



PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 876 3151 7845 and Password 086252.

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

As of January 26, 2021, Planning Commission Meeting, live comments will be allowed by members of the public via teleconferencing during Zoom meetings and emailed comments will no longer be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

- Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
- Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided, or we may not be able to identify you as a speaker.
- Your email must include the words **"FOR PUBLIC COMMENT"** in the subject line and specify the **Agenda Item number or Non-Agenda** as appropriate.
- You will receive an email confirmation with instructions to log in.
- Once the meeting starts (check the Streaming Media link on our website – www.ci.pittsburg.ca.us) you can phone in to Zoom. If you log in before the event has started, you may be disconnected.
- You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
- Speakers will be muted until their opportunity to provide public comment.
- All comments will be subject to the three-minute time limitation (approximately 350 words).
- Begin your comment by providing your name and city of residence for the record – although providing this is not required for participation.
- Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

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



City of Pittsburg Planning Commission Agenda

April 13, 2021

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

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

Planning Commission Members

**Christopher Moreno, Chair
James Coniglio, Vice-Chair
Elissa Robinson, Commissioner
Heliodoro Moreno Jr., Commissioner
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Sarah Foster, Commissioner**

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 refrain from making personal, impertinent, or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, is considered counterproductive and will not be tolerated.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

- 1. Minutes**
Minutes of March 23, 2021

STUDY SESSION

- 2. Mt. Diablo Resource Recovery Park Enhancements Project, AP-21-1553 (UP, DR, DA)**
This is a study session to receive initial comments on a forthcoming request for modifications to the Mt. Diablo Resource Recovery Park (MDRRP) design review and use permit approvals from 2018. The modifications would allow phased construction of seventeen new structures at MDRRP totaling 505,600 square feet. The MDRRP site is located at 1300 Loveridge Road in the IG (General Industrial) and IL-O (Limited Industrial with Overlay) districts. Assessor's Parcel Nos. 073-200-013, -014, -015, -026, -027, -028, and -029.

ZONING ADMINISTRATOR REPORTS

- 3. Submittal of an Adopted Zoning Administrator Resolution**
The Zoning Administrator submits a resolution previously approved under the Administrator's delegated authority.

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSIONER COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

March 23, 2021

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for March 23, 2021 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Foster called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday March 23, 2021, via Zoom teleconference.

OATH OF OFFICE

Commissioners Elissa Robinson, Heliodoro Moreno Jr., Henry Perkins, Christopher Moreno, and Ivelina Popova were administered the oath of office.

ROLL CALL

Present: Chair Foster, Vice-Chair Moreno, Commissioners Coniglio, Moreno, Perkins, Popova, Robinson

Staff: City Attorney Donna Mooney, Interim Deputy City Manager for Operations Jill Hecht, Director of Public Works/City Engineer Richard Abono, Acting Planning Manager/Secretary Hector Rojas, Associate Planner Trishia Caguiat, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

REORGANIZATION

Chair Foster stated, per the Planning Commission Bylaws, Vice-Chair Christopher Moreno will now assume the role of Chair.

At this time, Commissioner C. Moreno took over the meeting as Chair.

Commissioner C. Moreno stated, per the Planning Commission Bylaws, Commissioner James Coniglio will now assume the role of Vice-Chair.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of February 23, 2021

On motion by Vice-Chair Coniglio, seconded by Commissioner Robinson to approve the Minutes of February 23, 2021 and carried unanimously.

PUBLIC HEARINGS

2. New Destiny Church Daycare Expansion, AP-20-1526 (UP, DR)

This was a public hearing requesting approval on an application by Crystal Smith of New Destiny Church requesting: 1) approval of a use permit to operate a daycare for up to 75 children within an existing 28,600 square-foot building; and 2) design review approval to construct a new outdoor playground area for the daycare. The 3.39-acre project site is located at 1411 E. Leland Road in the CC (Community Commercial) District. Assessor's Parcel Nos. 088-570-014, -002, and -004.

Associate Planner Caguiat gave a presentation.

Chair C. Moreno opened the public hearing.

Applicant Crystal Smith spoke on behalf of the project.

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

On motion by Vice-Chair Coniglio, seconded by Commissioner Robinson to approve the report and carried unanimously.

ZONING ADMINISTRATOR REPORT

3. The Zoning Administrator submit one notice of intent to exercise delegated design review authority for the San Marco Pumpstation (PS-8) and a resolution previously approved under the Administrator's delegated authority. (Planning Commission Resolution No. 366).

STAFF COMMUNICATIONS

Acting Secretary Rojas notified commissioners the Land Use and Alternatives Capacity Report is available online for public review until April 19, 2021 at www.pittsburg.generalplan.org.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Commissioner Foster reported on the TRANSPLAN meeting held on March 11, 2021.

Chair C. Moreno reported on the Land Use Subcommittee meeting held on March 19, 2021.

Subcommittee reorganization is as follows:

Subcommittee	Main Representative(s)	Alternate
Land Use Subcommittee	Christopher Moreno; Elissa Robinson	James Coniglio
TRANSPLAN	Sarah Foster	Ivelina Popova
Pittsburg Recognition Committee	Heliodoro Moreno Jr.	Henry Perkins

Acting Secretary Rojas reported on items on Planning Commission Tentative Schedule.

ADJOURNMENT

The meeting was adjourned at 8:11 p.m. to April 13, 2021.

Respectfully Submitted,

Hector Rojas, Acting Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 13, 2021**

**ITEM: Mt. Diablo Resource Recovery Park Enhancements Project, AP-21-1553
(UP, DR, DA).**

ORIGINATED BY: Mt. Diablo Resource Recovery, 555 California Avenue, Pittsburg, CA 94565

SUBJECT: This is a study session to receive initial comments on a forthcoming request for modifications to the Mt. Diablo Resource Recovery Park (MDRRP) design review and use permit approvals from 2018. The modifications would allow phased construction of seventeen new structures at MDRRP totaling 505,600 square feet. The MDRRP site is located at 1300 Loveridge Road in the IG (General Industrial) and IL-O (Limited Industrial with Overlay) districts. Assessor's Parcel Nos. 073-200-013, -014, -015, -026, -027, -028, and -029.

RECOMMENDATION:

Staff recommends that the Planning Commission receive a presentation and provide initial comments on the project.

BACKGROUND:

Existing Conditions: The Mt. Diablo Resource Recovery Park (MDRRP) is approximately 36 acres located on the western side of Loveridge Road just north of the Pittsburg-Antioch Highway, and just south of the BNSF Railway (see Attachment 1). The facility currently has a total of 143 full-time employees and is permitted to receive 31 three-axle semi-trucks with trailers and 26 garbage collection trucks per day.

A summary of the existing MDRRP facilities and their individual current operations is provided below to give some context for the current application. Pictures of the project site are shown in Attachment 2 and a map of surrounding uses is provided as Attachment 3. The Mt. Diablo Recycling Facility (MDRF) and Recycling Center and Transfer Station (RCTS) consist of two large interconnected industrial buildings adjacent to Loveridge Road that currently have a total floor area of 190,804 square feet.

- **MDRF:** The MDRF is a recycling facility that sorts and processes a variety of mixed recyclable materials including newspaper, cardboard, junk mail, and magazines, as well as California Redemption Value (CRV) and non-CRV glass, plastic, and aluminum. Material is dumped onto the tipping floor of the enclosed facility and then pushed onto a conveyor hopper, where it follows along a series of sorting belts and screens. This processing equipment separates the material, after which it is stored in enclosed containers and baled daily for storage and transport. This facility operates approximately 20 hours per day, seven days per week.

- **RCTS:** The RCTS sorts and transfers municipal solid waste, including bulk materials from the public, green waste, wood waste, and mixed construction and demolition debris. The RCTS is the only facility onsite that accepts waste directly from the public. Waste materials are weighed at a drive-up scale and are then sorted on the tipping area floor and transferred to the appropriate on-site facility for further sorting, processing, and transport offsite for recycling or reuse. Materials that cannot be recycled are stored and then transported to a permitted landfill. This facility receives waste from the general public from 7:00 a.m. to 6:00 p.m., seven days a week.
- **Mixed Construction and Demolition (C&D) Processing Area:** This facility consists of a 9,831-square-foot concrete pad that serves as a base for the C&D processing equipment and provides a stable platform for the loading of materials onto the sorting equipment. The equipment includes a loading hopper, elevated pick-line and walkways, storage bins beneath the pick-line, and shade canopies over the pick-line and workstations. Processing material is delivered to the facility in debris box trucks and commercial vehicles. After sorting, residual, non-recyclable wastes are stockpiled and then loaded into transfer vehicles for transport to a permitted landfill for disposal within 48 hours. Recyclable materials are stored, processed, and marketed as recycled productions. Fine materials separated during sorting are used as alternative daily cover at a landfill. This facility currently operates from 7:00 a.m. to 5:00 p.m., seven days per week.
- **Green Material Processing Operations Area:** Green materials and wood waste are delivered to this facility from collection vehicles and are stockpiled on storage pads prior to chipping and grinding. The storage pads are constructed with compacted gravel. Processed green materials are loaded onto transfer trailers and transported to a permitted facility for composting or may be used as alternative daily cover at a landfill. Wood chips are loaded onto transfer trailers and transported to off-site biomass energy facilities. This facility operates from 7:00 a.m. to 5:00 p.m., seven days per week.

Figure 1 (on the next page) provides an aerial view of the MDRRP facilities.

Figure 1 – Map of Current MDRRP Facilities



PROJECT DESCRIPTION:

The proposed project consists of modifications and enhancements to the MDRRP facility operations that were approved in 2015 and most recently updated in 2018. This section includes a brief description of the previous approvals and the modifications that are currently proposed by the applicant.

2015 Approved Project: The 2015 approval brought all operations, including the MDRF, RCTS, Green Material Processing Operations Area, and the Mixed C&D Processing Area under a single entity referred to as the MDRRP. The approval increased the total amount of materials to be processed per day at all facilities from 2,200 tons per day (TPD), to 5,500 TPD. It also designated 18.5 acres for parking; commodity storage; new recycling and organic processing programs; and a truck yard and maintenance facility which included a new 18,000-square-foot structure in the southeastern portion of the site.

2018 Updated Project: The 2018 updated approval included relocation of the truck yard and maintenance facility to the southern end of the property; an increase in the number

of gasification¹ units from one to three; and a reorganization of the MDRRP's operations to allow for a more efficient utilization of the property.

Current Proposal: The current application contains several modifications to the use permit that was approved in 2018 in order to comply with forthcoming State and regional mandates related to the processing of waste materials. The primary change is that individual operations (such as the processing of organic waste) would be brought indoors. To accomplish this and other objectives, the applicant proposes construction of 17 new buildings totaling 505,600 square feet over a ten-year period. Additional site modifications are also proposed in order to further organize and optimize MDRRP operations. Attachment 4 of this report shows the complete buildout of the project site.

Environmental Review: An Environmental Impact Report (EIR) was previously prepared for the 2015 MDRRP project. On May 26, 2015, the Planning Commission adopted Resolution No. 10001, certifying that the Final EIR was prepared in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. This resolution also approved CEQA findings, adopted a Statement of Overriding Considerations, and a Mitigation and Monitoring and Reporting Program (MMRP) for the 2015 MDRRP project.

Section 15162(a) of the State CEQA Guidelines states that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines that, either: 1) the project proposes substantial changes which would present a new significant impact; 2) there are substantial changes with respect to the circumstances under which the project is undertaken that would present a new significant impact; or 3) there is new information available that was not previously available relating to new or previously identified significant impacts. Staff is reviewing the current proposal to determine the appropriate level of environmental review pursuant to CEQA Guidelines section 15164.

ACTION REQUIRED:

Receive a presentation and provide initial comments on the project.

ATTACHMENTS:

1. Location Map
2. Site Photos
3. Map of Surrounding Uses
4. Proposed Master Plan

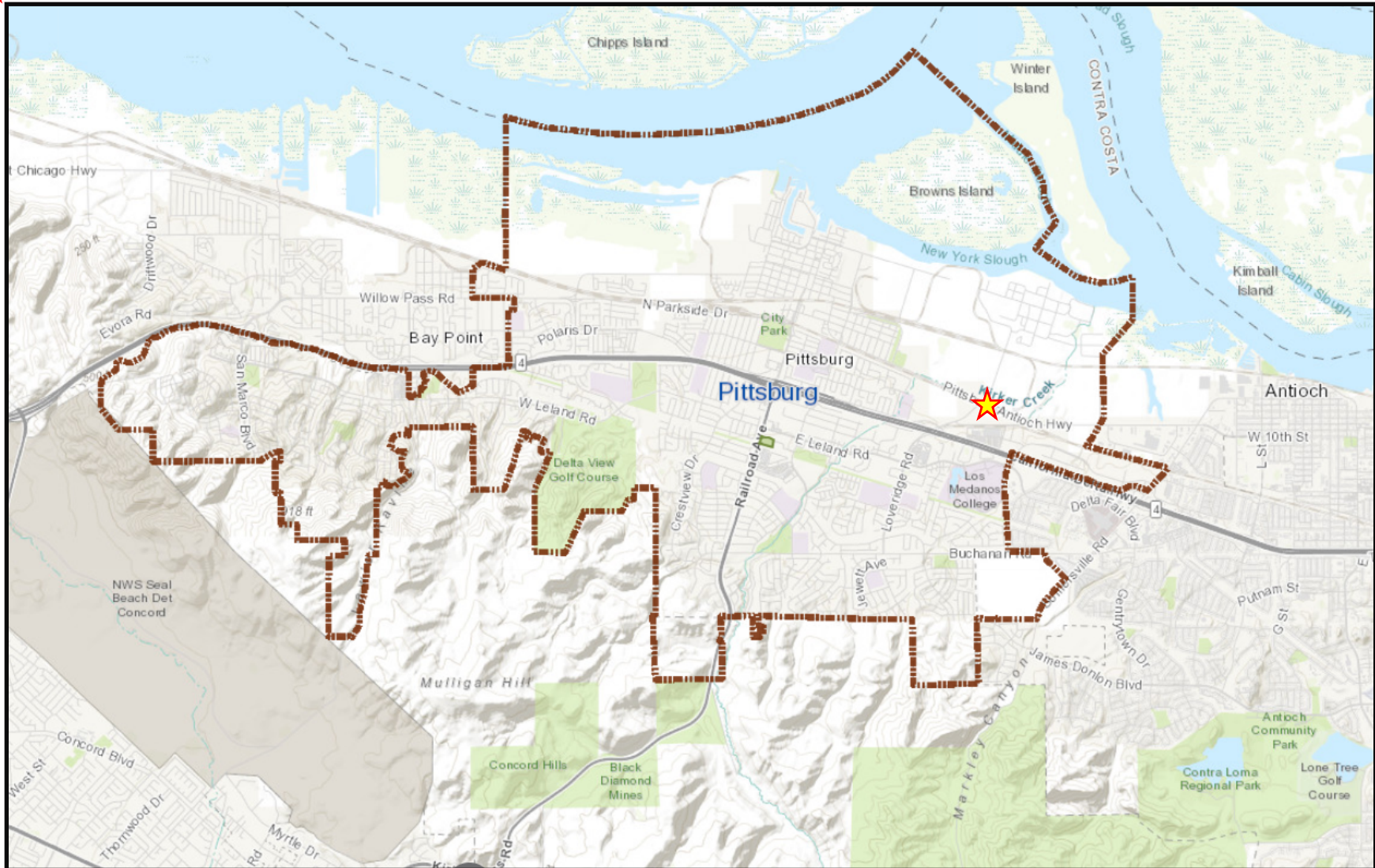
Prepared by: Joan Lamphier, Consulting Planner

¹ Gasification is a process of converting waste to energy.

Attachment 1 Location Map

Mount Diablo Resource Recovery Park, AP-21-1553 (CUP, DR, DA)

★ Project Site



Attachment 2

Site Photos

Mount Diablo Resource Recovery Park, AP-21-1553 (CUP, DR, DA)



Above: Mount Diablo Resource Recovery Park (MDRRP) – Business Office



Above: Existing Transfer Station Building as viewed from Loveridge Road looking southwest



Above: Main driveway on project site looking north



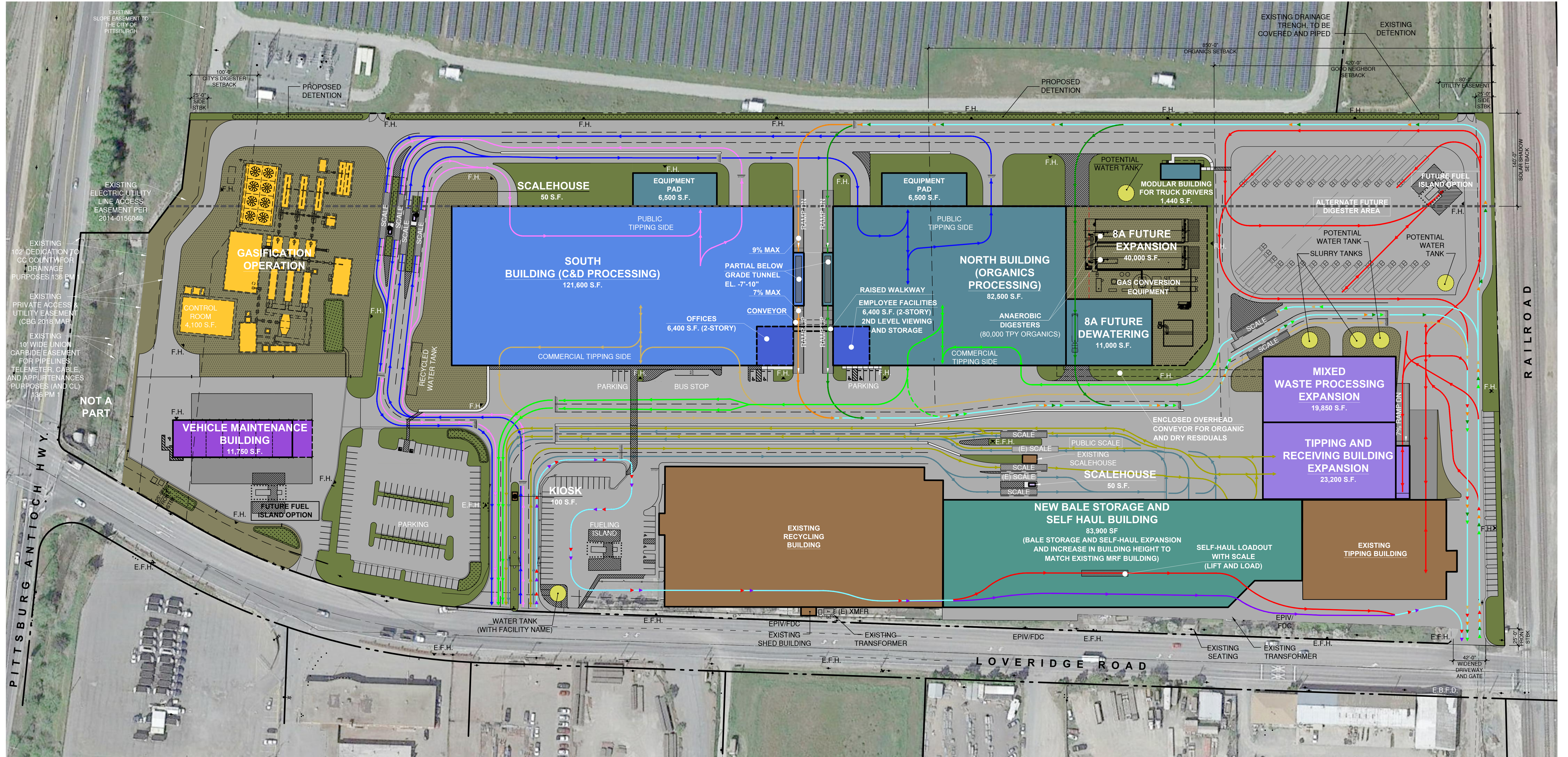
Above: View across project site looking directly west

Attachment 3 Map of Surrounding Uses

Mount Diablo Resource Recovery Park, AP-21-1553 (CUP, DR, DA)

★ Project Site ● Residential ● Commercial ● Industrial ● Park ● Other





LEGEND

	EXISTING BUILDING		SCALEHOUSE		STRIPING
	MAINTENANCE BUILDING		LANDSCAPING		VEHICULAR PAVING & DRIVE AISLE
	ORGANICS PROCESSING BUILDING		WATER RETENTION		PROPOSED CONCRETE LOADOUT RAMP
	FUTURE ORGANICS BUILDING EXPANSION		DECOMPOSED GRANITE		DECORATIVE CONC. PAVING
	PROPOSED C & D PROCESSING BUILDING		GRAVEL		
	FUTURE C & D PROCESSING BUILDING EXPANSION				
	PROPOSED TIPPING AND RECEIVING BUILDING				
	PROPOSED TIPPING AND RECEIVING BUILDING EXPANSION				

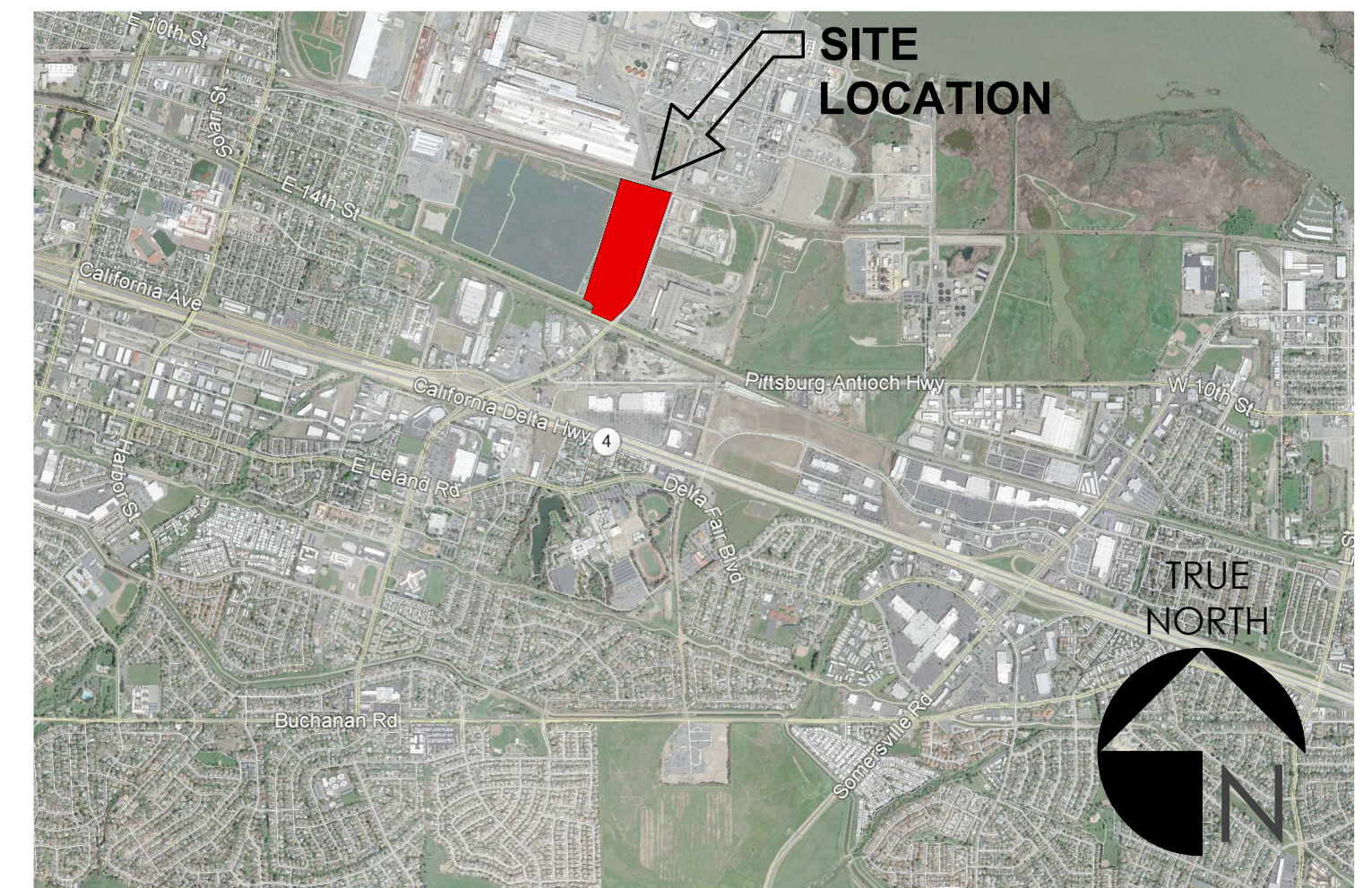
SYMBOLS

	EXISTING PROPERTY LINE	F.H.	PROPOSED FIRE HYDRANT
	EXISTING RETAINING WALL	E.F.H.	EXISTING FIRE HYDRANT
	EXISTING CHAINLINK FENCE	E.L.	EXISTING LIGHT
	EXISTING WROUGHT IRON FENCE	E.B.	EXISTING BOLLARDS
	STRIPING PER CITY STANDARDS	E.P.P.	EXISTING POWER POLE
	EXISTING ACCESSIBLE PARKING STALL SYMBOL	(E) XMFR	EXISTING TRANSFORMER

CIRCULATION LEGEND

	PUBLIC SOLID WASTE
	COMMERCIAL SOLID WASTE
	PUBLIC ORGANICS
	COMMERCIAL ORGANICS
	PUBLIC CONSTRUCTION & DEMOLITION (C & D)
	COMMERCIAL C & D
	TRANSFER TRAILER - SOLID WASTE
	TRANSFER TRAILER - ORGANICS
	TRANSFER TRAILER - C & D
	COMMERCIAL RECYCLABLES
	FUTURE COMMON VEHICLE PATH

VICINITY MAP



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 13, 2021**

ITEM: Submittal of an Adopted Zoning Administrator Resolution.

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

SUBJECT: The Zoning Administrator submits a resolution previously approved under the Administrator's delegated authority.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached adopted Zoning Administrator resolution.

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

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

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has not received any new design review applications eligible for delegation under Resolution No. 9918. However, the Zoning Administrator did adopt one resolution approving a delegated design review application, as follows:

1. Resolution No. 367: Ace Hardware Remodel, AP-20-1547 (AD)

This was an application filed by Jeff Leopold, requesting administrative design review approval to remodel the exterior storefront façade introducing new materials and paint colors on an existing building located at 125 E. Leland Road in the Railroad Avenue Specific Plan (RASP), Planning Development (PD Ordinance No. 09-1319) District. Assessor's Parcel Number: 088-183-016.

GENERAL PLAN/CODE COMPLIANCE:

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached adopted Zoning Administrator resolution.

Planning Commission Staff Report
Zoning Administrator Report
April 13, 2021

ATTACHMENTS:

1. Zoning Administrator Resolution No. 367

Prepared by: Hector Rojas, AICP, Acting Zoning Administrator



701.03

ZA

RESO

367

3-25-21

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative Design)
Review Approval of an Exterior Remodel)
Introducing New Materials and Paint Color)
at 125 E. Leland Road for "Ace Hardware,)
AP-20-1547 (AD).")

Resolution No. 367

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On December 21, 2020, Jeff Leopold on behalf of Ace Hardware filed Planning Application No. AP-20-1547, requesting administrative design review approval to remodel the exterior storefront facade introducing new materials and paint colors on an existing building located at 125 E. Leland Road in the Railroad Avenue Specific Plan (RASP), Planned Development (PD Ordinance No. 09-1319) District. Assessor's Parcel Number: 088-183-016.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), the City of Pittsburg Development Review Design Guidelines (DRDGs; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.
- D. On January 26, 2021, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. Design review approval can be granted by the Zoning Administrator only after a determination is made that the proposed project is consistent with PMC section 18.36.220 (B).
- F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1 "Existing Facilities" of the State CEQA Guidelines, Sections 15301.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on evidence presented to the Zoning Administrator on March 25, 2021, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. In accordance with the requirements of PMC 18.36.020 (B), the proposed improvements:
 - a. Will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the exterior façade will be finished in new materials and colors to be complimentary to the existing building, which do not contrast with the neighboring developments.
 - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the structures are required to comply with current building and fire code standards that are intended to provide adequate protection against noise and vibrations.
 - c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it will provide a newly designed storefront entrance to enhance the appearance of the existing building by creating a new focal point and an attractive and articulated exterior façade.
 - d. Will be in harmony with proposed developments on land in the general area, in that the storefront will be finished in new materials and colors to be complimentary to the existing building, which do not contrast with the neighboring developments.
 - e. The project will be in conformance with the City's Development Review and Design Guidelines (DRDGs), Planning Commission Resolution No. 9864 sections IV.g, IV.k and IV.p, in that the exterior storefront improvements are designed as a focal point, they are designed to have structural reliefs and an articulated projected covered entrance; and the warm earth tone color scheme will be complimentary to the existing building.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. AP-20-1547, subject to the following conditions.
1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans received and date stamped on February 11, 2021 and attached to this resolution as "Exhibit A," except as modified below.
 2. Exterior Colors. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
 3. Exterior Colors. The main body color shall be painted "Khaki Shorts" or a similar light beige color. The accent and base trim shall be painted "Sadyhook" or a similar warm brown color. The roof tile shall be colored "Golden Eagle" or a similar blend of dark green, tan, red, and black streaks. The exterior wainscot shall be colored "California Gold" or a similar warm brown and dark gray color.
 4. Building Mural. The City of Pittsburg Planning Division shall have authority to review and approve the design of a building mural prior to installation on the building addition.
 5. Signage. This resolution does not approve on-site signage. No permanent wall signs or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division.
 6. Landscaping. All living walls, planter boxes, and additional landscape areas shall be maintained so as to remain in a healthy, thriving and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.
 7. Driveway Improvements. Applicant shall remove and replace both broken access concrete driveways located on E. Leland Road to meet the specifications of City standard commercial driveways. An encroachment permit from the Engineering department shall be required for construction, prior to issuance of Building Permits.
 8. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.

9. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.

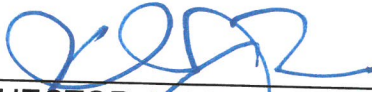
Standard Conditions

10. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District, Delta Diablo Sanitation 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.
11. 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 No. 352 shall govern.
12. 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.
13. Expiration of Approval. This design review approval will expire on March 25, 2022, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 25th day of March, by the Zoning Administrator of the City of Pittsburg, California.



HECTOR J. ROJAS, AICP
ACTING ZONING ADMINISTRATOR



PROJECT DATA

PROJECT DESCRIPTION: PROJECT INCLUDES THE STOREFRONT RENOVATION AND NEW SIGNAGE TO AN EXISTING AND OPERATING COMMERCIAL RETAIL BUILDING

PROJECT ADDRESS: 125 E. LELAND RD. PITTSBURG, CA 94565 CONTRA COSTA COUNTY

APN: 088-188-016-0

ZONING: PD

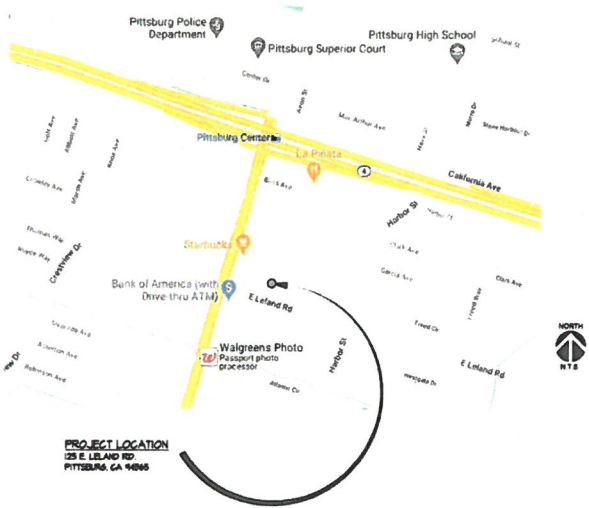
USE TYPE: RETAIL SALES

PROJECT TEAM

OWNER
PITTSBURGH ACE
125 E. LELAND RD.
PITTSBURG, CA 94565
CONTACT: JEFF LEOPOLD
PH: (415) 213-0361

ARCHITECT
STIRLING ARCHITECTS, INC.
1145 SECOND ST., STE. 188
BRENTWOOD, CA 94513
PH: (925) 634-0095
FX: (925) 226-4816
CONTACT: DON STIRLING

VICINITY MAP



SHEET INDEX

- 1. COVER SHEET
- 2. ARCHITECTURAL SITE PLAN
- 3. PROPOSED STOREFRONT PLAN
- 4. PROPOSED ELEVATIONS
- 5. COLORED ELEVATION
- 6. EXISTING STOREFRONT PLAN
- 7. EXISTING ELEVATIONS
- 8. REFERENCE PHOTOS

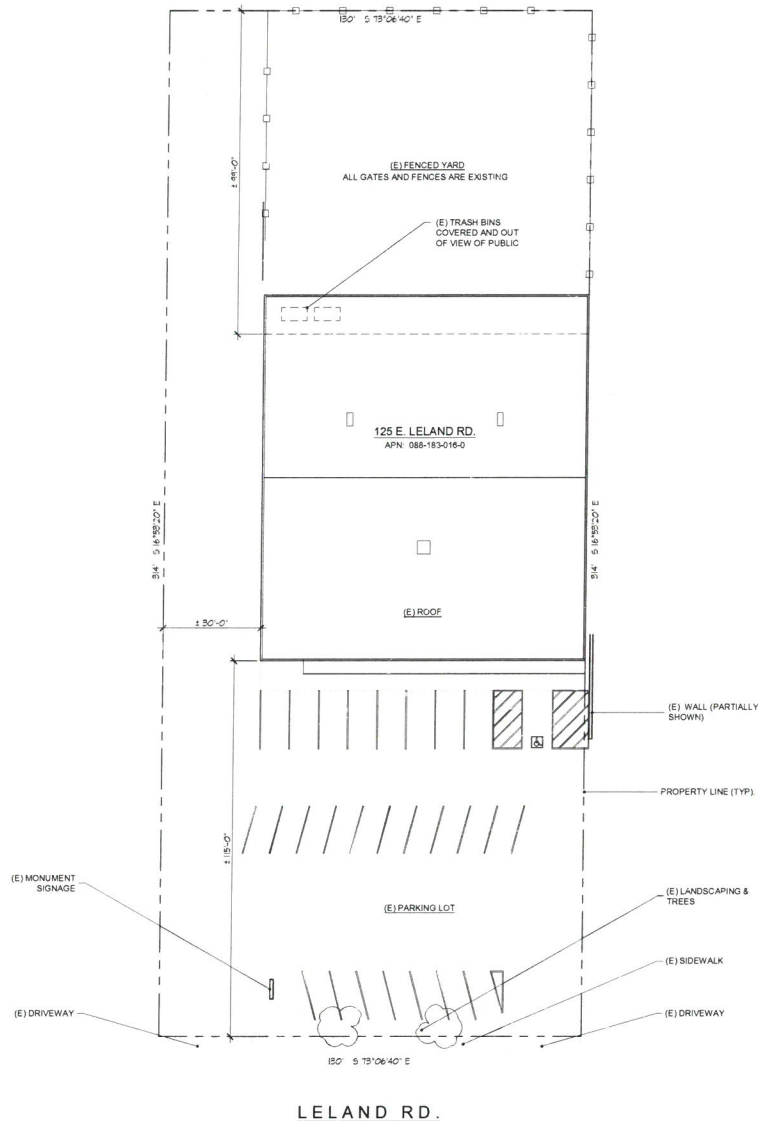
SCOPE OF WORK

ENHANCE STORE IDENTITY WITH NEW ENTRY ELEMENT AND NEW SIGNAGE

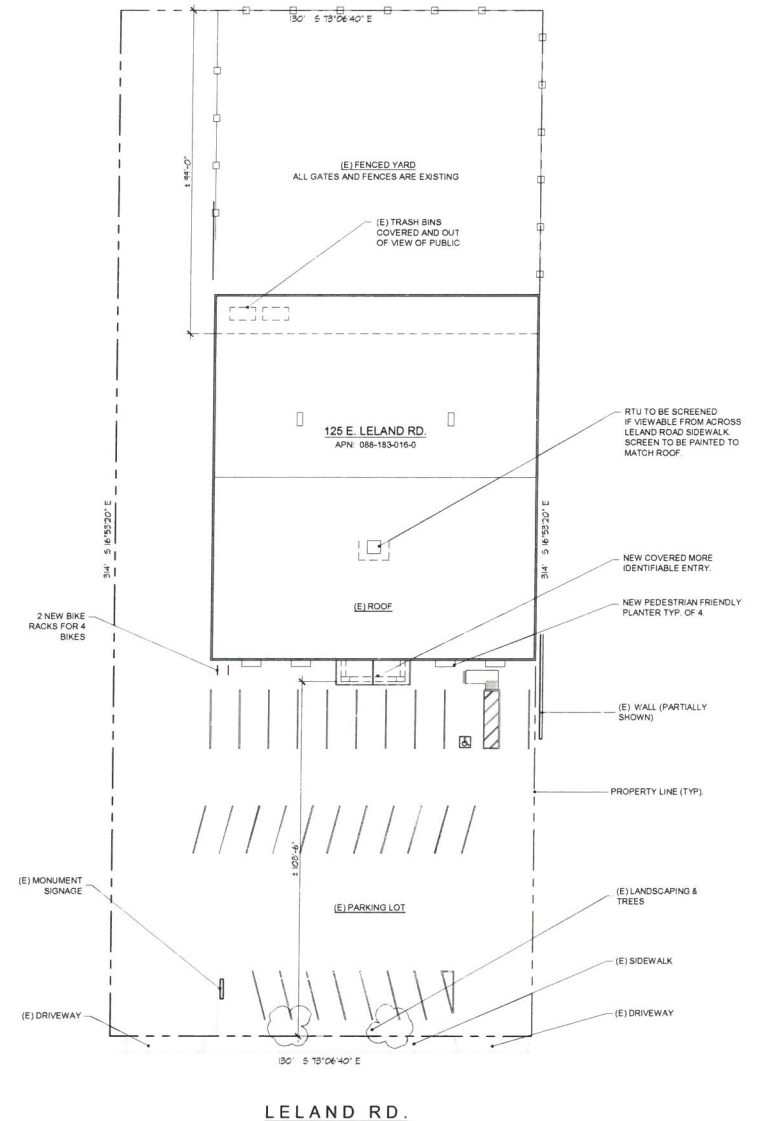
RECEIVED

FEB 11 2021

PLANNING DIVISION

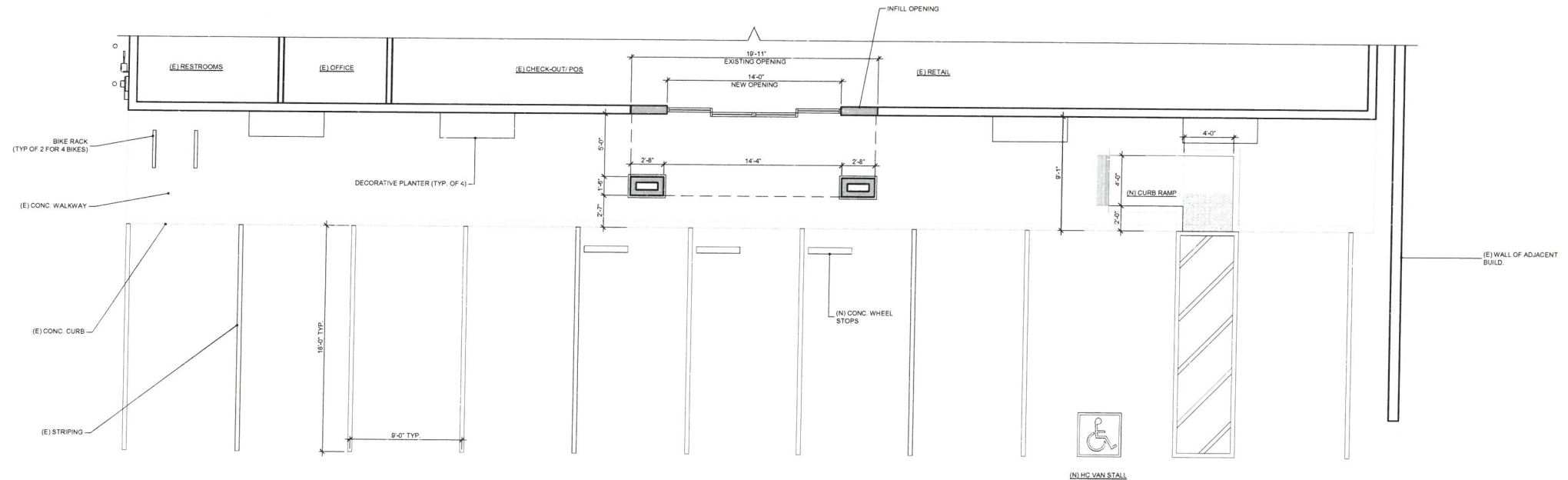


EXISTING SITE PLAN/ ROOF PLAN

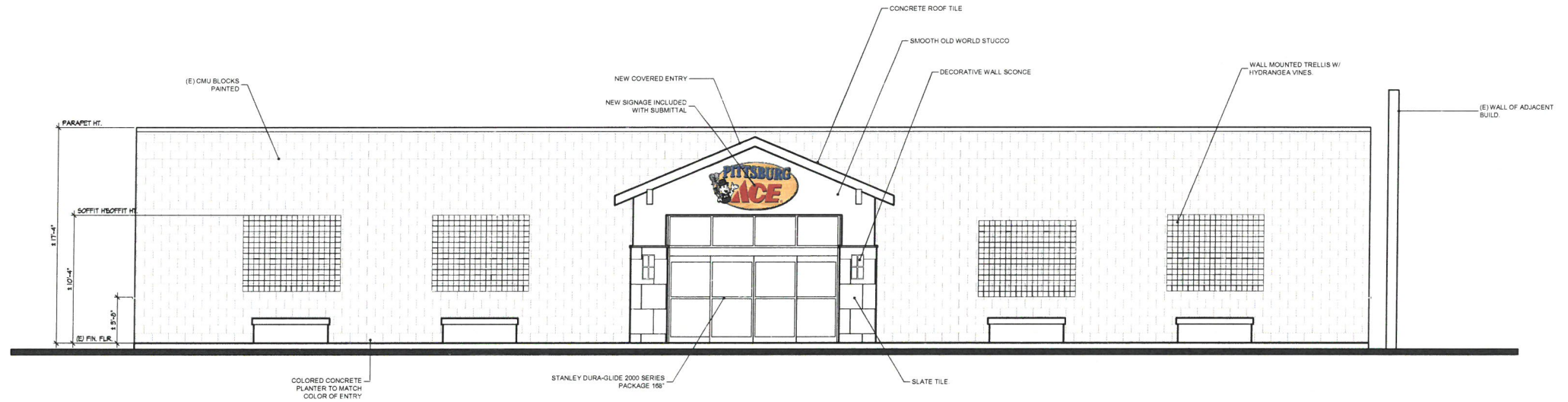


SITE PLAN/ ROOF PLAN

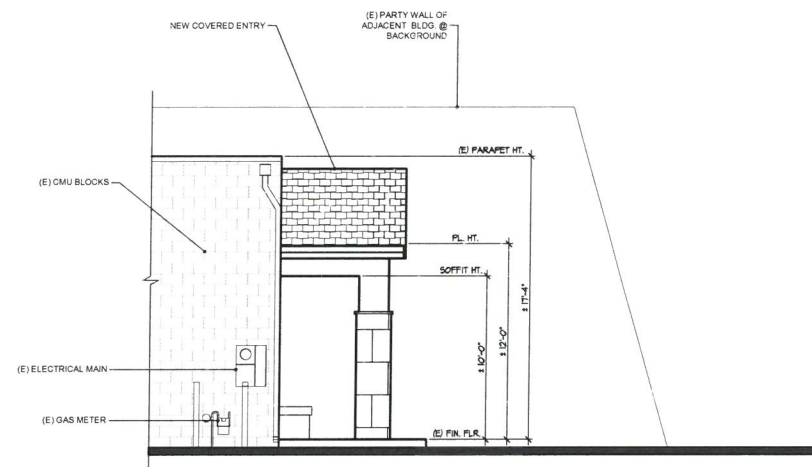
PARCEL INFORMATION	
EXISTING FLOOR AREA:	10,000 SQ. FT.
LOT ACRES:	0.940 AC.
LOT SQ. FT.:	40,948 SQ. FT.
EXISTING LOT COVERAGE:	+/- 24.4%



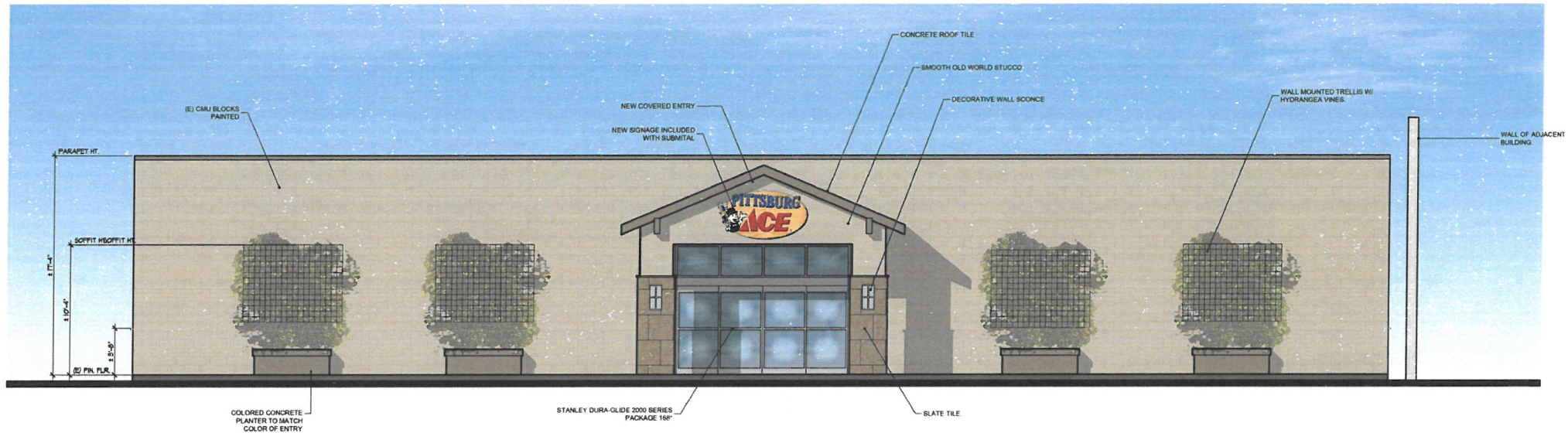
PROPOSED STOREFRONT PLAN



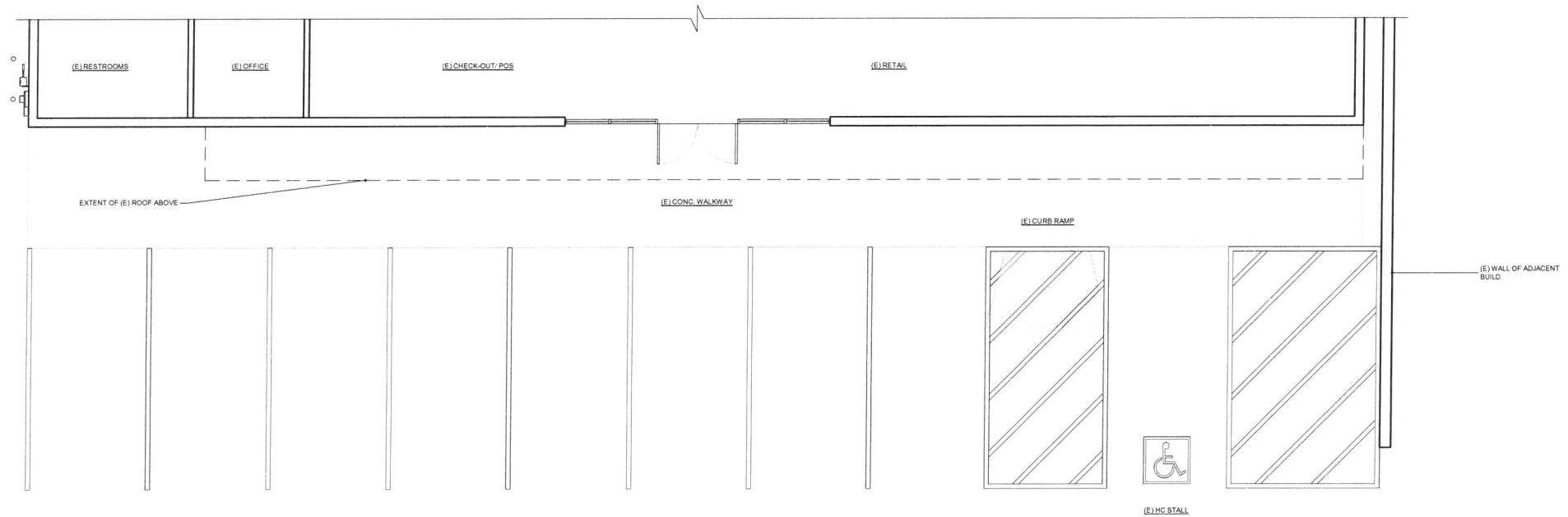
PROPOSED SOUTH ELEVATION (FRONT VIEW)



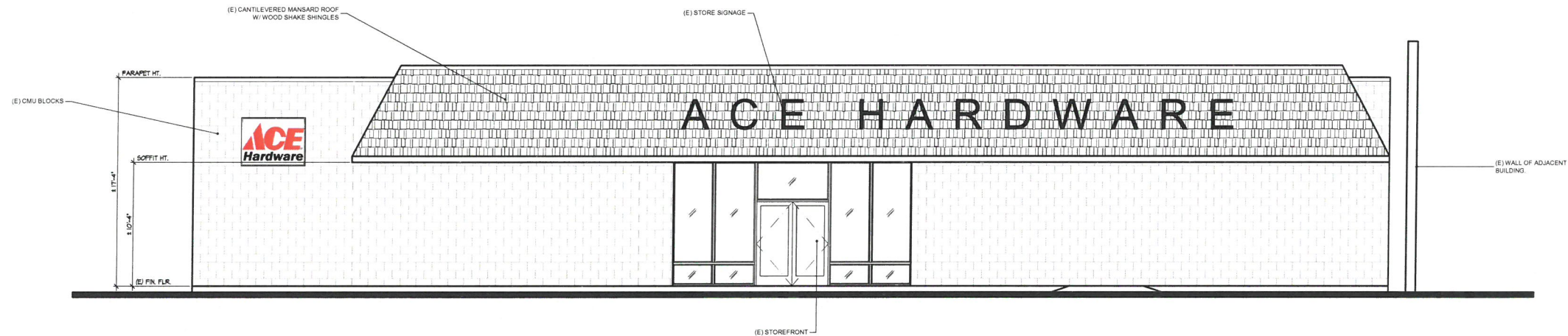
PROPOSED PARTIAL WEST ELEVATION (LEFT VIEW)



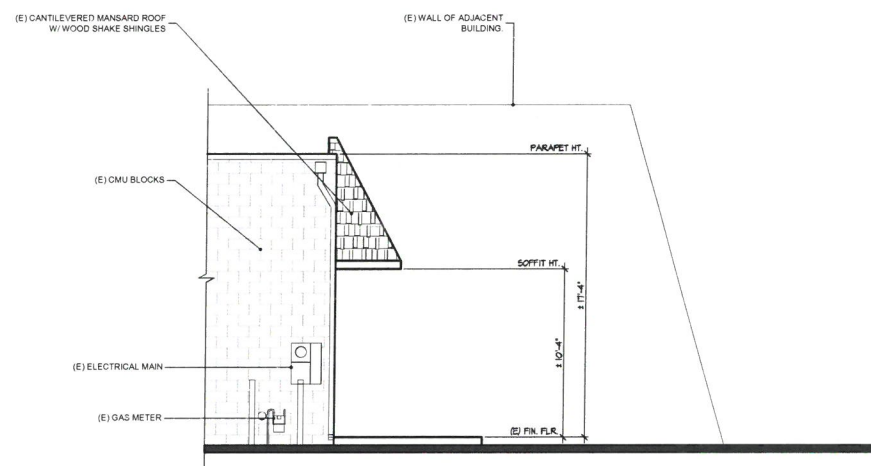
PROPOSED SOUTH ELEVATION (FRONT VIEW)



EXISTING STOREFRONT PLAN



EXISTING SOUTH ELEVATION (FRONT VIEW)



EXISTING PARTIAL WEST ELEVATION (LEFT VIEW)



REFERENCE PHOTO



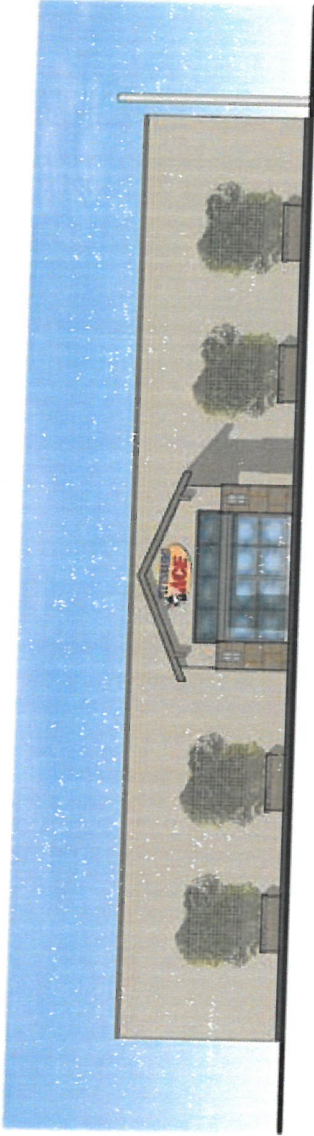
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REFERENCE PHOTO



REFERENCE PHOTO

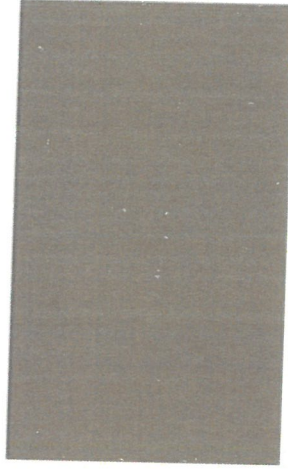


Color Board **125 E. Leland Rd., Pittsburg, CA** **December 2, 2020**

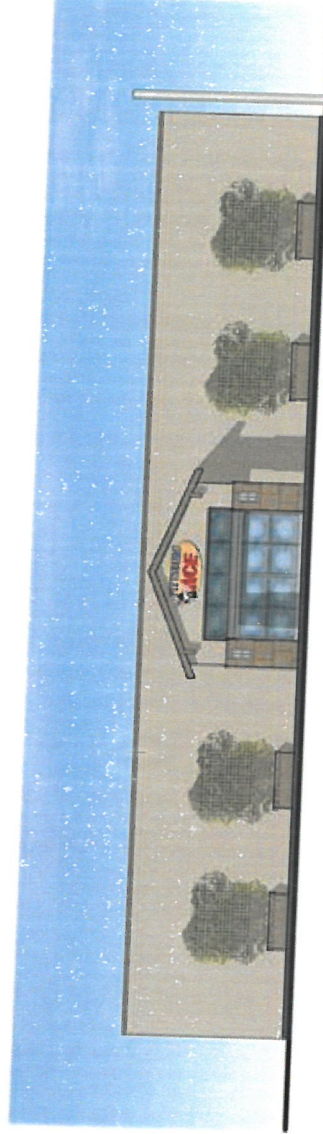
Main Body Color:
163-D Khaki Shorts



Trim Color:
D21-6 Sadyhook



1145 Second Street Suite A188 ■ Brentwood, CA 94513 ■ Phone (925) 634-0095 ■ Fax (925) 226-4816



Color Board

125 E. Leland Rd., Pittsburg, CA

December 2, 2020

Roof Tile:

Eagle Roofing Products

Concrete Tile - 1634 Kings Canyon Blend

Profile: Golden Eagle

Weight: Conventional

Description:

Blend of Dark Green, Tan, Red and Black Streaks



Wainscot:

Daltile

SlimLite Slate & Quartzite

Natural Stone

Color: California Gold S700

24X24 Tiles



1145 Second Street Suite A188 ■ Brentwood, CA 94513 ■ Phone (925) 634-0095 ■ Fax (925) 226-4816

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

or

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

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