



**CITY OF PITTSBURG
PLANNING COMMISSION MEETING AGENDA**

MAY 12, 2020

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

PUBLIC ADVISORY:

THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for May 12, 2020 will be conducted telephonically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 835 6310 3374, and Password, 781977.

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

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

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



City of Pittsburg Planning Commission Agenda

May 12, 2020

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

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

Planning Commission Members

Sarah Foster, Chair

Christopher Moreno, Vice-Chair

Dr. Trinh Nguyen, Commissioner

Wolfgang Croskey, Commissioner

James Coniglio Commissioner

Punita Bhasin, Commissioner

Elissa Robinson, Commissioner

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of April 28, 2020

PUBLIC HEARINGS

2. **Century Plaza Shopping Center Pad #7 Remodel, AP-19-1469 (UP, DR, TRP)**
This is a public hearing on a request for: 1) design review approval of plans to remodel an existing approximate 8,000-square-foot single tenant commercial building into three separate tenant spaces with a drive through for the largest space; 2) approval of a use permit to allow a fast-food restaurant with drive-through service; and 3) a tree removal permit to allow removal of four California native redwoods. The site is located on Pad #7 within the Century Plaza Shopping Center, at 4701 Century Boulevard, in the CC (Community Commercial) District. Assessor's Parcel No. 074-460-013.

ZONING ADMINISTRATOR REPORTS

3. **Submittal of Adopted Zoning Administrator Resolutions.**
The Zoning Administrator submits one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

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**

April 28, 2020

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for April 28, 2020 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Foster called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, April 28, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California via Zoom teleconference.

ROLL CALL

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

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Senior Planner Hector Rojas, Associate Planner Trishia Caguiat, Assistant Planner John Dacey, Senior Civil Engineer Paul Reinders, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Moreno led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

Commissioner Croskey asked that Items 2 and 3 be pulled from the Consent Calendar for discussion.

1. Minutes of April 14, 2020

On motion by Commissioner Coniglio and seconded by Commissioner Robinson to approve the Minutes of April 14, 2020 and carried by the following vote:

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

2. Request to Initiate a Study to Amend Title 18 of the Pittsburgh Municipal Code as it Relates to Recreational and Commercial Vehicle Storage in Residential Districts

A City-initiated proposal to consider potential amendments to Title 18 of the Pittsburgh Municipal Code (PMC) to revise the screening requirements for recreational vehicles (RVs) and clarify regulations for commercial vehicles in association with a home occupation permit.

On motion by Commissioner Robinson and seconded by Commission Bhasin to approve and carried by the following vote:

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

3. Request to Initiate a Study to Amend Title 18 of the Pittsburgh Municipal Code as it Relates to Accessory Dwelling Units and Junior Accessory Dwelling Units

A City-initiated proposal to consider potential amendments to Title 18 of the Pittsburgh Municipal Code (PMC) to revise the existing "Accessory Dwelling Units" Standards. There would also be additional amendments to Title 15, Buildings and Construction, to address regulatory changes to impact fees in order to comply with state law.

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

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

COMMISSION CONSIDERATION

4. The Atchison Mixed-Use Development, AP-20-1490 (DR)

A public meeting on a request for design review approval to construct a mixed-use, transit-oriented development with 202 mixed-income, affordable apartment units and 13,659 square feet of commercial space on a 3.94-acre site located at 2575 Railroad Avenue in the Community Commercial (CC) District. APN 088-184-006.

Senior Planner Rojas gave a presentation on the item.

Applicants Jake Lingo, Ben Lingo, and Ryan Yanagita spoke on behalf of their project.

Comments were received through email from the following and were read aloud:

Mark Linde, Pittsburg
Joanne Fanucchi, Pittsburg
William Goodwin
Bruce Ohlson, Pittsburg
Ramona Johnson

On motion by Commissioner Moreno with 3 conditions, 1) minimum space one designated parking space per residential unit, 2) minimum vanilla shell for commercial tenant spaces, and 3) add median fence along Railroad Avenue project frontage if deemed necessary by the City's Traffic Engineer, and seconded by Commissioner Nguyen to approve and carried by the following vote:

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

PUBLIC HEARINGS

5. Envent Corporation, AP-19-1474 (UP)

A public hearing on a request for approval of a use permit to establish a contractor yard on a 1.95-acre portion of a 26-acre parcel, located at 1101 Loveridge Road, within the IG (General Industrial) District. APN 073-230-031.

Assistant Planner Dacey gave a presentation on the item.

Chair Foster opened the public hearing.

Applicant Adrien Abundes spoke on behalf of his application.

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

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

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

6. Dos Cuñados Market Use Permit Modification, AP-20-1500 (UP)

Commissioner Croskey recused himself from Item 6 stating a conflict of interest due to the applicant being a tenant of a property he manages. At this time, Commissioner

Croskey was placed in a waiting room within Zoom where he could not hear or participate in the meeting.

A public hearing on a request for approval of modification to Condition No. 5(b) of an approved use permit, Planning Commission Resolution No. 10112, in order to allow the sale of 200ml containers of distilled spirits at an existing convenience store for off-site consumption. The convenience store is located at 3105 Railroad Avenue, Suite A-1, in the CN (Neighborhood Commercial) District. APN 088-065-026.

Assistant Planner Dacey gave a presentation on the item.

Lieutenant Semas, Pittsburg Police Department, provided information to the commission based on police records.

Chair Foster opened the public hearing. Applicant Amen Saleh spoke on behalf of his business.

Comments were received through email from the following and were read aloud:

William Goodwin
Bruce Ohlson, Pittsburg

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

On motion by Commissioner Robinson seconded by Commissioner Bhasin to approve and failed by the following vote:

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

On motion by Commissioner Moreno to continue to a date uncertain to allow further data on the reason for the original recommendation, seconded by Commissioner Bhasin to approve and carried by the following vote:

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

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

7. Recommendation on Amendments to Pittsburg Municipal Code Title 18.84, Article VII, "Landscaping, Irrigation and Hydroseeding"

A public hearing on a City-initiated proposal to consider a recommendation on amendments to Title 18 of the Pittsburg Municipal Code (PMC) to revise the existing Water Efficient Landscape Standards in order to comply with State law. Pursuant to the State Government Code, all California cities and counties are required to adopt the Model Water Efficient Landscaping Ordinance (MWELO), or local regulation which are at least effective in conserving water as the MWELO.

Associate Planner Caguiat gave a presentation on the item.

Chair Foster opened the public hearing.

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

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

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

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of May 12, 2020.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Chair Foster updated committee assignments as follows:

Pittsburg Recognition Committee: *Main –Bhasin, Alternate – Nguyen*

Transplan Subcommittee: *Main - Foster, Alternate – Coniglio*

Land Use Subcommittee: *Main – Robinson/ Moreno, Alternate Foster/Croskey*

ADJOURNMENT

The meeting was adjourned at 11:42 p.m. to May 12, 2020.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

Atchison Development

Bruce Ole Ohlson [bruceoleohlson@hotmail.com]

Sent: Tuesday, April 28, 2020 7:27 PM

To: meetingcomments

****External Sender: Use caution before opening links or attachments****

Pittsburg Planning Commission:

I am Bruce Ohlson, a resident of Pittsburg.

I have two requests for this development

- require that at least half of the entire number of parking places provide power for the charging of Electrical Vehicles.
- Provide a connection between the east side of the Delta de Anza Trail and the existing marked shoulder on the northbound side of Railroad Avenue
- The sidewalk that fronts Railroad Avenue must be at least 10 feet wide.

Perhaps the last two comments could be combined. This request is made with knowledge of the planned construction of the path on the west side of Railroad Avenue. (Bicycles are legal on public streets without regard to the provision of paths across the street.

Thank you

~Ole

Bruce "Ole" Ohlson

Bike East Bay

Delta Pedalers Bicycle Club

Contra Costa Countywide Bicycle Advisory Committee

CCTA Bicycle & Pedestrian Advisory Committee

Caltrans District 4 Bicycle Advisory Committee TRANSPLAN appointee to Highway 4

Integrated Corridor Management Study

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Get rid of the palm trees

Bruce Ole Ohlson [bruceoleohlson@hotmail.com]

Sent: Tuesday, April 28, 2020 7:53 PM**To:** meetingcomments****External Sender: Use caution before opening links or attachments****

Planning Commission,

I am Bruce Ohlson, resident of Pittsburg.

If the department of the City that will have to maintain the landscaping does not want palm trees, please believe them. Get rid of the existing palm trees. Don't plant more! It costs too much of our City's limited financial ability to maintain them.

Thank you for permitting this comment.

~Ole

Bruce "Ole" Ohlson

Bike East Bay

Delta Pedalers Bicycle Club

Contra Costa Countywide Bicycle Advisory Committee

CCTA Bicycle & Pedestrian Advisory Committee

Caltrans District 4 Bicycle Advisory Committee

TRANSPLAN appointee to Highway 4 Integrated Corridor Management Study

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- Sports and Injury Center •
- Rehabilitation Facilities on Premises •

QME - State Appointed Qualified Medical Examiner
IDE - Board Certified Industrial Disability Evaluator
EDD - Employment Development Dept. Examiner

Public meeting 4-28-2020 (7pm)

To: Pittsburg Planning Commission (Public Hearing on Friday April 28, 2020).
Attention: Mr. Hector J. Rojas et al (Planning Project Manager)
65 Civic Drive, Pittsburg, Ca. 94565
(925) 252-4043 or email hrojas@cl.us

Re : Atchison AP-20-DR development
(202 low income Apartment Complex housing with 20 business suites)
2575 Railroad Ave. Pittsburg, Ca. 94565

Dear Mr. Hector J. Rojas and City of Pittsburg:

Thank you for your recent letter I received by mail on Wednesday April 22, 2020 regarding the proposed project for (202) two hundred and two low income housing apartments with (20) twenty business suites located at 2575 Railroad Avenue. The notice was sent so that long time Pittsburg businesses have the time and opportunity to express concerns with regard to this project.

It has recently been brought to my attention that the City of Pittsburg has authorized the development of this 202-unit low income housing apartment complex structure with an adjoining 20-unit business suite right next door to my medical offices. This location was the prior Diablo Ford Dealership owned and operated by Michael Moore.

To my surprise, I received a phone call from Mr. Jake Lingo (a representative from the construction co.) who called my office on two (2) separate instances and spoke to myself last month as well as my wife last week asking us to allow this already approved project to utilize our in/out driveway (Easement) for their future project. When asking Mr. Lingo why, he stated that this was for their future residents, businesses and construction workers to gain access to their property more easily. When I asked Mr. Lingo if it was for temporary or permanent access, he said it was for permanent use. He said it would be needed for better in/out access for his renters and businesses. I politely told Mr. Lingo that I needed to see the plans/proposal before I could answer any of his questions.

Mr. Lingo then called back after 2-3 weeks and spoke with my wife (Sharon) asking her similar questions. When she asked him where his plans are, he e-mailed them with an artist conception of what the project would look like. Mr. Lingo made it very clear during his second conversation that this project was going through regardless of us agreeing to anything and had already been approved by the City of Pittsburg planning dept and it was going through with or without our easement access.

My office has been serving the City of Pittsburg since 1986 (over 32 years). Our office has treated over 22,450 patients, and as result, we have treated 1/3 of the City of Pittsburg's 60,000 residents. We have faithfully served this community with medical treatment by way of local high school physicals, physical medicine, Federal DOT physicals for class 1 drivers, X Rays, Drug testing of employees for the City of Pittsburg businesses, QME's, treatment of injured workers and as of recently, taking over patient hospital over flow of injuries during this COVID-19 pandemic crisis.

Here is a list of my concerns regarding the City of Pittsburg's newly planned Railroad Ave. project of 202 low income housing apartments with 20 unit business suites located right next door to my medical office, and these are in no way limited to the following:

1. The extra Cars, passenger vehicles, & construction vehicles and trucks taking valuable patient & 10 employee parking spots (Unacceptable) during and after this project is completed.
2. The noise pollution of road, truck, compressor & overall daily construction hammering noise (detrimental to staff and patients)
3. The trash and debris blown over daily from the construction site on a daily basis, let alone the extra amount on a windy day (as you are already aware the City of Pittsburg gets very windy at times)
4. The vandalism that could occur from the residents (and guests) from the 202-unit housing project right next door to a doctor's office. (Self Explanatory)
5. The Cost of repainting my office building when construction ends (Self Explanatory)
6. The cost of Air Scrubbers to clean all the air vents, air conditioning ducts and (2) two 10-ton HVAC units on the roof from dust, dirt and flying debris (Self Explanatory)
7. Major increase of road congestion with over 20,000 (20 thousand) vehicles per day already travelling down Railroad Ave. this project will undoubtedly put a strain on getting in to and out of my office with further back up due to the 202 residents next door to my building. (Patients & employees unable to get in or out of my parking lot)
8. Traffic backs up each day on Railroad Ave. due to daily commuters, school, BART and many other businesses on Railroad Ave already creating a traffic nightmare at various points throughout the day. This project with the kind of traffic density demanded will just add to an already nightmarish situation on Railroad Ave. with no practical means of mitigation.
9. *In addition, a traffic light exists directly in front of my office (E/W Leland Ave. and Railroad Ave. stop light) which will cause exiting heavy traffic nightmares. This will directly affect my office and its ability to treat my patients as they try to enter and exit and the loss of patient base would be substantial).*
10. They also are seeking retail & business office space where there is already a glut on the Pittsburg market. There is little or no market for professional office space with several buildings for lease or sale now and many retail centers throughout the community have many vacant spaces.

As you can clearly see, with the proposed construction, environmental pollution, noise pollution, littering, loitering, vandalism, serious traffic congestion, damage to my building with construction for several months, and monetary losses due to patients frustration in getting to and from the building, we remain in opposition to this proposed project. If the builder is willing to sit down and have a reasonable discussion, I would be willing to entertain any and all suggestions to help mitigate these concerns.

Very Truly Yours,

Gerald E. Oranje DC, QME – President

X



Sharon E. Oranje – Secretary.

X



The Atchison Mixed-Use Development, AP-20-1490 (DR)

Joanne Fanucchi [jfanucchi9@gmail.com]

Sent: Tuesday, April 28, 2020 3:15 PM

To: meetingcomments

****External Sender: Use caution before opening links or attachments****

Good evening,

I live very close to the area that you're looking to develop. In light of the worldwide economic correction going on, Pittsburg will be impacted in ways we never thought of. This project is reminiscent of 1980's design plans with no imagination or creativity to offset the impacts of the density in the area, to conserve natural resources, or to think outside the boxes that these resemble.

If I could envision this project I would say this: the rents would be lower (so much more to say about this, so little time), the pool and hot tub would be replaced by a community farm. It's a much better use of Water. . I know about Family Harvest Farm, but we're going to need more than one local organic grower to feed everyone in the coming years. Fruit trees all over, around existing trees. No trees should be ripped out. Do not plant lawns. It's the 21st century and we're running out of resources.

On the ground floor, I would see a decentralized community crisis and resource center, an Alternative medical center and a European Western medical one, an organic food store, NO junk stores. NO more fast food.

The construction materials would include a huge amount of hemp. Hire an architect who has worked with alternative materials. Grow your own Hemp. Invest in renewables. Developers must be economically corrected along with the rest of us. Yes, hemp is more expensive. Deal with it, capitalists.

I categorically disagree with the statement that traffic would not be impacted, therefore making it exempt from CEQA standards (page 11-summary). 263 parking spaces proves that. The traffic on Railroad is infuriating now so I won't waste my time explaining something you already know but refuse to acknowledge. Railroad can't handle any more traffic.

Reducing units' storage to zero and one set of washers and dryers for every 10 units is unacceptable. You'll be packing people in like they're sardines. It will be impossible to maintain harmony among tenants. I lived in apartments for years; inadequate laundry services, pools and hot tubs have never worked, the latter two being petri dishes for bacteria and other particle contaminants. It's an old idea that needs to be shelved.

I understand and support the need for more very low and low income housing but higher income? It's 1 block away from one of the most crime-ridden areas in town. There are no decent general grocery stores nearby unless you DRIVE. You'll be creating another housing project where people are so tired from working and commuting that they won't become involved in making Pittsburg a better place, much like the majority of residents here now.

Please don't approve this project without considering the seriousness of these comments, which can be read in under 3 minutes. This plan should not go forward as it stands.

Thank you.

Joanne Fanucchi, MS.TCM, L.Ac.

For public comment Item 4

mark linde [mrkemlylinde@att.net]

Sent: Tuesday, April 28, 2020 1:30 PM**To:** meetingcomments; Hector Rojas; Amanda McVey; Garrett Evans; Kristin Pollot****External Sender: Use caution before opening links or attachments****

Good evening Commissioners.

I'm writing in this evening in regards to item 4 a mixed use development on Railroad Ave.

After a few emails to city staff I was extremely saddened to hear we currently have 4,800 people on the section 8 housing list and the last time the list was opened 14,000 residents applied, thats 4,800 people who qualify for housing but are waiting 4,800 people who can become homeless at any given time.

I would like to ask the commission to include the following.

- 1) 50 units be set aside for section 8 only
- 2) Keeping the required laundry facilities at one washer dryer set per 5 units
- 3) That they require the developer to set aside a storage facility for the residents
On site
- 4) That the building set back be increased
to allow a entrance/exit area that doesn't
Interfere with normal drive by traffic.
- 5) That 50 units be set as medium income.
As we are still short of the mandate of 100
but would be over the low income compliance as we only lack 27
low income units.

In closing if the developer truly wants to help the city and it's residents he would have no second thoughts of making the above changes.

Thank You

Mark Linde

Sent from my iPhone

Ramona Johnson [monajohnson61@yahoo.com]

Sent: Tuesday, April 28, 2020 8:03 PM

To: meetingcomments

****External Sender: Use caution before opening links or attachments****

I am opposed to this project.

I want to see traffic and noise studies.

[Sent from Yahoo Mail on Android](#)

Agenda Item Number 4- Atchinson Mixed Use Project

william goodwin [goodwin.will@hotmail.com]

Sent: Tuesday, April 28, 2020 6:11 PM

To: meetingcomments

****External Sender: Use caution before opening links or attachments****

I have 2 questions.

1. What is the proposed rental amounts for the "Moderate" Rent Apartment Units
2. Are there any units allocated for Senior Housing ?

Dos Cunados Market use permit modification

Bruce Ole Ohlson [bruceoleohlson@hotmail.com]

Sent: Tuesday, April 28, 2020 9:34 PM**To:** meetingcomments****External Sender: Use caution before opening links or attachments****

Planning Commissioners,

I am Bruce Ohlson, a resident of Pittsburg.

There is absolutely NO need for modifying the conditions of the use permit for this convenience store. We have enough alcohol available for sale within our City. This store currently sells alcohol. They want to change their permit to be allowed to sell small bottles of hard liquor. 200 milliliters is tiny. It is a single-use dose. Addicts will take advantage of this size being available at this store. There is no defensible reason to encourage this behavior.

Please deny this application.

Thank you for your consideration.

Bruce Ohlson

Bike East Bay

Delta Pedalers Bicycle Club

Contra Costa Countywide Bicycle Advisory Committee

CCTA Bicycle & Pedestrian Advisory Committee

Caltrans District 4 Bicycle Advisory Committee

TRANSPLAN appointee to Highway 4 Integrated Corridor Management Study

Healthy and Livable Pittsburg Collaborative



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Agenda Item # 6- Dos Cunados Market Permit Use Modification

william goodwin [goodwin.will@hotmail.com]

Sent: Tuesday, April 28, 2020 6:16 PM

To: meetingcomments

****External Sender: Use caution before opening links or attachments****

I have 1 Question.

Am I correct in noting that this permit modification would place a forth market in a four block radius selling alcohol? This one next to a vape shop, which is bound to attract young adults?

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 12, 2020**

ITEM: Century Plaza Shopping Center Pad #7 Remodel, AP-19-1469 (UP, DR, TRP)

ORIGINATED BY: Doug Messner, Sierra Pacific Properties, Inc., 1800 Willow Pass Court, Concord, CA. 94520

SUBJECT: This is a public hearing on a request for: 1) design review approval of plans to remodel an existing approximate 8,000-square-foot single tenant commercial building into three separate tenant spaces with a drive through for the largest space; 2) approval of a use permit to allow a fast-food restaurant with drive-through service; and 3) a tree removal permit to allow removal of four California native redwoods. The site is located on Pad #7 within the Century Plaza Shopping Center, at 4701 Century Boulevard, in the CC (Community Commercial) District. Assessor's Parcel No. 074-460-013.

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No. 10146, approving Planning Application No. 19-1469, subject to conditions.

BACKGROUND:

Century Plaza Shopping Center covers over 50 acres of land located at the northwest corner of Auto Center Drive and Century Boulevard. The 529,277-square-foot shopping center includes a standalone movie theater, two large buildings with multiple tenants, and seven smaller buildings on separate pad sites. Pad #7 is located at the northwest corner of the intersection of Auto Center Drive and Century Boulevard. It was developed in 1988 with a single-story, 8,000-square-foot commercial building. The building was used as a retail store for Big 5 Sporting Goods until the store relocated to another tenant space within Century Plaza in December 2019. The building has been vacant since Big 5 moved to its new location (4405 Century Boulevard, Suite 101).

PROJECT DESCRIPTION:

Existing Conditions: The specific project site has an area of approximately 62,000 square feet. It includes the existing building on Pad #7 as well as the parking and landscaping located immediately around the building. There are currently 33 parking spaces within the project site; however, the larger shopping center has an additional 2,811 parking spaces that can be shared among tenants. The landscape areas consist of grass and trees. Eight of the trees located within the project site are California native redwoods. Figures 1 through 6 on the next few pages, show the project location in Pittsburg, an aerial of the site, and four site photos.

Planning Commission Staff Report
Century Plaza Shopping Center Pad #7 Remodel, AP-19-1469 (UP, DR, TRP).
May 12, 2020

Figure 1 – Location Map

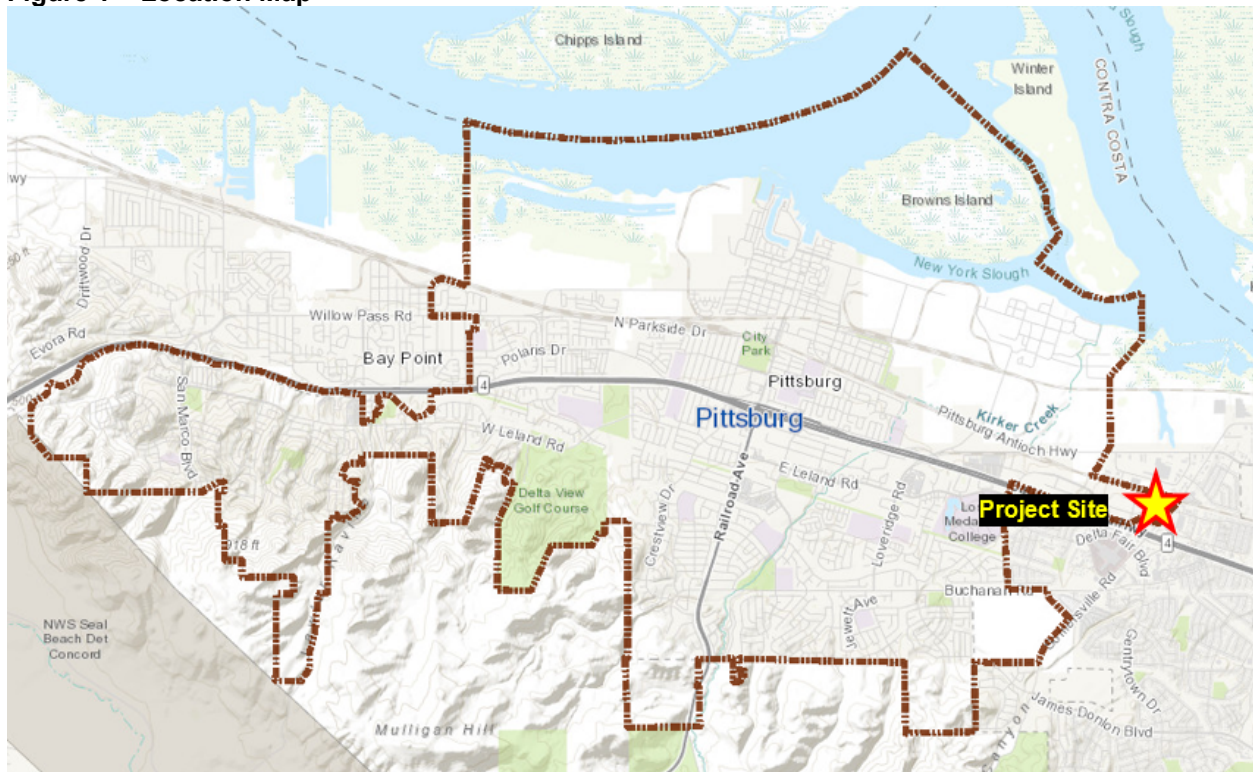


Figure 2 – Aerial of the Site

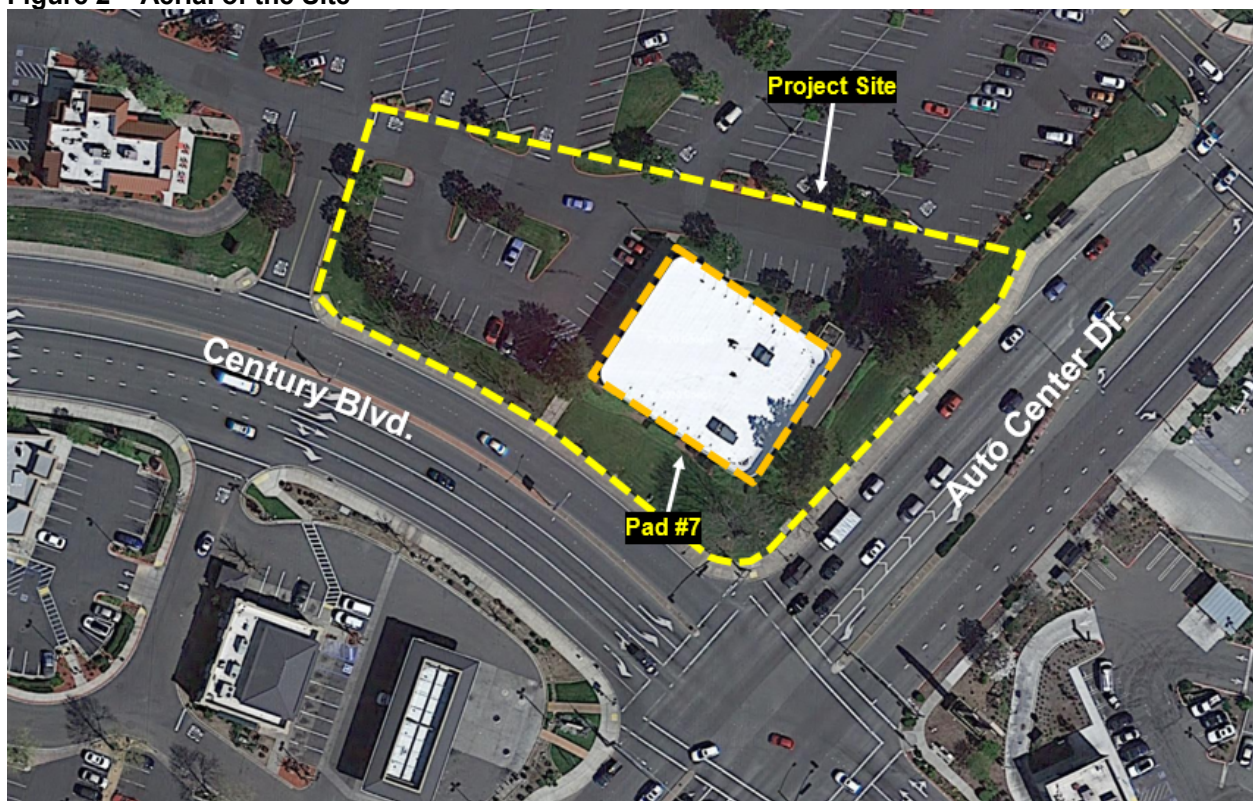


Figure 3 – Site Photo from parking lot looking east



Figure 4 – Site Photo from Century Boulevard looking northeast



Figure 5 – Site Photo from Auto Center Drive looking west



Figure 6 – Site Photo from parking lot looking south



Surrounding Land Uses: Figure 7 below shows a map of the land uses located around the project site. The majority are retail businesses and restaurants within larger shopping centers. There are eleven fast-food restaurants with drive-through service in the general area. The City limit line dividing Pittsburg and Antioch runs north-south along Auto Center Drive, immediately adjacent to the site. Existing drive-through establishments on the Pittsburg side include Panera Bread, El Pollo Loco, Taco Bell, Del Taco, Carl's Jr., and In-N-Out Burger; and in Antioch there is Burger King, The Habit Burger, Panda Express, McDonald's, and California Burrito.

Figure 7 – Map of Surrounding Land Uses



Proposed Project: The proposed project includes remodel of the Pad #7 building and a reconfiguration of the adjacent parking and landscape areas to accommodate a 1,804-square-foot restaurant in Tenant Space A; a 1,050-square-foot retail business in Tenant Space B; and a 4,985-square-foot fast-food restaurant with drive-through service in Tenant Space C.

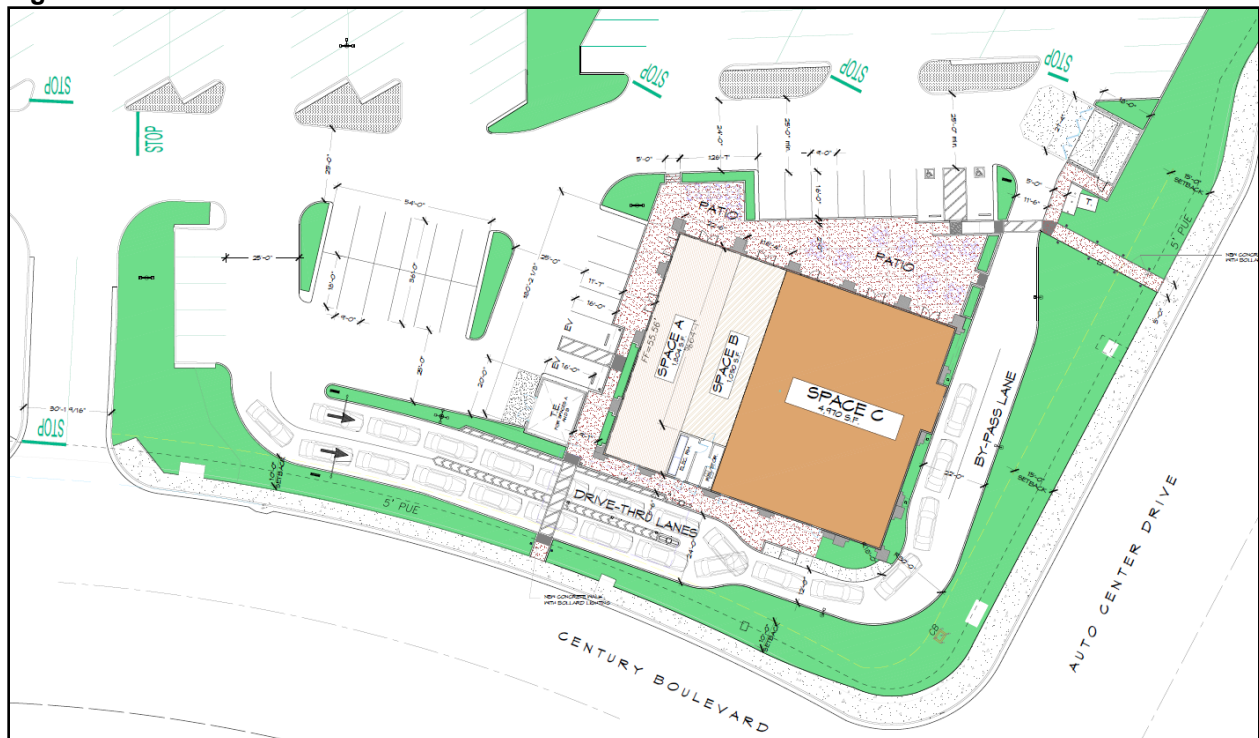
Figure 8 on the next page shows the proposed site plan for the project. The remodeled building would be oriented toward the interior of the shopping center with its main entries located along the western and northern elevations. Two patio areas would be provided on the northern side of the building for outdoor dining. The larger patio would be used by the fast-food restaurant with drive-through service and the smaller one

would be used by the other restaurant. Two walkways on the northern and eastern sides of the building would provide pedestrian access between the patios and sidewalks along Century Boulevard and Auto Center Drive. The project would include two separate trash enclosures. One enclosure would be built on the western side of the building and the other on the northern side. The northern enclosure would be utilized by Tenant Space C and the other would be designated for Tenant Spaces A and B.

The drive-through area for the fast-food restaurant in Tenant Space C would wrap around the southern and eastern sides of the building. Two stacked lanes with a queuing capacity of 25 cars would be provided between the drive-through entrance and customer ordering kiosk. The lanes would merge into one between the ordering kiosk on the south side of the building and the pick-up window on the east side; however, a bypass lane would be provided to give customers the ability to re-enter the parking area. The reconfigured parking areas around the building would provide 31 vehicle stalls. Three bike racks would be installed along the northern and western sides of the building. The racks would accommodate up to six bicycles.

The project would result in a landscape coverage of 22 percent. The existing grass would be completely replaced with drought-tolerant plants. There are roughly 25 existing trees located within the project site boundaries. Seventeen would be replaced with new trees and eight would be preserved in their existing locations. Four of the trees being retained are California native redwoods. However, there are four other California native redwoods that would be removed to make way for the drive-through.

Figure 8 - Site Plan



Figures 9 through 12 show the proposed architectural design for the remodeled building. The applicant proposes a single-story, flat-roof design with a faux lighthouse at the southeastern corner of the building. The lighthouse would be illuminated at night with LEDs along the base of the glazing. Exterior building materials would include a smooth exterior insulation and finish system (EIFS), window glazing, corrugated metal siding, steel awnings, and steel canopies. A neutral, earth-toned palette with brown colors would be used on the exteriors to help the remodeled building blend with the rest of the Century Plaza Shopping Center. Separate planning approvals would be required prior to installation of any tenant building signage or outdoor dining furniture. The full project plans are provided in Attachment 5 of this report.

Figure 9 - North Building Elevation



Figure 10 - West Building Elevation



Figure 11 - South Building Elevation along Century Boulevard



Figure 12 - East Building Elevation along Auto Center Drive



GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Loveridge Subarea' of the General Plan and has a land use designation of 'Regional Commercial'. This land use designation is intended to provide areas for large-scale retail centers serving both local and regional customers. The project conforms with the General Plan and more specifically, Goal 2-G-14, which encourages the development and expansion of regionally oriented commercial activities within the Loveridge Subarea. The project has been designed to accommodate a restaurant, retail tenant, and fast-food restaurant with drive-through service. These are all local and regional commercial uses that would be consistent with the site's land use designation and zoning.

Zoning: The project site is zoned 'CC (Community Commercial) District'. As mentioned before, the project is being constructed for a restaurant, retail tenant, and fast-food restaurant with drive-through service. Restaurant and retail businesses are generally allowed by right in this district; however, a use permit is required for fast-food restaurants with drive-through service (PMC section 18.52.010). As shown in

Attachment 2 of this report, the project complies with the CC District property development regulations for height, lot coverage, setbacks, landscaping, automobile parking, drive-thru queue capacity, parking lot trees, and bike parking.

Tree Protection and Preservation Ordinance: PMC section 18.84.845 requires a tree permit for removal of any 'protected tree'. A protected tree is defined as one of the following:

1. a California native tree, as identified in the Calflora online database of wild California plants, that measures at least 50 inches in circumference (15.6 inches diameter) at four and one-half feet above grade, regardless of location or health; or
2. a tree of a species other than a California native that measures at least 50 inches in circumference at four and one-half feet above grade and is either on an undeveloped property, located on private property and is found to provide benefits to the subject property as well as neighboring properties, subject to determination by the city planner.

As stated in the project description section of this report, the project would remove four California native redwoods. According to the Arborist Report in Attachment 5, these trees have trunk diameters ranging between 16 and 28 inches and are therefore considered protected trees. PMC section 18.84.855 specifies the following options for replacement of protected trees:

1. Replacement of the removed trees at a four-to-one ratio with 24-inch box trees;
2. Replacement of the trees at a 12-to-one ratio with 15-gallon trees;
3. Payment of in-lieu fees equal to the replacement trees' value, installation costs and one year of maintenance costs, as calculated with a 12-to-one ratio of 15-gallon trees (in-lieu fee is currently \$400 per tree); or
4. A combination of replacement and payment of in-lieu fees.

PMC section 18.84.855 also states that if California native trees are removed, all replacement trees must be of the same species as the trees being replaced. Based on these requirements, the applicant must do one of the following as part of the requested tree removal permit:

1. Provide 16 replacement redwoods at a 24-inch box size;
2. Provide 48 replacement redwoods at a 15-gallon size; or
3. Pay an in-lieu fee of \$19,200.

Design Guidelines: The City's Development Review Design Guidelines (DRDGs) provide a framework for the design review of development projects on a citywide level. As shown in Attachment 3 of this report, the project would comply with all the guidelines with the exception of DRDGs IV.c, IV.d, IV.j, IV.m, IV.n, IV.q, VI.D.1, and VI.D.4. These guidelines encourage: i) preservation of existing trees; ii) screening of utility box transformers, backflow preventers, meters, and junction boxes; iii) screening of roof mounted equipment; iv) incorporation of downspouts behind exteriors; v) reduction of blank walls; vi) installation of cool roofs with solar-ready surfaces; and vii) installation of electric vehicle (EV) parking spaces with fully-operational electric vehicle supply equipment (EVSE). Additional discussion about these guidelines is included in the staff analysis section below.

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 will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structure is in harmony with proposed developments on land in the general area; and
- E. the application conforms with the criteria set forth in any applicable City adopted Development Review Design Guidelines.

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

- 1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- 2. is not detrimental to the health, safety, and general welfare of the City;
- 3. will not adversely affect the orderly development of property within the City;
- 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;

5. is consistent with the objectives, policies, general land uses, and programs specified in the general plan and applicable specific plan;
6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;
9. is consistent with the City's approved funding priorities; and
10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Required Finding – Tree Removal Permit: In order to approve a tree removal permit, the Commission must determine, in accordance with PMC section 18.84.850.E.1.c, that preservation of the protected trees would severely reduce the scale or feasibility of the development.

Environmental Review: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'Infill-Development Projects' of the state CEQA Guidelines, section 15332. It qualifies for this CEQA exemption because it would: a) be consistent with the City's general plan and zoning; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) built on a site that is adequately served by utilities and public services.

Public Notice: On or prior to May 2, 2020, notice of the May 12, 2020, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed pilot 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 in the "El Pueblo", "Pittsburg Antioch", "Gentry Courts", "Mosaic Apartment", "Diamond Hillside", "East Leland", "Los Medanos", "Ventura", "Highland Meadows", "Silver Saddle", and "Sandra Circle."

ANALYSIS:

Staff believes the Commission can make the required design review, use permit, and tree removal findings in order to approve the project as presented. The recommended findings are included as part of the proposed resolution in Attachment 2 and are accompanied by a statement of fact for each finding. Staff believes the required findings can be made for the following reasons:

- The project would provide an attractively remodeled building within a highly landscaped environment.
- It would enhance the Century Plaza Shopping Center's appearance, attract additional customers, and contribute to the economic viability of the area.
- The project's single-story height would be consistent with other single-story buildings in the Century Plaza and Delta Gateway shopping centers; and it would be finished in materials and colors that complement those shopping centers.
- The project would conform to the City's DRDGs, if conditions of approval are added requiring the project to: replace four protected redwood trees at a 4:1 ratio; underground electrical transformers and screen all backflow preventors, meters, junction boxes, and roof-mounted equipment from public view; place all gutters and downspouts behind exterior walls; provide three-foot-wide strips with landscaping at the base of each blank wall located along the southern building elevation; pre-wire the building's roof to create a solar-ready surface; implement several green building features, which among other things, require minimization of heat islands and maximization of hardscapes with permeable surfaces; and provide at least two (2) electric vehicle spaces with fully operational electric vehicle supply equipment.
- The drive-through use would increase the number of convenient, fast-food take-out options available to customers in the city and region, consistent with the intended purpose of CC District.
- The drive-through use would not be detrimental to public health and safety, if a condition of approval is added requiring the business operator of Tenant Space C develop a drive-through traffic control plan with strategies and practices to be implemented on an ongoing basis to ensure drive-through traffic would not back up into any of the shopping center driveway entries or adjacent public streets.
- The drive-through use would be consistent with the existing pattern of auto-oriented restaurants already operating at the Century Plaza and Delta Gateway shopping centers.
- The drive-through use would be consistent with the General Plan, Goal 2-G-3 which encourages concentrated commercial development. The project would

also provide a complementary retail use within an existing regionally oriented shopping center, consistent with Goal 2-G-14, which encourages the development and expansion of regionally oriented commercial activities along Century Boulevard and Delta Gateway Boulevard.

- The drive-through use would have access to existing infrastructure, including fire, police, and water; and would not require any City funding to operate.
- The four protected California native redwood trees that would be removed are not considered part of an important grove, do not have historical value, and are not integral to the character of the site or neighborhood.
- Preservation of the protected redwoods would require the drive-through to be eliminated, therefore making the entire project infeasible.

ACTION REQUIRED:

Move to adopt Resolution No. 10146, approving Planning Application No. 19-1469, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10146
2. Property Development Regulations
3. Development Review Design Guidelines
4. Project Plans
5. Arborist Report
6. VMT Analysis
7. Public Hearing Notice
8. Presentation Slides

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

**Attachment 1
Proposed Resolution**

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Use Permit, Design	)	
Review, and Tree Removal Permit for	)	
Plans to Remodel an Existing Commercial	)	
Structure Located at 4701 Century	)	Resolution No. 10146
Boulevard, for "Century Plaza Shopping	)	
Center Pad 7 Remodel, AP-19-1469 (UP,	)	
TRP, DR)".	)	

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

Section 1. Background

- A. On October 16, 2019, the applicant, Sierra Pacific Properties, Inc., filed Planning Application No. 19-1469, requesting the following: 1) design review approval of plans to remodel an existing approximate 8,000-square-foot single tenant commercial building into three separate tenant spaces with a drive through for the largest space; 2) approval of a use permit to allow a fast-food restaurant with drive-through service; and 3) a tree removal permit to allow removal of four California native redwoods. The site is located on Pad #7 within the Century Plaza Shopping Center, at 4701 Century Boulevard, in the CC (Community Commercial) District. Assessor's Parcel No. 074-460-013.
- B. The project is governed by the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and Pittsburg Development Review Design Guidelines (DRDGs).
- C. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'Infill-Development Projects' of the state CEQA Guidelines, section 15332. It qualifies for this CEQA exemption because it would: a) be consistent with the City's general plan and zoning; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) built on a site that is adequately served by utilities and public services.
- D. On or prior to May 2, 2020, notice of the May 12, 2020, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed pilot 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 in the "El Pueblo", "Pittsburg Antioch", "Gentry Courts", "Mosaic Apartment", "Diamond Hillside", "East Leland", "Los Medanos", "Ventura", "Highland Meadows", "Silver Saddle", and "Sandra Circle."

- E. On May 12, 2020, the Planning Commission held a public hearing on Planning Application No. 19-1469, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Century Plaza Shopping Center Pad #7 Remodel, AP-19-1469 (UP, DR, TRP)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Design Review:

2. The proposed project will:
 - a) Conform with good taste, good design and in general will contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it will provide an attractively remodeled building within a highly-landscaped environment.
 - b) Be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that it will comply with all applicable building and fire codes.
 - c) Not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, it will enhance the Century Plaza Shopping Center's appearance, attract additional customers, and contribute to the economic viability of the area.
 - d) Be in harmony with proposed development on land in the general area, in that there are no new development projects proposed on adjacent properties. The project will also be compatible with existing surrounding development, in that its single-story height will be consistent with other single-story buildings in the Century Plaza and Delta Gateway shopping centers. The project will also be finished in materials and colors that complement those shopping centers.
 - e) Conform to the City's Development Review Design Guidelines (DRDGs), if conditions of approval are added requiring the project to: replace four protected redwood trees at a 4:1 ratio; underground electrical transformers and screen all backflow preventors, meters, junction boxes, and roof-mounted equipment from public view; place all gutters and downspouts behind exterior walls; provide

three-foot-wide strips with landscaping at the base of each blank wall located along the southern building elevation; pre-wire the building's roof to create a solar-ready surface; implement several CALGreen Nonresidential Voluntary Measures, which among other things, require minimization of heat islands and maximization of hardscapes with permeable surfaces; and provide at least two (2) electric vehicle spaces with fully operational electric vehicle supply equipment.

Conditional Use Permit

3. The proposed fast-food restaurant with drive-through service will:

- a) Be in accordance with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location. The purpose of the CC District is to provide for commercial centers serving regional customers. Approval of the requested use permit will allow a restaurant with drive-through service, which will help increase the number of convenient, fast-food take-out options available to customers in the area.
- b) Not be detrimental to the health, safety, and general welfare of the City, if a condition of approval is added requiring the business operator to develop a drive-through traffic control with strategies and practices to be implemented on an ongoing basis to ensure drive-through traffic does not back up into any of the shopping center driveway entries or adjacent public streets.
- c) Not adversely affect the orderly development of property within the City, in that it will be consistent with the existing pattern of auto-oriented restaurants already operating at the Century Plaza and Delta Gateway shopping centers.
- d) Not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that the remodeled building, site, and landscaping improvements will reflect continued investment in the Century Plaza Shopping Center.
- e) Be consistent with the General Plan Goal 2-G-3 which encourages concentrated commercial development. The project would also provide a complementary retail use within an existing regionally oriented shopping center, consistent with Goal 2-G-14, which encourages the development and expansion of regionally oriented commercial activities along Century Boulevard and Delta Gateway Boulevard.
- f) Not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet performance standards, as set forth by PMC chapter 18.82. The standards are intended to address potential ongoing safety, noise, odor, and maintenance concerns.
- g) Not encourage marginal development within the neighborhood, in that the remodeled building, site, and landscaping improvements will heighten the

appearance of the Century Plaza Shopping Center and surrounding neighborhood.

- h) Will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the project site has access to existing infrastructure, including fire, police, and water.
- i) Will not be inconsistent with the City's approved funding priorities, in that it does not require City funding to operate.
- j) Will not be located in the pedestrian commercial (CP) district.

Tree Removal Permit

- 4. The preservation of the four protected redwood trees would reduce the feasibility of the proposed project, in that the redwoods are in areas that would be significantly affected by grading and construction activities. Furthermore, the trees are not considered part of an important grove, do not have historical value, and are not integral to the character of the site or neighborhood.
- B. The staff report entitled "Century Plaza Shopping Center Pad #7 Remodel, AP-19-1469 (UP, DR, TRP)," dated May 12, 2020, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants design review, use permit, and tree removal permit approval for "Century Plaza Shopping Center Pad 7 Remodel, AP-19-1469 (DR, UP, TRP)," subject to the following conditions listed below.

Planning Conditions

- 1. Conformity with Project Plans: The project shall be constructed in substantial conformity with the project plans dated December 13, 2019, 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. Sign Permits: Building signage is not approved with this resolution. The applicant or business operators shall submit proposed signs as part of separate sign permit applications, which shall be subject to review and approval by the Community Development Department prior to installation.
- 3. Outdoor Dining Permits: Outdoor dining is not approved with this resolution. The applicant or business operators shall submit proposed outdoor furniture as part of separate outdoor dining permit applications for each business, which shall be subject to review and approval by the Community Development Department prior to installation and use.

4. **Replacement Trees:** Four redwood trees are proposed to be removed as part of the project. These trees are indicated as Trees #5, #6, #8, and #9 on the project plans. The applicant shall provide sixteen (16) replacement redwood trees pursuant to PMC 18.84.855 prior to issuance of a certificate of occupancy. The installation size of the replacement redwood trees shall be 24-inch box. The replacement redwood trees may be planted in the landscape areas around the remodeled building or they may be distributed throughout the Century Plaza Shopping Center.
5. **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 Appendix 1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits, and the final design shall be subject to review and approval by the Community Development Department prior to issuance of said permits.
6. **Gutters & Downspouts:** All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburg 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 Community Development Department prior to issuance of a building permit.
7. **Southern Building Elevation:** Three-foot-wide strips with landscaping shall be provided at the base of each blank wall and stretching the entire length of the wall, along the southern building elevation, similar to the strips proposed along the western elevation.
8. **Solar Panels:** The remodeled building's roof shall be pre-wired to create a solar-ready surface, consistent with Guideline IV.D.1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Wiring details shall be included on the construction drawings and shall be subject to review and approval by the Community Development Department prior to issuance of a building permit.
9. **Green Building Features:** The project shall meet the Nonresidential Mandatory Measures specified under the 2019 California Green Building Standards Code, Part II. In addition to those measures, the project shall implement the following Nonresidential Voluntary Measures:

Nonresidential Voluntary Measures:

- | | |
|--------------|---|
| A5.106.5.1 | Designated parking for clean air vehicles |
| A5.106.11.2 | Cool roof for reduction of heat island effect |
| A5.203.1 | Energy efficiency. (Tier 1) |
| A5.303.2.3.1 | Indoor water use – Tier 1 – 12-percent savings. |
| A5.303.4.1 | Non-water supplied urinals. |
| A5.405.5 | Cement and concrete. |
| A5.507.1 | Lighting and thermal comfort controls. |

- A5.508.1.3 Hydrochlorofluorocarbons (HCFCs), or
A5.508.1.4 Hydrochlorofluorocarbons (HCFCs).

Compliance with this condition shall be shown on the construction drawings submitted for building permits.

10. EV Spaces and EVSE: At least two (2) Electric Vehicle (EV) spaces with Electric Vehicle Supply Equipment (EVSE) shall be installed, consistent with Guideline IV.D.4 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). The installed EVSE shall be 'Level 2', capable of charging at 30 amperes or higher at 208 or 240 volts. The appropriate permissive and regulatory signage shall be provided immediately adjacent to each EV space in accordance with California Manual on Uniform Traffic Control Devices and Title 24 of the California Building Code. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.
11. Drive-Through Traffic Control Plan: The business operator of Tenant Space C shall develop a drive-through traffic control plan. The traffic control plan shall list the strategies and practices the operator will implement on an ongoing basis to ensure drive-through traffic does not back up into any of the shopping center driveway entries or adjacent public streets. The traffic control plan shall be subject to review and approval by the Community Development Department prior to issuance of a certificate of occupancy.
12. Peace and Order: The business operators 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 operators 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 owners 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's/operator's sole expense.
13. 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.

Engineering Conditions – Fees

14. 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.

15. 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.
16. Facility Reserve Charge: Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of building permit issuance. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.
17. Local Traffic Mitigation Fee: Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City.
18. Regional Traffic Mitigation Fee: Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.
19. Supplemental Studies: If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

Engineering Conditions – Submittals

20. Grading and Improvement Plans: The applicant shall submit five (5) copies of the grading improvement plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

- Site Plan
- Grading and Drainage Plan
- Utilities Plan
- Landscaping and Irrigation Plan
- Erosion and Sedimentation Control Plan
- Offsite Improvements due to Project Impacts
- Wayfinding and Parking Signage Plan
- Curb and Pavement Marking Details

Engineering Conditions - NPDES

21. 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, accessories; fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

22. 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.

Engineering Conditions - Utilities

23. Capacity Evaluation: The applicant shall evaluate the existing and 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.

Standard Conditions

24. 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 the use permit (PMC section 18.28.100).
25. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburgh Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
26. 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.
27. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. The applicant may select its own legal counsel to represent the applicant's interests at the applicant's sole cost and expense. The applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
28. Expiration of Approval: Design review approval will expire on May 12, 2022, 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 12th day of May 2020, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10146 was adopted by the Planning Commission of the City of Pittsburg on May 12, 2020.

KRISTIN POLLIT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2
Property Development Regulations
Century Plaza Shopping Center Pad 7 Remodel, AP-19-1469 (UP, DR, TRP)

Development Regulations for CC Zoning District:	Requirement:	Project:	Project Complies?
Max. Height	60 ft.	28 ft.	☒ Yes ☐ No
Max. Lot Coverage	50%	24%	☒ Yes ☐ No
Min. Front Yard Setback (along Auto Center Drive)	15 ft.	40 ft.	☒ Yes ☐ No
Min. Corner Side Setback (along Century Blvd.)	10 ft.	40 ft.	☒ Yes ☐ No
Min. Site Landscaping	10%	22%	☒ Yes ☐ No
Min. Automobile Parking for Tenant A (Restaurant) 1 space/50 sq. ft. indoor dining + 1 space/4 seats outdoor dining	16 spaces		
Min. Automobile Parking for Tenant B (Retail) 1 space/250 sq. ft.	4 spaces		
Min. Automobile Parking for Tenant C (Drive-Through) 1 space/75 sq. ft. indoor dining + 1 space/4 seats outdoor dining	25 spaces		
Total Min. Automobile Parking	45 spaces	See note at bottom	☒ Yes ☐ No
Drive-Through Queue Capacity	5 spaces	25 spaces	☒ Yes ☐ No
Min. Parking Lot Trees 1 tree per 6 parking spaces	4 trees (25 spaces / 6)	6 trees	☒ Yes ☐ No
Min. Bike Parking 6 spaces per 21-50 automobile parking spaces	6 spaces	6 spaces (short term)	☒ Yes ☐ No

Note: Thirty-one (31) parking spaces would be provided within the project site; however, the site is within a much larger shopping center that has an excess supply of parking. The Century Plaza Shopping Center is all under the same ownership and currently has 2,844 parking spaces, but only 2,433 are required by code. This leaves an excess supply of over 400 spaces.

Attachment 3
Development Review Design Guidelines
Century Plaza Shopping Center Pad 7 Remodel, AP-19-1469 (UP, DR, TRP)

Commercial Design Guideline No.:	Project Complies?	If Not, Why?
IV.a: Parking areas should be screened from view from any public right-of-way. Parking areas should be broken up to eliminate vast areas of parking especially along street frontages.	☒ Yes ☐ No ☐ COA ☐ N/A	The building and landscape areas would dominate the property frontage along Century Boulevard and Auto Center Drive. The proposed parking areas are located behind the building and wide landscape areas.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	☐ Yes ☐ No ☐ COA ☒ N/A	The proposed project does not include a commercial use that requires shopping carts.
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 ☒ COA ☐ N/A	Several existing trees would be preserved; however, there are 12 trees that would be removed. Four of those trees are redwoods protected under the City's Tree Preservation and Protection Ordinance. Staff recommends the Commission adopt a condition of approval requiring the applicant to replace the four redwood trees at a 4:1 ratio.
IV.d: Developer should screen all utility box transformers, backflow preventers, meters, and junction boxes.	☐ Yes ☐ No ☒ COA ☐ N/A	Staff recommends the Commission adopt a condition of approval requiring compliance with this guideline.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	☐ Yes ☐ No ☐ COA ☒ N/A	The proposed project includes only one building.
IV.f: Continuous horizontal roof lines should be broken up whenever possible.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed building design includes several staggered walls to create breaks in the roofline.

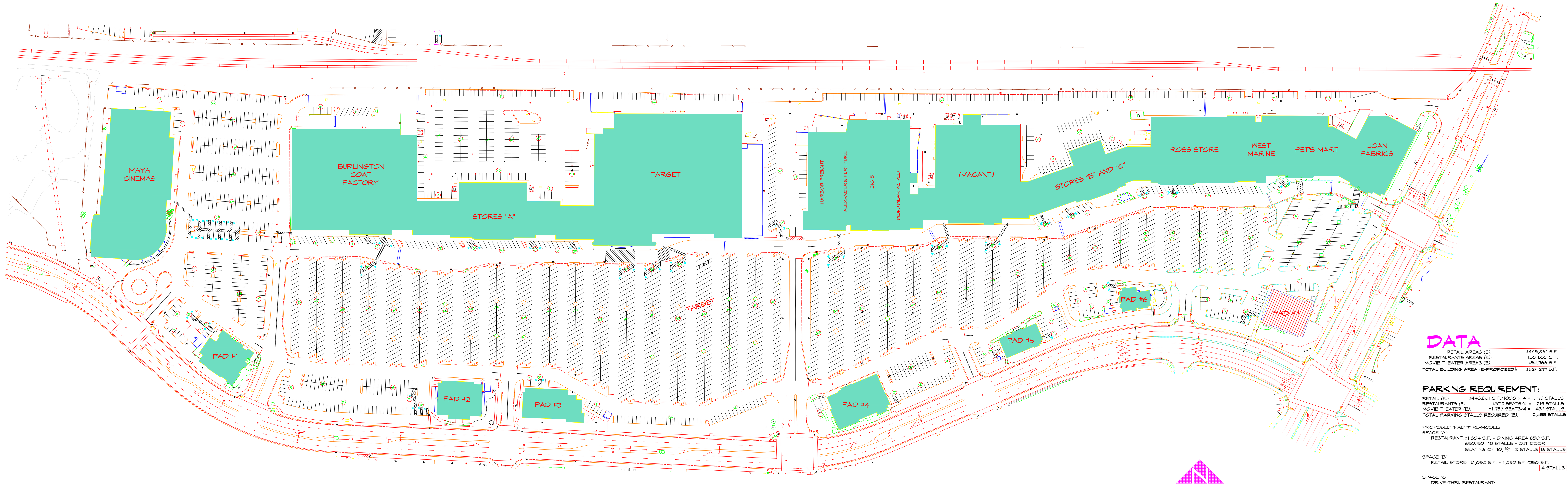
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed commercial entries use different materials and massing elements to create emphasis over those areas.
IV.h: Building elevations visible from public right-of-ways should be addressed in design review and treated appropriately.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project includes an attractive building design along the Century Boulevard and Auto Center Drive.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors, and architectural elements.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project includes an architectural design that is different, but superior to the rest of the buildings in the shopping center. However, the building would achieve compatibility through use of a similar color scheme.
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 ☐ No ☒ COA ☐ N/A	Staff recommends the Commission adopt a condition of approval requiring compliance with this guideline.
IV.k: All structures including, but not limited to, 'tilt-up' type structures, should have structural reliefs and articulated entries.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project uses staggered walls, awnings, and a variety of quality materials to provide relief and articulation across each building elevation.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	☐ Yes ☐ No ☐ COA ☒ N/A	The proposed project is not designed with exterior fire escapes or staircases.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	☐ Yes ☐ No ☒ COA ☐ N/A	Staff recommends the Commission adopt a condition of approval requiring compliance with this guideline.
IV.n: Add murals, lattice or some other space-frame type treatment to blank walls visible from public view.	☐ Yes ☐ No ☒ COA ☐ N/A	The proposed project includes several blank walls along the southern building elevation.

		Staff recommends the Commission adopt a condition of approval requiring landscape areas along the blank walls.
IV.o: Prototype or 'theme' architecture is discouraged.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project does not incorporate theme architecture.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	☒ Yes ☐ No ☐ COA ☐ N/A	A neutral, earth-toned palette with brown colors would be used on the exteriors to help the project blend with surrounding development.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation.	☐ Yes ☐ No ☒ COA ☐ N/A	The proposed project includes several blank walls along the southern building elevation. Staff recommends the Commission adopt a condition of approval requiring landscape areas along the blank walls.
IV.r: Trash enclosures should include area for collection of recyclables (i.e. space for two 90-gallon containers minimum).	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project includes two large trash enclosures – one for Tenants A and B; and one for Tenant C.

Green Building Guideline No.:	Project Complies?	If Not, Why?
VI.D.1: Roofs should be designed to integrate renewable energy systems and provide a cool urban environment.	☐ Yes ☐ No ☒ COA ☐ N/A	Staff recommends the Commission adopt a condition of approval requiring installation of a cool roof that is also solar-ready.
VI.D.2: Urban heat island impacts should be minimized.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project will result in a reduction of heat island effect by increasing the amount of tree canopy and

		landscaping on site.
VI.D.3: Hardscapes should be constructed with permeable surfaces. Impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project is designed with concrete and asphalt surfaces that drain to landscape areas throughout the site.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	☐ Yes ☐ No ☒ COA ☐ N/A	Staff recommends the Commission adopt a condition of approval requiring installation of two parking spaces with electric vehicle charging equipment.
VI.D.5: Fuel cell technology should be considered where other renewables are infeasible.	☐ Yes ☐ No ☐ COA ☒ N/A	The proposed project will provide a solar-ready roof.
VI.D.6: Reclaimed water should be used for as much non-potable water uses as feasible and practical.	☐ Yes ☐ No ☐ COA ☒ N/A	Reclaimed water infrastructure is not present near 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.	☒ Yes ☐ No ☐ COA ☐ N/A	Future employees will be able to take advantage of several existing commercial amenities at the Century Plaza and Delta Gateway shopping centers.
VI.D.8: Street side building faces should encourage walking.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project provides a generous amount of landscaping along Century Boulevard and Auto Center Drive. It also provides lighted concrete walkways between existing sidewalks and the building entries.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10 percent of expected peak hour trips.	☒ Yes ☐ No ☐ COA ☐ N/A	The proposed project includes bike racks that can accommodate up to six bicycles.

Attachment 4



CENTURY PLAZA SHOPPING CENTER SITE PLAN

DATA

RETAIL AREAS (E):	1443,861 S.F.
RESTAURANTS AREAS (E):	130,650 S.F.
MOVIE THEATER AREAS (E):	154,766 S.F.
TOTAL BUILDING AREA (E+PROPOSED):	1529,277 S.F.

PARKING REQUIREMENT:

RETAIL (E):	1443,861 S.F./1000 X 4 = 1,775 STALLS
RESTAURANTS (E):	1870 SEATS/4 = 219 STALLS
MOVIE THEATER (E):	11,756 SEATS/4 = 439 STALLS
TOTAL PARKING STALLS REQUIRED (E):	2,433 STALLS

PROPOSED "PAD 7" RE-MODEL:

SPACE "A":	
RESTAURANT: 11,804 S.F. - DINING AREA 650 S.F.	
650/50 = 13 STALLS + OUT DOOR SEATING OF 10, 1/4 = 3 STALLS	16 STALLS

SPACE "B":	
RETAIL STORE: 11,050 S.F. - 1,050 S.F./250 S.F. =	4 STALLS

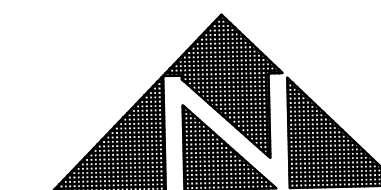
SPACE "C":	
DRIVE-THRU RESTAURANT:	
14,410 S.F. (DINING AREA 1,193 S.F.)	
1,193 S.F./75 = 16 STALLS + OUT DOOR SEATING OF 36, 36/4 = 9 STALLS	
TOTAL SEATS 42 + OUT DOOR SEATS 36	
120 SEATS/4 = 30 STALLS	

TOTAL PARKING STALLS REQUIRED FOR PAD 7: 52 STALLS

TOTAL PARKING STALLS (E):	2,844 STALLS
TOTAL PARKING STALLS REQUIRED:	2,433 STALLS
TOTAL EXCESSIVE PARKING STALLS:	411 STALLS



S I T E P L A N



PAD 7

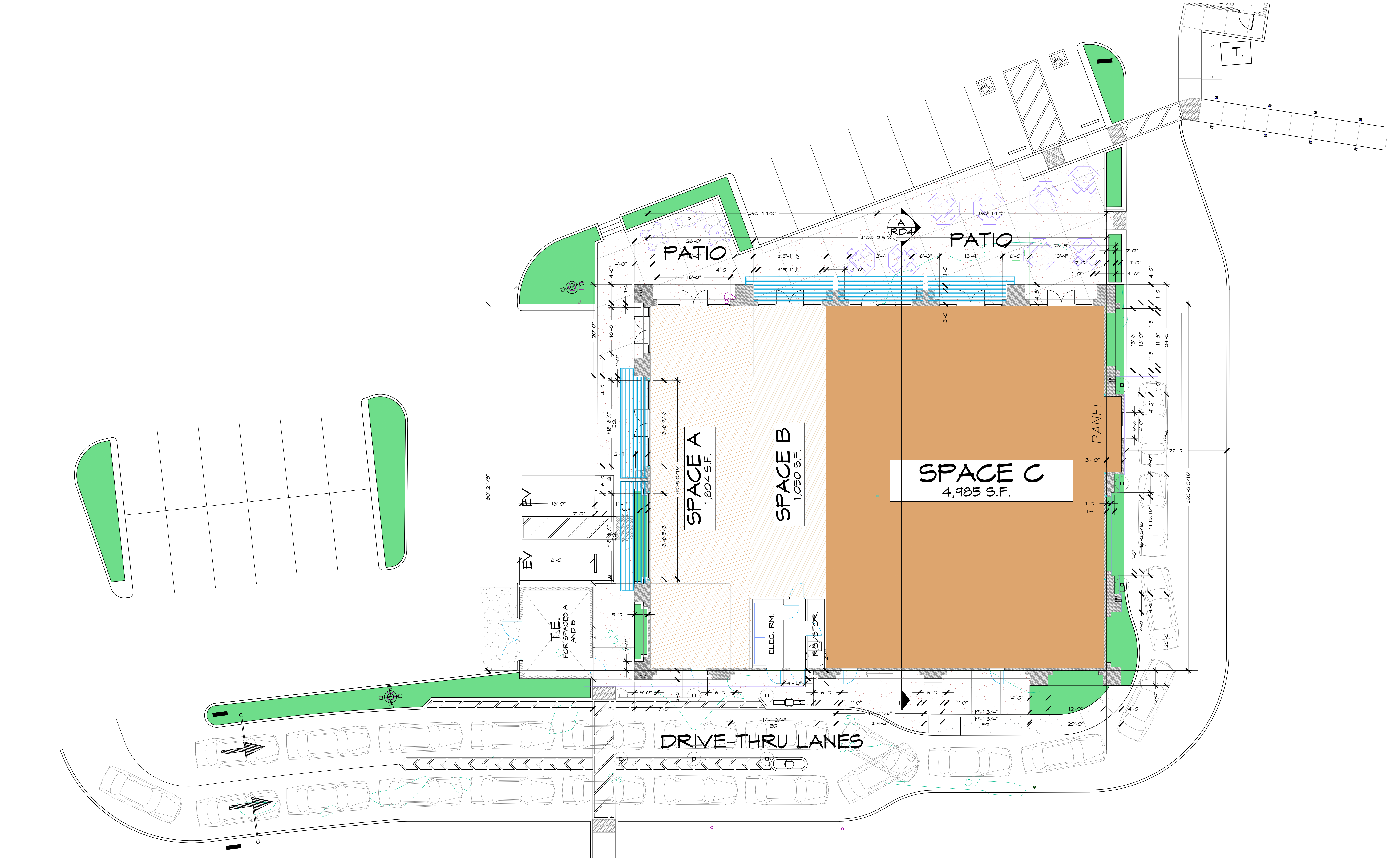
Century Plaza
Pittsburg, California

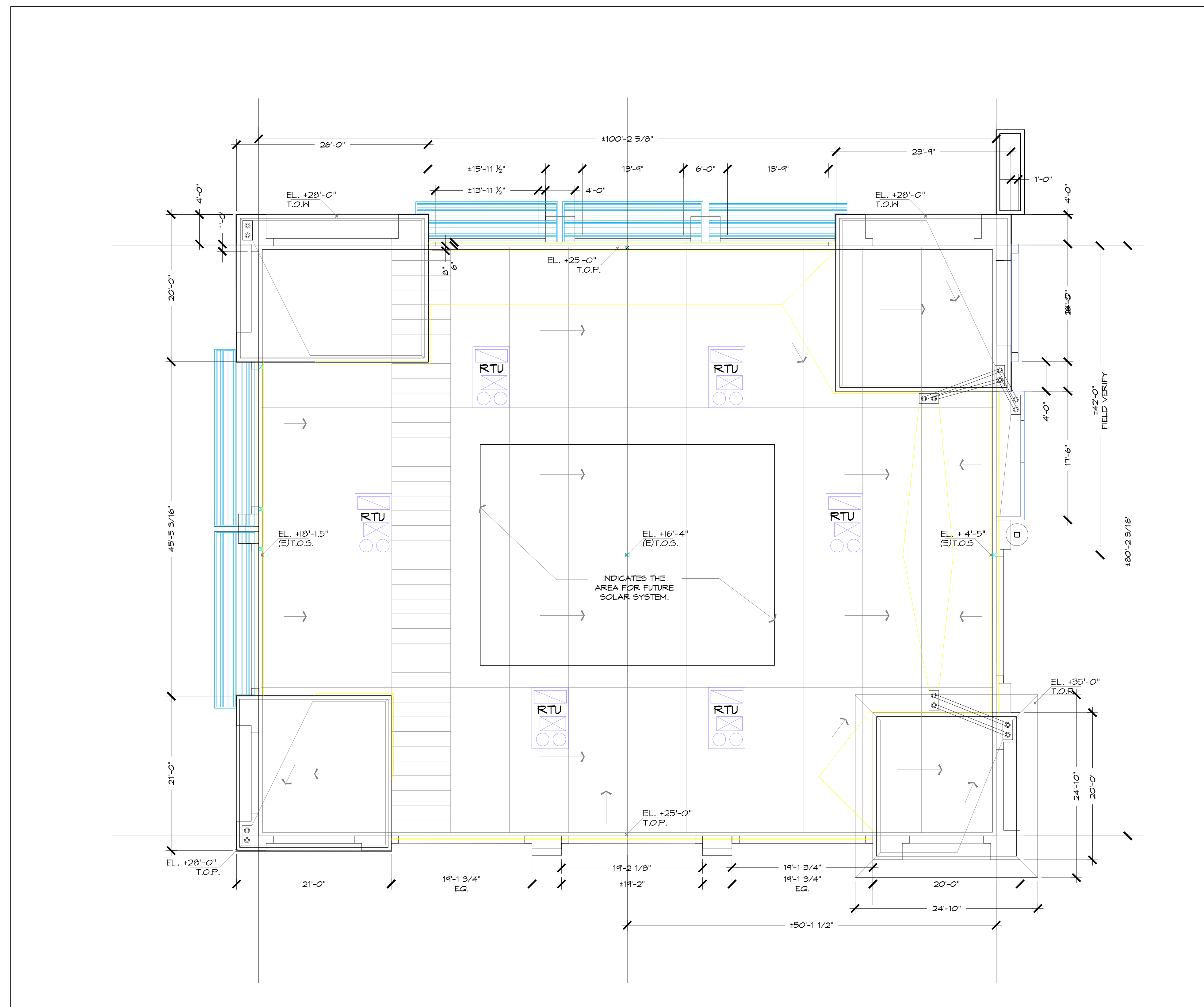


ARCHITECTURE - PLANNING
1978 TREAT BLVD., SUITE 101, PALMIST CREEK, CA 94949 TEL: (415) 250-6454 FAX: (415) 444-9580

REV-01: 12/13/2018
DATE: 10/15/2018
SCALE: 1/16" = 1'-0"
DRAWN: MNA
JOB #: 201218-105PP

DR-1





ROOF PLAN



PAD 7

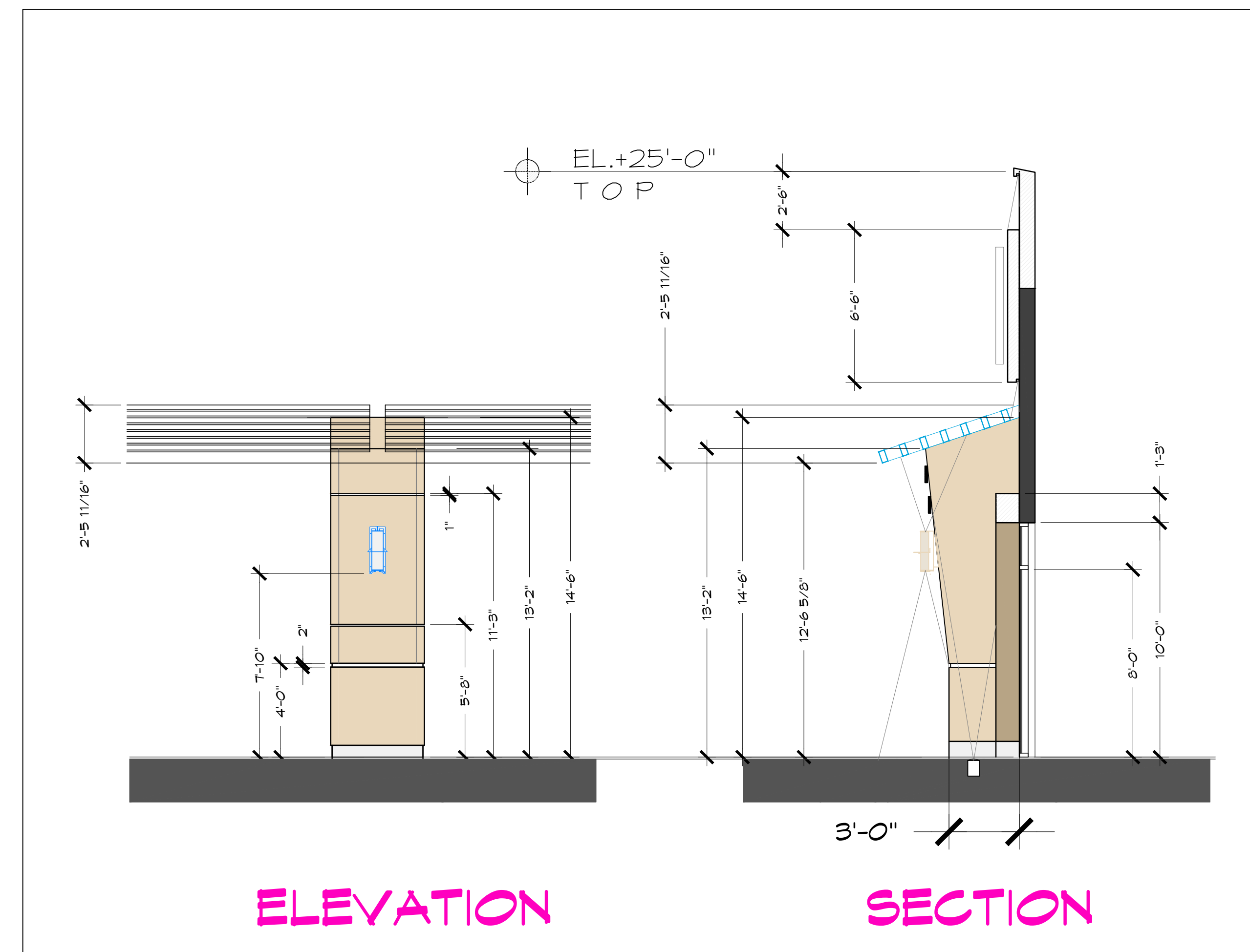
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Pittsburg, California



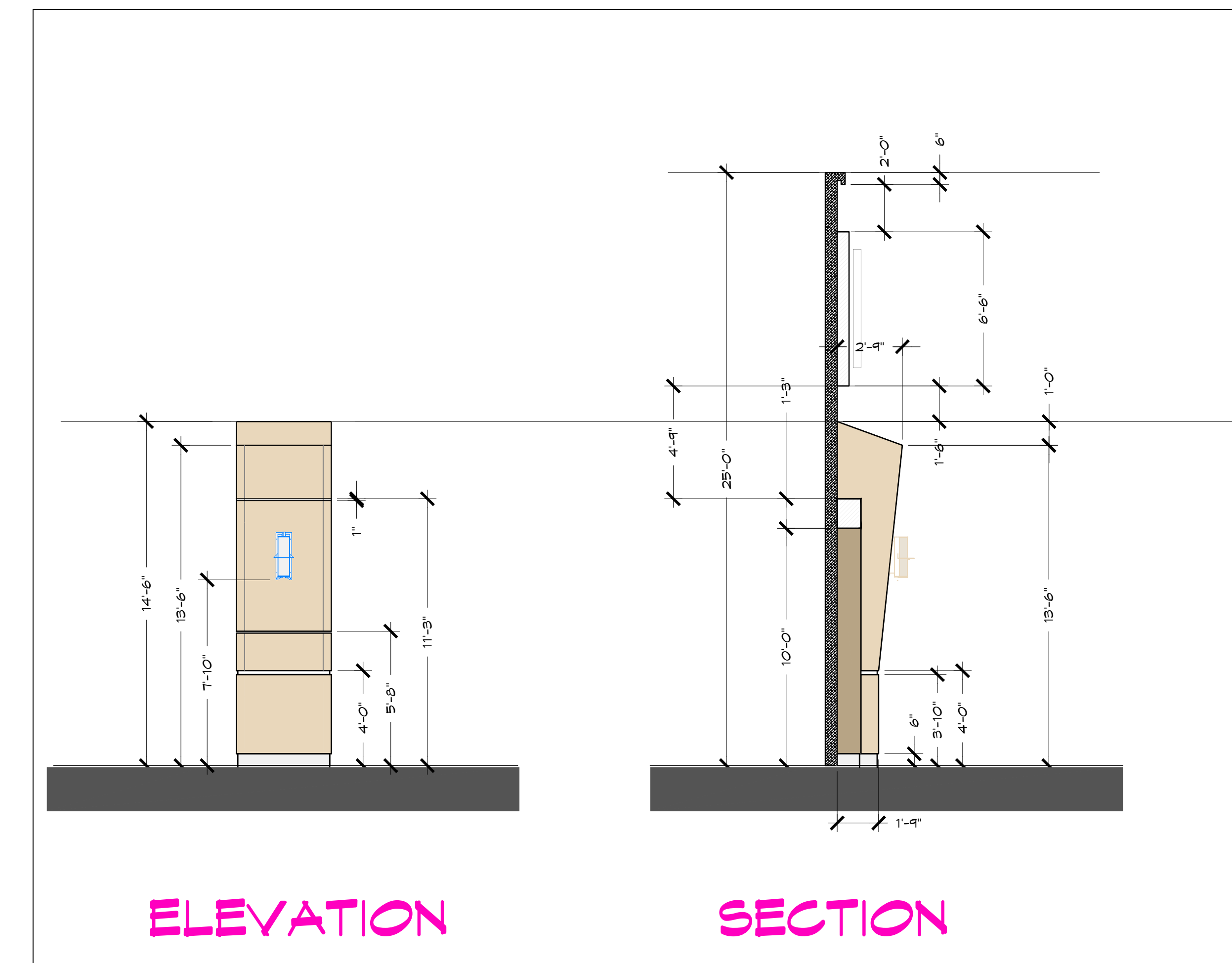
ARCHITECTURE • PLANNING

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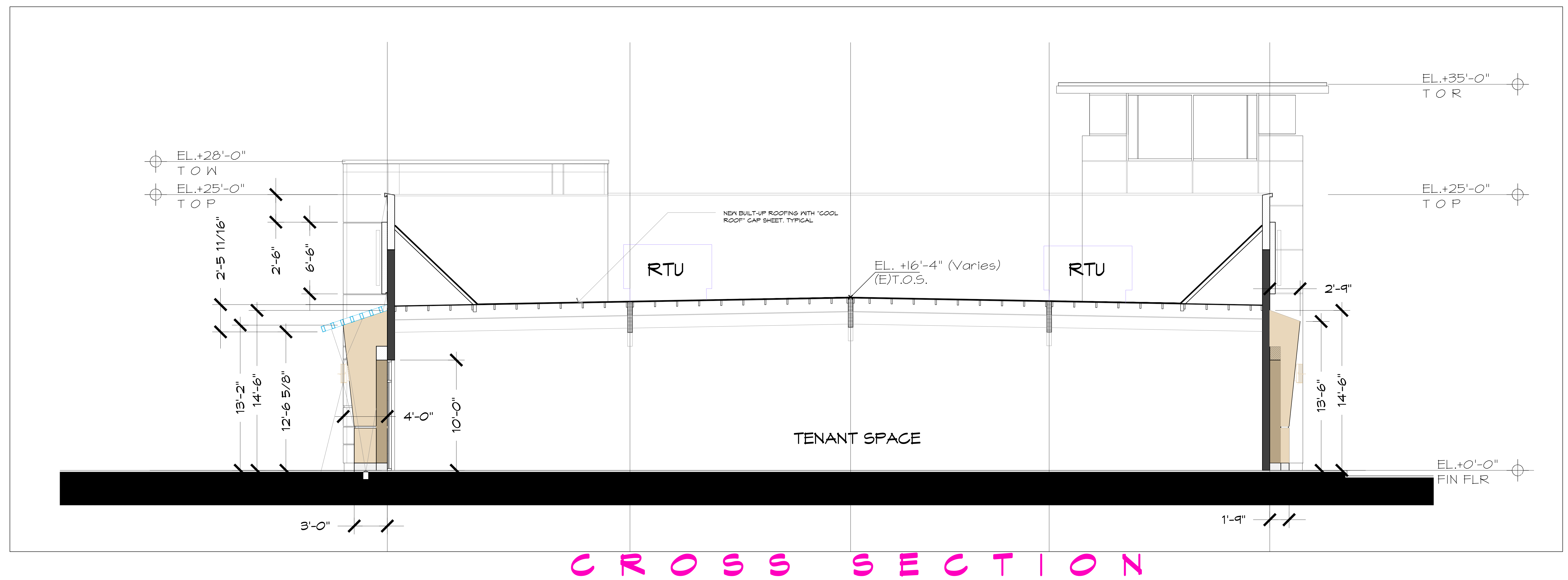
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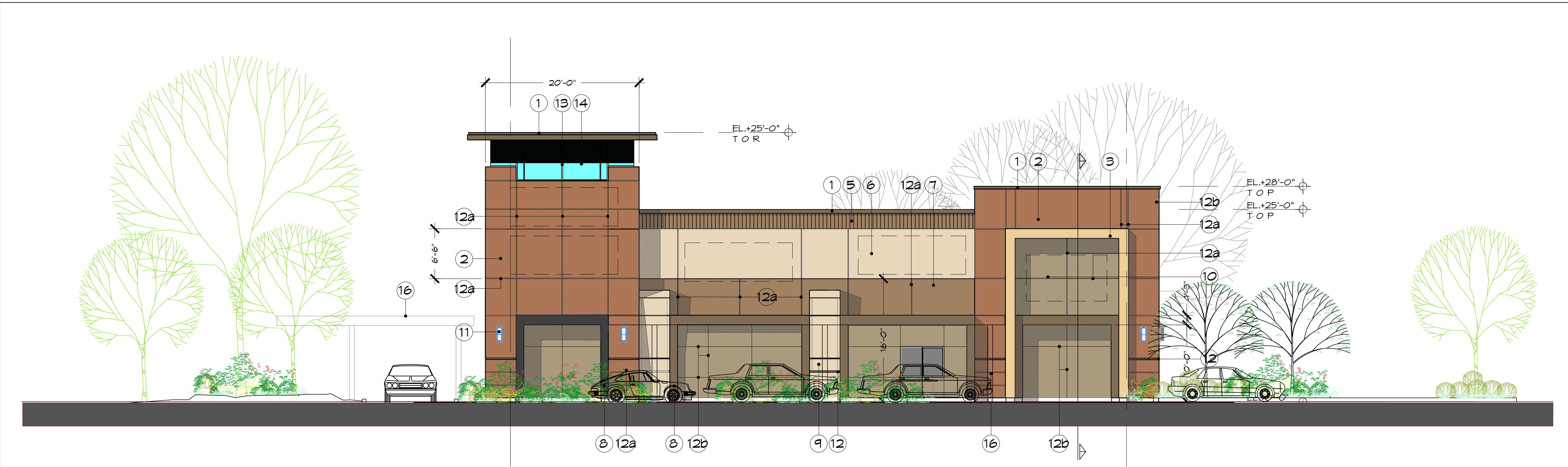
ELEVATION SECTION
EXTERIOR FEATURE @ NORTH & WEST



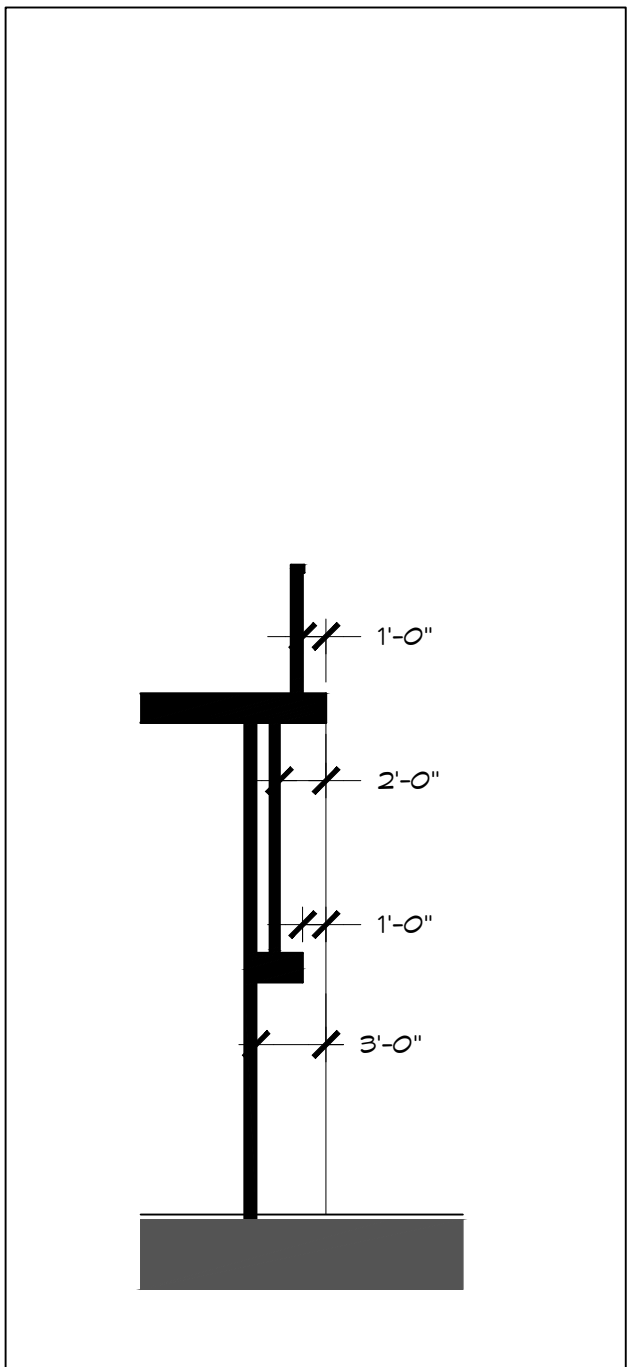
ELEVATION SECTION
EXTERIOR FEATURE @ EAST & SOUTH



CROSS SECTION



EAST ELEVATION



WALL SECTION



NORTH ELEVATION

MATERIAL LEGEND

- ① METAL COPING.
COLOR: 08KM-APPALOOSA SPOT 'KM4546-5'
RGB: 128-104-85
- ② EXT. WALLS: EIFS SYSTEM, FINISH #01
COLOR: 01KM-OLD BRICK 'KM4088-5'
RGB: 136-82-71
- ③ EXT. WALLS: EIFS SYSTEM, FINISH #02
COLOR: 08KM-FULL SUN 'KM168'
RGB: 238-207-151
- ④ EXT. WALLS: EIFS SYSTEM, FINISH #01
08KM-APPALOOSA SPOT 'KM4546-5'
RGB: 128-104-85
- ⑤ CORRUGATED METAL SIDING
COLOR: 08KM-CARAMEL MOUNTAIN 'KM4015-3'
RGB: 160-126-97

- ⑥ EXT. WALLS: EIFS SYSTEM, FINISH #01
COLOR: 08KM-DOE SKIN 'KM202'
RGB: 233-215-187
- ⑦ EXT. WALLS: EIFS SYSTEM, FINISH #02
COLOR: 07KM-CARAMEL MOUNTAIN 'KM4015-3'
RGB: 160-126-97
- ⑧ EXT. WALLS: EIFS SYSTEM, FINISH #02
COLOR: 08KM-APPALOOSA SPOT 'KM4546-5'
RGB: 128-104-85
- ⑨ EXT. WALLS: EIFS SYSTEM, FINISH #01
COLOR: 08KM-FULL SUN 'KM168'
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- ⑩ EXT. WALLS: EIFS SYSTEM, FINISH #02
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RGB: 170-155-127

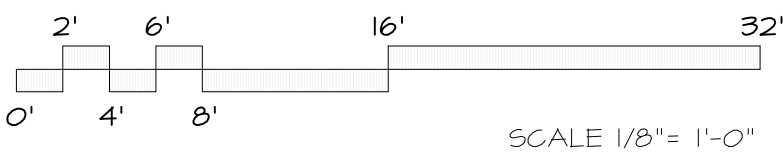
- ⑪ WALL SCONCE LIGHT FIX:
'ORCHESTRA GIRCLE, 27575L' BY 'REBBELLE',
COLOR: WHITE.
- ⑫ 2" ALUMINUM REVEAL
COLOR: ALUMINUM FINISH
- ⑬ 1" ALUMINUM REVEAL
COLOR: ALUMINUM FINISH
- ⑭ ARCHITECTURAL/CONTROL JOINTS
- ⑮ EXTERIOR WINDOWS: STOREFRONT
SYSTEMS BY 'U.S. ALUMINUM',
PAINT TO BE 'KYNAR 500',
COLOR: 'WHITE'
- ⑯ GLAZING: TO BE SELECTED, COMPLY WITH
TITLE 24.

- ⑰ STEEL AWNING, PAINTED.
COLOR: 08KM-APPALOOSA SPOT, 'KM4546-5',
RGB: 128-104-85
- ⑱ STEEL CANOPY AND SUPPORTS.
COLOR: 08KM-APPALOOSA SPOT 'KM4546-5'
RGB: 128-104-85
- ⑲ STEEL DOORS AND FRAMES, PAINTED.
COLOR: 02KM-SAND PEBBLE, 'KM111',
RGB: 183-164-133
- ⑳ CEMENT PLASTER, FINE FINISH @ TRASH ENCL.
COLOR: 02KM-SAND PEBBLE, 'KM111',
RGB: 183-164-133
- ㉑ WALL PACK SECURITY LIGHT FIXTURE
'LNC2' BY 'HUBBELL',
COLOR: GRAY SMOOTH

- ㉒ CORRUGATED STEEL GATES AND SUPPORTS
AT TRASH ENCLOSURES.
COLOR: 02KM-SAND PEBBLE, 'KM111',
RGB: 183-164-133
- ㉓ PARKING LOT POLE LIGHT FIXTURES:
TO MATCH EXISTING LIGHT FIXTURES AT
CENTURY PLAZA SHOPPING CENTER
COLOR: MATCH EXISTING

NOTES:

1. ALL COLORS HAVE BEEN SELECTED FROM: KELLY
MOORE COLOR PALETTES.
2. DASHED BOXES AT THE FACE OF THE BUILDING
INDICATE THE LOCATION OF THE FUTURE STORE
SIGNS. TYPICAL.
3. "TRASH ENCLOSURE" SHALL BE PROVIDED WITH
SOLID ROOF FRAMING AND "COOL ROOF" BUILT-UP
ROOFING. TYPICAL.



SCALE 1/8" = 1'-0"



SIERRA PACIFIC
PROPERTIES, INC.

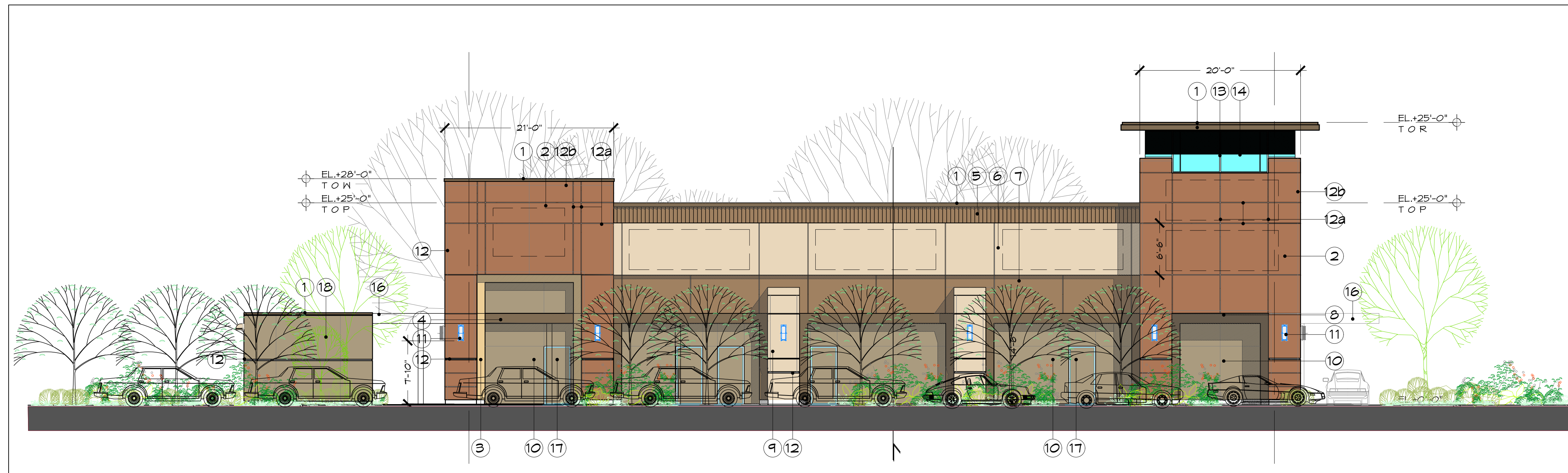
PAD 7

Century Plaza
Pittsburg, California

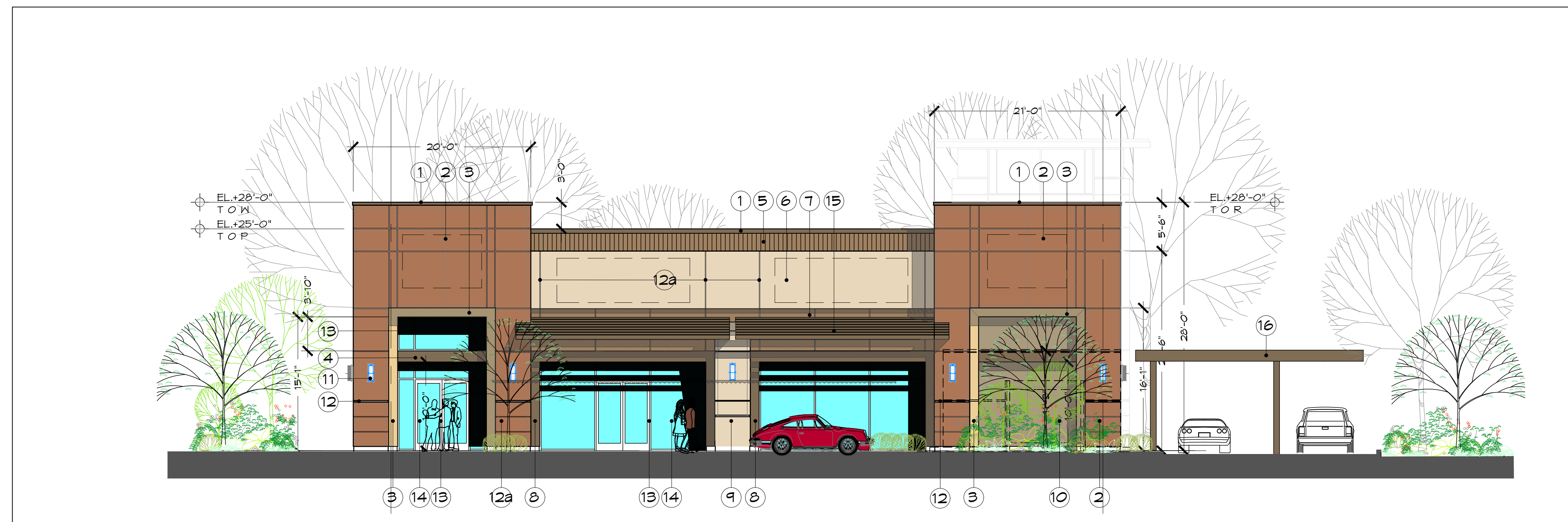


ARCHITECTURE - PLANNING
1978 TREAT BLVD., SUITE 101, PALMIST CREEK, CA 94949 Tel: (925) 258-6454 Fax: (925) 444-9580

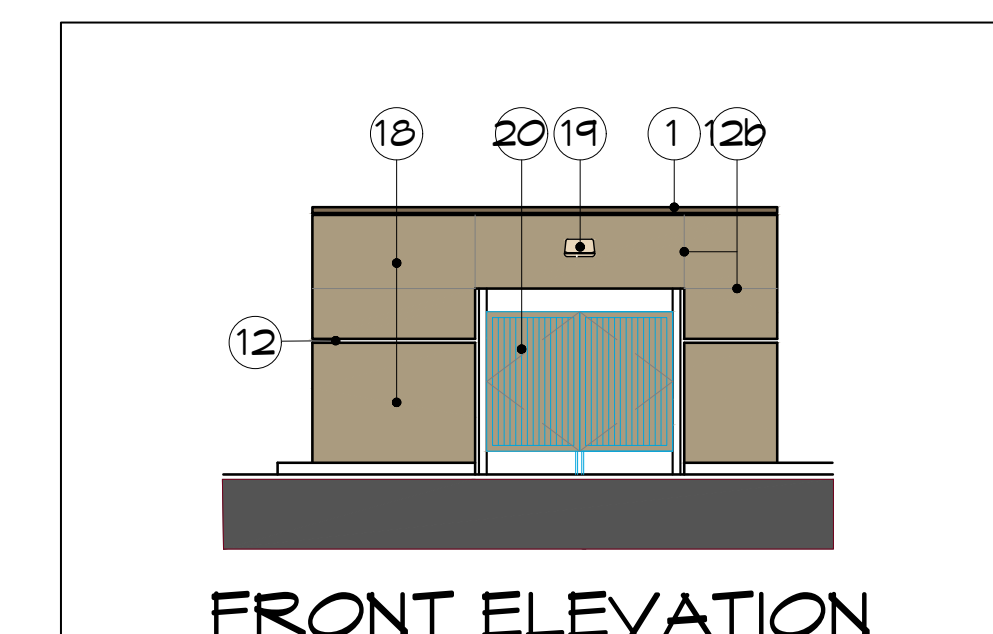
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DR-5



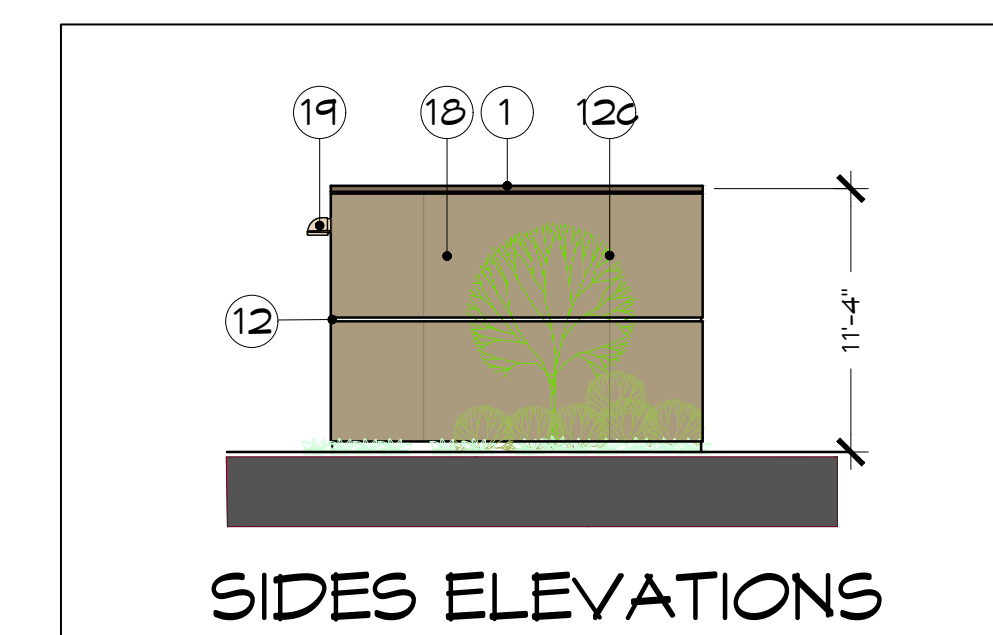
S O U T H E L E V A T I O N



W E S T E L E V A T I O N

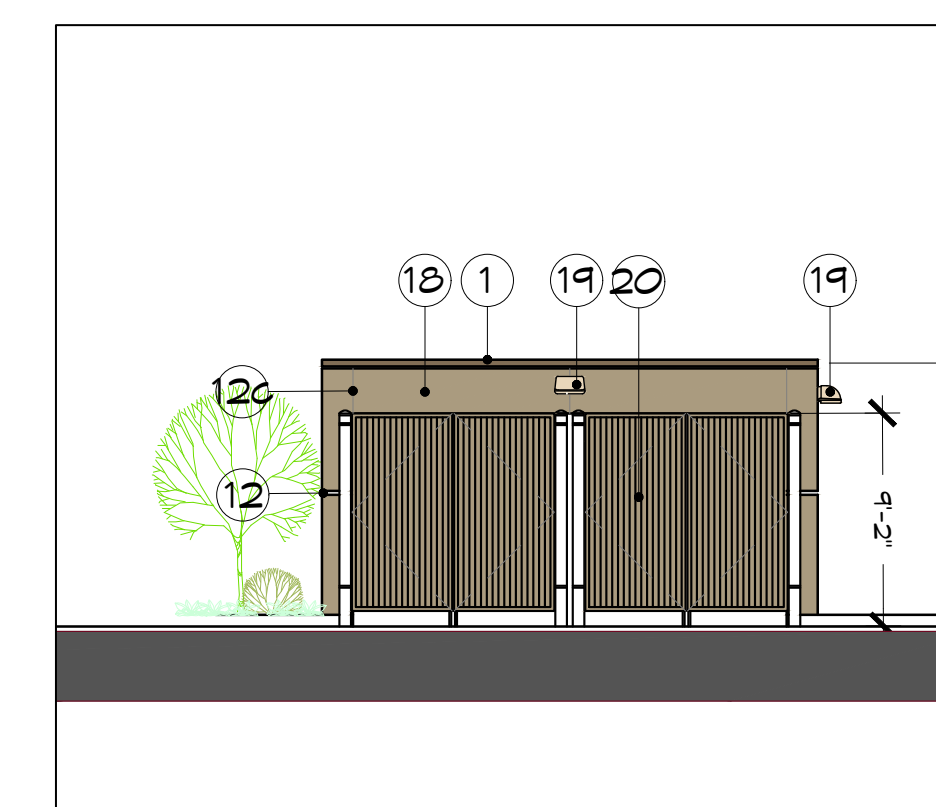
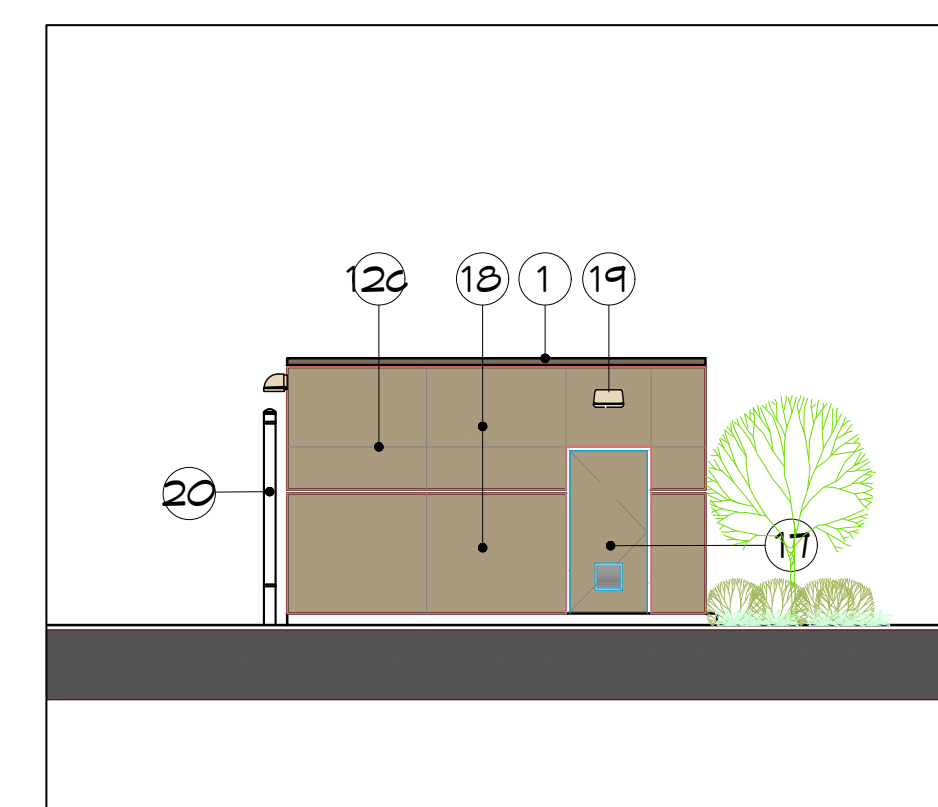
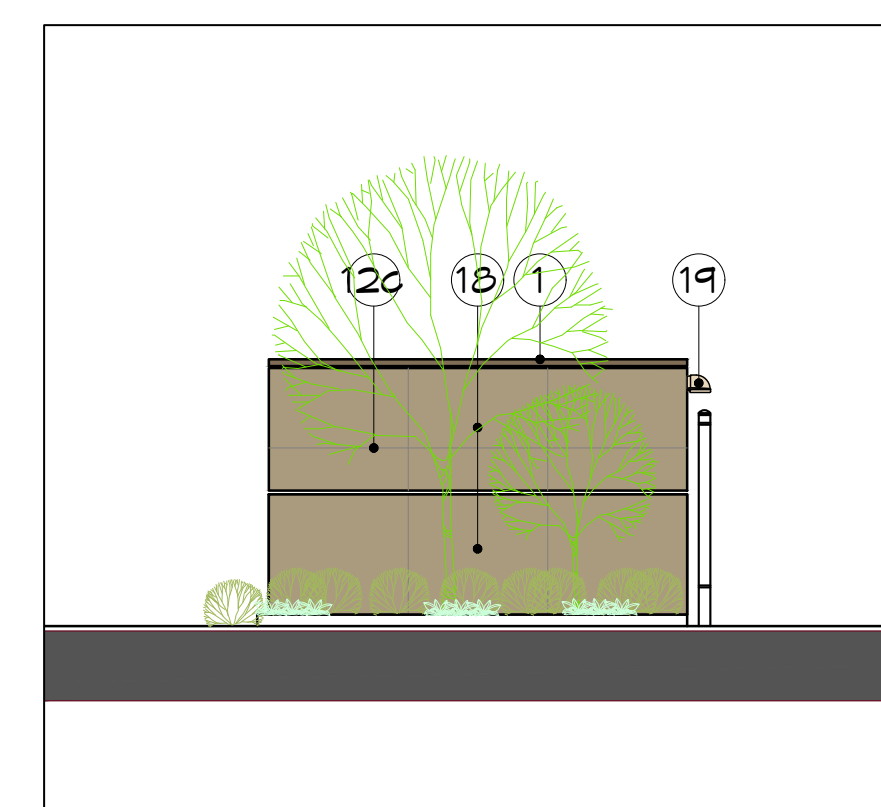
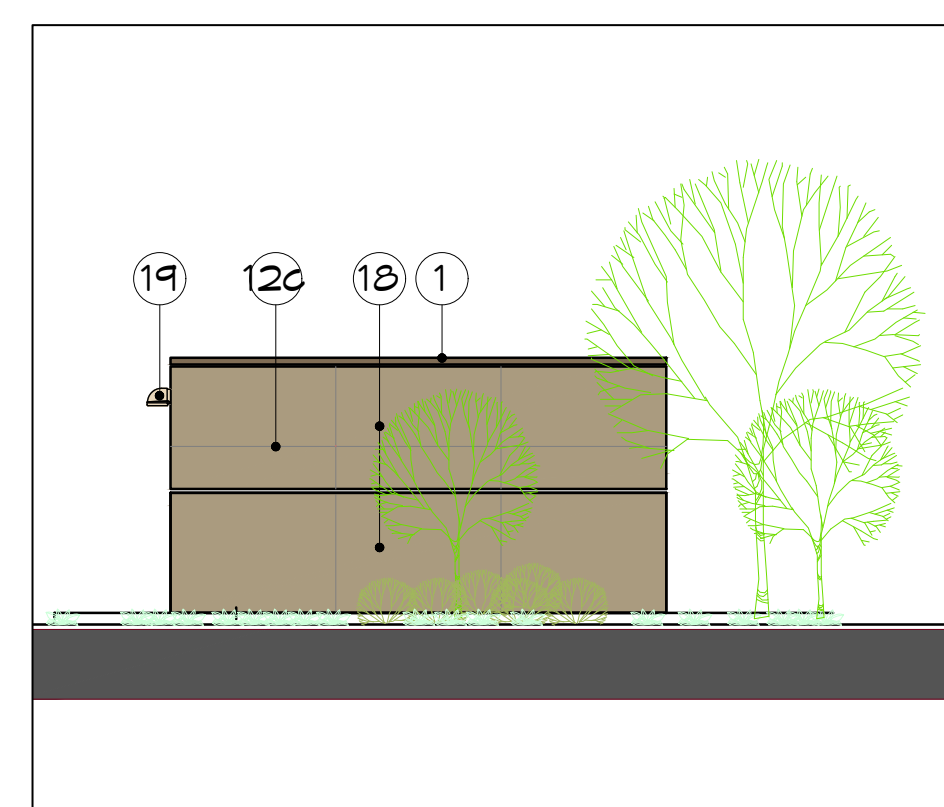


FRONT ELEVATION

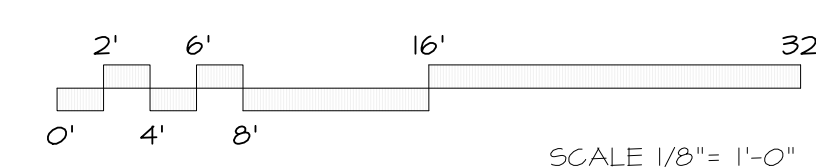


SIDES ELEVATIONS

TRASH ENCLOSURE 01



TRASH ENCLOSURE 02



SCALE 1/8" = 1'-0"

Exterior Elevations

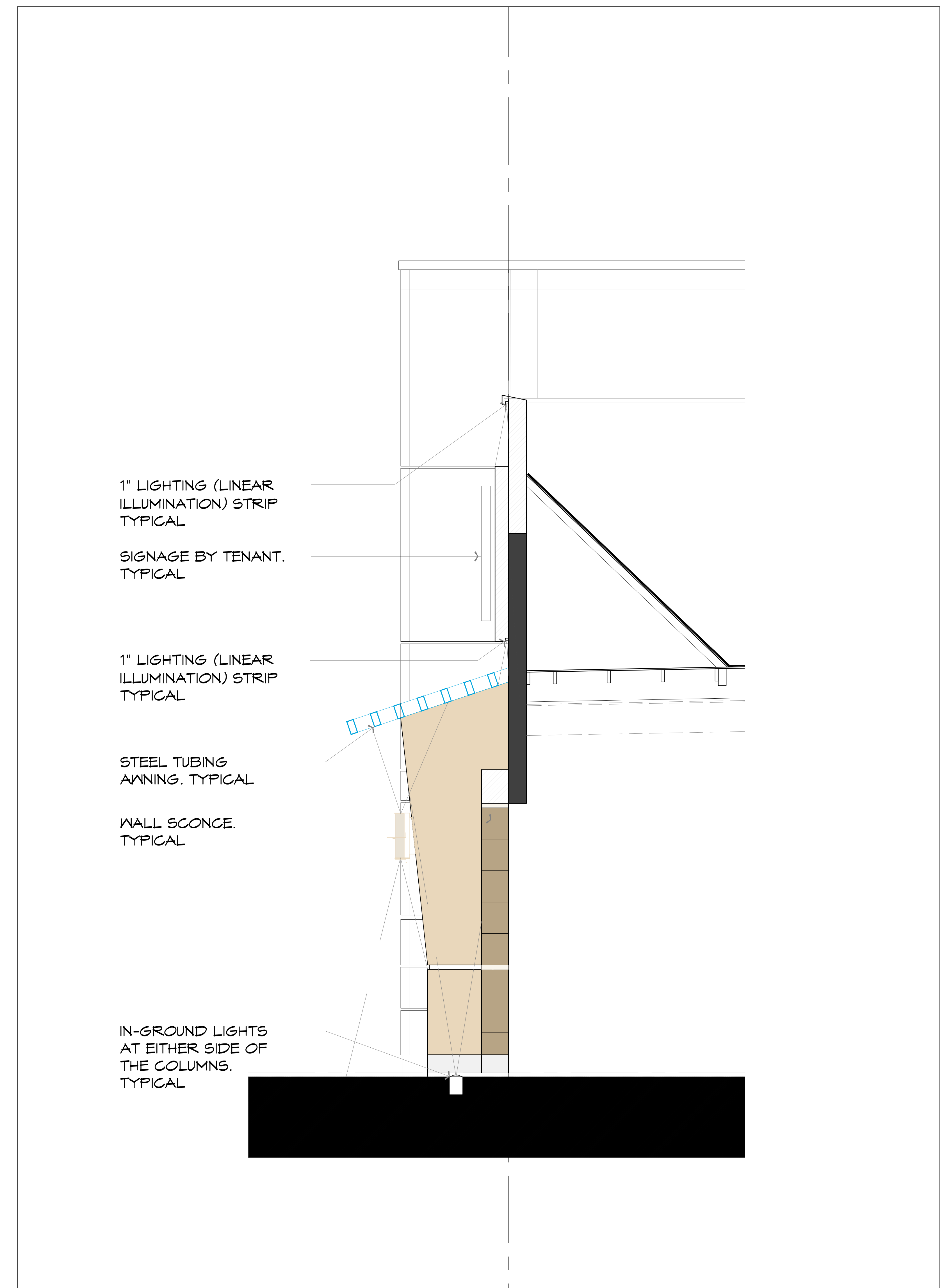
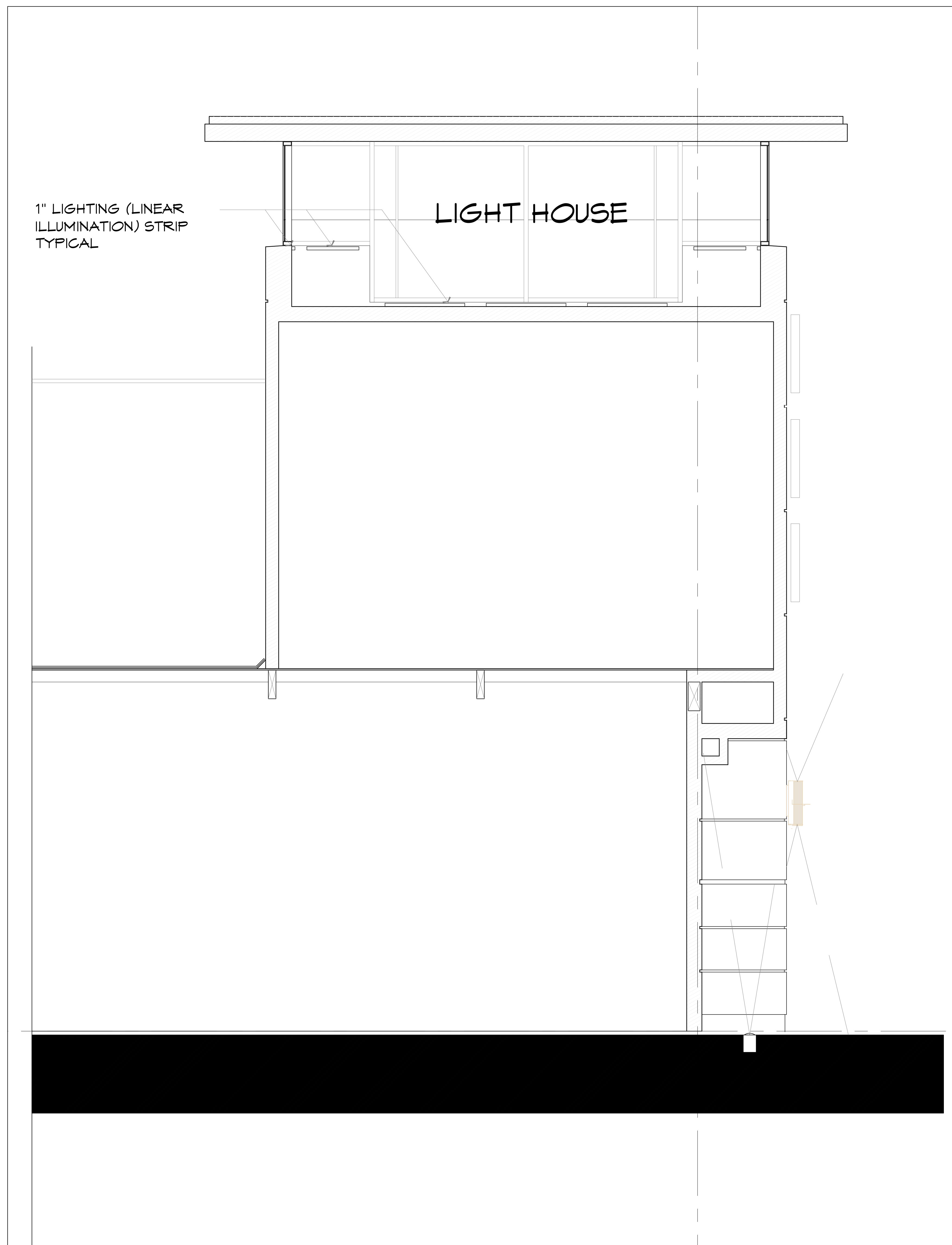
PAD 7

Century Plaza
Pittsburg, California



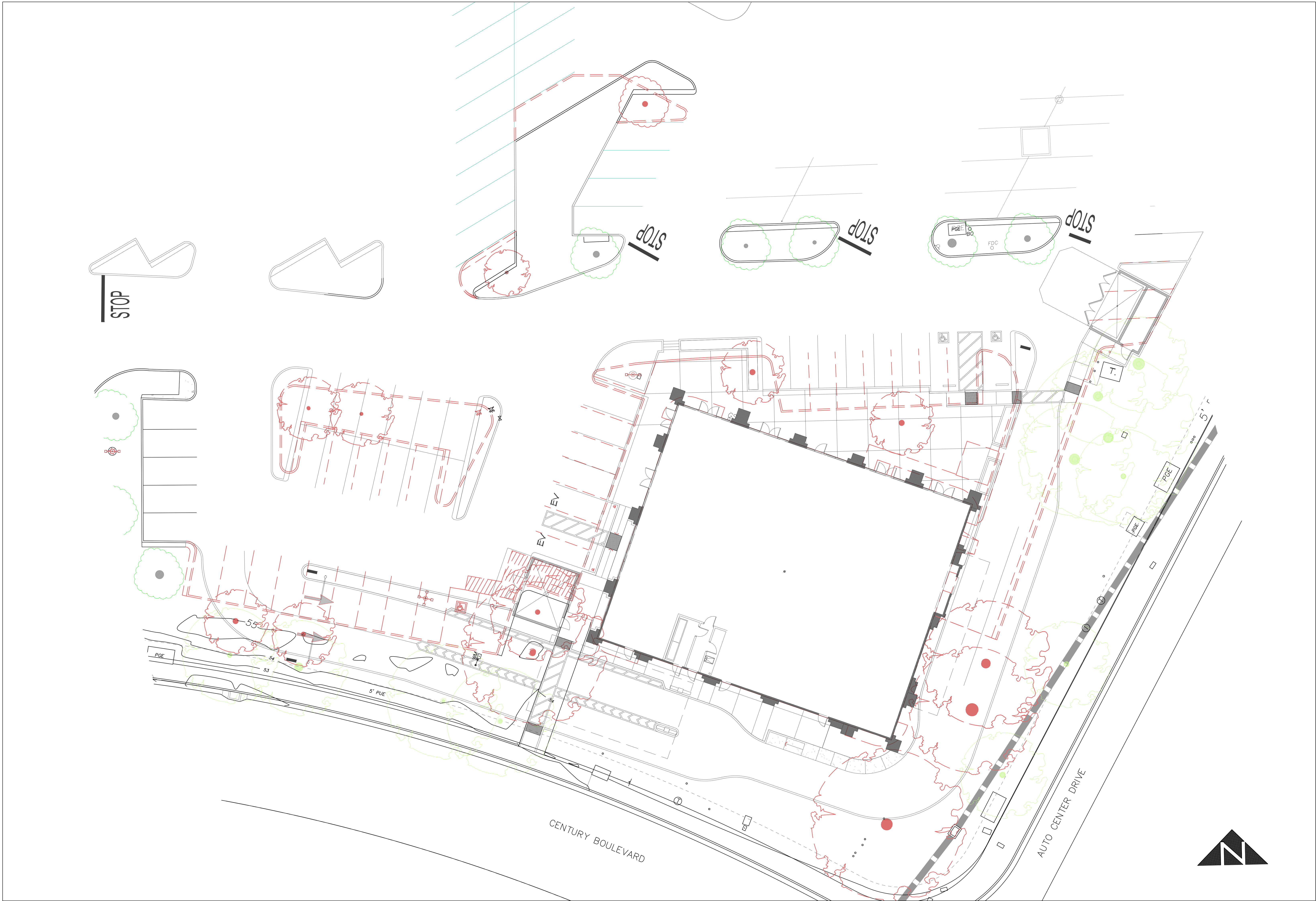
ARCHITECTURE • PLANNING
1915 TREAT BLVD., SUITE 101, PAINIT CREEK, CA 94568 TEL: (925) 258-6454 FAX: (925) 444-8560

REV-01: 12/13/2018
DATE: 10/15/2018
SCALE: 1/8" = 1'-0"
DRAWN: MNA
JOB #: 201218-105PP
DR-6



L I G H T I N G S E C T I O N S PAD 7

Century Plaza
Pittsburg, California



SITE DEMOLITION PLAN

PAD 7

Century Plaza
Pittsburg, California



REV-01: 12/13/2019
DATE: 10/15/2019
SCALE: NO SCALE
DRAWN: MNA
JOB #: 201218-105PP
DR-9

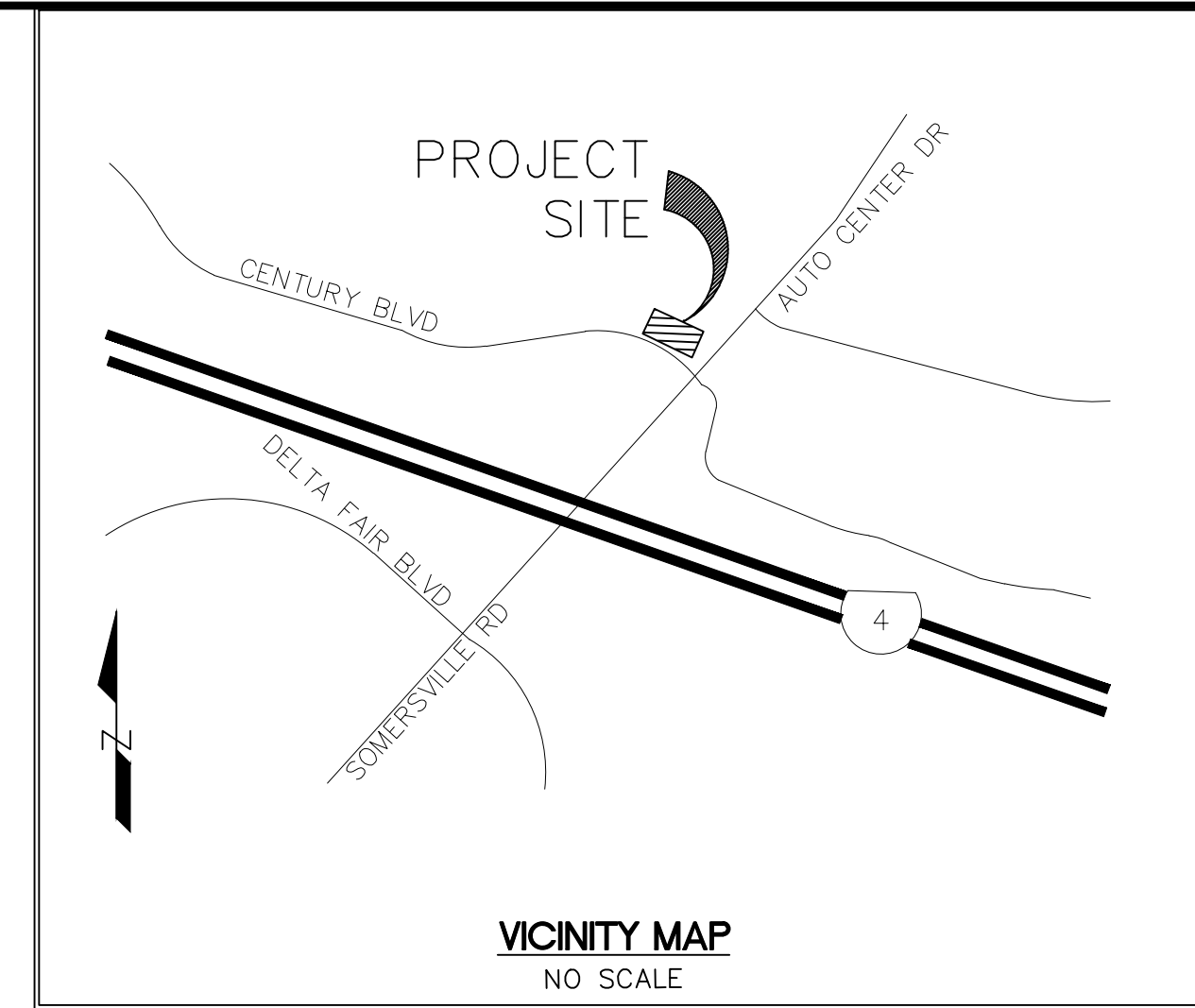
PAD 7 - CENTURY PLAZA

4701 CENTURY BLVD, CONCORD, CA 94565

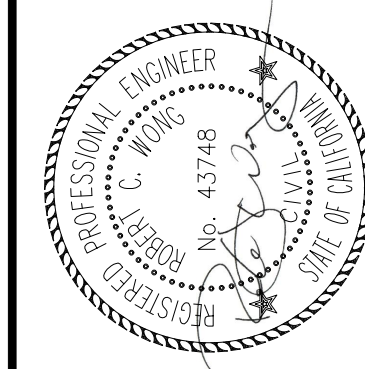
DEVELOPER
SIERRA PACIFIC PROPERTIES
1850 MT DIABLO BLVD
WALNUT CREEK, CA 94596

CIVIL ENGINEER
ALIQUOT ASSOCIATES, INC.
1390 S. MAIN STREET, STE 310
WALNUT CREEK, CA 94596

ARCHITECT
M. NARAGHI ARCHITECT
1575 TREAT BLVD, STE. 101
WALNUT CREEK, CA 94598



**Civil Engineers
Traffic Engineers
Surveyors**



STATE OF CALIFORNIA

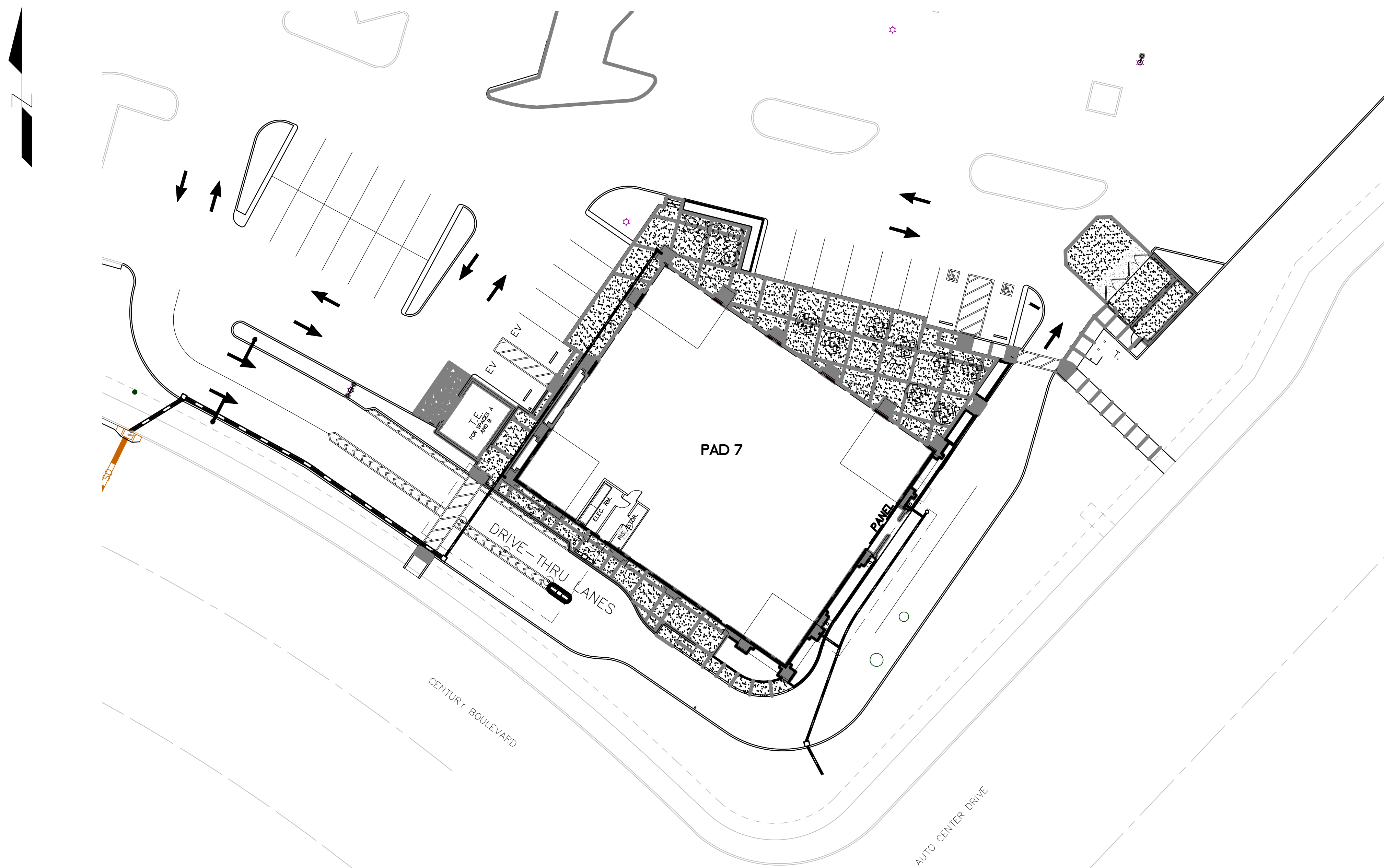
CONTRA COSTA COUNTY

CITY OF PITTSBURG

TITLE SHEET
DEVELOPMENT PLAN
PAD 7 - CENTURY PLAZA

ABBREVIATION INDEX

AC	AGGREGATE BASE
BW	ASPHALT CONCRETE
CB	BOTTOM OF WALL (AT FINISHED GRADE)
CB	CATCH BASIN
OIPP	CAST IN PLACE PIPE
C/L	CENTER LINE
C&G	CURB AND GUTTER
CO	CLEAN OUT
OMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DCV	DETECTOR CHECK VALVE
DI	DROP INLET
DET	DETAIL
DWY	DRIVEWAY
EB	ELECTRICAL BOX
EC	END OF CURB
ECR	END OF CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX., (E)	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FL	FIRE HYDRANT
FH	FLOW LINE
G	GAS
GB	GRADE BREAK
GBL	GRADE BREAK LINE
GR	GRATE
GUT	GUTTER
G LIP	GUTTER LIP
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MH	MANHOLE
(N)	NEW
OE/OHE	OVERHEAD ELECTRIC
P	PAVEMENT SHOTS
PAE	PRIVATE ACCESS EASEMENT
PFW	PERIMETER FENCE WALL
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PR	PROPOSED
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
RET	RETAINING
R/W	RIGHT OF WAY
SD	STORM DRAIN LINE
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SSFM	SANITARY SEWER FORCE MAIN
SSMH	SANITARY SEWER MANHOLE
STR	STRUCTURE
SNK	SIDEWALK
TB	TOP OF BANK
TC	TOP OF VERTICAL CURB
TFC	TOP OF FLUSH CURB
T(PFW)	TOP OF PERIMETER FENCE WALL
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TYP	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE
EBRP	EAST BAY REGIONAL PARK
PAE	PRIVATE ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
CCWD	CONTRA COSTA WATER DISTRICT
CCCFWCD	CONTRA COSTA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
— · · —	DAYLIGHT LINE
— — — — —	EDGE OF PAD



NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON
THE PLANS HAVE BEEN DETERMINED FROM THE BEST
INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S
RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND
EXERCISE EXTREME CAUTION IN AREAS OF BURIED
UTILITIES DURING CONSTRUCTION.
SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	JOINT TRENCH
	FIRE WATER
	CATCH BASIN
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	POWER POLE
	JOINT POLE
	GUY WIRE
	WATER VALVE
	FIRE HYDRANT
	EX GROUND ELEVATION
	EX TREE & DRIP LINE
	EX TREE TO BE REMOVED
	ASPHALT OVERLAY

SHEET INDEX

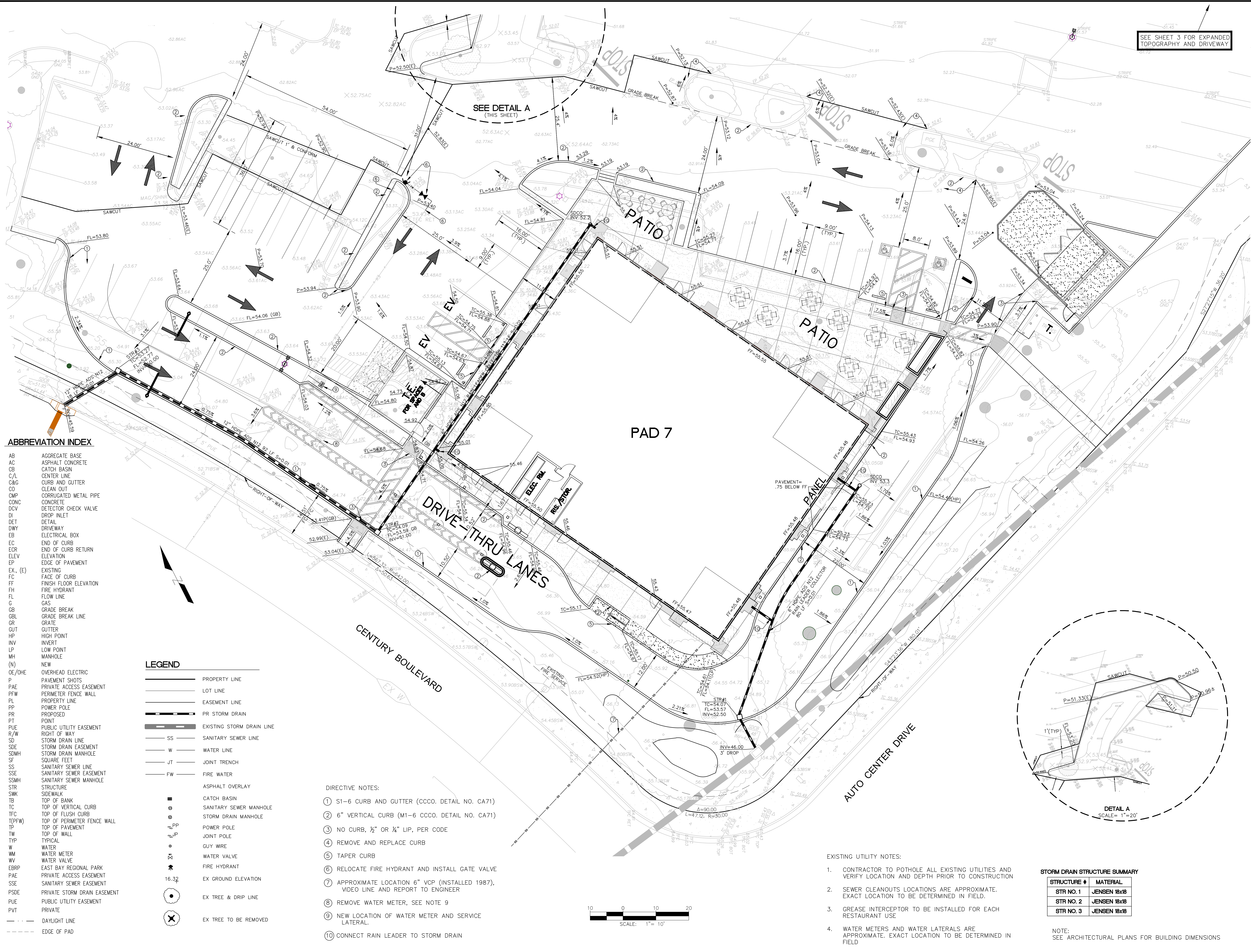
SHEET #	DESCRIPTION
C1	TITLE SHEET
C2	EXISTING TOPOGRAPHY PLAN
C3	PRELIMINARY GRADING + UTILITY PLAN
C4	STORM WATER PLAN

No.	Revisions
-----	-----------

Drawing Number:

C-1

1 OF 4



ABBREVIATION INDEX

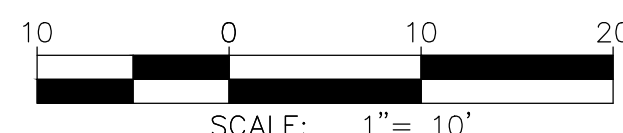
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CB	CATCH BASIN
C/L	CENTER LINE
C&G	CURB AND GUTTER
CO	CLEAN OUT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
DCV	DETECTOR CHECK VALVE
DI	DROP INLET
DET	DETAIL
DWY	DRIVEWAY
EB	ELECTRICAL BOX
EC	END OF CURB
ECR	END OF CURB RETURN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX, (E)	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS
GB	GRADE BREAK
GBL	GRADE BREAK LINE
GR	GRATE
GUT	GUTTER
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MH	MANHOLE
(N)	NEW
OE/OHE	OVERHEAD ELECTRIC
P	PAVEMENT SHOTS
PAE	PRIVATE ACCESS EASEMENT
PFW	PERIMETER FENCE WALL
PL	PROPERTY LINE
PP	POWER POLE
PR	PROPOSED
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
SD	STORM DRAIN LINE
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SS	SANITARY SEWER LINE
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STR	STRUCTURE
SWK	SIDEWALK
TB	TOP OF BANK
TC	TOP OF VERTICAL CURB
TFC	TOP OF FLUSH CURB
T(PFW)	TOP OF PERIMETER FENCE WALL
TP	TOP OF PAVEMENT
TW	TOP OF WALL
TY	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE
EBRP	EAST BAY REGIONAL PARK
PAE	PRIVATE ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
---	DAYLIGHT LINE
---	EDGE OF PAD

LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	PR STORM DRAIN
	EXISTING STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	JOINT TRENCH
	FIRE WATER
	ASPHALT OVERLAY
	CATCH BASIN
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	POWER POLE
	JOINT POLE
	GUY WIRE
	WATER VALVE
	FIRE HYDRANT
	EX GROUND ELEVATION
	EX TREE & DRIP LINE
	EX TREE TO BE REMOVED

DIRECTIVE NOTES:

- ① S1-6 CURB AND GUTTER (CCCC. DETAIL NO. CA71)
- ② 6" VERTICAL CURB (M1-6 CCCC. DETAIL NO. CA71)
- ③ NO CURB, 1/2" OR 3/4" LIP, PER CODE
- ④ REMOVE AND REPLACE CURB
- ⑤ TAPER CURB
- ⑥ RELOCATE FIRE HYDRANT AND INSTALL GATE VALVE
- ⑦ APPROXIMATE LOCATION 6" VCP (INSTALLED 1987), VIDEO LINE AND REPORT TO ENGINEER
- ⑧ REMOVE WATER METER, SEE NOTE 9
- ⑨ NEW LOCATION OF WATER METER AND SERVICE LATERAL.
- ⑩ CONNECT RAIN LEADER TO STORM DRAIN



EXISTING UTILITY NOTES:

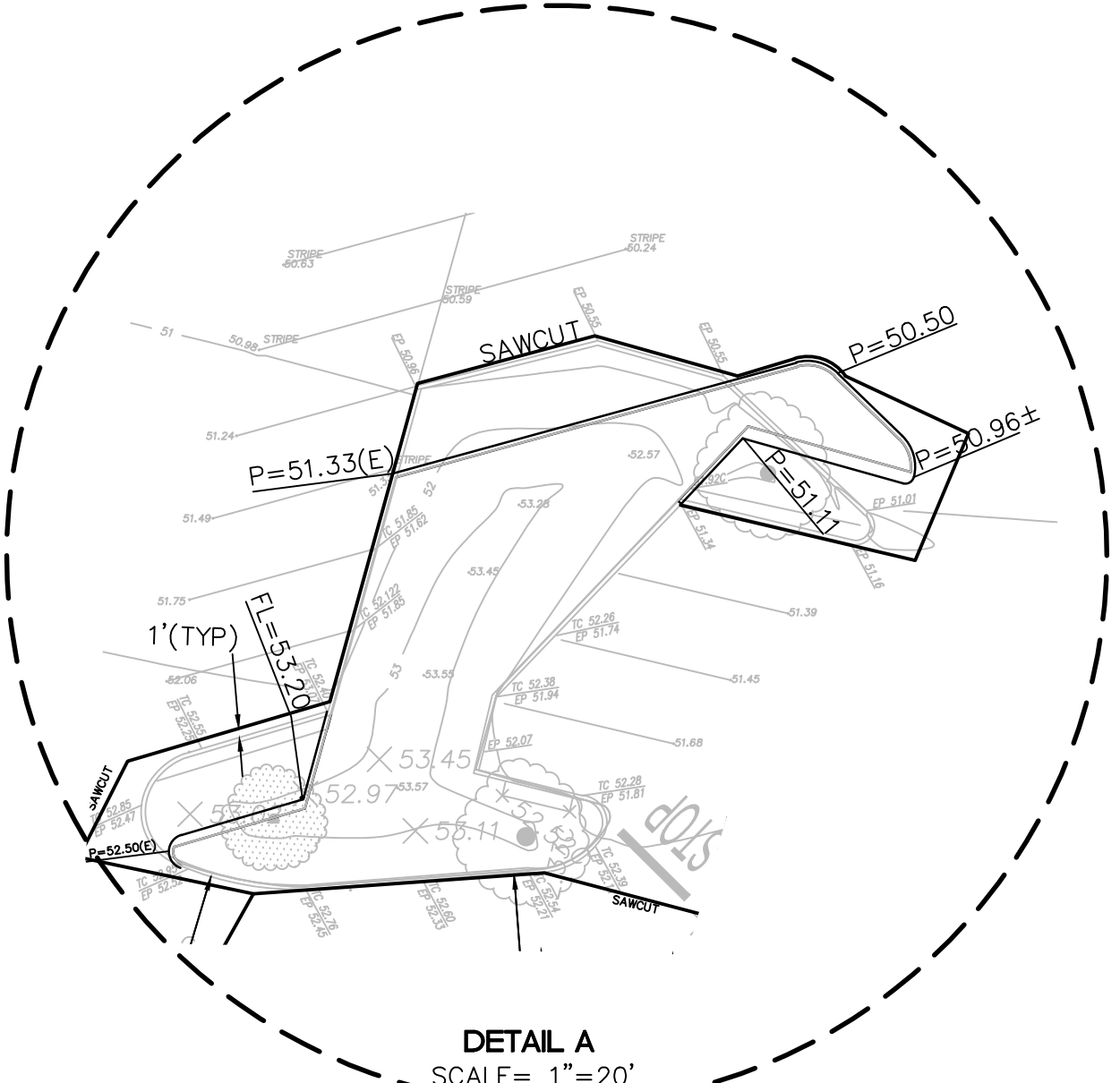
1. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AND VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION
2. SEWER CLEANOUTS LOCATIONS ARE APPROXIMATE. EXACT LOCATION TO BE DETERMINED IN FIELD.
3. GREASE INTERCEPTOR TO BE INSTALLED FOR EACH RESTAURANT USE
4. WATER METERS AND WATER LATERALS ARE APPROXIMATE. EXACT LOCATION TO BE DETERMINED IN FIELD

STORM DRAIN STRUCTURE SUMMARY

STRUCTURE #	MATERIAL
STR NO. 1	JENSEN 18x18
STR NO. 2	JENSEN 18x18
STR NO. 3	JENSEN 18x18

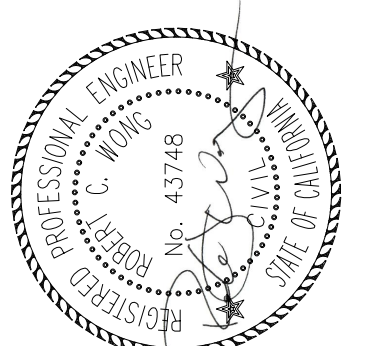
NOTE:
SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS

SEE SHEET 3 FOR EXPANDED TOPOGRAPHY AND DRIVEWAY



GRADING AND UTILITY PLAN
DEVELOPMENT PLAN
PAD 7 - CENTURY PLAZA

STATE OF CALIFORNIA
CONTRA COSTA COUNTY
CITY OF PITTSBURG



ALIQUOT
Civil Engineers
Traffic Engineers
Surveyors

Aliquot Associates, Inc.
1390 S. Main St., Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

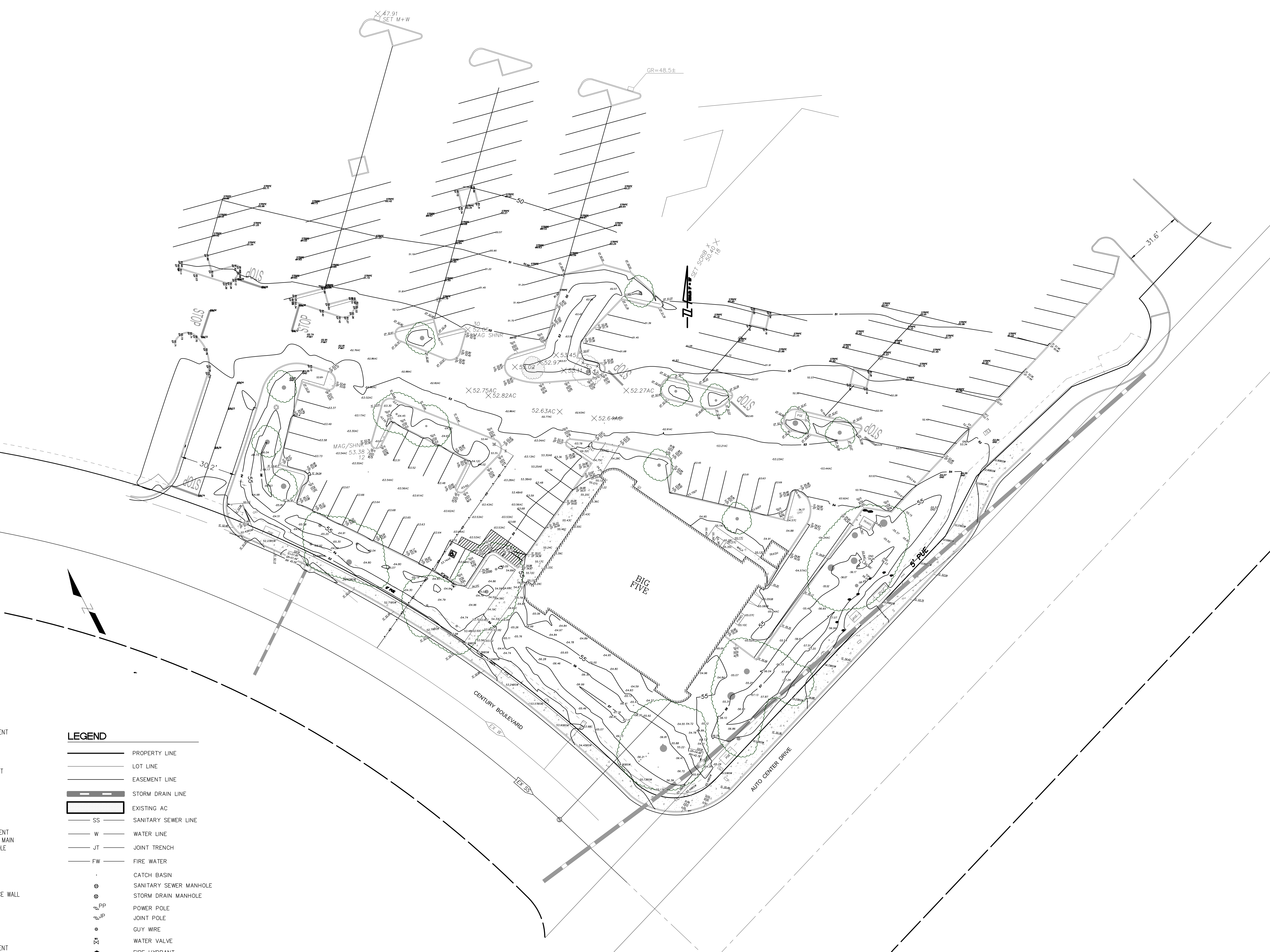
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ABBREVIATION INDEX

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
CB	CATCH BASIN
C/L	CENTER LINE
C&G	CURB AND GUTTER
CO	CLEAN OUT
CONC	CONCRETE
DCV	DETECTOR CHECK VALVE
DI	DROP INLET
DET	DETAIL
DWY	DRIVEWAY
EB	ELECTRICAL BOX
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SSE	SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
---	DAYLIGHT LINE
----	EDGE OF PAD

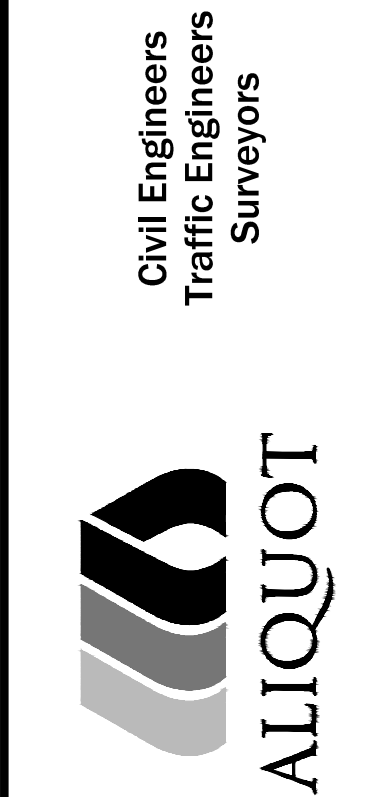
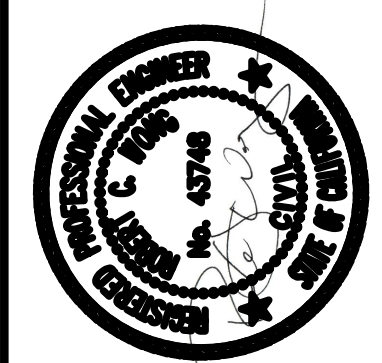
LEGEND

	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	STORM DRAIN LINE
	EXISTING AC
	SANITARY SEWER LINE
	WATER LINE
	JOINT TRENCH
	FIRE WATER
	CATCH BASIN
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	POWER POLE
	JOINT POLE
	GUY WIRE
	WATER VALVE
	FIRE HYDRANT
	EX GROUND ELEVATION
	EX TREE & DRIP LINE
	EX TREE TO BE REMOVED



TOPOGRAPHIC SURVEY
DEVELOPMENT PLAN
PAD 7 - CENTURY PLAZA

STATE OF CALIFORNIA
CONTRA COSTA COUNTY
CITY OF PITTSBURG



Civil Engineers
Traffic Engineers
Surveyors

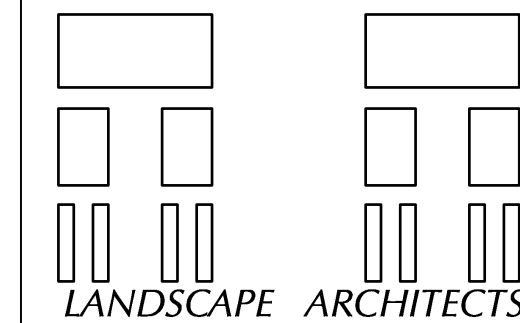
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2	Scale 1"=20'
3	Draw CD/AM
4	Approved VJD
5	Job No. 219043

Drawing Number:
C-3
3 of 4



ILLUSTRATIVE LANDSCAPE PLAN

M. D. FOTHERINGHAM



1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
email: mdf@mduftheringham.com

License Stamp



Consultants

Project

PAD 7
CENTURY PLAZA

Pittsburg, CA

Client

SIERRA PACIFIC PROPERTIES, INC.
1800 Willow Pass Court
Concord, Ca 94520

Sheet Title

ILLUSTRATIVE
LANDSCAPE
PLAN

PRELIMINARY DESIGN
SUBMITTAL #2
NOT FOR CONSTRUCTION

Scale
As Shown

Designed by
MDF

Drawn by

Checked by
MDF

Revisions
1. Response to Plan Check #1: 12/3/19

Start Date Issue Date

SEPTEMBER 2019 12/3/19
Project Number

1911

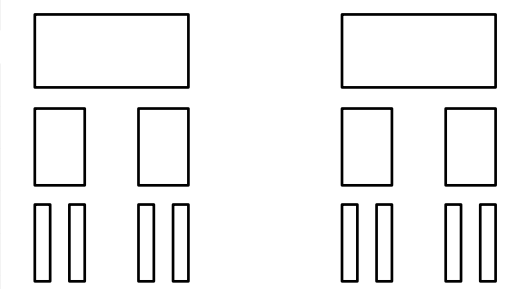
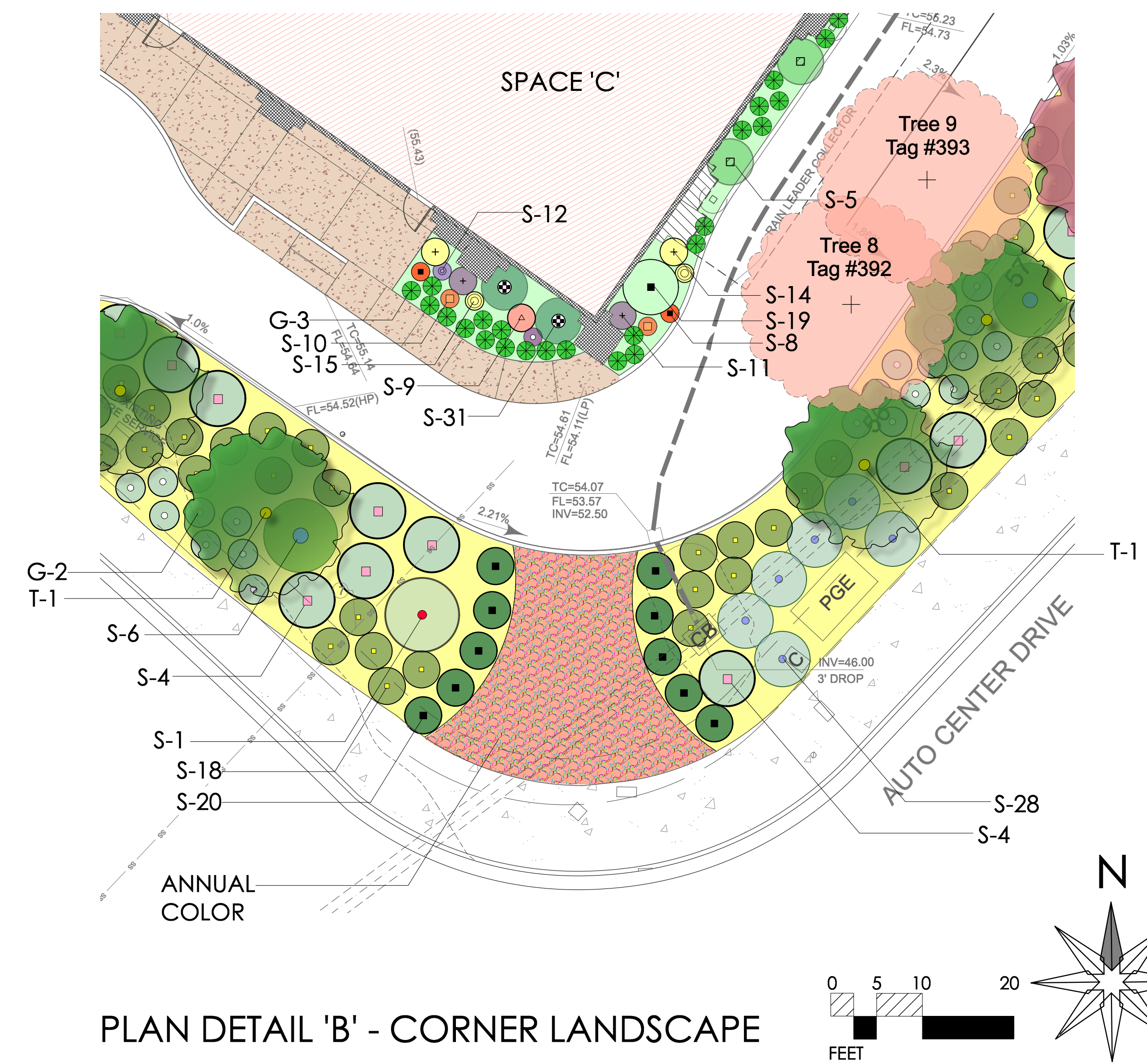
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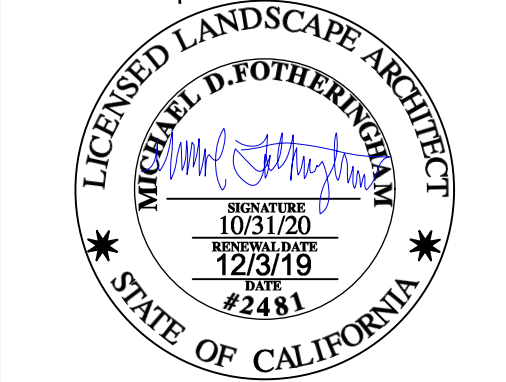
PLANT LIST - PAD 7 SITE	
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SYMBOL	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	WATER NEED	ORIENTATION	MIN. SPACING	MATURE H/W	QUANTITIES
TREES								
T-1	Arbutus x. 'Marina' (N-E)	Marina Strawberry Tree	24-inch Box	Low	ALL	See Plan	40 ft./40 ft.	5
T-2	Chilopsis linearis (N-D)	Desert Willow	24-inch Box	Low	ALL	See Plan	25 ft./25 ft.	1
T-3	Cercis c. 'Oklahoma' (D)	Oklahoma Eastern Redbud	15 Gallon	Moderate	ALL	See Plan	25 ft./25 ft.	3
T-4	Lagerstroemia x. 'Muskogee' (D)	Lavender Crape Myrtle	24-inch Box	Low	ALL	See Plan	25 ft./12 ft.	3
T-5	Pistacia chinensis (D)	Chinese Pistache	15 Gallon	Low	ALL	See Plan	60 ft./50 ft.	8
T-6	Quercus agrifolia (N-E)	Coast Live Oak	24-inch Box	Low	ALL	See Plan	60 ft./50 ft.	1
T-7	Platanus a. 'Bloodgood' (D)	London Plane Tree	15 Gallon	Moderate	ALL	See Plan	60 ft./35 ft.	4
T-8	Juniperus v. 'Sky Rocket' (E)	Sky Rocket Juniper	24-inch Box	Low	ALL	See Plan	12 ft./3 ft.	4
SHRUBS & PERENNIALS								
S-1	Acca sellowiana (E)	Pineapple Guava	5 Gallon	Low	ALL	8' O.C.		5
S-2	Agapanthus 'Peter Pan' (E)	Blue Lily-Of-The-Nile	1 Gallon	Moderate	SW	2.5' O.C.		3
S-3	Agapanthus 'Rancho White' (E)	White Lily-Of-The-Valley	1 Gallon	Moderate	SW	2.5' O.C.		2
S-4	Arctostaphylos e. p. 'Bert Johnson' (N-E)	Bert Johnson Manzanita	5 Gallon	Low	SW	6' O.C.		67
S-5	Berberis thunbergii 'Sparkle' (E)	Japanese Barberry	5 Gallon	Moderate	NE	5' O.C.		4
S-6	Ceanothus g. h. 'Yankee Point' (N-E)	Spreading California Lilac	5 Gallon	Low	SW	8' O.C.		31
S-7	Cistus x. purpureus (E)	Orchid Rockrose	1 Gallon	Low	SW	5' O.C.		21
S-8	Hemerocallis x. 'Monie' (E)	Starburst Susie Daylily (orange)	1 Gallon	Moderate	SW	2' O.C.		6
S-9	Hemerocallis x. 'Sherwood Cheer' (E)	Sherwood Cheer Daylily (orange)	1 Gallon	Moderate	SW	3' O.C.		2
S-10	Hemerocallis x. 'Malja' PP #14,221 (E)	Golden Zebra Daylily (orange)	1 Gallon	Moderate	SW	2' O.C.		6
S-11	Hemerocallis x. 'Prairie Blue Eyes' (E)	Prairie Blue Eyes Daylily (purple)	1 Gallon	Moderate	SW	3' O.C.		4
S-12	Hemerocallis x. 'Little Grapette' (E)	Little Grapette Dwarf Daylily (purple)	1 Gallon	Moderate	SW	1.5' O.C.		3
S-13	Hemerocallis x. 'Purple de Oro' (E)	Purple de Oro Daylily (purple)	1 Gallon	Moderate	SW	1.5' O.C.		5
S-14	Hemerocallis x. 'Sherwood Gladiator' (E)	Sherwood Gladiator Daylily (yellow)	1 Gallon	Moderate	SW	3' O.C.		4
S-15	Hemerocallis x. 'Stella de Oro' (E)	Stella de Oro Dwarf Daylily (yellow)	1 Gallon	Moderate	SW	1.5' O.C.		6
S-16	Lagerstroemia l. 'Zuni' (D)	Dwarf Crape Myrtle	5 Gallon	Low	SW	8' O.C.		4
S-17	Lavandula a. 'Munstead' (E)	English Lavender	5 Gallon	Low	SW	3' O.C.		13
S-18	Lantana 'Dwarf Yellow' (E)	Yellow Lantana	5 Gallon	Low	ALL	4' O.C.		142
S-19	Loropetalum chinense (E)	Loropetalum	5 Gallon	Moderate	NE	6' O.C.		1
S-20	Muhlenbergia rigens (N-E)	Deer Grass	5 Gallon	Low	ALL	4' O.C.		21
S-21	Nandina d. 'Fire Power' (E)	Dwarf Heavenly Bamboo	1 Gallon	Low	SW	3' O.C.		11
S-22	Nepeta x. cataria (E)	Catnip	1 Gallon	Low	SW	3' O.C.		34
S-23	Pittosporum t. 'Variegata' (E)	Variegated Tobira	5 Gallon	Low	ALL	7' O.C.		17
S-24	Podocarpus m. 'Maki' (E)	Shrubby Yew Pine	5 Gallon	Moderate	ALL	4' O.C.		15
S-25	Rhaphiolepis l. 'Ballerina' (E)	Ballerina Indian Hawthorn	5 Gallon	Moderate	ALL	4' O.C.		22
S-26	Rosa 'Pink Flower Carpet' (E)	Pink-flowering Ground Cover Rose	1 Gallon	Moderate	SW	5' O.C.		21
S-27	Rosmarinus o. 'Collingwood Ingram' (E)	Spreading Rosemary	1 Gallon	Low	SW	5' O.C.		8
S-28	Rosmarinus o. 'Blue Spires' (E)	Upright Rosemary	5 Gallon	Low	SW	6' O.C.		10
S-29	Salvia m. 'Hot Lips' (E)	Red & White Flowering Sage	1 Gallon	Low	SW	3' O.C.		10
S-30	Sollya heterophylla (E)	Australian Bluebell Creeper	1 Gallon	Low	ALL	3' O.C.		32
S-31	Viburnum tinus 'Spring Bouquet' (E)	Dwarf Laurustinus	5 Gallon	Moderate	ALL	5' O.C.		2
GRASSES, GROUNDCOVERS & VINES								
G-1	Arctostaphylos 'Emerald Carpet' (N-E)	Emerald Carpet Manzanita	1 Gallon	Moderate	ALL	3' O.C.		49
G-2	Helictotrichon sempervirens (E)	Blue Oak Grass	1 Gallon	Low	SW	4' O.C.		128
G-3	Liriope spicata (E)	Creeping Lily Turf	1 Gallon	Moderate	NE	2' O.C.		32
G-4	Trachelospermum jasminoides (E)	Star Jasmine	1 Gallon	Moderate	ALL	3' O.C.		112
V-1	Parthenocissus tricuspidata (D)	Boston Ivy	1 Gallon	Moderate	ALL	See Plan		6
ANNUALS	Seasonal Color - Based on Availability		6" Pots	High	SW	8-12" O.C.		435 SF



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Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
email: mdf@mdfotheringham.com

License Stamp



Consultants

Project

PAD 7
CENTURY
PLAZA

Pittsburg, CA

Client

SIERRA PACIFIC PROPERTIES, INC
1800 Willow Pass Court
Concord, Ca 94520

Sheet Title

DETAIL
LANDSCAPE
PLANS
PLANT LIST

PRELIMINARY DESIGN
SUBMITTAL #2
NOT FOR CONSTRUCTION

Scale
As Shown

Designed by
MDF

Drawn by

Checked by
MDF

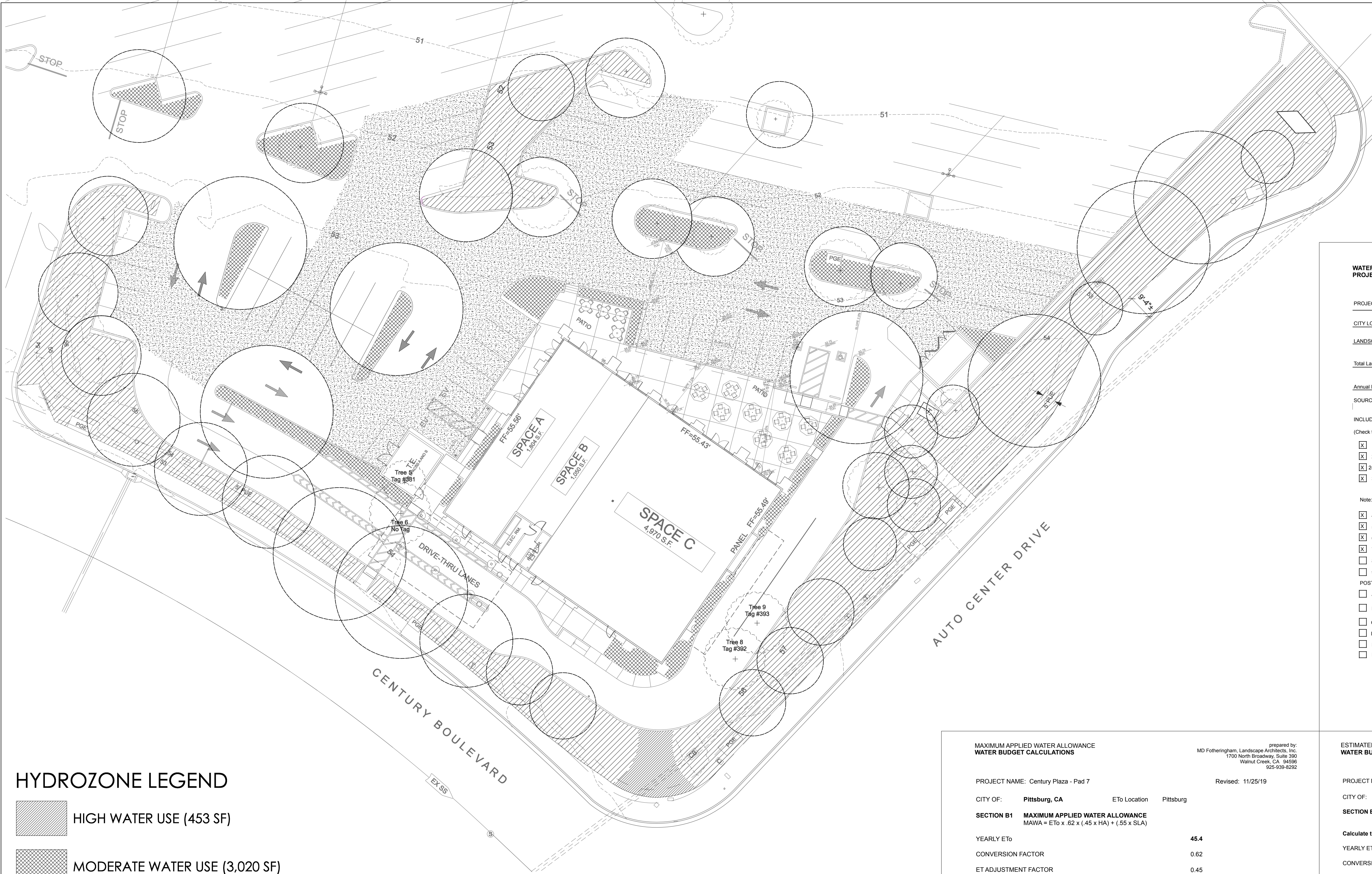
Revisions

1. Response to Plan Check #1: 12/3/19

Start Date	Issue Date
SEPTEMBER 2019	12/3/19
Project Number	
1911	
Sheet Number	

Issue Date
12/3/19

L-2



HYDROZONE LEGEND

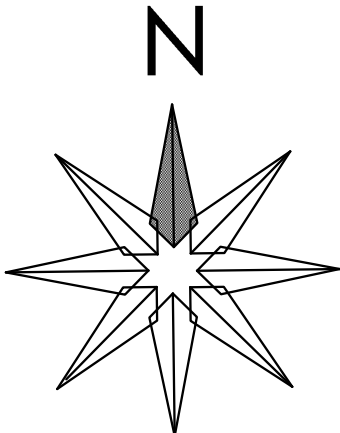
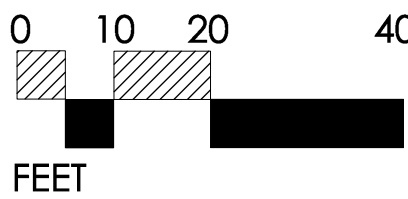
- HIGH WATER USE (453 SF)
- MODERATE WATER USE (3,020 SF)
- LOW WATER USE (16,087 SF)

TREE SHADOW LEGEND

- MATURE TREE SHADOW PATTERN @ NOON (9,439 SF OR 36%)
- NON-SHADOW PAVING @ NOON (16,385 SF OR 64%)

GROSS AREA OF PAVING REPRESENTS 52 PARKING SPACES CLOSELY ASSOCIATED WITH PAD 7 RETAIL (25,824 SF)

HYDROZONE PLAN & TREE SHADOW DIAGRAM



WATER EFFICIENCY LANDSCAPE ORDINANCE PROJECT SUMMARY

PROJECT NAME: Century Plaza - Pad 7
CITY LOCATION: Pittsburg, CA
LANDSCAPE ARCHITECT: Michael Fotheringham, CA #2481

Total Landscape Area (SF): 19,992
Annual ETo (inches): 45.4

SOURCE OF IRRIGATION WATER: On-site well (non-potable)

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:

☒ 1	Maximum Applied Water Allowance:	253,231	253,231	253,231
☒ 2	Estimated Total Water Use:	182,051	182,051	
☒ 2(a)	Expected Water from Effective Precipitation:			0
☒ 3	Expected Water Savings:	71,179	71,179	253,231
	Percent Savings:	28.11%	28.11%	

Note: These calculations do not include 25% of the annual rainfall when determining the MAWA.

- ☒ 4 Hydrozone Report
- ☒ 5 Soil Fertility Analysis
- ☒ 6 Grading Design Plan (Preliminary Only)
- ☒ 7 Planting Design Plan
- ☐ 8 Irrigation Design Plan
- ☐ 9 Irrigation Schedule
- POST-INSTALLATION INSPECTION:
 - ☐ A Maintenance Schedule
 - ☐ B Irrigation Audit
 - ☐ C Plants installed as specified (substitutions accepted)
 - ☐ D Irrigation system installed as designed (as-builts included)
 - ☐ E Landscape irrigation audit performed
 - ☐ F Submittal package and this certification package have been provided to owner, building or site manager and local water agency

1

MAXIMUM APPLIED WATER ALLOWANCE WATER BUDGET CALCULATIONS

PROJECT NAME: Century Plaza - Pad 7
CITY OF: Pittsburg, CA
SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE

YEARLY ETo	45.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	19,992
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	253,231
TOTAL ACRE FEET	0.78
CALCULATIONS:	
45.4 x 0.62 x 0.45 x 19,992 + 0.55 x 0	= 253,231

Effective Precipitation (Eppt)
Use 25% of annual precipitation in the following equation:
MAWA = (ETo - Eppt) x .62 x (.45 x HA) + (.55 x SLA)

YEARLY ETo	45.4
EFFECTIVE PRECIPITATION (Eppt) = XX.XX in/yr x .25	0
NET ETo	45.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.45
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	19,992
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	253,231
TOTAL ACRE FEET	0.78

CALCULATIONS:
45.4 x 0.62 x 0.45 x 19,992 + 0.55 x 0 = 253,231

RESULTS: Irrigation reductions by adding precipitation (gallons/year): 0

2

ESTIMATED TOTAL WATER USE WATER BUDGET CALCULATIONS

PROJECT NAME: Century Plaza - Pad 7
CITY OF: Pittsburg, CA
SECTION B2 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)

YEARLY ETo (inches per year)	45.4
CONVERSION FACTOR (to gallons per square foot)	0.62
Average PF - PLANT FACTOR (plant water demand, defined for each hydrozone)	0.44
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	19,992
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
Average IE - IRRIGATION EFFICIENCY FACTOR (minimum .75)	0.80
TOTAL ESTIMATED TOTAL WATER USE (gallons/year):	182,051
TOTAL ACRE FEET:	0.56

Yearly ETo	Conversion Factor	HZ	Hydrozone Description	Plant Factor (PF)	Irrigation Method (IE)	Irrigation Efficiency (IE)	Hydrozone Area (HA) (Sq Ft)	ETWU (Gal/Yr)	% Landscape Area	ETAF (PF x IE)	ETAF x Area
45.4	0.62	1	Trees (Low)	0.20	B	0.81	320	2,224	1.6%	0.25	79
45.4	0.62	2	Trees (Moderate)	0.30	B	0.81	112	1,946	0.6%	0.62	69
45.4	0.62	3	Shrub Areas (Low)	0.20	B	0.81	16,087	111,807	80.5%	0.25	3,972
45.4	0.62	4	Shrub Areas (Moderate)	0.30	B	0.81	3,020	52,473	15.1%	0.62	1,864
45.4	0.62	5	Annual Crops (High)	0.80	S	0.75	463	13,601	2.3%	1.07	483
			Special Landscape Area				0				

TOTALS:
AVERAGE PF: 0.44
AVERAGE IE: 0.80
AVERAGE ETAF: 0.32

3

M. D. FOTHERINGHAM
LANDSCAPE ARCHITECTS
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
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Fax: 925-939-8292
email: mdf@mdfotheringham.com
License Stamp
MICHAEL D. FOTHERINGHAM
LANDSCAPE ARCHITECT
STATE OF CALIFORNIA
10/31/20
12/3/19
#2481
Consultants

Project
PAD 7
CENTURY
PLAZA
Pittsburg, CA

Client
SIERRA PACIFIC PROPERTIES, INC
1800 Willow Pass Court
Concord, Ca 94520

Sheet Title
HYDROZONE
PLAN & WELO

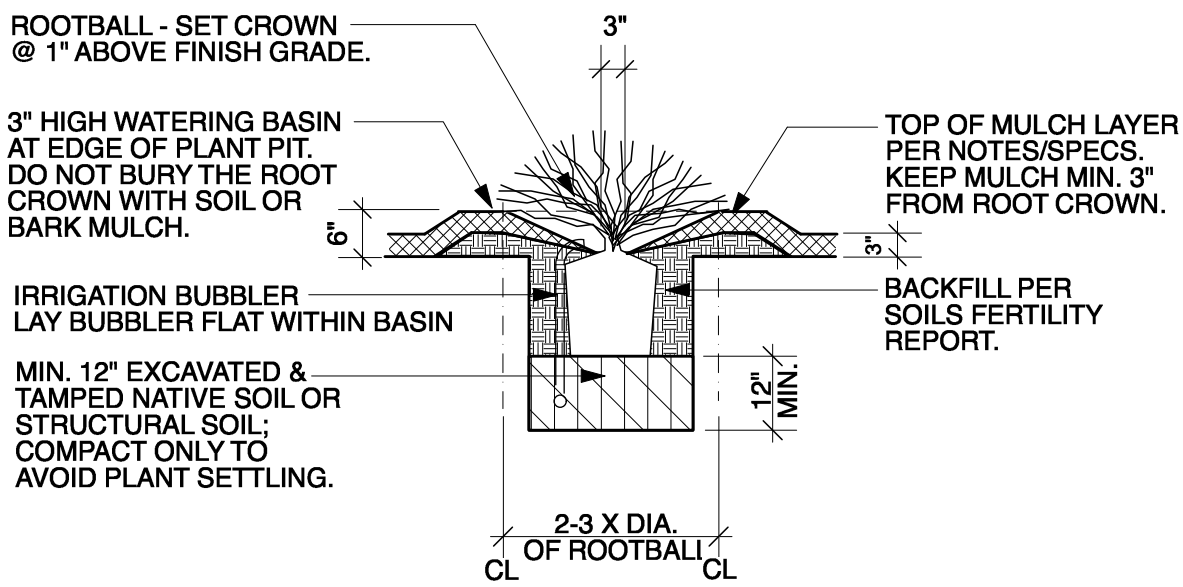
TREE SHADOW
PLAN
PRELIMINARY DESIGN
SUBMITTAL #2
NOT FOR CONSTRUCTION

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Revisions
1. Response to Plan Check #1: 12/3/19

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1911
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L-3

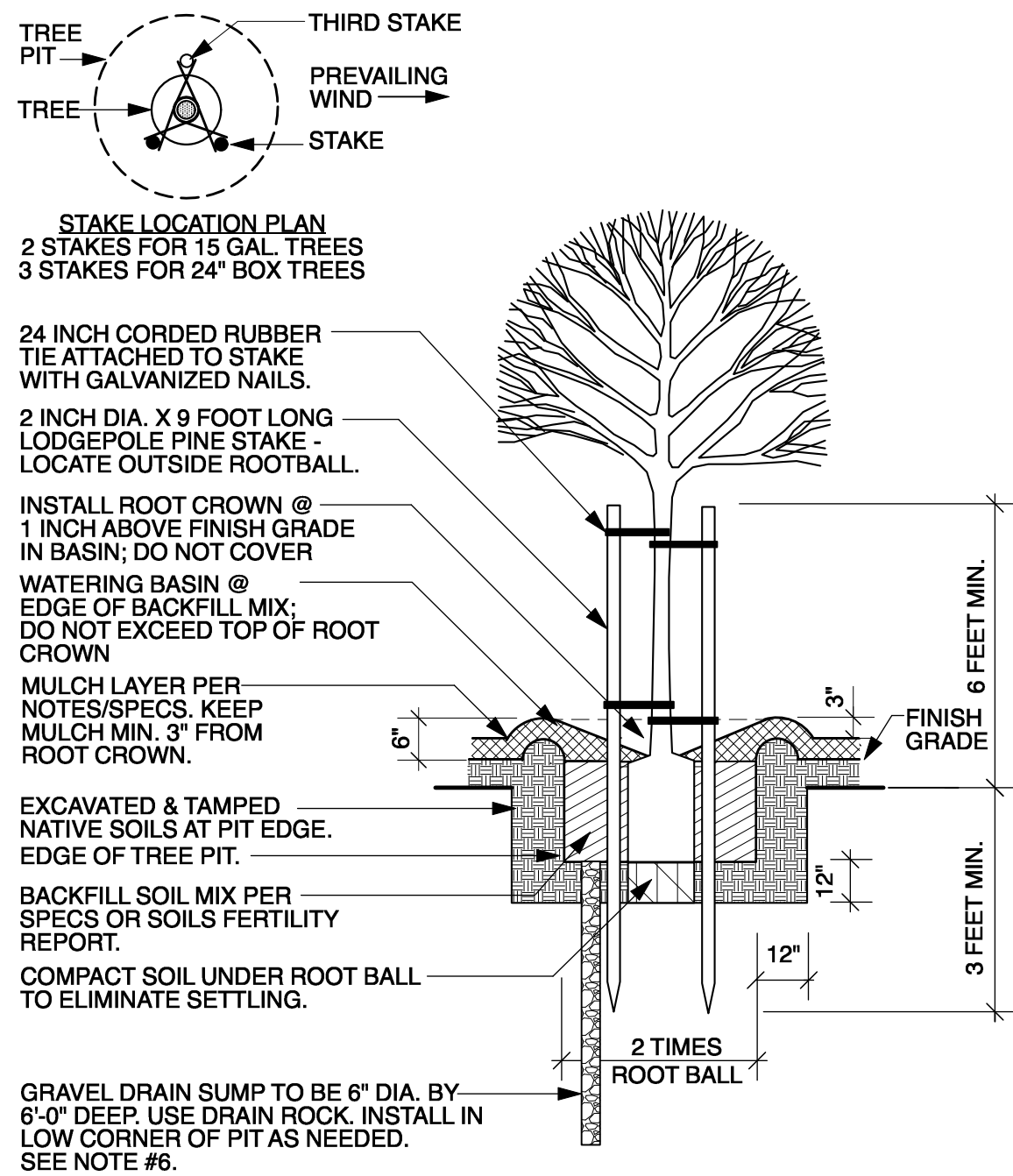


- NOTES:
1. FOR GROUND COVER AREAS, ROTOTILL AMENDMENTS AS RECOMMENDED BY SOILS REPORT OR TO 8" DEPTH AFTER CROSS-RIPPING SUBGRADE TO 12" DEPTH.
 2. SIDES AND BOTTOM OF PLANT PIT SHALL BE SCARIFIED BEFORE PLANTING.
 3. ADD AGRIFORM PLANT TABLETS OR APPROVED EQUAL AT MANUFACTURER'S RATES, 1/3 DOWN FROM TOP OF BACKFILL.

SHRUB PLANTING DETAIL

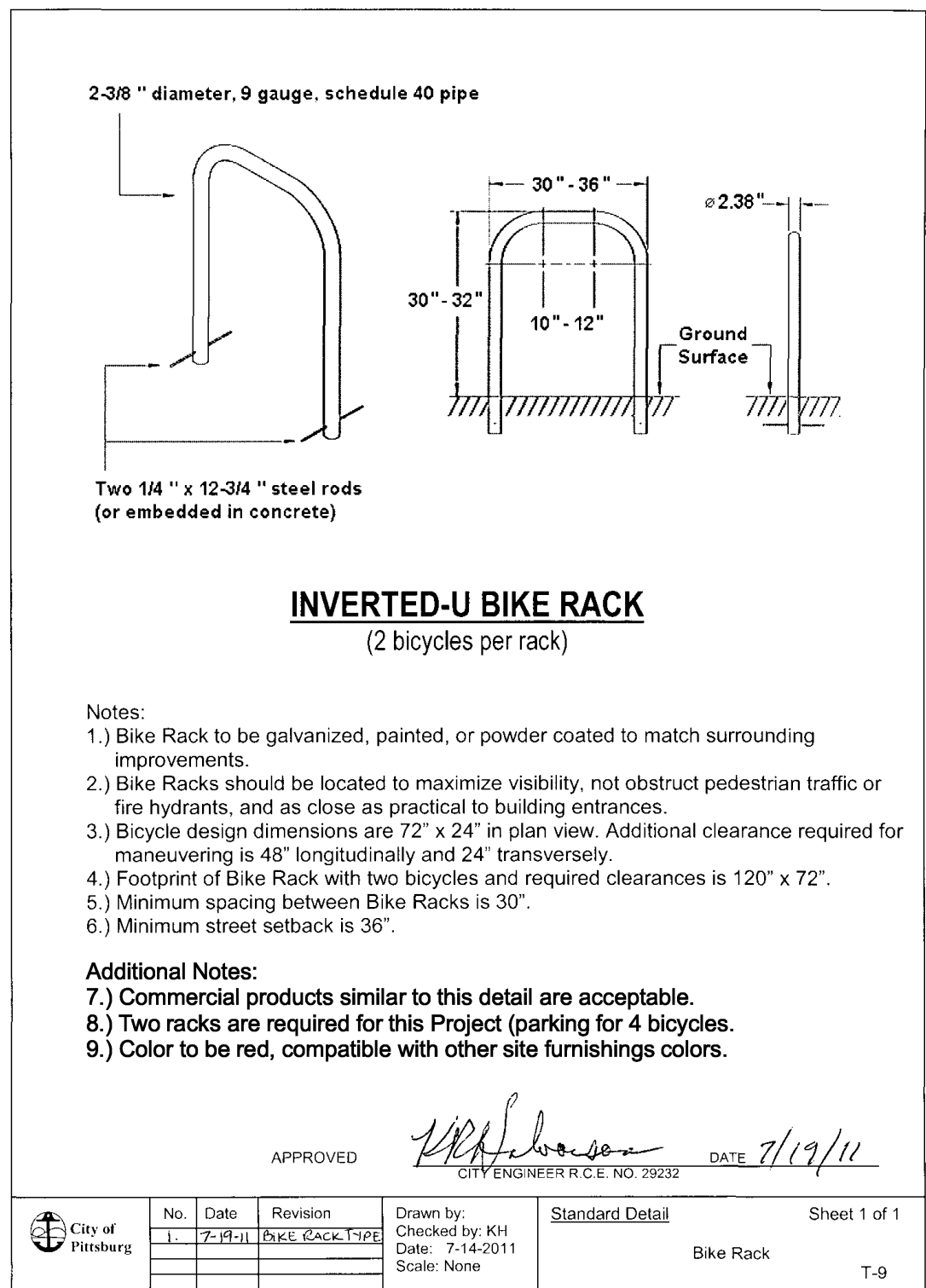
NTS

- NOTES:
1. PLACE STAKES PLUMB & AS SHOWN IN STAKE LOCATION PLAN.
 2. TREES SHALL NOT BE ROOT-BOUND. CAREFULLY SCARIFY ROOTBALL BEFORE PLANTING.
 3. ELIMINATE WATER BASIN WHEN TREES ARE PLANTED IN LAWN.
 4. USE WOOD STAKES FOR 15 GALLON & 24" BOX CONTAINERS.
 5. TREE PIT SHALL BE 3 TO 5 TIMES DIAMETER OF ROOT BALL IN CLAY SOILS OR HARDPAN CONDITIONS.
 6. TREE PIT PERCOLATION TESTS SHALL BE PERFORMED IN CLAY SOILS OR HARDPAN CONDITIONS. SEE PLANTING NOTE #9, SHEET L-13 FOR TEST PARAMETERS.
 7. SEE ADDITIONAL NOTES ON COVER SHEET.



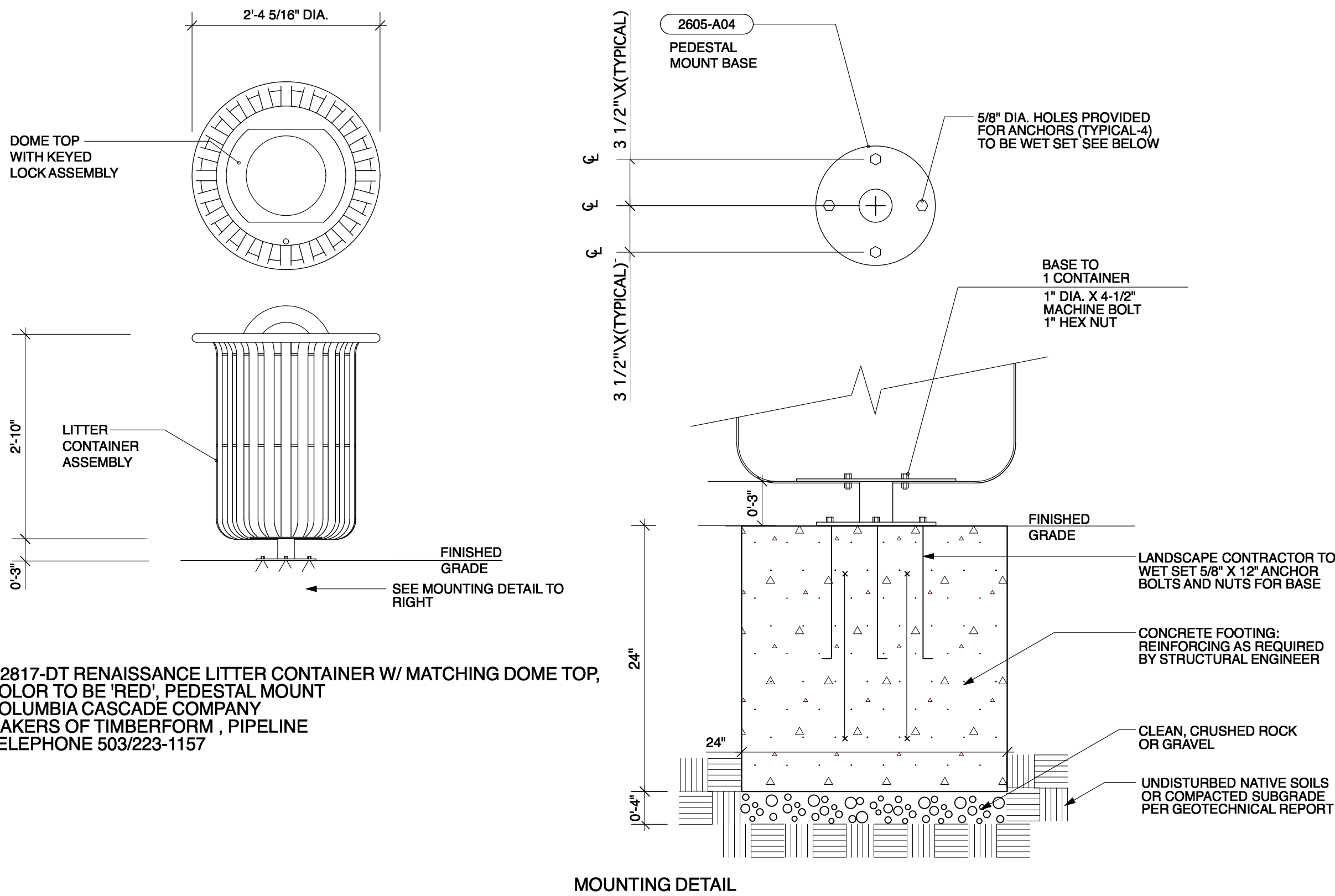
TREE INSTALLATION DETAIL

NTS



BIKE PARKING

NOT TO SCALE



2817-DT RENAISSANCE LITTER CONTAINER W/ MATCHING DOME TOP, COLOR TO BE 'RED', PEDESTAL MOUNT
COLUMBIA CASCADE COMPANY
MAKERS OF TIMBERFORM, PIPELINE
TELEPHONE 503/223-1157

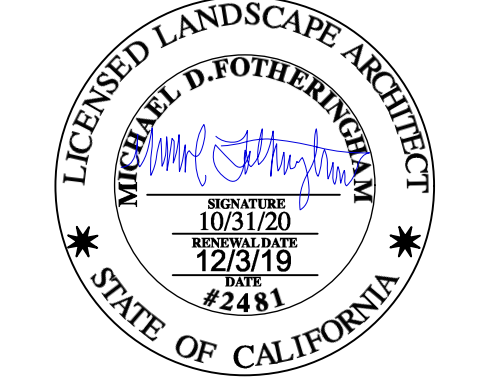
TRASH RECEPTACLE

NOT TO SCALE

M D FOTHERINGHAM

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Telephone: 925-939-8292
Fax: 925-939-8292
email: mdf@mdfotheringham.com

License Stamp



Consultants

Project

PAD 7 CENTURY PLAZA

Pittsburg, CA

Client

SIERRA PACIFIC PROPERTIES, INC
1800 Willow Pass Court
Concord, Ca 94520

Sheet Title

PRELIMINARY DETAILS

PRELIMINARY DESIGN
SUBMITTAL #2
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Revisions

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Start Date

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Project Number

1911

Sheet Number

L-4

Issue Date

12/3/19

JOB _____

TYPE _____

NOTES _____

APPROVALS _____

FEATURES

- Traditional or Performance Optics
- Bluetooth enabled RGBW accent
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- IP66 optical system

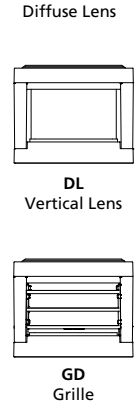
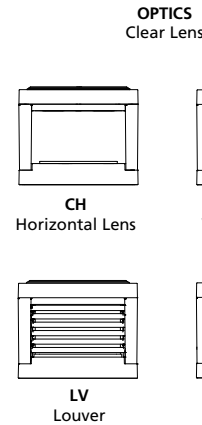
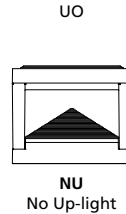
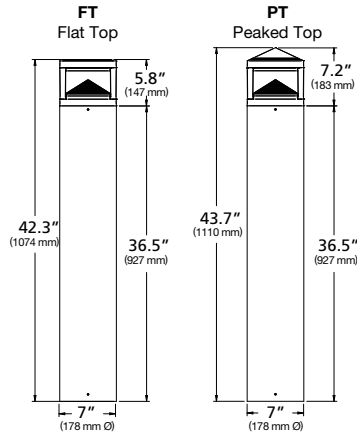
CERTIFICATIONS



IK10

NU configurations in 3000K and warmer CCTs only

SPECIFICATIONS



ORDERING CODE

Model	Top	Optics	Distribution	Light Engine
PA7S Pavilion 7" Ø Square	FT Flat Top PT ¹ Peaked Top	NU No Up-light CH Clear Horizontal Lens CL ² Clear Vertical Lens DL ^{2,3} Diffuse Vertical Lens LV Louvers GC Grille with clear vertical lens GD ³ Grille with diffuse vertical lens	1 Type I 2 Type II 3 Type III 3HS Type III + House side shield 4 Type IV 5 Type V	12L-010-5K7 14W (1000 nominal lm), 5000K, 70 CRI 12L-010-4K7 14W (1000 nominal lm), 4000K, 70 CRI 12L-010-3K7 14W (1000 nominal lm), 3000K, 70 CRI 12L-010-AMB 14W, Amber 560 nm Monochromatic 12L-020-5K7 22W (2000 nominal lm), 5000K, 70 CRI 12L-020-4K7 22W (2000 nominal lm), 4000K, 70 CRI 12L-020-3K7 22W (2000 nominal lm), 3000K, 70 CRI 12L-020-AMB 22W, Amber 560 nm Monochromatic

Body	Fixture Finish	Controls	Voltage	Options
24A 24" OAH, Aluminum 42A 42" OAH, Aluminum 42BR-C 42" OAH, Brown Concrete 42NG-C 42" OAH, Natural Gray Concrete 42A-ROP 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover 42A-ROP-L 42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover 42A-2GEB 42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box 42A-SG3 42" OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker	BL Black DB Dark Bronze LG Light Gray GT Graphite PS Platinum Silver TT Titanium WH White RAL RAL Color CC Custom Color*	SWP ^{1,5} SiteSync pre-commission MW ⁴ Motion sensing (50% dim, 100% output upon detection) ³ SiteSync Accessories [†] SWUSB SiteSync Software on USB SWTAB SiteSync Windows® Tablet SWBRG SiteSync Wireless Bridge Node	UNV 120-277V 120 ⁶ 120V 277 ⁶ 208-277V 347 ⁶ 347V 480 ⁶ 480V	EM ⁷ Battery Backup (-20°C) LR ⁸ Luminous Accent SF ⁹ Single Fuse DF ⁹ Double Fuse

*PRECOMMISSIONED SITESYNC ORDERING INFORMATION:
When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/products/sitesync or contact Hubbell Lighting tech support at (800) 345-4928.

Examples:
PA7R/FT/NU3/12L-020-3K7/42A/TT/SWP/UNV/LR

- Adds .6 / 15mm to OAH (over all height).
- CL and DL configurations shall be IK04
- Only Available with 1 Type I or 5 Type V distributions only.
- 24" Ø typical coverage area, not Available with CH.
- Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for more details. Order at least one SiteSync interface accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node.
- Dedicated input voltage, required for MW Motions sensing.
- 20°C min starting temperature, 90+ minute run time, output equivalent to 12L-010-#K7
- Adds +5 watts and 1" / 254mm to overall height.
- SF for 120, 277 and 347 input voltage, DF for 208, 240 and 480 input voltage.

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Kim Lighting reserves the right to change specifications without notice.

LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
12L	1,000	14	NU UO Optics	1	673	0	0	0	48	677	0	0	0	48	721	0	0	0	51
				2	798	0	0	0	57	803	0	0	0	57	855	0	0	0	61
				3	795	0	0	0	57	800	0	0	0	57	851	0	0	0	61
				3HS	748	0	0	0	53	752	0	0	0	54	800	0	0	0	57
				4	879	0	0	0	63	883	0	0	0	63	941	0	0	0	67
				5	841	1	0	0	60	846	1	0	0	60	901	1	0	0	64
			CH Clear Horizontal Lens	1	1129	0	3	1	81	1135	0	3	1	81	1209	0	3	1	86
				2	1063	0	3	1	76	1069	0	3	1	76	1138	0	3	1	81
				3	1047	0	3	1	75	1053	0	3	1	75	1121	0	3	1	80
				3HS	870	0	3	1	62	875	0	3	1	63	932	0	3	1	67
				4	1076	0	3	1	77	1082	0	3	1	77	1152	0	3	1	82
				5	1035	1	3	1	74	1040	1	3	1	74	1108	1	3	1	79
			CL Clear Vertical Lens	1	1243	0	3	1	89	1250	0	3	1	89	1331	0	3	1	95
				2	1309	0	3	1	93	1316	0	3	1	94	1401	1	3	1	100
				3	1320	0	3	1	94	1328	0	3	1	95	1414	1	3	1	101
				3HS	1097	0	3	1	78	1104	0	3	1	79	1175	0	3	1	84
				4	1402	0	3	1	100	1409	0	3	1	101	1501	0	3	1	107
				5	1358	1	3	1	97	1366	1	3	1	98	1454	1	3	1	104
			DL Diffused Vertical Lens	1	1109	0	3	1	79	1115	0	3	1	80	1187	0	3	1	85
				5	1218	1	3	1	87	1225	1	3	1	88	1305	1	3	1	93
			LV External Louvers	1	812	0	3	1	58	817	0	3	1	58	869	0	3	1	62
				2	837	1	3	1	60	841	1	3	1	60	896	1	3	1	64
				3	862	0	3	1	62	867	0	3	1	62	923	0	3	1	66
				3HS	688	0	3	1	49	692	0	3	1	49	737	0	3	1	53
				4	923	0	3	1	66	928	0	3	1	66	988	0	3	1	71
				5	917	1	3	1	66	922	1	3	1	66	982	1	3	1	70
			GC Grille with Clear Lens	1	938	0	3	1	67	943	0	3	1	67	1004	0	3	1	72
				2	962	0	3	1	69	968	0	3	1	69	1031	0	3	1	74
				3	963	0	3	1	69	968	0	3	1	69	1031	0	3	1	74
				3HS	784	0	3	1	56	789	0	3	1	56	840	0	3	1	60
				4	1058	0	3	1	76	1064	0	3	1	76	1133	0	3	1	81
				5	998	1	3	1	71	1004	1	3	1	72	1069	1	3	1	76
			GD Grille with Diffused Lens	1	804	0	3	1	57	809	0	3	1	58	861	0	3	1	62
				5	897	1	3	1	64	902	1	3	1	64	960	1	3	1	69

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LUMINAIRE PERFORMANCE

LED #	Nominal Lumen Package	Nominal Wattage	Lens Options	Distribution	3000K					4000K					5000K				
					Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
						B	U	G			B	U	G			B	U	G	
12L	2,000	22	NU UO Optics	1	1019	0	0	0	47	1025	0	0	0	47	1091	0	0	0	50
				2	1209	0	0	0	56	1216	0	0	0	56	1294	0	0	0	60
				3	1203	0	0	0	55	1210	0	0	0	56	1289	0	0	0	59
				3HS	1132	0	0	0	52	1138	0	0	0	52	1212	0	0	0	56
				4	1330	0	0	0	61	1337	0	0	0	62	1424	0	0	0	66
				5	1273	1	0	0	59	1281	1	0	0	59	1363	1	0	0	63
			CH Clear Horizontal Lens	1	1784	0	3	1	82	1794	0	3	1	83	1910	0	3	1	88
				2	1680	1	3	1	77	1690	1	3	1	78	1799	1	3	1	83
				3	1723	1	3	1	79	1802	1	3	1	83	1772	1	3	1	82
				3HS	1375	0	3	1	63	1383	0	3	1	64	1473	0	3	1	68
				4	1701	0	3	1	78	1710	0	3	1	79	1821	0	3	1	84
				5	1635	1	3	1	75	1644	1	3	1	76	1751	1	3	1	81
			CL Clear Vertical Lens	1	1792	0	3	1	82	1802	0	3	1	83	1918	0	3	1	88
				2	1886	1	3	1	87	1897	1	3	1	87	2020	1	3	1	93
				3	1902	1	3	1	88	1913	1	3	1	88	2037	1	3	1	94
				3HS	1582	0	3	1	73	1591	0	3	1	73	1694	0	3	1	78
				4	2019	1	3	1	93	2031	1	3	1	93	2162	1	3	1	100
				5	1957	1	3	1	90	1968	1	3	1	91	2096	2	3	1	96
			DL Diffused Vertical Lens	1	1625	1	3	1	75	1635	1	3	1	75	1740	1	3	1	80
				5	1795	1	3	1	83	1805	1	3	1	83	1922	1	3	1	88
			LV External Louvers	1	1093	1	3	1	50	1100	1	3	1	51	1171	1	3	1	54
				2	1127	1	3	1	52	1133	1	3	1	52	1206	1	3	1	56
				3	1161	1	3	1	53	1168	1	3	1	54	1243	1	3	1	57
				3HS	927	0	3	1	43	932	0	3	1	43	992	0	3	1	46
				4	1243	1	3	1	57	1250	1	3	1	58	1331	1	3	1	61
				5	1235	1	3	1	57	1242	1	3	1	57	1323	1	3	1	61
			GC Grille with Clear Lens	1	1236	0	3	1	57	1243	0	3	1	57	1324	0	3	1	61
				2	1269	1	3	1	58	1276	1	3	1	59	1358	1	3	1	63
				3	1269	1	3	1	58	1276	1	3	1	59	1359	1	3	1	63
				3HS	1034	0	3	1	48	1040	0	3	1	48	1107	0	3	1	51
				4	1394	0	3	1	64	1402	0	3	1	65	1493	1	3	1	69
				5	1316	1	3	1	61	1323	1	3	1	61	1409	1	3	1	65
			GD Grille with Diffused Lens	1	1215	0	3	1	56	1222	0	3	1	56	1301	1	3	1	60
				5	1329	1	3	1	61	1336	1	3	1	62	1423	1	3	1	66

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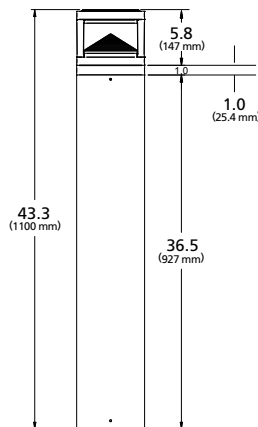
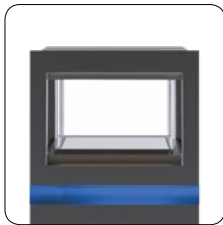
LUMINAIRE PERFORMANCE

Electrical Characteristics												Dimming					
Current	System Watts	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out		Absolute voltage		
		VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max	
350mA	14	120-480	50/60	0.18	0.11	0.09	0.08	0.06	0.05	>0.9	20	10% to 100%	0mA	1mA	0V	10V	
500mA	22			0.12	0.07	0.06	0.05	0.04	0.03								

TM-21 LIFETIME CALCULATION

Operating Hours						
Ambient Temp.	0	25,000	TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (hours)
25°C / 77°F	100%	98%	97%	95%	90%	'60khrs
40°C / 104°F	100%	98%	97%	95%	90%	

LUMINOUS ACCENT



The Luminous Accent option adds an additional 1" / 25.4mm to the overall fixture height and may be controlled via wired DMX RDM or Bluetooth wireless. The Luminous Accent shall be IK08.

HUBBELL LIGHTING RGBW REMOTE APP

The Hubbell Lighting RGBW Remote application may be downloaded free of charge from the Apple App Store or Google Play.

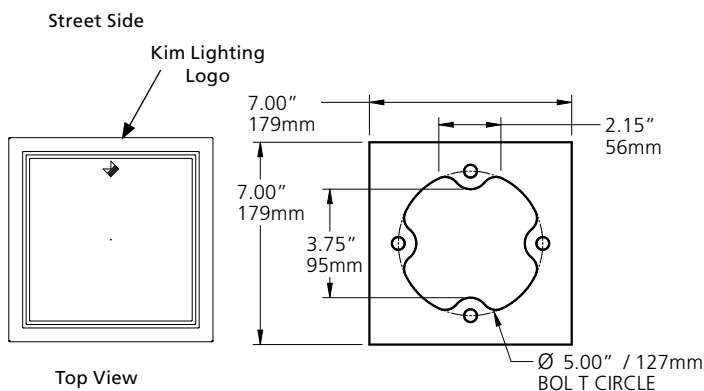
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password.



MOUNTING

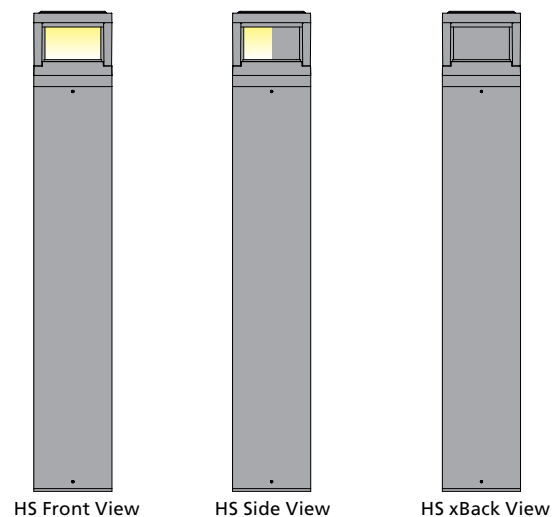
Aluminum Body

Once attached to base mounting plate, fixture may be rotated 20° in either direction and secured with set screws at base of the bollard body. KIM Lighting logo indicates 'street side' output.



SHIELDING

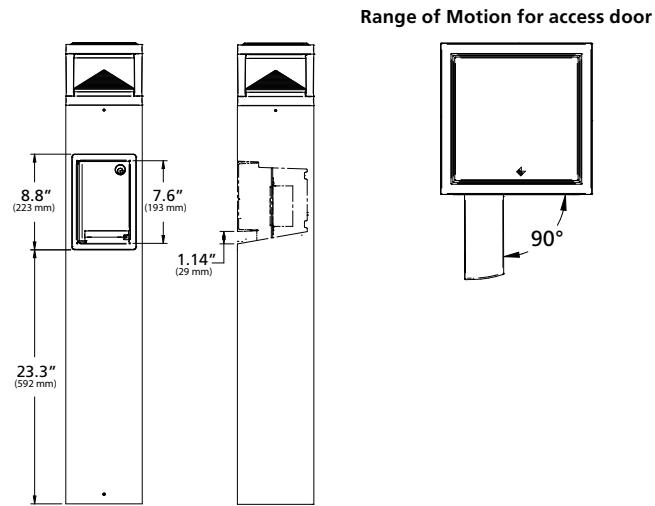
HS configurations feature factory installed 180° shield(s) that may also be installed in the field for any Optic configuration.



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RECEPTACLE OUTLET PANEL

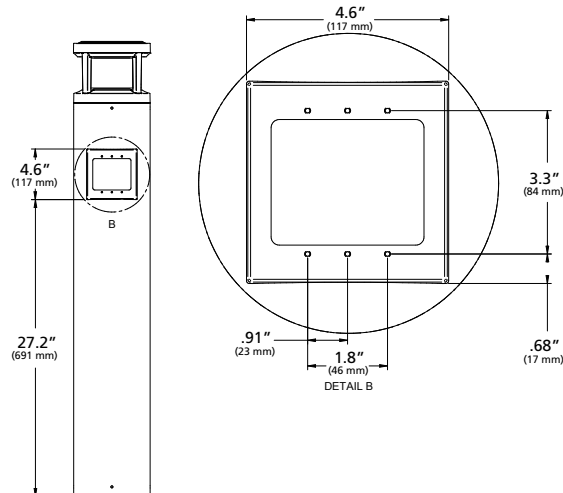
The Receptacle outlet panel shall be NEMA 3R rated for wet location(s) while in use and shall be compatible with any single receptacle outlet device with standard mounting holes. Door shall be self-closing. Tamper resistant lock must be specified at time of order. Devices and device wiring by others.



HUBBELL WIRING DEVICES USB DEVICES: <http://ecatalog.hubbell-wiring.com/productinformation/viewcatalog.aspx?Dest=hubbell-wiring.com/press/catalog/A.pdf&Page=18>

INTEGRAL ELECTRICAL BOX

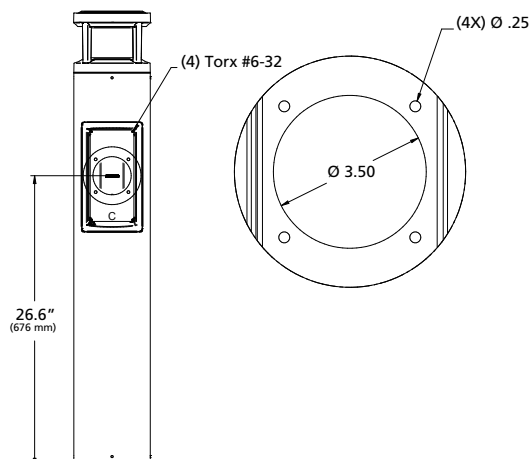
The integral 2 Gang electrical box shall be # deep and have standard mounting holes for installing either a single receptacle outlet device or a pair of single receptacle outlet device. Devices, device wiring, device hardware and bezel by others.



HUBBELL WIRING DEVICES GFCI DEVICES: <http://ecatalog.hubbell-wiring.com/productinformation/viewcatalog.aspx?Dest=hubbell-wiring.com/press/catalog/K.pdf>

SPEAKER GRILLE ENCLOSURE

The speaker grille enclosure shall accommodate a 3"Ø marine grade speaker rated for outdoor use. Grille shall be secured with (4) Torx # screws for accessibility. Mounting provisions as shown. Speaker, mounting hardware and wiring by others.



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SPECIFICATIONS

Housing:

- Castings shall be low copper aluminum alloy die-cast.
- Gaskets shall be molded silicone to prevent harmful ingress to the lamp and driver compartments.
- Optical system shall be IP66 rated.

Shaft:

- Aluminum shaft(s) shall be .125" thick extruded aluminum 6061 alloy.
- Concrete shaft(s) shall conform to current specifications for "Portland Cement." ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates," ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalies or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D.
- Concrete shaft(s) shall be medium sand-blasted with anti-graffiti sealer and material color shall be integral to the concrete mix.
- Concrete shaft(s) shall be cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi.
- Concrete shaft(s) shall be cast from fiberglass molds used to insure uniform parts. Mold parting lines maybe slightly visible in finished parts.

Optics:

- U0 configurations shall have an optically clear flat tempered glass lens, all other configurations shall have either an optically clear or high transmission diffused acrylic lens.
- Maximum surge current shall be 20KA and shall fail open at end of life to prevent harm to the electrical components from uncontrolled or excess incoming power
- Driver shall be rated for -40°C environment

Bluetooth:

- The Integral module shall enable the adjustment of the Luminous Accent to dim or change color to the desired setting when paired with Hubbell Lighting RGBW Remote App via cellular/tablet device.
- The integral module shall be compatible with Bluetooth Low Energy (BLE) or Bluetooth Smart mobile devices operating on iOS8 or Android Gingerbread operating systems or newer.

DMX:

- 6 wires: Red (DMX+), Yellow (DMX-), Brown (DMX Ground), Black (Voltage), White (common), and Green (Ground)
- Single DMX universe with six slots/addresses of virtual control which are pre-programmed at the factory:

DMX slot/address 1 = red

DMX slot/address 2 = blue

DMX slot/address 3 = green

DMX slot/address 4 = white

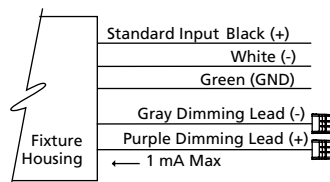
DMX slot/address 5 = X tilt, a 127 means do nothing, a value between 1-63 means left, a value between 192-254 means right

DMX slot/address 6 = Y tilt, a 127 means do nothing, a value between 1-63 means up, a value between 192-254 means down

- Fully DMX RDM compatible.

Controls

- Standard fixtures dimming range shall be from 10% to 100% and be compatible with 0-10V, user-defined, control devices. (Wiring illustration)
- Optional motion sensor shall be capable of detecting motion 360° around the bollard. When no motion is detected for the specified time, the sensor wattage to factory preset level, reducing the light level accordingly. When motion is detected by the sensor, the bollard shall return to full wattage and full light output. Please contact KIM Lighting if project requirements vary from standard configuration.
- Pavilion may be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: www.hubbellighting.com/sitesync



Electrical:

- High temperature fuse holders factory installed inside the fixture housing. Fuse is included.
- Battery Backup shall have an operating range of -20°C to 50°C with a typical recharge time of 32 hours.

Installation

- Aluminum shaft configurations shall have four 3/8" x 10" x 2" zinc plated L-hook anchor bolts

shall to be installed with an included template. Nuts and washers shall be provided to level and secure the mounting plate to the anchor bolts.

- Aluminum shaft configurations shall have a mounting plate shall be able to be rotated 20° in either direction during installation for aiming adjustment.
- Concrete shaft configurations shall have four steel mounting tabs for installation on four 1/2" x 10" + 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template.
- Concrete shaft configurations shall be palletized with adequate hold-downs to prevent load movement in transit.

Finish:

- Fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powder coat.
- Standard colors include (BL) Black, (DB) Dark Bronze, (GT) Graphite, (PS) Platinum Silver, (LG) Light Gray, (TT) Titanium, (WH) White, and (CC) Custom Color (Include RAL#).

Certifications and Listings:

- UL 1598 Standard for wet locations for Luminaires.
- UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products.
- CSA C22.2#250.0 Luminaires.
- RoHS compliant.
- IP66 rated.
- IDA approved, 3000K and warmer CCTs only.

Caution:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes, Failure to do so may result in serious personal injury.

Warranty:

- For full warranty see <http://www.hubbellighting.com/resources/warranty>

Bluetooth® DMX



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BRIGHTVIEW TREE CARE SERVICES,
INC.





BRIGHTVIEW TREE CARE SERVICES, INC.

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www.brightview.com

Cover Letter

October 20, 2019

Sierra Pacific Properties, INC.
1800 Willow Pass Court
Concord, CA 94520
www.spprop.com

Attention: Bob Garrison

The following arborist report has been created upon your request. On October 17, 2019 we met at Century Plaza Shopping Center, 4701 Century Blvd in Pittsburg, CA 94565 at 9am to discuss identifying twelve trees that are slated for removal according to Sierra Pacific Properties, INC. architectural site plans (DR-9 plans).

Sincerely:

Steven Mitchell

Steven Mitchell

I.S.A Certified Arborist WE-11914ATRAQ Certified
Consulting Arborist (pending ASCA #)



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Summary

I was contacted by Bob Garrison, Vice President-Commercial Properties with Sierra Pacific, Properties, Inc. to look at specific trees in the landscape surrounding an existing Big 5 Sporting Goods building currently moving to a new location. The existing location is 4701 Century Boulevard in Pittsburg, CA. This address is located in the southwest corner of Century Plaza Shopping Center by the corner of Century Boulevard and Auto Center Drive. Bob Garrison contacted Brightview Tree Care Services, INC. to inspect and develop a report detailing the health status, pertinent landscape and tree trimming conditions related to impact of tree health, tag number (if present), height, diameter at breast height and photo document twelve trees indicated in Sierra Pacific Properties, Inc. provided architectural plans (see **Image 1 on page 5**).



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Assignment

The assignment was to investigate and report on the twelve tree indicated by red dots on an architectural site demolition plan (DR-9) for PAD 7 (4701 Century Boulevard Pittsburg, CA 94565). This location has a Big 5 Sporting Goods building that is in the process of relocating the inventory to a new facility. Some of the existing landscape will be demolished to allow for new site plans to accommodate the renovation of the building.

On October 17, 2019 I visited the site to inspect the trees. The inspection was only a ground level 1 inspection with no climbing to inspect the upper canopy of the tree. Tree description, current health status and native vs. non-native species status are provided in **Table 1**. Minimal equipment was used during the inspection of the trees. A dbh tape was used to measure the diameter of all tree trunks at breast height or 48 inches above ground level.

Limitations of Assignment

Limitations of the assignment were based on the Level 1 assessment which restricts up close observation of the upper canopy of the taller tree specimens. No climbing was done to inspect the canopy. All visual inspections were done from ground level. Minimal equipment was used during the inspection.

Purpose of Report

Identify and categorize trees in the landscape of Big 5 Sporting Goods that were both marked with white "X" marks on the trunk and identified on an architectural map developed by M. Naraghi and provided by Sierra Pacific Properties, Inc.



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Observations

During my site visit I observed that the trees on site have been maintained by pruning cuts. Many of the purple-leaf plums (*Prunus cerasifera*) were stripped of many smaller twigs along the lateral branches creating a lot of end weight. It is a technique referred to as "lion tailing." It is pruning practice is deemed not in accordance with the American National Standards Institute (ANSI) A300 Pruning Practice.

The removal of excessive inner canopy branches from their parent branches increases the end weight of the total branch increasing leverage and stress which can lead to partial or total limb failure. (See attached **Picture 1**).

The California redwoods (*Sequoia sempervirens*) were in good health. The only issue I observed were some minor salt residue on the base of the trunk (See attached **Picture 2**). This salt residue usually occurs from residual moisture from above ground irrigation watering and the metal and salt content in the irrigation water. No water analysis was performed during this inspection.

Other species included raywood ash (*Fraxinus oxycarpa*), Bradford pear (*Pyrus calleryana* 'Bradford') and Chinese pistache (*Pistacia chinensis*). All trees were photographed and can be found on pages 6 through 9.



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Table 1

Tree Species	Inventory #	California Native (yes or no)	Tag #	Estimated Height (ft)	DBH (in)	Estimated Drip Line (ft)	Health Condition	Hazardous (yes or no)	Protected Trees
Purple-leaf plum	1	No	371	15'	12"	10'	Poor	No	No
Purple-leaf plum	2	No	372	15'	9"	10'	Poor	No	No
Purple-leaf plum	3	No	No Tag	15'	10"	10'	Fair	No	No
Purple-leaf plum	4	No	376	15'	8'	10'	Poor	No	No
Redwood	5	Yes	381	35'	16"	25'	Very Good	No	Yes
Redwood	6	Yes	No Tag	45'	24"	35'	Very Good	No	Yes
Raywood Ash	7	No	No Tag	35'	26"	45'	Good	No	No
Redwood	8	Yes	392	45'	28"	45'	Good	No	Yes
Redwood	9	Yes	393	45'	21"	45'	Good	No	Yes
Purple-Leaf plum	10	No	383	15'	9"	10'	Fair	No	No
Bradford Pear	11	No	382	12'	11"	10'	Good	No	No
Chinese Pistache	12	No	No Tag	10'	3"	8'	Very Good	No	No



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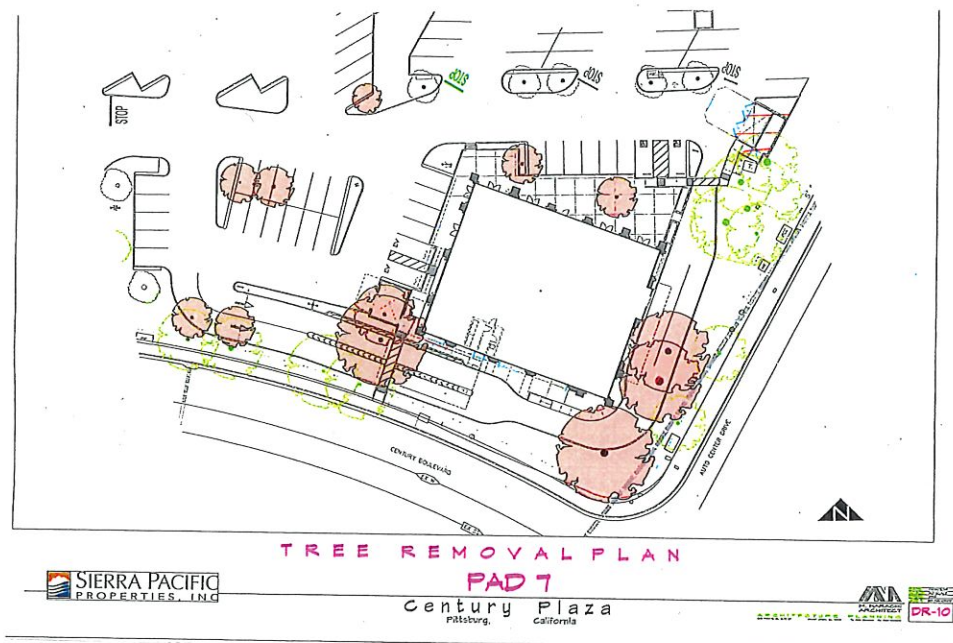
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Site Visit

The trees that were investigated had metal tree tags installed with a nail and circular, metal tag with a pre stamped number. Level 1 Basic Visual Assessment was performed in accordance with International Society of Arboriculture (ISA) best management practices. The visual assessment is limited to current tree conditions and any visible presence of insects, disease(s), mechanical damage or environmental issues.

Tree locations are provided in the provided Site Demolition Plans PAD 7 plans developed by M. Naraghi Architect and provided by Sierra Pacific Properties, Incorporated in **Image 1** below.

Image 1. Site Demolition Plans PAD 7



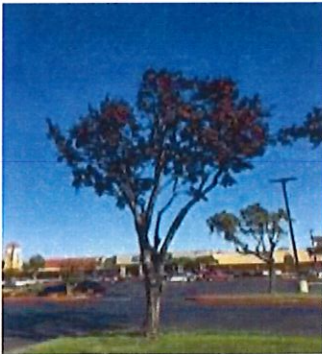


BRIGHTVIEW TREE CARE SERVICES, INC.

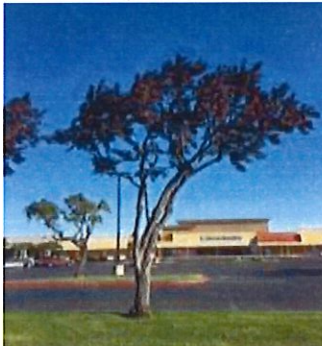
4677 Pacheco Avenue Martinez, CA 94553 (Office) (925)924-8900

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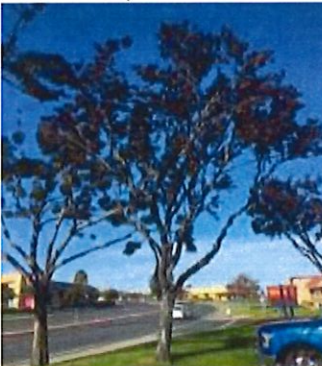
Plum #1 (Sun damage bark, sap oozing, minor decay at trunk)



Plum # 2 (Sun damage bark, sap oozing, minor decay at trunk)



Plum # 3 (Lion tailed, insect exoskeleton on bark)





BRIGHTVIEW TREE CARE SERVICES, INC.

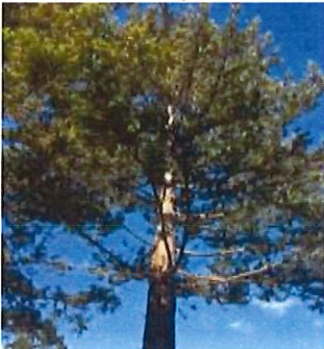
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Plum # 4 (Conk, mechanical damage at base, insect exoskeleton, poor structure)



Redwood # 5 (minor residue on base of trunk, healthy)



Redwood # 6 (minor residue on base of trunk, healthy)





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Raywood Ash #7 (lion tailed, grass up to trunk)



Redwood #8 (minor residue on base of trunk, healthy)



Redwood #9 (minor residue on base of trunk, healthy)





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Plum #10 (minor sap residue, minor girdling of roots, lion tailed)



Bradford Pear #11 (good health)



Chinese Pistache #12 (minor mechanical damage, good health)





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Discussion

The information provided in Table 1 (page 4) outlines basic information regarding the trees as in accordance with Pittsburg, CA Special Land Use Regulation Applicable to Specific Uses Guide, Chapter 18.84.845 and 18.84.850, Article XIX-Tree Preservation and Protection. According to the architectural plans provided the (12) trees inventoried and examined are planted within range of new construction plans and require removal to accommodate demolition.

Conclusion

The trees that were inventoried and described on Table 1 (page 4) range in fair to very good health. There is evidence of mechanical damage on the base of the trunk of some trees from landscape equipment. Some of the purple-leaf plums are exhibiting minor sap oozing possibly from past insect infestations. The purple-leaf plum trees also exhibit sun scald on the bark which these species are susceptible to. Some of the deciduous trees (purple-leaf plum and Bradford pear) showed signs of improper pruning technique known as lion tailing. The result is excessive end weight which might lead to branch failure.



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Recommendation

The (12) trees that were inventoried range in health from fair to very good. They do not currently pose a hazard to person or property. If they are approved for removal there are existing trees that can provide a canopy cover for 4701 Century Blvd in Pittsburg, CA 94565. The Owner and Developer should ensure that trees not slated for removal according to site demolition plans are protected during construction. Construction activities can have negative impacts on trees and damage to root zones may result in immediate negative issues or symptoms may not occur for many years after construction is completed. Root zones must be protected and the soil around the drip line of the trees left undisturbed. *Tree Preservation Requirements* and *General Development Guidelines* should be incorporated into the site plans and rigorously enforced during construction.

Sincerely:

Steven Mitchell

Steven Mitchell

I.S.A Certified Arborist WE-11914A, TRA

TRAQ Certified, Consulting Arborist (pending ASCA #)



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Glossary

ANSI – Acronym for American Standards Institute. A private, non-profit organization dedicated to voluntary standards and conformity assessment systems. Specifically, the ANSI A300 is for tree care management standards.

Canopy –The above ground portion of tree including the trees crown.

DBH - Acronym for Diameter at Breast Height. A form of measuring the tree trunk normally at 4'6" from ground level but can vary depending on certain situations.

Drip Line – The area defined by the outermost circumference of a tree canopy from where rainwater drips to the ground.

Exoskeleton – A hard external covering for the body of an insect.

Girdling - A term with regards to the roots above or slightly below the soil surface that grow around main trunk. These roots can restrict the movement of water and nutrients from the root system to leaves in canopy of trees.

Lion Tailing – A pruning method that involves removing the interior branches along the lateral branches. The end result are tufts of branches and leaves at the end of a branch resulting in uneven weight distribution.

Native (vs. Non-Native)- A plant (or animal) species growing and living in a location of its natural occurrence.

Root Zone- The area of oxygen and soil surrounding the tree roots. Usually extends outside of the drip line of tree.



BRIGHTVIEW TREE CARE SERVICES, INC.

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Bibliography

- 1) Matheny, J.C. (1994). *Evaluation of Hazard Trees in Urban Areas*, Second Edition. Champaign, IL. ISA.
- 2) TCIA. (2017). *Tree, Shrubs and Other Woody Plant Management-Standard Practices* (Pruning). Londonberry, Tree Care Industry Association.
- 3) Lilly, Sharon J. (2010). *Arborists' Certification Study Guide*, Third Edition. ISA Publication.
- 4) Sunset Western Garden Book (2012). *Sunset Magazine*. Ninth Edition. Oxmoor House Publication.
- 5) Menzer, K. (2008) Consulting Arborist Report

Attachment 6

April 6, 2020

Paul Reinders
City Traffic Engineer
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

Re: Vehicle Miles Traveled Analysis for the Century Plaza Pad 7 Project

Dear Paul,

This letter was prepared to summarize our analysis of the effects on vehicle miles traveled (VMT) that would result from approval of the Century Plaza Pad 7 Project. As you know, VMT is one performance measure that can be used to quantify potential changes in travel from a project. This letter presents the extent of the VMT-related transportation impacts forecast to be caused by the Project. The City has the authority to set VMT thresholds in the CEQA analysis but because VMT is a relatively new method for measuring transportation impacts under CEQA, less data exists to estimate VMT than trip generation based on use and location. However, VMT is still a particularly useful metric for evaluating the impacts of growth on greenhouse gas (GHG) emissions because it can be used to estimate fuel consumption by motor vehicles. Increases in VMT cause proportional increases in greenhouse gas emissions and air pollution. The Office of Planning and Research (OPR) released their final proposed Guidelines in a Technical Advisory on Evaluating Transportation Impacts in CEQA, dated December 2018. The new guidelines state that they do not take effect until July 1, 2020 unless the lead agency adopts them earlier.

OPR's 2018 Technical Advisory states "By adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact. Regional-serving retail development, on the other hand, which can lead to substitution of longer trips for shorter ones, may tend to have a significant impact." It goes on to state "Because lead agencies will best understand their own communities and the likely travel behaviors of future project users, they are likely in the best position to decide when a project will likely be local-serving. Generally, however, retail development including stores larger than 50,000 square feet might be considered regional-serving." Therefore, subject to City approval, this project would include no more than about 8,000 square feet

of space and would be considered a local serving retail project that would have a less than significant impact on the VMT in the area.

Please don't hesitate to contact me if you have any questions about this information.

Sincerely,

A handwritten signature in black ink that reads "Stephen Abrams". The signature is fluid and cursive, with the first name "Stephen" and last name "Abrams" clearly legible.

Stephen C. Abrams

President

Abrams Associates

T.E. License No. 1852



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct an online public meeting on:

DATE: May 12, 2020

TIME: 7:00 p.m.

PLACE: Zoom Teleconference via Streaming Media on the City's homepage,
www.ci.pittsburg.ca.us (see public advisory on last page)

Concerning the following matter:

Century Plaza Shopping Center Pad 7 Remodel, AP-19-1469 (UP, DR, OD)

This is an application by Sierra Pacific Properties, Inc. requesting use permit and design review approval of plans to remodel an approximate 8,000-square-foot commercial structure located at 4701 Century Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 074-460-013. The remodeled building would include a 4,970-square-foot restaurant with drive-thru service and two separate additional tenant spaces totaling 2,854 square feet. The application also includes requests for approval of an outdoor dining permit.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

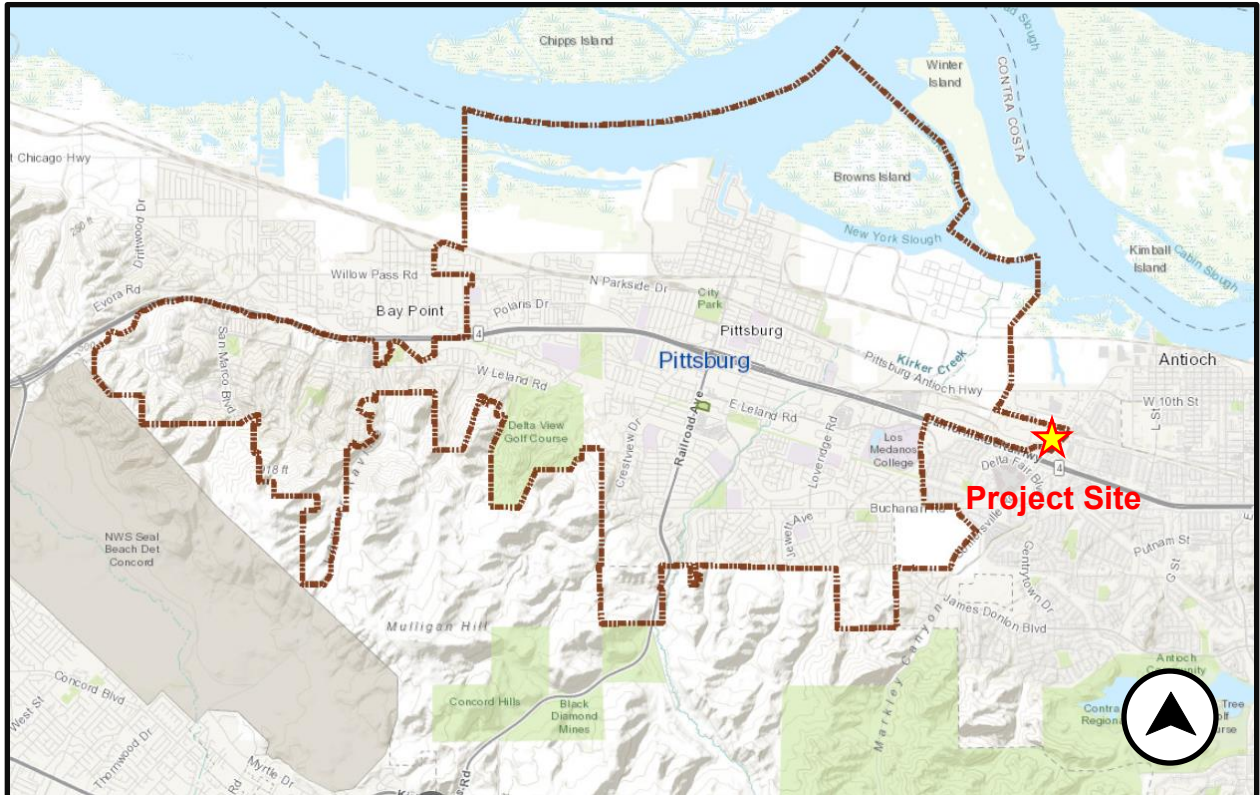
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through e-mailed testimony 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. Comments during the meeting can be submitted via email to meetingcomments@ci.pittsburg.ca.us.

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.

KRISTIN POLLOT, SECRETARY
 PITTSBURG PLANNING COMMISSION

Project Title: Century Plaza Shopping Center, AP-20-1469 (UP, DR, OD, SR)
Location: 4701 Century Boulevard, APN 074-460-013



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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for **May 12, 2020** will be conducted telephonically through Zoom and broadcast live on the City's homepage.

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

To view the meeting online during its broadcast:

1. Go to www.ci.pittsburg.ca.us
2. On the right-hand side of the page, click the "Streaming Media" button

Comments on this item can be submitted via email to:
meetingcomments@ci.pittsburg.ca.us

If you wish to have your comments read to the Planning Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. If your comment is for a non-agenda item, indicate "FOR PUBLIC COMMENT – NON-AGENDA." Comments that you want read to the Commission will be subject to the three minute time limitation (approximately 350 words). Written comments that are only to be provided to Commission and not read at the meeting will be distributed to the Commission prior to the meeting if received by 5:00 p.m. the date of the meeting. Comments via text and social media (Facebook, Nextdoor, etc.) will not be accepted.

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



City of Pittsburg

Community Development Department – Planning Division

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

CORRECTED NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct an online public meeting on:

DATE: May 12, 2020

TIME: 7:00 p.m.

PLACE: Zoom Teleconference via Streaming Media on the City's homepage,
www.ci.pittsburg.ca.us (see public advisory on last page)

Concerning the following matter:

Century Plaza Shopping Center Pad 7 Remodel, AP-19-1469 (UP, DR, TRP)

This is an application by Sierra Pacific Properties, Inc. requesting use permit and design review approval of plans to remodel an approximate 8,000-square-foot commercial structure located at 4701 Century Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 074-460-013. The remodeled building would include a 4,970-square-foot restaurant with drive-thru service and two separate additional tenant spaces totaling 2,854 square feet. The application also includes a tree removal permit to remove and replace four existing California native redwoods.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

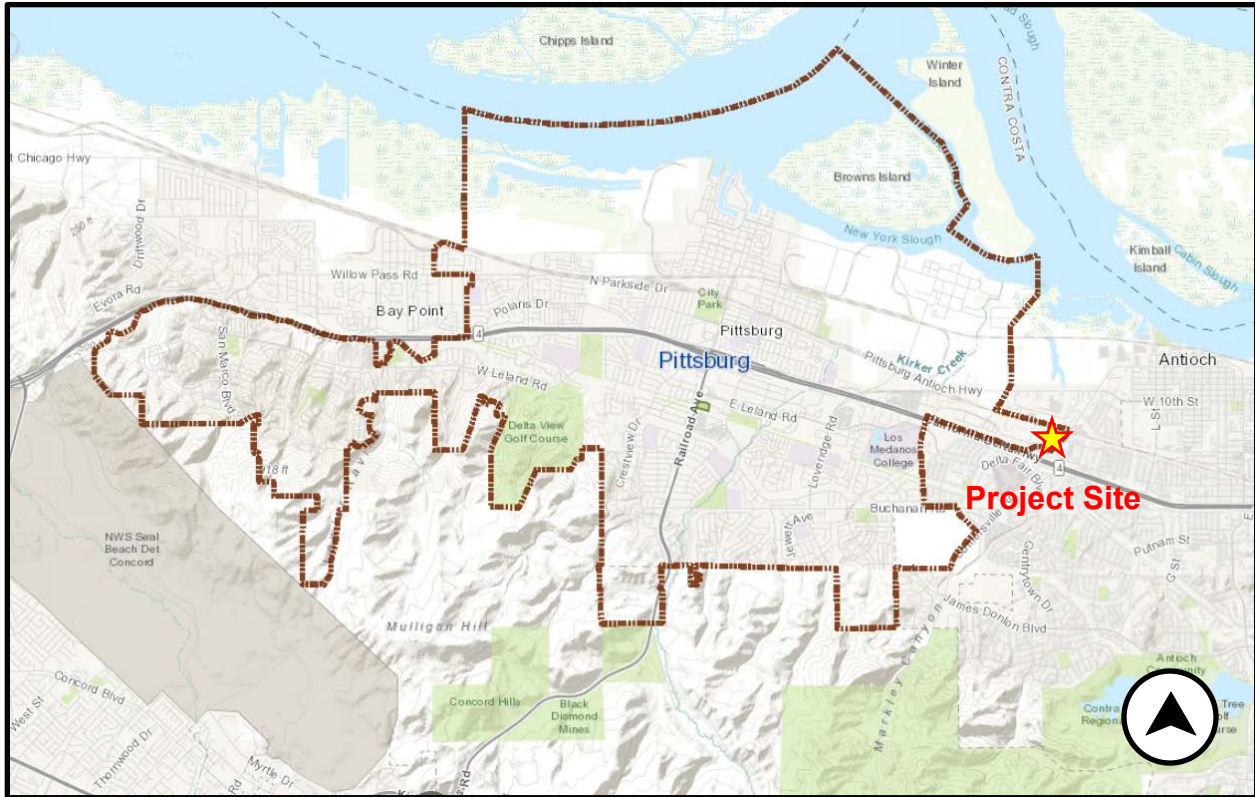
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through e-mailed testimony 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. Comments during the meeting can be submitted via email to meetingcomments@ci.pittsburg.ca.us.

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.

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Century Plaza Shopping Center, AP-20-1469 (UP, DR, OD, SR)
Location: 4701 Century Boulevard, APN 074-460-013



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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for **May 12, 2020** will be conducted telephonically through Zoom and broadcast live on the City's homepage.

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

To view the meeting online during its broadcast:

1. Go to www.ci.pittsburg.ca.us
2. On the right-hand side of the page, click the "Streaming Media" button

Comments on this item can be submitted via email to:
meetingcomments@ci.pittsburg.ca.us

If you wish to have your comments read to the Planning Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. If your comment is for a non-agenda item, indicate "FOR PUBLIC COMMENT – NON-AGENDA." Comments that you want read to the Commission will be subject to the three minute time limitation (approximately 350 words). Written comments that are only to be provided to Commission and not read at the meeting will be distributed to the Commission prior to the meeting if received by 5:00 p.m. the date of the meeting. Comments via text and social media (Facebook, Nextdoor, etc.) will not be accepted.

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City of
Pittsburgh

Century Plaza Shopping Center
Pad #7 Remodel
File No. AP-19-1469 (UP, DR, TRP)



PetSmart

WestMarine

Joann Crafts

Sycamore Dr.

Big 5

Ross

Project Site

Harbor Freight Tools

Shell Gas

Lowe's Home Improvement

Carl's Jr.

Auto Center Dr.

Panda Express

TOGO's

Century Blvd.

7-Eleven

Taco Bell

In-N-Out Burger

Burger King

Pollo Loco

98

Mahogany Wy.



Project site from parking lot looking east



Project site from Century Boulevard looking northeast



Project site from Auto Center Drive looking west

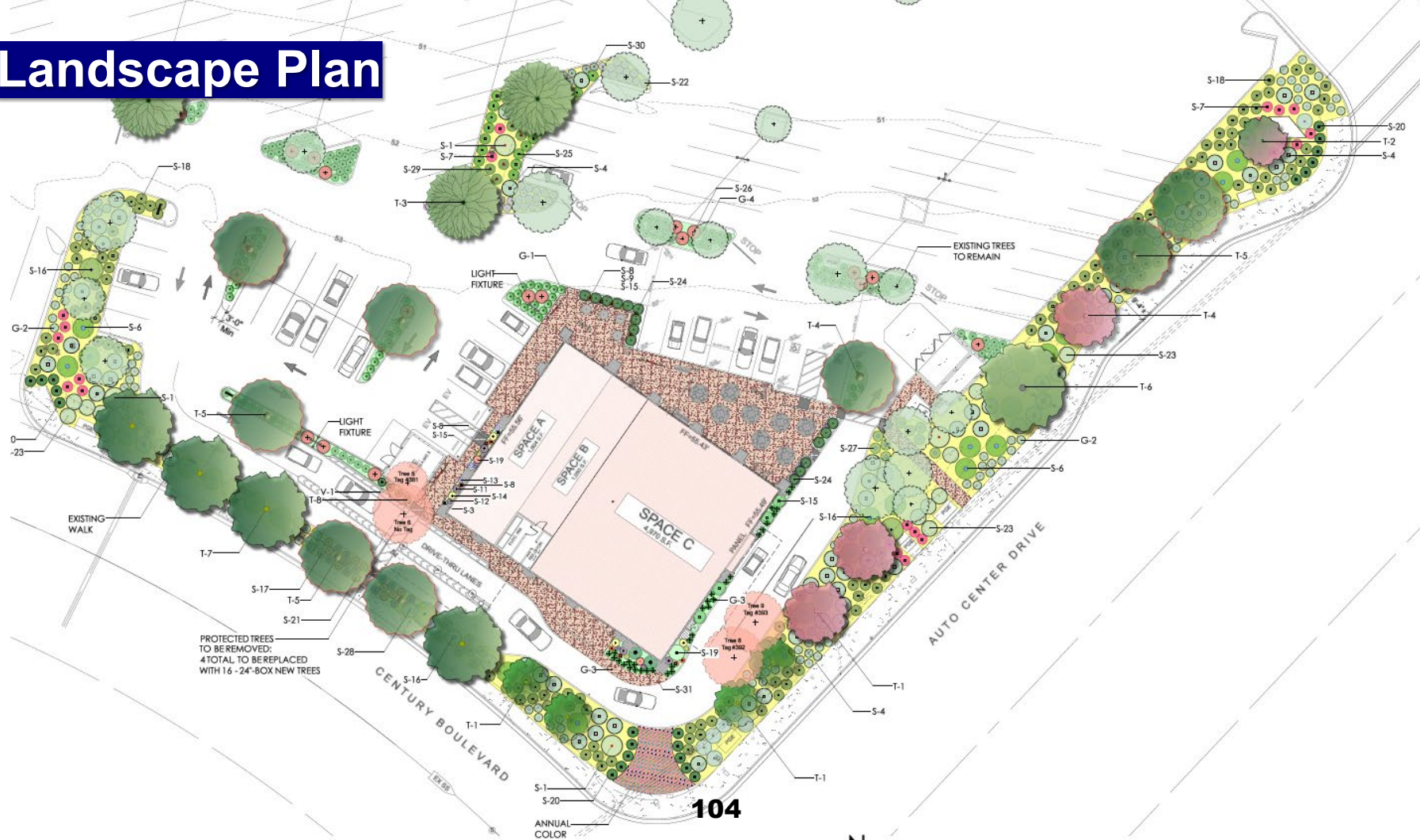


Project site from parking lot looking south



[illegible]

Landscape Plan



North Building Elevation



West Building Elevation



South Building Elevation



East Building Elevation



Staff Recommendation



Move to adopt Resolution No. 10146,
approving Planning Application No. 19-
1469, subject to conditions.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 12, 2020**

ITEM: Submittal of Adopted Zoning Administrator Resolutions.

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

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

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, the Zoning Administrator has adopted one resolution approving a delegated design review application, as follows:

1. Resolution No. 355: Ambrose Park Restroom and Concession Building, AP-20-1511 (AD)

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 adopted Zoning Administrator resolution.

ATTACHMENTS:

1. Zoning Administrator Resolution No. 355

Prepared by: Kristin Pollot, AICP, Zoning Administrator

701.03

**ZA
RESO**

355

4-15-20

VP.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative Design)
Review Approval to Construct a New 789-)
Square-Foot Restroom and Concession)
Building, for "Ambrose Park Restroom and)
Concession Building, AP-20-1511 (AD).")
Resolution No. 355

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On March 3, 2020, the City of Pittsburg Community Development Department filed Administrative Design Review Application No. 20-1511, requesting administrative design review approval to construct a new 789-square-foot restroom and concession building at Ambrose Park. The park is located at 125 Memorial Way in the Open Space (OS) District. Assessor's Parcel Number 094-030-011.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918 delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 8, "Ancillary Structures" of Planning Commission Resolution No. 9918.
- D. On April 14, 2020, a Notice of Intent to exercise staff-delegated authority for this project was provided to the Planning Commission.
- E. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures" of the state CEQA Guidelines, section 15311.

Section 2. Findings

Based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on evidence presented to the Zoning Administrator on April 15, 2020, the Zoning Administrator finds that:

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

2. 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, in that it matches the architectural design of recently built structures at Ambrose Park.
3. The structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes.
4. 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, in that it matches the design of other park buildings on site.
5. The exterior design and appearance of the structure will be in harmony with proposed developments on land in the general area, in that it will not be visible from the street or adjacent properties.
6. The application conforms with the criteria set forth in the City of Pittsburgh Development Review Design Guidelines, in that the structure will match the architectural design of recently built structures at Ambrose Park, which also have tilted roofs and CMU exteriors with blue and white color scheme (DRDG IV.q).

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 20-1511, subject to the following conditions.

1. **Conformity with Project Plans.** The project shall be carried out in substantial conformity with the project plans date-stamped February 24, 2020, and attached as "Exhibit A" this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
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. **Landscaping.** All landscaped areas shall be maintained so as to remain in a healthy, thriving and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.
4. **Site Maintenance.** The entire parcel shall be kept clean and free of all litter, debris, and refuse.

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

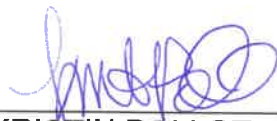
Standard Conditions:

6. Other Agency Requirements. The project 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.
7. 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. 355 shall govern.
8. Expiration of Approval. This design review approval will expire on April 15, 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.

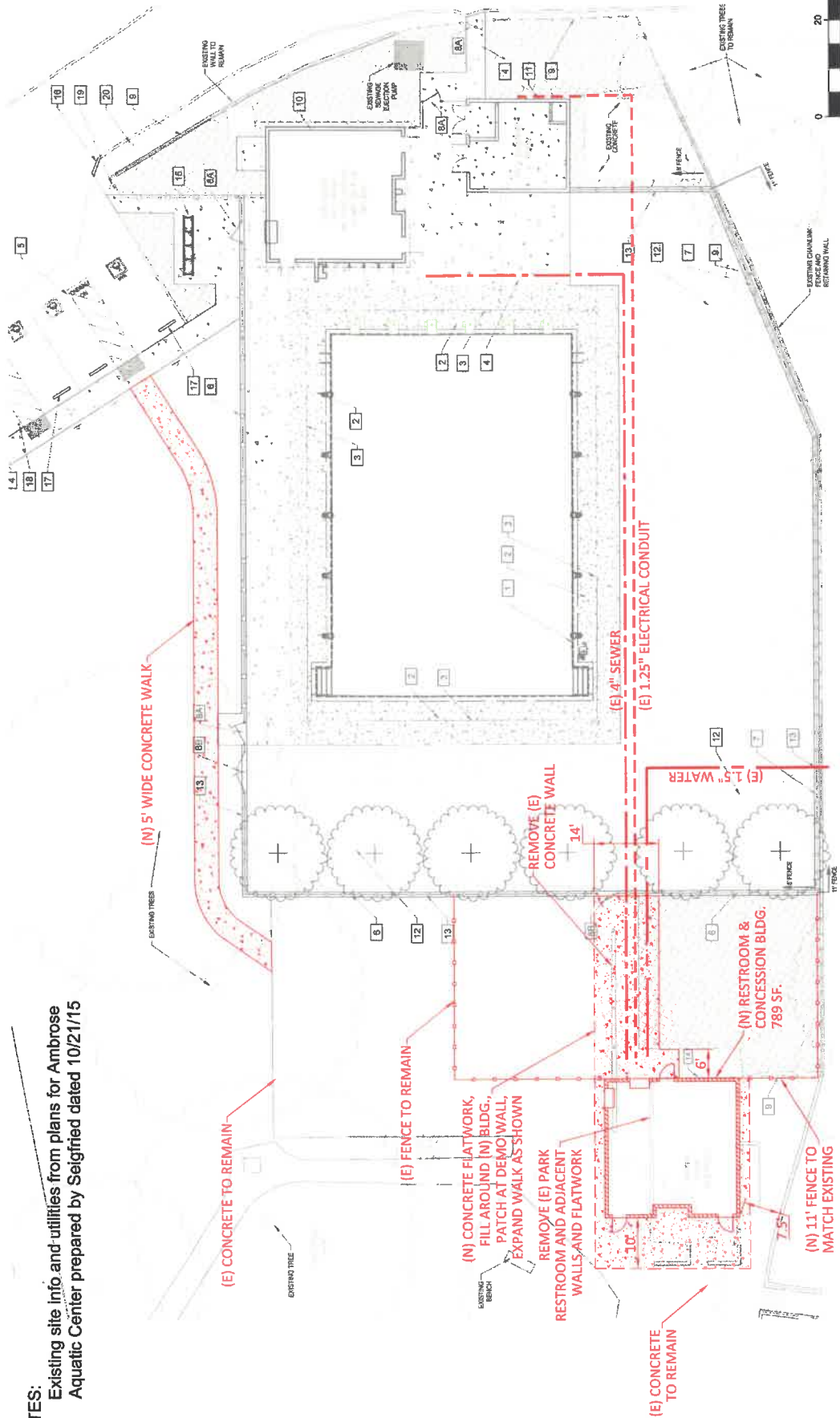
Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 15th day of April, 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR



NOTES:
1) Existing site info. and utilities from plans for Ambrose Aquatic Center prepared by Seigfried dated 10/21/15

PRELIMINARY SITE PLAN

Ambrose Park Restroom and Concession Building

Pittsburg, California



BKF100+
YEARS
ENGINEERS · SURVEYORS · PLANNERS

March 12, 2020



18240 NORTH BANK ROAD - ROSEBURG, OR 97470
(541)-496-3541 FAX (541)-496-0803

PROJECT INFORMATION

PROJECT NAME AMBROSE PARK - RESTROOM/CONCESSION
PROJECT I.D. AMB01
MODEL # 2085 M
SITE ADDRESS 125 MEMORIAL WAY
CITY / STATE PITTSBURG, CALIFORNIA

REV.	DATE	BY	DESCRIPTION
2	03/05/20	TY	G1, G2, A3.1, A3.2, S7.2, S8.1, S8.2, S8.3, S8.4, S8.5 S9.1, S10.5, E1
1	03/02/20	TY	A2.2, P1, P2
REV.	DATE	BY	DESCRIPTION
REVISION SCHEDULE			

SHEET SCHEDULE

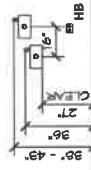
SHEET	CONTENTS
GO	TITLE SHEET, SHEET SCHEDULE, REVISION & REVISION SCHEDULE
G1	GENERAL NOTES / SYMBOL LEGEND
G2	DESIGN CRITERIA AND CODE SUMMARY
A1.1	FLOOR PLAN
A1.2	ADA CLEARANCES
A1.3	INTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	SECTION VIEWS
A3.2	SECTION VIEWS
A3.3	SECTION VIEWS
A4.1	WALL FINISH SCHEDULE (INTERIOR/EXTERIOR)
A4.2	WALL FINISH DETAILS
A5.1	DOOR SCHEDULE
A5.2	DOOR DETAILS - SIDING & INTERIOR FINISH
A6.1	CONCESSION WINDOW SCHEDULE & DETAILS
A6.2	WINDOW / VENT SCHEDULE / DETAILS
A6.3	WINDOW / VENT SCHEDULE / DETAILS
S7.1	FOUNDATION PLAN
S7.2	FOUNDATION DETAILS
S7.3	FOUNDATION DETAILS
S8.1	STRUCTURAL GROUND PLAN
S8.2	STRUCTURAL DETAILS
S8.3	STRUCTURAL DETAILS
S8.4	STRUCTURAL ELEVATIONS
S8.5	STRUCTURAL ELEVATIONS
S8.6	STRUCTURAL ELEVATIONS
S9.1	ROOF FRAMING PLAN
S10.1	ROOF CONNECTION DETAILS
S10.2	ROOF CONNECTION DETAILS
S10.3	ROOF CONNECTION DETAILS
S10.4	ROOF CONNECTION DETAILS
S10.5	ROOF CONNECTION DETAILS
P1	PLUMBING SCHEDULE
P2	PLUMBING PLAN
E1	ELECTRICAL SCHEDULE
E2	ELECTRICAL PLAN
E3	ELECTRICAL RISER DETAILS
E4	ELECTRICAL PANEL SCHEDULE



EXPIRES: 01/01/2021
Non-structural items are NOT included in this structural review/design by PSE.
Structural members only were included in this structural review/design by PSE.
These plans and drawings may not be reproduced, adapted or further distributed, AND NO BUILDINGS MAY BE CONSTRUCTED FROM THESE PLANS, WITHOUT THE WRITTEN PERMISSION OF ROMTEC, INC.

PROJECT: 2085 MODIFIED
PROJECT ID: # AMB01
DATE: 02/24/2020
REVISIONS
REV. DATE BY
1 02/24/2020 TY

SHEET NO. 1
GO



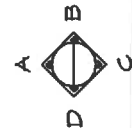
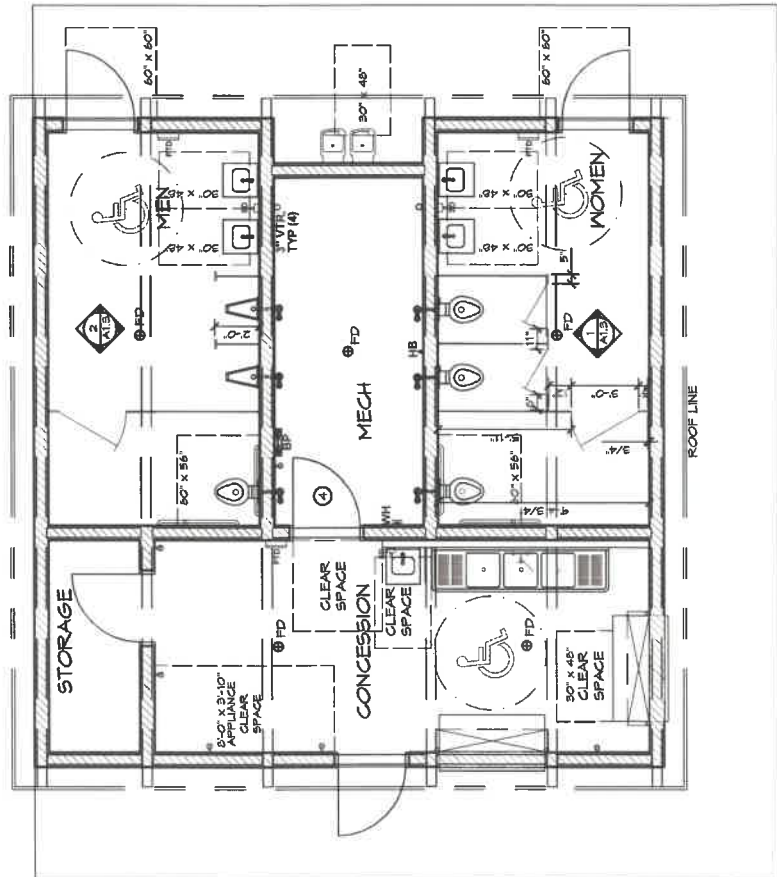
DRINKING FOUNTAIN NOTES:

THE ACCESSIBLE DRINKING FOUNTAIN SHALL BE A MINIMUM 18 INCHES (AND MAXIMUM 19 INCHES FOR WALL AND POST-MOUNTED CANTILEVERED DRINKING FOUNTAINS) IN DEPTH.

THE SPOUT SHALL BE LOCATED 15 INCHES MINIMUM FROM THE VERTICAL SUPPORT AND 5 INCHES MAXIMUM FROM THE FRONT EDGE OF THE UNIT, INCLUDING BUMPERS.

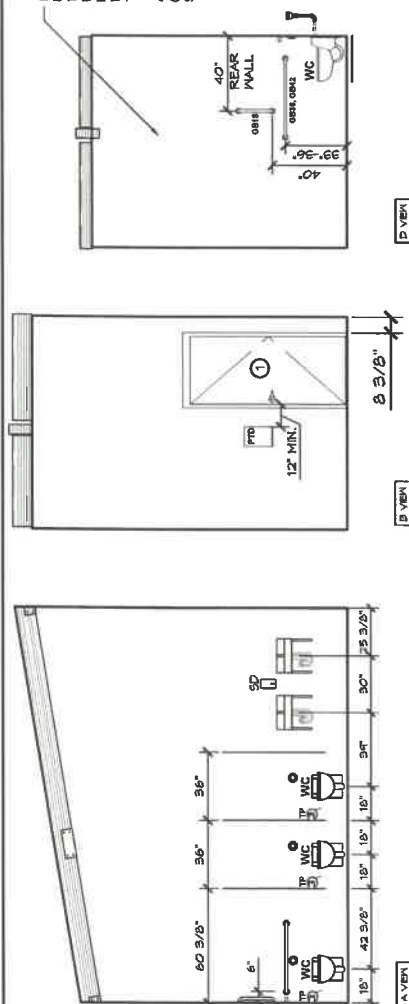
THE SPOUT SHALL PROVIDE A FLOW OF WATER 4 INCHES HIGH MINIMUM AND SHALL BE LOCATED 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT. THE ANGLE OF THE WATER STREAM SHALL BE MEASURED HORIZONTALLY RELATIVE TO THE FRONT FACE OF THE UNIT. WHERE SPOUTS ARE LOCATED LESS THAN 3 INCHES OF THE FRONT FACE OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 30 DEGREES MAXIMUM.

WHERE SPOUTS ARE LOCATED BETWEEN 3 INCHES AND 5 INCHES MAXIMUM FROM THE FRONT OF THE UNIT, THE ANGLE OF THE WATER STREAM SHALL BE 15 DEGREES MAXIMUM.



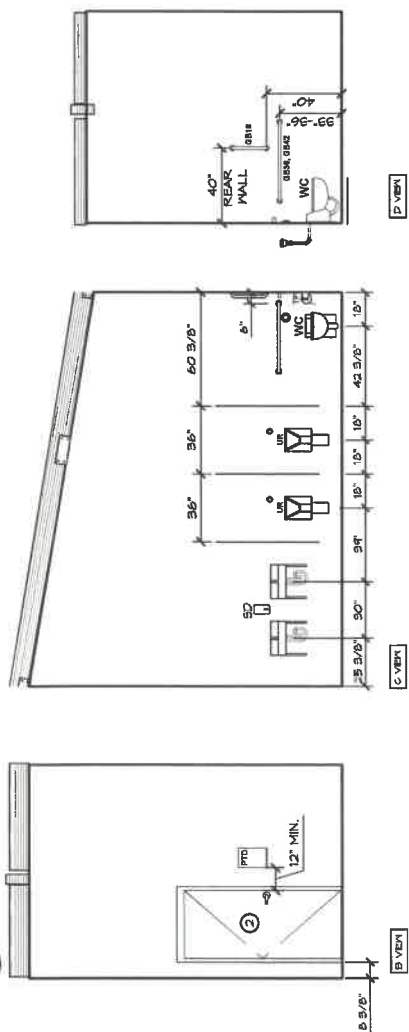
1 ADA FLOOR CLEARANCES
SCALE: 3/16" = 1'-0"

ALL WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, JOURNALS AND WATER CLOSETS SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACE, TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR PER CBC 1919.1210.2.2
FLOORS AND WALL BASES SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASES THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES PER CBC 1919.1210.2.1
ALL INTERIOR RESTROOM WALLS TO BE FINISHED WITH PRIMER (BY OTHERS), AND TWO COATS OF EPOXY PAINT (BY OTHERS) SUBSTANTIAL TO CEILING TO SATISFY CODE REQUIREMENT.



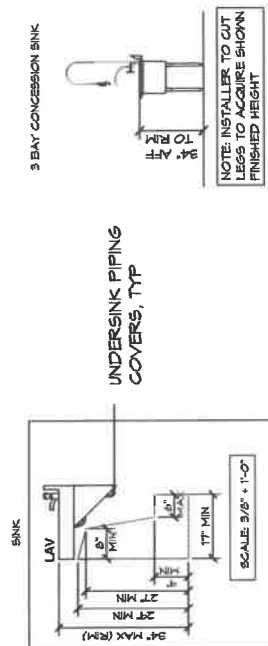
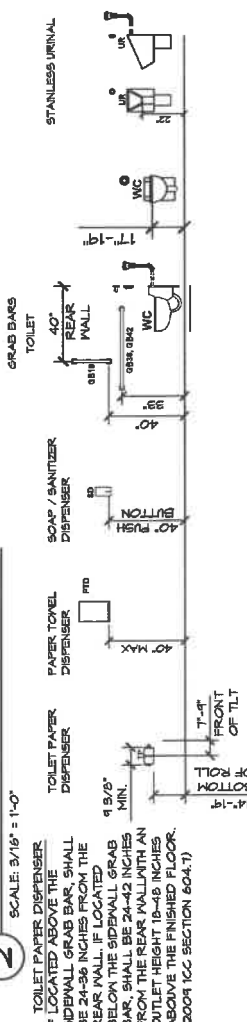
INTERIOR ELEVATIONS WOMEN

SCALE: 3/16" = 1'-0"



INTERIOR ELEVATIONS MEN

SCALE: 3/16" = 1'-0"



ADA FIXTURE MOUNTING HEIGHT SCHEDULE

SCALE: 3/16" = 1'-0"

09/06/2020



Cassandra Report

EXPIRES: 01/01/2021

Structural members only were included in this structural review/design by PSE. Non-structural items are NOT included.

PSE Consulting Engineers, Inc. 250 Main Street, Suite 200, Pittsburg, CA 94551 Phone: (916) 850-8000 Fax: (916) 850-8223 info@pse-engineers.com



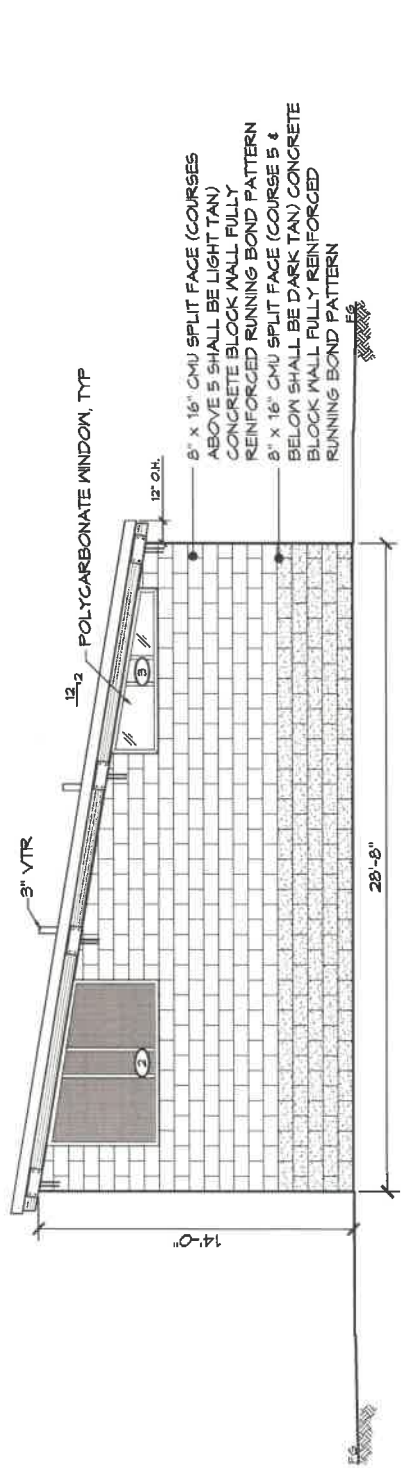
1800 NORTH SHORE BLVD
PITTSBURG, CA 94551
(916) 850-8000 FAX (916) 850-8223

PROJECT: 2020 MODIFIED
AMBROSE PARK - RR/CONCESSION
PITTSBURG, CALIFORNIA
SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO.	AM501
DATE:	02/24/2020
REVISIONS	
BY	
DATE	

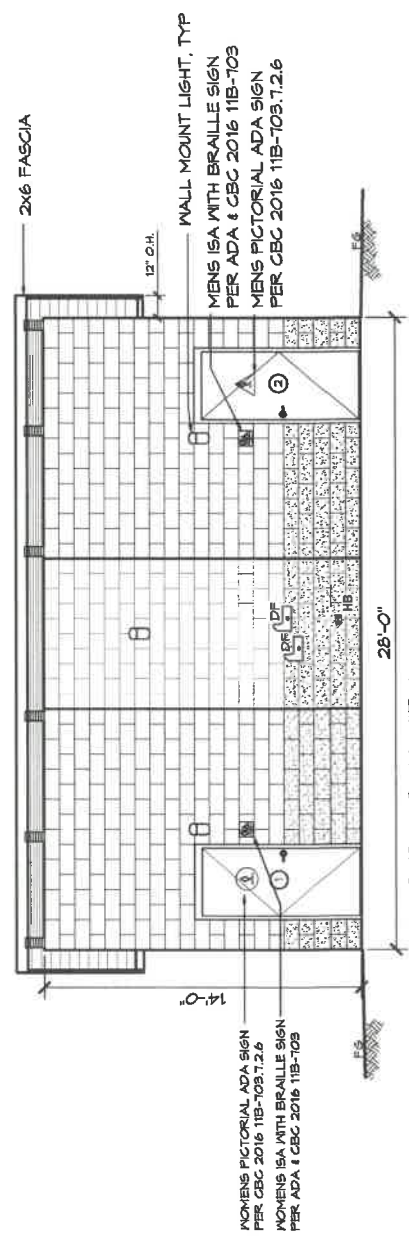
SHEET NO.

A2.1



A ELEVATION VIEW

SCALE: 3/16" = 1'-0"



B ELEVATION VIEW

SCALE: 3/16" = 1'-0"

09/06/2020

CMKBD
CERTIFIED MASTER KITCHEN & BATH DESIGNER
Cassandra Ruppert
ID #1963772

NEHA
Cassandra Ruppert

EXPIRES: 01/01/2021

Non-structural members only were included in this structural review/design by PSE. In this structural review/design by PSE, Non-structural items are NOT included.

PSE Consulting Engineers, Inc.
1820 NORTH BARK ROAD
PITTSBURG, CA 95620
Phone: (916) 850-8500 Fax: (916) 850-8523
www.pse-engineers.com
info@pse-engineers.com

ROMTEC
ROMTEC 655-9

PROJECT: 2025 MODIFIED
PITTSBURG, CALIFORNIA
EXTERIOR ELEVATIONS

SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT NO.: AMB01

DATE: 02/24/2020

REVISIONS

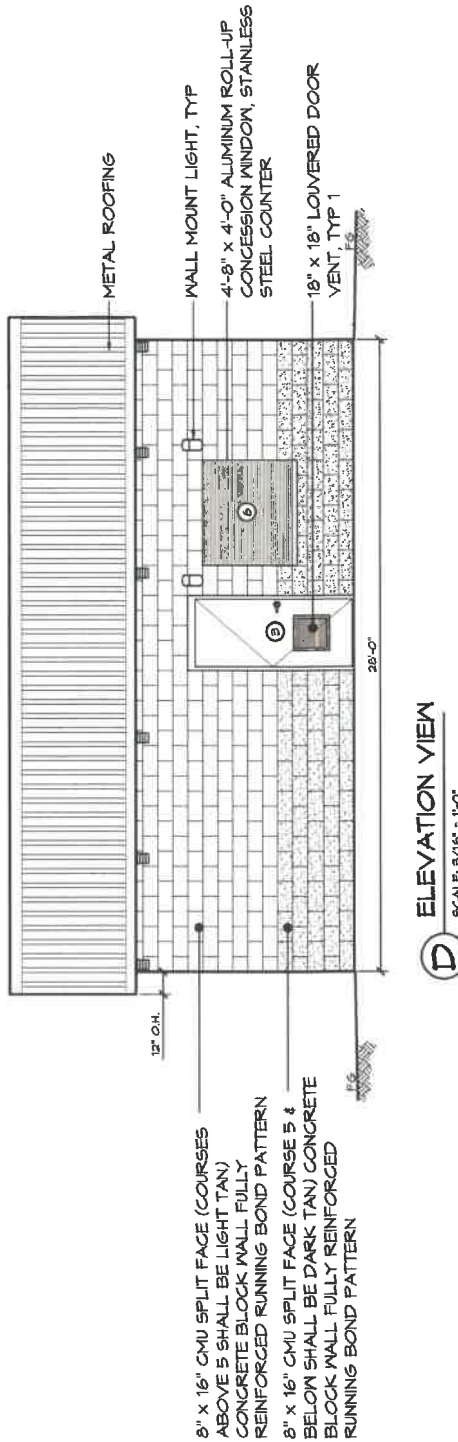
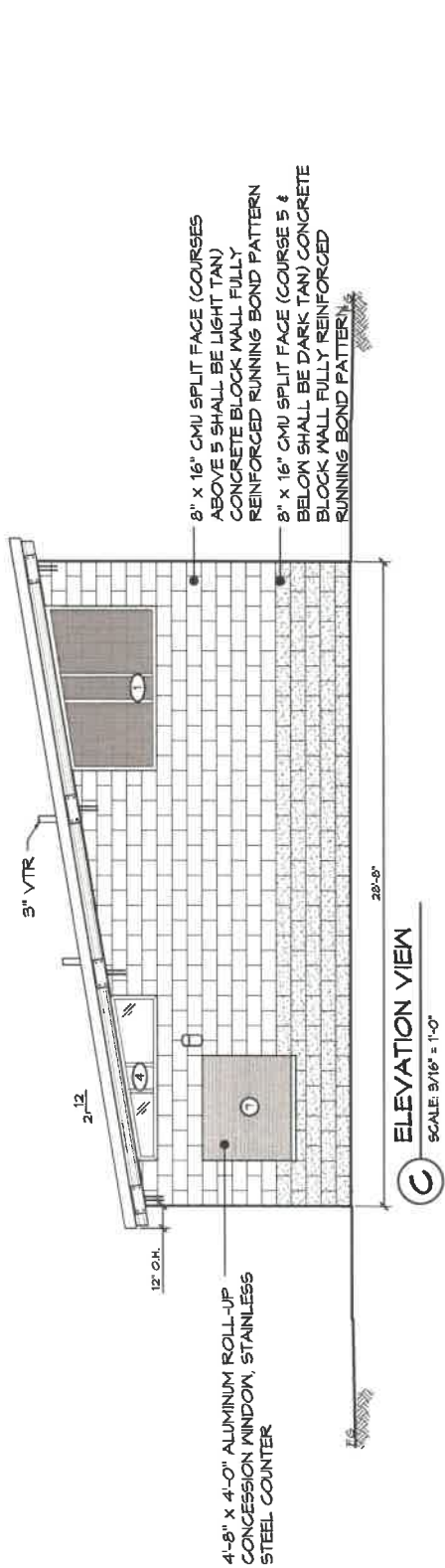
REV. DATE BY

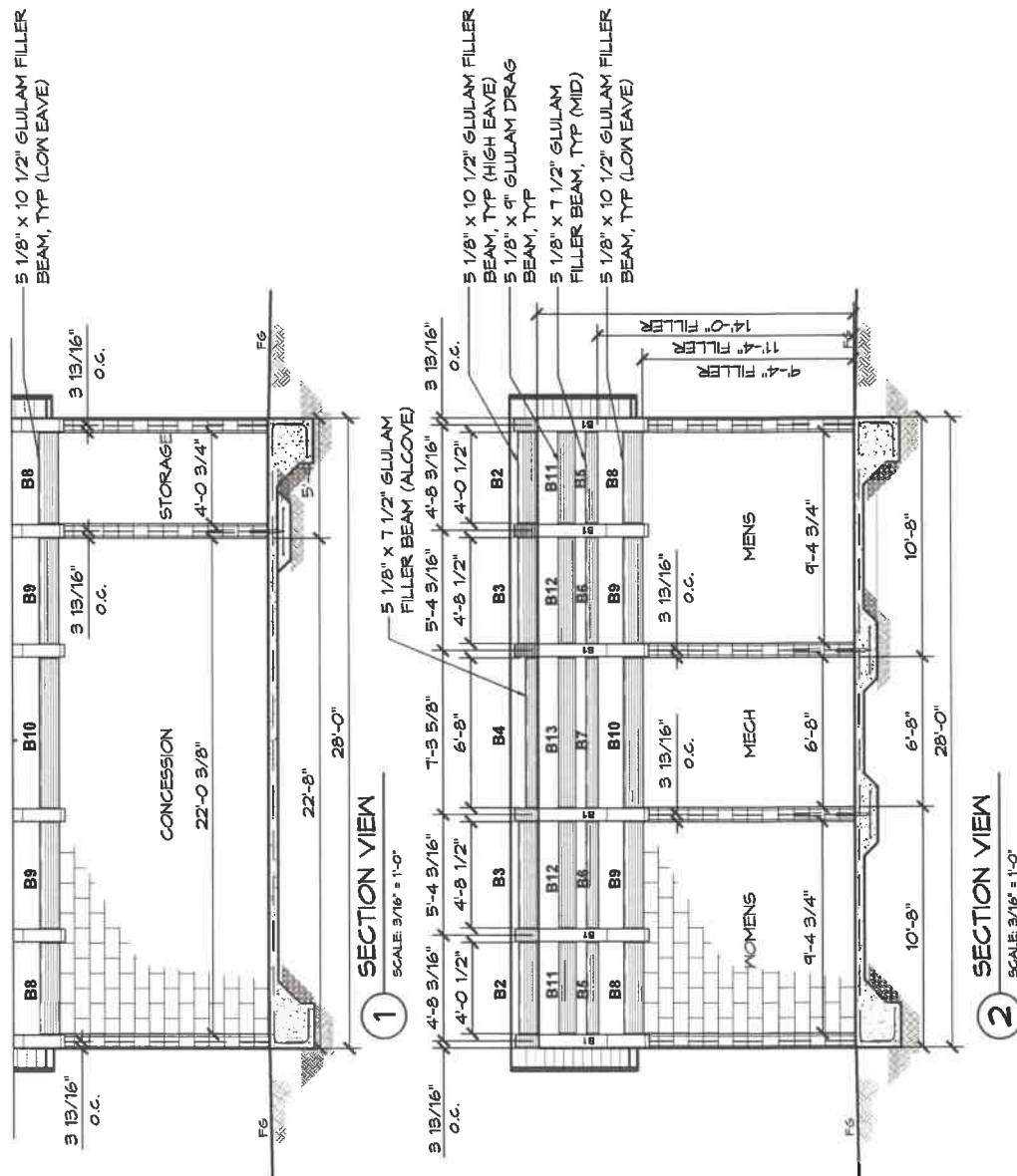
1 02/24/2020 TY

DESIGNED BY: TY

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SHEET NO. A2.2





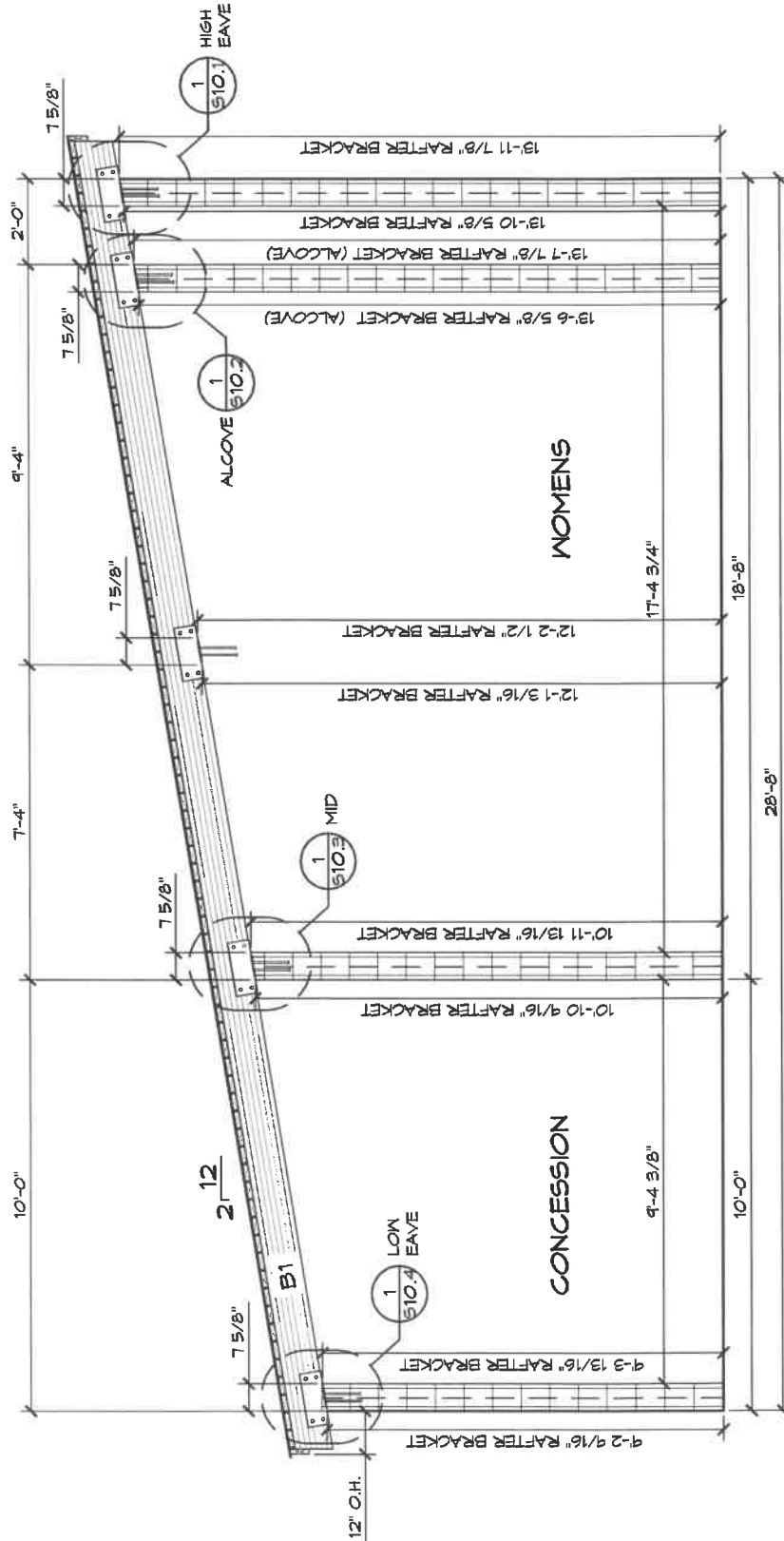


EXPIRES: 01/01/2021

ROMTEC 15040 NORTH BANK ROAD PLEASANTON, CA 94566 (925) 469-2541 FAX (925) 469-0883 info@romtec.com		SHEET TITLE: SECTION VIEWS PROJECT: 2025 MODIFIED AMBROSE PARK - RR/CONCESSION PITTSBURG, CALIFORNIA	
PSE Consulting Engineers, Inc. 250 Main Street, Suite 100 Pleasanton, CA 94566 (925) 469-2541 FAX (925) 469-0883 info@pse-engineers.com		PROJECT ID: # AMB01 DATE: 02/24/2020 REVISIONS NO. DATE BY	

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SHEET NO. **A3.3**



1 6 3/4" X 10" GLULAM RAFTER (B1)

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

09/06/2020

CMKBD

GRABBAR MASTER KITCHEN & BATH DESIGNER

Cassandra Ruppert

ID #1063772

EXPIRES: 01/01/2021

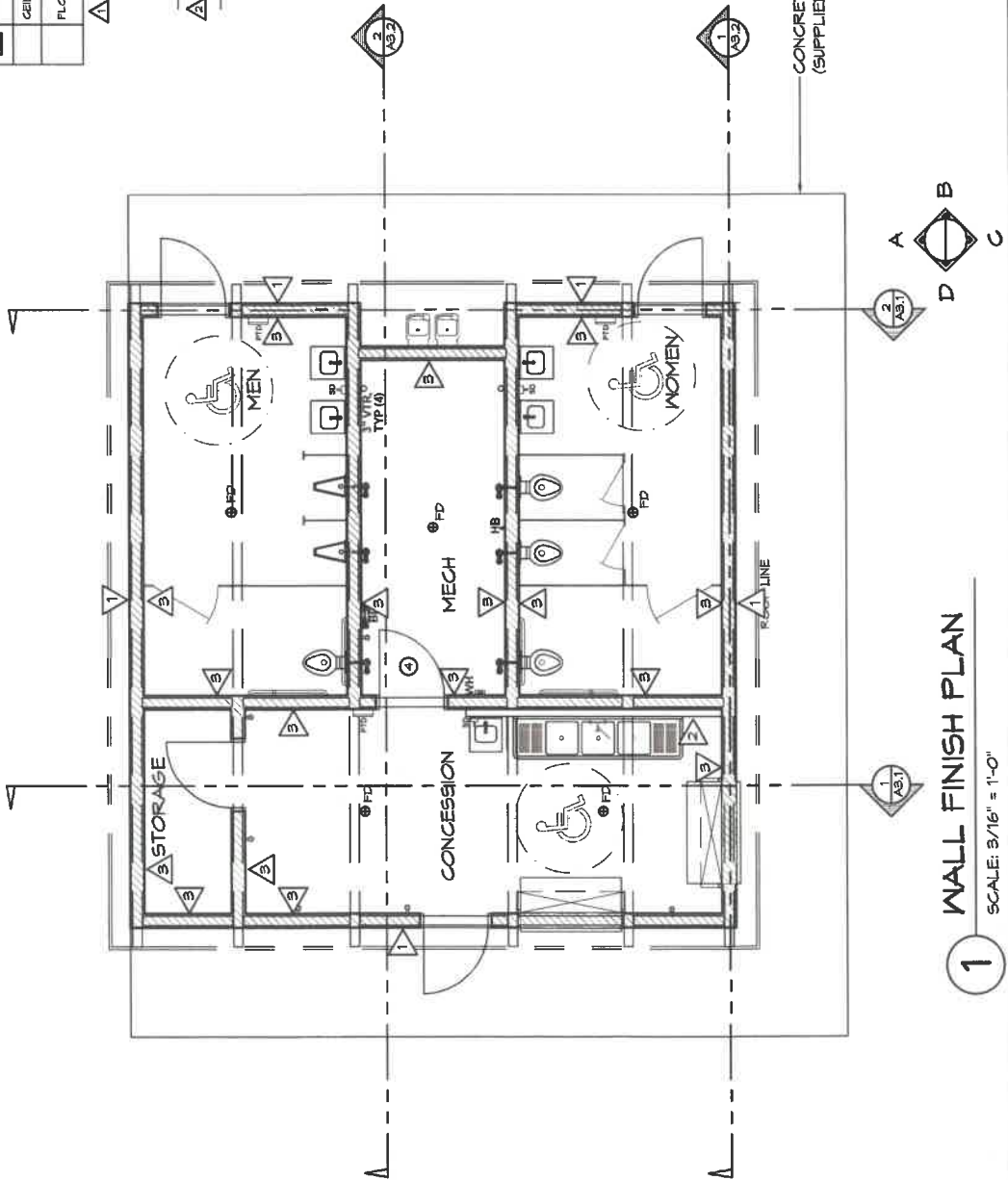
Cassandra Ruppert

NEBA #

FINISH SCHEDULE		
NO.	LOCATION	FINISH
1	WALLS (OUTSIDE)	8" SPLIT FACE REINFORCED CONCRETE MASONRY BLOCK WALL AT NORTH END, 6" SPLIT FACE REINFORCED CONCRETE MASONRY BLOCK WALL AT SOUTH END, 4" SPLIT FACE REINFORCED CONCRETE MASONRY BLOCK WALL AT EAST AND WEST ENDS.
2	WALL	FINISHED 4" WOOD FRAMED WALL, FINISHED IV GLASSLINE FRP IN LIGHT GRAY
3	WALL	PRIME & (2) COATS OF EPOXY PAINT (INSTALLER SUPPLIED), CMU WALLS FLOOR TO CEILING
4	CEILING	2x6 T&G TO BE CEILING, WITH CLEAR CONCRETE PAINT (INSTALLER SUPPLIED)
5	FLOOR	CONCRETE FLOOR WITH A WATER BASED CONCRETE SEALER (PROVIDED BY INSTALLER)

- 8" x 16" CMU SPLIT FACE (MATCH PREVIOUS AMBROSE PROJECT) COURSE 5 & BELOW SHALL BE DARK TAN COURSES ABOVE 5 SHALL BE LIGHT TAN
- FRP TO BE LIGHT GRAY

STEEL - PAINT BY ROMTEC
DOORS & FRAMES (ONLY) TO BE PAINTED
KMA PEACOCK BLUE, BY ROMTEC
ROMTEC FABRICATED STEEL TO BE
PAINTED "BLACK" BY ROMTEC



1 WALL FINISH PLAN
SCALE: 3/16" = 1'-0"

ROMTEC

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Pittsburg, CA 94555
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PITTSBURG, CA 94555
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www.romtec.com

PROJECT: 2020 MODIFIED

AMBROSE PARK - RR/CONCESSION

PITTSBURG, CALIFORNIA

SHEET TITLE: WALL FINISH SCHEDULE (INTERIOR/EXTERIOR)

PROJECT NO. AMB01

DATE: 02/24/2020

REVISIONS

REV. DATE BY

SHEET NO. A4.1

PROJECT NO. AMB01

128



EXPIRES: 01/01/2021

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18240 NORTH BANK ROAD
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romtec@romtecinc.com

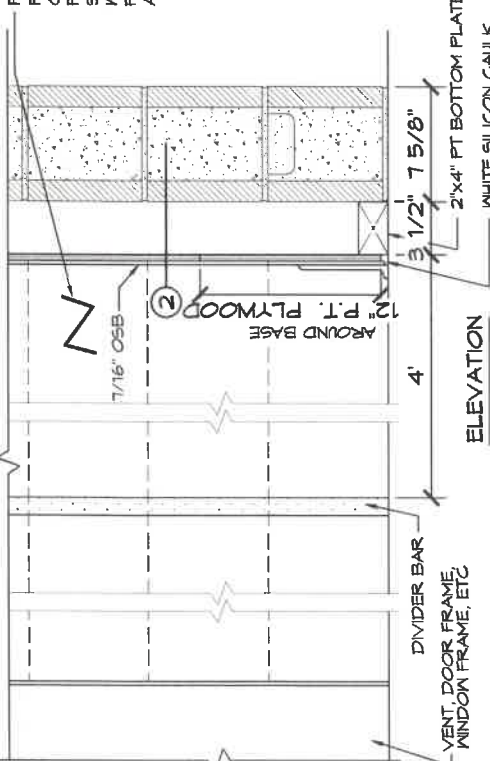
PSE Consulting Engineers, Inc.
200 West Main Street, Suite 200
Roseburg, OR 97130
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romtec@pse-engineers.com

Structural members only were included in this structural review/design by PSE. Non-structural items are NOT included.

AMBROSE PARK - RR/CONCESSION
PITTSBURG, CALIFORNIA
PROJECT: 2005 MODIFIED
SHEET TITLE: WALL DETAILS
PROJECT ID: # AMB01
DATE: 02/24/2020
REVISIONS
REV. DATE BY

A4.2
SHEET NO.

FIBERGLASS REINFORCED PANELS (FRP) SECURE TO OSB W/ ADHESIVE AND FRP FASTENERS PER SPECIFICATIONS. APPLY WATERPROOF COATING FULL WALL HEIGHT ON ALL EXTERNAL WALLS.



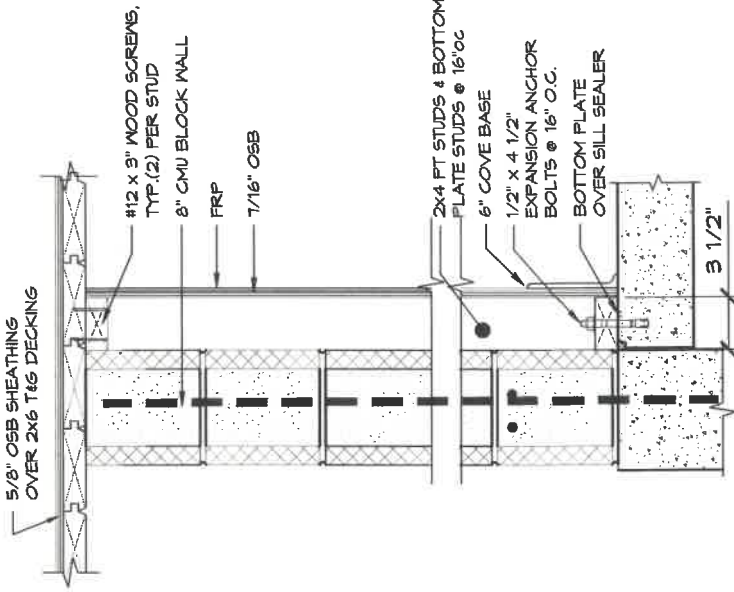
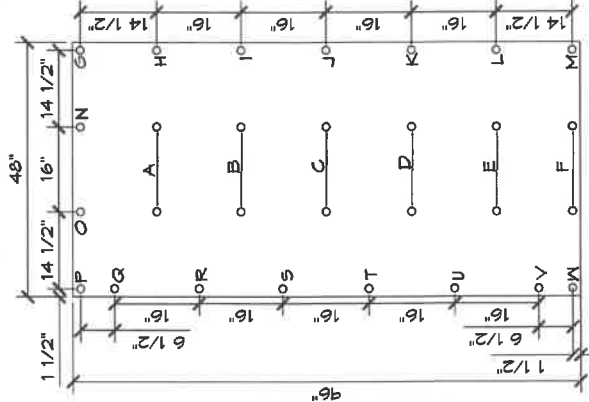
1 FINISH WALL DETAIL

SCALE: 1 1/2" = 1'-0"

FRP PANEL INSTALL DIAGRAM - NOT TO SCALE

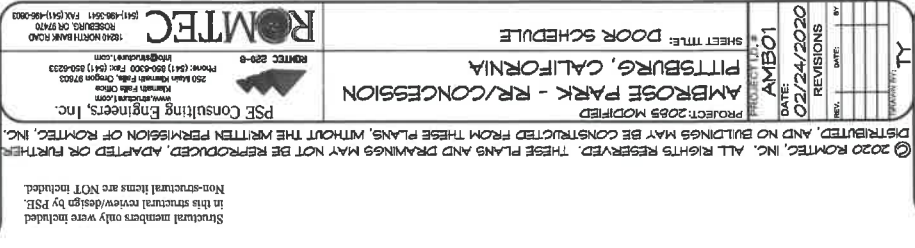
NOTES: FRP PANEL INSTALL

- TO AVOID BUBBLING IN THE FRP DURING INSTALL, ALWAYS FOLLOW THE ALPHABETIC SEQUENCE FROM THE MANUFACTURER (SEE DIAGRAM)
- LAMINATE ROLLER WILL HELP REMOVE ANY AIR POCKETS.
- DRILLED HOLES IN THE FRP MUST BE 1/8" LARGER IN DIAMETER THAN THE FASTENER.
- APPLY SILICONE SEALANT PRIOR TO INSERTING FASTENERS.
- ALLOW FOR EXPANSION. A 1/4" GAP IS TO BE LEFT INSIDE THE DIVISION BARS.
- REFER TO DETAILED INSTALLATION INSTRUCTIONS FROM THE MANUFACTURER
- EACH 4'X8' SHEET REQUIRES 24 RIVETS PER LAYOUT SHOWN & ROMTEC PROVIDES 32 RIVETS PER FRP SHEET
- WHEN ADHESIVE IS APPLIED WITH A V-NOTCHED TROWEL (3/16" WIDE X 1/4" DEEP, SPACED 1/2" C.C.) 2/3 OF GALLON WILL BE NEEDED PER SHEET. ROMTEC SUPPLIES ONE GALLON PER FRP SHEET



2 WOOD FRAMED WALL SECTION

SCALE: 1 1/2" = 1'-0"

[illegible]



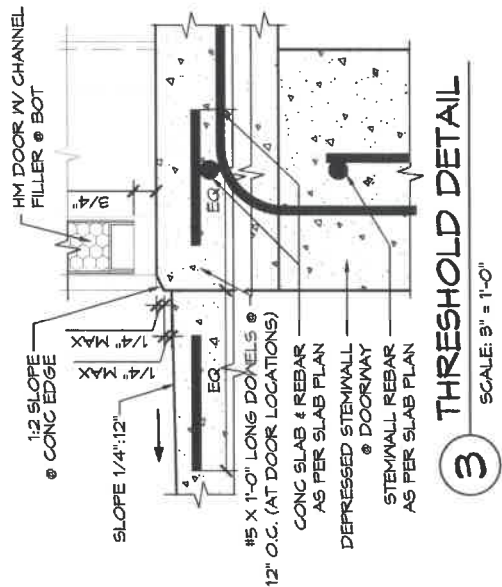
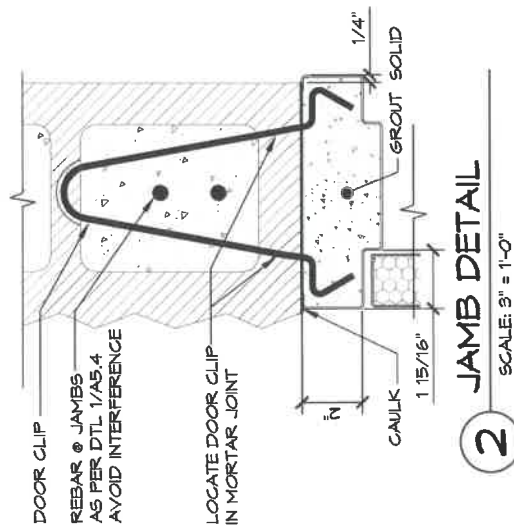
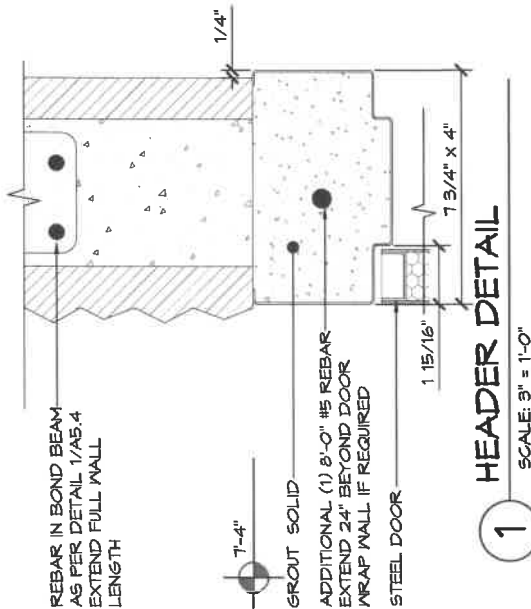
ROMTEC
PSE Consulting Engineers, Inc.
16200 NORTH SALT ROAD
FARMINGTON, CT 06031
(860) 651-5541 FAX (860) 651-0923
romtec@romtec.com

PROJECT TITLE: DOOR DETAILS -
SIDING & INTERIOR FINISH
PROJECT: 2025 MODIFIED
PROJECT ID: AMB01
DATE: 02/24/2020
REVISIONS:

REV.	DATE	BY

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SHEET NO. **A5.2**



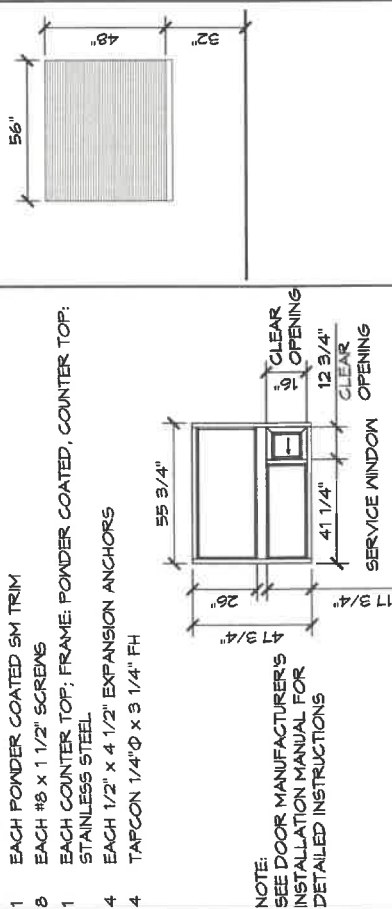
NO.	SIZE (WxH)	DOOR	FRAME	HARDWARE GROUP	REMARKS
⑥	56" X 48"	EX60 SLAT	ALUMINUM	2	
⑦	56" X 48"	EX60 SLAT	ALUMINUM	2	

NO.	SIZE (WxH)	DOOR	FRAME	HARDWARE GROUP	REMARKS
⑥	56" X 48"	EX60 SLAT	ALUMINUM	2	
⑦	56" X 48"	EX60 SLAT	ALUMINUM	2	

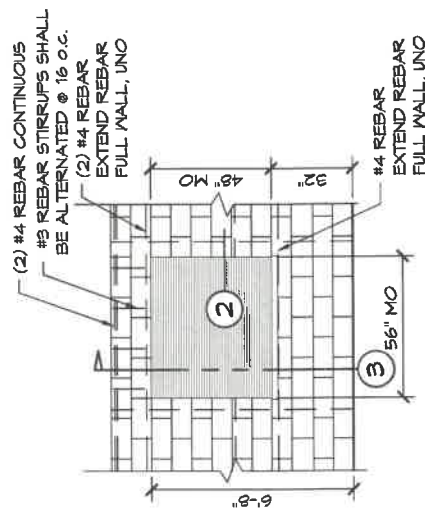
GROUP 2 (QTY'S PER CURTAIN)	
1 EACH POWDER COATED SM TRIM	
8 EACH #8 x 1 1/2" SCREWS	
1 EACH COUNTER TOP; FRAME: POWDER COATED, COUNTER TOP: STAINLESS STEEL.	
4 EACH 1/2" x 4 1/2" EXPANSION ANCHORS	
4 TAPCON 1/4"x3 1/4" FH	

56"

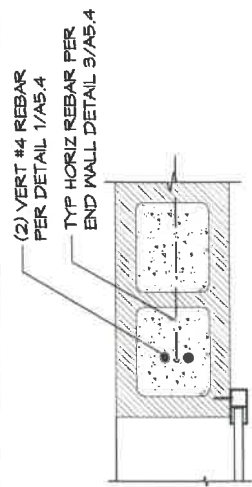
48"



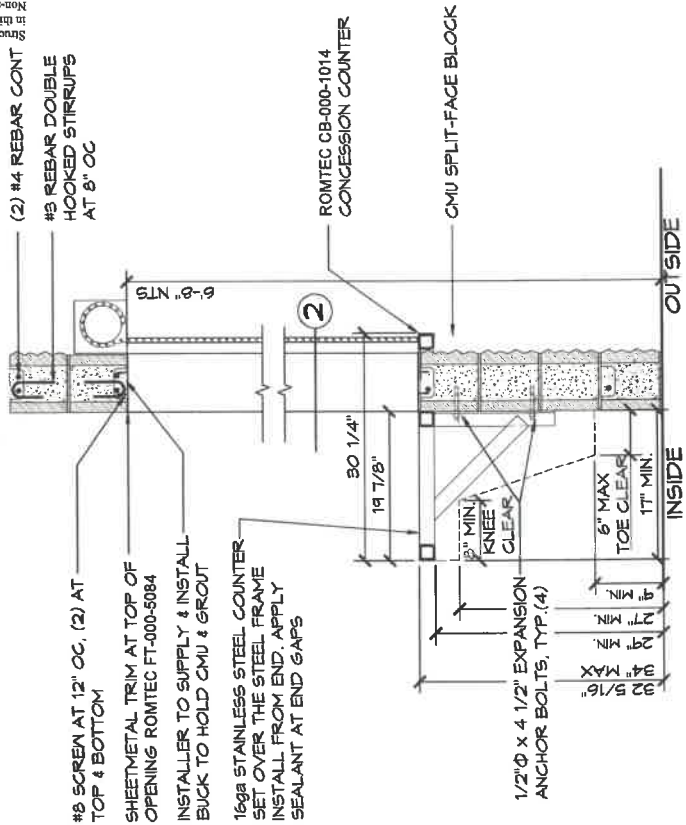
NOTE:
SEE DO
INSTAL
DETAIL



SCALE: 1/2" = 1'-0"



SCALE: 3" = 1'-0"

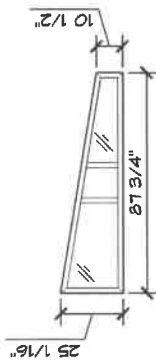


SCALE: 3/4" = 1'-0"

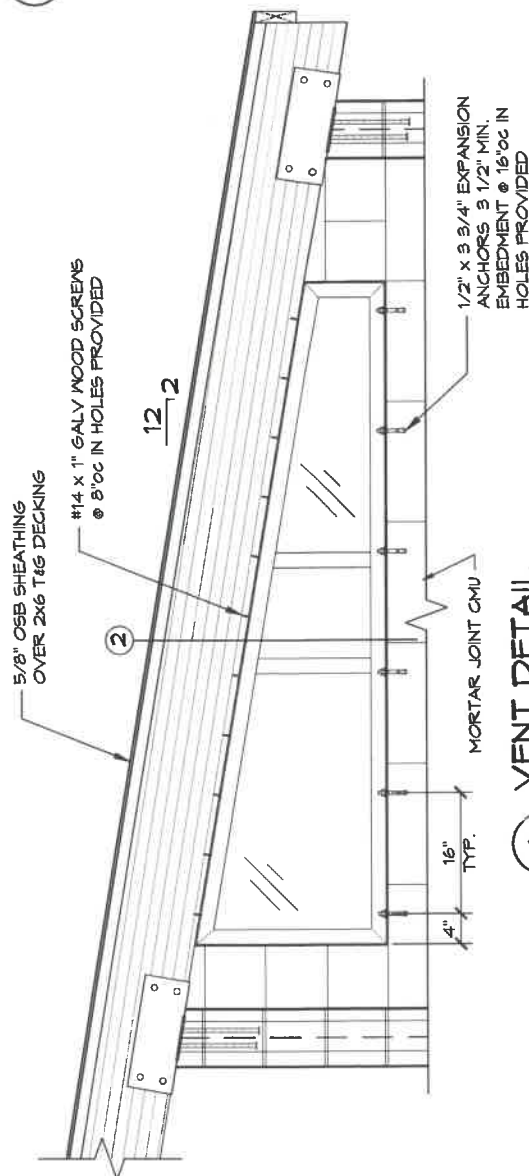
 CEASED MASTER KITCHEN & BATH DESIGNER CMKBD Cassandre Ruppert ID # 1063772 * NOKIA *	EXPIRES: 01/01/2021 Cassandre Ruppert	
	SHEET NO. 14 BLOCK CENTER	
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PROJECT: 2025 MODIFIED AMBROSIO PARK - RR/CONCESSION PITTSBURG, CALIFORNIA CONCESSION WINDOW SCHEDULE AND DETAILS		
SHEET TITLE:		
PROJECT NO: AMB01		DATE: 02/24/2020 REVISIONS:
DRAWN: [] DATE: [] CHECKED BY: []		REVISIONS: [] DATE: [] CHECKED BY: []
ROMTEC 1800 NORTH SHAW ROAD ROSELAND, CA 92770 (941) 488-0551 Fax: (941) 488-0003 info@romtec.com		ROMTEC 202-8 2501 Mahan Point Field, Oregon 97033 Phone: (503) 858-2000 Fax: (503) 858-2023 romtec@romtec.com

SYM	SIZE	INSIDE INSERT	SLOPE	ANCHORS		
				SILL	HYP	
③	8" 3/4" x 25 1/16" x 10 1/2"	POLYCARBONATE	2:12	6	11	ROMTEC Z1-AMB01
④	8" 3/4" x 25 1/16" x 10 1/2"	POLYCARBONATE	2:12	6	11	ROMTEC Z1-AMB01 OPPOSITE

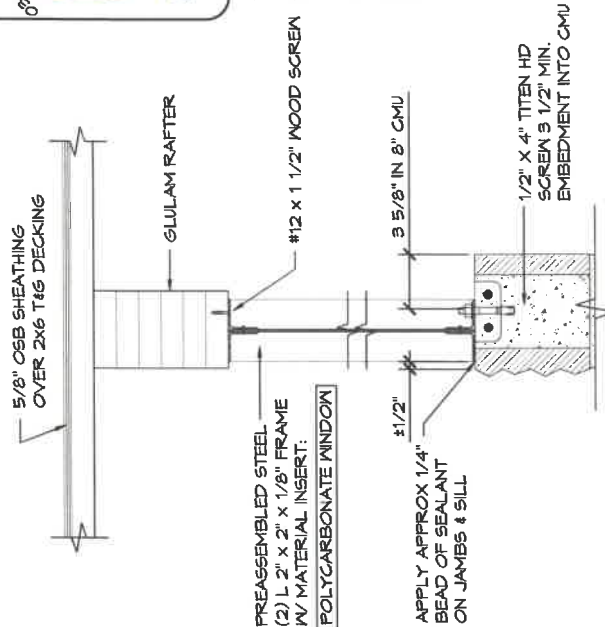
QTY PER VENT		
11	#14 x 1" WOOD SCREWS	
6	1/2" x 3 3/4" EXPANSION ANCHOR BOLTS	



N



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



SCALE: 1 1/2" = 1'-0"

	PROJECT TITLE: CONCESSION PARK - RR/CONCESSION ADDRESS: PITTSBURG, CALIFORNIA SHEET TITLE: CONCESSION DOOR SCHEDULE		PROJECT NO: AM601 DATE: 02/24/2020 REVISIONS: 02/24/2020 REV. DATE: 02/24/2020 DRAWN BY: TY
	PROJECT 2025 MODIFIED AMBROSIO PARK - RR/CONCESSION DISBURSED, AND NO BUILDINGS MAY BE CONSTRUCTED FROM THESE PLANS, WITHOUT THE WRITTEN PERMISSION OF ROMTEC, INC. ALL RIGHTS RESERVED. THESE PLANS AND DRAWINGS MAY NOT BE REPRODUCED, ADAPTED OR FURTHER		ROMTEC, INC. 2500 NORTH LAKE DRIVE ROSAMORE, CA 95740 (916) 999-3541 FAX (916) 999-0000

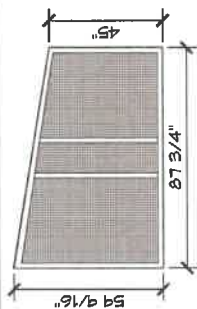
VENT SCHEDULE						
SYM	SIZE	INSIDE INSERT	SLOPE	ANCHORS		
				SILL		HYP
①	87 3/4" x 59 9/16" x 45"	WIRE WEAVE MESH	2:12	6		11
②	87 3/4" x 59 9/16" x 45"	WIRE WEAVE MESH	2:12	6		11

SYM	SIZE	INSIDE INSERT	SLOPE	ANCHORS			
				SILL		HYP	
①	87 3/4" x 59 9/16" x 45"	WIRE WEAVE MESH	2:12	6		11	ROMTEC Z2-AMB01 OPPOSITE
②	87 3/4" x 59 9/16" x 45"	WIRE WEAVE MESH	2:12	6		11	ROMTEC Z2-AMB01

QTY PER VENT

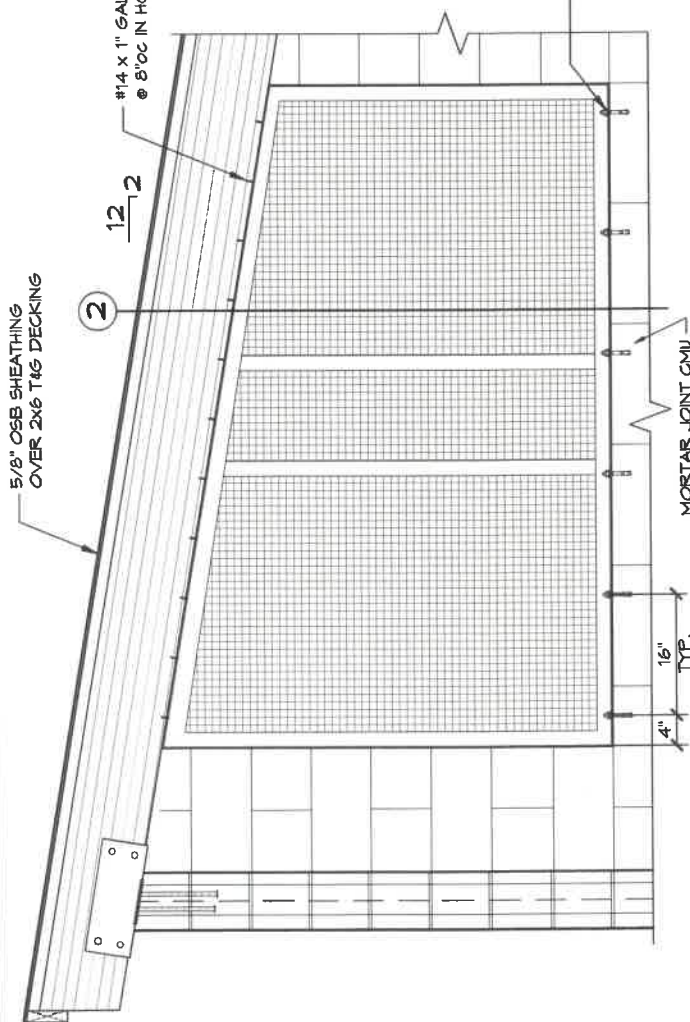
11	#14 x 1" WOOD SCREWS
6	1/2" x 3 3/4" EXPANSION ANCHOR BOLTS

The diagram shows a trapezoidal vent. The top horizontal edge is labeled 45". The bottom horizontal edge is labeled 54 9/16". The right vertical edge is labeled 87 3/4". The vent is divided into three vertical sections by two internal vertical lines. The entire vent is outlined with a double-line border.



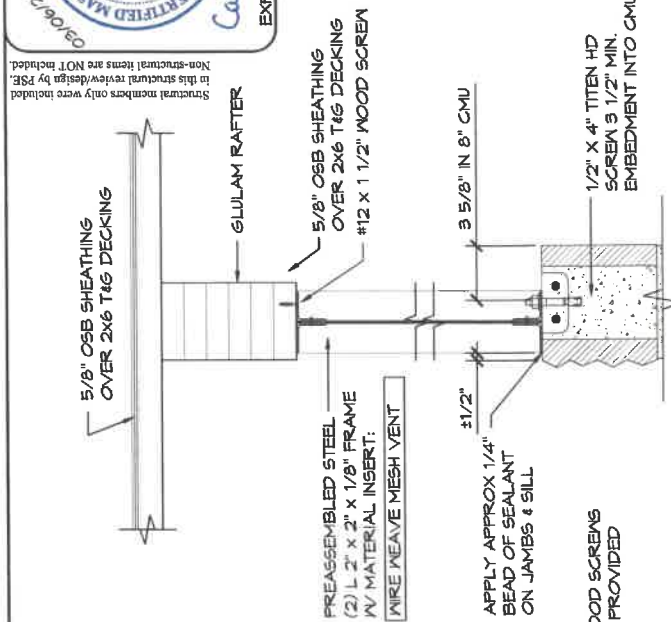
11 #14 x 1" WOOD SCREWS

6 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS



1 VENT DETAIL
SCALE: 3/4" = 1'-0"

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



2 SECTION VIEW (SIDE)

SCALE: 1 1/2" = 1'-0"

03/06/2020

CMKBD
Cassandra Ruport
ID #1063772

CERTIFIED MASTER KITCHEN & BATH DESIGNER

* NYSBA *

Cassandra Ruport

EXPIRES: 01/01/2021

PROJECT: 2085 MODIFIED AMBROSIO PARK - RR/CONCESSION PITTSBURG, CALIFORNIA SHEET TITLE: VENT SCHEDULE AND DETAILS		PROJECT: 2085 AMBROSIO PARK - RR/CONCESSION PITTSBURG, CALIFORNIA SHEET TITLE: VENT SCHEDULE AND DETAILS	
DATE: 02/24/2020 REVISIONS NEW DATE BY		DATE: 02/24/2020 REVISIONS NEW DATE BY	

SHEET NO.

46. m.

3-6-2020



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PITTSBURG, CA 94770
(916) 438-0441 FAX (916) 438-0403
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PROJECT: 2025 MODIFIED
SHEET TITLE: FOUNDATION PLAN
PROJECT NO.: AMB01
DATE: 02/24/2020
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SHEET NO. **57.1**

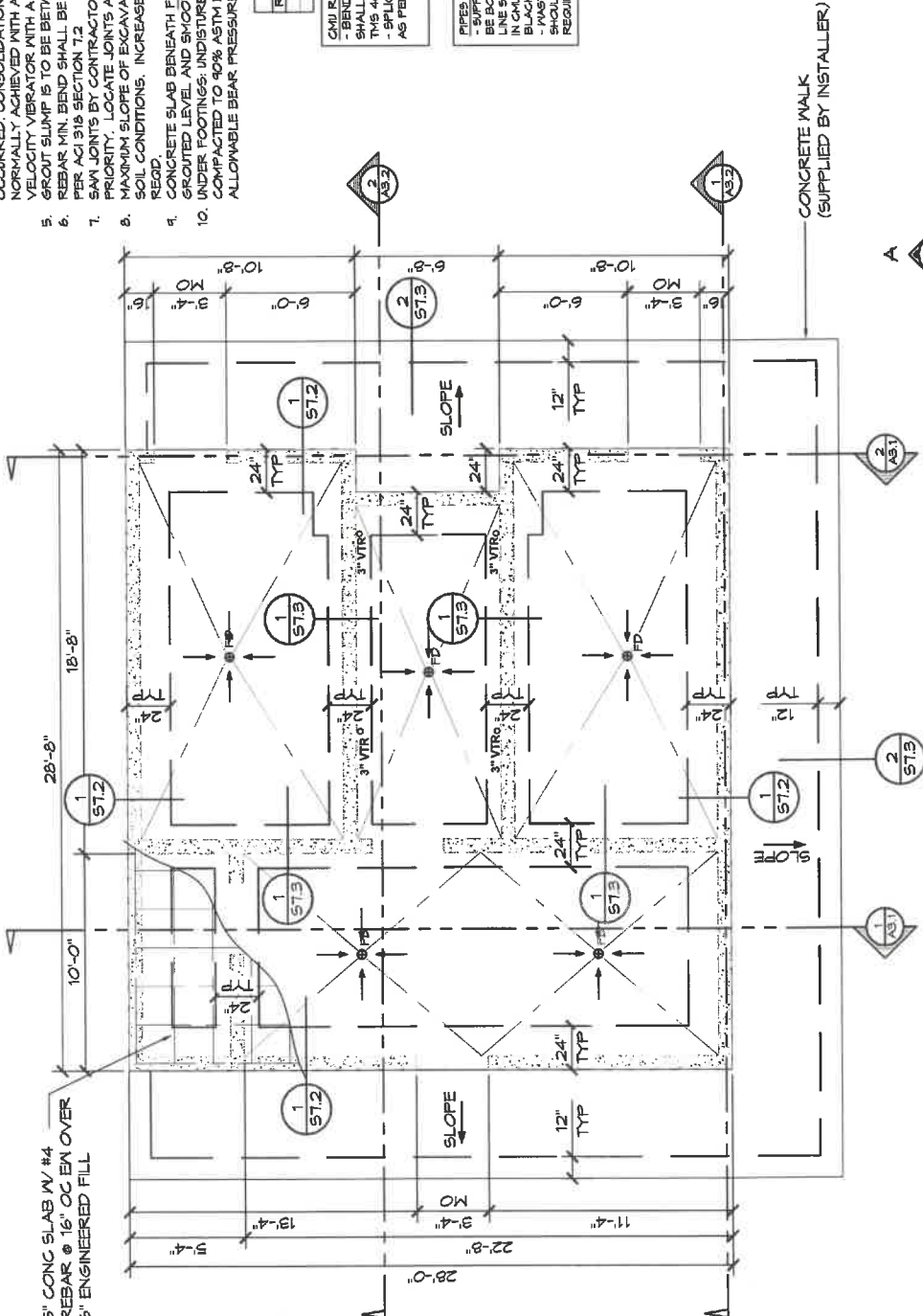
NOTES:
1. FINISH FLOOR SLOPE IS 2% (1/4" PER FT) MAX & 1% (1/8" PER FT) MIN

- VERIFY SIDEWALKS W/ OWNER
- PROVIDE BLOCK-OUTS FOR PLUMBING, MECHANICAL, & ELECTRICAL AS REQD. CO-ORDINATE W/ SUBS.
- CONSOLIDATE GROUT AT THE TIME OF PLACEMENT.
- MECHANICAL VIBRATION, AND RECONSOLIDATE BY MECHANICAL VIBRATION AFTER INITIAL WATER LOSS AND SETTLEMENT HAS OCCURRED. CONSOLIDATION AND RECONSOLIDATION ARE NORMALLY ACHIEVED WITH A MECHANICAL VIBRATOR. A LOW VELOCITY VIBRATOR WITH A 3/4 IN. HEAD IS USED.
- GROUT SLUMP IS TO BE BETWEEN 8" AND 11".
- REBAR MIN. BEND SHALL BE NOT LESS THAN 6dB INSIDE DIA. AS PER ACI 318 SECTION 7.2
- SAFETY JOINTS BY CONTRACTOR. SLAB APPEARANCE IS A PRIORITY. LOCATE JOINTS AT 10' O.C. MAX. SEE 5/57.5.
- MAXIMUM SLOPE OF EXCAVATION MAY BE LIMITED BY LOCAL SOIL CONDITIONS. INCREASE DEPTH OF FORMED CONCRETE AS REQD.
- CONCRETE SLAB BENEATH FLOOR MOUNTED FIXTURES IS TO BE GROUTED LEVEL AND SMOOTH.
- UNDER FOOTINGS, UNDISTURBED NATIVE SOIL OR 12" FILL COMPACTED TO 90% ASTM D 1557 TO MEET OR EXCEED ALLOWABLE BEAR PRESSURE ON SHEET 62.

CMU REBAR SCHEDULE			
REBAR	MIN. LAP	BEND DIAMETER	
#4	24"	5"	MIN.
#5	30"	5-5/8"	MIN.

CMU REBAR NOTES:
- BENDS MIN. INSIDE BEND DIAMETER SHALL BE NOT LESS THAN 6d AS PER THIS 402-16 SECTION 6.1.6.2
- SPLICES: LAP SPLICES ARE PERMITTED AS PER THIS 402-16 SECTION 6.1.6.1.1

PIES INSTALLED THROUGH CMU WALL NOTES:
- SUPPLY THE FIXTURE SUPPLY LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE AND THE PORTION OF PIPE LOCATED IN CMU WALL SHALL BE WRAPPED WITH 10MIL BLACK TAPE. THE FIXTURE WASTE LINE SHOULD BE BORED A 1/2" LARGER THAN REQUIRED LINE SIZE.



FOUNDATION PLAN

SCALE 3/16" = 1'-0"



2

CONCRETE STEM WALL FOOTING OPTION FOUNDATION DETAIL

SCALE: 1" = 1'-0"

**CMU STEM WALL OPTION
BLOCK FOR STEM WALL SUPPLIED BY INSTALLER**

GENERAL NOTES:

- * WHEN USING EITHER STEM WALL OPTION RECESS STEM WALL THE THICKNESS OF SLAB AT DOOR THRESHOLD
- * PRIVACY WALLS SHALL HAVE A 30" WIDE X 12" DEEP FOOTING
- * CMU STEM WALL OPTION, CMU BLOCK IS BY INSTALLER
- * VERTICAL REBAR IN SLAB/STEM WALL TO MATCH VERTICAL WALL REINFORCEMENT LAP PER WALL SCHEDULE

NOTE: UNDISTURBED NATIVE SOIL OR 12" FILL
COMPACTED TO 90% ASTM D 1557 TO MEET OR
EXCEED ALLOWABLE BEAR PRESSURE ON SHEET 62

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(541) 350-0551 Fax: (541) 350-0030

ROMTEC
ROMTEC 200-8

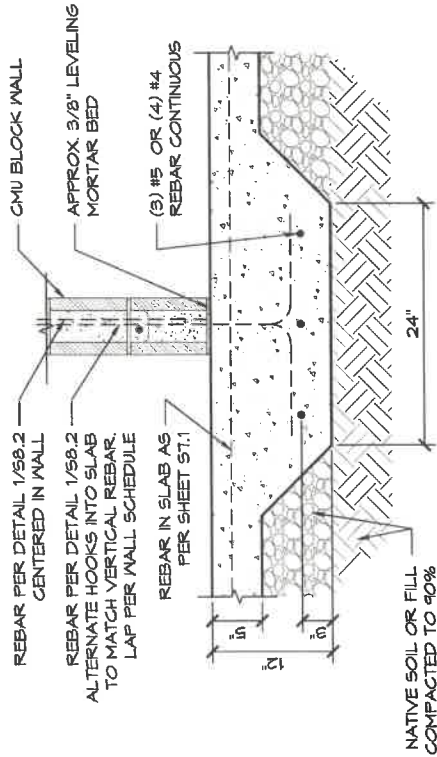
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02/24/2020	AMB01	FOUNDATION DETAILS
		PITTSBURG, CALIFORNIA
		PROJECT: 2025 MODIFIED
		AMBROSE PARK - RR/CONCESSION

PROJECT ID:	AMBO1
DATE:	02/24/2020
REV.	2
DATE:	9/05/20
BY	TY
REVISIONS	

SHEET NO.

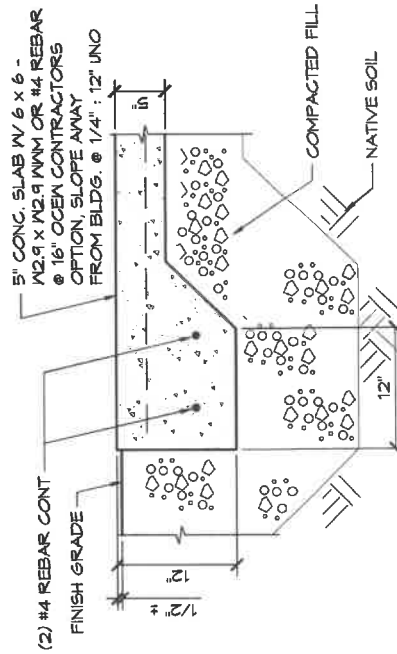
57.2

NOTE: UNDISTURBED NATIVE SOIL OR 12" FILL
COMPACTED TO 90% ASTM D 1557 TO MEET OR
EXCEED ALLOWABLE BEAR PRESSURE ON SHEET G-2



1 THICKENED SLAB AT INTERIOR WALL

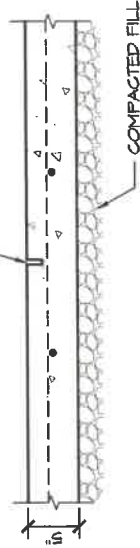
SCALE: 1" = 1'-0"



2 EDGE OF CONG. WALKWAY

SCALE: 1" = 1'-0"

MAKE SAWCUT 1 1/2" DEEP WITHIN 24
HRS OF POUR "DO NOT CUT BARS".
FILL W/ EXPANDING JOINT COMPOUND.
MAXIMUM JOINT SPACING = 10'-0". AT
INSTALLER'S OPTION, CONTROL JOINT
MAY BE TOOLED DURING CONCRETE
FINISHING.



3 SAWCUT JOINT

SCALE: 1" = 1'-0"

3-6-2020



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in this structural rework/design by PSE.
Non-structural items are NOT included.
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info@pse-engineers.com
PITTSBURG, CALIFORNIA
PROJECT: 2025 MODIFIED
SHEET TITLE: FOUNDATION DETAILS
PROJECT NO. 2025
DATE: 02/24/2020
REVISIONS
REV. DATE BY

PROJECT: 2025 MODIFIED
SHEET TITLE: FOUNDATION DETAILS
PROJECT NO. 2025
DATE: 02/24/2020
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PROJECT: 2025 MODIFIED
SHEET TITLE: FOUNDATION DETAILS
PROJECT NO. 2025
DATE: 02/24/2020
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SHEET NO.

57.3

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PROJECT: 2020 MODIFIED
 AMBROSE PARK - RR/CONCESSION
 PITTSBURG, CALIFORNIA

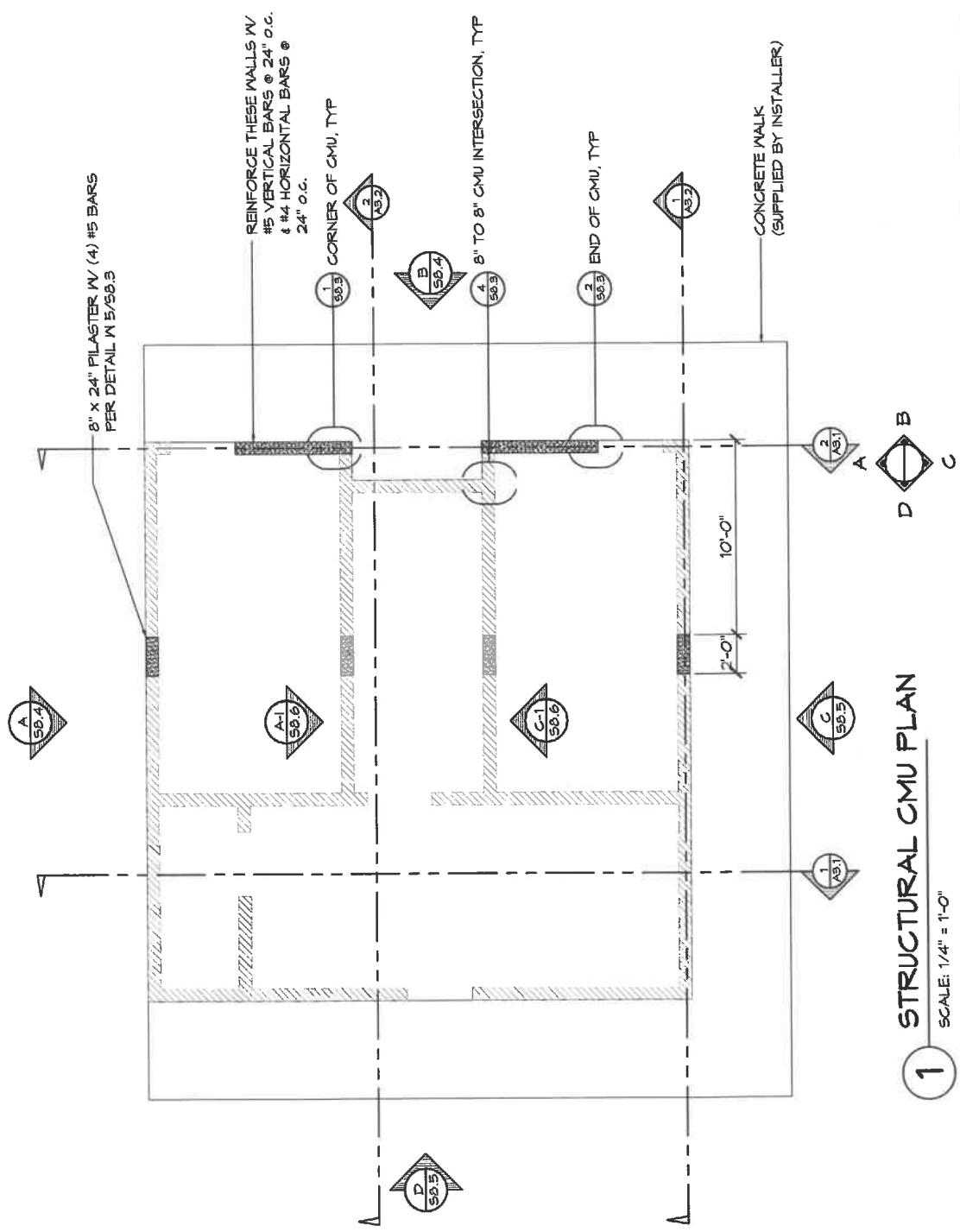
SHEET TITLE: STRUCTURAL CMU PLAN

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 romtec@romtec.com

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 Hamilton Park, CA 95120
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 info@pse-struct.com

DATE: 02/24/2020	PROJECT NO. # AMB01
REVISIONS	
NO. 1	DATE: 02/24/2020 BY: TY
NO. 2	DATE: 03/09/2020 BY: TY
NO. 3	DATE: 03/09/2020 BY: TY
NO. 4	DATE: 03/09/2020 BY: TY
NO. 5	DATE: 03/09/2020 BY: TY
NO. 6	DATE: 03/09/2020 BY: TY
NO. 7	DATE: 03/09/2020 BY: TY
NO. 8	DATE: 03/09/2020 BY: TY
NO. 9	DATE: 03/09/2020 BY: TY
NO. 10	DATE: 03/09/2020 BY: TY

SHEET NO. 58.1



1 STRUCTURAL CMU PLAN
 SCALE: 1/4" = 1'-0"

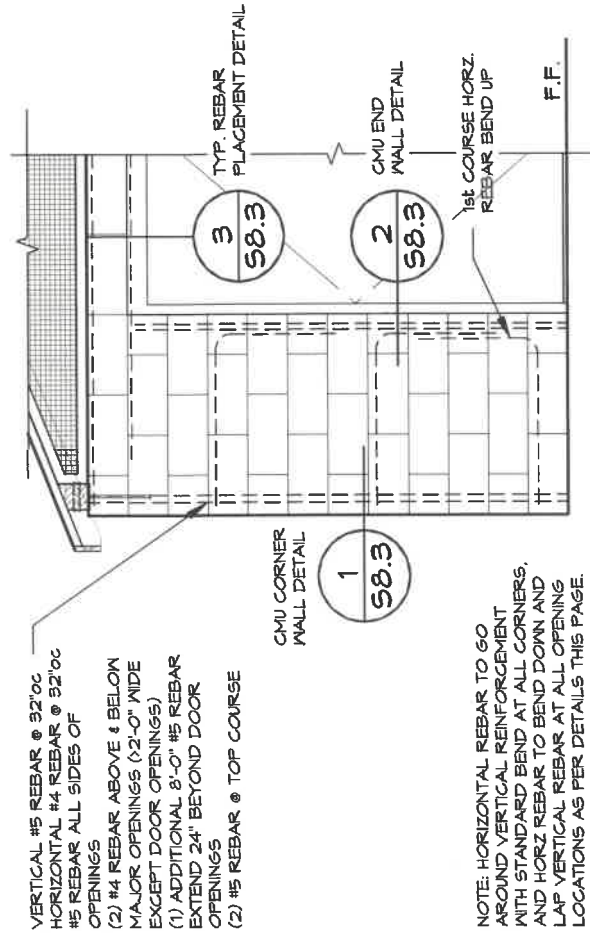
3-6-2020

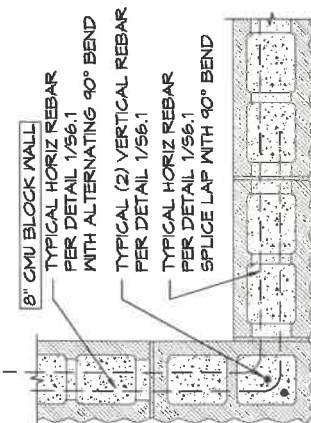


ROMTEC 1800 NORTH BANK ROAD COVINGTON, LA 70039 (504) 488-3541 FAX (504) 488-0933 info@romtec.com		PROJECT: 2020 MODIFIED AMBROSE PARK - RR/CONCESSION PITTSBURG, CALIFORNIA SHEET TITLE: STRUCTURAL DETAILS	
PSE Consulting Engineers, Inc. 250 Main Street, Suite 200 Menlo Park, CA 94025 Phone: (650) 550-0300 Fax: (650) 550-0233 www.pse-engineers.com		PROJECT NO.: AMB01 DATE: 02/24/2020 REVISIONS REV. DATE BY	

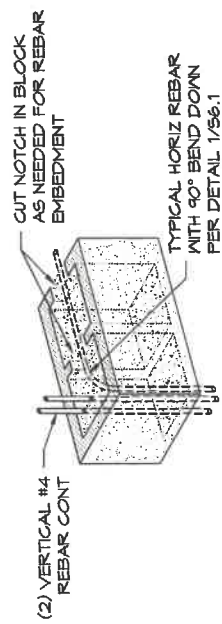
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SHEET NO. 58.2

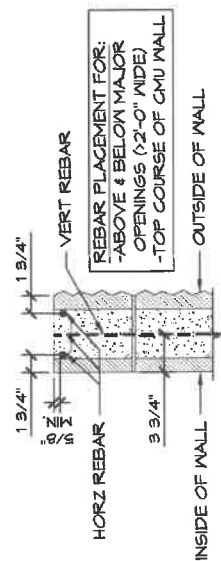




1 MORTAR JOINT
CMU CORNER DETAIL
SCALE: 1" = 1'-0"



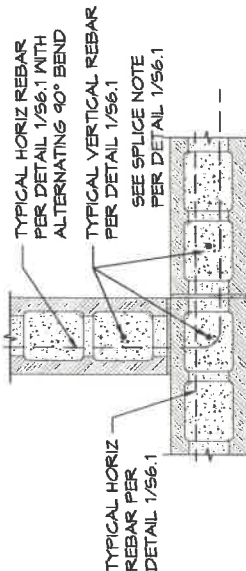
2 MORTAR JOINT
CMU WALL END DETAIL
SCALE: 1" = 1'-0"



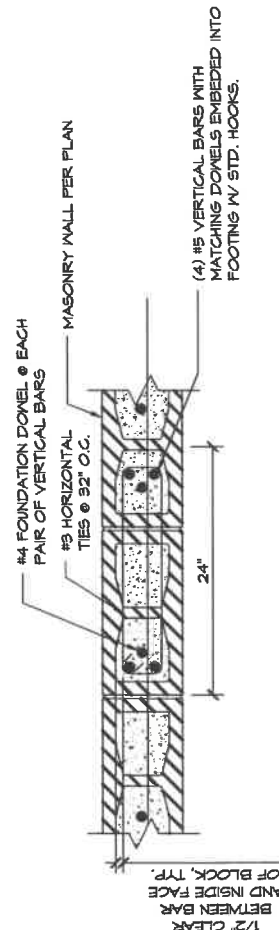
3 8" CMU REBAR PLACEMENT

NOTE: REBAR INSTALLED AS PER ACI 530-11

SCALE: 1" = 1'-0"



4 8" TO 8" MORTAR JOINT
CMU INTERSECTION DETAIL
SCALE: 1" = 1'-0"



5 MASONRY PILASTER DETAIL

3-6-2020



Structural members only were included in this structural review/sign by PSE. Non-structural items are NOT included.

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ROSELAND, CA 95745
(916) 488-8441 FAX (916) 488-0883

SHEET TITLE: STRUCTURAL DETAILS

PROJECT: 2005 MODIFIED

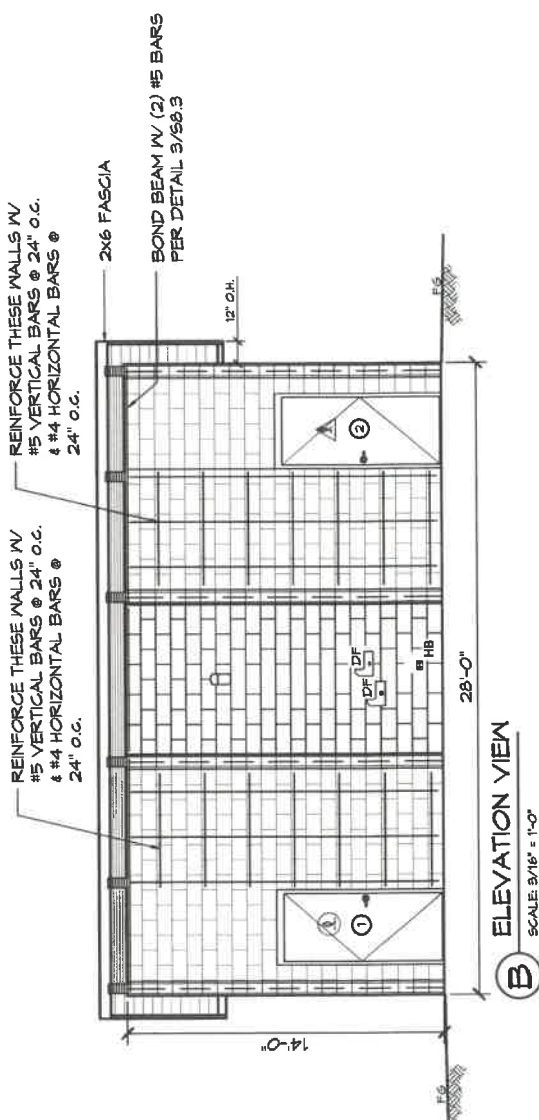
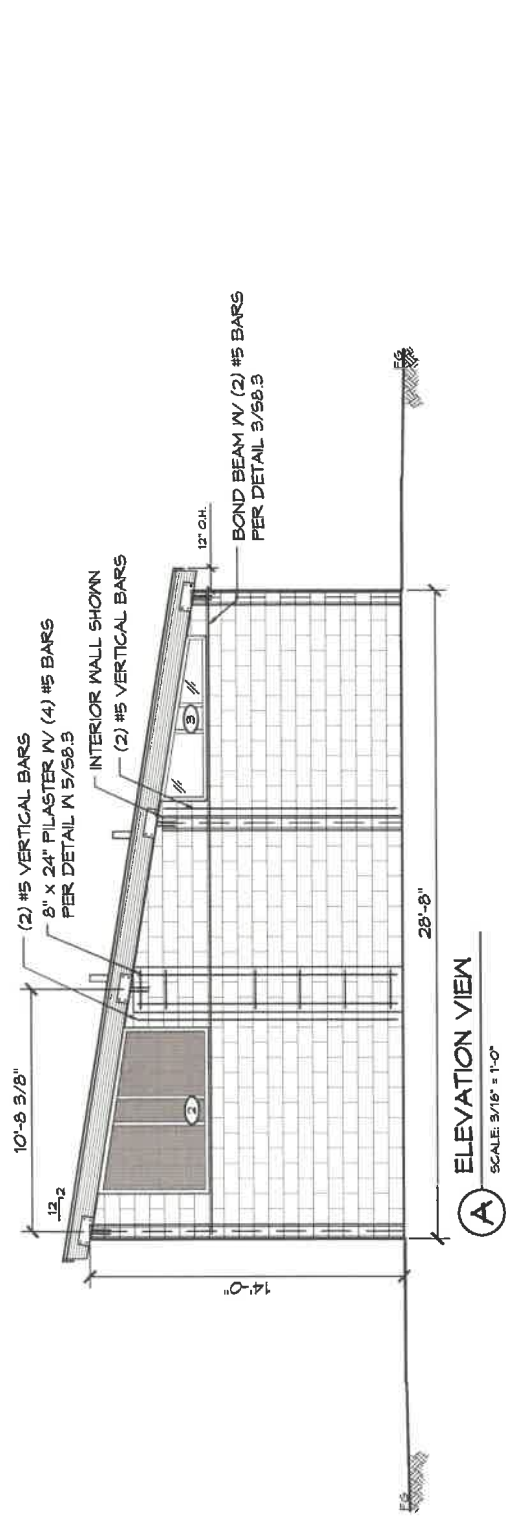
PROJECT # AMB01

DATE: 02/24/2020

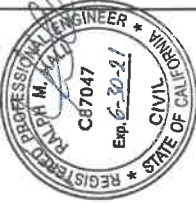
REVISIONS

NO.	DATE	BY	CHKD BY
1	02/24/2020	TY	
2	03/02/2020	TY	

SHEET NO. 58.4



3-6-2020



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PROJECT: 2025 MODIFIED

AMBROSE PARK - RR/CONCESSION

PITTSBURG, CALIFORNIA

STRUCTURAL DETAILS

SHEET TITLE: 3

PROJECT: 11-3



ROMTEC

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(503) 865-2541 FAX (503) 865-0803
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PROJECT: 220-8

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PS&E Consulting Engineers, Inc.

1240 NORTH MARK ROAD
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PROJECT: 220-8

250 Main Street, Suite 200, Oregon 97003
Phone: (503) 865-0900 Fax: (503) 865-0233
www.romtec.com

8" x 24" PILASTER W/ (4) #5 BARS
PER DETAIL W 5/58.9

(2) #5 VERTICAL BARS

INTERIOR WALL SHOWN

(2) #5 VERTICAL BARS

2'-12"

12" O.H.

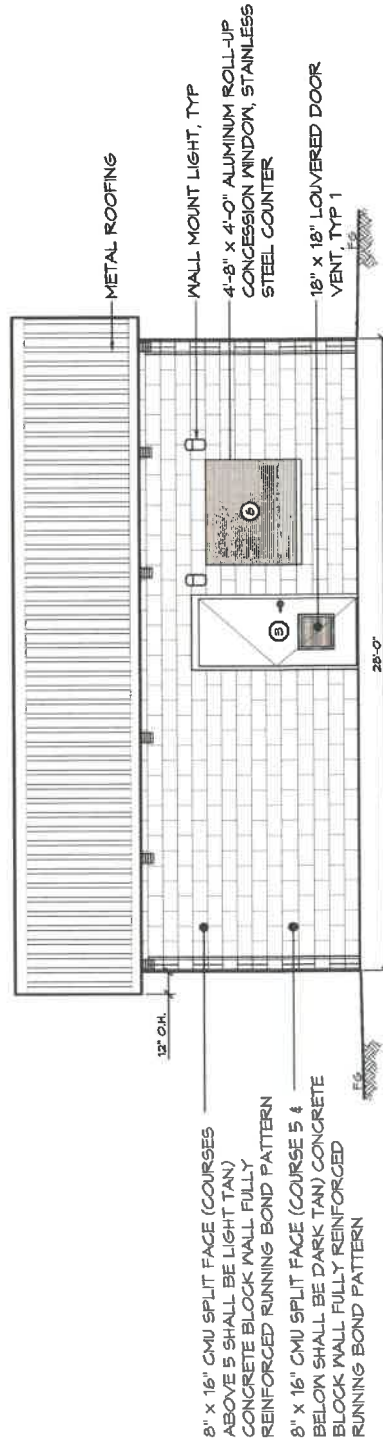
4'-8" x 4'-0" ALUMINUM ROLL-UP
CONCESSION WINDOW, STAINLESS
STEEL COUNTER

BOND BEAM W/ (2) #5 BARS
PER DETAIL 3/58.9

28'-0"

ELEVATION VIEW

SCALE: 3/16" = 1'-0"

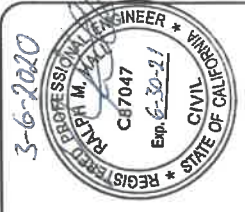


ELEVATION VIEW

SCALE: 3/16" = 1'-0"

SHEET NO.

58.5

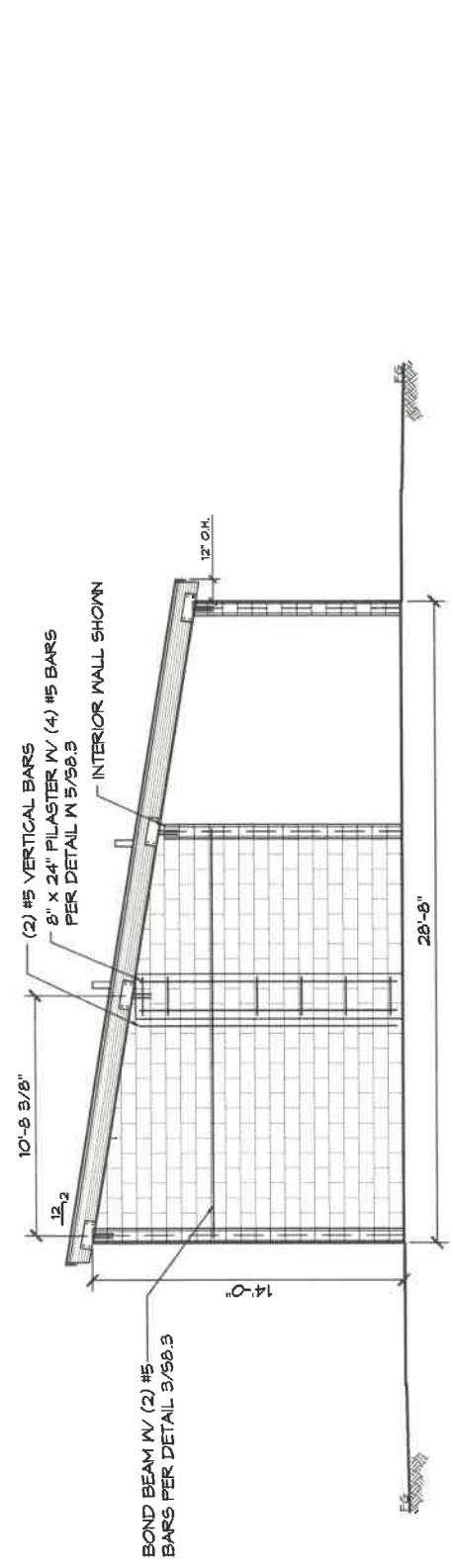


ROMTEC 1620 KORTHAUSE ROAD ROSELAND, CA 91070 (611) 48-3541 FAX (611) 48-3533 romtec.com		SHEET TITLE: STRUCTURAL DETAILS PROJECT: 2025 MODIFIED DATE: 02/24/2020 REVISIONS:	
PSE Consulting Engineers, Inc. 250 Main Street, Suite 200 Menlo Park, CA 94025 (611) 48-3530 Fax (611) 48-3533 www.pse-engineers.com		PROJECT: 2025 MODIFIED DATE: 02/24/2020 REVISIONS:	

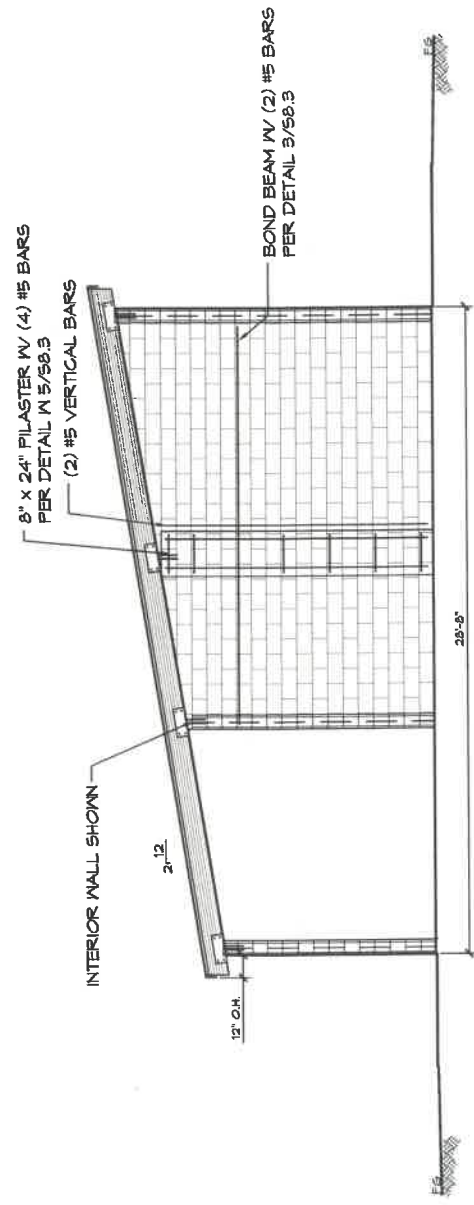
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58.6



A-1
INTERIOR ELEVATION VIEW
 SCALE: 3/16" = 1'-0"



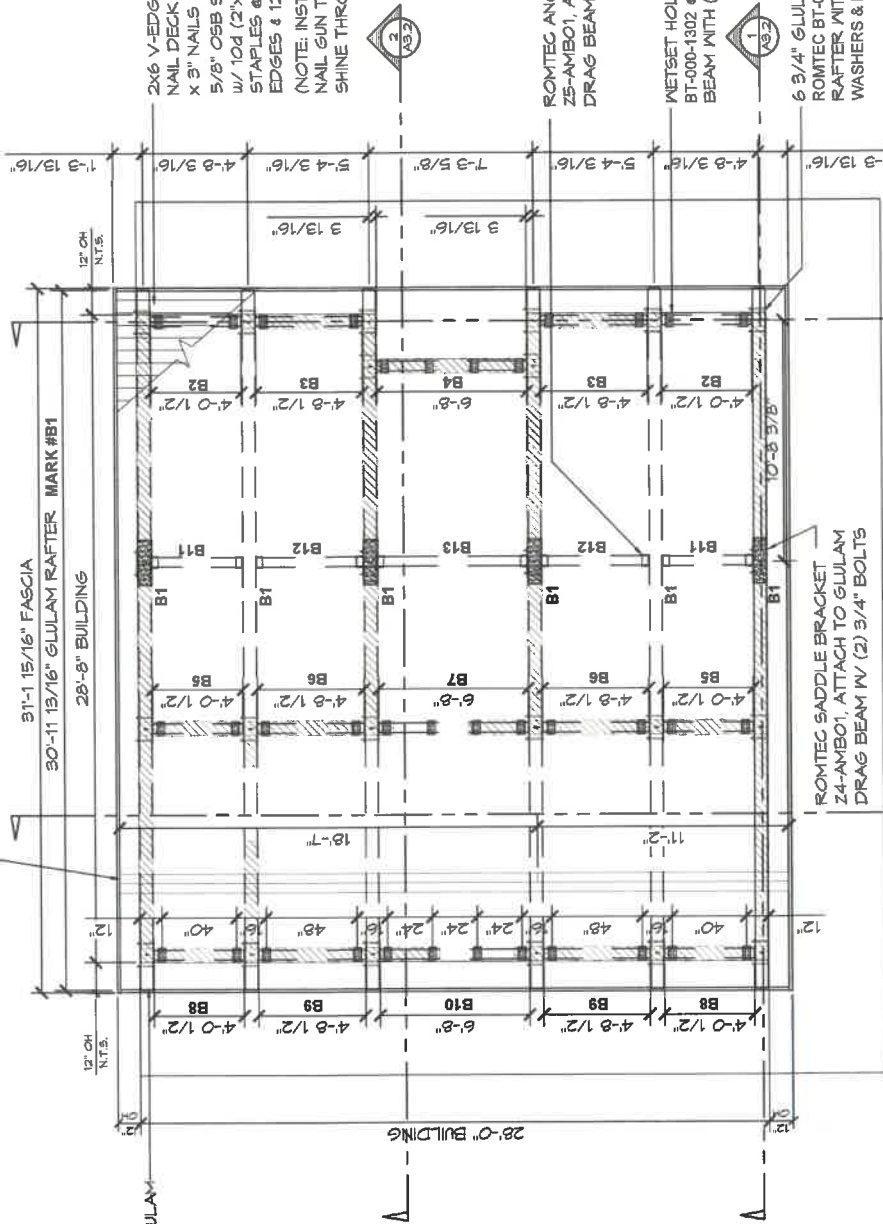
C-1
ELEVATION VIEW
 SCALE: 3/16" = 1'-0"

NOTE: ALL EXPOSED WOOD TO BE SEALED WITH INSTALLER SUPPLIED CLEAR COAT FINISH APPLIED ONSITE BY INSTALLER

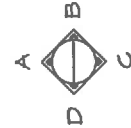
2x6 V-EDGE TONGUE & GROOVE STAGGER PATTERN SHOWN, TYP.

30'-11 13/16" GLULAM RAFTER MARK #B1
28'-8" BUILDING

6 3/4" x 10 1/2" GLULAM RAFTER, TYP 6



ROMTEC SADDLE BRACKET Z4-AMB01, ATTACH TO GLULAM DRAG BEAM W/ (2) 3/4" BOLTS



GLULAM BEAM LIST:

- B1 6 3/4" x 10 1/2" GLULAM RAFTER BEAM
- B2 B3 5 1/8" x 10 1/2" GLULAM HIGH EAVE BEAM
- B4 5 1/8" x 1 1/2" GLULAM HIGH EAVE (ALCOVE)
- B5 B6 B7 5 1/8" x 1 1/2" GLULAM MID BEAM
- B8 B9 B10 5 1/8" x 10 1/2" GLULAM LOW EAVE BEAM
- B11 B12 B13 5 1/8" x 9" GLULAM DRAG BEAM

ROOF FRAMING PLAN

SCALE: 3/16" = 1'-0"

1

3-6-2020



Non-structural items are NOT included in this structural review/design by PSE.

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ROMTEC
PITTSBURG, CALIFORNIA
PROJECT: 2005 MODIFIED
SHEET TITLE: ROOF FRAMING PLAN
DATE: 02/24/2020
REVISIONS:
1. 02/24/2020
2. 02/24/2020
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SHEET NO.

59.1

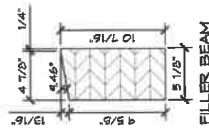
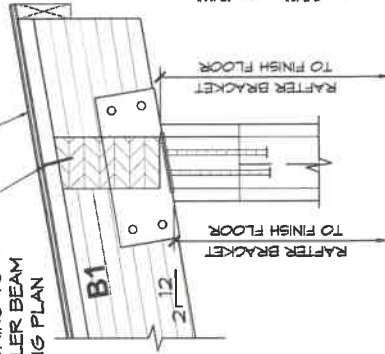
3-6-2020



SEE SHEET A3.3 FOR RAFTER
BRACKET TO FINISH FLOOR
MEASUREMENTS

5/8" OSB SHEATHING OVER
2X6 T&G DECKING
FASTEN DECKING TO
GLULAM FILLER BEAM
PER FRAMING PLAN

(HIGH EAVE)



1 GLULAM RAFTER & FILLER BEAM
SCALE: 1 1/2" = 1'-0"

6 3/4" x 10 1/2" GLULAM RAFTER
BRACKET ROMTEC BT-020-1501 NETSET
SECURE RAFTER WITH (4) 3/4" ϕ x 8"
BOLT, (2) WASHERS & NUT, TYP.

GLULAM FILLER BEAM B2

STAPLE 30# FELT
TO THE BOTTOM OF
GLULAMS

GLULAM DRAG BEAM B11

GLULAM FILLER BEAM B5

GLULAM FILLER BEAM B8

B1

GLULAM
RAFTER

EMBEDDED GLULAM BEAM BRACKET
ROMTEC BT-000-1302 WITH (8) 1/4" ϕ x 2
1/2" LAG SCREWS REFER TO FRAMING
PLAN FOR EXACT LOCATIONS
6 3/4" GLULAM RAFTER BRACKET
ROMTEC BT-020-1501 NETSET SECURE
RAFTER WITH (4) 3/4" ϕ x 8" BOLT,
(2) WASHERS & NUT, TYP.

Structural members only were included
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Non-structural items are NOT included.

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ROMTEC 2020-8
ROMTEC, INC. 1500 NORTH BANK ROAD
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PROJECT TITLE: CONNECTION DETAILS
PROJECT NO.: AMB01
DATE: 02/24/2020
REVISIONS

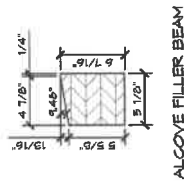
REV.	DATE	BY

SHEET NO. S10.1

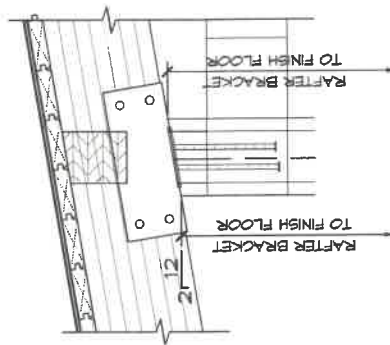
SEE SHEET A3.3 FOR RAFTER
BRACKET TO FINISH FLOOR
MEASUREMENTS



6 3/4" x 10 1/2" GLULAM RAFTER
BRACKET ROMTEC BT-020-1801 NUT/SET
SECURE RAFTER WITH (4) 3/4" Ø x 8"
BOLT, (2) WASHERS & NUT, TYP.



ALCOVE FILLER BEAM



(ALCOVE)
1 GLULAM RAFTER & FILLER BEAM
SCALE: 1" = 1'-0"

STAPLE 30# FELT TO THE
BOTTOM OF GLULAMS
EMBEDDED GLULAM BEAM
BRACKET ROMTEC BT-000-1302
WITH (8) 1/4"Ø x 2 1/2" LAG
SCREWS REFER TO FRAMING
PLAN FOR EXACT LOCATIONS

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Project: 2025 MODIFIED
PITTSBURG, CALIFORNIA
SHEET TITLE: CONNECTION DETAILS

PROJECT NO. #	AMBO1	
DATE:	02/24/2020	
REVISIONS		
NO.	DATE	BY

SHEET NO.

S10.2

3-6-2020



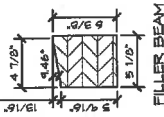
SEE SHEET A3.3 FOR RAFTER
BRACKET TO FINISH FLOOR
MEASUREMENTS

6 3/4" x 10 1/2" GLULAM RAFTER
BRACKET ROMTEC BT-020-1501 METSET
SECURE RAFTER WITH (4) 3/4" Ø x 8"
BOLT, (2) WASHERS & NUT, TYP.

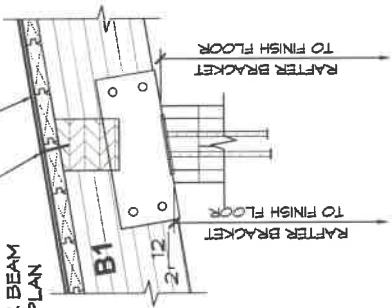
GLULAM FILLER BEAM B2

5/8" OSB SHEATHING OVER
2x6 T&G DECKING

FASTEN DECKING TO
GLULAM FILLER BEAM
PER FRAMING PLAN



FILLER BEAM



(MID)
GLULAM RAFTER & FILLER BEAM
1 SCALE 1" = 1'-0"

EMBEDDED GLULAM BEAM BRACKET
ROMTEC BT-000-1302 WITH (8) 1/4" Ø x 2
1/2" LAG SCREWS REFER TO FRAMING
PLAN FOR EXACT LOCATIONS

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250 Main Branch Plaza, Orange 92663
Phone (949) 859-5300 Fax (949) 859-8233
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PROJECT: 2025 MODIFIED
PITTSBURG, CALIFORNIA
AMBROSE PARK - RR/CONCESSION

SHEET TITLE: CONNECTION DETAILS

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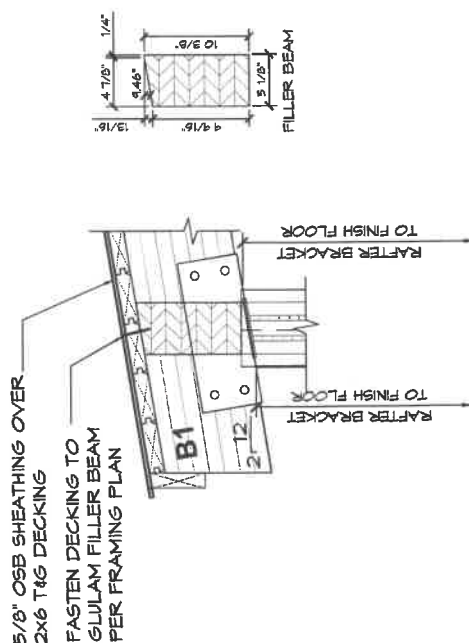
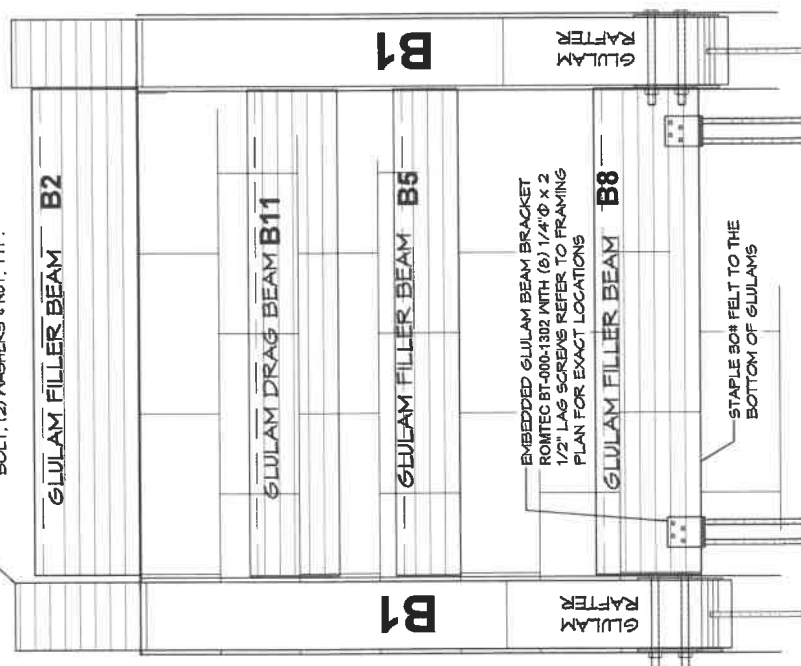
DATE: 02/24/2020
REVISIONS
BY: []
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SHEET NO. S10.3

SEE SHEET A3.3 FOR RAFTER
BRACKET TO FINISH FLOOR
MEASUREMENTS



6 3/4" x 10 1/2" GLULAM RAFTER
BRACKET ROMTEC BT-020-1501 WETSET
SECURE RAFTER WITH (4) 3/4" Ø x 8"
BOLT, (2) WASHERS & NUT, TYP.



(LOW EAVE)

1 GULAM
SCALE: 1" = 1'-0"

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PROJECT: 2025 MODIFIED AMBROSE PARK - RR/CONCESSION PITTSBURG, CALIFORNIA SHEET TITLE: CONNECTION DETAILS		PROJECT #1 AMB01	
DATE: 02/24/2020 REVISIONS:		DATE: 02/24/2020 REVISIONS:	
REV. DATE BY		REV. DATE BY	

ET NO. S10.4

CALIFORNIA PLUMBING CODE (BASED OFF UPC)

SYM	FIXTURE TYPE	SEWER	VENT	COLD WATER	HOT WATER	NO. OF FIXT.	N. FIXT. UNITS/EA	TOTAL N. FIXT. UNITS	DR. FIXT. UNITS	TOTAL DR. FIXT. UNITS
WC-1	ADA TOILET	3"	2"	1"	X	4	40,30,20,15,10	105	4	16
UR-1	ADA URINAL	2"	1 1/2"	3/4"	X	2	20, 15, 10, 8, 5	35	2	4
LV-1	HAND SINK	1 1/4"	1 1/2"	1/2"	X	5	1	5	1	5
S-3	TRIPLE SINK	2"	1 1/2"	1/2"	1/2"	1	3	3	3	3
DF-1	DRINKING FOUNTAIN	1 1/2"	1 1/2"	1/2"	X	2	.5	1	5	10
HB-1	WALL HYDRANT ANTI-FREEZE	X	X	3/4"	X	1	2.5	2.5	X	X
HB-2	WALL FAUCET	X	X	1/2"	X	1	1	1	X	X
FD-1	FLOOR DRAIN	3"	1 1/2"	X	X	4	X	X	2	8
FD-2	FLOOR DRAIN (EMERGENCY)	3"	1 1/2"	X	X	1	X	X	0	-
WH-1	WATER HEATER	X	X	3/4"	3/4"	X	X	X	X	X
FS-1	FLOOR SINK	3"	2"	X	X	1	X	X	X	-
							TOTAL	152.5	TOTAL	46

SILOUX CHIEF
(3" W/6" STRAINER)

NOTE: PROVIDE CLEAN-OUT BENEATH ALL SINKS AND LAVS AS REQUIRED BY CODE
CALIFORNIA NOTE: NON-GRIP FAUCET CONTROLS COMPLY WITH CPC CHAPTER 4

NOTE: ROMTEC BUILDINGS ARE DESIGNED TO HAVE 40-60 PSI WATER PRESSURE FOR THE PLUMBING FIXTURES, IF THE SITE HAS A PRESSURE OTHER THAN THIS, IT IS THE OWNERS RESPONSIBILITY TO PROVIDE THE PRESSURE REDUCER OR BOOSTER PUMP NECESSARY.

GENERAL PLUMBING NOTES:

- ALL PIPE (WATER, SEWER, VENT), JOINTS, AND WORK SHALL CONFORM TO 2016 CALIFORNIA PLUMBING CODE AND LOCAL CODES.
- CONTRACTOR TO CONFIRM LOCATIONS OF SEWER AND WATER TIE-INS
- CONTRACTOR TO SOLIDLY BRACE ALL PIPING TIGHT AGAINST WALLS, FOR LONG OR COMPLICATED RUNS, SECURELY MOUNT USING UNISTRUT, IN STRAIGHT AND UNIFORM MANNER FOR FINISHED APPEARANCE. PIPING SHOWN IS DIAGNAMATIC ONLY AND ACTUAL DESIGN BY CONTRACTOR.
- CONTRACTOR MAY CHANGE PIPE SIZING IN FIELD TO PROVIDE ADEQUATE WATER PRESSURE TO ALL PLUMBING FIXTURES AS APPROVED BY INSPECTOR.
- CONTRACTOR TO DETERMINE AND PROVIDE MEANS FOR DRAINING INTERIOR WATER AND SANITARY SEWER SYSTEMS, AS WELL AS SHUTOFF OF ALL FIXTURES
- IF THE SITE REQUIRES AN ACCESSIBLE BACK FLOW PREVENTER AND/OR PRESSURE REDUCER OR BOOSTER PUMP IT IS THE OWNERS RESPONSIBILITY TO PROVIDE.
- PLUMBING TO BE DRAINED BY GRAVITY TO SHUTOFF VALVE BOX.
- WHEN INCLUDED HOT WATER HEATERS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND ALL STATE, COUNTY, AND LOCAL CODES AND ORDINANCES.
- PLUMBING FIXTURES SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION. SHALL COMPLY WITH 2016 CALIFORNIA PLUMBING CODE (CPC) SECTIONS 403 AND 408, AND SHALL COMPLY WITH 2016 CALIFORNIA GREEN BUILDING CODE (CGBC) SECTIONS 5.303.2 THRU 5.303.6, FLUSHOMETERS ASSOCIATED WITH TOILETS USE NO MORE THAN 1.28 GALLONS PER FLUSH, FLUSHOMETERS ASSOCIATED WITH URINALS USE NO MORE THAN 0.5 GALLONS PER FLUSH, BOTH FLUSHOMETERS ABOVE SHALL MEET PERFORMANCE STANDARDS BY ANSI A112.14.2 HIS CODE, SECTION 11421.3(B). SINK FAUCET WILL USE NO MORE THAN 1.8 GPM MEASURED AT 60 PSI.
- WHEN FIXTURES REQUIRE WALL CARRIERS THE WALL CARRIER SHALL BE SUPPLIED BY CONTRACTOR.
- NON-REMOVABLE BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL HOSE BIBS AND POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS. CPC 603.5.1.
- UNLESS SPECIFIED IN THE ROMTEC SUBMITTAL, ROMTEC DOES NOT SUPPLY INSULATION OR "FREEZE PROTECTION" FOR PLUMBING.



PROJECT TITLE: PLUMBING SCHEDULE
PROJECT NO. 2025 MODIFIED
PROJECT ID: # AMB01
DATE: 02/24/2020
REVISIONS
SHEET NO. 17

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*REFER TO THE FIXTURE CUT SHEET
FOR ROUGH-IN MEASUREMENTS

CPC NOTES

- NOTES:
- WATER PIPE SIZE AND PRESSURE REQUIREMENTS MUST BE CONFIRMED BY PLUMBING CONTRACTOR BASED ON LOCAL SUPPLY.
 - FIXTURE & FIXTURE CONNECTIONS ARE SYMBOLIC IN NATURE ONLY. REFER TO MANUFACTURER LITERATURE FOR EXACT FIXTURE SPECIFICATIONS.
 - ALL SANITARY, DRAINAGE, WASTE, AND VENT LINES SCHEDULE 40 PVC OR ABS.
 - ALL WATER LINES SHALL BE COPPER OR PER LOCAL CODE. NO JOINTS IN OR UNDER THE SLAB.
 - WATER PIPE SIZING IS A MINIMUM SUGGESTION. PLUMBING CONTRACTOR WILL MAKE THE FINAL DETERMINATION.
 - ALL FLOOR SINKS AND DRAINS SHALL HAVE TRAP PRIMERS AS NOTED IN PLANS. PER CPC 1001.0

PLUMBING LEGEND

— COLD WATER
— HOT WATER
— SANITARY SEWER

NOTE:
FIXTURES ARE SYMBOLIC ONLY
REFER TO SPECIFICATIONS AND
PRODUCT LITERATURE FOR
INSTALLATION DETAILS

CKMKB
Certified Master Kitchen & Bath Designer
Cassandra Ruppert
ID #1063772

Expires: 01/01/2021

Structural members only were included
in this structural review/design by PSR.
Non-structural items are NOT included.

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ROMTEC 220-8
1620 NORTH BAYVIEW ROAD
ROCKSBURG, OR 97130
(541) 498-3541 FAX (541) 498-0003

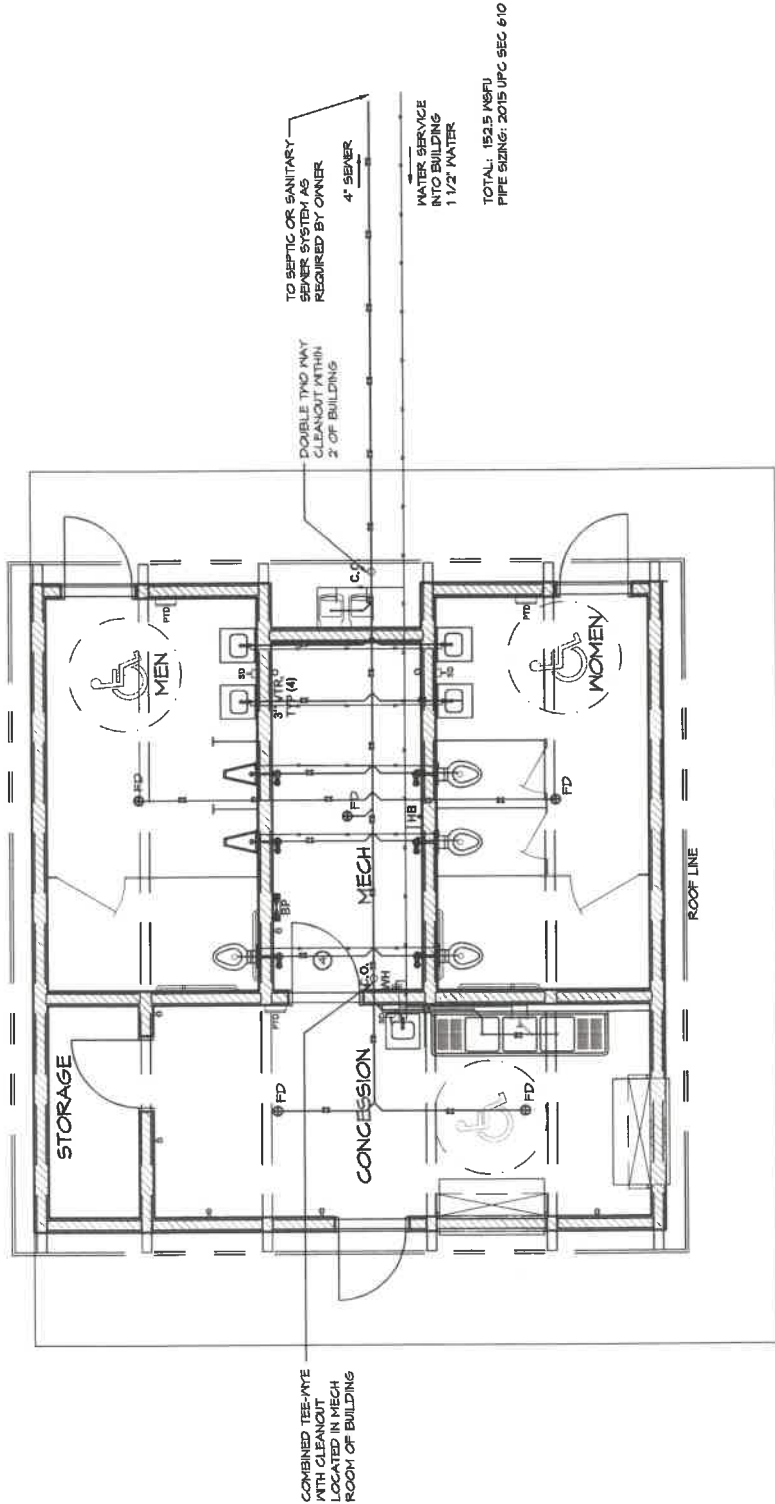
PROJECT: 2025 MODIFIED
AMBO1
DATE: 02/24/2020
REVISIONS

SHEET TITLE: PLUMBING PLAN
PITTSBURG, CALIFORNIA
AMBROSE PARK - RR/CONCESSION

NO.	DATE	BY

SHEET NO.

P2



1 PLUMBING PLAN

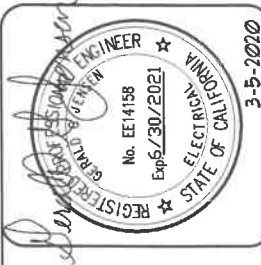
SCALE: 3/16" = 1'-0"

GENERAL ELECTRICAL NOTES:

- ALL WORK SHALL COMPLY TO CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, AND LOCAL CODES.
- OWNER TO PROVIDE TEMPORARY POWER AS REQUIRED DURING COURSE OF CONSTRUCTION.
- THE INSTALLER SHALL FURNISH & INSTALL SPECIFICATION GRADE CIRCUIT BREAKERS, WIRING, CONDUIT, SWITCHES AND GFI RECEPTACLES THROUGHOUT. INTERIOR RECEPTACLES & SWITCHES SHALL HAVE STAINLESS STEEL COVERPLATES AND EXTERIOR RECEPTACLES SHALL BE INSTALLED WITH A WEATHERPROOF IN USE COVER.
- ELECTRICAL CONDUIT IS TO BE RUN WITHIN THE WALL WHEN POSSIBLE, EXCEPT IN THE MECH ROOM.
- FOR MECHANICAL ROOM ALL EXPOSED CONDUIT IS TO BE SURFACE MOUNTED AND RUN TIGHT TO CEILING AS REQ'D.
- COORDINATE AC OUTLET HEIGHTS WITH OWNER PRIOR TO ROUGH-IN.

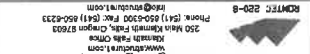
ELECTRICAL SYMBOL SCHEDULE:

QTY	SYMBOL	DESCRIPTION
1		200 AMP MAIN BREAKER PANEL
12		HOME RUN TO BREAKER PANEL
5		MOUNTED MIN OF 15" TO MAX OF 48" ABOVE THE FLOOR. CONFIRM EXACT LOCATION & HEIGHT WITH OWNER OR OWNERS REPRESENTATIVE.
3		SWITCH, SINGLE POLE MOUNTED A MAX OF 48" ABOVE THE FLOOR
6		LIGHT FIXTURE, WALL MOUNT (W/ BUILT-IN PHOTOCELL F: WALL MOUNT LED WALL PACK, LUMINOVA QUAT, (85W) (17A)
9		48" CEILING MOUNT LIGHT E: 48" LED, LUMINOVA XMYL L48 5000LM, (85W) (275A)
4		OCCUPANCY SENSOR
1		INSTANT WATER HEATER EEMAX EXHST, 1.5 GPM AT 48°F D: TANKLESS ELECTRIC, EEMAX EXHST, (600W) (40A) 240V
1		(E) ELECTRIC EXHAUST FAN NUTONE EXHAUST FAN, 210CFM B: NUTONE 210 CFM CEILING FAN, NUTONE B210, (60W) (8A)



Structural members only were included in this structural review/design by PSE. Non-structural items are NOT included.

PSE Consulting Engineers, Inc.
18240 NORTH BARK ROAD
ROSELAND, CA 91768
(949) 485-0541 FAX (949) 485-0683
info@pse-engineers.com



PITTSBURG, CALIFORNIA
PROJECT: 2005 MODIFIED
AMBROSE PARK - RR/CONCESSION
ELECTRICAL SCHEDULE

PROJECT I.D. #		AMBO1	
DATE:		02/24/2020	
REVISIONS			
REV.	DATE	BY	
1	02/05/2020	TY	

SHEET NO.

E1

TITLE 24 COMPLIANCE

MANDATORY INDOOR LIGHTING CONTROLS
 AND CONTROLS SHALL BE FUNCTIONALLY CONTROLLED
 WITH MANUAL ON AND OFF LIGHTING CONTROLS. EACH
 AREA ENCLOSED BY A GLASS PARTITION SHALL
 BE INDIVIDUALLY CONTROLLED.

EXCEPTION TO SECTION 150.10.1 UP TO 0.2 WATTS PER
 SQUARE FOOT FOR LIGHTING CONTROLS THAT ARE
 LOCATED IN THE BASE ROOM OR AREA WITH THE
 LIGHTING CONTROLS.

EXCEPTION 2 TO SECTION 150.10.2, PUBLIC RESTROOMS
 HAVING TWO OR MORE STALLS, PARKING AREAS,
 STAIRWELLS, AND CORRIDORS MAY USE A MANUAL
 CONTROL THAT IS ACCESSIBLE TO UNAUTHORIZED
 PERSONNEL.

IN ADDITION TO LIGHTING CONTROLS INSTALLED TO
 COMPLY WITH SECTIONS 150.10.1 AND 150.10.2, ALL INSTALLED
 LIGHTING SHALL BE CONTROLLABLE BY THE FOLLOWING CONTROLS
 THAT SHALL MEET THE FOLLOWING REQUIREMENTS:

- A. SHALL BE CONTROLLED WITH AN OCCUPANT SENSING
 CONTROL, AUTOMATIC TIME OF DAY CONTROL, OR
 SHUTTING OFF ALL OF THE LIGHTING WHEN THE SPACE
 IS TYPICALLY UNOCCUPIED.

SHUT-OFF CONTROLS

1. IN ADDITION TO LIGHTING CONTROLS INSTALLED TO
 COMPLY WITH SECTIONS 150.10.1 AND 150.10.2, ALL INSTALLED
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 SHUTTING OFF ALL OF THE LIGHTING WHEN THE SPACE
 IS TYPICALLY UNOCCUPIED.

TITLE 24 COMPLIANCE

MANDATORY OUTDOOR LIGHTING CONTROLS
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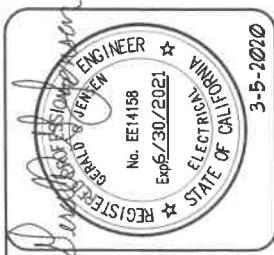
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 SHUTTING OFF ALL OF THE LIGHTING WHEN THE SPACE
 IS TYPICALLY UNOCCUPIED.

NOTE: ELECTRICAL PANEL MAY BE
 RELOCATED AT THE DISCRETION OF THE
 INSTALLER. PANEL MUST MAINTAIN ALL
 APPLICABLE CODE CLEARANCES.



3-5-2020

Structural members only were included
 in this structural review/design by PSE.
 Non-structural items are NOT included.

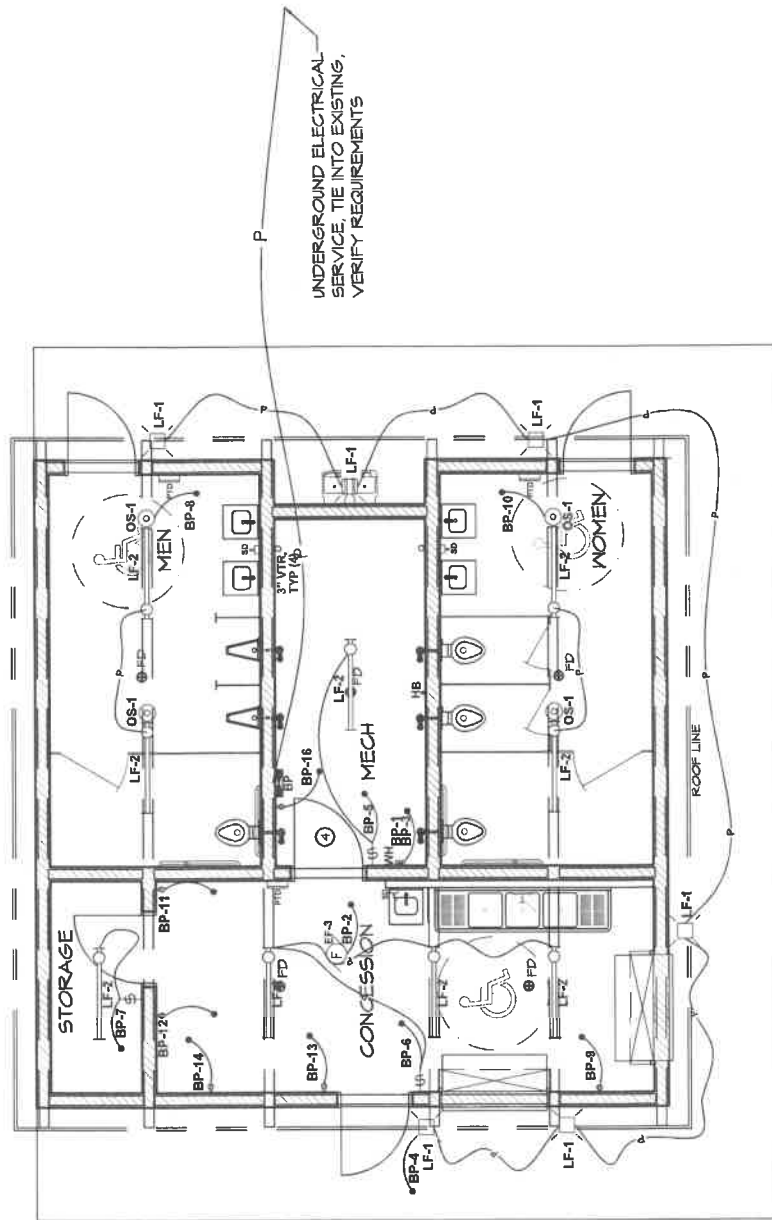
PSE Consulting Engineers, Inc.
 250 Main Street, Suite 200
 San Francisco, CA 94105
 Phone: (415) 398-5500 Fax: (415) 398-5233
 Email: info@pse-engineers.com
 Website: www.pse-engineers.com

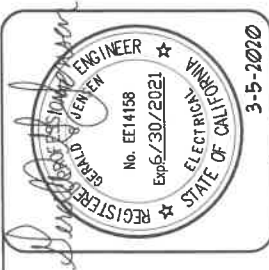
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 1800 NORTH SHAW ROAD
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 (415) 498-3541 FAX (415) 498-0000

PROJECT: 2025 MODIFIED
 AMBROSE PARK - RR/CONCESSION
 PITTSBURG, CALIFORNIA
 SHEET TITLE: ELECTRICAL PLAN
 PROJECT NO.: AMB01
 DATE: 02/24/2020
 REVISIONS
 REV. 1 03/02/2020 BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 APPROVED BY: [Signature]

SHEET NO.

E2





3-5-2020

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www.pse-engineers.com

PROJECT: 2005 MODIFIED
PITTSBURG, CALIFORNIA
AMBROSSE PARK - RR/CONCESSION

SHEET TITLE: ELECTRICAL RISER DETAILS

PROJECT FILE #
AMBO1

DATE: 02/24/2020

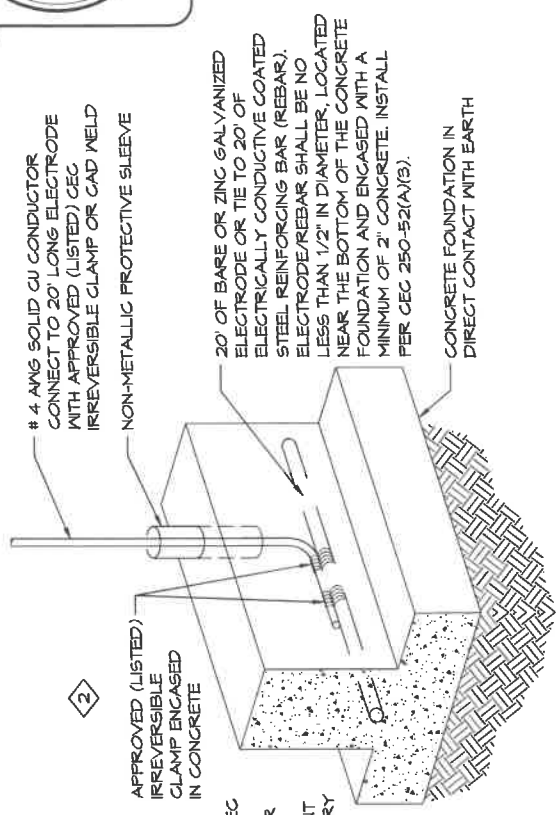
REVISIONS

NO.	DATE	BY

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SHEET NO.

E3



2 CONCRETE ENCASED SERVICE GROUND

SCALE: NONE

THE AIC VALUES SHOWN ON THESE ROMTEC PLANS ARE TO BE MADE CLEARLY AVAILABLE TO THE ELECTRICAL ENGINEER THAT WILL DESIGN THE ELECTRICAL SERVICE. THIS INFORMATION IS IMPORTANT AND WILL HELP TO ENSURE THE NECESSARY PROTECTION OF THE ELECTRICAL EQUIPMENT PROPOSED BY ROMTEC.

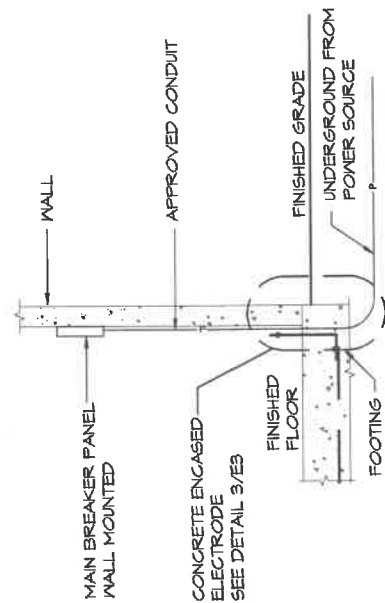
MAIN BREAKER PANEL
200 A
25 KAIC
120/240 VOLT

SEE
DETAIL 3/E3

TO UTILITY
TRANSFORMER

1 ONE-LINE DIAGRAM

SCALE: NONE



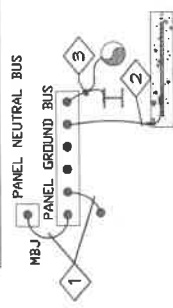
2 RISER DIAGRAM

SCALE: NONE

KEYED NOTES

- 1 #4 CU MAIN BONDING JUMPER AND EQUIPMENT BONDING JUMPER PER CEC 250.28(D), 250.102(G) AND TABLE 250.66.
- 2 #4 CU TO CONCRETE ENCASED ELECTRODE PER CEC 250.52(A)(3) AND 250.66(B).
- 3 WHERE REQUIRED, BOND PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL PER CEC 250.104.

CEC ARTICLE 250 OR LOCAL CODES MAY REQUIRE OR ALLOW ADDITIONAL GROUNDING



4 GROUNDING/BONDING DETAIL

SCALE: NONE



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PERMISSION OF ROMTEC, INC.

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CHICAGO, IL 60605
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AMBROSE PARK - RR/CONCESSION
PITTSBURG, CALIFORNIA
SHEET TITLE: ELECTRICAL PANEL SCHEDULE

PROJECT ID.#	AMBO1
DATE:	02/24/2020
REVISIONS	
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BY:	
OWN BY:	TY

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ROMTEC HAS DESIGNED THIS ELECTRICAL SYSTEM TO MEET THE NEEDS OF THIS SPECIFIC FACILITY. SITE DESIGN AND ENGINEERING BY OTHERS. OWNER IS RESPONSIBLE TO PROVIDE ALL VERIFIED AND/OR UTILITY ENTRANCE DESIGN, FIELD VERIFY THAT SERVICE CONDUCTOR SIZE IS ADEQUATE FOR THAT SERVICE DROP. ANY ADDITIONAL POWER OR LIGHTING LOADS NOT SHOWN ON THESE PLANS SHALL BE ENGINEERED BY OTHERS.

ELECTRICAL PANEL SCHEDULE

SCALE: NONE

[illegible]

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

or

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

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