City of Pittsburg
Planning Commission Agenda

June 13, 2017

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

Regular Meeting
7:00 P.M.

Planning Commission Members
Mark Gargalikis, Vice-Chair
Patrice Belleci-Shipe, Commissioner
James Coniglio, Commissioner
Wolfgang Croskey, Commissioner
A.J. Fardella, Commissioner
Durie Foster, Commissioner
Oliver Guerrero, 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

PRESENTATIONS

CONSENT

(All items listed under the "Consent" portion of the agenda are considered routine and are adopted under one motion. Any item appearing as a Consent item on this agenda will be considered separately only upon request from a member of the Planning Commission, staff or public.)

1. **Minutes**

   Meeting Minutes of May 9, 2017

2. **Cumberland Street Partial Vacation – General Plan Consistency Determination.**
   This is a request for the Planning Commission to determine whether a proposed partial vacation of Cumberland Street, south of E. 10th Street, is consistent with the City's General Plan.

PUBLIC HEARINGS

3. **Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)**
   This is a public hearing on a request for a recommendation for City Council approval of a zoning text amendment to facilitate implementation of the Recycle Smart Program within the existing building located at 555 California Avenue in the M (Mixed Use) District, for Pittsburg Disposal / Mt. Diablo Recycling; APN 073-270-089. While the purpose of this request is to facilitate a specific development proposal, the zoning text amendments would apply to the entire M District, with limitations.

4. **Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Accessory Dwelling Units and Side Yard Setbacks, AP-17-1227 (RZ)**
This is a public hearing on a City-initiated proposal to consider amendments to Title 18, Zoning, of the Pittsburg Municipal Code (PMC) in order to: 1) bring the City's current Accessory Dwelling Unit (ADU) ordinance into conformance with recently-adopted state legislation; and 2) modify the interior side yard setback requirement for detached single-family dwellings within the RS-4 (Single Family Residential, 4,000 Square Foot Minimum Lot Size), RM (Medium Density Residential), and RM-D (Downtown Medium Density Residential) Districts.

ZONING ADMINISTRATOR REPORTS

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

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

May 9, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair / Vice Chair Gargalikis at 7:02 p.m. on Tuesday, May 9, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Acting Chair / Vice Chair Gargalikis, Commissioners Coniglio,Croskey, Fardella, Foster

Absent: Commissioners Belleci-Shipe,Guerrero

Staff: City Engineer/Community Development Director Fritz McKinley, Planning Manager/Secretary Kristin Pollot, Administrative Assistant Amanda McVey,Senior Civil Engineer Richard Abono

PLEDGE OF ALLEGIANCE

Commissioner Durie Fosterled 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.

PRESENTATION

1. Crime-Free Housing Policy

   Community Outreach Coordinator Antonia Baldazo gave the presentation.

CONSENT

2. Minutes of April 25, 2017

3. Request to Initiate a Study to Amend Titles 15 and 18 of the Pittsburg Municipal Code as They Relate to Accessory Dwelling Units, AP-17-1227 (RZ)

A City-initiated proposal to consider: 1) amendments to Title 18, “Zoning,” of the Pittsburg Municipal Code (PMC), in order to bring the City’s current Accessory Dwelling Unit (ADU) ordinance into conformance with recently-adopted state legislation, and encourage the use of ADUs to help the City meet its housing goals; and 2) amendments to Title 15, “Building and Construction,” in order to ensure impact and utility fee rates are proportionate to the burden of the proposed ADUs.

On motion by Commissioner Fardella seconded by Commissioner Croskey to approve the consent calendar and carried by the following vote:

AYES:	Coniglio, Croskey, Fardella, Foster, Gargalikis
NOES:	None
ABSTAIN:	None
ABSENT:	Belleci-Shipe, Guerrero

STUDY SESSION

4. Study Session to Review Proposed Zoning Text Amendments Related to Allowable Uses in the CP-1 District

Planning Manager Kristin Pollot gave a presentation.

Commissioners discussed the proposal and provided feedback to staff, as requested.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8:08 p.m. toMay 23, 2017.

_____

Kristin Pollot, AICP, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **No. 2 – Cumberland Street Partial Vacation – General Plan Consistency Determination.**

ORIGINATED BY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: This is a request for the Planning Commission to determine whether a proposed partial vacation of Cumberland Street, south of E. 10th Street, is consistent with the City's General Plan.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10065, determining that the partial vacation of Cumberland Street, south of E. 10th Street, as depicted in Exhibit A of the resolution, is consistent with the City's General Plan.

BACKGROUND:

The City of Pittsburg has requested that the City Council consider vacating a portion of Cumberland Street in order to: 1) reduce the City's street maintenance costs; and 2) facilitate the disposition and future development of adjacent properties listed in the Successor Agency's Long-Range Property Management Plan. The adjacent and affected properties listed in the Long-Range Property Management Plan consist of the following addresses/parcels:

1. 1073 Railroad Avenue (APN 085-204-002);
2. 1065 Railroad Avenue (APN 085-204-003);
3. 1055 Railroad Avenue (APN 085-204-004);
4. 1025 Railroad Avenue (APN 085-204-005);
5. 1044 Cumberland Street (APN 085-204-010);
6. 1056 Cumberland Street (APN 085-204-011);
7. 1068 Cumberland Street (APN 085-204-012);
8. 1095 Railroad Avenue (APN 085-204-015);
9. 1073 Cumberland Street (APN 085-205-002);
10. 1049 Cumberland Street (APN 085-205-003);
11. 1037 Cumberland Street (APN 085-205-004); and
12. 1085 Cumberland Street (APN 085-205-013).

PROJECT DESCRIPTION:

Existing Conditions: The right-of-way proposed to be vacated is shown in Attachment 2. It is a 60-foot by 238-foot portion of Cumberland Street located approximately 135 feet south of the intersection of E. 10th Street and Cumberland Street. The street currently consists of a 40-foot, asphalt roadway with 10-foot sidewalks on either side. It is

currently fenced off and is no longer being maintained by the City. The street contains several underground public utilities including a 6-inch sewer and 10-inch water main line.

See Attachment 5 for photos of the area proposed to be vacated and Attachment 6 for a map of surrounding uses.

Proposed Vacation:

The proposed street vacation would occur in two separate phases. The first phase would involve the western portion of Cumberland Street as shown in Attachment 3 and the second phase would involve the remaining eastern portion as shown in Attachment 4. The first phase would be vacated in conjunction with the disposition of 1073 Railroad Avenue, 1065 Railroad Avenue, 1055 Railroad Avenue, 1025 Railroad Avenue, 1044 Cumberland Street, 1056 Cumberland Street, 1068 Cumberland Street, and 1095 Railroad Avenue. The second phase would be vacated in conjunction with the disposition of 1073 Cumberland Street, 1049 Cumberland Street, 1037 Cumberland Street, and 1085 Cumberland Street.

The City would record public utility easements (PUEs) with each phase of the street vacation. The PUEs would require the purchasers of the adjacent properties to repair and maintain the street and other utilities, with the exception of the utility mainlines, which would continue to be maintained by the City.

GENERAL PLAN/CODE COMPLIANCE:

Streets and Highways Code: California Streets and Highways Code section 8313 allows the City Council to vacate a street, but also obligates the Council to consider the street vacation in light of the City's General Plan. Pursuant to Government Code section 65402, the Planning Commission must make a determination as to whether the proposed street vacation is consistent with the City's General Plan and submit its determination to the City Council. The Council must then hold a public hearing and consider the Commission's determination, along with other comments received at the hearing, prior to action on the street vacation.

General Plan: The right-of-way proposed to be vacated is located in the 'Downtown Subarea' of the General Plan and the adjacent properties have a 'Service Commercial' land use designation. This land use designation is intended to provide opportunities for retail and service businesses on transitional sites between commercial and industrial areas, including businesses not allowed in other commercial districts because they have industrial characteristics, require heavy vehicle traffic, or have certain other adverse impacts. The General Plan does not directly address street vacations. However, it does discuss neighborhood connectivity and identifies streets that should be retained as major/minor arterials, collector streets, transit facilities, and bicycle facilities.

Environmental: The Planning Commission's determination that the proposed street vacation is consistent with the City's General Plan is not considered a project under the California Environmental Quality Act (CEQA) and is, therefore not subject to CEQA.

ANALYSIS:

Staff believes the Planning Commission can make a finding that the proposed street vacation is consistent with the City's General Plan for the following reasons:

1. The proposed street vacation would not inhibit the adjacent properties from being developed in ways that are consistent with their 'Service Commercial' land use designation under the General Plan. The properties adjacent to the proposed vacation would continue to have access from both Cumberland Street and Los Medanos Street.

2. The proposed street vacation would not decrease connectivity between and within neighborhoods, consistent with the General Plan's Land Use Framework Guiding Principles (General Plan, page 2-13). The portion of Cumberland Street that would be vacated currently terminates at the BNSF Railway and therefore does not provide a connection between this and other adjacent neighborhoods.

3. The portion of Cumberland Street that would be vacated is not identified in the General Plan (Figure 7-1) as an existing or proposed major arterial, minor arterial, or collector street.

4. The portion of Cumberland Street that would be vacated is not identified in the General Plan (Figure 7-3) as an existing or proposed transit facility.

5. The portion of Cumberland Street that would be vacated is not identified in the General Plan (Figure 7- 4) as an existing or proposed bicycle facility.

ACTION REQUIRED:

Move to adopt Resolution No. 10065 determining that the partial vacation of Cumberland Street, south of E. 10th Street, as depicted in Exhibit A of the resolution, is consistent with the City's General Plan.

ATTACHMENTS:

1. Proposed Resolution No. 10065
2. Exhibit A – Portion of Cumberland to be Vacated Overall
3. Portion of Cumberland to be Vacated in Phase 1
4. Portion of Cumberland to be Vacated in Phase 2
5. Site Photos
6. Map of Surrounding Uses

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

Attachment 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Determining that the Partial Vacation of Cumberland Street is Consistent with the Pittsburg General Plan	)))	Resolution No. 10065

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. The City of Pittsburg has requested that the City Council consider vacating a portion of Cumberland Street, as shown in Exhibit A, in order to reduce the City's street maintenance costs and facilitate the disposition and future development of adjacent properties listed in the Successor Agency's Long Range Management Plan. The adjacent and affected properties, as listed in the Successor Agency's Lang Range Management Plan, consist of the following addresses/parcels:

1. 1073 Railroad Avenue (APN 085-204-002);
2. 1065 Railroad Avenue (APN 085-204-003);
3. 1055 Railroad Avenue (APN 085-204-004);
4. 1025 Railroad Avenue (APN 085-204-005);
5. 1044 Cumberland Street (APN 085-204-010);
6. 1056 Cumberland Street (APN 085-204-011);
7. 1068 Cumberland Street (APN 085-204-012);
8. 1095 Railroad Avenue (APN 085-204-015);
9. 1073 Cumberland Street (APN 085-205-002);
10. 1049 Cumberland Street (APN 085-205-003);
11. 1037 Cumberland Street (APN 085-205-004); and
12. 1085 Cumberland Street (APN 085-205-013).

B. The proposed street vacation would occur in two separate phases. The first phase would involve the western portion of Cumberland Street and the second phase would involve the remaining eastern portion.

C. The first phase would be vacated in conjunction with the disposition 1073 Railroad Avenue, 1065 Railroad Avenue, 1055 Railroad Avenue, 1025 Railroad Avenue, 1044 Cumberland Street, 1056 Cumberland Street, 1068 Cumberland Street, and 1095 Railroad Avenue.

D. The second phase would be vacated in conjunction with the disposition of 1073 Cumberland Street, 1049 Cumberland Street, 1037 Cumberland Street, and 1085 Cumberland Street.

E. California Streets and Highways Code section 8313 allows the City Council to vacate a street, but also obligates the City Council to consider the street vacation in light of the City's General Plan.

F. Pursuant to Government Code section 65402, the Planning Commission must make a determination as to whether the proposed street vacation is consistent with the General Plan and submit its determination to the City Council. The City Council must then hold a public hearing and consider the Commission's determination, along with other comments received at the hearing, prior to action on the street vacation.

G. The making of this determination does not qualify as a 'Project' under the California Environmental Quality Act (Public Resources Code section 21065).

H. On June 13, 2017, the Planning Commission held a public meeting to consider the permanent vacation of a portion of Cumberland Street and its consistency with the Pittsburg General Plan, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Cumberland Street Partial Vacation – General Plan Consistency Determination," 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.

2. The proposed street vacation will not inhibit the adjacent properties from being developed in ways that are consistent with their 'Service Commercial' land use designation under the General Plan. The properties adjacent to the proposed vacation will continue to have sufficient access from both Cumberland Street and Los Medanos Street.

3. The proposed street vacation will not decrease connectivity between and within neighborhoods, consistent with the General Plan's Land Use Framework Guiding Principles (General Plan, page 2-13). The portion of Cumberland Street that will be vacated currently terminates at the BNSF Railway and therefore does not provide a connection between this and other neighborhoods.

4. The portion of Cumberland Street that will be vacated is not identified in the General Plan (Figure 7-1) as an existing or proposed major arterial, minor arterial, or collector street.

5. The portion of Cumberland Street that will be vacated is not identified in the General Plan (Figure 7-3) as an existing or proposed transit facility.

6. The portion of Cumberland Street that will be vacated is not identified in the General Plan (Figure 7- 4) as an existing or proposed bicycle facility.

B. The staff report entitled, "Cumberland Street Partial Vacation – General Plan Consistency Determination," dated June 13, 2017, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby determines that the partial vacation of Cumberland Street, south of E. 10th Street, as depicted in Exhibit A of this resolution, is consistent with the City's General Plan.

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 13th day of June 2017, 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. 10065 was adopted by the Planning Commission of the city of Pittsburg on June 13, 2017.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Exhibit A
(Planning Commission Resolution No. 10065)

June 2, 2017

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Engineering Division - Geographic Information Section
City of Pittsburg

Exhibit B

June 2, 2017

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

Engineering Division - Geographic Information Section
City of Pittsburg

Exhibit C

June 2, 2017

1:1,128

0 0.0075 0.015 0.03 mi

0 0.015 0.03 0.06 km

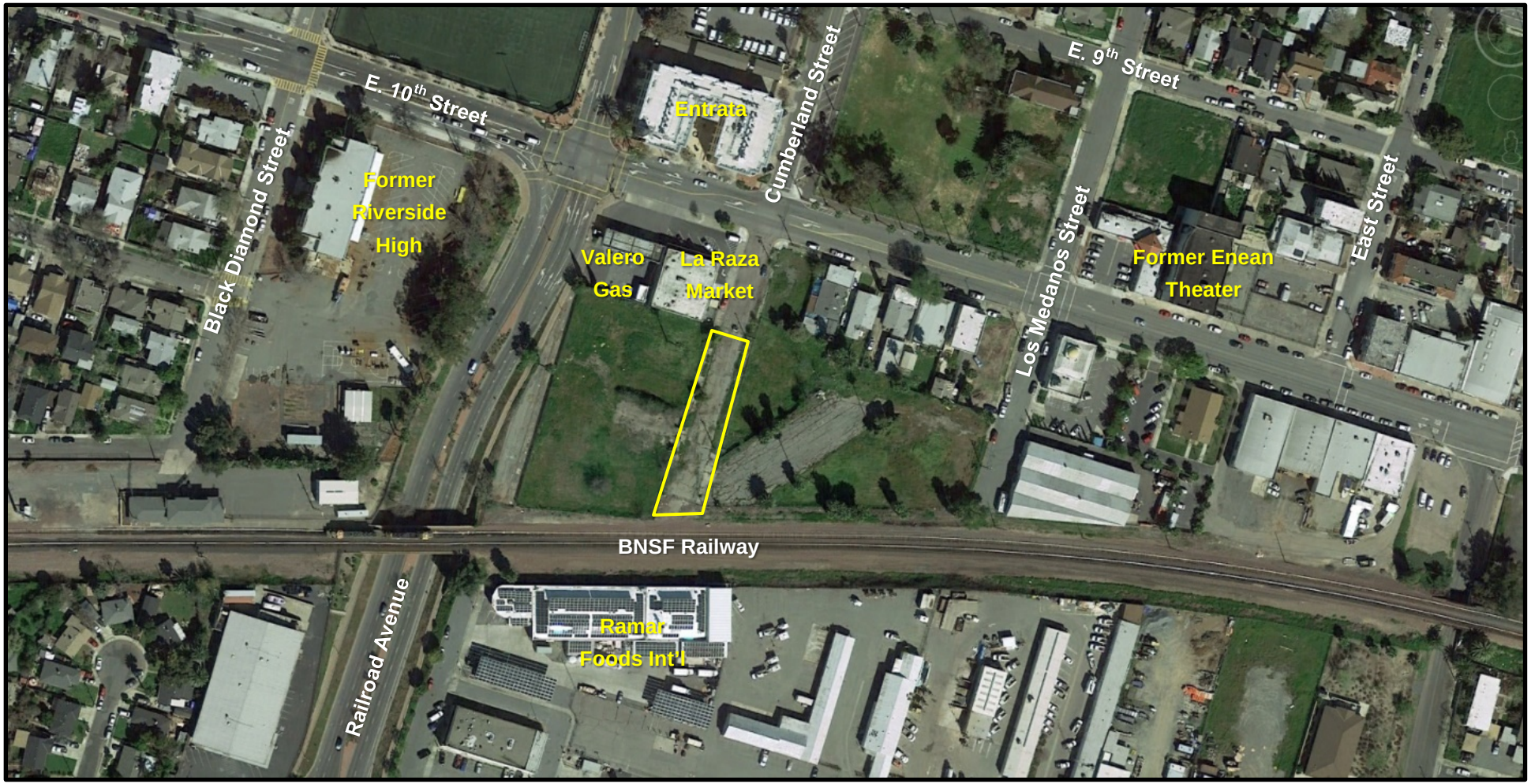
Engineering Division - Geographic Information Section
City of Pittsburg

Attachment 5
Site Photos
Cumberland Street Partial Vacation – Determination of Consistency with the General Plan

Above: Cumberland Street south of E. 10th Street.
Below: Portion of Cumberland Street to be vacated behind chain link fence

Attachment 6
Map of Surrounding Uses
Cumberland Street Partial Vacation – Determination of Consistency with the General Plan

Right-of-Way to be Vacated



CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **No. 3 – Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)**

ORIGINATED BY: Robert Hammonds, Mt. Diablo Recycling - Garaventa Properties, PO Box 5397, Concord, CA, 94520

SUBJECT: This is a public hearing on a request for a recommendation for City Council approval of a zoning text amendment to facilitate implementation of the Recycle Smart Program within the existing building located at 555 California Avenue in the M (Mixed Use) District, for Pittsburg Disposal / Mt. Diablo Recycling; APN 073-270-089. While the purpose of this request is to facilitate a specific development proposal, the zoning text amendments would apply to the entire M District, with limitations.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10064, recommending that the City Council approve an amendment to Title 18 of the Pittsburg Municipal Code as it relates to small recycling facilities and mail order or direct selling establishments in the Mixed Use District, as presented.

BACKGROUND:

The primary project site at 555 California Avenue was constructed in 1994 and is the former location of Wonder Bread and California Carpets. The site was vacated in 2012. Attachment 2 of this report includes a map showing the existing surrounding uses.

On March 5, 2015, a proposal was first presented to the Land Use Subcommittee (LUS) by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all LUS recommendations discussed (see Attachment 3 of this report for a full list of the draft use permit conditions, which would be subject to formal review at a later date).

On April 3, 2017, the applicant filed Zoning Text Amendment and Use Permit Application No.17-1235 for the project, as presented below. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in the Pittsburg

Municipal Code (PMC) section 18.08.080. The proposal includes a zoning text amendment to allow both uses subject to use permit approval within the existing building, and ancillary to the Pittsburg Disposal offices.

April 10, 2017, the revised concept was presented to the LUS for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendments be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging (see Attachment 3). At the conclusion of the LUS meeting, the subcommittee recommended that the zoning text amendment be taken to Planning Commission and then to the City Council for review, as appropriate.

PROJECT DESCRIPTION:

The applicant has proposed a zoning text amendment to facilitate a “small recycling facility” and “mail order or direct selling establishment” (as defined by PMC sections 18.08.080.24.B and 18.08.080.26.E, respectively), auxiliary to the Pittsburg Disposal Offices. This project requires amending the M District’s land use and development regulations (PMC section 18.53.020) to include and designate the two use classifications, which are required for the implementation of the Recycle Smart Program ancillary to the Pittsburg Disposal Office, upon approval of a conditional use permit.

As proposed, “small recycling facilities” and “mail order or direct selling establishments” would be allowed on M District parcels located north of California Avenue and east of Harbor Street, subject to approval of a use permit.

Details related to the site specific development proposal at 555 California Avenue have been submitted by the applicant and are attached to this report for information purposes only (see Attachment 4 - 555 California Avenue Proposal). Upon City Council approval of the requested zoning text amendment, a use permit application would be processed and reviewed by the Planning Commission for use of the specific site, as presented in Attachment 4.

GENERAL PLAN/CODE COMPLIANCE:

General Plan / Railroad Avenue Specific Plan: On November 2, 2009, the Pittsburg City Council adopted the Railroad Avenue Specific Plan (RASP) Ordinance No. 09-1309 and Resolution 09-11303, which designated the project site as Transit Oriented Development (TOD) Medium. Allowable land uses in TOD Medium and TOD High Districts are the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC.

The Mixed Use designation was established to allow for greater flexibility of land uses around and accessible by transit (General Plan, page 2-18). The RASP boundaries encompasses a half-mile radius around the new Pittsburg Center BART Station (currently under construction), and the project site is within these boundaries, but located very near the edge of the RASP's half-mile border.

Prior to the adoption of the RASP, the General Plan and zoning designations for all of the currently designated M District parcels located along California Avenue east of Harbor Street, was Community Commercial (refer to Attachment 5 - Railroad Avenue Specific Plan and PMC sections) which allowed for "Small Recycling Facilities" subject to zoning administrator approval, and "Mail Order or Direct Selling Establishments" as permitted uses.

Because the current proposal would essentially be reverting back to allowable land uses in place prior to the adoption of the RASP, but under the same General Plan land use designation, it can be concluded that the proposed zoning text amendment would remain consistent with the General Plan.

Zoning: Pursuant to PMC sections 18.16.020 and 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Municipal Code.

Required Findings: In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC Section 18.48.030) that:

1. The changes proposed are consistent with the objectives, policies, general land uses and programs specified in the General Plan.

2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.

3. A community need is demonstrated for the change proposed.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

Environmental: This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and consistent with the General Plan land use designations for the sites in question.

Public Notice: On or prior to June 3, 2017, notice of the June 13, 2017 public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East County Times) as a 1/8 page advertisement; and was mailed via first class mail or email to the property owner, all property owners within 300 feet of the project area, and all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

ANALYSIS:

Staff believes that the Commission can make the necessary findings to recommend approval of the proposed amendment to the M District in order to revise the existing Land Use Regulations table to allow small recycling facilities and mail order or direct selling establishments on M District parcels located north of California Avenue and east of Harbor Street, subject to approval of a use permit.

The amendment would support a community need for continued recycling efforts that will keep items out of the landfill. The proposed amendments would also provide resident's with additional environmentally-beneficial recycling options while supporting the City's reuse, redeem and recycle goals by providing new avenues to divert useable items from the waste stream.

By requiring a use permit for new establishments and limiting the locations to M District areas north of California Avenue and east of Harbor Street, the City will further retain site development and operational controls to ensure that new businesses do not become a nuisance for the surrounding neighbors and the City as a whole.

ACTION REQUIRED:

Move to adopt Resolution No. 10064, recommending City Council approval of an amendment to Title 18 of the Pittsburg Municipal Code as it relates to small recycling facilities and mail order or direct selling establishments in the Mixed Use District, as presented.

ATTACHMENTS:

1. Draft Resolution No. 10064
2. Surrounding Uses Map
3. Draft Use Permit Conditions of Approval
4. 555 California Avenue Proposal
5. Railroad Avenue Specific Plan and PMC Sections
6. Public Hearing Notice & Vicinity Map
7. Public Comments Received as of June 6, 2017

Prepared by: Christine Gregory, Contract Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending that the City Council Amend Title 18 of the Pittsburg Municipal Code as it Relates to Small Recycling Facilities and Mail Order or Direct Selling Establishments in the Mixed Use District, for "Pittsburg Disposal / Mt. Diablo Recycling,AP-17-1235(RZ)."	)	Resolution No. 10064

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On March 5, 2015, a proposal was first presented to the Land Use Subcommittee (LUS) by the applicant to request input on the potential use of the site as a recycling center which would include warehousing of reusable items with a retail component. The subcommittee concurred with staff's recommended approach that the business owner submit a request for a zoning code amendment to allow a recycling facility ancillary to a secondhand clothing and appliance store within the M district, subject to approval of a use permit. During this meeting the subcommittee voiced concerns about safety, security, outdoor storage/debris, and noise. Specific recommendations were made to address each of these issues and the applicant was in agreement with all LUS recommendations discussed.

B. On April 3, 2017, the applicant filed Zoning Text Amendment and Use Permit Application No.17-1235 for the project. The project concept was modified from its 2015 iteration to include a "small recycling facility" and "mail order or direct selling establishment" (rather than a "secondhand clothing and appliance store") in order to better match the best fit land use classification as defined in the Pittsburg Municipal Code (PMC) section 18.08.080. The proposal includes a zoning text amendment to allow both uses subject to use permit approval within the existing building, and ancillary to the Pittsburg Disposal offices.

C. April 10, 2017, the revised concept was presented to the LUS for consideration. During this meeting the subcommittee continued to be supportive of the process as proposed by staff; however, they raised some additional concerns related to grocery carts that could accumulate in the area, scavengers picking through garbage bins in the nearby neighborhoods, and they suggested the zoning text amendments be limited to the commercial areas north of California Avenue east of Harbor Street. The applicant again agreed to suggested operational conditions, including a limit on the days and hours of operation to minimize any nearby scavenging.

D. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Railroad Avenue Specific Plan (RASP), and Pittsburg Municipal Code (PMC).

E. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and consistent with the General Plan land use designations for the sites in question.

F. On or prior to June 3, 2017, notice of the June 13, 2017 public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East County Times) as a 1/8 page advertisement; and was mailed via first class mail or email to the property owner, all property owners within 300 feet of the project area, and all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

G. Pittsburg Municipal Code (PMC) section 18.48.030.A specifies that the following determinations must be made in order to recommend approval of an amendment to the Zoning Ordinance:

   1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;

   2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

   3. there is a community need for the change proposed; and

   4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.

H. On June 13, 2017, the Planning Commission held a public hearing on Planning Application No. 17-1235, at which time oral and/or written testimony was considered.

<u>Section 2. Findings</u>

A. Based on the Planning Commission Staff Report entitled"Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)," 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.

2. The proposed amendment is consistent with the objectives, policies, general land uses and programs in the General Plan as thenew uses are allowable uses within the *Community Commercial* General Plan land use designation that is applicable to all M District designated sites north of California Avenue and east of Harbor Street.

3. The proposed land use regulations are compatible with uses and regulations of the land use district for which they are proposed, in thatthey would provide the community with additional recycling and retail options while still providing site development and operational controls through the use permit process to ensure that new businesses do not become a nuisance for the surrounding neighbors, nor the City as a whole

4. There is a community need for the change proposed as the proposed project fulfills the community's need for environmentally beneficial recycling options and keeping usable items out of the landfill, while further promoting the general welfare of the City by supporting the City's reuse, redeem and recycle goals by diverting useable items from the waste stream.

5. The change will be in conformity with the public convenienceas it would provide residents with additionaleasily accessible recycling and retail options within the M District designated areas located north of California Avenue and east of Harbor Street.

Section 3. Decision

A. Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending PMC section 18.53.020 "Land use and development regulations," as identified below:

1. The schedule in PMC section 18.53.020 is amended to add the following land use category under the "Recycling collection facility" heading, as follows (new text shown with underlines):

Recycling collection facility	
Reverse vending machine	P
Recycling facility, small	L-148

Small Recycling Facility on the north side of California Avenue and east of Harbor Street, allowed with a use permit

2. PMC section 18.53.020 “M District – Additional Use Regulations,” Limitation L-148 is amended to read as follows (new text shown with underlines):

   Permitted above ground floor level. Use permit required for an establishment occupying the ground floor level of a building constructed on a lot with frontage on Railroad Avenue, or California Avenue east of Harbor Street. Otherwise, prohibited.

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 13th day of June,2017, 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. 10064was adopted by the Planning Commission of the city of Pittsburg on June 13, 2017.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment2
Surrounding Uses
Pittsburg Disposal / Mt Diablo Recycling, AP-17-1235 (Zoning Text Amendment)

Project Site

Attachment 3Draft Use Permit Conditions of Approval

Standard Conditions

1. Sales Tax: The applicant or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Applicant or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.

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

3. 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.

4. Indemnification: Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and 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.

Recycle smart and Buyback Use Permit Conditions

5. The small recycling facility may accept only glass, aluminum cans, plastic containers, papers and reusable items.

6. The small recycling facility may not use power-driven processing equipment.

7. The small recycling facility must be located in the existing building a minimum of 20 feet from the California Avenue Sidewalk.

8. The project shall be:
   500 SF maximum area small recycling facility
   1,805 SF maximum Retail Secondhand Sales area

9. No outside storage or sorting of materials is allowed.

10. Recycling Buy-back shall be closed on the day the surrounding neighborhood trash and collection occurs.

11. Public business hours shall be 9:00 a.m. to 5:00 p.m. (maximum hours) weekdays.

12. Loading and delivery of materials shall be prohibited outside of hours 7:00 a.m. to 5:00 p.m. weekdays and Saturday.

13. It shall be the business owner's responsibility to ensure that all possible measures are taken to avoid large trucks on site outside of 8:00a.m to 5:00 pm.

14. No idling of trucks onsite is allowed.

15. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA.

16. No vehicle traffic is allowed to block California Avenue.

17. Signage shall be submitted for review and approval:
    a. No Grocery Carts allowed on premises
    b. gate at California Avenue: NO PUBLIC ENTRY
    c: gate to rear of building off Newport Drive: NO PUBLIC ENTRY
    d. existing pylon sign

18. Add Permanent, fixed bicycle racks or lockers for 8 bicycles.

19. Plant one (1) treeminimum at project entry off Newport Drive in island between parking and entry. The tree species shall be selected for energy efficiency and drought tolerance, and adaptability and relationship to the city's climatic, soil, geological and topographical conditions.

20. Repair sections of missing gate lattice on existing trash structure.

21. Repair, and finish (match existing) chipped or broken portions of sound wall bordering Stone Harbor subdivision.

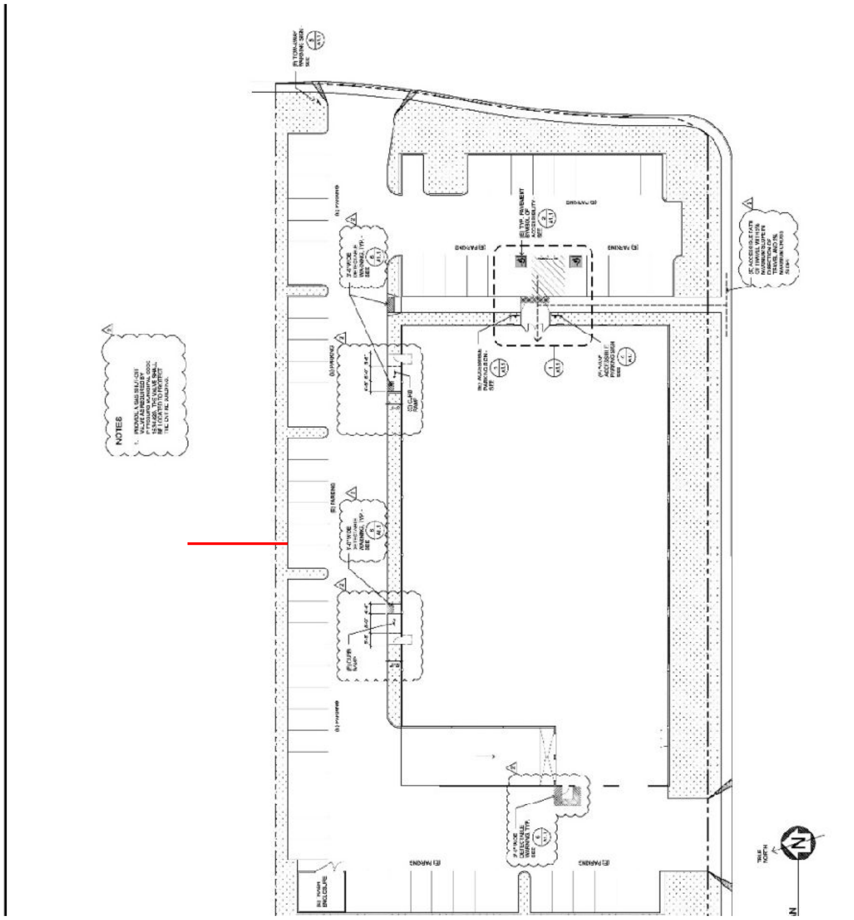
22. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.

Railroad Avenue Specific Plan Community Facilities District:

23. The subject property has been previously annexed into the Railroad Avenue Specific Plan (RASP) Community Facilities District 2014-1, The rate of the CFD is subject to City Council Ordinance No. 14-1383, if applicable.

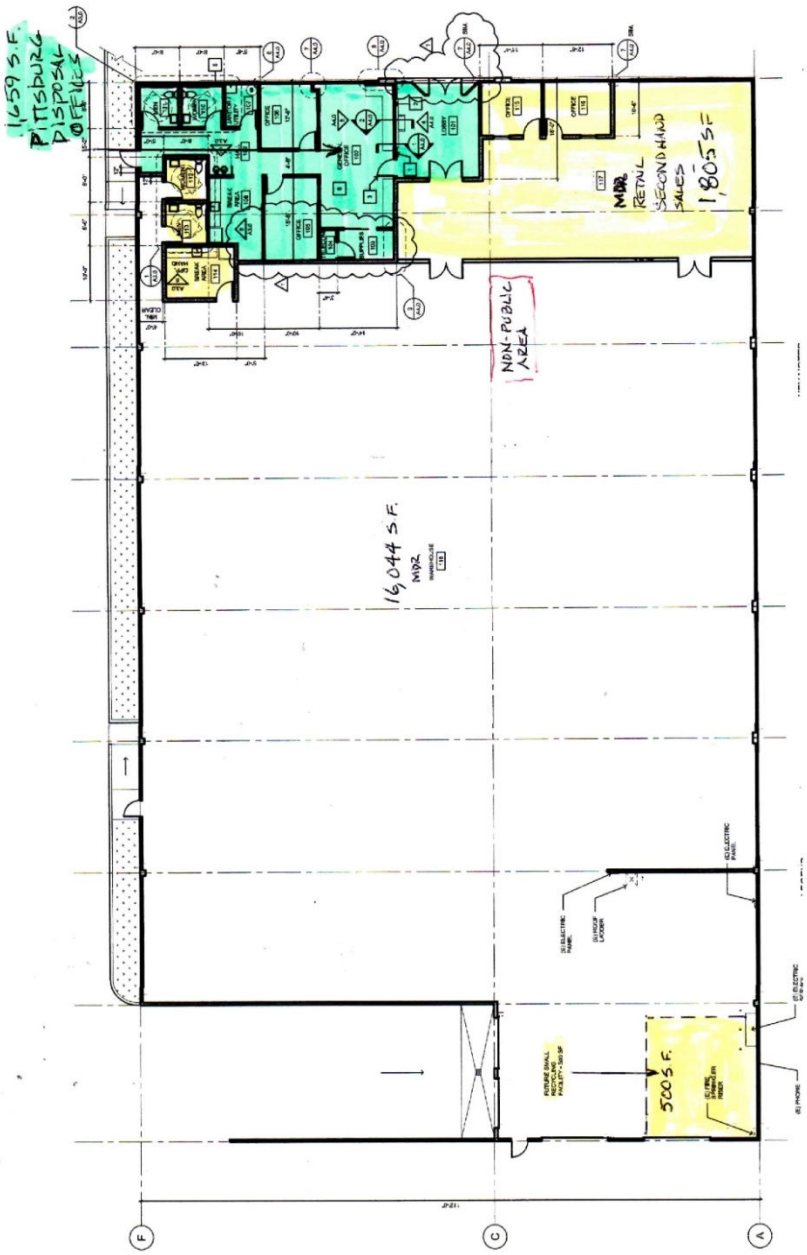
Attachment 4:555 California Avenue Proposal

1. **SITE PLAN** (N ode)



The project is gated to prohibit public entry to the employee and truck delivery area (shown as 2 red lines on the plan).The access to the public is the front doors. Within the gated area, only vehicular traffic relating to the Recycle Smart program implantation and occasional escorted recycle buy-back patrons.

2. PROJECT PLAN



20,008 SF Building Constructed in 1994. 1,659 SF is for Pittsburg Disposal offices;16,044 SF Main Warehouse area used as receiving and sorting re-use items;500 SF recycling and buy-back area(Maximum allowed for small recycling facility);and 1,805 SF is offices and showroom for public sales of reuse items(10% max of area per ordinance) ancillary to Pittsburg Disposal Services

3. PHOTOS

Looking northwest across California Avenue and Newport Drive to project site

SIGNAGE: The only signage currently planned will be on the building main entry doors on the east side which will received vinyl window signage on the glass door identical to that of the 981 Railroad Ave office (Pittsburg Disposal) along with the standard ADA parking warning signage. No Plans have been received regarding the building's existing pylon sign.

Photo 2 Looking north towards across Newport Drive at project entry and Stone Harbour Residential Subdivision

Photo 3 Looking west at gated access and wall along Stone Harbour residential to north

Photo 4 looking easterly along California Avenue.

4. Site Operations Information

The proposed project utilizes an existing building and parking plan constructed in 1993. The building's primary use is now Pittsburg Disposal office, which is an allowable use. In addition to the Pittsburg Disposal Offices, a recycling buy-Back and direct and online sales are proposed:

A. Mt Diablo Recycling buy-back:

The proposed 500 SF Mt Diablo Buy-Back recycling consists of an area inside the southwestern end of the building, where recycling bins and a small scale would be located.

Odor: Recyclable material inside the building would be moved out daily to control any odor issues.

Noise: There would be no outside storage and trucks would be stored at the Loveridge Road facility. Noise levels would not exceed 60 decibels.

Expected walk-in volume: Due to the current low price of the recycled materials market, the initial customer-per-day count (both walk-in and drive in) will likely be low; likely no more than a few per day. Should recycling material prices rise in the future, the customer count could be as much as 20 to 30 per day.

Operating Hours: The operating hours are specifically defined in the City's Recycling Collections Facility Conditions PMC 18.84.575, Proposed facility to be open M-F 9am – 3:30pm. It should be noted that Mt. Diablo Recycling is proposing an additional condition whereby the buy-back operations would remain closed on the day the surrounding neighborhood trash and recycling collections occurs (included in Conditions).

Recycled materials bin pick up: Weekly to start, more often should demand increase.

Hours of workers and trucks outside normal business hours: Infrequently a recycling container service pick up may be scheduled outside of normal business hours. Typically, the recycling container pickups would occur during the same service schedule as the curbside recycling services for the adjacent neighborhood.

California Avenue Gate operation: This gate will remain closed, and will be opened as necessary for receiving re-use delivery items.

Circulation of traffic: All customer traffic would enter and exit the eastern driveway off of Newport Street**.**

Bin Sizes: PCM 18.84.575 Sets criteria and standards for Small Recycling Facility

The containers used would be 2 – 3 yard bins. This facility will not be accepting recycled motor oil at this location.

Recycle bins No Bins will be outside the building. Bins will be on wheels. Staff will push the recycling container to where the recycling truck will empty it and return it to inside the warehouse.

How many employees? Up to nine (9) onsite

Recycling buy-back access: The overhead (rollup) doors at the truck dock and one of the two doors on the west would be open during normal business hours as necessary to receive re-use material or for access to bring the recycling containers to and from the recycling truck..

Foot versus auto traffic expectation: 75% cars and 25% pedestrian.

Grocery cart full of recyclables discouraged: No purchases of recycling materials from anyone utilizing stolen shopping carts to transport recycling materials and all customers will be required to provide a valid Driver's License or ID"

Facility is closed on days when recyclables are picked up in adjacent areas The Buy Back would not be open on the same day as the local neighbor trash and recycling collection occurs.

Loveridge facility closure to the public: The recycling facility at Loveridge Rd has been closed due to the concerns of public safety within the high truck traffic areas on site.

Buy-back safety: Payment for recycled materials will be accessed only from within the building's main lobby and payments will only be issued from the secured pay windows. Access through the gates to the buy-back recycling area will be by staff direction.

B. <u>Mail Order and Direct Selling Use:</u>

The proposed direct selling Use is an 1805 SF (meeting the 10% allowed) area of enclosed warehouse on the eastern end of the building which will have display tables. It includes 2 new offices for the sales person who handles the E-sales and future walk-in customers, and one for the warehouse manager. Also included are 2 restrooms and a break room that serve only the Mt Diablo Recycling staff (non-public area).

Mt. Diablo Recycling, working in partnership with Recycle Smart, Republic Services and the Contra Costa County Solid Waste Authority operates the Re-Use program whereby reusable items destined for the landfill are collected, transported, sorted and redistributed. These re-usable items include household electronics and appliances, gardening and outdoor sporting equipment, furniture, home décor and accessories, clothing, shoes, books, toys, office and school supplies.

The main focus and intent of the Re-Use program is to provide as many non-profit charitable programs and organizations with free access to these re-use items as possible with the co-objective of reducing and redirecting as many of these re-use items

from winding up in the local landfills as possible. The ability to sell those re-use items (which are not claimed by the non-profit organizations) to the local community would provide low cost access of these items to the local community, while further promoting waste diversion goals. In addition to the local retail sales, internet marketing such as E-Bay and Craigslist assist in broadening the area of marketing to the public. In the future, as the more re-use items that can be diverted from the landfill, the more successful this re-use program will be.

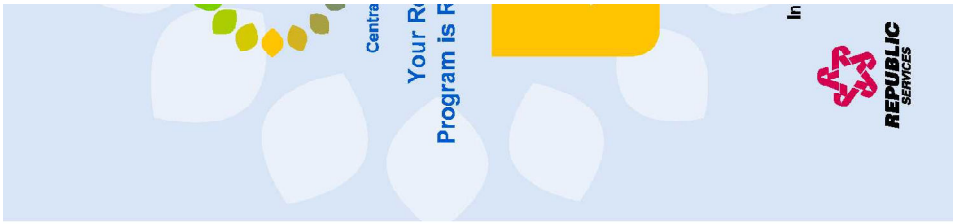
The majority of these reusable items are given directly to charitable organizations such as St. Vincent DePaul, Good Will Industries, and many other donation oriented charitable organizations. Through this programs re-use operations, in fiscal year 2016, more than 1,100 tons of re-use items were successful diverted from the local landfill.

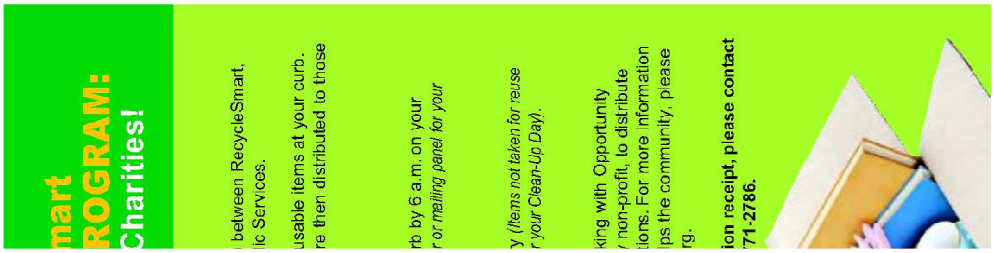
The intent of the Mt. Diablo Re-Use Retail store will be to provide the local community (as well as internet sales) the opportunity to purchase those reusable items which have not been claimed by the other non-profit charities. Proceeds from the sale of these items will help to defray some of the cost of operations as well continuing to support Opportunity Junction and its job skills assistance programs.

The current office at 981 Railroad Ave (approx. 1,157 SF office) serves strictly as the business office for Pittsburg Disposal Service and has not been utilized for retail sales.

Operation hours: Proposed 7:00 am to 3:30 pm Mon thru Fri for receiving and shipping of re-use items; 9:00 am to 3:30 pm for the retail sales of re-use items.

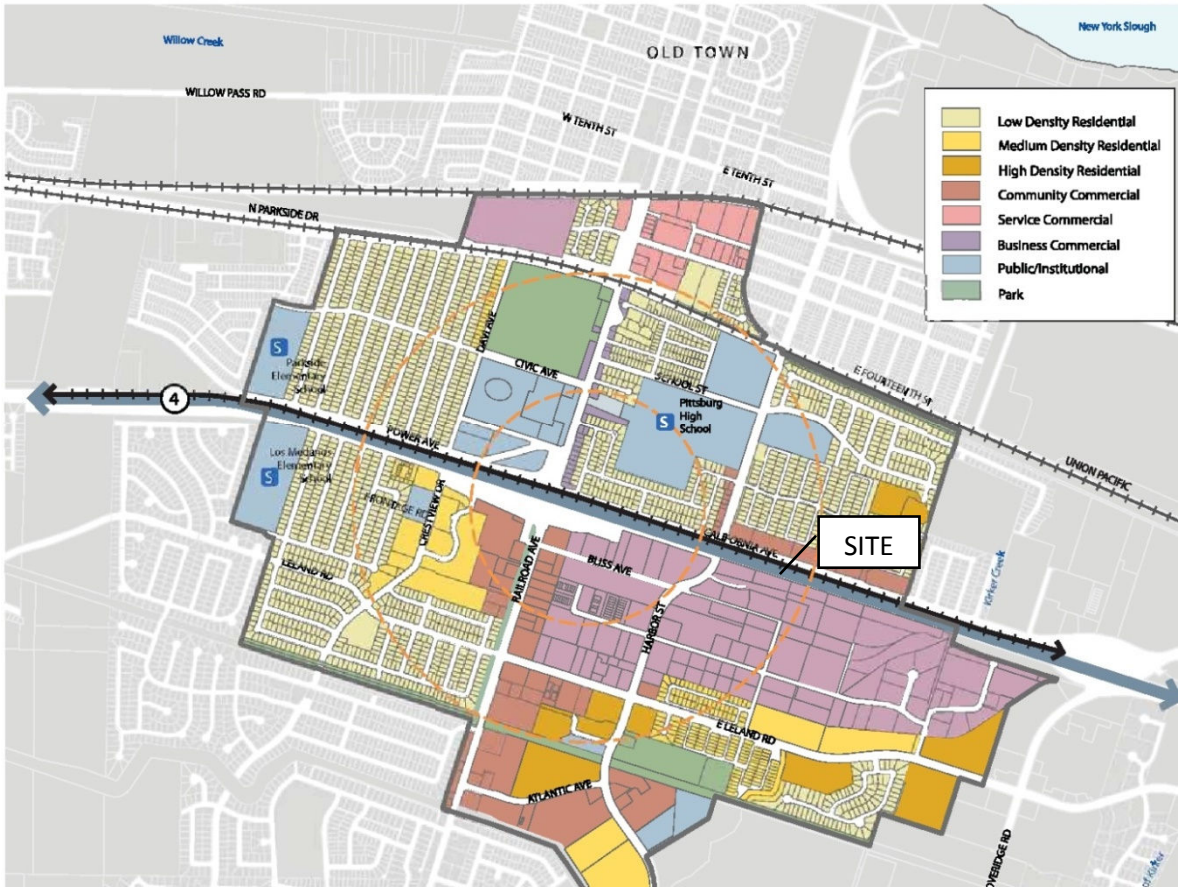
5. Recycle Smart Brochure




mart
ROGRAM:
Charities!
between RecycleSmart,
lic Services.
usable items at your curb.
re then distributed to those
rb by 6 a.m. on your
r or mailing panel for your
y (Items not taken for reuse
r your Clean-Up Day).
king with Opportunity
/ non-profit, to distribute
tions. For more information
ps the community, please
rg.
ion receipt, please contact
71-2786.
The RecycleSmart
REUSE PROGRAM
Items Go to Local Non-Profits
Acceptable items for collection
• Household Electronics & Appliances
(For State reporting purposes please put your name on all TV's and computer screens.)
• Home Decor & Accessories
• Office & School Supplies
• Garden, Outdoor & Sporting Equipment
(No gas or oil in equipment)
• Gently-Used Furniture
• Clothes & Shoes
Please visit our website for a more detailed list.
www.RecycleSmart.org
What items are NOT acceptable on my Reuse Day?
Please NO:
• Mattresses
• Construction or Demolition
• Tires
• Household Hazardous Waste
• Rocks or Dirt
• Cribs or Car Seats
• Loose Wood
• Broken Items
• Car Batteries
• Dishwashers
• Throw Rugs
• Broken or Unassembled Furniture
• All Play Structures must be Broken Down.
Reuse Day questions? Call Mt. Diablo Recycling at (925) 771-2786
The R
CLEA
Materi
What is a 'Clean-
The Clean-Up Day is w
any items that are not
them to the landfill. It is
What do I need to
• Place items at the cu
Clean-Up Day (Please
Clean-Up Day collection
• Cut and tie larger bra
4-feet or less in lengt
• Maximum clean-up w
32-gallon bags.
• Items that are broke
place them on your
What items are N
acceptable?
• Household Hazardous Was
• Household Electronics
• Recyclables
• Appliances
• Large Car Parts or Large Furniture
• Mattresses
• Tree Stumps or Large Tree Trunks
• Rocks, Dirt or Concrete
Please do not place clean-up
items near or in front of
garbage carts.
Clean-Up Day questions?

Attachment 5 Railroad Avenue Specific Plan and PMC Sections

Figure 2.1 General Plan Land Use Map



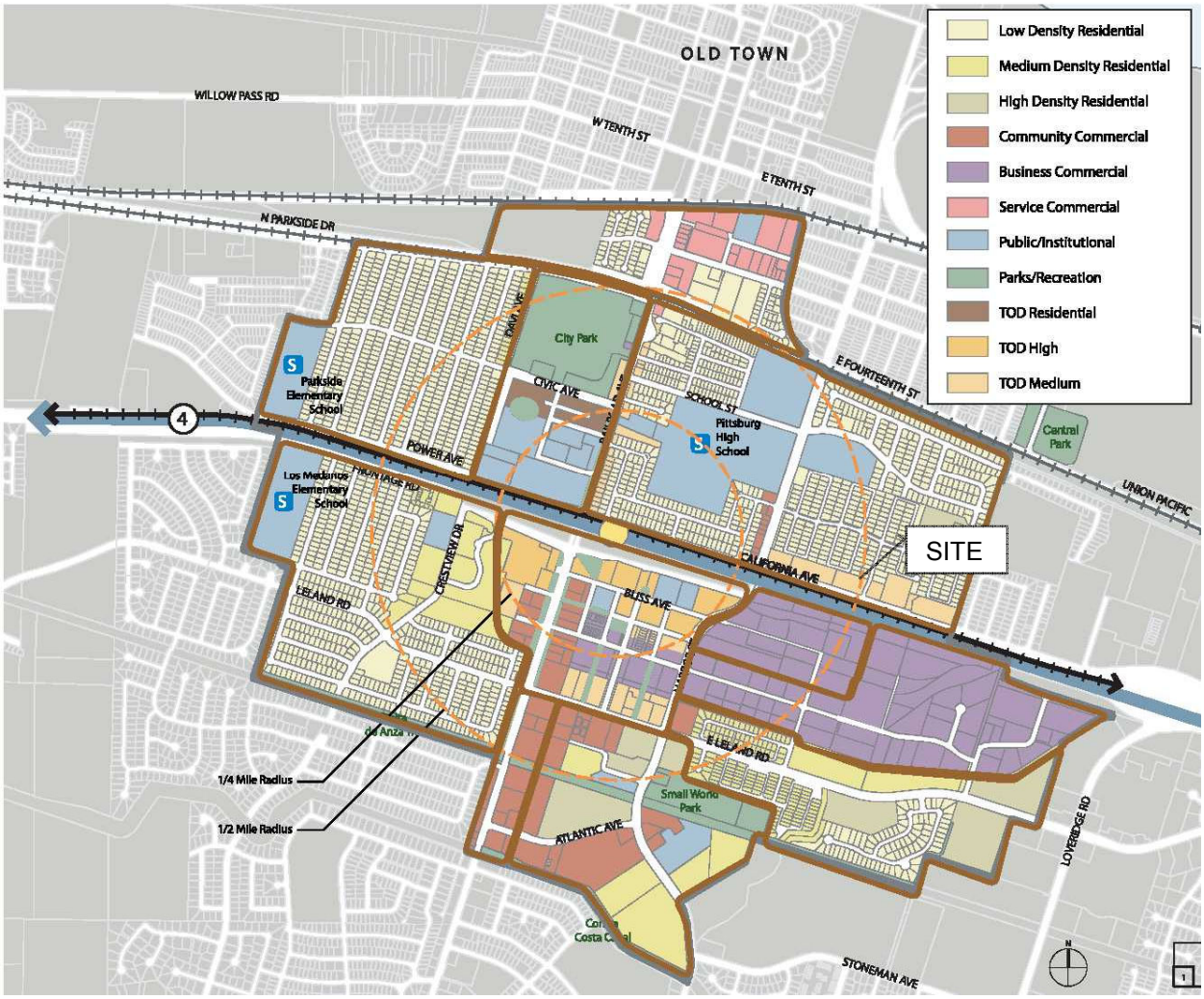
1. Figure 2.1 Railroad Avenue Specific Plan (RASP) depicts the General Plan land use designations prior to the adoption of the RASP. The project site was designated Community Commercial.

18.52.005.B.3 Community Commercial District (CC). To provide for commercial centers and individual structures on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. These sites typically host a wide variety of local- and regional-serving commercial establishments, including businesses selling home furnishings, apparel, durable goods, and specialty items. Support facilities such as personal services, entertainment, eating-and-drinking establishments and institutional uses are also allowed, subject to certain limitations to avoid adverse effects on adjacent uses;

A Small Recycling facility is an allowed with a Use Permit, Zoning Administrator in the CC District. A Mail order or direct selling establishment is a permitted use in the CC District

While the previous businesses at 555 California did not did not have a small recycling facility,California Carpets and Wonder Bread did have a retail element of new goods.

Figure 4.5 Land Use Plan with Sub-area Boundaries



2. Railroad Avenue Specific Plan Figure 4.5 Shows the project site located in the Transit Oriented Development (TOD) Medium district. Allowable land uses in TOD Medium District are the same as those of the M (Mixed Use) District as specified in Title 18 of the PMC. The Mixed Use land designation is established to allow for greater flexibility of land uses around and accessible by transit. (General Plan, page 2-18).

The goals of the TOD District is to create a vibrant, mixed-use, transit-oriented development district nearest the eBART Station; foster an engaging and active street environment; provide additional housing opportunities, including multifamily and affordable housing, within one-half mile of the eBART Station; and provide services and amenities that meet the needs of transit riders, local residents, employees, students and visitors such as childcare, education and job skills services, community centers, healthcare services, and neighborhood serving retail in close proximity to the eBART Station.

This project is a reuse, restore and renovateproject of an existing vacant structure built in the early 90's.

3. PCM SECTIONS (REFERENCE)

Chapter 8.06 COLLECTION OF RECYCLABLE WASTE MATERIALS[1]

8.06.010 Findings and purpose.

A. Existing landfill space for the disposal of municipal solid waste is rapidly diminishing. The California Integrated Solid Waste Management Act now mandates 25 percent landfill diversion by 1995 and 50 percent landfill diversion by the year 2000. (Public Resources Code Section 41780). The recycling of recyclable materials will help postpone the need for new landfill capacity, help the city meet its mandatory landfill diversion quotas and also reduce pollution and loss of resources which occurs when perfectly usable materials are discarded.

8.06.030 Definitions *(select)*

"Recyclables" do not include household hazardous waste as defined by PMC 18.84.297, or refuse as defined by PMC 8.04.030.

"Recycle" or "recycling" means the process of separating and collecting used materials which would otherwise become solid waste, for the purpose of reprocessing them to create new materials to be returned to the economic mainstream.

"Recycling collection facility" means a center for the acceptance by donation, redemption, or purchase of recyclable waste materials from the public and includes the facilities regulated by Chapter 18.84 PMC.

18.06.215 Collection facility.

"Collection facility" is a building, structure or facility used for the acceptance by donation, redemption or purchase of recyclable material from the public and which, except for a reverse vending machine and as may be allowed for a large recycling facility, does not use power-driven processing equipment. Collection facility includes, but is not limited to, a mobile recycling unit, a kiosk type unit which may include a permanent structure, unattended containers placed for the donation of recyclable material, and bulk reverse vending machine. [Ord. 07-1284 § 3 (Exh. B), 2007; Ord. 1060 § 3, 1993; Ord. 979 § 2 (Exh. A), 1990.]

18.08.080 Commercial use classifications

Collection facility (defined in PMC 18.06.215) established as a principal or accessory use or device.

a. Reverse Vending Machine. An automated or mechanical device which accepts at least one or more types of empty beverage containers including, but not limited to,

aluminum cans, glass and plastic bottles and issues cash refund or a redeemable credit slip. Typically, this type of vending machine does not cover an area larger than 50 square feet.

b. Small Recycling Facility. Collection facility established as an accessory use to a principal use, not exceeding 500 square feet in size. This facility may include: mobile recycling units (truck, trailer, van, boxes, bins, containers transported by truck, car or train), reverse vending machines, or grouping of reverse vending machines (more than three machines), kiosk type units (may be permanent), and unattended container placed for donation of recyclable materials.

26.e Retail and Wholesale Sales / **Mail Order or Direct Selling Establishment.**Retailing of merchandise outside of a fixed retail location or store. Uses in this classification include those businesses that store merchandise on-site within an enclosed building; accept orders transmitted by mail, telephone or the Internet; and distribute merchandise from an on-site office/point-of-sale desk through vending machines, person-to-person sales, or shipment directly to the consumer. Businesses within this use classification generally do not provide on-site retail opportunities to consumers, **but may dedicate up to 10 percent of the total building floor area to walk-in retail sales**.

Article XIII. Recycling Collection Facilities

18.84.575 Criteria and standards for collection facilities.

B. Small Recycling Facility. Before approving a zoning administrator permit for a small recycling facility as indicated in PMC 18.84.560, the zoning administrator must make each of the findings set forth in PMC 18.16.040, and find that the facility meets the following standards as applicable:

1. The facility must be established in conjunction with an existing commercial or industrial use which is in compliance with the zoning, building and fire codes of the city;

2. The facility must be no larger than 500 square feet and occupy no more than three parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;

3. The facility must be set back at least 20 feet from the closest public right-of-way or public sidewalk and not obstruct pedestrian or vehicular circulation;

4. The facility may accept only glass, aluminum cans, plastic containers, papers and reusable items. Used motor oil may be accepted with approval from the chief building official and Contra Costa County fire protection district;

5. The facility may not use power-driven processing equipment except for reverse vending machines;

6. The facility must use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material, and be of a capacity sufficient to accommodate materials collected;

7. Multiple collection containers at one location must be all the same color (white or some other subdued color);

8. The facility must store all recyclable material in containers or in the mobile unit vehicle, and not leave materials outside of containers when attendant is not present;

9. The facility must be maintained free of litter and any other undesirable materials; mobile facilities, at which truck or containers are removed at the end of each collection day, must be swept and left clean at the end of each collection day;

10. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA;

11. Attended facilities located within 100 feet of a property zoned or occupied for residential use may operate only during the hours between 9:00 a.m. and 7:00 p.m.;

12. Containers for the 24-hour donation of materials must be at least 30 feet from any property zoned or occupied for residential use;

13. A trash receptacle must be included with the recycling facility and collection arrangements made with Pittsburg Disposal;

14. Containers must be clearly marked to identify the type of materials which may be deposited; the facility must be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material may be left outside the recycling enclosure or containers;

15. The facility may not impair any landscaping required by this title;

16. No additional parking spaces are required for customers of a facility located at the established parking lot of a principal host use unless otherwise determined by the zoning administrator;

17. The facility must be located on the site to be visually in the least conspicuous area to the general public or it must be screened with landscaping, fencing or walls in a manner to provide an aesthetic quality compatible with surrounding structures.

Attachment 6 Public Hearing Notice& Vicinity Map

City of Pittsburg
Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

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

DATE: **June 13, 2017**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235.

This is a public hearing on a request for a recommendation for City Council approval of a Zoning Text Amendment and Use Permit application to allow implementation of the Recycle Smart Program within the existing building located at 555 California Avenue in the M (Mixed Use) District for Pittsburg Disposal / Mt. Diablo Recycling.

PROJECT PLANNER: Christine Gregory (925) 252-4824 or cgregory@ci.pittsburg.ca.us

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

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

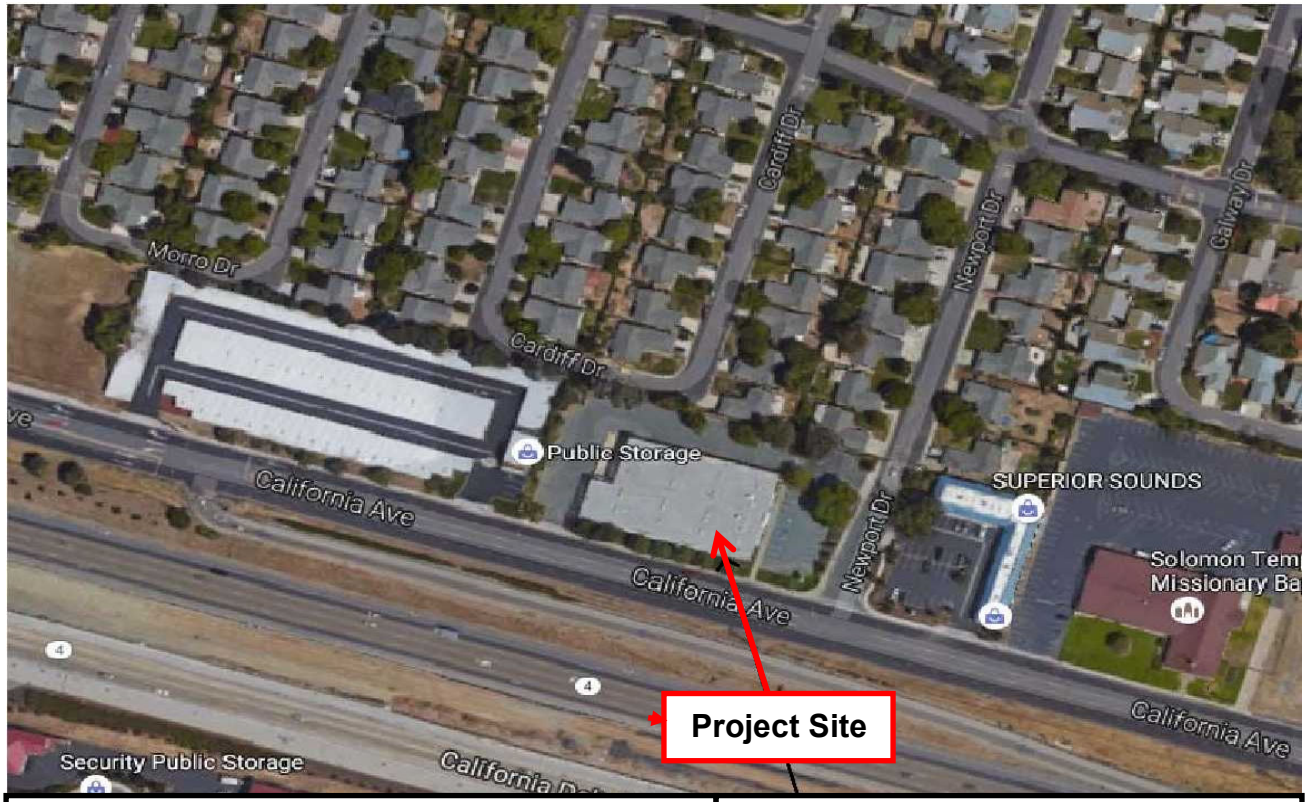
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning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

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

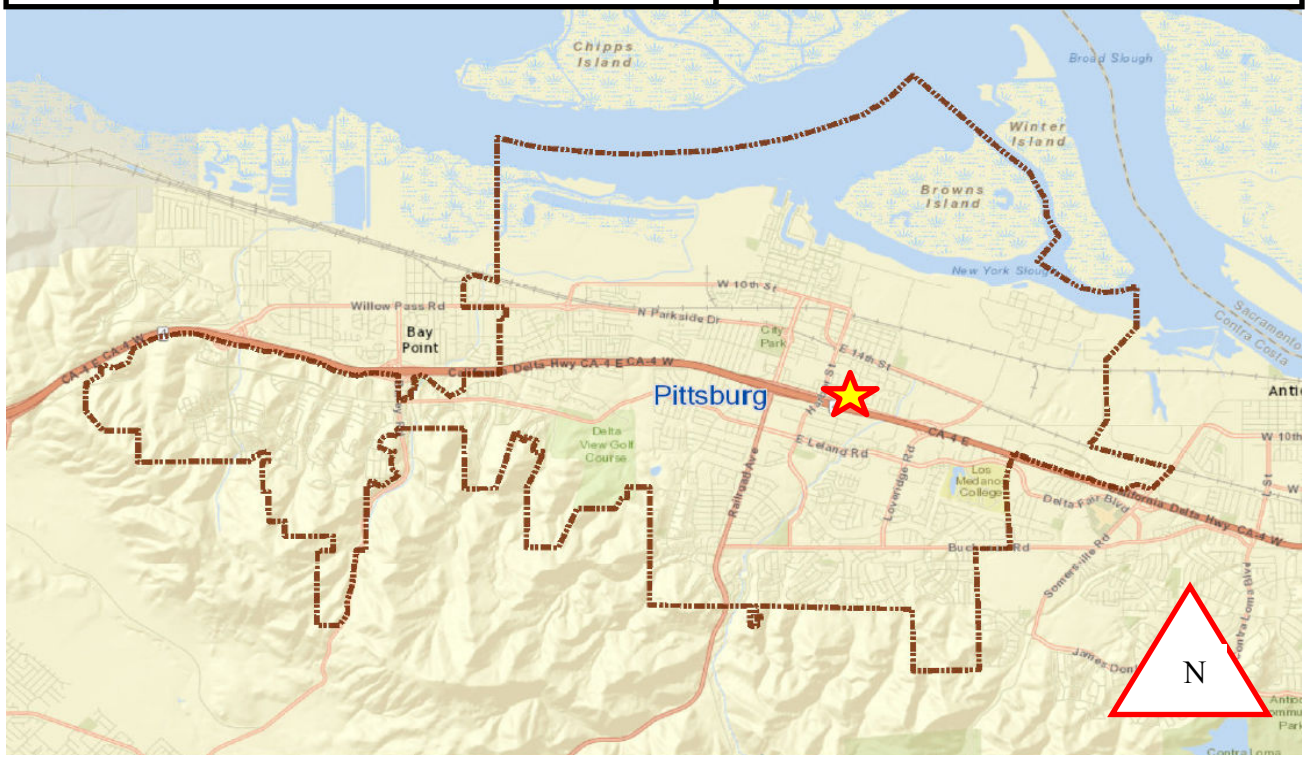
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

City of Pittsburg

Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814



Project Title:	Pittsburg Disposal / Mt. Diablo Resource Recovery Park AP-17-1235	**Location:**	555 California Avenue APN: 073-270-089



Attachment 7 Responses to Public Hearing Notice

From: Claude Battaglia<claudedude1@yahoo.com>
Sent: Saturday, June 3, 2017 5:34 PM
To: Christine Gregory
Subject: No to Recycle Center
Hi Christine,

I am a home owner in Stone Harbor and I am totally against having a recycle center in the old Wonder Bread Building. This will bring some shady characters in and around our neighborhood. It will bring shopping carts to our area, which people will just leave lying around. It will draw more traffic to our back gate and probably a lot of garbage as well. I think the City of Pittsburg can find a different place to put their recycle center.

Sincerely,

Claude J. Battaglia

From: Kathy Stevens <kassienutchen@gmail.com>
Sent: Saturday, June 3, 2017 5:30 PM
To: Christine Gregory
Subject: California Ave. Recycle Center
Dear Ms. Gregory,

I would like to take this opportunity to state my opposition to the proposed recycle center in the old Wonder Bread Store.

My main concern in the additional traffic added to an already congested California Ave as well as additional traffic at the entrance to our homeowner's association. I do not think we should be subjected to the noise and litter recycle centers produce either.

Pittsburg Disposal needs to find somewhere that is not next to a residential area.

I hope the City Council thinks of the citizens they serve instead of a business when they make their final decision.

Sincerely,

Kathy Kemp

Stone Harbour

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **No. 4 – Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Accessory Dwelling Units and Side Yard Setbacks, AP-17-1227 (RZ)**

ORIGINATED BY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a City-initiated proposal to consider amendments to Title 18, Zoning, of the Pittsburg Municipal Code (PMC) in order to: 1) bring the City's current Accessory Dwelling Unit (ADU) ordinance into conformance with recently-adopted state legislation; and 2) modify the interior side yard setback requirement for detached single-family dwellings within the RS-4 (Single Family Residential, 4,000 Square Foot Minimum Lot Size), RM (Medium Density Residential), and RM-D (Downtown Medium Density Residential) Districts.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10066, recommending City Council approval of the proposed zoning text changes relating to accessory dwelling units and side yard setbacks.

BACKGROUND:

Accessory Dwelling Units: Currently, the City's Zoning Ordinance (PMC Title 18) permits one ADU on each lot that has a single-family dwelling in any residential (R) or planned development (PD) district. Each ADU constructed is subject to the base-district development standards established under PMC section 18.50.105, as well as additional design and development standards specifically established for ADUs under PMC section 18.50.315.

In September 2016, Governor Jerry Brown signed into law Senate Bill (SB) 1069 and Assembly Bill (AB) 2299, intended to streamline the approval process for ADUs. Both aforementioned pieces of legislation went into effect January 1, 2017.

On April 19, 2017, the Land Use Subcommittee met and discussed potential updates, including those required to bring the City's current ADU ordinance into conformance with state law, as well as additional measures proposed by staff to promote development of quality ADUs. Included in staff's proposal was the creation of criteria and permitting Junior Accessory Dwelling Units (JADUs) as a separate ADU classification. The Subcommittee voiced general support for the use of ADUs to help the City meet its housing goals, but raised specific concerns regarding the current lack of a minimum ADU size, the need for ADUs to commit to the City's Residential Rental Inspection Program (RRIP), and the proposed definition and allowance of "efficiency kitchens" within JADUs. Direction was given to staff to proceed with work associated

with potential amendments to the PMC, which also address the Subcommittee's concerns.

On May 9, 2017, the Planning Commission adopted Resolution No. 10063 (Attachment 3), initiating a study to amend the Zoning Ordinance as it relates to ADUs, as well as to study the current transportation impact and facility reserve change fee rates to ensure they are charged at a rate proportionate to the burden of the proposed ADU, as mandated by state law. These impact fees are presently calculated at the same rate as a multifamily residential unit. Staff's research has determined that the current fee rates are proportionate to the burden of the ADU, and therefore, no changes are proposed.

Setbacks: Currently, the City's Zoning Ordinance specifies the minimum interior side yard setback for detached single-family dwellings within the RS-4, RM, and RM-D Districts as five feet, which is the same as the RS-5 and RS-6 Districts. Since the RS-4, RM, and RM-D Districts are generally intended to be denser than the RS-5 or RS-6 Districts, staff has included a slightly reduced side yard setback requirement contingent on the lot width, in order to allow for more flexibility in designing marketable single family structures within these districts, which may or may not include ADUs.

PROJECT DESCRIPTION:

Accessory Dwelling Units: Staff's review of the PMC has found that only minor changes would be required to in order to bring the City's current regulations into conformance with state requirements. However, in addition to the state required changes, and as recommended by the Land Use Subcommittee, staff is proposing other potential changes which would help streamline the approval process, encourage the use of ADUs to help the City meet its housing goals, and ensure quality development in the City's residential neighborhoods. All changes have been summarized below; however, the full and exact text of the changes proposed is included in Attachment 2 of this report.

Amendments proposed in order to bring the City's current ordinance into conformance with state law include:

• Increasing the maximum allowable attached ADU size from the lesser of 750 square feet or 50 percent of the primary dwelling heated floor area, to the lesser of 1,200 square feet or 50 percent of the legally-established primary dwelling floor area (lot coverage maximums would still apply); and

• Eliminating parking requirements for ADUs which are either: 1) located within one-half mile of a public transit stop (staff is proposing that in such cases, the one-half mile standard would be based on the actual walking route between the ADU and the transit stop rather than on a straight line between the two points); 2) located within an architecturally and historically significant historic district; 3) located entirely within the existing principal residence or an existing habitable accessory structure, resulting in no net addition of habitable floor area on the property; 4) in an area where on-street

parking permits are required but not offered to the occupant of the ADU; or 5) when there is a car share vehicle located within one block of the ADU.

Key additional changes beyond those required to meet state law include:

• Allowing detached ADUs a maximum 1,200 square feet, regardless of the size of the primary dwelling (lot coverage maximums would still apply);

• Establishing a minimum ADU size of 200 square feet;

• Requiring a minimum private storage area of 200 cubic feet, which is in line with existing requirements for new residential units in multi-family districts;

• Outlining requirements for conversion of lawfully established nonconforming structures, including requiring an additional five foot setback for ADUs built above detached accessory structures;

• Specifically requiring all ADUs provide kitchen and sanitation facilities separate from the main dwelling unit; and

• Requiring all new ADUs be registered to the RRIP.

Additionally, as required by state law, staff will not assess facility reserve charges for new ADUs that do not increase the amount of habitable floor area. It should also be noted that the study originally initiated by the Planning Commission included a proposal by staff to establish criteria for permitting JADUs as a separate ADU classification. Upon further review of this issue, staff has determined that there would be no clear benefit to creating a separate ADU category, as the traffic mitigation fees would not be reduced as a result of a potential limited occupancy for the smaller units. The creation of JADUs is optional under state law, so for these reasons, it has been eliminated from the project proposal.

Setbacks: Staff is proposing modifying the way interior side yard setbacks for detached single-family dwellings within the RS-4, RM, and RM-D Districts are calculated. Under the proposal, interior side yard setbacks would be equal to 10% of the lot width, with a three-foot minimum and a five-foot maximum required. It is important to note that this change would not disallow side yard setbacks greater than 5 feet. The proposed change would also specify that when a fractional number is obtained, the required setback be rounded to the nearest half-foot increment.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The proposed amendments regarding ADUs are consistent with the objectives, policies, general land uses and programs in the General Plan, and would help ensure consistency with state law. Most specifically, Housing Element Policy P-1.5 encourages the construction of accessory dwelling units, or “second units,” that allow

extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners. The proposed ADU Ordinance amendments would also be consistent with the following additional General Plan goals/policies:

• Housing Element (HE) Goal G-1 (Land Use Goal 2.g.5), which promotes a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburg's regional fair share housing needs for people of all income levels;

• HE Goal G-2, to promote the expansion of the City's affordable housing stock, including that which accommodates special needs households;

• HE Goal G-4, which promotes preserving the existing housing stock including affordable housing units where feasible and appropriate;

• HE Goal G-5, which states the intent of the City to enhance the visual quality of Pittsburg's residential neighborhoods;

• HE Policy P-2.2, which encourages accommodating the development of housing that is accessible to disabled persons and facilitates aging in place; and

• HE Policy P-2.5, which encourages increasing the supply of rental housing available and affordable to extremely low-, very low-, low-, and moderate-income households and in particular large families.

The proposed amendments regarding side yard setbacks for detached single family dwellings in the RS-4, RM, and RM-D Districts would affect properties with a General Plan land use designations of Downtown Low Density, Medium Density, and Downtown Medium Density, which are intended to allow for detached single-family residences, at average densities of 8-16 units per gross acre. While the proposed amendment would not allow for increased density above what was considered in the General Plan, it would provide additional flexibility for, and promote development of, long-standing vacant parcels in older, predominantly single-family neighborhoods.

Zoning: Pursuant to PMC sections 18.16.020 and 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Municipal Code.

Required Findings: In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC Section 18.48.030) that:

1. The changes proposed are consistent with the objectives, policies, general land uses and programs specified in the General Plan.

2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.

3. A community need is demonstrated for the change proposed.

4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

Environmental: This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature, and do not allow for additional residential density or residential uses which are not currently allowed in the affected zone districts by state law.

Public Notice: On or prior to June 3, 2017, notice of the June 13, 2017, public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times); and was mailed via first class mail or electronic mail to interested parties, individuals, and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090.

ANALYSIS:

ADUs offer a variety of benefits to communities. They help increase housing supply, provide an affordable housing option for many low- and moderate-income residents, allow elderly and/or disabled persons live independently yet close to family members or caregivers, and benefit homeowners by providing extra income that can assist in mitigating the cost of living. Furthermore, ADUs do not require new infrastructure, since ADUs can be created within existing buildings and connected to the existing utilities of a primary dwelling.

Aligning the City's current ordinance with state regulations would create a more streamlined review process, which would help to eliminate uncertainty and/or inconsistencies that can sometimes occur when local regulations conflict with state mandates. The additional items being considered, such as minimum ADU sizes, required private storage area, and requirements for conversion of existing structures would help the City ensure quality development consistent with the intent and existing development patterns of residential neighborhoods. Requirement of separate kitchen and sanitation facilities, as well as registration of ADUs in the RRIP, would help ensure these additional units provide adequate facilities for independent living and are properly maintained.

As described in the 'Code Compliance' section, above, proposed amendments regarding side yard setbacks for detached single family dwellings in the RS-4, RM, and RM-D Districts would not allow for increased density above what was considered in the General Plan. The modification to the side yard setback requirement would provide additional flexibility (contingent on the lot width) that could help to promote development of long-standing vacant parcels in older, predominantly single-family neighborhoods with new detached single family structures. The RS-4, RM and RM-D districts already include slightly reduced front yard setbacks, smaller minimum lot areas (2,500-4,000 square feet), and reduced lot widths (30-40 feet), from what is required for the RS-5 and RS-6 Districts, so the proposed reduction in side yard setback requirements would be in character and appropriate for the RS-4, RM and RM-D districts.

ACTION REQUIRED:

Move to adopt Resolution No. 10066, recommending City Council approval of the proposed zoning text changes relating to accessory dwelling units and side yard setbacks.

ATTACHMENTS:

1. Proposed Resolution No. 10066
2. Proposed Resolution Exhibit A - Proposed PMC Changes
3. Adopted Planning Commission Resolution No. 10063
4. Public Hearing Notice

Prepared by: Jordan Davis, AICP, Associate Planner

PROPOSED

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending that the City Council Amend Title 18 of the Pittsburg Municipal Code as it Relates to Accessory Dwelling Units and Side Yard Setbacks, AP-17-1227 (RZ)	)))))	Resolution No. 10066

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. This is a public hearing on a City-initiated proposal to consider amendments to Title 18, Zoning, of the Pittsburg Municipal Code (PMC) in order to: 1) bring the City's current Accessory Dwelling Unit (ADU) ordinance into conformance with recently-adopted state legislation; and 2) modify the interior side yard setback requirement for detached single-family dwellings within the RS-4 (Single Family Residential, 4,000 Square Foot Minimum Lot Size), RM (Medium Density Residential), and RM-D (Downtown Medium Density Residential) Districts.

B. On September 27, 2016, Governor Jerry Brown signed into law Senate Bill (SB) 1069 and Assembly Bill (AB) 2299, intended to streamline the approval process for ADUs. Both pieces of legislation went into effect January 1, 2017.

C. On April 19, 2017, the Land Use Subcommittee met and discussed potential updates, including those required to bring the City's current ADU ordinance into conformance with state law, as well as additional measures proposed by staff to promote development of quality ADUs. Included in staff's proposal was the creation of criteria and permitting Junior Accessory Dwelling Units (JADUs) as a separate ADU classification. The Subcommittee voiced general support for the use of ADUs to help the City meet its housing goals, but raised specific concerns regarding the current lack of a minimum ADU size, the need for ADUs to commit to the City's Residential Rental Inspection Program (RRIP), and the proposed definition and allowance of "efficiency kitchens" within JADUs. Direction was given to staff to proceed with work associated with potential amendments to the PMC, which also address the Subcommittee's concerns.

D. On May 9, 2017, pursuant to PMC section 18.48.020, the Planning Commission adopted Resolution No. 10063, initiating a study to amend Title 18, Zoning, of the Pittsburg Municipal Code (PMC) as it relates to ADUs.

E. In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC section 18.48.030) that:

1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;

2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

3. there is a community need for the change proposed; and

4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.

F. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature, and do not allow for additional residential density or residential uses which are not currently allowed in the affected zone districts by state law.

G. On or prior to June 3, 2017, notice of the June 13, 2017, public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times); and was mailed via first class mail or electronic mail to interested parties, individuals, and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090.

H. On June 13, 2017, the Planning Commission held a public hearing to consider possible amendments to PMC Title 18 related to relating to accessory dwelling units and side yard setbacks.

Section 2. Findings

A. Based on the Planning Commission staff report entitled, "Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Accessory Dwelling Units and Side Yard Setbacks, AP-17-1227 (RZ)," dated June 13, 2017, 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.

2. The proposed amendments regarding ADUs are consistent with the objectives, policies, general land uses and programs in the General Plan, and would help ensure consistency with state law. Most specifically, Housing

Element Policy P-1.5 encourages the construction of accessory dwelling units, or “second units,” that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners. The proposed amendments would also be consistent with the following additional General Plan goals/policies: 1) Housing Element (HE) Goal G-1 (Land Use Goal 2.g.5), which promotes a variety of housing types, densities, and prices to balance the City’s housing stock and meet Pittsburg’s regional fair share housing needs for people of all income levels; 2) HE Goal G-2, to promote the expansion of the City’s affordable housing stock, including that which accommodates special needs households; 3) HE Goal G-4, which promotes preserving the existing housing stock including affordable housing units where feasible and appropriate; 4) HE Goal G-5, which states the intent of the City to enhance the visual quality of Pittsburg’s residential neighborhoods; 5) HE Policy P-2.2, which encourages accommodating the development of housing that is accessible to disabled persons and facilitates aging in place; and 6) HE Policy P-2.5, which encourages increasing the supply of rental housing available and affordable to extremely low-, very low-, low-, and moderate-income households and in particular large families.

The proposed amendments regarding side yard setbacks for detached single family dwellings in the RS-4, RM, and RM-D Districts would affect properties with General Plan land use designations of Downtown Low Density, Medium Density, and Downtown Medium Density, which allow for detached single-family residences, at average densities of 8-16 units per gross acre. While the proposed amendment would not allow for increased density above what was considered in the General Plan, it would provide additional flexibility that could help to promote development of long-standing vacant parcels on older, predominantly single-family neighborhoods with new detached single family structures.

3. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that the proposed amendments would not permit the establishment of new uses or ADUs in any zoning district in which they are not currently allowed, or provide for increased residential densities. With regard to side yard setbacks, the RS-4, RM and RM-D districts already include slightly reduced front yard setbacks, smaller minimum lot areas (2,500-4,000 square feet), and reduced lot widths (30-40 feet), from what is required for the RS-5 and RS-6 Districts, so the proposed reduction in side yard setback requirements would be in character and appropriate for the RS-4, RM and RM-D districts.

4. There is a community need for the proposed changes regarding ADUs, in that ADUs help increase housing supply, provide an affordable housing option for many low- and moderate-income residents, allow elderly and/or disabled persons live independently yet close to family members or caregivers, and

benefit homeowners by providing extra income that can assist in mitigating the cost of living. Furthermore, ADUs do not necessarily require new infrastructure, since ADUs can be created within existing buildings and connected to the existing utilities of a primary dwelling. There is also a community need for the proposed amendments related to side yard setbacks for detached single family dwellings in the RS-4, RM, and RM-D Districts, as these amendments would provide additional flexibility that could promote development of long-standing vacant parcels on older, predominantly single-family neighborhoods with new single family structures, ensuring a consistent neighborhood character.

5. The proposed changes would be in conformity with the public convenience, general welfare, and good zoning practice, in that the proposed amendments regarding ADUs would help ensure consistency with state law, streamline the approval process, encourage the use of ADUs to help the City meet its housing goals, and ensure quality development in the City's residential neighborhoods. The proposed changes regarding setbacks for detached single-family dwellings in the RS-4, RM, and RM-D Districts would reduce required side yard setbacks to be generally in line with existing reduced front yard setbacks, smaller minimum lot areas, and reduced lot widths for parcels in those districts. The reduced setbacks will help to facilitate construction of larger market-rate single-family homes on smaller lots, similar to other residential developments recently approved by the Planning Commission and/or City Council.

Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending the regulations outlined in PMC Chapter 18.50, Article II, Schedule 18.50.105, "RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH and RHD Districts – Property Development Regulations," and Article IV, "Accessory Dwelling Units," section 18.50.300 through 18.50.315, as identified in the attached "Exhibit A."

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 13th day of June, 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on June 13, 2017.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Amend the PMC Chapter 18.50, Article II, Schedule 18.50.105, "RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH and RHD Districts – Property Development Regulations," and Article IV, "Accessory Dwelling Units," as follows (new text shown in underline font, and text proposed for deletion is shown in ~~strikethrough font~~):

Article II. Development Standards

Schedule 18.50.105:RR, RS-40, RS-10, RS-6, RS-5, RS-4, RM, RMD, RH AND RHD DISTRICTS – PROPERTY DEVELOPMENT REGULATIONS

Minimum side yard (ft.)										
Single-family dwellings, detached	15	10	7.5	5	5	3-5[d]	3-5[d]	3-5[d]	–	–

[d] Interior side yard setbacks shall be a minimum 10% of the lot width, with a 3-foot minimum and a 5-foot maximum required. This section shall not be construed as to disallow side yard setbacks greater than 5 feet. If, in applying the requirements of this section, a fractional number is obtained, the required setback shall be rounded to the nearest half-foot increment.

Article IV. Accessory Dwelling Units

18.50.300 General.

This article is intended to implement the general plan housing policy on ~~second~~accessory dwelling units, adopted in part in response to Government Code Section 65852.1 et seq., by allowing an accessory dwelling unit in residential districts, subject to approval by the city planner.

18.50.302 Definition.

An "accessory dwelling unit" shall mean an attached or detached residential dwelling that is subordinate to a primary dwelling on the same lot, and that provides complete independent and permanent facilities for living, sleeping, eating, cooking, and sanitation on the same parcel as the primary dwelling. An accessory dwelling unit may include a prefabricated or manufactured home on a permanent foundation.

A "primary dwelling" refers to the main single family dwelling unit on site, absent the space devoted to or designated as the accessory dwelling unit.

18.50.305 Where permitted.

An accessory dwelling unit is permitted in any residential district or planned development district on each lot that has a single-family dwelling.

18.50.310 Administrative review.

An application for anaccessory dwelling unitmeeting the following development standards shall be processed ministerially ~~and shall be accompanied by plans and elevations showing the proposed accessory dwelling and its relation to the principal dwelling, description of building materials, landscaping and exterior finish to be used, parking to be provided, and any other information required to determine whether the proposed unit conforms to the requirements of this article~~. In accordance with PMC 18.32.010(B), an accessory dwelling unit shall be approved if the unit complies with all of the following:

A. The unit is not intended for sale and may be rented;

B. The lot is zoned for single-family or multifamily residential use;

C. The lot contains a maximum ofone single-family dwelling;

D. The dwelling conforms to the design and development standards for an accessory dwelling unit established in PMC 18.50.315;

E. The accessory unit structure is compatible with the design of the primary dwelling unit in terms of building materials, colors and exterior finishes, and architectural style;

F. Public and utility services including emergency access are adequate to serve both dwellings;

G. ~~The accessory dwelling unit complies with the development standards applicable to the residential or planned development district in which the primary residence is located, except as allowed by PMC 18.50.315(B); and~~ The accessory dwelling unit complies with the development standards applicable to "single-family dwellings, detached," within the residential or planned development district in which the primary dwelling is located, except as allowed by PMC 18.50.315. Accessory dwelling units proposed within RH or RHD Districts shall comply with the development standards established for "single-family dwellings, detached," within the RM District;

H. The primary dwelling and accessory dwelling unit~~s~~ shall not be occupied by two separate households under two separate leases. The primary dwelling and

accessory dwelling unit~~s~~ built on the property shall be separately occupied only if the owner occupies one of the units. This rental restriction shall be recorded with the Contra Costa County recorder, on a form prepared by the city planner, and shall be a covenant running with the land. No certificate of occupancy shall be issued or no final inspection shall be conducted for the accessory dwelling unit unless the owner has submitted to the city planner a copy of the recorded restriction required by this subsection.Owner-occupancy shall not be required if the owner is a governmental agency, land trust, or housing organization.

I. The property owner must file an application with the Planning Division, which shall include:

a. Plans and elevations showing the proposed accessory dwelling unit and its relation to the primary dwelling, all existing or proposed structures onsite, and all property lines;

b. Description of building materials;

c. Landscaping and exterior finish to be used;

d. Location of required parking pursuant to PMC 18.50.315(D);

e. Footprint (in square feet) of all existing and proposed structures, as well as the total lot coverage;

f. Any other information required to determine whether the proposed unit conforms to the requirements of this article.

J. The property owner must register the accessory dwelling unit with the City of Pittsburg Residential Rental Inspection Program.

18.50.315 Design and development standards.

~~A. Unit Size. The size of an accessory dwelling unit shall not exceed 50 percent of the total finished heated floor area of the primary dwelling unit, or 750 square feet, whichever is less.~~

~~B. Location. An accessory dwelling unit is not permitted in a required front yard. An accessory dwelling that is constructed within or attached to the primary dwelling unit shall comply with the minimum side and rear yards applicable to the residential or planned development district in which the primary residence is located. A detached accessory dwelling unit must be located at least five feet from a side or rear property line, and must be located at least five feet from the walls of the primary dwelling unit or an accessory structure.~~

~~C. Lot Coverage and Building Height. The lot coverage requirements of this chapter apply unless modified by an overlay or planned development district. The maximum height of an accessory dwelling unit shall not exceed the maximum height of the zoning district in which the accessory dwelling unit is located, except that no portion of an accessory dwelling unit that is located within a required rear yard shall exceed 10 feet in height, or 12 feet in height if the roof of the accessory dwelling unit has a pitch of 3:12 or greater.~~

~~D. Parking. A minimum of one uncovered offstreet parking space must be provided on-site, in addition to any parking required on-site for the primary dwelling unit. The parking space may be in tandem with required parking for the primary dwelling unit.~~

~~E. Design. The exterior design must be in harmony with the primary dwelling unit. Building materials, colors and exterior finish must be substantially the same as those on the primary dwelling unit.~~

~~F. The property retains the appearance of a single- family residence from adjoining right(s) of way.~~

Schedule 18.50.315 prescribes specific design and development standards for accessory dwelling units. The column beneath each accessory dwelling unitclassification heading establishes basic requirements for accessory dwelling unit development. Additional land use-specific development regulations are identified in sections 18.50.310 and 18.50.320 of this article.

Schedule 18.50.315: Accessory Dwelling Units – Development Regulations

ADUClassification	Attached	Detached
Maximum Unit Size	Lesser of 50 percent of the primary dwelling floor area, or 1,200 square feet.	1,200 square feet
Minimum Unit Size	200 square feet	
Minimum Length/Width	10 feet	
Height and Setbacks	Shall comply with the height and setback standards applicable to "single-family dwellings, attached," within the R or PD district in which the primary dwelling is located; however, accessory dwelling units proposed within RH or RHD Districts shall comply with the development standards established for "single-family dwellings, attached," as outlined in the RM District.	(1) Shall comply with the height and setback standards applicable to "single-family dwellings, detached," within the R or PD district in which the primary dwelling is located; however, accessory dwelling unitsproposed within RH or RHD Districts shall comply with the development standards established for "single-family dwellings, detached," as outlined in the RM District. (2) Not permitted within any portion of an established front yard, as defined by PMC 18.06.745(B). (3) Must be located at least 5 feet from the walls of the primary dwelling unit or an accessory structure. (4) May encroach up to five feet into a required rear yard, provided the maximum height does not exceed 10 feet, or 12 feet with a roof having a pitch of 3:12 or greater.
Lot Coverage	Shall comply with standards applicable to "single-family dwellings, attached," within the R or PD district in which the primary dwelling is located.	Shall comply with standards applicable to "single-family dwellings, detached," within the R or PD district in which the primary dwelling is located.

Minimum Private Storage Area	200 cubic feet.[a]	
Exterior Appearance	The accessory dwelling unit must be compatible with the design of the primary dwelling unit in terms of building materials, colors and exterior finishes and architectural style. The entrance of an attached accessory dwelling unit shall not be visible from the public right-of-way.	The accessory dwelling unit must be in harmony with the primary dwelling unit or convey the appearance of a single family home.
Conversion of Existing Accessory Structures	(1) An accessory structure lawfully established that does not conform to one or more of the development standards contained in this section may be converted to an accessory dwelling unit, provided the structure: a) meet the criteria established in PMC 18.50.310; b) is not altered or reconstructed so as to increase the discrepancy between the existing nonconforming conditions and the standards contained in PMC 18.50.315; and 3) any walls within setback areas comply with applicable building and fire codes. (2) An existing garage may only be converted to an accessory dwelling unit if the garage conversion conforms to the standards established in PMC 18.50.130.	
Building Foundation	Permanent foundation required.	
Unit Access	Separate unit access required. The exterior entry shall not be visible from the public right-of-way. If the exterior entry is on the second floor, the stairway shall not be located in the front of the primarydwelling. Interior access between an attached accessory dwelling unit and the primarydwelling may be provided and may be a door equipped with a double lock.	Separate unit access required. If the exterior entry is on the second floor, the stairway shall not be located in the front of the primarydwelling.
Kitchen Facilities	Separate kitchen facilities required.	
Sanitation Facilities	Separate sanitation facilities required.	
Home Occupations	Not permitted.	

Utility Meters	Separate gas and electric meters may be permitted if approved by the Chief Building Official and utility provider.
Required Parking	1 space[b]

[a] Each private storage space required by this section shall have minimum horizontal area of 24 square feet, and shall consist of enclosed, weather-proofed and lockable private storage space in addition to clothes closets customarily provided. The space for each unit may be provided in a location approved by the city planner, but must not be divided into two or more locations.

[b] Required parking space(s) may be in tandem with required parking for the primary dwelling unit. No additional parking shall be required for an accessory dwelling unit which meets one or more of the following: (a) is located within one-half mile of a public transit stop (in such cases, the one-half mile standard shall be based on the actual walking route between the accessory dwelling unit and the transit stop rather than on a straight line between the two points); (b) is located within an architecturally and historically significant historic district; (c) is located entirely within the existing primarydwelling or an existing habitable accessory structure and results in no net addition of habitable floor area on the property; (d) when on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or (e) when there is a car share vehicle located within one block of the accessory dwelling unit.

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Initiating a Study to Amend Titles 15 and 18 of the Pittsburg Municipal Code as They Relate to Accessory Dwelling Units, AP-17-1227 (RZ)	))))	Resolution No. 10063

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. Currently, the City's Zoning Ordinance (PMC Title 18) permits one Accessory Dwelling Unit (ADU) on each lot that has a single-family dwelling in any residential or planned development zone district. Each ADU constructed is subject to the base-district development standards established under PMC section 18.50.105, as well as additional design and development standards specifically established for ADUs under PMC section 18.50.315.

B. Currently, pursuant to PMC section 15.90, each ADU is also required to pay Transportation Mitigation Fees prior to issuance of a building permit. These impact fees are presently calculated at the same rate as a multifamily residential unit.

C. In September 2016, Governor Jerry Brown signed into law Senate Bill (SB) 1069 and Assembly Bill (AB) 2299, intended to streamline the approval process for ADUs. Additionally, Governor Brown signed AB 2406, a bill encouraging construction of Junior Accessory Dwelling Units (JADUs); however, local agencies are not required to adopt legislation specifically for JADUs. All three aforementioned pieces of legislation went into effect January 1, 2017.

D. On April 19, 2017, the Land Use Subcommittee met and discussed potential updates, including those required to bring the City's current ADU ordinance into conformance with state law, as well as additional measures proposed by staff to promote development of quality ADUs. The Subcommittee voiced general support for the use of ADUs to help the City meet its housing goals, but raised specific concerns regarding the current lack of a minimum ADU size, the need for ADUs to commit to the City's rental inspection program, and the proposed definition and allowance of "efficiency kitchens" within JADUs. Direction was given to staff to proceed with work associated with potential amendments to the PMC, which also address the Subcommittee's concerns.

E. PMC Title 18 (Zoning), authorizes the Commission to initiate preparation of regulations, programs, and legislation to implement the planning and zoning

power of the city (PMC section 18.10.020(b)).

F. This project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under section 15262, "Feasibility and Planning Studies," of the State CEQA Guidelines.

G. On May 9, 2017, the Planning Commission held a meeting and considered initiating a study to review the merits of possible amendments to PMC Titles 15 and 18, related to ADUs.

Section 2. Findings

A. Based on the Planning Commission staff report entitled, "Request to Initiate a Study to Amend Titles 15 and 18 of the Pittsburg Municipal Code as They Relate to Accessory Dwelling Units, AP-17-1227 (RZ)," dated May 9, 2017, 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.

2. Initiating a zoning study to review the merits of possible amendments to PMC Titles 15 and 18, related to ADUs, would be in the public interest. ADUs offer a variety of benefits to communities, including: 1) increasing housing supply; 2) providing an affordable housing option for many low- and moderate-income residents; 3) allowing elderly and/or disabled persons live independently yet close to family members or caregivers; and 4) providing homeowners extra income that can assist in mitigating the cost of living. Furthermore, ADUs do not require new infrastructure, since ADUs can be created within existing buildings and connected to the existing utilities of a primary dwelling, and aligning the City's current ordinance with state regulations would create a much more streamlined review process, which would help to eliminate uncertainty and/or inconsistencies that can sometimes occur when local regulations conflict with state mandates. Lastly, the additional items to be considered would help the City ensure quality development consistent with the intent and development patterns of residential neighborhoods, and impact fees that are proportionate to the burden of the proposed ADU.

Section 3. Decision

A. Based on the findings and the authority set forth above, the Planning Commission hereby initiates a zoning study to review the merits of possible amendments to PMC Titles 15 and 18, related to ADUs.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Fardella, seconded by Commissioner Croskey, the foregoing resolution was passed and adopted the 9th day of May, 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Coniglio, Croskey, Fardella, Foster, Gargalikis

NAYES:

ABSTAIN: Belleci-Shipe, Guerrero

ABSENT:

I hereby certify that the above Resolution No. 10063 was adopted by the Planning Commission of the City of Pittsburg on May 9, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

City of Pittsburg
Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC HEARING

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

DATE: **June 13, 2017**
TIME: **7:00 p.m.**
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Accessory Dwelling Units and Side Yard Setbacks, AP-17-1227 (RZ).
This is a public hearing on a City-initiated proposal to consider amendments to Title 18, "Zoning," of the Pittsburg Municipal Code in order to: 1) bring the City's current Accessory Dwelling Unit (ADU) ordinance into conformance with recently-adopted state legislation, and encourage the use of ADUs to help the City meet its housing goals; and 2) modify the interior side yard setback requirement for detached single-family dwellings within the RS-4 (Single Family Residential, 4,000 Square Foot Minimum Lot Size), RM (Medium Density Residential), and RM-D (Downtown Medium Density Residential) Districts.

PROJECT PLANNER: Jordan Davis, (925) 252-4015 or jdavis@ci.pittsburg.ca.us

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

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

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

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

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **No. 5 - Submittal of Adopted Zoning Administrator Resolutions.**

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

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

RECOMMENDATION:

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

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

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

PROJECT DESCRIPTION:

Since the last Planning Commission meeting, the Zoning Administrator has adopted three resolutions approving delegated design review applications, as follows:

1. Resolution No. 298: Mike's Auto Body Solar Carport, AP-17-1237 (AD)
2. Resolution No. 299: CCCFPD Station #84 Solar Canopy, AP-17-1238 (AD)
3. Resolution No. 301: Jack in the Box Remodel 2017, AP-17-1231 (AD)

GENERAL PLAN/CODE COMPLIANCE:

Not applicable.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached adopted Zoning Administrator resolutions.

ATTACHMENTS:

1. Zoning Administrator Resolution No. 298
2. Zoning Administrator Resolution No. 299
3. Zoning Administrator Resolution No. 301

Prepared by: Kristin Pollot, Zoning Administrator

701.03

ZA

RESO

298

05-03-17

KP.

City of Pittsburg
Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

Date: May 8, 2017

SUBJECT: RESOLUTION NO. 298

Dear Applicant,

Enclosed is a copy of the resolution adopted by the Zoning Administrator. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 298.
Standard Conditions of Development

Let us know how we did! You are invited to complete an online customer service satisfaction survey to provide feedback on our planning services. We value your input and look forward to hearing how we might improve our customer experience. The survey takes less than five minutes and can be filled out at https://goo.gl/ZZaf73.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review of an Approximately 5,535 Square Foot Carport at 3001 North Park Boulevard with Carport Mounted Solar Arrays for "Mike's Auto Body Solar Carport, AP-17-1237 (AD)."	))))))	Resolution No. 298

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

A. On April 7, 2017, Mike Rose of Mike's Auto Body filed Administrative Design Review Application No. 17-1237, requesting administrative design review approval to construct a carport (5,535 sq. ft.) at 3001 North Park Boulevard. The proposed new structure would include photovoltaic arrays mounted atop the roof. The property is located in the CC (Community Commercial) District. Assessor's Parcel Number 088-151-012.

B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918 delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 4, "Changes to Existing Parking Lots" and Category 8, "Ancillary Structures" of Planning Commission Resolution No. 9918.

D. On April 25, 2017, a Notice of Intent to exercise staff-delegated authority for this project was provided to the Planning Commission.

E. Design review approval can be granted by the Zoning Administrator only after she makes a determination that the proposed project is consistent with PMC section 18.36.220 (B).

F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 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 this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on evidence presented to the Zoning Administrator on May 3, 2017, the Zoning Administrator finds that:

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

2. Installation of the carport with photovoltaic arrays will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, if the carport structure is painted with a red and white color scheme to coordinate with the existing carport on site. The solar panels on the carport structures will reduce the facility's reliance on non-renewable energy by providing efficient, renewable, environmentally friendly power.

3. The exterior design and appearance of the carports and photovoltaic arrays will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the design of the carport structures will complement the architecture of the existing building and carport. Also, the carport structure is to be placed along the east side of the building and will be substantially screened from public view by a wall and existing mature landscaping.

4. The carport with photovoltaic arrays will be in harmony with proposed development on land in the general area, in that the carport will be substantially screened from the more frequently travelled North Park Boulevard, by a line of existing mature trees which will further help to buffer the existing business from any proposed future development along the south side of the street.

5. The application conforms with the criteria in the City's Development Review and Design Guidelines (Planning Commission Resolution No. 9864), more specifically Section VI.D.2.b, which states that outdoor parking lots should have renewable energy systems installed on carport structures.

Section 3. Decision

A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 17-1237, subject to the following conditions.

   1. The project shall be constructed in substantial conformity with the project plans date stamped April 7, 2017, and attached to this resolution as Exhibit A, except as may be hereinafter modified.

2. The columns of the carport structure shall be painted a white or similar light color, and visible portions of the roof shall be painted red to match the existing carport located on the south side (front) of the building.

3. All site landscaping shall be maintained in a thriving and weed free condition.

4. Any new mechanical equipment visible from the exterior shall be camouflaged by painting the equipment to match the color of the material to which it is adjacent.

5. The solar panels and supporting structures shall be maintained in good repair at all times.

General Conditions:

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

7. 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.

8. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorney's fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

9. This approval will expire on May 3, 2018, 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 Zoning Administrator. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 3rd day of May, 2017, by the Zoning Administrator of the City of Pittsburg, California.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

Exhibit A

RECEIVED
APR 0 7 2017
PLANNING DIVISION

MIKE'S AUTO BODY

CARPORT & AWNING INSTALLATION

3001 N. PARK BLVD.
Pittsburg, CA 94565

RAM INDUSTRIES PO. BOX 494 BRENTWOOD, CA 94513
925-634-3186 OFFICE***925-216-4810 CELL

NOTES

1. APPLICABLE AIR QUALITY MANAGEMENT DISTRICT SHALL BE NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW PRIOR TO START OF ANY DEMOLITION, ADDITION, AND/OR REMODEL WORK.
2. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.

SAFETY SIGN AND LOCATION INFO

SAFETY SIGNS AND LOCATIONS PER COMMUNITY SAFETY AND EDUCATION BUREAU GUIDELINES FOR HAZARDOUS MATERIALS IDENTIFICATION SIGN

FLAMMABLE LIQUID 1C
COMBUSTIBLE LIQUID II

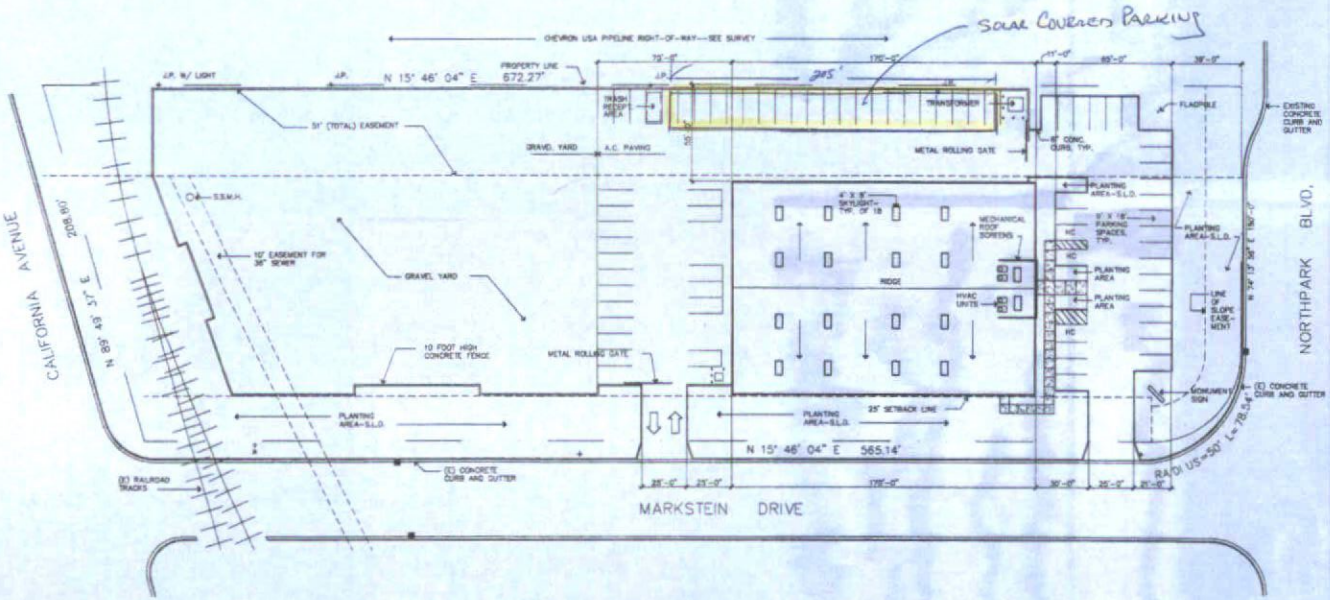
NO WELDING

THE USE OF WELDING OR CUTTING EQUIPMENT IN OR NEAR THIS AREA IS DANGEROUS BECAUSE OF FIRE AND EXPLOSION HAZARDS. WELDING AND CUTTING SHALL BE DONE ONLY UNDER THE SUPERVISION OF THE PERSON IN CHARGE.

SIGN PLACEMENT SHALL BE IN THE VICINITY OF THE SPRAYING AREA

LEGEND

- (E) JOINT POLE (WITH VERTICAL AS NOTED)
- TOW TRUCK ENTRY/EXIT
- (E) STREET LIGHT



SCOPE OF WORK

1. FURNISH AND INSTALL BLOWTHERM ULTRA 2000 SPRAY BOOTH.(P.F.C.)
2. FURNISH AND INSTALL CONRETE EXHAUST PIT FOR SPRAY BOOTH.(Existing With Building Construction)
3. FURNISH AND INSTALL COMPRESSED AIR PIPING FOR SPRAY BOOTH. (P.F.C.)
4. FURNISH AND INSTALL NATURAL GAS PIPING TO SPRAY BOOTH. (Existing With Building Construction)
5. FURNISH AND INSTALL WATER FIRE SUPRESSION SYSTEM FOR SPRAY BOOTH. (INSTALLED BY FIRE SUPRESSION CONTRACTOR)
6. FURNISH AND INSTALL ELECTRICAL WIRING TO SPRAY BOOTH. (P.F.C.)
7. FURNISH AND INSTALL ALL ROOF PENETRATIONS FOR SPRAY BOOTH. (SUPPLIED BY CONTRACTOR.)
8. FURNISH AND INSTALL EUROVAC CENTRAL DUST EXTRACTION SYSTEM. (P.F.C.)
9. FURNISH AND INSTALL KAESER SIMPLEX COMPRESSOR PACKAGE.(P.F.C.)
10. FURNISH AND INSTALL BLOWTHERM PAINT MIX ROOM. (P.F.C.)
11. FURNISH AND INSTALL PROSPOT OVERHEAD RESISTANCE WELDING SYSTEM. (P.F.C.)
12. FURNISH AND INSTALL IRT SHORWAVE CURING SYSTEMS. (P.F.C.)
13. FURNISH AND INSTALL CAROLINER STRUCTURE REPAIR BENCHES. (P.F.C.)

These drawings are the property of Blowtherm Corporation. They are not to be used for the benefit of others, nor reproduced for the purpose of making, selling or constructing items similar to the design. Ownership of these drawings and specifications shall remain with the Blowtherm Corporation and are considered as the exclusive property of Blowtherm Corporation.

P F C Production Equipment Sales and Shop Design
A Thoarch Inc. Company
4295 Dunhill Ave.,#A
Rancho Cordova, CA 95827
916-624-5732
800-822-5501

Blowtherm THE WORLD LEADERS

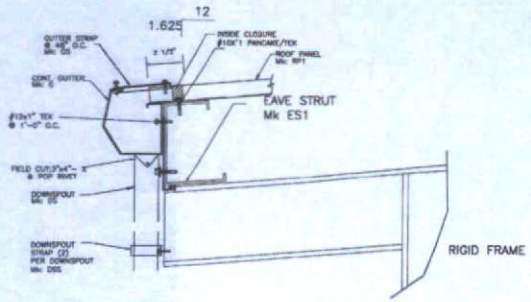
BY	REVISION	DATE
		1/07/03

DRAWN BY: JEFF
APPROVED BY: JOEL
SCALE: 1/32" = 1'- 0"

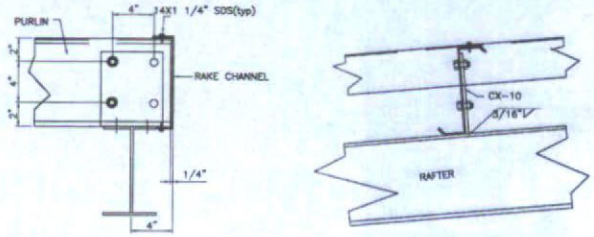
TITLE: American Auto Body
Markstein Drive and Northpark Blvd
Pittsburgh, CA

DRAWING: Site Plan

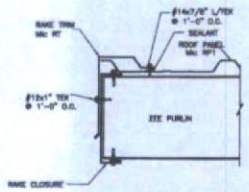
SHEET: A



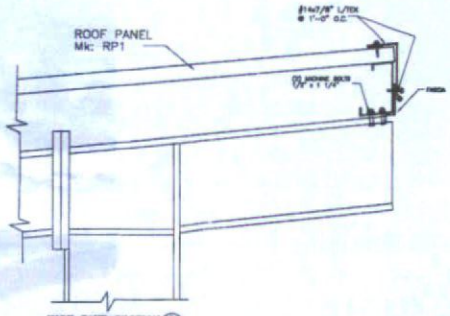
LOW EAVE SECTION 1/D1



DETAIL DT66A



RAKE SECTION 3/D2



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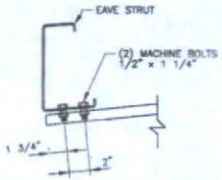
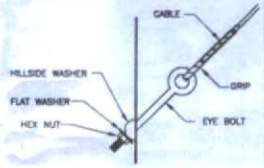
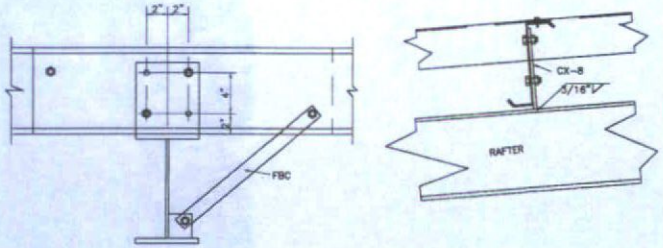


LOW EAVE SECTION 2/D1



DETAIL DT102A



DETAIL DT68A

THIS BUILDING MEETS OR EXCEEDS CODE/CLASS:

2016 CBC ENCL/OPEN

FOR A LOADING OF:

DEAD	LIVE: (Purlin)	LIVE: (Frame)
3.25 PSF	20.00 PSF	12.00 PSF
WIND	SNOW:	COLLATERAL:
110 MPH	.00 PSF	5.00 PSF

REGISTERED PROFESSIONAL ENGINEER
CHARLES E DONLEY
No.C-36365
CIVIL
STATE OF CALIFORNIA

LOOMIS BUILDING SYSTEMS
3485 SVETZER ROAD
LOOMIS, CA 95650
PHONE (916) 652-6268
FAX (916)-652-6268

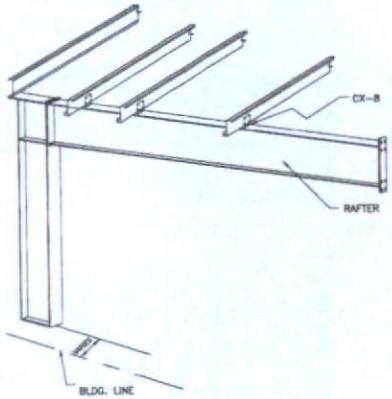
SECTIONS
DETAILS

SOLAR COVER
MIKE'S AUTO BODY
3001 NORTH PARK BLVD.
PITSBURG, CA 94568

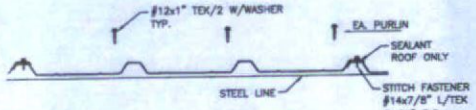
D1

GENERAL NOTES:

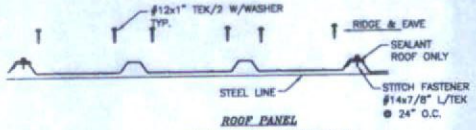
1. ROOF PANELS ARE 26GA. 3' R PANELS.
2. ATTACH ROOF PANELS TO PURLINS w/ #12 x 1" TEK/2, W /WASHER. USE #14 x 7/8" L/TEK W/ WASHER FOR STITCH FASTENER @ 24"O.C. SEE PANEL FASTENER PATTERNS.
3. WALL PANELS ARE 26GA. 3' WIDE R PANELS.
4. ATTACH WALL PANELS TO WALL GIRTS w/ #12x1" TEK/2, NO WASHERS USE #14x7/8" L/TEK NO WASHER FOR STITCH FASTENER @ 24" O.C. SEE PANEL CHART BELOW. FASTENERS TO MATCH PANEL COLOR.
5. TRIM IS TO BE 26GA. COLOR
6. ATTACH TRIM w/ #14x7/8" L/TEK. SEE DETAILS FOR TRIM ATTACHMENT. FASTENER COLORS TO MATCH TRIM, WITH THE EXCEPTION OF GUTTER STRAP FASTENERS TO MATCH ROOF.



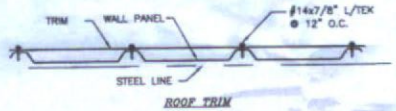
TYPICAL CONNECTION DETAIL



ROOF PANEL
ATTACHMENT TO EACH PURLIN



ROOF PANEL
ATTACHMENT TO RIDGE & EAVE



ROOF TRIM

PANEL FASTENER LAYOUTS

THIS BUILDING MEETS OR EXCEEDS CODE/CLASS:

2016 CBC ENCL/OPEN

REGISTERED PROFESSIONAL ENGINEER CHARLES E DONLEY No.C-38365 CIVIL STATE OF CALIFORNIA

FOR A LOADING OF:

DEAD:	LIVE: (Purlin)	LIVE: (Frame)
3.25 PSF	20.00 PSF	12.00 PSF
WIND:	SNOW:	COLLATERAL:
110 MPH	.00 PSF	5.00 PSF

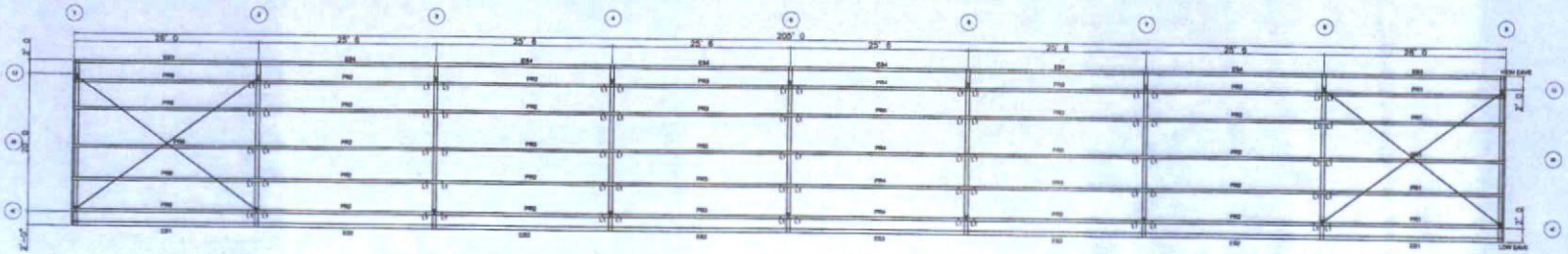
LOOMIS BUILDING SYSTEMS
LBS
3485 SVETZER ROAD
LOOMIS, CA 95650
PHONE (916) 652-6268
FAX (916)-652-6269

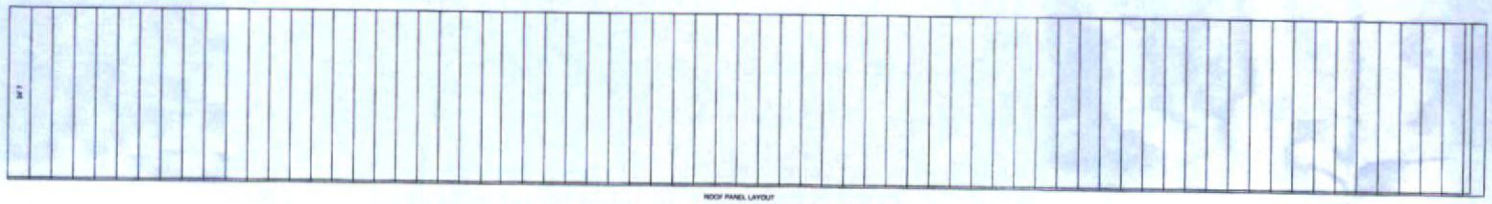
FASTENERS
PANELS
DETAILS

SOLAR COVER
MIKE'S AUTO BODY
3001 NORTH PARK BLVD.
PITSBURG, CA 94568

2/28/17

D2





ROOF PANEL LAYOUT

SECTION LAP AT SUPPORTS	
LAP INDICATOR	LAP LENGTH (FT & IN.)
L1	F1:3'-0
L2	F1:3'-0
L3	F1:3'-0

QTY	PART MARK	DESCRIP	LENGTH	LAP TOWARD LINE # 1	LAP TOWARD LINE # 9
6	DB1	CAB 1/4"	28' 3-15/16		
16	PR1	8x2 1/2 ZEE 12 GA	27' 5- 1/2	1 (1)	
10	PR2	8x2 1/2 ZEE 14 GA	27' 9- 1/2	1 (1)	1 (1)
20	PR3	8x2 1/2 ZEE 16 GA	27' 9- 1/2	1 (1)	1 (1)
2	ES1	6 ES 12	28'11- 1/2		
6	ES2	6 ES 12	28' 5- 1/2		
2	ES3	8ES0514	28'11- 1/2		
6	ES4	8ES0514	28' 5- 1/2		

THIS BUILDING MEETS OR EXCEEDS CODE/CLASS:

2016 CBC ENCL/OPEN

REGISTERED PROFESSIONAL ENGINEER CHARLES E DOALEY No.C-36365 CIVIL STATE OF CALIFORNIA

FOR A LOADING OF:

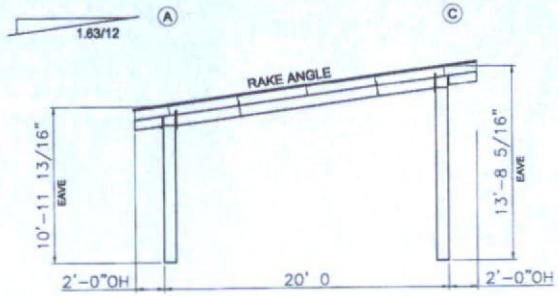
DEAD:	LIVE: (Purlin)	LIVE: (Frame)
3.25 PSF	20.00 PSF	12.00 PSF
WIND:	SNOW:	COLLATERAL:
110 MPH	.00 PSF	5.00 PSF

LOOMIS BUILDING SYSTEMS
3485 SVETZER ROAD
LOOMIS, CA. 95650
PHONE (916) 652-6258
FAX (916)-652-6258

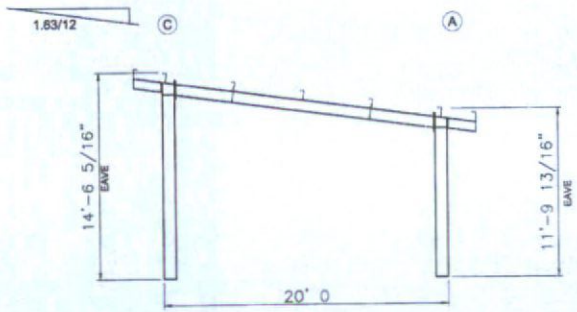
ROOF FRAMING & SHEETING PLAN

SOLAR COVER
MIKE'S AUTO BODY
3001 NORTH PARK BLVD.
PITSBURG, CA 94568

S3



ENDWALL AT FRAME LINE 9



ENDWALL AT FRAME LINE 1

THIS BUILDING MEETS OR EXCEEDS CODE/CLASS:

2016 CBC ENCL/OPEN

REGISTERED PROFESSIONAL ENGINEER CHARLES E. DONLEY No.C-36385 CIVIL STATE OF CALIFORNIA

FOR A LOADING OF:

DEAD:	LIVE: (Purlin)	LIVE: (Frame)
3.25 PSF	20.00 PSF	12.00 PSF
WIND:	SNOW:	COLLATERAL:
110 MPH	.00 PSF	5.00 PSF

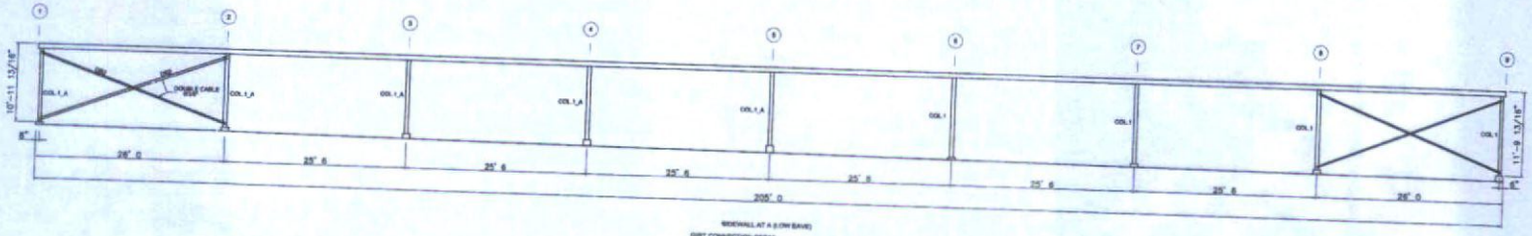
LOOMIS BUILDING SYSTEMS
LBS
3485 SVETZER ROAD
LOOMIS, CA 95650
PHONE (916) 652-6259
FAX (916)-652-6259

END WALL FRAMING

SOLAR COVER
MIKE'S AUTO BODY
3001 NORTH PARK BLVD.
PITSBURG, CA 94568

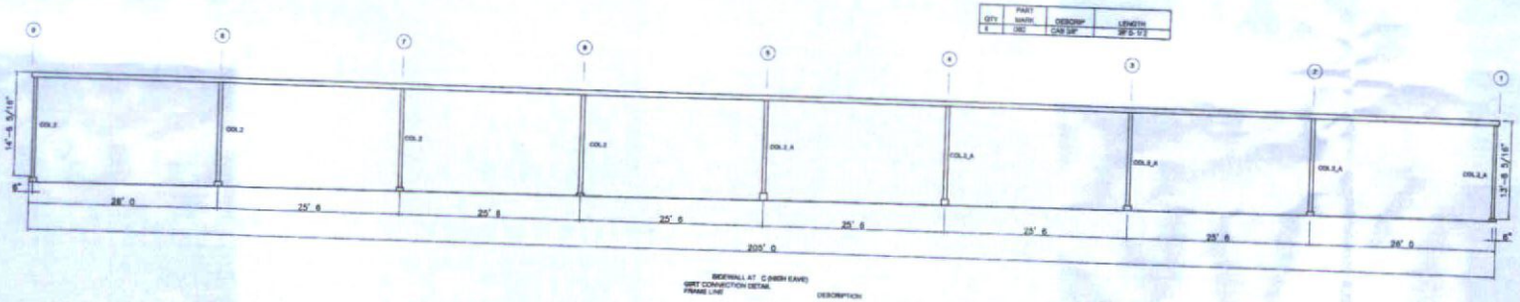
ISSUED FOR APPROVAL

54



DIAGONAL BRACING DETAIL DESIGNATIONS
a = DT1SBA
b = DT1SBA

QTY	PART MARK	DESCRIP	LENGTH
8	(36)	CAB 3/8"	36'-0 1/2"



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DEAD:	LIVE: (Purlin)	LIVE: (Frame)
3.25 PSF	20.00 PSF	12.00 PSF
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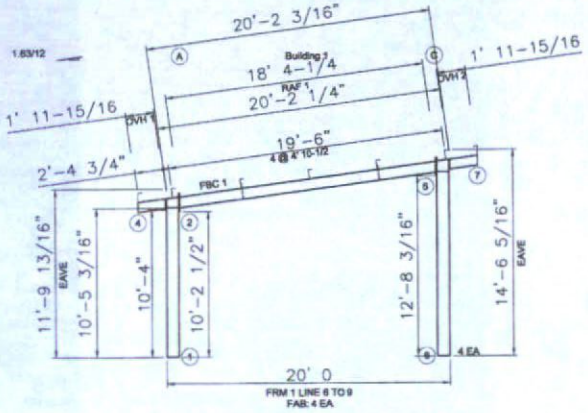
REGISTERED PROFESSIONAL ENGINEER
CHARLES E DONLEY
No.C-36365
CIVIL
STATE OF CALIFORNIA

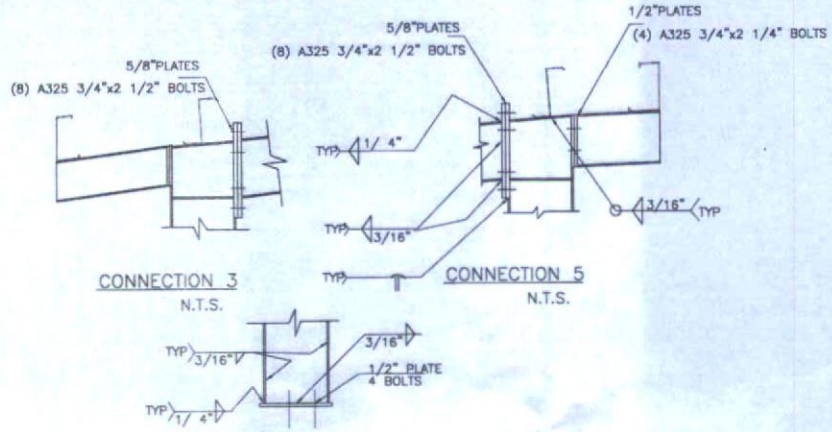
LOOMIS BUILDING SYSTEMS
LBS
3485 SWETZER ROAD
LOOMIS, CA. 95650
PHONE (916) 652-6268
FAX (916) 652-6268

SIDE WALL FRAMING

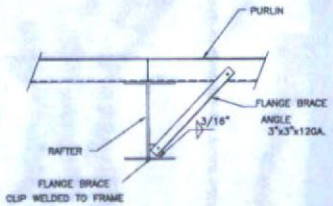
PROJECT
SOLAR COVER
MIKE'S AUTO BODY
3001 NORTH PARK BLVD.
PITSBURG, CA 94568

S5





NOTE: WELDING SYMBOLS REFERS TO SHOP WELDING



FLANGE BRACE TABLE				
PARTMARK	LENGTH	PLACEMENT	QTY/FR	QTY/BLDG
FBC 1	1'-5 1/ 16"	NS	5	5

FRAME

FRAME TABLE					
PARTMARK	SEGMENT	TYPE	THICKNESS	LENGTH	WIDTH
SWC 1	1	WEB	10 GA	11-2 7/8"	0'- 10"
SWC 1	1	OUTSIDE FLG	1/4"	10-4 11/16"	0'- 5"
SWC 1	1	INSIDE FLG	1/4"	10- 2"	0'- 5"
RAF 1	1	WEB	10 GA	25- 11 11/16"	0'- 9"
RAF 1	1	OUTSIDE FLG	1/4"	16- 3"	0'- 5"
RAF 1	1	INSIDE FLG	1/4"	16- 3"	0'- 5"
SWC 2	1	WEB	10 GA	13- 9 1/2"	0'- 10"
SWC 2	1	OUTSIDE FLG	1/4"	13- 1 1/8"	0'- 6"
SWC 2	1	INSIDE FLG	1/4"	12- 7 11/16"	0'- 6"
OH1	1	WEB	10 GA	2- 0 9/16"	0'- 8"
OH1	1	OUTSIDE FLG	1/4"	1- 11 7/16"	0'- 5"
OH1	1	INSIDE FLG	1/4"	1- 11 7/16"	0'- 5"

JOINT PLATES INFORMATION						
JOINT	PARTMARK	PLATE LENGTH	PLATE WIDTH	THICKNESS	BOLT QTY	DESCRIPTION
1	SWC 1	11 "	0'-6"	1/2"	4	AB 3/4"X24"
2	SWC 1	1'- 3 3/ 4"	0'-6"	5/8"	8	A325 3/4"X2 1/2"
2	RAF 1	1'- 3 3/ 4"	0'-6"	5/8"		
5	RAF 1	1'- 3 3/ 4"	0'-6"	5/8"	8	A325 3/4"X2 1/2"
5	SWC 2	1'- 3 3/ 4"	0'-6"	5/8"		
6	SWC 2	11 "	0'-6"	1/2"	4	AB 3/4"X24"
7	OH1	0'- 9 1/ 2"	0'-6"	1/2"		
7	OH1	0'- 9 1/ 2"	0'-6"	1/2"	4	A325 3/4"X2 1/4"

THIS BUILDING MEETS OR EXCEEDS CODE/CLASS:

2016 CBC ENCL/OPEN

REGISTERED PROFESSIONAL ENGINEER CHARLES L. DONLEY No.C-36365 CIVIL STATE OF CALIFORNIA

FOR A LOADING OF:

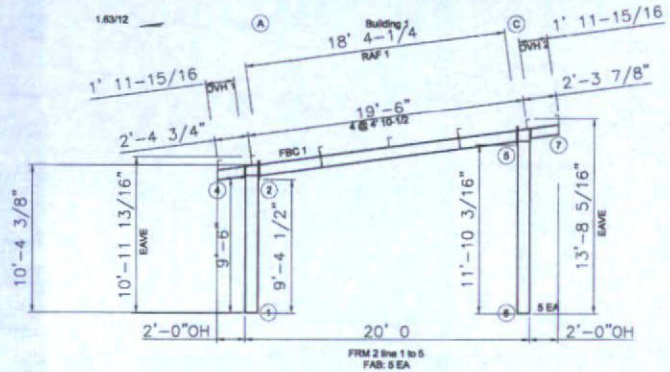
DEAD	LIVE: (Purlin)	LIVE: (Frame)
3.25 PSF	20.00 PSF	12.00 PSF
WIND	SNOW:	COLLATERAL:
110 MPH	.00 PSF	5.00 PSF

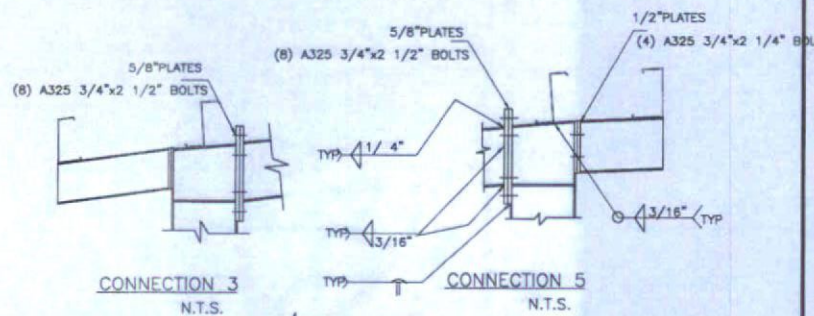
LOOMIS BUILDING SYSTEMS
LBS
3485 SWETZER ROAD
LOOMIS, CA. 95650
PHONE (916) 652-6368
FAX (916)-652-4268

FRAME 1
CROSS
SECTION

SOLAR COVER
MIKE'S AUTO BODY
3001 NORTH PARK BLVD.
PITSBURG, CA 94568

S5



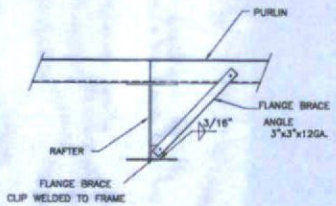


CONNECTION 3
N.T.S.

CONNECTION 5
N.T.S.

CONNECTION 1& 6
N.T.S.

NOTE: WELDING SYMBOLS REFERS TO SHOP WELDING



FLANGE BRACE TABLE				
PARTMARK	LENGTH	PLACEMENT	QTY/FR	QTY/BLDG
FBC 1	1'-5 1/ 16"	NS	5	5

FRAME

FRAME TABLE					
PARTMARK	SEGMENT	TYPE	THICKNESS	LENGTH	WIDTH
SWC 1_A	1	WEB	10 GA	10-4 3/8"	0'- 10"
SWC 1_A	1	OUTSIDE FLG	1/4"	9-7 5/16"	0'- 5"
SWC 1_A	1	INSIDE FLG	1/4"	9- 4"	0'- 5"
RAF 1	1	WEB	10 GA	25- 11 11/16"	0'- 9"
RAF 1	1	OUTSIDE FLG	1/4"	16- 3"	0'- 5"
RAF 1	1	INSIDE FLG	1/4"	16- 3"	0'- 5"
SWC 2_A	1	WEB	10 GA	12- 11 1/2"	0'- 10"
SWC 2_A	1	OUTSIDE FLG	1/4"	12- 1 1/16"	0'- 6"
SWC 2_A	1	INSIDE FLG	1/4"	11- 9 11/16"	0'- 6"
DH1	1	WEB	10 GA	2- 0 9/16"	0'- 8"
DH1	1	OUTSIDE FLG	1/4"	1- 11 7/16"	0'- 5"
DH1	1	INSIDE FLG	1/4"	1- 11 7/16"	0'- 5"

JOINT PLATES INFORMATION						
JOINT	PARTMARK	PLATE LENGTH	PLATE WIDTH	THICKNESS	BOLT QTY	DESCRIPTION
①	SWC 1	11 "	0'-6"	1/2"	4	AB 3/4"X24"
②	SWC 1	1'- 3 3/ 4"	0'-6"	5/8"	8	A325 3/4"X2 1/2"
②	RAF 1	1'- 3 3/ 4"	0'-6"	5/8"		
⑤	RAF 1	1'- 3 3/ 4"	0'-6"	5/8"	8	A325 3/4"X2 1/2"
⑤	SWC 2	1'- 3 3/ 4"	0'-6"	5/8"		
⑥	SWC 2	11 "	0'-6"	1/2"	4	AB 3/4"X24"
⑦	DH1	0'- 9 1/ 2"	0'-6"	1/2"		
⑦	DH1	0'- 9 1/ 2"	0'-6"	1/2"	4	A325 3/4"X2 1/4"

THIS BUILDING MEETS OR EXCEEDS CODE/CLASS:

2016 CBC ENCL/OPEN

FOR A LOADING OF:

DEAD	LIVE (Purlin)	LIVE (Frame)
3.25 PSF	20.00 PSF	12.00 PSF
WIND	SNOW	COLLATERAL
110 MPH	.00 PSF	5.00 PSF

REGISTERED PROFESSIONAL ENGINEER CHARLES E DOBLEY No.C-36365 CIVIL STATE OF CALIFORNIA

LOOMIS BUILDING SYSTEMS
3485 SVETZER ROAD
LOOMIS, CA. 95650
PHONE (916) 652-6268
FAX (916) 652-6268

FRAME 2
CROSS
SECTION

SOLAR COVER
MIKE'S AUTO BODY
3001 NORTH PARK BLVD.
PITSBURG, CA 94568

57

701.03

ZA
RESO
299
5-10-17

KP.

City of Pittsburg

Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

Date: 5/11/17

SUBJECT: RESOLUTION NO. 299

Dear Applicant,

Enclosed is a copy of the resolution adopted by the Zoning Administrator. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 299.
Standard Conditions of Development

Let us know how we did! You are invited to complete an online customer service satisfaction survey to provide feedback on our planning services. We value your input and look forward to hearing how we might improve our customer experience. The survey takes less than five minutes and can be filled out at https://goo.gl/ZZaf73.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review of an Approximately 2,210 Square Foot Carport with Mounted Solar Arrays at 1903 Railroad Avenue for "CCCFPD Station #84 Solar Carport, AP-17-1238 (AD)."	)))))	Resolution No. 299

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

A. On April 12, 2017, Merna Nakhla of OpTerra Energy filed Administrative Design Review Application No. 17-1238, requesting approval to construct a carport (2,210 sq. ft.) at 1903 Railroad Avenue. The proposed new structure would include photovoltaic arrays mounted atop the roof. The property is located in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 086-190-036.

B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918 delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 4, "Changes to Existing Parking Lots" and Category 8, "Ancillary Structures" of Planning Commission Resolution No. 9918.

D. On April 25, 2017, a Notice of Intent to exercise staff-delegated authority for this project was provided to the Planning Commission.

E. Design review approval can be granted by the Zoning Administrator only after she makes a determination that the proposed project is consistent with PMC section 18.36.220 (B).

F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 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 this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on evidence presented to the Zoning Administrator on May 10, 2017, the Zoning Administrator finds that:

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

2. Installation of the carport with photovoltaic arrays will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, if the carport structure is painted with a tan color to coordinate with the existing building on site. The solar panels on the carport structures will reduce the facility's reliance on non-renewable energy by providing efficient, renewable, environmentally friendly power.

3. The exterior design and appearance of the carports and photovoltaic arrays will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the design of the carport structures will complement the architecture of the existing building. Also, the carport structure is to be placed to the east side of the building and will be substantially screened from public view by the existing building.

4. The carport with photovoltaic arrays will be in harmony with proposed development on land in the general area, in that the carport will be substantially screened from Railroad Avenue by the existing building, and there are no other proposed projects in the immediate vicinity of the site.

5. The application conforms with the criteria in the City's Development Review and Design Guidelines (Planning Commission Resolution No. 9864), more specifically Section VI.D.2.b, which states that outdoor parking lots should have renewable energy systems installed on carport structures.

Section 3. Decision

A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 17-1238, subject to the following conditions.

   1. The project shall be constructed in substantial conformity with the project plans date stamped April 12, 2017, and attached to this resolution as Exhibit A, except as may be hereinafter modified.

   2. The carport structure shall be painted a tan or similar light color to coordinate with the nearby buildings and structures.

3. All site landscaping shall be maintained in a thriving and weed free condition.

4. Any new mechanical equipment visible from the exterior shall be camouflaged by painting the equipment to match the color of the material to which it is adjacent.

5. The solar panels and supporting structures shall be maintained in good repair at all times.

General Conditions:

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

7. 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.

8. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorney's fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

9. This approval will expire on May 10, 2018, 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 Zoning Administrator. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 10th day of May, 2017, by the Zoning Administrator of the City of Pittsburg, California.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

Exhibit A

CCCFPD FIRE STATION #84

PHOTOVOLTAIC ARRAYS

1903 RAILROAD AVE. PITTSBURG, CA 94565

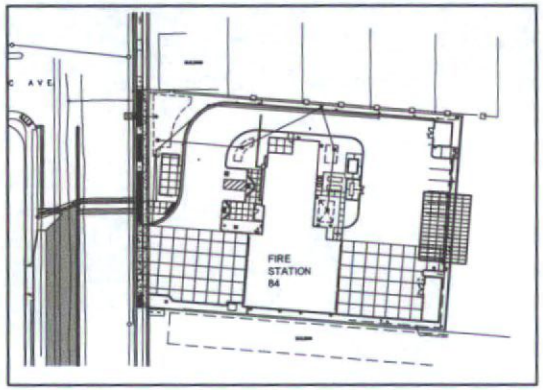
RECEIVED

APR 1 2 2017

PLANNING DIVISION

VICINITY MAP
SCALE: NTS

N



SITE PLAN
SCALE: 1" = 40'-0"

N

BLYMYER ENGINEERS DRAWING LIST

CS-1	COVER SHEET
C-100	PHOTOVOLTAIC ARRAY SITE PLAN
E-1.0	GENERAL ELECTRICAL SYMBOLS, NOTES AND ABBREVIATIONS
E-3.0	ONE-LINE DIAGRAM
E-3.0	PV ARRAY ELECTRICAL SITE PLAN
E-4.0	WIRING DIAGRAM
E-4.1	WIRING AND CONDUIT SCHEDULES
E-5.0	PV ARRAY LIGHTING PLAN
E-6.0	OUTDOOR LIGHTING TITLE 24 COMPLIANCE
E-6.1	OUTDOOR LIGHTING TITLE 24 COMPLIANCE
E-7.0	ELECTRICAL DETAILS
E-8.0	SIGNAGE DETAILS

SUNLINK DRAWING LIST

S0.1	GENERAL NOTES MATERIAL SPECIFICATIONS STRUCT DESIGN CRITERIA
S1.0	PV CANOPY LAYOUT
S2.1	PV CANOPY FOUNDATION PLAN
S2.0	TEE FRAME DETAILS
S2.1	PART DETAILS

ENGINEERS OF RECORD

RAFAL PTAK – BLYMYER ENGINEERS – CA LICENSE No. E18880

KEY PROJECT CONTACT INFORMATION

BLYMYER ENGINEERS – STANISLAV GORBIL, PROJECT MANAGER – (510) 521-3773
OPTERRA ENERGY SERVICES – MARIANA DE BRITO, PROJECT MANAGER – (415) 626-7890

CALIFORNIA BUILDING CODE – 2016
NATIONAL ELECTRICAL CODE – 2014
CALIFORNIA FIRE CODE – 2016

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5·10·17
Signature: Celina F Palmer

CLIENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION
CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER
Prepared by:
OPTERRA ENERGY SERVICES
[illegible] OAKLAND, CA 94607
Tel 415 [illegible]
Fax 415 [illegible]

CONSULTANTS
BLYMYER ENGINEERS
1501 MARINA VILLAGE PARKWAY # 100
ALAMEDA, CA 94501 510.521.3773

REGISTRATION
REGISTERED PROFESSIONAL ENGINEER
No. E18880
RAFAL PTAK
ELECTRICAL
STATE OF CALIFORNIA

AGENCY APPROVAL

ISSUE

#	DD/MM/YYYY	ISSUED FOR PERMIT

MARK	DATE	DESCRIPTION

DRAWN BY: MD
CHECKED BY: MP
SCALE: AS NOTED

KEY PLAN

SHEET TITLE
COVERSHEET

SHEET NUMBER
CS-1

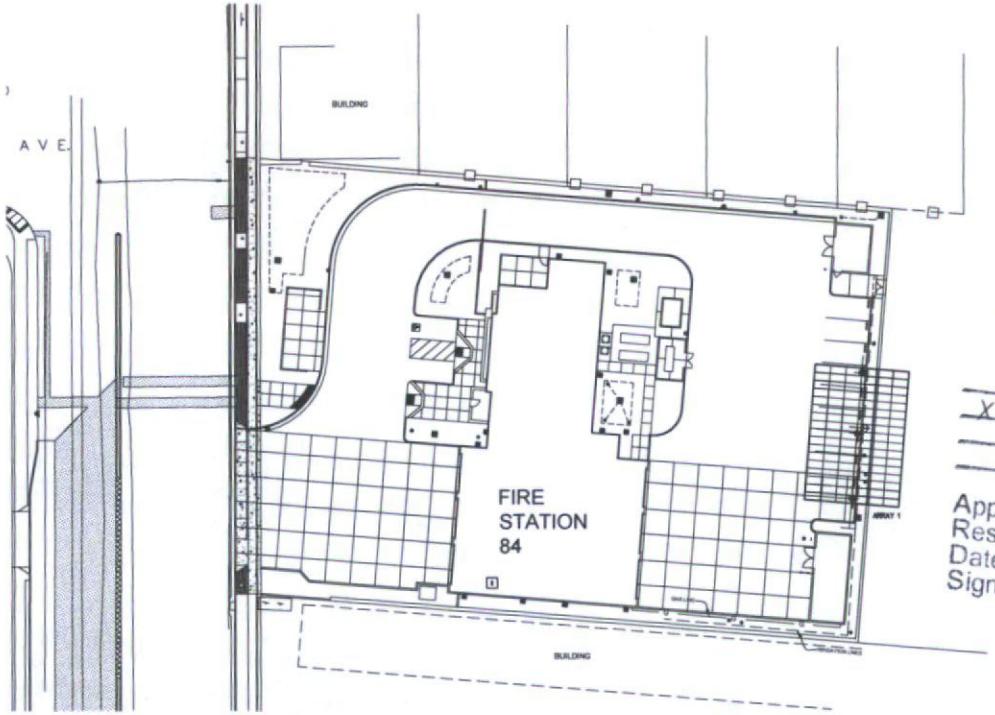
LEGEND

[1] EXISTING ELECTRICAL INTERCONNECTION POINT

⟵ DOWNWARD SLOPE OF ARRAY

PROJECT PARAMETERS

ARRAY	# MODULES	POWER (kW)	AREA (SQ. FT.)
1	99	33.66	2,170
TOTAL	99	33.66	2,170



PHOTOVOLTAIC ARRAY SITE PLAN

SCALE: 1" = 20'-0"

N

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
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Date Approved: 5.10.17
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PROJECT LOCATION

CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER

Prepared by:
OPTERRA
ENERGY SERVICES
[illegible] STREET, SUITE 300
OAKLAND, CA 94607
Tel 415 [illegible]
Fax 415 [illegible]

CONSULTANTS

BLYMYER
ENGINEERS
1501 MARINA VILLAGE PARKWAY # 100
ALAMEDA, CA 94501 510.521.3773

REGISTRATION

AGENCY APPROVAL

ISSUE

#	DATE	DESCRIPTION
0	04/04/2017	ISSUED FOR PERMIT

MARK	DATE	DESCRIPTION

DRAWN BY: NO
CHECKED BY: BP
SCALE: AS NOTED

KEY PLAN

SHEET TITLE

PHOTOVOLTAIC ARRAY SITE PLAN

SHEET NUMBER

G-100

CONTROL DIAGRAM SYMBOLS

- 120V / 120V — CONTROL TRANSFORMER, PRIMARY AND SECONDARY VOLTAGES SHOWN, SIZE AS SHOWN OR SPECIFIED
- 40A — CIRCUIT BREAKER, THERMAL-MAGNETIC, 3 POLE, UON, RATING IN AMPS
- DESIGNATES PLC INPUT TERMINATION OR CONTROL PANEL TERMINATION
- ID — FUSE
  MODIFIERS:
  CL/F = CURRENT LIMITING FUSE
  DE = DUAL ELEMENT
  F = CLASS F
- ID / DESCPTN — PUSHBUTTON, MOMENTARY CONTACT, NORMALLY OPEN
- ID / DESCPTN — PUSHBUTTON, MOMENTARY CONTACT, NORMALLY CLOSED
- ID / DESCPTN — STOP PUSHBUTTON WITH LOCKOUT
- ID — SELECTOR SWITCH, 3 POSITION MAINTAINED CONTACT, X = CONTACTS CLOSED
- L = LENS COLOR: A = AMBER, B = BLUE, G = GREEN, R = RED, W = WHITE
- LINE / LEGEND — INDICATING LIGHT, PUSH TO TEST, TEST VOLTAGE TERMINAL SHOWN
- 2 CR / FUNCTION — CONTROL RELAY OPERATING COIL; CR = CONTROL RELAY, U = UNLATCH, L = LATCH
- OL — THERMAL OVERLOAD RELAY
- 2CR 2CR — OUTPUT CONTACTS
- 2 TR — TIMING RELAY OPERATING COIL; ON or OFF DELAY, RANGE: SEC/MIN, SET: SEC/MIN
- NORMALLY OPEN: 2TR OR TC
- NORMALLY CLOSED: 2TR OR TD — DELAY ON COIL ENERGIZATION (ON DELAY)
- POSITION (LIMIT) SWITCH
- TEMPERATURE SWITCH
- PRESSURE SWITCH

WIRING DEVICES

SWITCHES:

UNLESS OTHERWISE SPECIFIED, ALL SWITCHES ARE WALL MOUNTED.

- TOGGLE SWITCH, SINGLE POLE, 20 AMP
- GANGED SWITCHES IN COMMON BOX WITH COMMON WALL PLATE
- SUPERSCRIPT INDICATES CIRCUIT CONTROLLED: a, b, c, ETC. MAY BE COMBINED WITH CIRCUIT NUMBER. EXAMPLE: 1a, 4b, ETC.
- SUBSCRIPT MODIFIER INDICATES:
  2 = DOUBLE POLE
  3 = THREE WAY
  4 = FOUR WAY
  K = KEY OPERATED
  MC = MOMENTARY CONTACT, THREE POSITION
  MS = MANUAL (MOTOR) STARTER OR SWITCH
  R = RHEOSTAT (DIMMER, SPEED CONTROL)

RECEPTACLES:

UNLESS OTHERWISE SPECIFIED, ALL RECEPTACLES ARE 125 VOLT, SINGLE PHASE, STRAIGHT BLADE, NON LOCKING, GROUNDING STYLE.

- DUPLEX RECEPTACLE, 20 AMP, 3 WIRE

RECEPTACLE MODIFIERS:

- WP = WEATHER PROOF
- GF = GROUND FAULT CIRCUIT INTERRUPTER
- H = HAZARDOUS AREA-EXPLOSION PROOF
- WELDING RECEPTACLE
- TWIST LOCK RECEPTACLE

MOTORS AND EQUIPMENT

- DISCONNECT SWITCH, NON-FUSED
- M — MOT=MOTOR, SV=SOLENOID VALVE, CV=CONTROL VALVE, A=ADJUSTABLE SPEED DRIVE; 125 = 125HP
- FIELD INSTRUMENT
- CONTROL STATION. SEE CONTROL DIAGRAMS FOR DEVICES REQUIRED

TELEPHONE & COMMUNICATION SYSTEMS

UNLESS OTHERWISE SPECIFIED, TELEPHONE OUTLETS SHALL BE MOUNTED AT SAME HEIGHTAS THE RECEPTACLES, VERIFY.

- EXTERNAL LINE OR PLANT PHONE SYSTEM OUTLET

MODIFIERS:

- T — TELEPHONE
- WEATHER STATION — WIRELESS WEATHER STATION

GROUNDING

- GROUND ROD
- GROUND ROD WITH GROUND WELL
- GROUND CONNECTION, BOLTED TYPE
- GROUND CONNECTION, COMPRESSION TYPE
- G — GROUNDING CONDUCTOR, MINIMUM #2/0 BARE COPPER
- INSTRUMENT CABLE SHIELD GROUND
- GROUNDING ELECTRODE SYSTEM

ONE-LINE DIAGRAM SYMBOLS

- 300A, 15KV, 4-WAY LOADBREAK SEPARABLE CONNECTOR
- KIRK KEY INTERLOCK
- 400/5, 3 — CURRENT TRANSFORMER WITH RATIO AND NUMBER OF UNITS
- M — MAIN SERVICE METER (BY UTILITY COMPANY)
- DRAW-OUT MEDIUM VOLTAGE BREAKER
- 5.75K Z 480/277V — POWER TRANSFORMER, IMPEDANCE SHOWN
- 480V, 3Ø, 4W, 800KW, 60HZ — GENERATOR, POWER RATING, FREQUENCY, VOLTAGE, SHOWN
- 200A — FUSED DISCONNECT 200 AMP SHOWN
- STRESS CONE TERMINATION
- 50 51 — OVERCURRENT RELAY WITH ANSI NOTED NUMBER

GENERAL NOTES

1. THIS DRAWING IS GENERAL IN NATURE. SOME SYMBOLS SHOWN HEREON MAY NOT NECESSARILY BE USED ON THE CONTRACT DRAWINGS.
2. ALL WORK SHALL BE IN COMPLIANCE WITH 2010 CBC, 2010 CMC, 2010 CPC AND 2011 NEC (2010 CEC), AS AMENDED BY STATE OF CALIFORNIA AND LOCAL JURISDICTION.
3. FIELD VERIFICATION OF EXISTING ELECTRICAL EQUIPMENT IS REQUIRED.
4. UNDERGROUND SERVICE ALERT (USA) 800-227-2600 SHALL BE CONTACTED TO VERIFY ALL EXISTING UNDERGROUND UTILITIES BEFORE ANY TRENCHING OR BORING OPERATIONS MAY COMMENCE.
5. ALL SAFETY CODES INCLUDING CALOSHA, NATIONAL ELECTRICAL SAFETY CODE SHALL BE STRICTLY FOLLOWED.
6. THE FLOOR PLANS SHOW APPROXIMATE LOCATIONS OF EQUIPMENT. CONTRACTOR MAY LOCATE THE EQUIPMENT TO CONVENIENT LOCATION PROVIDED ACCESS, SECURITY, SAFETY, MAINTAINABILITY ARE COMPLIED WITH.
7. ALL OUTDOOR EQUIPMENT SHALL BE RAIN TIGHT WITH NEMA 3R ENCLOSURE.
8. ALL CANOPIES SHALL USE PHOTOVOLTAIC MODULES THAT COMPLY WITH UL1703.
9. CONDUIT, WIRING SYSTEMS, AND RACEWAYS FOR PHOTOVOLTAIC CIRCUITS SHOULD BE LOCATED AS CLOSE AS POSSIBLE TO THE RIDGE OR HIP OR VALLEY AND FROM THE HIP OR VALLEY AS DIRECTLY AS POSSIBLE TO AN OUTSIDE WALL TO REDUCE TRIP HAZARDS AND MAXIMIZE VENTILATION OPPORTUNITIES.
10. CONDUIT RUNS BETWEEN SUB-ARRAYS AND TO DC COMBINER BOXES SHOULD USE THE SHORTEST PATH THAT MINIMIZE TOTAL AMOUNT OF CONDUIT ON THE CANOPY/ROOF.
11. CONTRACTOR TO PROVIDE AS BUILT MARKUP PLANS. INFORMATION ON PLANS SHALL INCLUDE MANUFACTURER, PART NUMBER AND QUANTITY FOR INSTALLED PV EQUIPMENT; FUSES, COMBINER BOXES, DISCONNECTS SWITCHES, INVERTERS AND ALL ELECTRICAL DISTRIBUTION EQUIPMENT; TRANSFORMERS, SWITCHGEAR, PANELBOARDS, DISCONNECTS AND METERS.

STANDARD ABBREVIATIONS

A	AMMETER
ATS	AUTOMATIC TRANSFER SWITCH
BCW	BARE COPPER WIRE
C	CONDUIT
C.O.	CONDUIT ONLY (EMPTY CONDUIT)
CP	CONTROL PANEL
CS	CONTROL SWITCH
CT	CURRENT TRANSFORMER
(E)	EXISTING
(EX)	EXISTING TO REMAIN
(EXR)	EXISTING TO BE REMOVED
G	GROUND
HZ	HERTZ
JB	JUNCTION BOX
KVAR	REACTIVE POWER
KW	KILOWATT
KWHR	KILOWATTHOUR
I/O	INPUT/OUTPUT
LOS	LOCKOUT STOP
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MF	MULTI-FUNCTION METER DISPLAY
MIN	MINIMUM
MSGR	MAIN SWITCHGEAR
(N)	NEW
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
PAIR OR PR	TWISTED, SHIELDED PAIRS
PB	PULL BOX
PLC	PROGRAMMABLE LOGIC CONTROLLER
PP	POWER POLE
PT	POTENTIAL TRANSFORMER
(R)	RELOCATED AND RECONNECTED DEVICE
RTD	RESISTANCE THERMAL DETECTOR
RTU	REMOTE TERMINAL UNIT
SCADA	SUPERVISORY CONTROL & DATA ACQUISITION
SSRS	SOLID STATE REDUCED VOLTAGE STARTER
SWGR	SWITCHGEAR
THD	HARMONIC DISTORTION
TS	TEMPERATURE SWITCH
V	VOLTMETER
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHER PROOF (NEMA 4X)
XFMR	TRANSFORMER
FVNV	FULL VOLTAGE NON-REVERSING STARTER

LIGHTING

FIXTURE IDENTIFIER:

- XX / YY — FIXTURE TYPE REFER TO FIXTURE SCHEDULE TYPE APPLIES TO ALL FIXTURES OF THE SAME SHAPE WITHIN A ROOM OR AREA.
- YY — NUMBER OF FIXTURES

LIGHTING FIXTURE SHAPES AND SCALE ARE REPRESENTED WHERE POSSIBLE. THE EXAMPLES SHOWN BELOW ARE TYPICAL APPLICATIONS.

- FLUORESCENT FIXTURE
- WALL MOUNTED FIXTURE
- EMERGENCY LIGHTING UNIT. SELF CONTAINED.
- LED LIGHTING FIXTURE

CIRCUITS AND RACEWAYS

- RACEWAY EXPOSED
- RACEWAY IN CONCRETE ENCASEMENT
- RACEWAY UNDERGROUND
- RACEWAY TURNED TOWARD THE VIEWER.
- RACEWAY TURNED DOWN
- HH23 — MANHOLE (MH) OR HANDHOLE (HH).
- J — JUNCTION BOX.
- TB — TERMINAL BOX.
- 3#10 AND 1 #10 AND G, 1"C — RACEWAY SIZE WITH CONDUCTOR CONTENTS AND SIZES.
- LP-1 — CIRCUIT HOMERUN W/ DESTINATION NOTED (3#12, #12 GND MIN.)
- TELEPHONE SYSTEM CONDUIT WITH PULLING NYLON ROPE
- LIGHT CIRCUIT W/ CONDUCTOR QUANTITY INDICATED

MISCELLANEOUS

- 1 / E-1 — TYPICAL DETAIL DESIGNATION
- GROUND CONNECTION
- PROGRAMMABLE LOGIC CONTROLLER I/O
- T — THERMOSTAT
- 5 — NOTE DESIGNATION
- △ — DESIGNATES EQUIPMENT OR DEVICE LOCATED AT LOAD IN THE FIELD
- * — DESIGNATES EQUIPMENT OR DEVICES LOCATED IN MCC
- □ — DESIGNATES EQUIPMENT OR DEVICES LOCATED IN CONTROL PANEL
- PUMP CONTROLLER'S DISCRETE OUTPUT
- PP — POWER POLE WITH OVERHEAD LINES
- E — EXISTING ELECTRICAL INTERCONNECTION POINT
- T — EXISTING TRANSFORMER
- S — DISCONNECTING MEANS
- I — INVERTER LOCATION

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
X Zoning Administrator
Planning Commission
City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5-10-17
Signature: Celina F Palmer

CLIENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION
CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER
Prepared by:
OPTERRA
ENERGY SERVICES
1001 10TH STREET, SUITE 300
OAKLAND, CA 94607
Tel 415 735 8170
Fax 415 735 8183

CONSULTANTS
BLYMYER ENGINEERS
1101 MARINA VILLAGE PARKWAY # 100
ALAMEDA, CA 94501 510.521.3773

REGISTRATION

AGENCY APPROVAL

ISSUE

0	04/04/2017	ISSUED FOR PERMIT

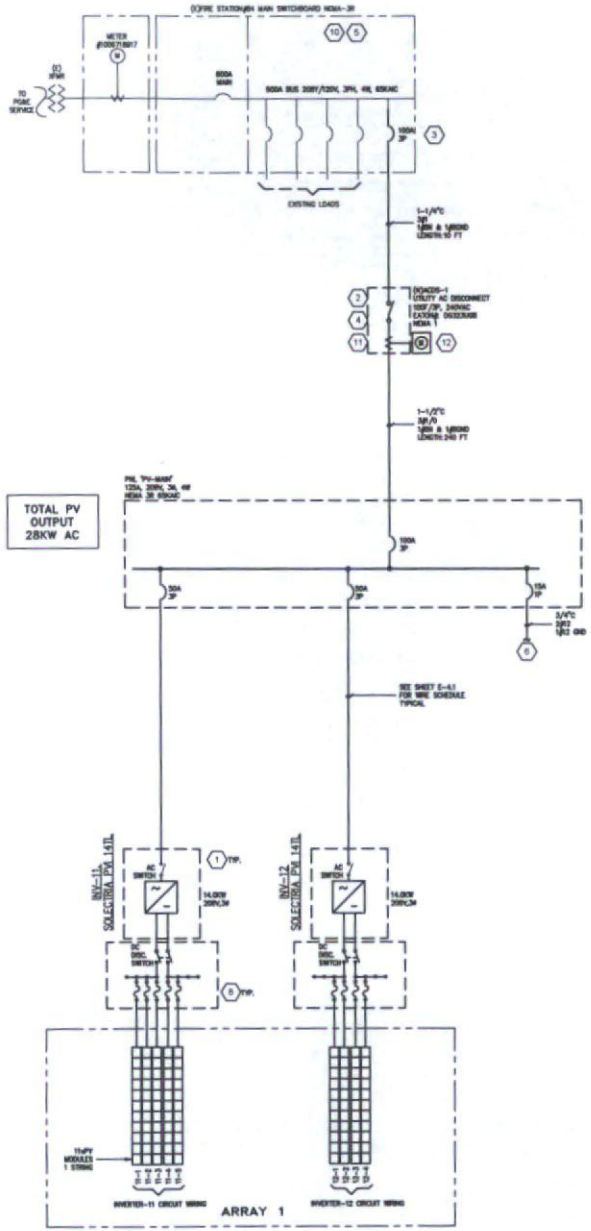
MARK	DATE	DESCRIPTION

DRAWN BY: NO
CHECKED BY: MP
SCALE: AS NOTED

KEY PLAN

SHEET TITLE
GENERAL ELECTRICAL NOTES AND SYMBOLS

SHEET NUMBER
E-1.0



1 E-2.0 ONE-LINE DIAGRAM
SCALE: NTS

GENERAL NOTES

1. ALL EQUIPMENT SHALL BE UL LISTED.
2. ALL INVERTER WIRING AND GROUNDING METHODS SHALL CONFORM TO THE MANUFACTURER'S RECOMMENDED PRACTICES. REFER TO PLANNING & INSTALLATION MANUAL FOR THIS GUIDANCE.
3. ALL DC DISCONNECTS SHALL BE LABELED "WARNING – ELECTRIC SHOCK HAZARD – DO NOT TOUCH TERMINALS" AND "TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION" PER NEC 690.17.
4. EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENT AND ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH NEC 250.134 AND 250.136(A). PHOTOVOLTAIC MODULES TO BE GROUNDED USING FACTORY GROUND POINT ONLY.
5. PV SYSTEM MUST BE MARKED WITH WORDING AND LOCATION AS DESCRIBED IN KEYED NOTES AND SHEET E-0. MATERIALS USED FOR MARKING MUST BE WEATHER RESISTANT. IT IS RECOMMENDED THAT UL969 BE USED AS STANDARD TO DETERMINE WEATHER RATING (UL LISTING OF MARKING IS NOT REQUIRED).
6. UNLESS OTHERWISE NOTED MARKING FORMAT SHOULD BE: WHITE LETTERING ON RED BACKGROUND, MINIMUM 3/8" LETTER HEIGHT, CAPITAL LETTERS IN ARIAL OR SIMILAR FONT, NON-BOLD, REFLECTIVE WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT (DURABLE ADHESIVE MATERIALS MAY MEET THIS REQUIREMENT).
7. MARKING SHOULD BE PLACED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES AND CABLE ASSEMBLIES, EVERY 10 FEET, AT TURNS AND ABOVE AND/OR BELOW PENETRATIONS AND ALL DC COMBINER AND JUNCTION BOXES WITH THE FOLLOWING WARNING: "CAUTION: SOLAR CIRCUIT, REFER FOR DETAILS TO SHEET E-0.0.
8. ALL FEEDERS ARE COPPER UNLESS OTHERWISE NOTED.

PHOTOVOLTAIC MODULE

	Watts	Vmp	Voc	Imp	Isc	Module
PV module	240	27.7	36.9	8.62	9.04	LG240S1C-G4
LG240S1C-G4		Maximum fuse		=	15	
	PV modules	String Vmp	String Voc		Ambient Cons	String Vocs
String or panel (collection of # modules)	11	414.7	520.4	-13 deg. C	5.40%	553.27

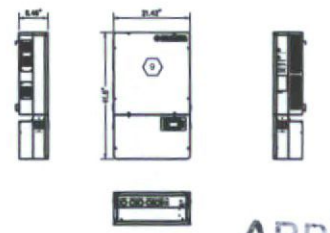
PHOTOVOLTAIC ARRAY CONFIGURATION

	ARRAY 1	Total
STRING NUMBER	1	1
PV MODULES QTY	11	11
ARRAY DESIGN (KWDC MAX)	2.64	2.64

KEYED NOTES

1. INVERTER: SOLECTRIA STRING INVERTERS OR EQUAL, ULTRA LISTED WITH INTEGRAL ANTI-ISLANDING PROTECTION. ULTRA LISTING INCLUDES COMPLIANCE WITH IEEE929 FOR POWER QUALITY, IEEE929 FOR INTERCONNECTION SAFETY AND NEC REQUIREMENTS. DC DISCONNECT SWITCH SHALL COMPLY WITH NEC 690.15 REQUIREMENTS. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR DETAILS.
2. AC DISCONNECT SHALL BE USED AS LOCKABLE UTILITY REQUIRED DISCONNECTING MEANS WITH VISIBLE BREAKER AND SHALL BE PLACED IN SIGHT FROM UTILITY INTERCONNECTION POINT. OTHERWISE LABEL OR PLAN THAT CLEARLY INDICATE LOCATION OF THE DISCONNECT SHALL BE PLACED AT THE INTERCONNECTION POINT.
3. CONNECT PV SYSTEM OUTPUT TO THE LOAD SIDE OF THE SERVICE DISCONNECTING MEANS IN ACCORDANCE WITH NEC 705.12(D)
4. PROVIDE AND INSTALL NEW DISCONNECT SWITCH AS REQUIRED BY NEC 690 PART III. THE DISCONNECTING MEANS SHALL MATCH DEVICE TYPE REQUIRED BY LOCAL UTILITY COMPANY (PG&E).
5. CONTRACTOR TO CONFIRM CONDITION & RATING OF THE EXISTING SWITCHBOARD FOR LOAD SIDE PV SYSTEM INTERCONNECTION, AND NOTIFY ENGINEER IN CASE OF DISCREPANCIES. SHORT CIRCUIT RATING OF THE NEW DOWNSTREAM EQUIPMENT, SHALL BE EQUAL OR EXCEED RATING OF THE EXISTING SERVICE GRID.
6. 120VAC POWER FOR DAS EQUIPMENT, CONFIRM REQUIREMENTS WITH DAS PROVIDER. ALTERNATE SOURCE OF POWER CAN BE DETERMINED IN FIELD BY CONTRACTOR.
7. NOT USED.
8. FUSES 15AMP, SAFETY PROCEDURES MUST BE FOLLOWED FOR A FUSE REPLACEMENT AND EQUIPMENT ISOLATION.
9. INSTALL INVERTERS HORIZONTALLY ALONG THE UNDERSIDE OF THE CANOPIES. SEE INSTALLATION MANUAL FOR EXACT DIMENSIONS OF ACCESS AND MOUNTING DETAILS.
10. APPLY A PERMANENT WARNING LABEL WITH THE FOLLOWING WARNING:
    CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED
    REFER FOR DETAILS TO SHEET E-0.0.
11. APPLY A PERMANENT WARNING LABEL WITH THE FOLLOWING WARNING:
    SWITCH ACDS-1
    UTILITY PHOTOVOLTAIC SYSTEM
    AC DISCONNECT SWITCH
    NOMINAL VOLTAGE: 208VAC
    MAXIMUM CURRENT: 76AMPS
12. REFER FOR DETAILS TO SHEET E-0.0.

COORDINATE WITH SWITCHBOARD MANUFACTURER AND DAS PROVIDER FOR ACCESSORY TO MOUNT METER ON FRONT OF SWITCHBOARD.



2 E-2.0 INVERTER SOLECTRIA PVI 14TL DIMENSIONS
SCALE: NTS

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
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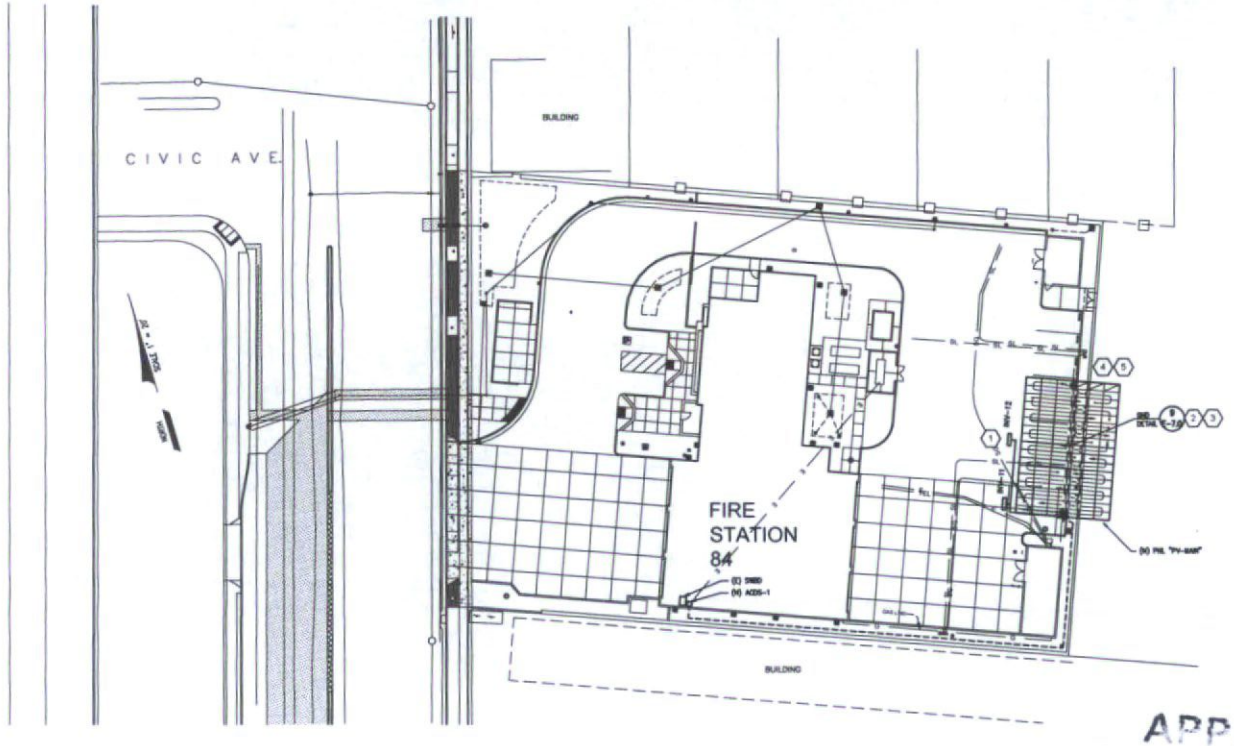
MARK	DATE	DESCRIPTION

DRAWN BY:	NO
CHECKED BY:	RP
SCALE:	AS NOTED

KEY PLAN

SHEET TITLE
ONE LINE DIAGRAM

SHEET NUMBER
E-2.0



PHOTOVOLTAIC ARRAY ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

GENERAL NOTES

1. REFER TO SHEET E-4.1 FOR WIRE AND CONDUIT SCHEDULES.
2. CONDUIT ROUTING IS DIAGRAMMATIC ONLY. CONTRACTOR SHALL COORDINATE CONDUIT ROUTING TO AVOID EXISTING INTERFERENCES AND IS RESPONSIBLE FOR FIELD CHECKING AND MAKING ALL NECESSARY OFFSETS AS REQUIRED.
3. NO PART OF THIS DRAWING OR SPECIFICATIONS IS INTENDED TO ALLOW A VIOLATION OF PHYSICAL WORKING SPACE REQUIREMENTS AROUND ELECTRICAL EQUIPMENT.
4. STRINGS HOMERUNS SHALL USE UL LISTED WEATHERPROOF, UV SUNLIGHT RESISTANT, FINGERSAFE, PLUG-AND RECEPTACLE CONNECTORS, MULTICONTACT TYPE OR EQUIVALENT. EXISTING PV MODULE CONNECTORS SHALL BE UTILIZED. HOMERUNS TO MATCH.
5. PROVIDE (1) 2"C EMPTY CONDUIT WITH PULLSTRING IN EACH TRENCH.
6. PROVIDE AND INSTALL "DAS COMM BOX" NEXT TO THE MAIN PHOTOVOLTAIC SMD/PVL IN CONVENIENT AND ACCESSIBLE LOCATION.
7. RUN 1"C FROM "DAS COMM BOX" TO NEXT CANOPY. RUN ONE 2"C FROM DAS COMM BOX TO THE NEAREST EF/AGF LOCATION VIA ELECTRICAL SERVICE METER, AS APPLICABLE PER FIELD CONDITION.
8. INSTALL PULL ROPES IN EMPTY RACEWAYS. USE MONOFILAMENT PLASTIC LINE WITH NOT LESS THAN 200LB TENSILE STRENGTH. LEAVE AT LEAST 12" OF SLACK AT EACH END OF THE PULL WIRE.

KEYED NOTES

1. INVERTERS TO BE INSTALLED ON THE COLUMN ON CANOPY STRUCTURE, AT THE MAXIMUM HEIGHT. SEE INSTALLATION MANUAL FOR EXACT DIMENSIONS OF ACCESS, AND MOUNTING DETAILS.
2. INSTALL CONCRETE-ENCASED ELECTRODE IN ACCORDANCE WITH NEC 250.52(C) CONSISTING OF #2/0AWG BARE COPPER AT LEAST 20 FEET LONG; MIN ONE PER EACH SEPARATE CANOPY STRUCTURE AT THE CENTER COLUMN. INSTALL #2/0AWG BARE COPPER (BC) PIGTAILS FROM ELECTRODE TO THE COLUMN OF SUPPORTING STRUCTURE, AND BOND WITH INVERTER GND TERMINAL USING #6AWG BC.
   ALL UNDERGROUND GRD CONNECTIONS SHALL BE MADE USING UL LISTED IRREVERSIBLE MECHANICAL CONNECTORS AND APPROVED COMPRESSION CONNECTORS FOR ABOVEGROUND CONNECTIONS, OR EXOTHERMIC WELD PROCESS AS APPLICABLE.
   CONTRACTOR TO VERIFY ELECTRODE RESISTANCE TO THE GROUND BY 3- POINT TESTING METHOD. THIS RESISTANCE SHALL NOT EXCEED 5Ω.
3. SUPPLEMENTARY ELECTRODES FOR ARRAY GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH NEC 250.54, 250.53(D)(5)(7) AND 690.47.
4. WIRING SHALL BE INSTALLED IN APPROVED RACEWAYS FOR ITS INTENDED USE. ADEQUATELY STRAP AND SUPPORT ALL RACEWAYS. IN GENERAL SUPPORT ALL CONDUIT WITHIN THREE FEET OF OUTLET BOX, PANEL OR ENCLOSURE AND MAXIMUM TEN FEET ON CENTER THEREAFTER. RACEWAYS TO BE LISTED FOR WET LOCATION.
5. REFER TO SHEET E-5.0 FOR LIGHTING PLAN.

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5-10-17
Signature: Celina F Palmer

CLIENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION
CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER
Prepared by:
OPTERRA
ENERGY SERVICES
1900 12th STREET, SUITE 300
OAKLAND, CA 94607
Tel 415 735 8170
Fax 415 735 8180

CONSULTANTS
BLYMYER ENGINEERS
1501 MARINA VILLAGE PARKWAY # 100
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REGISTRATION

AGENCY APPROVAL

ISSUE

0	04/04/2017	ISSUED FOR PERMIT

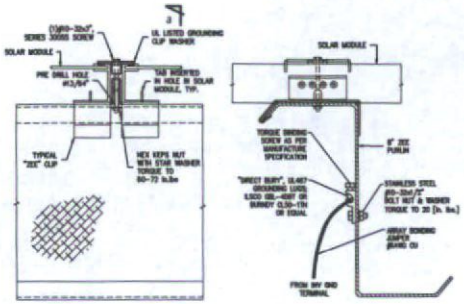
MARK	DATE	DESCRIPTION

DRAWN BY:	NG
CHECKED BY:	BP
SCALE:	AS NOTED

KEY PLAN

SHEET TITLE
PHOTOVOLTAIC ARRAY ELECTRICAL SITE PLAN

SHEET NUMBER
E-3.0



3 E-4.0 MODULE GROUNDING DETAIL
SCALE: NONE

SECTION a
SCALE: HALF SIZE

GENERAL NOTES

1. SEE E-4.1 FOR AC FEEDER AND CONDUIT SIZES.
2. ALL EQUIPMENT SHALL BE UL LISTED.
3. MULTIPLE CONDUCTORS SHALL BE PERMITTED FOR USE IN ANY OF THE WIRING METHODS. DERATING FACTORS SHALL APPLY TO MORE THAN THREE (3) CURRENT-CARRYING CONDUCTORS IN RACEWAY OR CABLE. THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE REDUCED AS SHOWN IN NEC TABLE 310.15(B)(2)(a). THE NUMBER OF CONDUCTORS SHALL NOT EXCEED THAT PERMITTED BY THE PERCENTAGE FILL SPECIFIED IN NEC TABLE 1, CHAPTER 9.
3. TOTAL VOLTAGE DROP (WORST CASE) FOR DC AND AC CIRCUITS SHALL NOT EXCEED 3% FOR CIRCUITS OTHERWISE, SIZE OF CONDUCTORS AND CONDUIT MAY HAVE TO BE INCREASED. CONTRACTOR SHALL NOTIFY ENGINEER IF ACTUAL ROUTING EXCEEDS THE DESIGNED MAXIMUM ONE-WAY DISTANCES SHOWN IN AC WIRE SCHEDULE.
4. CONTRACTOR SHALL TORQUE ALL ELECTRICAL CONNECTIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTION.

KEYED NOTES

1. LG345N2W-G4 (345W) MODULES. 11 MODULES WIRED IN SERIES. EACH MODULE INCLUDES OUTDOOR RATED QUICK CONNECTOR FOR MODULE INTERCONNECTION. DON'T REMOVE THE QUICK CONNECTS, OTHERWISE THE MODULE WARRANTY AND U.L. LISTING MAY BE INVALIDATED.
2. GROUND ALL MODULES, USING UL LISTED "BEACON" GROUNDING CLIP WASHER AT EACH "ZEE" SOLAR MOUNTING CLIP, ALONG THE TOP ROW ONLY. REFER TO INSTALLATION MANUAL.
3. INSTALL BONDING JUMPER #6 AWG CU BETWEEN SEPARATE PURLINS; AND #6AWG CU BETWEEN STRUCTURE/GND ELECTRODE AND INVERTER'S GND TERMINAL.
4. INVERTER: SOLECTRIA STRING INVERTER, UL1741 LISTED WITH INTEGRAL ANTI-ISLANDING PROTECTION. UL1741 LISTING INCLUDES COMPLIANCE WITH IEEE929 FOR POWER QUALITY, IEEE929 FOR INTERCONNECTION SAFETY AND NEC REQUIREMENTS. INTEGRATED DC DISCONNECT SWITCH SHALL COMPLY WITH NEC 690.15 REQUIREMENTS.
5. AC DISCONNECT SHALL BE USED AS LOCKABLE UTILITY REQUIRED DISCONNECTING MEANS. THIS DISCONNECT SHALL BE PLACED WITHIN 10 FEET OF THE UTILITY INTERCONNECTION POINT.
6. IDENTIFY EACH CONDUCTOR BY SHRINK-ON INDELIBLY MARKED WRAPY-TAGS WITH STRING NUMBER, INVERTER NUMBER AND POLARITY, EXAMPLE: INV-11-1(+), INV-11-1(-). THE NEGATIVE CONDUCTORS SHALL BE COLORED WHITE (NEGATIVE GROUND SYSTEM) OR MARKED WHITE AT THEIR TERMINATION.
7. REFER TO ELECTRICAL ARRANGEMENT PLAN DRAWING E-3.0 FOR GROUNDING ELECTRODE LOCATION. INVERTORS SHALL BE CONNECTED TO LOCAL GROUNDING ELECTRODE.
8. FOR NEUTRAL CONNECTION SEE INVERTER MANUFACTURER'S INSTRUCTION FOR FURTHER INFORMATION.
9. IDENTIFY EACH ELECTRICAL EQUIPMENT BY BLACK-WHITE-BLACK ENGRAVED SCREW-ON PLASTIC NAMEPLATE, LISTING PER DRAWINGS AND SCHEDULES. AT DISCONNECTING MEANS PROVIDE A MARKING FOR THE DIRECT-CURRENT PV POWER SOURCE AS REQUIRE BY NEC 690.53. REFER TO DC WIRE AND CONDUIT SCHEDULE FOR ALL NECESSARY & SPECIFIC DC POWER SOURCE DATA.
   OPERATING CURRENT Imp=
   OPERATING VOLTAGE Vmp=
   MAXIMUM SYSTEM VOLTAGE Voc=
   SHORT CIRCUIT CURRENT Isc=

PANELBOARD — PNL "PV-MAIN"

INVERTER DESIGNATION	FEEDER IDENT.	KVA	CB AMPS	Ckt No.	Ckt No.	CB AMPS	KVA	FEEDER IDENT.	INVERTER DESIGNATION
INV-11	1Ø	4.67	10/1P	1 A	2	10/1P	4.67	1Ø	INV-12
"	"	4.67	"	3 B	4	"	4.67	"	"
"	"	4.67	"	5 C	6	"	4.67	"	"
				7 A	8				
				9 B	10				
				11 C	12				
				13 A	14	15/1P			(*)-SPARE/EQUIP
				15 B	16				
				17 C	18				
							28.02		TOTALS

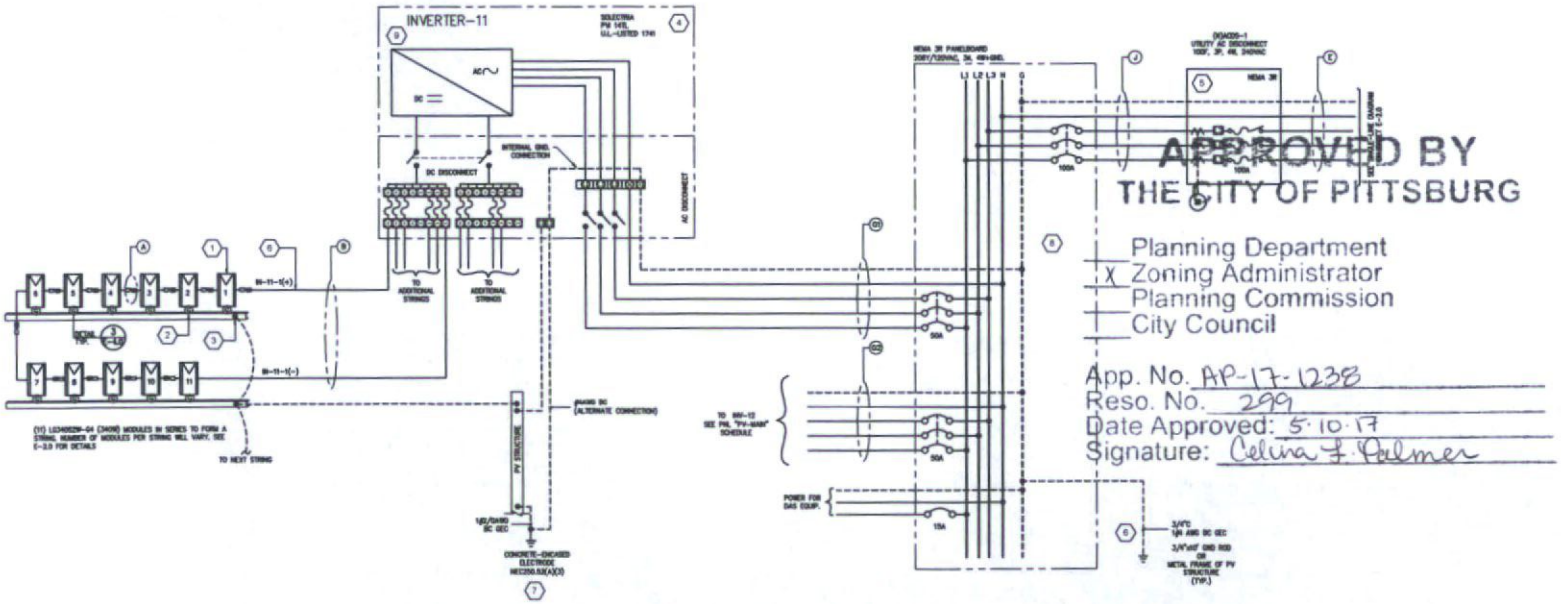
CONNECTED TERMINAL
PHASE A 4.34
PHASE B 4.34
PHASE C 4.34

SYSTEM VOLTAGE: 208 V
CONNECTED: 28.02 KVA
CONNECTED: 77.78 AMPS
DEMAND
EF 125%: 97.22 AMPS

TYPE: NEMA 3R
MAIN CB (AMPS): 100
BUS (AMPS): 125 — SN / SPD
WIRE: OUTPUT TO: KAIC RATING:
SURFACE: (N) ACDB-1 KAIC

(*) - MONITORING OR SERVICE EQUIPMENT; LOAD ESTIMATED FROM SCHEDULE

2 E-4.0 PANEL SCHEDULE
NTS



APPROVED BY
THE CITY OF PITTSBURG

Planning Department
X Zoning Administrator
Planning Commission
City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5·10·17
Signature: Celina F. Palmer

1 E-4.0 WIRING DIAGRAM
NTS

CLIENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION
CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER
Prepared by:
OPTERRA
ENERGY SERVICES
1006 12TH STREET, SUITE 300
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BLYMYER ENGINEERS
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REGISTRATION

AGENCY APPROVAL

ISSUE

0	04/04/2017	ISSUED FOR PERMIT

MARK	DATE	DESCRIPTION

DRAWN BY: ND
CHECKED BY: BP
SCALE: AS NOTED

KEY PLAN

SHEET TITLE
WIRING DIAGRAM

SHEET NUMBER
E-4.0

GENERAL NOTES

1. ALL EQUIPMENT SHALL BE UL LISTED.
2. MULTIPLE CONDUCTORS SHALL BE PERMITTED FOR USE IN ANY OF THE WIRING METHOD. DERATING FACTORS SHALL APPLY TO MORE THAN THREE (3) CURRENT-CARRYING CONDUCTORS IN RACEWAY OR CABLE. THE ALLOWABLE AMPACITY OF EACH CONDUCTOR SHALL BE REDUCED AS SHOWN IN NEC TABLE 310.15(C)(1)(a). THE NUMBER OF CONDUCTORS SHALL NOT EXCEED THAT PERMITTED BY THE PERCENTAGE FILL SPECIFIED IN NEC TABLE 1, CHAPTER 9.
3. TOTAL VOLTAGE DROP (WORST CASE) FOR DC AND AC CIRCUITS SHALL NOT EXCEED 2% FOR CIRCUITS OTHERWISE, SIZE OF CONDUCTORS AND CONDUIT MAY HAVE TO BE INCREASED. CONTRACTOR SHALL NOTIFY ENGINEER IF ACTUAL KW/MW EXCEEDS THE DESIGNED MAXIMUM ONE-WAY DISTANCES SHOWN IN AC WIRE SCHEDULE.
4. CONTRACTOR SHALL TORQUE ALL ELECTRICAL CONNECTIONS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTION. FOR DETAILED ELECTRICAL INFORMATION ON ELECTRICAL EQUIPMENT, SEE DATA SHEETS IN SPECIFICATIONS.
5. ALL FEEDERS ARE COPPER UNLESS OTHERWISE NOTED.
6. ALL LOW VOLTAGE AC CONDUCTORS SHALL HAVE THWN-2 OR XHHW-2 INSULATION, AND ALL PV DC CABLES SHALL HAVE 1000V PV WIRE INSULATION UNLESS OTHERWISE NOTED

DC WIRE AND CONDUIT SCHEDULE

DEVICE	DESCRIPTION	SOURCE CIRCUITS (STRINGS) CONNECTED	IDENTIFIER	OPEN CIRCUIT VOLTAGE (Voc @ STC)	MAXIMUM POWER VOLTAGE (Vmp)	SHORT CIRCUIT AMPS (Isc)	MAXIMUM POWER AMPS (Imp)	NOMINAL POWER RATING (KW)	MINIMUM FUSE SIZE (A)	FUSE SIZE SELECTED (A)	MINIMUM CONDUIT SIZE	MINIMUM WIRE SIZE & TYPE	MAXIMUM ONE-WAY DISTANCE (FT)	VOLTAGE DROP AT MAX. DISTANCE (%)
PV MODULE	LG345S2W-G4	MODULE TO MODULE	A	46.40	37.70	9.54	9.02	0.34	N/A	N/A	N/A	BY VENDOR PV-WIRE	N/A	N/A
SOURCE CIRCUIT MODULES IN SERIES = ONE STRING	11 MODULE STRING	TO INVERTER	B	510.40	414.70	9.54	9.02	3.74	15	15	N/A	#10	50	0.261

1 / E-4.1 DC WIRE AND CONDUIT SCHEDULE
SCALE: NTS

AC WIRE AND CONDUIT SCHEDULE

FROM	TO	IDENTIFIER	NOMINAL VOLTAGE VOLTS (V)	MAXIMUM CURRENT AMPS (I)	MINIMUM CIRCUIT AMPS (MCA) (A)	OCP SIZE SELECTED (A)	MINIMUM CONDUIT SIZE	MINIMUM WIRE SIZE & TYPE	MAXIMUM ONE-WAY DISTANCE (FT)	VOLTAGE DROP AT MAX. DISTANCE (%)	REMARKS
INVERTER-11	(N) PNL "PV-MAIN"	G1	208	38.6	48	50	PVC MC CABLE	#6-4	20	0.32	WIRE TEMP. DERATED AT 50deg C
INVERTER-12	(N) PNL "PV-MAIN"	G2	208	38.6	48	50	PVC MC CABLE	#6-4	40	0.64	WIRE TEMP. DERATED AT 50deg C
(N) PNL "PV-MAIN"	(N) ACDS-1	J1	208	77.1	97	100	1-1/2"	3Ø/G, 2Ø GND & N.	240	1.91	WIRE TEMP. DERATED AT 40deg C
(N) ACDS-1	(E) SWBD	E1	208	77.7	97	TAP	1-1/4"	3Ø1, 2Ø GND & N.	10	0.10	WIRE TEMP. DERATED AT 40deg C

2 / E-4.1 AC WIRE AND CONDUIT SCHEDULE
SCALE: NTS

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5.10.17
Signature: Celina F. Palmer

CLIENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION
CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER
Prepared by:
OPTERRA
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Fax 415 720 5083

CONSULTANTS
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REGISTRATION

AGENCY APPROVAL

ISSUE

0	04/04/2017	ISSUED FOR PERMIT

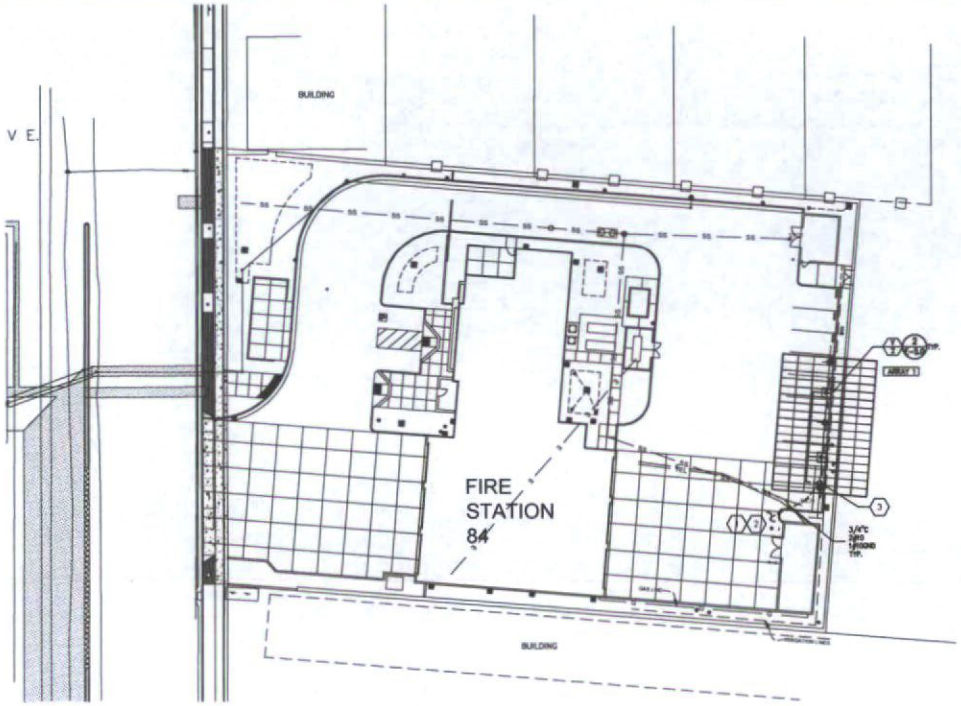
MARK	DATE	DESCRIPTION

DRAWN BY: NG
CHECKED BY: BP
SCALE: AS NOTED

KEY PLAN

SHEET TITLE
WIRING AND CONDUIT SCHEDULES

SHEET NUMBER
E-4.1



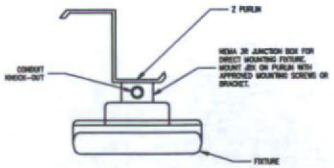
1 / E-5.0 PV ARRAY LIGHTING PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES

1. ALL EQUIPMENT SHALL BE UL LISTED.
2. DESIGN CRITERIA FOR ILLUMINATION LEVELS ARE: 1FC MINIMUM FOR GENERAL PARKING AREA UNDER CANOPY.
3. COLOR TEMPERATURE OF THE UNDER-CANOPY LIGHTING SHALL NOT BE GREATER THAN 4100K.
4. LIGHTING FIXTURES TO BE MOUNTED LESS THAN 24FT ABOVE THE GROUND AND TO BE CONTROLLED BY "PARTIAL-OFF" MOTION SENSORS. THIS SENSOR SHALL BE CAPABLE OF REDUCING LIGHTING POWER BY 40-80% IF AREA WILL BE VACATED OF OCCUPANTS.

KEYED NOTES

1. CONNECT CANOPY LIGHTING CIRCUITS TO (E) LIGHTING SYSTEM, OR PROVIDE NEW LIGHTING CIRCUITS. TYPICAL LIGHTING SYSTEM SHALL CONTAIN PROGRAMMABLE ASTRONOMICAL TIME CLOCK OR PHOTOCELL AND "PARTIAL-OFF" OCCUPANT SENSOR.
2. VERIFY EXISTING CONDITIONS, CONNECTION POINTS, AND EXISTING SYSTEM OPERATING VOLTAGE FOR LIGHTING FIXTURE AND CLOCK SELECTION. TYPICAL.
3. PROVIDE J-BOX IN VARIOUS LOCATIONS AS REQUIRED TO DISTRIBUTE POWER TO LIGHTING FIXTURES. ANY LIGHTING BRANCH CIRCUIT SHALL BE MINIMUM 3@10AWG AND 1@10AWG OR ANOTHER WIRE SIZE INSIDE A 3/4" CONDUIT TO MAINTAIN A 2% MAXIMUM VOLTAGE DROP AT THE FARTHEST LIGHTING FIXTURE. WIRING SHALL BE INSTALLED IN METAL RACEWAYS LISTED FOR WET LOCATION. TYPE MC OR MI CABLE LISTED FOR WET LOCATION IS PERMITTED AND SHALL BE INSTALLED IN COMPLIANCE WITH NEC 330, 334 AND PROTECTED AGAINST PHYSICAL DAMAGE, HENCE IN TYPE MC OR MI CABLE SHALL BE MADE SO THAT THE CABLE WILL NOT BE DAMAGED.



2 / E-5.0 RELUME LED LIGHTING FIXTURE INSTALLATION
SCALE: NOT TO SCALE

LIGHTING FIXTURE SCHEDULE

TYPE	LAMPS	VOLTAGE	DESCRIPTION	MANUFACTURER
V	40 LED	120-277V	THIN PROFILE LED CANOPY LUMINAIRES, CONSTRUCTED OF DIE CAST ALUMINUM WITH WHITE FINISH. LENSE: DROP POLYCARBONATE. UL LISTED: WET LOCATION. COLOR TEMP: 3000K. BI-LEVEL DIMMING CONTROLLED BY OCCUPANCY SENSOR	FWHD8-35-2P-999-UL1-DC-DM-AD-WD. SYSTEM+ORNER: 46.196175

APPROVED BY
THE CITY OF PITTSBURG

___Planning Department
_X_Zoning Administrator
___Planning Commission
___City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5-10-17
Signature: Celina F. Palmer

CLIENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION
CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER
Prepared by:
OPTERRA
ENERGY SERVICES
1300 1270 STREET, SUITE 300
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1101 MARINA VILLAGE PARKWAY # 100
ALAMEDA, CA 94501 510.521.3773

REGISTRATION

AGENCY APPROVAL

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MARK	DATE	DESCRIPTION

DRAWN BY: NO.
CHECKED BY: JBP
SCALE: AS NOTED

KEY PLAN

SHEET TITLE
PHOTOVOLTAIC ARRAY LIGHTING PLAN

SHEET NUMBER
E-5.0

OUTDOOR LIGHTING CONTROLS

CERTIFICATE OF COMPLIANCE

Outdoor Lighting Controls

CONTRA COSTA FIRE STATION #84

A. Mandatory Outdoor Lighting Control Declaration Statements

[illegible]

OUTDOOR LIGHTING CONTROLS

CERTIFICATE OF COMPLIANCE

Outdoor Lighting Controls

CONTRA COSTA FIRE STATION #84

B. Mandatory Outdoor Lighting Control Schedule and Field Inspection Checklist

[illegible]

OUTDOOR LIGHTING CONTROLS

CERTIFICATE OF COMPLIANCE

Outdoor Lighting Controls

CONTRA COSTA FIRE STATION #84

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

RESPONSIBLE PERSON'S DECLARATION STATEMENT

[illegible]

OUTDOOR LIGHTING POWER ALLOWANCES

CERTIFICATE OF COMPLIANCE

Outdoor Lighting Power Allowances

CONTRA COSTA FIRE STATION #84

A. OUTDOOR LIGHTING POWER ALLOWANCE SUMMARY

B. GENERAL HARDSCAPE LIGHTING POWER ALLOWANCE FROM TABLE 140.7-A

[illegible]

OUTDOOR LIGHTING POWER ALLOWANCES

CERTIFICATE OF COMPLIANCE

Outdoor Lighting Power Allowances

CONTRA COSTA FIRE STATION #84

C. ADDITIONAL "USE IT OR LOSE IT" OUTDOOR LIGHTING POWER ALLOWANCES FOR SPECIFIC APPLICATIONS

C-1. WATTAGE ALLOWANCE PER APPLICATION – Table 140.7-B

C-2. WATTAGE ALLOWANCE PER UNIT LENGTH (Sales Frontage) from Table 140.7-B

[illegible]

OUTDOOR LIGHTING POWER ALLOWANCES

CERTIFICATE OF COMPLIANCE

Outdoor Lighting Power Allowances

CONTRA COSTA FIRE STATION #84

C-3. WATTAGE ALLOWANCE PER SQUARE FOOT OF HARDSCAPE AREA (Ornamental Lighting) – Table 140.7-B

C-4. WATTAGE ALLOWANCE PER SQUARE FOOT OF SPECIFIC AREA – Table 140.7-B

[illegible]

OUTDOOR LIGHTING POWER ALLOWANCES

CERTIFICATE OF COMPLIANCE

Outdoor Lighting Power Allowances

CONTRA COSTA FIRE STATION #84

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

RESPONSIBLE PERSON'S DECLARATION STATEMENT

[illegible]

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
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___ City Council

App. No. AP-17-1238
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CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION

CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER

Prepared by:
OPTERRA
ENERGY SERVICES

CONSULTANTS

BLYMYER
ENGINEERS

REGISTRATION

AGENCY APPROVAL

ISSUE

MARK	DATE	DESCRIPTION
0	04/04/2017	ISSUED FOR PERMIT

DRAWN BY: ND
CHECKED BY: BP
SCALE: AS NOTED

KEY PLAN

SHEET TITLE

OUTDOOR LIGHTING
TITLE 24 COMPLIANCE

SHEET NUMBER

E-6.0

STATE OF CALIFORNIA
OUTDOOR LIGHTING
(SECTIONS 110.9, 110.10, Revised 08/15)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTO-01-E
Outdoor Lighting — (Page 1 of 4)
Project Name: CONTRA COSTA FIRE STATION #84 — Date Prepared: 05/25/17

A. General Information

Project Address: 1903 RAILROAD AVE, PITTSBURG, CA 94565 — Total Illuminated Hardscape Area: 1,178 Sq. Ft.

Place of Construction: ☑ New Construction ☐ Addition ☐ Alteration

Outdoor Lighting Zone (LZ): ☐ LZ-1 ☐ LZ-2 ☑ LZ-3 ☐ LZ-4

I have confirmed with the AHJ which LZ applies to this site. For default lighting zone designations, see Title 24 Part 6, §10-114

B. Lighting Compliance Documents (check box for each document included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

☑	NRCC-LTO-01-E	Certificate of Compliance
☑	NRCC-LTO-02-E	Outdoor Lighting Controls Certificate of Compliance
☑	NRCC-LTO-03-E	Outdoor Lighting Power Allowance Certificate of Compliance
☐	NRCC-LTO-04-E	Outdoor Lighting Posting Conditions Certificate of Compliance

C. Summary of Allowed Outdoor Lighting Power

		Watts
01	**Sum Total ALLOWED** Outdoor Lighting Wattage from NRCC-LTO-03-E, page 1 Alterations with NO increase of connected lighting load may instead use the allowed wattage from NRCC-LTO-03, page 1. Complete ONLY if **Installed** (line 02) is **Allowed** (line 01)	93.2
02	**Sum Total INSTALLED** Outdoor Lighting Wattage from NRCC-LTO-03-E, page 1.	93.2

D. Declaration of Required Installation Certificates

Declare by checking all of Installation Certificates that will be submitted. (Retain copies and verify compliance documents are completed and signed.)

☑ NRCI-LTO-01-E - Must be submitted for all buildings. ☐ Field Inspector

☑ NRCI-LTO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance. ☐ Field Inspector

E. Declaration of Required Certificates of Acceptance

Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify compliance documents are completed and signed.)

☑ NRCA-LTO-01-A - Must be submitted for outdoor lighting controls. ☐ Field Inspector

F. Schedule of Luminaires Exempt from the Outdoor Lighting Power Requirements in §140.7

01	02
Name or Symbol	Description of exempt luminaire in accordance with the exemptions

STATE OF CALIFORNIA
OUTDOOR LIGHTING
(SECTIONS 110.9, 110.10, Revised 08/15)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTO-01-E
Outdoor Lighting — (Page 2 of 4)
Project Name: CONTRA COSTA FIRE STATION #84 — Date Prepared: 05/25/17

G. Schedule of Luminaires Exempt from the Cutoff Requirements in §130.20(b)

01	02
Name or Symbol	Description of exempt luminaire in accordance with the exemptions

H. Schedule of Luminaires Exempt from the Outdoor Lighting Control Requirements in §130.2(c)

01	02
Name or Symbol	Description of exempt luminaire in accordance with the exemptions

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5.10.17
Signature: Celina F. Palmer

STATE OF CALIFORNIA
OUTDOOR LIGHTING
(SECTIONS 110.9, 110.10, Revised 08/15)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTO-01-E
Outdoor Lighting — (Page 3 of 4)
Project Name: CONTRA COSTA FIRE STATION #84 — Date Prepared: 05/25/17

I. Outdoor Lighting Schedule and Field Inspection Energy Checklist

Luminaire Schedule		Installed Watts				Location	Cutoff	Field Inspector	
01	02	03	04	05	06	07	08	09	
Name or Item Tag	Complete Luminaire Description	WATTS OF Luminaire	Lamp Watts Less Ballast	Ballast Watts Less Lamp	Number of Luminaires	Total Installed Watts for this Area (Line 03 x Line 05)	Primary Function area in which these luminaires are installed (Outdoor Lighting Zone)	BUG Rating	Pass / Fail
V	EXTRUDED ALUMINUM LINEAR FIXTURES	46.1	☐	☑	2	92.2	NON-SALES CANOPY	U:0 U:0 F:0 B:0 G:0	○ ○
			☐	☐		0		U:0 U:0 F:0 B:0 G:0	○ ○
			☐	☐		0		U:0 U:0 F:0 B:0 G:0	○ ○
					INSTALLED WATTS PAGE TOTAL:	92.2	Enter sum total of all pages (**Sum Total INSTALLED** Outdoor lighting wattage) into NRCC-LTO-01-E, Page 1		92.2

STATE OF CALIFORNIA
OUTDOOR LIGHTING
(SECTIONS 110.9, 110.10, Revised 08/15)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTO-01-E
Outdoor Lighting — (Page 4 of 4)
Project Name: CONTRA COSTA FIRE STATION #84 — Date Prepared: 05/25/17

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: RAHUL PTAK	Documentation Author Signature: Rahul Ptak
Company: BLYMYER ENGINEERS	Signature Date: 05/25/17
Address: 1301 MARINA VILLAGE PARKWAY SUITE 100	City Certification Identification (if applicable):
City/State/Zip: ALAMEDA, CA 94501	Phone: 510-521-3773

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to assign responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: RAHUL PTAK	Responsible Designer Signature: Rahul Ptak
Company: BLYMYER ENGINEERS	Date Signed: 05/25/17
Address: 1301 MARINA VILLAGE PARKWAY SUITE 100	License: E19885
City/State/Zip: ALAMEDA, CA 94501	Phone: 510-521-3773

CLIENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION
CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER
Prepared by:
OPTERRA ENERGY SERVICES
500 12th STREET, SUITE 300
OAKLAND, CA 94607
Tel 415 726 9170
Fax 415 726 9180

CONSULTANTS
BLYMYER ENGINEERS
1301 MARINA VILLAGE PARKWAY # 100
ALAMEDA, CA 94501 510.521.3773

REGISTRATION

AGENCY APPROVAL

ISSUE

S	04/04/2017	ISSUED FOR PERMIT

MARK	DATE	DESCRIPTION

DRAWN BY: NG
CHECKED BY: RP
SCALE: AS NOTED

KEY PLAN

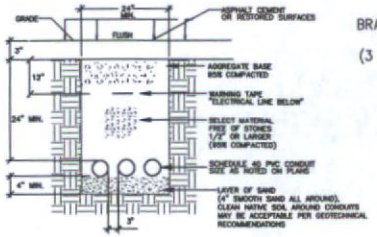
SHEET TITLE
OUTDOOR LIGHTING
TITLE 24 COMPILANCE

SHEET NUMBER
E-6.1

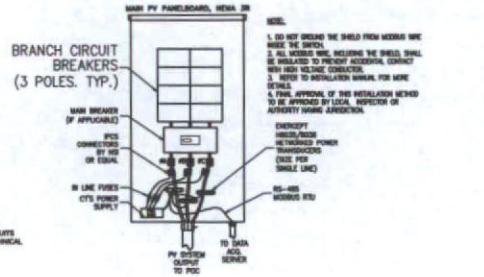
APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
_X_ Zoning Administrator
___ Planning Commission
___ City Council

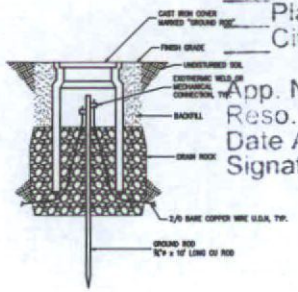
App. No. AP-17-1238
Reso. No. 299
Date Approved: 5/19/17
Signature: Celia [illegible]



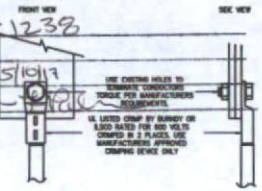
1 E-7.0 TRENCHING DETAIL
SCALE: NTS



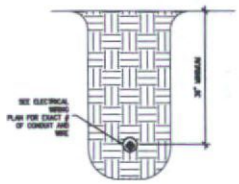
2 E-7.0 POWER TRANSDUCER INSTALLATION
SCALE: NTS



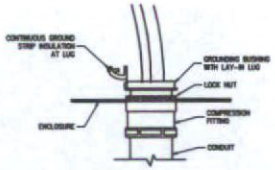
3 E-7.0 GROUND ROD WELL
SCALE: NTS



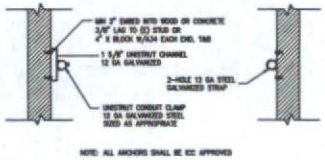
4 E-7.0 TYP. AC WIRE TERMINATION
SCALE: NTS



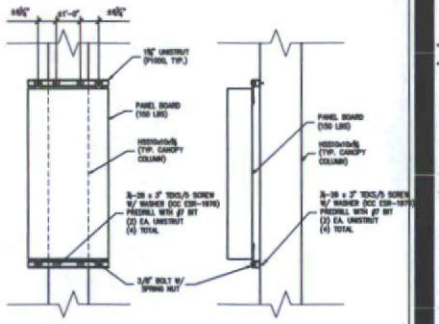
5 E-7.0 BORING DETAIL
SCALE: NTS



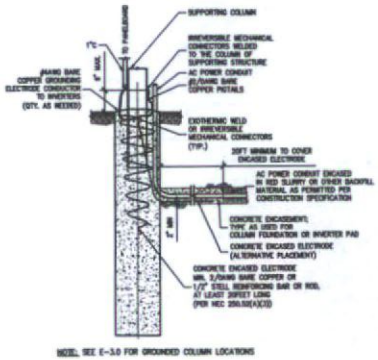
6 E-7.0 CONDUIT GROUNDING
SCALE: NTS



7 E-7.0 CONDUIT ATTACHMENT
SCALE: NTS

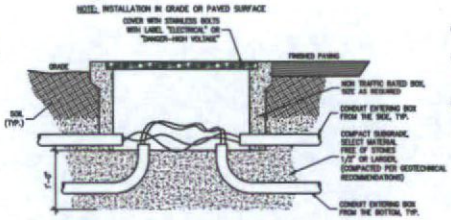


8 E-7.0 PANEL BOARD ATTACHMENT
SCALE: NTS

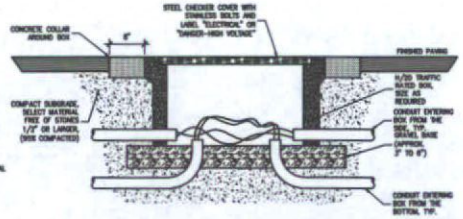


NOTE: SEE E-3.0 FOR GROUNDED COLUMN LOCATIONS

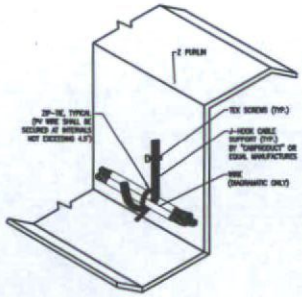
9 E-7.0 CANOPY COLUMN GROUNDING
SCALE: NTS



10 E-7.0 NON-TRAFFIC RATED PULLBOX
SCALE: NTS



11 E-7.0 TRAFFIC RATED PULLBOX
SCALE: NTS



12 E-7.0 PV WIRE MANAGEMENT ON STRUCTURE
SCALE: NTS

CLIENT
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION
CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER
Prepared by:
OPTERRA
ENERGY SERVICES
[illegible]

CONSULTANTS
BLYMER ENGINEERS
1101 MARINA VILLAGE PARKWAY # 100
ALAMEDA, CA 94501 510.521.3773

REGISTRATION
MECHANICAL PROFESSIONAL ENGINEER
M. EDWARD
STATE OF CALIFORNIA

AGENCY APPROVAL

ISSUE

MARK	DATE	DESCRIPTION
0	04/04/2017	ISSUED FOR PERMIT

DRAWN BY:	NO
CHECKED BY:	BP
SCALE:	AS NOTED

KEY PLAN

SHEET TITLE
ELECTRICAL DETAILS

SHEET NUMBER
E-7.0

PHOTOVOLTAIC DC DISCONNECT

WARNING!

ELECTRICAL SHOCK HAZARD. DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.

MAX SYSTEM VOLTAGE (Vdc)	VOLT
MAX POWER VOLTAGE (Vmp)	VOLTS
MAX SHORT CURRENT (Isc)	AMPS
MAX POWER CURRENT (Imp)	AMPS

DC SYSTEM VALUES

PV MODULE	340W	340W
NUMBER OF STRINGS PER INVERTER	4	5
STRING OPEN CIRCUIT VOLTAGE (Voc)	510.4	510.4
STRING MAX POWER VOLTAGE (Vmp)	414.7	414.7
MAX. CIRCUIT CURRENT (Isc)	38.10	47.7
MAX. POWER CURRENT (Imp)	36.08	45.1

NOTES:

1. PLACE SIGN ADJACENT TO COMBINER BOX DISCONNECT SWITCH.
2. RED BACKGROUND, WHITE LETTERING
3. TEXT: 0.10", .25", AND 0.50" HEIGHT, ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON-BOLD
4. MATERIAL: TEXT PRINTED ON ALUMINUM BACKING WITH UV-RATED PLASTIC LAMINATE COATING AND OUTDOOR RATED ADHESIVE.
5. MAXIMUM TOTAL OPERATING CURRENT, MAXIMUM TOTAL SHORT CIRCUIT CURRENT DIFFER BETWEEN COMBINER BOXES. REFER TO DC SYSTEM TABLE FOR EXACT VALUES.
6. APPLICABLE NEC SECTIONS: 690.53, 690.14(C)(2), 690.17(4), AND 690.35(F)

1 E-9.0 PV SYSTEM SOURCE DC DISCONNECT

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

X-Y

EQUIPMENT LABELS

EQUIPMENT NAME	ID	NUMBER DESIGNATION (X-Y)
PANEL	PNL	X-PV-Y
TRANSFORMER	T	X-PV-Y
INVERTER	INV	X-Y

EQUIPMENT NUMBERING CONVENTION

INV 11 (EXAMPLE: INV-11)

- 11 — INVERTER NUMBER
- INV — INVERTER ID LABEL

NOTES:

1. PLACE LABEL ON FRONT OF EQUIPMENT, TYP.
2. BLACK BACKGROUND, WHITE LETTERING
3. TEXT HEIGHT: 0.10" HEIGHT, ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON-BOLD
4. MATERIAL: ENGRAVED ON OUTDOOR-RATED PLASTIC LAMINATE WITH ADHESIVE BACKING SUITABLE FOR ENVIRONMENT

2 E-9.0 EQUIPMENT LABEL

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

INVERTER OUTPUT PANEL

DO NOT ADD LOAD

NOTE:

1. INVERTER IDENTIFICATION LABEL
2. BLACK BACKGROUND
3. WHITE LETTERING
4. MATERIAL NOTE: ENGRAVED ON OUTDOOR-RATED PLASTIC LAMINATE WITH ADHESIVE BACKING SUITABLE ENVIRONMENT.
5. SHANNON OR SIMILAR FONT, NON-BOLD

3 E-9.0 INVERTER PANEL LABEL

SCALE: NTS

WARNING: PHOTOVOLTAIC POWER SOURCE

NOTES:

1. PLACE LABEL ON: EXPOSED DC CONDUIT, RACEWAYS, CABLE TRAYS, AND OTHER WIRING METHODS, COVERS OR ENCLOSURES OF PULL BOXES AND JUNCTION BOXES. SPACING BETWEEN LABELS NOT TO EXCEED 10 FT.
2. RED BACKGROUND, WHITE LETTERING
3. TEXT: MIN. 3/8" HEIGHT, ALL CAPITAL LETTERS, ARIAL OR SIMILAR FONT, NON-BOLD
4. MATERIAL: REFLECTIVE, WEATHER AND UV RESISTANT WITH DURABLE ADHESIVE SUITABLE FOR THE ENVIRONMENT.
5. NEC 690.31(C)(3) AND (4)

4 E-9.0 PV SOURCE ENCLOSURE AND RACEWAY LABEL

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

WARNING!

ELECTRICAL SHOCK HAZARD

IF A GROUND FAULT IS INDICATED, NORMALLY GROUNDED CONDUCTORS MAY BE UNGROUNDED AND ENERGIZED.

NOTES:

1. PLACE LABEL NEAR GROUND FAULT INDICATOR IN A VISIBLE LOCATION.
2. RED BACKGROUND, WHITE LETTERING
3. TEXT: MIN. 0.25" AND 0.50" HEIGHT, ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON-BOLD
4. MATERIAL: REFLECTIVE, WEATHER AND UV RESISTANT WITH DURABLE ADHESIVE SUITABLE FOR THE ENVIRONMENT.
5. NEC 690.5(C)

5 E-9.0 INVERTER GROUND-FAULT WARNING

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

PHOTOVOLTAIC AC DISCONNECT

WARNING!

ELECTRICAL SHOCK HAZARD. DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.

MAX. OPERATING VOLTAGE	VAC
MAX. OPERATING CURRENT	AA

NOTES:

1. PLACE SIGN ON OR ADJACENT TO INVERTER AC DISCONNECT.
2. RED BACKGROUND, WHITE LETTERING
3. TEXT: 0.25", 0.10", AND 0.50" HEIGHT, ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON-BOLD
4. MATERIAL: TEXT PRINTED ON ALUMINUM BACKING WITH UV-RATED PLASTIC LAMINATE COATING AND OUTDOOR RATED ADHESIVE.
5. NEC 690.54 AND 690.17(4)

6 E-9.0 INVERTER AC DISCONNECT

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

PHOTOVOLTAIC SYSTEM MAIN AC DISCONNECT

WARNING!

ELECTRICAL SHOCK HAZARD. DO NOT TOUCH TERMINALS. TERMINALS ON BOTH THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION.

MAX. OPERATING VOLTAGE	VAC
MAX. OPERATING CURRENT	AA

NOTES:

1. PLACE SIGN ON OR ADJACENT TO INVERTER AC DISCONNECT.
2. RED BACKGROUND, WHITE LETTERING
3. TEXT: 0.25", 0.10", AND 0.50" HEIGHT, ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON-BOLD
4. MATERIAL: TEXT PRINTED ON ALUMINUM BACKING WITH UV-RATED PLASTIC LAMINATE COATING AND OUTDOOR RATED ADHESIVE.
5. NEC 690.54 AND 690.17(4)

7 E-9.0 PV SYSTEM UTILITY AC DISCONNECT

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

CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED

NOTE:

1. RED BACKGROUND
2. WHITE LETTERING
3. MINIMUM 3/8" LETTER HEIGHT
4. ALL CAPITAL LETTERS
5. SHANNON OR SIMILAR FONT, NON-BOLD
6. REFLECTIVE WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT.

(DURABLE ADHESIVE MATERIALS MAY MEET THIS REQUIREMENT)

8 E-9.0 MARKING FOR MAIN SERVICE / POI

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

WARNING!

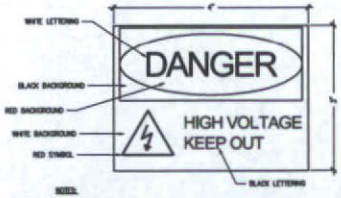
DO NOT REPLACE FUSES WHILE THE CIRCUIT IS ENERGIZED.

NOTES:

1. PLACE LABEL ADJACENT TO INVERTER AND TRANSFORMER FUSES.
2. RED BACKGROUND, WHITE LETTERING
3. TEXT: MIN. 0.25" AND 0.50" HEIGHT, ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON-BOLD
4. MATERIAL: REFLECTIVE, WEATHER AND UV RESISTANT WITH DURABLE ADHESIVE SUITABLE FOR THE ENVIRONMENT.
5. NEC 225.70(A)(3)

9 E-9.0 MEDIUM VOLTAGE FUSE WARNING SIGN

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



NOTES:

1. PLACE WARNING SIGN ON COMBINER BOXES, COMBINER PV TE BOXES, INVERTERS, AND TRANSFORMERS OPERATING OVER 600V.
2. COLOR SCHEME AS NOTED.
3. TEXT: MIN. 0.5" AND 0.25" HEIGHT, ALL CAPITAL LETTERS ARIAL OR SIMILAR FONT, NON-BOLD
4. MATERIAL: REFLECTIVE, WEATHER AND UV RESISTANT WITH DURABLE ADHESIVE SUITABLE FOR THE ENVIRONMENT.
5. NEC 110.34(C) and 225.70(A)(1)

10 E-9.0 MEDIUM VOLTAGE WARNING SIGN

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

WARNING

ELECTRICAL SHOCK HAZARD

THE DC CONDUCTORS OF THIS PHOTOVOLTAIC SYSTEM ARE UNGROUNDED AND MAY BE ENERGIZED

NOTES:

1. RED BACKGROUND & WHITE LETTERING
2. TEXT HEIGHT: 3/8", 1/8" & ALL CAPITAL LETTERS
3. REFLECTIVE WEATHER RESISTANT MATERIAL SUITABLE FOR THE ENVIRONMENT.
4. WARNING FOR EACH JUNCTION BOX, COMBINER BOX, DISCONNECT PER NEC 690.35(F)

11 E-9.0 UNGROUNDED PV SOURCE MARKING

SCALE: NTS

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5.10.17
Signature: Celina Palmer

CLIENT

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT

PROJECT LOCATION

CCCFPD
FIRE STATION #84
1903 RAILROAD AVE,
PITTSBURG, CA 94565

DESIGNER

Prepared by:
OPTERRA
ENERGY SERVICES
1005 10TH STREET, SUITE 300
MODESTO, CA 95807
Tel 408 728 9178
Fax 408 728 9363

CONSULTANTS

BLYMYER ENGINEERS
1501 MARINA VILLAGE PARKWAY #100
ALAMEDA, CA 94501 510.521.3773

REGISTRATION

AGENCY APPROVAL

ISSUE

MARK	DATE	DESCRIPTION
0	04/04/2017	ISSUED FOR PERMIT

DRAWN BY: NO
CHECKED BY: BP
SCALE: AS NOTED

KEY PLAN

SHEET TITLE

SIGNAGE DETAILS

SHEET NUMBER

E-9.0

GENERAL

1. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER, SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT AND SHALL BE CLEANED AT THE END OF EACH WORKING DAY

2. CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND LOCALLY ENFORCED CODES AND AUTHORITIES. ALL ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, APPLIED AND CONNECTED AS DIRECTED BY THE MANUFACTURER'S LATEST WRITTEN SPECIFICATIONS EXCEPT WHERE OTHERWISE NOTED. MATERIAL NOTES ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE SPECIFICATIONS.

3. IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN, THEIR CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR FEATURES. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE SHOWN ON THE PLANS.

4. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING AND FORMWORK AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION.

5. MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

EARTHWORK

1. CONTRACTOR SHALL CAREFULLY EXCAVATE ALL MATERIALS NECESSARY FOR CONSTRUCTION OF THE WORK. ANY MATERIAL OF AN UNSUITABLE OR DELETERIOUS NATURE DISCOVERED BELOW THE BOTTOMS OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER.

CAST-IN-PLACE CONCRETE PIERS

1. DRILLED HOLES FOR CAST-IN-PLACE CONCRETE PIERS SHALL BE DRILLED TO THE DIAMETERS AND DEPTHS SHOWN ON THE PLANS.

2. DRILLED HOLES SHALL BE EXAMINED FOR STRAIGHTNESS AND ANY HOLE SHOWING AN OUT OF PLUMB TOLERANCE IN EXCESS OF 2% OF THE TOTAL HOLE DEPTH SHALL BE REJECTED. IF THE TOLERANCES NOTED HEREIN ARE EXCEEDED, THE CONTRACTOR SHALL FURNISH AND PAY FOR ANY CORRECTIVE DESIGN AND CONSTRUCTION THAT MAY BE REQUIRED. SUITABLE CASINGS SHALL BE FURNISHED AND PLACED WHEN NECESSARY TO CONTROL WATER OR TO PREVENT CAVING OF THE HOLE.

3. LOOSE MATERIAL EXISTING AT THE BOTTOM OF THE HOLE AFTER DRILLING OPERATIONS HAVE BEEN COMPLETED SHALL BE REMOVED BEFORE PLACING REINFORCING STEEL OR CONCRETE IN THE HOLE. SURFACE WATER SHALL NOT BE PERMITTED TO ENTER THE HOLE AND ALL WATER WHICH MAY HAVE INFILTRATED INTO THE HOLE SHALL BE REMOVED PRIOR TO PLACING CONCRETE THEREIN.

4. CASING, IF USED IN DRILLING OPERATIONS, SHALL BE REMOVED FROM THE HOLE AS CONCRETE IS PLACED THEREIN. THE BOTTOM OF THE CASING SHALL BE MAINTAINED A MINIMUM OF FOUR FEET BELOW TOP OF THE CONCRETE DURING WITHDRAWAL AND PLACING OPERATIONS. SEPARATION OF THE CONCRETE BY HAMMERING OR OTHERWISE VIBRATING THE CASING DURING WITHDRAWAL OPERATIONS SHALL BE AVOIDED.

5. CARE SHOULD BE EXERCISED TO ENSURE THAT ANY CONCRETE SPILLS DURING THE CONCRETE PLACEMENT ARE REMOVED, AND NO "MUSHROOMING" EFFECTS ARE ALLOWED TO REMAIN AROUND THE TOP OF THE PIER.

REINFORCEMENT

1. USE GRADE 40 DEFORMED REINFORCING FOR #4 AND SMALLER BARS AND GRADE 60 FOR #5 AND LARGER BARS CONFORMING TO THE REQUIREMENTS OF ASTM A615. STAGGER ALL REINFORCING BAR CONTACT SPLICES 5'-0". SUPPORT HORIZONTAL STEEL AT BOTTOM ON MORTAR BLOCKS. MINIMUM 3-INCH CLEARANCE FOR SURFACES POURED AGAINST EARTH, MINIMUM 1-1/2 INCH ELSEWHERE UNLESS NOTED OTHERWISE.

2. ALL REINFORCING, AND OTHER EMBEDMENTS SHALL BE SECURED IN PLACE AND INSPECTED PRIOR TO PLACING ANY CONCRETE.

3. WORK DONE UNDER THIS SECTION SHALL CONFORM WITH THE APPLICABLE PORTIONS OF ACI 318, LATEST EDITION, PARTICULARLY CHAPTER 7, "DETAILS OF REINFORCEMENT".

CONCRETE

1. WORK DONE UNDER THIS SECTION SHALL CONFORM WITH THE APPLICABLE PORTIONS OF ACI 318-11, LATEST EDITION.

2. POURED IN PLACE CONCRETE WORK SHALL BE CONSTRUCTED OF NORMAL WEIGHT, PORTLAND CEMENT CONCRETE, HAVING A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI. PORTLAND CEMENT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION. THE CONCRETE SHALL BE PLACED WITH A MAXIMUM OF 312 POUNDS OF WATER PER CUBIC YARD. CONCRETE SHALL HAVE CLASS N OR F FLY-ASH CONTENT EQUAL TO 25% OF THE TOTAL CEMENTITIOUS MATERIALS. MAXIMUM CONCRETE SLUMP SHALL BE 4 INCHES. THE USE OF ANY ADMIXTURE IN THE CONCRETE MUST BE APPROVED BY THE ENGINEER.

3. AGGREGATES: COARSE AGGREGATES SHALL CONFORM TO ASTM C 33 SIZE 57 (1" MAX). PEA-GRAVEL AGGREGATES SHALL NOT BE USED.

4. NEWLY PLACED CONCRETE SHALL BE CURED IN ACCORDANCE WITH THE PROVISIONS IN ACI 308, "STANDARD PRACTICE FOR CURING CONCRETE," LATEST EDITION. METHOD OF CURING SHALL BE AT THE OPTION OF THE CONTRACTOR WITH APPROVAL OF THE OWNER AND ENGINEER.

5. METAL ANCHORAGE DEVICES, ANCHOR RODS, ETC. SHALL BE SECURED IN PLACE AND INSPECTED PRIOR TO PLACING CONCRETE. WET SETTING EMBEDDED DEVICES IS NOT ACCEPTABLE.

6. CONCRETE COVERAGE AROUND ALL APPURTENANCES (IE CONDUIT, REBAR, ANCHORS) SHALL HAVE A MINIMUM OF 3" CLEARANCE WHERE EXPOSED TO EARTH, AND 2" AT ALL OTHER AREAS UNLESS NOTED OTHERWISE.

7. REFER TO ACI 318-11 TABLES 4.2.1 AND 4.3.1 FOR CONCRETE SPECIFICATIONS TO ADDRESS DIFFERENT EXPOSURE CLASSES INDICATED IN SITE SPECIFIC GEOTECHNICAL REPORT. TYPE V AND 4500 PSI CONCRETE MAY NEED TO USED FOR CORROSIVE SOIL. CONCRETE MIX DESIGN TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

EMBEDMENTS IN CONCRETE

1. CONDUITS AND PIPES, WITH THEIR FITTINGS, EMBEDDED WITHIN A COLUMN SHALL NOT DISPLACE MORE THAN 4 PERCENT OF THE AREA OF CROSS SECTION ON WHICH STRENGTH IS CALCULATED OR WHICH IS REQUIRED FOR FIRE PROTECTION.

2. CONDUITS AND PIPES SHALL HAVE AN OUTSIDE DIAMETER NO GREATER THAN 1 ⅓" AND SPACED NO LESS THAN 1" CLEAR FROM EACH OTHER OR THE REINFORCEMENT.

3. CONDUITS AND PIPES SHALL BE SPACED A MINIMUM OF 3 BAR DIAMETERS OR 2 ⅝" ON CENTER FROM REBAR.

4. SPECIFIED CONCRETE COVER FOR PIPES, CONDUITS, AND FITTINGS SHALL NOT BE LESS THAN 1 ½" FOR CONCRETE EXPOSED TO EARTH OR WEATHER, NOR LESS THAN ¾ INCH FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND.

5. PIPING AND CONDUIT SHALL BE FABRICATED AND INSTALLED THAT CUTTING, BENDING, OR DISPLACEMENT OF REINFORCEMENT FROM ITS PROPER LOCATION WILL NOT BE REQUIRED.

6. THE WORKABILITY AND METHODS OF CONSOLIDATION OF THE CONCRETE SHALL BE SUCH THAT THE CONCRETE CAN BE PLACED WITHOUT HONEYCOMBS OR VOIDS.

7. SEE DETAIL 3/S2.1 FOR EMBEDMENT CONFIGURATIONS.

NON-SHRINK GROUT

1. NON-SHRINK GROUT SHALL BE COMPOSED OF PORTLAND CEMENT, SAND, AND WATER. USE SPECGROUT SC MULTI-PURPOSE GROUT BY SPECCHEM OR APPROVED EQUAL. THE NON-SHRINK GROUT SHALL BE INSTALLED PER MANUFACTURER RECOMMENDATIONS.

2. CONCRETE AREAS TO BE IN CONTACT WITH THE NON-SHRINK GROUT SHALL BE CLEANED OF ALL LOOSE OR FOREIGN MATERIAL THAT WOULD IN ANY WAY PREVENT BOND BETWEEN THE NON-SHRINK GROUT AND THE CONCRETE AND STEEL SURFACES AND SHALL BE FLUSHED WITH WATER AND ALLOWED TO DRY TO A SURFACE DRY CONDITION IMMEDIATELY PRIOR TO PLACING THE NON-SHRINK GROUT.

STRUCTURAL STEEL & MISCELLANEOUS IRON

1. WORK DONE UNDER THIS SECTION SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE, LATEST EDITION.

2. ALL STEEL MATERIAL AND ASSEMBLIES EXPOSED TO EARTH IN THE COMPLETED STRUCTURE SHALL BE GALVANIZED OR SHOP PAINTED.

3. WELDING SHALL BE DONE BY WELDERS CERTIFIED FOR THE WELDS TO BE MADE USING E70XX ELECTRODES IN CONFORMANCE WITH THE REQUIREMENTS OF AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE OR AWS "STRUCTURAL WELDING CODE."

4. WHEN FABRICATING BEAMS, PLACE NATURAL CAMBER UP.

5. WELDING SHALL BE DONE BY WELDERS CERTIFIED FOR THE WELDS TO BE MADE USING E70XX ELECTRODES IN CONFORMANCE WITH THE REQUIREMENTS OF AISC SPECIFICATIONS AND CODE OF STANDARD PRACTICE OR AWS "STRUCTURAL WELDING CODE." FULL PENETRATION WELDS ARE TO BE INSPECTED DURING WELDING BY A SPECIAL INSPECTOR.

6. COMPLETE JOINT PENETRATION GROOVE WELDS SHALL HAVE FILLER METAL WITH A V-NOTCH TOUGHNESS OF 20-FT/LBS. AVERAGE AT 70 DEGREES FAHRENHEIT.

7. TO ASSURE THE PROPER AMPERAGE AND VOLTAGE OF THE WELDING PROCESS, THE USE OF A HAND HELD CALIBRATED AMP AND VOLTMETER SHALL BE USED. THE FABRICATOR, ERECTOR AND THE INSPECTORS SHALL USE THIS EQUIPMENT. AMPERAGE AND VOLTAGE SHALL BE MEASURED AT THE ARC WITH THIS EQUIPMENT. TRAVEL SPEED AND ELECTRODE STICK OUT SHALL BE VERIFIED TO BE IN COMPLIANCE WITH THE ELECTRODE MANUFACTURER'S RECOMMENDATIONS.

8. WHERE MINIMUM AISC FILLET WELD THICKNESS REQUIREMENT EXCEEDS WELDS SHOWN ON DETAILS, PROVIDE MINIMUM AISC WELD.

9. ALL WELDS GREATER THAN THE MATERIAL THICKNESS OF THINNER PART JOINED SHALL BE BUILT OUT TO OBTAIN FULL-THROAT THICKNESS PER LATEST AISC SPECIFICATIONS.

10. AFTER FABRICATION, ALL STEEL SHALL BE CLEANED FREE OF RUST, LOOSE MILL SCALE AND OIL.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF ALL ERECTION PROCEDURES AND SEQUENCES WITH RELATION TO TEMPERATURE DIFFERENTIALS AND WELD SHRINKAGE.

12. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO THE FABRICATION OF ANY PARTS OR ASSEMBLIES.

SOIL NOTES

1. A GEOTECHNICAL ENGINEER SHALL BE ENGAGED TO MAKE A SITE SPECIFIC GEOTECHNICAL REPORT AND CLASSIFY THE SOIL AS A MATERIAL SHOWN IN TABLE LISTED BELOW AND THEREFORE DETERMINING THE PIER EMBEDMENT DEPTH. IF THE SOIL DOES NOT MEET VALUES, RECOMMENDATION SHALL BE MADE FOR A SITE SPECIFIC DESIGN. CONSIDERATIONS TO BE CONSIDERED INCLUDE:
   A. ALLOWABLE LATERAL BEARING PRESSURE MAY BE DOUBLED DUE TO THE STRUCTURES NOT BEING ADVERSELY AFFECTED BY ½" MOTION AT THE GROUND SURFACE DUE TO WIND AND SEISMIC.
   B. ALLOWABLE LATERAL BEARING PRESSURE MAY BE CONSIDERED TO ACT OVER AN AREA EQUAL TO TWICE THE PIER DIAMETER DUE TO LARGE PIER SPACING.
   C. FOR LATERAL AND VERTICAL BEARING PRESSURES, THE VALUES CAN BE INCREASED BY ⅓ FOR LOAD COMBINATIONS INCLUDING WIND AND SEISMIC.
   D. PIERS HAVE BEEN DESIGNED USING SKIN FRICTION AND LATERAL BEARING.

2. GEOTECHNICAL REPORT SHALL PROVIDE GROUNDWATER DEPTH. IF THE GROUNDWATER IS SHALLOWER THAN TWO TIMES THE DIAMETER OR WIDTH BELOW BOTTOM OF FOOTING, THEN THE CRITERIA IN THE TABLE DOES NOT APPLY AND THE GEOTECHNICAL REPORT WILL PROVIDE APPROPRIATE DESIGN CRITERIA TO DESIGN THE FOUNDATION.

3. IF SITE HAS POTENTIAL FOR CAVING, GEOTECHNICAL REPORT SHALL PROVIDE RECOMMENDATION FOR PIERS UTILIZING STEEL CASINGS.

4. PASSIVE PRESSURES ARE BASED ON PIER BEING MORE THAN 10 FEET FROM DESCENDING SLOPE.

5. THE GEOTECHNICAL REPORT SHALL INCLUDE LABORATORY TESTS:
   A. DIRECT SHEAR AND UNCONFINED COMPRESSIVE STRENGTH TO PROVIDE SHEAR STRENGTH CRITERIA (COHESION AND PHI ANGLE) TO ASSIST IN CLASSIFYING THE SOIL PER THE TABLE.
   B. CORROSIVE TESTING SHALL BE PROVIDED TO EVALUATE IF THE CONCRETE NEEDS SPECIAL TREATMENT PER CONCRETE NOTE 7.

6. EMBEDMENT DEPTH FOR PAVED AREA MEASURED FROM BOTTOM OF PAVEMENT.

7. THE UPPER 2 FEET OF SOIL SHOULD BE NEGLECTED WHEN CALCULATING LATERAL PASSIVE RESISTANCE AND FOR SKIN FRICTION WHERE PIERS ARE LOCATED IN LANDSCAPED AREAS. WHERE PIERS ARE IN PAVED AREAS, NO NEGLECT IS RECOMMENDED.

SPECIAL INSPECTION

1. SPECIAL INSPECTOR IN THE REQUIRED CATEGORY OF WORK MUST BE CERTIFIED BY THE CITY OF CONCORD.

2. SPECIAL INSPECTION PER CHAPTER 17 OF THE CALIFORNIA BUILDING CODE WILL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED BY LOCAL JURISDICTION AND PAID BY THE OWNER.

3. ALL MATERIALS SHALL CONFORM TO CBC CHAPTER 17 INSPECTION REQUIREMENTS.

TABLE 1705A.2.1 REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
MATERIAL VERIFICATION OF HIGH STRENGTH BOLTS, NUTS AND WASHERS:	-	X
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X
INSPECTION OF HIGH STRENGTH BOLTING:		
B. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-THE-NUT WITH MATCHMARKING, TWIST-OFF-NUT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	-	X
MATERIAL VERIFICATION OF STRUCTURAL STEEL:		
A. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO CONFORM TO AISC 360.	-	X
B. FOR OTHER STEEL, IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X
C. MANUFACTURER'S CERTIFIED TEST REPORTS.	-	X
MATERIAL VERIFICATION OF WELD FILLER MATERIALS:		
A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X
INSPECTION OF WELDING:		
A. STRUCTURAL STEEL:		
1. COMPLETE AND PARTIAL JOINT PENETRATION GROOVE WELDS.	X	-
2. MULTIPASS FILLET WELDS.	X	-
3. SINGLE-PASS FILLET WELDS > 5/16"	X	-
4. SINGLE-PASS FILLET WELDS ≤ 5/16"	-	X

TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT	-	X
INSPECT ANCHORS CAST IN CONCRETE.	-	X
VERIFYING USE OF REQUIRED MIX DESIGN.	-	X
PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-

TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TEST OF SOILS

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X

TABLE 1705.8 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC
INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	X	-
VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE), AND ADEQUATE END BEARING STRATA CAPACITY. RECORD CONCRETE AND GROUT VOLUMES.	X	-
FOR CONCRETE ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.	-	-

SHEET INDEX

S0.1 GENERAL NOTES, MATERIAL SPECS, & DESIGN CRITERIA
S1.0 PV CANOPY LAYOUT PLAN
S1.1 PV CANOPY FOUNDATION PLAN
S2.0 TEE FRAME DETAILS
S2.1 PART DETAILS AND ELECTRICAL DETAILS

STRUCTURAL DESIGN CRITERIA

CODES AND STANDARDS:
- 2016 CALIFORNIA BUILDING CODE (CBC)
- ASCE 7-10
- AISC 360-10
- ACI 318-14

RISK CATEGORY: II

GRAVITY LOADS:
- PHOTOVOLTAIC MODULES: 2.12 PSF
- LIVE LOAD: 300 LBS (CONCENTRATED)

WIND LOADS:
- BASIC WIND SPEED (3 SECOND GUST), V: 110 MPH
- WIND EXPOSURE CATEGORY: C
- WIND DIRECTIONAL FACTOR, Kd: 0.85
- TOPOGRAPHIC FACTOR, Kzt: 1.0
- WIND VELOCITY PRESSURE EXPOSURE, Kh, Kz: 0.87
- ANALYSIS PROCEDURE USED: DIRECTIONAL PROCEDURE

SEISMIC LOADS:
- MAPPED SPECTRAL RESPONSE ACCELERATION, Ss: 1.514
- MAPPED SPECTRAL RESPONSE ACCELERATION, S1: 0.600
- DESIGN SPECTRAL RESPONSE ACCELERATION, SDS: 1.010
- DESIGN SPECTRAL RESPONSE ACCELERATION, SD1: 0.600
- SEISMIC DESIGN CATEGORY: D
- SITE CLASS: D
- RESPONSE MODIFICATION FACTOR, R: 1.25
- OVER STRENGTH FACTOR: 1.25
- SEISMIC BASE SHEAR: 0.57Wp
- ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

SOIL PARAMETERS:
- BSK ASSOCIATES
- PROJECT NO. G17-017-11L
- MARCH 28, 2017

MATERIAL DESCRIPTION	CONCRETE ALLOWABLE SKIN FRICTION (PSF) DOWN	CONCRETE ALLOWABLE SKIN FRICTION (PSF) UPLIFT	ALLOWABLE BEARING CAPACITY (PSF)	ALLOWABLE LATERAL PASSIVE PRESSURE (PSF/FT)	[illegible]	[illegible]	[illegible]	[illegible]
STIFF CLAY	475	238	2700	475	1000	0	8'-0"	11'-0"

MATERIAL SPECIFICATIONS

ALL MATERIALS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

HOLLOW STRUCTURAL STEEL	ASTM A500 GRADE B, MIN Fy = 46 KSI
WELD TAB AND END CAP	ASTM A36, MIN Fy = 36 KSI
PLATES	ASTM A572, MIN Fy = 50 KSI
BOLTS	ASTM A325 TCB
ANCHOR RODS	ASTM F1554 GRADE 36
WELDING ELECTRODES	E70XX
CONCRETE	Type II, f'c=3,000 PSI MIN
NON-SHRINK GROUT	f'c=5,000 PSI
REBAR	ASTM A615 GRADE 60
FASTENERS	ITW BUILDEX, ESR 1976

RECEIVED
APR 12 2017
PLANNING DIVISION

APPROVED BY
THE CITY OF PITTSBURG
___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council
App. No. AP-17-1238
Reso. No. 299
Date Approved: 5-10-17
Signature: Celena F. Palmer

CLIENT

PROJECT LOCATION
FIRE STATION #84
1903 RAILROAD AVENUE
PITTSBURG, CA 94565

DESIGNER
Prepared by: OPTERRA ENERGY SERVICES

CONSULTANTS

REGISTRATION

AGENCY APPROVAL

ISSUE		
0	03/02/17	50% CLIENT REVIEW
1	03/30/17	100% PERMIT SUBMITTAL
MARK	DATE	DESCRIPTION

DESIGNER PROJECT NO.:	--
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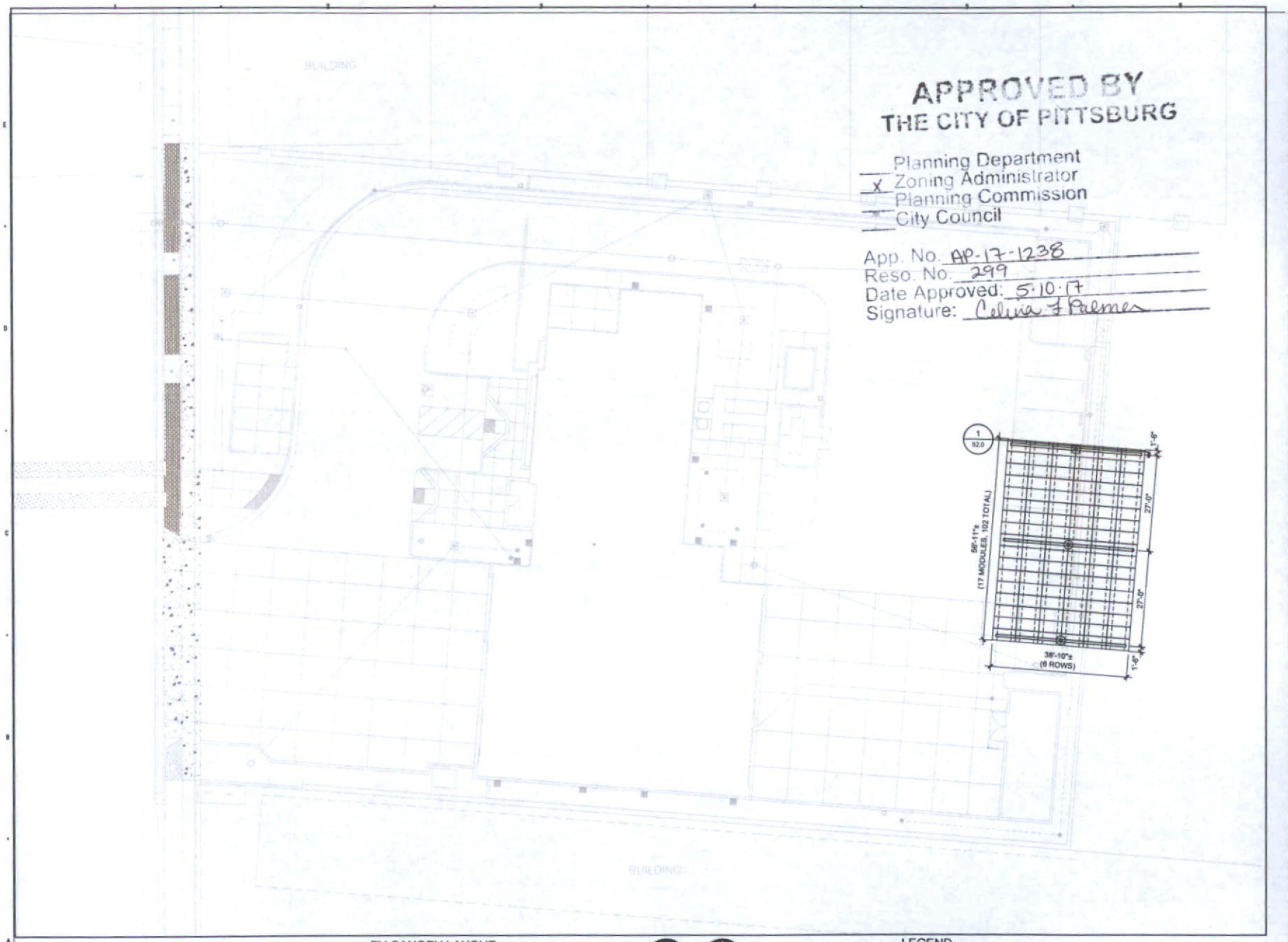
CHECKED BY:	NS
SCALE:	VARIES

KEY PLAN

SHEET TITLE
GENERAL NOTES
MATERIAL SPECIFICATIONS
STRUCT DESIGN CRITERIA

SHEET NUMBER
S0.1



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___ City Council

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Signature: Celina F Palmer

PV CANOPY LAYOUT

SCALE: 1"=10'

TRUE NORTH PLAN NORTH

LEGEND

- LG SOLAR MODULE (102) TOTAL MODULES
- ZEE PURLIN
- 6 HIGH SOLAR STRUCTURE AT 27'-0" MAX, SEE DETAIL 1/S2.0, (3) TOTAL

CLIENT

PROJECT LOCATION

FIRE STATION #84
1903 RAILROAD AVENUE
PITTSBURG, CA 94565

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SHEET TITLE

PV CANOPY LAYOUT

SHEET NUMBER

S1.0

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THE CITY OF PITTSBURG

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Planning Commission
City Council

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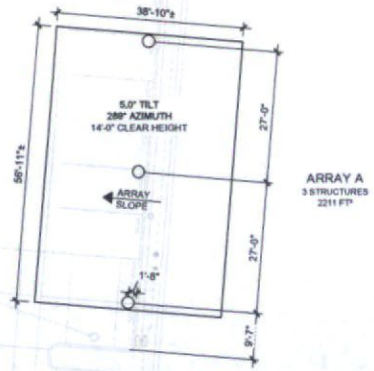

PV CANOPY FOUNDATION PLAN

SCALE: 1"=10'

TRUE NORTH PLAN NORTH

NOTES:
1. LOCATION OF ALL UNDERGROUND UTILITIES SHALL BE VERIFIED PRIOR TO EXCAVATION. ANY CONFLICTING UTILITIES SHALL BE REMOVED OR RE-ROUTED BY OTHERS.

CLIENT

PROJECT LOCATION

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PITTSBURG, CA 94565

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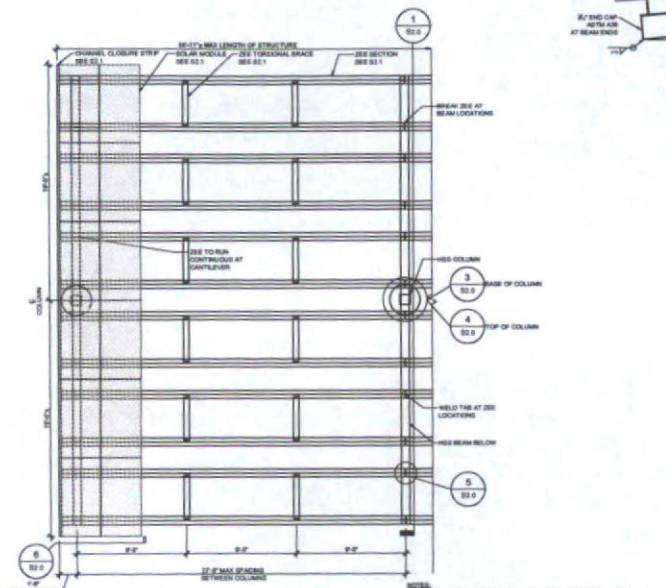
KEY PLAN

SHEET TITLE

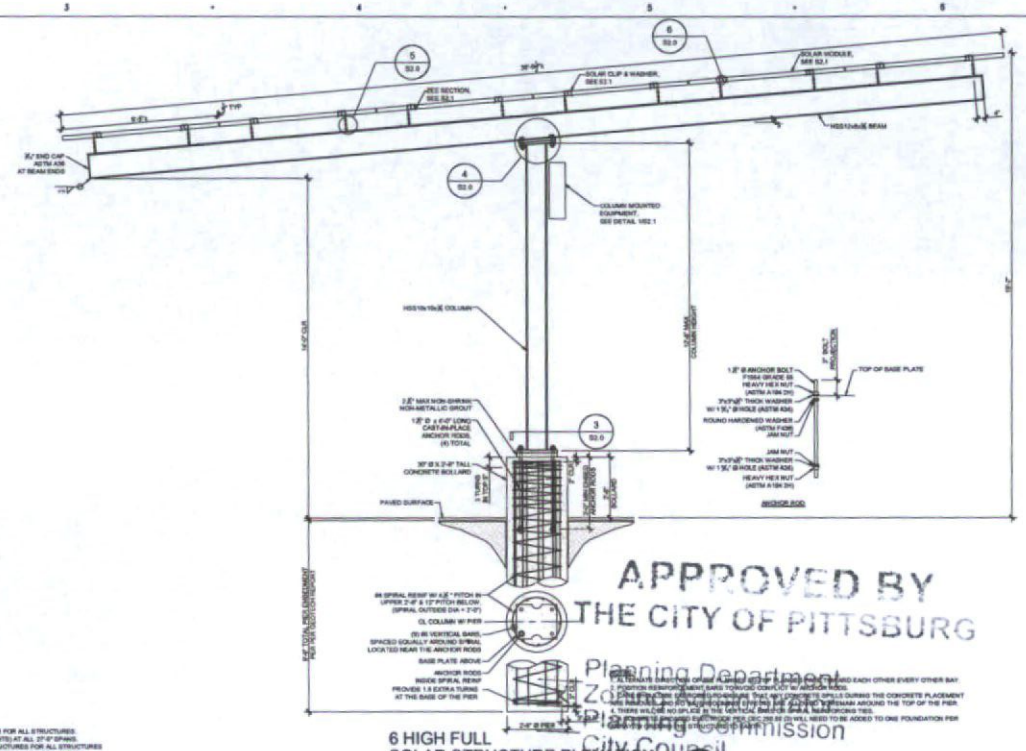
PV CANOPY
FOUNDATION PLAN

SHEET NUMBER

S1.1



6 HIGH FULL
STRUCTURE PARTIAL LAYOUT (2)
SCALE: 1/4" = 1'-0"



6 HIGH FULL
SOLAR STRUCTURE ELEVATION (1)
SCALE: 1/2" = 1'-0"

APPROVED BY
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Zoning Administrator
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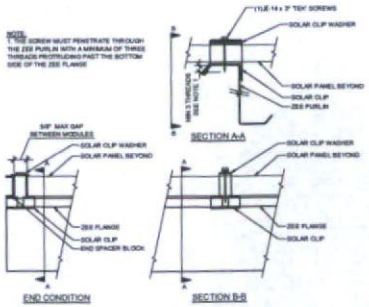
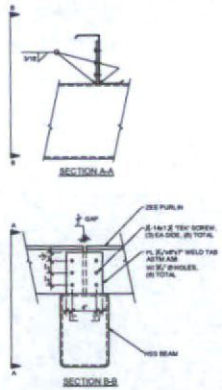
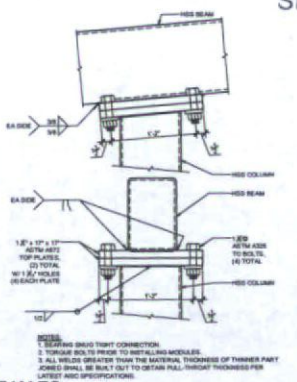


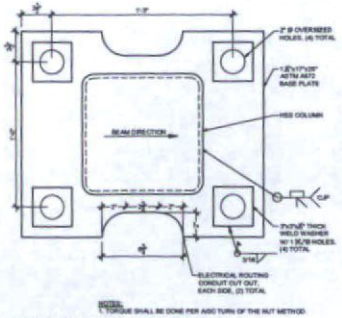
SOLAR CLIP TO ZEE CONNECTION (6)
SCALE: 3" = 1'-0"



WELD TAB TO
ZEE PURLIN CONNECTION (5)
SCALE: 1 1/2" = 1'-0"



BEAM TO
COLUMN CONNECTION (4)
SCALE: 1 1/2" = 1'-0"



BASE PLATE TO COLUMN
AND PIER CONNECTION (3)
SCALE: 3" = 1'-0"

CLIENT

PROJECT LOCATION

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1903 RAILROAD AVENUE
PITTSBURG, CA 94565

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Exp. 6-30-17

AGENCY APPROVAL

ISSUE

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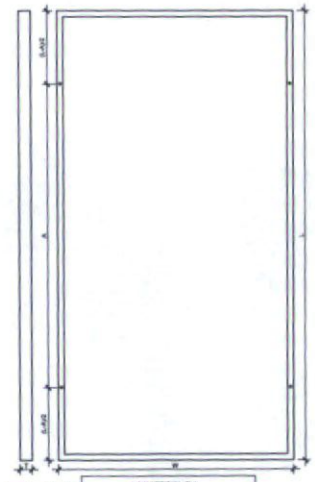
KEY PLAN

SHEET TITLE

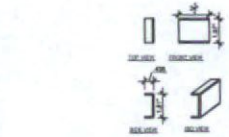
TEE FRAME DETAILS

SHEET NUMBER

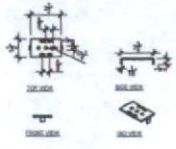
S2.0



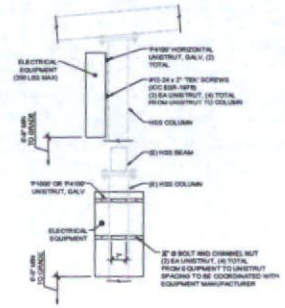
LG340S2W-G4
SOLAR MODULE FRAME



BEACON
SOLAR CLIP END SPACER BLOCK

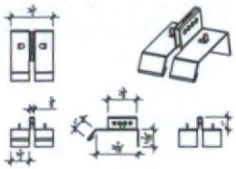


BEACON
SOLAR CLIP WASHER

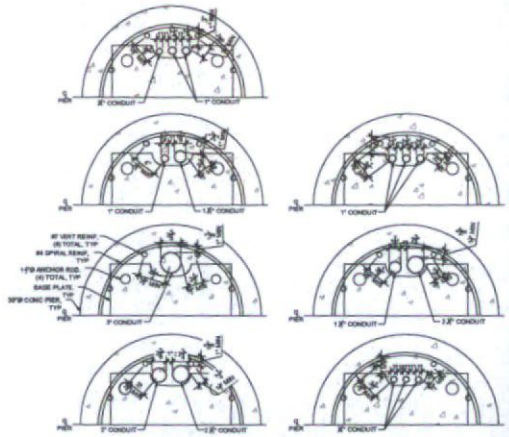


COLUMN MOUNTED
EQUIPMENT ANCHORAGE (1)
SCALE: 1/2"=1'-0"

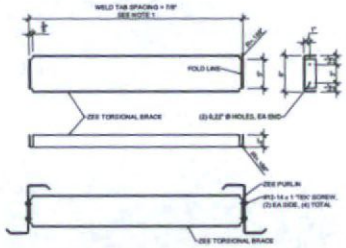
BEACON
CLOSURE STRIP



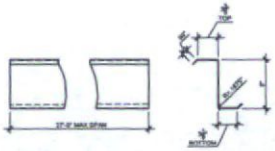
BEACON
SOLAR ZEE CLIP



EMBEDMENTS IN CONCRETE (2)
SCALE: 1 1/2" = 1'-0"



BEACON
ZEE BRACE



BEACON
ZEE PURLIN

APPROVED BY
THE CITY OF PITTSBURG

___Planning Department
X Zoning Administrator
___Planning Commission
___City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5.10.17
Signature: Celina T Palmer

CLIENT

PROJECT LOCATION

FIRE STATION #84
1903 RAILROAD AVENUE
PITTSBURG, CA 94565

DESIGNER

Prepared by
OPTERRA
ENERGY SERVICES
OAKLAND, CALIFORNIA OFFICE
500 12th STREET, SUITE 300
Tel 415 755 5120
Fax 415 755 5300

CONSULTANTS

REGISTRATION

S-5187
Exp. 6-30-17
STRUCTURAL ENGINEER
STATE OF CALIFORNIA

AGENCY APPROVAL

ISSUE

MARK	DATE	DESCRIPTION
0	03/02/17	50% CLIENT REVIEW
1	03/30/17	100% PERMIT SUBMITTAL

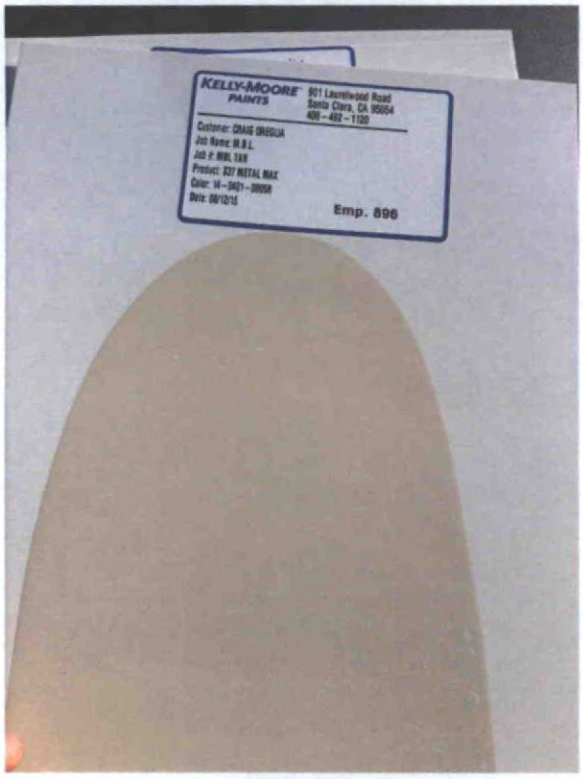
DESIGNER PROJECT NO.: ---
DRAWN BY: AY
CHECKED BY: NS
SCALE: VARIES

KEY PLAN

SHEET TITLE
PART DETAILS

SHEET NUMBER
S2.1

RECEIVED
APR 1 2 2017
PLANNING DIVISION



APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1238
Reso. No. 299
Date Approved: 5-10-17
Signature: Celina F. Palmer

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

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

A. Project Site.

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

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

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

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

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

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

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

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

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

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

4. All slope banks in excess of five (5) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, slope banks in excess of eight (8) feet in vertical eight 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 Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur: (a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

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

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

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

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

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

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

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

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

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

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

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

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

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

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

City of Pittsburg
Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

Date: 5/31/17

SUBJECT: ZA RESOLUTION NO. 301

Dear Applicant,

Enclosed is a copy of the resolution adopted by the Zoning Administrator. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 301
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving New Paint Colors to the Exterior Facade at 2135 Railroad Ave, for "Jack in the Box Remodel 2017, AP-17-1231 (AD)."	))))	Resolution No. 301

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

A. On March 15, 2017, Greg Borchardt, of PM Design Group, on behalf of Jack in the Box, filed Administrative Design Review Application No. 17-1231, requesting approval to remove existing metal banding strips, apply new paint colors, and install a metal weather canopy over the menu order board for Jack in the Box, located at 2135 Railroad Avenue, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. APN 088-171-012.

B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 3, "Minor Building Remodels" of Planning Commission Resolution No. 9918.

D. On March 28, 2017, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.

E. Design review approval can be granted by the Zoning Administrator only after a determination is made that the proposed project is consistent with PMC section 18.36.220 (B).

F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities" of the state CEQA Guidelines section 15301.

Section 2. Findings

A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on evidence presented to the Zoning Administrator on May 31, 2017, the Zoning Administrator finds that:

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

2. In accordance with the requirements of PMC 18.36.020 (B), the proposed improvements:

a. Will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the new color scheme will enhance the appearance of the building by providing an attractive, refreshed exterior.

b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that no new additions are proposed to the building as part of this project.

c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it will enhance the appearance of the building by providing an attractive and refreshed exterior.

d. Will be in harmony with proposed developments on land in the general area, in that the proposed remodel will update a restaurant façade with a contemporary color scheme and varied materials and will also provide an appropriate and complementary color contrast to neighboring uses, ensuring variety and providing visual interest.

e. Generally conform with the City's Development Review and Design Guidelines (DRDG); Planning Commission Resolution No. 9864 sections IV.g, IV.h, IV.m, IV.p, and IV.q, in that the building entry is designed as a focal point; all of the building elevations are designed so as not to present the appearance of a rear elevation; the proposed colors and materials will complement surrounding commercial development by signaling increased investment in commercial development; and all downspouts and other utilitarian equipment will be painted to match the surface to which they are mounted.

Section 3. Decision

A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 17-1231, subject to the following conditions.

1. The project shall be constructed in substantial conformity with the project plans and color elevations date stamped March 15, 2017, and May 1, 2017, and attached as "Exhibit A" to this resolution, except as modified below.

2. 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. Upon removal of the existing metal banding strips, the wall shall be inspected and repaired of any damage before painting.

4. The storefront shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade, and health of the landscaping.

5. 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.

6. The site shall be kept clean and free of all litter, debris, and refuse.

7. This resolution does not approve on-site signage. No permanent wall signs or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division.

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

9. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's

interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

10. The applicant shall comply with all of the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District and all applicable local, state, and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.

11. This approval will expire on May 31, 2018. The applicant shall complete the repainting of the building prior to that date or file a written request for extension with the Planning Division prior to the expiration date which request shall be subject to approval by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 31st day of May, 2017, by the Zoning Administrator of the City of Pittsburg, California.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

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(Planning Commission Resolution No. 8931)

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

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

1. (Projects involving land disturbances of less than five (5) acres) – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

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

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

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
X Zoning Administrator
Planning Commission
City Council

App. No. AP-17-1231
Reso. No. ZA 301
Date Approved: 5-30-17
Signature: Celine J. Palmer

RECEIVED
MAR 15 2017
PLANNING DIVISION

Exhibit A

Jack in the box

STORE #0510
MARK 5F 48P
EXTERIOR REFRESH UPGRADE & INTERIOR REMODEL
2135 RAILROAD AVE.
PITTSBURG, CA 94555

LEGEND & ABBREVIATIONS

ALSO REFER TO LEGEND & ABBREVIATIONS ON CIVIL, SITE, PLUMBING, MECHANICAL, ELECTRICAL & KITCHEN DRAWINGS.

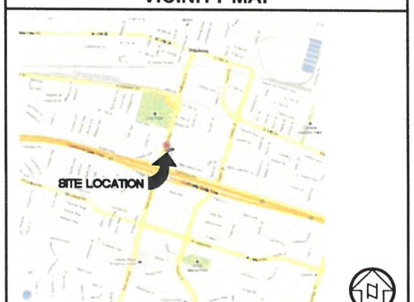
- INDICATES SHEARWALL LOCATIONS WHERE NO CONDUIT OR PIPING WILL BE PERMITTED TO PENETRATE SILL OR TOP PLATE. SEE PLANS FOR ADDITIONAL NOTES.
- BATT INSULATION
- RIGID INSULATION
- GYPSUM BOARD
- CERAMIC AND QUARRY TILE
- PLYWOOD
- CONCRETE
- MASONRY
- ASPHALTIC CONCRETE PAVING
- EARTH GRADE
- SAND BASE
- KITCHEN 110 — ROOM NAME / ROOM NUMBER
- 128 — FINISHES & EQUIPMENT SEE ID DRAWINGS
- 100 — EQUIPMENT, SEE KITCHEN DRAWING
- 00 AA — EXTERIOR MATERIAL / FINISH / EXTERIOR COLOR
- A7.0 (1, 2, 3, 4) — INTERIOR ELEVATION
- 101 — DOOR SYMBOL
- X — KEY NOTES
- A — SHEARWALL / ANCHOR BOLT SYMBOL
- 1 — FOOTING SYMBOL
- 2 / A7.0 — DETAIL NUMBER / SHEET NUMBER
- 1 / S5.0 — WALL SECTION NUMBER / ELEV. NUMBER / SHEET NUMBER
- 1 / A6.0 — BUILDING SECTION NUMBER / SHEET NUMBER
- 1 — REVISION SYMBOL
- ELEVATION/DATUM MARK
- DIMENSION TO EDGE / FACE OF OBJECT
- DIMENSION TO CENTER LINE OF OBJECT

&	AND
@	AT
A.B.	ANCHOR BOLT
A.C.	ASPHALTIC CONCRETE
A.C.I.	AMERICAN CONCRETE INSTITUTE
ACP	ACOUSTIC CEILING PANEL
A.D.A.A.G.	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
A.F.F. or AFF	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
A.P.A.	AMERICAN PLYWOOD ASSOCIATION
A.Q.T.	ABRASIVE QUARRY TILE
ARCH.	ARCHITECTURAL
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
BLK'G or BLKG	BLOCKING
B.N.	BOUNDARY NAIL
B.O.	BOTTOM OF
BM.	BEAM
B.O.J.	BOTTOM OF JOIST
B.U.R.	BUILT UP ROOFING
BOTT. or (B)	BOTTOM
C	CONDUIT
C.L. or ℄	CENTER LINE
C.B.B.	CEMENTITIOUS BACKER BOARD
C.D.	CORE DRILL
C.J.	CONTROL JOINT (COLD JOINT)
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONST. JT.	CONSTRUCTION JOINT
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
COMP	COMPACTED (ION)
C.T.	CERAMIC TILE
DBL.	DOUBLE
DEG. or °	DEGREE
DIA. or ø	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DR.	DOOR
DWG.(S)	DRAWING(S)
(E)	EXISTING
EA.	EACH
E.C.	ELECTRICAL CONTRACTOR
E.F.	EACH FACE
EL. or ELEV.	ELEVATION
E.N.	EDGE NAIL
E.O.C.	EDGE OF COUNTER / EDGE OF EQUIPMENT
ELEC.	ELECTRICAL
EQ. or =	EQUAL
EQUIP.	EQUIPMENT
E.S.	EACH SIDE
EXP.	EXPANSION
EXT.	EXTERIOR
FACT.	FACTORY
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.F.	FINISHED FLOOR
F.F.L.	FINISHED FLOOR LEVEL
F.G.	FLOAT GLASS
FLR.	FLOOR
FIN.	FINISH
F.N.	FIELD NAIL
F.O.B.	FACE OF BEAM
F.O.F.	FACE OF FINISH
F.O.J.	FACE OF JOIST
F.O.M.	FACE OF MASONRY
F.O.P.	FACE OF POST
F.O.S.	FACE OF STUD
F.R.P.	FIBERGLASS REINFORCED PANEL
F.S.	FLOOR SINK
FT.	FOOT or FEET
FTG.	FOOTING
GA. or GA	GAUGE (GAGE)
G.B. or GYP. BD.	GYPSUM BOARD
G.C.	GENERAL CONTRACTOR
GALV.	GALVANIZED
G.I.	GALVANIZED IRON
GLB.	GLUE-LAMINATED BEAM
H.D.	HUB DRAIN
HDR.	HEADER
HDW.	HARDWARE
HGR.	HANGER
HGT. or HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ. or H	HORIZONTAL
H.S.B.	HIGH STRENGTH BOLT
I.B.C.	INTERNATIONAL BUILDING CODE
I.D.	INTERIOR DESIGN
IN.	INCH
INFO.	INFORMATION
INT.	INTERIOR
INV.	INVERTED
JT. or JNT	JOINT
JIB or J.I.B.	Jack In the Box, Inc.
JST.	JOIST
L	ANGLE
LB. or LB or #	POUNDS
LG.	LONG
MAT.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MPH	MILES PER HOUR
M.P.S.	MODULAR PANELBOARD SYSTEM
M.S.B.	MAIN SWITCH BOARD
MTL.	METAL
(N)	NEW
NO. or #	NUMBER
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
O.H.	OPPOSITE HAND
OPNG.	OPENING
P.C.	PLUMBING CONTRACTOR
PERP.	PERPENDICULAR
P. LAM	PLASTIC LAMINATE OR PARALLAM (BEAM)
PL.	PLATE
P.L.	PROPERTY LINE
PLYWD.	PLYWOOD
POS or P.O.S.	POINT OF SALE
PR.	PAIR
PSF.	POUNDS PER SQ. FOOT
PSI.	POUNDS PER SQ. INCH
P.T.	PRESSURE TREATED
Q.T.	QUARRY TILE
QTY. or QTY	QUANTITY
RAD. OR (R)	RADIUS
REINF.	REINFORCEMENT
R.O.	ROUGH ORIENTATION
S.C.	SAW-CUT JOINT
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SM	SHEET METAL
SMS	SHEET METAL SCREW
SPEC.(S)	SPECIFICATION(S)
SQ.	SQUARE
SQ. IN.	SQUARE INCH
SQ. FT.	SQUARE FOOT
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
S.W.	SHEARWALL
SYM.	SYMMETRICAL
(T)	TOP
TEMP.	TEMPERED (TEMPERATURE)
T.G.	TEMPERED GLASS
THK.	THICKNESS
T & G	TONGUE & GROOVE
T.N.	TOE NAIL
T.O.	TOP OF
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOOTING
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
U.O.N.	UNLESS OTHERWISE NOTED
U.S.P.	UNDER SEPARATE PERMIT
VERT. OR (V)	VERTICAL
V.W.C.	VINYL WALLCOVERING
W/	WITH
WD.	WOOD
W.G.B.	WATER RESISTANT GYPSUM BOARD
W.I.B.	WALK-IN or WALK IN BOX
WT.	WEIGHT
WWM.	WELDED WIRE MESH

GENERAL NOTES

1. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS OR SPECIFICATIONS, IN THIS PACKAGE, NOTIFY ARCHITECT IMMEDIATELY.
2. ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER ACTS OR OMISSIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS & PROGRAMS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING WORK ON THE PROJECT.
3. ARCHITECT HAS NOT BEEN RETAINED FOR REVIEW, SUPERVISION OR ADMINISTRATION OF THE CONTRACT, NOR CERTIFICATION OF PAYMENTS, CONSTRUCTION COORDINATOR SHALL BE OWNER'S REPRESENTATIVE DURING CONSTRUCTION & UNTIL FINAL PAYMENT IS MADE. THE OWNER'S REPRESENTATIVE WILL REVIEW THE PROJECT & RENDER NECESSARY DECISIONS FOR THE PROGRESS OF THE WORK.
4. CONTRACTOR IS RESPONSIBLE TO SEE THAT WORK IN THE FIELD IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE, AND LOCAL CODES, ORDINANCES, AND REQUIREMENTS BY THE GOVERNING AGENCIES, WHETHER OR NOT SAID CODES, ORDINANCES, REQUIREMENTS, ETC ARE SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR CALLED FOR IN THE SPECIFICATIONS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES TO REMAIN THROUGHOUT CONSTRUCTION, CONTRACTOR SHALL REPAIR AND/OR REPLACE, AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
6. GENERAL CONTRACTOR SHALL COORDINATE THE DELIVERY OF ALL OWNER SUPPLIED EQUIPMENT. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EQUIPMENT AT THE TIME OF DELIVERY AND SHALL NOTIFY EQUIPMENT SUPPLIER OR ANY DEFICIENCIES OR DAMAGED EQUIPMENT AND ARRANGE FOR REPLACEMENT.
7. PRIOR TO EXCAVATION, DETERMINE AND VERIFY LOCATION OF UTILITY SERVICES IN ALL AREAS TO BE EXCAVATED.
8. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT LAWS, CODES, REGULATIONS, GOVERNING AGENCIES AND MANUFACTURE SPECIFICATION, UNLESS GREATER REQUIREMENTS ARE INDICATED, OR ARE NECESSARY FOR SAFE WORKING CONDITIONS.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING JURISDICTIONS AS REQUIRED FOR INSPECTIONS AND SHALL PAY INSPECTION FEES ASSOCIATED WITH THE WORK.
10. ARCHITECT SHALL APPLY FOR ELECTRICAL, HVAC MECHANICAL, AND PLUMBING PERMITS.
11. ARCHITECT, SHALL APPLY FOR ALL PERMITS WHICH INVOLVE DRAWING SUBMITTAL AND PROCESSING, BUILDING, FIRE, AND ENVIRONMENTAL HEALTH.
12. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER'S ENGINEER WITH A CONSTRUCTION SCHEDULE PRIOR TO STARTING THE WORK, SHALL PROVIDE A QUALIFIED JOB SUPERINTENDENT THROUGHOUT THE WORK, AND PROVIDE THE OWNER WITH PHOTOS SHOWING PIPING AND ELECTRICAL TRENCHES PRIOR TO BACK FILL, AND SHALL PROVIDE A SET OF "AS BUILT" MARKUPS AT COMPLETION.
13. THE GENERAL CONTRACTOR SHALL PROVIDE BARRICADES AND SAFETY SIGN PER OSHA REQUIREMENTS.
14. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OVERALL CONSTRUCTION SITE CLEANLINESS, INCLUDING PROVISIONS OF A DEBRIS BOX WITH REGULAR SERVICING, REMOVAL OF ALL CONTRACTOR REFUSE AND DEBRIS, AND SWEEPING OF THE ENTIRE YARD AREA AT COMPLETION OF THE WORK.
15. ALL PROCEDURES, TESTING, MATERIALS, LABOR, AND EQUIPMENT SHOWN ON THE PLANS SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE IN THESE PLANS, EQUIPMENT OR MATERIALS NOTED ONLY AS "FURNISHED BY OWNER" SHALL BE INSTALLED BY THE GENERAL CONTRACTOR.
16. CONTRACTORS SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES, IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE ARCHITECT.
17. ERRORS AND/OR OMISSIONS IN THE SCHEDULES DOES NOT RELIEVE THE CONTRACTOR FROM EXECUTING THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS.
18. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH WILL EXCEED THE QUANTITIES LISTED IN THE CBC TABLE 307.1 (1) AND 307.1(2).

VICINITY MAP



PROJECT DESCRIPTION

JACK IN THE BOX IS PROPOSING TO REMODEL AN EXISTING 2,196 S.F. BUILDING WITH AN EXISTING DRIVE THRU. PROJECT IS MAINTAINING EXISTING OCCUPANCY AND CURRENT USE.

THE PROJECT CONSISTS OF NEW EXTERIOR PAINT UPGRADE OF THE EXISTING "JACK IN THE BOX". NEW EXTERIOR WALL LIGHTING WILL BE ADDED TO NEW PARAPET. STRUCTURAL RETROFIT AND NEW ROOF.

THE PROJECT ALSO CONSISTS OF IN INTERIOR REMODEL: ADA COMPLIANT RESTROOMS, NEW DINING ROOM SEATING AND FINISHES, NEW FINISHES IN RESTROOMS, NEW LED LIGHTING THROUGHOUT BUILDING.

HOURS OF OPERATION ARE 6:30AM-2:00AM FOR THE DINING ROOM, AND 24 HR. OPERATION FOR THE DRIVE-THRU.

TOTAL NUMBER OF EMPLOYEES: ±45
TOTAL NUMBER OF EMPLOYEES ON LARGEST SHIFT: 8

UNDER SEPARATE PERMIT

1. EXISTING OCCUPANCY AND CURRENT USE WILL BE MAINTAINED.
2. ALL NEW BUILDING SIGNAGE.

CONSULTANT INFORMATION

ARCHITECT:
PM DESIGN GROUP, INC.
ROY PEDRO, ARCHITECT
6930 DESTINY DR., SUITE 100
ROCKLIN, CA 95677
PHONE: (916) 226-5487
CONTACT: DAVID LUNDY
dlundy@pmdginc.com

BUILDING OWNER:
JACK IN THE BOX
MIKE HOGENBOOM
6008 EQUESTRIAN TERRACE
ROCKLIN, CA 95677
PHONE: (916) 206-3024

MEP ENGINEER:
ROBISON ENGINEERING
PAUL ROBISON, PRINCIPAL
20300 19TH AVENUE NE
SHORELINE, WA 98155
PHONE: (206) 364-3343
FAX: (206) 364-3363

STRUCTURAL ENGINEER:
CULLUMBER ENGINEERING
WESLEY CULLUMBER, S.E.
6930 DESTINY DR., SUITE 300
ROCKLIN, CA 95677
PHONE: (916) 251-9798

BUILDING DATA

OWNER:	Jack In the Box Inc. (J.I.B.)
JACK IN THE BOX #	0521
BUILDING ADDRESS:	2135 RAILROAD AVENUE, PITTSBURG, CA 94555
LEGAL JURISDICTION:	CITY OF PITTSBURG, CONTRA COSTA COUNTY, STATE OF CALIFORNIA
PLANNING ZONE: ASSESSOR'S PARCEL NO.	P-C 088-171-012-3
MUNICIPAL CODES:	2013 CALIFORNIA ADMINISTRATIVE CODE 2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA ELECTRICAL CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ENERGY CODE 2013 CALIFORNIA FIRE CODE 2013 CALIFORNIA GREEN CODE STANDARDS AND ALL APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS
EXISTING BUILDING AREA:	±2,196 S.F. (EXISTING).
BUILDING HEIGHT:	1 STORY, 22'-2"
TOTAL SITE AREA:	±30,658 S.F.
EXISTING SEATING: PROPOSED SEATING:	28 SEATS 29 SEATS
OCCUPANCY:	A-2 - RESTAURANT
TYPE OF CONSTRUCTION:	V-B (NON-SPRINKLERED)
PARKING REQUIREMENTS: EXISTING:	1 PER 3 SEATS = 14.3 SPACES 29 TOTAL PARKING SPACES (27 SPACES, 2 ADA ACCESSIBLE PARKING SPACE)
PROPOSED:	NO CHANGES
HOURS OF OPERATION:	6:30AM-2:00AM FOR DINING AREA 24 HOUR FOR DRIVE-THRU

SHEET INDEX (TOTAL OF 48 SHEETS)

TS1.0	TITLE SHEET
AS1.0	EXTERIOR ACCESSIBILITY SHEET
AS2.0	INTERIOR ACCESSIBILITY SHEET
AS3.0	RESTROOM ACCESSIBILITY SHEET
	SITE
SD1.0	SITE PLAN
SD2.0	DETAILS
	ARCHITECTURAL
A1.0	FLOOR PLAN
A2.0	REFLECTED CEILING PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A5.0	BUILDING SECTIONS
A5.1	BUILDING SECTIONS
A6.0	WALL SECTIONS
A7.0	RESTROOM PLAN & INTERIOR ELEVATIONS
A8.0	SCHEDULES
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
	INTERIOR DESIGN
ID1.0	FURNITURE PLAN
ID1.1	FLOORING LAYOUT PLAN
ID2.0	INTERIOR ELEVATIONS
ID3.0	DETAILS
ID3.1	DETAILS
ID4.0	SCHEDULE
ID4.1	SCHEDULE
ID4.2	SCHEDULE
	STRUCTURAL
SN1	STRUCTURAL NOTES AND SPECIFICATIONS
S1.0	ROOF FRAMING PLAN
S2.0	STRUCTURAL DETAILS
	ELECTRICAL
E0.0	GENERAL ELECTRICAL SPECIFICATIONS
E1.0	LIGHTING PLAN
E1.1	LIGHTING CONTROL PLAN
E1.3	ROOF PLAN
E2.0A	BUILDING LIGHTING COMCHECK
E2.0B	BUILDING LIGHTING COMCHECK
	SPECIFICATIONS
SP1.0	GENERAL
SP1.1	GENERAL
SP1.2	GENERAL
SP1.3	GENERAL
SP2.0	STRUCTURAL
SP3.0	PLUMBING
SP4.0	MECHANICAL
SP5.0	ELECTRICAL
SP6.0	WEATHER BARRIER SPECIFICATIONS
SP6.1	WEATHER BARRIER SPECIFICATIONS
SP6.2	WEATHER BARRIER SPECIFICATIONS
SP6.3	WEATHER BARRIER SPECIFICATIONS

Jack in the box
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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These drawings attached are intended to assist the architect in preparing site-adapt construction documents provided that such use does not conflict with rules governing architects in the state where the work is to be performed. They all need to be modified to comply with all applicable codes and site-specific conditions.

DATES

RELEASE: AUG. 24, 2015
P.M. UPDATES: SEPT. 22, 2016
SUBMITTAL DATE:
1:
2:
3:
BID:
CONSTRUCTION:

REVISIONS

△ ISSUED FOR PLAN CHECK REVIEW 3/9/17
△
△
△
△
△

LICENSED ARCHITECT ROY W. PEDRO NO. C-28504 REN. 1/31/19 STATE OF CALIFORNIA

PM DESIGN
Architectural Solutions Group
6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677
(916) 415-5358
rpedro@pmdginc.com
Roy W. Pedro, Architect

SITE INFORMATION

MK TYPE: MK5K_48P
JIB #: 0510
ADDRESS:
2135 RAILROAD AVENUE
PITTSBURG, CA 94555

DRAWN BY:
PROJECT #: JIB17004.0
SCALE: AS NOTED

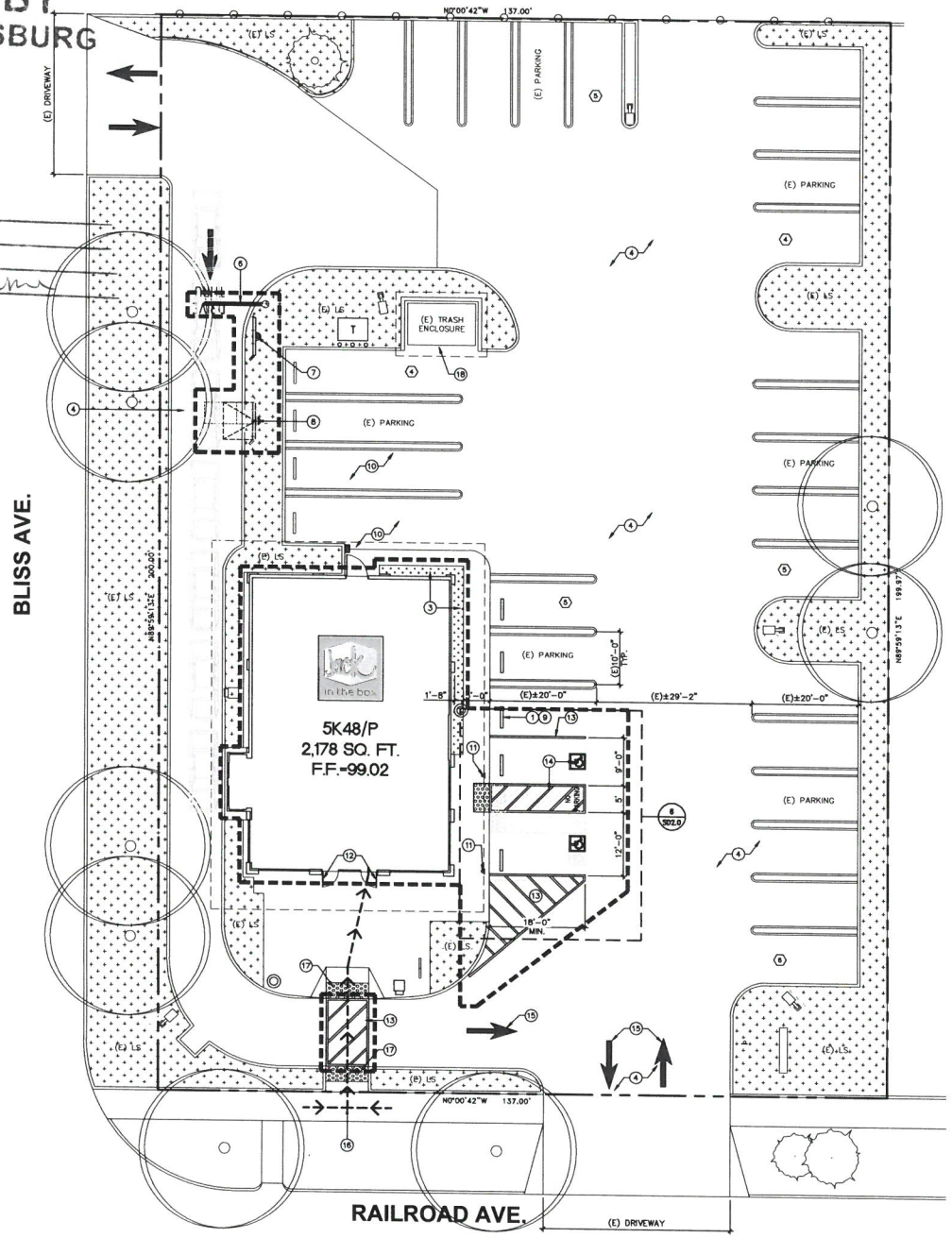
TITLE SHEET

TS1.0

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1231
Reso. No. ZA 301
Date Approved: 5.30.17
Signature: Celina F. Palma



KEY NOTES

1. QC TO REPLACE AND/OR RELOCATE WHEEL STOPS BACK TO ORIGINAL POSITION, TYP. SECURE TO PAVING ACCORDINGLY.
2. REMOVE EXISTING ACCESSIBLE PARKING STRIPING AND RESTRIPE, SEE DETAIL 6/SD2.0.
3. REMOVE (E) LANDSCAPE BARK AT PLANTER. INSTALL AND RE-LANDSCAPE.
4. REPAIR DAMAGED PAVING AND OR CONCRETE AREAS THAT SHOW CRACKING. FIELD VERIFY (E) CONDITIONS.
5. REMOVE (E) PARKING STRIPING AT ACCESSIBILITY PARKING AND PATH OF TRAVEL AREA. PAINT AND RE-STRIPE 4" WIDE AT 36" O.C.
6. REMOVE (E) AND INSTALL (N) HEIGHT CLEARANCE (9'-0") AND WARNING POLE SIGN. KEEP (E) FOOTING; SEE DETAIL 20/SD2.1.
7. INSTALL NEW ORDER BOARD AT (E) LOCATION; SEE DETAIL 18/SD2.1.
8. PROVIDE NEW MENU BOARD WEATHER CANOPY, REF 19-20/SD2.0.
9. INSTALL CONCRETE WHEEL STOP TYPICAL AT HANDICAP SPACES AND STANDARD SPACES FRONTING 8-FOOT OR LESSER WIDTH SIDEWALKS.
10. RE-GRADE AREA OF PONDING AS REQ'D FPR PROPER SLOPE AWAY FROM BUILDING. FIELD VERIFY (E) CONDITIONS.
11. (E) STANDARD & VAN ACCESSIBLE PARKING SIGN WITH "VAN" PLACARD.
12. APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY DECAL ON DOOR.
13. PAINT 4-INCH SOLID WHITE PARKING STRIPES TO MUNICIPALITY STANDARDS.
14. PAINT ACCESSIBLE PARKING SYMBOLS, TEXT, AND DIAGONALS, REF 6/SD2.0
15. PAINT TRAFFIC DIRECTIONAL ARROWS; SOLID WHITE AND TYPICAL AS SHOWN.
16. (E) ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY TO (E) BUILDING ENTRANCE MAX 5% RUNNING SLOPE, MAX. 2% CROSS SLOPE.
17. (E) TRUNCATED DOMES TO REMAIN.
18. REPAIR (E) DAMAGED TRASH ENCLOSURE GATE HARDWARE AS REQ'D TO WORKING LIKE NEW CONDITIONS. FIELD VERIFY (E) CONDITIONS.

GENERAL CONDITIONS

GENERAL CONTRACTOR SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC., AS INDICATED ON DRAWINGS, IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH, OR HAZARD.

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE, AS REQUESTED BY CONSTRUCTION MANAGER, 'COMING SOON' SIGNAGE, SEE DETAIL
2. ALL SITE CONCRETE PAVING SHALL BE SPRAYED WITH A CURING COMPOUND AS SOON AS CONCRETE IS SET UP.
3. REFER TO PHOTOMETRIC PLAN AND ELECTRICAL SHEETS FOR LIGHTING UPGRADES.
4. REFER TO SCOPE OF WORK SECTION ON TS1.0 FOR ADDITIONAL GENERAL SITE IMPROVEMENT WORK.

SITE LEGEND

- PROPERTY BOUNDARY LINE
- SITE ITEMS TO BE REMOVED
- EXISTING CURB AND GUTTER
- EXISTING STREET LIGHT
- PROPOSED SITE LIGHTING
- BUILDING ENTRANCE
- WHEEL STOP
- ACCESSIBLE PARKING SPACES
- BIKE RACK
- NUMBER OF PARKING STALLS
- LIMITS OF WORK
- ACCESSIBLE PATH OF TRAVEL

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

NORTH

Jack in the box
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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DATES

RELEASE:	AUG. 24, 2015
P.M. UPDATES:	SEPT. 22, 2016
SUBMITTAL DATE:	
1:	
2:	
3:	
BID:	
CONSTRUCTION:	

REVISIONS

- ISSUED FOR PLAN CHECK REVIEW 5/9/17

LICENSED ARCHITECT FOR W. PIERCE
NO. C-29304
REN. 1/31/19
STATE OF CALIFORNIA

PM DESIGN
Architectural Solutions Group
6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677
(916) 415-5336
rpierce@pmdgsc.com
Roy W. Pierce, Architect

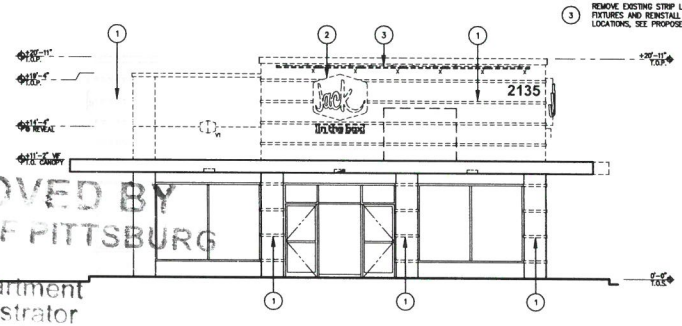
SITE INFORMATION

MK TYPE:	MK5K_48P
JB #:	0510
ADDRESS:	2135 RAILROAD AVENUE PITTSBURG, CA 94555
DRAWN BY:	
PROJECT #:	JIB17004.0
SCALE:	AS NOTED

PROPOSED SITE PLAN
SD1.0

DEMO KEY NOTES

1. REMOVE EXISTING DECORATIVE BANDING STRIPS, ALL PARAPET WALLS AND REINSTALL LATER AT EXISTING LOCATIONS. PATCH AND REPAIR STUCCO FINISH AS NEEDED, TYP.
2. REMOVE EXISTING SIGNAGE TO REINSTALL LATER AT EXISTING LOCATIONS, SEE NEW ELEVATIONS, TYP.
3. REMOVE EXISTING STRIP LIGHTING, WALL LIGHT FIXTURES AND REINSTALL LATER AT EXISTING LOCATIONS, SEE PROPOSED ELEVATIONS, TYP.

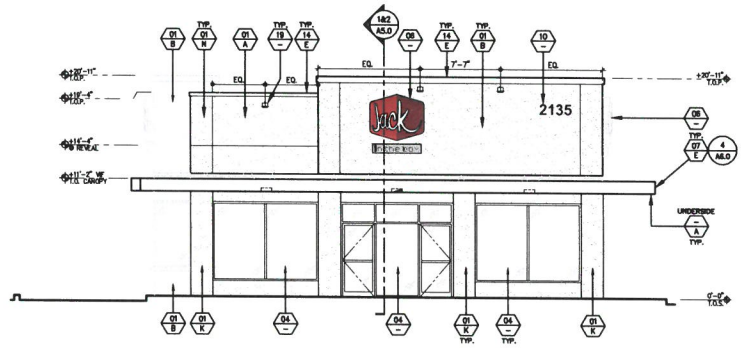


APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

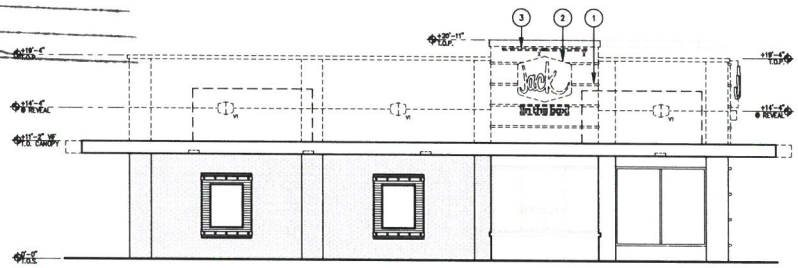
App. No. AP-17-1231
Reso. No. ZA 301
Date Approved: 5-30-17
Signature: Celina F Palm

EXISTING FRONT ELEVATION - WEST



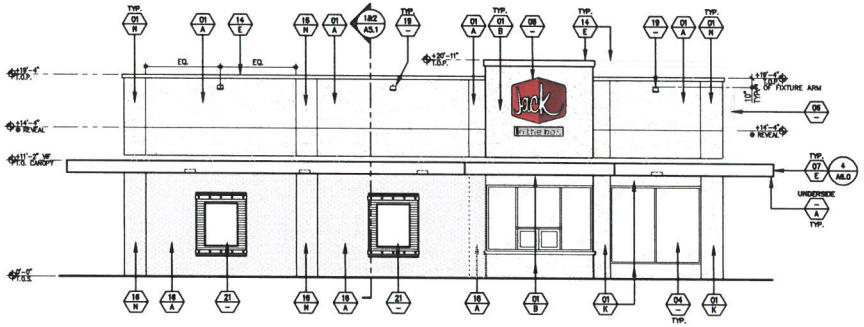
NEW FRONT ELEVATION - WEST

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



EXISTING LEFT ELEVATION - NORTH

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



NEW LEFT ELEVATION - NORTH

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

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01/A — MATERIAL/FINISH / COLOR

☐ ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR

MATERIAL/FINISH:

01 EXTERIOR CEMENT PLASTER– SAND FLOAT FINISH (SEE SPECIFICATIONS)
- ☐ INTEGRAL COLOR
- ☐ SHERWIN WILLIAMS SHERLASTIC 100% ACRYLIC ELASTOMERIC COATING
- ☑ EXTERIOR INSULATION FINISHING SYSTEM (EIFS) AS ALTERNATE, CONTRACTOR TO SUBSTITUTE EIFS IN LIEU OF EXTERIOR CEMENT PLASTER

02 AWNING/CANOPY & SUPPORT (BY SIGN CONTRACTOR)
03 NOT USED
04 (E) ALUMINUM STOREFRONT SYSTEM
- ☐ 1" CLEAR INSULATED GLASS
- ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 60 COATING
- ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 70XL COATING
- ☐ ANTI-GRAFFITI FILM

05 NOT USED
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 NEW PRE-FINISHED METAL FASCIA
08 NEW WALL WASH FLOOD LIGHT, REF ELECTRICAL
09 NOT USED
10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
11 MAIN ELECTRICAL SERVICE
12 NOT USED
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 ALUMINUM COPING
15 CO2 FILL BOX METAL COVER
16 (E) BRICK VENEER SLUMPSTONE
17 NOT USED
18 MOUNT LIGHT FIXTURE WITHIN CANOPY
19 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.0
20 NOT USED
21 DISPLAY POSTER PANEL AND SURROUND, SEE DETAIL 2/A9.0, 3/A9.0 (XF-E018) (XF-E019)
22 NOT USED
23 ENTRANCE DISPLAY HOURS PANEL <----(XF-E022)
24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL
25 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS & ILLUMINATED LIGHT BOX

COLOR:

A SHERWIN WILLIAMS: SW 7015 "REPOSE GRAY"
B SHERWIN WILLIAMS: SW 6321 "RED BAY"
C STANDARD STOREFRONT: CLEAR ANODIZED
D WHITE TEXT ON RED BACKGROUND
E CLEAR ANODIZED
F COLOR/FINISH TO MATCH ADJACENT SURFACE
G SHERWIN WILLIAMS: SW 6990 "CAVIAR"
H POWDERCOATED ANODIZED SILVER
J MAFIC, AV294
K SHERWIN WILLIAMS: SW 7020 "BLACK FOX"
L NATURAL CONCRETE, GRAY
M STAINLESS STEEL
N SHERWIN WILLIAMS: SW 7018 "DOVETAIL"
O NOT USED
P PAINT TO MATCH CLEAR ANODIZED ALUMINUM, TIGER DRYLAC 38/91020
R PRE-FINISHED "DARK BRONZE".

GENERAL NOTES:

1. ALL SIGNAGE IS UNDER SEPARATE SUBMITTAL AND PERMIT (N.I.C.).
2. C.J. = PLASTER CONTROL JOINT
3. ALL PLASTER ACCESSORIES, FLASHINGS ETC. SHALL BE PAINTED TO MATCH ADJACENT SURFACES. (U.O.N.).
4. ALL EXTERIOR WALL OPENINGS FOR RECEPTACLES, HOSE BIBBS, ETC. SHALL BE SEALED. SEE FLOOR PLAN, GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL NOTES.

Jack in the box
9330 BALBOA AVENUE
SAN DIEGO, CA 92123

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LICENSED ARCHITECT ROY W. PEDRO No. C-28604 REN. 1/31/19 STATE OF CALIFORNIA

PM DESIGN
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6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677
(916) 415-5159
rpedro@pmdgroup.com
Roy W. Pedro, Architect

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ADDRESS: 2135 RAILROAD AVENUE PITTSBURG, CA 94555
DRAWN BY:
PROJECT #: JIB17004.0
SCALE: AS NOTED

EXTERIOR ELEVATIONS

A4.0

DEMO KEY NOTES

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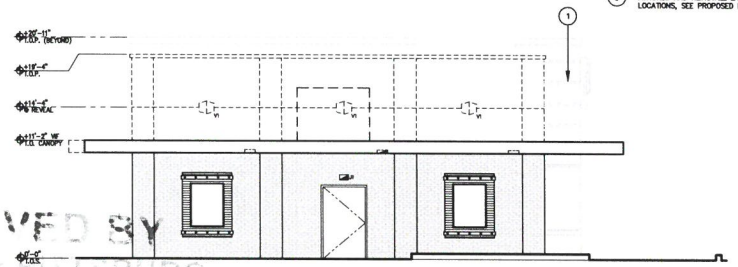
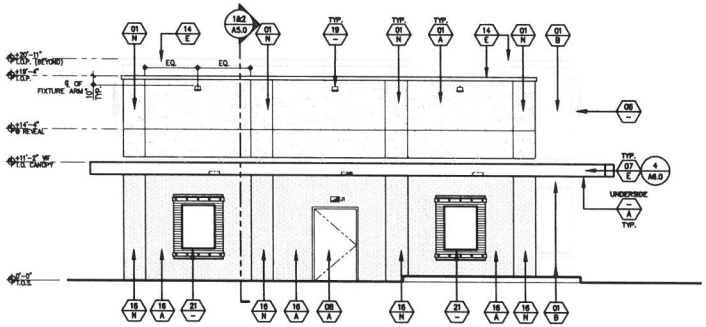


APPROVED BY
THE CITY OF PITTSBURG

___Planning Department
_X_Zoning Administrator
___Planning Commission
___City Council

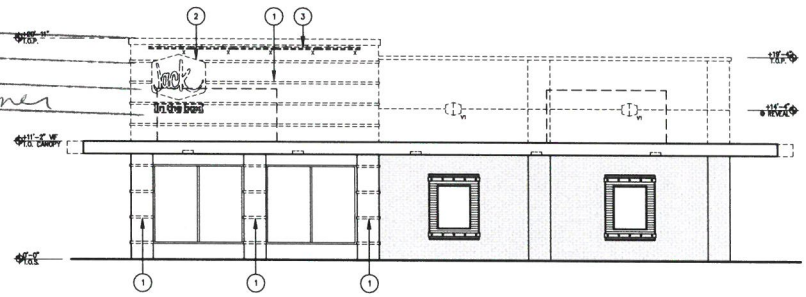
App. No. AP-17-1231
Reso. No. ZA 301
Date Approved: 5.30.17
Signature: Celina F. Palmer

EXISTING REAR ELEVATION - EAST



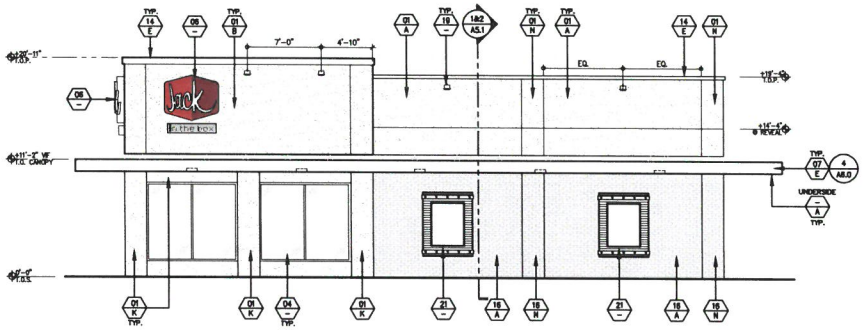
NEW REAR ELEVATION - EAST

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



EXISTING RIGHT ELEVATION - SOUTH

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



NEW RIGHT ELEVATION - SOUTH

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

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

01/A — MATERIAL/FINISH / COLOR

☐ ANTI-GRAFFITI COATING: DUMOND CPU647 GRAFFITI BARRIER COAT BY DUMOND CHEMICALS INC. (212) 869-6350 COLOR: CLEAR

MATERIAL/FINISH:

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- ☐ 1" CLEAR INSULATED GLASS
- ☐ 1" CLEAR INSULATED GLASS W/ SOLARBAN 60 COATING
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05 NOT USED
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
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10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
11 MAIN ELECTRICAL SERVICE
12 NOT USED
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 ALUMINUM COPING
15 CO2 FILL BOX METAL COVER
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17 NOT USED
18 MOUNT LIGHT FIXTURE WITHIN CANOPY
19 WALL MOUNTED LIGHT FIXTURE, SEE DETAIL 16/A9.0
20 NOT USED
21 DISPLAY POSTER PANEL AND SURROUND, SEE DETAIL 2/A9.0, 3/A9.0 (XF-EQ18) (XF-EQ19)
22 NOT USED
23 ENTRANCE DISPLAY HOURS PANEL <----- (XF-EQ22)
24 DRIVE-THRU WINDOW TREATMENT AND DISPLAY PANEL
25 FEATURE WINDOW POP OUT W/ ALUMINUM BREAK METAL PANELS & ILLUMINATED LIGHT BOX

COLOR:

A	SHERWIN WILLIAMS: SW 7015 "REPOSE GRAY"
B	SHERWIN WILLIAMS: SW 6321 "RED BAY"
C	STANDARD STOREFRONT: CLEAR ANODIZED
D	WHITE TEXT ON RED BACKGROUND
E	CLEAR ANODIZED
F	COLOR/FINISH TO MATCH ADJACENT SURFACE
G	SHERWIN WILLIAMS: SW 6990 "CAVIAR"
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J	MAFIC, AV294
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M	STAINLESS STEEL
N	SHERWIN WILLIAMS: SW 7018 "DOVETAIL"
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GENERAL NOTES:

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SAN DIEGO, CA 92123

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LICENSED ARCHITECT ROY W. PEDRO No. C-28204 REN. 1/31/19 STATE OF CALIFORNIA

PM DESIGN
Architectural Solutions Group
6930 DESTINY DRIVE
SUITE 100
ROCKLIN, CA 95677
(916) 415-5358
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Roy W. Pedro, Architect

SITE INFORMATION

MK TYPE: MK5K_48P
JIB #: 0510
ADDRESS: 2135 RAILROAD AVENUE PITTSBURG, CA 94555
DRAWN BY:
PROJECT #: JIB17004.0
SCALE: AS NOTED

EXTERIOR ELEVATIONS

A4.1

2017 ~~2016~~ REMODEL EXTERIOR COLORS

FASCIA
RAL 7039
1

RECEIVED
MAY 0 1 2017
PLANNING DIVISION

___Planning Department
x Zoning Administrator
___Planning Commission
___City Council

App. No. AP-17-1231
Reso. No. ZA 301
Date Approved: 5-30-17
Signature: Celina F. Palmer

ACCENT WALL
6321 RED BAY
SHERWIN WILLIAMS PAINT
2

ACCENT WALL
7020 BLACK FOX
SHERWIN WILLIAMS PAINT
3

ACCENT WALL
7018 DOVETAIL
SHERWIN WILLIAMS PAINT
4

FIELD WALL
7015 REPOSE GRAY
SHERWIN WILLIAMS PAINT
5

TRASH ENCLOSURE EXTERIOR WALLS AND PAINTED RETAINING WALLS SHALL BE 7015 REPOSE GRAY
TRASH ENCLOSURE INTERIOR WALLS AND GATES, GATE POSTS AND BOLLARDS SHALL BE 7020 BLACK FOX

APPROVED BY
THE CITY OF PITTSBURG

___Planning Department
X Zoning Administrator
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App. No. AP-17-1231
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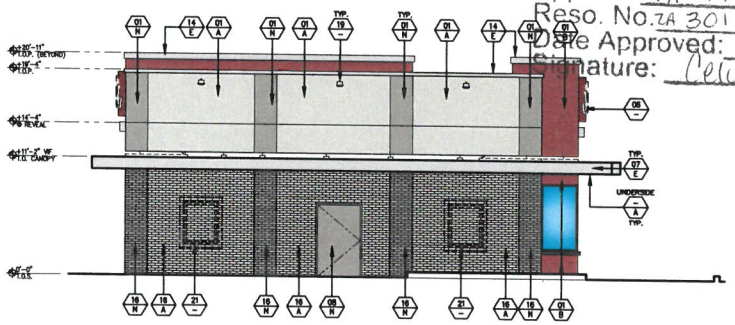
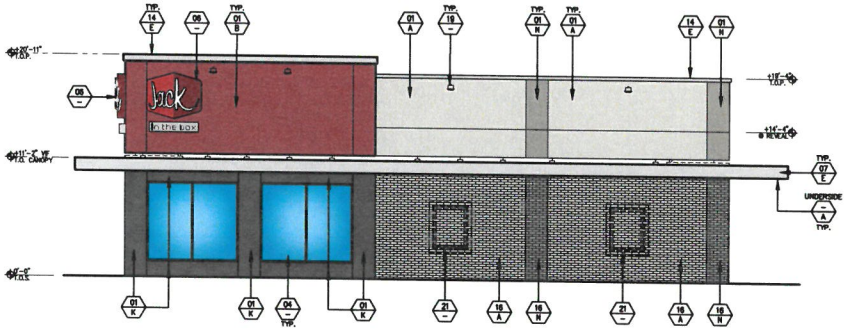


NEW REAR ELEVATION - EAST

NEW FRONT ELEVATION - WEST

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



NEW RIGHT ELEVATION - SOUTH

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

NEW LEFT ELEVATION - NORTH

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

EXTERIOR FINISH SCHEDULE

USE CHECKED BOX ONLY

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05 NOT USED
06 INTERNALLY ILLUMINATED SIGNAGE (O.F.O.I., NOT A PART OF THIS PERMIT)
07 NEW PRE-FINISHED METAL FASCIA
08 NEW WALL WASH FLOOD LIGHT, REF ELECTRICAL
09 MIN. 3" HIGH INTERNALLY LIT ADDRESS NUMBERS PER PITTSBURG MUNICIPAL CODE 15.44
10 12" HIGH BUILDING ADDRESS LETTERS (AS REQUIRED PER LOCAL JURISDICTION)
11 MAIN ELECTRICAL SERVICE
12 NOT USED
13 HOLLOW METAL DOORS AND FRAMES, MISCELLANEOUS TRIM
14 ALUMINUM COPING
15 CO2 FILL BOX METAL COVER
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M STAINLESS STEEL
N SHERWIN WILLIAMS: SW 7018 "DOVETAIL"
O NOT USED
P PAINT TO MATCH CLEAR ANODIZED ALUMINUM, RAL 7039
R PRE-FINISHED "DARK BRONZE".

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EXTERIOR COLORED ELEVATIONS

A4.0