



City of Pittsburg Planning Commission Agenda

04/11/2023

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

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

Planning Commission Members

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of March 14, 2023

PUBLIC HEARINGS

2. **The Dalé Vino Wine Bar and Restaurant, AP-23-0014 (UP, OD)**
Use Permit and Outdoor Dining permit application to expand outdoor activities of an existing wine bar and Restaurant with Live Entertainment and outdoor seating. The existing establishment was approved in 2021 for a 1,662 square-foot indoor seating area with wine display, a 58 square-foot office space, and a 404 square-foot outdoor seating area. The current application is a request to expand the outdoor activities area into the adjacent public open areas located at 51 Marina Boulevard in the Marina Commercial District/Commercial Waterfront (CW). Assessor Parcel No. 085-071-044.
3. **AutoZone Expansion, AP-22-0104 (DR)**
This is a public hearing on an application by Kevin Murphy of AutoZone Parts, Inc., requesting design review approval to expand the existing 5,361 square-foot (sq. ft.) AutoZone retail store at 401 E. Leland Road. The proposed project would involve a Lot Merger with the adjoining vacant property located at 2301 Harbor Street to allow for construction of a 12,770 sq. ft. addition and a 7,063 sq. ft. asphalt parking area. Both parcels are located in the M (Mixed-Use) District and classified as "Community Commercial" in the Railroad Avenue Specific Plan (RASP). Assessor Parcel Nos. 088-650-062 (0.86 acres) and 088-650-061 (0.76 acres).

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits two notices of intent to exercise delegated design review authority for: 1) Minor Modification application to replace existing tower/ground-mounted telecommunications equipment. The project site is a parcel within a PG&E utility row containing high tension electric power lines supported by towers located across from 2201 Golf Club Road in the Open Space Zoning District and Open Utility/Row General Plan Designation. Assessor's Parcel No. 095-160-005. 2) Administrative Design Review approval to modify the exterior paint colors of the existing façade of a historic building located at the property address 446 Railroad Avenue. The building provides entrances to the south along E. 5th Street and to the east along Railroad Avenue. The site is located within the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-001.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

March 14, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, March 14, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Vice-Chair Popova, Commissioners Foster, Jackson, Kobata, Smith

Absent: Chair Robinson

Staff: Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Senior Planner Maurice Brenyah-Addow, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Vice-Chair Popova led the Pledge of Allegiance.

REORGANIZATION

Per Planning Commission by-laws, as the current sitting Vice-Chair, Commissioner Popova assumed the role of Chair. In the order of seniority, Commissioner Kobata assumed the role of Vice-Chair.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdraws or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATION

1. Housing Element Presentation

A presentation on the Housing Element update was presented to the Commission by Senior Planner Maurice Brenyah-Addow gave a presentation.

ZONING ADMINISTRATOR REPROTS

2. The Zoning Administrator submitted once notice of intent to exercise delegated design review authority:

- 1) Conduct a Zoning Administrator public hearing on a proposed Tree Removal Permit pursuant to PMC 18.84.850.C.

STAFF COMMUNICATIONS

Secretary Funderburg provided information materials and discussed the tentative schedule for upcoming meetings.

Three (3) items tentatively being presented at the March 28, 2023 meeting:

1. GP/HE Annual Report – General Plan and Housing Element Annual Progress Report for Calendar Year 2022.
2. Blue Sea Massage Establishment – Modify the Use Permit approval originally granted by the Planning Commission on December 13, 2022. Applicant is proposing modifications to the floor plan.
3. P-Town Smoke Shop – a single application consisting of a Use Permit, requesting approval to establish a Smoke Shop within the existing building located at 965 East Street.

Five (5) items tentatively being presented at the April 11, 2023 meeting:

1. Clean-Up Text Amendment - Amendments to Title 18 of the Pittsburgh Municipal Code for Miscellaneous Zoning Code Updates.
2. Auto Zone – Design Review approval to expand the existing AutoZone retail store at 4001 E. Leland Road. The expansion would allow for construction of a 12,867 square-foot addition.
3. Harbor Street Painting – Design Review for a new home improvement business contractors to construct three (3) premanufactured warehouse structures (4,200 square feet total) on two vacant parcels located at 100 Harbor Street.
4. Hernandez Towing – Use Permit application requesting approval for temporary storage of towed/impaired vehicles obtained by local law enforcement within an existing, 7,500 square-foot space at the Empire Business Park located at 671 Willow Pass.
5. Dale Vino – Use Permit modification to allow for Special Outdoor events at the existing Dale Vino Bar located at the Maria.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m. to March 28, 2023.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 11, 2023**

ITEM: AutoZone Expansion, AP-22-0104 (DR)

ORIGINATED BY: Kevin Murphy, kevin.murphy@autozone.com

SUBJECT: This is a public hearing on an application by Kevin Murphy of AutoZone Parts, Inc., requesting design review approval to expand the existing 5,361 square-foot (sq. ft.) AutoZone retail store at 401 E. Leland Road. The proposed project would involve a Lot Merger with the adjoining vacant property located at 2301 Harbor Street to allow for construction of a 12,770 sq. ft. addition and a 7,063 sq. ft. asphalt parking area. Both parcels are located in the M (Mixed-Use) District and classified as “Community Commercial” in the Railroad Avenue Specific Plan (RASP). Assessor Parcel Nos. 088-650-062 (0.86 acres) and 088-650-061 (0.76 acres).

RECOMMENDATION: Staff recommends the Commission adopt a Resolution (Attachment 1), approving Planning Application No. 22-0104, subject to conditions.

BACKGROUND: On March 25, 1999, AutoZone filed a request to rezone a 1.62-acre site at 401 East Leland Road (former APN 088-650-060) from CO (Office Commercial) to CC (Community Commercial) to allow retail sales for a commercial/retail parts and supplies AutoZone store. An Initial Study and Checklist was prepared for the project pursuant to the California Environmental Quality Act (CEQA) Section 15063 on April 15, 1999. On April 21, 1999, the Community Development Director found that no significant effects would occur as a result of the project and a Negative Declaration was prepared. The rezone application was approved on May 11, 1999, by the Planning Commission.

On January 7, 2000, AutoZone filed a request for Design Review approval to construct an approximately 5,361 sq. ft. retail building on the 1.6-acre site at 401 East Leland Road. The submittal indicated that the 0.76-acre vacant portion of the parcel (2301 Harbor Street) would remain undeveloped for a future project. The application was approved on February 29, 2000, under Planning Commission Resolution 9145.

On February 24, 2005, the 1.6-acre site was the subject of a Lot Split under Parcel Map Waiver (PMW) 05-02. The PMW effectively created two contiguous parcels: Parcel 1 at 401 East Leland Road (0.85 acres) and Parcel 2 at 2301 Harbor Street (0.76 acres).

On November 2, 2009, the City Council approved Ordinance No. 09-1319 which adopted the RASP and changed the zoning of both Parcels 1 and 2 from CC (Community Commercial) to M (Mixed Use).

On October 20, 2022, AutoZone Parts, Inc., filed a request for Design Review approval to expand the existing 5,361 sq. ft. AutoZone retail store at 401 East Leland Road (Parcel 1) to allow a 12,770 sq. ft. addition and 7,063 sq. ft. asphalt parking area on the adjoining vacant property at 2301 Harbor Street (Parcel 2).

PROJECT DESCRIPTION:

Existing Conditions: The project site is currently comprised of two parcels; Parcel 1 is developed with the existing AutoZone retail store and Parcel 2 is vacant and undeveloped. The size of both parcels totals 1.6 acres. Both parcels are designated 'Community Commercial' and are currently zoned Mixed Use (M). The property is located on the corner of East Leland Road and Harbor Street. The property is located within the 'East Leland Corridor' Subarea of the Railroad Avenue Specific Plan (RASP).

One, approximately 5,361 sq. ft., single-story concrete block building is located in the northwest corner of Parcel 1. The remainder of Parcel 1 contains a landscaped parking lot, trash enclosure, stormwater detention basin, and a freestanding sign.

The existing structure is surrounded to the south and west by a landscaped parking lot providing 38 parking stalls, two of which are ADA-compliant. The site also contains an approximately 300 sq. ft. covered trash enclosure. The southern and western borders of Parcel 1, adjacent to the sidewalks along East Leland Road and Harbor Street, contain an approximately 270 feet (ft.) long, 23-ft wide bioretention basin filled with riprap and planted with grasses. On the corner of East Leland Road and Harbor Street is a freestanding AutoZone monument sign. The site has two points of vehicular access – an approximately 30-ft. wide driveway on E. Leland Road and a second, approximately 30-ft. wide driveway on Harbor Street.

The project site is approximately 0.4 miles from the Pittsburg Center Bay Area Rapid Transit (BART) station and is on Tri Delta Transit Routes 391 and 390.

See Attachment 2 for Photos of the Project Site.

Surrounding Land Uses:

North: Light Industrial uses

West: Centurian Plaza, Office Commercial uses

South: East Leland Road, Residential Apartments (Villa Serena)

East: Rockridge Residential Subdivision

See Attachment 3 for a Map of Surrounding Land Uses.

Proposed Project: The proposed project would merge two lots into one for purposes of expanding the existing AutoZone retail store to provide space for additional storage of automobile parts and to allow the existing business to operate as an "AutoZone Hub" providing same day parts for other AutoZone stores in the area. The proposed expanded area would be closed to retail sales from the general public but would allow commercial customers entry for pick-up only.

The applicant proposes to construct a new, attached 12,770 sq. ft. single-story concrete block building and construct a new, approximately 7,063 sq. ft. asphalt parking area on

Parcel 2. Pursuant to PMC 18.36.200, all new commercial structures are subject to Design Review by the Planning Commission. The proposed plans for the addition demonstrate it would match the existing architectural elements of the existing AutoZone store, i.e., dark beige lower rock/stone base, white stucco finish, black metal coping and concrete roof tile. Additional design elements on the west elevation of the proposed addition (facing Harbor Street), such as wall insets, pitched roof projections, red trellises and a stucco area above the trellises built out from the main wall would add visual interest at a pedestrian scale.

The proposed 12,770 sq. ft. single-story addition would be situated on the eastern half of Parcel 2. The proposed addition would be surrounded to the west by a landscaped parking lot providing an additional 22 parking stalls, two of which would be ADA-compliant. If approved, a combination of 60 parking stalls would be provided across both properties. Along the western border of Parcel 2, adjacent to the sidewalk along Harbor Street, the bioretention basin is proposed to be continued an additional approximately 125 ft. The existing, approximately 30-ft. wide driveway on Harbor Street would remain unchanged.

As indicated in the Stormwater Control Plan for the proposed project, stormwater runoff will be directed to existing and proposed detention areas that front Harbor Street and East Leland Road. Storm drain inlets located on the project site connect to the City's public storm drain. The total amount of new impervious surfaces proposed is 21,300 sq. ft. which is comprised of the rooftop of the proposed addition, new sidewalks, and new parking area.

CODE COMPLIANCE:

Pittsburg General Plan 2020: The project site has a land use designation of 'Community Commercial.' The General Plan land use designation is "intended to provide sites for retail shopping areas (primarily in shopping centers) containing a wide variety of businesses, including retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, motels, educational and social services."

See Attachment 4 for Table of Applicable General Plan Goals and Policies.

Zoning: The project site is located in the Mixed Use District (M). The proposed use falls under the land use classification of 'Retail and Wholesale Sales,' specifically 'General Merchandise, Retail Sales and Rental.' Pittsburg Municipal Code (PMC) section 18.08.080(28)(a) provides the following definition:

"The retail sale or rental of merchandise not specifically listed under another use classification. Typical of this classification is a business engaged in the sale or rental of specialty items such as antiques, art supplies, artworks, gifts, handcrafted items, clothing and wearing apparel, fabrics, luggage and leather goods, sporting goods, toys, hobby materials, jewelry, books and magazines,

records, discs and tapes, musical instruments, radios and televisions, electronic equipment, cameras and photographic equipment, computer hardware and software, office equipment and supplies, stationery, educational supplies, appliances and utensils, optical and hearing aids, hospital and medical supplies and equipment, floral items, tobacco (excluding smoke shops and smoking lounges), coins and stamps, bicycles, or new automotive parts and accessories (excluding service and installation). This classification includes a store retailing general lines of merchandise such as department, variety, furniture and drugstore. This classification also includes wholesale showroom and catalog store, wherein merchandise is displayed and ordered on site but is shipped directly from the supplier to the consumer. These businesses typically include the incidental sale of goods listed under other use classifications.”

PMC 18.53.020 indicates that ‘General Merchandise, Retail and Rental’ establishments occupying less than 25,000 sq. ft. of gross floor area are permitted in the M District.

Railroad Avenue Specific Plan: The project site is located within the Railroad Avenue Specific Plan (RASP) area. Together, the RASP and the General Plan provide a framework to guide future development within the RASP boundary. The RASP was adopted in 2009 to implement the goals for the Railroad subarea of the General Plan. The RASP envisions a vibrant, walkable, mixed-use, and transit-oriented activity center around the Pittsburg Center BART Station.

The project site is located within the ‘East Leland Corridor’ subarea of the RASP and has a RASP land use classification of ‘Community Commercial.’ The East Leland Corridor subarea is located at the southeastern edge of the RASP area and consists mainly of developed residential property surrounding East Leland Road. The project site is the only property within the East Leland Corridor Subarea with a land use classification of Community Commercial.

Property Development Regulations: The proposed project complies with the development intensity, height and setback requirements of the RASP.

See Attachment 5 for Property Development Regulations Table.

Landscaping: The preliminary Landscaping Plan indicates approximately 11,000 sq. ft. (~33 percent) of the project site would be landscaped which is more than triple the 10 percent required by the RASP. Seven, 15-gallon container trees would be planted around the perimeter of the proposed parking area. Four of the seven trees would be Chinese Pistache and the remaining three would be Western Redbud.

Planting areas are also proposed along the entire western, northern and eastern border of Parcel 2. The preliminary Landscape Plan indicates the proposed planting areas would be planted with one-gallon containers of Manzanita (32) and Flax (19), as well as five-gallon containers of Rockrose (22), Compact Myrtle (37) and Rosemary (29). The 23-ft wide, 125-ft. long bioretention basin between the proposed parking area and the

sidewalk along Harbor Street, would be planted with one-gallon containers of Berkeley Sedge (54) and Deer Grass (22). All planting areas would receive a three-inch layer of bark mulch.

Off-Street Parking: Currently, the project site contains 38 off-street parking spaces for use by customers of the existing 5,361 sq. ft. retail AutoZone store though only 22 spaces were required when the original project was approved on February 29, 2000 (Resolution 9145). Therefore, the applicant provided 16 more off-street parking spaces than the 22 required for the existing retail store.

Page 93 of the RASP provides parking requirements for properties classified as Community Commercial and indicates one parking space is required for every 333 sq. ft. of commercial space. Therefore, the proposed 12,770 sq. ft. addition would require 38 off-street parking spaces.

Plans for the proposed project indicate 22 new, off-street parking spaces would be provided, including two ADA spaces. When combined with the 16 extra off-street parking spaces provided for the existing AutoZone store, the parking requirement of 38 off-street parking spaces is met.

Bicycle Parking: Pursuant to PMC Section 18.78.045, for projects that require between 21 - 50 off-street parking spaces, six bicycle racks or lockers are required to be provided. The site currently does not have any bicycle parking and the applicant did not include bicycle parking as part of the current proposal. Therefore, staff recommends adopting a condition of approval requiring the applicant to provide at least six bicycle racks and/or lockers which is what is required for developments required to provide between 21 – 50 off-street parking spaces.

See Attachment 6 for Project Plans, including Landscaping Plans.

Cultural Resources: Based on consultation with the Northwest Information Center (NWIC) at Sonoma State University, the project site contains no recorded archaeological resources or historic buildings, structures or landmarks. In its letter, dated December 16, 2022, NWIC stated “there is a moderate potential for unrecorded Native American resources” and a “low potential for unrecorded historic-period archaeological resources” to be within the proposed AutoZone Expansion project area. For this reason, NWIC recommends the applicant monitor the site carefully during construction and follow specific protocols if any archaeological resources are encountered during construction. This has been added as a condition of approval.

Development Review Design Guidelines: The proposed development is subject to the City’s adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. The proposed project is consistent with the applicable DRDG sections, specifically section IV.p, in that the proposed 12,867 sq. ft. addition would be designed to use materials and colors that match the existing building and blend into the existing architecture. The proposed project is also consistent with

DRDG section IV.h., in that the street-facing elevation of the proposed addition contains insets and trellises to add visual interest at a pedestrian-scale. Additionally, the proposed project is consistent with DRDG section IV.r, in that the existing trash enclosure follows guidelines in Appendix 2.

See Attachment 7 for consistency with the DRDGs.

Required Findings – Design Review: In accordance with PMC section 18.36.220(B), design review approval may be granted only if the Planning Commission can make findings that:

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

Environmental Review: On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP, which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

The RASP EIR analyzed the traffic and other potential impacts of RASP implementation. The California Environmental Quality Act (CEQA) provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that if the subsequent activities under review “are consistent with the development densities established by existing zoning, community plan or General Plan for which an EIR was certified,” the agency “shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site...”

The proposed project is consistent with the commercial development intensities established by the RASP and therefore, additional environmental review is not required under CEQA.

Public Notice: On or prior to March 31, 2023, notice of the April 11, 2023, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the 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 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 of the "Upper Diamond," "Staford Place," "William Way" and "Mosaic Apartments" neighborhood(s).

See Attachment 8 for Public Hearing Notice.

ANALYSIS: Staff believes the Commission can make the required design review findings in order to approve the project as presented. The recommended findings are included as part of the proposed resolution in Attachment 1 and are accompanied by a statement of fact for each finding. The proposed resolution also includes several recommended conditions of approval. Key conditions of approval for the proposed project are as follows:

- **Parcel Map Waiver:** The applicant shall submit an application for Parcel Map Waiver to merge the two parcels (APN 088-650-062 and 088-650-061). The Parcel Map Waiver shall be completed prior to the issuance of a Certificate of Occupancy.
- **Bicycle Parking:** The applicant shall install permanent, fixed bicycle parking for at least 6 bicycles in a location providing convenient access and natural surveillance. The final location of the bicycle parking shall be subject to review and approval by the Planning Division prior to installation.
- **Frontage Improvements:** The applicant shall provide frontage improvements along Harbor Street, the full length of the parcel. The existing northernmost driveway shall be removed and replaced with City standard vertical curb and sidewalk. New 10' wide sidewalk shall be installed along Harbor Street from the southeastern corner of Harbor and Leland Street, the full length of the parcel fronting Harbor Street.

ACTION REQUIRED:

Move to adopt a Resolution approving Planning Application No. 22-0104, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Photos of Project Site
3. Map of Surrounding Land Uses
4. Table of Applicable General Plan Goals and Policies
5. Property Development Regulations Table
6. Project Plans (including Landscaping Plan)
7. Development Review Design Guidelines Table
8. Public Hearing Notice

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting Design Review Approval to)
Expand the Existing AutoZone Retail Store)
Located at 401 E. Leland Road, for) Resolution No.
“AutoZone Expansion, AP-22-0104 (DR)”)
)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On October 20, 2022, AutoZone Parts, Inc., filed Planning Application No. 22-0104, requesting Design Review approval to expand the existing 5,361 square-foot (sq. ft.) AutoZone retail store at 401 East Leland Road to allow a 12,770 sq. ft. addition and 7,063 sq. ft. asphalt parking area on the adjoining vacant property at 2301 Harbor Street. The 1.62-acre project site is comprised of two contiguous parcels; Parcel 1 at 401 East Leland Road (0.86 acres) and Parcel 2 at 2301 Harbor Street (0.76 acres). Both parcels are located in the M (Mixed-Use) District and classified as “Community Commercial” in the Railroad Avenue Specific Plan (RASP). Assessor Parcel Nos. 088-650-062 (Parcel 1) and -061 (Parcel 2).
- B. The proposed project is governed by the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), the Railroad Avenue Specific Plan (RASP) and the Development Review Design Guidelines (DRDGs).
- C. The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15182 (Projects Pursuant to a Specific Plan) of the State CEQA Guidelines (Public Resources Code section 21080).
- D. On or prior to March 30, 2023, notice of the April 11, 2023, public hearing was posted at City Hall, near the proposed project site, and on the ‘Public Notices’ section of the city’s website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the 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 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 of the “Upper Diamond,” “Stanford Place” and “Mosaic Apartments” neighborhood(s).
- E. On April 11, 2023, the Planning Commission held a public hearing on

Planning Application No. 22-0104, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “AutoZone Expansion, AP-22-0104 (DR)” dated April 11, 2023, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Design Review

2. The design of the new building 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 provide an attractive, modern-looking building within a highly-landscaped environment that will enhance the appearance of the existing, adjacent building.
- b. Not cause substantial exterior and interior noise, vibrations, and other factors that may tend to make the environment less desirable, in that the new building will comply with all applicable Engineering and Building Division codes and requirements.
- c. Not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the new building will be constructed using the same materials and color scheme as the existing, adjoining building.
- d. Be in harmony with proposed developments on land, in that the new building will be consistent with and complimentary to the existing, adjoining building.
- e. Conform to the criteria set forth in the City’s Development Review Design Guidelines (DRDGs), in that the new building is designed to use materials and colors that match the existing building and blend into the existing architecture. All Development Review Design Guidelines that the project does not meet would be conditioned upon the Applicant to satisfy prior to or at time of Building Permit.

- B. The staff report entitled “AutoZone Expansion, AP-22-0104 (DR)” dated April 11, 2023, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants use permit and design review approval for Planning Application No. 22-0104, subject to the following conditions:

City of Pittsburgh Planning Conditions

1. **Conformity with Project Plans:** The project shall be carried out in substantial conformity with the project plans, dated January 19, 2023, (attached as Exhibit A of this resolution), except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner’s discretion.
2. **Approved Use:** The project shall comply with both the conditions of approval listed in Planning Commission Resolution No. 9145 for Planning Application DR-00-01 approved by the Planning Commission on February 29, 2000 (attached as Exhibit B of this resolution) and the conditions of approval listed in this resolution.
3. **Bicycle Parking:** The applicant shall install permanent, fixed bicycle parking for six (6) bicycles in a location providing convenient access and natural surveillance. The final location of the bicycle parking shall be subject to review and approval by the Planning Division prior to installation.
4. **Sign Permits:** Additional building signage is not approved with this resolution. The applicant shall submit any proposed signs as part of separate sign permit application, which shall be subject to review and approval by the Planning Division prior to installation.
5. **Exterior Appearance:** The exterior of the structure shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.
6. **Site Maintenance:** The site shall be kept clean and free of all graffiti, litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage shall be prohibited.
7. **Trash Enclosure:** The applicant shall comply with the most recent Trash Enclosure sizing requirements on the Mount Diablo Resource Recovery website at: <https://mdrr.com/pittsburg/pittsburg-commercial/>.
8. **Utility Screening:** All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or

dense landscaping screen, consistent with Guideline IV.d of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.

9. Gutters & Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
10. Peace and Order: The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

City of Pittsburgh Building Conditions

11. All new businesses must acquire a Certificate of Occupancy permit prior to opening any business in the City of Pittsburgh.
12. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburgh has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburgh Municipal Code (RMC). Reference CBC Sec. 107.
13. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
14. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled,

Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.

15. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.
16. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36" long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.
17. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
18. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

City of Pittsburg Engineering Conditions

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 7% 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 6.75% 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 \$119 plus \$0.06/sf of parcel improvements 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 SUBMITTALS:

26. Improvement Plans. The applicant shall submit electronic, pdf. files of the engineering plans to the Engineering Division for review and approval through the Accela permitting portal. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
- A Site Plan
 - A Grading and Drainage Plan
 - A Utilities Plan
 - A Landscaping and Irrigation Plan
 - A Stormwater Control Plan and Report
 - An Erosion and Sedimentation Control Plan
 - Offsite Improvements due to Project Impacts
27. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.
28. Parcel Map Waiver. The applicant shall submit an application for parcel map waiver to merge the two parcels (APN 088-650-062 and 088-650-061). The parcel map waiver shall be completed prior to the issuance of a certificate of occupancy.
29. 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:
- 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.
 - Providing covered trash, food waste, and compactor enclosures.
 - Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
 - Minimizing the amount of directly connected impervious surface area.
 - Marking all storm drains with "No Dumping, Drains to Delta" messages.
 - 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.

- 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.
30. 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.
 31. Stormwater Control Plan. Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas and incorporate adequate designs to comply with current hydrograph modification requirements. The grading, improvement, and landscaping plans shall include drawings and specifications necessary to implement all measures in the 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.
 32. 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.
 33. 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.

UTILITIES and SITE IMPROVEMENTS:

34. 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.
35. Applicant shall locate and construct all wet utilities in conformance with the City standard Plans and Specifications in effect at the time of permit application submittal.
36. The applicant shall provide frontage improvements along Harbor Street, the full length of the parcel. The existing northernmost driveway shall be removed and replaced with City standard vertical curb and sidewalk. New 10' wide sidewalk shall be installed along Harbor Street from the southeastern corner of Harbor and Leland Street, the full length of the parcel fronting Harbor Street.

City of Pittsburg Public Works Conditions

37. The applicant is required to connect two new 8" and 6" water tie-ins to the 20" water line on Harbor Street.
38. The applicant is required to connect the two new, privately-owned 8" and 6" fire lines to the new fire hydrant inside the property.

Northwest Information Center Conditions

39. Archaeological Resources: If archaeological resources are encountered during construction, work shall be temporarily halted in the vicinity of the discovered materials and workers shall avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel shall not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.
40. Cultural Resources: Any identified cultural resources shall be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Contra Costa County Fire Protection District Conditions

41. Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC
42. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words: NO PARKING – FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

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

43. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC
44. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

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

- All existing or proposed hydrant locations,
- Fire apparatus access to include slope and road surface
- Elevations of building,
- Size of building and type of construction,
- Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
- Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
- Striping and signage plan to include “NO PARKING-FIRE LANE” markings.

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

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

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

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

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

49. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.
 - Private underground fire service water mains
 - Fire sprinklers
 - Fire alarm
 - Fire pump if required
 - Emergency generator if required
 - High-pile storage if required
 - Photovoltaic if proposed

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

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

Standard Conditions

50. Grounds for Revocation: Operation in a manner inconsistent with that described in the 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 design review approval.
51. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this resolution shall govern.
52. 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.
53. Indemnification: Developer 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 developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer 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.
54. Expiration of Approval: Design review approval will expire on April 11, 2025, unless a building permit or grading 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 Planning Commission. 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 building or grading permit. The term of the use permit approval shall be co-terminus with the design review approval for this project.

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 11th day of April, 2023, 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. _____ was adopted by the Planning Commission of the City of Pittsburg on April 11, 2023.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

\\s:\2022 Projects\22-072 AZ Pittsburg\Working CAD\ Preliminary\Site Plan.dwg Jan 19, 2023 -08:35 am

DESCRIPTION	LEGEND EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	XX"G	XX"G
TELEPHONE MH	---	---
SDMH	---	---
DROP INLET	---	---
2'x3' DROP INLET	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	---	---
SSCO	---	---
FIRE HYDRANT	---	---
PIV	---	---
FDC	---	---
WATER VALVE	---	---
WATER METER	---	---
CONCENTRIC REDUCER	---	---
REDUCED PRINCIPAL PRESSURE ASSEMBLY	---	---
REDUCED PRESSURE BACKFLOW PREVENTER	---	---
MONUMENT WELL	---	---
BOLLARD	---	---
GAS VALVE	---	---
UTILITY POLE	---	---
UTILITY POLE WITH LIGHT	---	---
STREET LIGHT	---	---
DOUBLE POST TOP STREET LIGHT	---	---
FENCE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX SIGN	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	---
PIPE CAP	---	---
HANDICAP RAMP	---	---
CONTROL POINT	---	---
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	13.61 AC MATCH (E)
TRUNCATED DOMES	---	---
BUILDING	---	---
DOOR	---	---

PROPERTY INFORMATION

2301 HARBOR ST (APN: 088-650-061-0)
AREA = 33,135 SF
401 E. LELAND RD (APN: 088-650-062-0)
AREA = 37,361 SF
TOTAL AREA FOLLOWING LOT MERGE = 70,496 SF
(1.618 ACRES)

BUILDING INFORMATION

EXISTING
5,361 SF FOOTPRINT
1-STORY
27.4' ± TALL
PROPOSED
12,770 SF FOOTPRINT
1-STORY
26'-6" TALL

FLOOR-TO-AREA

TOTAL BUILDING FOOTPRINT = 18,131 SF ±
TOTAL AREA FOLLOW LOT MERGER = 70,496 SF
F.A.R = 0.26

ZONING:

M - MIXED USE (PER CITY OF PITTSBURG ZONING CODE)
CC - COMMUNITY COMMERCIAL (PER THE RAILROAD AVE. SPECIFIC PLAN)
MAXIMUM F.A.R.: 0.40
MAXIMUM BUILDING HEIGHT: 60'
FRONT SETBACK: 0' - 15'
SIDE SETBACK ABUTTING RESIDENTIAL (EAST): 20'
REAR AND SIDE SETBACK: 0' - 10'

FEMA FLOOD ZONE:

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 060033.
MAP NUMBER: 06013C0119G
EFFECTIVE DATE: SEPTEMBER 30, 2015

LAND COVERAGE:

LANDSCAPE AREA: 23,309 SF
HARDSCAPE/BLDG/PAVEMENT AREA: 47,187 SF
% LANDSCAPE: 33%

PARKING INFORMATION

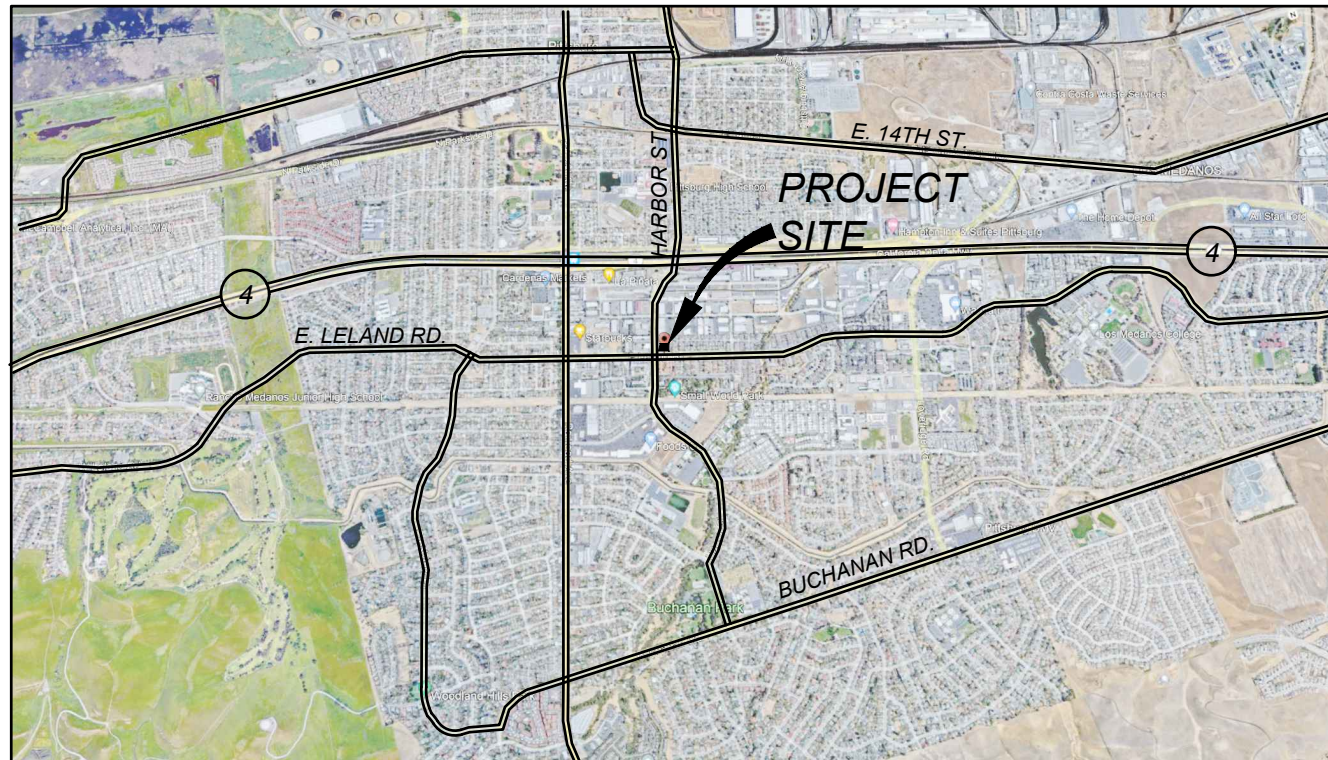
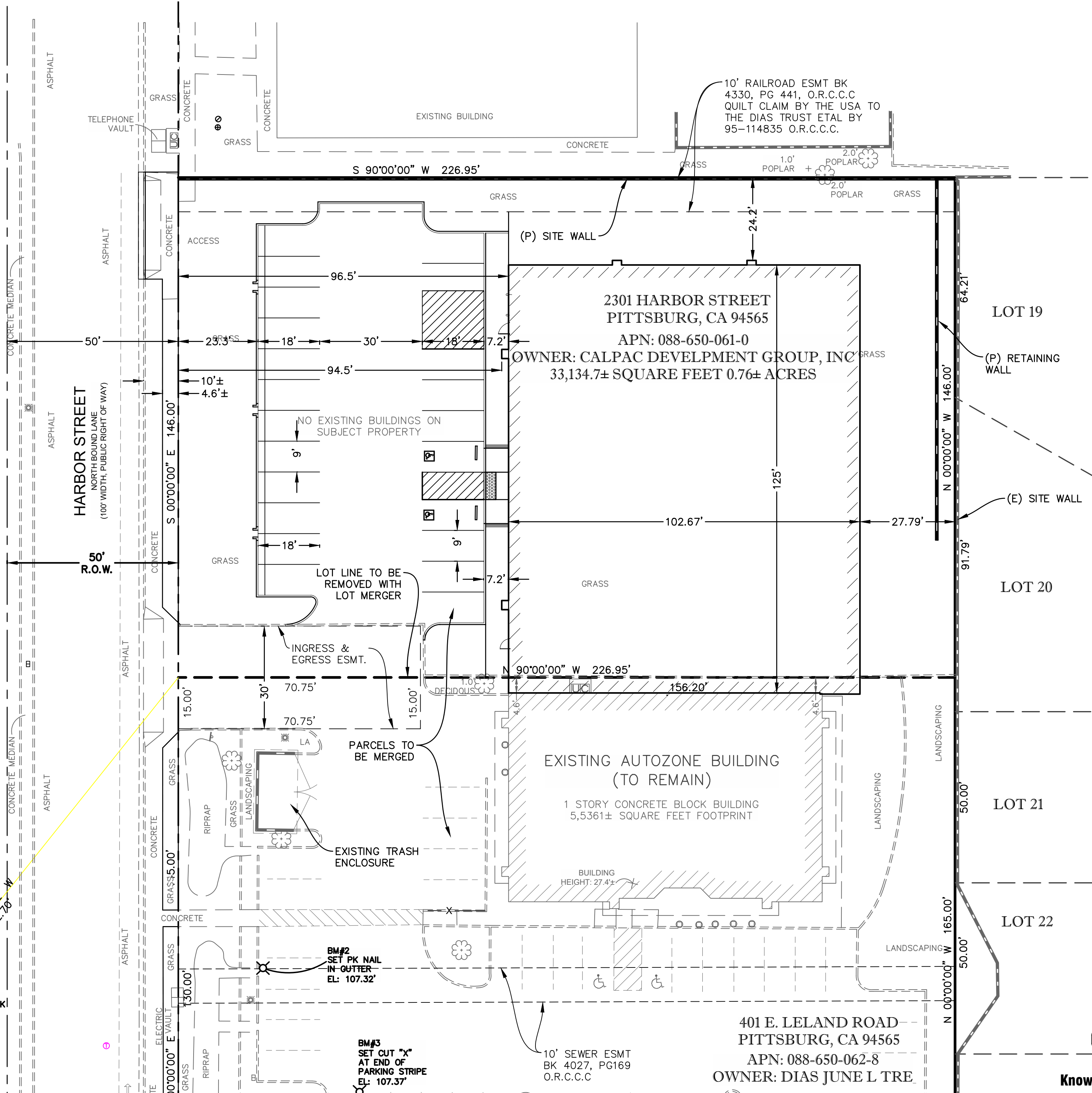
ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	1 SPACE PER EVERY 350 SQ. FT. = 52 STALLS	68 SPACE PROVIDED
MINIMUM PARKING DIMENSIONS	18'x8.5' STANDARD 15'x8' COMPACT	SEE PLAN
MINIMUM DRIVE AISLE WIDTH	24'	26.58' MIN.
ACCESSIBLE SPACES	1 SPACE	2 SPACES
PARKING STANDARDS PER CITY OF PITTSBURG MUNICIPAL CODE		

TOTAL AREA DISTURBED: 0.75 ACRES

PRELIMINARY RAW EARTHWORK SUMMARY

CUT: 100 CY
FILL: 370 CY
NET: 270 CY (NET IMPORT)
NOTE:
EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.

PRELIMINARY IMPROVEMENT PLANS FOR AUTOZONE STORE #3343 2301 HARBOR ST. & 401 E LELAND RD. PITTSBURG, CA 94565 APNs: 088-650-061-0 & 088-650-062-8



VICINITY MAP

NOT TO SCALE

SHEET INDEX:

CIVIL

- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C3 PRELIMINARY WATER AND SANITARY SEWER PLAN

LANDSCAPE (BY MSLA LANDSCAPE ARCHITECTURE, INC.)

- P1 PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL

- PF1 FLOOR PLAN
- PR1 ROOF PLAN
- CE1 COLORED ELEVATIONS

ALTA SURVEY (BY RPLS, LLC)

THREE SHEETS

ALTA/NSPS LAND SURVEY:

COMPLETED BY: RPLS, LLC
312 NE 145TH PLACE
EDMOND, OK 73013
PHONE: (855) 283-2333
SURVEY DATE: 04/08/2021

BENCHMARK:

BENCHMARK #1
LOCATED OFF SITE S 38°37'52" W 2,562.70' FROM S.W. CORNER OF PROPERTY
ELEVATION: 141.25
BENCHMARK #2
LOCATED OFF SITE S 16°14'45" E 88.43' FROM S.W. CORNER OF PROPERTY
ELEVATION: 107.32'
BENCHMARK #3
SEE CUT "X" IN CONCRETE AT END OF PARKING STRIPE LOCATED OFF SITE
S 23°37'15" E 132.15' FROM THE S.W. CORNER OF PROPERTY
ELEVATION: 107.37'

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS PROJECT IS THE CENTERLINE OF FREED CIRCLE, KNOWN AS NORTH 90°00'00" EAST, AS DESCRIBED IN SUBDIVISION 7733 ROCKRIDGE, BOOK 382 OF MAPS, PAGE 29, RECORDED 09/26/1995.

JURISDICTION:

CITY OF PITTSBURG, CA

PROPERTY OWNERS:

CALPAC DEVELOPMENT GROUP, INC
4116 LOGANBERRY DR. SAN JOSE CA 95121
&
DIAS JUNE L TRE
401 E. LELAND ROAD
PITTSBURG, CA 94565

DEVELOPER:

AUTOZONE PARTS, INC.
123 SOUTH FRONT ST
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: (901) 495-7625

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
GAS	P.G. & E.	MIKE WILLIAMS	925-386-5013
ELECTRIC	PITTSBURG POWER CO.		925-252-4860
TELEPHONE / INTERNET	CITY OF PITTSBURG, CA	BAUTISTA RIVERA	925-252-6900
WATER	CITY OF PITTSBURG, CA	DAVID BERMINGHAM	925-252-6900
SEWER	CITY OF PITTSBURG, CA	HIMMAT BAINS	925-252-6900
DRAINAGE	CITY OF PITTSBURG, CA	JOHN LONGWAY	925-252-4930
FIRE	CONTRA COSTA FIRE DEPT.		925-941-3300

NOT FOR CONSTRUCTION

RECEIVED PROFESSIONAL ENGINEER
No. C90888
PRELIMINARY
NOT FOR CONSTRUCTION
OF CALIF.

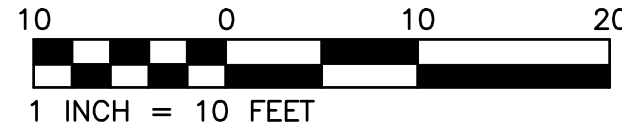
AUTOZONE PARTS, INC.
123 SOUTH FRONT ST.
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: 901-495-7625

AUTOZONE STORE NO. 3343
401 E. LELAND ROAD
PITTSBURG, CA
PRELIMINARY SITE PLAN

Sheet
C1
1 of 3
01-19-2023

PAVING LEGEND:

HEAVY DUTY AC		
LIGHT DUTY AC		
HEAVY DUTY PCC		
PEDESTRIAN PCC		
LANDSCAPING		SEE LANDSCAPE PLANS
BIORETENTION		SEE LANDSCAPE PLANS
SURFACE FLOW DIRECTION		
OVERLAND RELEASE		



Know what's below.
Call before you dig.
or (800) 227-2600

PRELIMINARY IMPROVEMENT PLANS FOR
AUTOZONE STORE #3343
2301 HARBOR ST. & 401 E LELAND RD.
PITTSBURG, CA 94565
APNs: 088-650-061 & 062

STORM DRAIN CONSTRUCTION KEYNOTES

- (D1) RIP RAP PROTECTION
- (D2) BIORETENTION BASIN
- (D3) 3-3" PVC PIPE CULVERT FOR OVERFLOW

GRADING CONSTRUCTION KEYNOTES

- (1) BARRIER CURB
- (2) MONOLITHIC CURB AND SIDEWALK
- (3) 24-INCH CURB CUT WITH RIP RAP BEHIND
- (4) EXISTING BUILDING TO REMAIN
- (5) ACCESSIBLE RAMP
- (6) CONCRETE SIDEWALK
- (7) CONCRETE CURB AND GUTTER WITH VARIABLE HEIGHT BEHIND CURB
- (8) CONCRETE WHEEL STOP
- (9) DEMOLISH (E) DRIVEWAY AND RECONSTRUCT NEW CITY STANDARD CURB, GUTTER & SIDEWALK
- (10) 6' TALL SITE WALL
- (11) RETAINING WALL
- (12) WIDEN EXISTING SIDEWALK TO LIMIT OF R.O.W. TOTAL SIDEWALK WIDTH OF APPROX. 10' AS MEASURED FROM FACE OF CURB.

HARBOR STREET

HARBOR STREET

2301 HARBOR STREET
PITTSBURG, CA 94565
APN: 088-650-061-0
OWNER: CALPAC DEVELOPMENT GROUP, INC
33,134.7± SQUARE FEET 0.76± ACRES

NEW AUTOZONE BUILDING

FF: 108.25

EXISTING AUTOZONE BUILDING
(TO REMAIN)

(E) FF = 108.25

NOT FOR CONSTRUCTION	
BY	CHECK
CR	TSM
DESIGN	CR
DRAWN	CR
QUANT.	
0 ORIGINAL SCALE IS IN INCHES	
2	
RECEIVED PROFESSIONAL ENGINEER'S SEAL	
ANTHONY S. MCCORMACK	
No. C90888	
PRELIMINARY	
NOT FOR CONSTRUCTION	
OF CALIFORNIA	
CWE	
2260 Douglas Blvd, Suite 100, Roseville, CA 95661	
PH: 916-772-1172 www.cwecorp.com	
AUTOZONE PARTS, INC.	
123 SOUTH FRONT ST.	
MEMPHIS, TN 38103	
CONTACT: KEVIN MURPHY	
PHONE: 901-495-7625	
AUTOZONE STORE NO. 3343	
401 E. LELAND ROAD	
PITTSBURG, CA	
PRELIMINARY GRADING,	
DRAINAGE AND PAVING PLAN	
Sheet	
C2	
2 of 3	
01-19-2023	

PRELIMINARY IMPROVEMENT PLANS FOR AUTOZONE STORE #3343

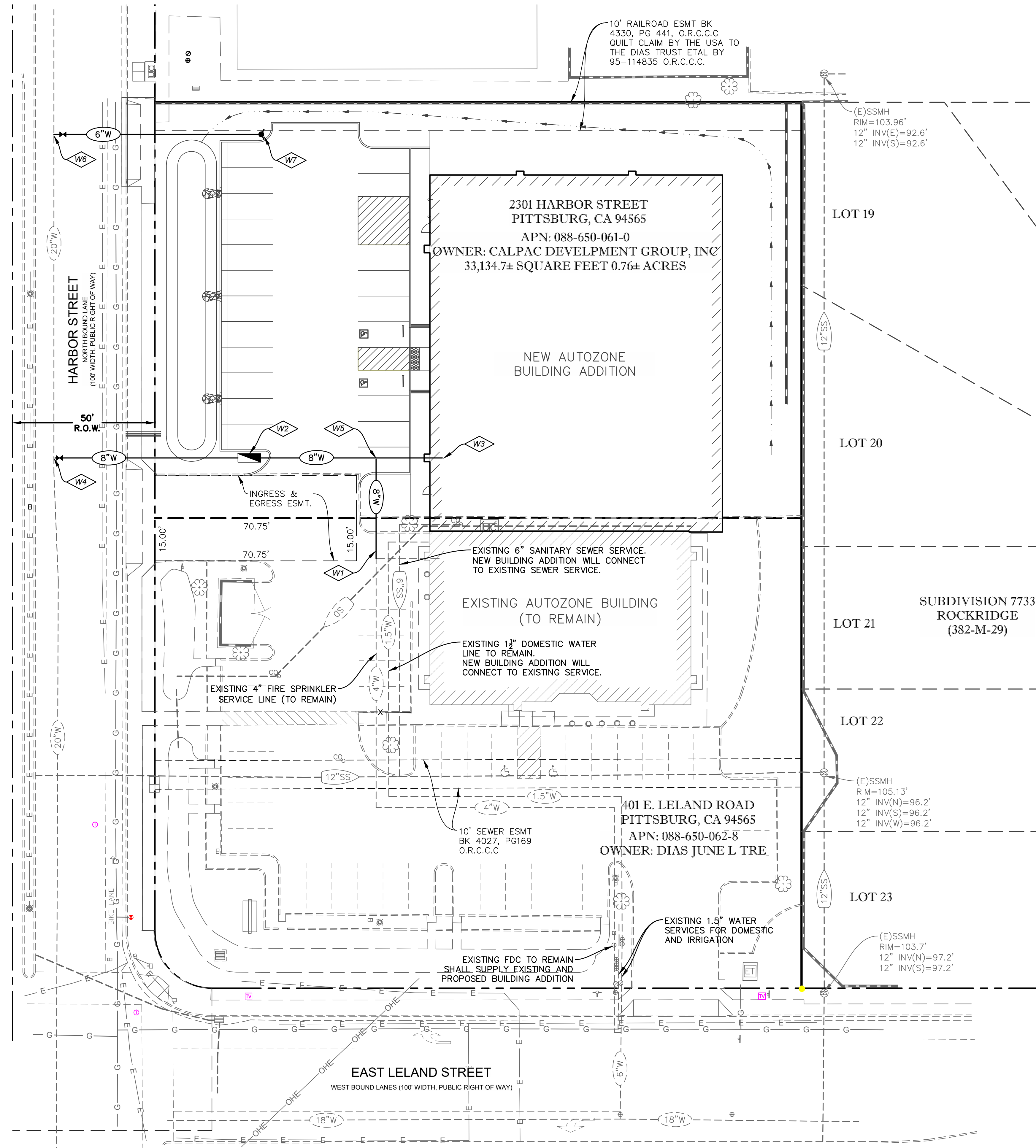
ARBOR ST. & 401 E LELAND RD.
PITTSBURG, CA 94565
APNs: 088-650-061 & 062

WATER CONSTRUCTION KEYNOTES:

- | | |
|-----------|--|
| W1 | CONNECT TO EXISTING 4" WATER LINE WITH 8" FIRE SPRINKLER SERVICE. |
| W2 | PROPOSED DCDA |
| W3 | FIRE SPRINKLER SERVICE POINT OF CONNECTION TO BUILDING. INSTALL SINGLE-PIECE IN-BUILDING RISER (AMES OR EQUIVALENT). |
| W4 | INSTALL 8" FIRE SPRINKLER SERVICE AT 20" MAIN. |
| W5 | 8" TEE AND THRUST BLOCK. |
| W6 | INSTALL 6" FIRE HYDRANT SERVICE AT 20" WATER MAIN. |
| W7 | FIRE HYDRANT (PRIVATELY OWNED). |

NOTES:

1. THE 8" FIRE SPRINKLER SERVICE AND 6" FIRE HYDRANT SERVICE SHALL BE PRIVATELY OWNED.



NO.	REVISION	DATE	BY	APPRV'D

NOT FOR CONSTRUCTION



AUTOZONE PARTS, INC.
123 SOUTH FRONT ST.
MEMPHIS, TN. 38103
CONTACT: KEVIN MURPHY
PHONE: 901-495-7625

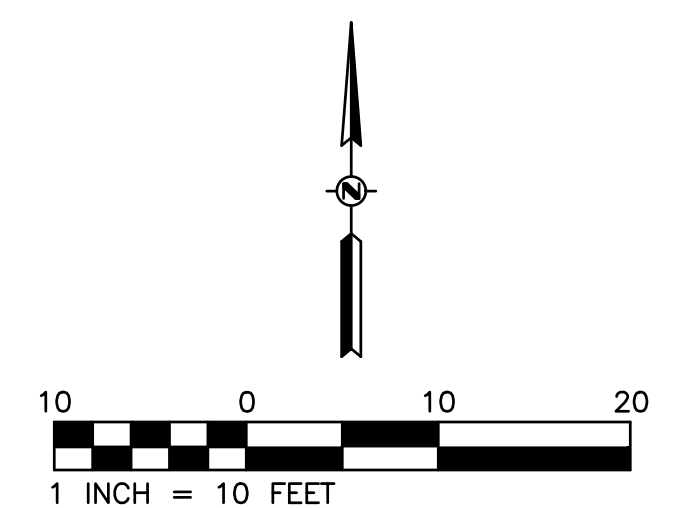
**AUTOZONE STORE NO. 3343
401 E. LELAND ROAD
PITTSBURG, CA**

**PRELIMINARY FIRE SERVICE
PLAN**

Sheet
C3
3 of 3
01-19-2023



Know what's below.
Call before you dig.
or (800) 227-2600



APN: 088-650-062-0

HARBOR STREET
20' W

GRASSES IN BASIN

PROPOSED PARKING
7,063 SQUARE FEET

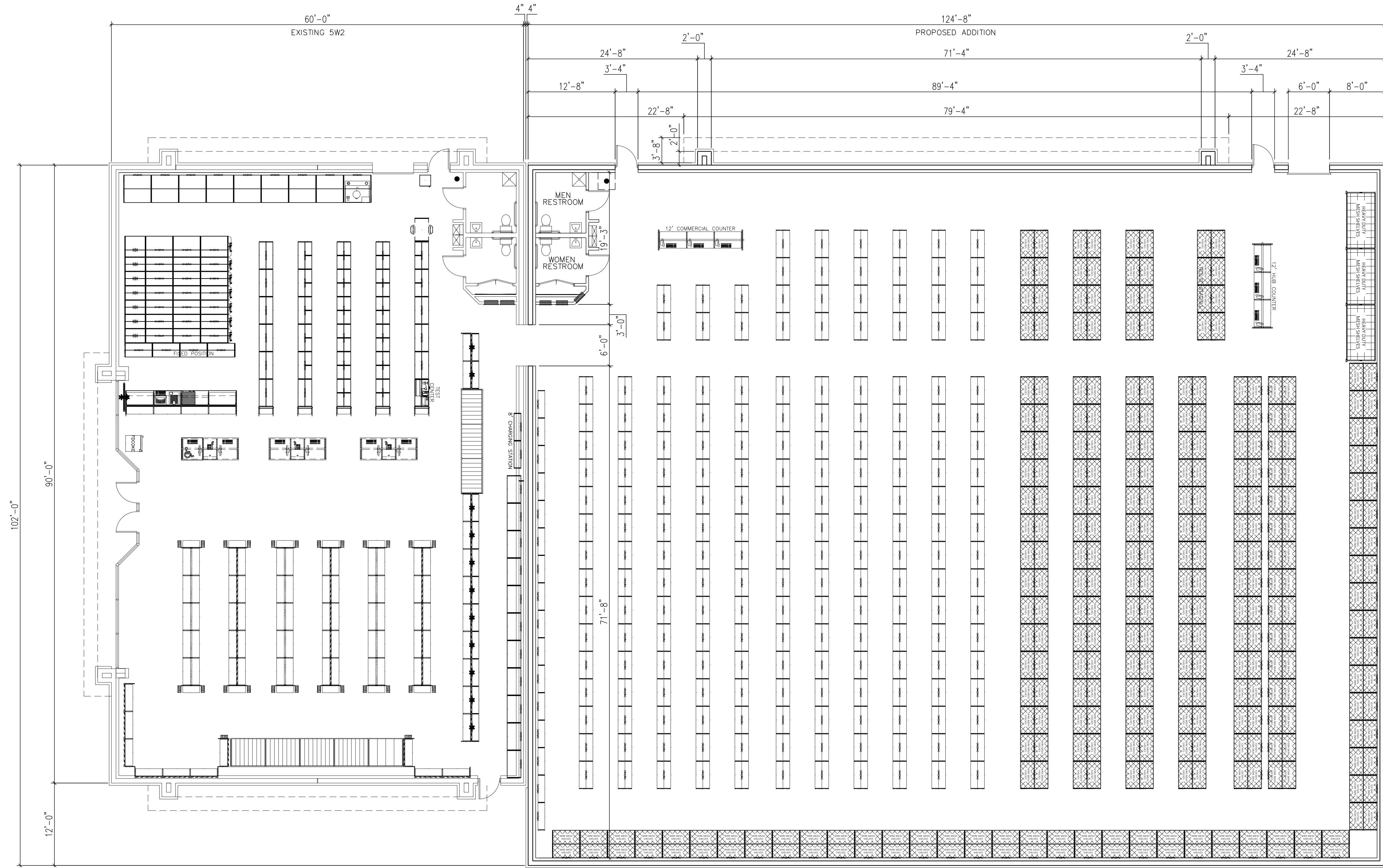
PROPOSED AUTOZONE
BUILDING

EXISTING AUTOZONE
BUILDING TO REMAIN

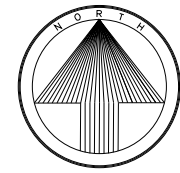
GRASSES IN SWAL

PARKING
Tree: 30
Coverage
100%
75%
50%
25%
Tree: 15
Coverage
100%
75%
50%
25%
T
R
Shade R
NOTE: 22 S
REQUIRED.
35% SHADE

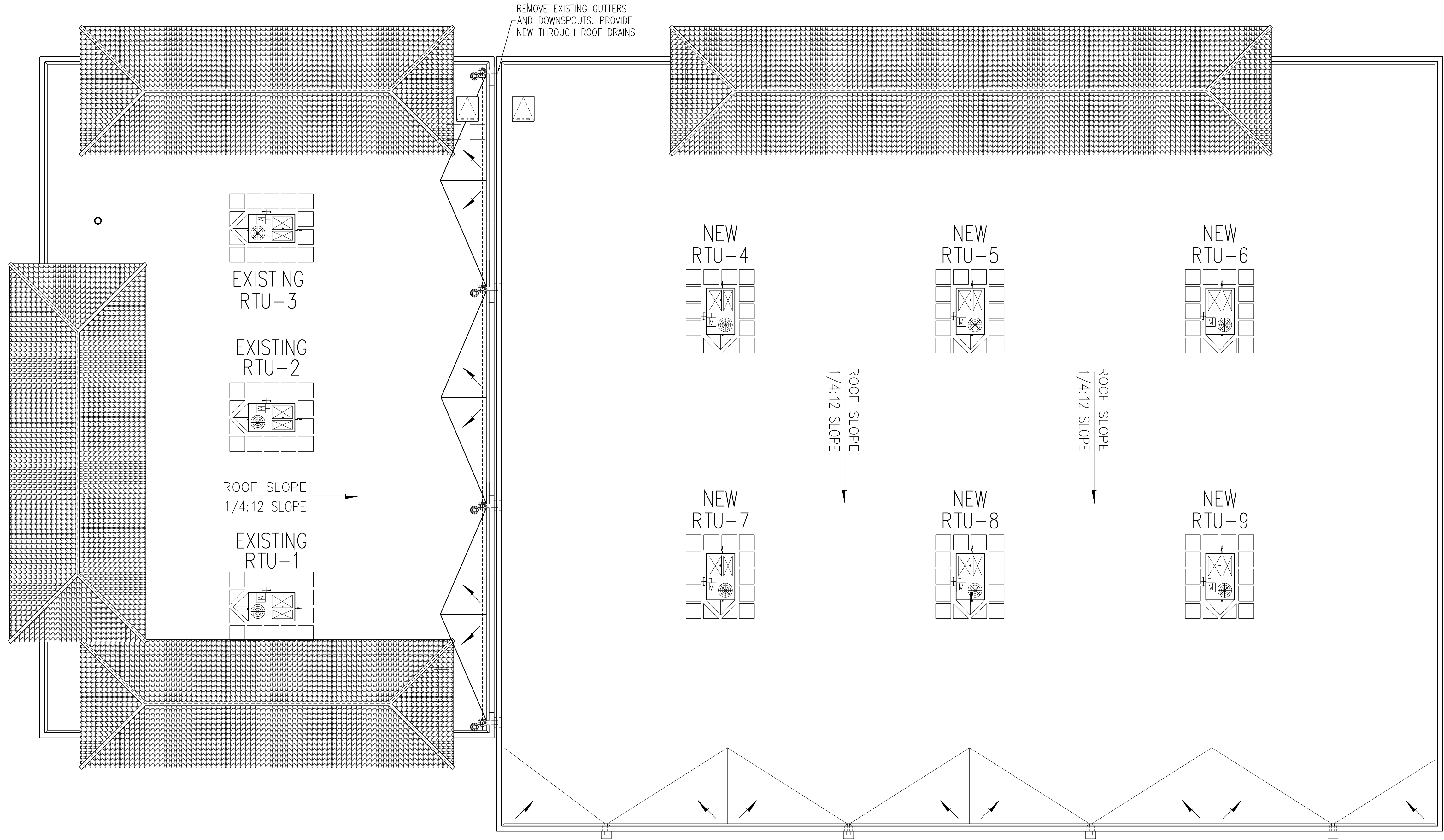
**NOTE: 22 SPACES PROPOSED. 1 TREE PER STALLS
REQUIRED. 4 TREES REQUIRED, 7 TREES PROPOSED
35% SHADE COVERAGE REQUIRED.**



FLOOR PLAN
Scale: 1/8" = 1'-0"



Architect: 123 South Front Street Memphis, Tennessee 38103 TEL: 901-495-8600 FAX: (901) 495-8969 For Bidding & Contractor Information Contact: McGraw - Hill Construction Tel. 615-884-1017 www.construction.com		AutoZone Store No. 3343 401 E. LELAND RD PITTSBURG CA 94565 FLOOR PLAN		REVISIONS			
				1	REV1	4	REV4
				2	REV2	5	REV5
				3	REV3	6	REV6
09/26/22							
5W-HUB EXP							
PF1							



ROOF PLAN
Scale: 1/8" = 1'-0"



Architect:
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8600 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

AutoZone Store No. 3343
401 E. LELAND RD

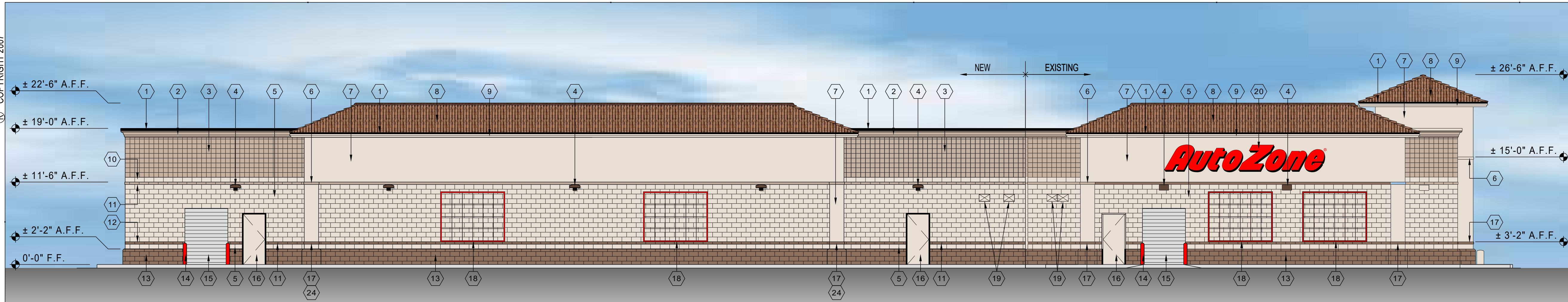
PITTSBURG CA 94565
ROOF PLAN

REVISIONS

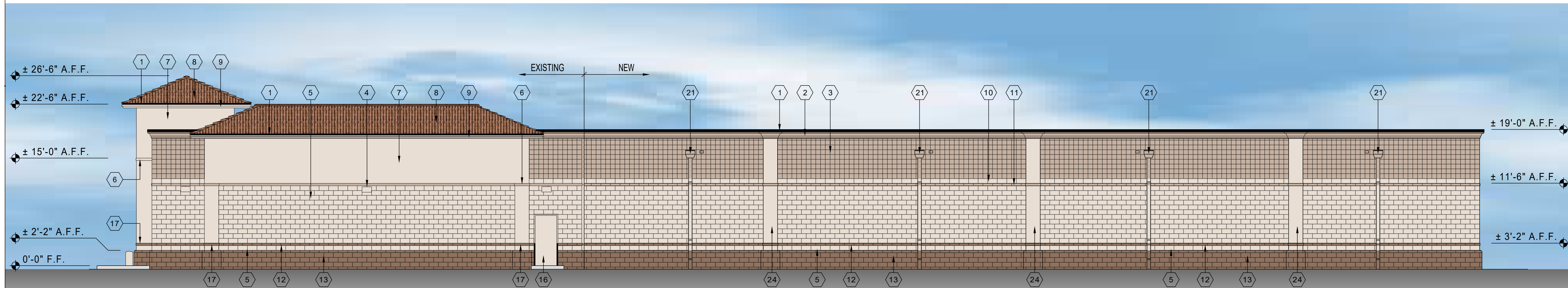
REV	DESCRIPTION
1	REV1
2	REV2
3	REV3
4	REV4
5	REV5
6	REV6

09/26/22
5W-HUB EXP

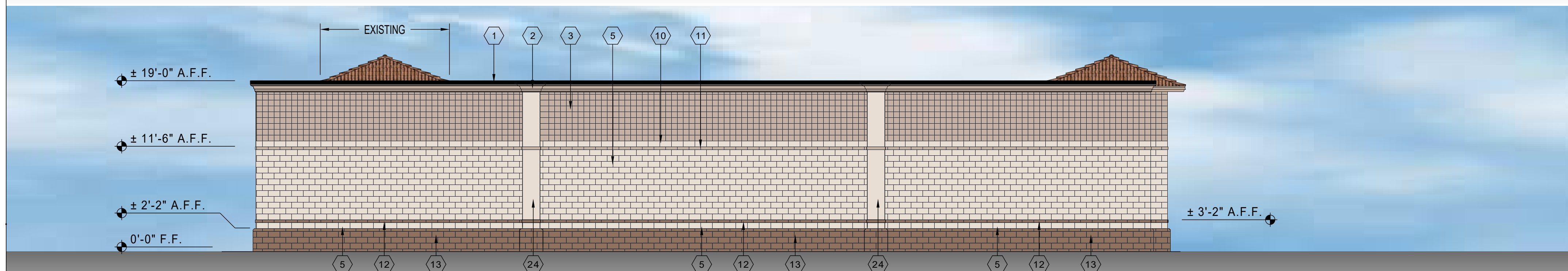
PR1



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



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



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



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

- 1 PRE-FINISHED METAL COPING
COLOR: BLACK
- 2 CORNICE
COLOR: SHERWIN WILLIAMS (SW6068-SAND DUNE)
- 3 8" SINGLE SCORE BLOCK
COLOR: SHERWIN WILLIAMS (SW6068-SAND DUNE)
- 4 WALL MOUNTED EXTERIOR LIGHT
- 5 8" SPLIT FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 6 STUCCO BAND FINISH
COLOR: SHERWIN WILLIAMS (SW6068-SAND DUNE)
- 7 STUCCO FINISH
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 8 CONCRETE ROOF TILE
COLOR: CASA GRAND BLEND
- 9 CORNICE
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 10 8" SMOOTH FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 11 4" SMOOTH FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6068-SAND DUNE)
- 12 4" SMOOTH FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6088-NUT HATCH)
- 13 12" SPLIT FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6088-NUT HATCH)
- 14 PIPE GUARD WITH ARCHITECTURAL SLEEVE:
COLOR: RED
- 15 ROLL-UP DOOR
COLOR: FACTORY APPLIED FINISH
- 16 MAN DOOR
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
METAL FRAMES
COLOR: BLACK
- 17 STUCCO BAND FINISH
COLOR: SHERWIN WILLIAMS (SW6088-NUT HATCH)
- 18 METAL TRELLIS
COLOR: RED
- 19 RESTROOM WALL VENTS
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 20 EXISTING 42" AZ ONLY SIGN
- 21 SCUPPER / DOWN SPOUT
COLOR: TO MATCH BACKGROUND WALL COLOR
- 22 EXISTING ALUMINUM STOREFRONT SYSTEM
CLEAR "AC2" ARCAIDA
FRAME COLOR: RED
- 23 EXISTING 8" BOLLARD WITH PLASTIC COLORED SLEEVE:
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 24 2'-0" WIDE BUILDING PILASTER - CMU BASE
W/ STUCCO FINISH ABOVE

2 ELEVATION KEY NOTES

Architect: 123 South Front Street Memphis, Tennessee 38103 TEL: 901-495-8600 FAX: (901) 495-8969 For Bidding & Contractor Information Contact: McGraw - Hill Construction Tel. 615-884-1017 www.construction.com		AutoZone Store No. 3343 401 E. LELAND RD PITTSBURG CA 94565		REVISIONS			
				1	REV1	4	REV4
				2	REV2	5	REV5
				3	REV3	6	REV6
		COLORED ELEVATIONS					
09/07/22							
5W-HUB EXP							
CE1							

TITLE LEGAL DESCRIPTION

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

PARCEL ONE:

PARCEL A, AS SHOWN ON PARCEL MAP WAIVER FOR A LOT SPLIT PMW 05-02, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 24, 2005 AS INSTRUMENT NO. 2005-0062636-00 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 6, BLOCK 4 AS SHOWN ON THE OFFICIAL MAP OF CAMP STONEMAN FILED IN BOOK 111 OF MAPS AT PAGE 36, CONTRA COSTA COUNTY RECORDS, LYING WESTERLY OF SUBDIVISION 7733 "ROCKRIDGE" FILED IN BOOK 382 OF MAPS AT PAGE 32, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HARBOR STREET AND EAST LELAND ROAD, THENCE SOUTH 90° 00' 00" EAST ALONG THE CENTERLINE OF SAID EAST LELAND ROAD A DISTANCE OF 70.00 FEET, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID EAST LELAND ROAD, THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID EAST LELAND ROAD A DISTANCE OF 206.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID ROCKRIDGE SUBDIVISION, THENCE NORTH 00° 00' 00" EAST ALONG THE WEST LINE OF SAID ROCKRIDGE SUBDIVISION A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 90° 00' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID EAST LELAND ROAD A DISTANCE OF 226.95 FEET TO THE WEST LINE OF SAID LOT 6, BLOCK 4 ALSO BEING THE EAST LINE OF HARBOR STREET, THENCE NORTH 00° 00' 00" EAST ALONG SAID EAST LINE OF HARBOR STREET A DISTANCE OF 146.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 4, THENCE NORTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 4 A DISTANCE OF 226.95 FEET TO THE NORTHWEST CORNER OF SAID ROCKRIDGE SUBDIVISION, THENCE SOUTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID ROCKRIDGE SUBDIVISION A DISTANCE OF 146.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL ONE FOR INGRESS AND EGRESS CREATED IN AN INSTRUMENT ENTITLED "ACCESS EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" RECORDED MARCH 28, 2000, INSTRUMENT NO. 2000-60734 AND AMENDED JULY 15, 2005, INSTRUMENT NO. 2005-261464, DESCRIBED AS FOLLOWS:

THE NORTH 15.00 FEET OF THE WEST 70.75 FEET OF THAT PORTION OF LOT 6, BLOCK 4 AS SHOWN ON THE OFFICIAL MAP OF CAMP STONEMAN" FILED IN BOOK 111 OF MAPS AT PAGE 36, CONTRA COSTA COUNTY RECORDS, LYING WESTERLY OF SUBDIVISION 7733 "ROCKRIDGE" FILED IN BOOK 382 OF MAPS AT PAGE 32, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HARBOR STREET AND EAST LELAND ROAD; THENCE SOUTH 90° 00' 00" EAST ALONG THE CENTERLINE OF SAID EAST LELAND ROAD A DISTANCE OF 70.00 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID EAST LELAND ROAD A DISTANCE OF 206.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID ROCKRIDGE SUBDIVISION; THENCE NORTH 00° 00' 00" EAST ALONG THE WEST LINE OF SAID ROCKRIDGE SUBDIVISION A DISTANCE OF 165.00 FEET, THENCE NORTH 90° 00' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID EAST LELAND ROAD A DISTANCE OF 226.95 FEET TO THE WEST LINE OF SAID LOT 6, BLOCK 4 ALSO BEING THE EAST LINE OF HARBOR STREET, THENCE SOUTH 00° 00' 00" WEST ALONG SAID EAST LINE OF HARBOR STREET A DISTANCE OF 145.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 31.42 FEET TO THE TRUE POINT OF BEGINNING.

For conveyancing purposes only: APN 088-650-061-0

THE LAND DESCRIBED IS THE SAME LAND AS SHOWN ON THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

MISCELLANEOUS NOTES

- N1** THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO HARBOR STREET, WHICH IS A DEDICATED PUBLIC ROAD OR HIGHWAY, WITH NO GAPS, GORES OR OVERLAPS.
- N2** THE NEAREST INTERSECTION TO THE SUBJECT PROPERTY IS AT EAST LELAND ROAD AND HARBOR STREET LOCATED APPROXIMATELY 300 FEET SOUTH OF THE PROPERTY. (TABLE A ITEM #14)
- N3** BUILDINGS LOCATED ON THIS PROPERTY ARE AS SHOWN. THE ADDRESS OF THIS PROPERTY WAS PHYSICALLY NOTED AS BEING 2301 HARBOR STREET, PITTSBURG, CALIFORNIA 94565. NO BUILDINGS OBSERVED ON PROPERTY. (TABLE A ITEM #2)
- N4** THE GROSS LAND AREA OF THIS PROPERTY IS 33,134.7± SQUARE FEET OR 0.76± ACRES. (TABLE A ITEM #4)
- N5** THE BUILDINGS SHOWN ON THIS SURVEY REFLECT THE EXTERIOR DIMENSIONS ALONG WITH THE SQUARE FOOTAGE OF EACH BUILDING AS LOCATED AT GROUND LEVEL. MEASURED HEIGHTS OF ALL BUILDINGS ARE NOTED TO THE HIGHEST POINT OF THE BUILDING ABOVE GROUND LEVEL. (TABLE A ITEM #7A, 7B1, & 7C)
- N6** ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS LOCATED AND OBSERVED ON SITE AND WITHIN FIVE FEET OF THE PROPERTY BOUNDARIES ARE SHOWN. THERE WERE NO OBSERVED AREAS OF SUBSTANTIAL REFUSE AT THE TIME OF THE SURVEY. (TABLE A ITEM #8)
- N7** OWNER INFORMATION WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS LAND TITLE SURVEY WAS PREPARED. (TABLE A ITEM #13)
- N8** THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY. (TABLE A ITEM #16)
- N9** THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY. (TABLE A ITEM #17)
- N10** THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS AT THE TIME OF THIS SURVEY. NO CEMETERIES, GRAVESITES, AND BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
- N11** THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS.
- N12** THE BOUNDARY OF THE SURVEY PROPERTY AS DESCRIBED FORMS A MATHEMATICALLY CLOSED FIGURE. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD. THE PARCELS ARE CONTIGUOUS WITH NO GAPS OR GORES.
- N13** THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN THE PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN THE BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL. (TABLE A ITEM #9)

PARKING							
REGULAR	COVERED	COVERED HANDICAPPED	HANDICAPPED	COMPACT	MOTORCYCLE	PARTIAL	TOTAL
0	0	0	0	0	0	0	0

SURVEY PREPARED BY:
RPLS, LLC
312 NE 145TH PLACE, EDMOND, OK 73013
PHONE: 855-283-2333 / FAX: 405-947-8636
EMAIL: INFO@LENDERSURVEYS.COM

SURVEY RELATED ITEMS CORRESPONDING TO "SCHEDULE B SECTION TWO EXCEPTIONS" IN THE TITLE COMMITMENT

- 20** 20. An easement for Vehicular Access and Way, ingress, egress, cross access and incidental purposes, recorded March 28, 2000 as Instrument No. 2000-60734 and June 29, 2000 as Instrument No. 2000- 136836, both of Official Records.

In Favor of: Present owner and Future owner(s) of Auto Zone Parcel
Affects: as described therein

Document(s) declaring modifications thereof recorded July 15, 2005 as Instrument No. 2005- 0261464 of Official Records.
AFFECTS: AS DESCRIBED THEREIN.
AFFECTS: PLOTTED HEREON.

STATEMENT OF ENCROACHMENTS

NO VISIBLE ENCROACHMENTS WERE OBSERVED OR NOTED AT THE TIME OF THE SURVEY.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 060033, MAP NUMBER 06013C0119G WHICH BEARS AN EFFECTIVE DATE OF 09/30/2015 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE. (HTTPS://WWW.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. (TABLE A ITEM #3)

BENCHMARK

BM1: BENCHMARK #1:
ELEVATION = 141.25'
BENCHMARK "3550"
LOCATED OFF SITE S 38°37'52" W 2562.70' FROM THE S.W. CORNER OF PROPERTY.

BM2: BENCHMARK #2:
ELEVATION = 107.32'
SET PK NAIL IN GUTTER
LOCATED OFF SITE S 16°14'45" E 88.43' FROM THE S.W. CORNER OF PROPERTY.

BM2: BENCHMARK #2:
ELEVATION = 107.37'
SET CUT "X" IN CONCRETE AT END OF PARKING STRIPE
LOCATED OFF SITE S 23°37'15" E 132.15' FROM THE S.W. CORNER OF PROPERTY.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

SURVEYOR ASSUMES NO RESPONSIBILITY FOR UNMARKED OR NONVISIBLE UTILITIES THAT MAY CROSS THE AREAS SHOWN ON THIS SURVEY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF FREED CIRCLE, KNOWN AS NORTH 90°00'00" EAST, AS DESCRIBED IN SUBDIVISION 7733 ROCKRIDGE, BOOK 382 OF MAPS, PAGE 29, RECORDED 09/26/1995.

SANITARY AND STORM SEWER STRUCTURE NOTES

CB1: CATCH BASIN STORM DRAIN
TR: 107.3'
FILLED WITH DEBRIS.
FLOW IS UNKNOWN.
LOCATED OFF SITE ON EAST SIDE OF HARBOR STREET 15' NORTHEAST OF THE N.W. CORNER OF PROPERTY.

SSMH1: SANITARY SEWER MANHOLE
TR: 103.7'
FL S.: 97.2' 12" PIPE
FL N.: 97.2' 12" PIPE
LOCATED OFF SITE ON NORTH SIDE OF EAST LELAND STREET 166.9' SOUTHEAST OF S.E. CORNER OF PROPERTY.

SSMH2: SANITARY SEWER MANHOLE
TR: 105.1'
FL S.: 96.2' 12" PIPE
FL W.: 96.2' 12" PIPE
FL N.: 96.2' 12" PIPE
LOCATED ON ADJACENT SITE 89.7' SOUTHEAST OF THE S.E. CORNER OF THE PROPERTY.

SSMH3: SANITARY SEWER MANHOLE
TR: 104.0'
FL S.: 92.6' 12" PIPE
FL E.: 92.6' 12" PIPE
LOCATED ON ADJACENT SITE 12.7' NORTHEAST OF THE N.E. CORNER OF THE PROPERTY.

ALTA/NSPS LAND TITLE SURVEY
FOR
AUTOZONE

STORE NUMBER: 3343

PROPERTY ADDRESS:

401 EAST LELAND ROAD, PITTSBURG, CALIFORNIA 94565

ALTA SURVEY BASED AND RELIED ON
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT, NUMBER NCS-1117326-MICH,
CONTAINING AN EFFECTIVE DATE OF MARCH 02, 2022.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AUTOZONE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b, 7c, 8, 9, 10, 13, 16, 17, 18, 19, 20 OF TABLE A THEREOF.



RPLS, LLC
312 NE 145th Place, Edmond, OK 73013
Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@LenderSurveys.com

THE FIELDWORK WAS COMPLETED ON: 05/03/2022.

DATE OF PLAT OR MAP: (TO BE DATED UPON SIGNATURE)

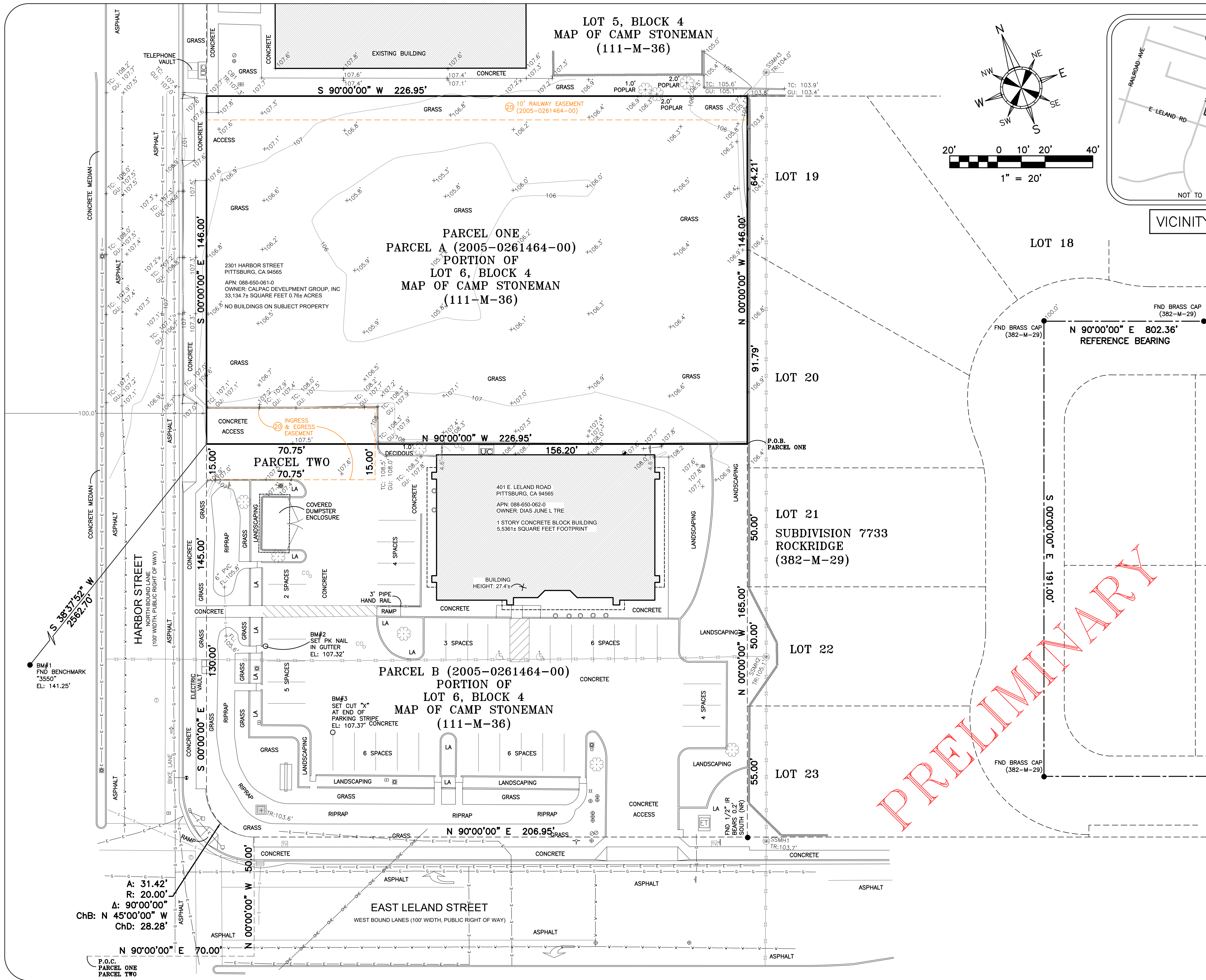
SURVEYOR: KEVIN BRONSON
P.L.S. NO.: 8523
STATE OF REGISTRATION: CALIFORNIA

SIGNATURE



PRELIMINARY DRAWING DATE: 07/08/2022
DWN BY: JT
JOB NO: 30595AD

STORE #: 3343
PAGE 1 OF 3



LIST OF ABBREVIATIONS	
B/L - BUILDING LINE	BC - BRASS CAP
SETBACK	BLDG - BUILDING
BOULEVARD	BRNG - BEARING
C/L - CENTER LINE	CONC - CONCRETE
CPS - COTTON SPINDLE	DIST - DISTANCE
ESMT - EASEMENT	F.F. - FINISHED FLOOR
FCE - FENCE	FL - FLOW LINE
FND - FOUND	Q/R - GAS REGULATOR
GEN - GENERATOR	HC - HANDICAPPED
IR - IRON REBAR	IRC - IRON REBAR CAPPED
LA - LANDSCAPING	LEAD & TRAIL
M - MEASURED DIMENSION	NC - NO CAP
NR - NO RECORD	NAT - NAT. AND TAG
P.O.B. - POINT OF BEGINNING	P.O.C. - POINT OF COMMENCEMENT
P.O.M. - POINT OF MEASUREMENT	P.O.T. - POINT OF TERMINATION
PED. - PEDESTAL	PLTR - PLANTER
R - RECORD DIMENSION	R.O.W. - RIGHT-OF-WAY
RD - ROAD	ROOF DRAIN
RET - RETAINING	SAN - SANITARY
STAT - STATUTORY	TR - TOP OF R/W
TYP - TYPICAL	U/C - UTILITY CABINET
U/G - UNDERGROUND	W/UGS - WITH UNDERGROUND SERVICE

LEGEND

ALTA/NSPS LAND TITLE SURVEY
FOR
AUTOZONE

STORE NUMBER: 3343

PROPERTY ADDRESS:

401 EAST LELAND ROAD, PITTSBURG, CALIFORNIA 94565

ALTA SURVEY BASED AND RELIED ON
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT, NUMBER NCS-1117326-MICH,
CONTAINING AN EFFECTIVE DATE OF MARCH 02, 2022.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AUTOZONE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b, 7c, 8, 9, 10, 13, 16, 17, 18, 19, 20 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 05/03/2022.

DATE OF PLAT OR MAP: (TO BE DATED UPON SIGNATURE)

SURVEYOR: KEVIN BRONSON
P.L.S. NO.: 8523
STATE OF REGISTRATION: CALIFORNIA



RPLS, LLC
312 NE 145th Place, Edmond, OK 73013
Phone: 855-283-3333 / Fax: 405-947-8636
Email: info@LenderSurvey.com

SIGNATURE



PRELIMINARY DRAWING DATE: 07/08/2022
DWN BY: JT
JOB NO: 30595AD

STORE #: 3343
PAGE 3 OF 3

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution for Design Review Approval	)	
Of Architectural Drawings, Signage and	)	Resolution No. 9145
Site and Landscape Plans for Auto Zone	)	
(DR-00-01)	)	

Section 1. Background

A. On January 7, 2000, Arthur Nave of Auto Zone, (the "Applicant"), filed DR-00-01, in accordance with Chapter 18.36 of the Pittsburgh Municipal Code requesting Planning approval to construct a 5,403 square foot retail building at 401 East Leland Road, CC (Community Commercial) zone; portion of APN 088-650-060.

B. The proposed building and signage conform with the policies and guidelines of the Pittsburgh General Plan and with the development and sign regulations of the Pittsburgh Municipal Code.

C. A prior Negative Declaration was posted for this project on April 21, 1999 the Community Development Director having found that no significant effects upon the environment will occur from this project.

D. On February 29, 2000, the Planning Commission reviewed the plans for DR-00-01

Section 2. Findings

Based on evidence presented at that meeting, the Planning Commission finds that:

A. The proposed structure conforms with good taste and design in their appearance and are not of inferior quality as to cause the nature of the neighborhood or area to materially depreciate in appearance and value, and will contribute to the positive character and image of the city as a place of quality and beauty.

B. The submitted design is compatible with surrounding structures in the neighborhood.

C. The proposed freestanding sign is necessary to provide the business with a comparable degree of identity from the street as that available to businesses on neighboring premises and does not provide an unfair advantage over similar businesses.

D. The business is set back from the street in such a manner that adequate identification can be can not be obtained from a sign place on the building.

E. Signage design is pleasing and complies with Title 19 of the Pittsburg Municipal Code.

F. The Staff Report entitled "*Auto Zone Design Review. DR-00-01*" dated February 29, 2000 is referenced hereto for additional support for findings.

Section 3. Approval

A. Based on the findings as set forth above, this Commission hereby approves DR-00-01 subject to the following conditions:

1. The project shall be constructed substantially in conformity with the drawings dated February 14, 2000, except as hereinafter may be modified.

2. 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.

3. A building permit must be issued one year after date of adoption of this resolution or this approval will become null and void one year from the date of approval of this resolution. Approval shall be valid for no more that six (6) months from the date of building permit issuance unless active construction shall have commenced prior to expiration of the building permit.

4. 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.

5. The Applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code section 65907. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the Applicant and shall cooperate fully in the defense. If the City fails to promptly notify the Applicant, or if the City fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur: (a) the City bears its own attorneys' fees and costs;

and (b) the City defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

6. The Applicant shall comply with all requirements of the Building Division, Engineering Division, Contra Costa County Fire Protection District and all applicable local, state and federal agencies.

7. All applicable fees, deposits and sureties in amounts approved by the City Engineer shall be paid and deposited as required by the Pittsburg Municipal Code.

8. The Applicant shall pay the City's Transportation Mitigation Fee (Municipal Code Chapter 15.90) (the "TMF") in the amount on file and as established by City Council resolution or ordinance at the time the Applicant obtains a building permit.

9. The Applicant shall pay the Facilities Reserve Charge (Municipal Code Chapter 13.08) (the "FRC") in the amount on file as established by City Council resolution or ordinance at the time the Applicant obtains a building permit.

10. The Applicant shall pay the Regional Traffic Mitigation Fee (Municipal Code Chapter 15.100) (the "RTMF") in the amount on file and as established by City Council resolution or ordinance at the time the Applicant obtains a building permit.

11. 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 the present system is inadequate, the Applicant shall provide plans which will demonstrate any remedial action as determined by the Community Development Director necessary to abate the deficiency and shall take all necessary actions at the Applicant's expense.

12. A complete hydrology and soils study shall be provided by the Applicant and approved by the Community Development Director prior to issuance of building permits.

13. It is the responsibility of the Applicant to check with each agency for requirements that may pertain to their project.

14. Stormwater shall be collected and conveyed off the site per approval of the City Engineer.

15. Written notification shall be provided by the Applicant to adjacent affected agencies and/or property owners and all applicable permits shall be obtained from appropriate agencies for any drainage work required to collect or convey storm runoff affecting their properties as approved by the City Engineer.

16. All existing and new utility lines including, but not limited to, PG&E, cable TV and telephone lines shall be undergrounded by the Applicant as required by Title 17 and 18 of the Pittsburgh Municipal Code.

17. The Applicant shall control dust and particulate emissions during construction.

18. Noise-generating construction activities, including truck traffic to and from the site, are allowed only during daytime, weekday (non-holiday) hours of 7:00 am to 7:00 pm and 8:00 am to 7:00 pm on Saturday. All construction equipment powered by internal combustion engines shall be muffled and maintained in good working condition.

19. The Applicant shall have a licensed qualified environmental professional conduct soils investigation at the Project site.

20. The Applicant shall develop and implement a hazardous materials management plan for potentially hazardous materials to be used during project construction.

21. The Applicant shall prepare an erosion control and Storm Water Pollution Prevention Plan ("SWPPP") in conjunction with the application for a grading permit and shall be approved by the City before a grading permit is issued. The erosion control/SWPPP plan shall incorporate Best Management Practices (BMP) for construction sites and new development, as adopted by the City.

22. The Applicant shall obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board and shall abide by each and every condition therein.

23. The Applicant is responsible for ensuring that all project contractors are aware of appropriate storm water quality protection measures and implement such measures. Failure to comply with the approved construction BMP may result in the issuance of correction notices, citations or project stop order.

24. All on-site storm drain inlets must be labeled "No Dumping – Drains to Delta" using thermoplastic markers.

25. A drainage plan shall be submitted to the City Engineer for approval. The drainage plan shall take into consideration adjacent properties.

26. The site shall be designed to detain stormwater runoff per approval of the City Engineer.

27. Exterior security lighting shall be installed in the buffer landscape area between the east side of the building and the adjacent residential subdivision per approval of the Community Development Department.

28. Customers will be discouraged from performing any vehicle repair or replacement of parts on the site.

29. The site shall be kept free of trash and debris and shall be monitored through out the day for customer-discarded containers and/or vehicle parts.

30. The site shall be used for retail sales only. There will be no vehicle repair.

31. A Recycling Collection Site Plan shall be submitted to the Community Development Director per Section 8.06.160 of the Pittsburgh Municipal Code prior to the issuance of a Certificate of Occupancy.

32. Landscaping will be maintained healthy and weed free.

33. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and other exactions. Pursuant to Government Code § 66020 (d) (1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations and other exactions. The Applicant is hereby notified that the 90-day approval period in which you (the Developer) may protest these existing fees, dedications, reservations and exactions, pursuant to Government Code § 66020 (a) has begun. If you (the Developer) fail to protest within this 90-day period by complying with all of the requirements of Section 66020, you (the Developer) will be legally barred from later challenging such exactions.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Holmes, seconded by Commissioner Garcia, the foregoing resolution was passed and adopted this 29th day of February, 2000, by the Planning Commission of Pittsburg, California by the following vote:

AYES: Garcia, Harris, Holmes, Kelley, Tumbaga

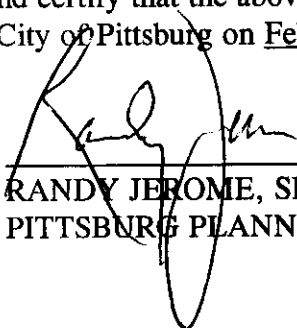
NAYS: Valentine

ABSENT: Kee

ABSTAINED: None


DORIS KELLEY, CHAIRPERSON
PITTSBURG PLANNING COMMISSION

I hereby attest the above signature and certify that the above Resolution No. 9145 was adopted by the Planning Commission of the City of Pittsburg on February 29, 2000.


RANDY JEROME, SECRETARY
PITTSBURG PLANNING COMMISSION

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 29, 2000

ITEM: 4 AUTO ZONE DESIGN REVIEW. DR-00-01.

ORIGINATED BY: Arthur Nave, Auto Zone, Inc., 60 Madison Avenue, Memphis, TN 38103.

SUBJECT: This is a request for design review approval of architectural drawings, signage and of site and landscape plans to construct a 5,499 square foot retail building at 401 East Leland Road, CC (Community Commercial) zone, APN 088-650-060.

BACKGROUND: On May 11, 1999, the Planning Commission amended the zoning map from CO (Office Commercial) to CC (Community Commercial) to allow retail sales for Auto Zone. At that meeting the Applicant presented conceptual plans indicating that the entire parcel would be utilized for the Project. However, the Applicant will be using 0.9 acres of the 1.6 acre site. The remainder of the site will be undeveloped for a future project.

The Project site is located adjacent to the Rockridge Residential Subdivision on the east, light industrial uses on the north, residential apartments to the south (Leland Terrace and Stoneman Village) and office/commercial uses to the west (Centurion Plaza). A prior Negative Declaration was posted for this project on April 21, 1999.

STAFF ANALYSIS:

Site Plan: The building is on the southern portion of the lot and faces East Leland Road. The site is well landscaped. Landscaping is designed to detain storm water runoff during peak rain periods. Thirty-eight parking spaces are provided where twenty-two is the minimum required.

Vehicle access is from East Leland Road (right-turn in and right-turn out) and from Harbor Street (right-turn in and right-turn out). There are existing sidewalks on Harbor Street and East Leland Road. The sidewalk on East Leland Road will be increased in width from four feet to six feet.

A forty foot wide landscape buffer area running the width of the building is located between the proposed building and the adjacent residential subdivision. There is an existing ten foot high masonry wall on the entire length of the east property line between the Project and the subdivision. Security lighting should be implemented in the buffer area. Security lighting should also be installed on the rear (north side) of the building. The parking lot is illuminated per the submitted plans. Truck deliveries will occur on the west side of the building away from residences. In addition, the trash enclosure will also be located on the west side away from residences.

Street corner landscape areas will vary in width from 23 feet to 25 feet with approximately 38 feet at the corner intersection where the freestanding sign is to be located. The site is well landscaped.

The Harbor Street driveway will be built for and used by future development on the remainder of the parcel.

Design: Architectural plans indicate that the exterior façade will consist of a linear mix of 4 inch, 6 inch and 8 inch split face concrete block of varied colors. The color scheme will consist of light and medium brown and light tan. Storefront mullions will be red. A light tan stucco finish will also be utilized. Pitched roofs are used. Roofing material will consist of red concrete tile.

The west wall facing Harbor Street has been improved with two 6 foot by 8 foot false windows rather than an unadorned split face block wall. This area of the building is the closed storage area where wall openings are unnecessary.

The design is pleasing and will be compatible with surrounding uses.

Signage: Wall signs are being proposed for the south and west elevations. The company logo and colors are proposed consisting of 3 foot, 6 inch high red letters with a 3 ½ inch black shadow outlined with red neon. The freestanding sign is 9 feet, 10 inches high with a split face concrete base similar in material and color to the building. Sign copy area is approximately 40 square feet. Copy is red letters with orange stripes on a white background. Height and sign copy area are within maximum permitted dimensions. Section 19 of the Municipal Code requires the Planning Commission to make findings to approve a freestanding sign.

RECOMMENDATION: Move to adopt Resolution No. 9145 approving site and architectural plans for DR-00-01.

ATTACHMENTS: Resolutions of Approval
Applicant's Plans
Location Map

Attachment 2
Existing Condition Photos
AutoZone Expansion AP-22-0104 (DR)

Fig. 1 (below, left) – East Leland Rd. Driveway
Looking North from Driveway Entrance on East Leland Rd.



Fig. 2 (above, right) – Existing AutoZone Storefront/Main Entry
Looking North from East Leland Rd.

Fig. 3 (below) – Existing AutoZone Building, Frontage and Signage
Looking North from East Leland Rd.



Fig. 4 (below, left) – Detention Basin along East Leland Rd. Frontage
Looking West down East Leland Rd. toward Harbor Street



Fig. 5 (above, right) – Existing Parking Lot on South Side of Building
Looking West across Front Parking Lot toward Harbor Street



Fig. 6 (above) – Closeup of Existing Storefront/Main Entry
Looking North from East Leland Rd.

Fig. 7 (below) – Vacant Parcel 2 – site of Auto Zone Proposed Expansion
Looking West at Undeveloped Project Site from Harbor Street



Attachment 3
Map of Surrounding Land Uses
AutoZone Expansion AP-22-0104 (DR)



Attachment 4
Applicable General Plan Goals and Policies
AutoZone Expansion AP-22-0104 (DR)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project is on a vacant infill site.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The project site is located within the 'East Leland Corridor' subarea of the Railroad Avenue Specific Plan (RASP) and has a RASP land use classification of 'Community Commercial.' Surrounding uses include light industrial uses, office commercial uses and some residential apartments to the south and the Rockridge subdivision to the east. and religious assembly uses.
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	Consistent. The proposed project would not be located in an open space zoning designation.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project is on a vacant infill site.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is in an area where infrastructure is currently available.
3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent. The project site is approximately 0.4 miles from the Pittsburg Center Bay Area Rapid Transit (BART) station and is on Tri Delta Transit Routes 391 and 390.
Economic Development Element	
6-G-4: Maintain and enhance an attractive climate for conducting business in Pittsburg.	Consistent. The proposed project would construct an attractive building on a vacant, undeveloped site which would enhance the area and provide a more attractive climate for conducting business.
Transportation Element	

7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is directly on Tri Delta Transit Routes 391 and 390.
Resource Conservation Element	
9-G-10: Reduce the potential for human discomfort or illness due to local concentrations of toxic contaminants, odors and dust.	Consistent. The proposed project is within the interior of a building, which will not create concentrations of toxic contaminants, odors, and dust.
9-P-19: As part of the City's Zoning Ordinance, establish regulations for the preservation of mature trees. Include measures for the replacement of all mature trees removed.	Consistent. There are no mature trees on the project site.
Health and Safety Element	
10-P-16: Ensure compliance with the current Uniform Building Code during development review. Explore programs that would build incentives to retrofit unreinforced masonry buildings.	Consistent. The proposed project would be conditioned to comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
Public Facilities Element	
11-G-10: Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Consistent. The proposed project includes landscaping along the north, west and south property lines.
Noise Element	
12-G-3: Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.	No conflict. The proposed project would produce little noise to effect adjacent land uses.

Attachment 5
Property Development Regulations
AutoZone Expansion AP-22-0104 (DR)

Development Regulations for CC Uses in RASP:	Requirement:	Project:	Project Complies?
Max. Height	60 ft.	20 ft.	☒ Yes ☐ No
Max. FAR	2.0	0.38	☒ Yes ☐ No
Min. Front Yard Setback	0 - 15 ft.	95 ft.	☐ Yes ☐ No
Min. Side Yard Setback	0 - 10 ft.	24 ft.	☒ Yes ☐ No
Min. Rear Yard Setback	0 - 10 ft.	28 ft.	☒ Yes ☐ No
Min. Site Landscaping	10%	33%	☒ Yes ☐ No
Min. Automobile Parking 1 space/333 sq. ft.	38 spaces	38 spaces	☒ Yes ☐ No
Min. Bike Parking 6 spaces/21 - 50 automobile parking spaces	6	6	☒ Yes ☐ No

\\s\2022 Projects\22-072 AZ Pittsburg\Working CAD\ Preliminary\Site Plan.dwg Jan 19, 2023 - 08:35 am

DESCRIPTION	LEGEND EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	XX"G	XX"G
TELEPHONE MH	---	---
SDMH	---	---
DROP INLET	---	---
2'x3' DROP INLET	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	---	---
SSCO	---	---
FIRE HYDRANT	---	---
PIV	---	---
FDC	---	---
WATER VALVE	---	---
WATER METER	---	---
CONCENTRIC REDUCER	---	---
REDUCED PRINCIPAL PRESSURE ASSEMBLY	---	---
REDUCED PRESSURE BACKFLOW PREVENTER	---	---
MONUMENT WELL	---	---
BOLLARD	---	---
GAS VALVE	---	---
UTILITY POLE	---	---
UTILITY POLE WITH LIGHT	---	---
STREET LIGHT	---	---
DOUBLE POST TOP STREET LIGHT	---	---
FENCE	---	---
INDEX CONTOUR	---	---
INTERMEDIATE CONTOURS	---	---
JUNCTION/PULL BOX SIGN	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	---
PIPE CAP	---	---
HANDICAP RAMP	---	---
CONTROL POINT	---	---
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	13.61 AC MATCH (E)
TRUNCATED DOMES	---	---
BUILDING	---	---
DOOR	---	---

PROPERTY INFORMATION

2301 HARBOR ST (APN: 088-650-061-0)
AREA = 33,135 SF
401 E. LELAND RD (APN: 088-650-062-0)
AREA = 37,361 SF
TOTAL AREA FOLLOWING LOT MERGE = 70,496 SF
(1.618 ACRES)

BUILDING INFORMATION

EXISTING
5,361 SF FOOTPRINT
1-STORY
27.4' ± TALL
PROPOSED
12,770 SF FOOTPRINT
1-STORY
26'-6" TALL

FLOOR-TO-AREA

TOTAL BUILDING FOOTPRINT = 18,131 SF ±
TOTAL AREA FOLLOW LOT MERGER = 70,496 SF
F.A.R = 0.26

ZONING:

M - MIXED USE (PER CITY OF PITTSBURG ZONING CODE)
CC - COMMUNITY COMMERCIAL (PER THE RAILROAD AVE. SPECIFIC PLAN)
MAXIMUM F.A.R.: 0.40
MAXIMUM BUILDING HEIGHT: 60'
FRONT SETBACK: 0 - 15'
SIDE SETBACK ABUTTING RESIDENTIAL (EAST): 20'
REAR AND SIDE SETBACK: 0 - 10'

FEMA FLOOD ZONE:

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 060033.
MAP NUMBER: 06013C0119G
EFFECTIVE DATE: SEPTEMBER 30, 2015

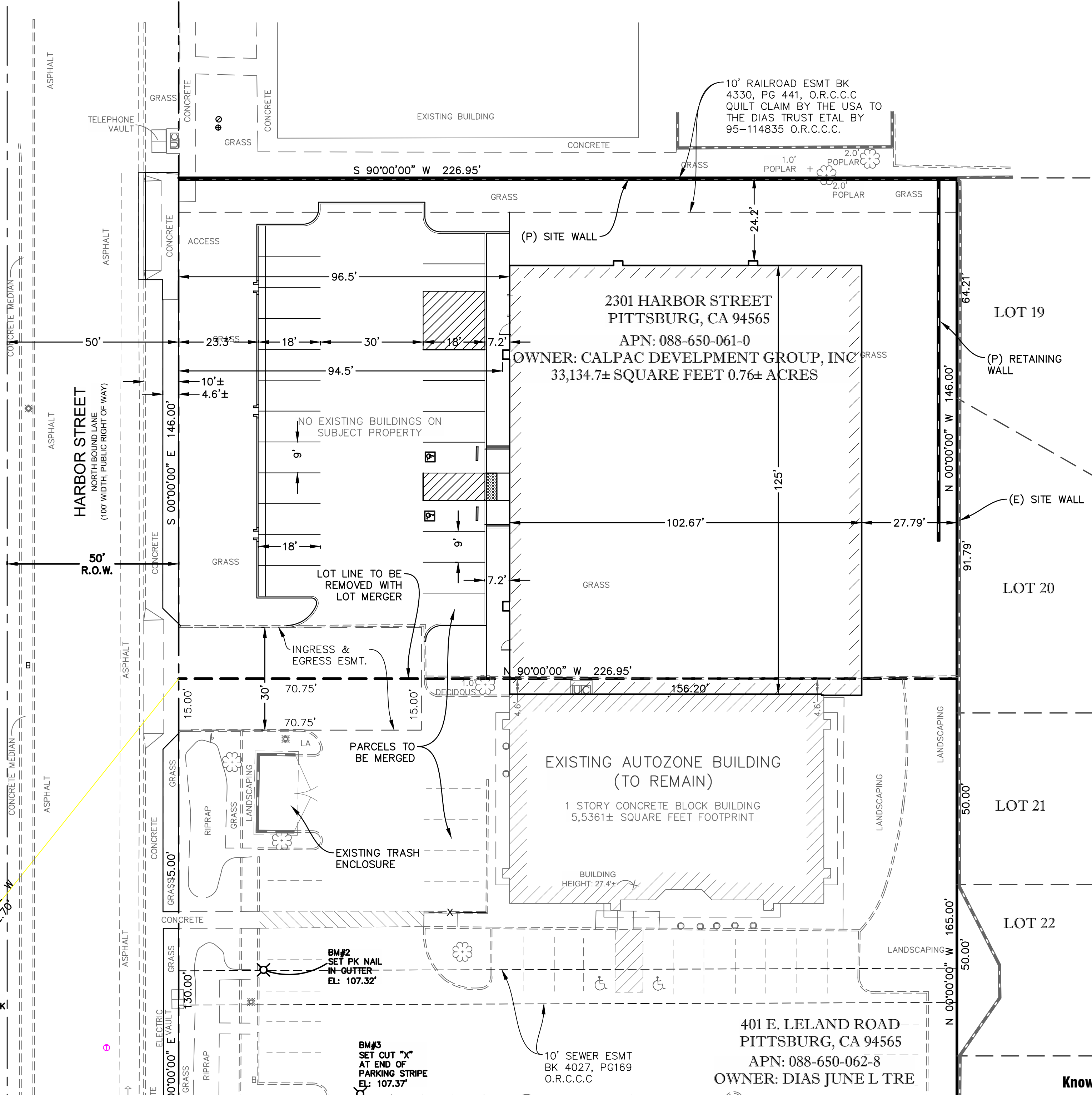
LAND COVERAGE:

LANDSCAPE AREA: 23,309 SF
HARDSCAPE/BLDG/PAVEMENT AREA: 47,187 SF
% LANDSCAPE: 33%

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	1 SPACE PER EVERY 350 SQ. FT. = 52 STALLS	68 SPACE PROVIDED
MINIMUM PARKING DIMENSIONS	18'x8.5' STANDARD 15'x8' COMPACT	SEE PLAN
MINIMUM DRIVE AISLE WIDTH	24'	26.58' MIN.
ACCESSIBLE SPACES	1 SPACE	2 SPACES
PARKING STANDARDS PER CITY OF PITTSBURG MUNICIPAL CODE		

PRELIMINARY IMPROVEMENT PLANS FOR AUTOZONE STORE #3343 2301 HARBOR ST. & 401 E LELAND RD. PITTSBURG, CA 94565 APNs: 088-650-061-0 & 088-650-062-8



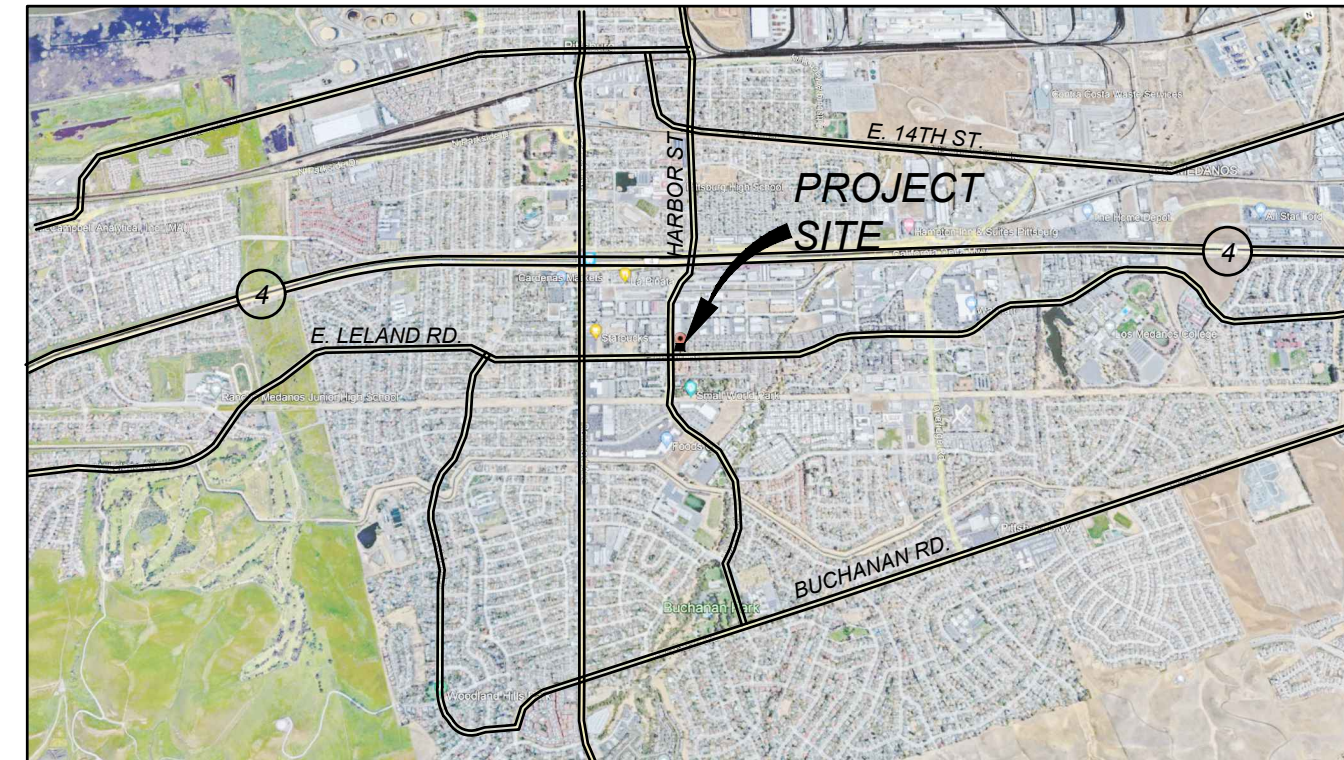
TOTAL AREA DISTURBED: 0.75 ACRES

PRELIMINARY RAW EARTHWORK SUMMARY

CUT: 100 CY
FILL: 370 CY
NET: 270 CY (NET IMPORT)
NOTE:
EARTHWORK QUANTITIES ARE ESTIMATED TO SUBGRADE AND DO NOT TAKE INTO ACCOUNT SHRINKAGE, EXCESS MATERIALS FROM TRENCHING AND MISC. UNKNOWN STRUCTURAL SECTIONS. CONTRACTOR SHOULD VERIFY EARTHWORK QUANTITIES.



Know what's below.
Call before you dig.
or (800) 227-2600



VICINITY MAP

NOT TO SCALE

SHEET INDEX:

CIVIL

- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING, DRAINAGE, AND PAVING PLAN
- C3 PRELIMINARY WATER AND SANITARY SEWER PLAN

LANDSCAPE (BY MSLA LANDSCAPE ARCHITECTURE, INC.)

- P1 PRELIMINARY LANDSCAPE PLAN

ARCHITECTURAL

- PF1 FLOOR PLAN
- PR1 ROOF PLAN
- CE1 COLORED ELEVATIONS

ALTA SURVEY (BY RPLS, LLC)

THREE SHEETS

ALTA/NSPS LAND SURVEY:

COMPLETED BY: RPLS, LLC
312 NE 145TH PLACE
EDMOND, OK 73013
PHONE: (855) 283-2333
SURVEY DATE: 04/08/2021

BENCHMARK:

BENCHMARK #1
LOCATED OFF SITE S 38°37'52" W 2,562.70' FROM S.W. CORNER OF PROPERTY
ELEVATION: 141.25
BENCHMARK #2
LOCATED OFF SITE S 16°14'45" E 88.43' FROM S.W. CORNER OF PROPERTY
ELEVATION: 107.32'
BENCHMARK #3
SEE CUT "X" IN CONCRETE AT END OF PARKING STRIPE LOCATED OFF SITE
S 23°37'15" E 132.15' FROM THE S.W. CORNER OF PROPERTY
ELEVATION: 107.37'

BASIS OF BEARINGS:

BASIS OF BEARING FOR THIS PROJECT IS THE CENTERLINE OF FREED CIRCLE, KNOWN AS NORTH 90°00'00" EAST, AS DESCRIBED IN SUBDIVISION 7733 ROCKRIDGE, BOOK 382 OF MAPS, PAGE 29, RECORDED 09/26/1995.

JURISDICTION:

CITY OF PITTSBURG, CA

PROPERTY OWNERS:

CALPAC DEVELOPMENT GROUP, INC
4116 LOGANBERRY DR. SAN JOSE CA 95121
&
DIAS JUNE L TRE
401 E. LELAND ROAD
PITTSBURG, CA 94565

DEVELOPER:

AUTOZONE PARTS, INC.
123 SOUTH FRONT ST
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: (901) 495-7625

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
GAS	P.G. & E.	MIKE WILLIAMS	925-386-5013
ELECTRIC	PITTSBURG POWER CO.		925-252-4860
TELEPHONE / INTERNET	CITY OF PITTSBURG, CA	BAUTISTA RIVERA	925-252-6900
WATER	CITY OF PITTSBURG, CA	DAVID BERMINGHAM	925-252-6900
SEWER	CITY OF PITTSBURG, CA	HIMMAT BAINS	925-252-6900
DRAINAGE	CITY OF PITTSBURG, CA	JOHN LONGWAY	925-252-4930
FIRE	CONTRA COSTA FIRE DEPT.		925-941-3300

NOT FOR CONSTRUCTION

RECEIVED PROFESSIONAL ENGINEER
No. C90888
PRELIMINARY
NOT FOR CONSTRUCTION
OF CALIF.

AUTOZONE PARTS, INC.
123 SOUTH FRONT ST.
MEMPHIS, TN 38103
CONTACT: KEVIN MURPHY
PHONE: 901-495-7625

AUTOZONE STORE NO. 3343
401 E. LELAND ROAD
PITTSBURG, CA
PRELIMINARY SITE PLAN

Sheet
C1
1 of 3
01-19-2023

PAVING LEGEND:

HEAVY DUTY AC		
LIGHT DUTY AC		
HEAVY DUTY PCC		
PEDESTRIAN PCC		
LANDSCAPING		SEE LANDSCAPE PLANS
BIORETENTION		SEE LANDSCAPE PLANS
SURFACE FLOW DIRECTION		
OVERLAND RELEASE		



Know what's below.
Call before you dig.
or (800) 227-2600

PRELIMINARY IMPROVEMENT PLANS FOR
AUTOZONE STORE #3343
2301 HARBOR ST. & 401 E LELAND RD.
PITTSBURG, CA 94565
APNs: 088-650-061 & 062

STORM DRAIN CONSTRUCTION KEYNOTES

- (D1) RIP RAP PROTECTION
- (D2) BIORETENTION BASIN
- (D3) 3-3" PVC PIPE CULVERT FOR OVERFLOW

GRADING CONSTRUCTION KEYNOTES

- (1) BARRIER CURB
- (2) MONOLITHIC CURB AND SIDEWALK
- (3) 24-INCH CURB CUT WITH RIP RAP BEHIND
- (4) EXISTING BUILDING TO REMAIN
- (5) ACCESSIBLE RAMP
- (6) CONCRETE SIDEWALK
- (7) CONCRETE CURB AND GUTTER WITH VARIABLE HEIGHT BEHIND CURB
- (8) CONCRETE WHEEL STOP
- (9) DEMOLISH (E) DRIVEWAY AND RECONSTRUCT NEW CITY STANDARD CURB, GUTTER & SIDEWALK
- (10) 6' TALL SITE WALL
- (11) RETAINING WALL
- (12) WIDEN EXISTING SIDEWALK TO LIMIT OF R.O.W. TOTAL SIDEWALK WIDTH OF APPROX. 10' AS MEASURED FROM FACE OF CURB.

HARBOR STREET

HARBOR STREET

2301 HARBOR STREET
PITTSBURG, CA 94565
APN: 088-650-061-0
OWNER: CALPAC DEVELOPMENT GROUP, INC
33,134.7± SQUARE FEET 0.76± ACRES

NEW AUTOZONE BUILDING

FF: 108.25

(E) FF = 108.25

EXISTING AUTOZONE BUILDING
(TO REMAIN)

NOT FOR CONSTRUCTION	
BY	CHECK
CR	TSM
DESIGN	CR
DRAWN	CR
QUANT.	
0 ORIGINAL SCALE IS IN INCHES	
2	
RECEIVED PROFESSIONAL ENGINEER'S SEAL	
ANTHONY S. MCCORMACK	
No. C90888	
PRELIMINARY	
NOT FOR CONSTRUCTION	
OF CALIFORNIA	
2260 Douglas Blvd, Suite 100, Roseville, CA 95661	
PH: 916-772-1172 www.cwecorp.com	
AUTOZONE PARTS, INC.	
123 SOUTH FRONT ST.	
MEMPHIS, TN 38103	
CONTACT: KEVIN MURPHY	
PHONE: 901-495-7625	
AUTOZONE STORE NO. 3343	
401 E. LELAND ROAD	
PITTSBURG, CA	
PRELIMINARY GRADING,	
DRAINAGE AND PAVING PLAN	
Sheet	
C2	
2 of 3	
01-19-2023	

PRELIMINARY IMPROVEMENT PLANS FOR AUTOZONE STORE #3343

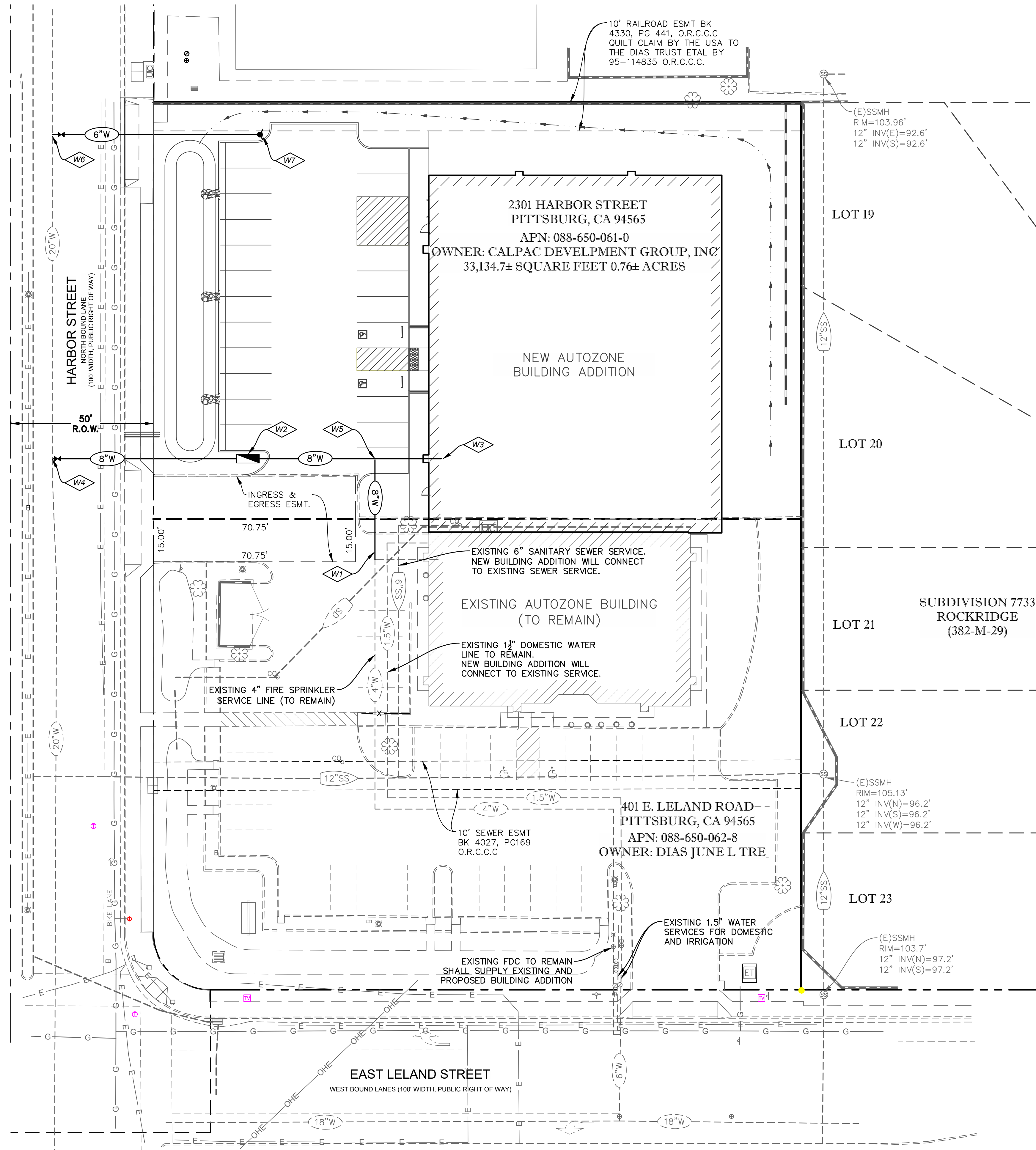
ARBOR ST. & 401 E LELAND RD.
PITTSBURG, CA 94565
APNs: 088-650-061 & 062

WATER CONSTRUCTION KEYNOTES:

- | | |
|-----------|---|
| W1 | CONNECT TO EXISTING 4" WATER LINE WITH 8" FIRE SPRINKLER SERVICE. |
| W2 | PROPOSED DCDA |
| W3 | FIRE SPRINKLER SERVICE POINT OF CONNECTION TO BUILDING. INSTALL SINGLE-PIPE IN-BUILDING RISER (AMES OR EQUIVALENT). |
| W4 | INSTALL 8" FIRE SPRINKLER SERVICE AT 20" MAIN. |
| W5 | 8" TEE AND THRUST BLOCK. |
| W6 | INSTALL 6" FIRE HYDRANT SERVICE AT 20" WATER MAIN. |
| W7 | FIRE HYDRANT (PRIVATELY OWNED). |

NOTES:

1. THE 8" FIRE SPRINKLER SERVICE AND 6" FIRE HYDRANT SERVICE SHALL BE PRIVATELY OWNED.



NO.	REVISION	DATE	BY	APPRV'D

NOT FOR CONSTRUCTION



AUTOZONE PARTS, INC.
123 SOUTH FRONT ST.
MEMPHIS, TN. 38103
CONTACT: KEVIN MURPHY
PHONE: 901-495-7625

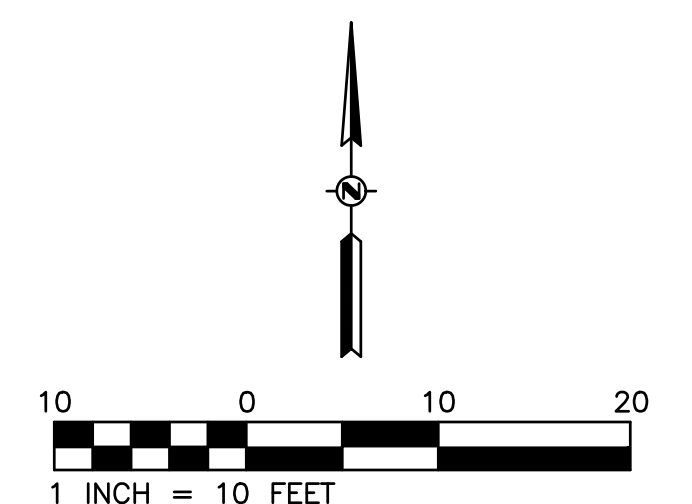
**AUTOZONE STORE NO. 3343
401 E. LELAND ROAD
PITTSBURG, CA**

**PRELIMINARY FIRE SERVICE
PLAN**

Sheet
C3
3 of 3
01-19-2023



Know what's below.
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or (800) 227-2600



AUTOZONE STORE #3343

401 E. LELAND ROAD PITTSBURG, CALIFORNIA

APN: 088-650-062-0

PLANT LEGEND

TREES

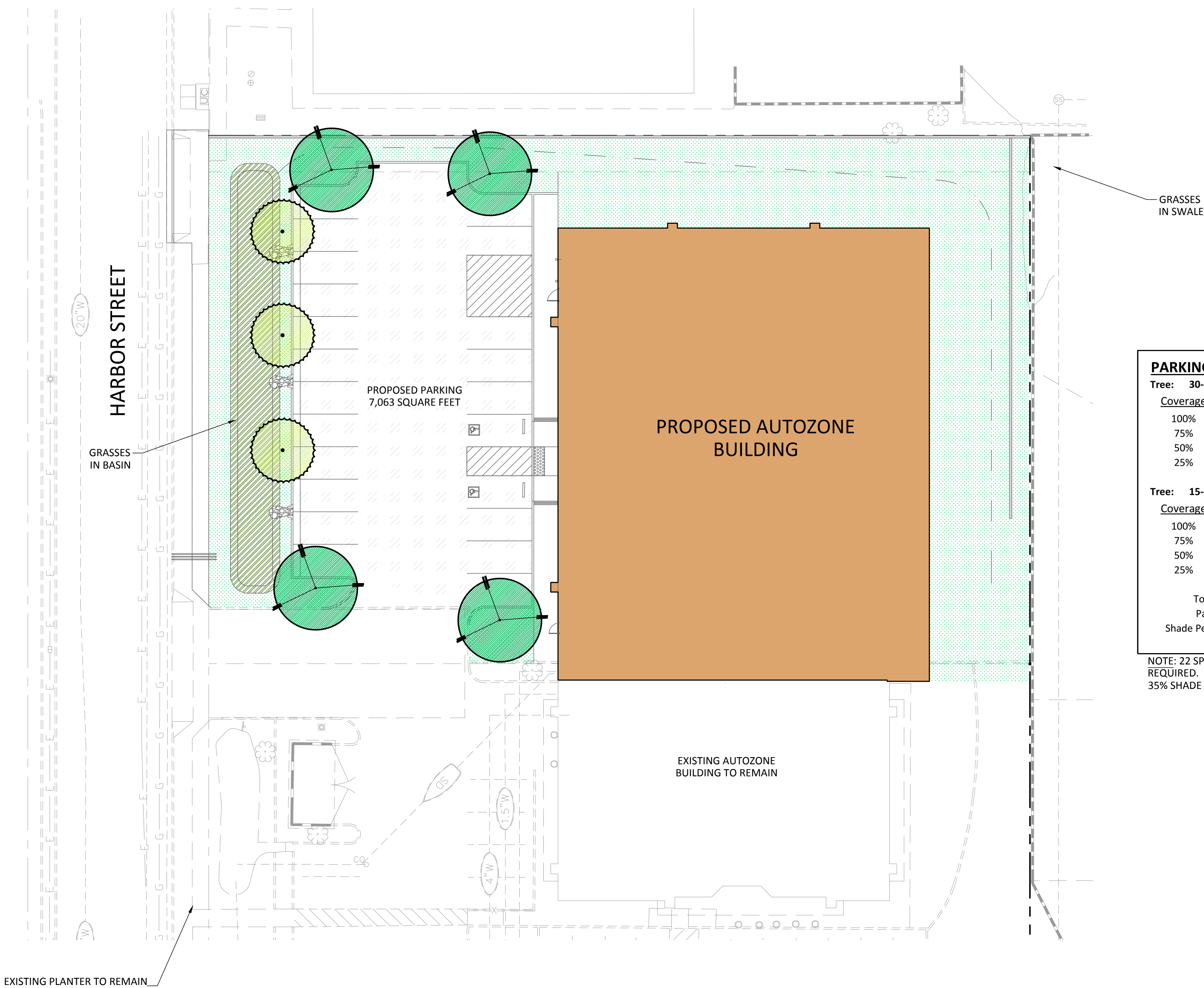
SYMBOL	BOTANICAL/ COMMON NAME	QTY	WATER USE*	MATURE SIZE (HxW)	REMARKS
15 GALLON CONTAINERS					
	CERCIS OCCIDENTALIS/ WESTERN REDBUD	3	V. LOW	15'x15'	STANDARD
	PISTACIA CHINENSIS/CHINESE PISTACHE	4	LOW	25'x20'	STANDARD

SHRUBS

SYMBOL	BOTANICAL/ COMMON NAME	QTY	WATER USE*	MATURE SIZE (HxW)	REMARKS
1 GALLON CONTAINERS					
	ARCTOSTAPHYLOS 'POINT REYES'/MANZANITA	32	LOW	--	
	PHORMIUM TENAX 'BRONZE BABY'/ FLAX	19	LOW	36"x36"	
5 GALLON CONTAINERS					
	CISTUS LADANIFER/CRIMSON SPOT ROCKROSE	22	LOW	4'x4'	
	MYRTUS COMMUNIS 'COMPACTA'/COMPACT MYRTLE	37	LOW	3'x3'	
	ROSMARINUS OFFICINALIS TUSCAN BLUE/ROSEMARY	29	LOW	5'x3'	
1 GALLON CONTAINERS (BASIN)					
	CAREX TUMULICOLA/BERKELEY SEDGE	54	LOW	24"x24"	
	MUHLENBERGIA RIGENS/DEER GRASS	22	LOW	48"x48"	

PLANTING NOTES

1. PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
2. PROVIDE MINIMUM SLOPE OF 1 ½% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
3. THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
4. ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
5. ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
6. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
7. THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
8. ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
9. ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
10. ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
11. THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
 - A. INFILTRATION RATE.
 - B. SOIL TEXTURE.
 - C. CATION EXCHANGE CAPACITY.
 - D. SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
12. PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS. FAILURE TO PERFORM SOILS ANALYSIS AND RECOMMENDED SOILS AMENDMENTS WILL RESULT IN REPLACEMENT OF PLANT MATERIAL. CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY PLANT MATERIAL, BARK, ETC INSTALLED PRIOR TO SOIL AMENDMENTS (AT CONTRACTORS EXPENSE) TO ALLOW FOR INSTALLATION OF REQUIRED AMENDMENTS.



PARKING LOT SHADE CALCULATIONS

Tree: 30-35' (Oak, Pistache)

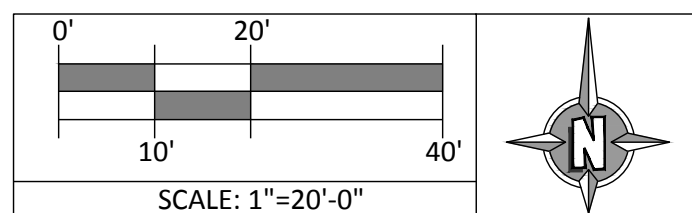
Coverage	Qty	sf	Total (square Feet)
100%	0	962	0
75%	2	721	1,442
50%	2	481	962
25%	0	240	0

Tree: 15-20' (Cercis)

Coverage	Qty	sf	Total (square Feet)
100%	0	314	0
75%	0	236	0
50%	3	157	471
25%	0	79	0

Total Shade Provided: 2,875
Parking Surface Area: 7,063
Shade Percentage Provided: 40.7%

NOTE: 22 SPACES PROPOSED. 1 TREE PER STALLS REQUIRED. 4 TREES REQUIRED, 7 TREES PROPOSED 35% SHADE COVERAGE REQUIRED.



AutoZone
123 S. FRONT STREET
MEMPHIS, TN 38103
CONTACT: STEVEN WALDO
PH: (901) 495-6012

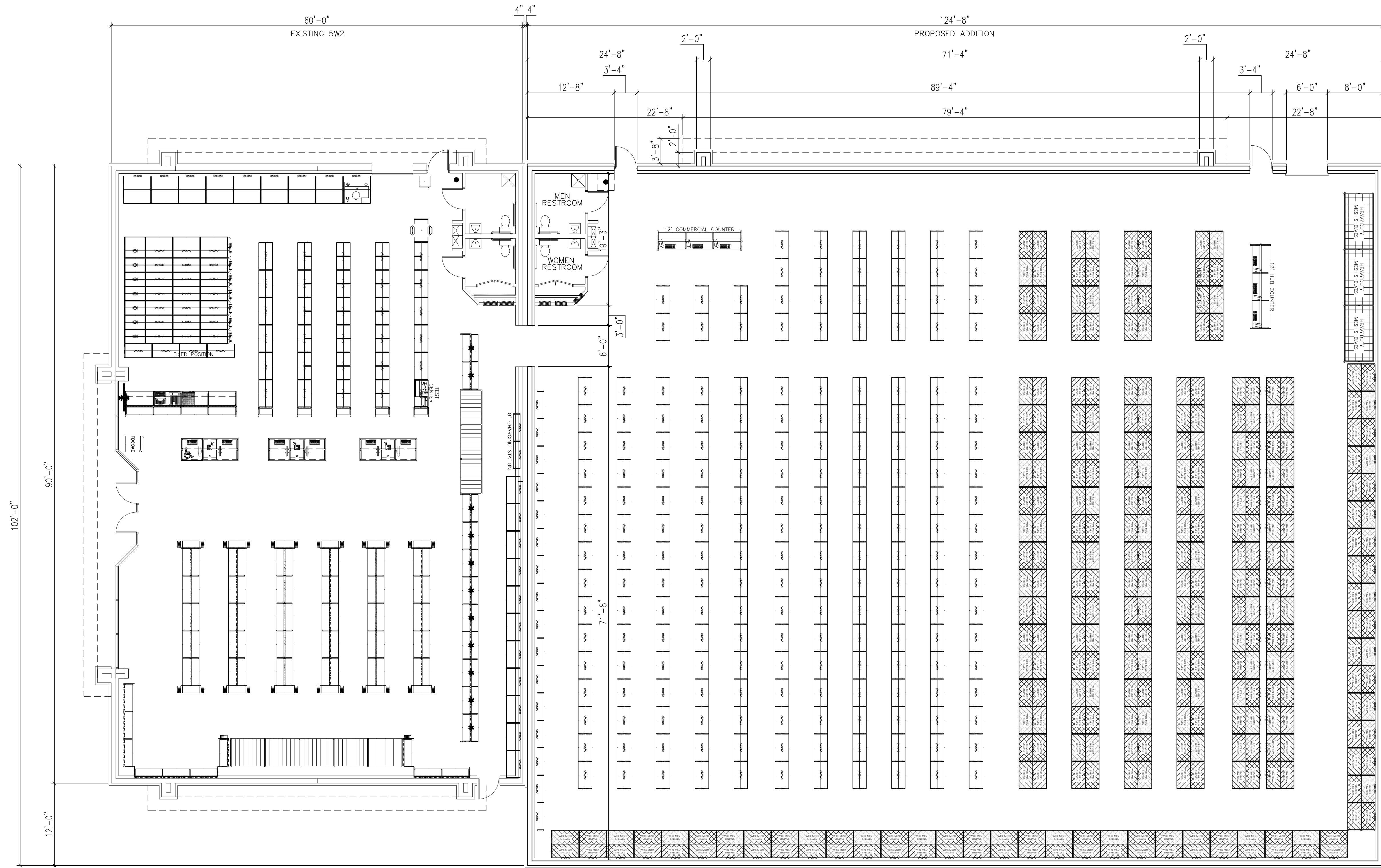
PRELIMINARY LANDSCAPE PLAN

January 19, 2023

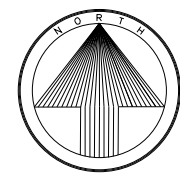
MSLA
LANDSCAPE ARCHITECTURE, Inc.
306 Canyon Falls Dr. Folsom, CA 95630
916.989.3372 www.msliadesign.com



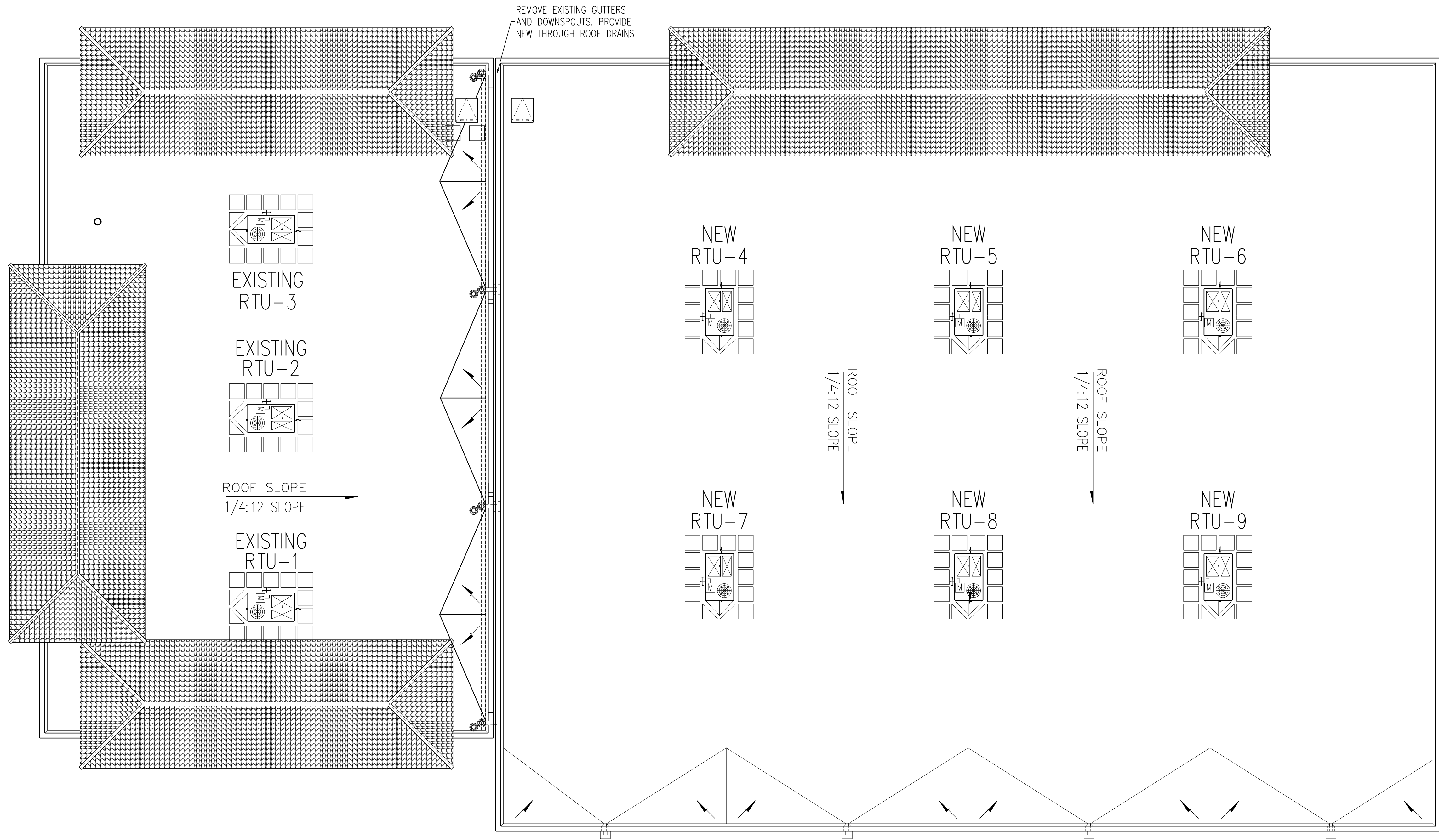
SHEET
P1
OF
TOTAL
1



FLOOR PLAN
Scale: 1/8" = 1'-0"



Architect: 123 South Front Street Memphis, Tennessee 38103 TEL: 901-495-8600 FAX: (901) 495-8969 For Bidding & Contractor Information Contact: McGraw - Hill Construction Tel. 615-884-1017 www.construction.com	09/26/22 5W-HUB EXP	AutoZone Store No. 3343 401 E. LELAND RD PITTSBURG CA 94565 FLOOR PLAN	REVISIONS			
			1	REV1	4	REV4
			2	REV2	5	REV5
			3	REV3	6	REV6



ROOF PLAN
Scale: 1/8" = 1'-0"



Architect:
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8600 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

09/26/22

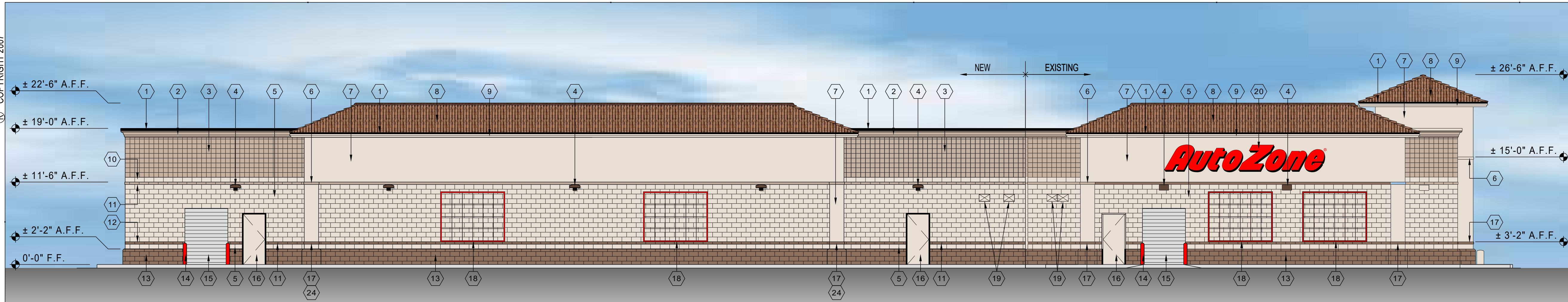
5W-HUB EXP

PR1

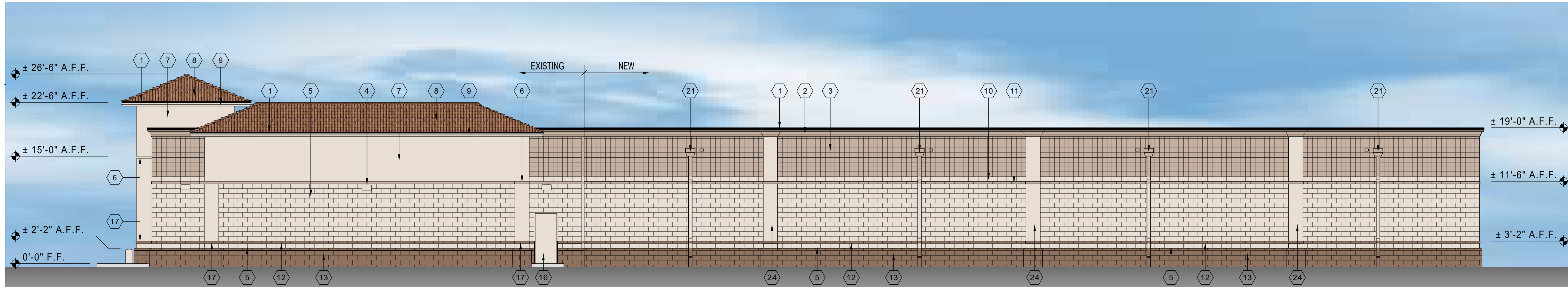
AutoZone Store No. 3343
401 E. LELAND RD
PITTSBURG CA 94565
ROOF PLAN

REVISIONS

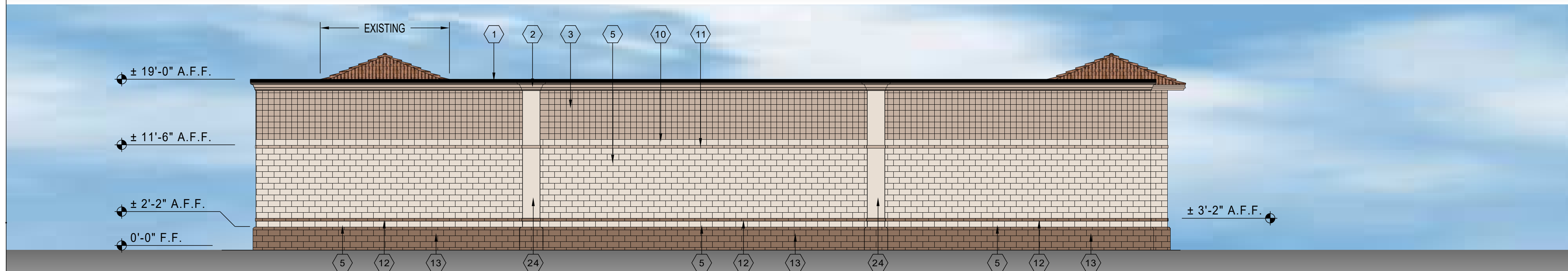
REV	DESCRIPTION
1	REV1
2	REV2
3	REV3
4	REV4
5	REV5
6	REV6



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



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



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



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

- 1 PRE-FINISHED METAL COPING
COLOR: BLACK
- 2 CORNICE
COLOR: SHERWIN WILLIAMS (SW6068-SAND DUNE)
- 3 8" SINGLE SCORE BLOCK
COLOR: SHERWIN WILLIAMS (SW6068-SAND DUNE)
- 4 WALL MOUNTED EXTERIOR LIGHT
- 5 8" SPLIT FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 6 STUCCO BAND FINISH
COLOR: SHERWIN WILLIAMS (SW6068-SAND DUNE)
- 7 STUCCO FINISH
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 8 CONCRETE ROOF TILE
COLOR: CASA GRAND BLEND
- 9 CORNICE
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 10 8" SMOOTH FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 11 4" SMOOTH FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6068-SAND DUNE)
- 12 4" SMOOTH FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6088-NUT HATCH)
- 13 12" SPLIT FACE BLOCK
COLOR: SHERWIN WILLIAMS (SW6088-NUT HATCH)
- 14 PIPE GUARD WITH ARCHITECTURAL SLEEVE:
COLOR: RED
- 15 ROLL-UP DOOR
COLOR: FACTORY APPLIED FINISH
- 16 MAN DOOR
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
METAL FRAMES
COLOR: BLACK
- 17 STUCCO BAND FINISH
COLOR: SHERWIN WILLIAMS (SW6088-NUT HATCH)
- 18 METAL TRELLIS
COLOR: RED
- 19 RESTROOM WALL VENTS
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 20 EXISTING 42" AZ ONLY SIGN
- 21 SCUPPER / DOWN SPOUT
COLOR: TO MATCH BACKGROUND WALL COLOR
- 22 EXISTING ALUMINUM STOREFRONT SYSTEM
CLEAR "AC2" ARCAIDA
FRAME COLOR: RED
- 23 EXISTING 8" BOLLARD WITH PLASTIC COLORED SLEEVE:
COLOR: SHERWIN WILLIAMS (SW6091-RELIABLE WHITE)
- 24 2'-0" WIDE BUILDING PILASTER - CMU BASE
W/ STUCCO FINISH ABOVE

2 ELEVATION KEY NOTES

Architect: 123 South Front Street Memphis, Tennessee 38103 TEL: 901-495-8600 FAX: (901) 495-8969 For Bidding & Contractor Information Contact: McGraw - Hill Construction Tel. 615-884-1017 www.construction.com		AutoZone Store No. 3343 401 E. LELAND RD PITTSBURG CA 94565 COLORED ELEVATIONS	
09/07/22		REVISIONS	
5W-HUB EXP		1	REV1
		2	REV2
		3	REV3
		4	REV4
		5	REV5
		6	REV6
CE1			

TITLE LEGAL DESCRIPTION

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

PARCEL ONE:

PARCEL A, AS SHOWN ON PARCEL MAP WAIVER FOR A LOT SPLIT PMW 05-02, AS EVIDENCED BY DOCUMENT RECORDED FEBRUARY 24, 2005 AS INSTRUMENT NO. 2005-0062636-00 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 6, BLOCK 4 AS SHOWN ON THE OFFICIAL MAP OF CAMP STONEMAN FILED IN BOOK 111 OF MAPS AT PAGE 36, CONTRA COSTA COUNTY RECORDS, LYING WESTERLY OF SUBDIVISION 7733 "ROCKRIDGE" FILED IN BOOK 382 OF MAPS AT PAGE 32, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HARBOR STREET AND EAST LELAND ROAD, THENCE SOUTH 90° 00' 00" EAST ALONG THE CENTERLINE OF SAID EAST LELAND ROAD A DISTANCE OF 70.00 FEET, THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID EAST LELAND ROAD, THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID EAST LELAND ROAD A DISTANCE OF 206.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID ROCKRIDGE SUBDIVISION, THENCE NORTH 00° 00' 00" EAST ALONG THE WEST LINE OF SAID ROCKRIDGE SUBDIVISION A DISTANCE OF 165.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTH 90° 00' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID EAST LELAND ROAD A DISTANCE OF 226.95 FEET TO THE WEST LINE OF SAID LOT 6, BLOCK 4 ALSO BEING THE EAST LINE OF HARBOR STREET, THENCE NORTH 00° 00' 00" EAST ALONG SAID EAST LINE OF HARBOR STREET A DISTANCE OF 146.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 4, THENCE NORTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID LOT 6, BLOCK 4 A DISTANCE OF 226.95 FEET TO THE NORTHWEST CORNER OF SAID ROCKRIDGE SUBDIVISION, THENCE SOUTH 00° 00' 00" WEST ALONG THE WEST LINE OF SAID ROCKRIDGE SUBDIVISION A DISTANCE OF 146.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL TWO:

A NON-EXCLUSIVE EASEMENT APPURTENANT TO PARCEL ONE FOR INGRESS AND EGRESS CREATED IN AN INSTRUMENT ENTITLED "ACCESS EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND" RECORDED MARCH 28, 2000, INSTRUMENT NO. 2000-60734 AND AMENDED JULY 15, 2005, INSTRUMENT NO. 2005-261464, DESCRIBED AS FOLLOWS:

THE NORTH 15.00 FEET OF THE WEST 70.75 FEET OF THAT PORTION OF LOT 6, BLOCK 4 AS SHOWN ON THE OFFICIAL MAP OF CAMP STONEMAN" FILED IN BOOK 111 OF MAPS AT PAGE 36, CONTRA COSTA COUNTY RECORDS, LYING WESTERLY OF SUBDIVISION 7733 "ROCKRIDGE" FILED IN BOOK 382 OF MAPS AT PAGE 32, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF HARBOR STREET AND EAST LELAND ROAD; THENCE SOUTH 90° 00' 00" EAST ALONG THE CENTERLINE OF SAID EAST LELAND ROAD A DISTANCE OF 70.00 FEET; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90° 00' 00" EAST ALONG THE NORTH LINE OF SAID EAST LELAND ROAD A DISTANCE OF 206.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID ROCKRIDGE SUBDIVISION; THENCE NORTH 00° 00' 00" EAST ALONG THE WEST LINE OF SAID ROCKRIDGE SUBDIVISION A DISTANCE OF 165.00 FEET, THENCE NORTH 90° 00' 00" WEST PARALLEL WITH THE NORTH LINE OF SAID EAST LELAND ROAD A DISTANCE OF 226.95 FEET TO THE WEST LINE OF SAID LOT 6, BLOCK 4 ALSO BEING THE EAST LINE OF HARBOR STREET, THENCE SOUTH 00° 00' 00" WEST ALONG SAID EAST LINE OF HARBOR STREET A DISTANCE OF 145.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 31.42 FEET TO THE TRUE POINT OF BEGINNING.

For conveyancing purposes only: APN 088-650-061-0

THE LAND DESCRIBED IS THE SAME LAND AS SHOWN ON THE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

MISCELLANEOUS NOTES

- N1 THIS PROPERTY HAS DIRECT PHYSICAL ACCESS TO HARBOR STREET, WHICH IS A DEDICATED PUBLIC ROAD OR HIGHWAY, WITH NO GAPS, GORES OR OVERLAPS.
- N2 THE NEAREST INTERSECTION TO THE SUBJECT PROPERTY IS AT EAST LELAND ROAD AND HARBOR STREET LOCATED APPROXIMATELY 300 FEET SOUTH OF THE PROPERTY. (TABLE A ITEM #14)
- N3 BUILDINGS LOCATED ON THIS PROPERTY ARE AS SHOWN. THE ADDRESS OF THIS PROPERTY WAS PHYSICALLY NOTED AS BEING 2301 HARBOR STREET, PITTSBURG, CALIFORNIA 94565. NO BUILDINGS OBSERVED ON PROPERTY. (TABLE A ITEM #2)
- N4 THE GROSS LAND AREA OF THIS PROPERTY IS 33,134.7± SQUARE FEET OR 0.76± ACRES. (TABLE A ITEM #4)
- N5 THE BUILDINGS SHOWN ON THIS SURVEY REFLECT THE EXTERIOR DIMENSIONS ALONG WITH THE SQUARE FOOTAGE OF EACH BUILDING AS LOCATED AT GROUND LEVEL. MEASURED HEIGHTS OF ALL BUILDINGS ARE NOTED TO THE HIGHEST POINT OF THE BUILDING ABOVE GROUND LEVEL. (TABLE A ITEM #7A, 7B1, & 7C)
- N6 ALL SUBSTANTIAL FEATURES AND IMPROVEMENTS LOCATED AND OBSERVED ON SITE AND WITHIN FIVE FEET OF THE PROPERTY BOUNDARIES ARE SHOWN. THERE WERE NO OBSERVED AREAS OF SUBSTANTIAL REFUSE AT THE TIME OF THE SURVEY. (TABLE A ITEM #8)
- N7 OWNER INFORMATION WAS TAKEN FROM THE LATEST TAX ASSESSORS PROPERTY OWNERS MAP WHEN THIS LAND TITLE SURVEY WAS PREPARED. (TABLE A ITEM #13)
- N8 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY. (TABLE A ITEM #16)
- N9 THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY. (TABLE A ITEM #17)
- N10 THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES, GRAVESITES, AND BURIAL GROUNDS AT THE TIME OF THIS SURVEY. NO CEMETERIES, GRAVESITES, AND BURIAL GROUNDS WERE DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR.
- N11 THERE WAS NO OBSERVABLE EVIDENCE OF EXISTING TANKS OR DRAINAGE FIELDS.
- N12 THE BOUNDARY OF THE SURVEY PROPERTY AS DESCRIBED FORMS A MATHEMATICALLY CLOSED FIGURE. THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD. THE PARCELS ARE CONTIGUOUS WITH NO GAPS OR GORES.
- N13 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN THE PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN THE BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL. (TABLE A ITEM #9)

PARKING							
REGULAR	COVERED	COVERED HANDICAPPED	HANDICAPPED	COMPACT	MOTORCYCLE	PARTIAL	TOTAL
0	0	0	0	0	0	0	0

SURVEY PREPARED BY:
RPLS, LLC
312 NE 145TH PLACE, EDMOND, OK 73013
PHONE: 855-283-2333 / FAX: 405-947-8636
EMAIL: INFO@LENDERSURVEYS.COM

SURVEY RELATED ITEMS CORRESPONDING TO "SCHEDULE B SECTION TWO EXCEPTIONS" IN THE TITLE COMMITMENT

20. An easement for Vehicular Access and Way, ingress, egress, cross access and incidental purposes, recorded March 28, 2000 as Instrument No. 2000-60734 and June 29, 2000 as Instrument No. 2000- 136836, both of Official Records.

In Favor of: Present owner and Future owner(s) of Auto Zone Parcel
Affects: as described therein

Document(s) declaring modifications thereof recorded July 15, 2005 as Instrument No. 2005- 0261464 of Official Records.
AFFECTS: AS DESCRIBED THEREIN.
AFFECTS: PLOTTED HEREON.

STATEMENT OF ENCROACHMENTS

NO VISIBLE ENCROACHMENTS WERE OBSERVED OR NOTED AT THE TIME OF THE SURVEY.

FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY NO. 060033, MAP NUMBER 06013C0119G WHICH BEARS AN EFFECTIVE DATE OF 09/30/2015 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE. (HTTPS://WWW.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. ZONE "X" DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN DETERMINED TO BE OUTSIDE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS. (TABLE A ITEM #3)

BENCHMARK

BM1: BENCHMARK #1:
ELEVATION = 141.25'
BENCHMARK "3550"
LOCATED OFF SITE S 38°37'52" W 2562.70' FROM THE S.W. CORNER OF PROPERTY.

BM2: BENCHMARK #2:
ELEVATION = 107.32'
SET PK NAIL IN GUTTER
LOCATED OFF SITE S 16°14'45" E 88.43' FROM THE S.W. CORNER OF PROPERTY.

BM2: BENCHMARK #2:
ELEVATION = 107.37'
SET CUT "X" IN CONCRETE AT END OF PARKING STRIPE
LOCATED OFF SITE S 23°37'15" E 132.15' FROM THE S.W. CORNER OF PROPERTY.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

SURVEYOR ASSUMES NO RESPONSIBILITY FOR UNMARKED OR NONVISIBLE UTILITIES THAT MAY CROSS THE AREAS SHOWN ON THIS SURVEY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTERLINE OF FREED CIRCLE, KNOWN AS NORTH 90°00'00" EAST, AS DESCRIBED IN SUBDIVISION 7733 ROCKRIDGE, BOOK 382 OF MAPS, PAGE 29, RECORDED 09/26/1995.

SANITARY AND STORM SEWER STRUCTURE NOTES

CB1: CATCH BASIN STORM DRAIN
TR: 107.3'
FILLED WITH DEBRIS.
FLOW IS UNKNOWN.
LOCATED OFF SITE ON EAST SIDE OF HARBOR STREET 15' NORTHEAST OF THE N.W. CORNER OF PROPERTY.

SSMH1: SANITARY SEWER MANHOLE
TR: 103.7'
FL S.: 97.2' 12" PIPE
FL N.: 97.2' 12" PIPE
LOCATED OFF SITE ON NORTH SIDE OF EAST LELAND STREET 166.9' SOUTHEAST OF S.E. CORNER OF PROPERTY.

SSMH2: SANITARY SEWER MANHOLE
TR: 105.1'
FL S.: 96.2' 12" PIPE
FL W.: 96.2' 12" PIPE
FL N.: 96.2' 12" PIPE
LOCATED ON ADJACENT SITE 89.7' SOUTHEAST OF THE S.E. CORNER OF THE PROPERTY.

SSMH3: SANITARY SEWER MANHOLE
TR: 104.0'
FL S.: 92.6' 12" PIPE
FL E.: 92.6' 12" PIPE
LOCATED ON ADJACENT SITE 12.7' NORTHEAST OF THE N.E. CORNER OF THE PROPERTY.

ALTA/NSPS LAND TITLE SURVEY
FOR
AUTOZONE

STORE NUMBER: 3343

PROPERTY ADDRESS:

401 EAST LELAND ROAD, PITTSBURG, CALIFORNIA 94565

ALTA SURVEY BASED AND RELIED ON
FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT, NUMBER NCS-1117326-MICH,
CONTAINING AN EFFECTIVE DATE OF MARCH 02, 2022.

CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY; AUTOZONE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7b, 7c, 8, 9, 10, 13, 16, 17, 18, 19, 20 OF TABLE A THEREOF.



RPLS, LLC
312 NE 145th Place, Edmond, OK 73013
Phone: 855-283-2333 / Fax: 405-947-8636
Email: info@LenderSurveys.com

THE FIELDWORK WAS COMPLETED ON: 05/03/2022.

DATE OF PLAT OR MAP: (TO BE DATED UPON SIGNATURE)

SURVEYOR: KEVIN BRONSON
P.L.S. NO.: 8523
STATE OF REGISTRATION: CALIFORNIA

SIGNATURE



PRELIMINARY DRAWING DATE: 07/08/2022
DWN BY: JT
JOB NO: 30595AD

STORE #: 3343
PAGE 1 OF 3

Attachment 7
Development Review Design Guidelines
AutoZone Expansion AP-22-0104 (DR)

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 proposed parking area would be fully landscaped with seven, 15-gallon container trees. Additionally, an approximately 27-ft. wide planting area is proposed along the entire western border of the project site fronting Harbor Street.
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. No existing trees are being removed.
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.	Conditionally. A condition of approval states, All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen. Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
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 located on the site which the applicant is proposing to expand. The proposed 12,770 sq. ft. addition would match the existing architectural elements of the existing AutoZone store, i.e., dark beige lower rock/stone base, white stucco finish, black metal coping and concrete roof tile.
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.	Yes. The existing structure includes pitched roof projections which matches the roof of the existing AutoZone store and adds visual interest at a pedestrian scale.

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.	Not applicable. There are no new entries to the AutoZone store proposed with this project. The existing entry to AutoZone will remain unchanged. The purpose of the proposed expansion is to provide space for storage of additional automobile parts and would be closed to the public. Therefore, no new entries are proposed.
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. Additional design elements on the west elevation of the proposed addition (facing Harbor Street), such as wall insets, pitched roof projections, red trellises and a stucco area above the trellises built out from the main wall would add visual interest at a pedestrian scale.
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 structure is not located within an existing commercial or industrial center; however, the proposed expansion structure would be designed to match the existing AutoZone store.
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. All roof mounted equipment would be placed behind the pitched roof section and not visible from the public right-of-way.
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. Additional design elements on the west elevation of the proposed addition (facing Harbor Street), such as wall insets, pitched roof projections, red trellises and a stucco area above the trellises built out from the main wall would add visual interest at a pedestrian scale.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Conditionally. A condition of approval states, all gutters and downspouts shall be placed behind exterior walls. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject

IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	to review and approval by the Planning Division prior to issuance of a building permit.
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Yes. Design elements on the west elevation of the proposed addition (facing Harbor Street) include wall insets, pitched roof projections, red trellises and a stucco area above the trellises built out from the main wall.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The proposed expansion structure would be designed to match the existing AutoZone store.
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 northern and eastern elevations would not be visible from the public right-of-way. The proposed expansion structure would be attached to the existing AutoZone store to the south. Therefore, just the west elevation of the proposed addition would be street-oriented and does contain design elements to add visual interest.
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. There is an existing trash enclosure on the 401 E. Leland Rd. parcel which will be utilized by both 401 E. Leland Rd and 2301 Harbor Street.
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Conditionally. A proposed condition of approval requires the applicant to comply with 2022 California Green Building Standards Code (CGBSC).
VI.D.2: Parking lot impacts should be minimized.	Yes. The proposed parking area would be fully landscaped with seven, 15-gallon container trees. Additionally, an approximately 27-ft. wide planting area is proposed along the entire western border of the project site between the parking area and Harbor Street.

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. A proposed condition of approval requires the applicant to comply with all C3 regulations.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Yes. The design of the proposed parking area provides the option for and would not prevent future electric vehicle charging.
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.	Conditionally. A proposed condition of approval requires the applicant to paint the entire roofing surface behind the pitched roof section white to create a 'cool roof'. Further, the building height will not cause obstructions in solar access for neighboring buildings.
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. Reclaimed water is not currently available at 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.	Yes. The proposed project includes sidewalk around building and street frontage.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should be 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 six bicycle racks and/or lockers.



City of Pittsburg

Community and Economic 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: April 11, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

AutoZone Expansion, AP-22-0104 (DR)

This is a public hearing on a request for design review approval to expand the existing 5,361 square-foot (sq. ft.) AutoZone retail store at 401 E. Leland Road. The proposed project would involve a Lot Merger with the adjoining vacant property located at 2301 Harbor Street to allow for construction of a 12,770 sq. ft. addition and a 7,063 sq. ft. asphalt parking area. Both parcels are located in the M (Mixed-Use) District and classified as "Community Commercial" in the Railroad Avenue Specific Plan (RASP). Assessor Parcel Nos. 088-650-062 (0.86 acres) and 088-650-061 (0.76 acres).

Environmental Determination

The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15182 (Projects Pursuant to a Specific Plan) of the State CEQA Guidelines (Public Resources Code section 21080).

PROJECT PLANNER: Alison Hodgkin, (925) 252-6987 or ahodgkin@pittsburgca.gov

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; please contact the project planner listed above to make necessary arrangements.

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

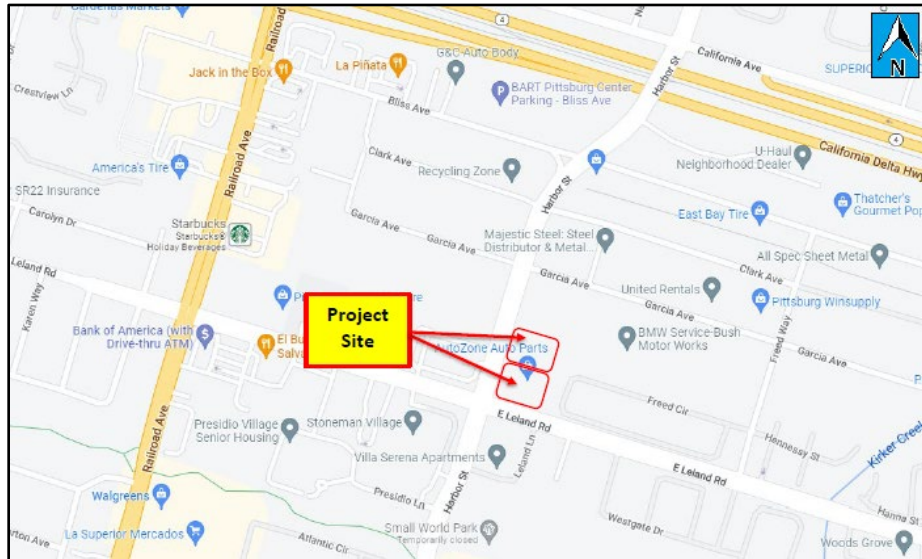
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

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.

*Para información en
español:
(925) 252-4920*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: AutoZone Expansion, AP-22-0104 (DR)
Location: 401 E. Leland Road and 2301 Harbor Street, APNs: 088-650-062 and 088-650-061



City of Pittsburg

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



NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 11, 2023**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits two notices of intent to exercise delegated design review authority for: 1) Minor Modification application to replace existing tower/ground-mounted telecommunications equipment. The project site is a parcel within a PG&E utility row containing high tension electric power lines supported by towers located across from 2201 Golf Club Road in the Open Space Zoning District and Open Utility/Row General Plan Designation. Assessor's Parcel No. 095-160-005. 2) Administrative Design Review approval to modify the exterior paint colors of the existing façade of a historic building located at the property address 446 Railroad Avenue. The building provides entrances to the south along E. 5th Street and to the east along Railroad Avenue. The site is located within the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-001.

RECOMMENDATION:

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

BACKGROUND:

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

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

Planning Commission Staff Report

6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

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

PROJECT DESCRIPTIONS:

1. AT&T Cell Site Modification CCL04287, AP-22-0066 (MM).

This is an application filed by Paul Benedyuk of Mastec Network Solutions Inc., on behalf of AT&T, has applied for a Minor Modification application to replace existing tower/ground-mounted telecommunications equipment consisting of three (3) antennas, three (3) RRUs, and one (1) XMU, with three (3) H-Frames, six (6) antennas, six (6) RRUs, one (1) Squid, two (2) power trunks, one (1) fiber trunk, one (1) DC12, one (1) battery string, four (4) rectifiers, one (1) 6630, and one (1) 6673. The project site is a parcel within a PG&E utility row containing high tension electric power lines supported by towers located across from 2201 Golf Club Road in the Open Space Zoning District and Open Utility/Row General Plan Designation.

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

2. La Veranda Ristorante Italiano Restaurant – Exterior Paint Change (AP-23-0035 (ADR).

This is an application filed by Chris Soukoulis requesting administrative design review proposing to modify the exterior paint colors of the existing façade of a historic building located at the property address 446 Railroad Avenue, in the CP (Pedestrian Commercial) District. Assessor's Parcel Number 085-104-001.

Planning Commission Staff Report

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

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

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

ATTACHMENTS:

1. Notice of Intent AT&T Cell Site Modification, AP-22-0066 (MM)
2. Notice of Intent La Veranda Ristorante Italiano Restaurant – Exterior Paint Change, AP-23-0035 (ADR)
3. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT

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

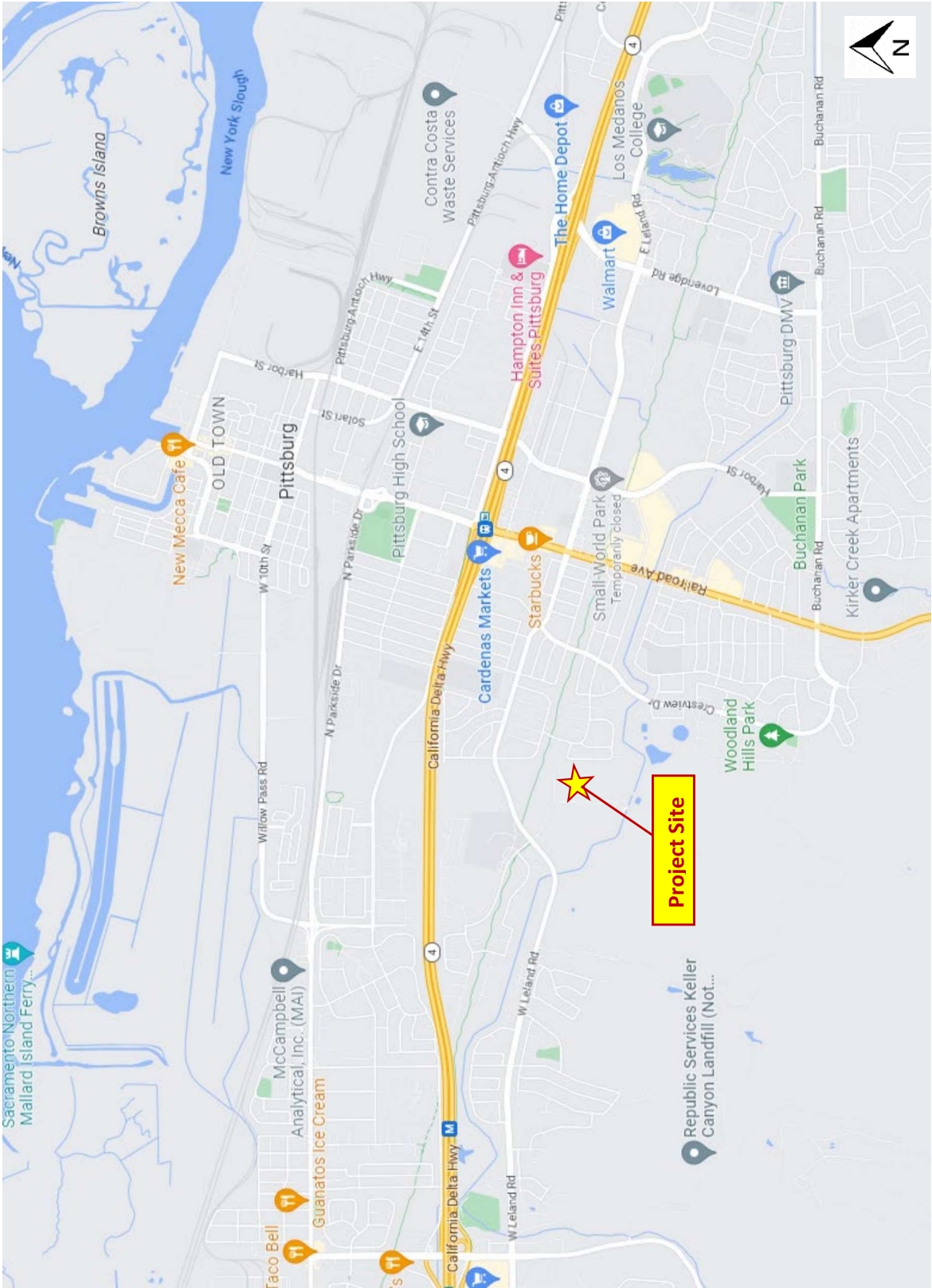
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This project is delegated to staff under Category 2 (Wireless Communication Equipment), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to new or replacement antennas on existing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

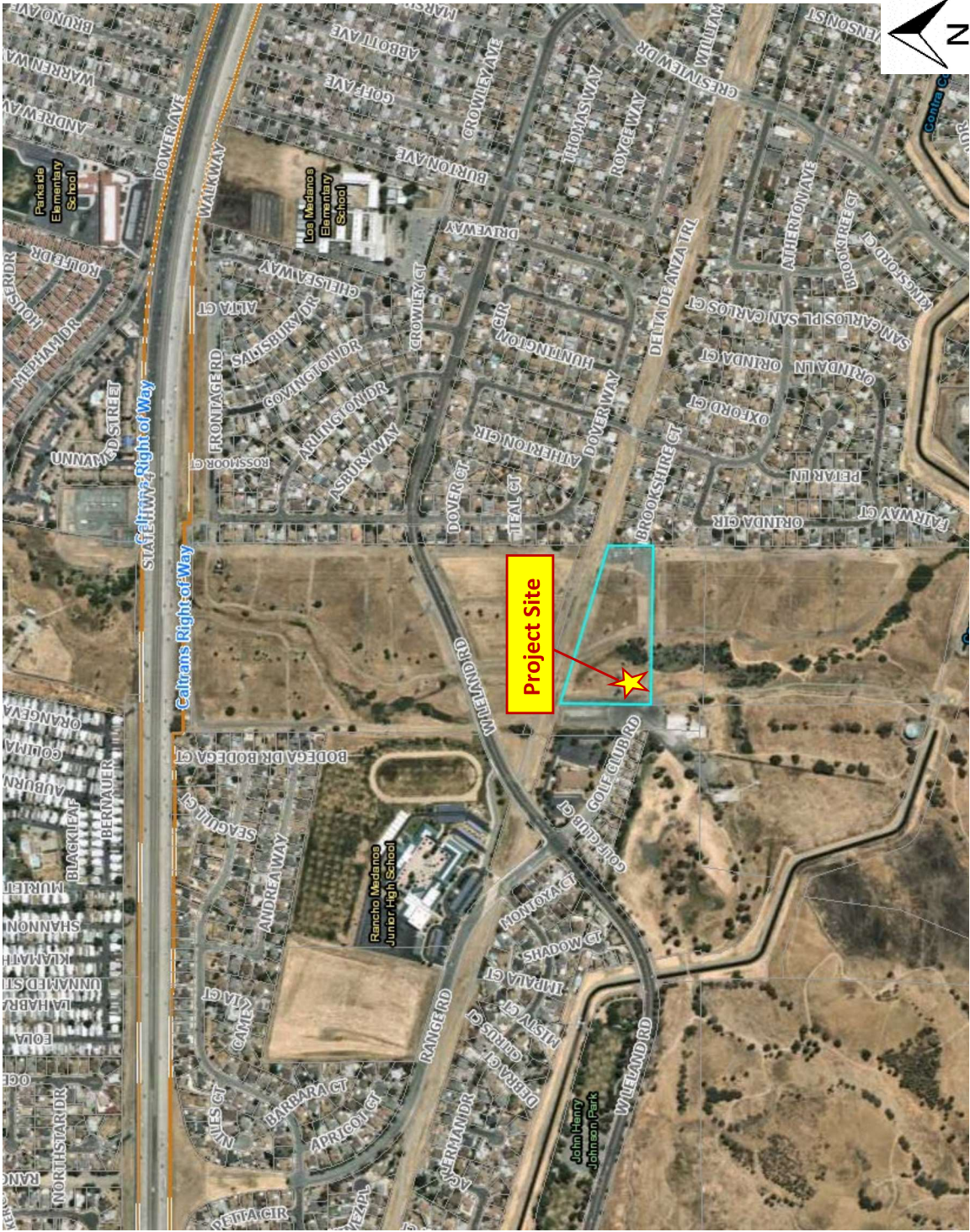
AT&T Wireless Telecommunications Facility – Minor Modification – Vicinity Map

AP-22-0066	Parcel located within a PG&E utility row and across from 2201 Golf Club Road, Pittsburg, CA 94565
Administrative Design Review & Minor Modification (MM)	Assessor's Parcel No. 095-0160-005



AT&T Wireless Telecommunications Facility – Minor Modification – Vicinity Map

AP-22-0066	Parcel located within a PG&E utility row and across from 2201 Golf Club Road, Pittsburg, CA 94565
Administrative Design Review & Minor Modification (MM)	Assessor's Parcel No. 095-0160-005





125 ALUG CIRCLE
CORONA, CALIFORNIA 92680

FA CODE: FA # 10070251
DRAWN BY: JFG
JOB #: 30095

REV	DATE	DESCRIPTION
2	01/26/2022	100% CDS - SAS
1	07/06/2022	100% CDS - SAS
0	08/01/2022	100% CDS FOR REVIEW
B	03/01/2022	80% CDS FOR REVIEW
A	01/26/2022	80% CDS FOR REVIEW

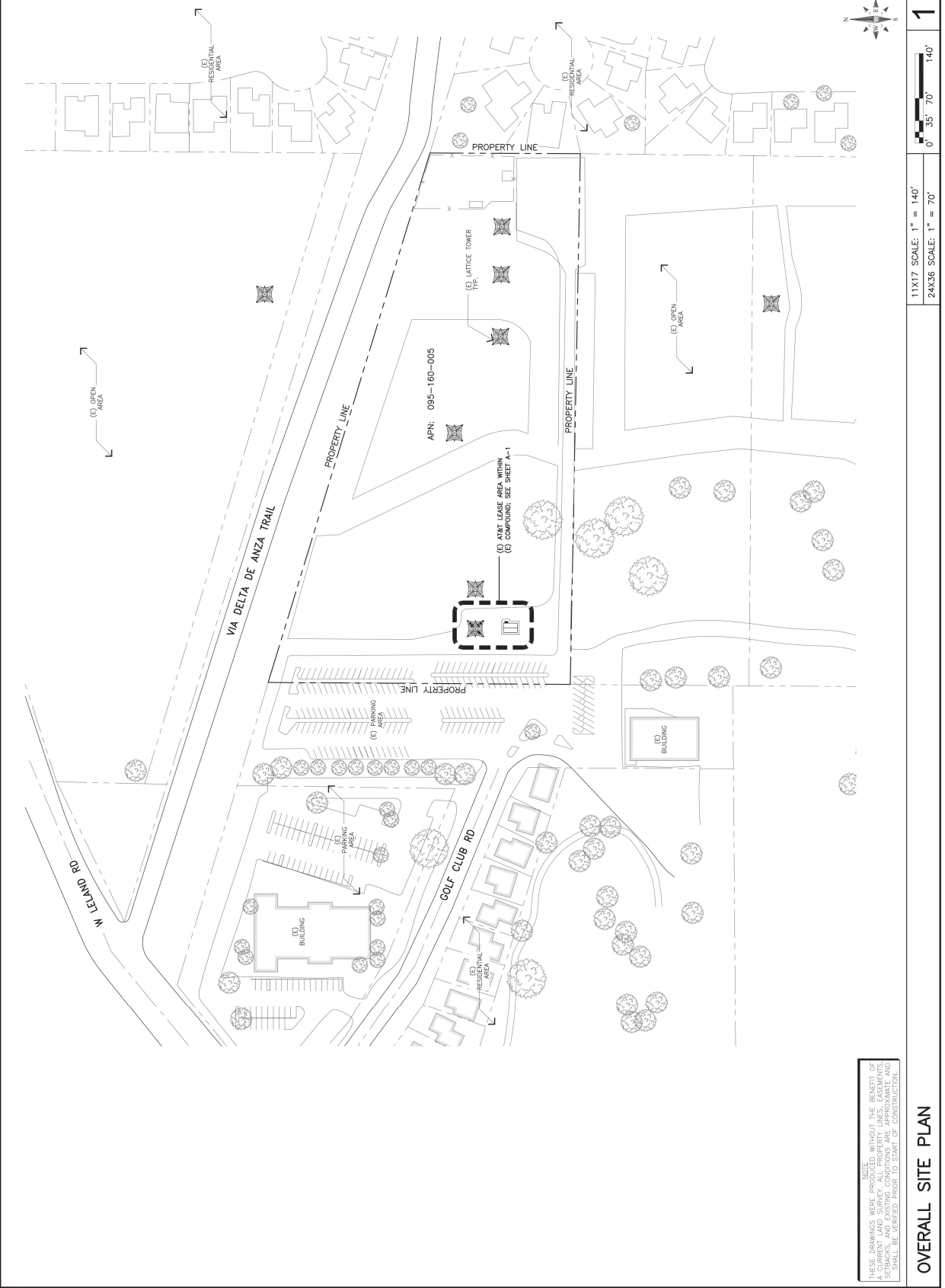


IF A VENDOR OF ANY TYPE OR PERSON, WHOSE NAME IS LISTED HEREIN, IS TO BE USED IN THE CONSTRUCTION OF THE PROJECT, THE VENDOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

CCL04287
PG&E TOWER 001/011
PITTSBURG, CA 94555
FA NUMBER
10070251

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
A-0



SCALE
THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF
FIELD SURVEYING. THE LOCATIONS OF ALL UTILITIES, SETBACKS,
AND EXISTING CONDITIONS ARE APPROXIMATE AND
SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION.

OVERALL SITE PLAN

11X17 SCALE: 1" = 140'
24X36 SCALE: 1" = 70'

1

1. OTHER CARRIER ANTENNAS NOT SHOWN FOR CLARITY.
2. GROUND ALL (N) EQUIPMENT AND COAX PER SECT 6-1.
3. CONTRACTOR TO PROVIDE ALL LABOR TO INSTALL COAX, RETS AND ANTENNAS.
4. CONTRACTOR TO PROVIDE ALL COAX, CONNECTORS, AUXILIARY EQUIPMENT (INCLUDING WEATHER STRIPPING, GROUND RITS, ETC.).
5. CONTRACTOR TO COLOR CODE ALL COAX, COLORED MARKS OF TAPE GROUP AS FOLLOWS ON ALL COAX MODIFIED OR INSTALLED ONLY.
6. WHEN ANTENNA LINES ARE DEPLETED, THE COLOR CODE OF THE HIGHEST FREQUENCY PREMAINS (IE. UNITS DEPLETED WITH 10MA).
7. CONTRACTOR TO PROVIDE ALL CABLES SHALL BE FURNISHED BY CONTRACTOR AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
8. PRIOR TO PLACEMENT OF ANTENNA POLE MOUNTS, THE CONTRACTOR SHALL VERIFY THAT THE AZIMUTH AND DIMENSIONS SHOWN ON THE DRAWING ARE ACCURATE. HORIZONTAL ALIGNMENT = $\pm 1^\circ$; VERTICAL ALIGNMENT = $\pm 1^\circ$.
9. ANTENNA INSTALLATION CONTRACTOR SHALL PROVIDE ALL CONDUIT, ANTENNAS AND CABLES SHOWN AND IN ACCORDANCE WITH REQUIRED FOR A COMPLETE OPERATING SYSTEM AND INTERFERED WITH CONTRACTOR.
10. IN NO CASE SHALL THERE BE ANY CONTINUOUS LENGTH (20' OR) BETWEEN (OR EQUIVALENT) NUT ANY FUTURE FACTORY-MADE LARGE PULL BOXES OF SIMILAR FEATURES.
11. ANTENNA CABLE SHALL ONLY INCLUDE FACTORY-MADE LARGE PULL BOXES. MINIMUM ABOVE GROUND AND 36" MINIMUM BELOW GROUND.
12. CONDUIT SHALL BE 1" MINIMUM ALL UNDERGROUND CONDUIT SHALL BE 1 1/2" MINIMUM. ALL CONDUIT SHALL BE BLACK OR BLACK GALVANIZED ALL EXPOSED CONDUIT SHALL BE WHITE. CONDUIT SHALL BE TIGHT TO MEET OR EXCEED THE FOLLOWING STABILIZED PATTERN SCHEDULE 80 SPC.
13. IN HIGH TRAFFIC AREAS OR WHERE SPECIFICALLY TO DAMAGE CONTRACTOR SHALL PROVIDE CONDUIT WITH A GALVANIZED STEEL ON THE WALL, ATTACH INSTRUCT TO WALL AND COVER WITH 14 GA. GALVANIZED STEEL. CONTRACTOR SHALL PROVIDE ALL MATERIAL AS DIRECTED BY CONTRACTOR CONSTRUCTION MANAGER.
14. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE IF NECESSARY TO CLEAR (E) EQUIPMENT AT.
15. MAXIMUM ROUTE OF 7.00' COAX CABLE SHALL BE 140'-0". MAXIMUM LENGTH OF 1-1/4" COAX CABLE SHALL BE 190'-0". MAXIMUM LENGTH OF 1-3/8" COAX CABLE SHALL BE 230'-0".
16. VERIFY MODEL NUMBERS OF ANTENNAS WITH CONTRACTOR SERVICES.
17. THE CONTRACTOR SHALL PROVIDE TESTING OF ANTENNAS AND SHALL PROVIDE DOCUMENTATION TO THE CONTRACTOR PROJECT MANAGER.
18. GENERAL CONTRACTOR TO VERIFY ALL THROUGH TOLERANCES PER THE

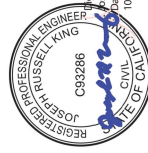
NOTE:
1. NO WEED ABATEMENT OR FENCE WORK REQUIRED



125 KLUG CIRCLE
CORONA, CALIFORNIA 92880

FA CODE:	FA #10070251
DRAWN BY:	JPG
JOB #:	30095

REV	DATE	DESCRIPTION
A	01/26/2022	90% CDS FOR REVIEW
B	03/01/2022	95% CDS FOR REVIEW
0	06/01/2022	100% CDS - SAS
1	07/08/2022	100% CDS - SAS
2	01/30/2023	100% CDS - SAS



Digitally signed by Joseph Russell King
Date: 2023.01.31 10:33:32 -05'00'

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

CCL04287
PG&E TOWER 001/011
PITTSBURG, CA 94565

SHEET TITLE

ENLARGED SITE PLAN

SHEET NUMBER

11X17 SCALE: 1/16" = 1'-0"

24X36 SCALE: 1/8" = 1'-0"

ENLARGED SITE PLAN



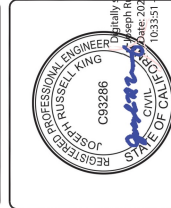
125 ALIUD CIRCLE
CORONA, CALIFORNIA 92680

PA CODE: PA 10070251

DRAWN BY: JRG

JOB #: 30095

REV	DATE	DESCRIPTION
2	01/02/2023	100% CDS - SAS
1	07/06/2022	100% CDS - SAS
0	06/01/2022	100% CDS FOR REVIEW
B	03/01/2022	90% CDS FOR REVIEW
A	01/26/2022	90% CDS FOR REVIEW

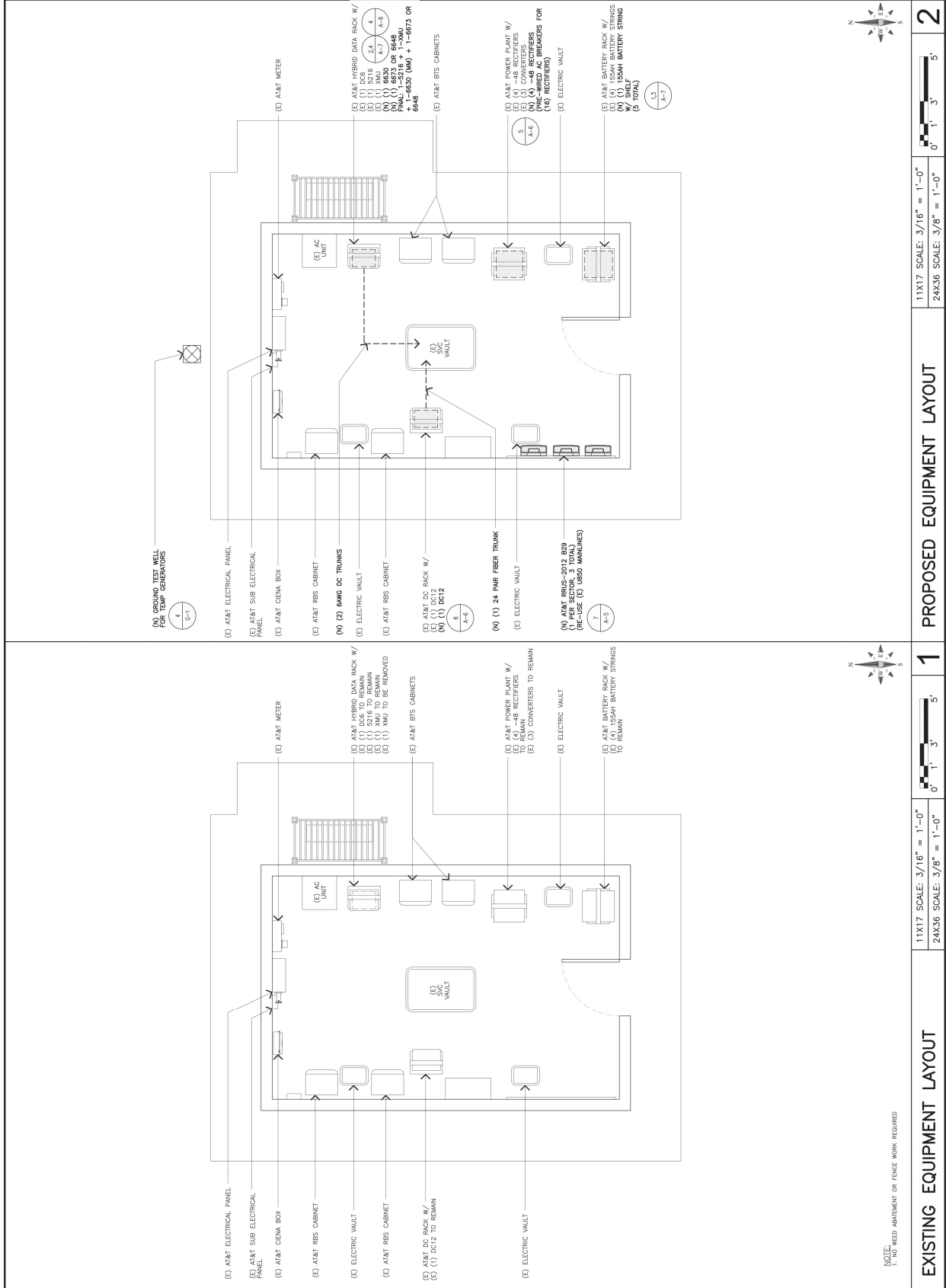


IT IS A VIOLATION OF LAW FOR ANY PERSON, WHOSE NAME IS LISTED AS THE DESIGNER OF THIS DOCUMENT, TO ALTER THE DOCUMENT.

CCL04287
PG&E TOWER 001/011
PITTSBURG, CA 94555
PA NUMBER
10070251

SHEET TITLE
EQUIPMENT LAYOUT

SHEET NUMBER
A-2



REV	DATE	DESCRIPTION
A	01/26/2022	90% CDS FOR REVIEW
B	03/01/2022	95% CDS FOR REVIEW
0	06/01/2022	100% CDS - SAS
1	07/06/2022	100% CDS - SAS
2	01/20/2023	100% CDS - SAS



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CCL04287
PG&E TOWER 001/011
PITTSBURG, CA 94565

SHEET TITLE

ANTENNA LAYOUT

SHEET NUMBER

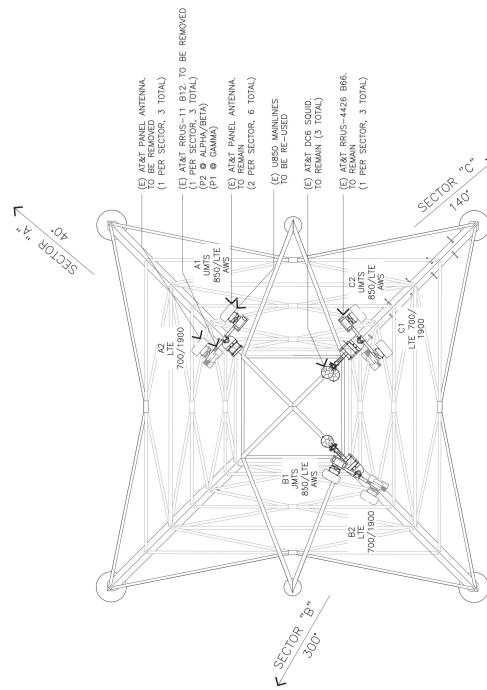
A-3

11X17 SCALE: 1/8" = 1'-0"		1
24X36 SCALE: 1/4" = 1'-0"		

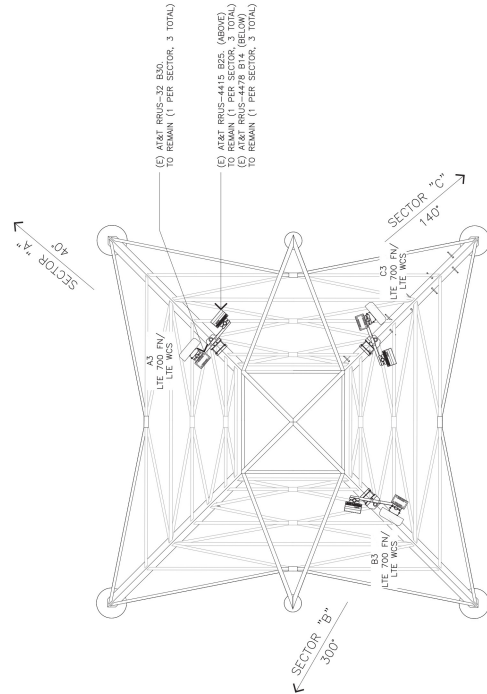
EXISTING ANTENNA LAYOUT

[illegible]

LEGEND /NOTES	(UP) UP ON TOWER (DN) DOWN NEAR EQUIPMENT AREA *VERIFY LATEST VERSION OF THE RFDs PRIOR TO CONSTRUCTION. **DO NOT USE CABLE LENGTHS FOR CUT LENGTHS. ESTIMATES ON
------------------	--



63'-0" RAD-CENTER



56'-9" RAD-CENTER





125 ALUGO CIRCLE
CORONA, CALIFORNIA 92680

FA CODE: PAF 10070251

DRAWN BY: JRG

JOB #: 30095

REV	DATE	DESCRIPTION
2	01/26/2022	100% CDS - SAS
1	07/06/2022	100% CDS - SAS
0	06/01/2022	100% CDS FOR REVIEW
B	03/01/2022	90% CDS FOR REVIEW
A	01/26/2022	90% CDS FOR REVIEW



PER A STATE OF CALIFORNIA PROFESSIONAL ENGINEER, I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

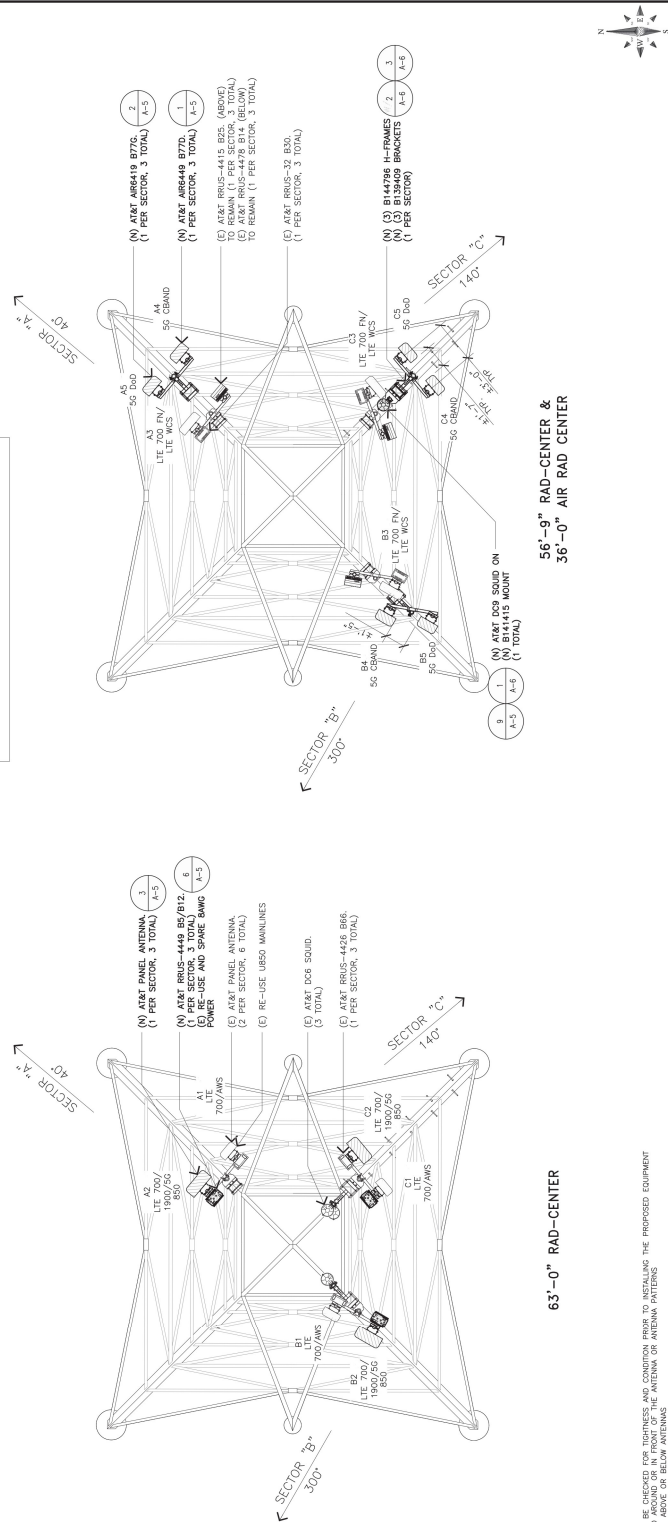
CCL04287
PG&E TOWER 001/011
PITTSBURG, CA 94555
FA NUMBER
10070251

SHEET TITLE
ANTENNA LAYOUT

SHEET NUMBER
A-3.1

FINAL ANTENNA SCHEDULE									
SECTOR	POSITION	BAND TECH	ANTENNA MODEL	ANTENNA AZIMUTH	HQ-CENTER	QTY / P/N MODEL	QTY / P/N MODEL	CABLES	LENGTH
ALPHA	A1	LTE 700/AMS	KOHLEN BCO-10767K	40°	63°-0"	(1) RRU5-2412-B32 (0N) (1) RRU5-4426-B48 (0N)	-	-	-
	A2	LTE 700/1800/5G B30	QUINTEL S04412-3D	40°	63°-0"	(1) RRU5-4449-B48 B112 (1) RRU5-4415-B32	-	-	-
	A3	LTE 700/1800/5G B30	KOHLEN BCO-10864K	40°	56°-8"	(1) RRU5-4415-B32 (1) RRU5-4426-B48	-	-	-
	A4	5G D60	ERICSSON AB8449 B770	40°	35°-0"	-	-	-	-
	A5	5G D60	ERICSSON AB8449 B770	40°	35°-0"	-	-	-	-
BETA	B1	LTE 700/AMS	KOHLEN BCO-10767K	300°	63°-0"	(1) RRU5-2412-B32 (0N) (1) RRU5-4426-B48	-	-	-
	B2	LTE 700/1800/5G B30	QUINTEL S04412-3D	300°	63°-0"	(1) RRU5-4449-B48 B112 (1) RRU5-4415-B32	-	-	-
	B3	LTE 700/PN/LTE WCS	KOHLEN BCO-10864K	300°	56°-8"	(1) RRU5-4415-B32 (1) RRU5-4426-B48	-	-	-
	B4	5G D60	ERICSSON AB8449 B770	300°	35°-0"	-	-	-	-
	B5	5G D60	ERICSSON AB8449 B770	300°	35°-0"	-	-	-	-
GAMMA	C1	LTE 700/AMS	KOHLEN BCO-10767K	140°	63°-0"	(1) RRU5-2412-B32 (0N) (1) RRU5-4426-B48	-	-	-
	C2	LTE 700/1800/5G B30	QUINTEL S04412-3D	140°	63°-0"	(1) RRU5-4449-B48 B112 (1) RRU5-4415-B32	-	-	-
	C3	LTE 700/PN/LTE WCS	KOHLEN BCO-10864K	140°	56°-8"	(1) RRU5-4415-B32 (1) RRU5-4426-B48	-	-	-
	C4	5G D60	ERICSSON AB8449 B770	140°	35°-0"	-	-	-	-
	C5	5G D60	ERICSSON AB8449 B770	140°	35°-0"	-	-	-	-
TOTALS	VS TOTAL					(15) UP, (3) DN (18) TOTAL	0 TOTAL	4 TOTAL	

NOTE:
1. GO TO PROVIDE ALL REQUIRED TOWER ANTENNA MOUNTS BELOW CONDUCTOR

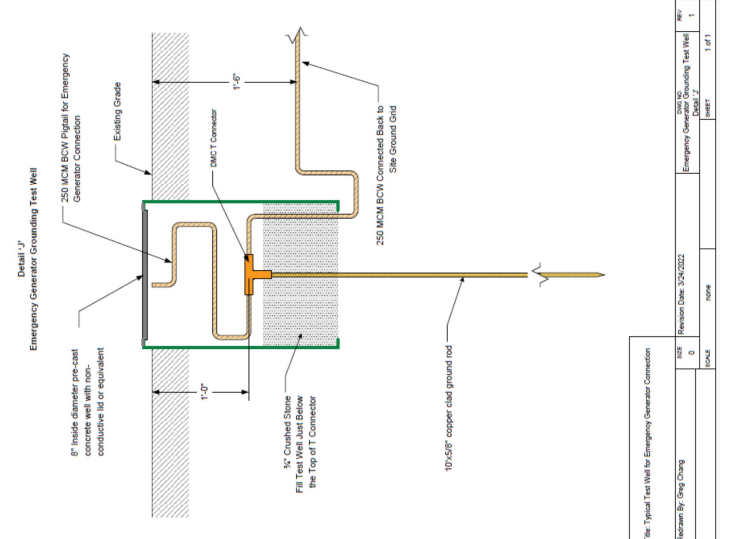
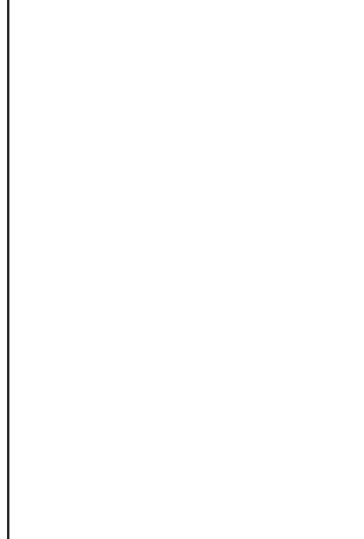
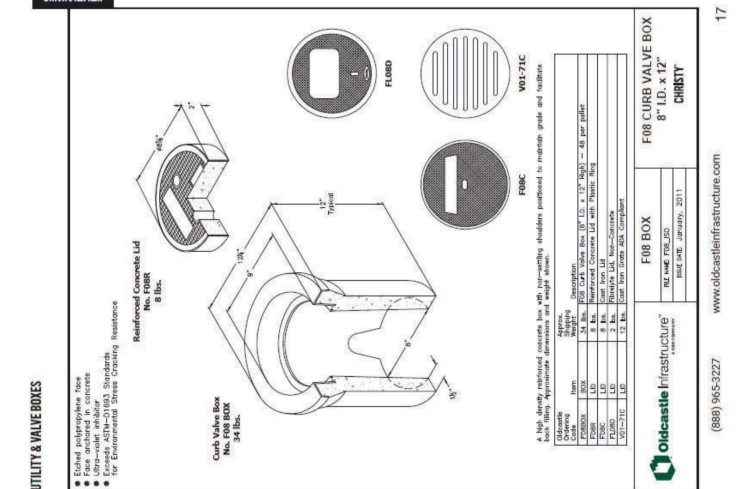
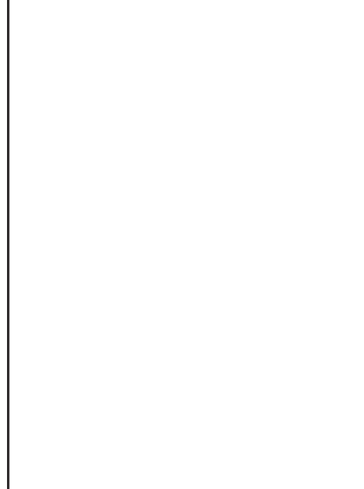
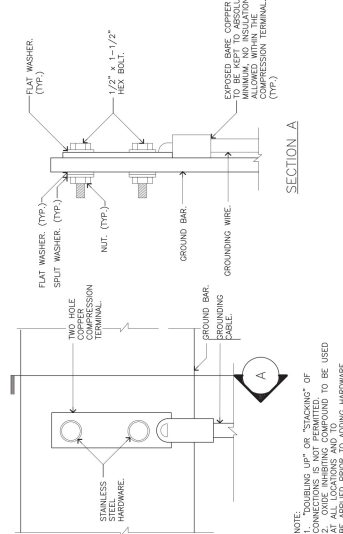
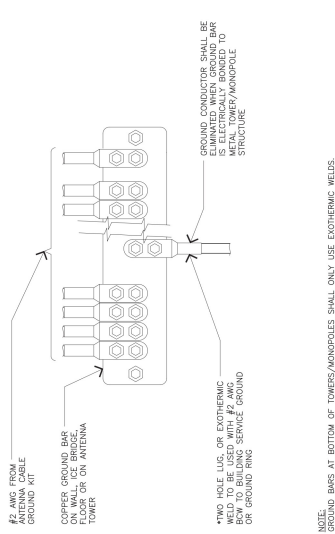
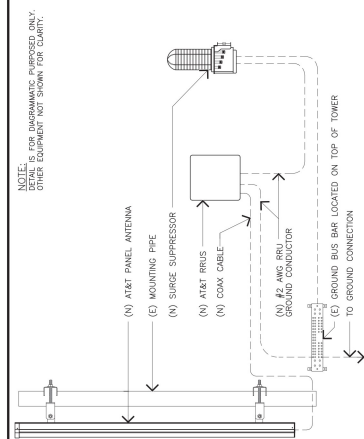


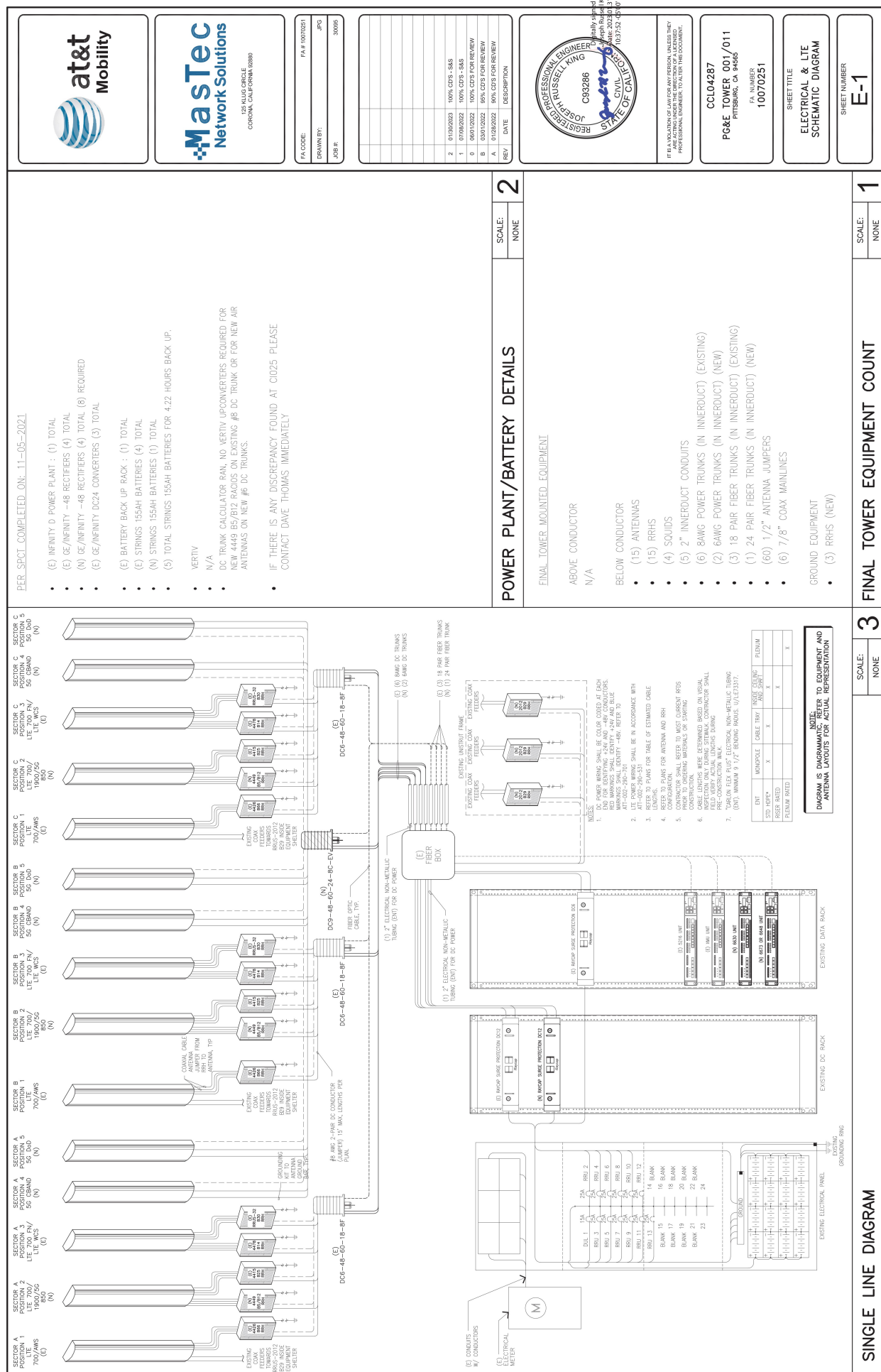
NOTE:
1. ALL EQUIPMENT SHALL BE CHECKED FOR TIGHTNESS AND CONDITION PRIOR TO INSTALLING THE PROPOSED EQUIPMENT.
2. NO EQUIPMENT SHALL BE INSTALLED AROUND OR IN FRONT OF THE ANTENNA OR ANTENNA PATTERNS.
3. MOUNTED RRUS NOT TO EXCEED 8' ABOVE OR BELOW ANTENNA.

PROPOSED ANTENNA LAYOUT

1

[illegible]





NOTICE OF INTENT

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

La Veranda Ristorante Italiano Restaurant – Exterior Paint Change (AP-23-0035 [ADR]).

This is an application filed by Chris Soukoulis requesting administrative design review proposing to modify the exterior paint colors of the existing façade of a historic building located at the property address 446 Railroad Avenue, in the CP (Pedestrian Commercial) District. Assessor's Parcel Number 085-104-001.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

La Veranda – Exterior Paint – Aerial Map

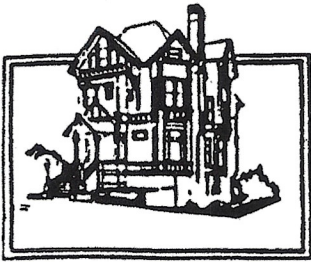
AP-23-0035	446 Railroad Avenue
Administrative Design Review	APN: 085-104-001



La Veranda – Exterior Paint – Vicinity Map

AP-23-0035	446 Railroad Avenue
Administrative Design Review	APN: 085-104-001





Ingebretsen Victorian Painting

1269 El Moro Drive, Campbell, California 95008 Tel:(408) 377-1787

hansingebretsen@yahoo.com

License# 709560

446 Railroad Ave.

PAINT SPECIFICATIONS

I recommend using Kelly-Moore Envy for the specified low sheen K-M colors. This is their top of the line product. If Envy is not to be used, AcryShield 1245 is the next best K-M product. I recommend Durapoxy HP for the specified K-M semi-gloss colors. It is a urethanized acrylic, and will last a long time, and for the footing area, will stand up to being scuffed & sat upon, and for the doors, it is known to hold up well against the oil from people's hands. If Durapoxy HP is not to be used, the next best choice is Envy, but the doors **MUST** be painted with Durapoxy HP. I recommend priming the doors first with an oil based primer tinted toward the finish color.

All surfaces could be painted first with the body color (except the doors), and the other colors should cover well over the body color. If the job is to be sprayed, the painter could spray everything in the body color, then come back with a brush & roller to do the other colors. For ease of painting, I would recommend spraying the dental work first, then covering it by taping it off with plastic or paper while the body is being sprayed. On the stucco surfaces, spraying & back-rolling is an efficient method. The metallic gold paint should have a clear protective coat applied over it – I recommend using Modern Masters MasterClear UV protective Clear Polyurethane.

Caulking the corners of the pillars would make a cleaner edge for cutting the line. Windows should be left as-is (white), as it is a surface that would not hold paint well. Rusted metal surfaces should be prepared with Ospho rust treatment, then be primed with iron oxide primer before the finish coats are applied.



Ingebretsen Victorian Painting

1269 El Moro Drive, Campbell, California 95008 Tel:(408) 377-1787

hansingebretsen@yahoo.com

License# 709560

COLOR SELCTION

Chris Soukoulis
446 Railroad Ave.
Pittsburg, CA

(925) 261-4380

chris@eastbaybrokers.com

- | | |
|-------------------------------------|---|
| 1. BODY | KM5703 Chowder Bowl
Kelly-Moore Envy 1294 low sheen |
| 2. COLLUMNS | KM5719 Corkboard
Kelly-Moore Envy 1294 low sheen |
| 3. FOOTING, BELT | 417 Oxford Brown
Kelly-Moore Durapoxy HP semi-gloss |
| 4. TEETH, HORIZONTAL ACCENT LINES | 74 Seattle Red
Kelly-Moore Durapoxy HP semi-gloss |
| 5. HORIZONTAL TRIM | KM5717 Stacked Limestone
Kelly-Moore Envy 1294 low sheen |
| 6. DOORS | Darth Vader Green (custom)
Kelly-Moore Durapoxy HP semi-gloss |
| • 7. TOPS OF PILLARS, TOP TRIM BAND | ME659 Olympic Gold
Modern Masters Metallic |
| • 8. RAILINGS | Black CV 200-80
Benjamin-Moore Corotech Alkyd Urethane
Enamel Gloss |

KM5703
Chowder Bowl

LL8-4

KM5703
Chowder Bowl

74
Seattle Red

4

2

KM5717
Stacked Limestone

5

KM5719-3
Corkboard

LL6-4

KM5719-3
Corkboard

417
Oxford Brown

417
Oxford Brown

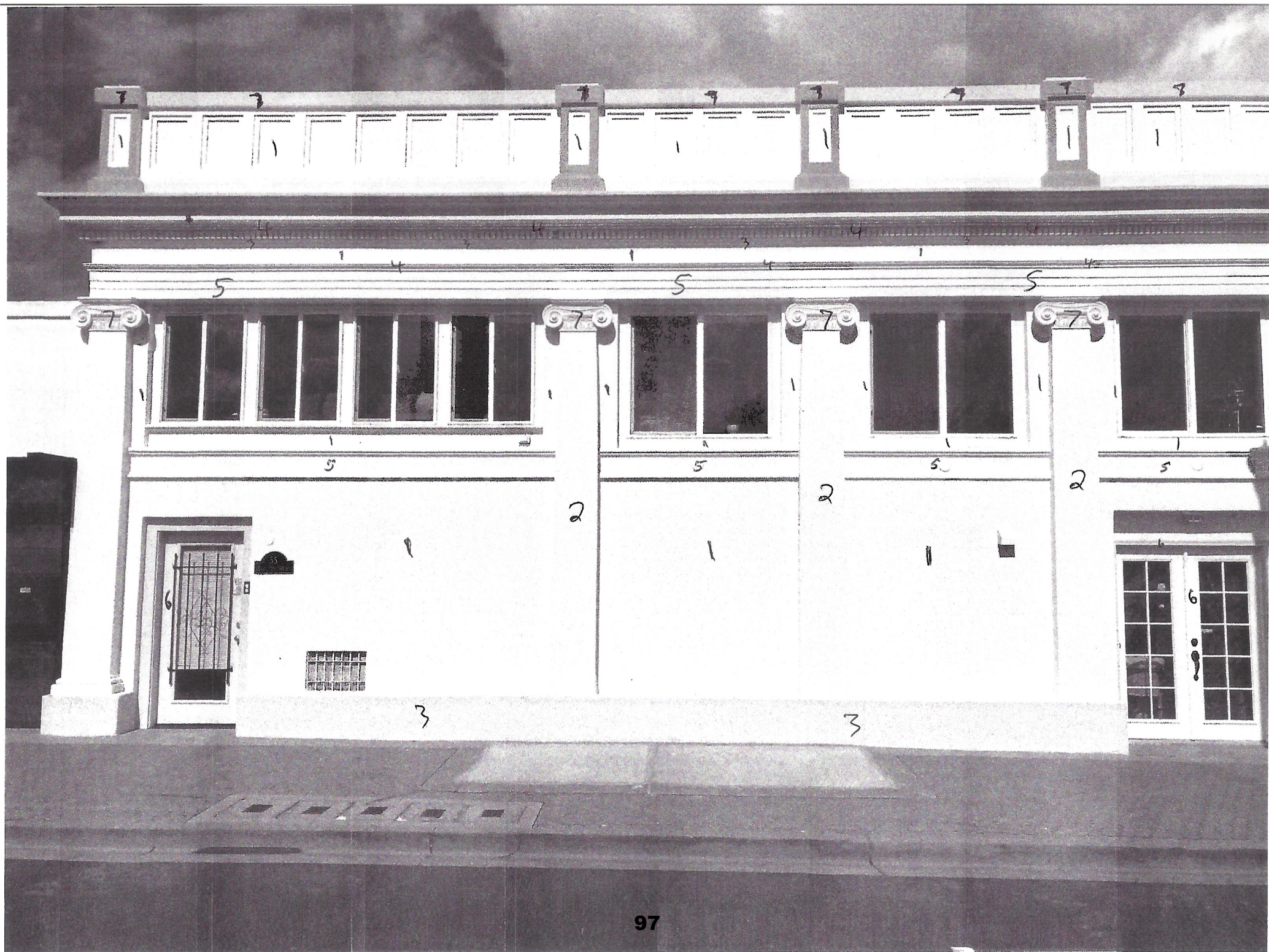
3

10

Standard Pre-Mixed Water Base Metallic Colors



Colors may not indicate true color due to printing variances.





DuCheney
CONSTRUCTION, INC.
GENERAL CONTRACTOR
925-447-7400
www.DuCheneyConstruction.com
CA #905160 NV #008708

www.DuCheneyConstruction.com
CA #905150 NY #009708



San Jose-Bascom
1145 S. Bascom Ave.
SAN JOSE, CA 95128
Phone (408) 295-5878
Fax (408) 295-9957

Kelly-Moore Paint Company, Inc.

Manufacturers of Premium Quality Paints

KELLY-MOORE
PAINTS™

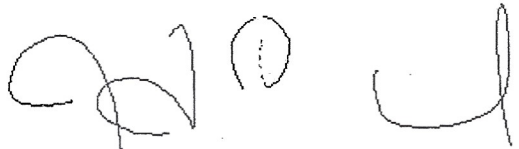
The Painter's Paint Store

S O L D	INGEBRETSEN VICTORIAN PTG 809-IV1787 1269 EL MORO DR. CAMPBELL, CA 95008 USA Phone 4083771787 -----	S H I P T O	INGEBRETSEN VICTORIAN PTG 1269 EL MORO DR. CAMPBELL, CA 95008 USA Phone 4083771787	ORDER # 805-45586626 INVOICE(S) 805-00000860733
	Home Store: 809		TYPE ORDER STATUS CLOSED ORDER DATE 03/10/2023 TENDER DATE 03/10/2023 PRINTED 3/10/23 4:38 PM ORDER CLERK QDALEY TENDER CLERK QDALEY SALES REP Rich Harty PO#JOB NAME RAILROAD AVE AUTH PURCHSR HANS INGBRETSEN	
T O		ORDER TAKER	REQ DATE	

STATUS	SITE	QTY	ITEM #	ITEM DESCRIPTION	U/M	NET PRICE	EXT PRICE	TAX
DLV	805	1	64749	000-5 SAMPLE LS 1Q Color: 23-0144-0805: CUSTOM OFF BLACK Paint Tint ID: CF080537250527 Base Paint: 000-5-1Q - 000-5 SAMPLE LS 1Q Formula: 0 Y 12.0000 AX, 2 Y 12.0000 B, 0 Y 16.0000 DU	1Q	8.79	8.79	T
DLV	805	1	34197	PAINT CARE RECOVERY FEE 1Q	EACH	0.30	0.30	T

DARTH VADER GREEN
custom door color
Black w/ green
417+

Custom mixed or tinted colors are NOT returnable for refund or exchange. The customer is responsible to confirm the correct color and sheen prior to application. Kelly-Moore will not be liable for the cost of labor to repaint any surface.

N O T E S			
S I G N A T U R E	 HANS	PAYMENT TENDERED	TAXABLE \$ 9.09
		AMOUNT TYPE	NON-TAXABLE \$ 0.00
		9.94 KMCHARGE	SUBTOTAL \$ 9.09
			TAX AMOUNT \$ 0.85
			TAX RATE 9.37%
			ORDER TOTAL \$ 9.94

All claims must be made within 10 days. No materials returned without authorization.

CASH REFUND All claims and returned goods MUST be accompanied by original sales slip. ALL CASH REFUNDS must have signature and address of person receiving money.

"Thank you for this order" - Wm. Moore

AP-23-0035 - 446 Railroad Ave

Menu Help

File Date: [03/15/2023](#)

Application Detail: [Detail](#)

Application Status: [Submitted](#)

Assigned To:

Description of Work: [Repaint exterior I hired a professional painter and historic color specialist for this project I am submitting his color scheme recommendation](#)

Application Type: [Planning Project](#)

Documents:	File Name	Document Group	Category	Description	Type	Docun
	Show all					

Address: [446 RAILROAD Ave, PITTSBURG, CA 94565](#)

Owner Name: [446 RAILROAD AVE LLC](#)

Owner Address: [, PITTSBURG CA](#)

Application Name: [446 Railroad Ave](#)

Parcel No: [085104001](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	Chris Soukoulis	446 Railroad Av...	Applicant	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
------------------------------	---------	----------------	--------------	------	---------------	--------------------

Total Fee Assessed: [\\$0.00](#)

Total Fee Invoiced: [\\$0.00](#)

Balance: [\\$0.00](#)

Custom Fields: GENERAL INFORMATION

Location	Are you the owner of the property?	Proposed General Plan
446 Railroad Ave at 5th	Yes	Proposed Use
Proposed Zoning Designations	Existing Use	N/A
Size of Existing Structure(s) (Sqft)	N/A	Size of Proposed New Structure (Sql
N/A	Size of Proposed Additions (SqFt)	N/A
Amount of New Impervious Surfaces (SqFt)	N/A	Project Size Unit
N/A	Project Size	
Number of Existing Lots	N/A	RSP/ORD No
N/A	Number of Proposed Lots	
Days Hours of Operation	N/A	Number of Employees Proposed
8-5	Number of Employees Existing	N/A
Number of On-Site Parking Stalls Existing	N/A	Existing Sign Permit
N/A	Number of On-Site Parking Stalls Proposed	
	N/A	

APPROVAL DATES

Approval Valid Through Date	Approval Date
-	-

GIS INFORMATION

Existing General Plan	Existing Zoning Designations	HCP Boundaries
School District	-	-
-		

APPLICATION TYPE

[Application Type](#) [Application Subtype](#) [Notes](#)

REFERRALS

[Referred To Department](#) [Referred to Contact](#) [Referred to Email](#) [Date Referred](#)

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Intake				
	Building Review				
	Engineering Review				
	Transporation Review				
	Planning Review				
	External Agencies Review				
	Public Works Review				
	Review Consolidation				
	Staff Report				
	Plans Distribution				
	Public Meeting				
	Decision Notification				
	Appeal Period				

	Task	Assigned To	Status	Status Date	Action By	
	Case Complete					
Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status C
Application Comments:	View ID	Comment		Date		
Initiated by Product:	ACA					
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments	
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments	

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

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

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

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

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

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

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
 - 2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.
 4. Changes to Existing Parking Lots.
 5. Changes to Existing Landscaping.
 6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.
 7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
 8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

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

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

NAYES:

ABSTAIN:

ABSENT: Diokno

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



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION