



**City of Pittsburg
Planning Commission Agenda
Historic Resources Commission Agenda**

February 25, 2020

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

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

Planning Commission Members

Elissa Robinson, Chair

Sarah Foster, Vice-Chair

Christopher Moreno, Commissioner

Dr. Trinh Nguyen, Commissioner

Wolfgang Croskey, Commissioner

James Coniglio, Commissioner

Punita Bhasin, Commissioner

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

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

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

This agenda was posted in City Hall on Friday, February 21, 2020

PLANNING COMMISSION MEETING

CALL TO ORDER

ADMINISTRATION OF OATH OF OFFICE

Planning Commissioners Jim Coniglio, Sarah Foster, and Punita Bhasin

ROLL CALL

PLEDGE OF ALLEGIANCE

REORGANIZATION

Appointment of Chair and Vice Chairperson

DELETIONS, WITHDRAWALS OR CONTINUANCES

1. **Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR)**
This is a continued public hearing on a request to allow a ministorage and contractor yard on a five-acre site located at 103, 105, 107, 109, and 111 Avila Road in the OS-O (Open Space with Limited Overlay) District. Assessor's Parcel No. 091-020-019. The application includes a use permit amendment and design review for the ministorage facility.

COMMENTS FROM THE AUDIENCE

CONSENT

2. **Minutes**
Minutes of December 10, 2019.

PUBLIC HEARINGS

3. **Number One Concrete Ready Mix, Inc., AP-18-1350 (UP, DR)**
This is a public hearing on a request for approval of a use permit to legalize an existing concrete batch plant on a 2.5-acre portion of a 26-acre parcel, and design review to legalize the installation of a 440-square-foot office, a 840-square-foot maintenance garage, a 440-square-foot storage container and a 120-square-foot storage shed, located at 1101 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-031.
4. **Unique Motors, AP-19-1479 (UP, DR).**

This is a public hearing on a request for use permit and design review approval of plans to establish a used auto dealership at 3745 Railroad Avenue in the CN (Neighborhood) District. Assessor's Parcel No. 088-161-025.

ZONING ADMINISTRATOR REPORTS

- 5. Submittal of Adopted Zoning Administrator Resolutions**
The Zoning Administrator submits four resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

- 6. Tentative Schedule**
Tentative Pipeline Schedule

COMMITTEE REPORTS / COMMISSIONER COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

HISTORIC RESOURCES COMMISSION MEETING
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CALL TO ORDER

ROLL CALL

REORGANIZATION

Appointment of Chair and Vice Chairperson

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

- 1. Minutes**
Meeting Minutes of July 23, 2019

ADJOURNMENT OF HISTORIC RESOURCES COMMISSION

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 25, 2020**

ITEM: Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR).

ORIGINATED BY: Dave Rege, PO Box 507, Clayton, CA. 94517

SUBJECT: This is a continued public hearing on a request to allow a ministorage and contractor yard on a five-acre site located at 103, 105, 107, 109, and 111 Avila Road in the OS-O (Open Space with Limited Overlay) District. Assessor's Parcel No. 091-020-019. The application includes a use permit amendment and design review for the ministorage facility.

RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to a date uncertain.

BACKGROUND:

The original public hearing for this item was noticed for the February 11, 2020, Planning Commission meeting. Upon a request from the applicant, that meeting was continued to February 25, 2020. The applicant has requested that he be given additional time to continue reviewing the staff recommended conditions of approval for the project. If the applicant decides to continue moving forward with the project, staff will re-notice the public hearing for this item.

PROJECT DESCRIPTION:

Not applicable.

CODE COMPLIANCE:

Not applicable.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Move to continue this item to a date uncertain.

ATTACHMENTS:

1. Public Hearing Notice

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



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: February 11, 2020
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR).

This is a public hearing on a request to allow a ministorage and construction material/demolition contractor yard on a five-acre site located at 103, 105, 107, 109, and 111 Avila Road in the OS-O (Open Space with Limited Overlay, Ordinance No. 91-1016 as amended by Ordinance Nos. 07-1284 and 18-1440) District. Assessor's Parcel No. 091-020-019. The application includes a use permit amendment and design review.

PROJECT PLANNER: Hector J. Rojas, (925) 252-4043 or hrojas@ci.pittsburg.ca.us

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

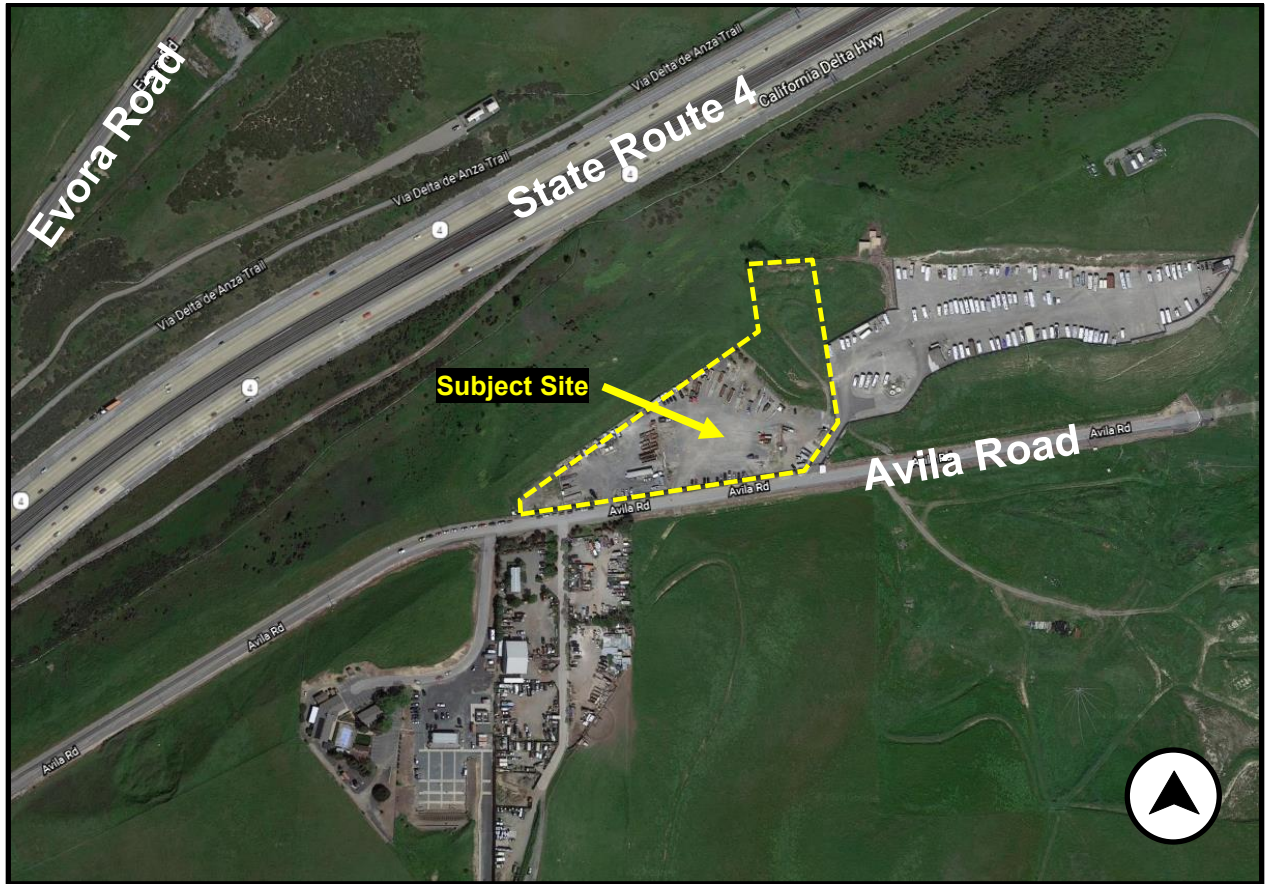
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the study session. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the study session on the date and time listed above.

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Rege Ministorage and Trucking Yard, AP-19-1319 (UP, DR)
Location: Avila Road (approximately 4,000 feet north east of Willow Pass Road)

Project Location Map



City of Pittsburg

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



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

December 10, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, December 10, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Moreno

Staff: Planning Manager/ Secretary Kristin Pollot, Associate Planner Trishia Caguiat, Clean Water Program Coordinator Jolan Longway, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Croskey led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of November 12, 2019.

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

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

PUBLIC HEARING

2. 1416 Bobo Court Overlay, AP-19-1454 (RZ)

A public hearing on a request for approval of a zoning amendment establishing a limited overlay district to allow a "Food and Drug Processing use with limitations

exclusively for commercial cannabis businesses, located at 1416 Bobo Court in the CS (Service Commercial) District. Assessor's Parcel No. 088-570-009.

Associate Planner Caguiat gave a presentation on the item.

Chair Robinson opened the public hearing.

Chris Bloom, Applicant, spoke on behalf of the business.

Tina Tedesco, Applicant, spoke on behalf of the business.

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

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

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

ZONING ADMINISTRATOR REPORTS

3. The Zoning Administrator submit one notice of intent to exercise delegated design review authority for a freestanding sign at 3840 Railroad Avenue, for the Crossroads Christian Church.

The Commissioners acknowledged receipt of the notice of intent.

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot reported that the Commission appreciation dinner is planned for Thursday December 19th, 2019, 5:30-p.m. at Creasian Restaurant. Suggested the Commission convene to next regular meeting of January 14, 2020.

COMMITTEE REPORTS

Vice-Chair Foster reported the next TRANSPLAN meeting is scheduled for January 9, 2019.

ADJOURNMENT

The meeting was adjourned at 7:31 p.m. to January 14, 2020.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 25, 2020**

ITEM: Number One Concrete Ready Mix, Inc., AP-18-1350 (UP, DR).

ORIGINATED BY: Jose Gonzalez, P.O. Box 3094, Walnut Creek, CA 94598.

SUBJECT: This is a public hearing on a request for approval of a use permit to legalize an existing concrete batch plant on a 2.5-acre portion of a 26-acre parcel, and design review to legalize the installation of a 440-square-foot office, a 840-square-foot maintenance garage, a 440-square-foot storage container and a 120-square-foot storage shed, located at 1101 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-031.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 10140, approving Planning Application No. 18-1350, subject to conditions.

BACKGROUND:

On June 26, 2018, Jose Gonzalez of Number One Concrete Ready Mix, Inc. filed Planning Application No. 18-1350, requesting use permit and design review approval to legalize an existing concrete batch plant and accessory structures as described above.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located north of Pittsburg-Antioch Highway, east of Loveridge Road, west of Standard Oil Avenue, and south of the BNSF railroad tracks. The approximate 2.5-acre site is developed with a 440-square-foot portable office building, a 840-square-foot maintenance garage, a 440-square-foot storage container, and a 120-square-foot storage shed, with the remainder of the site being utilized for outdoor storage of materials, trucks and equipment related to the business. The site has an existing six-foot-tall chain link fence surrounding the property with an entry gate for access. The site is accessed via a shared driveway located at the western edge of the 1101 Loveridge parcel.

The subject site is entirely contained within a larger parcel (APN: 073-230-031) which has an address of 1101 Loveridge Road. Several industrial businesses are located within this parcel, including: Cornell Family Properties, a real estate company; Premiere Scaffolding, a contractor use; and Envent Corporation, a contractor use; and HASA, a manufacturing use.

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

Proposed Project: The applicant is requesting Planning Commission approval of a use permit to legalize an existing concrete batch plant, and design review to legalize the

installation of an office trailer, a maintenance garage, storage container and storage shed. The batch plant typically operates seven days a week between 6:00 a.m. and 6:00 p.m. There is a total of 15 daily employees, and five concrete trucks, with a maximum of three daily turnarounds each per truck. The approximate volume of concrete manufactured is 60 cubic yards per day, with one material delivery to the plant daily.

Number One Concrete Ready Mix, Inc. is a batch plant concrete manufacturer that delivers its product in barrel transit mixer trucks to construction sites. The materials used to manufacture concrete include gravel, sand, water and cement. On-site equipment associated with the use include a material conveyer, water tank and pump, water reservoir and recycling pump, barrel transit mixed trucks and a compact wheel loader. The portable concrete silo has a maximum 70,000 lb. (35 ton) capacity. Future projected growth may require five additional trucks but in no instance would there be more than 10 total concrete trucks in operation.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Loveridge Subarea' of the General Plan. The project is consistent with the goals of the Loveridge subarea, specifically 2-G-15, in that the proposed project would maintain an industrial activity in an appropriately designated area. The site has a land use designation of 'Industrial'. Manufacturing, wholesale, warehousing and distribution, commercial and business services, research and development, and storage uses are permitted under this land use designation.

Zoning: The property is located within the IG (General Industrial) District, and Number One Concrete Ready Mix, Inc.'s operation falls under the use classification of 'Heavy Manufacturing,' as defined by the Pittsburg Municipal Code (PMC) section 18.08.100(C)(3). Per the schedule in PMC section 18.54.010, this use classification is permitted in the IG District, subject to issuance of a use permit from the Planning Commission.

Development Standards: As shown in Attachment 4 of this report, the proposed project meets, exceeds, or conditionally meets the applicable IG District property development regulations (PMC section 18.54.115), for height, FAR (floor-area-ratio), lot coverage, lot area, lot width, setbacks, and bicycle parking.

Landscaping: Due to the unique qualities of the site, in that the project site is an interior portion within a larger parcel, with an existing perimeter chain-link fence, staff recommends allowing landscaping improvements be limited to the bioretention swale proposed along the northern edge of the site (see Attachment 2 for more detail). The bioretention swale would have a total area of 4,062 square-feet and include five River Birch Trees (*Betula Nigra*), Sedge (*Carex Pansa*) and Grey Rush (*Juncus Patens*).

When calculating the landscaping coverage for the project site, there would be approximately 4% landscaping, which is under the minimum 10% required by PMC section 18.52.115.

Pursuant to PMC section 18.76.060, an applicant for a zoning permit in a commercial or industrial district for occupancy of a site or structure that is nonconforming due to lack of required planting areas must present a schedule for elimination or substantial reduction of these nonconformities over a period not to exceed two years. The section also states that the City Planner may require the priority be given to the elimination of nonconformities that have significant adverse impacts on surrounding parcels over a commitment to remove nonconformities that have minor impact and would be costly to eliminate due to configuration of the site and the location of existing structures. Although the proposed project does not meet the minimum required landscaping percentage, due to the unique qualities to the site and its location, removing the nonconformity would only have a minor impact.

Required Use Permit Findings: 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:

1. 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;
2. is not detrimental 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 adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. 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;
9. is consistent with the City's approved funding priorities; and
10. if located within the Pedestrian Commercial (CP) District, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

Required Design Review Findings: In accordance with PMC section 18.36.220(B), design review approval may be granted if the Planning Commission can make a determination that the proposed project is consistent with the following standards:

- 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 will 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.
- E. The application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, 'New Construction or Conversion of Small Structures' of the state CEQA Guidelines, section 15303(c). In urbanized areas, this section exempts up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. The applicant has reported to the California Environment Reporting System (CERS) that the facility does not have on site at any one time hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, or the applicable federal threshold quantity for an extremely hazardous substance. The applicant also reported hazardous waste will not be generated, nor treated on site. The project site is not listed as a hazardous waste site pursuant to Government Code Section 65962.5. The total square footage of the commercial buildings on site is 2,040 square feet.

Public Notice: On or prior to February 15, 2020, notice of the February 25, 2020, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with 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 "Pittsburg-Antioch" Nextdoor neighborhood.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the proposed project, with the inclusion of conditions of approval, as detailed below:

1. The office trailer's exterior, including any attached mechanical equipment and skirting, as well as the maintenance garage, storage container and storage shed shall all be painted similar shades of tan with brown trim, or similar complimentary earth tones. (Condition No. 2)
2. The business operator 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. (Condition No. 7)

The proposed use permit application would legalize the existing concrete batch plant that has been operating on-site. The concrete batch plant would not adversely affect the orderly development of property within the city, nor would it encourage marginal development within the neighborhood because the use is surrounded by similar industrial uses.

The office trailer, maintenance garage, storage containers and storage shed would be compatible in size and materials with the general industrial uses in the vicinity. The "tan" or similar complimentary earth tone colors would provide a cohesive appearance to the yard and allow for the development to better integrate with the surrounding landscape. Conditions of approval have been recommended for the maintenance of the exteriors of all structures, and the maintenance of the site in a clean and neat manner.

The proposed use would not be detrimental to the health, safety and general welfare of the City, nor would it create an enforcement problem within the neighborhood, if the applicant abides by all conditions of approval included with the use permit, all City codes and regulations, and all regulations of any other affected outside agencies. As further detailed in the Code Compliance section of this staff report, staff believes that the proposed use is consistent with the General Plan and the zoning of the property as prescribed by the Pittsburg Municipal Code.

ACTION REQUIRED:

Move to adopt Resolution No. 10140, approving Planning Application No. 18-1350, subject to conditions.

ATTACHMENTS:

Planning Commission Staff Report
Number One Concrete Ready Mix, Inc., AP-18-1350 (UP, DR)
February 25, 2020

1. Proposed Resolution No. 10140
2. Project Plans, dated October 11, 2019
3. Project Location & Surrounding Land Uses Map
4. Property Development Regulations Table
5. Development Review Design Guidelines
6. Public Hearing Notice/Vicinity Map

Prepared by: John Dacey, AICP, Assistant Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting a Use Permit to	)	
Legalize an Existing Concrete Batch	)	
Plant and Design Review Approval to	)	Resolution No. 10140
Legalize the Installation of an Office	)	
Trailer, Maintenance Garage, Storage	)	
Container and Storage Shed, Located at	)	
1101 Loveridge Road for, "Number One	)	
Concrete Ready Mix, Inc., AP-18-1350	)	
(UP, DR)".		

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 28, 2018, Jose Gonzalez of Number One Concrete Ready Mix, Inc., filed Planning Application No. 18-1350, requesting approval of a use permit to legalize an existing concrete batch plant on an approximate 2.5-acre portion of an existing 26-acre parcel, and design review to legalize the installation of a 440-square-foot office trailer, a 840-square-foot maintenance garage, and a 440-square-foot storage container and a 120-square-foot storage shed, located at 1101 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-031.

- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning).

- C. The 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, section 15303(c). In urbanized areas, this section exempts up to four commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The total square footage of the commercial buildings on site is 2,040 square feet and the project would not involve storage of any hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases, or the applicable federal threshold quantity for an extremely hazardous substance. Hazardous waste will not be generated, nor treated on site and the project site is not listed as a hazardous waste site pursuant to Government Code Section 65962.5.

- D. On or prior to February 15, 2020, notice of the February 25, 2020, public hearing to consider this application was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. Although not required, the notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Pittsburg-Antioch" Nextdoor neighborhood.
- E. On February 25, 2020, the Planning Commission held a public hearing on Use Permit and Design Review Application No. 18-1350, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Number One Ready Mix, Inc., AP-18-1350 (UP, DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
- Use Permit:*
2. The existing concrete batch plant:
 - 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, in that a concrete batch plant is a conditionally permitted use in the IG District.
 - b. Will not be detrimental to the health, safety, and general welfare of the City, if the proposed project complies with all applicable local, state, and federal agency regulations.
 - c. Will not adversely affect the orderly development of property within the City, in that the project is located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area.
 - d. Will not adversely affect the preservation of property values, rather, it will help to improve values as the proposed project provides a

commercial business that will have a positive impact on the City tax base.

- e. Is consistent with the General Plan, specifically goal 2-G-15, in that the proposed use will maintain an industrial activity in an appropriately designated area.
- f. Will not create a nuisance or enforcement problem if the applicant abides by all conditions of approval included with the use permit, all City codes and regulation, and all regulations of any other affected outside agencies.
- g. Will not encourage marginal development within the neighborhood, in that it is compatible with surrounding uses, and is not visible from the public right-of-way.
- h. Will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints, in that it is located in an area of the City served by existing utilities, and will be maintained and operated at the cost of the applicant.
- i. Is consistent with the City's approved funding priorities in that there is no public money involved in this project.

Design Review:

- 3. The 440-square-foot office trailer, 840-square-foot maintenance garage, 440-square-foot storage unit and 120-square-foot storage shed:
 - a. Will conform 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, if a condition is added requiring the office trailer's exterior (including any attached mechanical equipment and skirting), the maintenance garage, storage container and storage shed to be painted similar shades of tan with brown trim, with similar complementary earth tones for trims.
 - 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 site is substantially set back from the closest roadway and the office trailer is located approximately 100 feet away from the main concrete silo and material storage areas.
 - c. Will not be of inferior quality in terms of exterior design and appearance as to cause the nature of the neighborhood to materially depreciate in appearance and value, if the office trailer's exterior

(including any attached mechanical equipment and skirting) and the accessory structures and storage containers are all painted similar shades of tan with brown trim, or similar complimentary earth tones, to ensure they are not only compatible with each other, but also with other nearby existing structures in the project vicinity.

- d. Will be in harmony with proposed development on land in the general area, in that there are no known proposed developments on land in the structure's immediate vicinity.
- e. Will be in conformance with the criteria set forth in the City's adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864), if a condition is added requiring the applicant to provide fixed bicycle parking on-site for at least one bicycle (DRDG VI.D.9)

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 18-1350, subject to the following conditions:
 - 1. Reference to Project Plans: The approved use shall be operated in a manner substantially as presented to the Planning Commission in the staff report identified above and as presented in the project plans, dated October 11, 2019, except as may be modified by the conditions below. Operation of the approved concrete batch plant in a manner inconsistent with this use permit shall be grounds for revocation of the approval.
 - 2. Exterior Color. The office trailer's exterior, including any attached mechanical equipment and skirting, as well as the maintenance garage, storage container and storage shed shall all be painted similar shades of tan with brown trim, or similar complimentary earth tones. These improvements must be completed within 60 days of approval of this resolution.
 - 3. Skirting: Skirting shall be installed along the trailer's base perimeter to screen any unsightly elements.
 - 4. Exterior Appearance. The exteriors of all structures shall be maintained in a good state of repair and the exterior finishes must be clean and well maintained.
 - 5. On-Site Parking. The applicant shall provide a minimum of two (2) parking spaces (including one van accessible ADA space). Parking spaces shall be clearly striped and located in front of the office trailer, and along the drainage swale, as shown on the project plans.

6. Bicycle Parking. The applicant shall maintain permanent, fixed bicycle parking for at least one (1) bicycle on-site in a location providing convenient access and natural surveillance. The final location of the bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution
7. 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.
8. On-site Occupancy Prohibited. No person shall live on-site.
9. Business License. The applicant shall obtain and maintain a valid business license for the business at all times.
10. Trash Enclosure. The trash enclosure installed on site shall be consistent with the City of Pittsburgh Trash Enclosure Design Standards. The final location and design of the trash enclosure shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution
11. Upgrade Access Driveways. Both project access driveways on Loveridge Road shall be upgraded to City standards with STOP signs and pavement markings (City Standard Detail T-3). These improvements must be completed within 60 days of approval of this resolution.
12. Trucks. A maximum of 10 concrete trucks shall be kept on-site.

Engineering Fees:

13. Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading plans with the first submittal. These fees are based on the engineer's estimated costs for grading, which shall be submitted with the plans. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. This initial payment will be credited towards the final fee as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of a grading permit.
14. Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading plans with the first submittal. These fees are

based on the engineer's estimated costs for grading, which shall be submitted with the plans. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. This initial payment will be credited towards the final fee as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of a grading permit.

15. Grading Inspection fees. The applicant shall pay the grading inspection fee to the Engineering Division prior to the issuance of a grading permit. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.
16. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of building permit issuance. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.
17. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City.
18. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San

Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.

19. GIS Update. Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is \$0.05/sf of parcel for non-residential uses.
20. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

Engineering Submittals:

21. Grading Plans. The applicant shall submit five (5) copies of the engineering plans for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
 - a) A Site Plan
 - b) A Grading and Drainage Plan
 - c) A Utilities Plan
 - d) A Landscaping and Irrigation Plan
 - e) An Erosion and Sedimentation Control Plan
 - f) Offsite Improvements due to Project Impacts

National Pollutant Discharge Elimination System (NPDES) Requirements:

22. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:
 - a) Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
 - b) Providing covered trash, food waste, and compactor enclosures.
 - c) Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
 - d) Minimizing the amount of directly connected impervious surface area.

- e) Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
23. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.
24. Stormwater Control Plan. The applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.
25. Operations and Maintenance Plan. The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.
26. Bioretention Swale. The applicant shall install the bioretention swale in conformance with the approved Stormwater Control Plan and Operations & Maintenance Plan (as referenced above) within 90 days of approval of both plans.
27. Operation and Maintenance Agreement and Right of Entry. The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines

for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

28. Industrial Discharge Permit. Prior to final inspection, the applicant shall obtain permit coverage from the State Water Resources Control Board for discharges associated with Industrial Activities. Proof of permit coverage must be provided to the City prior to issuance of a City of Pittsburg Business License.

Standard Conditions:

29. Site Accessibility: All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.
30. 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.
31. Other Agency Requirements: The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, State Water Resources Control Board, Bay Area Air Quality Management District, and all other applicable local, state and federal agencies.
32. Other Municipal Code Requirements: All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
33. 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.

34. Expiration: This use permit approval will expire on February 25, 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 Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner ____, seconded by Commissioner ____, the foregoing resolution was passed and adopted the 25th day of February, 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. 10140 was adopted by the Planning Commission of the City of Pittsburg on February 25, 2020.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

SUMMARY OF WORK

EXTERIOR IMPROVEMENTS TO THE SITE INCLUDING UPGRADES TO PAVING, PLANTING, IRRIGATION AND LIGHTING. IRRIGATION IS DESIGN / BUILD BY CONTRACTOR.

CONTRACTOR: THE ABOVE PARAGRAPH IS ONLY A SUMMARY OF THE WORK. CAREFULLY EXAMINE THE ENTIRE SET OF DRAWINGS AND SPECIFICATIONS TO DETERMINE THE ACTUAL WORK TO BE PERFORMED.

LAYOUT NOTES

1. DO NOT SCALE THESE DRAWINGS. REFERENCE TO SCALE APPLIES TO FULL SIZED DRAWINGS ONLY. IF THESE SHEETS ARE NOT 24" X 36" THEY HAVE BEEN REDUCED OR ENLARGED.

2. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. LOCATION SHOWN ON PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

3. ALL DIMENSIONS SHOWN TO ARCHITECTURAL GRID LINE, FACE OF BUILDING, FACE OF CURB, FACE OF WALL AND EDGE OF WALKWAY, UNLESS OTHERWISE NOTED.

4. THE CONTRACTOR SHALL USE STAKES, STRINGS, LIME, CHALK, PAINT, OR OTHER APPROPRIATE MATERIALS TO LAYOUT ALL CONCRETE, AS SHOWN ON THE DRAWINGS. THESE AREAS SHALL BE CHECKED BY THE PROJECT MANAGER BEFORE CONSTRUCTION IS STARTED. CHANGES, DELETIONS AND ADDITIONS SHALL BE DETERMINED DURING THIS LAYOUT PERIOD. AT THIS INSPECTION, LOCATIONS OF ALL ELEMENTS MUST BE APPROVED PRIOR TO INSTALLATION OF IRRIGATION AND ELECTRICAL STUBS.

5. THE INTENT OF THE LAYOUT IS THAT LOCATION SHALL GOVERN OVER THE DIMENSIONS.

GENERAL NOTES

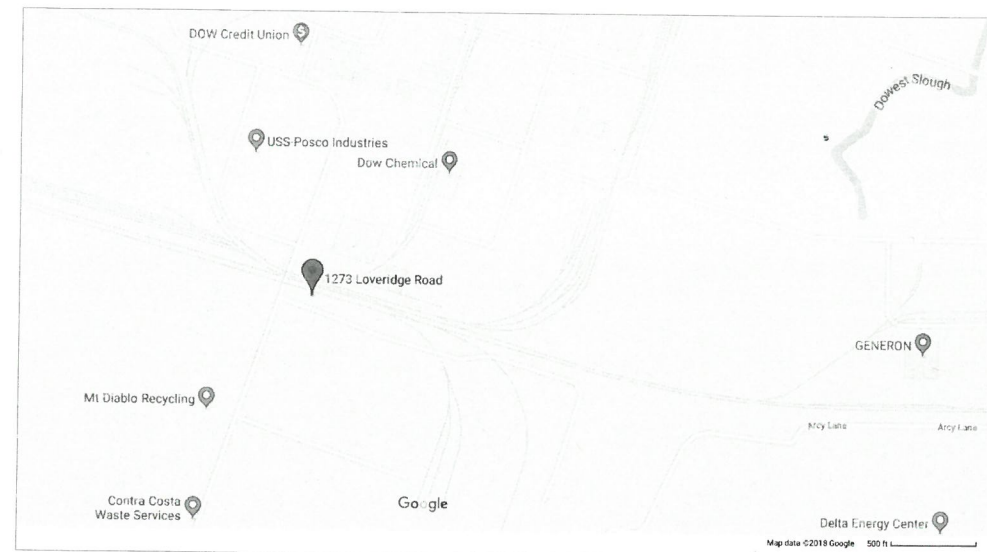
1. THE WORK INCLUDED UNDER THIS CONTRACT SHALL CONSIST OF ALL LABOR, MATERIALS, TRANSPORTATION, TOOLS AND EQUIPMENT NECESSARY FOR THE CONSTRUCTION OF THE PROJECT LEAVING ALL WORK READY FOR USE.

2. THE PLANS INDICATE THE GENERAL EXTENT OF NEW CONSTRUCTION NECESSARY FOR THE WORK, BUT ARE NOT INTENDED TO BE ALL INCLUSIVE. ALL NEW WORK NECESSARY TO ALLOW FOR A FINISHED JOB IN ACCORDANCE WITH THE INTENTION OF THE DRAWINGS IS INCLUDED REGARDLESS OF WHETHER SHOWN ON THE DRAWINGS OR MENTIONED IN THE NOTES AND SPECIFICATIONS.

4. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB DURING ALL PHASES OF CONSTRUCTION FOR USE BY ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

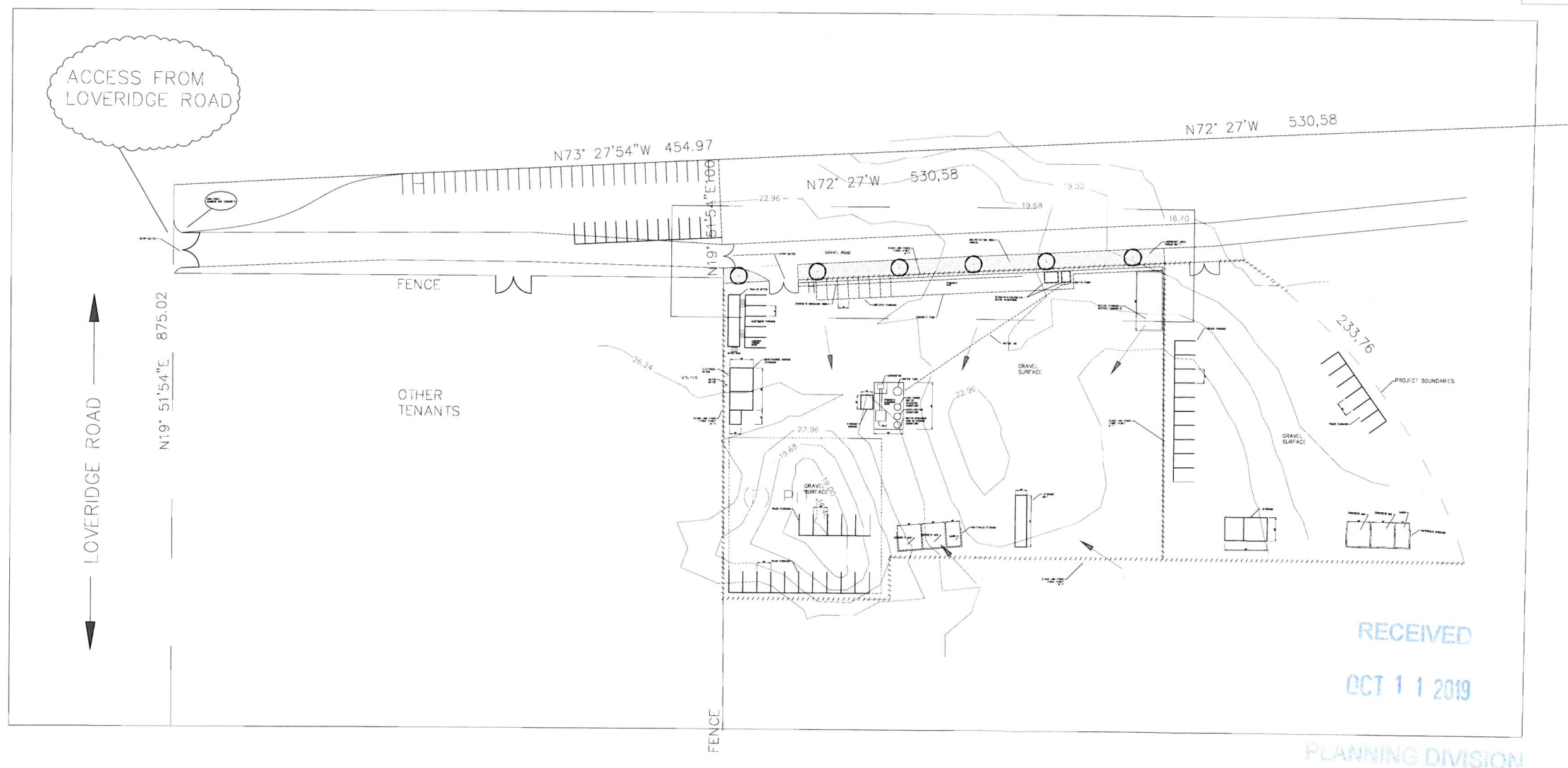
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY WITH OWNER AND LANDSCAPE DESIGNER ANY AND ALL ITEMS TO BE SAVED FOR REUSE, AND SHALL REMOVE AND STORE THEM IN A PROTECTED AREA ON THE JOB SITE, OR AS DIRECTED BY OWNER AND LANDSCAPE DESIGNER.

6. THE CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.



SHEET INDEX

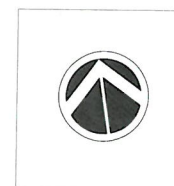
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L1.1	Layout Plan	X
L1.1.1	Layout Plan	X
L1.3	Grading Plan	X
L1.1	Building Plan	X
L1.1	Planting Plan	X
L1.3	Detail Plan	X



RECEIVED

OCT 11 2019

PLANNING DIVISION



STONE GARDENS
510-715-1232

AP-18-1350 (UP)
NUMBER ONE CONCRETE READY MIX, INC.
1101 LOVERIDGE ROAD PITTSBURG CA
073-230-031

REVISIONS:

DRAWING SCALE:
NOT TO SCALE

DATE:
8/14/2019

DRAWN:
AH

SHEET:
L0.0

SHEET 1 OF 7

36 X 24 SHEET

ACCESS FROM
LOVERIDGE ROAD

LOVERIDGE ROAD

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FENCE

OTHER
TENANTS

N73° 27'54"W 454.97

N19° 51'54"E 100

N72° 27'W 530.58

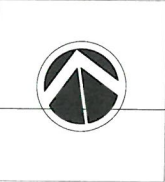
N72° 27'W

FENCE

RECEIVED

OCT 11 2019

PLANNING DIVISION



STONE N GARDENS
510-715-1232

AP-18-1350 (UP)
NUMBER ONE CONCRETE READY MIX, INC.
1101 LOVERIDGE ROAD PITTSBURG CA
073-230-031

REVISIONS:
8/14/2019

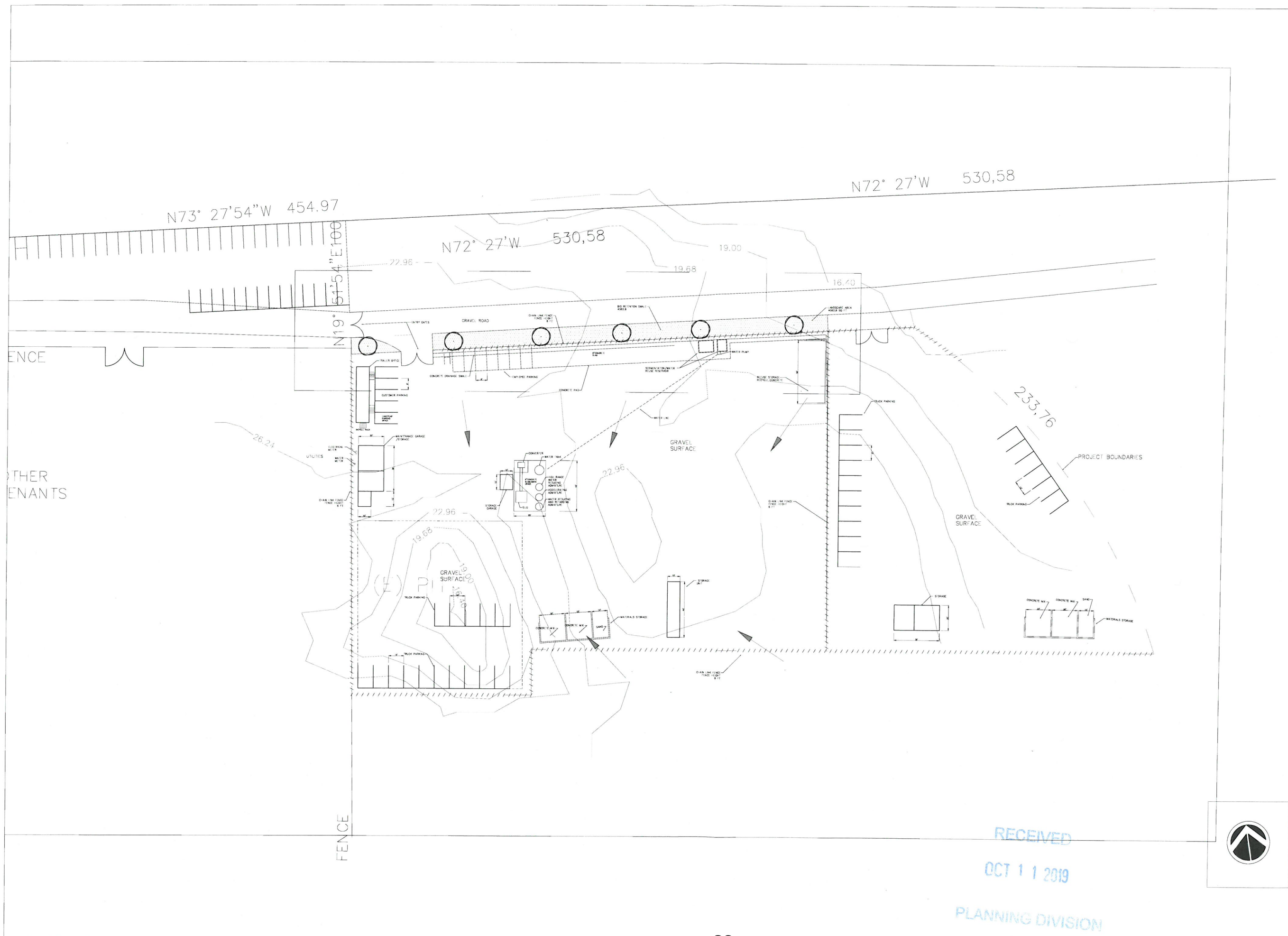
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DATE:
6/14/2018

DRAWN:
AH

SHEET:
L1.1

SHEET 2 OF 7
36 X 24 SHEET



STONE  GARDENS
510-715-1232

AP-18-1350 (UP)
NUMBER ONE CONCRETE READY MIX, INC.
1101 LOVERIDGE ROAD PITTSBURG CA
073-230-031

REVISIONS:
8/14/2019

DRAWING SCALE:
 $\frac{1}{32} = 1'$

DATE:
6/14/2019

DRAWN:
AH

SHEET:
L1.2

SHEET 3 OF 7

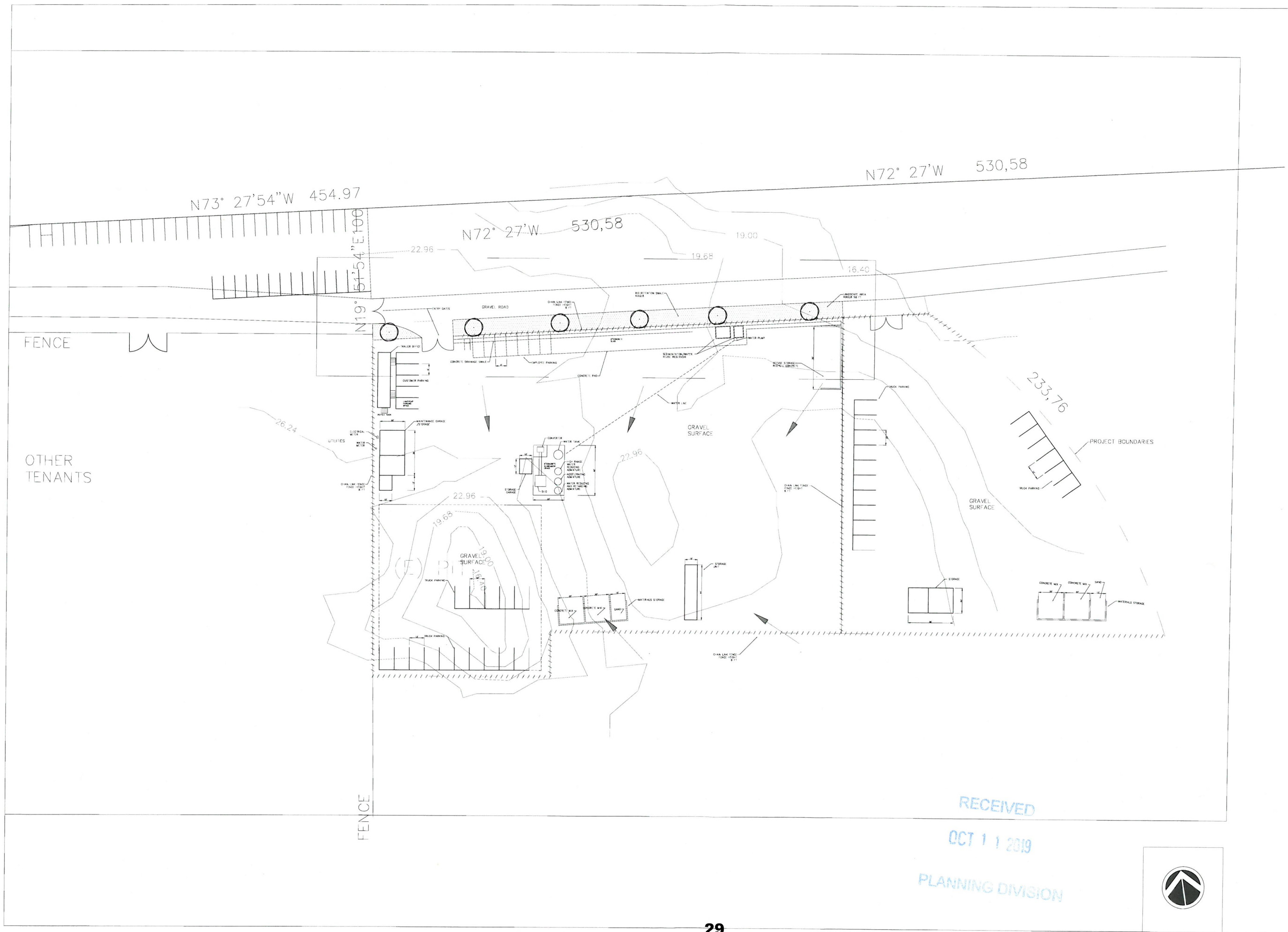
36 X 24 SHEET



RECEIVED

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PLANNING DIVISION



STONE N GARDENS

510-715-1232

AP-18-1350 (UP)
NUMBER ONE CONCRETE READY MIX, INC.
1101 LOVERIDGE ROAD PITTSBURG CA
073-230-031

REVISIONS:

DATE:
6/14/2019

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AH

SHEET:
L1.3

SHEET 4 OF 7

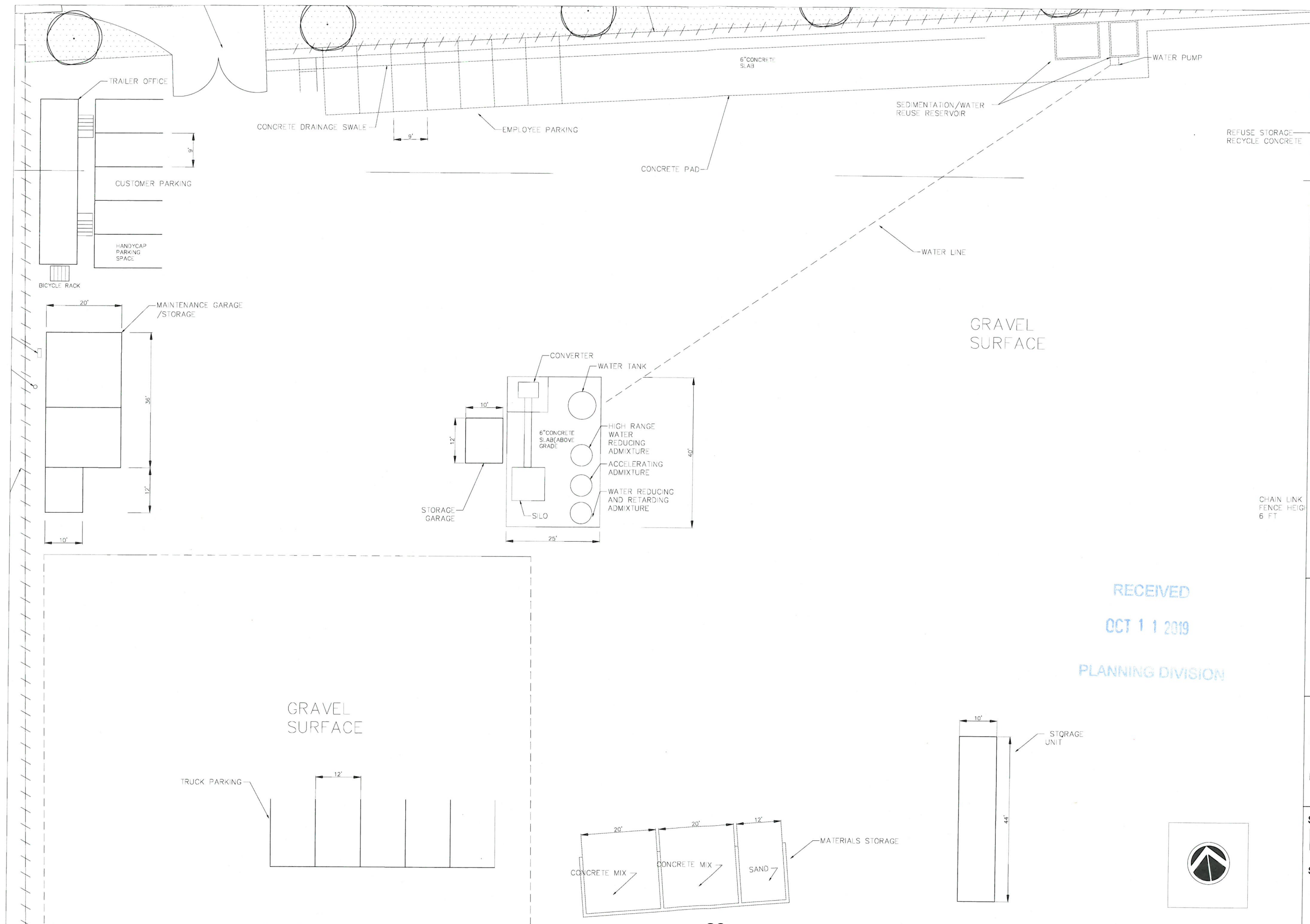
36 X 24 SHEET

RECEIVED

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STONE N GARDENS
510-715-1232

AP-18-1350 (UP)
NUMBER ONE CONCRETE READY MIX, INC.
1101 LOVERIDGE ROAD PITTSBURG CA
073-230-031

RECEIVED
OCT 11 2019

PLANNING DIVISION

REVISIONS:

DRAWING SCALE:
3/32" = 1'

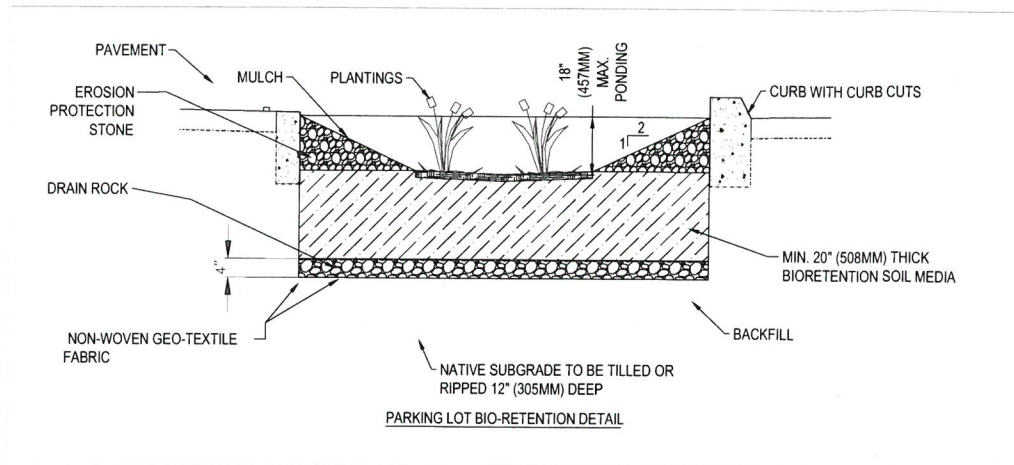
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6/14/2019

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SHEET 5 OF 7

36 X 24 SHEET



PLANT LIST

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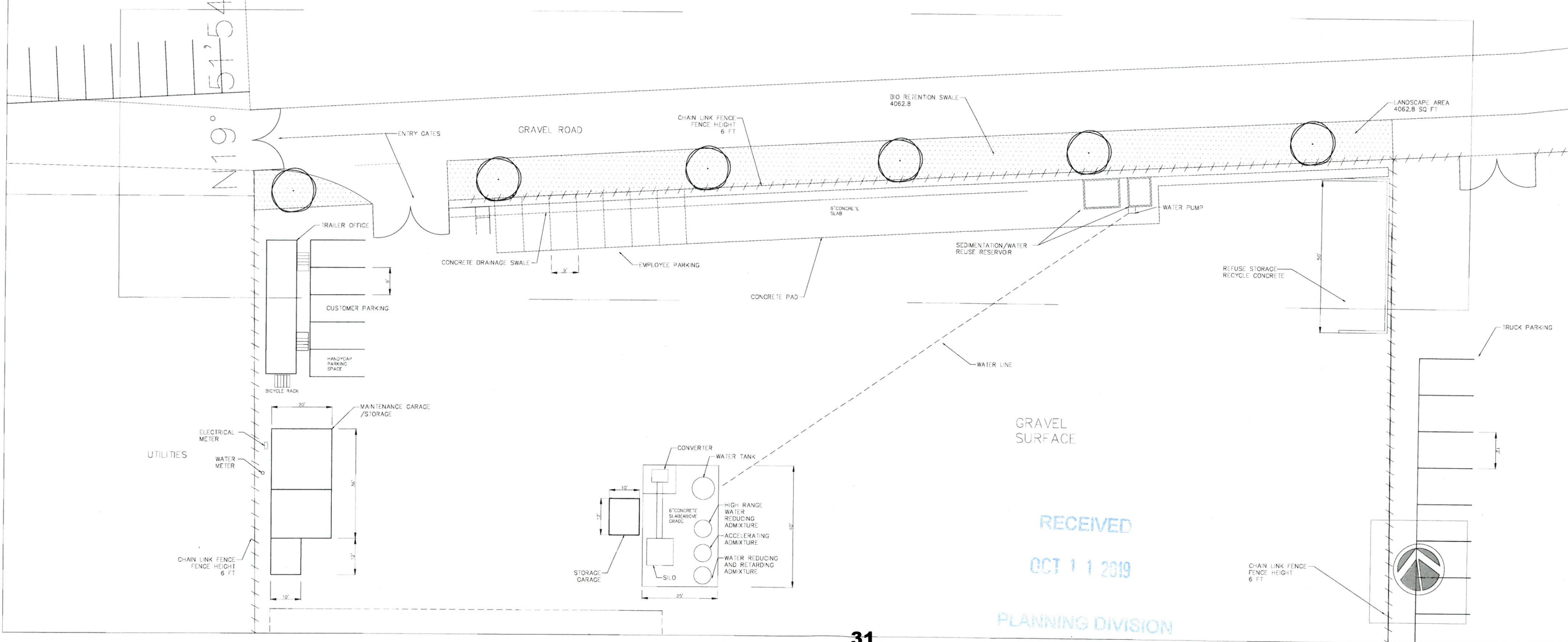
CAREX PANZA
JUNCUS PATENS

N72° 27'W

W 454.97

51'54" E 100

N72° 27'W 530.58



STONE N GARDENS
510-715-1232

AP-18-1350 (UP)
NUMBER ONE CONCRETE READY MIX, INC.
1101 LOVERIDGE ROAD PITTSBURG CA
073-230-031

REVISIONS:

DRAWING SCALE:
1/16" = 1'

DATE:
6/14/2019

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AH

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L1.5
SHEET 6 OF 7
36 X 24 SHEET

RECEIVED
OCT 11 2019
PLANNING DIVISION

MAINTENANCE GARAGE /STORAGE

The image contains two architectural drawings of a building labeled 'MAINTENANCE GARAGE /STORAGE'. The left drawing is the 'SIDE ELEVATION I', showing a side profile with a gabled roof, a single window, and a width of 20'. The right drawing is the 'FRONT ELEVATION', showing a front profile with a flat roof, a large open bay, and a width of 36'. Both drawings include a height dimension of 15'.

SIDE ELEVATION I

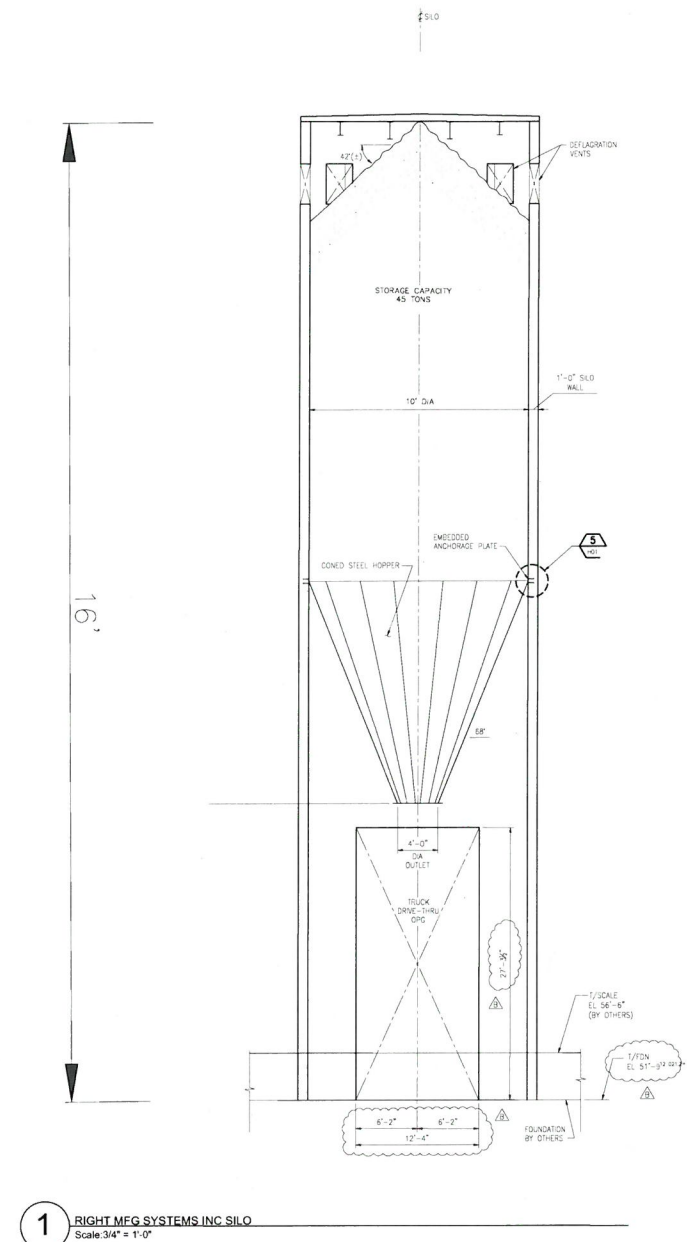
FRONT ELEVATION

SHED

The image contains two architectural drawings of a shed. The left drawing, labeled 'SIDE ELEVATION I', shows a side profile of the shed with a gabled roof, a single window, and a dark base. Dimensions are 12' wide and 15' high. The right drawing, labeled 'FRONT ELEVATION', shows the front of the shed with a flat roof, a double door, and a dark base. Dimensions are 10' wide and 15' high.

SIDE ELEVATION I

FRONT ELEVATION



RECEIVED
OCT 11 2019
PLANNING DIVISION

STONE  GARDENS
510-715-1232

AP-18-1350 (UP)
NUMBER ONE CONCRETE READY MIX, INC.
1101 LOVERIDGE ROAD PITTSBURG CA
073-230-031

REVISIONS:

DRAWING SCALE:

DATE:
6/14/2019

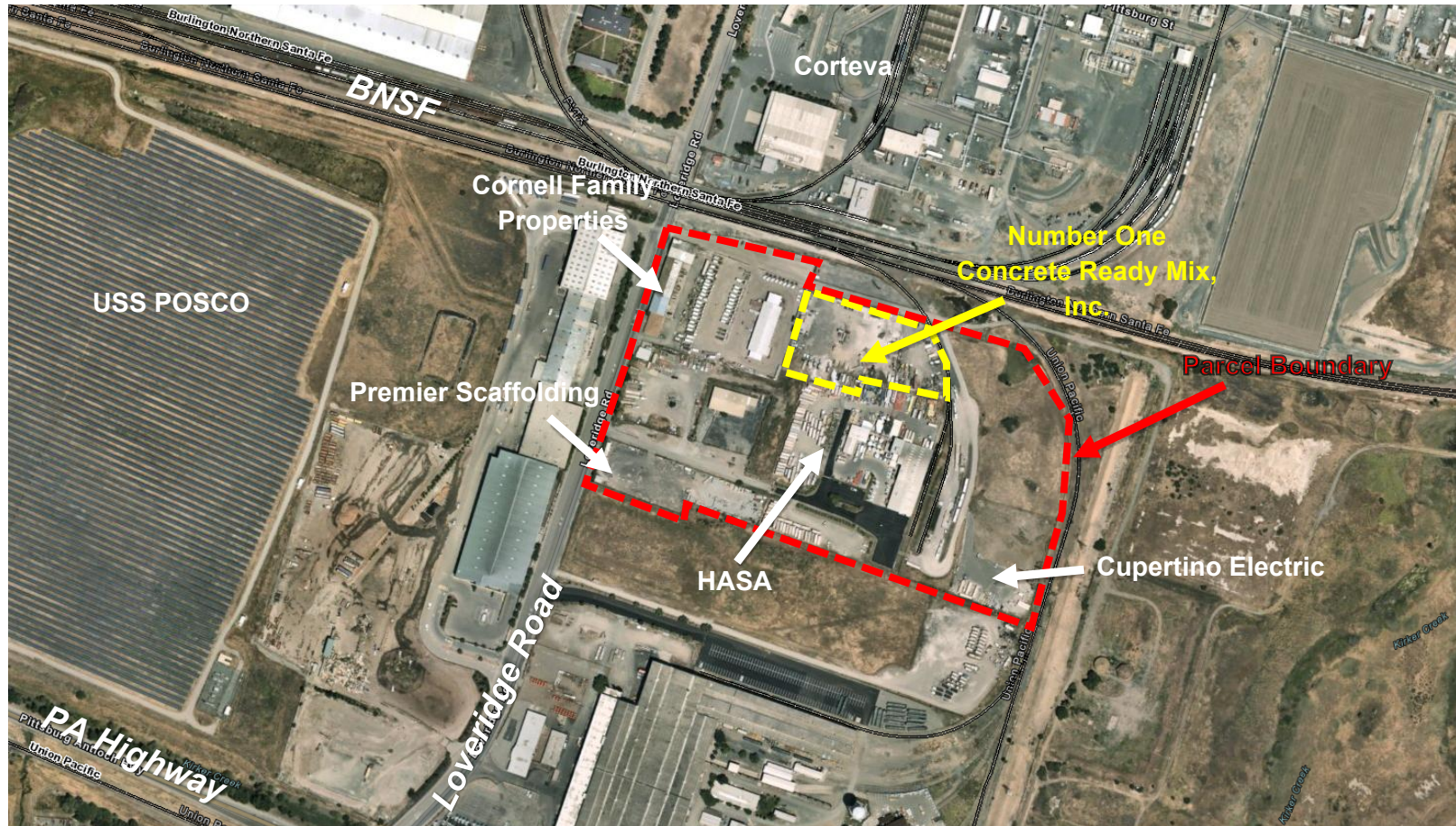
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L1.6

SHEET 7 OF 7

36 X 24 SHEET

Attachment 3
Location & Surrounding Uses Map
Number One Concrete Ready Mix, Inc., AP-18-1350 (UP, DR)



Property Development Regulations

Number One Concrete Ready Mix, Inc., Concrete Batch Plant
AP-18-1350 (UP, DR)

Development Regulations: <i>IG District</i>	Requirement:	Proposed Project:
Minimum Lot Area:	20,000 s.f.	Approx. 2.5-acre portion of a 26-acre lot.
Minimum Lot Width:	100 ft.	N/A, project site is a portion of larger site that fronts Loveridge Road
Minimum Yards:	-	-
Front:	25 ft.	N/A, project site is a portion of larger site that fronts Loveridge Road
Side	-	
Rear:	-	
Maximum Height of Structures:	50 ft.	16 ft.
Maximum Lot Coverage:	75%	1.8%
Maximum Floor-Area Ratio (FAR):	0.8	0.0176
Minimum Site Landscaping:	10%	4% (See "Code Compliance" section in Staff Report for further discussion)
Off Street Parking Requirement:	2 (Heavy Manufacturing requires 1 per 1,000 sq. ft.)	7 employee parking spaces 5 customer parking spaces
Bicycle Parking and Storage:	Based on the Number of Off-Street Parking Spaces Required	1 (conditionally)

Attachment 5
Development Review Design Guidelines
Number One Concrete Ready Mix, Inc., AP-18-1350 (UP, DR)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Not applicable. The site is located within a larger parcel, and does not have any street frontages.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	Not applicable. No existing trees are on site.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Not applicable. None on site.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Yes. The structures on site vary in size and mass.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Not applicable. No proposed structure is over 50 feet in length.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes. The entrance to the office trailer fronts onto the customer parking, helping to create a focal point.

IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	Not applicable. No structures are visible from the public right-of-way.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Yes. The structure's industrial features are in keeping with the character of the area.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	Not applicable. None on site.
IV.k: All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Yes. The maintenance garage has a varied roof line, and the office trailer maintains a trim.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Conditionally. A standard condition of approval requires all vents, gutters, downspouts, flashing electrical conduits, etc. be painted or finished to match the exterior to which they are attached.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Not Applicable. No blank walls will be visible from public view.
IV.o: Prototype or "theme" architecture is discouraged.	Not applicable. No themed architecture is proposed.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The industrial features of the structures are keeping in with the character of the area, in design, color, and materials.

IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Not applicable. There are no street oriented elevations.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Conditionally. The trash enclosure on site shall be consistent with the City of Pittsburgh Trash. The final location and design of the trash enclosure shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Not applicable. No new construction is proposed with project.
VI.D.2: Parking lot impacts should be minimized.	Yes. Parking for the project would be located on gravel, rather than asphalt or concrete.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Yes. New gravel is proposed to allow for permeability
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Not applicable. No new construction is proposed with project. Technology to support vegetable oil fueled or electric concrete mixing trucks not widely available.

VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable. No new construction is proposed with project.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Not applicable. Recycled water is currently not available to serve the project site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. Less than 50 employees are expected.
VI.D.8: Street side building faces should encourage walking.	Not applicable. The project site is in an industrial area where the public will have little access to walk.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Conditionally. A proposed condition of approval requires the applicant to provide secure bicycle parking for 1 bicycle.



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **Planning Commission of the City of Pittsburg** will conduct a public hearing on:

DATE: February 25, 2020
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Number One Concrete Ready Mix Inc, AP-18-1350 (UP, DR).

This is a public hearing on an application filed by Jose Gonzalez requesting approval of a use permit to legalize an existing concrete batch plant, and design review approval to legalize the installation of an office trailer, maintenance garage, storage container and storage shed at 1101 Loveridge Road in the IG (General Industrial) District. Assessor's Parcel Number: 073-230-031.

PROJECT PLANNER: John Dacey, jdacey@ci.pittsburg.ca.us or (925) 252-4824.

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

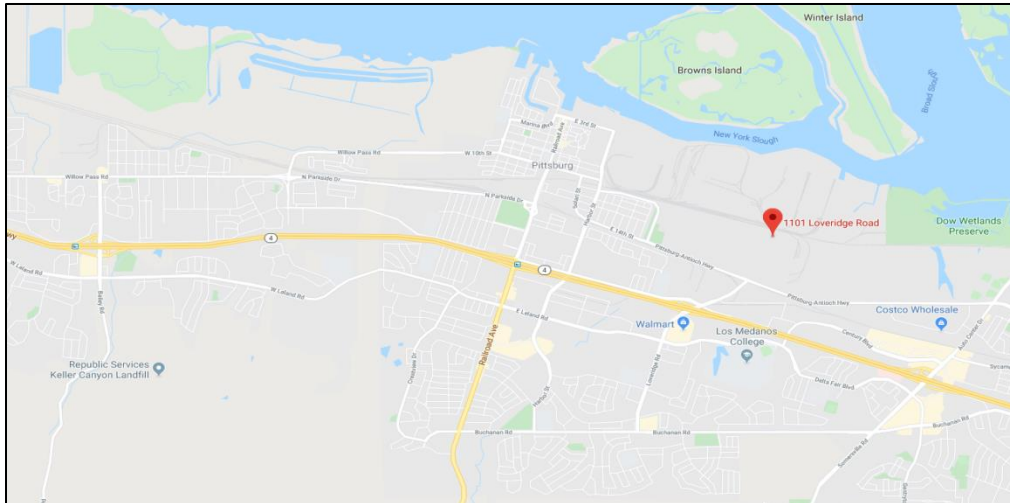
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

HECTOR ROJAS FOR KRISTIN
POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Number One Concrete Ready Mix Inc., AP-18-1350 (UP)
Location: 1101 Loveridge Road, APN: 073-230-031



City of Pittsburg

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

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 25, 2020**

ITEM: Unique Motors, AP-19-1479 (UP, DR).

ORIGINATED BY: Jake Himmel on behalf of LCA Architects, 590 Ygnacio Valley Road, Ste. 310, Walnut Creek, CA. 94596

SUBJECT: This is a public hearing on a request for use permit and design review approval of plans to establish a used auto dealership at 3745 Railroad Avenue in the CN (Neighborhood) District. Assessor's Parcel No. 088-161-025.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10138, approving Planning Application No. 19-1479, subject to conditions.

BACKGROUND:

The project site is a 20,909-square-foot parcel located on the southeast corner of Railroad Avenue and Yosemite Drive. The site was developed in 1969 with a 3,600-square-foot restaurant and a parking lot for up to 21 cars. The restaurant was demolished in 2007, but the parking lot was left behind. The site has remained vacant since the restaurant was demolished.

PROJECT DESCRIPTION:

Existing Conditions:

- Driveway access from Railroad Avenue and Yosemite Drive
- Three street trees and two decorative light poles along frontage
- Empty landscape strips along frontage
- Six-foot-tall, slated chain-link fence along southern property line between site and commercial use
- Six-foot-tall masonry wall along southern property line between site and residential use
- 5,300-square-foot unpaved surface (former restaurant pad)
- 14,800-square-foot asphalt paved surface (former restaurant parking)

See Attachment 2, Site Photos.

Surrounding Land Uses:

North: Shell Gas Station and Food Mart

West: 3774 Railroad Avenue Business Center

South: Nation's Giant Hamburgers
East: Yosemite Dental Care

See Attachment 3, Map of Surrounding Uses.

Proposed Project: Unique Motors, Inc. is a used auto dealership currently located in Concord. The applicant would like to lease and improve the project site in order to relocate the dealership to Pittsburg. Once established, the dealership would operate daily, between the hours of 7:00 a.m. and 8:00 p.m. The improvements proposed by the applicant are as follows:

- Installation of a 616-square-foot modular office trailer with a sales office, waiting room, restroom, and ADA-accessible ramp at the trailer entry;
- Construction of a concrete walkway from the sidewalk on Railroad Avenue to the new trailer;
- Expansion of existing asphalt concrete paving around the new modular office trailer;
- Striping for four off-street parking spaces to be used by employees and customers; and
- Preservation of existing street trees and expansion of existing landscape strips with new plantings to be installed.

See Attachment 4, Project Plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is in the 'Railroad Subarea' of the General Plan and has a land use designation of 'Community Commercial'. This designation is intended to provide sites for retail shopping areas, including automobile sales. The project is consistent with the General Plan, and more specifically the economic development objectives (General Plan, page 6-2) which support business attraction and encourage commercial development.

Zoning: The project site is zoned CN (Neighborhood Commercial) District. The existing use falls under the classification of 'Auto Sales' as defined by Pittsburg Municipal Code (PMC) section 18.08.028(d). As shown in Attachment 4 of this report, the property complies with all of the CN District development regulations.

Development Review Design Guidelines (DRDGs): The City's DRDGs provide a framework for the design review of residential, commercial, and industrial projects. As shown in Attachment 5 of this report, the proposed project complies or conditionally complies with all of the DRDGs.

Design Review Findings: In accordance with PMC section 18.36.220(B), design review approval may be granted if the Planning Commission can make a determination that the proposed project is consistent with the following standards:

- 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 will 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.
- E. The application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

Use Permit Findings: 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:

- 1. 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;
- 2. is not detrimental 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 adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- 5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- 6. will not create a nuisance or enforcement problem within the neighborhood;
- 7. will not encourage marginal development within the neighborhood;

8. 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;
9. is consistent with the City's approved funding priorities; and,
10. if located within the Pedestrian Commercial (CP) District, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

Environmental: This 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, section 15303(c). This section exempts office structures under 2,500 square feet. The proposed modular office trailer is 616 square feet.

Public Notice: On or prior to February 15, 2020, notice of the February 25, 2020 public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with 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 "Upper Diamond" Nextdoor neighborhood.

ANALYSIS:

Staff believes that the Commission can make the required findings to grant use permit and design review approval for the project. The proposed new structure and landscaping improvements would improve the appearance of the property and neighborhood. The project would be consistent with the City's DRDGs if conditions of approval are adopted requiring the project to: a) hide or camouflage any roof gutters and downspouts; b) install a canopy over the building entry; c) provide skirting along the trailer's base perimeter; and d) provide at least one bicycle parking space on site.

ACTION REQUIRED:

Move to adopt Resolution No. 10138 approving Use Permit and Design Review Application No. 19-1479, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10138

Planning Commission Staff Report
Unique Motors, AP-19-1479 (UP, DR).
February 25, 2020

2. Site Photos
3. Map of Surrounding Uses
4. Property Development Regulations Table
5. Development Review Design Guidelines Table
6. Project Plans and Color Board
7. Public Hearing Notice

Prepared by: Celina F. Palmer, Assistant Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Use Permit and	)	
Design Review Approval to Establish an	)	
Auto Sales Business and Place a 616-	)	
Square-Foot Office Trailer at 3745	)	
Railroad Avenue, for "Unique Motors, AP-	)	Resolution No. 10138
19-1479 (UP, DR).")	)	
	)	

The Planning Commission of the City of Pittsburgh DOES RESOLVE as follows:

Section 1. Background

- A. On November 19, 2019, Jake Himmel filed Use Permit and Design Review Application No. 19-1479, requesting Planning Commission approval of plans to establish a used auto dealership at 3745 Railroad Avenue in the CN (Neighborhood Commercial) District. Assessor's Parcel No. 088-161-025.

- B. The proposed project is governed by the Pittsburgh General Plan, Pittsburgh Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburgh Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

- C. The 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, section 15303(c). This section exempts office structures under 2,500 square feet. The office trailer that would be installed for the proposed used auto dealership is 616 square feet.

- D. On or prior to February 15, 2020, notice of the February 25, 2020 public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburgh Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburgh 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 "Upper Diamond" Nextdoor neighborhood.

- E. On February 25, 2020, the Planning Commission held a public hearing on Planning Application No. 19-1479, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Unique Motors, AP-19-1479 (UP, DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference

Design Review

2. The proposed project will:

- a) conform with good taste, good design and in general will 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 it will result in the development of a long-standing vacant parcel, which could otherwise continue contributing to blight within the neighborhood.
- b) be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that it will be required to comply with all applicable building and fire codes.
- c) not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, it will improve the appearance of the property and neighborhood by placing an appropriate amount of landscaping along the property frontage.
- d) be in harmony with proposed developments on land in the general area, in that there are no proposed developments near the office trailer's vicinity.
- e) conform to the criteria set forth in the City's Development Review Design Guidelines (DRDGs), if conditions of approval are adopted requiring the project to: a) hide or camouflage any roof gutters and downspouts; b) install a canopy over the building entry; and c) provide at least one bicycle parking space on site.

Conditional Use Permit

3. The proposed used auto dealership will:

- a) be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that it is a conditionally permitted use in the CN (Neighborhood Commercial) District;

- b) not be detrimental to the health, safety, and general welfare of the City, in that it will be required to meet health and safety requirements of the Pittsburgh Community Development Department and the Contra Costa Fire Protection District;
- c) will not adversely affect the orderly development of property within the City, in that it will be located near other similar commercial uses along Railroad Avenue;
- d) 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 it will reflect continued investment in the neighborhood and have a positive impact on the City tax base;
- e) will be consistent with site's 'Community Commercial' General Plan land use designation in that this designation is intended to provide sites for retail shopping areas, including automobile sales;
- f) will not create a nuisance or enforcement problem within the neighborhood, in that the use will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns;
- g) will not encourage marginal development within the neighborhood, in that the new development will improve the appearance of the property and neighborhood by placing an appropriate amount of landscaping along the property frontage;
- 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, in that it is located in an area of the City served by existing utilities; and
- i) will not be inconsistent with the City's approved funding priorities, in that that there is no public money involved in this project.

B. The staff report entitled, "Unique Motors, AP-19-1479 (UP, DR)," dated February 25, 2020, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 19-1479, subject to the following conditions listed below.

1. Conformity with Project Plans: The used auto dealership shall be constructed in substantial conformity with the project plans date-stamped January 24, 2020, except

as may be hereinafter modified. Any major changes to the project plans or color board shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

2. Modifications to Project Design: The following modifications shall be made to the design of the project, subject to final review and approval by the City Planner:
 - a. Gutters and downspouts shall be painted to match the adjacent building color.
 - b. A canopy shall be installed over the trailer's entry to provide users protection from the weather.
 - c. Skirting shall be installed along the trailer's base perimeter.
 - d. All parking stalls shall be striped, marked, or otherwise delineated, using the same pattern shown on the approved site plan.
 - e. Fixed bicycle parking shall be installed for at least one (1) bicycle in a location on-site, providing convenient access and natural surveillance.
3. Hours of Operation: Hours of operation shall be limited to 7:00 a.m. to 8:00 p.m., seven days per week.
4. Vehicle Dismantling: Vehicle dismantling and/or storage of wrecked vehicles shall not occur on site.
5. Temporary Structures and Uses: The operator shall not place any temporary structures, signs, or banners onsite or offsite, or hold any temporary uses not covered in this use permit or permitted as an ancillary use on the site, without first applying for the appropriate permits and receiving appropriate approvals from the Planning Division and Engineering Division as required.
6. Deliveries: If trailers are used to deliver vehicles, they shall not unload, stop, or park on the public right-of-way or in any customer/employee parking spaces during business hours.
7. Circulation: Customer, employee, and display vehicles shall not be allowed to park or stop on either of the driveways or within required circulation aisles or truck paths onsite.
8. Number of Vehicles: There shall be no more than fifty-five (55) cars offered for sale on the site at any given time. Parking stalls for customers and/or employees shall be labeled for that purpose.
9. Vehicle Parking: Cars stored on-site and offered for sale may not be parked in the public right-of-way.

10. Vehicle Condition: All cars displayed and offered for sale on the site shall be operable, and maintained in good aesthetic condition.
11. Fluids: The applicant 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.
12. Boats and RVs: There shall be no boats or recreational vehicles on the property and no outside storage of trailers, miscellaneous material, equipment, parts or debris, other than operable vehicles.
13. Automotive Repair Prohibited: Limited and/or major automobile repair as defined in PMC section 18.08.080 (28) (a) and (c), shall not be conducted on the site.
14. Business License. The applicant to obtain and maintain a valid business license for the business at all times.
15. Graffiti: The applicant shall be responsible for prompt removal of all exterior trash, debris, and graffiti on site. All graffiti shall be removed on any part of the property within 48 hours of its appearance.
16. Landscape Plan and Maintenance: The applicant shall submit a final landscape plan as required by PMC 18.84.300-330, which shall be subject to review and approval prior to occupancy of the site. The applicant shall be responsible for maintaining landscaping in accordance with the approved landscape plan. Amendments or modifications to the approved landscape plan shall be submitted to the city planner for approval.
17. Lighting: All lighting shall be arranged to reflect light away from adjoining properties and public rights-of-way. In general, lighting fixtures shall be shielded to prevent glare on adjoining properties and public rights-of-way.
18. Property Maintenance: Each exterior of a building or other structure shall be kept in a good state of repair and the exterior finish shall be kept clean and well maintained. The entire site including paved, unpaved, and landscaped areas shall be kept in a neat and orderly manner, free of weeds, loose trash, debris, and other litter (PMC section 18.82.050).

Engineering Conditions – Fees

19. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal.

These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 6% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.

20. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 5.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.
21. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of building permit issuance. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.
22. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City.
23. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two

calendar years.

24. GIS Update. Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is \$0.05/sf of parcel for non-residential uses.
25. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

Engineering Conditions – Submittals

26. Improvement Plans. The applicant shall submit five (5) copies of the engineering plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
- a. A Site Plan
 - b. A Grading and Drainage Plan
 - c. A Utilities Plan
 - d. A Landscaping and Irrigation Plan
 - e. An Erosion and Sedimentation Control Plan
 - f. Offsite Improvements due to Project Impacts

Engineering Conditions – National Pollutant Discharge Elimination System (NPDES)

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

- f. Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter;
- g. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards:
 - Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
 - Dumpster drips from covered trash and food compactor enclosures.
 - Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

28. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook

29. Off-Site Capacity Evaluation. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant

30. Sanitary Sewer. The applicant shall provide 6-inch sanitary sewer laterals located 5-feet horizontally from the water service lateral, with a two-way cleanout at the property line

Engineering Exactions (CFD inclusion)

31. Annexation Documentation for CFD 2005-1. The applicant shall agree to annex into the Community Facilities District 2005-1, which is for public safety services. The fees collected will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any building or engineering permits.

32. Annexation Documentation for CFD 2017-1. The applicant shall agree to annex into the Community Facilities District 2017-1, which is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits

Standard Conditions

33. Grounds for Revocation: Operation in a manner inconsistent with that described in the staff report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of the use permit (PMC section 18.28.100).

34. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.

35. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

36. Indemnification: The business operator 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 operator's sole cost and expense. The food processing facility operator may select its own legal counsel to represent the operator's interests at the operator's sole cost and expense. The operator 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.

37. Expiration of Approval: Use permit and design review approval for the used auto dealership shall expire on February 25, 2022, unless the use has been legally

established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 25th day of February 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. 10138 was adopted by the Planning Commission of the City of Pittsburg on February 25, 2020.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2
Site Photos
Unique Motors, AP-20-1479 (UP, DR)

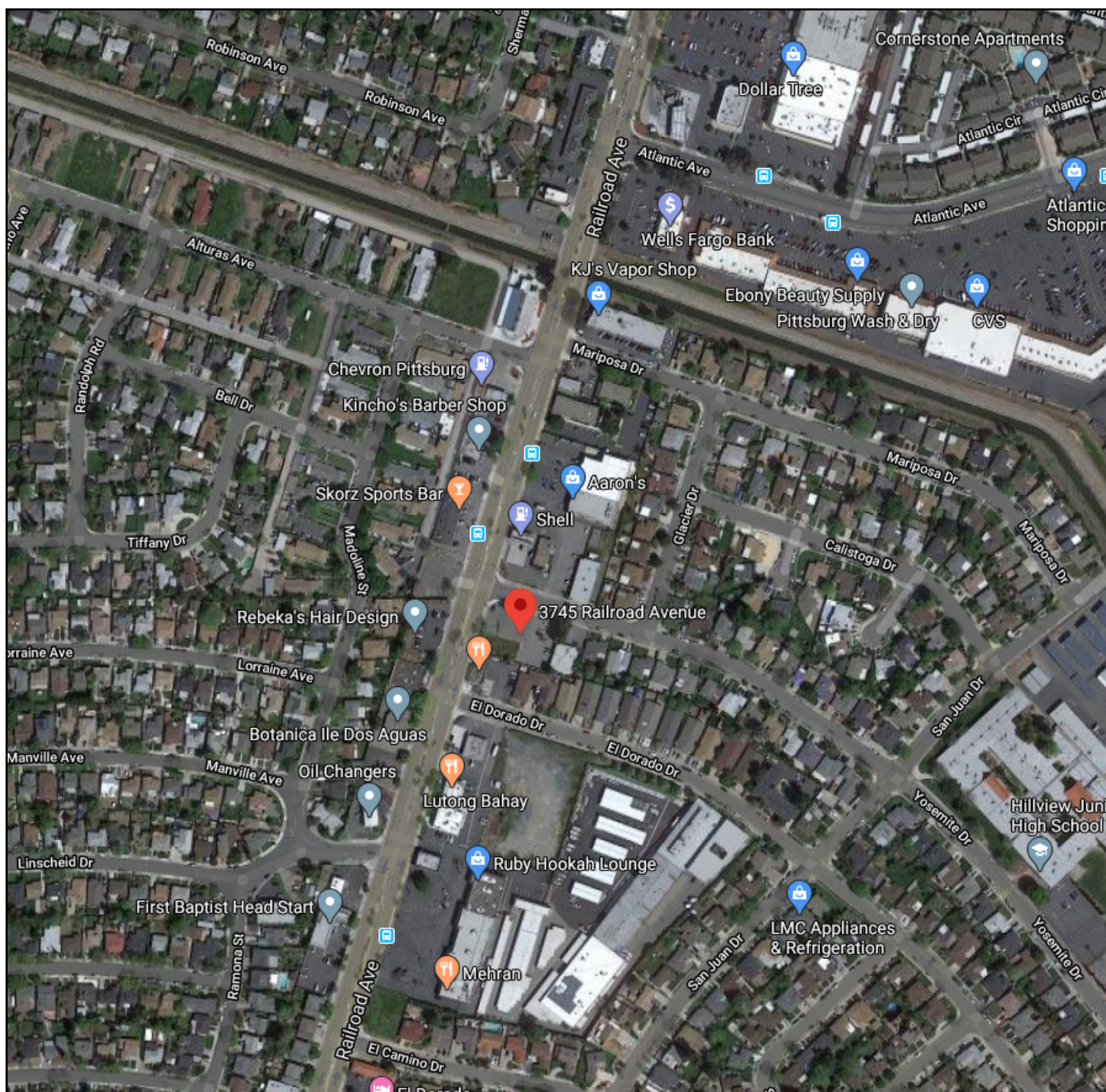


Above: View of project site from Railroad Avenue looking east

Below: View of project site from Yosemite looking south



Attachment 3
Map of Surrounding Uses
Unique Motors, AP-20-1479 (UP, DR)



Attachment 4
Property Development Regulations Table
Unique Motors, AP-19-1479 (UP, DR)

Development Regulations: <i>CN (Neighborhood Commercial) District</i>	Required:	Proposed:
Minimum Lot Area (ac.)	5,000 sq. ft.	20,909 sq. ft.
Minimum Lot Width (ft)	50 ft.	> 100 ft.
Max. Lot Coverage:	40%	3%
Minimum Yards:	-	-
Front:	15 ft.	24 ft.
Side:	-	3 ft.
Side (adjacent to an R or residential PD district)	10 ft.	10 ft.
Corner Side:	15 ft.	> 90 ft.
Rear:	-	> 100 ft.
Maximum Height of Structures (ft):	35 ft	< 13 ft.
Maximum FAR	0.5	0.037
Minimum Site Landscaping	15%	> 19%
Parking Required for Auto Sales use:	1 space (1 per 500 sq. ft.)	4 spaces

Attachment 5
Development Review Design Guidelines
Unique Motors, AP-19-1479 (UP, DR)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Yes. The project parking areas would be partially screened with new landscaping along the site perimeter.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	Yes. Existing trees would remain on site; and, additional landscaping would be planted with the project.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Not applicable. There are no existing utility box transformers, backflow preventors, meters, or junction boxes and none are proposed with the project.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable. There is only one structure proposed on site.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Not applicable. The longest roof line along the proposed structure would measure 40 linear feet.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes. The main entry would be painted an accent color to help create a focal point for the building.

IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	Yes. An appropriate amount of fenestration is provided on each building elevation and the proposed color scheme would be attractive.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Not Applicable. The proposed structure would not be located within an existing commercial or industrial center.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	Yes. The project would not include any roof-mounted equipment. There is an HVAC unit proposed along the west building elevation, but it would not be visible from Railroad Avenue.
IV.k: All Structures, including, but not limited to, “tilt-up” type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Conditionally. Staff recommends a condition of approval that would require the applicant to install a canopy over the main entry to provide additional structural relief as well as a cover from weather.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Conditionally. Staff recommends a condition of approval that would requires all vents, gutters, downspouts, flashing electrical conduits, etc. be painted or finished to match the exterior to which they are attached.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Not Applicable. The proposed structure does not have any blank walls that would be visible from public view.
IV.o: Prototype or “theme” architecture is discouraged.	Not applicable. No themed architecture is proposed with the project.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The proposed structure’s color scheme is compatible with adjacent development.

IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. The street-oriented elevations are designed with an appropriate amount of fenestration and do not have any blank walls that would make them appear like the back of a building.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Not applicable. The project is expected to generate minimal amounts of trash – mostly office related. The applicant intends to contract a janitorial service that would remove any trash collected in the office on a regular basis.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Yes. The building height would not cause obstructions in solar access for neighboring buildings.
VI.D.2: Parking lot impacts should be minimized.	Yes. The project would include the planting of new landscaped areas which would help minimize the heat island effects from the new parking surfaces.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Conditionally. Staff recommends a condition of approval that would require the applicant to comply with regional stormwater regulations.

VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable. This item is meant to apply to permanent buildings on a foundation, the proposed structure is a mobile office trailer, and therefore is not applicable.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Not applicable. There is no recycled water infrastructure available near the site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. The proposed used auto dealership would be operated by less than five employees.
VI.D.8: Street side building faces should encourage walking.	Yes. The proposed structure has windows and other fenestration on the sides facing the public right-of-way along with new proposed landscaping which would beautify the streetscape and encourage walking.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Conditionally. Staff recommends a condition of approval that would require the applicant to provide secure bicycle parking for at least one (1) bicycle.



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COVER SHEET

SCALE: N.T.S.
DATE: 11/01/2019

REVISIONS:
1 PC#1 1/09/2020

PROJECT NO. 19078

A0
SHEET OF

UNIQUE MOTORS, INC. SPECIALTY CAR SALES PROPERTY DEVELOPMENT AND IMPROVEMENTS PITTSBURG, CA

VICINITY MAP

NOT TO SCALE



PROJECT DATA

OWNER: BLAKE MANFUL
5039 COMMERCIAL CIR. STE. G
CONCORD, CA 94520
(925) 407-7665
PROJECT ADDRESS: 3745 RAILROAD AVE.
PITTSBURG, CA 94565
ASSESSOR PARCEL #: 088061025
SCOPE OF WORK: PRE-FABRICATED/MODULAR
SALES OFFICE BUILDING
WITH NEW ACCESSIBLE PATH
OF TRAVEL FROM THE
PUBLIC WAY. PROVIDE
REQUIRED ELECTRICAL AND
PLUMBING HOOK UPS. PATCH
AND REPAIR EXISTING
ASPHALT WHERE REQUIRED.

TOTAL GROSS SITE AREA - .48 ACRES = 20,975 SF
ZONING - NEIGHBORHOOD COMMERCIAL (CN)
PROPOSED USE - AUTOMOBILE SALES
USE REQUIREMENTS - USE PERMIT
LOT COVERAGE ALLOWED - 40%
LOT COVERAGE PROPOSED - 616 SF = 3%
SITE LANDSCAPING REQUIRED - 15%
SITE LANDSCAPING PROPOSED - 3,150 SF = 15%
PARKING STALLS REQUIRED - 1 / 500 SF = 2
PARKING STALLS PROPOSED - 4
ACCESSIBLE PARKING STALLS REQUIRED - 1
ACCESSIBLE PARKING STALLS PROVIDED - 1

SHEET INDEX

A0 COVER SHEET
A1 EXISTING CONDITIONS
A1.1 CONCEPTUAL SITE PLAN
A2 CONCEPTUAL FLOOR PLAN, ROOF PLAN AND ELEVATIONS
A3 COLOR & MATERIALS BOARD
C1 PRELIMINARY CIVIL PLAN
C2 PRELIMINARY STORMWATER CONTROL PLAN
L1 PRELIMINARY PLANTING PLAN
L2 PLANTING IMAGES & CALCULATIONS



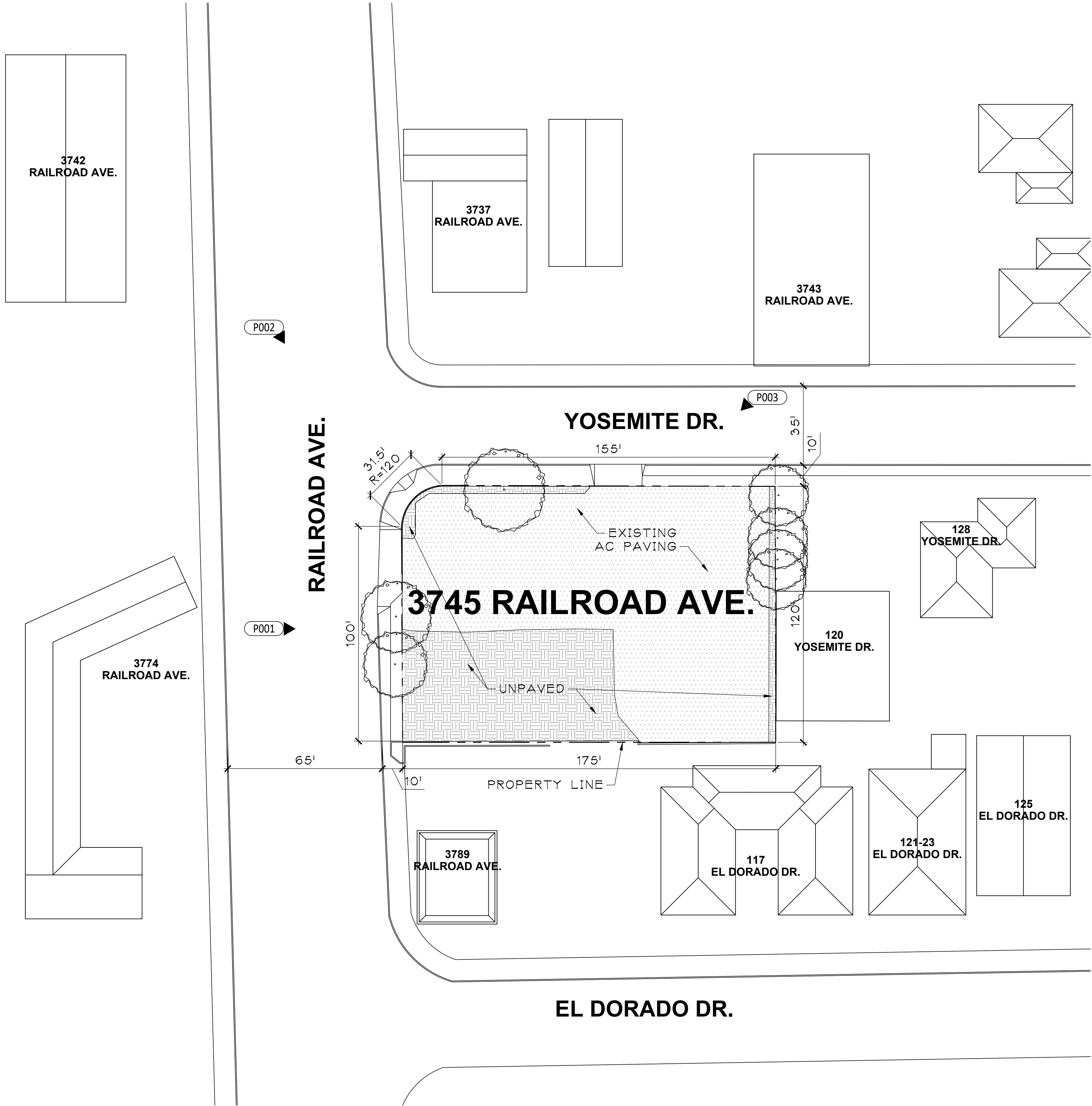
P001 **LOOKING EAST**



P002 **LOOKING SOUTH**

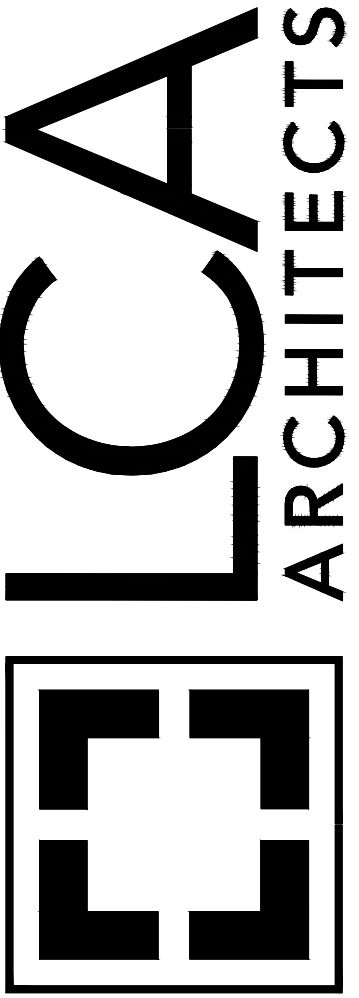
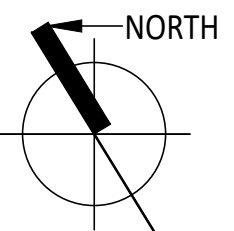
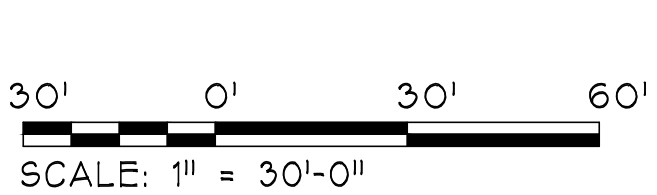


P003 **LOOKING WEST**



1 EXISTING SITE PLAN AND VICINITY MAP

SCALE: 1" = 30'-0"



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**EXISTING
CONDITIONS**

SCALE: AS NOTED
DATE: 11/01/2019

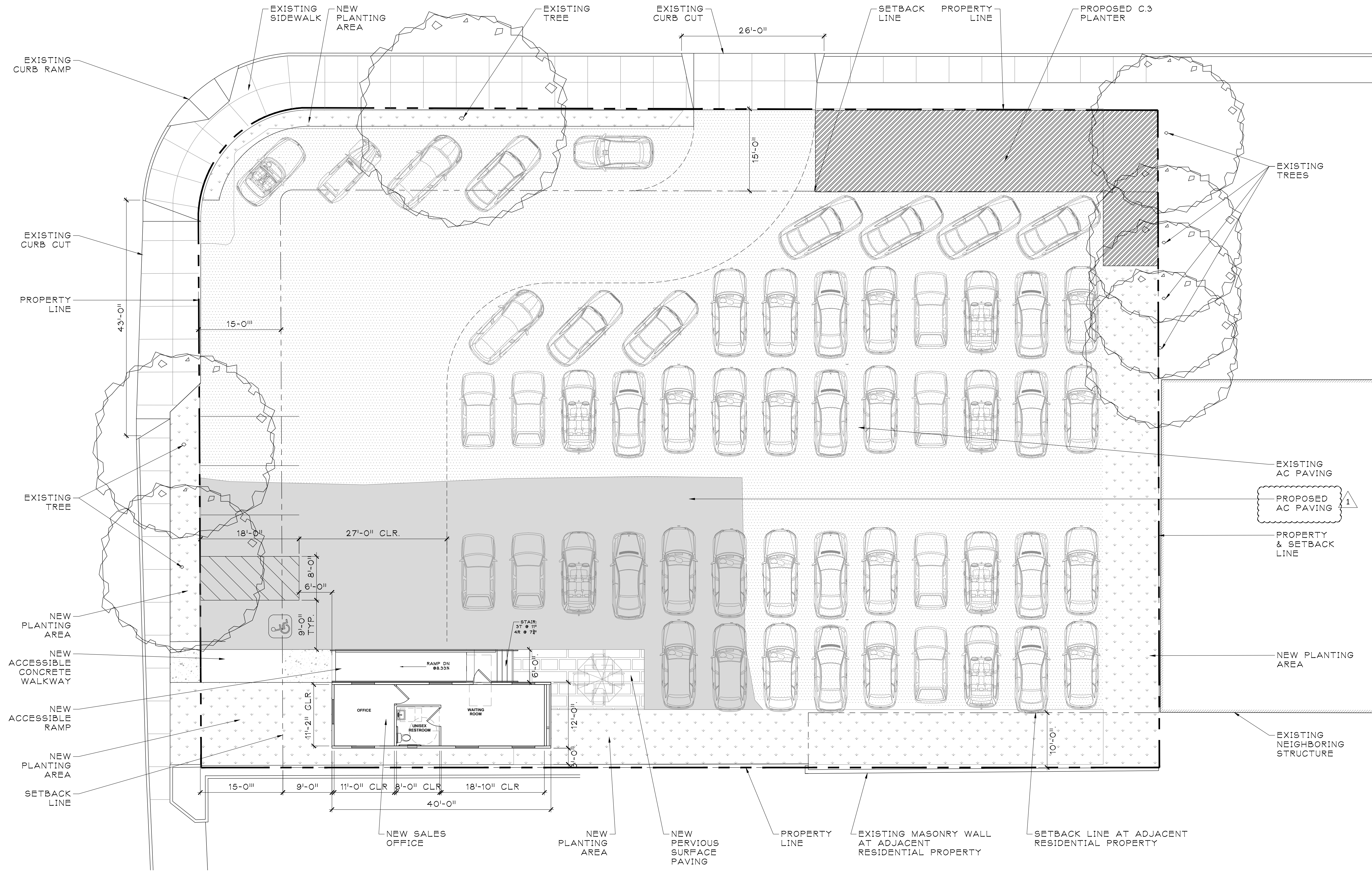
REVISIONS:
1 PC#1 1/09/2020

PROJECT NO. 19078

A1
SHEET OF

YOSEMITE DR.

RAILROAD AVE.



PROPOSED AC PAVING

EXISTING AC PAVING

PROPOSED LANDSCAPING

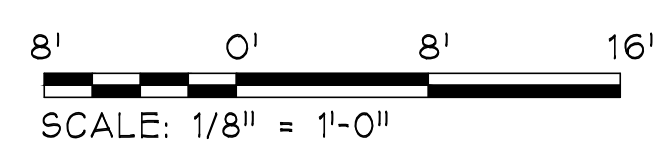
PROPOSED CONCRETE

PROPOSED C.3 PLANTER

1

CONCEPTUAL SITE PLAN

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



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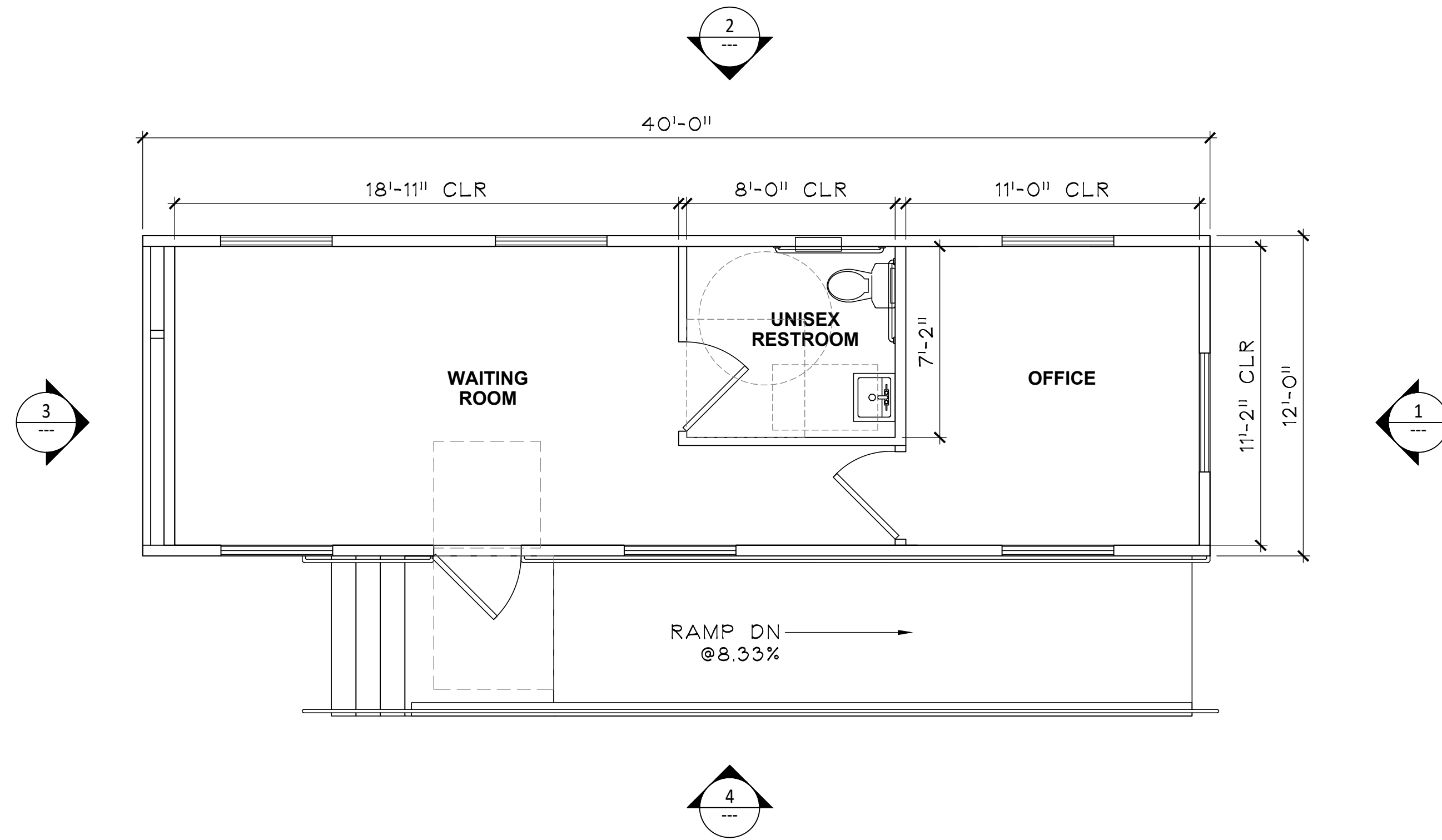
CONCEPTUAL
SITE PLAN
OPTION 1

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DATE: 11/01/2019

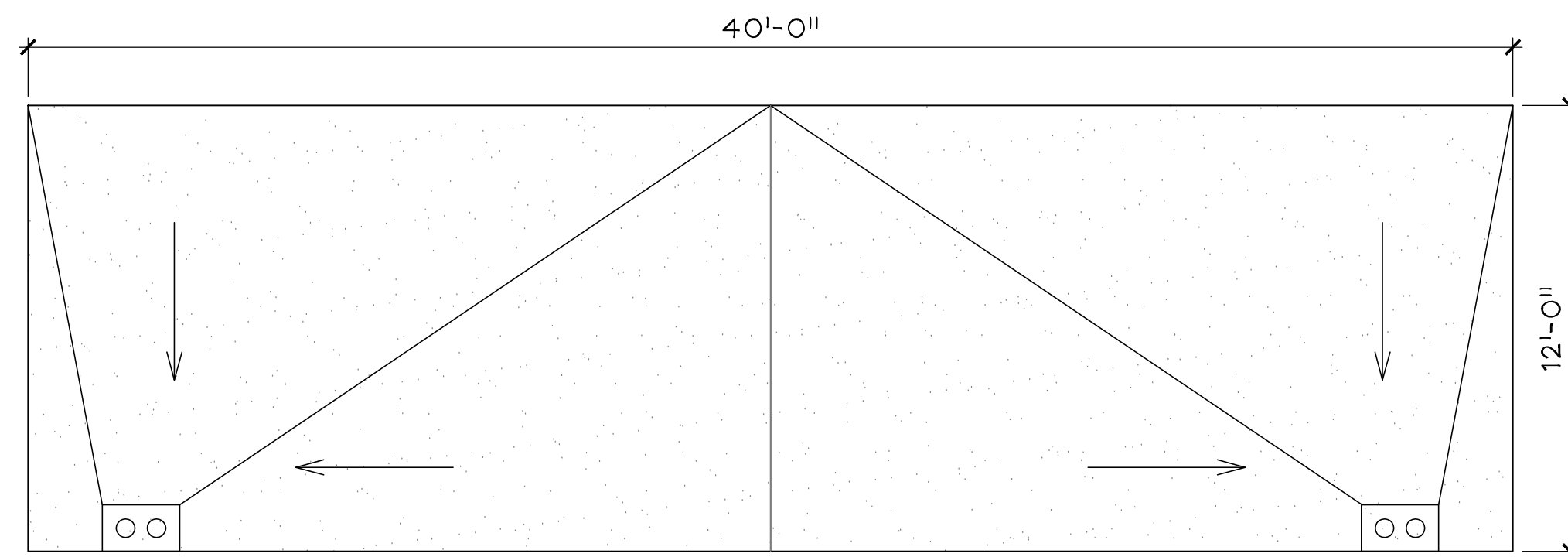
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PROJECT NO. 19078

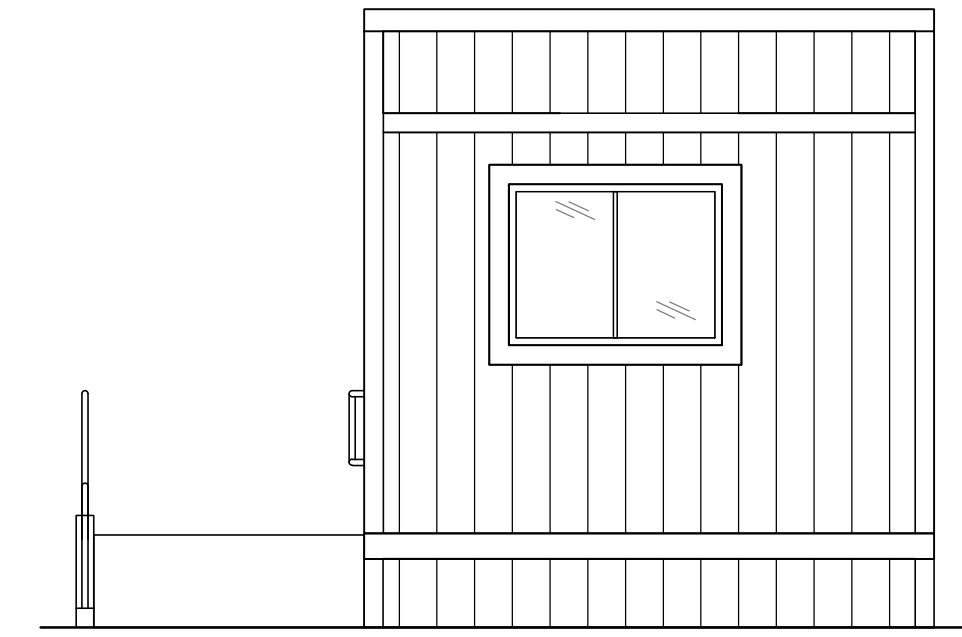
A1.1
SHEET OF



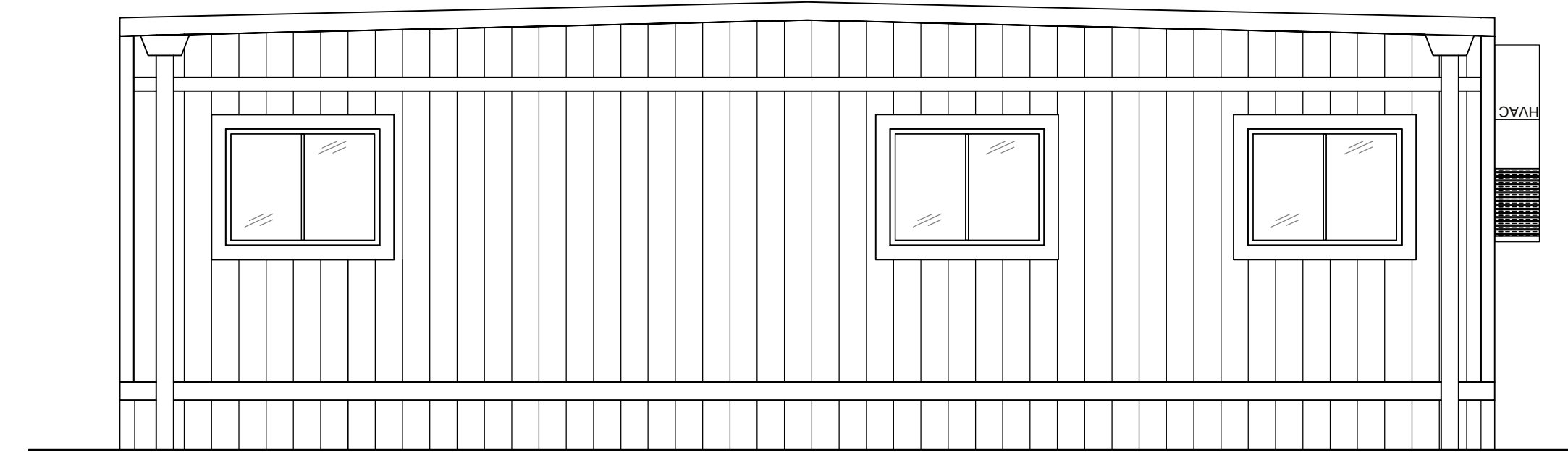
5 CONCEPTUAL FLOOR PLAN
SCALE: 1/4" = 1'-0"



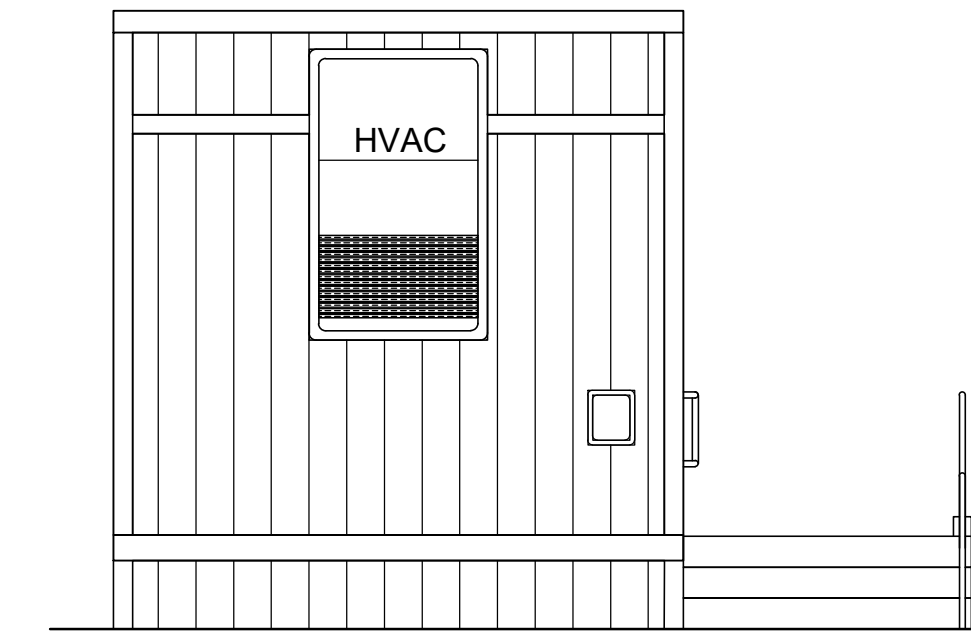
6 CONCEPTUAL ROOF PLAN
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



METAL FRAME

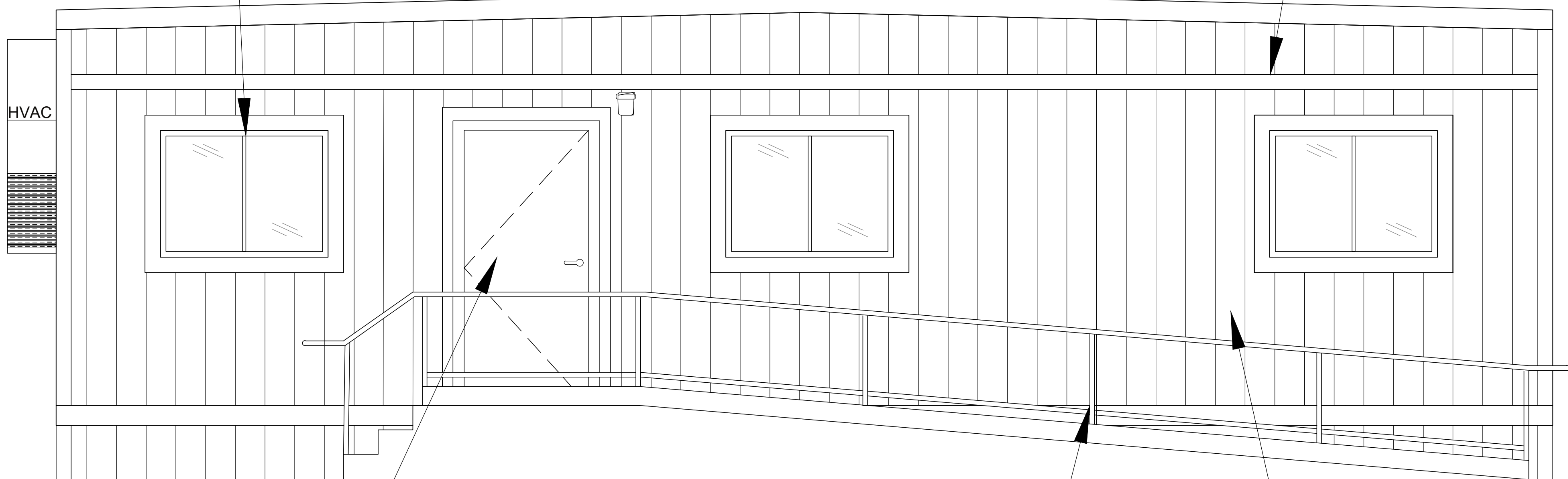


RAISED LETTERS



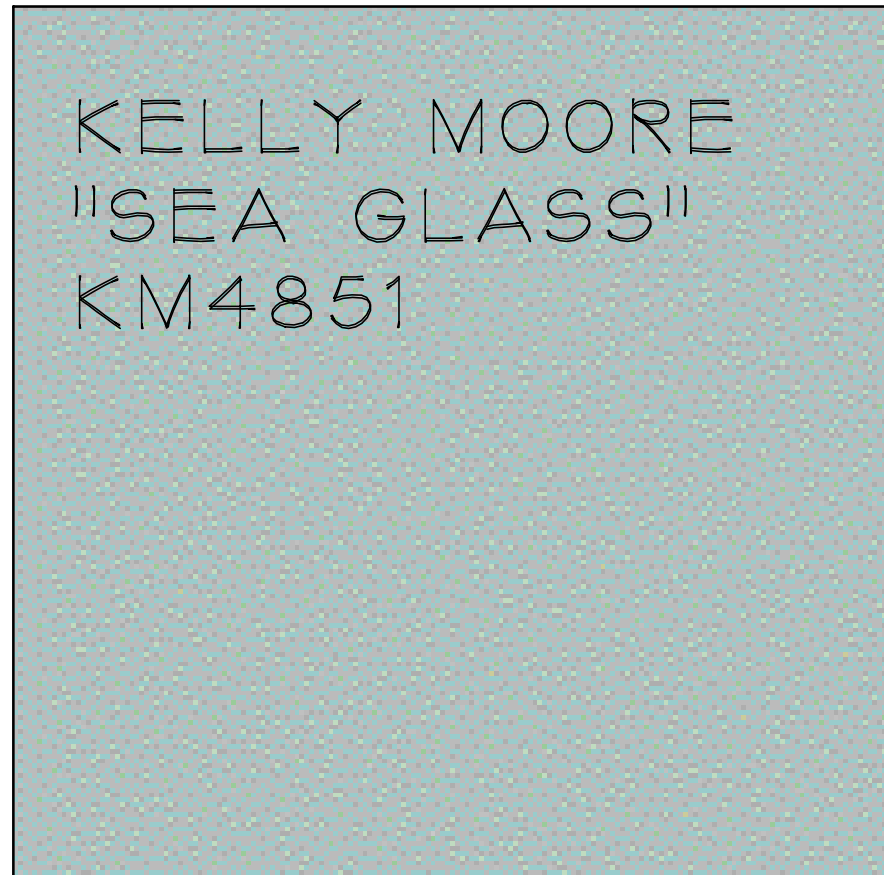
TRIM BOARD

UNIQUE MOTORS, INC.



1 SOUTH ELEVATION

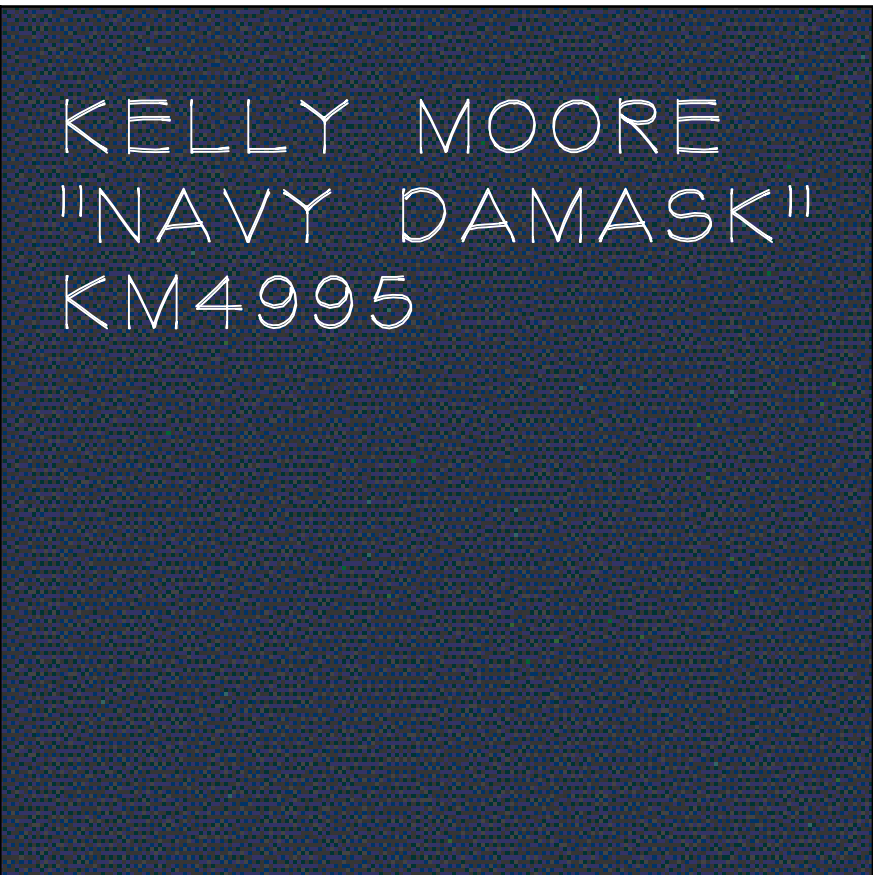
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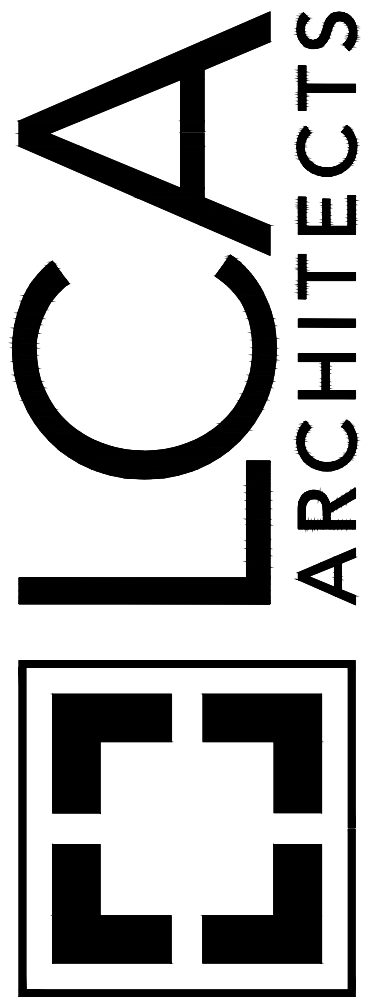
METAL DOOR



GRAY PAINTED METAL



WOOD 8" BOARD



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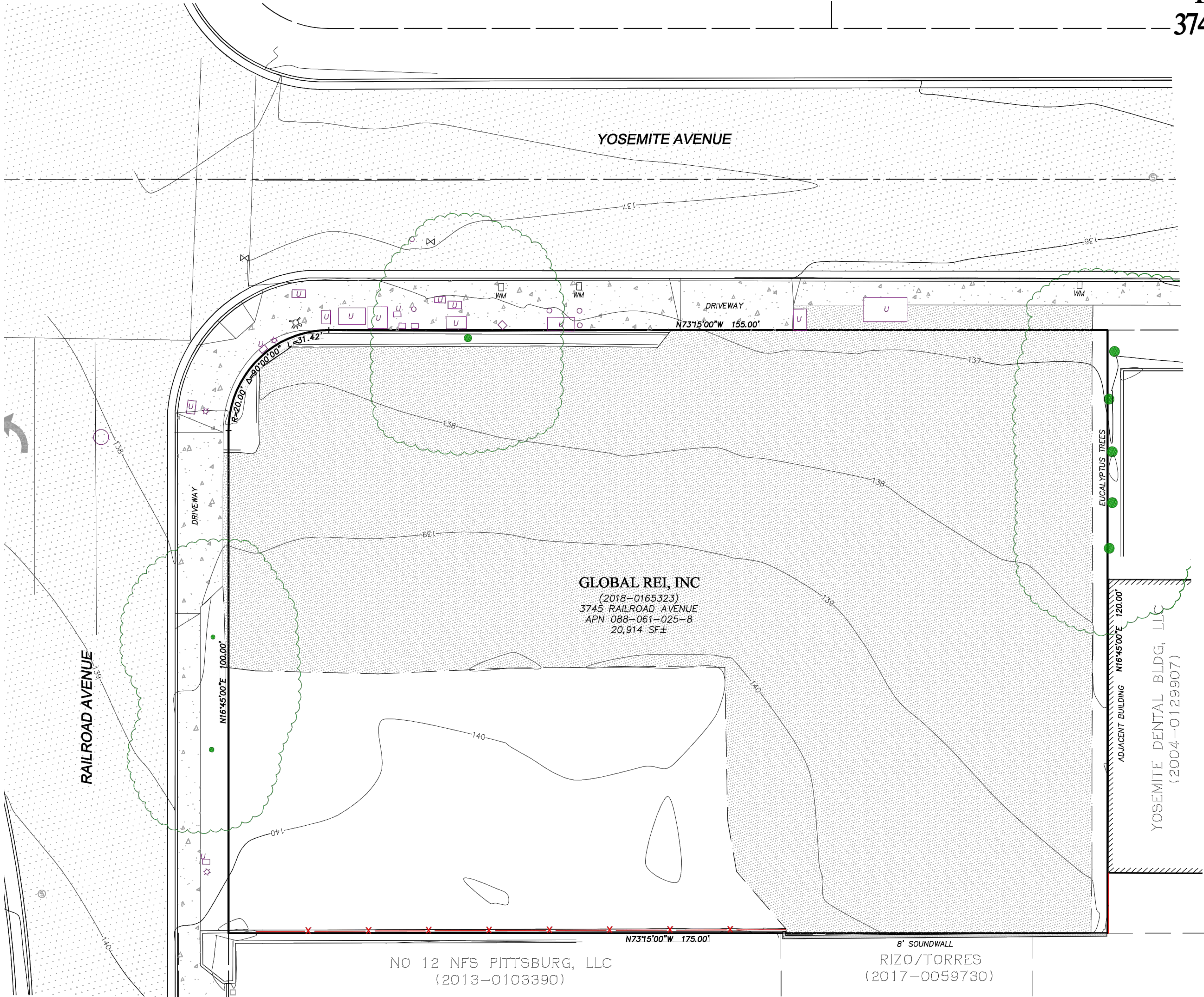
COLOR AND
MATERIAL BOARD

SCALE: 1/4" = 1'-0"
DATE: 11/01/2019

REVISIONS:
1 PC#1 1/09/2020

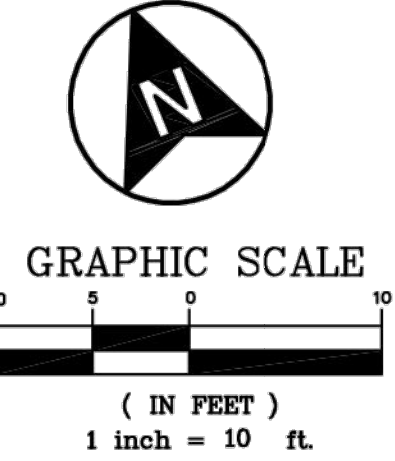
PROJECT NO. 19078

A3
SHEET OF



RECORD BOUNDARY AND
TOPOGRAPHIC SURVEY
3745 RAILROAD AVENUE

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



BENCHMARK

CCCO BM #171 BRASS DISC IN TOP OF EBMUD
MANHOLE EL=105.39 (NGVD 29) ELEVATION WAS
ADJUSTED TO NAVD 88 USING CORPSCON 6.1
ELEVATION DIFFERENTIAL=+2.7'. ELEV=108.09

BASIS OF BEARINGS

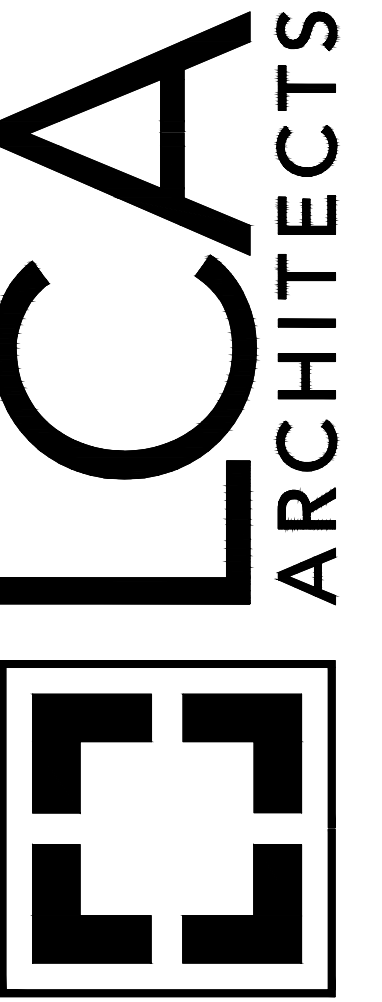
BEARINGS ARE BASED ON THE CENTERLINE OF
YOSEMITE DRIVE AS SHOWN ON THE MAP OF
TRACT 2170 (59 M 37) TAKEN AS SOUTH
76°15'00" EAST. STREET CENTERLINE WAS
DETERMINED BY BEST FIT OF CURB LINES WITHIN
SUBDIVISION

LEGEND

- | EXISTING | ITEM |
|----------|--------------------------|
| --- | BOUNDARY |
| --- | R/W |
| --- | ADJACENT PROPERTY LINE |
| --- | CENTERLINE |
| --- | BUILDING LINE |
| --- | RETAINING WALL |
| --- | FENCE LINE |
| --- | INDEX CONTOUR |
| --- | INTERMEDIATE CONTOURS |
| --- | PAVEMENT |
| --- | CONCRETE |
| --- | UTILITY BOX |
| --- | WATER METER |
| --- | WATER VALVE |
| --- | FIRE HYDRANT |
| --- | STREETLIGHT |
| --- | SEWER MANHOLE |
| --- | TREE TRUNK/APPROX CANOPY |



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NO.	REVISIONS	BY	APP	DATE

RECORD BOUNDARY & TOPOGRAPHIC SURVEY
3745 RAILROAD AVENUE, PITTSBURG, CA

SHEET
1 OF 1
DATE
6-11-19
PROJ#19052

3745 RAILROAD AVE
PITTSBURG, CA 94565

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RECORD BOUNDARY
AND TOPOGRAPHIC
SURVEY

SCALE: AS NOTED
DATE: 11/01/2019

REVISIONS:
1 PC#1 1/09/2020

PROJECT NO. 19078

C1
SHEET OF

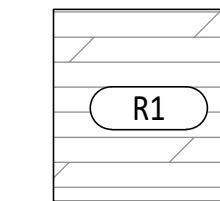
RAILROAD AVE.

YOSEMITE DR.

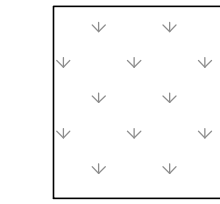
C.3 FLOW-THROUGH
PLANTER TREATMENT
AREA PL1:

R1 AREA:	RUNOFF FACTOR:	AREAxFACTOR:	IMP SIZE FACTOR:	MIN. AREA REQ:	IMP AREA PROVIDED:
16,727 SF	1.0	16,727	0.04	669 SF	1068 SF

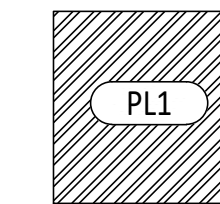
C.3 STORMWATER
CONTROL LEGEND



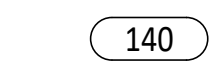
IMPERIOUS
SURFACE



LANDSCAPED
AREA



C3
PLANTER



140
CONTOUR
ELEVATION (FT)

AREA BREAKDOWN

PERVIOUS
LANDSCAPING: 3180 SF
C3 PLANTER: 1068 SF

IMPERVIOUS
ASPHALT: 15,991 SF
ROOF: 736 SF

TOTAL AREA: 20,975 SF

ADDITIONAL
PROJECT DATA:

EXISTING IMPERVIOUS
SURFACE AREA: 14,888 SF

PROPOSED IMPERVIOUS
SURFACE AREA: 16,727 SF

PROJECT WATERSHED:
WEST ANTIOCH

ADDITIONAL MEASURES:

- ALL BORDERING
LANDSCAPE AREAS WILL
BE SELF-TREATING AREAS
- ALL NEW GRADING WILL
DIRECT FLOW TO
PROPOSED C.3
FLOW-THROUGH PLANTER



WWW.LCA-ARCHITECTS.COM

CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE

500 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1625

1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

3745 RAILROAD AVE
PITTSBURG, CA 94565

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

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PRELIMINARY
C.3 STORMWATER
CONTROL PLAN

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

DATE: 11/01/2019

REVISIONS:

1 PC#1 1/09/2020

PROJECT NO. 19078

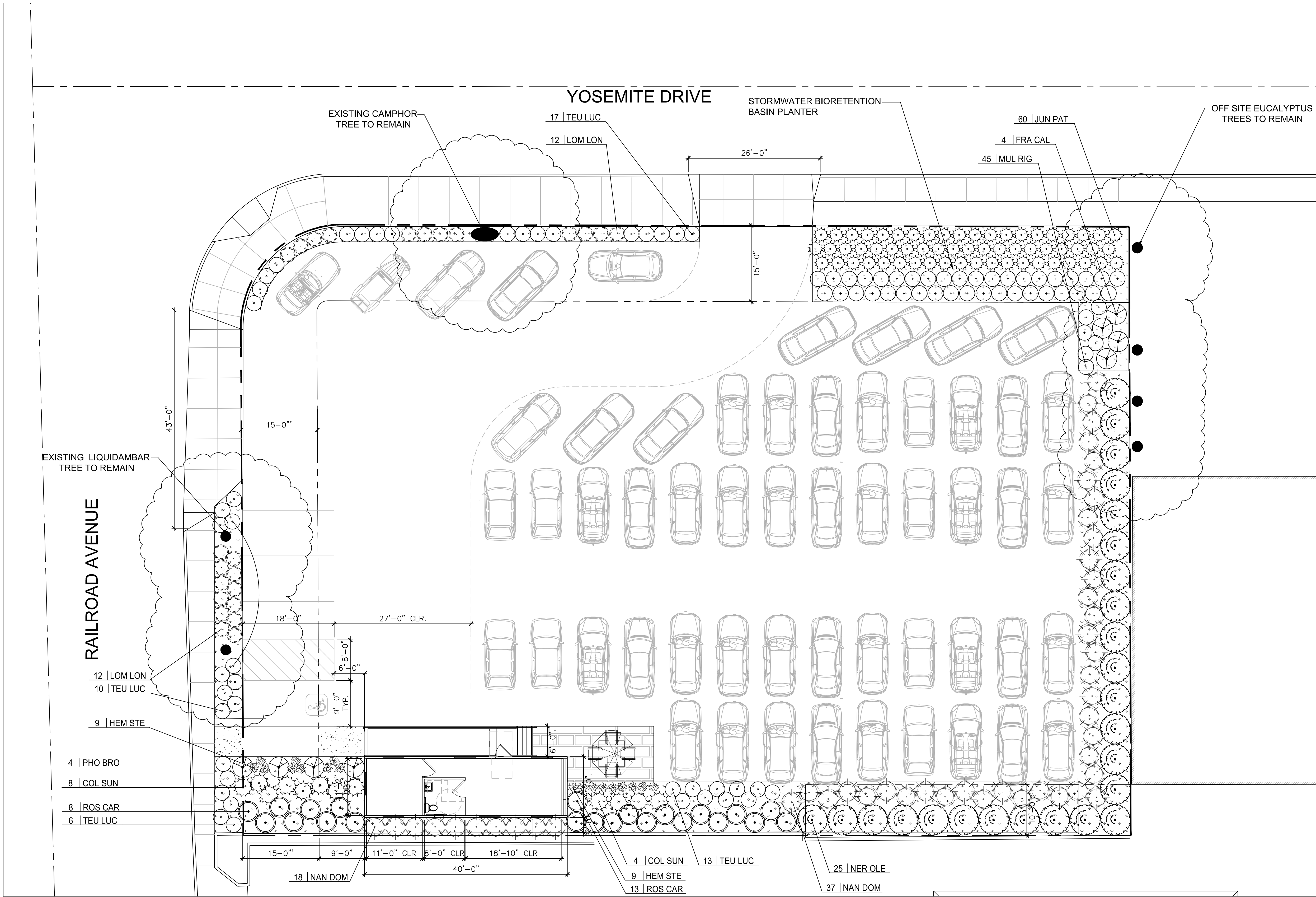
C2

SHEET OF

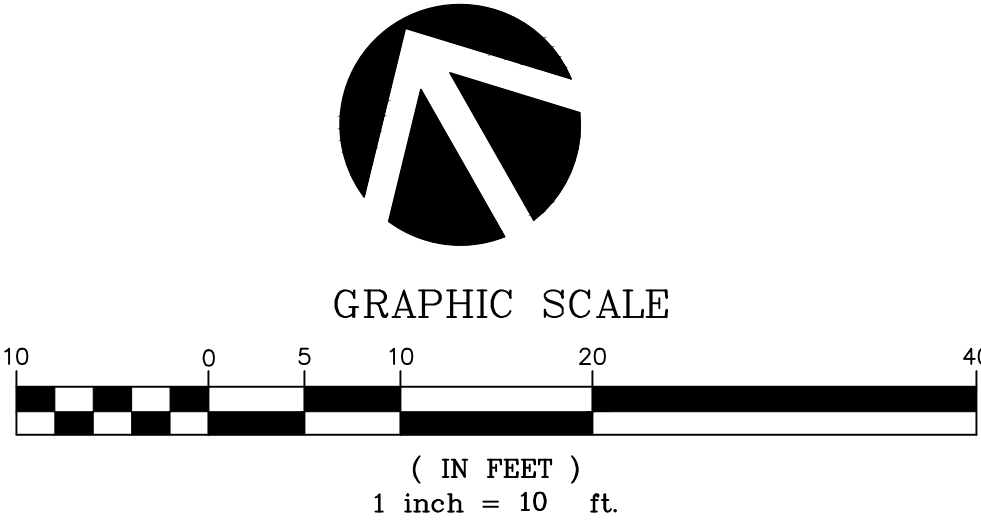
1 STORMWATER CONTROL PLAN

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

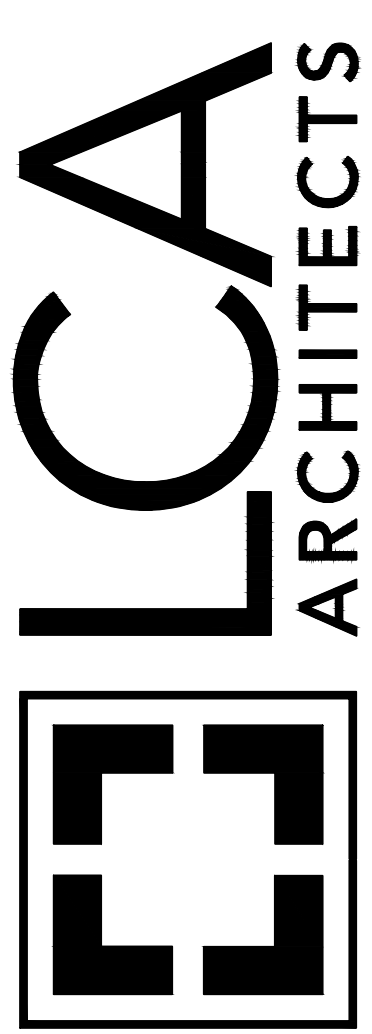
8' 0' 8' 16'
SCALE: 1/8" = 1'-0"



PLANT MATERIALS LIST				WUCOLS
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS:				
COL SUN	COLEONEMA PUL. 'SUNSET GOLD'	BREATH-OF-HEAVEN	5 GA	MED
*FRA CAL	FRANGULA CALIFORNICA	CALIFORNIA COFFEEBERRY	5 GA	LOW
LOM LON	LOMANDRA LONGIFOLIA 'SEA BREEZE'	MAT RUSH	5 GA	LOW
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GA	LOW
NER OLE	NERIUM OLEANDER 'PETITE SALMON'	DWARF OLEANDER	5 GA	LOW
PHO BRO	PHORMIUM TENAX 'BRONZE BABY'	DWARF NEW ZEALAND FLAX	5 GA	LOW
ROS CAR	ROSA 'CARPET RED'	RED CARPET ROSE	5 GA	MED
TEU LUC	TEUCRIUM LUCIDRYS	GERMANDER	5 GA	LOW
PERENNIALS / GRASSES:				
HEM STE	HEMEROCALLIS 'STELLA DE ORO'	DAYLILY	1 GA	MED
*JUN PAT	JUNCUS PATENS	GRAY RUSH	1 GA	LOW
*MUL RIG	MUHLENBERGIA RIGENS	DEER GRASS	5 GA	LOW
(*) SYMBOL REPRESENTS PLANT SPECIES COMPATIBLE WITH BIORETENTION PLANTERS, AS DEFINED IN THE CONTRA COSTA CLEAN WATER PROGRAM RECOMMENDED PLANT LIST				



REFER TO SHEET L2 FOR PLANT IMAGES AND CALCS



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OR OF INFORMATION SUPPLIED BY OTHERS.

PRELIMINARY
PLANTING PLAN

SCALE:
DATE: 01/21/2020

REVISIONS:

PROJECT NO. 19078

L1
SHEET OF



COLEONEMA PULCHRUM 'SUNSET GOLD'



HEMEROCALLIS 'STELLA DE ORO'



LOMANDRA LONGIFOLIA 'SEA BREEZE'



NANDINA DOMESTICA



PETITE SALMON OLEANDER



PHORMIUM TENAX 'BRONZE BABY'



ROSA 'CARPET RED'



TEUCRIUM



DEER GRASS
(BIOBASIN)



GRAY RUSH
(BIOBASIN)



CALIFORNIA COFFEBERRY
(BIOBASIN)

WATER EFFICIENT LANDSCAPE WORKSHEET							
REFERENCE EVAPOTRANSPIRATION (ET _o):		46.2					
HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	3318	1228.888655	35200.3
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	780	481.481442	13791.6
TOTALS:					4098	1710	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
TOTALS:					0	0	
ETWU TOTAL:						48,992	
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):						52,822	
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA		1,710		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		4,098					
AVERAGE ETAF		0.42					
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA		1,710					
TOTAL LANDSCAPE AREA		4,098					
SITEWIDE ETAF		0.42					



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: February 25, 2020
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Unique Motors, AP-19-1479 (UP, DR).

This is a public hearing on a request for use permit and design review approval of plans to establish an auto sales business and place a 616-square-foot office trailer at 3745 Railroad Avenue in the CN (Neighborhood Commercial) District. Assessor's Parcel No. 088-161-025.

PROJECT PLANNER: Celina Palmer, (925) 252-4029 or cpalmer@ci.pittsburg.ca.us

Why am I receiving this notice? You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot radius of the project site are required to be notified under the Pittsburg Municipal Code.

Where can I get more information about this project?

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

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

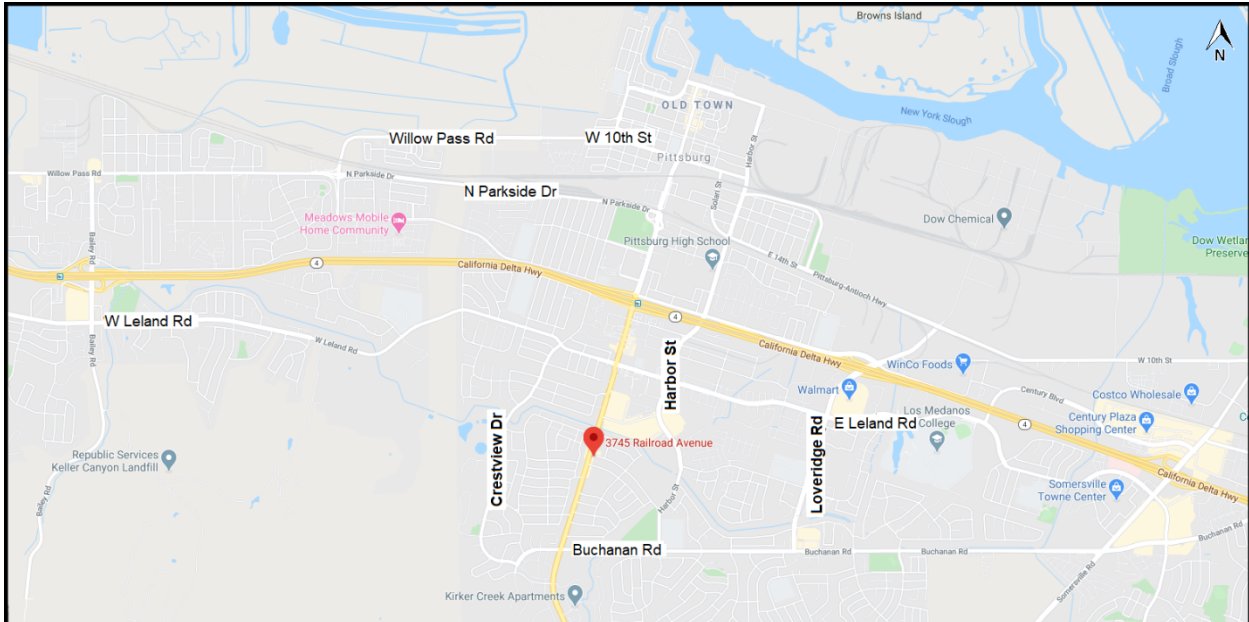
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

HECTOR ROJAS FOR KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Unique Motors, AP-19-1479 (UP, DR).

Location: APN: 088-161-025



City of Pittsburg

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

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 25, 2020**

ITEM: Submittal of Adopted Zoning Administrator Resolutions.

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

SUBJECT: The Zoning Administrator submits four resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the four 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, the Zoning Administrator has adopted four resolutions approving delegated design review applications, as follows:

1. Resolution No. 348: 1718 Bridgeview Street, AP-19-1460 (FE)
2. Resolution No. 349: Crossroads Christian Church Freestanding sign, AP-19-1472
3. Resolution No. 350: New Destiny Church Fencing, AP-19-1453 (FE, TRP)
4. Resolution No. 351: Wendy's Restaurant Remodel, AP-19-1461 (AD)

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, 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 adopted Zoning Administrator resolutions.

ATTACHMENTS:

1. Zoning Administrator Resolution No. 348
2. Zoning Administrator Resolution No. 349
3. Zoning Administrator Resolution No. 350
4. Zoning Administrator Resolution No. 351

Prepared by: Kristin Pollot, Zoning Administrator

701.03

ZA

RESO

348

12-17-19

VP



City of Pittsburg

Community Development Department – Planning Division

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

Date: 12/17/19

SUBJECT: ZA RESOLUTION NO. 348

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. 348
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Fence Height	)	
Exception for a Seven-Foot-Tall Wooden	)	
Fence, for "1718 Bridgeview Street Height	)	
Exception, AP-19-1460 (FHE).")	)	Resolution No. 348

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On September 25, 2019, David Radcliffe, filed Fence Height Exception Application No. 19-1460, requesting approval to replace an existing six-foot tall wooden fence with a seven-foot-tall wooden fence, where the maximum fence height permitted is six feet, located along the side property lines of 1718 Bridgeview Street in the PD (Planned Development, Ord. 1204) District. Assessor's Parcel No. 093-263-015.
- B. On October 22, 2019, the Zoning Administrator submitted to the Planning Commission a Notice of Intent to exercise delegated authority for the subject application pursuant to Pittsburgh Municipal Code (PMC) section 18.84.205(F)(2).
- C. The fence height exception request 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, section 15303.
- D. On or prior to December 7, 2019, notice of the December 17, 2019 public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburgh Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburgh Municipal Code (PMC) section 18.14.010 and Government Code section 65091.
- E. PMC section 18.84.205(F), *Exceptions to Fence Height Regulations*, allows for the maximum allowable fence height to be increased through the issuance of a fence height exception approved by the Zoning Administrator. In order to approve a fence height exception, the Zoning Administrator must make findings (PMC section 18.84.205.F.2) that the proposed fence structures:
 - 1. will not infringe upon the light, air circulation, or visual openness of surrounding properties;
 - 2. will not detract, impair or destroy the characteristics of the established area; and,

3. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.
- F. On December 17, 2019, the Zoning Administrator held a public hearing on Fence Height Exception Application No. 19-1460, at which time oral and/or written testimony was considered.

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 all oral and written testimony presented at the public hearing, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed fence does not infringe upon the light, air circulation, or visual openness of surrounding properties, in that it is located along the side property lines, and in the portions exceeding six feet in height would be lattice, allowing light and air to permeate.
 3. The proposed fence does not detract, impair or destroy the characteristics of the established area, in that it will be constructed in a sound and workmanlike fashion using new materials, consistent with other fences in the neighborhood.
 4. The proposed fence is not detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, in that the new fencing would improve aesthetics over the existing worn fence; allow for increased privacy and security for both the applicant and adjoining neighbors; and not affect sight lines for driver safety with its location in the side yards of an interior lot.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Fence Height Exception Application No. 19-1460, subject to the following conditions.
1. Site Plan. The existing fence shall remain substantially as presented in the approved site plan and photos date-stamped September 25, 2019, except as may be modified by the conditions below.
 2. Fence Maintenance. The fence shall be maintained erect and in a state of good repair. A dilapidated, dangerous, or unsightly fence or wall shall be repaired,

replaced, or removed, as the situation may warrant.

3. Property Maintenance. The entire site including paved, unpaved, and landscaped areas must be kept in a neat and orderly manner, free of weeds loose trash, debris, and other litter.
4. Fence Design. The portions of the fence exceeding six feet in height shall maintain a lattice design. The lattice shall not exceed one-foot in height.

Standard Conditions:

5. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.
6. Other Agency Requirements. The applicant shall comply with all requirements of the Pittsburg Building and Engineering Divisions, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
7. 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 this resolution and the Standard Conditions of Development, this Zoning Administrator 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 attorney's 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. Expiration. This approval will expire on December 17, 2020, unless an encroachment permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Zoning Administrator. The approval shall be valid for no more

than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 17th day of December, 2019, by the Zoning Administrator of the City of Pittsburg, California.

A handwritten signature in black ink, appearing to read 'Kristin Pollot', written over a horizontal line.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

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

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

or

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

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

A decorative border consisting of black triangles of various sizes and orientations, arranged in a circular pattern around the central text.

701.03

ZA

RESO

349

12-20-19



City of Pittsburg

Community Development Department – Planning Division

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

Date: 12/20/19

Dear Applicant:

SUBJECT: RESOLUTION No. 349

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. 349
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Freestanding	)	Resolution No. 349
Sign Located at 3840 Railroad Avenue,	)	
for "Crossroads Christian Church	)	
Freestanding Sign, AP 19-1472 (SR).")	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On October 22, 2019, Maria Lorenzana filed Sign Review Application No. 19-1472, requesting sign review approval to install a new 15 square foot freestanding sign for Crossroads Christian Church Assembly of God Contra Costa. The project site is located at 3840 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel No. 087-121-026.
- B. 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 1, "Freestanding Signs," of Planning Commission Resolution No. 9918.
- C. On December 10, 2019, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- D. The proposed freestanding sign is governed by the policies and guidelines of Pittsburgh Municipal Code (PMC) section 19.12.020. In addition, signs identifying churches and institutions are governed by PMC 19.16.040.
- E. The Zoning Administrator may approve a freestanding sign upon making one or more of the following findings:
 - 1. The business, use, or building is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building;
 - 2. The sign is necessary to provide the business or use with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises;
 - 3. The size or width of the property upon which the business or use is located is such that a sign placed on the building would not adequately identify the premises occupied by that use;

4. The architectural style, material, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 (Design Review) of the Zoning Ordinance; or
 5. The sign is part of a master identification sign for a shopping center of four more individual businesses.
- F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures," of the State CEQA Guidelines, section 15311.

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 December 19, 2019, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. A freestanding sign to adequately identify the use at the proposed location is warranted, as the eastern building façade along the adjacent right-of-way, Railroad Avenue, is obscured from view due to trees in the landscaping strip.
 3. The freestanding sign will be placed in a landscaped portion of the property, will be set back 5 feet from the edge of the curb along the eastern property line and edge of the sidewalk, and will not project into the public right-of-way.
 4. The freestanding sign will be placed near the entrance driveway of the premises, adjacent to a public right-of-way to which the business or use has direct access.
 5. The area around the base of the freestanding sign will be attractively landscaped, if a condition of approval is added to require the applicant install ornamental, drought-tolerant planting around the signposts.
 6. The structure supporting the freestanding sign has been designed with a minimal, modern aesthetic that is in keeping with the modern design of the adjacent building and use. The sign face will be a two-sided 3mm aluminum composite material with the name of the institution, types of services offered, and street address. The four-inch pressure treated wood

posts will be painted red and have lantern lights placed atop. A condition of approval will require the applicant also install ornamental, drought-tolerant planting around the signposts.

7. The freestanding sign is proposed to be five feet tall, the maximum height for a freestanding sign allowed under PMC section 19.16.040(C)(2), and well under the maximum structure height of 35 feet within the CN District.

Section 3. Decision

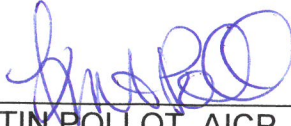
- A. Based on the findings set forth above, the Zoning Administrator hereby approves Sign Review Application No. AP-17-1472, subject to the following conditions.
 1. Substantial Conformity. The freestanding sign shall be constructed in substantial conformity with the project plans date stamped October 22, 2019, and November 22, 2019, and attached as "Exhibit A" to this resolution, except as hereinafter modified.
 2. Building Permits. The applicant shall obtain a building permit for this project from the City's Building Division, prior to installing the sign.
 3. Engineering Permits. The applicant shall ensure that no obstructions associated with the sign installation, are placed within the public right-of way or driveway without approval of an encroachment permit from the City's Engineering Division.
 4. Landscaping & Lighting. The applicant shall install attractive landscaping around the base of the freestanding sign, in accordance with PMC section 19.12.020(D). The final design of the landscaping, including plant selections and layout, shall be subject to review and approval by the Planning Division prior to the issuance of a building permit. Landscaping shall be irrigated and maintained so as to be healthy and weed free at all times.
 5. Landscaping & Lighting. Proposed lighting atop the signposts shall not create a nuisance to vehicles using adjacent streets.
 6. Site Maintenance. The entire site shall be kept clean and free of all litter, debris and refuse.
 7. Standard Conditions. 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 Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.

8. Other Agency Requirements. The Applicant shall comply with all requirements of the Community Development Department, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
9. Indemnification. The applicant agrees to indemnify, defend, and hold harmless the City of Pittsburg, 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. The applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. The 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.
10. Expiration. This approval will expire on December 16, 2021, unless a building or grading permit to construct the project has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the applicable building or grading permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

The foregoing resolution was passed and adopted the 19th day of December 2019, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

Signage Size: 3' x 4.33' = 13 sq.ft.

DiBond 3mm
(Aluminum
Composite
Material)

CROSSROADS CHRISTIAN CENTER
ASSEMBLY OF GOD - CONTRA COSTA
 3840 Railroad Avenue, Pittsburg Ca. 94565



Worship God • Disciple Believers
Evangelize the Lost • Show Compassion

*Jesus answered, "I am the way and the truth and the life.
 No one comes to the Father except through me." - John 14:6*

SUNDAY SERVICE: 10:30 AM

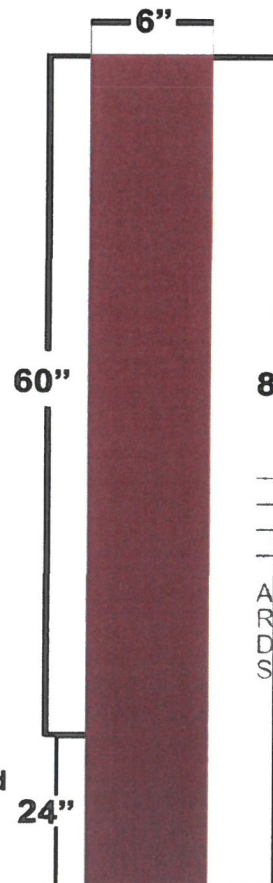
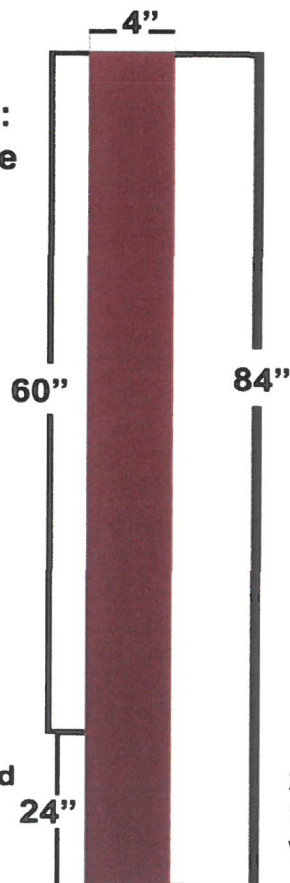
3M Vinyl
Cast (Overlay)
Full Color
Digital Print
UV Laminate

4.33'

3'

POST:

Material:
Pressure
Treated
Wood



RECEIVED

NOV 22 2019

PLANNING DIVISION

84" APPROVED BY
THE CITY OF PITTSBURG

☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-19-1472
 Reso. No. ~~19-20-345~~ 345
 Date Approved: 12-20-19
 Signature: *Celwa F. Palmer*

ACTUAL SIZE INCLUDING POST : 3FT X 5 FT = 15 SQ. FT.

RECEIVED

NOV 22 2019

PLANNING DIVISION

Exact Location of Project

Road View



**APPROVED BY
THE CITY OF PITTSBURG**

____ Planning Department
☒ Zoning Administrator
____ Planning Commission
____ City Council

App. No. AP-19-1472

Reso. No. 349

Date Approved: 12.20.19

Signature: Debra J. Palmer

OCT 22 2019

PLANNING DIVISION



App. No. AP-19-1472
Reso. No. 349
Date Approved: 12-20-19
Signature: Nelma Palmer

RECEIVED

OCT 3 2019

CROSSROADS CHRISTIAN CENTER

APPROVED BY
THE CITY OF PITTSBURG

ASSEMBLY OF GOD - CONTRA COSTA

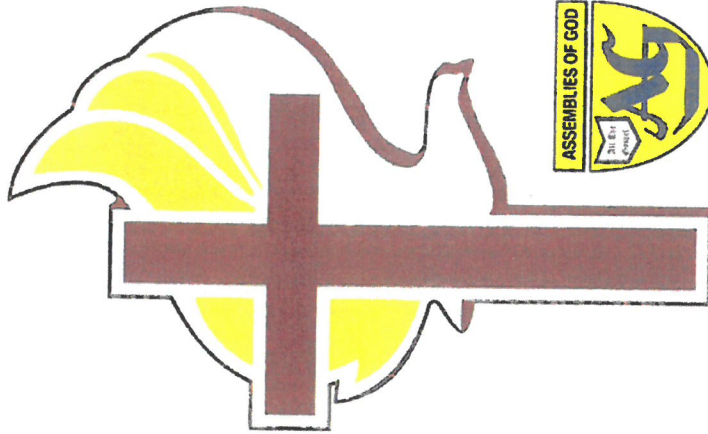
Planning Department
X Zoning Administrator
Planning Commission
3840 Railroad Avenue, Pittsburg Ca. 94565 City Council

App. No. 19-1472

Reso. No. 345

Date Approved: 12-29-19

Signature: *Julian F. Palmer*



Worship God • Disciple Believers
Evangelize the Lost • Show Compassion

*Jesus answered, "I am the way and the truth and the life.
No one comes to the Father except through me." - John 14:6*

SUNDAY SERVICE : 10:30 AM

Project: Exterior Free Standing Sign for Crossroads Christian Center
Quantity: One 2- Sided

OCT 22 2019

Sign Material:

DiBond 3mm (aluminum composite material)

Vinyl - Cast (Overlay) - Cast Vinyl

Overlaminates- 3M 2 milLaminate 8520 - 8520

Print: Full Color Digital Print
3M Vinyl With UV Laminate

Post: Pressure Treated Wood
size: W= 4", T=6", H=84

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-19-1472

Reso. No. 349

Date Approved: 12-20-19

Signature: Celina F. Palmer



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

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

or

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

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

701.03

**ZA
RESO
350
2-4-20**

VP



City of Pittsburg

Community Development Department – Planning Division

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

Date: 2/5/20

SUBJECT: ZA RESOLUTION NO. 350

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. 350
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Fence Height	)	
Exception for a Six-Foot-Tall Wrought-Iron	)	Resolution No. 350
Fence, and a Tree Removal Permit for	)	
Three Protected Trees, for "New Destiny	)	
Church Fence Height Exception and Tree	)	
Removal Permit, AP-19-1453 (ZA).")	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On August 2, 2019, Gail Knowles, filed Fence Height Exception and Tree Removal Permit Application No. 19-1453, requesting approval to construct a six-foot tall wrought-iron fence within the front and corner side yard setback, where the maximum fence height permitted is three feet, and a tree removal permit to remove three protected trees, located at 1411 East Leland Road in the CC (Community Commercial) District. Assessor's Parcel Nos. 088-570-002, -004, -014.
- B. On October 22, 2019, the Zoning Administrator submitted to the Planning Commission a Notice of Intent to exercise delegated authority for the subject application pursuant to Pittsburgh Municipal Code (PMC) section 18.84.205(F)(2).
- C. 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, section 15303. Class 3 exemptions include a variety of accessory structures such as garages, carports, patios, swimming pools, and fences.
- D. On or prior to January 25, 2020, notice of the February 4, 2020 public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburgh Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburgh Municipal Code (PMC) section 18.14.010 and Government Code section 65091.
- E. PMC section 18.84.205(F), *Exceptions to Fence Height Regulations*, allows for the maximum allowable fence height to be increased through the issuance of a fence height exception approved by the Zoning Administrator. In order to approve a fence height exception, the Zoning Administrator must make findings (PMC section 18.84.205.F.2) that the proposed fence structures:
 - 1. will not infringe upon the light, air circulation, or visual openness of

- surrounding properties;
2. will not detract, impair or destroy the characteristics of the established area; and,
 3. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.
- F. PMC section 18.84.850, "Tree Removal Permit Procedure and Requirements," allows for the removal of protected native and non-native trees through the issuance of a tree removal permit approved by the Zoning Administrator. Pursuant to PMC section 18.84.854(E), in order to approve the removal of protected trees, the Zoning Administrator must find that either:
1. the condition of the tree or trees with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure; or
 2. the burden to the applicant in preserving the tree or trees greatly outweighs the tree's or trees' benefit to the public or environment; or
 3. part of a development plan, subdivision or other discretionary project, preservation of the tree or trees will severely reduce the scale or feasibility of the development.
- G. On February 4, 2020, the Zoning Administrator held a public hearing on Fence Height Exception and Tree Removal Permit Application No. 19-1453, at which time oral and/or written testimony was considered.

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 all oral and written testimony presented at the public hearing, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed fence will not infringe upon the light, air circulation, or visual openness of surrounding properties, in that it will be located along public right-of-ways which will continue providing adequate light, air, and openness between adjacent properties.
 3. The proposed fence will not detract, impair or destroy the characteristics of the established area, in that it will be constructed in a sound and workmanlike

fashion using newer, high-quality materials, consistent with other fences in the neighborhood.

4. The proposed fence will not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, in that the new fencing will allow for increased privacy and security for both the applicant and adjoining neighbors; and not affect sight lines for driver safety with its distance setback from the adjacent streets.
5. The burden to the applicant, in preserving the trees greatly outweighs the trees' benefits to the public or environment and a condition of approval requiring the applicant to provide replacement trees of adequate size will sufficiently mitigate the removal of the protected trees, pursuant to PMC section 18.84.855.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Fence Height Exception and Tree Removal Permit Application No. 19-1453, subject to the following conditions.
 1. Site Plan. The proposed fence shall be installed in substantial conformance with the site plan date-stamped January 27, 2020, except as may be modified by the conditions below.
 2. Fence Maintenance. The fence shall always be maintained erect and in a state of good repair. Any dilapidated, dangerous, or unsightly fence or wall shall be repaired, replaced, or removed, as the situation may warrant.
 3. Property Maintenance. The entire site including paved, unpaved, and landscaped areas must be kept in a neat and orderly manner, free of weeds loose trash, debris, and other litter.
 4. Gated Access. The gated entrance at Gladstone Drive shall remain open during business hours of 7:00 a.m. to 5:00 p.m.
 5. Prior to the removal of the protected trees, the applicant shall submit a site plan showing the replacement of the removed tree(s) at either a four-to-one ratio with 24-inch box trees or a 12-to-one ratio with 15-gallon trees. All replacement trees shall be maintained on site to the maximum extent feasible.
 6. The landscape plan shall be designed in accordance with PMC sections 18.84.300 through 18.48.325, provide calculations demonstrating compliance with the Water Efficient Landscape Ordinance.
 7. Tree removal shall be conducted outside of the breeding bird season which

generally runs from March 1 – August 31. If project activities cannot feasibility avoid the breeding bird season, prior to the disturbance of suitable nesting habitat, the applicant shall provide a biological report or statement for any trees that may serve as potential habitat for any candidate, sensitive or special status species identified in any local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or the United States Fish and Wildlife Service. Such report or statement shall provide guidelines for proper protective measures for all qualified species.

Standard Conditions:

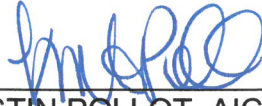
8. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.
9. Other Agency Requirements. The applicant shall comply with all requirements of the Pittsburg Building and Engineering Divisions, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
10. 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 this resolution and the Standard Conditions of Development, this Zoning Administrator resolution shall govern.
11. 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 attorney's fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
12. Expiration. This approval will expire on February 4, 2021, unless an encroachment permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Zoning Administrator. The approval shall be valid for no more

than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 4th day of February, 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

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

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

or

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

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

NEW DESTINY CHURCH

1411 EAST LELAND RD.

PITTSBURG, CA 94565-5109

NEW DESTINY CHURCH FENCE HEIGHT EXCEPTION

AP-19-1453

CCCFPD Project No. : P-2019-03614

SCOPE OF WORK

1. PROPOSED NEW CONCRETE MASONRY PILASTER PER LAYOUT. SEE SHEET S.1
2. PROPOSED NEW WROUGHT IRON FENCE 6'-0" HIGH MAX.
3. PROPOSED (3) NEW PARKING LOT GATES PER LAYOUT. SEE SHEET S.1
4. PROPOSED KNOX BOX INSTALLATION AT EACH GATE. KNOX BOX NEEDS FIRE DEPARTMENT APPROVAL
5. PROPOSED NEW MAN GATE. SEE SHEET S.1 FOR LOCATION. GATE HARDWARE ON SHEET S.2.

GENERAL NOTES:

This building complies with TITLE 24 and the following model codes:

2016 California Building Codes (CBC)
2016 California Plumbing Codes (CPC)
2016 California Mechanical Codes
2016 California Fire Codes (CFC)
2016 California Electrical Codes
2016 California Energy Code
2016 California Green Building Standard Code (CGBSC)

CONDITIONS:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER JOB SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER OR ENGINEER FOR CLARIFICATION PRIOR TO COMMENCING WORK.

CONCRETE:

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.
2. ALL PLACEMENT OF CONCRETE SHALL MEET REQUIREMENTS OF THE CURRENT CBC.
3. ALL SURFACES TO RECEIVE CONCRETE SHALL BE WATERED DOWN 24 HOURS IN ADVANCE OF POURING CONCRETE.
4. ALL CONCRETE SURFACES SHALL BE PROTECTED AND CURED IN ACCORDANCE WITH ACCEPTED BUILDING PRACTICES.
5. WHERE AREA CONCRETE SLAB EXCEEDS 500 SQUARE FEET, PROVIDE EXPANSION CONTROL JOINTS, ONLY ON NEW CONSTRUCTIONS.

SPECIFICATIONS:

CONCRETE: 2500 PSI AT 28 DAYS, TYPE II PCC.
REINFORCING: ASTM A615-80 GRADE 40 DEFORMED BARS.
STRUCTURAL STEEL: ASTM A36, OR ASTM A572 GRADE 42, FABRICATED AND ERECTED PER AISC.
PIPE: 2016 CBC CHAPTER 22
WIDE FLANGE: ASTM A53 OR ASTM A501, 2016 CBC CHAPTER 22
WOOD: IBC/CBC CHAPTER 23 AF&PA NDS-12 & AF&PA NDS-08
STEEL ROOFING: ASTM A446 GRADE E 80 KSI YIELD.
EXCAVATION, GRADING, AND FILL: PER 2016 CBC CHAPTER 18
CONSTRUCTION MUST MEET ALL LOCAL, STATE AND FEDERAL HEALTH DEPARTMENT REGULATIONS.

FIRE DEPARTMENT REQUIREMENT

1. AT LEAST TWO OF THE GATES SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. ALL GATES SHALL BE EQUIPPED WITH A KNOX SWITCH OR KNOX PADLOCK.

ACCESS GATES FOR FIRE DISTRICT APPARATUS SHALL BE A MINIMUM OF 20-FEET WIDE. ACCESS GATES SHALL SLIDE HORIZONTALLY OR SWING INWARD AND SHALL BE LOCATED A MINIMUM OF 30-FEET FROM THE STREET AT EAST LELAND AVE. AND 20-FEET AT GLADSTONE DR. ELECTRICALLY OPERATED GATES SHALL BE EQUIPPED WITH AN APPROVED FIRE DISTRICT LOCK.

CONTACT THE FIRE DISTRICT FOR INFORMATION ON ORDERING THE KEY-OPERATED SWITCH (D103.5 FFC)

2. FENCING SHALL NOT BE LOCATED WITHIN 3-FEET OF FIRE HYDRANT OR BLOCK THE HYDRANT IN ANY WAY.

3. Access entrances with locked gates.

Access gates, barricades or barriers across roads to private or gated communities shall provide emergency access by an approved preemption traffic control/gate access system.

- All other access gates shall be locked in a manner which allows for emergency access by one of the following methods:
1. A lock or chain that is not case hardened and immediately available to cut with Fire Department bolt cutters.
 2. A lock with the key available in a Fire Department approved "knox box" installed as prescribed by the Fire Chief.
 3. An opening device located in an approved "Knox box" installed as prescribed by the Fire Chief.
 4. A preemption traffic control/gate access system that will operate upon an optical signal originating from an emergency vehicle.
 5. Automatic gates shall have a battery back-up or manual mechanical disconnect readily accessible to emergency personnel in case of power failure.

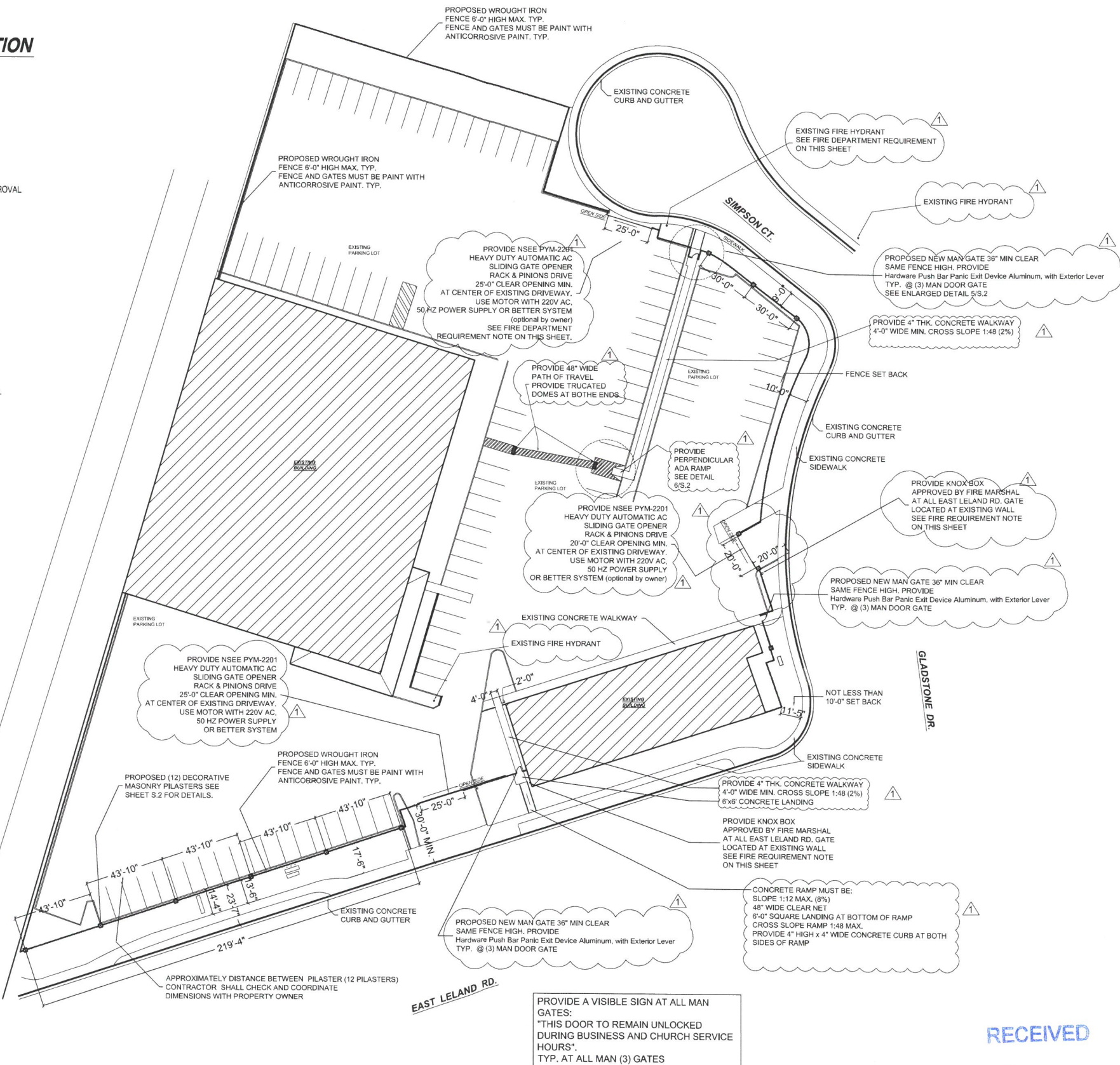
**APPROVED BY
THE CITY OF PITTSBURG**

Planning Department
☒ Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1453
Reso. No. 350
Date Approved: 2/4/20
Signature: [Signature]

1. PROPOSED WROUGHT IRON FENCE LAYOUT

SCALE 1" = 30'



REVISION DATE	BY
1 FIRE DEPARTMENT PLAN CHECK 08-28-2019	EEM
2 ADD. SHEET S.3 10-09-2019 RESCUE AREA @ PARKING LOT	EEM

CONSULTANT ENGINEER:



JON D. CAMPDONICA P.E.
CIVIL ENGINEER
LIC. 61969
2712 River Valley Circle
Modesto, CA 95351
(209) 538-0840
jcamp@pacbell.net

NEW DESTINY CHURCH
NEW DESTINY CHURCH
FENCE HEIGHT EXCEPTION
1411 E. LELAND RD.
PITTSBURG

AP-19-1453
CCCFPD Project No.:
P-2019-03614

PROJECT OWNER & MAILING ADDRESS:

NEW DESTINY CHURCH
1411 EAST LELAND RD.
PITTSBURG, CA 94565-5109

APN 088-570-014-6
088-570-002-1
088-570-004-7

TRACT 5854 LOTS 3 & 5

CONTRACTOR:

TJ&M MANSORY
230 EAST K STREET
BENICIA, CA 94510
Contact:
TONY & YOLANDA CHAVEZ

(707) 208-2265
(707) 746-8483

DIGITAL DRAFTING TECHNOLOGY SERVICES, LLC.

E. EDUARDO MORAN
3933 SHADY OAK CT
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(209) 620-2208

ARCHDRAFTING2005@YAHOO.COM

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PRINTED DATE: 10-09-2019

DATE: 03-02-2019

SCALE: As Shown

DRAWN: E.E. MORAN

JOB: 2019-210

SHEET #:

S.1

OF 3 SHEETS

RECEIVED

JAN 27 2020

PLANNING DIVISION

REVISION DATE	BY
1 FIRE DEPARTMENT PLAN CHECK 08-28-2019	EEM
2 ADD. SHEET S.3 10-09-2019 RESCUE AREA @ PARKING LOT	EEM

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PITTSBURG

AP-19-1453
CCCYPD Project No.:
P-2019-03614

CMU FENCE PILASTER:
ELEVATION
PLAN VIEW
CROSS SECTION

PROJECT OWNER &
MAILING ADDRESS:

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PITTSBURG, CA 94565-5109

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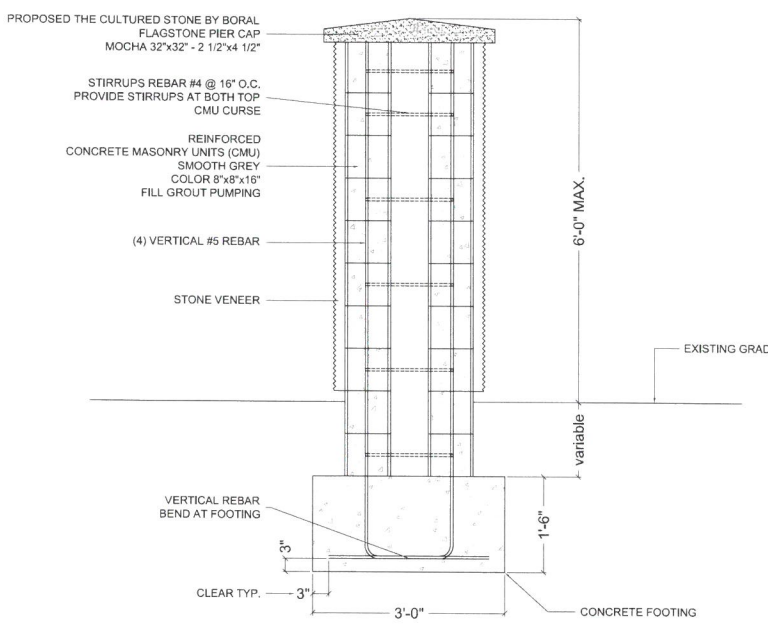
DRAWN: E.E. MORAN

JOB: 2019-210

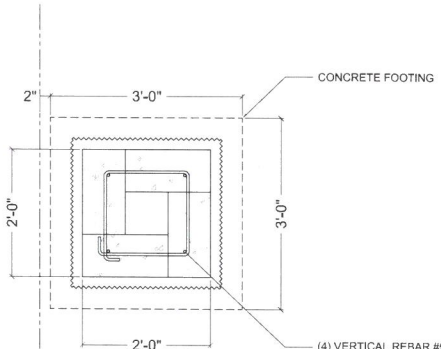
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S.2

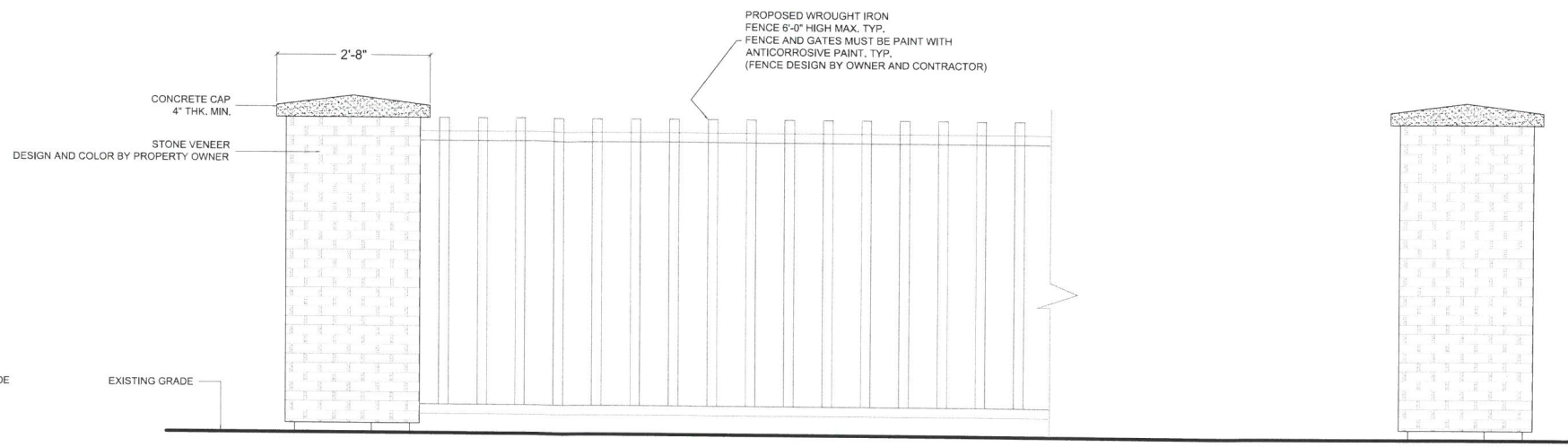
OF 3 SHEETS



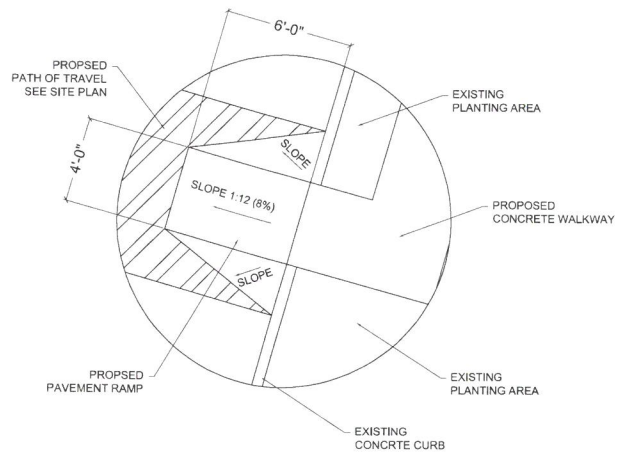
1. CMU PILASTER: cross section
SCALE 3/4" = 1'-0"



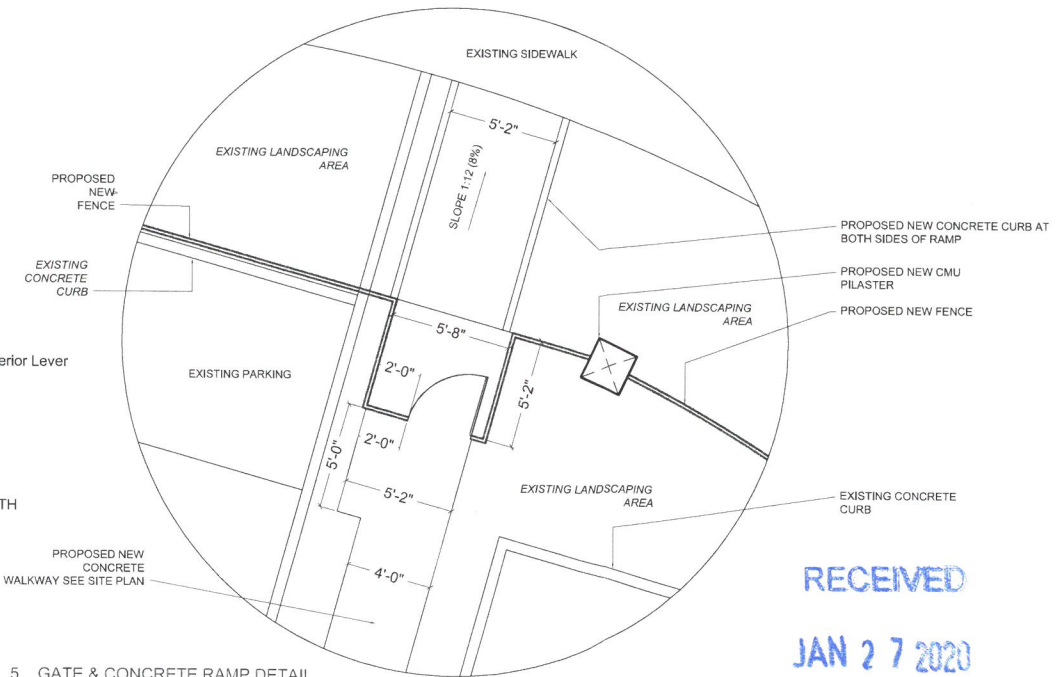
2. CMU PILASTER: plan view
SCALE 3/4" = 1'-0"



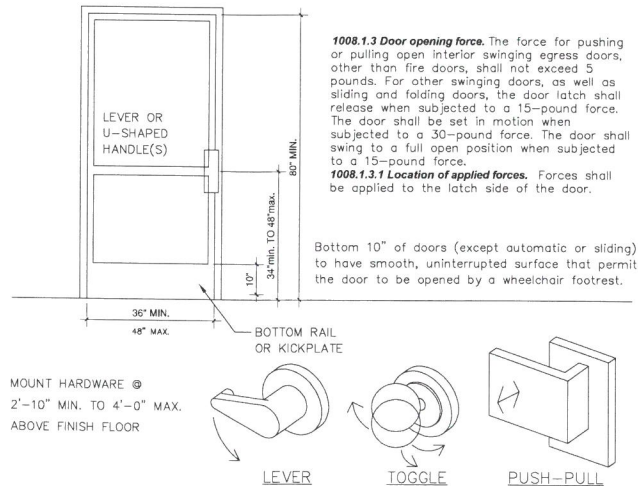
3. CMU PILASTER: elevation
SCALE 3/4" = 1'-0"



6. PROPOSED PERPENDICULAR CURB RAMP
SCALE 1/4" = 1'-0"



5. GATE & CONCRETE RAMP DETAIL
SCALE 1/4" = 1'-0"



4. ACCESS DOOR & HARDWARE: NOTES & LAYOUTS

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1453
Reso. No. 350
Date Approved: 2/4/20
Signature: [Signature]

RECEIVED
JAN 27 2020

REVISION DATE	BY
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2 ADD. SHEET S.3 10-09-2019 RESCUE AREA @ PARKING LOT	EEM

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NEW DESTINY CHURCH

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FENCE HEIGHT EXCEPTION**
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PITTSBURG

AP-19-1453
**CCCFPD Project No.:
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**PROJECT OWNER &
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APN 088-570-014-6
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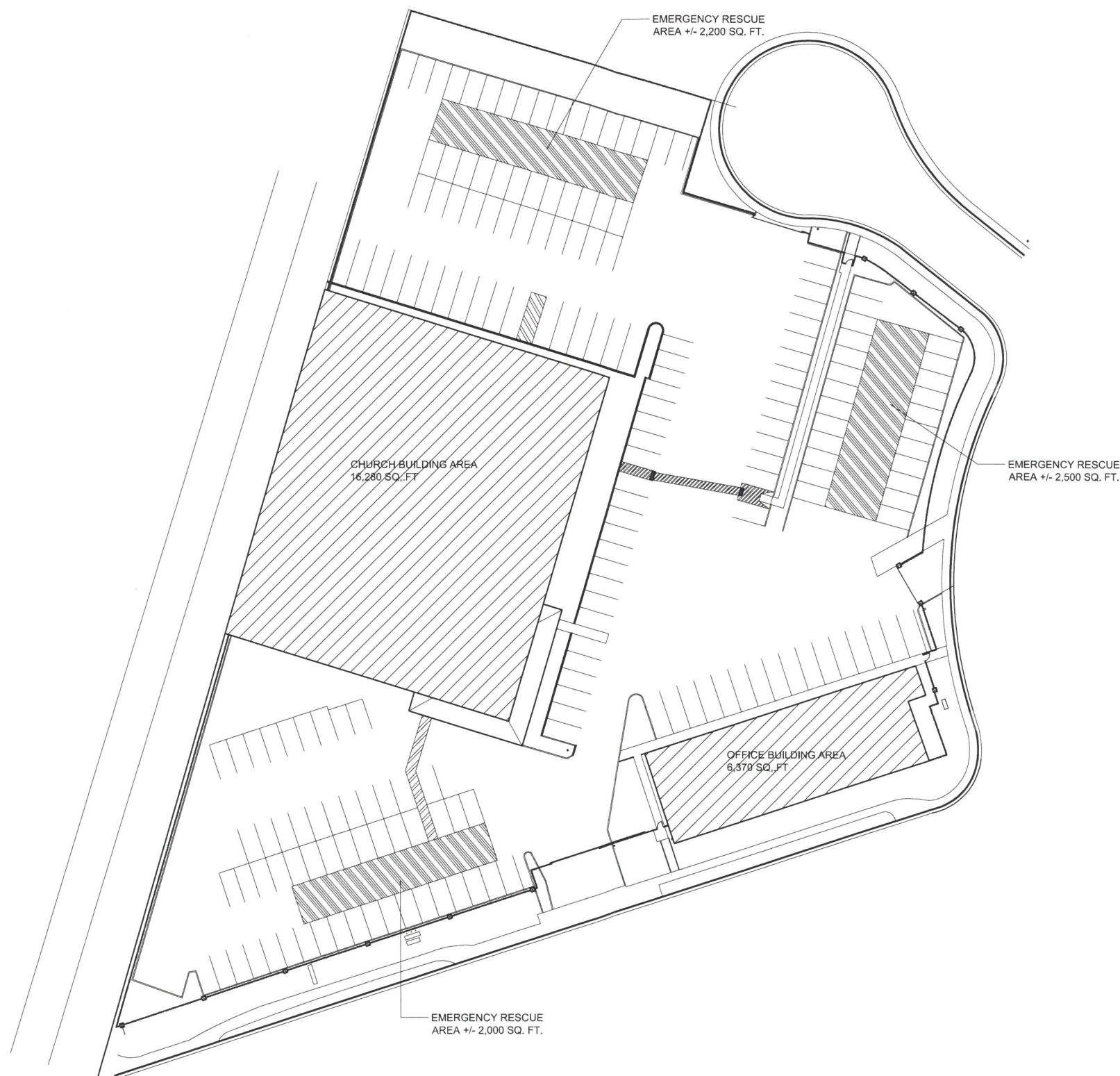
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DRAWN: E.E. MORAN

JOB: 2019-210

SHEET #:
S.3

OF 3 SHEETS



**APPROVED BY
THE CITY OF PITTSBURG**

☒ Planning Department
☒ Zoning Administrator
☒ Planning Commission
☒ City Council

App. No. AP-19-1453
Reso. No. 355
Date Approved: 2/4/20
Signature: [Signature]

1. EMERGENCY FIRE RESCUE AREA AT PARKING LOT

SCALE 1" = 30'

RECEIVED

JAN 27 2020

PLANNING DIVISION

701.03

**ZA
RESO**

351

1-27-20

VB



City of Pittsburg

Community Development Department – Planning Division

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

Date: 1/20/20

Dear Applicant:

SUBJECT: RESOLUTION No. 351

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. 351
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Installation of New)
Materials and Paint Colors for the Exterior)
Façade at 2243 Loveridge Road, for)
“Wendy’s Restaurant Remodel, AP-19-)
1461 (AD).”

Resolution No. 351

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On September 27, 2019, Norris J. Mitchell of NorCal Restaurant Design, filed Administrative Design Review Application No. 19-1461, requesting approval of an exterior remodel introducing new materials and paint colors to the exterior façade of an existing Wendy’s Restaurant, located at 2243 Loveridge Road, in the CC (Community Commercial) District. APN 088-630-010.
- 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 October 8, 2019, 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 Pittsburgh, and based on evidence presented to the Zoning Administrator on January 27, 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 18.36.220 (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 new color scheme will enhance the appearance of the building by providing 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 no new additions are proposed to the building as part of this project.
 - 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 enhance the appearance of the building by providing an attractive and refreshed exterior.
 - d. Will be in harmony with proposed developments on land in the general area, in that the proposed remodel will result in rehabilitation of a dated restaurant façade with a contemporary color scheme and varied materials and will also provide an appropriate and complementary color contrast to neighboring uses, ensuring variety and providing visual interest. Further, there are no pending projects in the immediate vicinity.
 - e. Generally conform with the City's Development Review and Design Guidelines (DRDG); Planning Commission Resolution No. 9864 sections IV.g, IV.h, IV.m, IV.p, and IV.q, in that the building entry is designed as a focal point; all of the building elevations are designed so as not to present the appearance of a rear elevation; the proposed colors and materials will complement surrounding commercial development by signaling increased investment in commercial development; and all downspouts and other utilitarian equipment will be painted to match the surface to which they are mounted.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 19-1461, subject to the following conditions.
1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans and color elevations date stamped January 24, 2020, and attached as Exhibit A to this resolution, except as modified below.
 2. Exterior Color. The main building stucco/EIFS wall shall be painted Coraflon "Statuary Brown" or similar dark bronze color. The aluminum exterior elements shall be painted Sherman Williams "Bright Silver" or similar silver color. The exterior wall columns will be painted Sherman Williams "Red Bay" or similar dark red color for building façade projections for architectural articulation.
 3. 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.
 4. Storefront Maintenance. The exterior storefront shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade.
 5. 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.
 6. Site Maintenance. The site shall be kept clean and free of all litter, debris, and refuse.
 7. Landscaping. All landscaped areas shall be maintained so as to remain in a healthy, thriving, and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.
 8. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburgh Municipal Code.

Standard Conditions:

9. 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

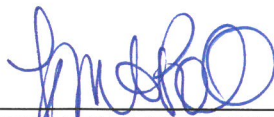
this resolution and the Standard Conditions of Development, this resolution shall govern.

10. 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.
11. 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.
12. This approval will expire on January 27, 2021. The applicant shall complete the repainting of the building prior to that date or file a written request for extension with the Planning Division prior to the expiration date which request shall be subject to approval by the Zoning Administrator.

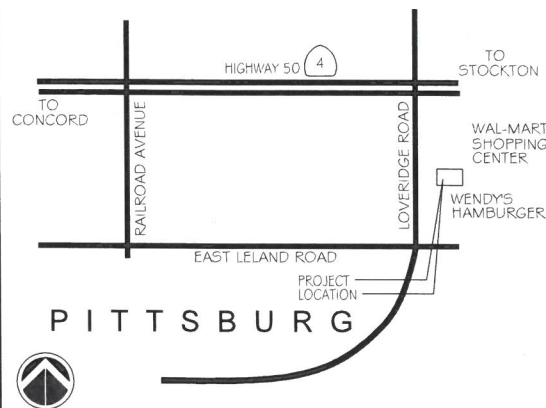
Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 27th day of January 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR



VICINITY MAP NOT TO SCALE

PROPOSED EXTERIOR ELEVATIONS FACELIFT ROR:



2243 LOVERIDGE ROAD PITTSBURG, CALIFORNIA 94565

PROJECT SUMMERY DATA:

SCOPE OF WORK: EXTERIOR ELEVATIONS FACELIFT TO EXISTING BUILDING.

PROPOSED USE: RESTAURANT
CBC OCCUPANCY GROUP: A-2 OCCUPANCY
CBC CONSTRUCTION TYPE: TYPE VB CONSTRUCTION "SPRINKLED"
CODES: 2019 CBC, CMC, CPC & 2019 CEC
 2019 GREEN BUILDING STANDARDS CODE (GBSC).
 2019 ENERGY STANDARDS

ACCESSORY UNIT STORIES: ONE STORY

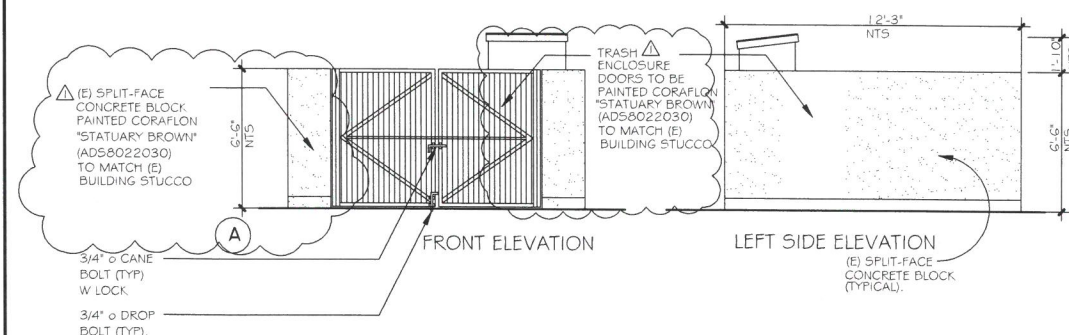
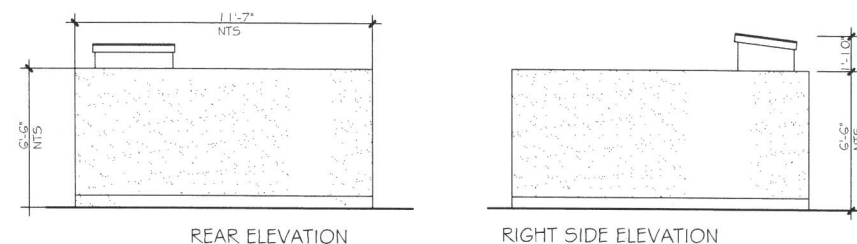
SQUARE FOOTAGE TOTAL: 2,494 SQUARE FEET

CAL-GREEN REQUIREMENTS
 THE 2016 CAL-GREEN CONSTRUCTION VALUATION THRESHOLD FOR ALTERATION IS \$200,000 (2016 CGC 301.3) OUR PROJECT FALLS WELL UNDER THE CAL-GREEN THRESHOLD OF \$200,000.

APPROVED BY THE CITY OF PITTSBURG

Planning Department
 Zoning Administrator
 Planning Commission
 City Council

App. No. AP-19-1461
 Reso. No. ZA 351
 Date Approved: 11/27/2020
 Signature: [Signature]



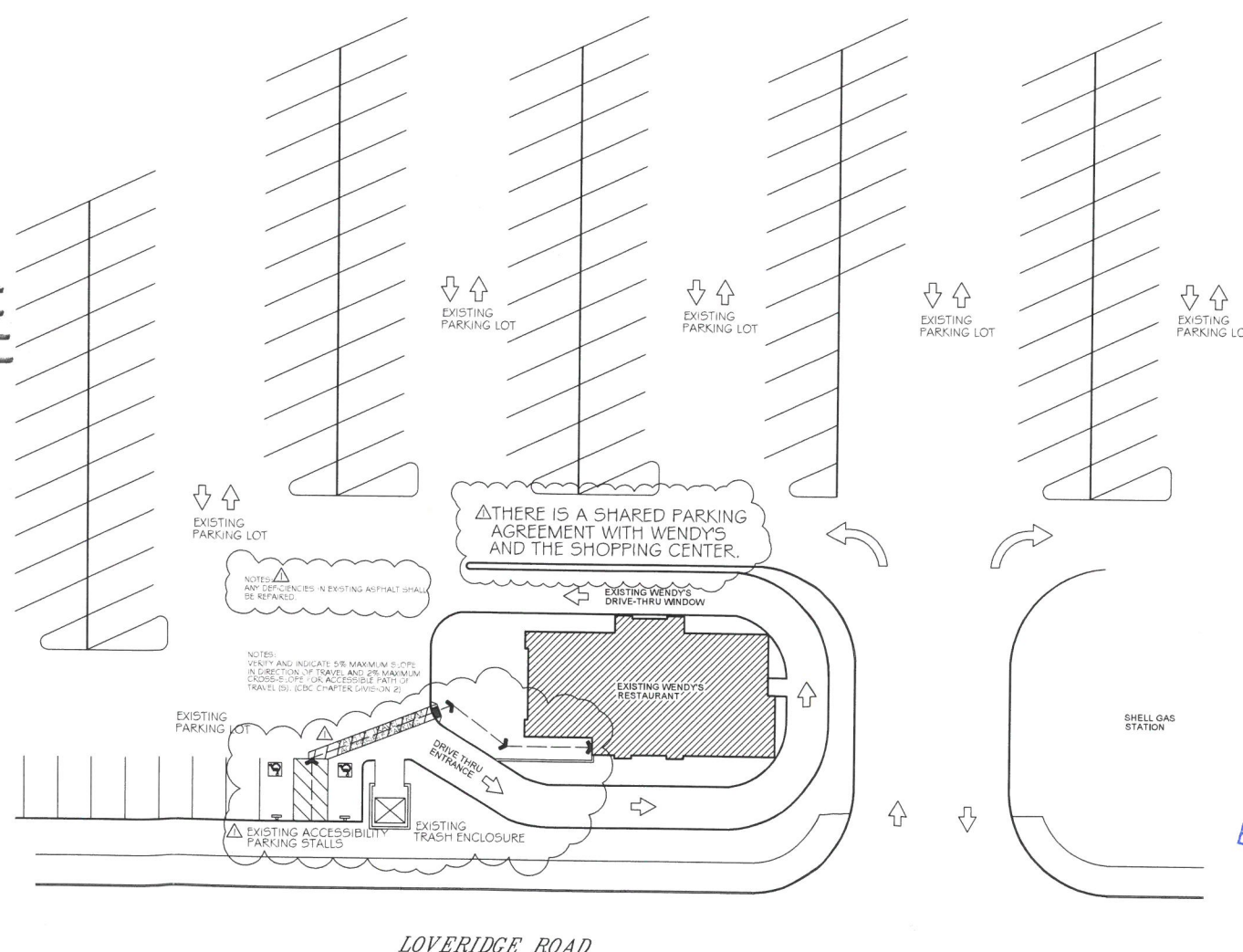
EXISTING TRASH ENCLOSURE ELEVATIONS

NOT TO SCALE

SHEET INDEX

- A-1 COVER SHEET, GENERAL NOTES AND SHEET INDEX & PRELIMINARY SITE PLAN.
- A-2 PRELIMINARY FLOOR PLAN.
- A-3 PRELIMINARY EXTERIOR ELEVATIONS.

WAL-MART SHOPPING CENTER



LOVERIDGE ROAD



PROJECT SITE PLAN

123

Wendy's

2243 LOVERIDGE ROAD
 PITTSBURG, CALIFORNIA 94565

REV.	DATE	DESCRIPTION

ISSUE DATE: SEPTEMBER 2019
 PROJECT NUMBER: K5272-352
 DRAWN BY: NORRIS J. MITCHELL
 CHECKED BY: NORRIS J. MITCHELL

RECEIVED
JAN 24 2020
CITY OF PITTSBURG
BUILDING DIVISION

SHEET NAME:

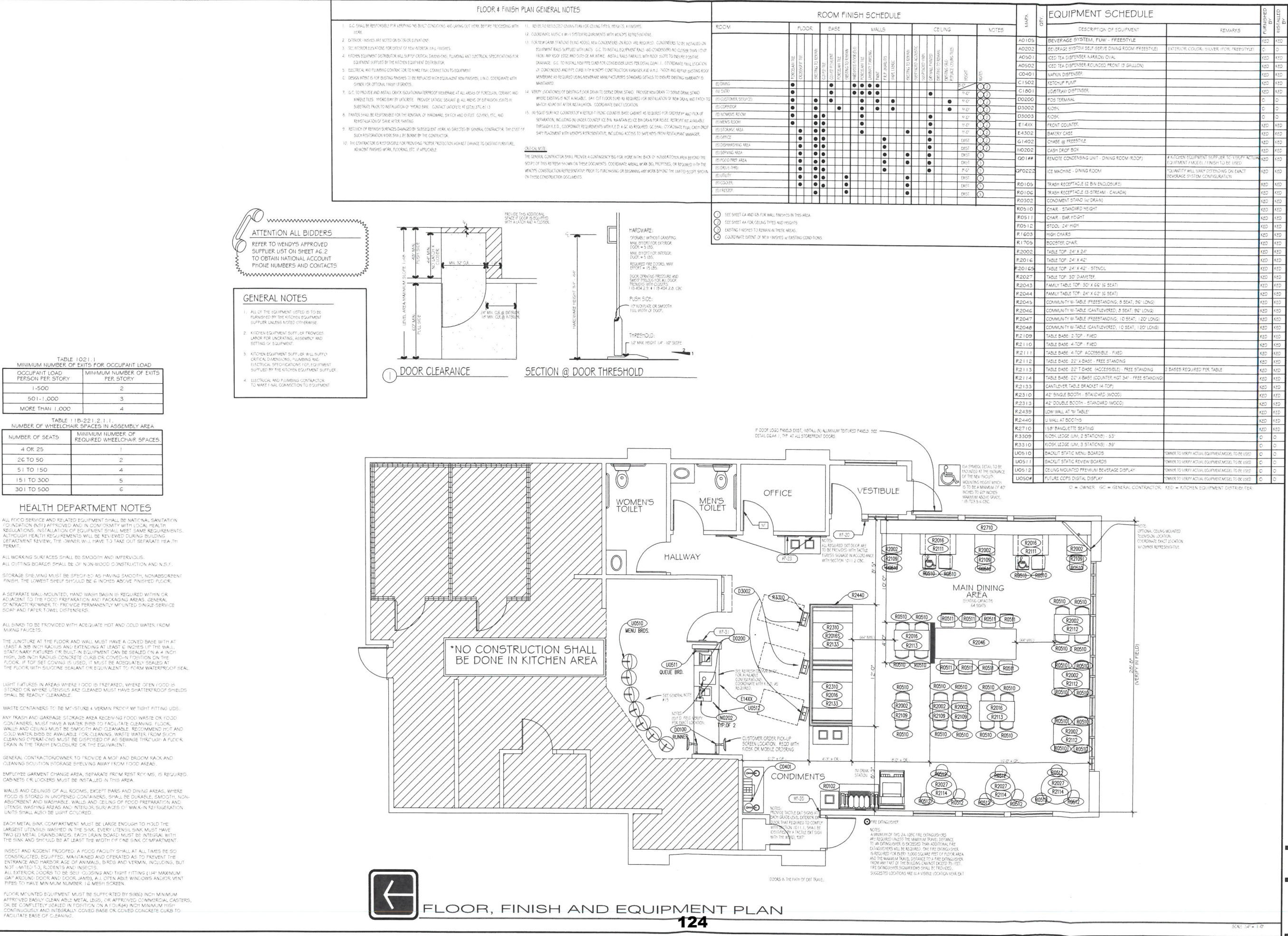
SPECIFICATIONS SHEET

SHEET NUMBER:

P-1

1 OF 4

EXHIBIT "A" - ZARESO # 351



Wendy's

2243 LOVERIDGE ROAD
PITTSBURG, CALIFORNIA 94565

REV. DATE DESCRIPTION

ISSUE DATE: DECEMBER 2019

PROJECT NUMBER: #07619

DRAWN BY: NORRIS J. MITCHELL

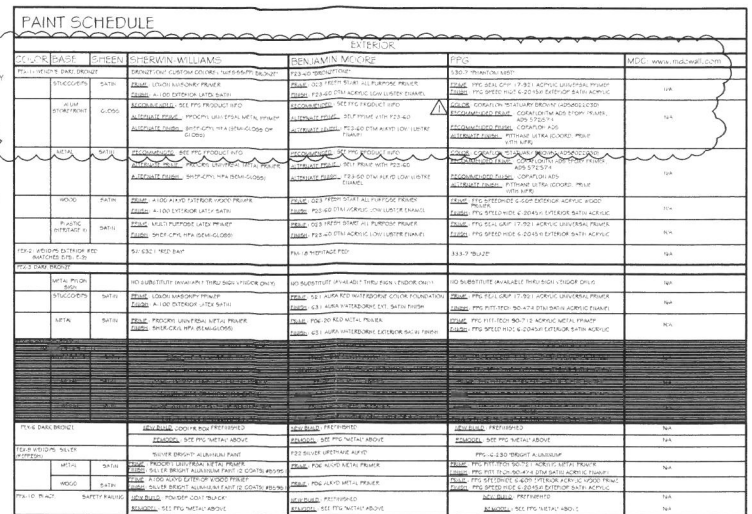
CHECKED BY: NORRIS J. MITCHELL

SHEET NAME:
EQUIPMENT FLOOR PLAN & EQUIPMENT LIST

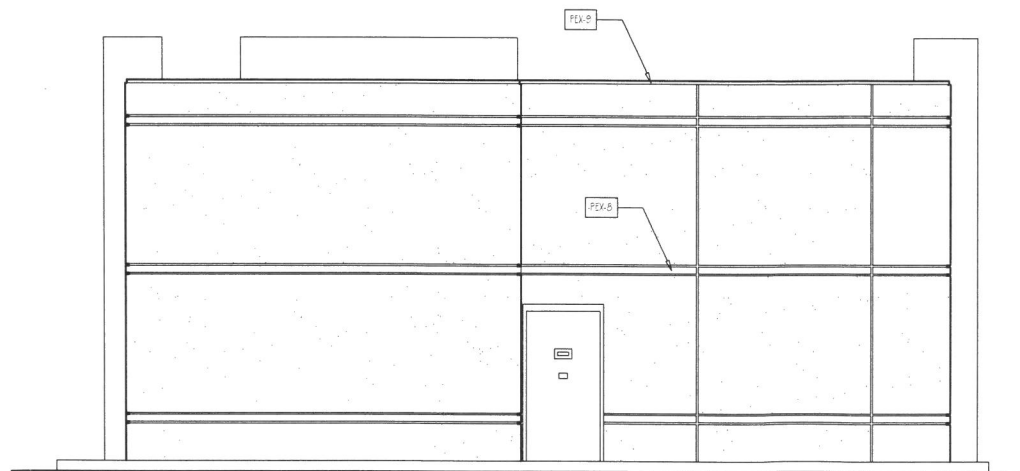
SHEET NUMBER:
P-2

SCALE: 1/4" = 1'-0"

2 OF 3



SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"

SCALE 1/4" = 1'-0"



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

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

A. Project Site.

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

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

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities.

Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

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

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

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

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

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

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

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Builts) 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.

TENTATIVE Pipeline List for Planning Commission

	Pipeline Type	Application Year	App No.	Pipeline Image	Project Name	Applicant/Developer	Street Number	Street Name	APN	Units Proposed OR Building SF	Site Size (AC or SF)	Status	Upcoming PC Date	Upcoming CC Date	Planner Assigned
1	Cell Tower / Antenna Modification	AP-20	1497		New Wireless Facility 1592 Willow Pass Road	Shane Woodruff/Infrastruct Tower Group	1592	Willow Pass	096-092-007	75' tall		Pending	TBD	--	
2	Commercial / Institutional	AP-19	1473		ARCO Station Car Wash Relocation	Jeanette Verdugo/AGC Design Concept	1190	Leland	088-230-024	3,200 sq ft		Incomplete	TBD	--	Celina Palmer
3	Commercial / Institutional	AP-19	1469		Century Plaza Pad 7 Remodel	Sierra Pacific Properties, Inc.	4701	Century	074-460-013	8,000 SF		Pending	03/10/20	--	Hector Rojas
4	Commercial / Institutional	AP-16	1189		LMK PETRO Mini-Mart, Gas Station and Car Wash	LMK PETRO	1625	Buchanan	088-030-021	5,372 s.f.	5.0 ac.	Incomplete	TBD	TBD	Celina Palmer
5	Commercial / Institutional	AP-19	1471		Pittsburg Technology Park	Energy Delivery Solutions	2232	Golf Course	095-150-032; 094-080-011; 094-080-002; 094-090-010; 095-160-001; 095-160-002	Up to 4,500,000 sq.ft.	100 AC	Incomplete	TBD	TBD	Kristin Pollot
6	Commercial / Institutional	AP-18	1319		Rege Ministorage and Trucking Yard	Dave Rege	--	Avila	097-140-014	390 storage units	5.0 ac.	Pending	TBD	--	Hector Rojas
7	Commercial / Institutional	AP-18	1349		San Marco Commercial Center	Sierra Pacific Properties	2011	W Leland	097-550-054	35,406 SF	8.34	Pending	TBD	TBD	Hector Rojas
8	Commercial / Institutional	AP-15-	1096		Solomon Temple Baptist Church Addition	Wendell Seifert	655	California	073-140-008	32,000 s.f.	87,120 s.f.	Incomplete	TBD	--	Kristin Pollot
9	Industrial	2019	1435		Element 7 Commercial Cannabis Permit	Element 7	1416	Bobo				Incomplete	--	TBD	Trishia Caguiat
10	Industrial	AP-19	1474		Envent Corporation	Adrien Abundes/Envent Corporation	1101	Loveridge	073-230-031			Incomplete	TBD	--	John Dacey
11	Industrial	AP-18	1313		K2 Pure Chlorine Rail Transportation Curtailment	David Kahn, K2 Pure Solutions	950	Loveridge	073-220-029; 073-220-030	--	14.9 ac.	Pending	03/24/20	--	Hector Rojas
12	Industrial	AP-18	1377		McC Campbell Analytical Commercial Cannabis	Theresa Johnson	1534	Willow Pass	096-092-009			Incomplete	--	TBD	John Dacey
13	Industrial	AP-18	1350		Number One Concrete	Jose Gonzalez	1101	Loveridge	073230031			Pending	02/25/20	--	John Dacey
14	Multi-Family Residential	AP-19	1427		Green Builders, LLC	Mark H Snow Associates	6, 14, 45	Alturas	087-114-012; 087-114-011; 087-114-014	9 total units (3 triplexes)		Incomplete	TBD	--	Celina Palmer
15	Multi-Family Residential	AP-20	1498		San Marco Villas III	Louis Parsons on behalf of Discovery Builders		W. Leland and Villa Drive	091-050-047	270	14.92	Incomplete	TBD	--	Trishia Caguiat
16	Multi-Family Residential	AP-20	1490		The Atchison	Jake Lingo; Integrated Community Development	2575	Railroad	088-184-006	202 Residential Units + 13,669 SF Commercial	3.94 AC	Incomplete	TBD	--	Hector Rojas
17	Other Projects	AP-18	1385		Envision Pittsburg	City of Pittsburg			Not applicable (citywide)			Pending	TBD	TBD	Hector Rojas
18	Other Projects	AP-17	1280		Pittsburg Moves	City of Pittsburg	--	citywide	city-wide	n/a	citywide	Pending	TBD	TBD	Hector Rojas
19	Single Family Residential	AP-16	1170		Bancroft Gardens II	Leticia Martinez/ Discovery Builders	-	Birchwood	095-460-001	28 Homes ranging from 2,046 SF-3,006 SF	5.79 AC	Incomplete	TBD	TBD	Trishia Caguiat
20	Single Family Residential	AP-19	1470		East Street Estates - 399, 303, 407, 408, 411 E 9th & 400, 404, 408,412 E 8th St	Veritel Homes LLC	399	E 9th	085-186-032, 085-186-033, 085-186-034, 085-186-035, 085-186-036, 085-186-037, 085-186-038, 085-186-039	8 Units		Incomplete	TBD	--	John Dacey
21	Single Family Residential	AP-10-	717		Faria/Southwest Hills Annexation & Master Plan	Discovery Builders, Inc.	--	SW Hills Planning Area	097-180-006; 097-200-002; 097-200-003	Potential 1500 units (max)	607 ac.	Pending	04/14/20	TBD	Kristin Pollot

**PITTSBURG HISTORIC RESOURCES COMMISSION
MEETING MINUTES**

July 23, 2019

CALL TO ORDER

A meeting of the Pittsburg Historic Resources Commission was called to order by Chair Robinson at 7:24 p.m. on Tuesday, July 23, 2019, following the Planning Commission meeting in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Caliguire

Staff: Director of Community Development Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Assistant Planner Celina Palmer, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of March 26, 2019

On motion by Commissioner Foster seconded by Commissioner Moreno to approve the Consent Calendar and carried by the following vote:

AYES:	Coniglio, Fields, Foster, Moreno, Robinson
NOES:	None
ABSTAIN:	None
ABSENT:	Caliguire

STAFF COMMUNICATIONS

2. Information Item Regarding 352, 368, and 384 Railroad Avenue

Planning Manager/ Secretary Kristin Pollot provided information regarding 352, 368, and 384 Railroad Avenue.

ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary