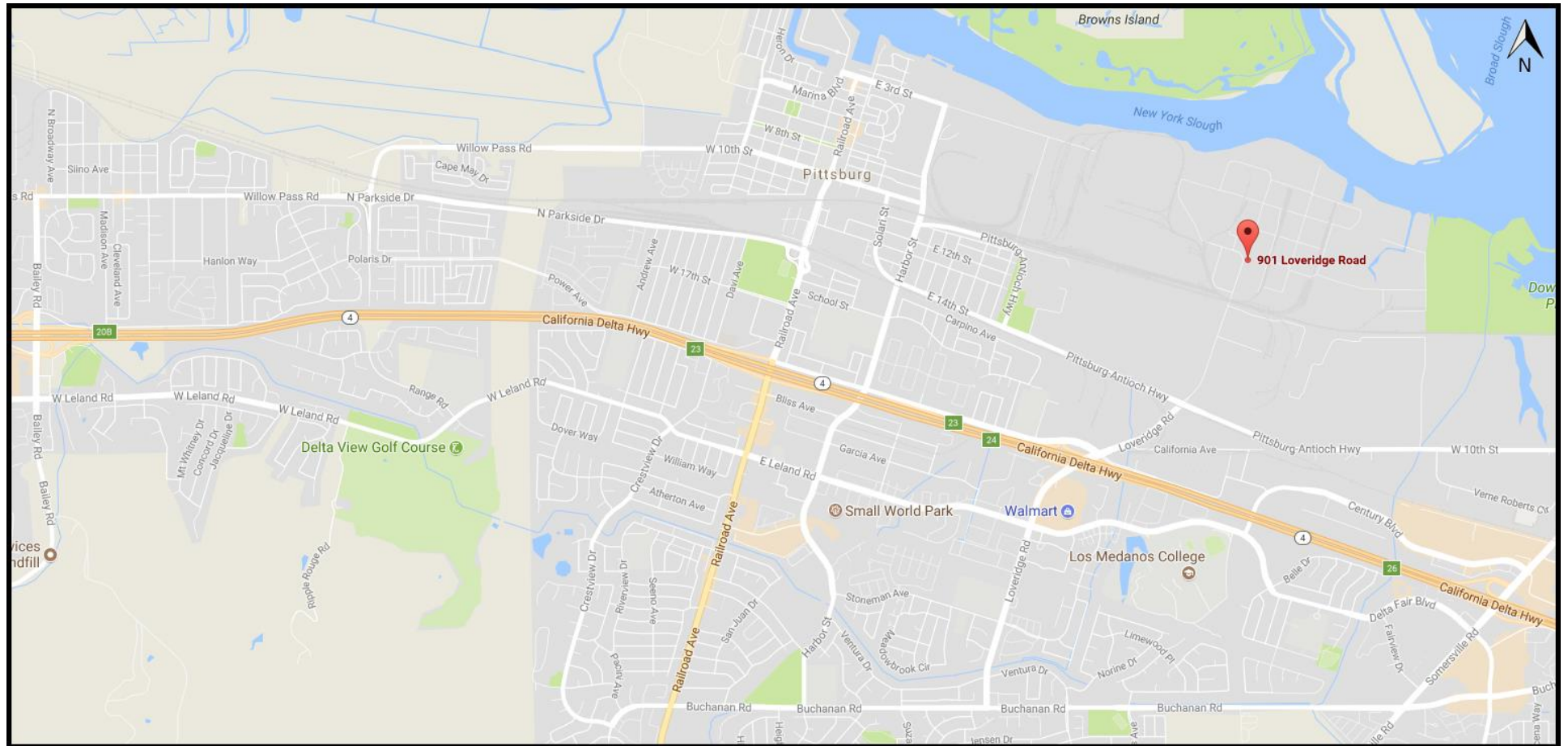
DOW Chemical Electrical Infrastructure, AP-17-1271 (AD).

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This project is delegated to staff under Category 4 (Changes to Existing Parking Lots) and Category 8 (Ancillary Structures) of Planning Commission Resolution No. 9918.

DOW Chemical Electrical Infrastructure – Vicinity Map

AP-17-1271	901 Loveridge Road
Administrative Design Review	APN: 073-220-048



DOW Chemical Electrical Infrastructure – Aerial Map

AP-17-1271	901 Loveridge Road
Administrative Design Review	APN: 073-220-048



PTSI1081 Electrical Infrastructure for Dow-Douglas Split

Planning Review

9/8/2017

RECEIVED
SEP 08 2017
PLANNING DIVISION



Dow AgroSciences

Solutions for the Growing World

DOW AGROSCIENCES RESTRICTED

Project Scope Overview

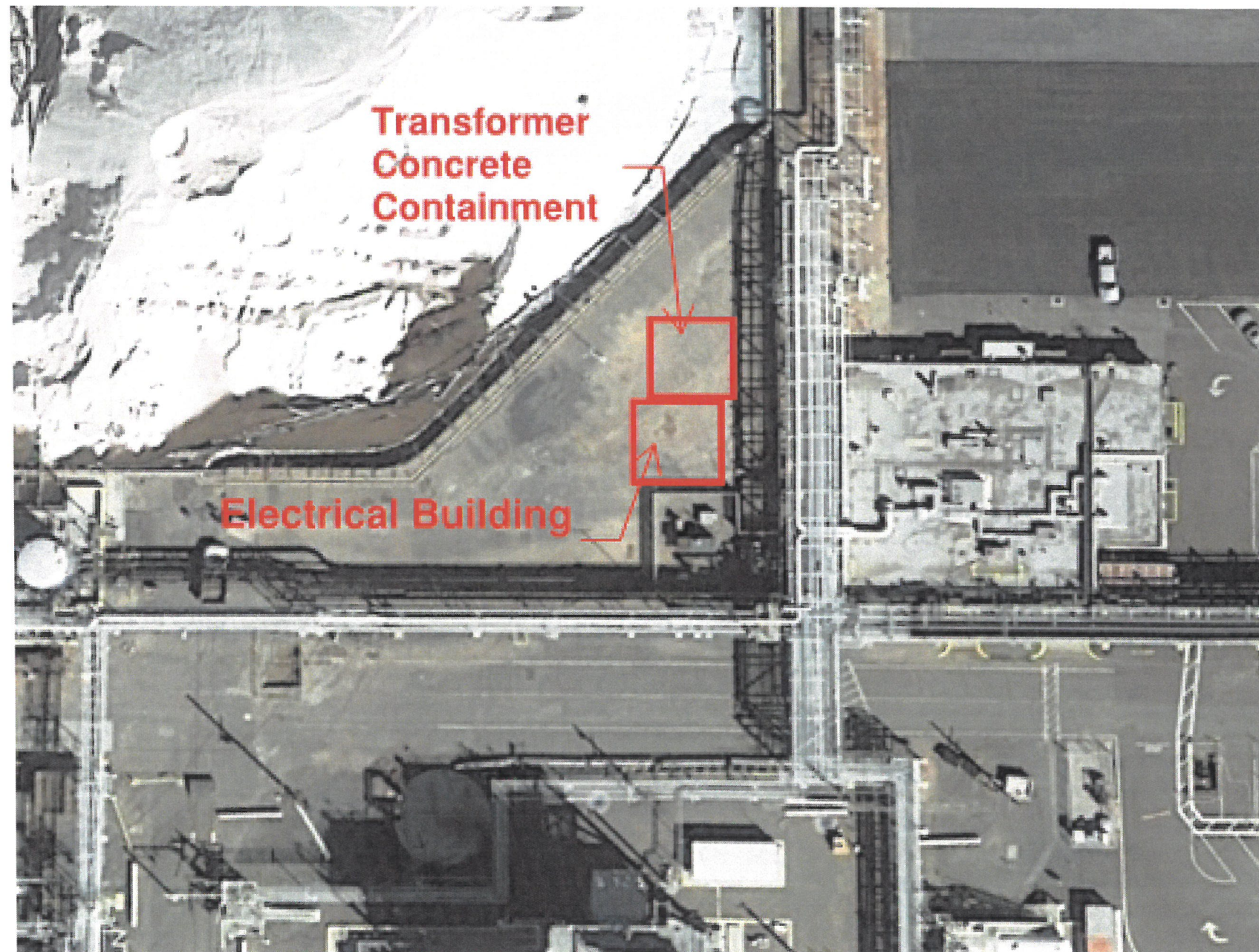
- New Electrical Infrastructure to power the Dow assets.
- Tie-in to Existing Switchgear in Adjacent Building
- New Foundation and Containment for New 13.8kV-480V Transformers
- New 20 foot Tall Unoccupied Pre-Engineered Metal Building Housing
 - New 480V switchgear
 - New and future Motor Control Centers
 - Other Future Electrical Equipment
- New Exterior Steel Supports for Cable Trays from Transformers to New Building
- New Exterior Steel Supports of Cable Trays for for Tie-in to Existing Switchgear in Adjacent Building.

Project Scope – Location on Site

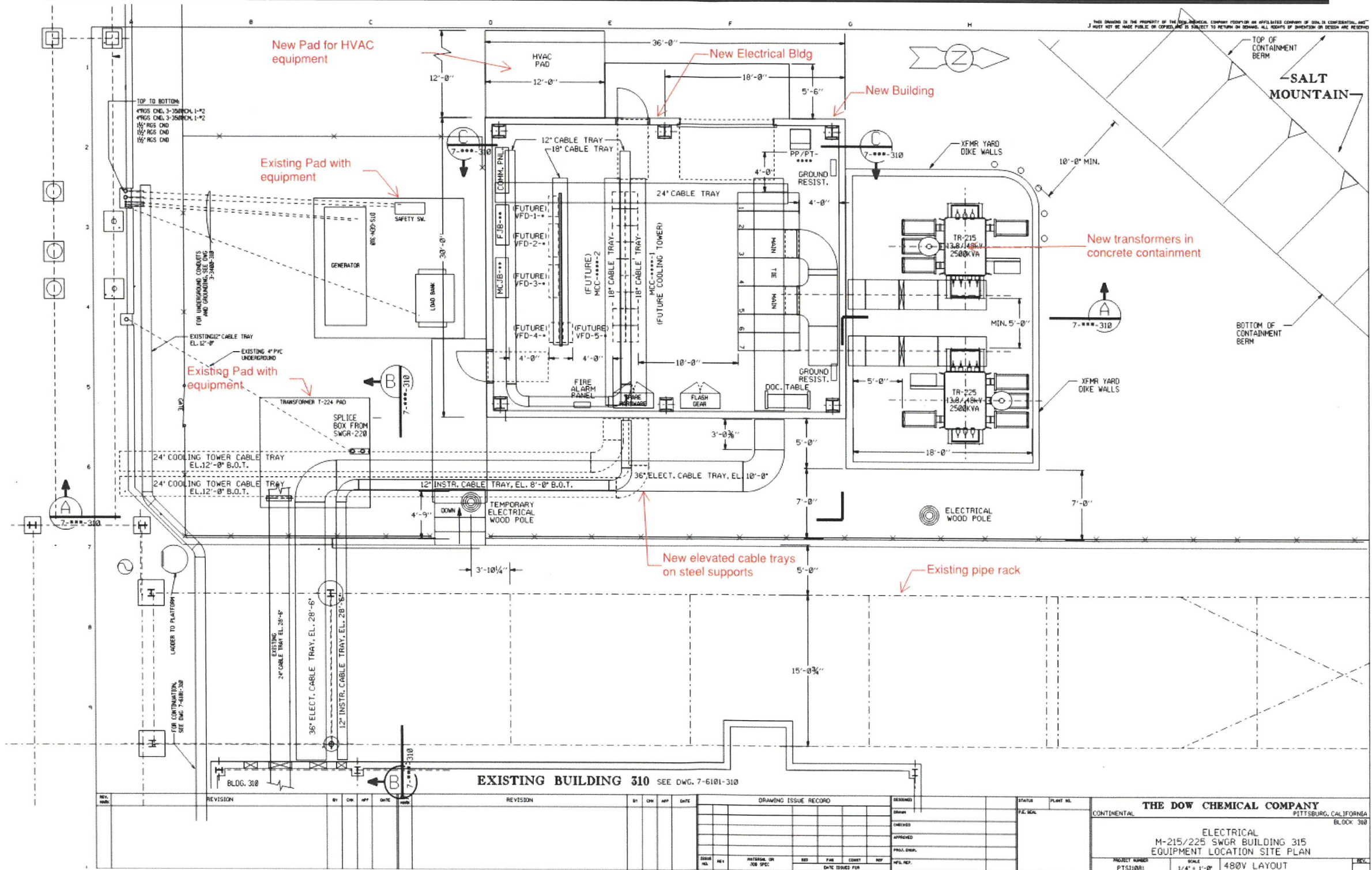


Dow AgroSciences

Approximate Location of Building and Transformer Pad



Preliminary Plan Drawing



Existing Site Photos

- Looking Northeast



Existing Site Photos

- Looking Southeast



Existing Site Photos

- Looking North From 2nd Street



Dow AgroSciences

Similar Larger Electrical Building on Site

- Similar Cable Trays and Supports on Left



Dow AgroSciences

Similar Larger Electrical Building on Site

- Similar HVAC Unit and Ducting on Right



Existing Site Photos

- Looking North From 2nd Street



Dow AgroSciences



PLANNING APPLICATION (Administrative Review)
City of Pittsburg Development Services Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565
Phone: (925) 252-4920; Fax: 252-4814

TYPE OF APPLICATION REQUESTED:

- ☐ SR Sign Review Permit ☐ TS Temporary Sign Permit
☐ TA Temporary Activity Permit ☐ OD Outdoor Dining Permit
☒ Other AD

STAFF USE ONLY

Application Number: AP-17-1271 Date Filed: 9/8/17

PROJECT INFORMATION: (To be completed by applicant – only complete lines that are relevant to the application)

Name of Project: PTSI1081 Electrical Infrastructure For Dow-Douglas Split

Project Location: Dow Chemical Company, 901 Loveridge Rd, Pittsburg, CA 94565

Assessor's Parcel No(s): 073-220-048

Existing Use: VACANT Proposed Use: PTSI1081

Size of Structure(s), (sq. ft.) existing: —

Size of Addition(s), (sq. ft.) proposed: 1080

Property Size (acres or sq. ft.): 400+ No. of Lots Existing: 1 Proposed: 1

Days/Hours of Operation: N/A

Number of Employees; Existing: N/A Proposed: same

Number of On-Site 8.5' x 17' Parking Stalls; Existing: — Proposed: same

Describe proposed project/use request below or include description as an attachment. (For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

See attached Powerpoint File

APPLICANT INFORMATIONApplicant's Name: David P. O'Sullivan, SE Email: doosullivan@dow.comPhone No.: (925) 432-5157 Fax No.: ()Mailing Address: 901 Loveridge Road, Pittsburg, CA 94565Property Manager: _____ Phone No.: ()

Address: _____

Property Owner(s): _____ Phone No.: ()

Address: _____

Notarized Signature of Agent and/or Property Owner:

Agent (attach notary) _____ Date _____

Property owner/manager (attach notary) _____ Date _____

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

APPLICATION REQUIREMENTS, SUBMITTAL CHECKLIST (To be completed by applicant)

- ☐ Planning application form completed with property owner(s) notarized signature.
- ☐ ** Two photos and/or three sets of plans of the proposed project location and/or sign(s).
- ☐ Correct filing fees. If paying by check, make payable to the City of Pittsburg.

You are encouraged to schedule an appointment with Planning Division staff to discuss your project prior to submittal of your application.

** At least one set of plans must be printed on 11x17 or 8.5x11 sized paper.

STAFF USE ONLYReceipt No. 005384-0030 Date Rec'd: 9/8/17 By: 

	Fees Paid	Finance Code
(TS) Temporary Sign Permit	\$ _____	TS
(AD) Administrative Design Review	\$ <u>900 -</u>	DR
(TA) Temporary Activity Permit	\$ _____	TA
Other _____	\$ _____	
Other _____	\$ _____	

TOTAL FEES PAID900 -