



**CITY OF PITTSBURG
PLANNING COMMISSION MEETING AGENDA**

DECEMBER 8, 2020

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

PUBLIC ADVISORY:

THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for December 8, 2020 will be conducted telephonically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 863 6202 6630 and Password, 086252.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating telephonically and will not be physically present in the Council Chamber.

Comments can be submitted via email to meetingcomments@ci.pittsburg.ca.us. If you wish to have your comments read to the Planning Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. If your comment is for a non-agenda item, indicate "FOR PUBLIC COMMENT – NON-AGENDA." Comments that you want read to the Commission will be subject to the three-minute time limitation (approximately 350 words). In the event the Commission receives a high-volume response, read-in comments may be subject to a shortened time limitation of two minutes (approximately 250 words). Written comments that are only to be provided to the Planning Commission and not read at the meeting will be distributed to the Commissioners prior to the meeting if received by 5:00 p.m. the date of the meeting. Comments via text and social media (Facebook, Twitter, etc.) will not be accepted. Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed. If you comment more than once on a particular topic, only the first email will be read aloud.

The City of Pittsburg thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.



City of Pittsburg Planning Commission Agenda

December 8, 2020

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

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

Planning Commission Members

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

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

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

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

CALL TO ORDER

This agenda was posted in City Hall on Thursday December 3, 2020

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

1. **Addendum to the Five-Year Capital Improvement Program (CIP) for 2020/21 through 2024/25**

CONSENT

2. **Minutes**
Minutes of November 10, 2020
3. **General Plan Consistency Determination for an Addendum to the Five-Year Capital Improvement Program (CIP) for 2020/21 through 2024/25**
This is a request for the Planning Commission to determine whether the projects in the proposed CIP Addendum is consistent with the City's General Plan.

STUDY SESSION

4. **West Leland Commerce Center, AP-20-1540 (PPR)**
This is a preliminary plan review to receive Planning Commission feedback on a proposal to construct a new regional retail commercial center, consisting of two large anchor tenant pads (58,000 square-foot and 37,000 square-foot in size) and two smaller commercial tenant pads (3,500 square-foot and 2,800 square-foot), on an approximate 12-acre site located along the north side of Avila Road, just west of the existing San Marco development area. Accessor Parcel Number (APN): 091-020-018.

ZONING ADMINISTRATOR REPORTS

This agenda was posted in City Hall on Thursday December 3, 2020

5. Notice of Intent to Exercise Delegated Design Review Authority and Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for six revised model homes for the San Marco Subdivision, Village "E". The Zoning Administrator also submits three resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSION COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

November 10, 2020

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for November 10, 2020 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Foster called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, November 10, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California via Zoom teleconference.

ROLL CALL

Present: Chair Foster, Vice-Chair Moreno, Commissioners Nguyen, Croskey, Coniglio, Bhasin, Robinson

Staff: City Attorney Donna Mooney, Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Senior Planner Hector Rojas, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Croskey led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of October 27, 2020

On motion by Commissioner Moreno and seconded by Commissioner Robinson to approve the Minutes of October 27, 2020 and carried by the following vote:

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

PUBLIC HEARINGS

Commissioner Croskey recused himself from Item 2 stating a conflict of interest. Commissioner Croskey was placed in a waiting room within Zoom where he could not hear or participate in the meeting.

2. Fishermen's Catch, AP-20-1527 (UP, DR)

A public hearing on a request for 1) design review approval of plans to rehabilitate the historic Demetrakopoulos and Royce buildings (both contributors to the New York Landing Historic District); and 2) approval of a use permit to allow operation of a fish market with beer and wine sales and a seafood restaurant with full alcoholic beverage service. The historic buildings are located at 368 and 352 Railroad Avenue in the CP (Pedestrian Commercial) District. Assessor's Parcel Nos. 085-105-012 and 085-105-011

Senior Planner Rojas gave a presentation on the item.

Chair Foster opened the public hearing.

Applicants Ryan Morris and Peter Nguyen spoke on behalf of their application.

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

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

AYES: Bhasin, Moreno, Nguyen, Robinson, Foster
NAYES: None
ABSTAIN: Croskey
ABSENT: None

At this time Commissioner Croskey was brought back into the Zoom meeting.

ZONING ADMINISTRATOR REPORTS

3. The Zoning Administrator submit one notice of intent to exercise delegated design review authority for replacement of a new office trailer at the Corteva facility at 901 Loveridge Road; one notice of intent to conduct a Zoning Administrator public hearing on a proposed variance from the required side yard setback at 3800 Hillsdale Drive; and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

City Attorney Mooney reminded the Commission to utilize city email address.

Planning Manager / Secretary Pollot reminded the Commission that they will need to arrange for the swap out of tablets.

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of November 24, 2020.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Commission Coniglio congratulated City Council Members Jelani Killings and Juan Banales on their re-election.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m. to November 24, 2020.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
December 8, 2020**

ITEM: General Plan Consistency Determination for an Addendum to the Five-Year Capital Improvement Program (CIP) for 2020/21 through 2024/25

ORIGINATED BY: City of Pittsburg Engineering Division, 65 Civic Avenue, Pittsburg, CA 94565

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

RECOMMENDATION:

Staff recommends the Planning Commission adopt the attached resolution affirming that the proposed CIP Addendum for fiscal years 2020/21 through 2024/25 is consistent with the City's General Plan.

BACKGROUND:

The Engineering Division has prepared an addendum of the City-wide CIP for fiscal years 2020/21 through 2024/25. The CIP includes projects generally related to streets, traffic signals, water, sewer, storm drains, buildings, parks, Pittsburg Power and marina projects, as well as other miscellaneous items that may not fit in these exact categories. The projects included in the CIP range from minor to major projects affecting the City's infrastructure. New projects that have been added to the CIP for fiscal years 2020/21 through 2024/25 are listed in Attachment 2 of this report. The Commission will receive a presentation on the CIP from Gina Haynes, Senior Civil Engineer, under the 'Presentations' portion of the meeting.

PROJECT DESCRIPTION:

Staff reviewed each newly proposed CIP project and cross-referenced it with the goals and policies of the General Plan that each respective project would implement (see Attachment 3). In reviewing the document, staff found that most CIP projects are directly supported by a General Plan goal or policy. Where no goal or policy was found for a project, further research was done to determine whether the project was inconsistent with the General Plan. None of the proposed CIP projects are inconsistent with the General Plan.

GENERAL PLAN/CODE COMPLIANCE:

Government Code: California Government Code Sections 65103(c) and 65403(c) require that the City's CIP conform to the City's adopted General Plan and authorize Planning Commissions as the body responsible for making that determination. The Commission must make this determination of General Plan consistency before the City Council adopts the CIP.

Planning Commission Staff Report
Addendum to Five-Year Capital Improvement Program (CIP) General Plan Consistency
Determination
December 8, 2020

The last CIP evaluated by the Commission was presented to the Commission in September 2019 and was determined by the Commission to be consistent with the General Plan. Staff believes the Commission can make the required finding that the addendum to the current draft Five-Year CIP for fiscal years 2020/2021 through 2024/25 is consistent with the adopted General Plan.

Environmental: The determination of consistency between the CIP program and the General Plan is not considered a project under the California Environmental Quality Act (CEQA) and is, therefore, not subject to CEQA. Individual CIP projects would, however, be subject to further CEQA analysis before the City Council authorizes construction for individual projects.

ANALYSIS:

As stated above, staff believes the Commission can make the required finding that the addendum to the current draft Five-Year CIP for fiscal years 2020/21 through 2024/25 is consistent with the adopted General Plan.

ACTION REQUIRED:

Move to adopt Planning Commission Resolution No. 10162, affirming that the addendum to the Five-Year CIP for fiscal years 2020/21 through 2024/25 is consistent with the General Plan.

ATTACHMENTS:

1. Proposed Resolution No. 10162
2. CIP Project Consistency Table
3. Applicable General Plan Goals and Policies (for reference)
4. Draft Projects for the Addendum to the Five-Year CIP for FY 2020/21-2024/25

Prepared by: John Dacey, AICP, Assistant Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Affirming Conformance of an)	
Addendum to the Five-Year Capital)	
Improvement Program for 2020/21 through)	
2024/25 with the City of Pittsburgh General	Resolution No. 10162
Plan	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. The City of Pittsburgh's Engineering Division has released a draft addendum to the citywide Five-Year Capital Improvement Program (CIP) for fiscal years 2020/21 through 2024/25, to be considered for adoption by the City Council.
- B. Pursuant to California Government Code sections 65103(c) and 65403(c), the proposed addendum to the CIP must be consistent with the City's adopted General Plan, and the Planning Commission is the body designated to make that determination.
- C. The determination of consistency between the CIP and the General Plan is not considered a project under the California Environmental Quality Act (CEQA); therefore, it is not subject to CEQA review. However, individual CIP projects would be subject to CEQA review prior to City Council authorization for construction on respective projects.
- D. On December 8, 2020, the Planning Commission held a meeting to review the proposed addendum to the Five-Year CIP for fiscal years 2020/21 through 2024/25 and to consider whether the CIP is consistent with the General Plan, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "General Plan Consistency Determination for an Addendum to the Five-Year Capital Improvement Program (CIP) for 2020/21 through 2024/25", dated December 8, 2020, and based on all the information contained in the Planning Division files on the CIP, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the December 8, 2020, meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. All projects included in the proposed addendum to the Five-Year CIP for fiscal years 2020/21 through 2024/25 are consistent with the city's adopted General Plan.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 8th day of December, 2020, 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. 10162 was adopted by the Planning Commission of the City of Pittsburg on December 8, 2020.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

CIP PROJECTS Project Summary

Addendum to 5 year CIP 2020/21 - 2024/2025

Legend:

-  New CIP Projects
-  Completed CIP Projects
-  Removed CIP Projects

Item No.	Project Name	Supporting General Plan Policies
1	FY 20/21 CDBG ADA Curb Ramp Installation Project	7-G-14, 7-P-38
2	Marina Blvd. Buffered Bicycle Lanes	7-G-11, 7-P-8, 7-P-43, 7-P-46, 7-P-53
3	Railroad Avenue Complete Streets	2-G-19, 2-G-20, 7-G-15, 7-P-43
4	Water System Reliability Project	11-P-13
5	East 9th Street Water Improvement Project	11-P-2
6	East 9th Street Sewer Improvement Project	11-P-12, 11-P-13

Applicable General Plan Goals & Policies Implemented by the 5 Year CIP Addendum for 2020/21 through 2024/25

Land Use	
2-G-19	Encourage further economic development along the Railroad Avenue corridor.
2-G-20	Support the extension of BART to Railroad Avenue, and develop a mixed-use, pedestrian-oriented village surrounding the proposed Station area.

Transportation	
7-G-11	Coordinate with neighboring communities and regional agencies to establish a continuous regional system of bicycle and pedestrian facilities.
7-G-14	Develop urban design and streetscape standards and guidelines to improve pedestrian environments and accessibility in new development projects and in Downtown.
7-G-15	Encourage walking as a regular means of transportation for people who live within a half-mile walk of school, work, or routine shopping destinations.
7-P-8	Improve intersections as needed to maintain safety on major roadways and traffic levels of service, as described in Goal 7-G-1
7-P-38	Develop a series of continuous pedestrian systems within Downtown and residential neighborhoods, connecting major activity centers and trails with City and County open space areas.
7-P-43	Provide adequate roadway width dedications for bicycle lanes, paths, and routes as designated in Figure 7-4.
7-P-46	Provide adequate roadway width dedications for bicycle lanes, paths, and routes as designated in Figure 7-4.
7-P-53	Require that any grind and overlay of existing arterial or collector streets consider the needs of bicyclists.

Public Facilities	
11-P-2	Implement, as needed, replacements and/or expansions to the existing system of water mains through the City's Capital Improvement Program.
11-P-12	Pursue replacement and/or expansion of the City's trunk sewer system, as demand increases, particularly in newer portions of the system south of State Route 4.
11-P-13	Address deficiencies in the capacity, safety and reliability of the collection system as identified in the 1990 and subsequent Collection System Master Plans.

Capital Improvement Program FY 20/21-FY 24/25



PROPOSED PROJECTS

Item No.	Project Name	Description
1	FY 20/21 CDBG ADA Curb Ramp Installation Project	A CDBG grant in the amount of \$232,000 was received for FY 20/21.
2	Marina Blvd. Buffered Bicycle Lanes	A TDA grant in the amount of \$56,100 was received for FY 20/21.
3	Railroad Avenue Complete Streets	Project identified for grants.
4	Water System Reliability Project	Funding for FY 20/21 proposed: \$800,000.
5	East 9th Street Water Improvement Project	Funding for FY 20/21 proposed: \$500,000.
6	East 9th Street Sewer Improvement Project	Funding for FY 20/21 proposed: \$300,000.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
December 8, 2020**

ITEM: West Leland Commerce Center, AP-20-1540 (PPR)

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

SUBJECT: This is a preliminary plan review to receive Planning Commission feedback on a proposal to construct a new regional retail commercial center, consisting of two large anchor tenant pads (58,000 square-foot and 37,000 square-foot in size) and two smaller commercial tenant pads (3,500 square-foot and 2,800 square-foot), on an approximate 12-acre site located along the north side of Avila Road, just west of the existing San Marco development area. Accessor Parcel Number (APN): 091-020-018.

RECOMMENDATION: Staff recommends that the Planning Commission review the initial plans submitted for the West Leland Commerce Center project and provide comments regarding site layout and architectural design.

BACKGROUND:

On August 3, 2020, the City Council adopted Resolution 20-13811 authorizing a Memorandum of Understanding (MOU) (Attachment 1) to facilitate a commercial development for the southwest hills.

On August 19, 2020, the City of Pittsburg and Spilker, LLC, executed the MOU which requires the applicant to develop a minimum of 50,000 square feet of commercial floor area on the Spilker property.

PROJECT DESCRIPTION:

Existing Conditions: The MOU allows for development across the two parcels owned by the applicant, which total approximately 25 acres. The properties are located in the southwest hills at the City's western boundary and are bounded by State Route 4 on the north, Avila Road and approximately 66+ acres of vacant land on the south, approximately 17+ acres of vacant hillside land to the east and a trucking yard to the west. Currently, the site for the proposed development is operating with a conditional use permit (approved in 2012) as an RV storage yard with a caretaker's facility. The site is developed with an approximately 5,280 square foot barn, a small accessory shed structure, and several storage containers.

The site has steep contours and slopes from an approximate elevation of 530 feet above sea level on the north at the cell tower lease site to 400 feet above sea level on the south at Avila Road. The highest point of the site drops significantly from the north of the site to the south with the ridge serving as a natural screen from State Route 4. The area used for RV storage (closer to Avila Road), is generally flat with approximate

elevations between 460 and 470 feet. Utilities serving the site are limited to electricity and ground water. There is no existing sanitary sewer service to the property.

Proposed Project: The commercial center would consist of a 58,000 square-foot (Major “A”) and 37,000 (Major “B”) anchor tenant pads, a 3,500 square-foot (Pad “A”) and 2,800 square-foot (Pad “2”) pad buildings. Two new driveway entrances are proposed to allow access from the West Leland Road extension/Avila Road. Site improvements would include a 485-space parking lot, trash enclosure, C.3 basin, landscaping, lighting, and drainage.

Following the study session, the applicant will continue to prepare a complete set of plans in order to address comments on the conceptual site layout. The project will require the following approvals: 1) a General Plan map amendment to change the site’s land use designations from Hillside Low Density Residential and Open Space to Regional Commercial; 2) rezoning to change from HPD (Hillside Planned Development) and OS-O (Open Space with an Overlay, City Council Resolution No. 07-1284) Districts to CC (Community Commercial) District; and 3) design review of architectural and landscape plans. A traffic study would also be required, and it is anticipated that an Initial Study will need to be prepared to determine further environmental analysis.

CODE COMPLIANCE:

General Plan: The project site is currently split between two General Plan land use designations. The westernmost portion of the site has a General Plan land use designation of Open Space. Immediately east of this area, the site is bisected with a General Plan land use designation of Hillside Low Density Residential. The requested general plan amendment would be to change the entire site to have a singular land use designation of Regional Commercial to accommodate for a commercial center.

Zoning: The ‘Open Space’ zoning district is intended to provide sites for greenbelts and urban buffer areas. The Avila Road Limited Overlay District serves as the southwestern urban buffer area for Pittsburg. The western portion of the site is located in the OS-O District (as described above), while the land immediately east of this zoning district is located within the HPD District. The requested rezoning would require amendment of the zoning map in order to change the zoning assignment for the site to have a singular zoning district of CC District to allow for compatible uses within a commercial center.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Review the initial plans submitted for the West Leland Commerce Center project and provide preliminary comments with regard to site layout and architectural design.

Planning Commission Staff Report
West Leland Commerce Center – Study Session
December 8, 2020

ATTACHMENTS:

1. Recorded MOU
2. Location Map
3. Map of Surrounding Uses
4. Existing Photos
5. Conceptual Site and Architectural Plans
6. Staff Presentation

Prepared by: Trishia Caguiat, Associate Planner



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MEMORANDUM OF UNDERSTANDING

Index as Contract
(Type 21)

This Memorandum of Understanding ("MOU") is made on August 19, 2020, by and between Spilker, LLC, a California limited liability company ("Developer") and the City of Pittsburg, a California municipal corporation ("City"). The Developer and the City shall collectively be referred to as "the Parties".

WHEREAS, Developer owns property within the City, identified in Exhibit A attached hereto and incorporated herein by this reference (hereafter "Spilker Property"); and

WHEREAS, Developer and City agree that, given the residential growth in and around the Spilker Property, an appropriate use for the Spilker Property is for commercial purposes and a Billboard advertising sign to serve such residences and business in Pittsburg; and

WHEREAS, Developer has agreed to apply for a general plan amendment and zone change and Billboard sign with the City to designate the Spilker Property for commercial uses and commence construction of commercial development on the Spilker Property within a certain time frame should such entitlements be obtained subject to the terms herein.

NOW, THEREFORE, the Parties hereto agree as follows:

1. The foregoing Recitals are true and correct and made a part hereof.
2. Within sixty (60) days of the Effective Date of this MOU, Developer shall submit an application to the City for all required entitlements, including but not limited to a general plan amendment and re-zone of the Spilker Property in order to designate the Spilker Property for retail commercial land uses.
3. Within the latter of 1) twenty four (24) months of receipt of the last of the above-referenced general plan amendment and re-zoning approvals and any other necessary entitlements, and the expiration of all legal challenge periods thereto, or 2) 60 months of the date of application for the requisite entitlements, Developer shall commence construction of an approved retail commercial use on the Spilker Property.

In the event that Developer cannot commence construction of a commercial use on the Spilker Property within said twenty-four-month period, Developer shall pay to the City the sum of Fifty Thousand Dollars (\$50,000) annually until construction has commenced with a cap of \$200,000. This amount may be prorated on a monthly basis.

4. Within twenty-four (24) months of commencement of construction, Developer shall construct a minimum of Fifty Thousand (50,000) square feet of commercial floor area on the Spilker Property. In the event that Developer cannot complete construction of 50,000 square feet of commercial floor space on the Spilker Property within said twenty-four-month period, Developer shall pay to the City the sum equal to one dollar (\$1) for every square foot of required commercial floor area not completed.

5. Within twenty-four (24) months of completion of initial 50,000 square feet, Developer shall construct a minimum of Fifty Thousand (50,000) additional square feet of commercial floor area (100,000 square feet total) on the Spilker Property. In the event that Developer cannot complete construction of 50,000 square feet of commercial floor space on the Spilker Property within said twenty-four-month period, Developer shall pay to the City the sum equal to one dollar (\$1) for every square foot of required commercial floor area not completed.

6. The Parties intend that this MOU be recorded. City shall record this MOU with the Contra Costa County Clerk Recorder's Office.

7. City agrees to take any and all further actions necessary or appropriate to effectuate the intent of this MOU. Nothing in this Agreement shall constitute a commitment by the City to approve CEQA documentation, land use or any other entitlements or agreement concerning any project upon the Spilker Property, which shall follow applicable development ordinances and regulations and laws.

8. Developer shall indemnify, defend and hold harmless the City, its officers, officials, agents, and employees from and against any and all claims, damages, demands, liability, costs, losses and expenses, including without limitation, court costs and reasonable attorney's fees arising out of or in connection with this MOU, except such loss or damage which was caused by the sole negligence or willful misconduct of City.

9. This MOU shall be binding on and inure to the benefit of the Parties, their heirs, executors, administrators, successors in interest, assigns and Related Entities who have ownership of the "Property" at the time of execution of this MOU.

10. City and Developer hereby agree that nothing contained in this MOU shall be construed as creating any form of agency relationship, joint venture or legal partnership between the City and the Developer.

11. In the event that the entitlements and approvals set forth in Section 2 above are not approved by the City with conditions reasonably acceptable to Developer, either party shall have the right to terminate this MOU.

12. This MOU may not be altered, amended, modified or otherwise changed, except by a writing duly executed by authorized representatives of each of the Parties.

13. Any suit brought to enforce any provision of this MOU, or for damages for the breach hereof, shall be commenced and maintained exclusively in the County of Contra Costa, California.

14. This MOU shall be interpreted, enforced, and governed by the laws of the State of California.

15. The Parties have had an equal opportunity to participate in the drafting of this MOU. The usual construction of an agreement as to the drafting Party shall not apply to this MOU.

16. If any term, condition, or covenant of this MOU is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this MOU shall not be affected thereby and the MOU shall be read and construed without the invalid, void, or unenforceable provision(s).

17. All notices that are required to be given by one Party to the other under this MOU shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail addressed to the Parties at the following addresses:

City: City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

Attention: City Manager

Developer: Spilker, LLC
4061 Port Chicago Hwy., Suite H
Concord, CA 94520

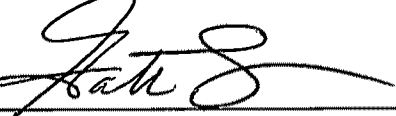
Attention: Louis Parsons

18. This Agreement shall be effective as of the date first set forth above.

19. This MOU may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same agreement.

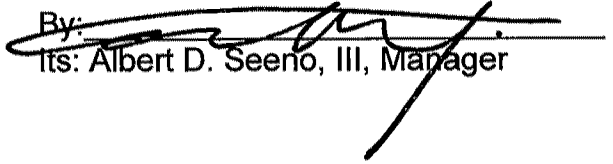
WHEREFORE, the Parties have executed this MOU as of the date set forth above.

THE CITY OF PITTSBURG:

By: 

Garrett Evans, City Manager

SPILKER, LLC

By: 

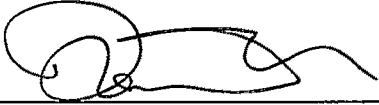
Its: Albert D. Seeno, III, Manager

ATTEST:

By: 

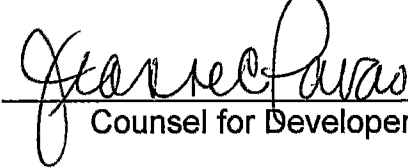
Alice Evenson, City Clerk

APPROVED AS TO FORM:

By: 

Donna Mooney, City Attorney

APPROVED AS TO FORM:

By: 

Counsel for Developer

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Contra Costa)

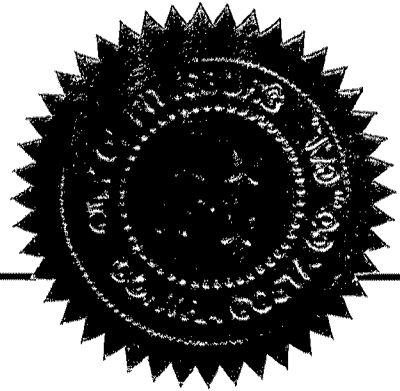
On August 25, 2020 before me, Alice E. Evenson, City Clerk
(insert name and title of the officer)

personally appeared Garrett Evans,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

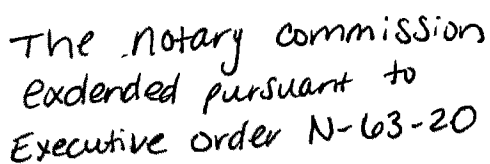
Signature Alice E. Evenson (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On August 19, 2020, before me, R. Valenzuela, a Notary Public, personally appeared Albert D. Seeno, III, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



*******OPTIONAL*******

Document Date: _____

EXHIBIT A

The land referred to is situated in the County of Contra Costa, City of Pittsburg, State of California, and is described as follows:

PARCEL ONE:

Parcel B, Parcel Map Waiver PMW 02-05, recorded November 27, 2002, Series No. 2002-449870, Official Records, being a portion of Parcel "A" lying Northerly of the Northerly line of Avila Road as said parcel and road are shown on the Parcel Map of Subdivision MS 9-85, filed September 17, 1985 in Book 118 of Parcel Maps, Page 22, Contra Costa County Records, described as follows:

Commencing at the Westerly terminus of the most Northerly line of said Parcel "A"; thence along last said line South 89° 09' 03" East 158.94 feet to the true point of beginning; thence continuing along said line South 89° 09' 03" East 1,352.61 feet; thence along the Easterly line of said Parcel "A" South 00° 52' 05" West 246.02 feet to the Northerly line of said Avila Road; thence Southwesterly along last said line along a curve to the right, which a radial bears South 30° 26' 49" East, with a radius of 870.07 feet, a central angle of 22° 28' 37" and an arc length of 341.33 feet, and South 82° 01' 49" West 1,065.70 feet; thence North 33° 27' 33" East 132.53 feet; thence North 06° 20' 42" West 417.37 feet to the true point of beginning.

EXCEPTING THEREFROM:

All minerals and all oil, gas, casinghead gas, asphaltum and other hydrocarbons and all chemical gas now or hereafter found, situated or located in all or any portion of the land described herein lying more than five hundred feet below the surface thereof, together with the right to slant drill for and remove all or any of said oil, gas, casinghead gas, asphaltum and other hydrocarbons and chemical gas lying below a depth of more than five hundred feet below the surface thereof, but without any right whatsoever to enter upon the surface of said lands or upon any portion thereof within five hundred feet vertical distance below the surface thereof, as reserved in the Grant Deed from Spilker Land Company, Inc., a Nevada corporation, recorded October 1, 2004, Official Records, Series No. 2004-379714.

ALSO EXCEPTING THEREFROM:

The interest conveyed to the City of Pittsburg in the grant deed recorded December 19, 2013, Series No. 2013-291484, Official Records.

APN'S 097-140-010 and 018

PARCEL TWO:

Portion of the Northwest 1/4 of Section 16, Township 2 North, Range 1 West, Mount Diablo Base and Meridian, lying Southerly and Easterly of the following described line:

Beginning for reference at the Easterly terminus of that certain course described as "N. 89° 22' E. 209.69 feet", in Parcel No. 7 of that Final Order of Condemnation No. 37238, recorded August 18, 1947, in Book 1118, Page 547, Official Records of Contra Costa County; thence along the Southerly line of said Northwest 1/4 of Section 16, South 89° 09' 03" East 540.90 feet to the true point of commencement; thence North 5° 15' 32" West, 77.60 feet; thence North 48° 05' 06" East, 206.16 feet; thence South 72° 24' 19" East, 427.81 feet; thence North 64° 59' 01" East, 600.76 feet; thence North 21° 25' 32" East, 659.47 feet; thence North 64° 47' 41" East, 207.06 feet to a point on the Easterly line of said 1/4 Section, said point being distant along last said line South 0° 54' 22" West, 70.42 feet from the intersection of said Easterly line with the Southeasterly line of said Parcel 7.

EXCEPTING THEREFROM:

"All oil, oil rights, minerals, mineral rights, natural gas, natural gas rights, and other hydrocarbons by whatsoever name known that may be within or under the parcel of land hereinabove described, together with the perpetual right of drilling, mining, exploring and operating therefore and removing the same from said land or any other land, including the right to whipstock or directionally drill and mine from lands other than those hereinabove described, oil or gas wells, tunnels and shafts into, through or across the subsurface of the land hereinabove described, and to bottom such whipstocked or directionally drilled wells, tunnels and shafts under and beneath or beyond the exterior limits thereof, and to redrill, retunnel, equip, maintain, repair, deepen and operate any such wells or mines, without, however the right to drill, mine, explore and operate through the surface or the upper 100 feet of the subsurface of the land hereinabove described or otherwise in such manner as to endanger the safety of any highway that may be constructed on said lands", as reserved in the Deed from Wells Fargo Bank, N.A., as Successor Trustee under the Will of Jeanette Neustaedter, Deceased, recorded August 8, 1974, in Book 7293 of Official Records of Contra Costa County, Page 195, and as reserved in the Deed from Henrietta Neustaedter Kasch, recorded August 8, 1974, in Book 7293 of Official Records of Contra Costa County, Page 192.

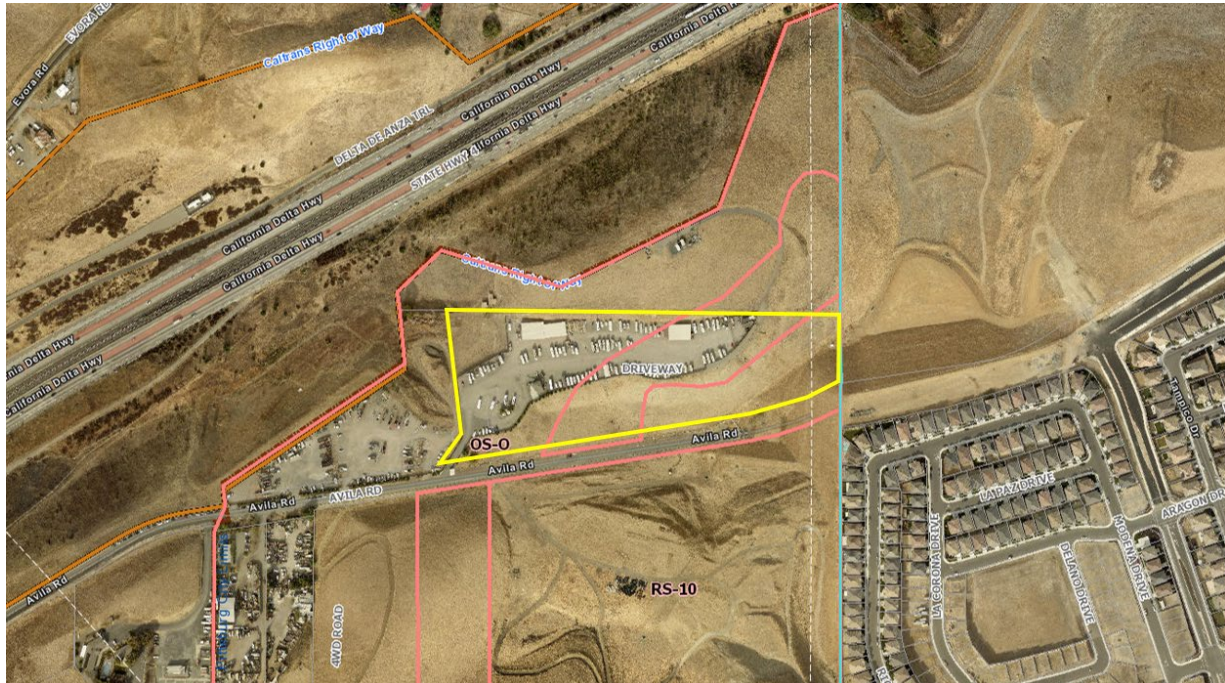
ALSO EXCEPTING THEREFROM: That portion thereof described in the Deed to Contra Costa County, recorded October 15, 1992, in Book 17935 of, Page 994, Official Records.

APN 097-130-009

Attachment 2

Location Map

West Leland Commerce Center, AP-20-1540



Attachment 3
Surrounding Uses
West Leland Commerce Center, AP-20-1540



Attachment 4
Existing Site Photos
West Leland Commerce Center, AP-20-1540

Northeast view of the site (from Avila Rd)



From Avila Rd looking east (Site is on the left)



Project site view from Avila Rd (Looking North)

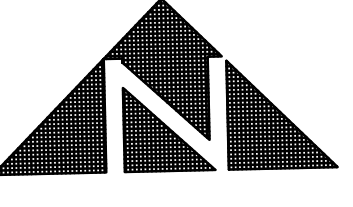
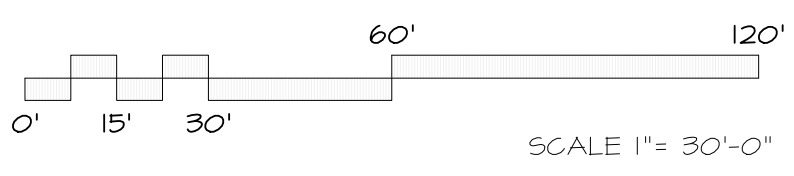


From Avila Rd facing west (Site is on the right)



DATA

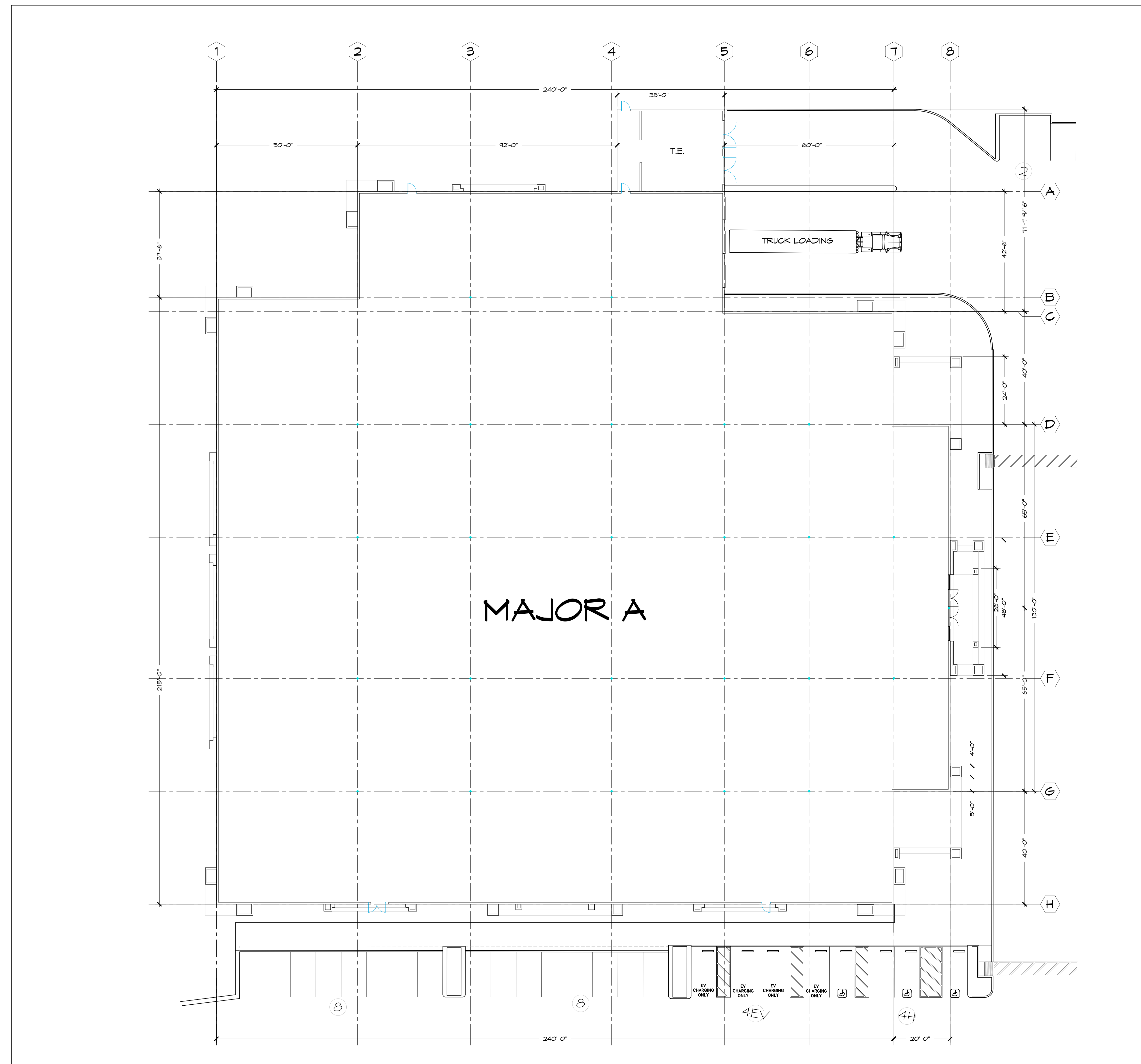
FLOOR AREA		PARKING REQUIRED	
MAJOR A	58,000 S.F.	REQ STALLS	232 STALLS
MAJOR B	37,500 S.F.	REQ STALLS	150 STALLS
PAD 1	3,500 S.F.	REQ STALLS	36 STALLS
PAD 2	2,800 S.F.	REQ STALLS	33 STALLS
TOTAL AREA	101,800 S.F.	TOTAL STALLS	451 STALLS
		PARKING STALLS PROVIDED	
STANDARD		382 STALLS	
COMPACT		63 STALLS	
ACCESSIBLE		28 STALLS	
EV		10 STALLS	
TOTAL STALLS		483 STALLS	



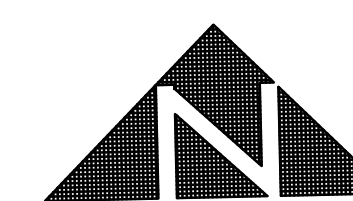
S I T E P L A N
WEST LELAND COMMERCE CENTER
Pittsburg, California

M. NARAGHI
ARCHITECT
PLANNING
1919 TRENT BLVD., SUITE 101, PITTSBURG, CA 94565
TEL: (925) 255-8454 FAX: (925) 255-8580

DATE: 10/21/2020
SCALE: 1"=30'-0"
DRAWN: MNA
JOB #: 020820-025PP
DR-1



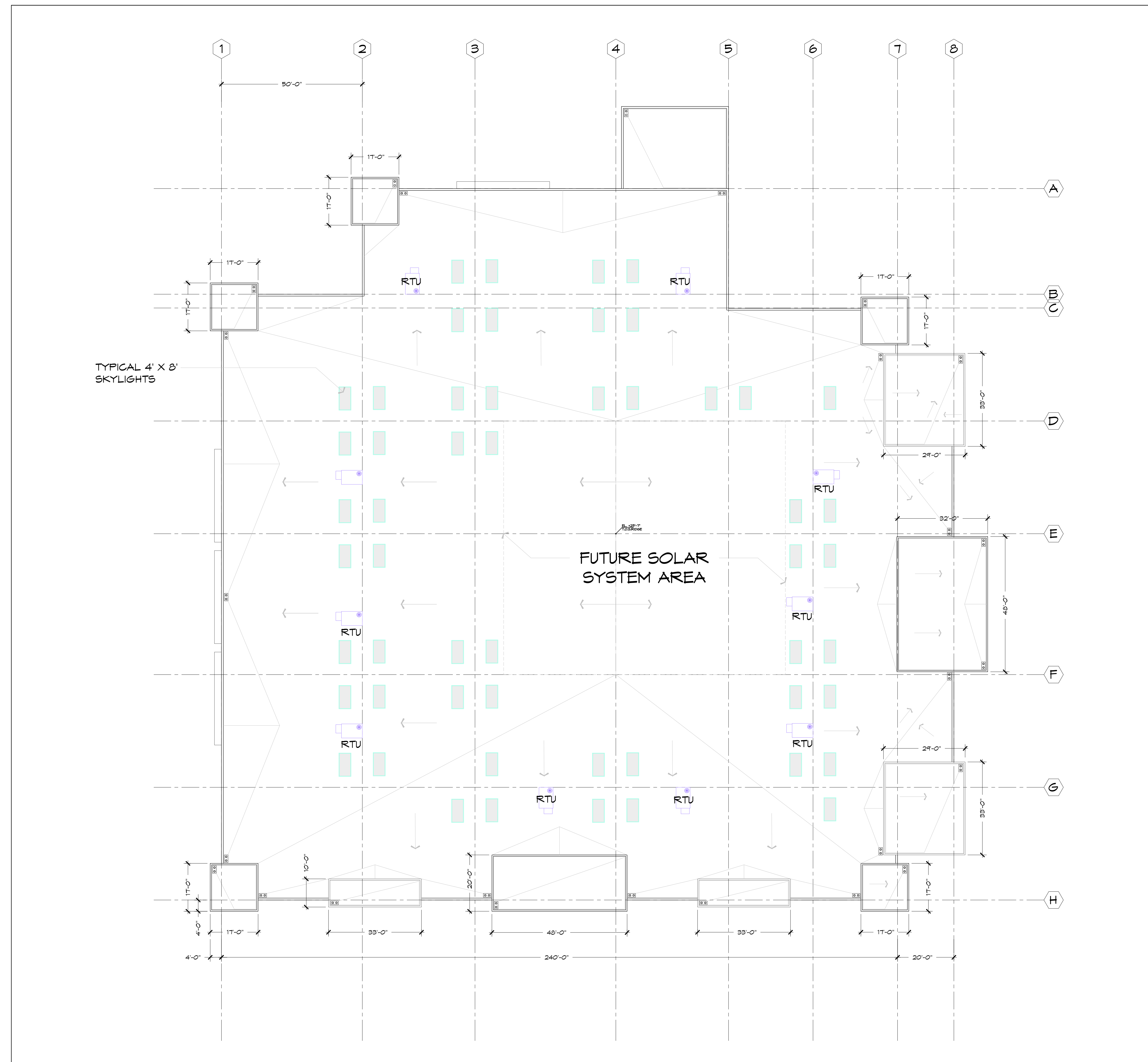
FLOOR PLAN



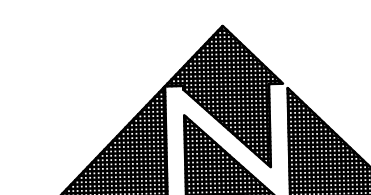
MAJOR "A"
WEST LELAND COMMERCE CENTER
Pittsburg, California



DATE: 10/21/2020
SCALE: 1/8"=1'-0"
DRAWN: MNA
JOB #: 020820-025PP
DR-2



ROOF PLAN

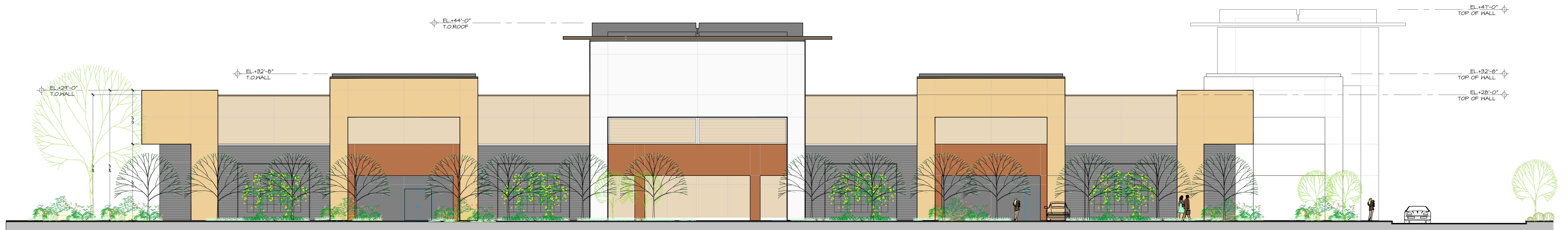


MAJOR "A"

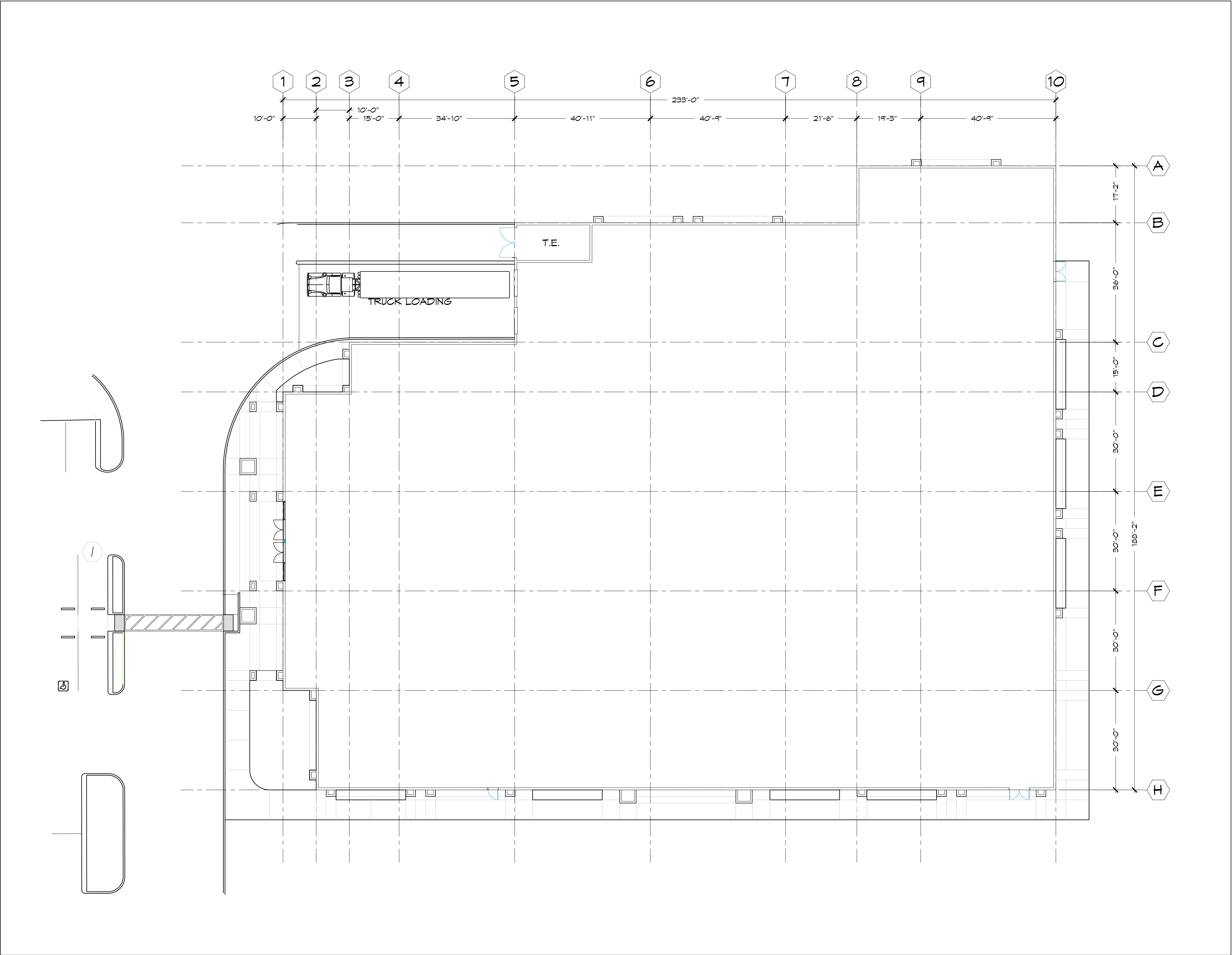
WEST LELAND COMMERCE CENTER
Pittsburg, California



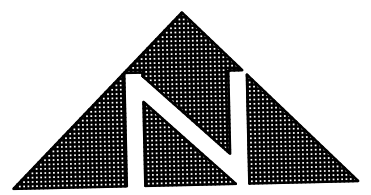
E A S T E L E V A T I O N - M A J O R A



S O U T H E L E V A T I O N - M A J O R A



FLOOR PLAN



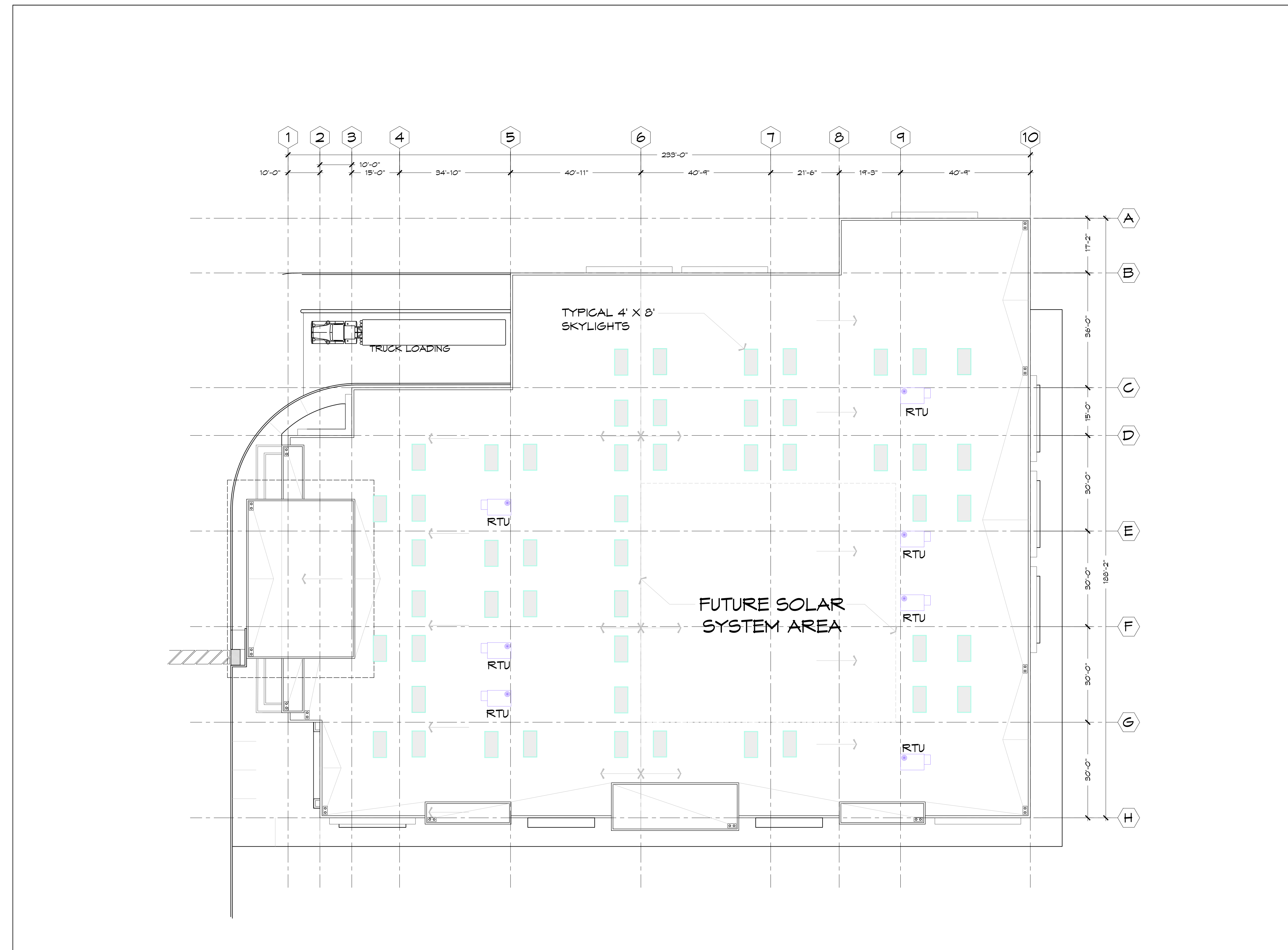
MAJOR "B"

WEST LELAND COMMERCE CENTER

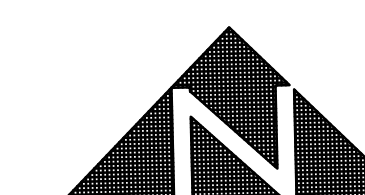
Pittsburg, California



DATE: 10/21/2020
SCALE: 1/8"=1'-0"
DRAWN: NMA
JOB #: 020820-025PP
DR-5

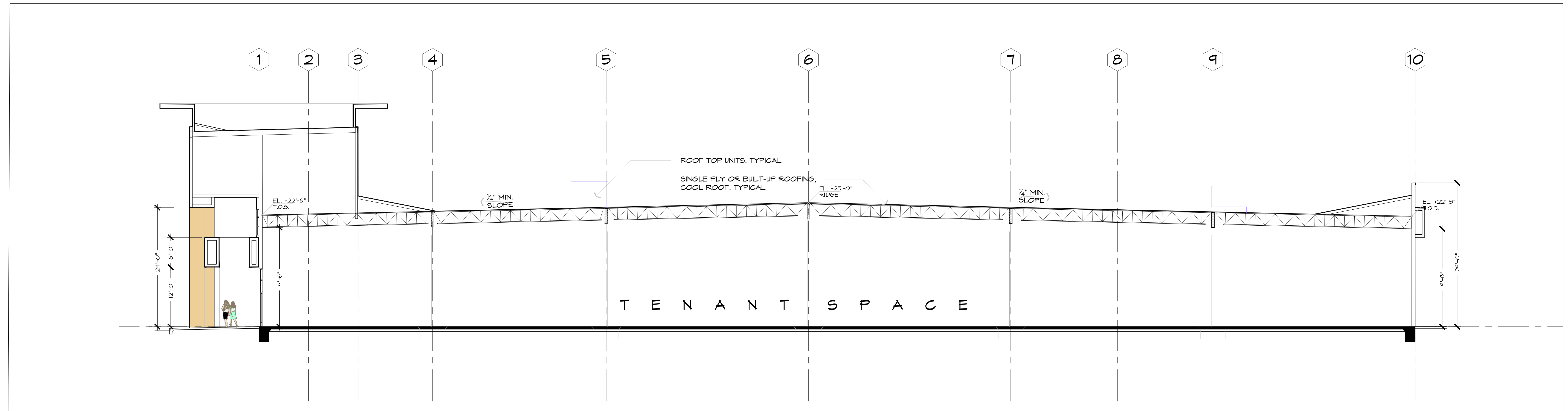


ROOF PLAN

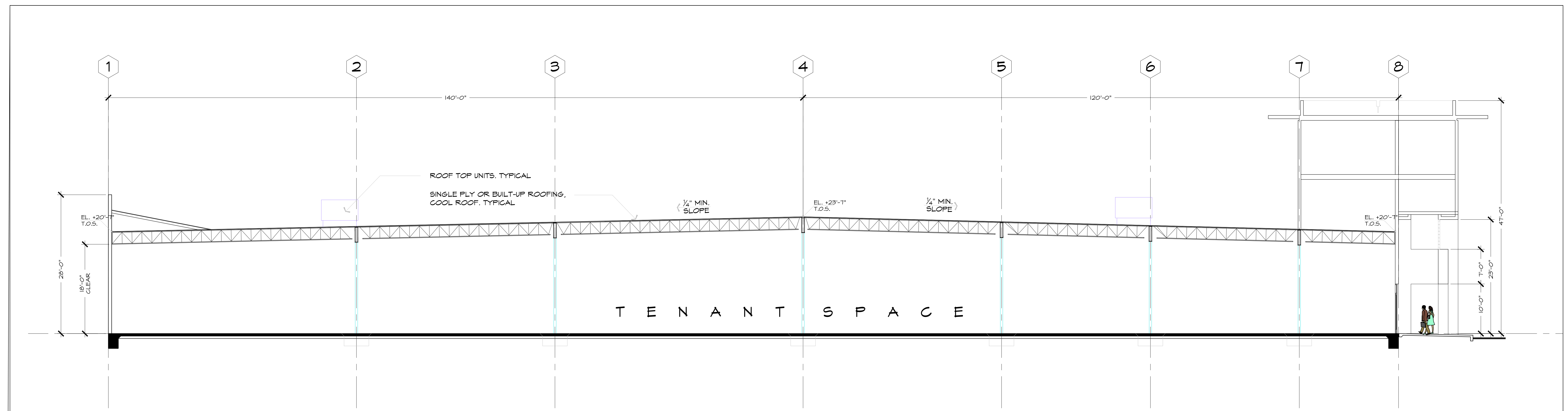


MAJOR "B"
WEST LELAND COMMERCE CENTER
Pittsburg, California

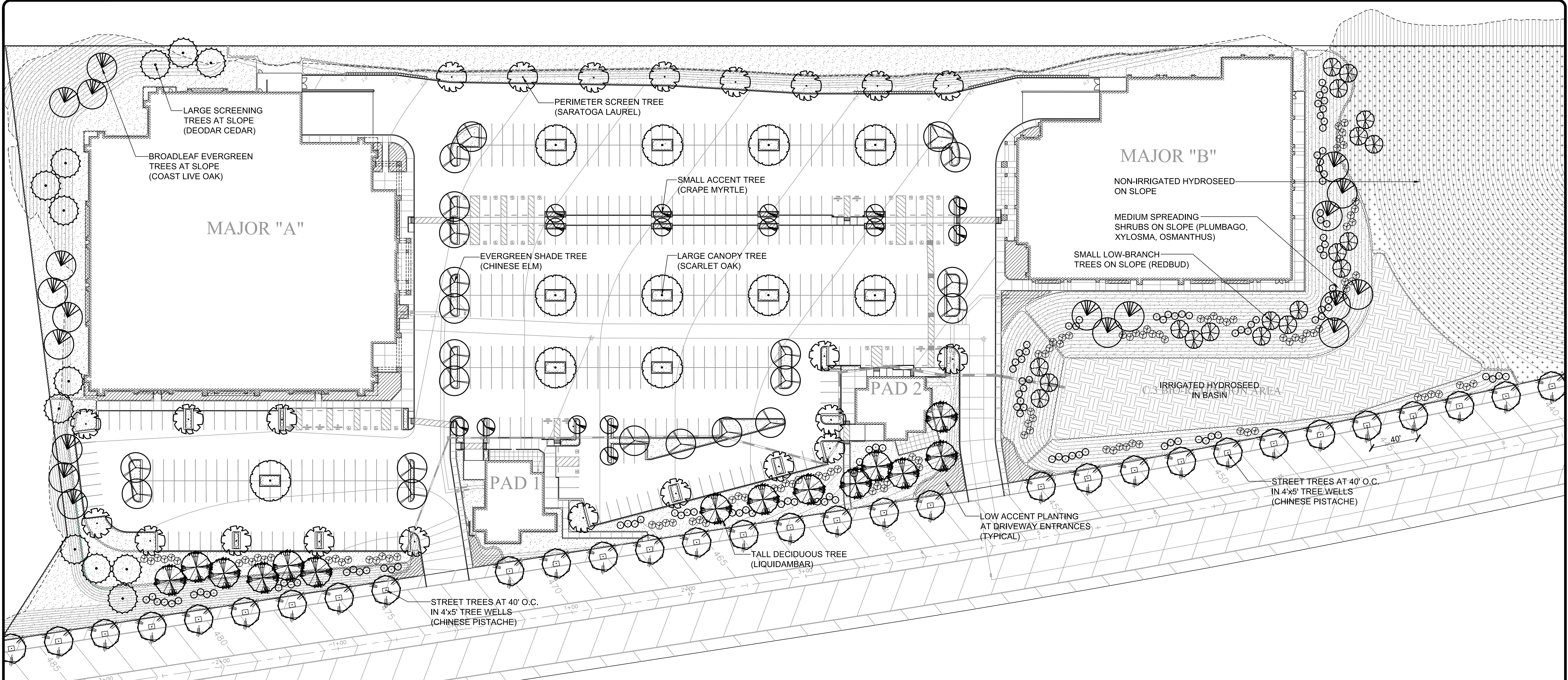




CROSS SECTION - MAJOR "B"



CROSS SECTION - MAJOR "A"



RECOMMENDED PLANT LIST:

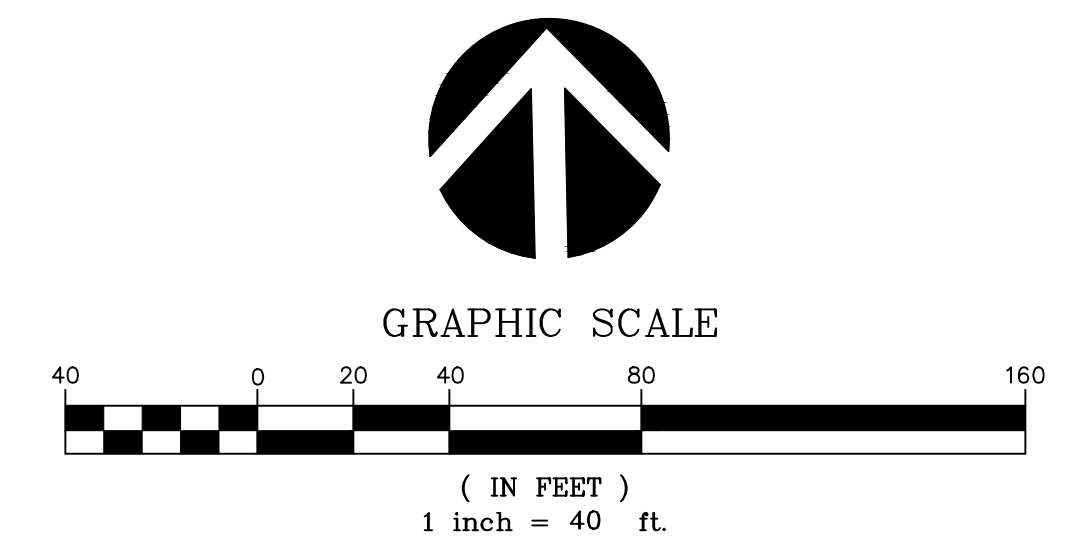
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
TREES:				
	CEDRUS DEODARA	DEODAR CEDAR	L	15 GAL
	CERCIS OCCIDENTALIS (LOW BRANCH)	WESTERN REDBUD	L	15 GAL
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	L	15 GAL
	LAURUS 'SARATOGA'	SARATOGA LAUREL	L	15 GAL
	LIQUIDAMBAR STY. 'ROTUNDILOBA'	LIQUIDAMBAR	M	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	L	15 GAL
	QUERCUS AGRIFOLIA	COAST LIVE OAK	L	15 GAL
	QUERCUS COCCINEA	SCARLET OAK	M	15 GAL
	ULMUS PARVIFOLIA	CHINESE ELM	L	15 GAL

GENERAL NOTES:

- ALL PLANTING AREAS, EXCEPT STORMWATER BASIN AND HYDROSEED SLOPES, SHALL RECEIVE A 3" MINIMUM DEEP LAYER OF FIR BARK DRESSING.
- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM WITH WEATHER-BASED CONTROLLER OPERATION.

BOTANICAL NAME	COMMON NAME	WATER USE
LARGE SHRUBS (5 GALLON):		
FRANGULA CALIFORNICA	COFFEEBERRY	L
HETEROMELES ARBUTIFOLIA	TOYON	L
OSMANTHUS FRAGRANS	FRAGRANT OLIVE	L
PHORMIUM TENAX 'ATROPURPUREUM'	NEW ZEALAND PURPLE FLAX	L
MEDIUM SHRUBS (5 GALLON):		
CALLISTEMON 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	L
CEANOTHUS 'SKYLARK'	CALIFORNIA LILAC	L
LANTANA 'IRENE'	LANTANA	L
LOROPETALUM SPP.	FRINGE FLOWER	L
ROSMARINUS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	L
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	L
XYLOSMA CONGESTUM	SHINY XYLOSMA	L
ACCENT SHRUBS/PERENNIALS/GRASSES (1 GALLON AND 5 GALLON):		
AGAVE 'BLUE FLAME' (5 GAL)	BLUE FLAME AGAVE	L
ANIGOZANTHOS SPP. (1 GAL)	KANGAROO PAW	L
FESTUCA GLAUCA 'ELIJAH BLUE' (1 GAL)	BLUE FESCUE	L
LAVANDULA ANGUSTIFOLIA (5 GAL)	ENGLISH LAVENDER	L
LOMANDRA LONGIFOLIA 'BREEZE' (1 GAL)	DWARF MAT RUSH	L
PENNISETUM 'LITTLE BUNNY' (1 GAL)	DWARF FOUNTAIN GRASS	L
SALVIA NEMEROSA (1 GAL)	WOODLAND SAGE	L
GROUNDCOVERS (1 GALLON @ 36" O.C.):		
LANTANA MONTEVIDENSIS (WHITE)	TRAILING LANTANA	L
MYOPORUM PARVIFOLIUM	CREeping MYOPORUM	L
ROSMARINUS OFFICINALIS 'HUNTINGTON'	HUNTINGTON CARPET ROSEMARY	L
SENECIO SERPENS	BLUE CHALKSTICKS	L

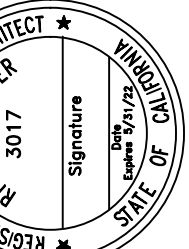
	IRRIGATED HYDROSEED: GRASSES AND FLOWERING PERENNIALS MIX
	NON-IRRIGATED HYDROSEED: NATIVE GRASSES MIX



REFER TO SHEET L1.2 FOR TREE IMAGES.

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
PH 925/933-1200



WEST LELAND
COMMERCE CENTER
PITTSBURG, CALIFORNIA

PRELIMINARY
LANDSCAPE PLAN

DESIGNED: DRAWN:
CHECKED: JOB NO:
DATE
10-21-20
SCALE

SHEET

L1.1

OF X SHEETS



Cedrus deodara
(DEODAR CEDAR)



Cercis occidentalis (Low branch)
(WESTERN REDBUD)



Lagerstroemia indica
(CRAPE MYRTLE)



Laurus 'Saratoga'
(SARATOGA LAUREL)



Liquidambar styraciflua
(LIQUIDAMBAR)



Pistacia chinensis
(CHINESE PISTACHE)



Quercus agrifolia
(COAST LIVE OAK)



Quercus coccinea
(SCARLET OAK)



Ulmus parvifolia
(CHINESE ELM)

WATER EFFICIENT LANDSCAPE WORKSHEET - BY HYDROZONE										
REFERENCE EVAPOTRANSPIRATION (ET _o):		45.4								
HYDROZONE #	HYDROZONE / (PLANT WATER USE)	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)	% OF TOTAL LANDSCAPE AREA
REGULAR LANDSCAPE AREA:										
1	LOW WATER USE	SHRUBS	0.3	DRIP	0.81	0.37037037	130307	48261.85185	1358474.6	85%
2	LOW WATER USE	HYDROSEED	0.3	SPRAY	0.81	0.37037037	21932	8122.962963	228645.2	14%
3	MEDIUM WATER USE	TREES	0.5	BUBBLER	0.81	0.61728395	1512	933.3333333	26271.5	1%
						TOTALS:	153751	57318		100%
SPECIAL LANDSCAPE AREAS:										
REC. AREA						1		0	0	
POOL						1		0	0	
WATER FEATURE 2						1		0	0	
						TOTALS:	0	0		
									ETWU TOTAL:	1,613,391
									MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	1,947,502
ETAF CALCULATIONS:										
REGULAR LANDSCAPE AREAS:										
TOTAL ETAF x AREA					57,318		NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.			
TOTAL LANDSCAPE AREA					153,751					
AVERAGE ETAF					0.37					
ALL LANDSCAPE AREAS:										
TOTAL ETAF x AREA					57,318					
TOTAL LANDSCAPE AREA					153,751					
SITEWIDE ETAF					0.37					

REVISIONS

RW Stover & Associates, Inc.
Landscape Architecture
1601 North Main Street, Suite 4
Walnut Creek, CA 94596
PH: 925.933.2583

WEST LELAND
COMMERCE CENTER
PITTSBURG, CALIFORNIA

TREE IMAGES

DESIGNED:	DRAWN:
CHECKED:	JOB NO:
DATE 10-21-20	
SCALE	

SHEET

L1.2

OF X SHEETS

40



City of
Pittsburgh

West Leland Commerce Center
Preliminary Plan Review – Study Session
AP-20-1540



☐ Current General Plan/Zoning

- ☐ Open Space (Avila Road Limited Overlay, OS-O)
- ☐ Hillside Planned Development (HPD)

☐ Memorandum of Understanding

- ☐ 8/3/2020: City Council authorized MOU (Resolution 20-13811)
- ☐ 8/19/2020: City executes the MOU (Attachment 1)

Surrounding Context

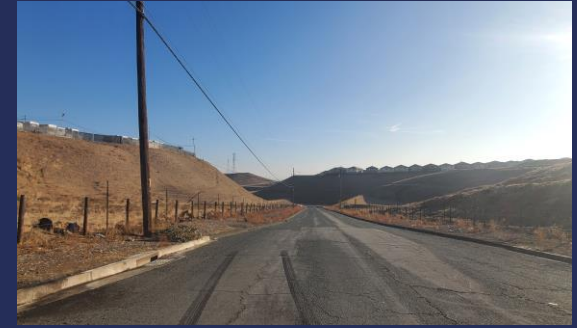


Site



View from Avila Rd (Northeast)

Site



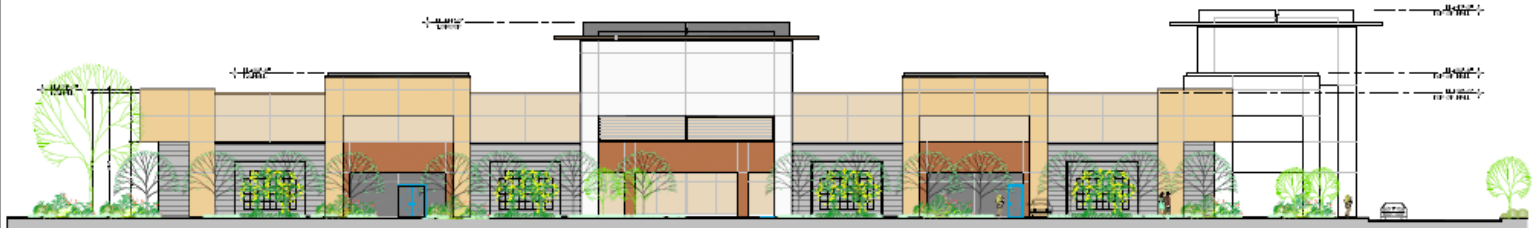
View from Avila Rd (Northwest)



Rendering (Sample Elevation)



EAST ELEVATION - MAJORA



SOUTH ELEVATION - MAJORA



Next Steps



☐ Proposed Entitlements

- ☐ General Plan Amendment
- ☐ Rezoning
- ☐ Design Review

☐ Environmental Analysis (CEQA)

- ☐ Traffic Study required
- ☐ Initial Study preparation

Discussion



Staff and the applicant are requesting Planning Commission feedback on the following items:

- **Site Layout and Circulation**
- **Architectural Design and Massing**
- **Landscaping**
- **Other design or site amenity considerations**

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
December 8, 2020**

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

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for six revised model homes for the San Marco Subdivision, Village "E". The Zoning Administrator also submits three resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

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

BACKGROUND:

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

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

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

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

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

PROJECT DESCRIPTION:

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

1. San Marco Village "E" Revised Model Homes, AP-20-1542 (AD) – Delegated Design Review Category 7.

This is an application by Josh Randles, on behalf of Discovery Builders, Inc., requesting administrative design review approval of six revised model homes to be used in Village E of the San Marco Planned Development Area. Assessor's Parcel No. 097-550-045. The San Marco Subdivision (Tract 7362) was approved by the City Council on January 19, 1993 (Resolution No. 93-7889). A total of 114 new single-family units will be constructed in Village E.

The Zoning Administrator has also adopted three resolutions as follows:

1. Resolution No. 353: Ross Façade Upgrade, AP-20-1512 (AD)
2. Resolution No. 362: 3800 Hillsdale Drive Variance, AP-20-1525 (VA)
3. Resolution No. 363: All-N-1 Auto Body, AP-20-1537 (ZA)

GENERAL PLAN/CODE COMPLIANCE:

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

Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

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

ATTACHMENTS:

1. Notice of Intent: San Marco Village "E" Revised Model Homes, AP-20-1542 (AD)
2. Zoning Administrator Resolution No. 353
3. Zoning Administrator Resolution No. 362
4. Zoning Administrator Resolution No. 363

Prepared by: Kristin Pollot, AICP, Zoning Administrator

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

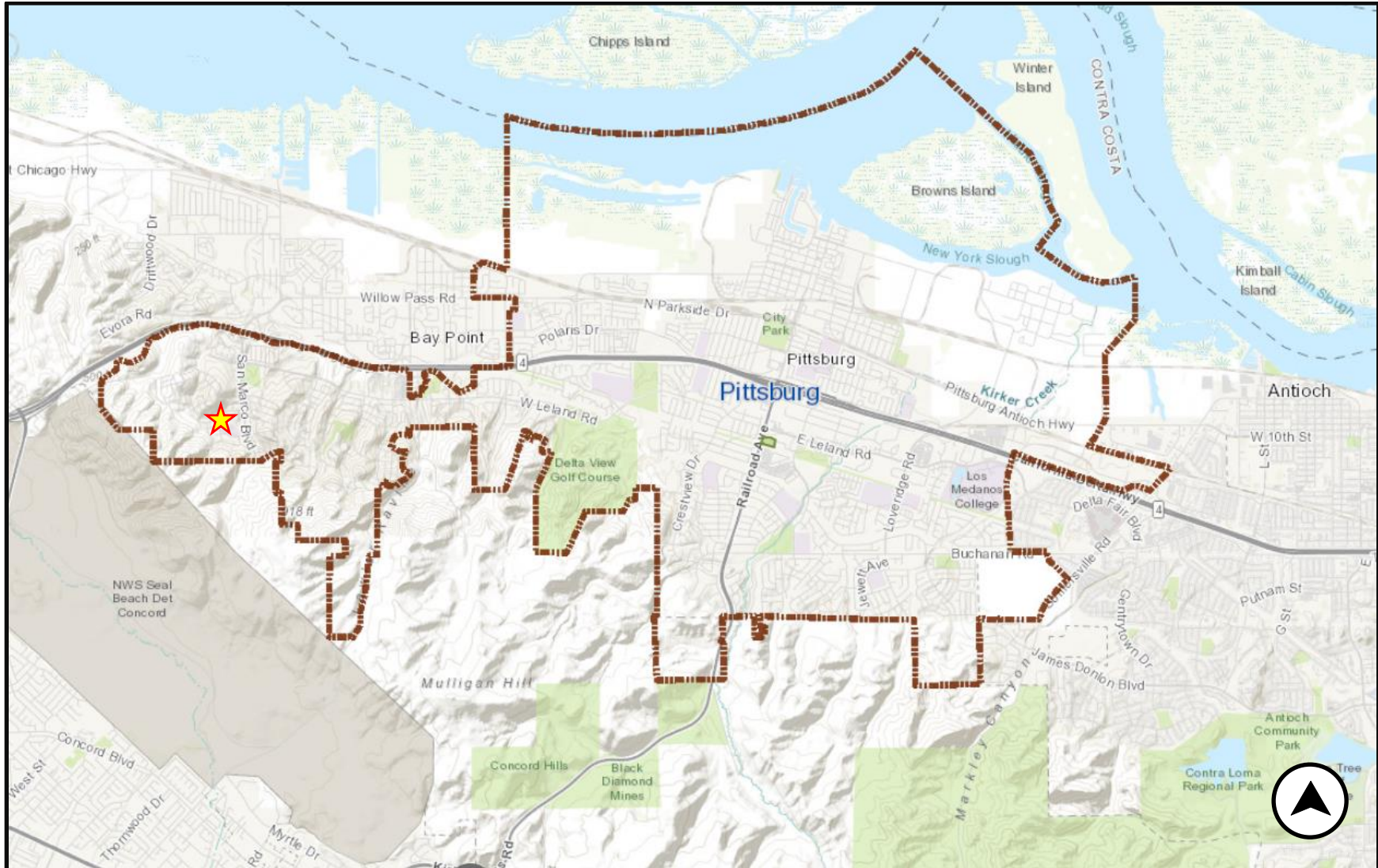
SAN MARCO VILLAGE “E” REVISED MODEL HOMES, AP-20-1542 (AD).

This is an application by Josh Randles, on behalf of Discovery Builders, Inc., requesting administrative design review approval of six revised model homes to be used in Village E of the San Marco Planned Development Area. Assessor’s Parcel No. 097-550-045. The San Marco Subdivision (Tract 7362) was approved by the City Council on January 19, 1993 (Resolution No. 93-7889). A total of 114 new single-family units will be constructed in Village E.

This project is eligible for delegation to staff under Category 7 (New Model Homes in Approved Subdivisions), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to model homes that are consistent with the general size, quality of architecture and materials, and general character of the originally approved models.

Attachment 1
Location and Aerial Maps
San Marco Village E Model Homes, AP-20-1542 (AD).

★ **Project Site**



Attachment 1
Location and Aerial Maps
San Marco Village E Model Homes, AP-20-1542 (AD).

— General Site Boundary





SAN MARCO UNIT 13

PITTSBURG, CA



SAN MARCO 13 - MASTER PLOTTING PLAN

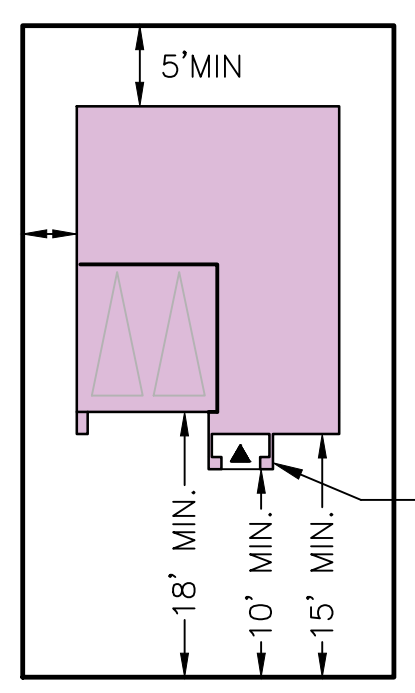
PITTBURG, CA



OCTOBER 28, 2020 SCALE: 1"=60'

DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	5 TWO STORY	6 TWO STORY	
COUNT	10	26	26	26	0	26	114
PERCENT	8.8%	22.8%	22.8%	22.8%	0%	22.8%	100%



TYPICAL MINIMUM LOT SETBACKS
N.T.S.

*SIDE YARD NOTE:
10' MINIMUM ON
CORNER SIDES &
4.5' MINIMUM WHEN
RETAINING WALL ON
PL

REAR YARD NOTE:
LOTS TO BE GRADED SO
THAT HOMES HAVE 20' MIN
FLAT AREA IN REAR YARD



Elevation A - Scheme #1

MATERIAL LEGEND

- | | | |
|--|---|--|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> |
|--|---|--|



Elevation B - Scheme #10

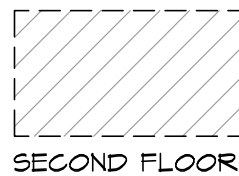
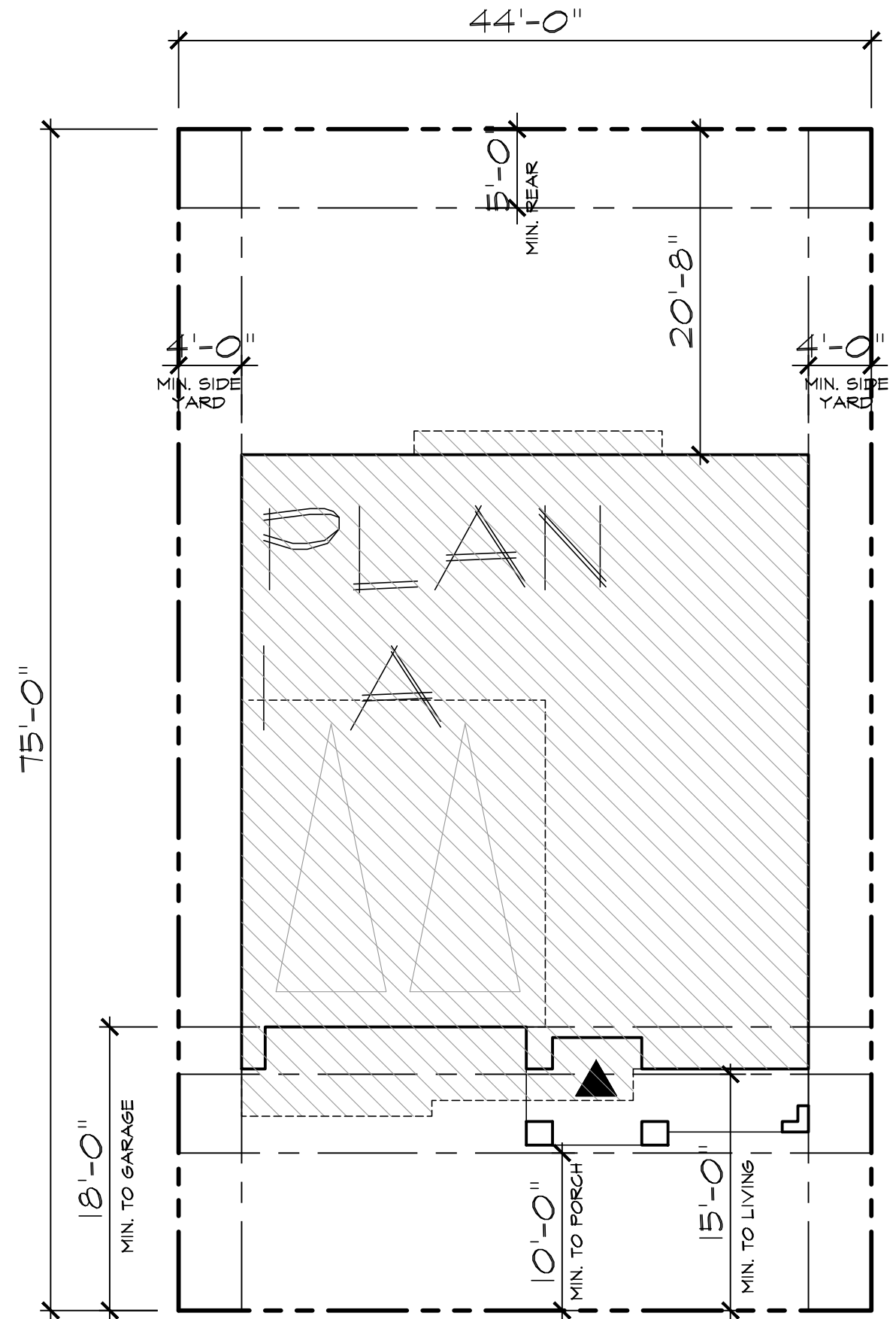


Elevation C - Scheme #8

Plan 1
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
44' x 75' = 3300 SQ. FT.	1430 SQ. FT.	43%	20'-8"

City of Pittsburgh MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

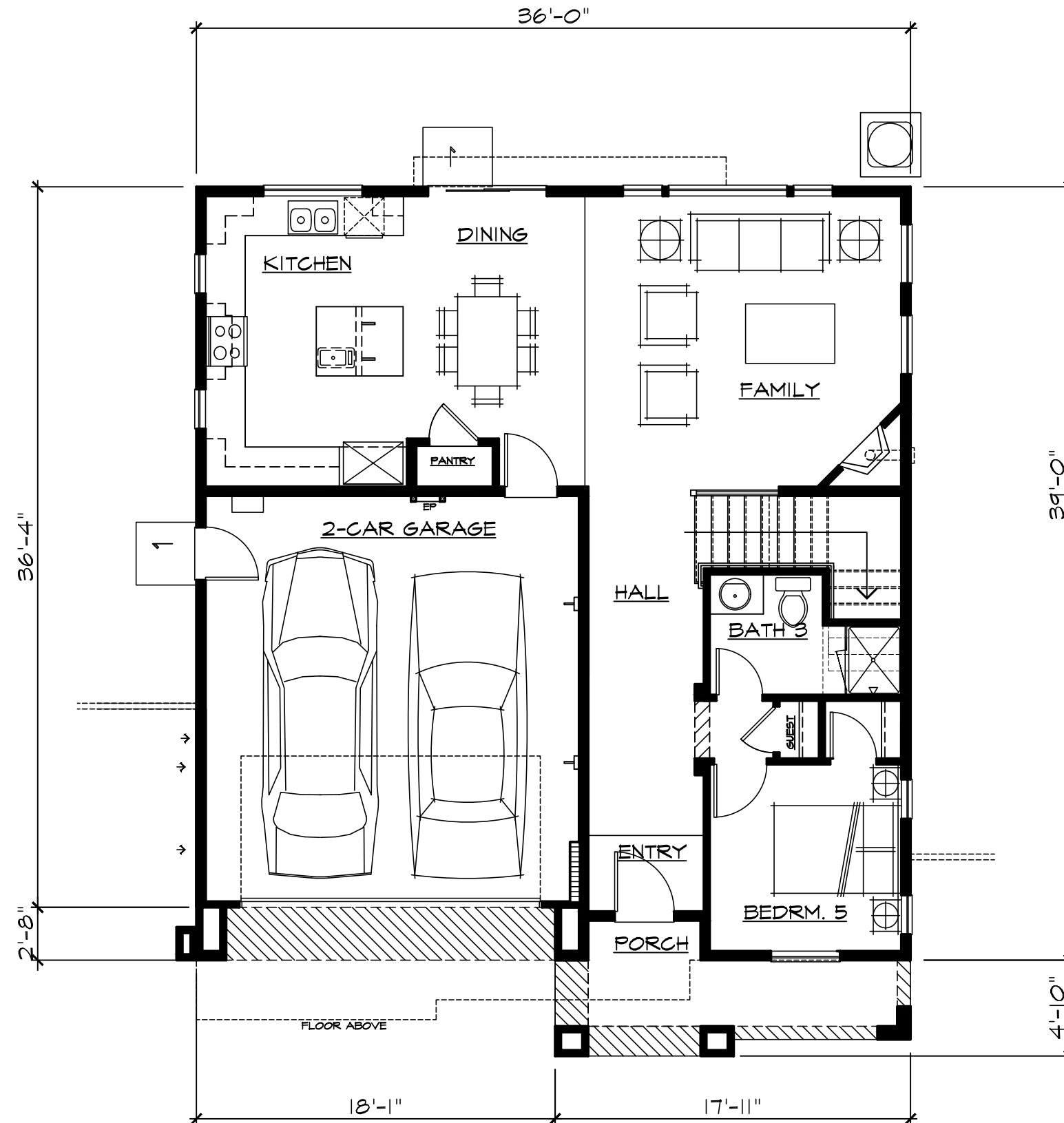
Plan 1 Site Plan



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 1 First Floor Plan

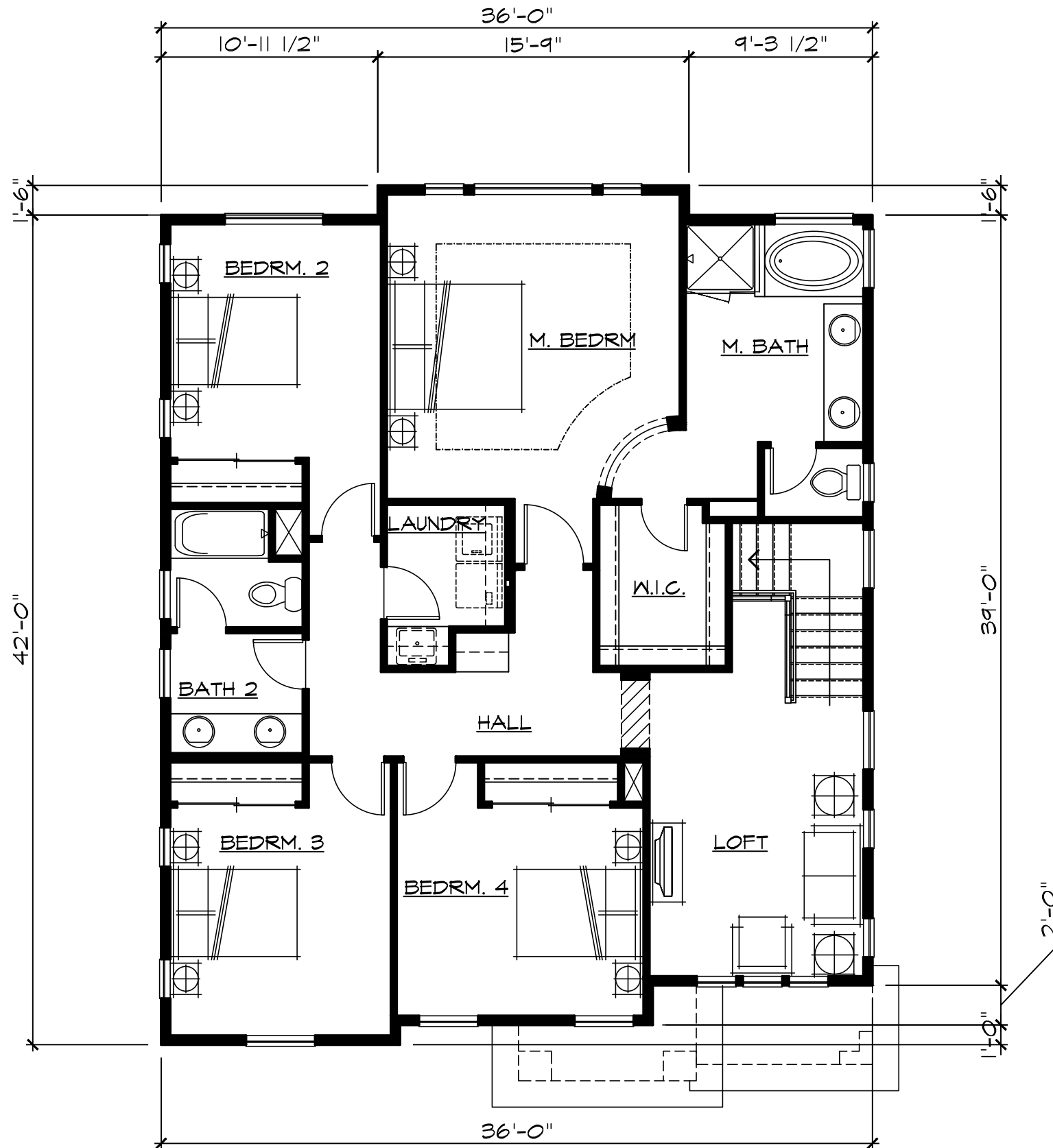
SQUARE FOOTAGE	
FIRST FLOOR	940 SF
SECOND FLOOR	1446 SF
TOTAL LIVING AREA	2387 SF
GARAGE	400 SF
PORCH	90 SF
FOOTPRINT	1430 SF



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 1 Second Floor Plan

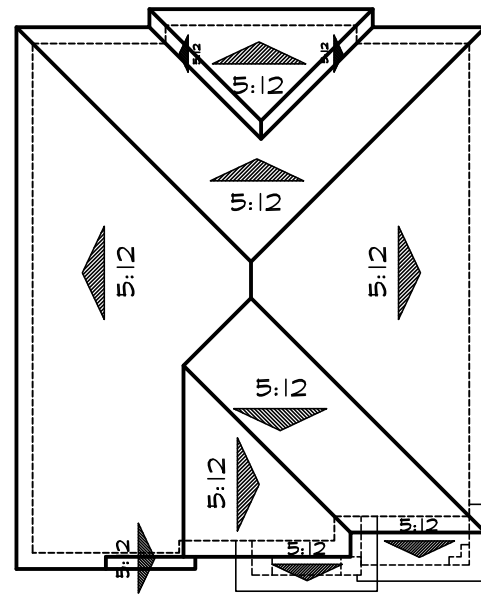
SQUARE FOOTAGE	
FIRST FLOOR	940 SF
SECOND FLOOR	1446 SF
TOTAL LIVING AREA	2387 SF
GARAGE	400 SF
PORCH	90 SF
FOOTPRINT	1430 SF



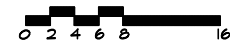
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



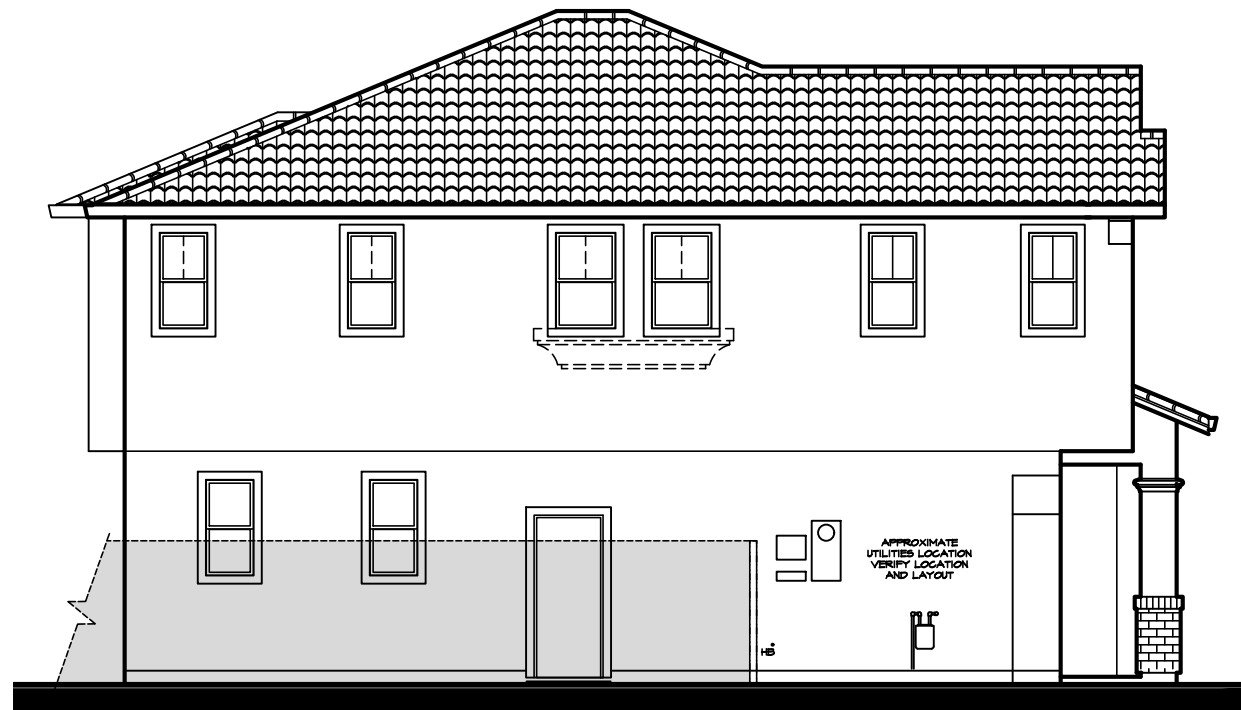
Roof Plan 'A'



Right



Rear



Left

**Plan 1
Elevations - 'A'**



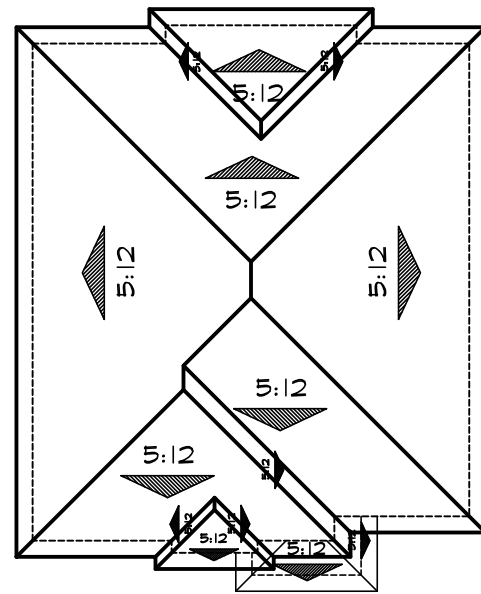
--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**SAN MARCO
UNIT 13
PITTSBURG, CA**



**DISCOVERY
DESIGN
GROUP**

**Discovery Builders Inc.
Date 11/05/2020**



Roof Plan 'B'



Right



Rear



Left

**Plan 1
Elevations - 'B'**



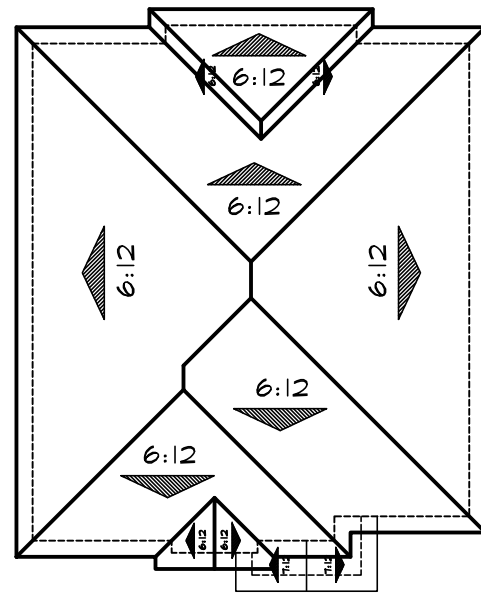
--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'C'

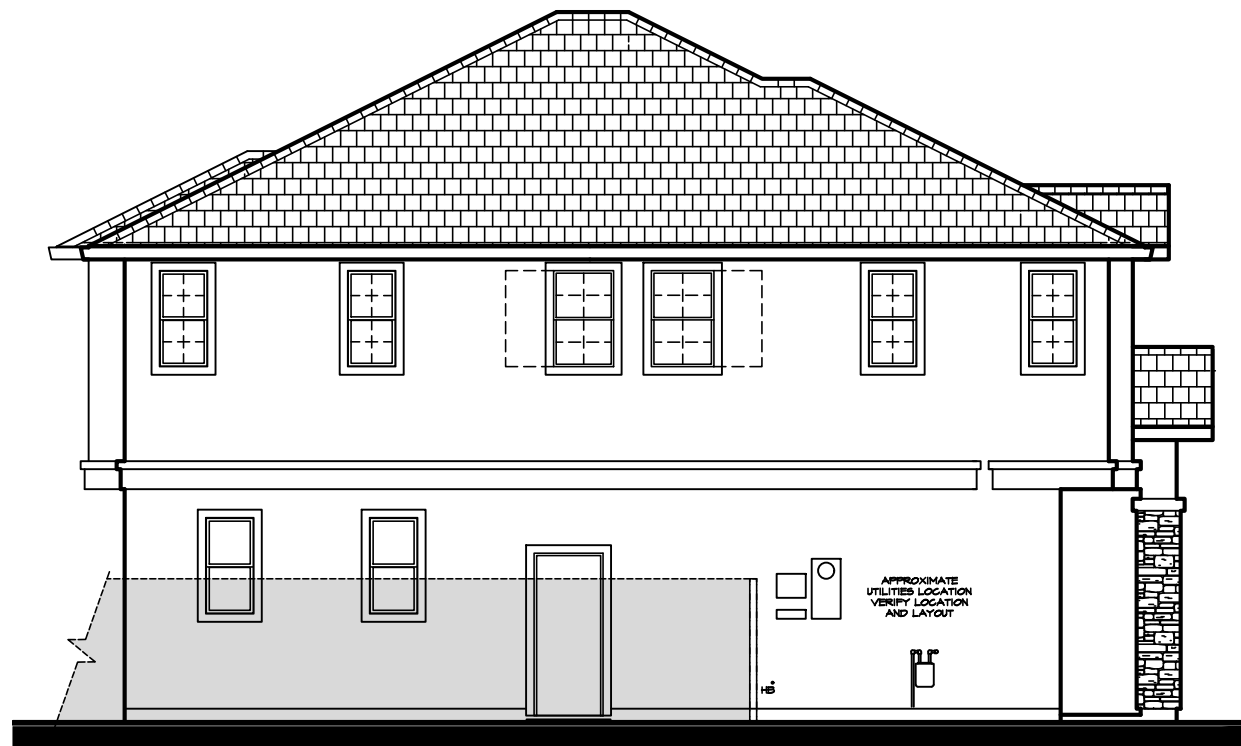


Right

± 28'-11"



Rear



Left

**Plan 1
Elevations - 'C'**



--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

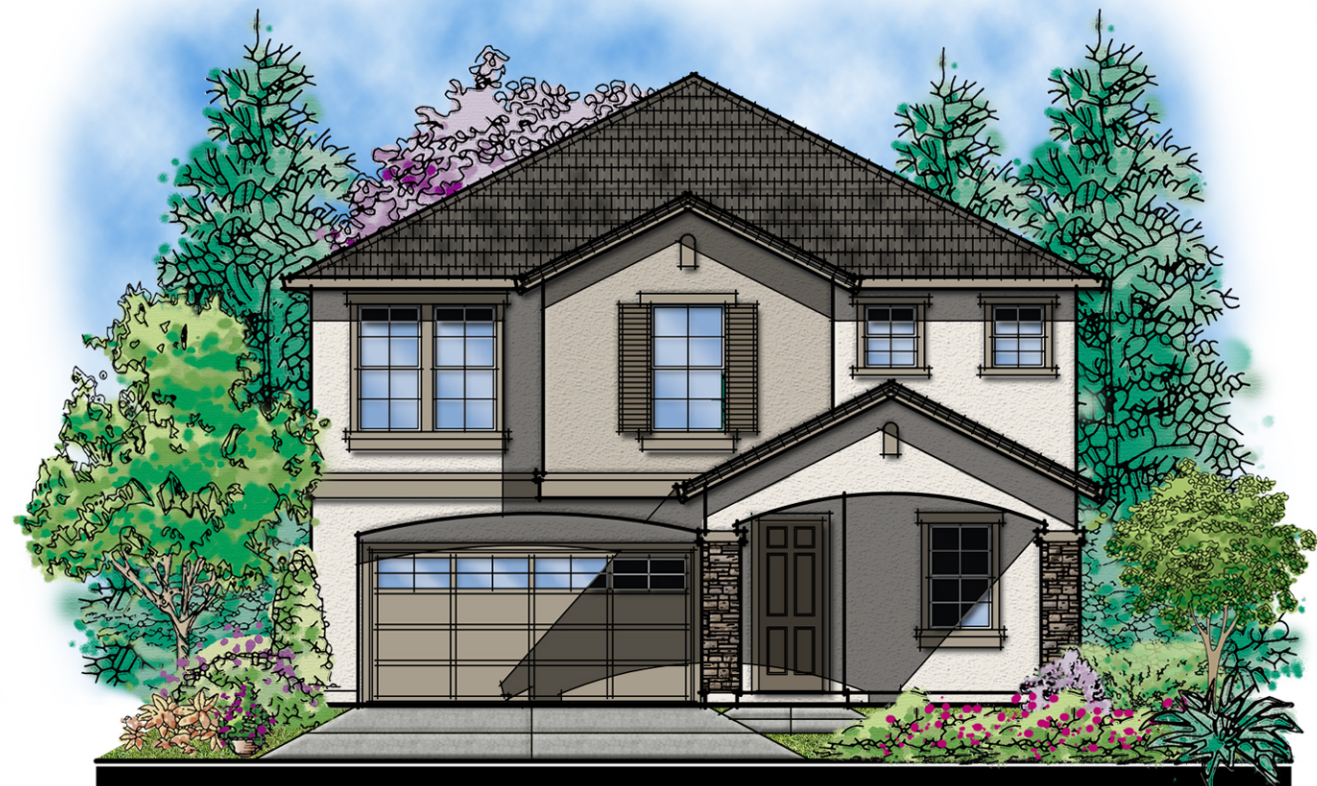
**SAN MARCO
UNIT 13
PITTSBURG, CA**



**Discovery Builders Inc.
Date 11/05/2020**



Elevation A - Scheme #3



Elevation C - Scheme #11

MATERIAL LEGEND

- | | | |
|--|---|---|
| A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
SIMULATED BRICK VENEER
MOCK TILE VENTS
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES | B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES | C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES |
|--|---|---|

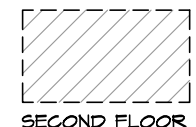
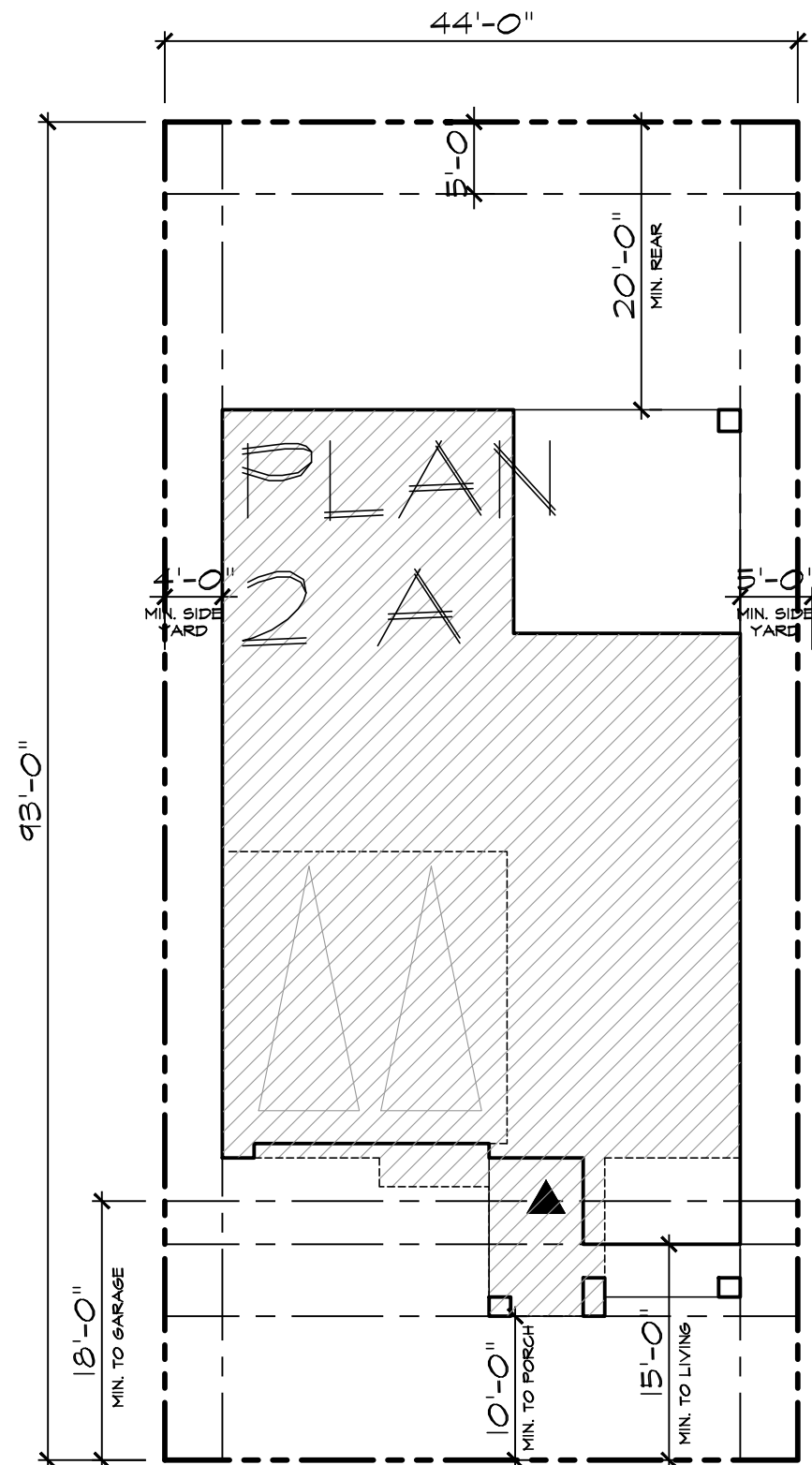


Elevation B - Scheme #6

Plan 2
Front Elevations
SAN MARCO
UNIT 13
 PITTSBURG, CA



Discovery Builders Inc.
 Date 11/05/2020



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
44' x 93' = 4092 SQ. FT.	2032 SQ. FT.	50%	20'-0"

City of Pittsburg	
MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

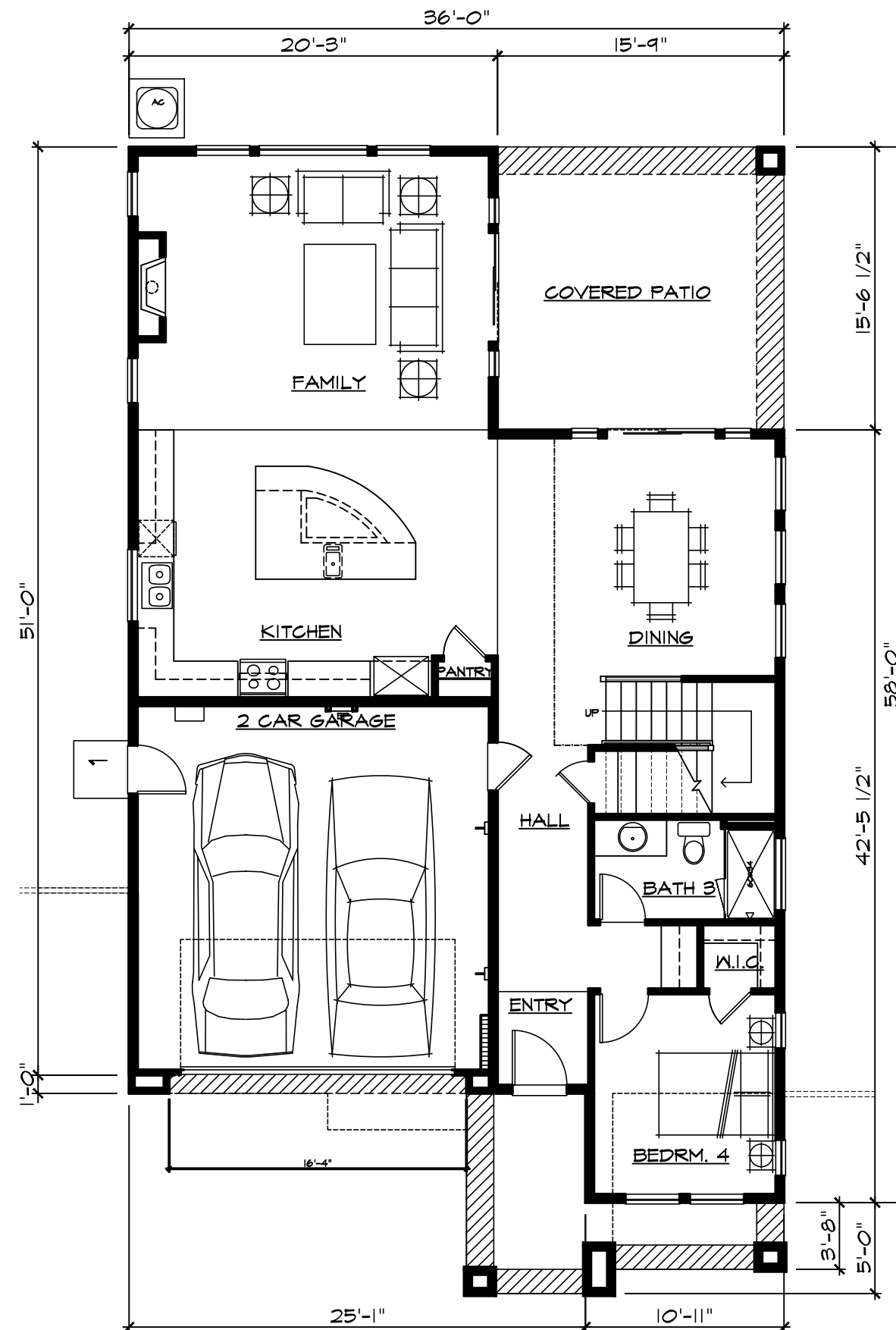
Plan 2 Site Plan



SAN MARCO UNIT 13 PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 2 First Floor Plan

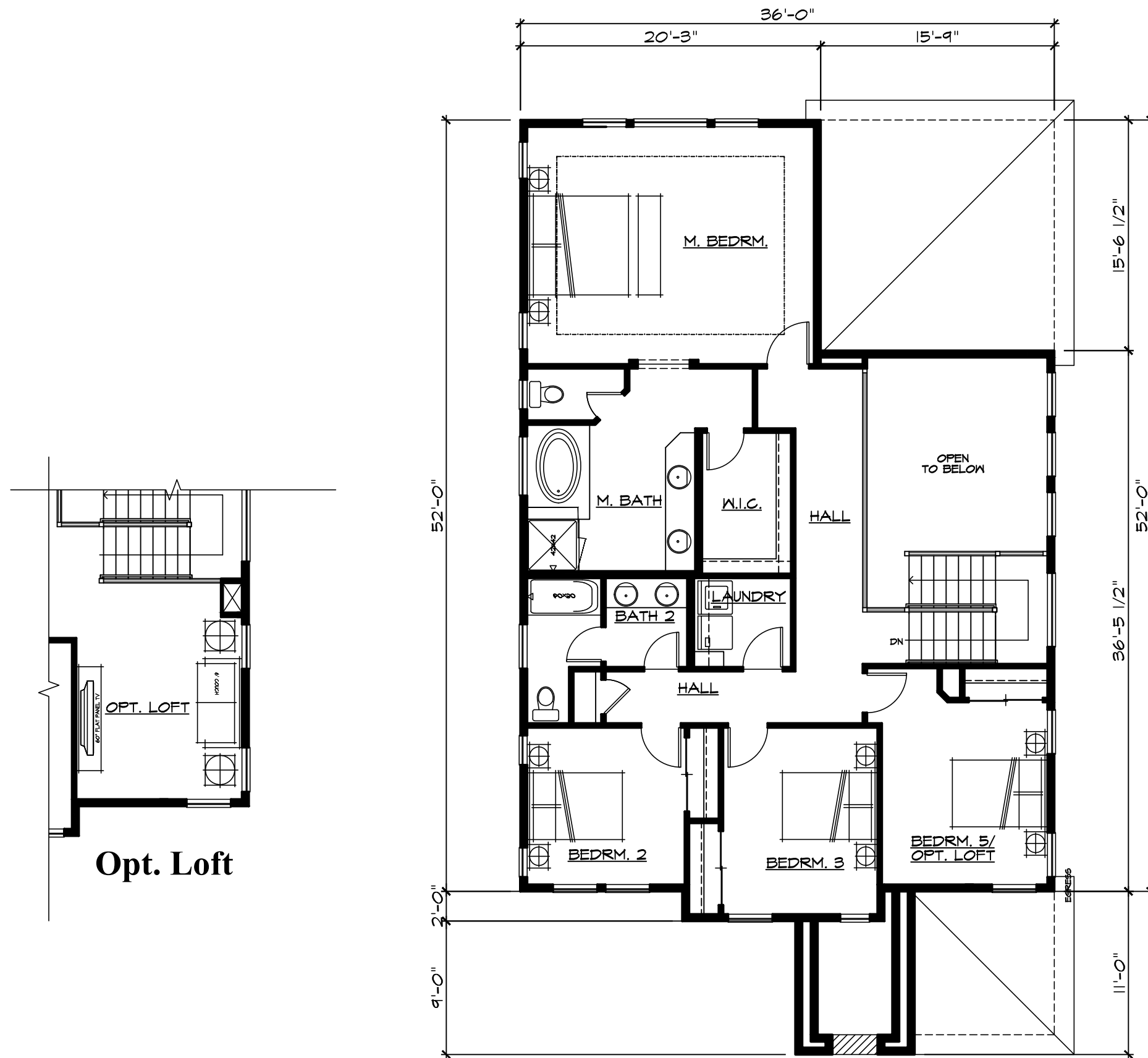
SQUARE FOOTAGE	
FIRST FLOOR	1271 SF
SECOND FLOOR	1408 SF
TOTAL LIVING AREA	2679 SF
GARAGE	402 SF
PORCH	114 SF
COVERED PATIO	402 SF
FOOTPRINT	2032 SF



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 2 Second Floor Plan

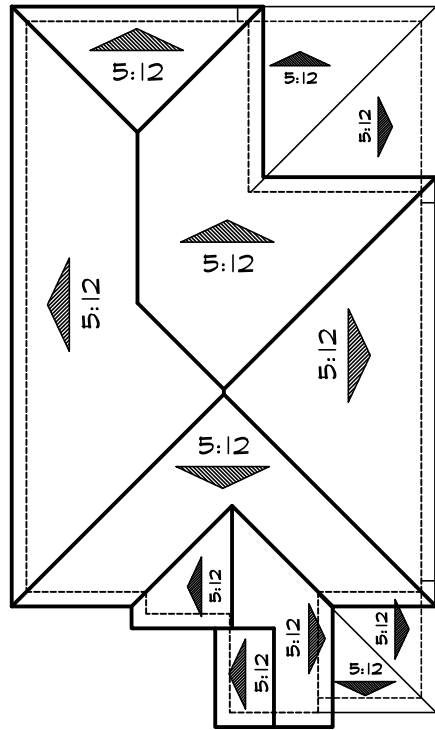
SQUARE FOOTAGE	
FIRST FLOOR	1271 SF
SECOND FLOOR	1408 SF
TOTAL LIVING AREA	2679 SF
GARAGE	402 SF
PORCH	114 SF
COVERED PATIO	402 SF
FOOTPRINT	2032 SF



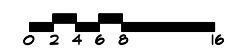
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'A'



Right

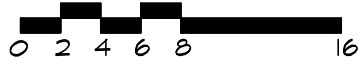


Rear



Left

Plan 2 Elevations - 'A'

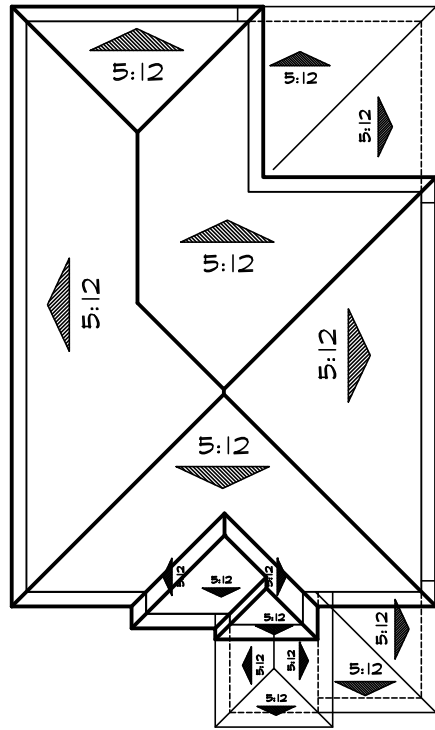


--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

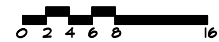
**SAN MARCO
UNIT 13**
PITTSBURG, CA

**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'B'



Right

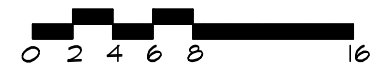


Rear



Left

**Plan 2
Elevations - 'B'**

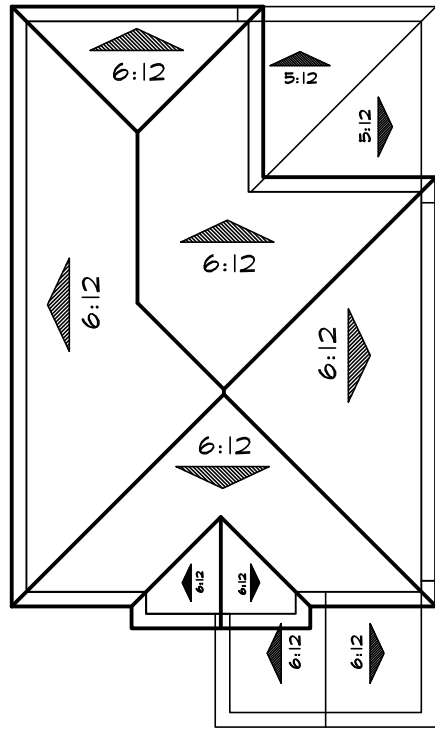


--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

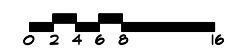
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'C'



Right

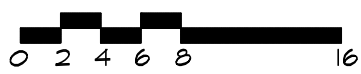


Rear



Left

Plan 2 Elevations - 'C'



--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA

**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/05/2020



Elevation A - Scheme #4

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
SIMULATED BRICK VENEER
MOCK TILE VENTS
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B - Scheme #7

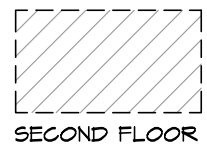
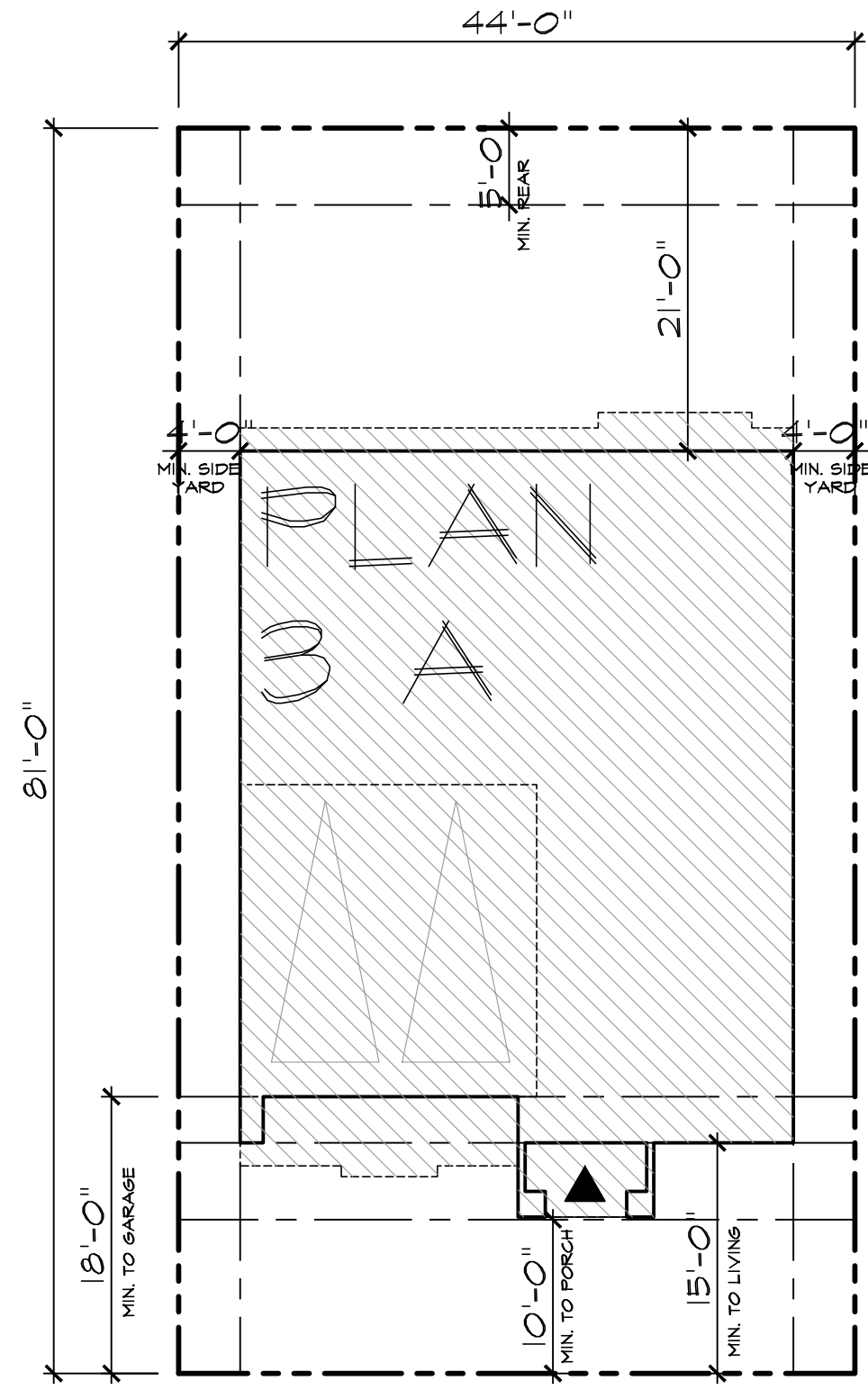


Elevation C - Scheme #12

Plan 3
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA



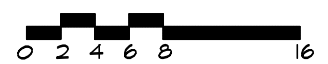
Discovery Builders Inc.
Date 11/05/2020



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
44' x 81' = 3564 SQ. FT.	1561 SQ. FT.	43%	21'-0"

City of Pittsburgh MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

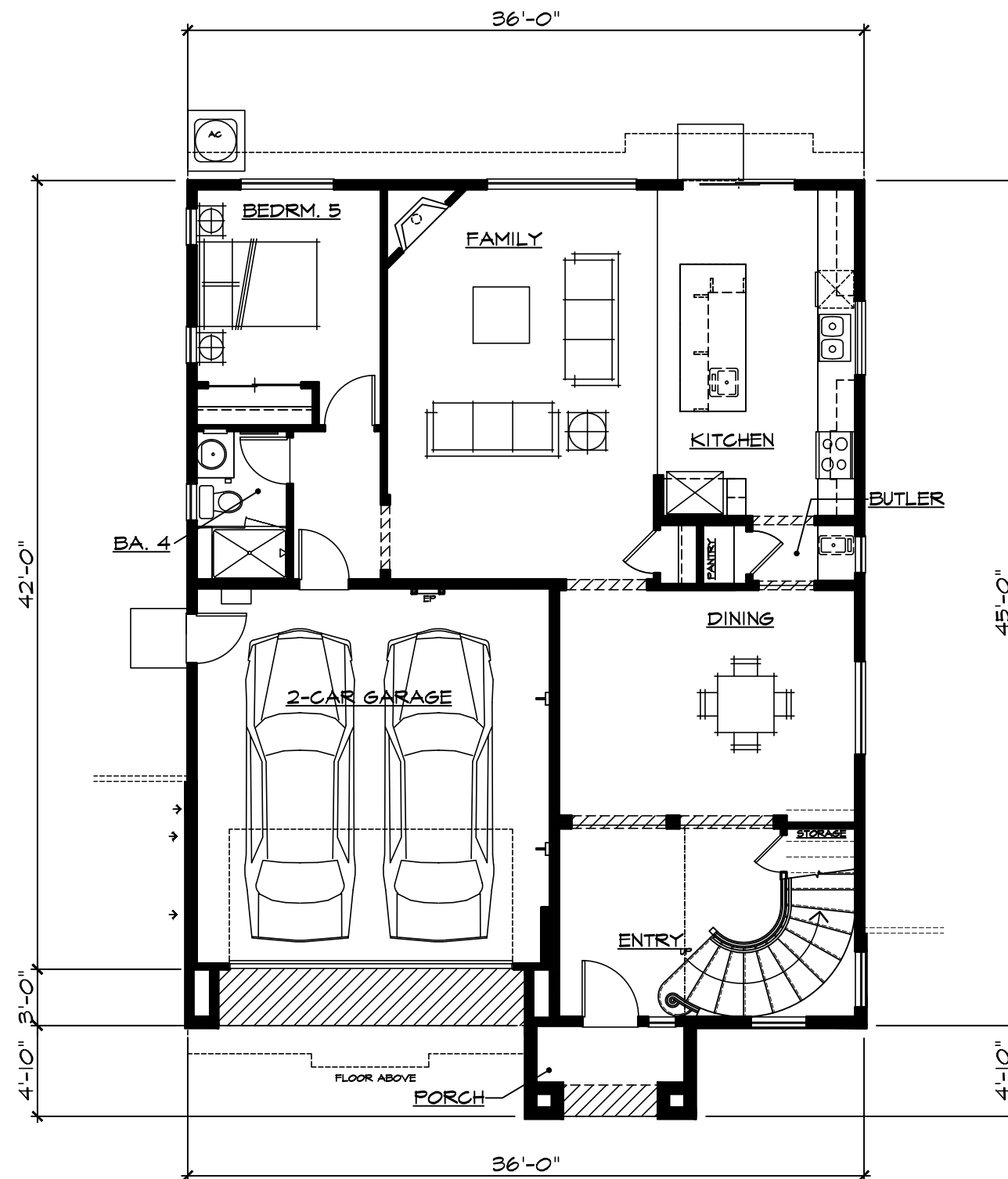
Plan 3 Site Plan



**SAN MARCO
UNIT 13**
PITTSBURG, CA

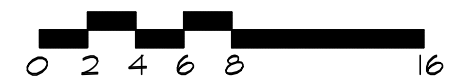
 **DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/05/2020



Plan 3 First Floor Plan

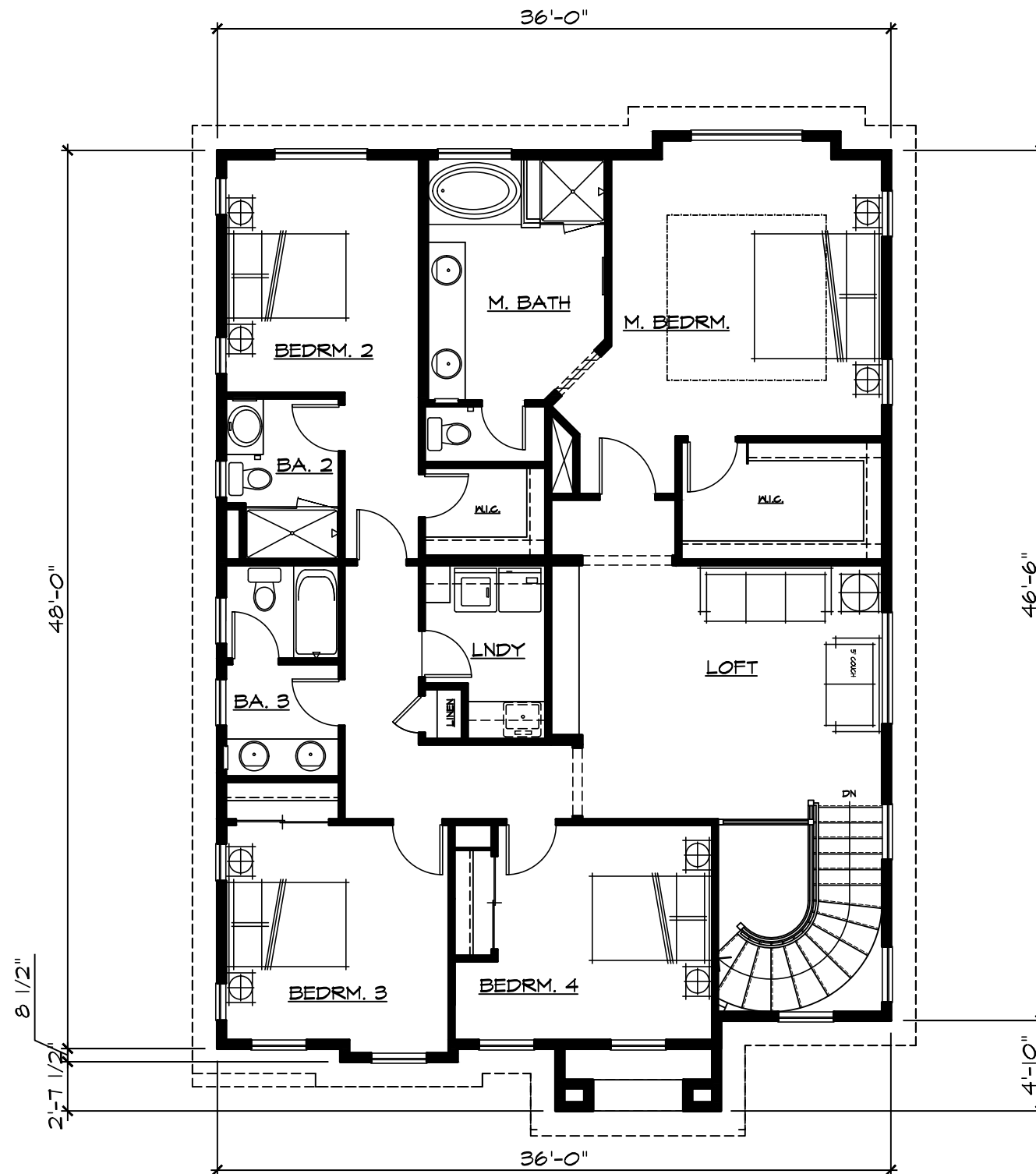
SQUARE FOOTAGE	
FIRST FLOOR	1170 SF
SECOND FLOOR	1636 SF
TOTAL LIVING AREA	2806 SF
GARAGE	391 SF
PORCH	43 SF
FOOTPRINT	1561 SF



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 3 Second Floor Plan

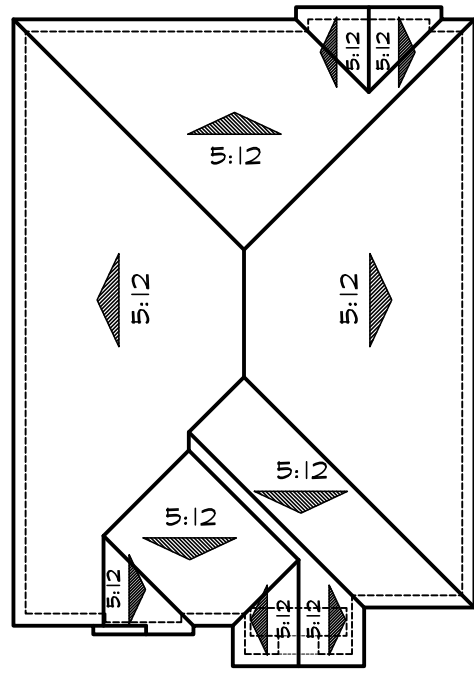
SQUARE FOOTAGE	
FIRST FLOOR	1170 SF
SECOND FLOOR	1636 SF
TOTAL LIVING AREA	2806 SF
GARAGE	391 SF
PORCH	43 SF
FOOTPRINT	1561 SF



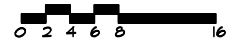
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



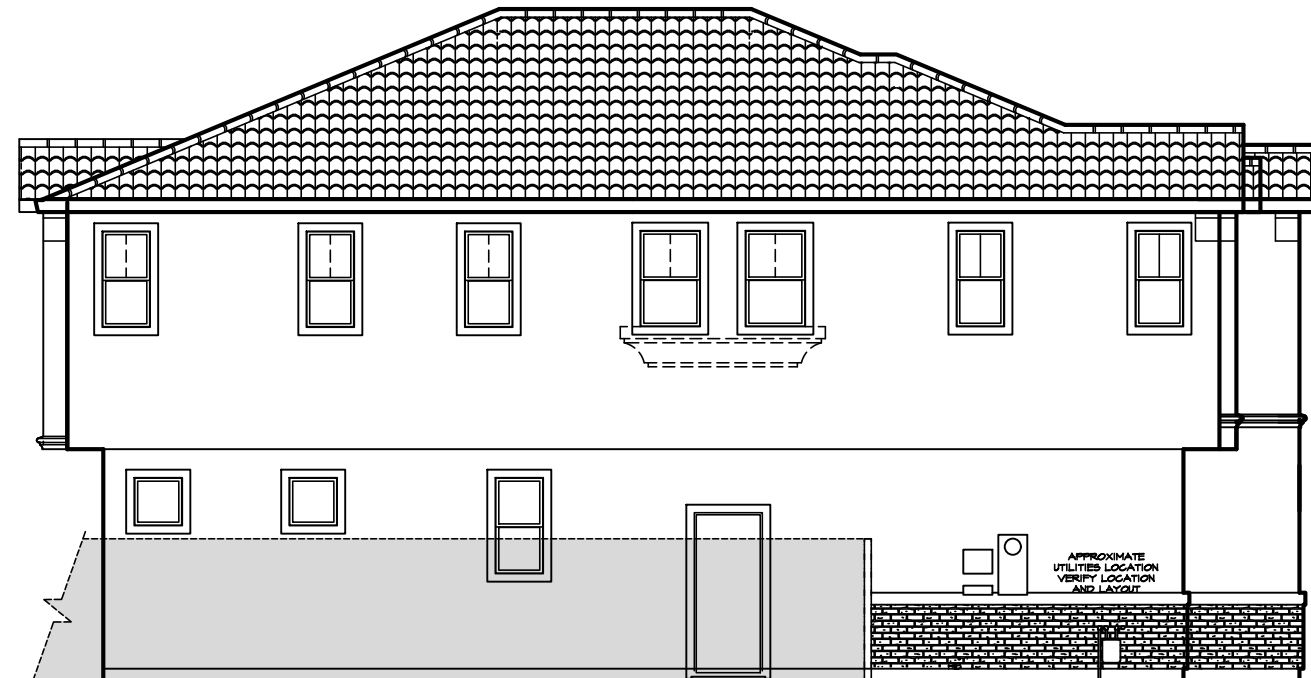
Roof Plan 'A'



Right



Rear



Left

**Plan 3
Elevations - 'A'**



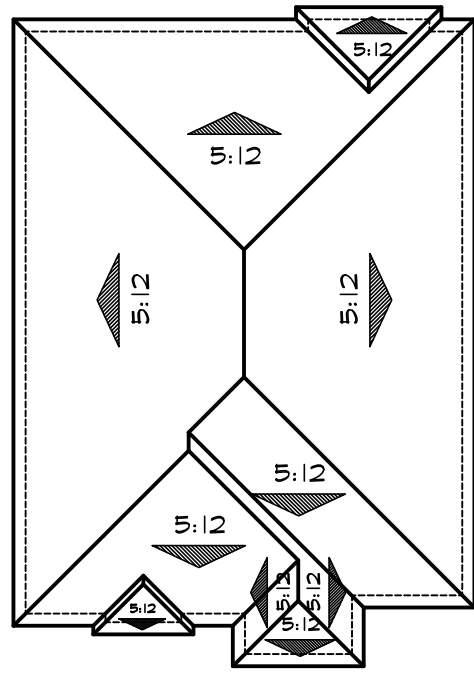
APPROXIMATE
UTILITIES LOCATION
VERIFY LOCATION
AND LAYOUT

--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

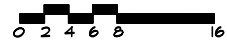
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'B'



Right



Rear



Left

**Plan 3
Elevations - 'B'**

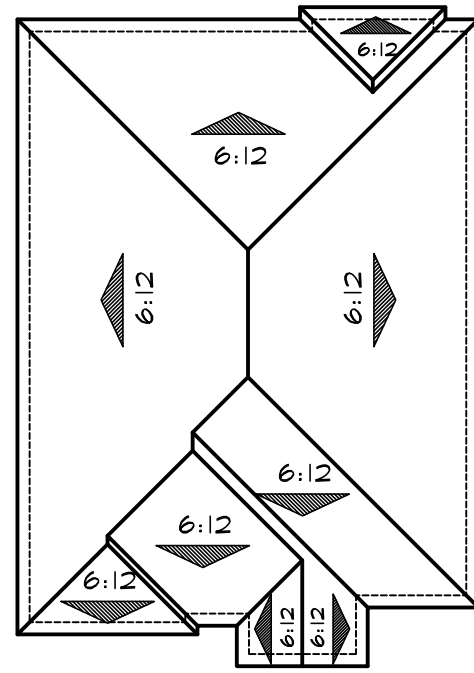


--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



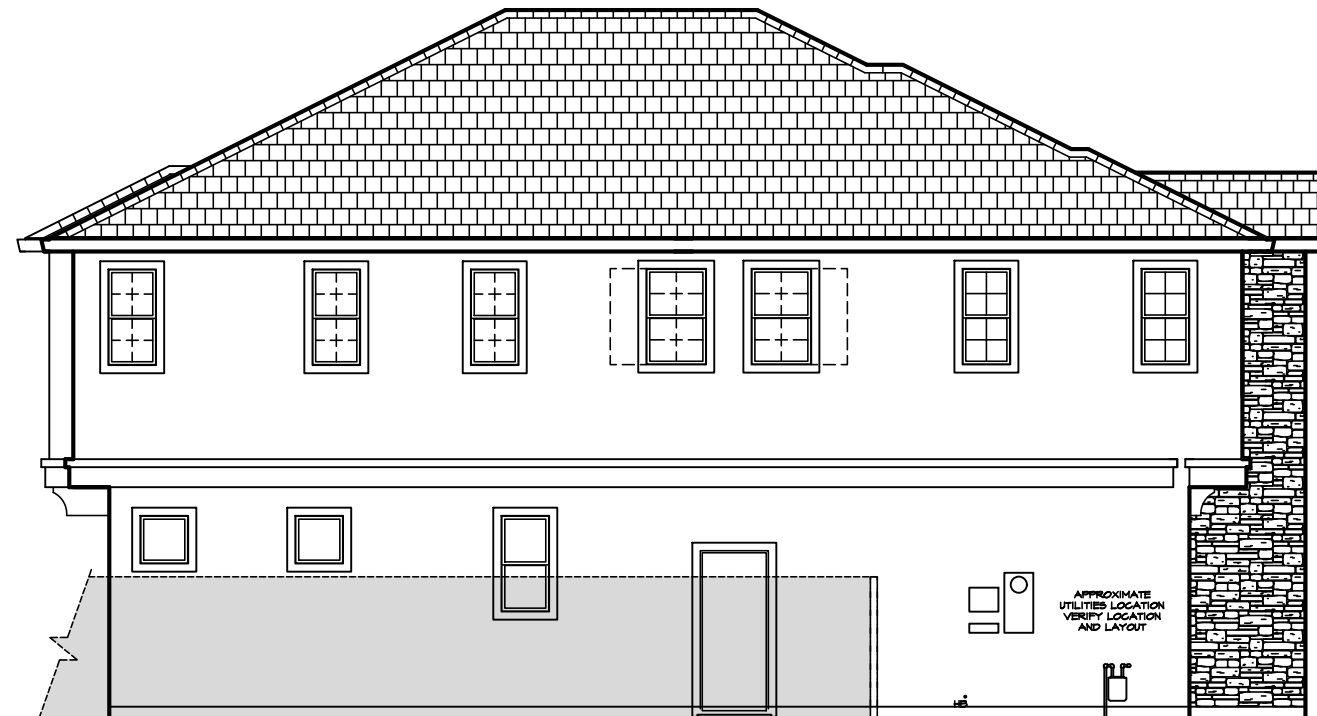
Roof Plan 'C'



Right



Rear



Left

**Plan 3
Elevations - 'C'**



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020

--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
SIMULATED BRICK VENEER
MOCK TILE VENTS
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK SHUTTERS
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation A - Scheme #1



Elevation C - Scheme #11

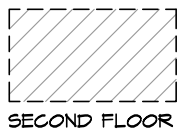
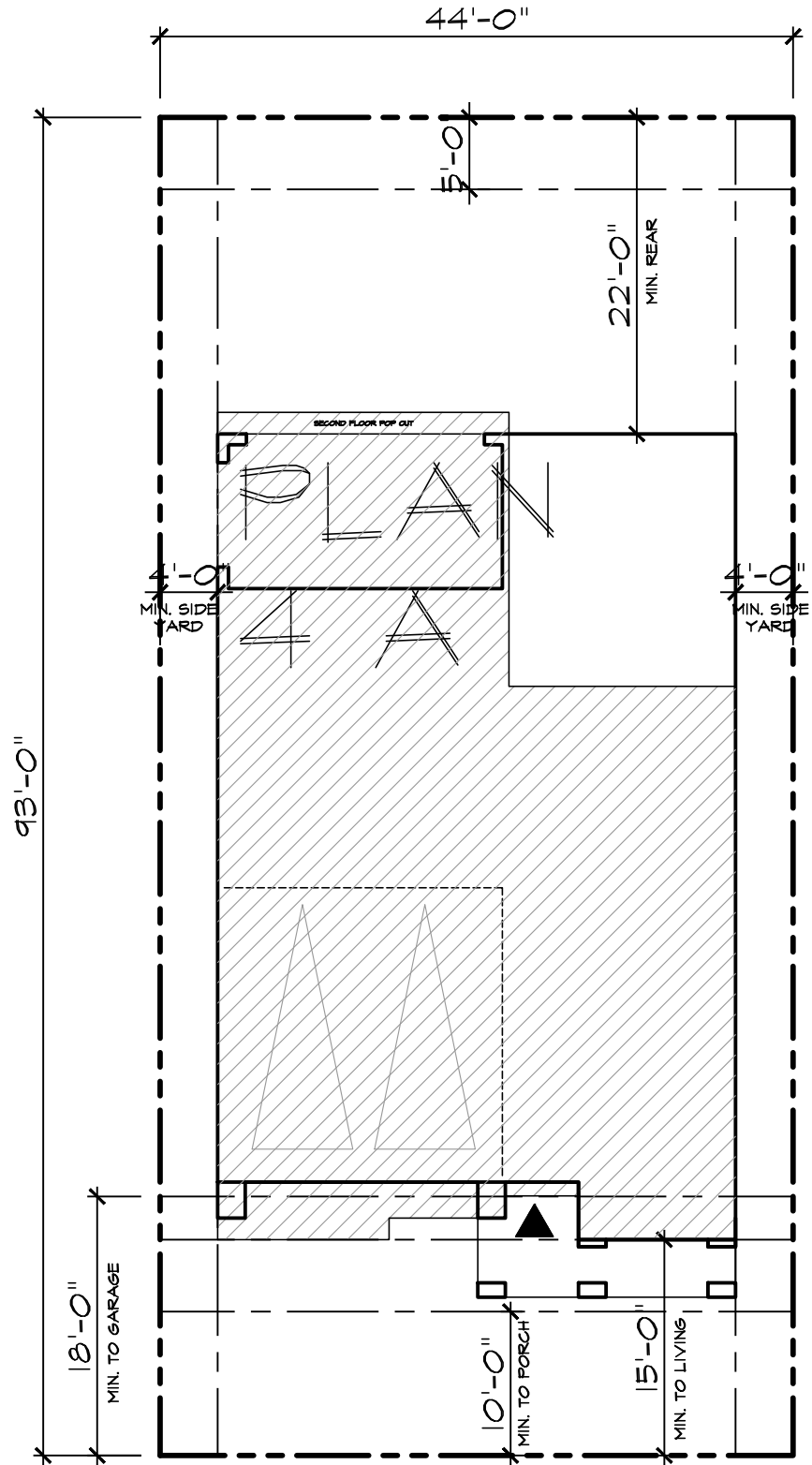


Elevation B - Scheme #8

Plan 4
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
44' x 93' = 4092 SQ. FT.	2011 SQ. FT.	49%	22'-0"

City of Pittsburg	
MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

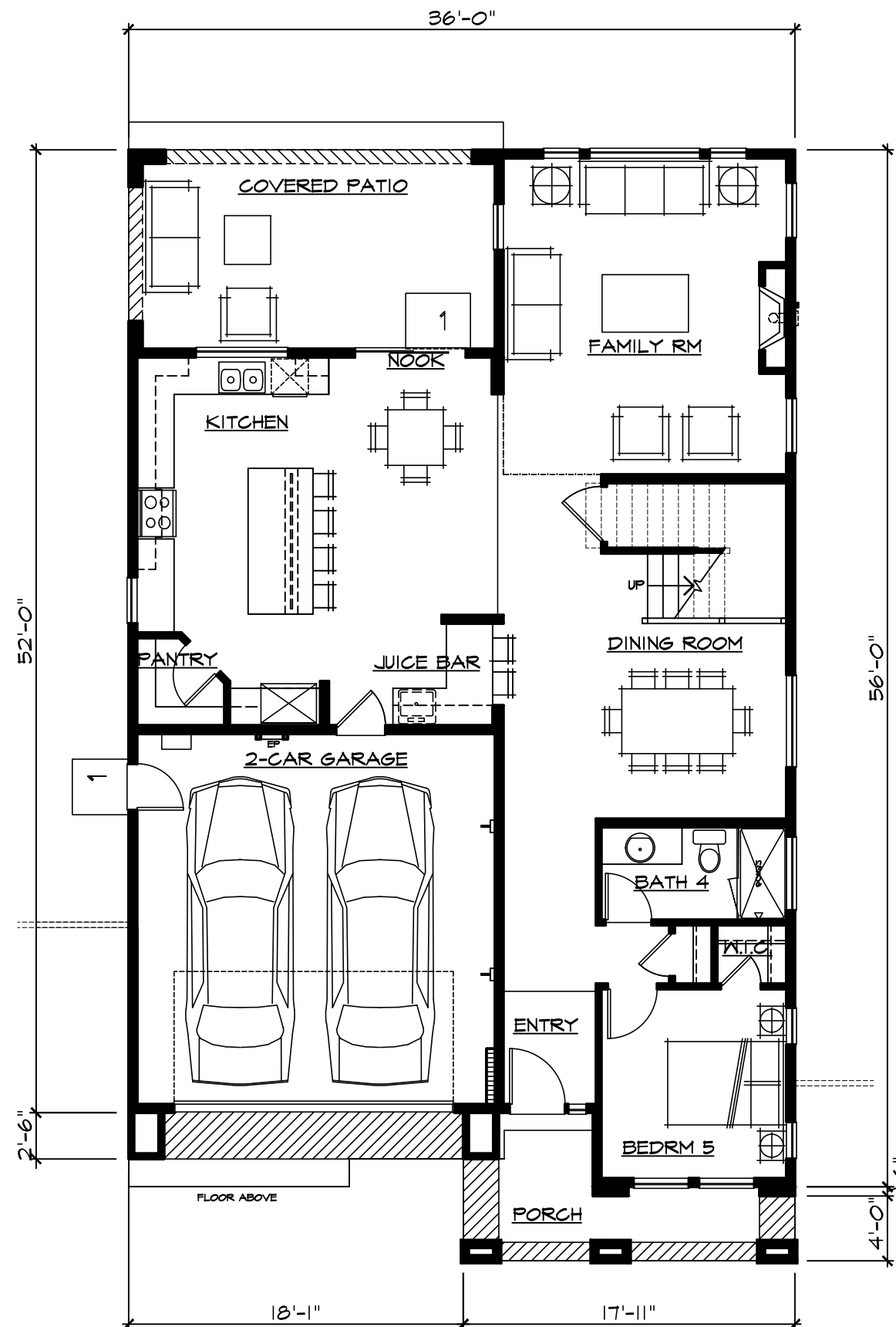
Plan 4 Site Plan



**SAN MARCO
UNIT 13**
PITTSBURG, CA

**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/05/2020



Plan 4 First Floor Plan

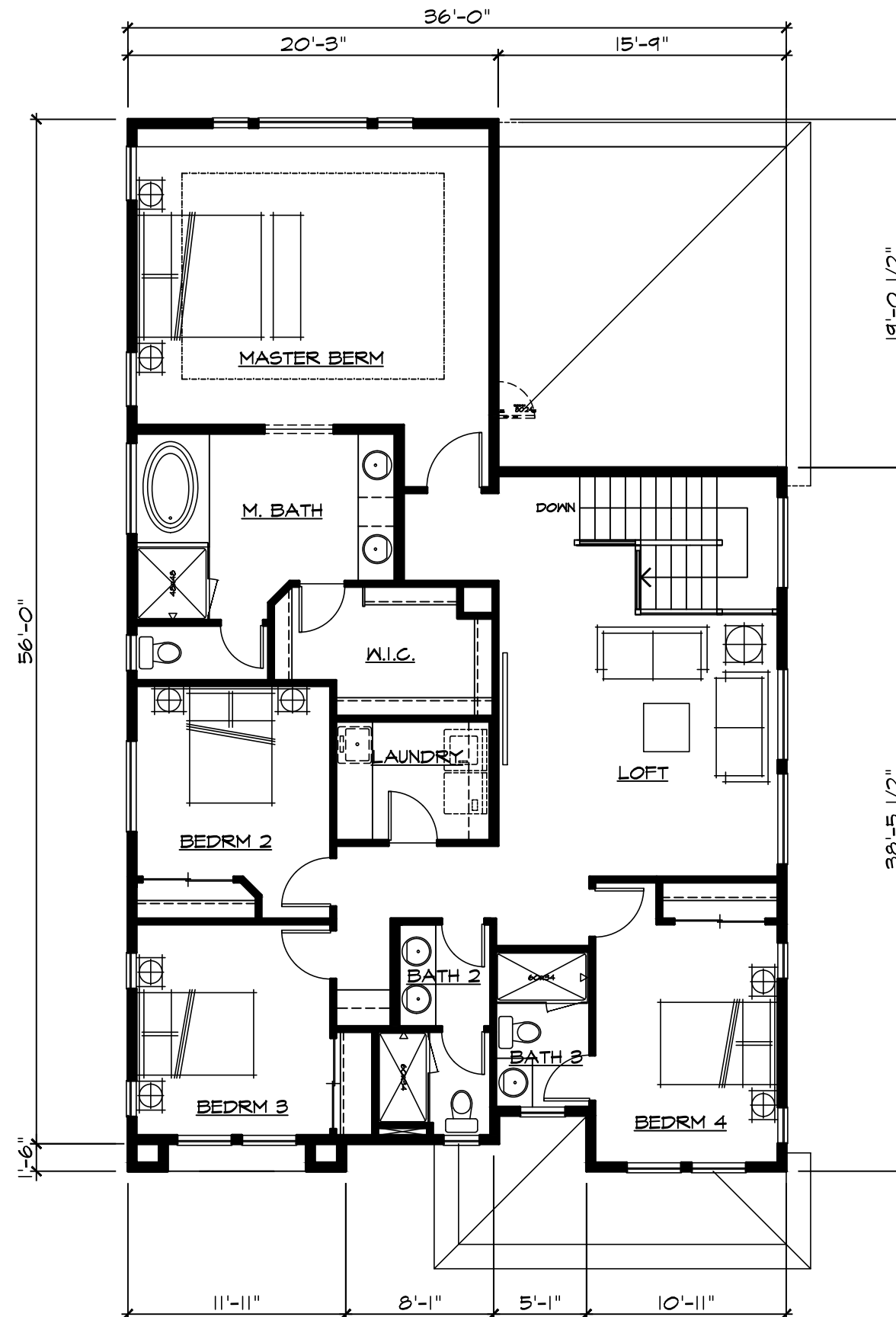
SQUARE FOOTAGE	
FIRST FLOOR	1298 SF
SECOND FLOOR	1659 SF
TOTAL LIVING AREA	2957 SF
GARAGE	405 SF
PORCH	95 SF
OUTDOOR LIVING	213 SF
FOOTPRINT	2011 SF



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 4 Second Floor Plan

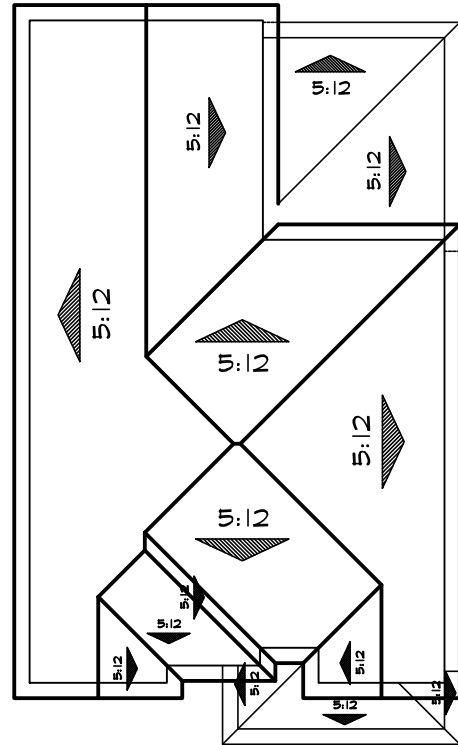
SQUARE FOOTAGE	
FIRST FLOOR	1298 SF
SECOND FLOOR	1669 SF
TOTAL LIVING AREA	2967 SF
GARAGE	405 SF
PORCH	95 SF
OUTDOOR LIVING	213 SF
FOOTPRINT	2011 SF



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'A'



Right

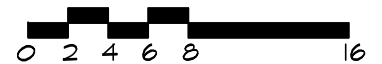


Rear



Left

**Plan 4
Elevations - 'A'**

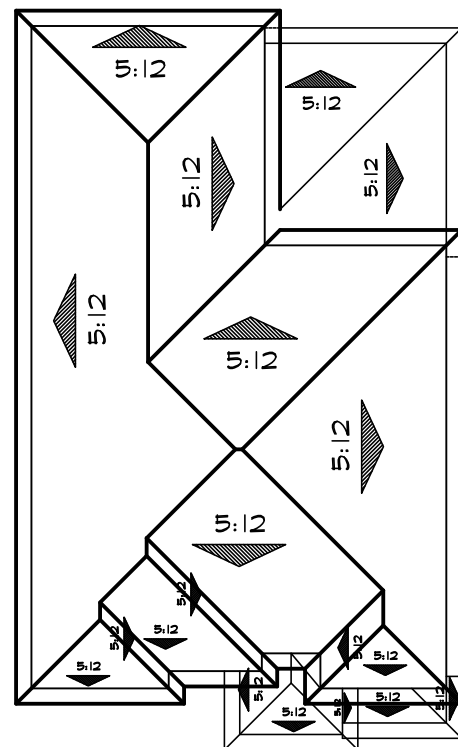


**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020

DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.



Roof Plan 'B'



Right



Rear



Left

**Plan 4
Elevations - 'B'**

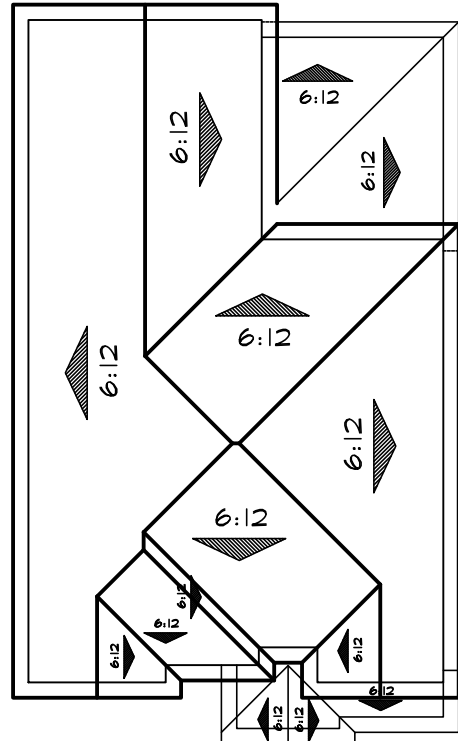


--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

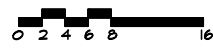
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'C'



Right



Rear



Left

**Plan 4
Elevations - 'C'**



--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 10/30/2020



Elevation A - Scheme #2



Elevation C - Scheme #9

MATERIAL LEGEND

- | | | |
|--|---|--|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> |
|--|---|--|



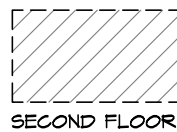
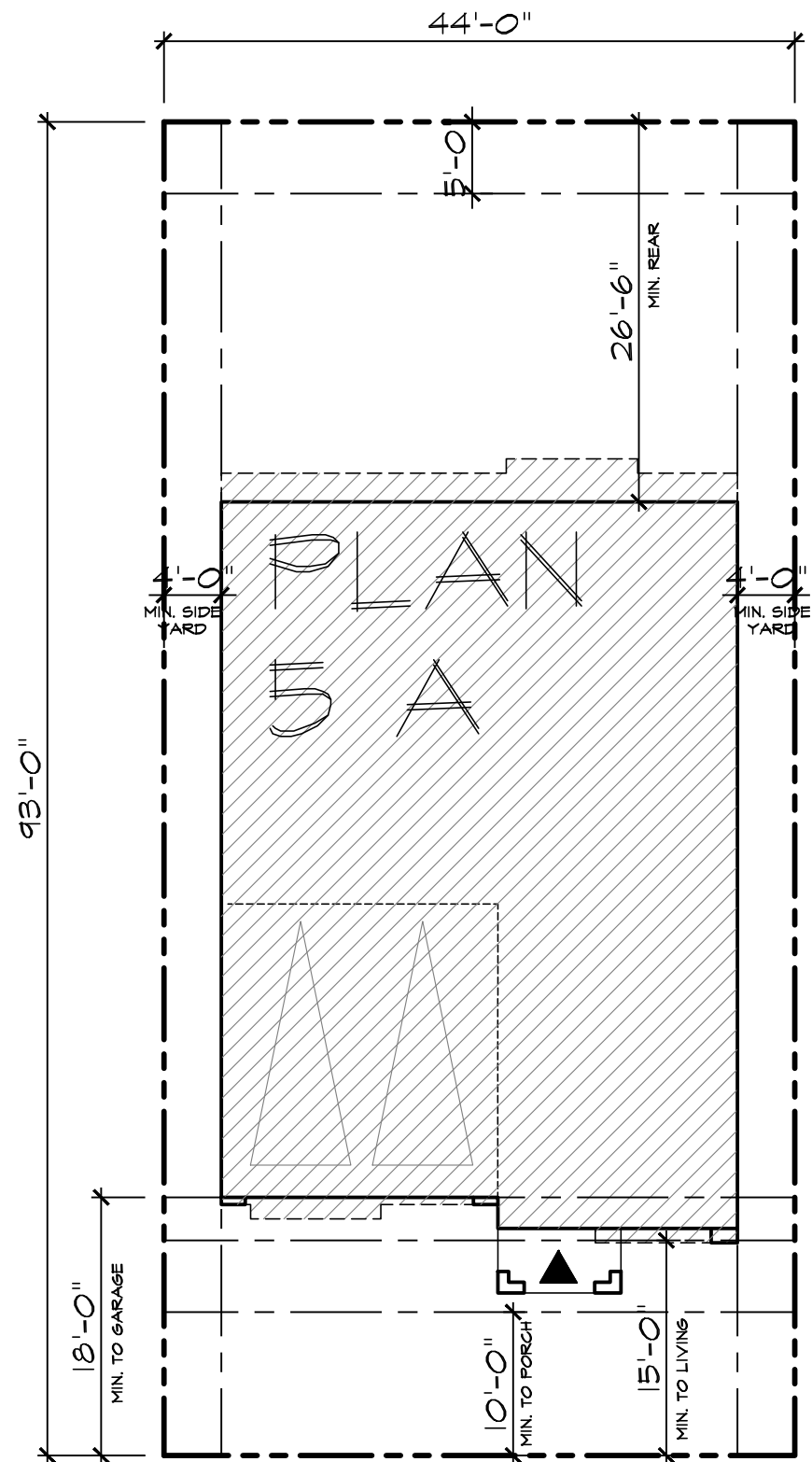
Elevation B - Scheme #5

Plan 5
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA



DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/05/2020



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
44' x 93' = 4092 SQ. FT.	1822 SQ. FT.	45%	26'-6"

City of Pittsburgh

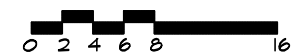
MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.

MAX COVERAGE - 2-STORY	50%
------------------------	-----

Plan 5

Site Plan



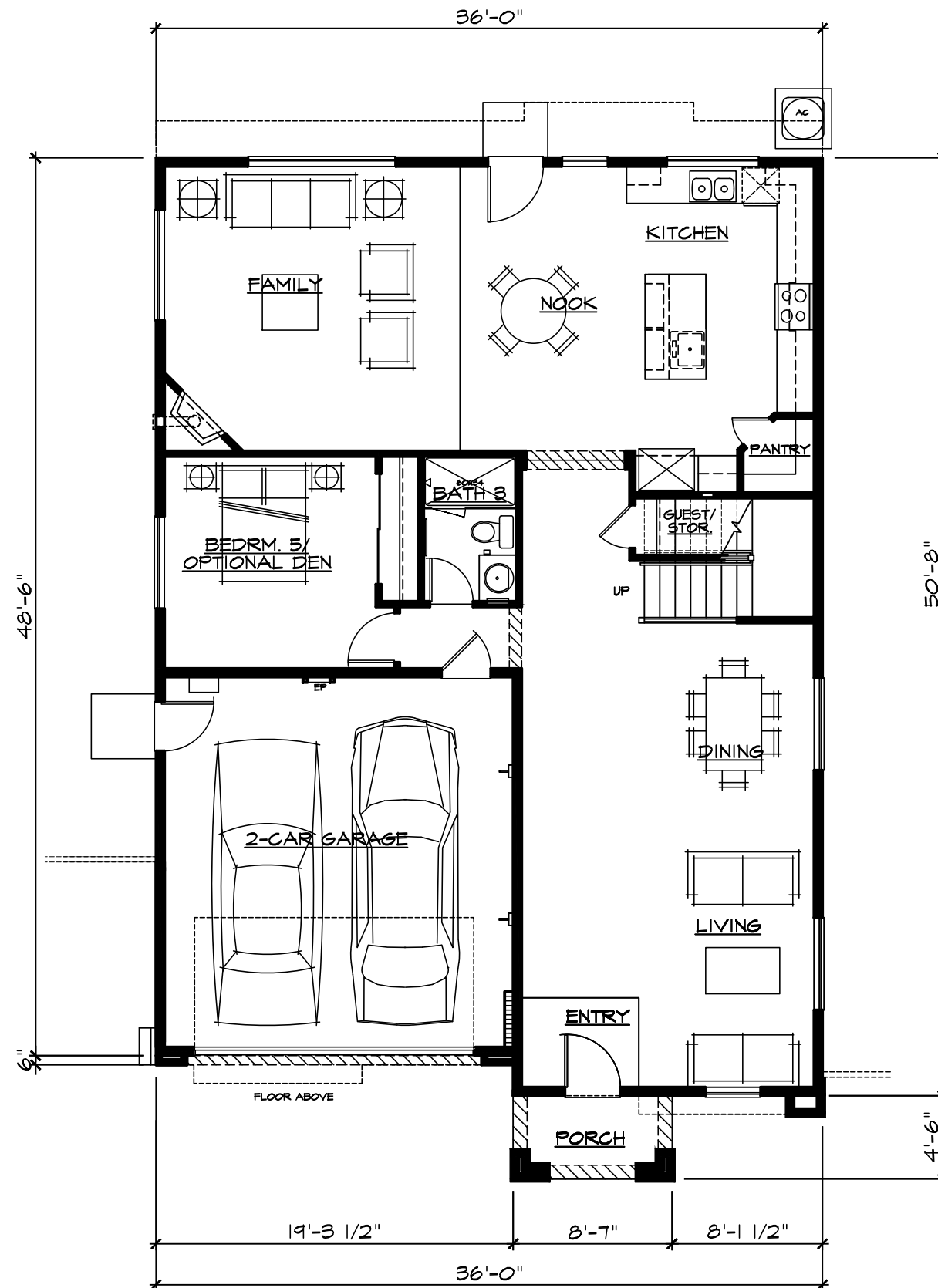
SAN MARCO

UNIT 13

PITTSBURG, CA

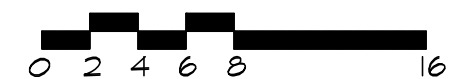


Discovery Builders Inc.
Date 11/05/2020



Plan 5 First Floor Plan

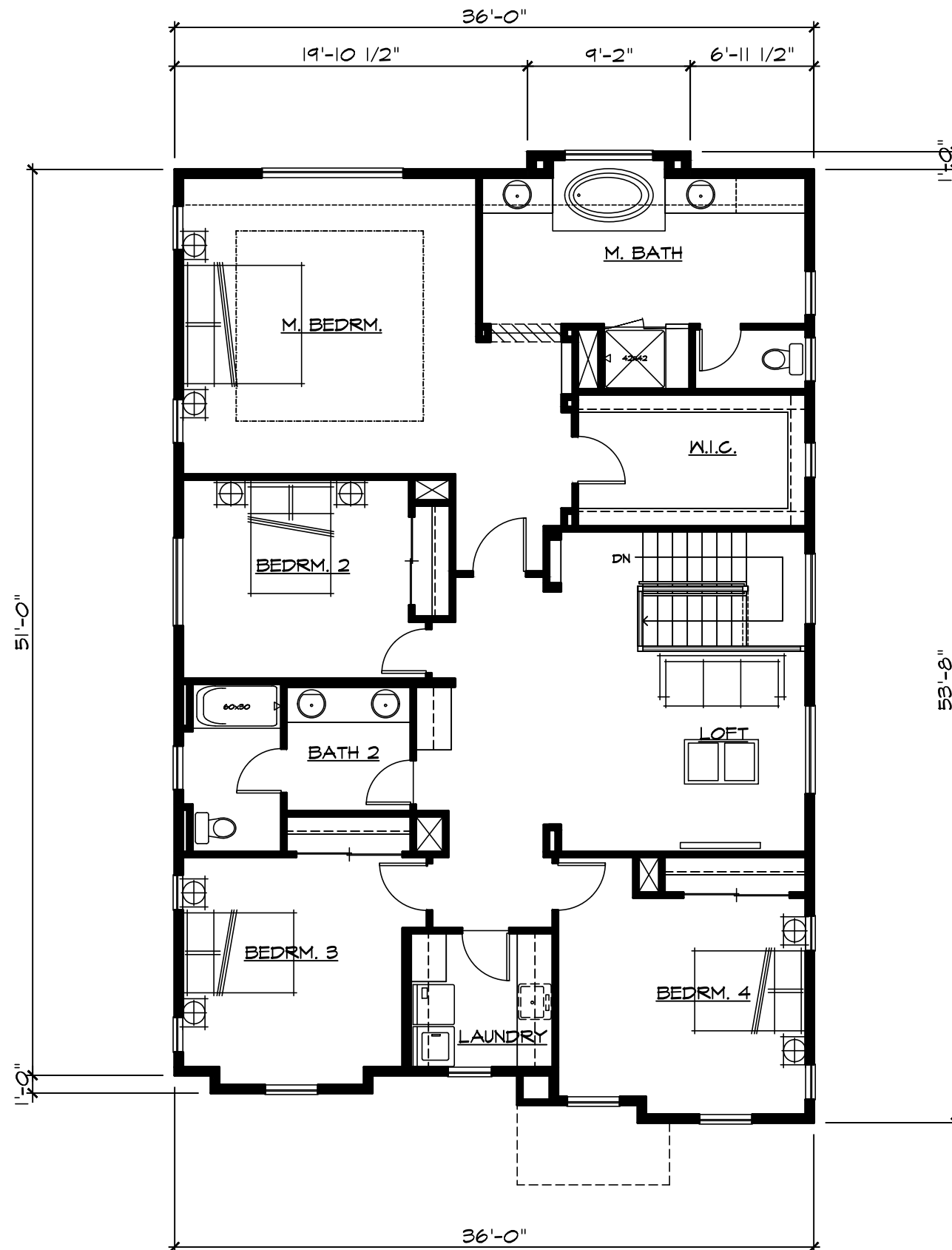
SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1829 SF
TOTAL LIVING AREA	3217 SF
GARAGE	395 SF
PORCH	39 SF
FOOTPRINT	1822 SF



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 5 Second Floor Plan

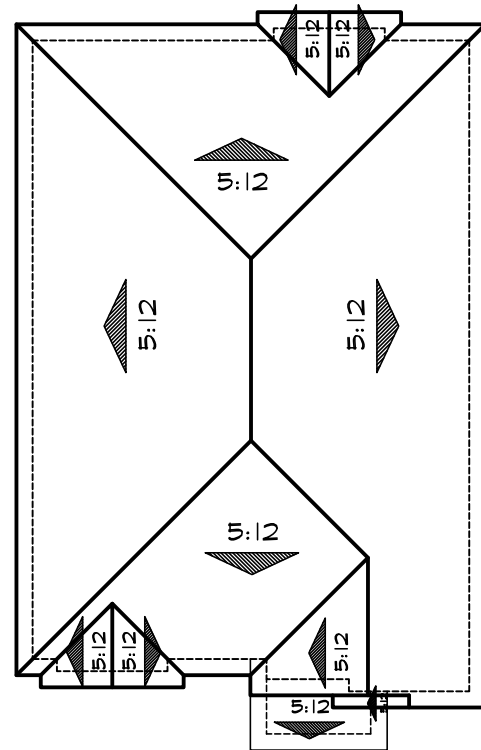
SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1829 SF
TOTAL LIVING AREA	3217 SF
GARAGE	395 SF
PORCH	39 SF
FOOTPRINT	1822 SF



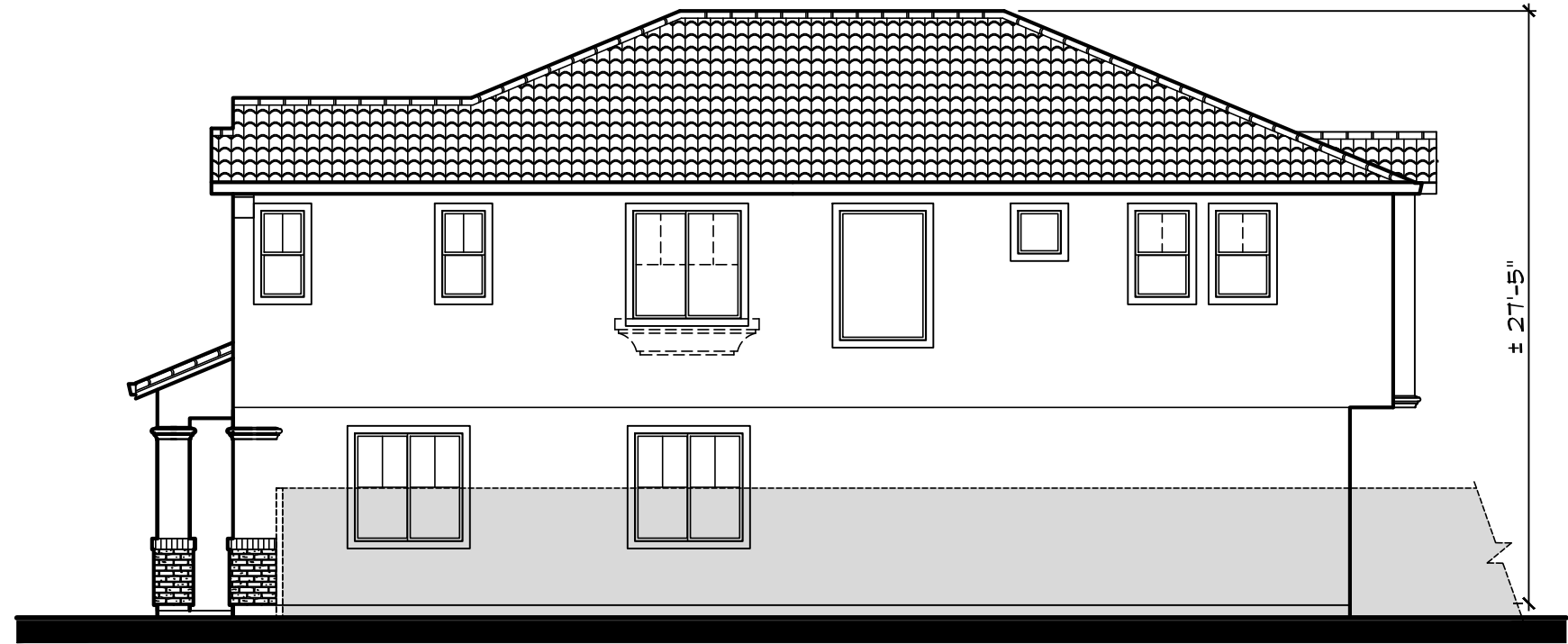
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'A'



Right



Rear



Left

**Plan 5
Elevations - 'A'**

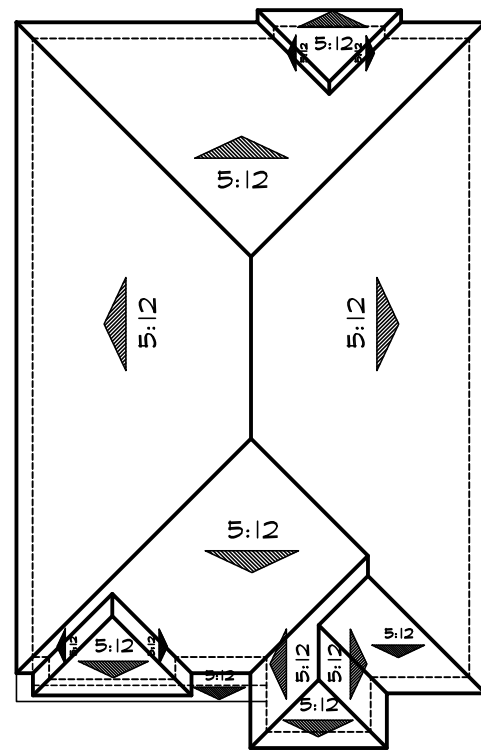


--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

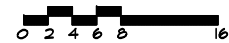
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Roof Plan 'B'



Right



Rear



Left

**Plan 5
Elevations - 'B'**

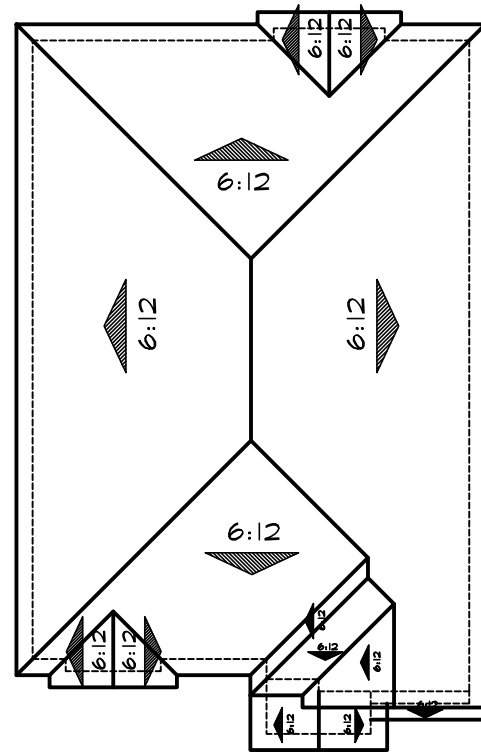


**SAN MARCO
UNIT 13**
PITTSBURG, CA

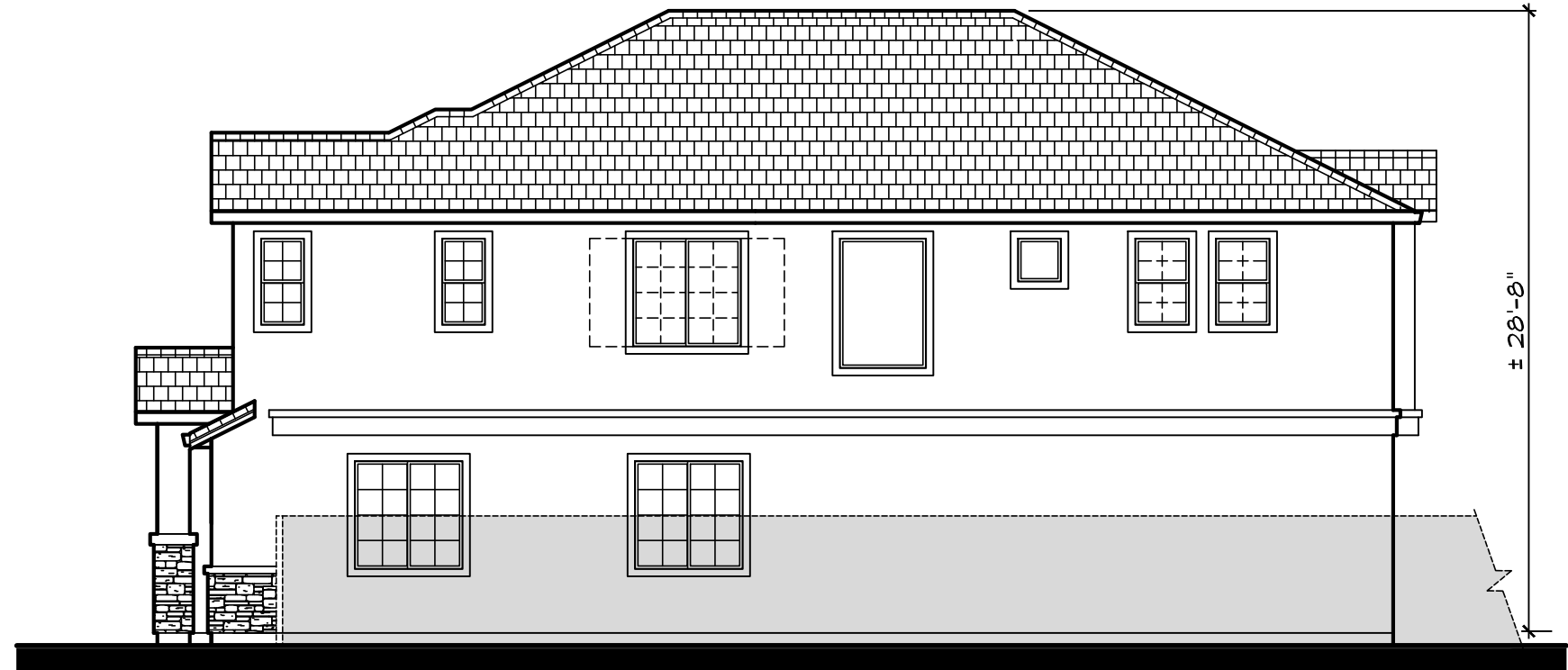


Discovery Builders Inc.
Date 11/05/2020

--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.



Roof Plan 'C'



Right



Rear



Left

**Plan 5
Elevations - 'C'**



--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020

MATERIAL LEGEND

- | | | |
|--|---|--|
| A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES | B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES | C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES |
|--|---|--|



Elevation A - Scheme #4



Elevation C - Scheme #10

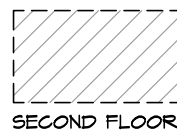
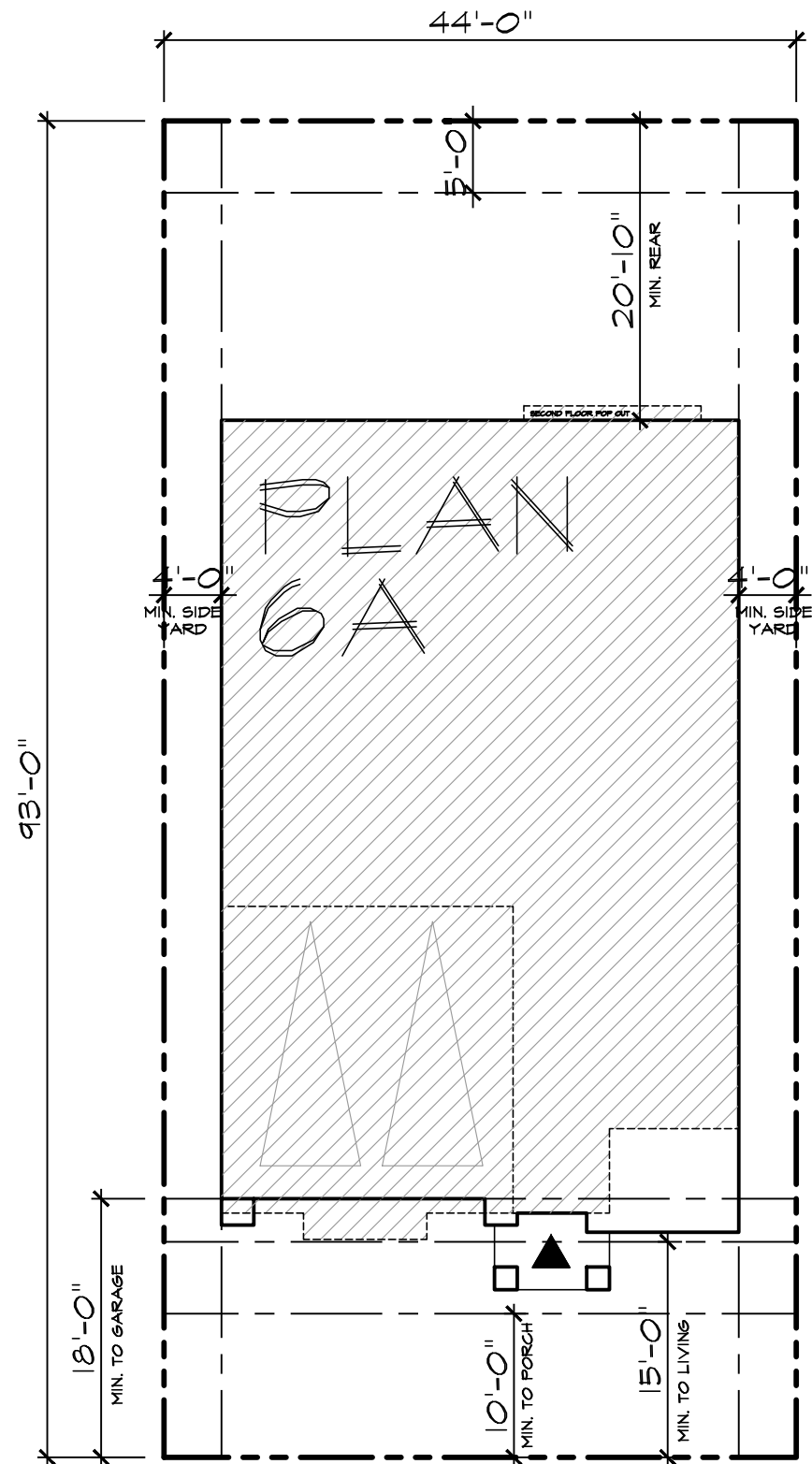


Elevation B - Scheme #6

Plan 6
Front Elevations
SAN MARCO
UNIT 13
 PITTSBURG, CA



Discovery Builders Inc.
 Date 11/05/2020



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
44' x 93' = 4092 SQ. FT.	2019 SQ. FT.	49%	20'-10"

City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.

MAX COVERAGE - 50%
2-STORY

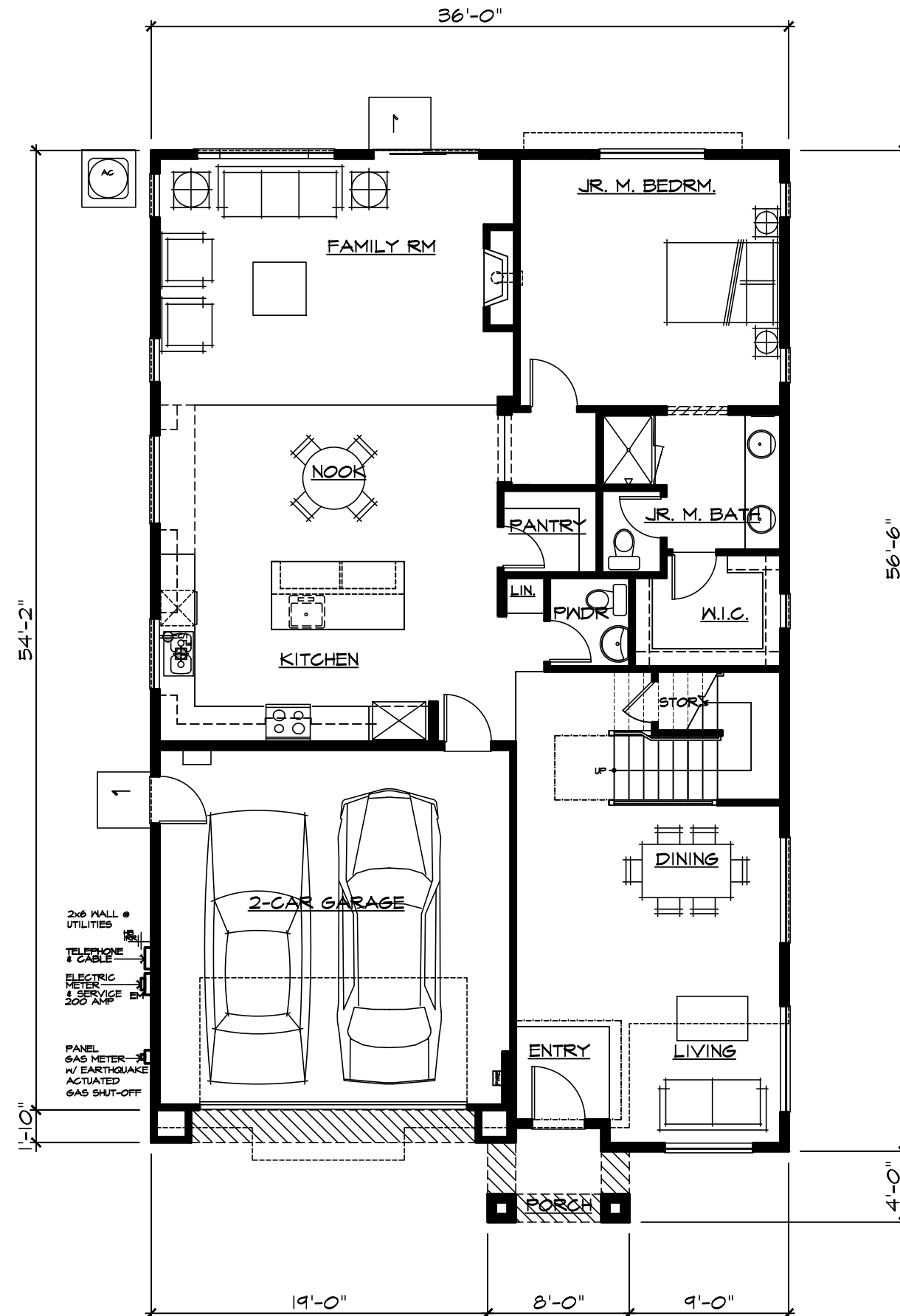
Plan 6 Site Plan



SAN MARCO UNIT 13 PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 6 First Floor Plan

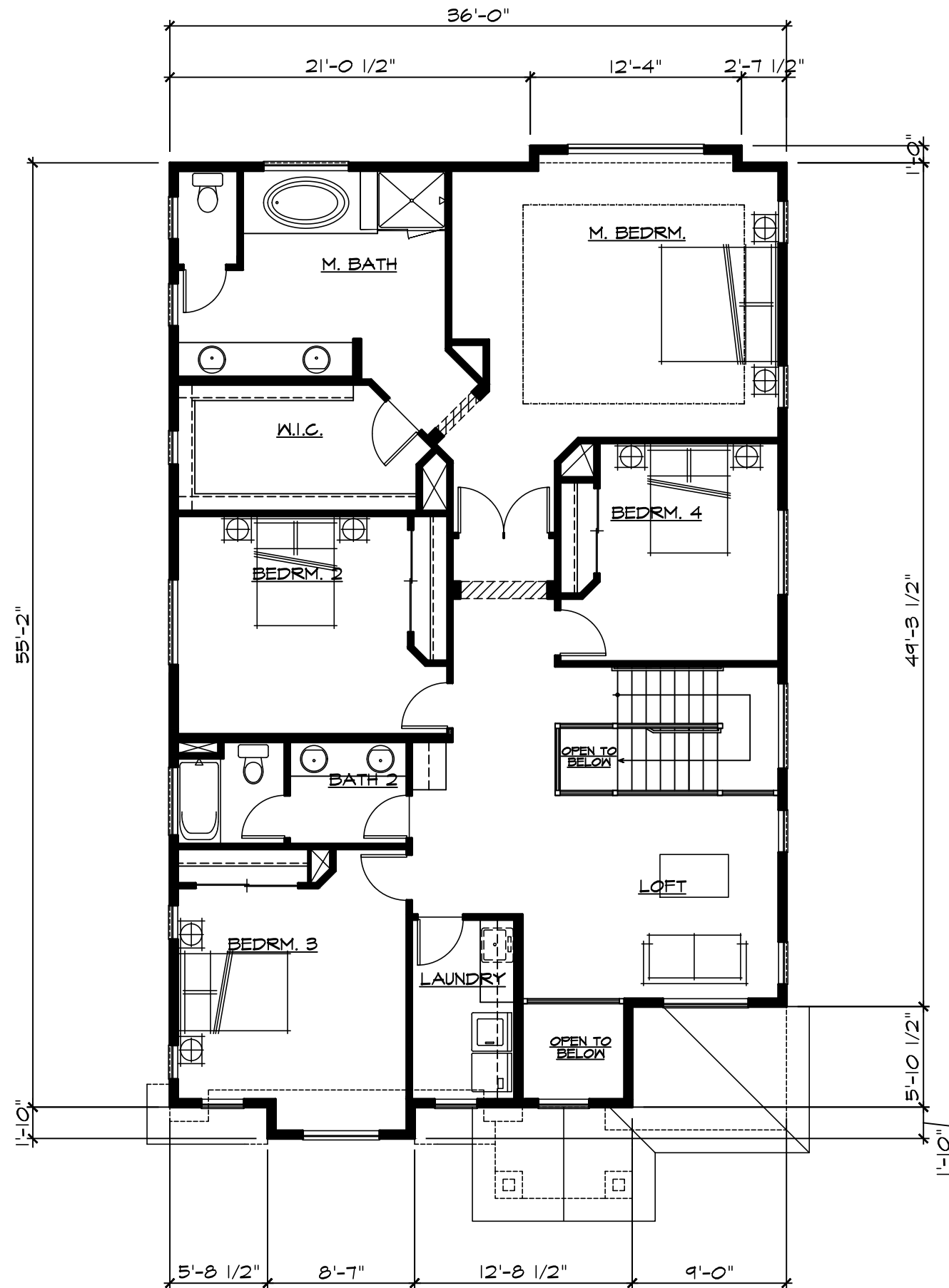
SQUARE FOOTAGE	
FIRST FLOOR	1567 SF
SECOND FLOOR	1848 SF
TOTAL LIVING AREA	3415 SF
GARAGE	413 SF
PORCH	39 SF
FOOTPRINT	2019 SF



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



Plan 6 Second Floor Plan

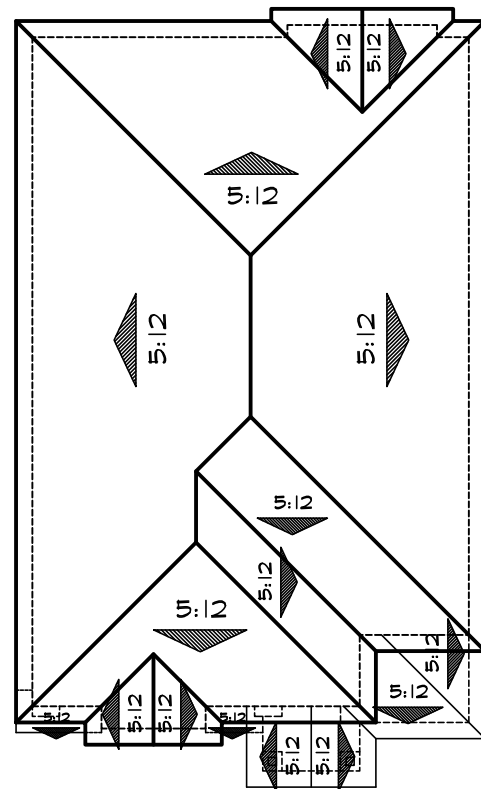
SQUARE FOOTAGE	
FIRST FLOOR	1567 SF
SECOND FLOOR	1848 SF
TOTAL LIVING AREA	3415 SF
GARAGE	413 SF
PORCH	39 SF
FOOTPRINT	2019 SF



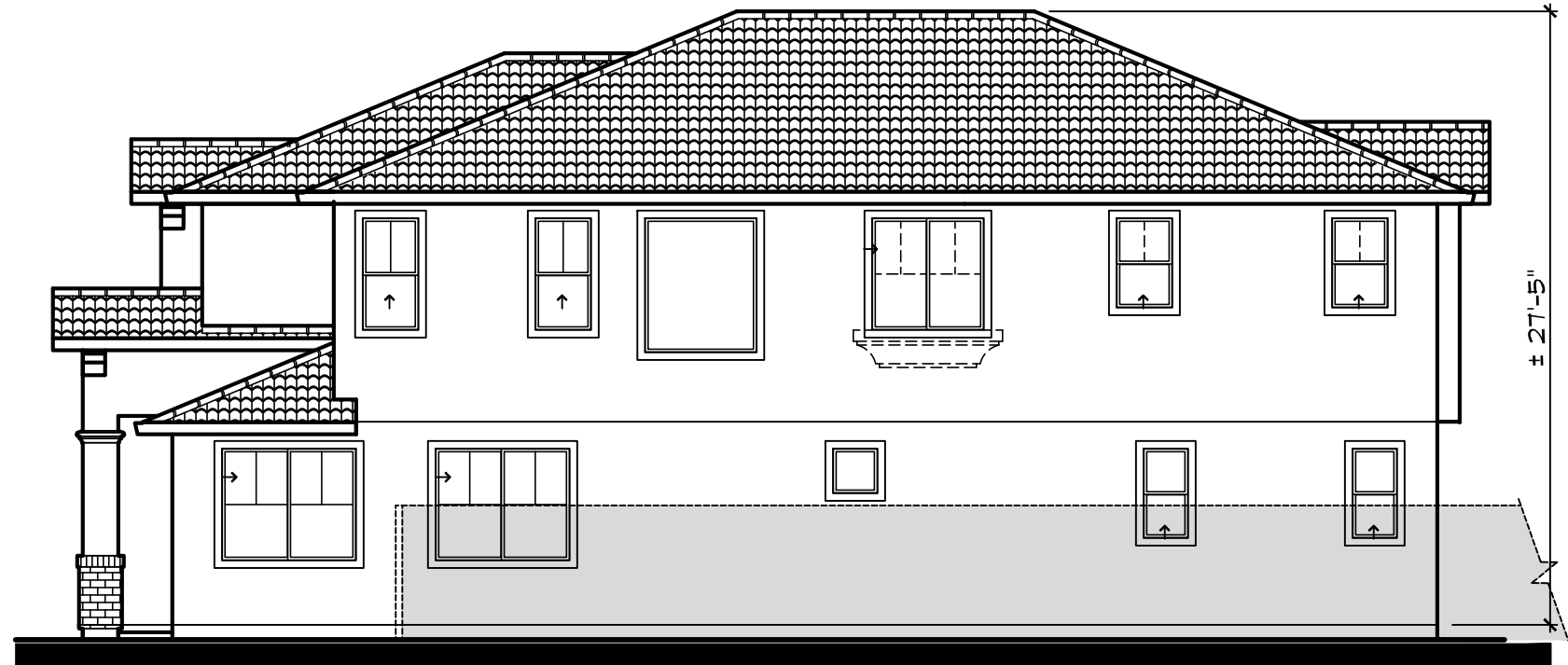
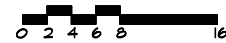
**SAN MARCO
UNIT 13**
PITTSBURG, CA



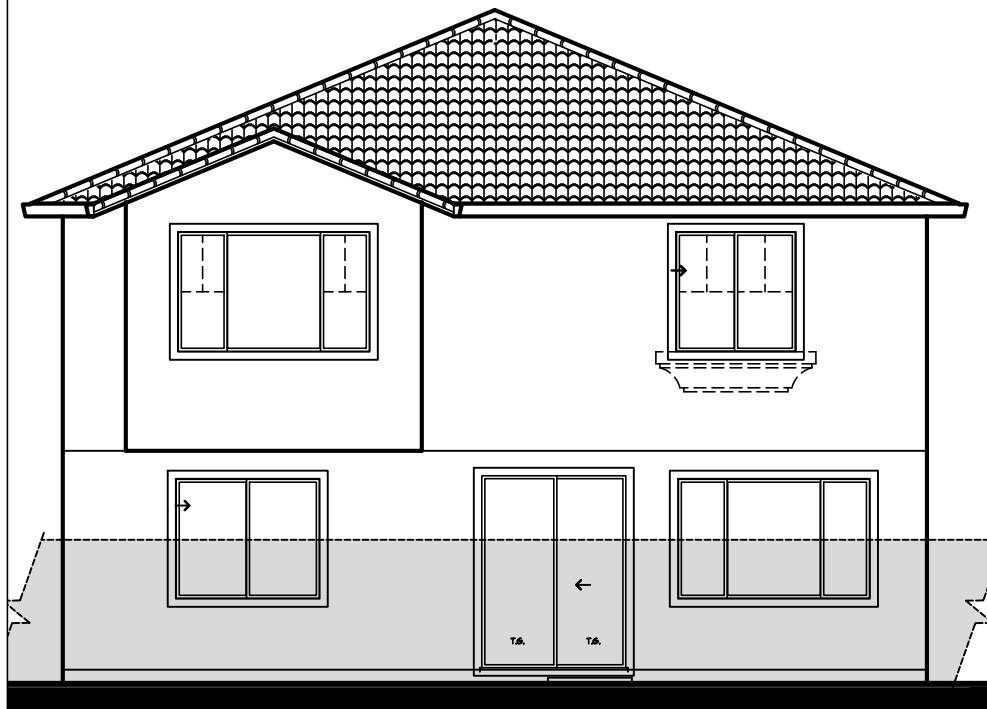
Discovery Builders Inc.
Date 11/05/2020



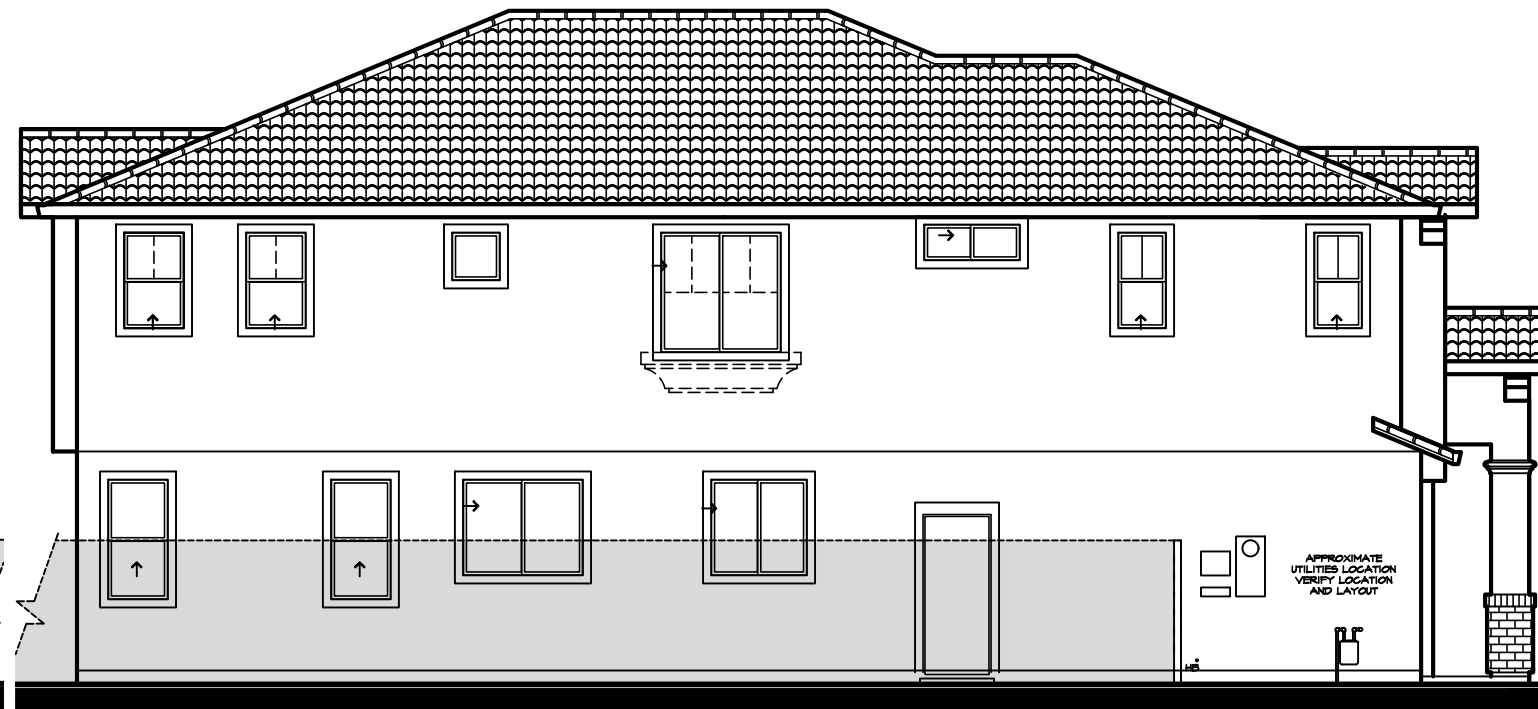
Roof Plan 'A'



Right



Rear



Left

**Plan 6
Elevations - 'A'**

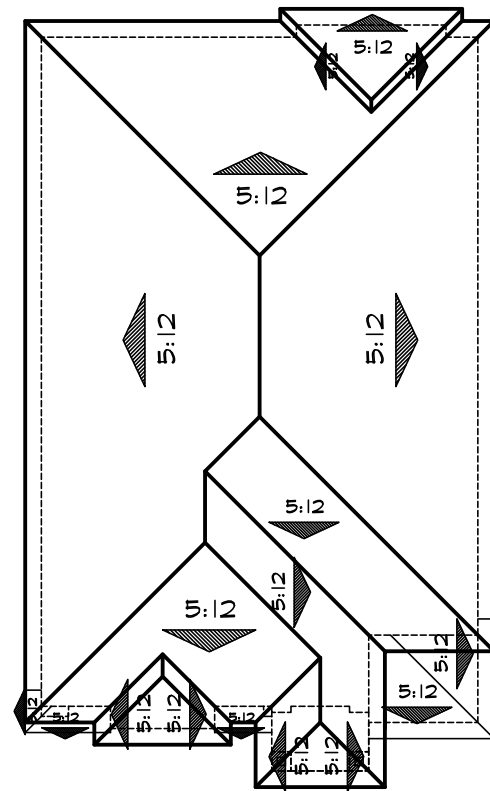


--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**SAN MARCO
UNIT 13
PITTSBURG, CA**



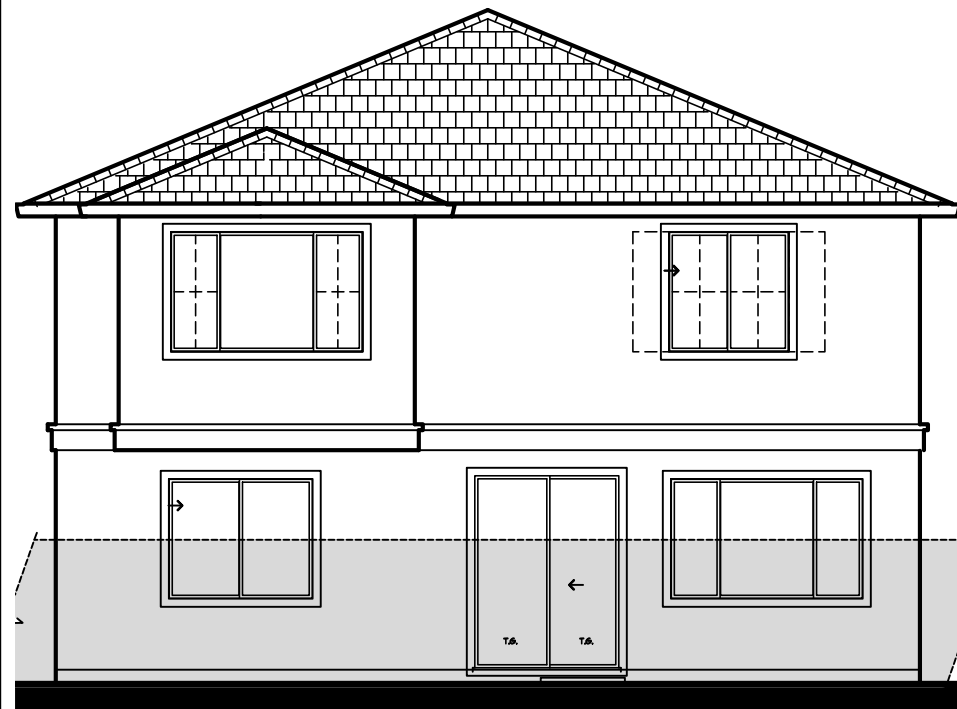
**Discovery Builders Inc.
Date 11/05/2020**



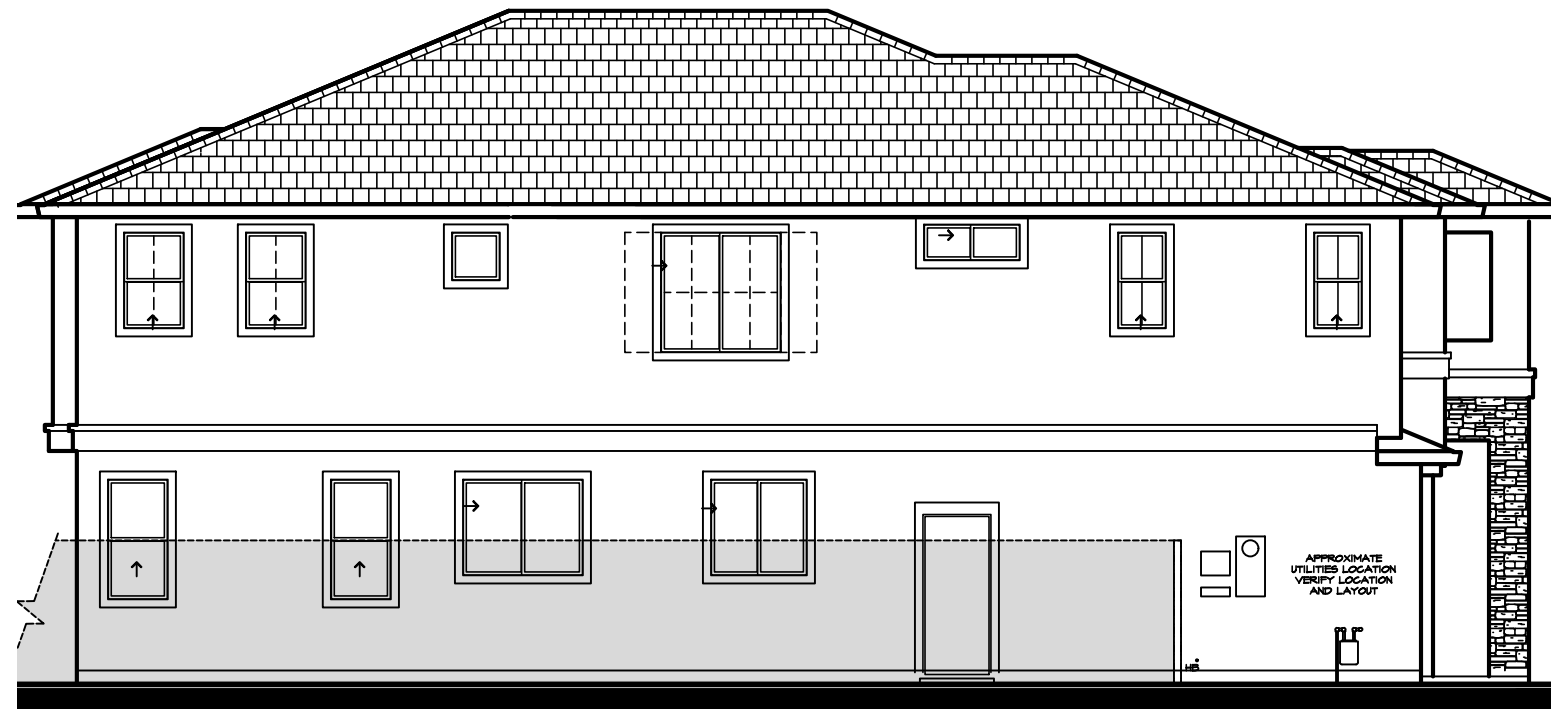
Roof Plan 'B'



Right



Rear



Left

**Plan 6
Elevations - 'B'**

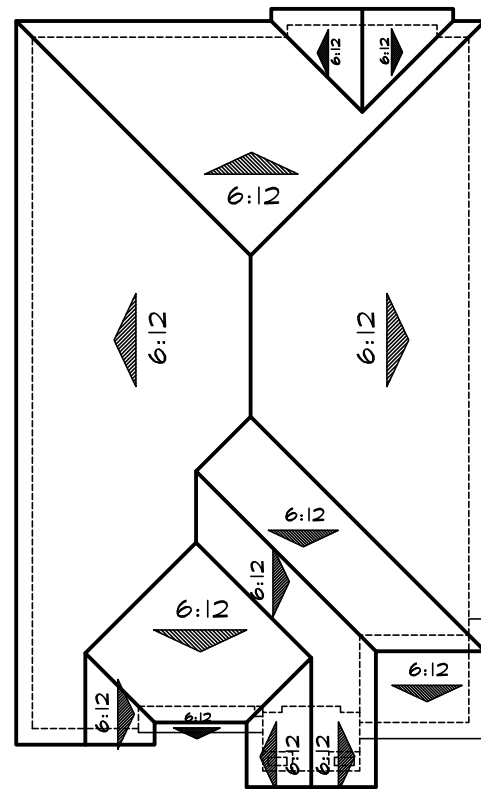


--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

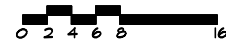
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/05/2020



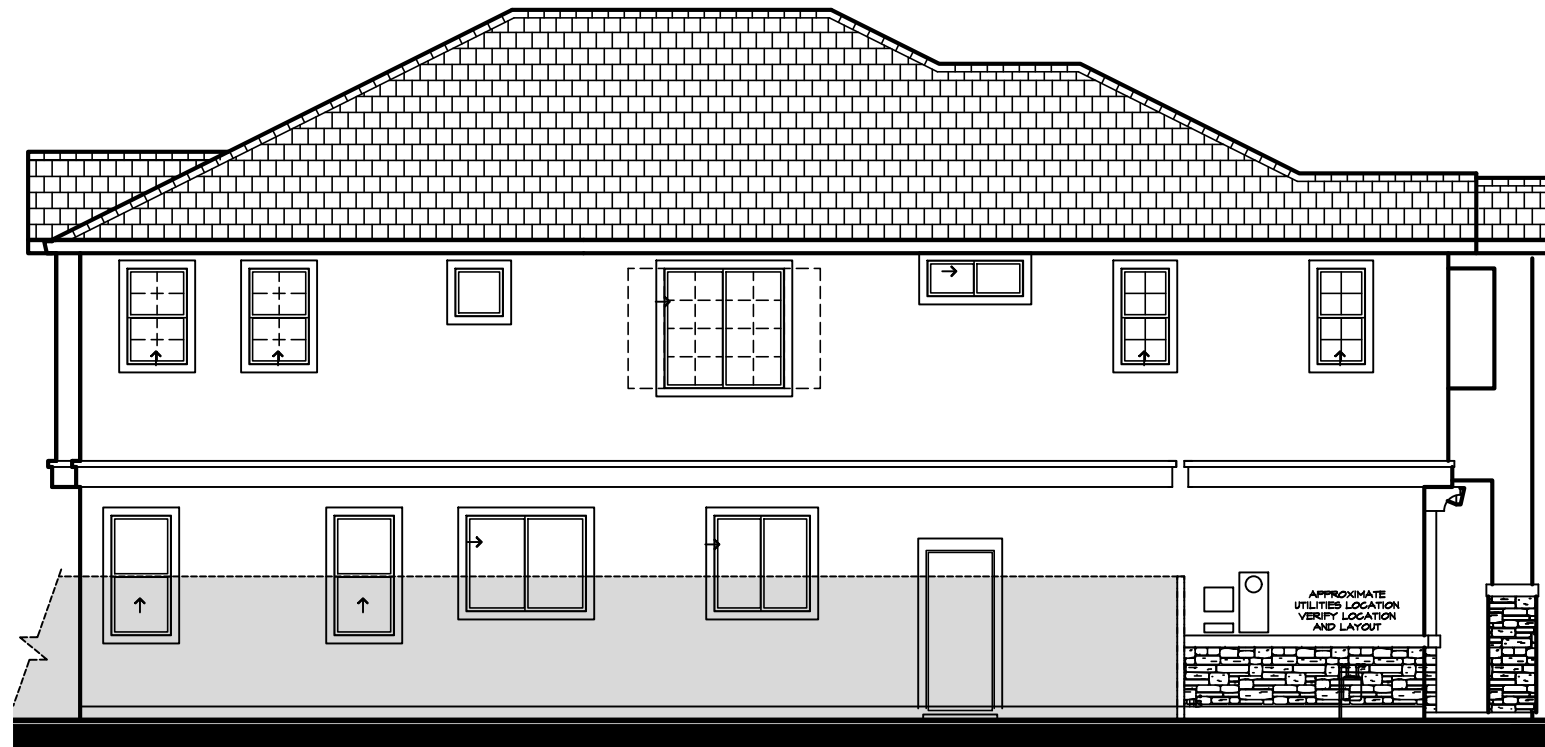
Roof Plan 'C'



Right



Rear



Left

**Plan 6
Elevations - 'C'**

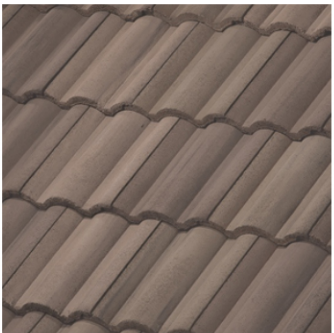
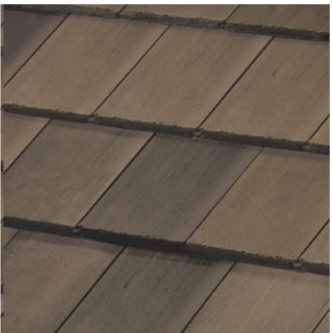
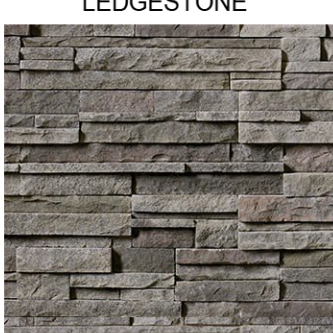
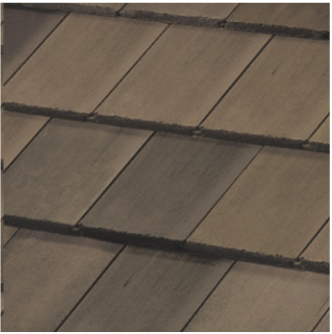
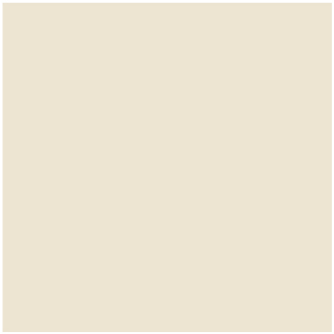
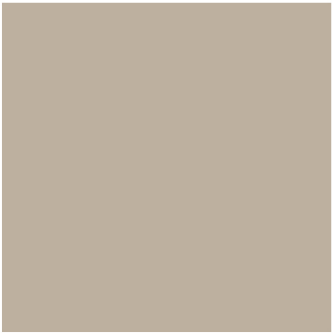
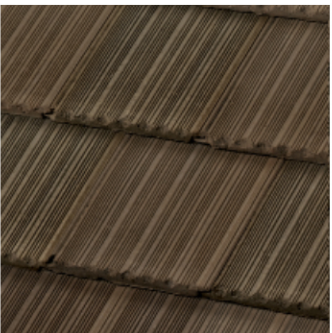
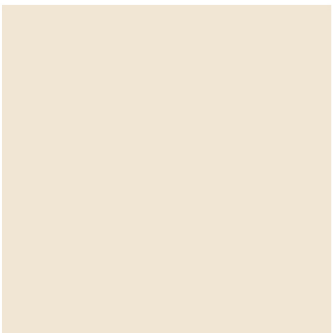
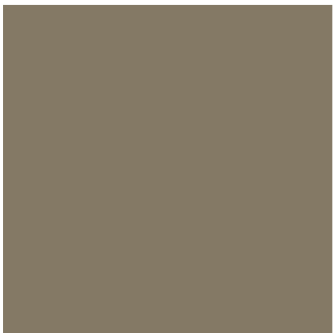
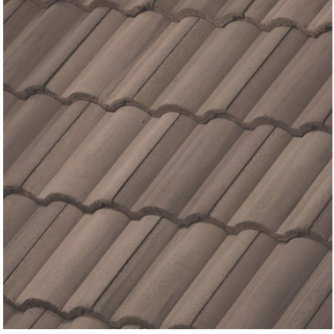
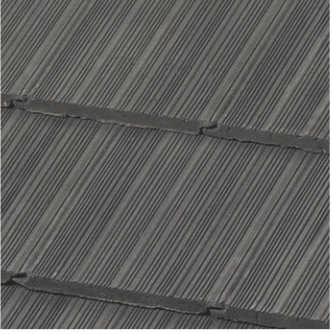
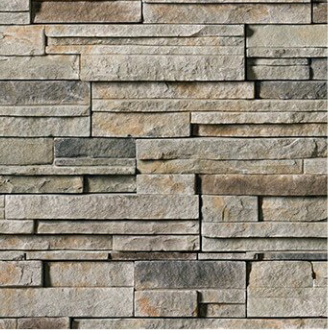
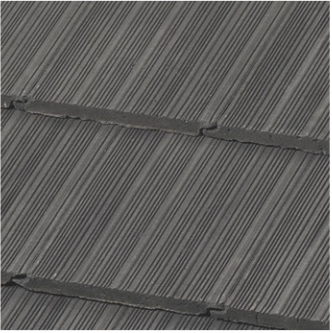
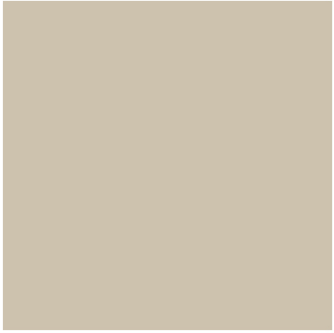
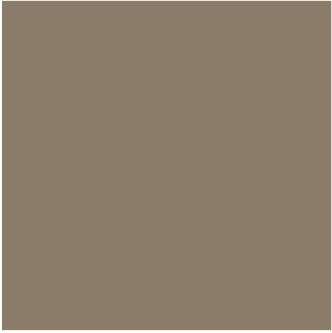
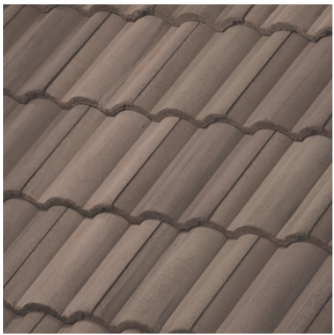
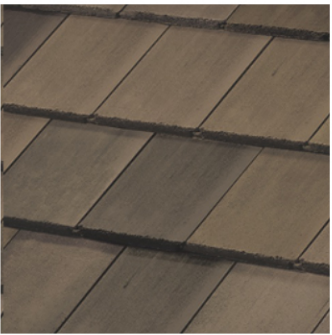
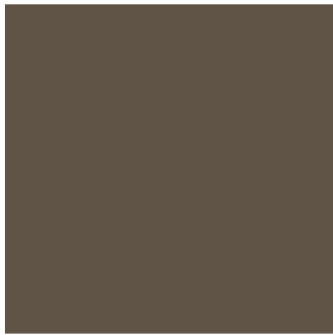


**SAN MARCO
UNIT 13**
PITTSBURG, CA

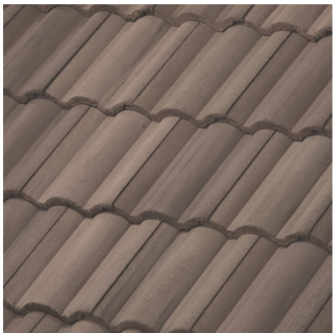
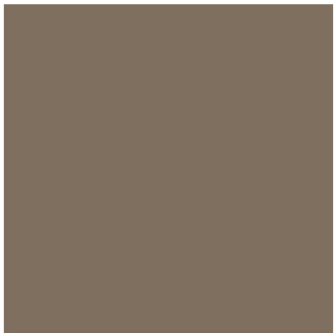
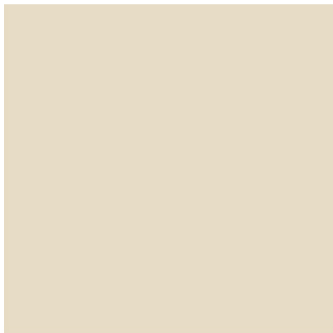
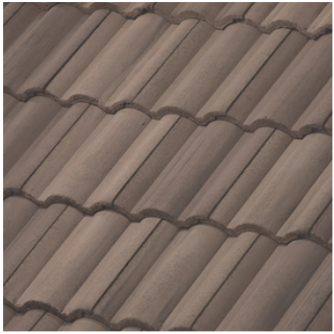
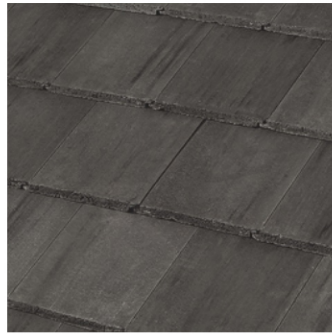
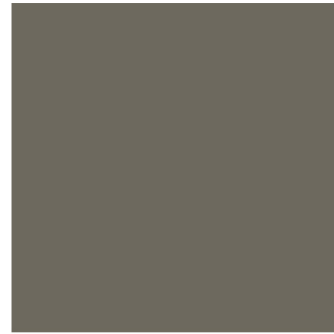
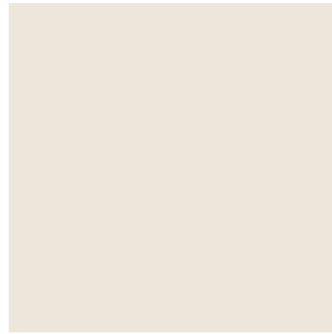
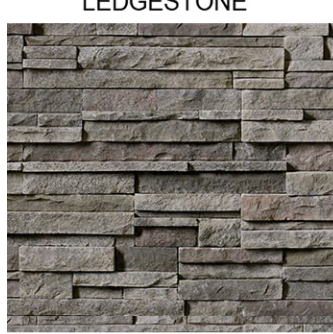
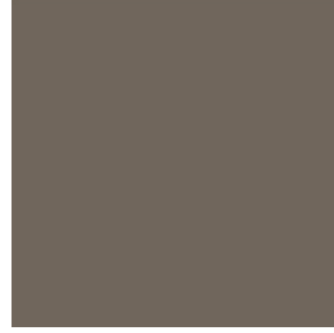
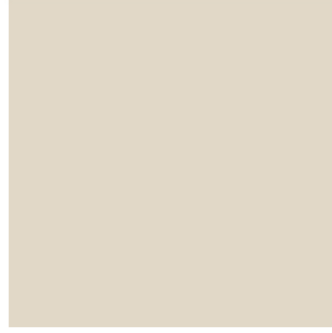
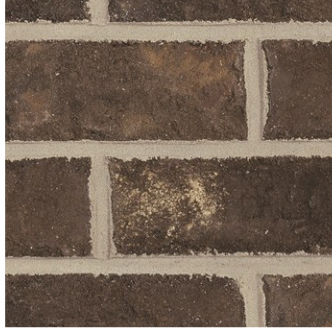
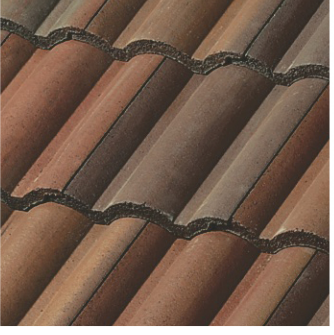
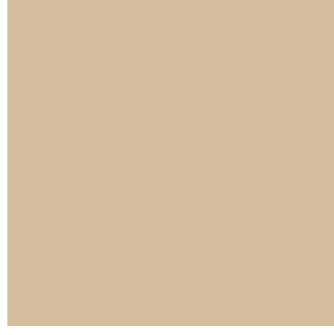
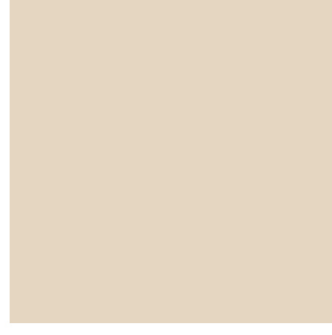
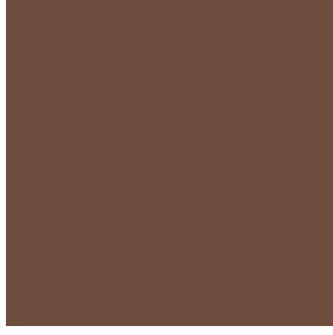
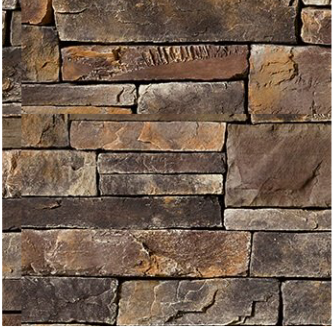
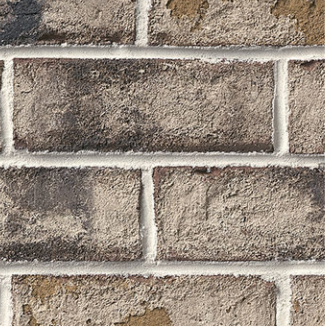
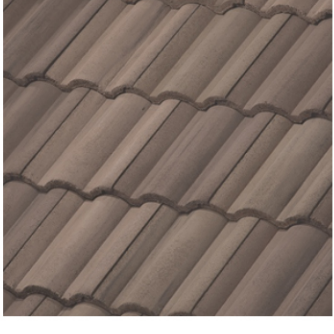
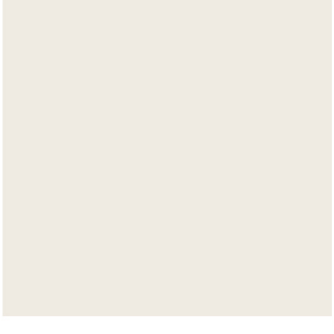
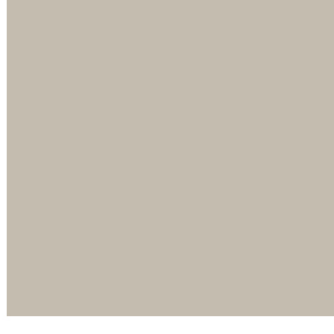
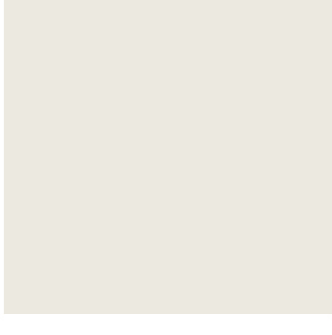
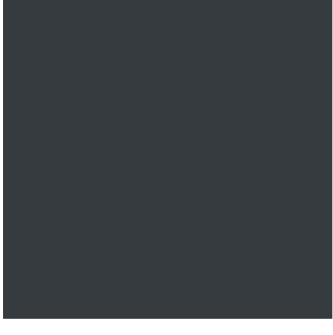
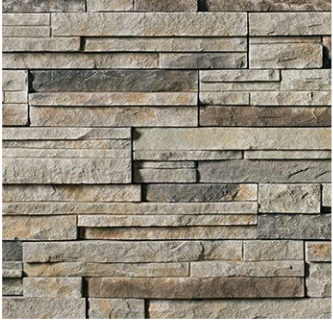
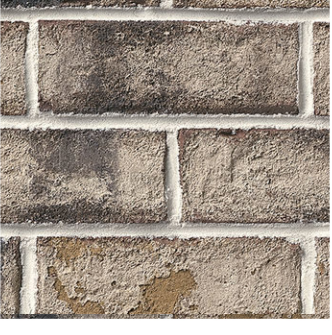


Discovery Builders Inc.
Date 11/05/2020

DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	STONE	BRICK
SCHEME 1	1VICS3233 BROWN BLEND 	1FACS1132 CHARCOAL BROWN BLEND 	KMW28-1 CLAM 	KM5784-3 CREEK BAY 	KM5792-3 STACKED STONE 	KM4582 BEAVER PELT 	BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE 	MARSH POINTE 
SCHEME 2	1VICS7330 VERONA CLAY 	1FACS1132 CHARCOAL BROWN BLEND 	KMW10-1 POGO SANDS 	KM5785-3 COUNTRY CLUB 	KM5777 CANNERY PARK 	KM4897-5 YIN MIST 	GRAND MESA COUNTRY LEDGESTONE 	TOBACCO ROAD 
SCHEME 3	1VICS0024 DESERT SAGE 	1FBCF1132 CHARCOAL BROWN BLEND 	KM4633-1 CZECH BAKERY 	KM4657-3 CAPPUCCINO FROTH 	KMW6-1 LILY WHITE 	KM5764-3 MENDOCINO HILLS 	HUDSON BAY COUNTRY LEDGESTONE 	SANDY CREEK 
SCHEME 4	1VICS3233 BROWN BLEND 	1FBCF1430 CHARCOAL BLEND 	KM4601-2 DRIED GRASS 	KM4574-3 DRY DOCK 	KM4571-1 COBBLESTONE STREET 	KM4812-5 JUNGLE COVER 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 	OLD EDISTO 
SCHEME 5	1VICS0024 DESERT SAGE 	1FBCF1430 CHARCOAL BLEND 	KM4594-2 BAY AREA 	KM4711-1 BAUHAUS TAN 	KM4595-3 CLAY BATH 	KMA76-5 LOG CABIN 	ASPEN COUNTRY LEDGESTONE 	SANDY CREEK 
SCHEME 6	1VICS3233 BROWN BLEND 	1FACS1132 CHARCOAL BROWN BLEND 	KM5766-1 WHISPER RIDGE 	KM4937 PAW PRINT 	KMW24-1 BUD'S SAILS 	KM4932-5 RUB ELBOWS 	SUMMIT PEAK PRO-FIT ALPINE LEDGESTONE 	COASTAL BLUFF 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	STONE	BRICK
SCHEME 7	1VICS3233 BROWN BLEND 	1FACS0330 APPALACHIAN BLEND 	KM4706-3 RUSTIC HACIENDA 	KM5786-5 RIVER BANK 	KM4704-2 DUSTY TRAIL RIDER 	HLS4201 ADOBE WHITE 	GRAY SOUTHERN LEDGESTONE 	OLD EDISTO 
SCHEME 8	1VICS3233 BROWN BLEND 	1FACS1430 CHARCOAL BLEND 	KM4942-2 TIN MAN 	KM4945-6 SECRET PASSAGEWAY 	KM4786-1 FRESH LINEN 	KM407 CARBON 	BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE 	TOBACCO ROAD 
SCHEME 9	1VICS0024 DESERT SAGE 	1FBCF1430 CHARCOAL BLEND 	305 IRONWOOD 	KM4938 GROUCHY BADGER 	27 BONE 	KM4862-5 OLD SCHOOL 	SUMMIT PEAK PRO-FIT ALPINE LEDGESTONE 	TOBACCO ROAD 
SCHEME 10	1VICS7330 VERONA CLAY 	1FACS1132 CHARCOAL BROWN BLEND 	KM4663-2 GOLD WASH 	KM5779-3 EAGLE'S MEADOW 	KMW14-1 GARLIC CLOVE 	KM4519-5 TURKISH COFFEE 	WOLF CREEK COUNTRY LEDGESTONE 	COASTAL BLUFF 
SCHEME 11	1VICS3233 BROWN BLEND 	1FBCF1430 CHARCOAL BLEND 	46 ACOUSTIC WHITE 	KM5766-1 WHISPER RIDGE 	KM5771-2 APPLE HILL 	KM5772 PALM LANE 	HUDSON BAY COUNTRY LEDGESTONE 	MARSH POINTE 
SCHEME 12	1VICS0024 DESERT SAGE 	1FACS1430 CHARCOAL BLEND 	KM4941 CITY DWELLER 	KM5826-3 VOLCANIC ROCK 	KMW49 GREAT WHITE 	KMA90-5 BLACKJACK 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 	COASTAL BLUFF 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

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**ZA
RESO**

353

11-23-20

HP.



City of Pittsburg

Community Development Department – Planning Division

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

Date: 11/23/20

Dear Applicant:

SUBJECT: RESOLUTION No. 353

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

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

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 353
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative	)	
Design Review Approval to Modify an	)	
Existing Storefront Entrance at 4607	)	Resolution No. 353
Century Boulevard, for "Ross Facade	)	
Upgrade, AP-20-1512 (AD).")	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On April 9, 2020, Bob Garrison, on behalf of Sierra Pacific Properties, filed Administrative Design Review Application No. 20-1512, requesting approval to modify an existing façade for the Ross store, located at 4607 Century Boulevard, in the CC (Community Commercial) District. APN 074-460-004.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 3, "Minor Building Remodels" of Planning Commission Resolution No. 9918.
- D. On April 14, 2020, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. Design review approval can be granted by the Zoning Administrator only after a determination is made that the proposed project is consistent with PMC section 18.36.220 (B).
- F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities" of the state CEQA Guidelines, section 15301.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on evidence

presented to the Zoning Administrator on November 23, 2020, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. In accordance with the requirements of PMC 18.36.020 (B), the proposed improvements:
 - a. Will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed storefront entrance will provide an attractive, refreshed exterior.
 - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the structure is required to comply with current building code standards that are intended to provide adequate protection against noise and vibrations.
 - c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it will upgrade an existing storefront and will enhance the appearance of the building by providing a new focal point and an attractive and refreshed exterior.
 - d. Will be in harmony with proposed developments on land in the general area in that the proposed new storefront entrance will utilize a brown and beige/sand color scheme to match the rest of the existing Century Plaza shopping center.
 - e. Generally conform with the City's Development Review and Design Guidelines (DRDG), Planning Commission Resolution No. 9864 section IV.g, IV.i, IV.k, and IV.p, in that the proposed storefront upgrade is designed as a focal point; it is designed to have structural reliefs and an articulated entry; and the brown and beige/sand color scheme will be compatible with the rest of the existing building, which, in turn will be compatible with the majority of the buildings within the Century Plaza shopping center.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 20-1512, subject to the following conditions.

1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans, elevations, and color samples date stamped April 9, 2020 and October 15, 2020, and included as "Exhibit A" to this resolution, except as modified below.
2. Exterior Color. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
3. Exterior Color. The exterior of the structure shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade.
4. Site Maintenance. The site shall be kept clean and free of all litter, debris, and refuse.
5. Landscape Maintenance. All site landscaping shall be maintained so as to remain thriving and free of weeds.
6. Signage. New building signage is not approved with this resolution. Any newly proposed signs shall conform to the approved Century Plaza Sign Program, and shall they be reviewed and approved by the Planning and Building Divisions, as appropriate, prior to installation.

Standard Conditions:

7. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburgh Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between this resolution and the Standard Conditions of Development, this resolution shall govern.
8. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and

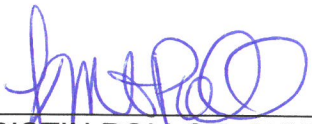
City Attorney time spent responding to and defending the claim, action or proceeding.

9. Other Agency Requirements. The applicant shall comply with all of the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District and all applicable local, state, and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
10. Expiration of Approval. This approval will expire on November 23, 2021, unless a building permit has been issued and the improvements noted herein are diligently pursued to completion, or unless a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the applicable building permit.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 23rd day of November, 2020, by the Zoning Administrator of the City of Pittsburg, California.

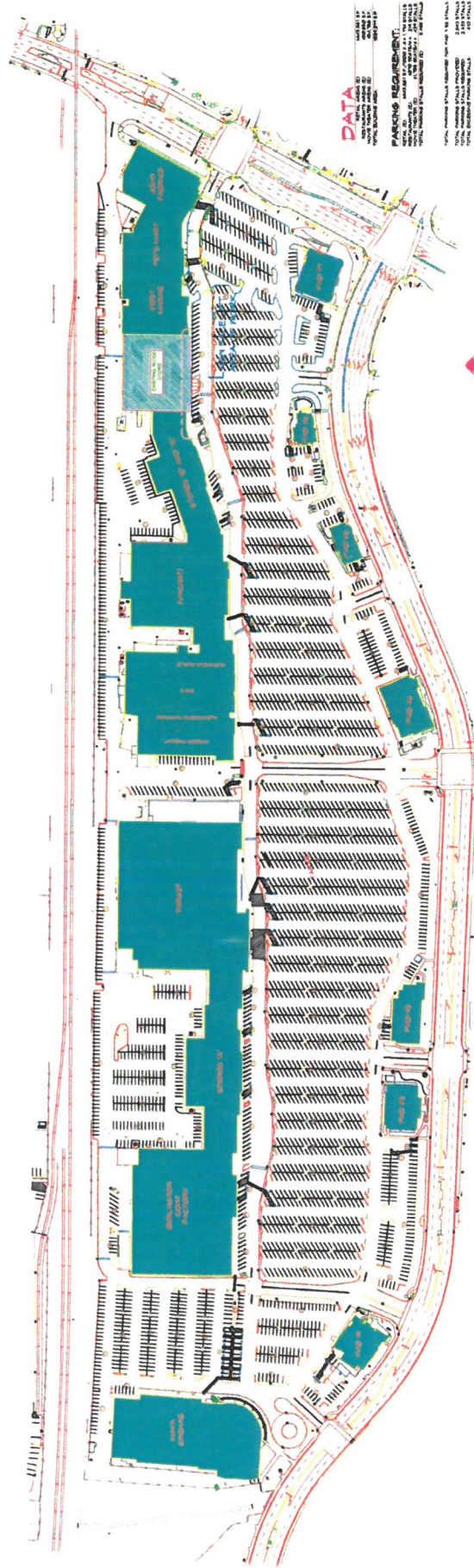


KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

RECEIVED

APR 09 2020

PLANNING DIVISION



DATA

DATE: 04/09/2020	BY: [Signature]
PROJECT: CENTURY PLAZA SHOPPING CENTER	
LOCATION: 10000 CENTURY BLVD, PLEASANTON, CA 94566	
OWNER: SIERRA PACIFIC PROPERTIES, INC.	
DESIGNER: [Firm Name]	
SCALE: AS SHOWN	

PARKING REQUIREMENT

TYPE OF PARKING	REQUIREMENT
TYPE 1	1.00
TYPE 2	1.00
TYPE 3	1.00
TYPE 4	1.00
TYPE 5	1.00
TYPE 6	1.00
TYPE 7	1.00
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TYPE 100	1.00



CENTURY PLAZA SHOPPING CENTER SITE PLAN



ROSS STORE NEW FACE-LIFT
Century Plaza
Pleasanton, California



EXISTING
BUILDING

EXISTING ROSS STORE

EXISTING
BUILDING

RECEIVED

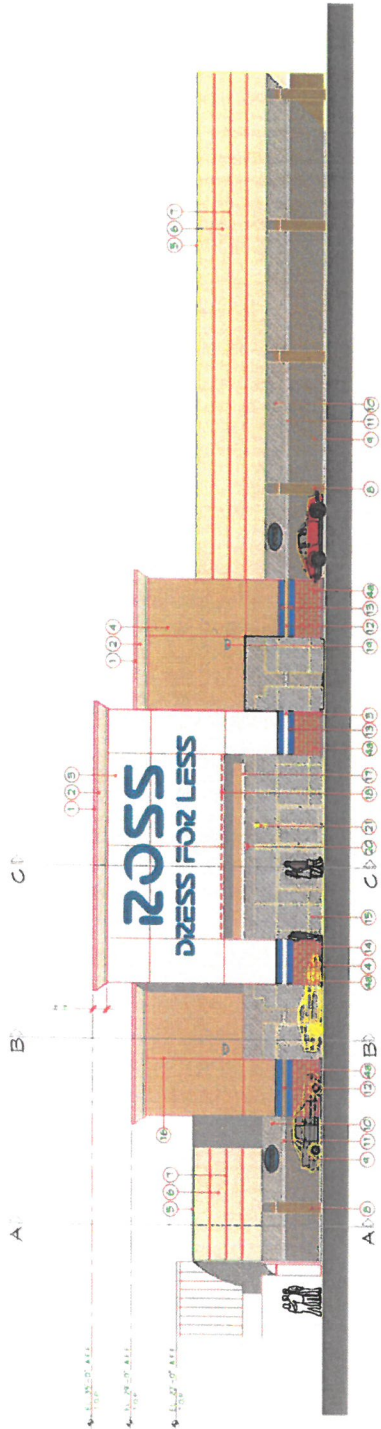
APR 09 2020

PROPOSED NEW PLAN

PLANNING DIVISION



DATE: 02-10-2020
DRAWN BY: J.C.
JOB NO: 16115-0398
DR-2



PROPOSED NEW FRONT ELEVATION

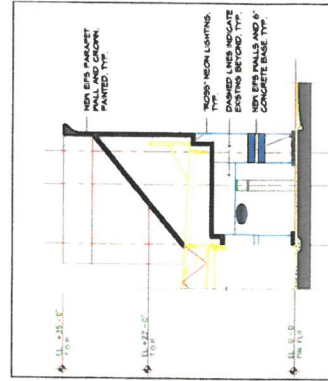
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2	INTERACTIVE CEMENT GRAY 6113	12	CAST STONE CAP	22	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
3	INTERACTIVE CEMENT GRAY 6113	13	CAST STONE CAP	23	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
4	INTERACTIVE CEMENT GRAY 6113	14	CAST STONE CAP	24	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
5	INTERACTIVE CEMENT GRAY 6113	15	CAST STONE CAP	25	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
6	INTERACTIVE CEMENT GRAY 6113	16	CAST STONE CAP	26	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
7	INTERACTIVE CEMENT GRAY 6113	17	CAST STONE CAP	27	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
8	INTERACTIVE CEMENT GRAY 6113	18	CAST STONE CAP	28	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
9	INTERACTIVE CEMENT GRAY 6113	19	CAST STONE CAP	29	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
10	INTERACTIVE CEMENT GRAY 6113	20	CAST STONE CAP	30	DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO

MATERIAL LEGEND

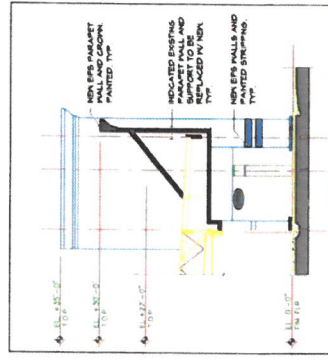
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19. CAST STONE CAP
20. CAST STONE CAP
21. DOUBLE FUSED ILLUMINATED MIRROR CANOPY LOGO
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NOTES:

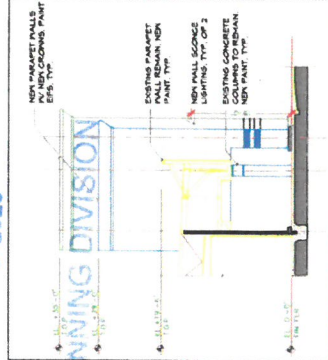
1. ALL MATERIALS TO BE USED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:



SECTION-ELEVATION CC



SECTION-ELEVATION BB



SECTION-ELEVATION AA



ROSS STORE FRONT ELEVATION

CENTURY PLAZA

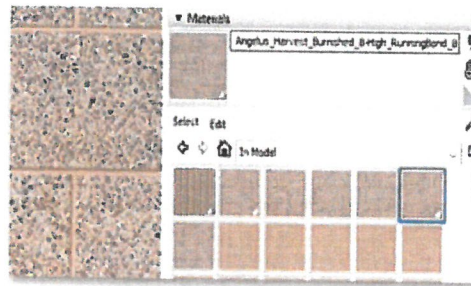
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DRAWN: BMA
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M. NARAGHI ARCHITECT
P.L.L.C.
10116-0109P

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OCT 15 2020

PLANNING DIVISION



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BLOCK CO., INC.
Since 1964

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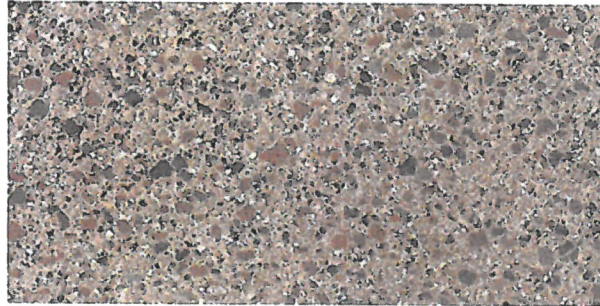
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OCT 15 2020

TRAINING DIVISION



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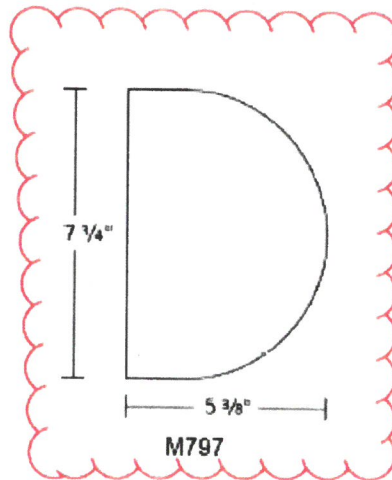
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OCT 15 2020

PLANNING DIVISION



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

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

A. Project Site.

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations.

The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

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

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

701.03

ZA

RESO

362

11-18-20

VP



City of Pittsburg

Community Development Services – Planning Division

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

November 18, 2020

SUBJECT: ZA RESOLUTION NO. 362

Dear Applicant,

Enclosed for your records, is a copy of the denial resolution adopted by the Planning Commission on November 18, 2020.

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (1) Resolution No. 362

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Denying a Request for a	)	Resolution No. 362
Variance to Legalize an Existing	)	
Unpermitted Structure Which Encroaches	)	
2-feet 8-inches into a Required 5-foot	)	
Setback "3800 Hillsdale Drive Variance,	)	
AP-20-1525 (VA)."	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On August 20, 2020, Jim Blanton, filed Planning Application No. 20-1525, requesting Zoning Administrator approval of a variance to legalize an existing unpermitted structure which encroaches two feet eight inches into a required five-foot side yard setback at 3800 Hillsdale Drive, in the RS-6 (Single-Family Residential, 6,000 Square Foot Minimum Lot Size) District. Assessor's Parcel Number 087-381-018.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review and Design Guidelines (Planning Commission Resolution No. 9864).
- C. Pursuant to PMC section 18.10.050 and 18.28.020, the Zoning Administrator shall, after notice pursuant to PMC sections 18.14.020(E) and (F) and notice to the Planning Commission, hear and decide each application for a variance, unless the zoning administrator determines that, because of the probable controversial nature of the proposal or because of its significance to the City, the Planning Commission should hear and decide the application.
- D. On November 10, 2020, a Notice of Intent to conduct a Zoning Administrator public hearing pursuant to Pittsburg Municipal Code (PMC) section 18.10.050 regarding a request for approval of a variance was provided to the Planning Commission
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures," of the state CEQA Guidelines, sections 15303.
- F. On or prior to November 8, 2020, notice of the November 18, 2020 public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in

accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Atherton Ave", "Golf Course/Crestview" and "Woodland Hills" neighborhoods.

- G. On November 18, 2020, the Zoning Administrator held a public hearing to consider Planning Application No. 20-1525, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Zoning Administrator Staff Report entitled, "3800 Hillsdale Drive Variance, AP-20-1525 (VA)," dated November 18, 2020, 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 Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. Staff acknowledges that the property is located on a hillside, however there are no unique topographical characteristics of the site to create a special circumstance to support a variance for the encroachment of the workshop/garage structure. The applicant has stated the foundation encroaches into the side yard due to contractor error when laying the foundation, and that he wishes to maintain the unpermitted workshop/garage structure at the location for aesthetic purposes and to not incur unnecessary expense. Consideration of aesthetic purposes and monetary expenses do not qualify as a special circumstance to grant a variance.
 3. The variance will constitute a grant of special privilege which is not generally available to other properties in the vicinity and in the same land use district, as the location standards for accessory structures exist for all properties located in the R District.
 4. The variance substantially complies with the intent and purpose of the land use district to which the property is classified, as accessory structures are permitted in residential zone districts. The workshop/garage structure would otherwise be required to meet all applicable development standards for accessory structures in the R District.

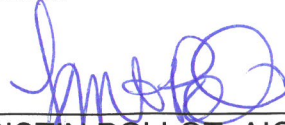
Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby denies Planning Application No. 20-1525.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 18th day of November 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINSTRATOR

701.03

ZA

RESO

363

11-16-20

KP



City of Pittsburg

Community Development Department – Planning Division

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

Date: 11/16/2020

SUBJECT: ZA RESOLUTION NO. 363

Dear Applicant,

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

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

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 363
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Zoning Administrator)
Approval for the Re-Establishment of a)
Major Auto Repair Business at 105 Bliss) Resolution No. 363
Avenue, for "All-N-1 Auto Body, AP-20-)
1537 (ZA)." APN 088-171-034)

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On October 15, 2020, Adolfo Argueta Esquivel, on behalf of All-N-1 Auto Body filed Planning Application No. 20-1537, requesting Zoning Administrator approval to reestablish a major automotive repair use at 105 Bliss Avenue. The property is located within the Railroad Avenue Specific Plan (RASP) and has a land use designation of Transit-Oriented Development - High. APN 088-171-034.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Railroad Avenue Specific Plan (RASP), and Pittsburg Municipal Code (PMC) Title 18 (Zoning).
- C. PMC section 18.76.040.D, states "Upon approval by the zoning administrator, a non-conforming use that is abandoned or discontinued from a structure located in the M district or the Railroad Avenue specific plan PD district may be re-established in that existing structure; provided, that a certificate of occupancy for the structure was issued prior to June 20, 2007".
- D. On October 27, 2020, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda, pursuant to the requirements PMC section 18.76.040 (D).
- E. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities" of the State CEQA Guidelines, Section 15301.
- F. On November 6, 2020, notice of the November 16, 2020, public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and

Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the “Navy Street”, “William Way” and “Mosaic Apartment” neighborhoods.

G. Pursuant to PMC section 18.76.040.D.3, in considering the reestablishment of a nonconforming use pursuant to this section, the zoning administrator may approve the use only after determining that the proposed use:

1. will occupy an existing structure that, based on the architecture and design of the structure, could not appropriately accommodate a conforming use without significant remodeling of the structure;
2. is not a detriment to the health, safety and general welfare of the City;
3. will not adversely affect the orderly development of property within the City;
4. will not create a nuisance or enforcement problem within the neighborhood;
5. will not encourage marginal development within the neighborhood; and,
6. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city.

H. On November 16, 2020, the Zoning Administrator for the City of Pittsburgh held a public hearing on Application No. 20-1537, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Zoning Administrator Staff Report entitled, “All-N-1 Auto Body, AP-20-1537 (ZA),” dated November 16, 2020, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the meeting, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. Reestablishment of a major automotive repair business at the project site:
 - a. Will result in occupancy of an existing structure that, based on the architecture and design of the structure, could not appropriately

accommodate a conforming use without significant remodeling of the structure, in that the facility was originally designed to be a major automotive repair use with existing office, painting spray booth, and auto body preparation area.

- b. Will not be a detriment to the health, safety and general welfare of the city, if the applicant complies with all of the requirements of the Planning Department, Engineering Department, Contra Costa County Fire Protection District and all applicable local, state, and federal agencies.
- c. Will not adversely affect the orderly development of property within the city, if the property owner dedicates right-of-way frontage along Bliss Avenue for future roadway and pedestrian improvements.
- d. Will not create a nuisance or enforcement problem within the neighborhood, if a condition is included to require all auto repair and auto painting related work to be completed within the building.
- e. Will not encourage marginal development within the neighborhood, in that the business will occupy a vacant space that could otherwise contribute to blight in the area.
- f. Will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city, in that a new business at the project site will bring in new tax revenues for the city and improve a currently vacant site, showing reinvestment in property in the area.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Zoning Administrator Application No. 20-1537, subject to the following conditions.
 - 1. Conformance with Project Plans. The project shall be operated in substantial compliance with the approved site plan, date-stamped October 15, 2020, and attached to this resolution as Exhibit "A," except as hereinafter may be modified. Operation of the approved business in a manner inconsistent with this Zoning Administrator approval shall be grounds for revocation of the approval.
 - 2. Work. All auto repair and auto painting related work shall occur within the building.
 - 3. Storage. There shall be no boats or recreational vehicles on the property and no storage of vehicles, trailers, material, equipment, parts or debris within the parking lot area adjacent to Bliss Avenue.

4. Dedication. The property owner shall dedicate right-of-way (ROW) along the entire length of the Bliss Avenue frontage of their property in order to accommodate future roadway and pedestrian improvements. This offer of dedication shall be submitted to the Engineering Department within 90 days of this approval. As part of the dedication to be offered within 90 days of this approval, the property owner shall enter into an agreement with the City which allows the property owner use of the dedicated property frontage for the approved use (as defined in this resolution), until such time that the Engineering Department determines that the property frontage is needed for the widening of Bliss Avenue to accommodate an ultimate 82 foot wide total ROW.
5. Bicycle Parking. Permanent, fixed bicycle parking for at least two (2) bicycles shall be provided on-site. The new bicycle rack shall conform in design to the City's Standard Detail; however, the color and location shall be reviewed and approved by the Planning Division prior to installation of the rack. Installation of the bicycle rack shall occur within 30 days of this approval.
6. Landscaping. The applicant shall submit a landscape and irrigation plan for the frontage areas along Bliss Avenue that are not currently landscaped and maintained by City staff (as indicated on the site plan in Exhibit "A" to this resolution). The plan shall be submitted within 30 days of adoption of this resolution and will be subject to review and approval by the Planning Division. Upon approval of the plan by Planning staff, all landscaping improvements shall be installed within 30 days of the date of approval of the plan.
7. Landscaping. All landscaping on site shall be kept weed free and maintained in a healthy condition.
8. Site Maintenance. The applicant shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, on perimeter fencing, or on the street gutters and sidewalks.
9. Site Maintenance. All paved surfaces on site shall be maintained in good condition and cleaned at least once a year, between July 15 and October 15 (prior to the rainy season). The applicant shall apply Best Management Practices when maintaining paved surfaces. The applicant shall follow the surface cleaning measures as outlined by the Bay Area Stormwater Management Agencies Association (BASMAA) guidelines. The applicant is encouraged to visit the site at www.basmaa.org for free training for surface cleaning, or to seek a professional surface cleaner that has received BASMAA certification.
10. Site Maintenance. The business owner shall ensure that vehicles stored on-site are maintained so as not to leak oil or other potentially hazardous fluids onto the ground. The business owner shall inspect the site regularly for spills or

leaks from stored vehicles, and any spills or leaks shall be immediately cleaned using dry clean-up methods such as rags or other absorbent material for cleanup of leaks and spills. No part of the site shall be cleaned by hosing the area down with water, unless the wastewater is collected and properly discarded into a sanitary sewer.

11. Signage. This resolution does not approve on-site signage. No permanent wall signs, or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division.
12. Vehicle Washing. Vehicle washing shall not occur outdoors, unless the methods used comply with National Pollutant Discharge Elimination System permit standards, and no rinse water or soap shall be allowed to enter the City's storm drain system (Pittsburg Municipal Code section 13.28). Low pressure water-only rinsing may occur outdoors on display vehicles as long as the runoff enters landscaped areas or areas designed to treat stormwater.
13. Vehicle Dismantling. Vehicle dismantling and/or storage of wrecked or non-operable vehicles shall be prohibited on site.

Standard Conditions

14. Standard Conditions: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development, and this Resolution, this Resolution shall prevail. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.
15. Other Agency Requirements: The applicant shall comply with all the requirements of the Building Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, State Water Resources Control Board, Bay Area Air Quality Management District, Contra Costa Health Services, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
16. Business License: It shall be the responsibility of the applicant to maintain an updated business license containing an accurate description of the use at the site.
17. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project

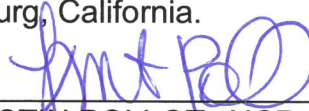
approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select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

18. Expiration: This approval will expire on November 16, 2021, unless the use has been legally established prior to the expiration date, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Zoning Administrator.

Section 4. Effective Date

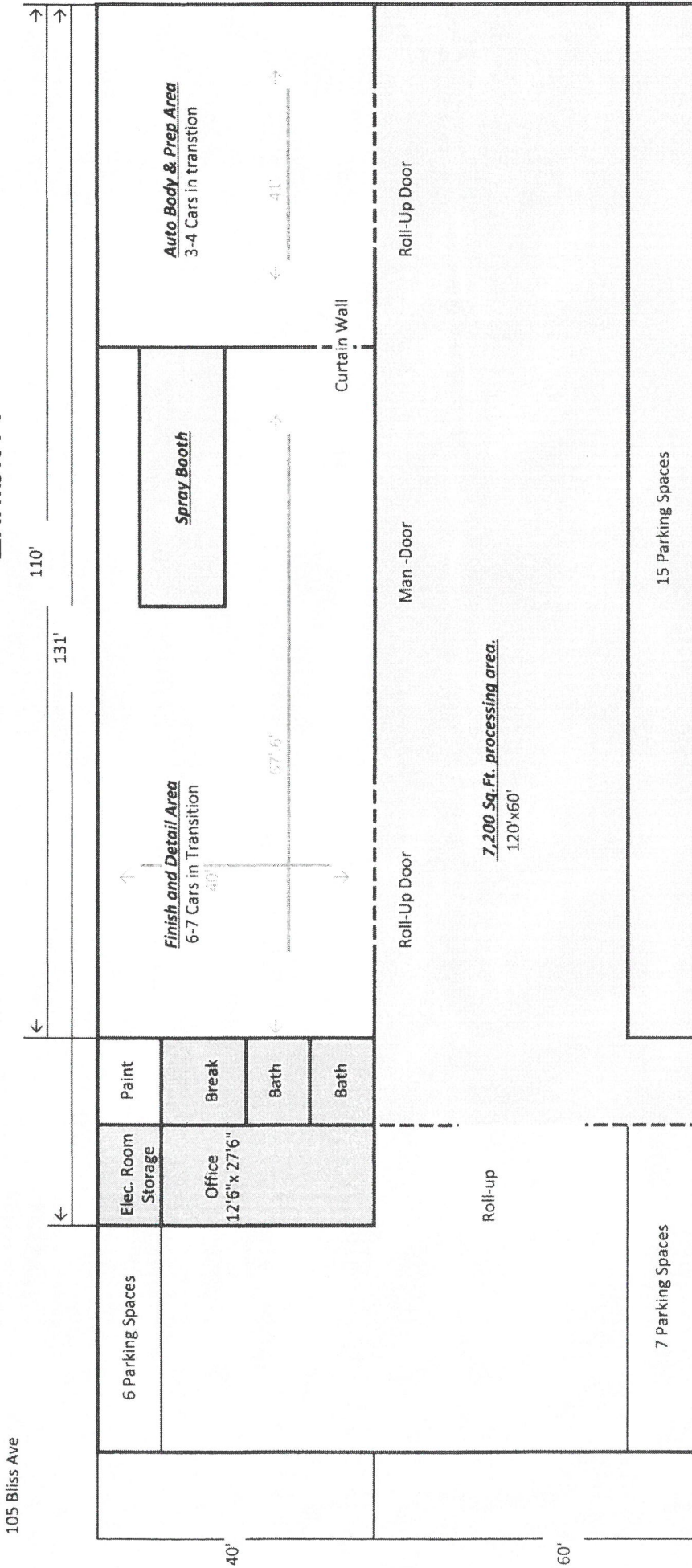
This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 16th day of November, 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

ZA Resolution No. 363 - Exhibit A



Interior Bulid = 5,280 Sq. Ft.
 Office/Storage/Bath/Break = 840'
 Mezzanine above office and bath space = 721'
 Shop space = 4,400
 Property = 23,087 Sq. Ft.
 *Not to Scale

RECEIVED
 OCT 15 2020
 CITY OF PITTSBURGH
 BUILDING DIVISION

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

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations.

The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

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

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