



City of Pittsburg Planning Commission Agenda

01/24/2023

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

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

Planning Commission Members

**Elissa Robinson, Chair
Ivelina Popova, Vice-Chair
Arlene Kobata, Commissioner
Shavaun Tolliver, Commissioner
Sarah Foster, Commissioner
Alvin Jackson, 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

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

STUDY SESSION

1. Study Session: Food for Less Fueling Station, AP-22-0114 (PPR, UP, DR)

Study session for an application to demolish an existing 3,873 square-foot restaurant (Country Skillet) building located at 2921 Harbor Street to allow for the construction of a new gas station. The site has a General Plan designation of Community Commercial and located within the CC – Community Commercial zoning district. Assessor's Parcel No. 088-300-020.

ZONING ADMINISTRATOR REPORTS

2. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits two notices of intent to exercise delegated design review authority for:

1) An application filed by Travis Wells, on behalf of DISH Network, requesting administrative design review approval to install wireless telecommunications equipment to an existing PG&E transmission tower at 2280 Southwood Drive in the PD-1204 (Planned Development District). Assessor's Parcel No. 093-340-039.

2) An application filed by Eugene Gordin, on behalf of McCampbell Analytical, requesting Administrative Design Review approval to install a 3,000-liter, outdoor, Liquid Nitrogen (LIN) tank and associated precast concrete pad, protective bollards, and chain link fence within the existing parking lot. The project site is located at 1534 Willow Pass Road in the IG (General Industrial) District. Assessor's Parcel Number: 096-092-009.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 24, 2023**

ITEM: Study Session: Food for Less Fueling Station, AP-22-0114 (PPR, UP, DR).

ORIGINATED BY: Todd Bessire, Sustainability Engineering Group (SEG) (for Heslin Holdings), 8280 East Gelding Drive, Scottsdale, Arizona 85260.

SUBJECT:

Study session for an application to demolish an existing 3,873 square-foot restaurant (Country Skillet) building located at 2921 Harbor Street to allow for the construction of a new gas station. The site has a General Plan designation of Community Commercial and located within the CC – Community Commercial zoning district. Assessor's Parcel No. 088-300-020.

RECOMMENDATION:

Staff recommends that the Planning Commission review and provide comments on the proposed plans for Application No. 22-0114.

To guide the discussion, staff is requesting the Planning Commission focus their comments on the following categories: 1) overall impression of use at subject location; 2) sale of alcohol; 3) security; and 4) architecture / building design, design standards (landscaping, parking, etc.).

BACKGROUND:

On November 9, 2022, Todd Bessire of Sustainability Engineering Group (SEG) on behalf of Heslin Holdings, submitted an application for Preliminary Project Review (PPR) for the redevelopment of the subject site as a fueling center.

On December 9, 2022, staff sent out referrals of the proposed project to various public agencies to solicit their feedback. Comments received (Attachment 2) included the need for adequate lighting and cameras to promote safety and ensure security; concern over proximity to other existing tobacco sales establishments including Cigarette Palace and MVP Smoke Shop and two (2) more in Atlantic Plaza. Additionally, the USA gas station, CVS, Foods 4 Less, Walgreens, and La Superior Market all allow for the purchase of tobacco products. Other concerns and comments included the appropriate ratio of replacement trees; proximity of the building to existing PG&E pad-mounted electric transformer within the northeasterly portion of the subject property; and recommended fire prevention standards and conditions.

PROJECT DESCRIPTION:

Existing Conditions:

The project site currently contains a Country Skillet restaurant building which is proposed to be demolished and replaced with the proposed fueling center. The site is situated at the front of a small shopping center that partially wraps around the site. The Atlantic Shopping center and a McDonalds restaurant are across the street.

Proposed Project:

To demolish an existing 3,873 square-foot restaurant (Country Skillet) building located at 2921 Harbor Street, Pittsburg, CA 94565 to allow for the construction of a new gas station with the following specifications:

- Site Area: 24,829 square feet (.57 acres)
- Canopy Size: Approx. 3,956 to 4,134 square feet
- Proposed Height: 19 feet
- Number of dispensers: 5 islands (10 dispensers) for regular unleaded, premium unleaded and diesel fuel.
- Parking Spaces: 2 (plus 10 at the pumps)
- Location of fuel storage tanks: Underground at the northeast portion of the site
- Kiosk: A 179 square-foot kiosk will be located partially beneath the canopy
- Employees: 1 (one) employee per shift
- Items for Sale: Limited packaged food & tobacco. No alcohol sales.
- Hours of Operation: 24 Hours/7 Days/Week

GENERAL PLAN/CODE COMPLIANCE:

The project site has a General Plan designation of Community Commercial and located within the CC – Community Commercial zoning district. The development would require a use permit for the proposed automobile servicing and design review approval for new construction prior to establishment of the use on site.

In accordance with PMC section 18.16.040, a use permit may be granted only if the Planning Commission can make findings that the proposed use:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;

- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and
- I. is consistent with the City's approved funding priorities.

Required Findings – Design Review: In order to grant design review approval (pursuant to the direction of PMC 18.36.230), the Commission must determine, in accordance with PMC section 18.36.220.B, that:

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

ANALYSIS: Not applicable at this time of Preliminary Project Review (PPR).

ACTION REQUIRED:

This item is a study session for the proposed project. Staff will receive comments and feedback from the Commission on the siting, design, architecture, and overall concept of the proposal, and any comments on the appropriateness of the location, and operational interface with the surrounding retail establishments.

Based on the feedback and comments from the Commission, the developer and applicant will revise and update the project plans. Providing these comments and feedback to the developer and applicant will also identify potential obstacles and constraints to obtaining the requested development entitlements for the proposed project.

ATTACHMENTS:

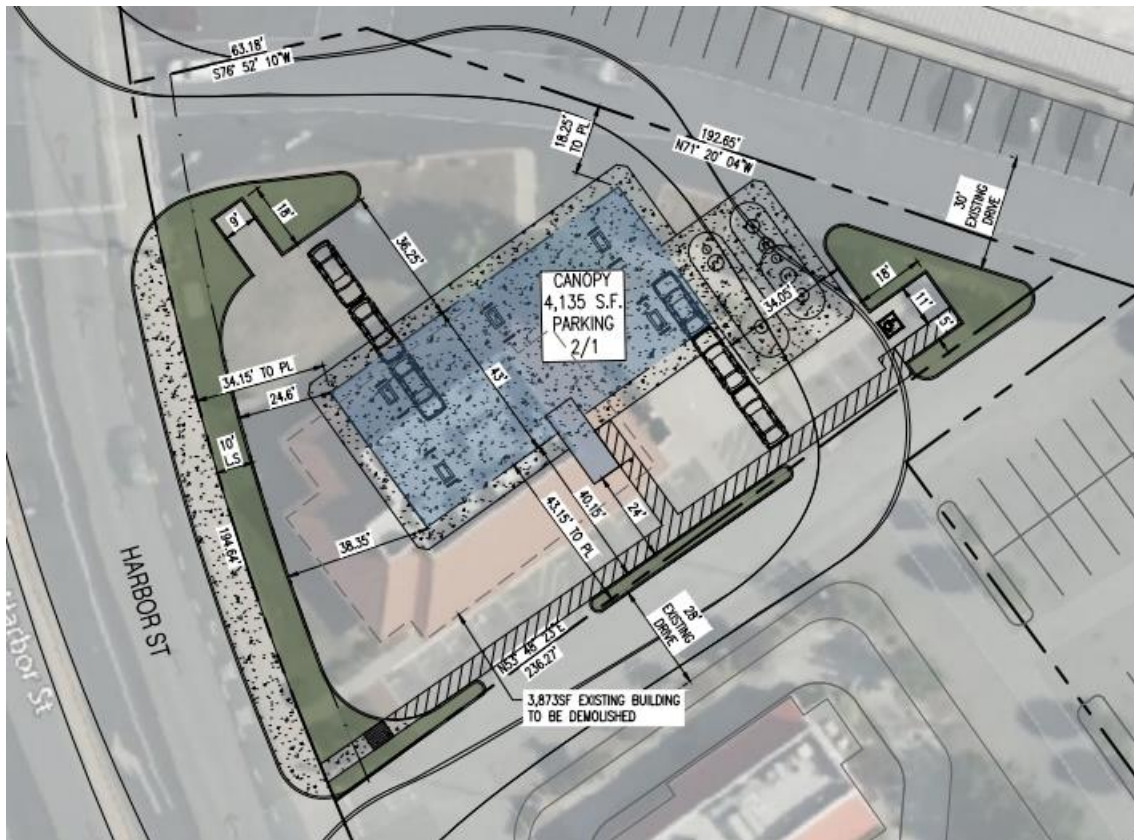
1. Project Plans
2. Referral Feedback

Prepared by: Maurice Brenyah-Addow, Senior Planner

City of Pittsburg Narrative Fuel Center Proposal

City of Pittsburg, CA

2921 Harbor Street



Prepared For:



Prepared For:

Heslin Holdings
23421 South Pointe DR, Suite 270
Laguna Hills, CA 92653

December 5, 2022

Project 220726



8280 E. Gelding Drive, Suite 101, Scottsdale, AZ 85260
480.588.7226 www.azSEG.com

Project Description

The existing site is 24,829 square feet (.57 acres) in size and is located at 2921 Harbor Street in the City of Pittsburg, Contra Costa County, California. The Assessor Parcel Number assigned to the site is 088-300-020.

Heslin Holdings (as “Developer”) and Sustainability Engineering Group (SEG) (as “Applicant”) submit this request to provide comments on a project to allow demolition of an existing 3,873 square foot restaurant located on the site to allow for the construction of a 5 islands for fuel dispensers with regular unleaded, premium unleaded and diesel fuel.

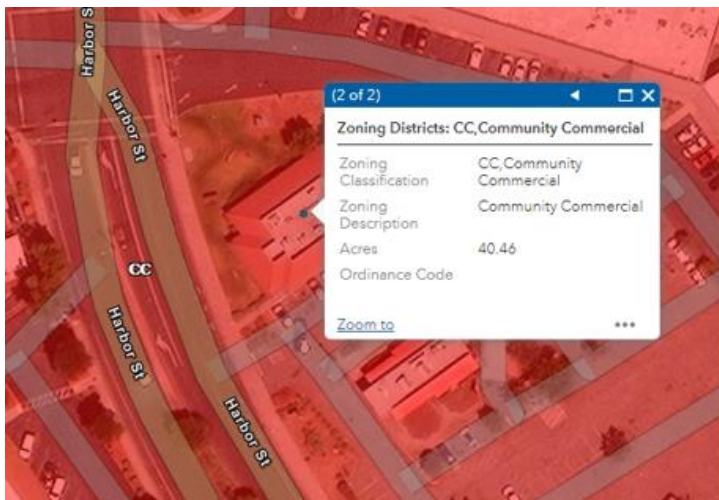
The canopy over the fuel dispensers will be approximately 3,956 to 4,134 square feet and 19 feet high. The Fuel tanks will be located underground at the northeast portion of the site and a 179 square foot kiosk will be located partially beneath the canopy and serve as a location for one employee to handle any issues at the pumps and serve limited packaged food items including tobacco. The developer does not plan to serve alcohol at the kiosk.

The proposed fuel center will be constructed for the Kroger “Foods Company” grocery store within the shopping center across Harbor Street and will provide reward points reducing the fuel costs to member customers.

Elevations and a site plan are attached to this Narrative.

Property Zoning and Development Standards

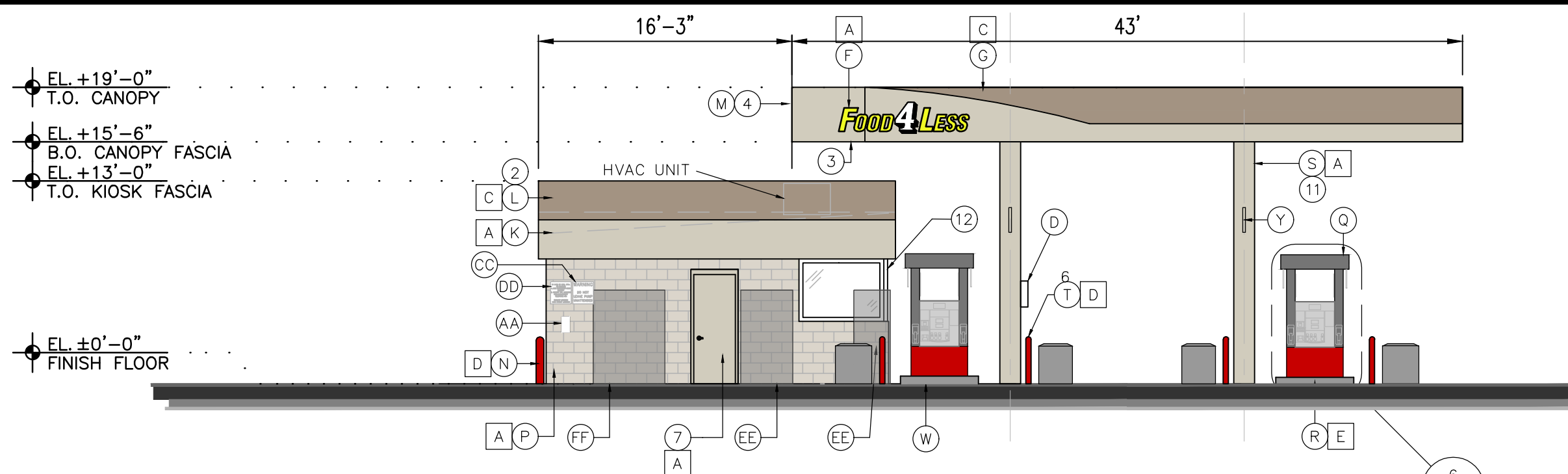
The site is zoned Community Commercial which allows service stations with a Use Permit approved by the Planning Commission. The adjacent properties surrounding the site are also zoned Community Commercial as shown on the graphic below.



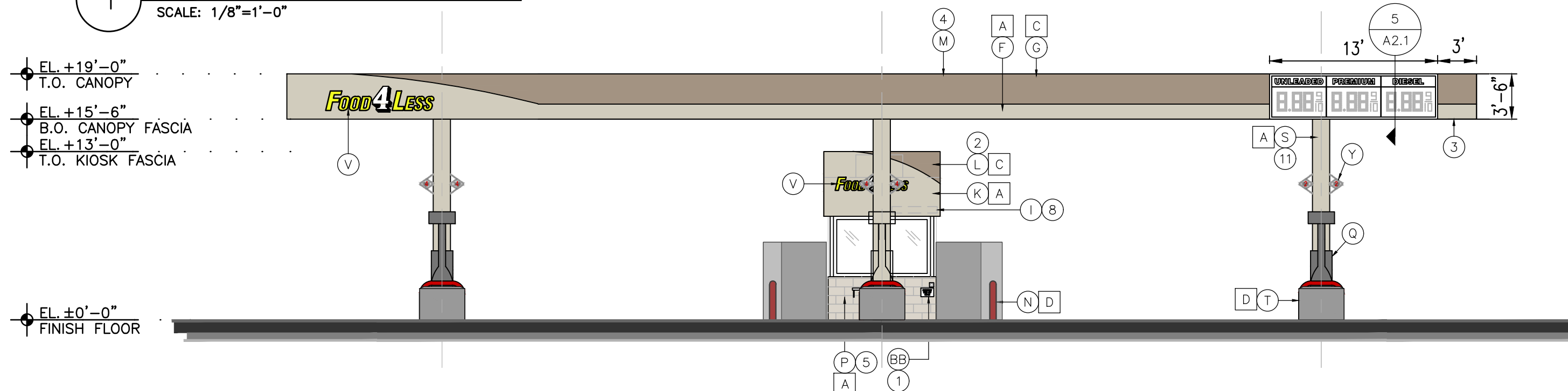
The proposed site plan attached to this Narrative shows that the proposed Fuel Center is well within the required minimum lot size, minimum lot width, required setbacks, maximum lot coverage and height limit. The developer will provide a landscape plan with the use permit.

Conclusion

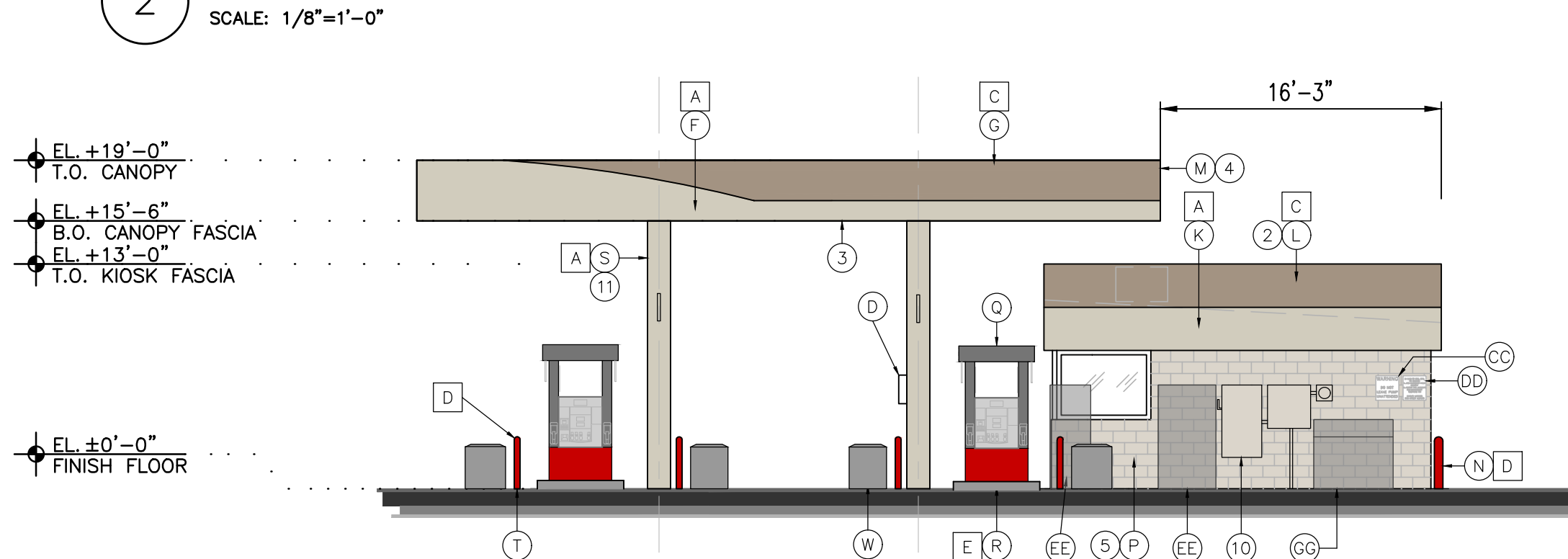
The developer and applicant are seeking direction from the staff and decision makers on what will be required for submission of a use permit, building plans and civil improvement plans and timelines on the process for receiving these approvals. We would also like advice on potential obstacles to obtaining development entitlements we are requesting.



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



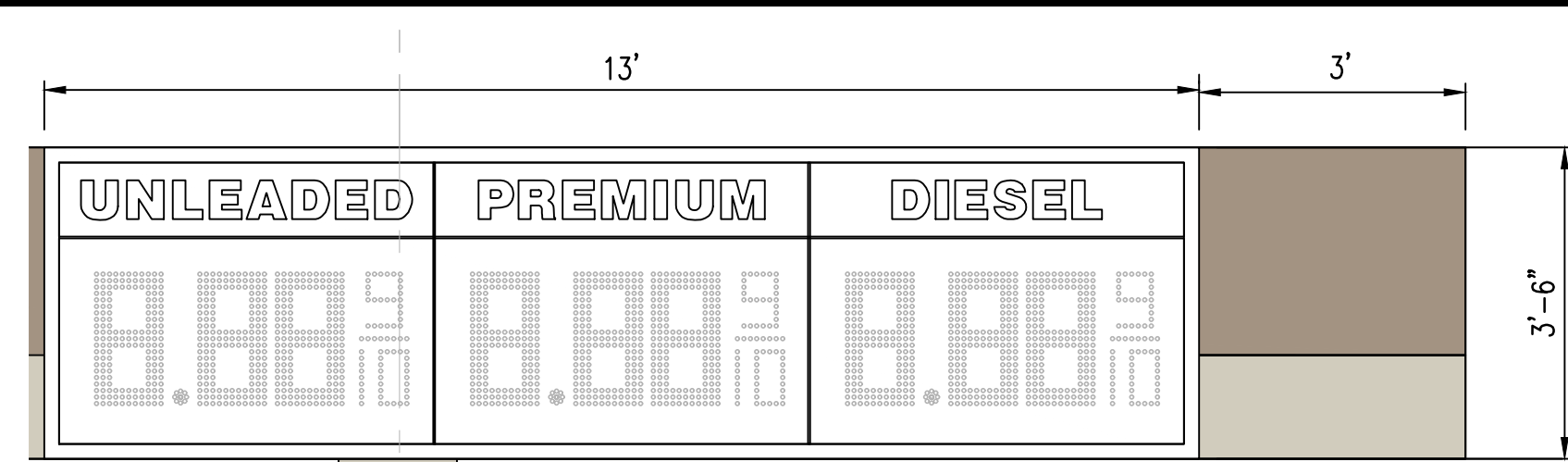
2 EAST ELEVATION
SCALE: 1/8"=1'-0"



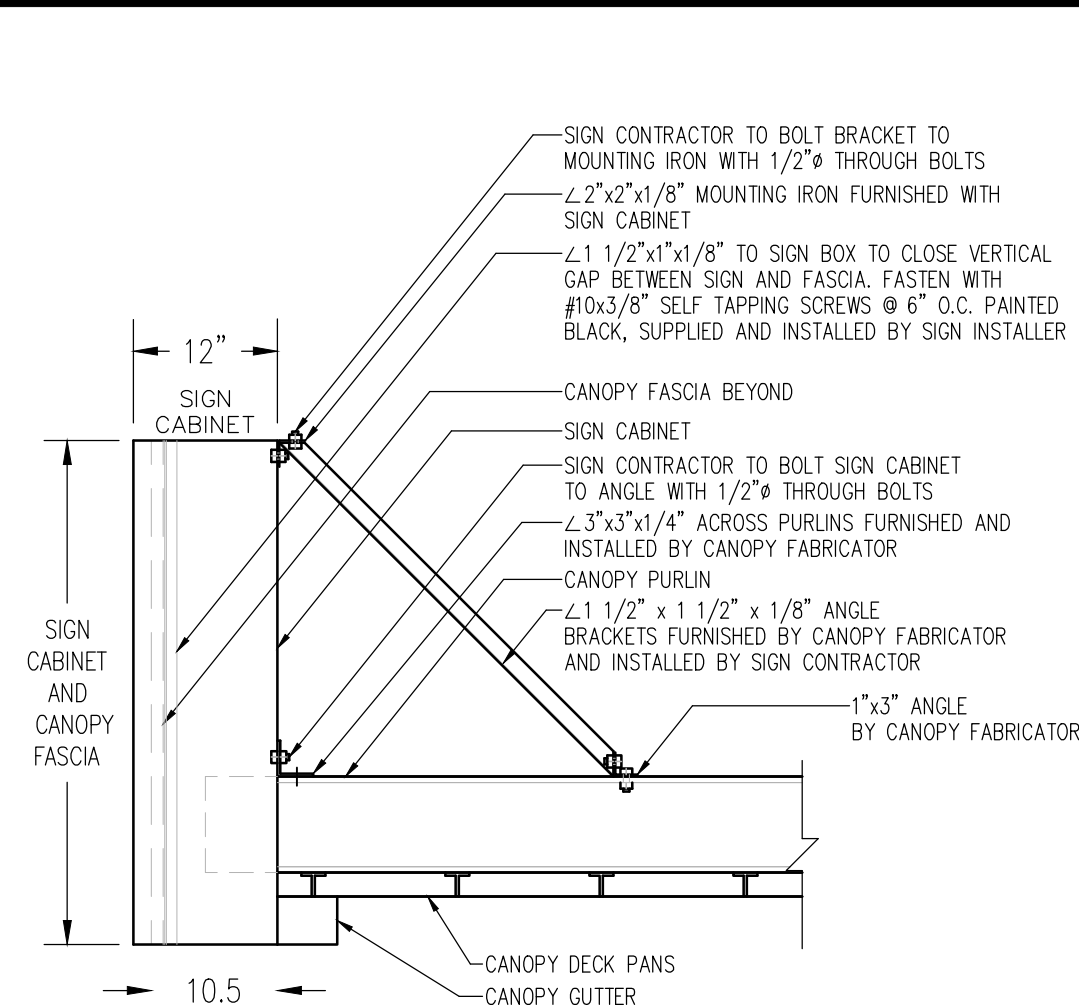
3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



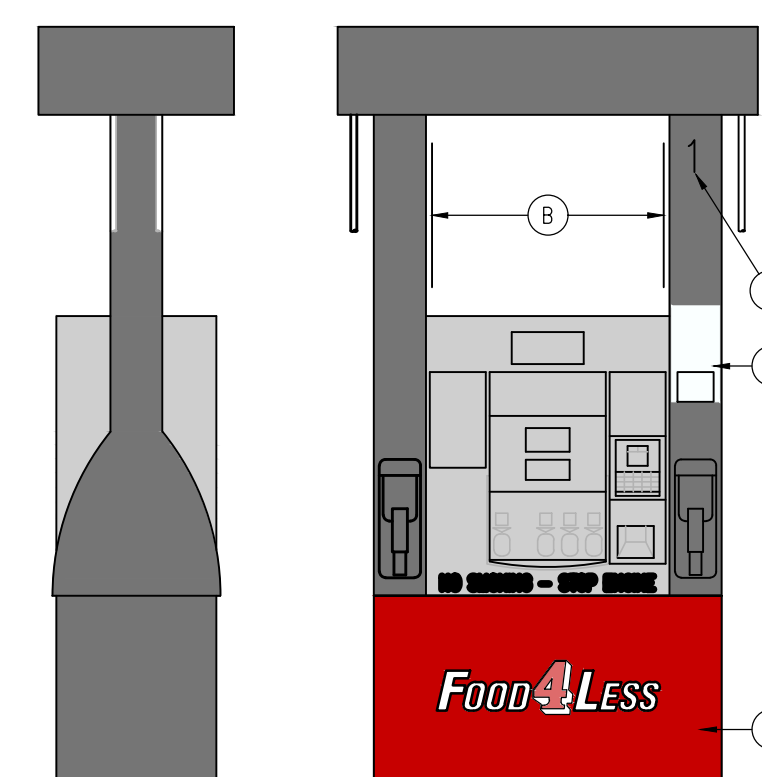
4 WEST ELEVATION
SCALE: 1/8"=1'-0"



7 CANOPY PRICE SIGN GRAPHICS
SCALE: 1/2"=1'-0"



5 SECTION AT CANOPY SIGN
SCALE: NONE



6 DISPENSER ELEVATION
SCALE: 1/2" = 1'0"

GENERAL NOTES:

- CONTRACTOR SHALL SUBMIT: MASONRY, MORTAR AND PAINT SAMPLES TO FOOD 4 LESS CONSTRUCTION REPRESENTATIVE FOR APPROVAL PRIOR TO ORDERING MATERIALS.
- PREMANUFACTURED CANOPY AND KIOSK PROVIDED BY OTHERS.
- ALL ON-SITE SIGNAGE UNDER SEPARATE PERMIT.
- FUEL DISPENSERS SHALL COMPLY WITH ACCESSIBILITY GUIDELINES.

KEYED NOTES: Ⓢ

- EMERGENCY STOP SWITCH. PROVIDE PLAQUE ADJACENT TO THE SWITCH "CALL 911 IN CASE OF AN EMERGENCY". ESD SWITCH TO BE NO CLOSER THAN 20' AND NOT FURTHER THAN 100' FROM ALL DISPENSING DEVICES.
- PARAPET AT KIOSK TO BE TALL ENOUGH TO COMPLETELY CONCEAL ROOF MOUNTED MECHANICAL EQUIPMENT.
- CANOPY LIGHTS SHALL BE FLUSH OR RECESSED.
- ACM PANEL.
- VENEER PANEL, FULLERTON CASTWAL 8X16 SPLIT-FACE PATTERN PAINTED.
- 2"x3" CORRUGATED DOWNSPOUT, PAINTED. PIPED TO STORM SEWER, RE: C3.1.
- H.M DOOR AND FRAME, PAINTED.
- PROVIDE MIN. 12" HIGH W/2" STROKE BUILDING ADDRESS IN CONTRASTING COLOR TO WALL IN ACCORDANCE WITH MUNICIPALITY.
- PROVIDE 4" MIN. NO SMOKING SIGNAGE IN ACCORDANCE ORDINANCE AND STATE REQUIREMENTS.
- PAINT ELECTRIC SERVICE GEAR, DOWNSPOUT, AND LEADER TO STORM SEWER TO MATCH KIOSK.
- 16" STEEL TUBE CANOPY COLUMN.
- GLAZING FRAMING, CLEAR ANODIZED ALUMINUM.

COLOR/FINISH LEGEND: ☐

- A ACM ALCOA REYNOLBOND. PAINT SHERWIN WILLIAMS SW 7531 "CANVAS TAN" WHERE OCCURS
- B MATCH STORE COLOR: SHERWIN WILLIAMS SW7018 "DOVETAIL"
- C VINYL 3M SERIES 7125 VIBYL FILM #89 "SANDSTONE"
- D MATCH COLOR SHERWIN WILLIAMS SW4081 "SAFETY RED"
- E STAINLESS STEEL METAL FORMS NOT PAINTED

EQUIPMENT SCHEDULE ⓧ

ITEM	DESCRIPTION	COLOR	MANUFACTURER	MODEL	FURNISHED BY	INSTALLED BY
A	4" BLACK VINYL DECAL (DISPENSER NUMBER)				OWNER	GENERAL CONTRACTOR
B	HEALTH AND SAFETY DECALS		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
C	STATIC WARNING DECAL		WAYNE		DISPENSER MANUFACTURER	GENERAL CONTRACTOR
D	FIRE EXTINGUISHER				OWNER	GENERAL CONTRACTOR
E	NOT USED					
F	CANOPY FASCIA	REYNOLBOND OYSTER WHITE 3M SANDSTONE VINYL DECAL			CANOPY FABRICATOR	CANOPY FABRICATOR
G	CANOPY FASCIA				CANOPY FABRICATOR	CANOPY FABRICATOR
H	LOGO - NON-ILLUMINATED (28" H X 37 1/2" W)		CUMMINGS SIGNS		OWNER	GENERAL CONTRACTOR
I	PRE-CUT BLACK VINYL ADDRESS DECALS PER LOCAL AUTHORITY SPECIFICATIONS, IF REQUIRED				GENERAL CONTRACTOR	GENERAL CONTRACTOR
J	DISPENSER DOOR GRAPHICS	RED WITH WHITE LETTERS	WAYNE		DISPENSER MANUFACTURER	DISPENSER MANUFACTURER
K	KIOSK FASCIA	REYNOLBOND OYSTER WHITE 3M SANDSTONE VINYL DECAL			KIOSK FABRICATOR	KIOSK FABRICATOR
L	KIOSK FASCIA				KIOSK FABRICATOR	KIOSK FABRICATOR
M	CANOPY				CANOPY FABRICATOR	CANOPY FABRICATOR
N	6" DIAMETER BOLLARD - G.C. TO PAINT	SAFETY RED			GENERAL CONTRACTOR	GENERAL CONTRACTOR
O	NOT USED		WAYNE			
P	KIOSK - PREFABRICATED				KIOSK FABRICATOR	GENERAL CONTRACTOR
Q	DISPENSER		WAYNE		OWNER	GENERAL CONTRACTOR
R	ISLAND FORMS (12ga STAINLESS STEEL)	GRADE 304	RIVERSIDE STEEL		OWNER	GENERAL CONTRACTOR
S	16" CANOPY COLUMNS - G.C. TO PAINT	CANVAS TAN SW 7531			CANOPY FABRICATOR	CANOPY FABRICATOR
T	U-SHAPED BOLLARD - G.C. TO PAINT, 3'-0" IN HEIGHT	SAFETY RED	RIVERSIDE		GENERAL CONTRACTOR	GENERAL CONTRACTOR
U	NOT USED					
V	ILLUMINATED CHANNEL LETTERS		CUMMINGS SIGNS		OWNER	SIGN INSTALLER
W	WASTE RECEPTACLE/WINDSHIELD SERVICE CENTER		DCI MARKETING		OWNER	GENERAL CONTRACTOR
X	NOT USED - ILLUMINATED LOGO SIGN		CUMMINGS SIGNS		OWNER	SIGN INSTALLER
Y	PUMP NUMBER FLAG				CANOPY FABRICATOR	GENERAL CONTRACTOR
AA	CALL BOX				OWNER	GENERAL CONTRACTOR
BB	EMERGENCY FUEL SHUTDOWN SIGN				GENERAL CONTRACTOR	GENERAL CONTRACTOR
CC	UNATTENDED WARNING SIGN				GENERAL CONTRACTOR	GENERAL CONTRACTOR
DD	EMERGENCY INSTRUCTION SIGN				GENERAL CONTRACTOR	GENERAL CONTRACTOR
EE	MERCHANDISER				OWNER	GENERAL CONTRACTOR
FF	SPILL CABINET				OWNER	GENERAL CONTRACTOR
GG	ICE MACHINE				OWNER	GENERAL CONTRACTOR



SUSTAINABILITY
ENGINEERING
GROUP

SEG



HESLIN
HOLDINGS



PROJECT
FC FOOD FOR LESS #764

LOCATION
2021 HARBOR ST. PITTSBURG
CALIFORNIA 94665

DRAWN: MC 12/05/2022
DESIGNED: BH 12/05/2022
QC: SC 12/05/2022
FINAL QC: BH 12/05/2022
PROJ. MGR.: AF 12/05/2022

DATE: 12/05/2021

ISSUED FOR: DESIGN REVIEW

REVISION NO.: DATE:

Δ		
Δ		
Δ		
Δ		

JOB NO.: 12/5/2022

SHEET TITLE:

CANOPY
ELEVATIONS COLOR

PAGE NO.: 4 OF 6

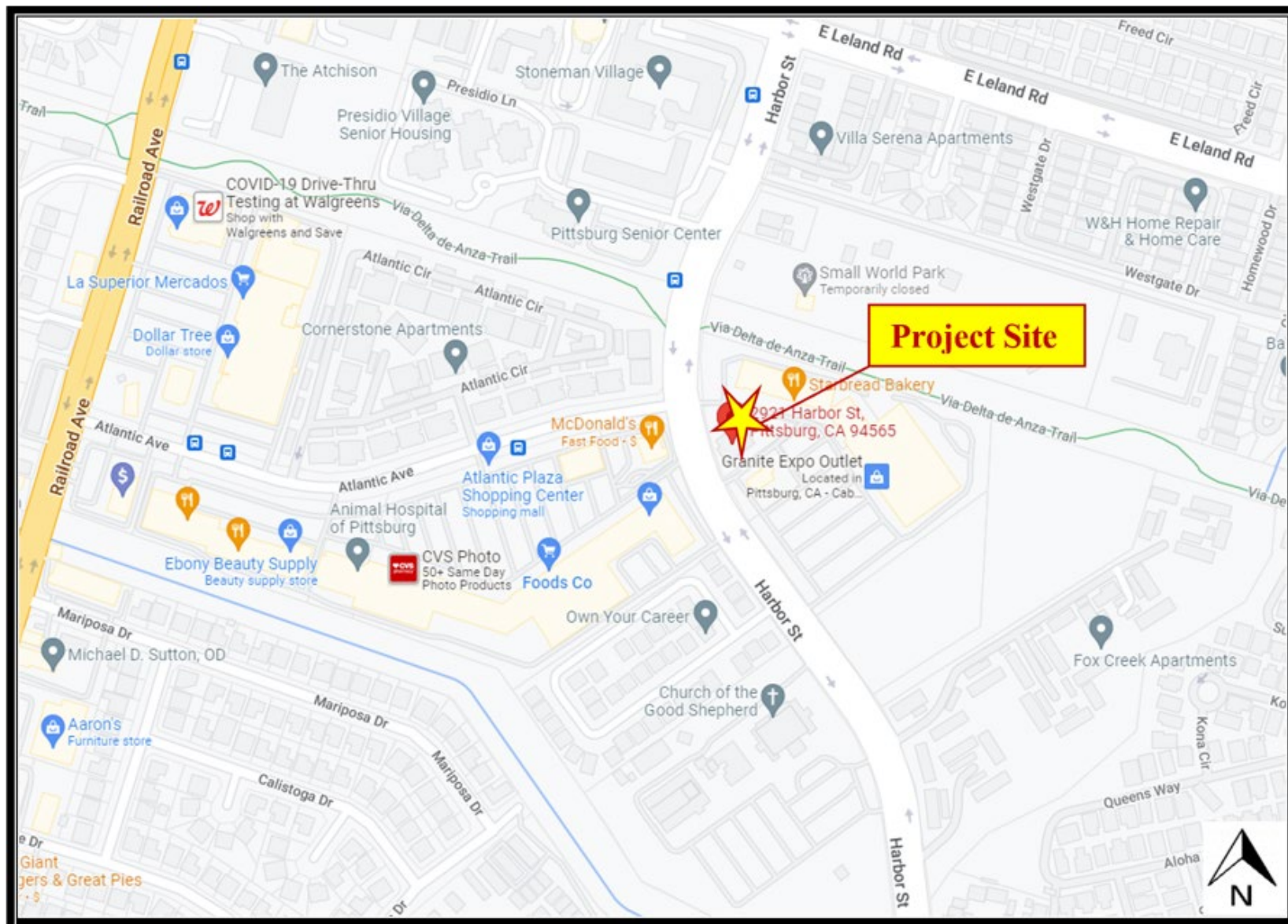
SHEET NO.: A2.1



Aerial View



Close-up Aerial View



Vicinity Map



South-east view of site



Looking South



Looking East

Kolette Simonton
Parks and Recreation

Hi Maurice,

My concerns with this project re as follows:

1. Lighting – Ensuring that there is more than adequate lighting for safety
2. Security - Ensuring that there is more than adequate cameras and security. This is located in very close proximity to Senior Center, Senior Housing, and also Small World park.
3. Tobacco Sales – There is already 2 businesses located in the shopping center directly behind it that sell tobacco products (Cigarette Palace and MVP Smoke Shop) and 2 more in Atlantic Plaza. Additionally, the USA gas station, CVS, Foods 4 Less, Walgreens, and La Superior Market all sell Tobacco products. I would suggest we do not allow them for those reasons, and the proximity to Small World Park and Hillview JHS where kids walk past this location daily.

Thanks
Kolette

Maurice,

Public Works' comments on the above-referenced project referral are below:

1. All water lines inside property are privately owned.
2. It looks like there is at least 5 trees on site that will be affected if the fueling station is built. We would like to see a 2:1 planting of trees when the project is approved using a specific list within our approved City planting list.

Thank you,



Athena White
Accounting Technician
City of Pittsburgh | Public Works Department
Maintenance Services & Water Utilities
Phone: (925) 252-4039 | Fax: (925) 439-0469
Email: AWWhite@pittsburgca.gov

Please note my new email address and update your records.

Jeremy Huynh Jeremy.Huynh@cchealth.org

Hello Maurice,

Thank you for providing our agency the opportunity to review the planning application for project **No. AP-22-0114** located at **2921 Harbor Street, Pittsburg, CA 94565**.

Contra Costa Health Services Hazardous Materials Programs (CCHSHMP) have couple comments:

1. If hazardous materials and/or hazardous waste (as defined by California Health and Safety Code Section 25501) will be on-site or generated on-site during construction activities, the responsible person(s) for these hazardous materials and/or hazardous waste shall contact CCHSHMP by calling (925) 655-3200. Depending upon the materials/waste, the quantities, and the day(s) on-site, the responsible person(s) may be required to file a Hazardous Materials Business Plan (HMBP) in accordance with Chapter 6.95 of the California Health and Safety Code and Title 19 of the California Code of Regulations. Permit fees may be billed to the responsible person(s).
2. Should construction activities generate hazardous waste in accordance with Chapter 11, Division 4.5, Title 22 of the California Code of Regulations, the responsible person(s) shall immediately notify CCHSHMP by calling (925) 655-3200. The responsible person(s) will be **required to obtain an Environmental Protection Agency (EPA) identification number** in order to properly dispose of hazardous waste(s). The responsible party shall provide CUPA the waste manifest to prove that the hazardous waste was properly handled and disposed of.
3. Should an underground storage tank (UST) be discovered during construction activities that contains or may have previously contained a hazardous substance (as defined by Section 25281(h) of the California Health and Safety Code), the responsible person(s) shall immediately cease work in the area and contact CCHSHMP at (925) 655-3200. **An UST permit to close will be required**. This will trigger our next steps for UST removal.
4. **The business must submit an UST Permit Application for new tank installation to CCHSHMP. No UST construction works shall be conducted before the business receives the approved UST Permit Application. Please contact CCHSHMP at (925) 655-3200 for more information.**
5. If business that stores greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks and/or containers 55 gal or more, it is required to develop and implement a Spill Prevention Control and Countermeasure (SPCC) Plan. Legislation (AB 1130) transfers the authority for inspecting the business that requires a SPCC Plan from the State Water Resources Control Board (SWRCB) to the local Certified Unified Program Agencies (CUPA) effective January 1, 2008. Aboveground Petroleum Storage Act (APSA), adopted in chapter 6.67 of the Health and

Safety Code requires the CUPA's to ensure that businesses that are required to have a SPCC Plan are implementing that plan. Effective January 1, 2010, the local CUPA's will be charging the businesses that must implement a SPCC Plan according to the APSA, a fee as part of the annual CUPA fee.

6. Once the construction project is completed, the business must submit the HMBP including Facility Information, Hazardous Materials Inventory, Site Map(s), Emergency Response and Training Plans, UST, Hazardous Waste and/or APSA submittal elements (if applicable) in the California Environmental Reporting System (CERS) within 30 days when one of the following occurs: a 100 percent or more increase in the quantity of a previously disclosed material; any handling of a previously undisclosed hazardous material; a change of business address, business ownership, or business name; or a substantial change in the handler's operations that requires modification to any portion of the business plan.

Please let us know if you have any questions.



December 23, 2022

Maurice Brenyah-Addow
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

Re: Harbor Street Food-For-Less Fuel Center
2921 Harbor Street, Pittsburg, CA 94565

Dear Maurice Brenyah-Addow,

Thank you for giving us the opportunity to review the subject plans. The proposed Harbor Street Food-For-Less Fuel Center is within the same vicinity of PG&E's existing facilities that impact this property.

PG&E operates gas and electric distribution facilities currently serving the existing building on this property. In addition, there is an existing pad-mounted electric transformer within the northeasterly portion of the subject property, not indicated on the project plans. Please contact PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require prior to any demolition or new construction.

The area 1-foot around and 6-feet below the pad-mounted transformer shall be kept free of foreign substructures. An 8-foot minimum (measured from the edge of the pad) is required in front of all equipment doors to provide room to operate with hot sticks and to replace the equipment. A 3-foot minimum is required from non-operable sides. Physical protection from vehicular traffic shall be provided in accordance with the level of vehicular exposure. Barrier posts, etc., are intended to provide reasonable warning from accidental vehicular contact, rather than to prevent all possible contact. When PG&E determines it necessary, the applicant will provide acceptable physical protection. **Please advise if the referenced pad-mount transformer will remain in its existing location.**

You may also contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782.

As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

If you have any questions regarding our response, please contact me at alexa.gardea@pge.com.

Sincerely,



alexa gardea

Alexa Gardea
Land Management
916-760-5738



December 21, 2022

Mr. Maurice Brenyah-Addow
City of Pittsburg-Planning
65 Civic Ave
Pittsburg CA94565

Subject: Harbor Street Food-For-Less Fuel Center
2921 Harbor St., Pittsburg
Project # AP-22-0114
CCCFPD Project No.: P-2022-020443

Dear Mr. Brenyah-Addow:

We have reviewed the preliminary design review application to establish fuel center with a canopy of approx. 3956 to 4134 sq. ft. and a 179 sq. ft. kiosk at the subject location. The following is required for Fire District approval in accordance with the 2019 California Fire Code (CFC), the 2019 California Building Code (CBC), and Local and County Ordinances and adopted standards:

Note: This planning review was done using the current codes. Projects with plans submitted starting January 1, 2023 will be reviewed using 2022 California Code of Regulations Title 24 including the 2022 California Fire Code.

The project as proposed meets requirements for access and water supply.

1. Access requirements:

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. (503) CFC

2. Access roadways of **less than 28-feet** unobstructed width shall have signs posted or curbs painted red with the words: **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked. (22500.1) CVC, (503.3) CFC

3. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

4. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

The developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,
Fire apparatus access to include slope and road surface
Aerial fire apparatus access,
Elevations of building,
Size of building and type of construction,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings
Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

5. ***Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site.*** (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

6. Flammable or combustible liquid storage tanks shall **not** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC
7. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
8. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

9. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.
 - Carbon Dioxide Systems
 - Aboveground/underground flammable/combustible liquid storage tanks

Plans shall be submitted to the Fire District for review and approval ***prior to*** construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 TO SCHEDULE AN INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIALS ON THE JOB SITE.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

Sincerely,



Michael Cameron
Fire Inspector

File: 2921 HARBOR ST-PLN-P-2022-020443

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 24, 2023**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits two notices of intent to exercise delegated design review authority for:

- 1) An application filed by Travis Wells, on behalf of DISH Network, requesting administrative design review approval to install wireless telecommunications equipment to an existing PG&E transmission tower at 2280 Southwood Drive in the PD-1204 (Planned Development District). Assessor's Parcel No. 093-340-039.
- 2) An application filed by Eugene Gordin, on behalf of McCampbell Analytical, requesting Administrative Design Review approval to install a 3,000-liter, outdoor, Liquid Nitrogen (LIN) tank and associated precast concrete pad, protective bollards, and chain link fence within the existing parking lot. The project site is located at 1534 Willow Pass Road in the IG (General Industrial) District. Assessor's Parcel Number: 096-092-009.

RECOMMENDATION:

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

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority.

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

PROJECT DESCRIPTIONS:

1. DISH Network Equipment Installation, AP-22-0027 (ADR).

This is an application filed by Travis Wells, on behalf of DISH Network, requesting administrative design review approval to install wireless telecommunications equipment to an existing PG&E transmission tower at 2280 Southwood Drive in the PD-1204 (Planned Development) District. Assessor's Parcel No. 093-340-039.

This project is delegated to staff under Category 2 (Wireless Communication Equipment), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to new or replacement antennas on existing poles and their related equipment.

2. McCampbell Analytical – LIN Tank Installation, AP-22-0121 (ADR).

This is an application filed by Eugene Gordin, on behalf of McCampbell Analytical, requesting Administrative Design Review approval to install a 3,000-liter, outdoor, Liquid Nitrogen (LIN) tank and associated precast concrete pad, protective bollards, and chain link fence within the existing parking lot. The project site is located at 1534 Willow Pass Road in the IG (General Industrial) District. Assessor's Parcel Number: 096-092-009.

This project is delegated to staff under Category 8 – “Ancillary Structures” of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

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

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority.

ATTACHMENTS:

1. DISH Network Equipment Installation, AP-22-0027 (ADR)
2. McCampbell Analytical – LIN Tank Installation, AP-22-0121 (ADR)
3. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT

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

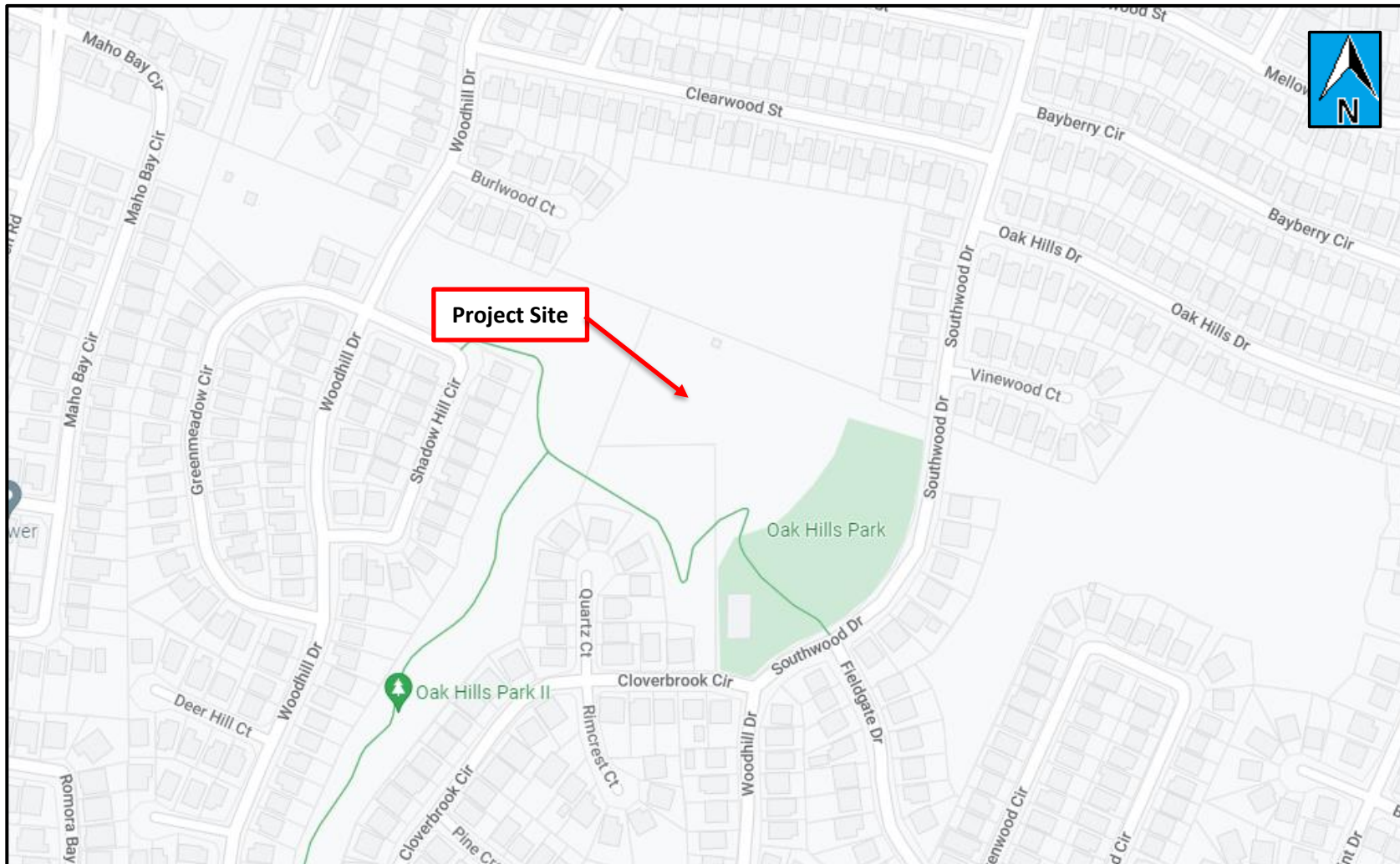
DISH Network Equipment Installation, AP-22-0027 (ADR).

This is an application filed by Travis Wells, on behalf of DISH Network, requesting administrative design review approval to install wireless telecommunications equipment to an existing PG&E transmission tower at 2280 Southwood Drive in the PD-1204 (Planned Development) District. Assessor's Parcel No. 093-340-039.

This project is delegated to staff under Category 2 (Wireless Communication Equipment), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to new or replacement antennas on existing poles and their related equipment.

DISH Network (MM + ADR Approval) – Vicinity Map

AP-22-0027	2280 Southwood Drive
Administrative Design Review Approval	APN: 093-340-039



DISH Network (MM + ADR Approval) – Aerial Map

AP-22-0027	2280 Southwood Drive
Administrative Design Review Approval	APN: 093-340-039





SITE ADDRESS:
**2280 SOUTHWOOD DR.,
PITTSBURG, CA 94565**

**PG&E SITE ID: PITTSBURG -
TIDEWATER - 23-KV_004/023
SBA SITE ID: CA35892-L**

THIS IS NOT AN ALL INCLUSIVE LIST. CONTRACTOR SHALL UTILIZE SPECIFIED EQUIPMENT PART OR ENGINEER APPROVED EQUIVALENT. CONTRACTOR SHALL VERIFY ALL NEEDED EQUIPMENT TO PROVIDE A FUNCTIONAL SITE. THE PROJECT GENERALLY CONSISTS OF THE FOLLOWING:
SECTOR SCOPE OF WORK:

- INSTALL (3) PROPOSED 6'-0" PANEL ANTENNAS (1 PER SECTOR)
- INSTALL (6) PROPOSED RRU_s (2 PER SECTOR)
- INSTALL (1) PROPOSED SURGE SUPPRESSION DEVICE
- INSTALL (1) PROPOSED HYBRID CABLE
- INSTALL PROPOSED JUMPERS FROM RRU TO ANTENNAS AS REQ.

EQUIPMENT SCOPE OF WORK:

- INSTALL 10'x10' FENCED EQUIPMENT ENCLOSURE
- INSTALL (1) PROPOSED UTILITY H-FRAME
- INSTALL (1) PROPOSED BBU IN CABINET
- INSTALL (1) PROPOSED EQUIPMENT CABINET
- INSTALL (1) PROPOSED POWER CONDUIT
- INSTALL (1) PROPOSED TELCO CONDUIT
- INSTALL (1) PROPOSED NEMA 3 TELCO-FIBER BOX
- INSTALL (1) PROPOSED GPS ANTENNA
- INSTALL CAMLOCK GEN LUG INTERSECT

PROPERTY OWNER:	CITY OF PITTSBURG
SITE TYPE:	TRANSMISSION TOWER
COUNTY:	CONTRA COSTA COUNTY
LATITUDE (NAD 83):	38.012495'
LONGITUDE (NAD 83):	-121.951376"
ZONING JURISDICTION:	CITY OF PITTSBURG
ZONING DISTRICT:	PD
PARCEL NUMBER:	093-340-039

APPLICANT: DISH WIRELESS
5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

SITE DESIGNER: CONNELL DESIGN GROUP
22431 ANTONIO PKWY., SUITE B160-131
RANCHO SANTA MARGARITA, CA 92688
DAN CONNELL
(949) 306-4644

SITE ACQUISITION: BUTLER
1511 E. ORANGETHORPE AVE., SUITE D
FULLERTON, CA 92831
HENRY CALISTRO
(626) 543-3807



5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



1511 E. ORANGETHORPE AVE., SUITE D
FULLERTON, CA 92831

CDG

22431 ANTONIO PKWY
SUITE B160-131
RANCHO SANTA MARGARITA CA 92688
dconnell@connelldesigngroup.com
949-306-4644

NOT TO BE USED
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
LE	JPC	DC

RFDS REV #: 2 DATED 03/01/2022

ZONING
DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	12/24/2021	ISSUED FOR 90% ZD REVIEW
O	02/15/2022	ISSUED FOR 100% ZD REVIEW
1	03/07/2022	ISSUED FOR 100%

(VENDOR) PROJECT NUMBER
SFSF000886B

DISH WIRELESS PROJECT NUMBER
SF5F000886B

2280 SOUTHWOOD DR.,
PITTSBURG, CA 94565
TRANSMISSION TOWER

SHEET TITLE
TITLE SHEET

SHEET NUMBER

T-1

CODE COMPLIANCE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

<u>CODE</u>	<u>TYPE</u>	<u>CODE</u>
BUILDING	2019	CBC
MECHANICAL	2019	CMC
ELECTRICAL	2019	CEC

SHEET INDEX

[illegible]

SITE PHOTO



**UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF CALIFORNIA
(800) 422-4133
WWW.CALIFORNIA811.ORG**

CALL 2-14 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION



GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE. NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

11"x17" PLOT WILL BE HALF SCALE UNLESS OTHERWISE NOTED

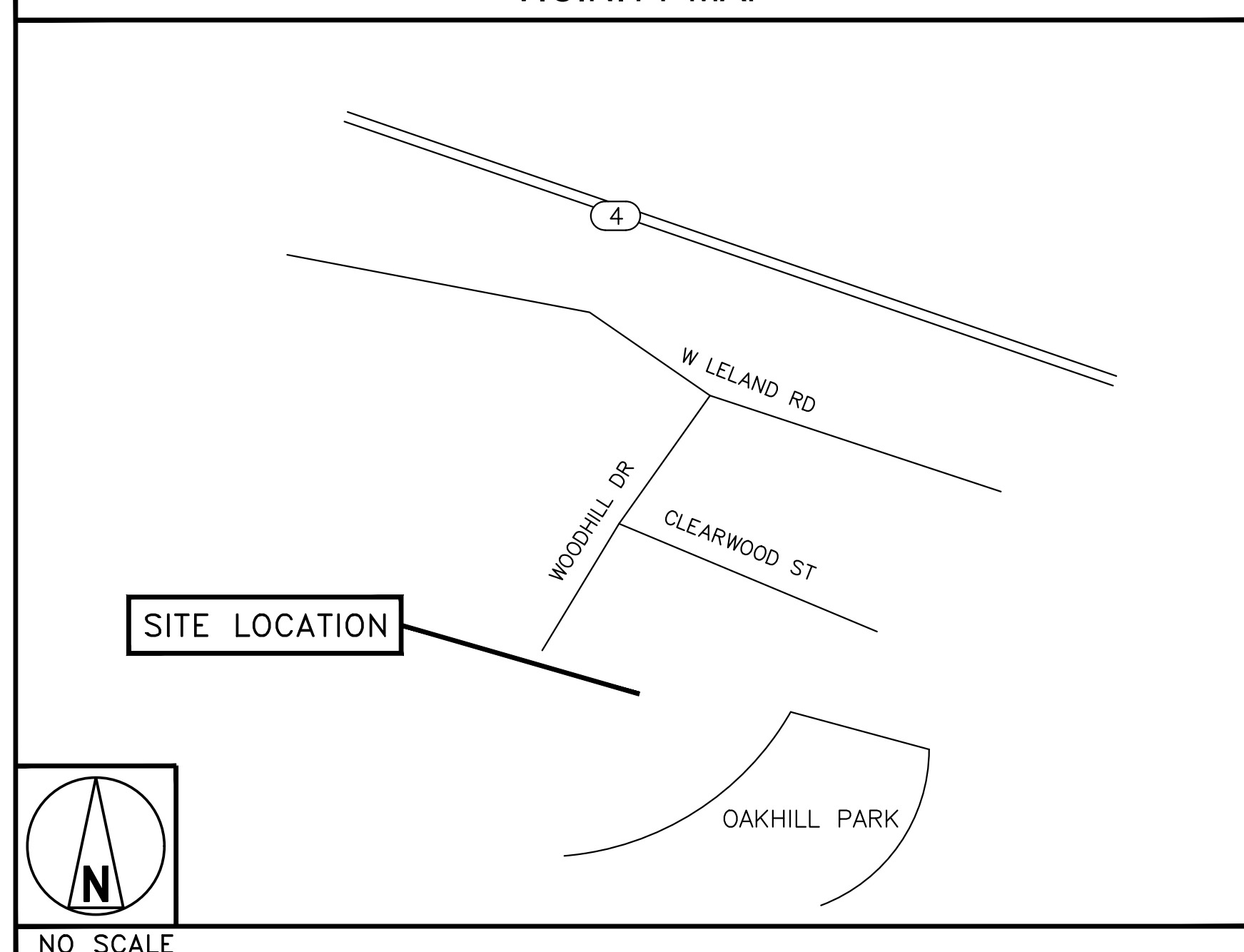
CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DIRECTIONS

DIRECTIONS FROM SFO AIRPORT:

- HEAD NORTHWEST. KEEP RIGHT AT THE FORK, FOLLOW SIGNS FOR MCDONNELL RD.
- KEEP LEFT, FOLLOW SIGNS FOR INTERNATIONAL TERMINAL AND MERGE ONTO AIRPORT ACCESS RD
- SLIGHT LEFT ONTO INTERNATIONAL TERMINAL ARRIVALS LEVEL
- KEEP LEFT TO STAY ON INTERNATIONAL TERMINAL ARRIVALS LEVEL
- MERGE ONTO US-101 N VIA THE RAMP TO SAN FRANCISCO. MERGE ONTO US-101 N
- TAKE EXIT 430A TO MERGE ONTO I-280 N. CONTINUE ONTO KING ST
- TURN LEFT ONTO 3RD ST. TURN RIGHT ONTO BRYANT ST
- TURN LEFT ONTO THE I-80 E RAMP. KEEP LEFT AND MERGE ONTO I-80 E
- USE THE RIGHT 3 LANES TO TAKE EXIT 8B FOR I-580 E TOWARD DOWNTOWN
- OAKLAND/HAYWARD/STOCKTON/CA-24. CONTINUE ONTO I-580 E
- USE THE RIGHT 2 LANES TO TAKE EXIT 19B TO MERGE ONTO CA-24 E TOWARD WALNUT CREEK
- KEEP LEFT TO STAY ON CA-24 E
- USE THE LEFT 3 LANES TO TAKE THE I-680 N EXIT TOWARD SACRAMENTO/CONCORD
- KEEP LEFT AND MERGE ONTO I-680 N
- KEEP RIGHT AT THE FORK TO CONTINUE ON CA-242 N, FOLLOW SIGNS FOR CONCORD/PITTSBURG/STATE ROUTE 242. USE THE LEFT 3 LANES TO MERGE ONTO CA-4 E TOWARD STOCKTON/PITTSBURG
- TAKE EXIT 19 FOR SAN MARCO BLVD/WILLOW PASS RD TOWARD BAY POINT
- TURN RIGHT ON SAN MARCO BLVD. USE THE LEFT 2 LANES TO TURN LEFT ONTO W LELAND RD
- TURN RIGHT ONTO WOODHILL DR. TURN LEFT ONTO BURLWOOD CT
- DESTINATION WILL BE ON THE RIGHT

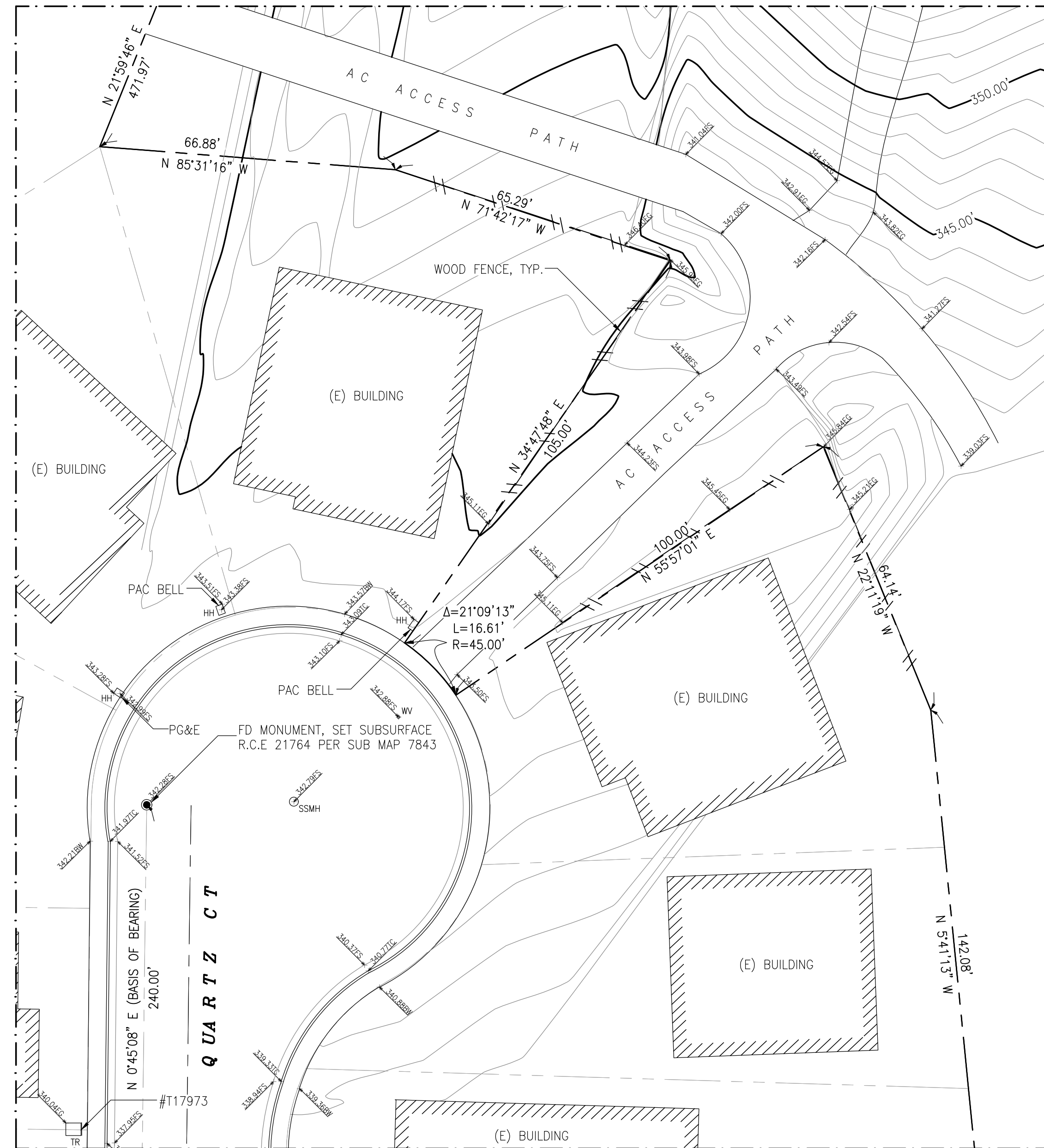
VICINITY MAP



	CENTER LINE
	PROPERTY LINE
	WOOD FENCE
	CMU WALL
BW	BACK OF WALK
CT	CABINET
EG	EXISTING GRADE
FS	FINISHED SURFACE
HH	HAND HOLE
JB	JUNCTION BOX
LP	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
SG	SIGN
TC	TOP OF CURB
TR	TRANSFORMER
WV	WATER VALVE

MONUMENT FD.
(SEE LS-1)

1. NOTES: THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. AJK ENGINEERING AND SURVEY TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING FOUND MONUMENTS SHOWN HEREON.
2. THE HEIGHTS AND ELEVATIONS FOR THE TREES, BUSHES AND OTHER LIVING PLANTS SHOWN HEREON, SHOULD BE CONSIDERED APPROXIMATE (+/-) AND ONLY FOR THE DATE OF THIS SURVEY. THEY ARE PROVIDED AS A GENERAL REFERENCE AND SHOULD NOT BE USED FOR DESIGN PURPOSES.
3. FIELD SURVEY COMPLETED ON DECEMBER 9, 2021.



CONC. CHANNEL

N 27°50'46" E
471.97'

PG&E EASEMENT (2518 OR 284)

87.50'

137.50'

50.00'

365.00'

370.00'

375.00'

380.00'

385.00'

390.00'

395.00'

400.00'

PG&E TOWER

PG&E TOWER

N 68°00'14" W
788.22'

UNPAVED ACCESS ROAD

CONC. CHANNEL

~DEVELOPED OPEN SPACE~
093-340-039
PARCEL "B"
SUBDIVISION 7843
BK 380 PG 33-41

093-340-038

20' 10' 0' 20' 40'

GRAPHIC SCALE: 1"=20'

A graphic scale bar at the bottom of the page, marked with 20', 10', 0', 20', and 40'. Below the scale bar is the text "GRAPHIC SCALE: 1" = 20'". To the left of the scale bar is a north arrow pointing upwards, labeled "true north".

[illegible]

**ENGINEERING
AND SURVEY**

**23072 LAKE CENTER DR., SUITE 211
LAKE FOREST, CA 92630
714.624.9027**

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO DISH

ANY USE OR DISCLOSURE OTHER THAN AS IT
RELATES TO DISH IS STRICTLY PROHIBITED

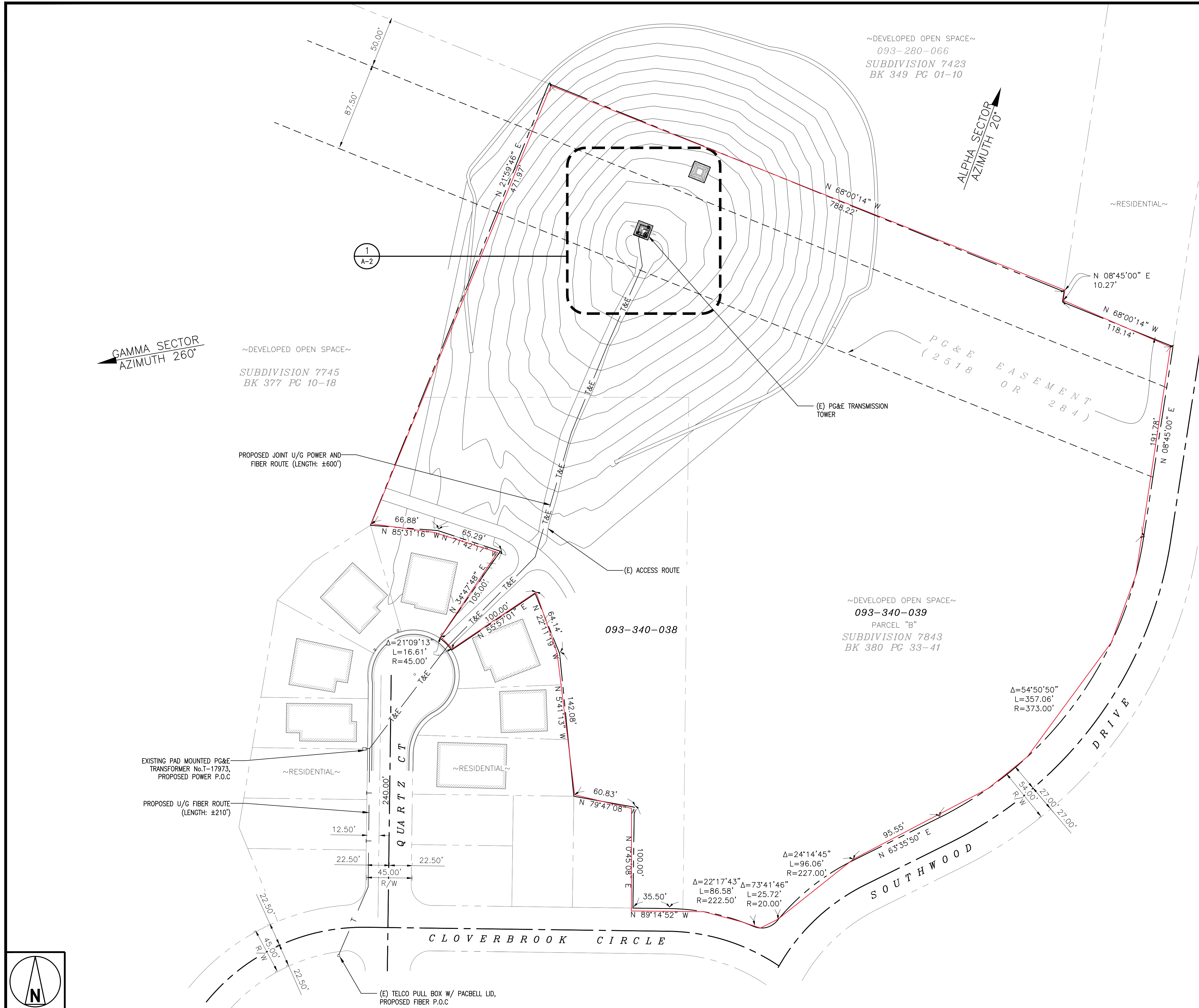


SFSFO0886B

2280 SOUTHWOOD DR.,
PITTSBURG, CA 94565

SHEET TITLE:
TOPOGRAPHIC
SURVEY

LS-2



- NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
 2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

1511 E. ORANGETHORPE AVE., SUITE D
FULLERTON, CA 92831

22431 ANTONIO PKWY
SUITE 8160-131
RANCHO SANTA MARGARITA CA 92688
dconnell@connelldesigngroup.com
949-306-4644

NOT TO BE USED FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DRAWN BY:	CHECKED BY:	APPROVED BY:
LE	JPC	DC

RFDS REV #: 2 DATED 03/01/2022

ZONING DOCUMENTS

REV	DATE	DESCRIPTION
A	12/24/2021	ISSUED FOR 90% ZD REVIEW
0	02/15/2022	ISSUED FOR 100% ZD REVIEW
1	03/07/2022	ISSUED FOR 100%

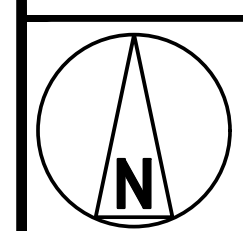
(VENDOR) PROJECT NUMBER
SFSF000886B

DISH WIRELESS PROJECT NUMBER
SFSF000886B

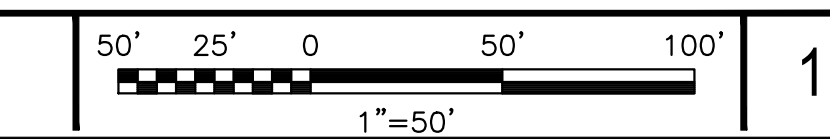
2280 SOUTHWOOD DR.,
PITTSBURG, CA 94565
TRANSMISSION TOWER

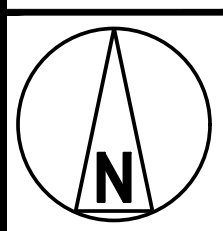
SHEET TITLE
OVERALL
SITE PLAN

SHEET NUMBER
A-1



OVERALL SITE PLAN





1

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.
3. CONTRACTOR TO VERIFY WITH DISH WIRELESS C.M. THE LOCATION OF THE POWER AND FIBER SOURCE PRIOR TO CONSTRUCTION.



IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

LE	JPC	DC
----	-----	----

ZONING
DOCUMENTS

REV	DATE	DESCRIPTION
A	12/24/2021	ISSUED FOR 90% ZD REVIEW
0	02/15/2022	ISSUED FOR 100% ZD REVIEW
1	03/07/2022	ISSUED FOR 100%

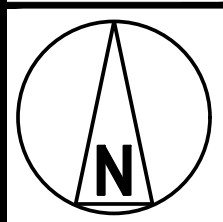
2280 SOUTHWOOD DR.,
PITTSBURG, CA 94565
TRANSMISSION TOWER

SHEET TITLE
ENLARGED SITE
PLAN

SHEET NUMBER

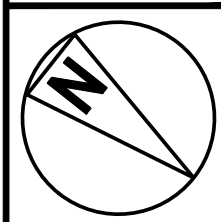
A-2

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. ANTENNA AND MW DISH SPECIFICATIONS REFER TO ANTENNA SCHEDULE AND TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS



12" 6" 0' 1' 2' 3' 4' 5' 6' 7'

$\frac{3}{8}" = 1' - 0"$



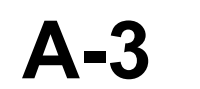
12" 6" 0 1' 2' 3' 4' 5' 6' 7'

$\frac{3}{8}" = 1'-0"$

NOTES

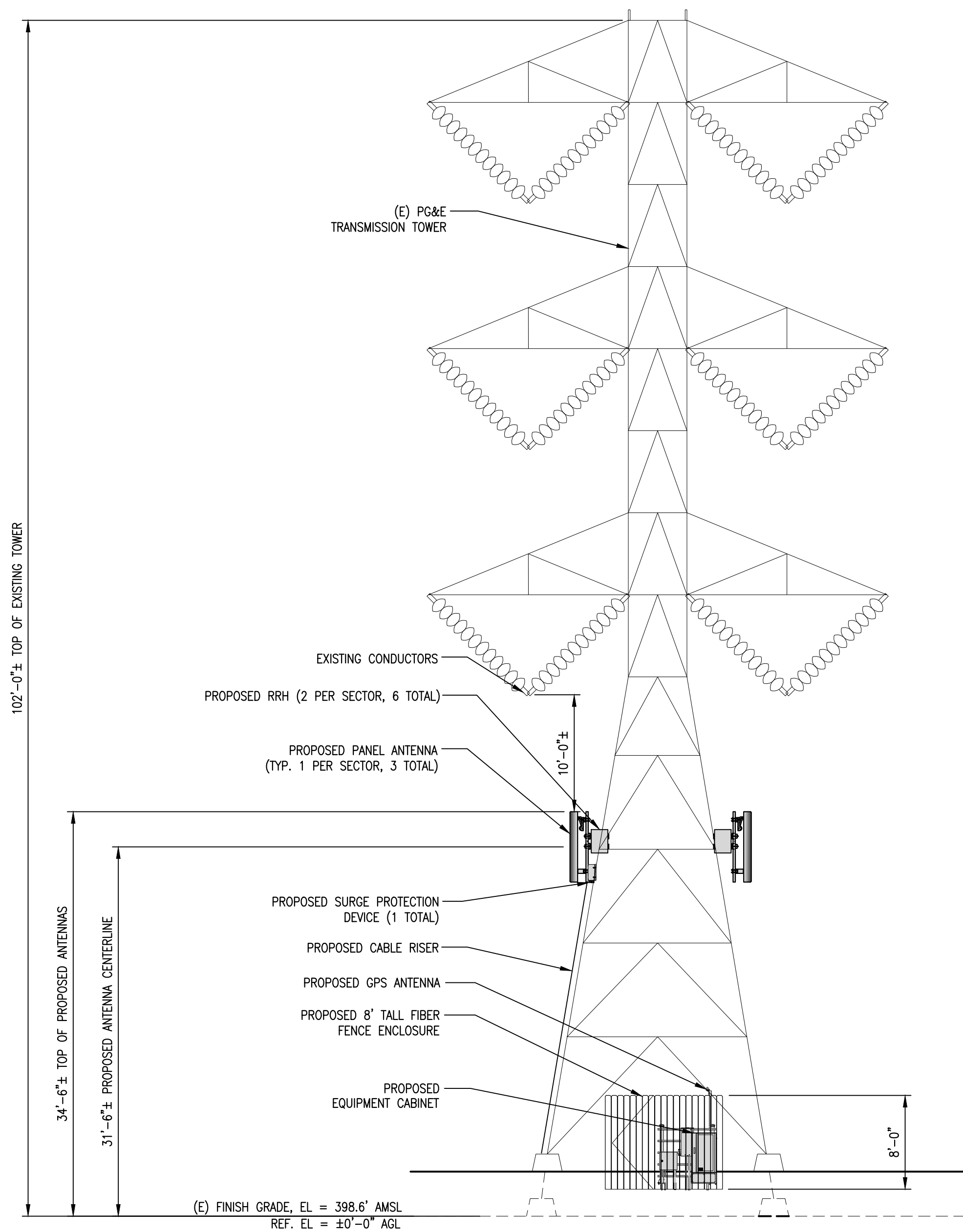
1. CONTRACTOR TO REFER TO FINAL CONSTRUCTION RFDS FOR ALL RF DETAILS.
2. ANTENNA OR RRH MODELS MAY CHANGE DUE TO EQUIPMENT AVAILABILITY. ALL EQUIPMENT CHANGES MUST BE APPROVED AND REMAIN IN COMPLIANCE WITH THE PROPOSED DESIGN AND STRUCTURAL ANALYSES.

NO SCALE

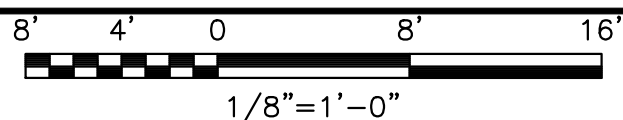


NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



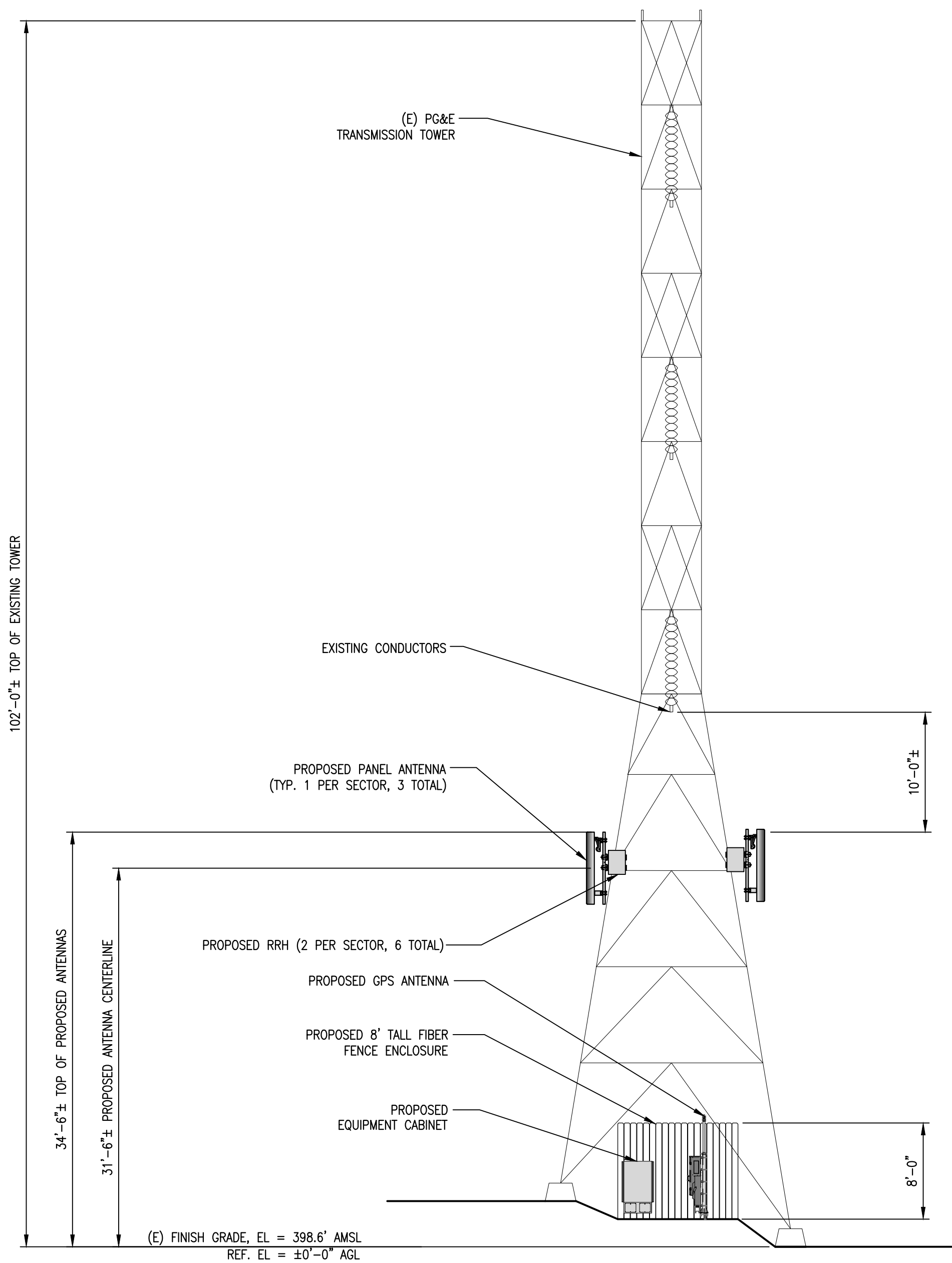
TOWER SOUTHWEST ELEVATION



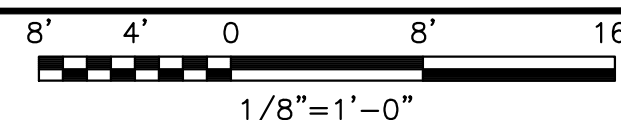
2

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



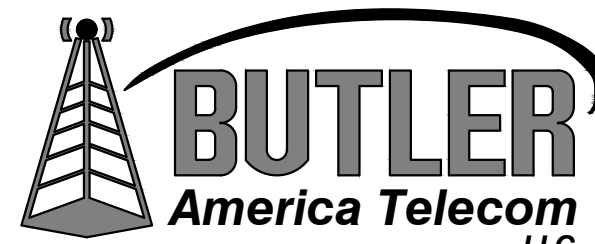
TOWER SOUTHEAST ELEVATION



1

dish
WIRELESS

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120



1511 E. ORANGETHORPE AVE., SUITE D
FULLERTON, CA 92831

CDG

22431 ANTONIO PKWY
SUITE B160-131
RANCHO SANTA MARGARITA CA 92688
dconnell@connelldesigngroup.com
949-306-4644

NOT TO BE USED
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

LE

JPC

DC

RFDS REV #: 2 DATED 03/01/2022

ZONING
DOCUMENTS

SUBMITTALS

REV	DATE	DESCRIPTION
A	12/24/2021	ISSUED FOR 90% ZD REVIEW
0	02/15/2022	ISSUED FOR 100% ZD REVIEW
1	03/07/2022	ISSUED FOR 100%

(VENDOR) PROJECT NUMBER

SFSF000886B

DISH WIRELESS PROJECT NUMBER
SFSF000886B

2280 SOUTHWOOD DR.,
PITTSBURG, CA 94565
TRANSMISSION TOWER

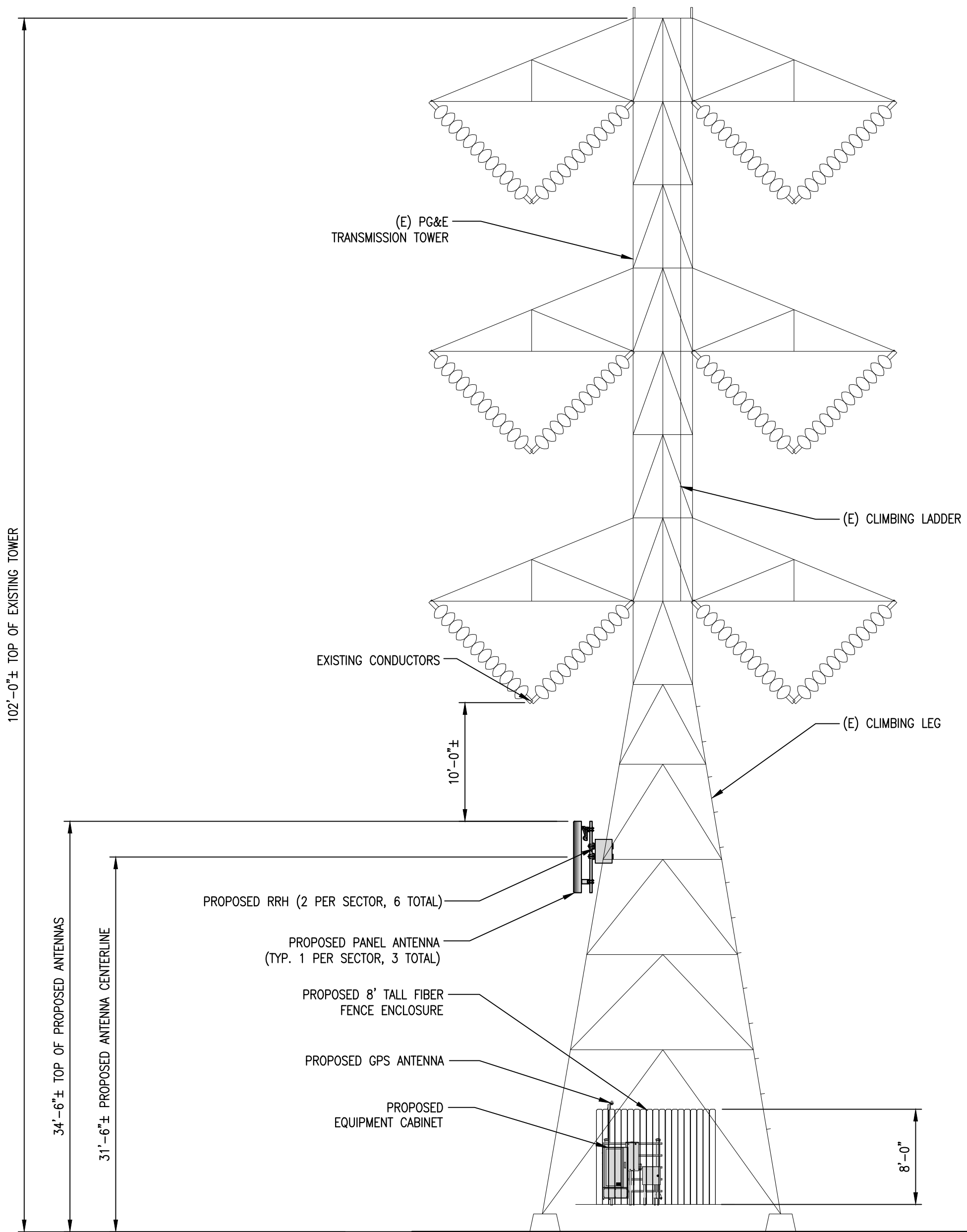
SHEET TITLE
ELEVATIONS

SHEET NUMBER

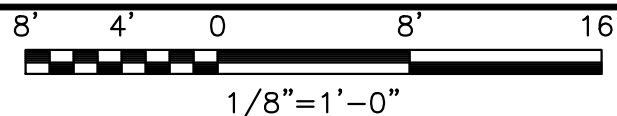
A-4

NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.

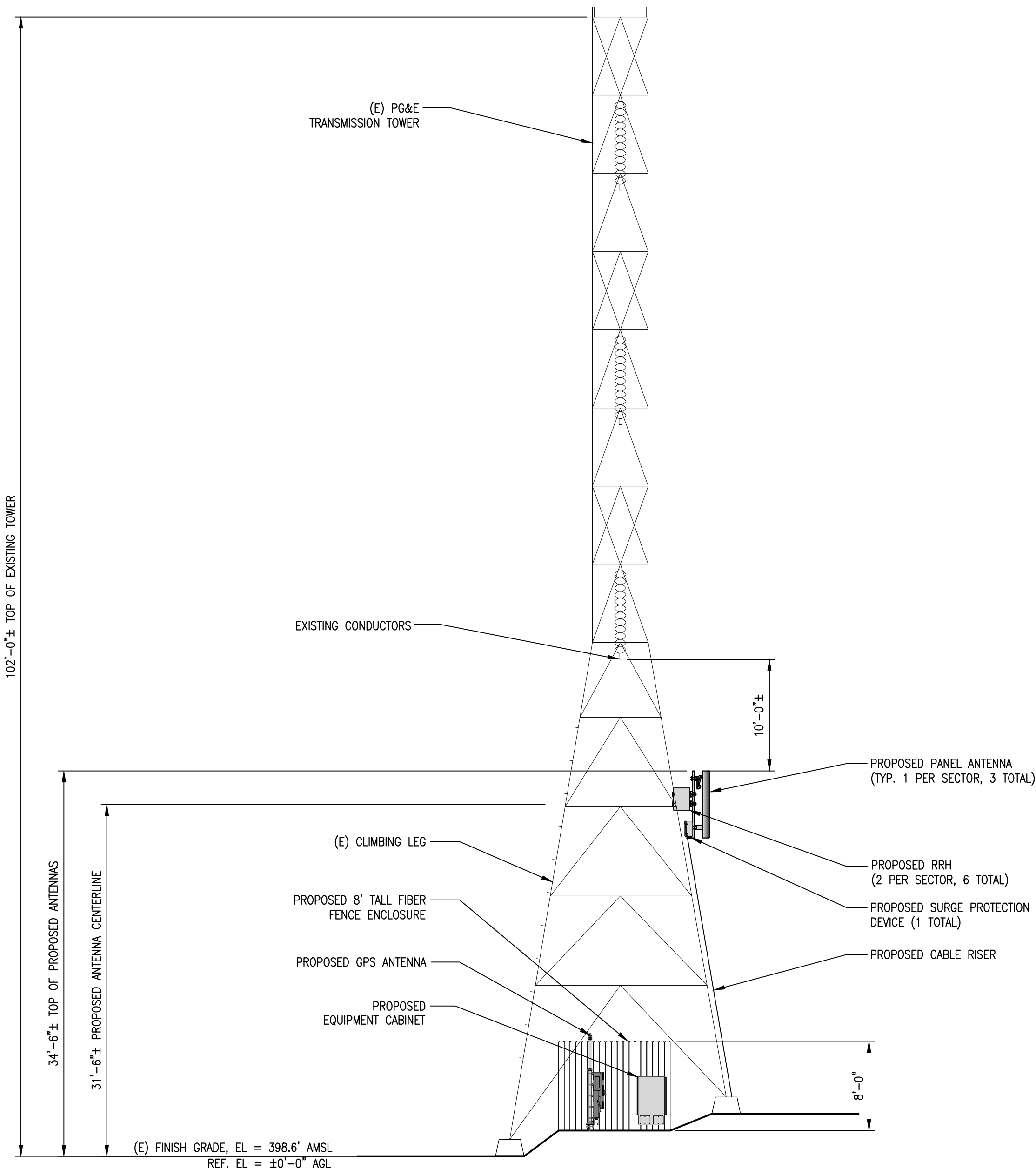


TOWER NORTHEAST ELEVATION

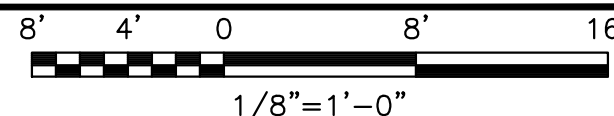


NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CONTRACTOR SHALL MAINTAIN A 10'-0" MINIMUM SEPARATION BETWEEN THE PROPOSED GPS UNIT, TRANSMITTING ANTENNAS AND EXISTING GPS UNITS.



TOWER NORTHWEST ELEVATION



dish
WIRELESS

5701 SOUTH SANTA FE DRIVE
LITTLETON, CO 80120

BUTLER
America Telecom
LLC

1511 E. ORANGETHORPE AVE., SUITE D
FULLERTON, CA 92831

CDG

22431 ANTONIO PKWY
SUITE 8160-131
RANCHO SANTA MARGARITA CA 92688
dconnell@connelldesigngroup.com
949-306-4644

NOT TO BE USED
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

LE JPC DC

RFDS REV #: 2 DATED 03/01/2022

ZONING
DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/24/2021	ISSUED FOR 90% ZD REVIEW
0	02/15/2022	ISSUED FOR 100% ZD REVIEW
1	03/07/2022	ISSUED FOR 100%

(VENDOR) PROJECT NUMBER

SFSF000886B

DISH WIRELESS PROJECT NUMBER

SFSF000886B

2280 SOUTHWOOD DR.,
PITTSBURG, CA 94565
TRANSMISSION TOWER

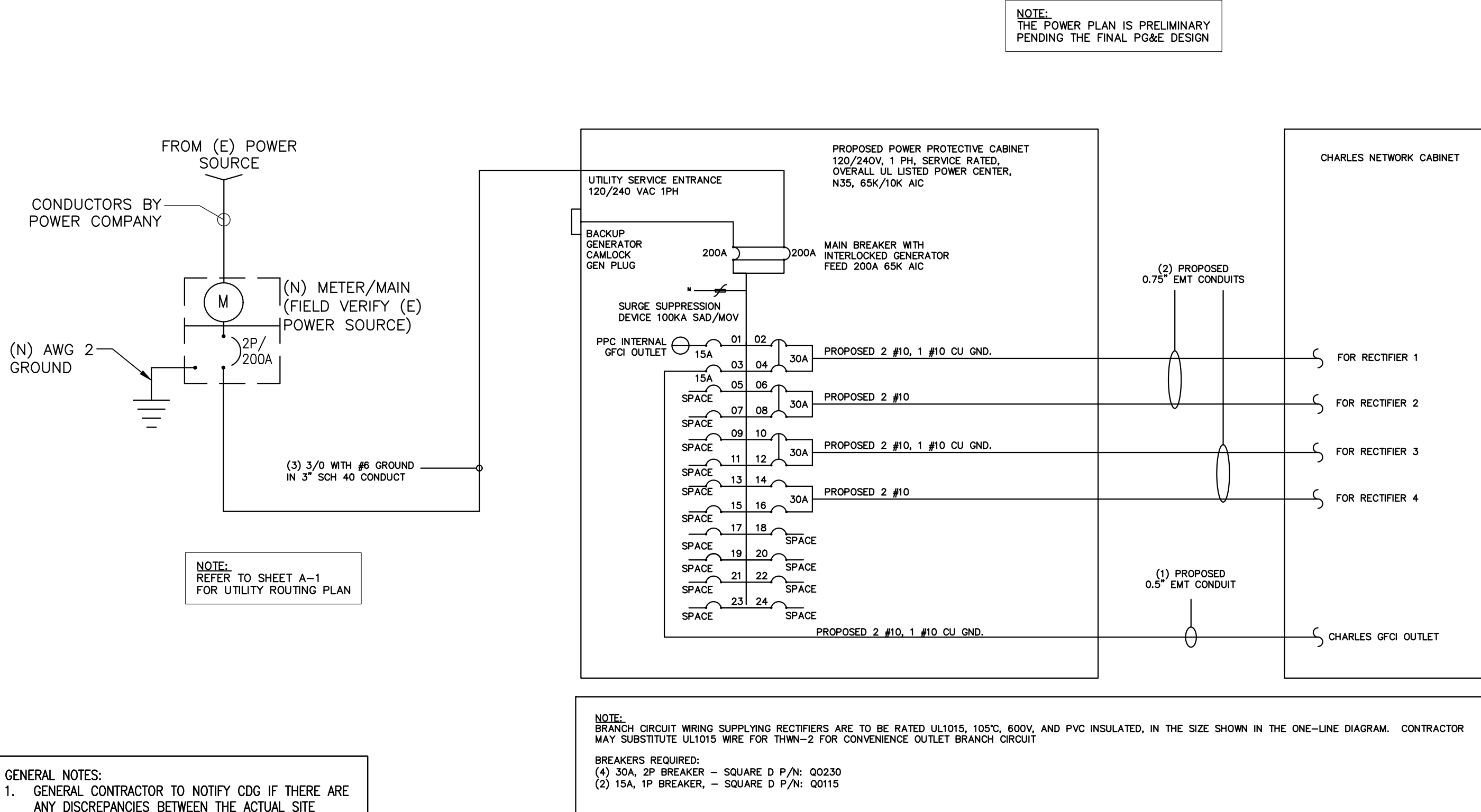
SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-5

1. ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT NATIONAL ELECTRICAL CODES AND ALL LOCAL AND STATE CODE, LAWS, AND ORDINANCES. PROVIDE ALL COMPONENTS AND WIRING SIZES AS REQUIRED TO MEET NEC STANDARDS.
2. CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY FOR REQUIREMENTS OF POWER SERVICE LINE TO THE METER BASE. POWER SERVICE REQUIREMENT IS COMMERCIAL AC NOMINAL 120/208 VOLT OR 120/240 VOLT, SINGLE PHASE WITH 200 AMP RATING.
3. CONTRACTOR SHALL COORDINATE WITH LOCAL TELEPHONE COMPANY FOR REQUIREMENTS OF "T1" SERVICE LINE TO TERMINATE AT THE PPC CABINET.
4. CONTRACTOR SHALL FURNISH AND INSTALL ELECTRIC METER BASE AND 200A DISCONNECT SWITCH PER SITE PLAN AND DETAIL DRAWINGS. THE METER BASE SHOULD BE LOCATED IN A MANNER WHERE ACCESSIBLE BY THE LOCAL POWER COMPANY.
5. LOCAL POWER COMPANY SHALL PROVIDE 200 AMP ELECTRIC METER. CONTRACTOR SHALL COORDINATE INSTALLATION OF METER WITH LOCAL POWER COMPANY.
6. UNDERGROUND POWER AND TELCO SERVICE LINES SHALL BE ROUTED IN A COMMON TRENCH. ALL UNDERGROUND CONDUIT SHALL BE PVC SCHEDULE 40 AND CONDUIT EXPOSED ABOVE GROUND SHALL BE RIGID GALVANIZED STEEL UNLESS OTHERWISE INDICATED.
7. ALL TELCO CONDUIT LINES SHALL BE 4" SCH. 40 PVC CONDUIT UNLESS OTHERWISE INDICATED. THE TELCO CONDUIT FROM THE PPC SHALL BE ROUTED AND TERMINATED AT DESIGNATED TELCO DEMARCATION OR 2-FEET OUTSIDE FENCED AREA, NEAR UTILITY POLE (IN FENCED AREA), OR END CAP OFF AND PROVIDE MARKER STAKE PAINTED BRIGHT ORANGE WITH DESIGNATION FOR TELCO SERVICE.
8. CONDUITS INSTALLED AT PCS EQUIPMENT ENDS PRIOR TO THE EQUIPMENT INSTALLATION SHALL BE STUBBED AND CAPPED AT 6" ABOVE GRADE OR PLATFORM. IF SERVICE LINES CAN'T BE INSTALLED INITIALLY, PROVIDE NYLON PULL CORD IN CONDUITS.
9. THE DISH WIRELESS CABINET, INCLUDING 200 AMP LOAD PANEL AND TELCO PANEL, SHALL BE PROVIDED BY OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR IS TO INSTALL BREAKER(S) NOT PROVIDED BY MANUFACTURER. SEE PANEL SCHEDULE ON THIS SHEET FOR BREAKER REQUIREMENTS.
10. LOCATION OF ELECTRIC METER AND DISCONNECT SWITCH TO BE COORDINATED BY ELECTRICAL CONTRACTOR AND FIELD CONSTRUCTION MANAGER.
11. #2 WIRE TO BE UTILIZED IN ELECTRIC SERVICE RUNS EXCEEDING 100'.
12. CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE CONTRACTORS FUNCTIONS, THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.
13. LOCATION OF EQUIPMENT, CONDUIT AND DEVICES SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE COORDINATED WITH FIELD CONDITIONS PRIOR TO ROUGH-IN.
14. THE CONDUIT RUNS AS SHOWN ON THE PLANS ARE APPROXIMATE. EXACT LOCATION AND ROUTING SHALL BE PER EXISTING FIELD CONDITIONS.
15. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.
16. ALL CONDUITS SHALL BE MET WITH BENDS MADE IN ACCORDANCE WITH NEC TABLE 346-10. NO RIGHT ANGLE DEVICE OTHER THAN STANDARD CONDUIT ELBOWS WITH 12" MINIMUM INSIDE SWEEPS FOR ALL CONDUITS 2" OR LARGER.
17. ALL CONDUIT TERMINATIONS SHALL BE PROVIDED WITH PLASTIC THROAT INSULATING GROUNDING BUSHINGS.
18. ALL WIRE SHALL BE TYPE THWN, SOLID, ANNEALED COPPER UP TO SIZE #10 AWG (#8 AND LARGER SHALL BE CONCENTRIC STRANDED) 75 DEGREE C, (167 DEGREES F), 98% CONDUCTIVITY, MINIMUM #12.
19. ALL WIRES SHALL BE TAGGED AT ALL PULL BOXES, J-BOXES, EQUIPMENT BOXES AND CABINETS WITH APPROVED PLASTIC TAGS, ACTION CRAFT, BRADY, OR APPROVED EQUAL.
20. ALL NEW MATERIAL SHALL HAVE A U.L. LABEL.
21. CONDUIT ROUGH-IN SHALL BE COORDINATED WITH THE MECHANICAL EQUIPMENT TO AVOID LOCATION TO CONFLICTS. VERIFY WITH MECHANICAL CONTRACTOR AND COMPLY AS REQUIRED.
22. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN NOT HAND WRITTEN.
23. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS PER THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, PULL BOXES, AND ALL DISCONNECT SWITCHES, STARTERS, AND EQUIPMENT CABINETS.
24. THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS, DOCUMENT ANY AND ALL WIRING AND EQUIPMENT CONDITIONS AND CHANGES WHILE COMPLETING THIS CONTRACT. SUBMIT AT SUBSTANTIAL COMPLETION.
25. ALL DISCONNECT SWITCHES AND OTHER CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED PHENOLIC NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS INSTALLED ON, AND PANEL FIELD LOCATIONS FED FROM (NO EXCEPTIONS.)
26. ALL ELECTRICAL DEVICES AND INSTALLATIONS OF THE DEVICES SHALL COMPLY WITH (ADA) AMERICANS WITH DISABILITIES ACT AS ADOPTED BY THE APPLICABLE STATE.
27. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS OR RISERS THROUGH BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS WITHOUT CONSTRUCTION MANAGERS APPROVAL. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE PACKED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FILL FOR FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.
28. ELECTRICAL CHARACTERISTICS OF ALL EQUIPMENT (NEW AND EXISTING) SHALL BE FIELD VERIFIED WITH THE OWNER'S REPRESENTATIVE AND EQUIPMENT SUPPLIER PRIOR TO ROUGH-IN OF CONDUIT AND WIRE. ALL EQUIPMENT SHALL BE PROPERLY CONNECTED ACCORDING TO THE NAMEPLATE DATA FURNISHED ON THE EQUIPMENT (THE DESIGN OF THESE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND SOME EQUIPMENT CHARACTERISTICS MAY VARY FROM DESIGN AS SHOWN ON THESE DRAWINGS).
29. LOCATION OF ALL OUTLET, BOXES, ETC., AND THE TYPE OF CONNECTION (PLUG OR DIRECT) SHALL BE CONFIRMED WITH THE OWNER'S REPRESENTATIVE PRIOR TO ROUGH-IN.



NO SCALE | 1

1

PROPOSED PANEL SCHEDULE												
RAYCAP PPC CABINET												
200A, 120/240V, 1Ø, 3W, 65kA												
LOAD SERVED	VOLT AMPS (WATTS)		TRIP	CKT #	PHASE			CKT #	TRIP	VOLT AMPS (WATTS)		LOAD SERVED
	L1	L2								L1	L2	
PPC GFCI SPACE	180		15A	1	A		2	30A	2880		RECTIFIER #1	
				3	B		4		2880			
				5	A		6	30A	2880		RECTIFIER #2	
				7	B		8		2880			
				9	A		10	30A	2880		RECTIFIER #3	
				11	B		12		2880			
				13	A		14	30A	2880		RECTIFIER #3	
				15	B		16		2880			
				17	A		18	15A	180		CHARLES GFCI	
				19	B		20					
				21	A		22					
				23	B		24					
				25	A		26					
				27	B		28					
				29	A		30					
VOLT AMPS	180	0							11700	11520		
200A MCB, 1Ø, 3W, 120/240V				L1	L2							
MB RATING: 22,000 AIC				11880 49.5	11520 48			VOLT AMPS AMPS				
				97.5				MAX AMPS				
				121.9				MAX 125%				

NO SCALE | 2

2

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATING FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED VOLTAGE DROP CALCULATIONS AND ALL BRANCH CIRCUIT FEEDERS COMPLY WITH NEC (LISTED ON T-1) ARTICLE 210.19(A)(1) FPN NO. 4.

THE (2) CONDUITS WITH (4) CURRENT CARRYING CONDUCTORS EACH SHALL APPLY THE ADJUSTMENT FACTOR OF 80% PER 2014/17 NEC TABLE 310.15(B)(3)(A) OR 2020 NEC TABLE 310.15(CV) FOR UTILITIES WIRE.

#12	FOR 15A-20A/1P BREAKER: 8 X 30A = 24.0A
#10	FOR 25A-30A/2P BREAKER: 8 X 40A = 32.0A
#8	FOR 35A-40A/2P BREAKER: 8 X 50A = 40.0A
#6	FOR 45A-60A/2P BREAKER: 8 X 75A = 60.0A

CONDUIT SIZING: AT 40% FILL PER NEC CHAPTER 9, TABLE 4, ARTICLE 358

0.5" CONDUIT	= 0.122 SQ. IN AREA
0.75" CONDUIT	= 0.215 SQ. IN AREA
2.0" CONDUIT	= 1.316 SQ. IN AREA
3.0" CONDUIT	= 2.907 SQ. IN AREA

CABINET CONVENIENCE OUTLET CONDUCTORS (1 CONDUIT): USING THWN-2, CU.

#10	= 0.0211 SQ. IN X 2 = 0.0422 SQ. IN
#10	= 0.0211 SQ. IN X 1 = 0.0211 SQ. IN GROUND
TOTAL	= 0.0633 SQ. IN

0.5" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (3) WIRES, INCLUDING GROUND WIRE, AS INDICATED ABOVE.

RECTIFIER CONDUCTORS (2 CONDUITS): USING UTILITIES, CU.

#10	= 0.0266 SQ. IN X 4 = 0.1064 SQ. IN
#10	= 0.0082 SQ. IN X 1 = 0.0082 SQ. IN -BARE GROUND
TOTAL	= 0.1146 SQ. IN

0.75" EMT CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (5) WIRES, INCLUDING GROUND WIRES, AS INDICATED ABOVE.

PPC FEED CONDUCTORS (1 CONDUIT): USING THWN, CU.

#10	= 0.0269 SQ. IN X 2 = 0.0537 SQ. IN
#6	= 0.0507 SQ. IN X 1 = 0.0507 SQ. IN -GROUND
TOTAL	= 0.0834 SQ. IN

3.0" SCH 40 PPC CONDUIT IS ADEQUATE TO HANDLE THE TOTAL OF (4) WIRES INCLUDING GROUND WIRE, AS INDICATED ABOVE.



NOT TO BE USED
FOR CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON,
UNLESS THEY ARE ACTING UNDER THE DIRECTION
OF A LICENSED PROFESSIONAL ENGINEER,
TO ALTER THIS DOCUMENT.

DRAWN BY: CHECKED BY: APPROVED BY:

LE	JPC	DC
----	-----	----

RFDS REV #: 2 DATED 03/01/2022

ZONING DOCUMENTS

SUBMITTALS		
REV	DATE	DESCRIPTION
A	12/24/2021	ISSUED FOR 90% ZD REVIEW
0	02/15/2022	ISSUED FOR 100% ZD REVIEW
1	03/07/2022	ISSUED FOR 100%

(VENDOR) PROJECT NUMBER

SFSF000886B

DISH WIRELESS PROJECT NUMBER
SFSF000886B

2280 SOUTHWOOD DR.,
PITTSBURG, CA 94565
TRANSMISSION TOWER

SHEET TITLE

PRELIMINARY
ELECTRICAL PLAN

SHEET NUMBER

E-1

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

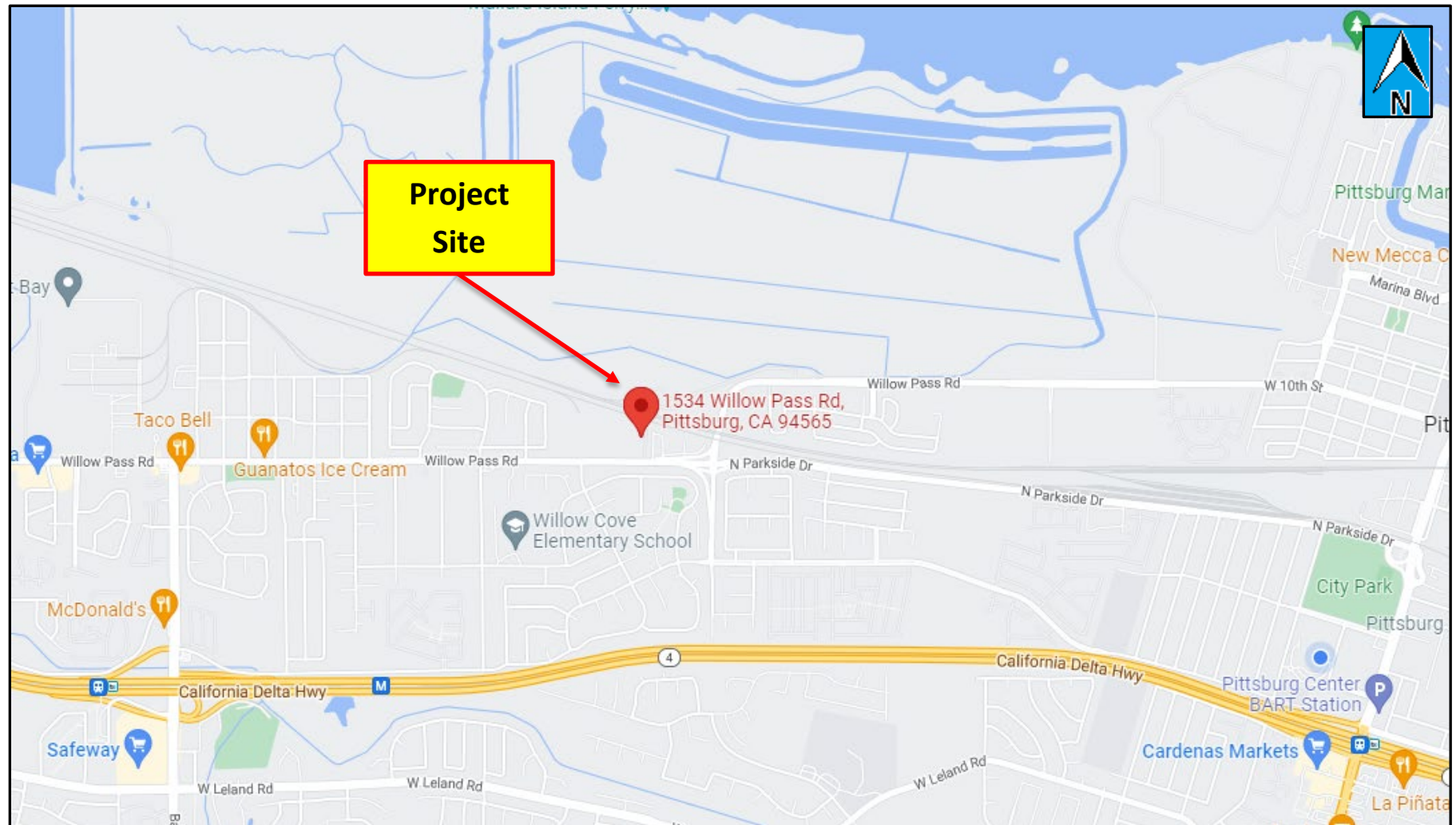
McC Campbell Analytical – LIN Tank Installation, AP-22-0121 (ADR).

This is an application filed by Eugene Gordin, on behalf of McC Campbell Analytical, requesting Administrative Design Review approval to install a 3,000-liter, outdoor, Liquid Nitrogen (LIN) tank and associated precast concrete pad, protective bollards and chain link fence within the existing parking lot. The project site is located at 1534 Willow Pass Road in the IG (General Industrial) District. Assessor's Parcel Number: 096-092-009.

This project is delegated to staff under Category 8 – “Ancillary Structures” of Planning Commission Resolution No. 9918.

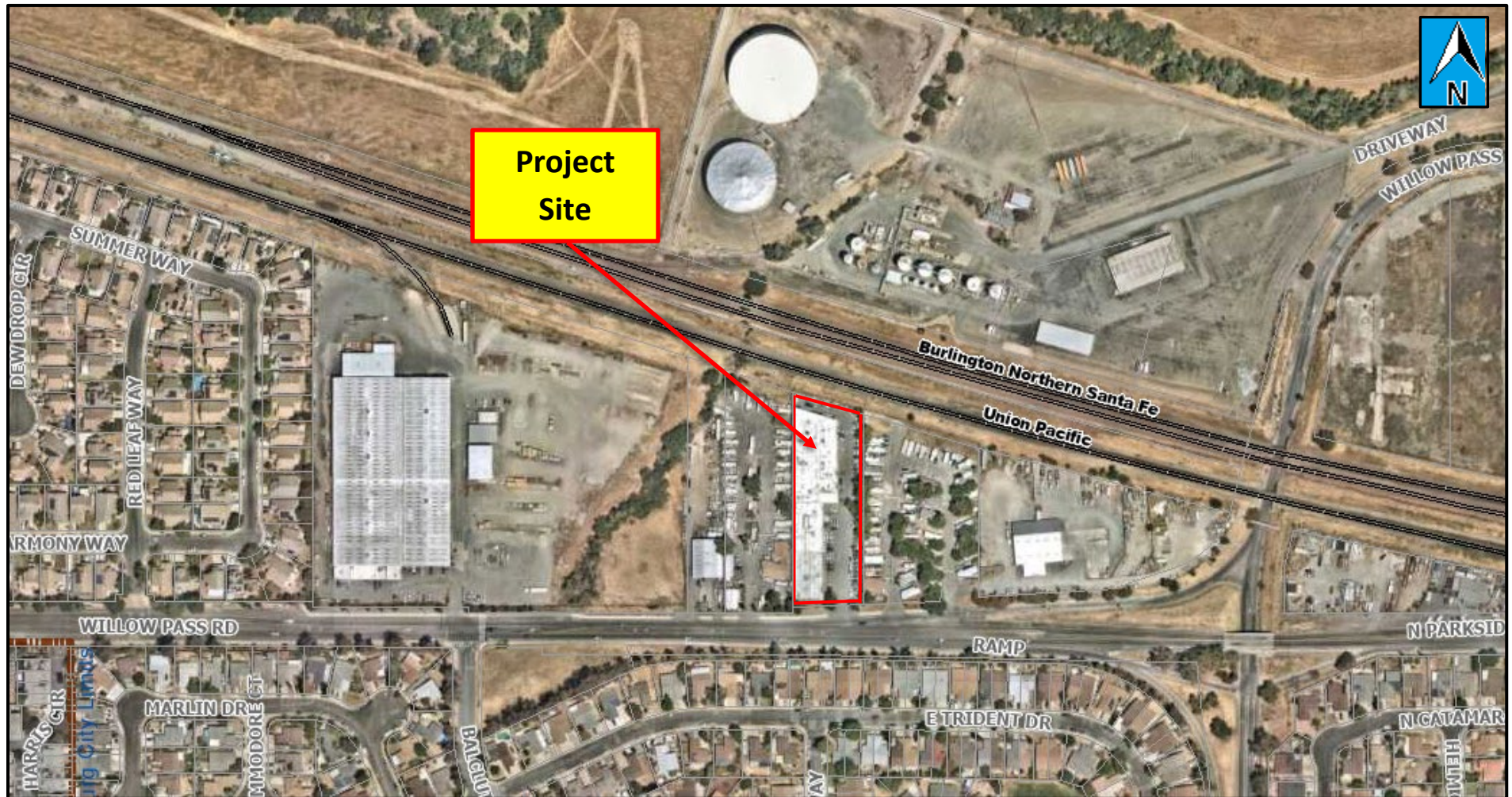
Liquid Nitrogen Tank Installation – McCampbell Analytical (ADR) – Vicinity Map

AP-22-0121	1534 Willow Pass Road
Administrative Design Review	APN: 096-092-009



Liquid Nitrogen Tank Installation – McCampbell Analytical (ADR) – Aerial Map

AP-22-0121	1534 Willow Pass Road
Administrative Design Review	APN: 096-092-009



CONSTRUCTION NOTES

1. GENERAL

- A. ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE PRINCIPLES OF GOOD CONSTRUCTION PRACTICE.
- B. DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY (INCLUDING FIRE SAFETY) OF THE NEW, AS WELL AS EXISTING, STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES. ANY DEVIATION FROM SUCH ORDINANCES MUST BE APPROVED PRIOR TO ERECTION. THAT RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS.
- C. THE CONTRACTOR SHALL CHECK ALL INFORMATION ON THE PLANS (INCLUDING DIMENSIONS) PRIOR TO COMMENCING THE WORK. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER, AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
- D. ALL CONSTRUCTION WORK (INCLUDING, BUT NOT LIMITED TO, MEANS, METHODS, SEQUENCES, TECHNIQUES, PROCEDURES, ETC.) IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THE RECOMMENDATIONS (IF ANY) ON THESE PLANS REGARDING THE MEANS, METHODS, SEQUENCES, TECHNIQUES, PROCEDURES, ETC. OF CONSTRUCTION SHALL BE CONSIDERED AS MINIMAL REQUIREMENTS. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE RECOMMENDATIONS UNLESS SUCH DEVIATION IS TOWARD MORE STRINGENT REQUIREMENTS.

- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF WORKING CONDITION OF ALL EXISTING COMPONENTS AND STRUCTURES AFFECTED BY THIS CONSTRUCTION. THE CONTRACTOR SHALL CONSTANTLY KEEP THE AREA OF CONSTRUCTION FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS. AT THE END OF WORK, THE CONTRACTOR SHALL REMOVE ALL WASTE, SURPLUS MATERIAL, TOOLS, AND EQUIPMENT.

- F. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER. ANY LIABILITY BY SGE AS RELATED TO THIS PROJECT IS LIMITED TO THE ENGINEERING FEES RECEIVED FOR THE SERVICES RENDERED.

- G. ALL MATERIALS, STRUCTURES, AND WORKMANSHIP SHALL CONFORM TO THESE PLANS, CALCULATIONS, AS WELL AS TO THE ESTABLISHED GUIDELINES SET FORTH BY THE LATEST ADOPTED EDITIONS OF 2019 CBC, AISC MANUAL OF STEEL CONSTRUCTION, ACI 318, AND ALL OTHER APPLICABLE REGULATORY DOCUMENTS. IN CASE OF ANY CODE CONFLICTS, THE CONTRACTOR SHALL CONTACT SGE.

- H. THESE PLANS AND CALCULATIONS ARE BASED UPON THE ASSIGNMENT FROM, AS WELL AS ON THE INFORMATION ABOUT, THE NEW EQUIPMENT, AS PROVIDED BY MCCAMPBELL ANALYTICAL, INC. (MR. MIKE ALLISON, TEL. (925) 252-9262 EXT. 220).

- I. THIS DESIGN SHALL BE USED EXCLUSIVELY BY MCCAMPBELL ANALYTICAL, INC. AS WELL AS THEIR CONTRACTOR(S). ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, REVIEW, DISSEMINATION, OR COPYING) OF THESE DESIGN MATERIALS AND ANY PORTION THEREOF, AS WELL AS ANY USE OF THOSE MATERIALS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED ABOVE, ARE STRICTLY PROHIBITED UNLESS UNDER A WRITTEN PERMISSION BY SGE.

- J. DO NOT SCALE THE PLANS.

- K. REFER TO SPECIAL INSPECTION SCHEDULE FOR ALL SPECIAL INSPECTION REQUIREMENTS.

- L. THESE PLANS SUPERSEDE ANY OTHER PLANS PREVIOUSLY ISSUED BY SGE FOR THE SUBJECT PROJECT.

- M. THE MEASUREMENTS SHOWN ON THE PLANS ARE BASED UPON THE CATALOGUED (IDEAL) DIMENSIONS OF THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS AGAINST THOSE OF THE TEMPLATE AND/OR OF THE ACTUAL EQUIPMENT PRIOR TO ANY CONSTRUCTION ACTIVITIES.

2. DESIGN CONSIDERATIONS

- A. THESE STRUCTURAL PLANS AND CALCULATIONS WERE DEVELOPED BY SGE RESTRICTIVELY IN REGARD TO THE INSTALLATION OF (N) 3,000-LITER LIN TANK AT MCCAMPBELL ANALYTICAL, 1534 WILLOW PASS RD, PITTSBURG, CA 94565.

- B. THIS DESIGN DOES NOT CONSIDER THE STRUCTURAL ADEQUACY OF THE EQUIPMENT (LEGS, BASEPLATES, AND CONNECTIONS BETWEEN THESE MEMBERS BY OTHERS), FOR THE PURPOSES OF THIS DESIGN, ALL NEW EQUIPMENT WAS ASSUMED TO BE STRUCTURALLY ADEQUATE.

- C. ALL CUTSHEETS, DETAILS, AND DIMENSIONS MARKED "FOR REFERENCE ONLY" REFLECT INFORMATION BY OTHERS, ARE PRESENTED EXCLUSIVELY FOR REFERENCE PURPOSES, AND ARE USED BY SGE AS A BASIS FOR STRUCTURAL DESIGN. UNLESS NOTED OTHERWISE, THE VERACITY OF THIS INFORMATION, AS WELL AS THE ADEQUACY OF EQUIPMENT BY OTHERS, WERE NOT VERIFIED BY SGE AND, FOR THE PURPOSES OF THIS DESIGN, WERE ASSUMED AS COMPLIANT WITH ALL APPLICABLE CODES AND STANDARDS. THE SGE STAMP AND SIGNATURE PERTAIN EXCLUSIVELY TO THE PORTIONS OF THE STRUCTURAL DRAWINGS AND CALCULATIONS DEVELOPED BY SGE.

3. LOADS

- THESE STRUCTURAL PLANS AND CALCULATIONS WERE BASED UPON THE FOLLOWING MINIMAL LOADS COMPLIANT WITH CHAPTER 16 OF THE 2019 CBC AND ASCE 7 (REFER TO SEISMIC PARAMETER SCHEDULE).

A. PROJECT INFORMATION:

SITE LATITUDE, LONGITUDE 38°13'7"N 121°55'16.8"W
RISK CATEGORY II

B. WIND DESIGN DATA:

BASIC WIND SPEED, MPH 93
WIND EXPOSURE C

C. EARTHQUAKE DESIGN DATA:

SITE CLASS D
SEISMIC DESIGN CATEGORY D

SPECTRAL RESPONSE ACCELERATION PARAMETERS:

SS 1.853
S1 0.532
SDS 1.462
SD1 0.716

ANALYSIS PROCEDURE USED EQUIVALENT LATERAL FORCE

4. NEW PRECAST CONCRETE PAD

- A. THE NEW PRECAST CONCRETE PAD CONFIGURATION (LENGTH, WIDTH, THICKNESS, REINFORCEMENT PER PLAN) WAS OBTAINED FROM MCCAMPBELL ANALYTICAL, INC. (MR. MIKE ALLISON).

- B. FOR THE PURPOSES OF THIS DESIGN, THE EXISTING PAD WAS ASSUMED STRUCTURALLY SOUND, FLAT, LEVEL, AND TO CORRESPOND TO THE ABOVE REPORTED SPECIFICATIONS. UNDER SUCH ASSUMPTIONS, THE PAD WAS FOUND TO BE GENERALLY ADEQUATE AND SUITABLE FOR THE INSTALLATION OF THE NEW EQUIPMENT.

- C. THE ANALYSIS WAS BASED UPON THE REQUIREMENTS OF 2019 CBC SECTION 1806 AND TABLE 1806.2 (ALLOWABLE CAPACITY OF 1,500 PSF WITH 1/3 INCREASE FOR SHORT-TERM LOADING).

- D. THE SOIL PRESSURE UNDER THE NEW EQUIPMENT PAD IS NOT EXPECTED TO EXCEED 300 PSF UNDER THE DEAD AND LIVE LOADS, AND 600 PSF UNDER DEAD, LIVE, AND SHORT-TERM LOADINGS.

- E. DUE TO THE INCREASE IN THE APPLIED DEAD LOAD, THE PAD MAY DEVELOP SOME LIMITED SETTLEMENT AFTER THE INSTALLATION OF THE NEW EQUIPMENT.

- F. PRIOR TO THE NEW INSTALLATION, THE CONTRACTOR SHALL INVESTIGATE THE CONDITION AND CONFIGURATION OF THE NEW PRECAST CONCRETE PAD. IN CASE OF DISCOVERY OF ANY CONDITIONS DEVIATING FROM THE ONES OUTLINED ON THESE PLANS OR PREVENTING THE SPECIFIED INSTALLATION, THE CONTRACTOR SHALL STOP ALL WORK AND IMMEDIATELY NOTIFY SGE.

- G. THE PRECAST PAD SHALL BE FLAT AND LEVEL AND UNDERLAIN BY A SUBBASE ASSURING A UNIFORM SUPPORT OF THE PRECAST PAD AND TRANSFER OF PRESSURE TO THE UNDERLYING SOIL OR PAVEMENT.

- H. THE NEW PRECAST PAD SHALL NOT BE PLACED AT THE FOLLOWING LOCATIONS:
a. OVER ANY EXISTING STRUCTURE, AND/OR CAST AGAINST SUCH STRUCTURES;
b. CLOSER THAN 6" (CLEAR) TO, ANY EXISTING FOOTINGS;
c. CLOSER THAN 24" TO ANY EXISTING WALL;
d. AT ABOVE EXISTING RETAINING WALLS UNLESS FURTHER AWAY (CLEAR) THAN THE DEPTH OF THE WALL.

- I. THE SUBBASE MAY BE CONCRETE OR ASPHALT (1" MINIMUM THICKNESS TO BE PLACED ON TOP OF THE EXISTING ASPHALT OR CONCRETE PAVEMENT), OR COMPACTED CRUSHED STONE (3" MIN THICKNESS) TO BE PLACED ON TOP OF EXISTING UNPAVED SURFACE.

- J. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PREVENT THE DETERIORATION (FOR EXAMPLE, WATER OR MECHANICAL EROSION) OF THE SUBBASE, AS WELL AS OF THE UNDERLYING MATERIAL.

- K. DUE TO ITS ON-GRADE LOCATION, THE PRECAST PAD MAY EXPERIENCE DIFFERENTIAL VERTICAL MOVEMENT FOLLOWING THE FROST-RELATED HEAVING OF THE UNDERLYING SOIL. THE VERTICAL ALIGNMENT OF THE EQUIPMENT SHALL BE RESTORED BY GROUTING. ANY RESILIENT UNEVENNESS OF THE SLAB IN EXCESS OF 1/2" SHALL BE REPORTED TO THE ENGINEER OF RECORD.

- L. REFER TO THE PRECAST PAD MANUFACTURER'S INSTALLATION SPECIFICATIONS.

5. POST-INSTALLED ANCHORS

- A. ALL ANCHORS SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- B. UNLESS NOTED OTHERWISE, OTHER ANCHORAGE HARDWARE DOES NOT NEED TO BE GALVANIZED.

- C. THE ANCHORAGE HARDWARE SHALL **STRICTLY** MEET THE NOTED ASTM SPECIFICATIONS, PARTICULARLY, THREADED RODS - F1554 GRADE AS SHOWN; NUTS - ASTM A194 GRADE 2H OR ASTM A563 GRADE 4H; PLATE WASHERS - A36; CIRCULAR WASHERS - F436.

- D. **STEELS OF HIGHER GRADES OR DIFFERENT ASTM SPECIFICATIONS SHALL NOT BE USED WITHOUT A REVIEW AND WRITTEN APPROVAL BY SGE.**

- E. THE SET ANCHOR ROD SHOULD NOT BE DISTURBED OR LOADED DURING THE SPECIFIED CURING TIME.

- F. USE EQUIPMENT BASEPLATES AS A TEMPLATE FOR THE INSTALLATION OF THE ANCHORS. REFER TO PLANS BY OTHERS FOR THE ORIENTATION OF THE EQUIPMENT ON THE PADS.

6. USE HAMMER DRILL AND CARBIDE BITS TO DRILL ANCHOR HOLES.

A. ABBREVIATIONS

AHJ AUTHORITY HAVING JURISDICTION
BCD BOLT CIRCLE DIAMETER
BTM BOTTOM
BP BEARING PLATE
BW BOTH WAYS
CJ CONTROL JOINT
CL CENTERLINE
CLR CLEAR
CLSM CONTROLLED LOW-STRENGTH MATERIAL
CONT CONTINUOUS
CS CARBON STEEL
DIA DIAMETER
(E) EXISTING COMPONENT
EA EACH
EJ EXPANSION JOINT
EMB EMBEDMENT
EOR ENGINEER OF RECORD
EXT EXTENSION
(F) FUTURE COMPONENT
FC FILL CONNECTION
GAL GALLON
GALV GALVANIZED
HORIZ HORIZONTAL
L LITER
LAR LIQUID ARGON
LIN LIQUID NITROGEN
LNG LIQUEFIED NATURAL GAS
LONGIT LONGITUDINAL
LOX LIQUID OXYGEN
LPG LIQUID PETROLEUM GAS (PROPANE OR BUTANE)
LWR LENGTH OF REBAR WRAPPING
MAX MAXIMUM

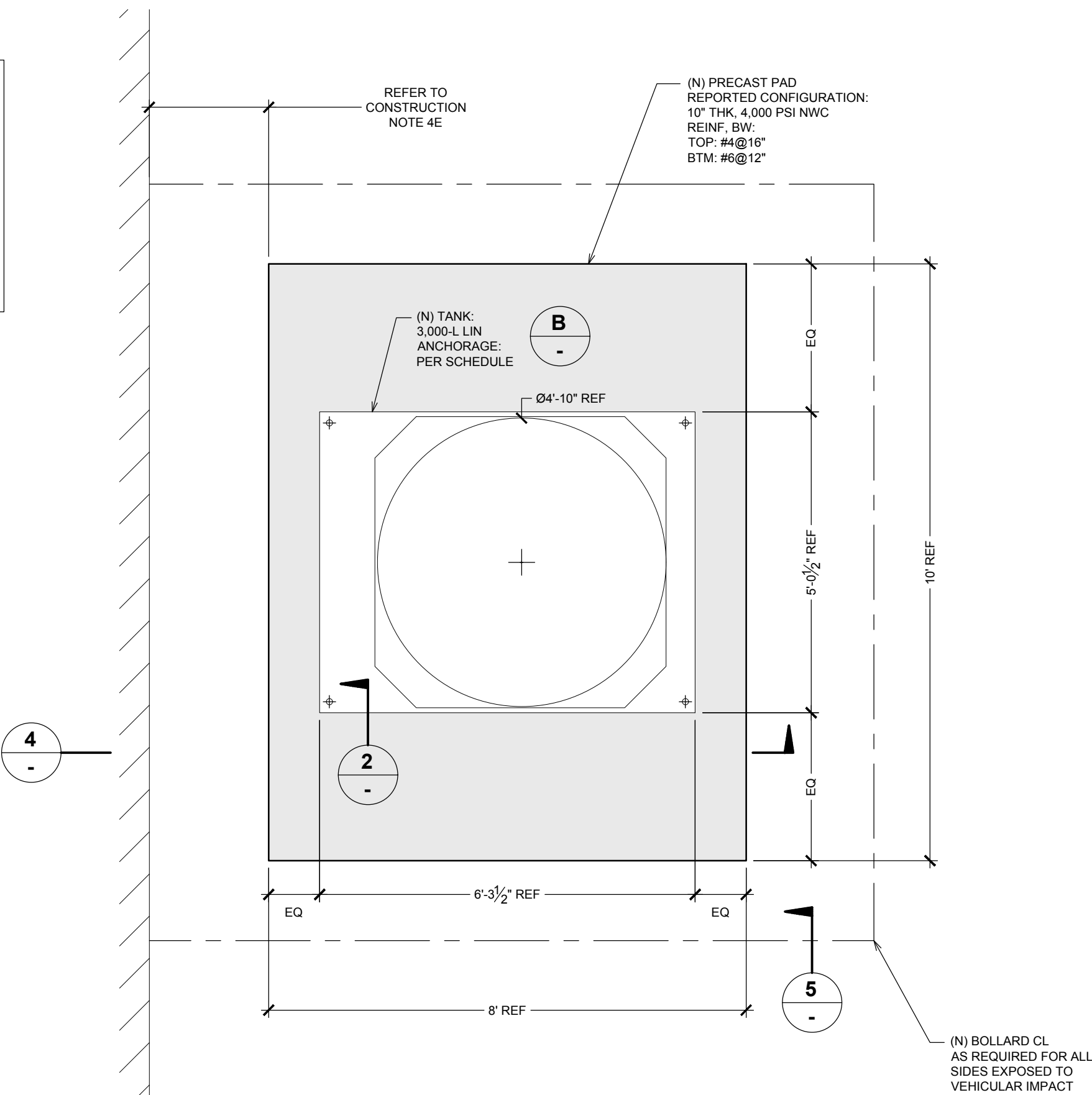
MIN MINIMUM
MIR MIRROR
(N) NEW COMPONENT
NIC NOT IN THIS CONTRACT
NOM NOMINAL
NTS NOT TO SCALE
NWC NORMAL WEIGHT CONCRETE
OC CENTER-TO-CENTER
OPP OPPOSITE
PL PLATE
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
REF FOR REFERENCE ONLY
REINF REINFORCEMENT
ROT ROTATE
RPT REPORT
SIM SIMILAR
SST STAINLESS STEEL
STD STANDARD
T&B TOP AND BOTTOM
T&B TO BE DETERMINED
TC TANK CENTER
THK THICKNESS
TOC TOP OF CONCRETE
TOG TOP OF GRADE
TOS TOP OF STEEL
TRANSV TRANSVERSE
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
VERT VERTICAL

THE SHOWN MINIMAL DISTANCES TO THE PAD EDGES, ANCHOR EDGE DISTANCES, NUMBER AND TYPE OF ANCHORS, AND EQUIPMENT CLEARANCE DISTANCES SHALL BE MAINTAINED.

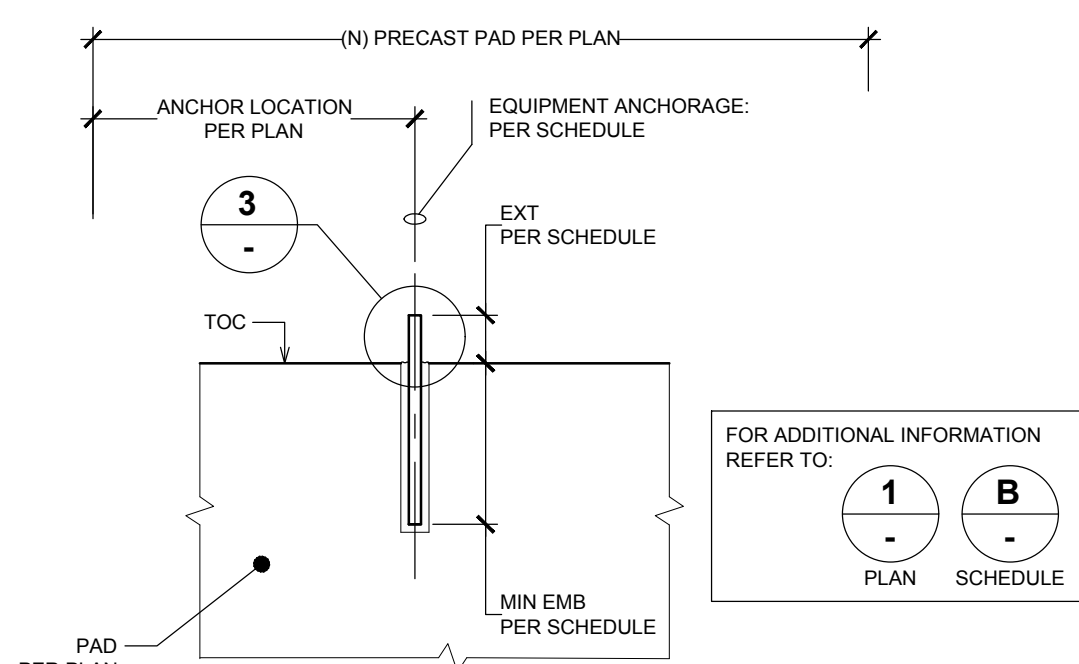
FOR EQUIPMENT LAYOUT AND ORIENTATION, AND OTHER INFORMATION REFER TO PLAN BY OTHERS.

FOR ADDITIONAL INFORMATION, REFER TO CONSTRUCTION NOTES, PARTICULARLY, TO SECTIONS

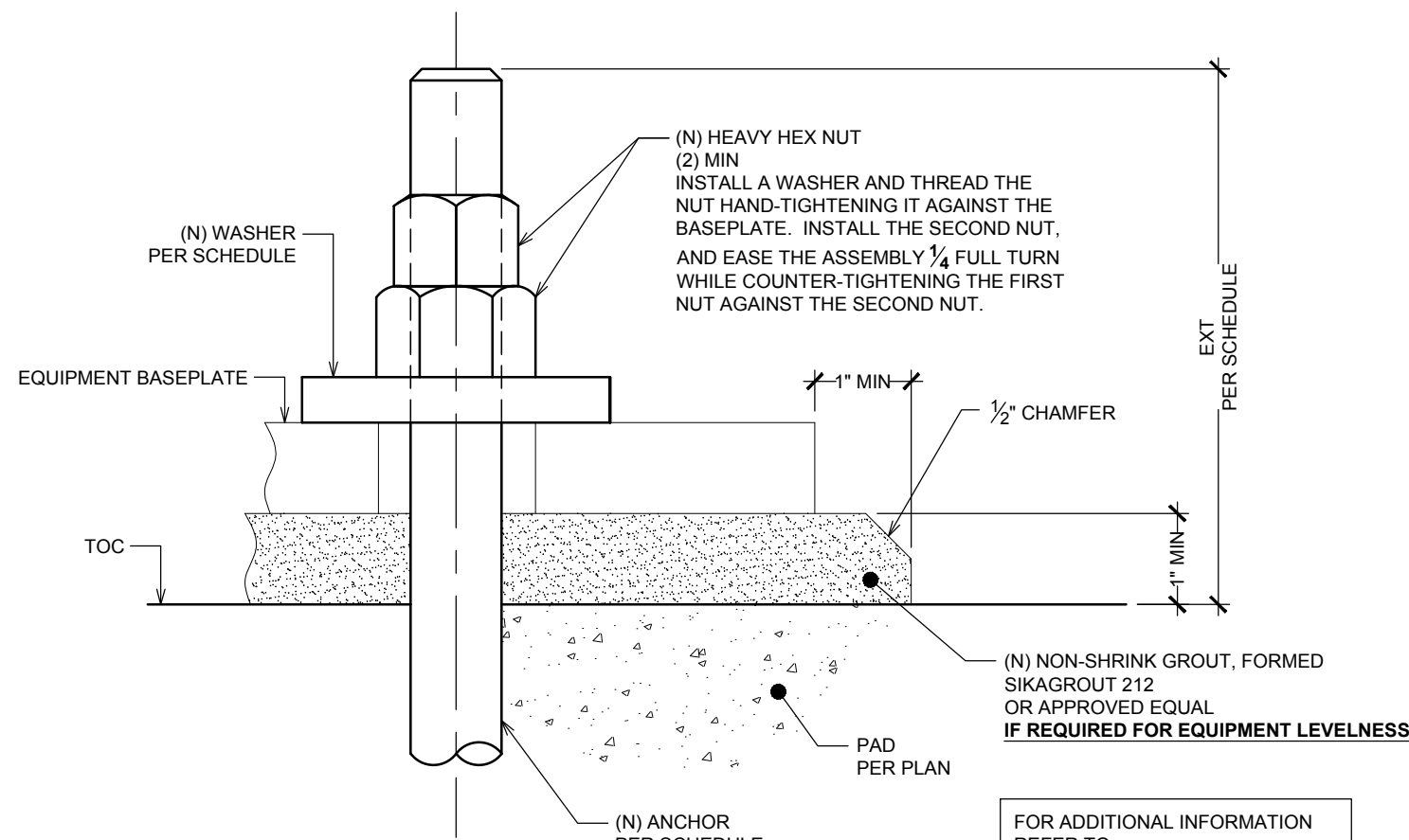
"NEW PRECAST CONCRETE PAD"
"POST-INSTALLED ANCHORS"



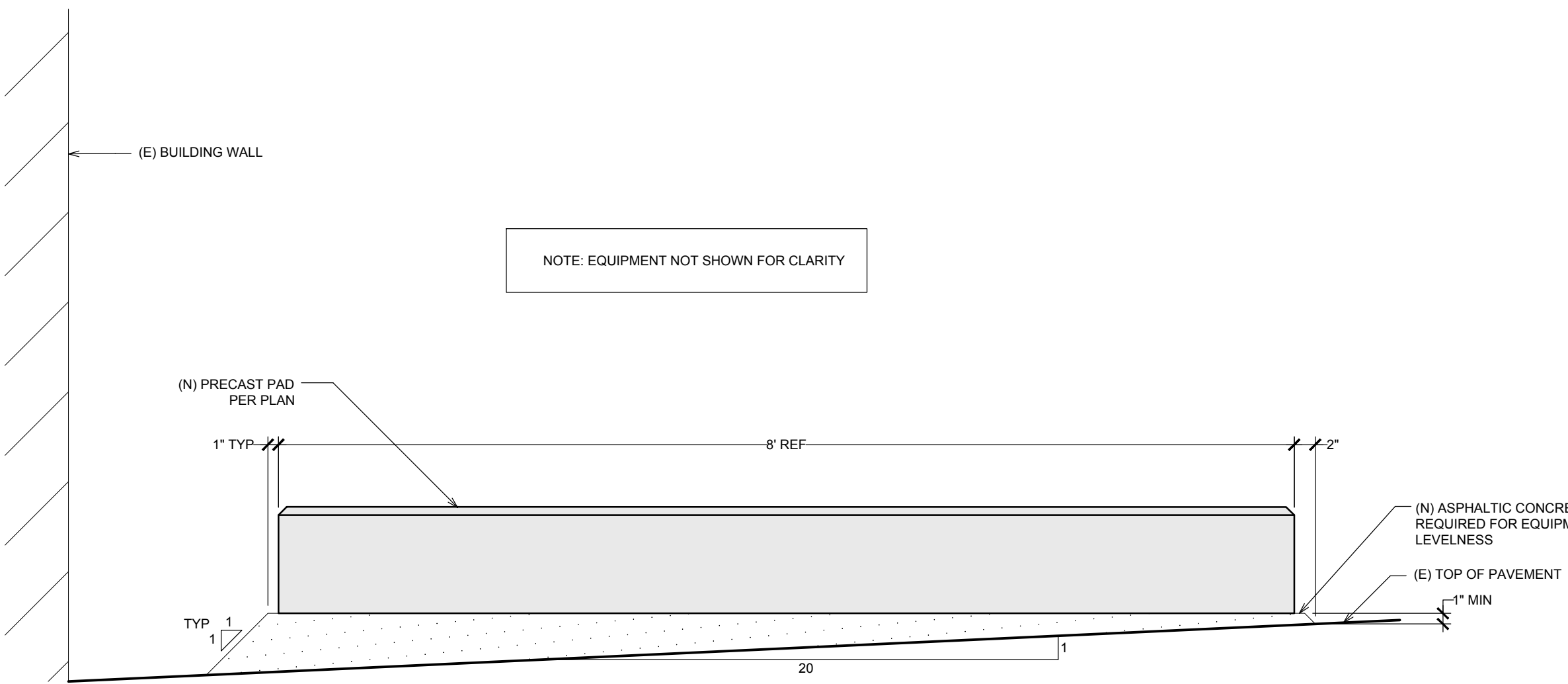
1 (N) PRECAST PAD AND (N) TANK LAYOUT PLAN, SCALE: 1" = 2'-0"



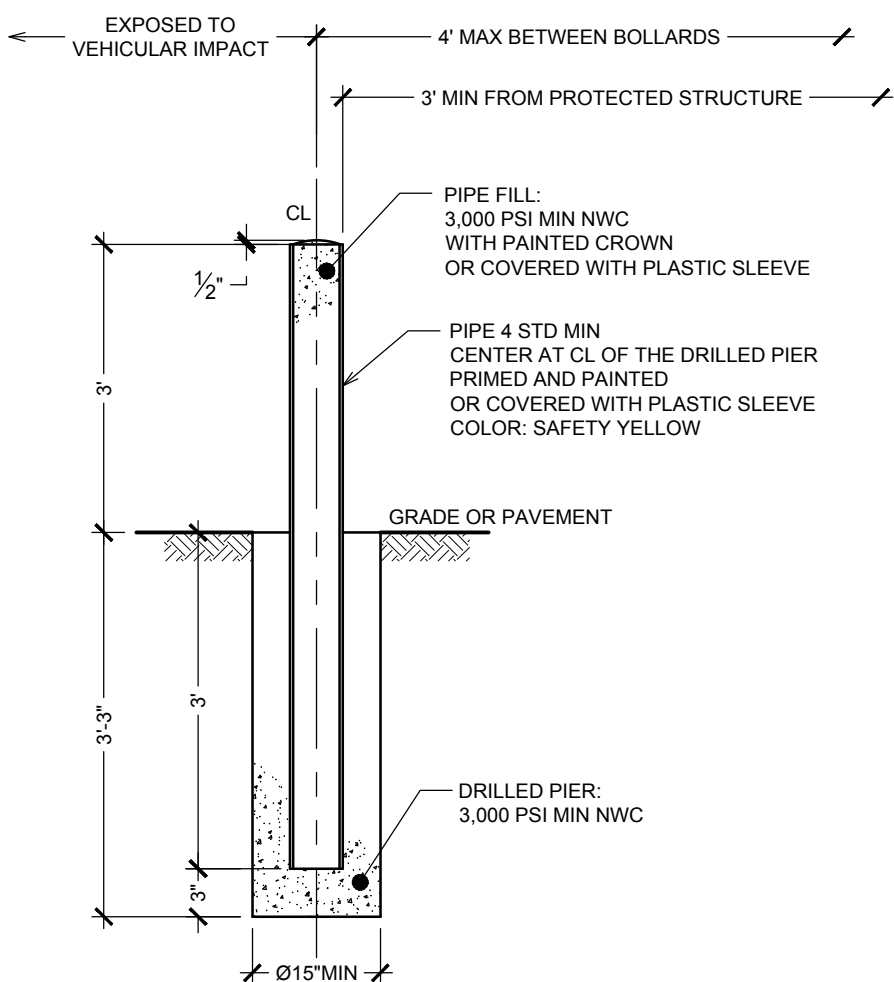
2 (N) EPOXY ANCHOR TYP, NTS



3 (N) ANCHORAGE TYP, NTS



4 (N) PAD LEVELING SECTION, NTS



5 BOLLARDS TYP, NTS

DESIGN PARAMETER	WEIGHT		HEIGHT FT	SEISMIC DESIGN DATA (LRFD)			
	EMPTY KIPS	FULL OR ICED KIPS		I	R	SEISMIC COEFF.	BASE SHEAR KIPS
(N) TANK: 3,000-L LIN	3.3	8.64	10.10	1.00	2	0.741	6.40

A SEISMIC DESIGN PARAMETER SCHEDULE

ANCHORAGE		EPOXY: HILTI HIT-HY 200 PER ICC ESR-3187						WASHERS (1) EACH ANCHOR				SPECIAL INSPECTION REQUIRED
		ANCHOR ROD										
EQUIPMENT UNIT	Ø IN	EMB IN	EXT IN	STEEL SPECS	# PER LEG	# PER UNIT	SIZE IN	THK IN	HOLE Ø, IN	MATERIAL		
	(N) TANK: 3,000-L LIN	1	6	5	36	-	4	STANDARD STEEL WASHER				
REFER TO PLAN AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION												

B ANCHORAGE SCHEDULE

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	REPORT
CONCRETE				
INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS	-	X	ACI 318: 17.8.2	UPON FINAL INSPECTION
DEPUTY INSPECTORS ARE REQUIRED TO BE REGISTERED AND APPROVED BY THE AHJ				

C SPECIAL INSPECTION SCHEDULE

CLIENT

McC Campbell Analytical, Inc

1534 Willow Pass Rd
Pittsburg, CA 94565

INSTALLATION OF A
3,000-LITER LIN TANK

LOCATION
McC Campbell Analytical, Inc
1534 Willow Pass Rd, Pittsburg, CA 94565

THESE PLANS WERE DEVELOPED RESTRICTIVELY FOR USE ON THE STRUCTURES AND BY PERSONS/COMPANY AS SPECIFIED IN THE TITLE BLOCK. ANY OTHER USE (INCLUDING, BUT NOT LIMITED TO, DISSEMINATION AND COPYING) OF THESE PLANS OR ANY USE OF THE PLANS BY ANY PARTY OR PARTIES OTHER THAN THE ONES SPECIFIED IN THE TITLE BLOCK, ARE STRICTLY PROHIBITED UNLESS UNDER A WRITTEN PERMISSION BY SGE.



S. GORDIN STRUCTURAL DESIGN & ENGINEERING SERVICES (SGE), INC.
2081 Business Ctr Dr., Ste. 105, Irvine, CA 92612
TEL: (949) 552-5244 FAX: (949) 552-5243



October 19, 2022

SGE JOB No. 522.093.811

MCCAMPBELL ANALYTICAL

REVISIONS

REV	DATE	DESCRIPTION	BY	APP'D
-----	------	-------------	----	-------

DATE: October 19, 2022

DESIGNED BY ZD

APPROVED BY VSG

TOTAL STRUCTURAL SHEETS - 1

STRUCTURAL DRAWING

S1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible)
Projects and Revising the Procedures for) Resolution No. 9918
Delegating Design Review Authority of Certain)
Types of Projects to the Zoning Administrator)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."
- B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.
- C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.
- D. Pittsburgh Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission*, grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

- E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.
- F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.
- G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).
- I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 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 sq. ft. 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 Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION