



**CITY OF PITTSBURG
PLANNING COMMISSION MEETING AGENDA**

JUNE 23, 2020

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

PUBLIC ADVISORY:

THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for June 23, 2020 will be conducted telephonically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 836 8366 6878 and Password, 086252.

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

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

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



City of Pittsburg Planning Commission Agenda

June 23, 2020

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

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

Planning Commission Members

**Sarah Foster, Chair
Christopher Moreno, Vice-Chair
Dr. Trinh Nguyen, Commissioner
Wolfgang Croskey, Commissioner
James Coniglio, Commissioner
Punita Bhasin, Commissioner
Elissa Robinson, Commissioner**

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

1. **Arco Station Car Wash Relocation, AP-19-1473 (UP, DR, VA)**
This is a public meeting on a request for use permit, design review and variance approval of plans to demolish an approximately 968 square foot carwash and construct a new 3,200 square foot carwash building within the rear yard setback, at 1190 East Leland Road in the CC (Community Commercial) District. Assessor's Parcel No. 088-230-024.

COMMENTS FROM THE AUDIENCE

CONSENT

2. **Minutes**
Minutes of June 9, 2020

COMMISSION CONSIDERATIONS

3. **Century Plaza Shopping Center Pad #7 Sign Program, AP-20-1515 (SR)**
This is a request for approval of a master sign program for Century Plaza Shopping Center Pad #7 located at 4701 Century Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 074-460-013.

ZONING ADMINISTRATOR REPORTS

4. **Notice of Intent to Exercise Delegated Design Review Authority and Submittal of Adopted Zoning Administrator Resolution**
The Zoning Administrator submits one notice of intent to exercise delegated design review authority for review of new model homes for the San Marco Unit 13 (Village E) development which will be located immediately south of the existing Positano neighborhood, on the west side of Santa Teresa Drive. The Zoning Administrator also submits one resolution previously approved under the delegated authority.

STAFF COMMUNICATIONS

This agenda was posted in City Hall on Thursday, June 18, 2020

COMMITTEE REPORTS / COMMISSION COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: June 23, 2020

TIME: 7:00 p.m.

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

Concerning the following matter:

Arco Station Car Wash Relocation, AP-19-1473 (UP, DR, VA)

This is an application by Jeanette Verdugo, on behalf of AGC Design Concept, requesting design review, use permit, and variance approval to demolish an approximately 968 square foot carwash and construct a new 3,200 square foot carwash building within the required rear yard setback, located at 1190 East Leland Road. Assessor's Parcel No. 088-230-024.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

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

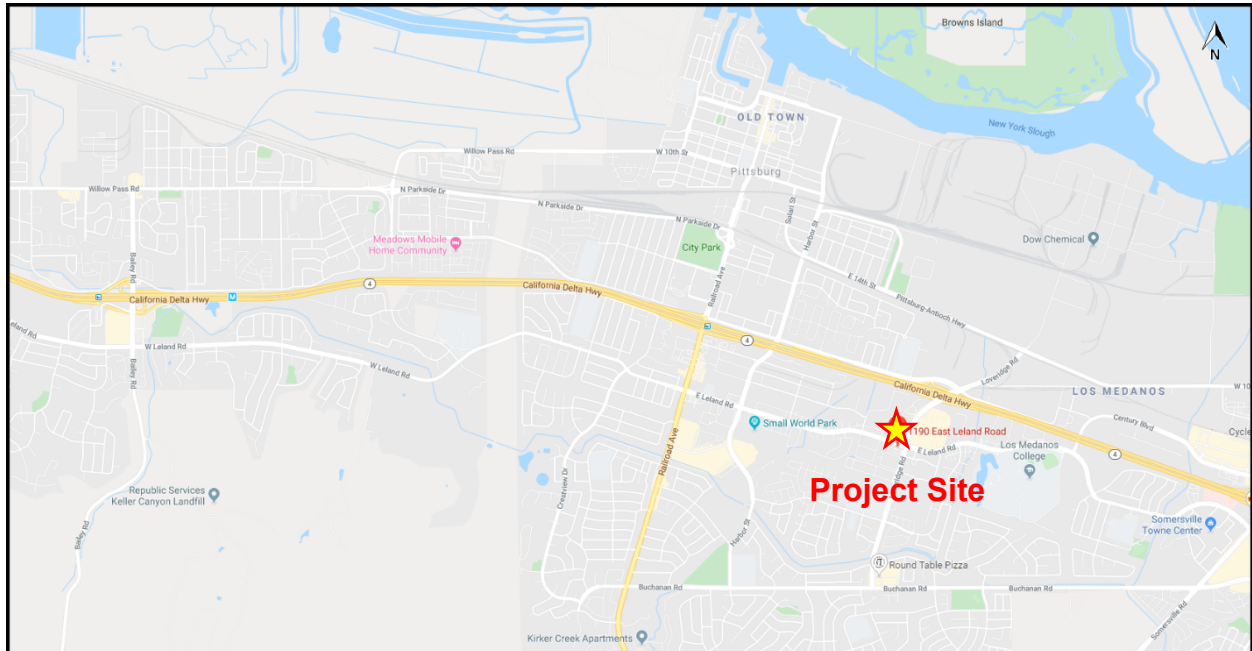
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through e-mailed testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Comments during the meeting can be submitted via email to meetingcomments@ci.pittsburg.ca.us.

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

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Arco Station Car Wash Relocation, AP-19-1473 (UP, DR, VA)
Location: 1190 East Leland Road, APN 088-230-024



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To view the meeting online during its broadcast:

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

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

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

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

June 9, 2020

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for June 9, 2020 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Vice-Chair Moreno called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, June 9, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California via Zoom teleconference.

ROLL CALL

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

Absent: Chair Foster, Commissioner Coniglio

Staff: City Attorney Donna Mooney, Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Senior Planner Hector Rojas, Associates Planner Trishia Caguiat, Assistant Planner Palmer, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Nguyen led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of May 26, 2020

On motion by Commissioner Robinson and seconded by Commissioner Croskey to approve the Minutes of May 26, 2020 and carried by the following vote:

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

PUBLIC HEARINGS

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

A public hearing on a request for a use permit amendment and design review approval of plans to allow a ministorage and contractor yard on a five-acre site located at 103,105, 107, 109, and 111 Avila Road in the OS00 (Open Space with Limited Overlay, City Council Ordinance No. 18-1440) District. Assessor's Parcel No. 091-020-019.

Senior Planner Rojas gave a presentation on the item.

Vice-Chair Moreno opened the public hearing.

Applicant Dave Rege spoke on behalf of his application.

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

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

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

3. Recommendations on Amendments to Title 18 of the Pittsburg Municipal Code as it Relates to Accessory Dwelling Units and Junior Accessory Dwelling Units

A public hearing to consider potential amendments to Title 18 of the Pittsburg Municipal Code (PMC) to revise the existing "Accessory Dwelling Units" Standards into conformance with adopted state legislation.

Associate Planner Caguiat gave a presentation on the item.

Planning Manager / Secretary Pollot informed the Commission of a letter that was received on the item from the Californians for Homeownership and presented several staff recommended changes in response to the concerns raised in the letter.

Vice-Chair Moreno opened the public hearing.

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

Joan Sellers, Pittsburg
Matthew Gelfand, Californians for Homeownership

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

On motion by Commissioner Robinson with the inclusion of the staff recommended changes, and seconded by Commissioner Bhasin to approve and carried by the following vote:

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

COMMISSION CONSIDERATION

4. Oak Hills Sign Program Update 2020, AP-20-1503 (SR)

A request for sign review approval of amendments to an existing master sign program for Oak Hills Shopping Center located at 408-692 Bailey Road, in the CC (Community Commercial) District. Assessor's Parcel Nos. 093-130-027, -038, and -046.

Assistant Planner Palmer gave a presentation on the item.

Applicant Bob Garrison spoke on behalf of the project.

On motion by Commissioner Croskey with clarification that Condition of Approval #3 applies to multiple frontages, and seconded by Commissioner Robinson to approve and carried by the following vote:

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

ZONING ADMINISTRATOR REPORTS

5. The Zoning Administrator submitted one notice of intent to exercise delegated design review authority for a new crane installation at 1 Leslie Drive, for Concord Iron Works.

The Commissioners acknowledged receipt of notice of intent.

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of June 23, 2020.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

There were no reports from the commissioners.

Commissioner Croskey asked for the process in submitting applications to Pittsburgh Recognition Committee (PRC). As staff to PRC the Community Development Director Jill Hecht gave a response.

ADJOURNMENT

The meeting was adjourned at 8:29 p.m. to June 23, 2020.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

From: [Matthew Gelfand](#) on behalf of matt@caforhomes.org
To: [PlanningCommissioner](#); [meetingcomments](#)
Cc: [Trishia Caguia](#)
Subject: FOR PUBLIC COMMENT - AGENDA ITEM 3
Date: Tuesday, June 9, 2020 6:04:32 PM
Attachments: [2020-6-9 - Californians Letter to Planning Commission.pdf](#)

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

To the Planning Commission:

Please see the attached correspondence regarding Agenda Item 3 being considered at your upcoming meeting.

TO STAFF: In light of the length of the letter, we are not asking that the letter be read into the record. Instead, we ask that you read this short statement: "Californians for Homeownership is a 501(c)(3) non-profit organization devoted to using legal tools to address California's housing crisis. You have been provided with a letter we submitted as part of our work monitoring local compliance with California's laws regarding accessory dwelling units. We encourage you to review our letter closely and to make the changes identified in the letter to bring the City's draft ADU ordinance into compliance with state law. Thank you for your consideration."

Sincerely,

Matthew Gelfand

--

Matthew Gelfand
Counsel, Californians for Homeownership
525 S. Virgil Avenue
Los Angeles, CA 90020
matt@caforhomes.org
Tel: (213) 739-8206

Californians for Homeownership is a 501(c)(3) non-profit organization that works to address California's housing crisis through impact litigation and other legal tools.



June 9, 2020

VIA EMAIL

Planning Commission
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
Email: planningcommissioner@ci.pittsburg.ca.us; meetingcomments@ci.pittsburg.ca.us

RE: June 9, 2020 Planning Commission Meeting, Agenda Item 3

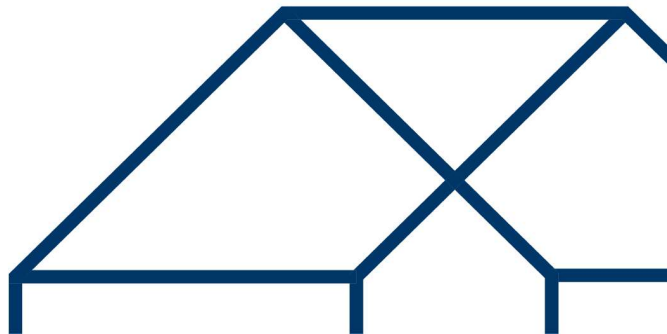
To the Planning Commission:

Californians for Homeownership is a 501(c)(3) non-profit organization devoted to using legal tools to address California's housing crisis. I am writing as part of our work monitoring local compliance with California's laws regarding accessory dwelling units (ADUs).

At your June 9 meeting, you will consider an ordinance intended to address recent changes to state ADU law. If the City adopts a compliant ADU ordinance, it will be able to maintain certain local controls on ADU development.

The draft ordinance is generally good. But we do have some concerns, which staff should address before the City moves forward with the ordinance:

- The ordinance limits the number of detached ADUs on multifamily properties to 25% of the unit count of the primary dwelling. The 25% limit applies only to conversions of non-livable space under Government Code Section 65852.2(e)(1)(C). Two detached ADUs are allowed on multifamily properties, regardless of the unit count of the primary dwelling. Gov. Code § 65852.2(e)(1)(D).
- The draft JADU provisions in the ordinance purport to require JADUs to conform to various standards for the underlying zone. These provisions are meaningless and should be removed to avoid confusion. JADUs are built within the walls of a single-family dwelling, and a City cannot prevent the creation of a JADU based on existing non-conformities. Gov. Code § 65852.2(e)(2).
- The ordinance appears to apply different standards to the conversion of a garage as compared with other structures, allowing only non-garage accessory structures to be converted



under Government Code Section 65852.2(e)(1)(A). All lawfully established structures are eligible for conversion under Government Code Section 65852.2(e)(1)(A).

- The ordinance makes an unlawful change to the list of parking exceptions provided by state law. An ADU is not subject to any parking requirement if it “is part of the proposed or existing primary residence or an accessory structure.” Gov. Code § 65852.2(d)(3). The City is not permitted to limit the exception to conversions of habitable space.

- The draft ordinance should be amended to expressly state that replacement parking is not required for parking structures lost through conversion into ADUs or demolition to construct ADUs. Gov. Code § 65852.2(a)(1)(D)(xi).

- The draft ordinance does not provide the required special treatment for the categories of ADUs listed in Government Code Section 65852.2(e)(1). Although the ordinance provides a limited degree of special treatment for conversions of some accessory structures, this treatment is very incomplete. Subdivision (e)(1) ADUs must be ministerially permitted “notwithstanding” the provisions allowing cities to pass local ADU ordinances, meaning that these ADUs must be approved without applying any local development standards other than those specifically authorized by Government Code Section 65852.2(e). According to guidance from the Department of Housing and Community Development, these ADUs “do[] not necessitate a zoning clearance and must not be limited to certain zones or areas or subject to height, lot size, lot coverage, unit size, architectural review, landscape or parking requirements,” and the Department has issued non-compliance letters to cities that have improperly applied local development standards to these ADUs. As examples, the City’s front-yard setback cannot be applied to detached ADUs under 800 square feet (which fall into Government Code Section 65852.2(e)(1)(B)) and its size limits cannot be applied to the special categories of ADUs for multifamily properties in Government Code Sections 65852.2(e)(1)(C) and (D). To assist the City in crafting appropriate language, we are providing (below) example language based on ordinances adopted by other cities.

- The draft ordinance defines “primary dwelling” to mean a “single-family” dwelling on the lot. This appears to be an accidental holdover from the City’s prior ordinance, and should be adjusted to reflect that the primary dwelling can be single-family or multifamily.

We hope this information is helpful to you as you work to develop the City’s ADU ordinance. We would like to be part of that process. To that end, we request that the City include us on the notice list for all future public meetings regarding the City’s ADU policies, and we request that this letter be included in the correspondence file for those meetings.

Sincerely,



Matthew Gelfand

cc: Trishia Caguiat, Associate Planner (by email to tcaguiat@ci.pittsburg.ca.us)

Example Language For Government Code Section 65852.2(e)(1) ADUs

Units Subject to Limited Standards.

Notwithstanding [the other sections of the local ADU ordinance], accessory dwelling unit and junior accessory dwelling unit permits shall be issued based solely on the standards set forth in this section and all applicable Building Code standards, as follows:

- (a) Internal ADUs. One accessory dwelling unit or junior accessory dwelling unit per lot with a proposed or existing single-family dwelling if all of the following apply:
 - (1) The ADU or JADU unit is within the proposed space of a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.
 - (2) The space has exterior access from the proposed or existing single-family dwelling.
 - (3) The side and rear setbacks are sufficient for fire and safety.
 - (4) The JADU complies with the requirements of Section 65852.22.
- (b) Detached ADUs. One detached, new construction, ADU that does not exceed four-foot side and rear yard setbacks for a lot with a proposed or existing single-family dwelling. The ADU may be combined with a JADU described in subsection (a)(1) of this section. A local agency may impose the following conditions on the accessory dwelling unit:
 - (1) A total floor area limitation of not more than 800 square feet.
 - (2) A height limitation of 16 feet.
- (c) Multifamily Dwelling ADUs
 - (1) Multiple ADUs within the portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages, if each unit complies with state building standards for dwellings.
 - (2) A local agency shall allow at least one ADU within an existing multifamily dwelling and shall allow up to 25 percent of the existing multifamily dwelling units.
- (d) Not more than two ADUs that are located on a lot that has an existing multifamily dwelling but are detached from that multifamily dwelling and are subject to a height limit of 16 feet and four-foot rear yard and side setbacks.
- (e) Rentals of ADU and JADU permitted pursuant to this section shall be for a term longer than 30 days.
- (f) Installation of fire sprinklers are not required in an ADU or JADU if sprinklers are not required for the primary residence.
- (g) ADUs and JADUs permitted under this section shall not be required to install a new or separate utility connection directly between the ADU and the utility nor shall a related connection fee or capacity be charged unless the ADU or JADU is proposed to be constructed with a new single-family home.

From: [Joan Sellers](#)
To: [meetingcomments](#)
Subject: ADU- accessory dwelling unit item #2
Date: Tuesday, June 9, 2020 4:22:31 PM

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

The Just a thought regarding ADUs.
According to City Data:

The renting rate among poor residents was 70.3%. (That would make 30% homeowners)

For comparison, it was 33.4% among residents with income above the poverty level. (That would make 60% homeowners)

Having an additional unit would provide extra living quarters for additional family or rental income to subsidize their current income. The need is there. The percentage of homeowners under the median income level seems to be comparable to those above.

The concern with accommodating this need is to assure neighborhoods that rules would be established and enforced regarding a one vehicle limit and occupancy limits.

Read more: <http://www.city-data.com/poverty/poverty-Pittsburg-California.html>

Joan Sellers

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 23, 2020**

ITEM: Century Plaza Shopping Center Pad #7 Sign Program, AP-20-1515 (SR)

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

SUBJECT: This is a request for approval of a master sign program for Century Plaza Shopping Center Pad #7 located at 4701 Century Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 074-460-013.

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No. 10152, approving Sign Review Application No. 20-1515, subject to conditions.

BACKGROUND:

Century Plaza Shopping Center covers over 50 acres of land located at the northwest corner of Auto Center Drive and Century Boulevard. The 529,277-square-foot shopping center includes a standalone movie theater, two large buildings with multiple tenants, and seven smaller buildings on separate pad sites.

Pad #7 is located at the northwest corner of the intersection of Auto Center Drive and Century Boulevard. It was developed in 1988 with a single-story, 8,000-square-foot commercial building. The building was used as a retail store for Big 5 Sporting Goods until the store relocated to another tenant space within Century Plaza in December 2019. The building has been vacant since Big 5 moved to its new location (4405 Century Boulevard, Suite 101).

On May 12, 2020, the Planning Commission adopted Resolution No. 10146 approving plans to remodel Pad #7 for a 1,804-square-foot restaurant, a 1,050-square-foot retail business, and a 4,985-square-foot fast-food restaurant with drive-through service. The applicant is now seeking approval of a master sign program that would establish specific requirements for future tenant signs on the remodeled building.

PROJECT DESCRIPTION:

Existing Conditions: Figures 1 through 6 show the project site's location in Pittsburg, an aerial of the site, and four site photos taken from different vantage points.

Figure 1 – Location Map

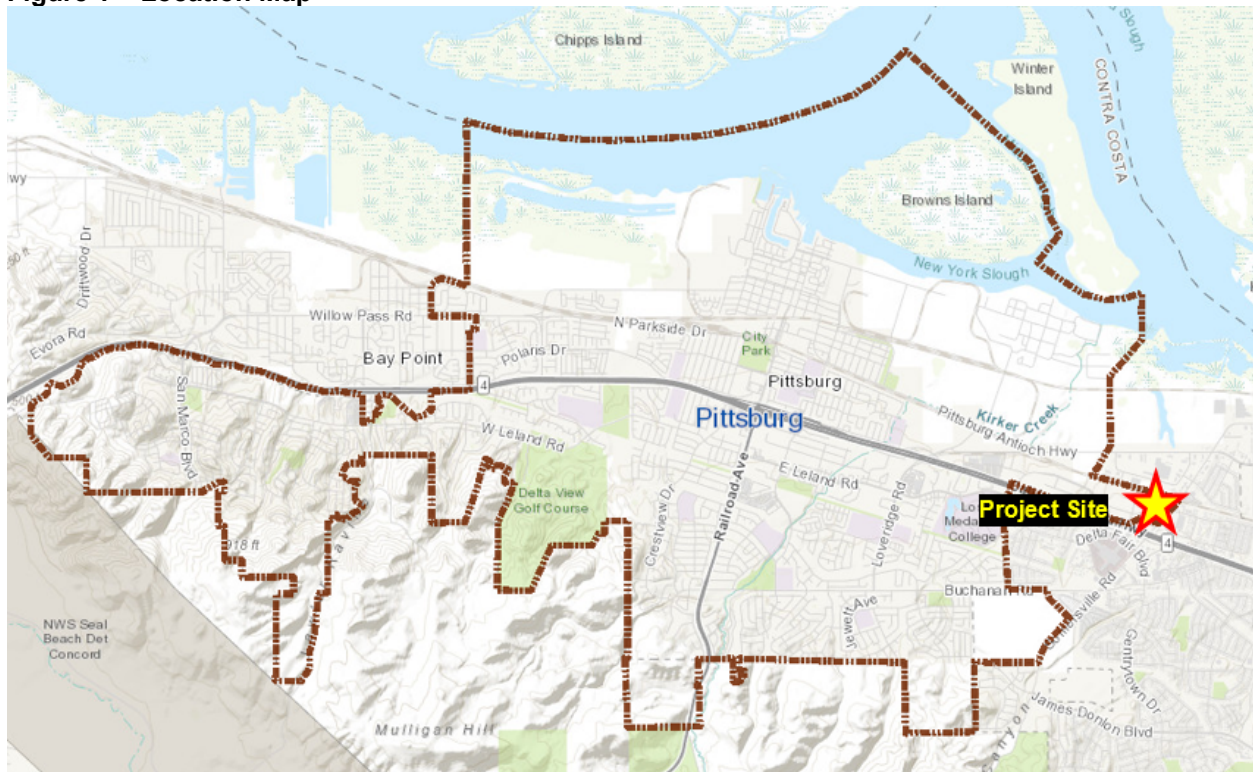


Figure 2 – Aerial of the Site

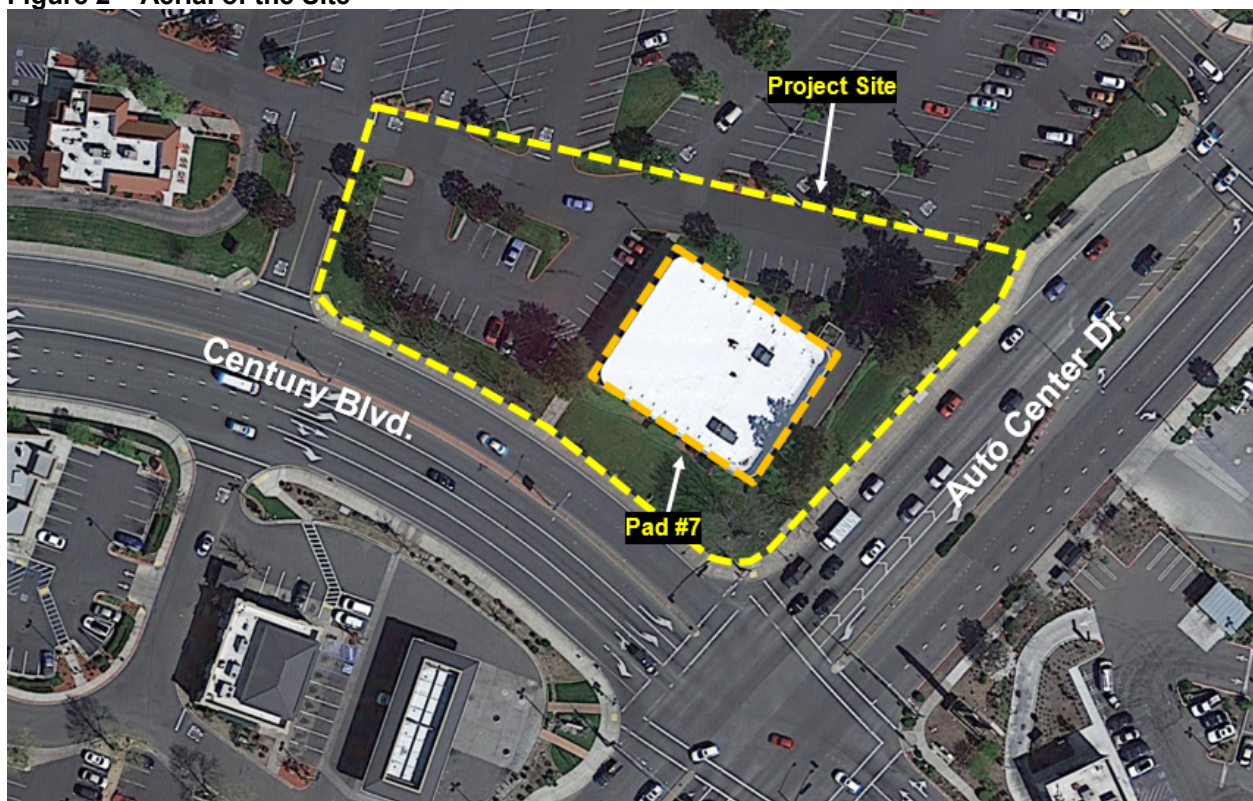


Figure 3 – Site Photo from parking lot looking east



Figure 4 – Site Photo from Century Boulevard looking northeast



Figure 5 – Site Photo from Auto Center Drive looking west



Figure 6 – Site Photo from parking lot looking south



Surrounding Land Uses: Figure 7 shows a map of the land uses located around the project site.

Figure 7 – Map of Surrounding Land Uses



Proposed Sign Program: The proposed master sign program is provided in Attachment 2 of this report. As described in the program, building signage would be limited to individually illuminated channel letters. Letter style would be the tenant's choice. The wording of the building signs would be limited to the business name or goods and services being offered. Use of registered trademark logos and colors would be allowed; other logos and colors would be subject to landlord and City approval.

Under the proposed sign program, each business would be allowed up to two (2) square feet of building signage per linear foot of store frontage. The signs would not be allowed to exceed 70% of the store frontage or 50% of the fascia height. As shown on Figures 8 through 11, stacked signs would be allowed on the southern and eastern sides of the building's tallest end cap.

If approved, the sign program would also prohibit the following types of signs on the remodeled building:

- Signs with flashing, blinking, moving, animated, or audible effects;

- Tethered balloons and inflatable signs;
- Signs on vehicles parked solely for advertisement purposes;
- Mobile signs such as A-Frames;
- Signs with exposed lamps;
- Signs with painted lettering; and
- Handmade signs.

It should be noted that the sign program shows signage for five tenants. However, the building remodel approved by the Planning Commission on May 12, 2020 was only for three tenants. The applicant still intends to remodel the building for three tenants but has shown five in the sign program to eliminate the need for amendments to the sign program if the building were to be reconfigured for five tenants in the distant future.

Figure 8 – North Building Elevation Signage

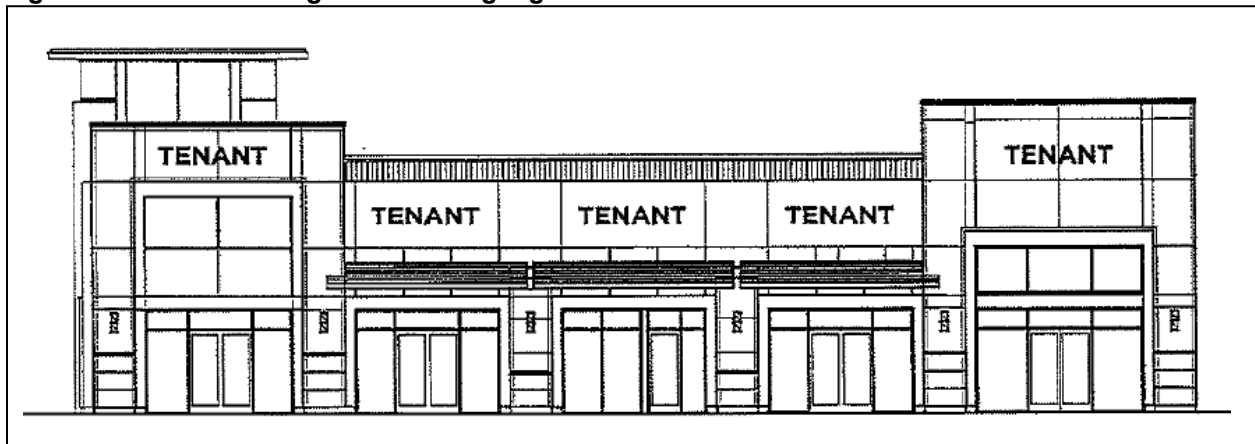


Figure 9 - West Building Elevation Signage

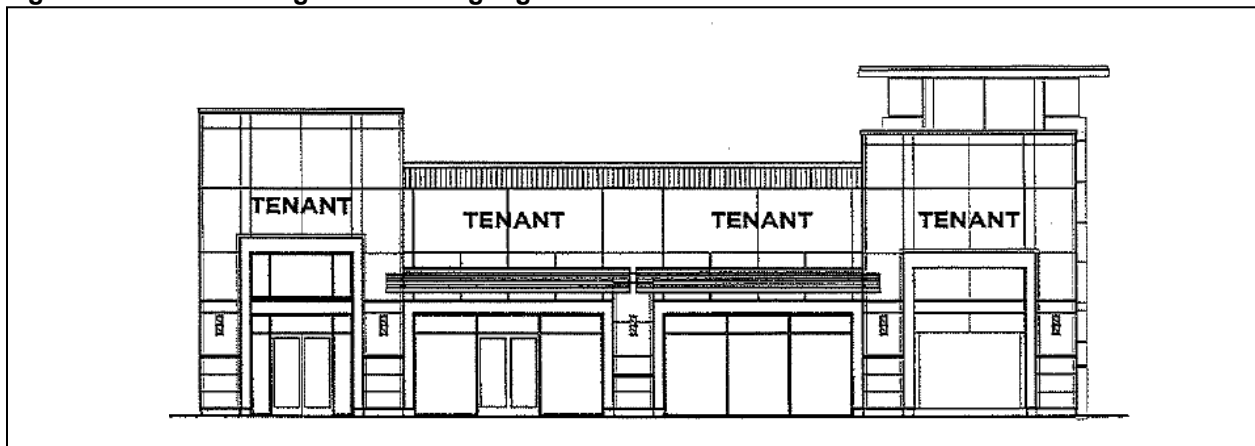


Figure 10 – South Building Elevation Signage

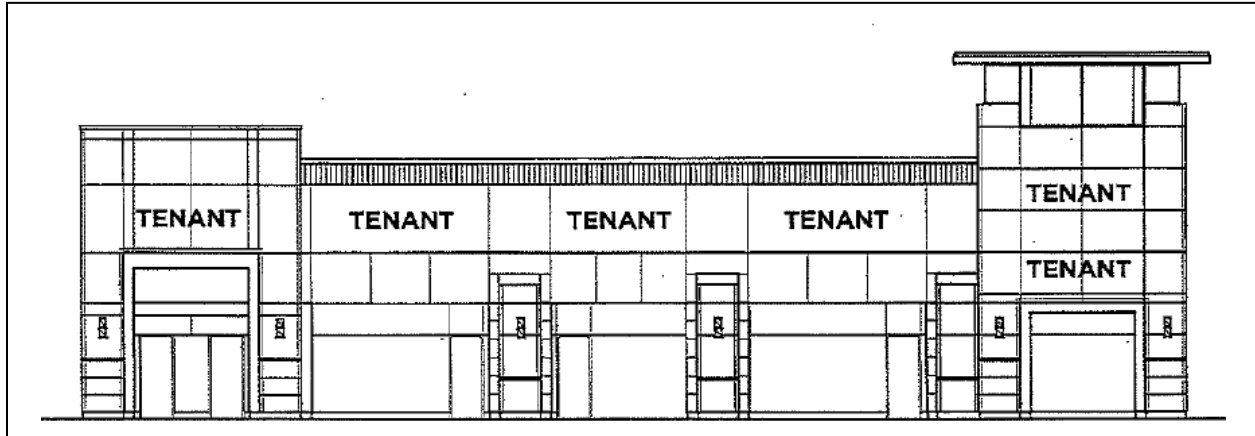
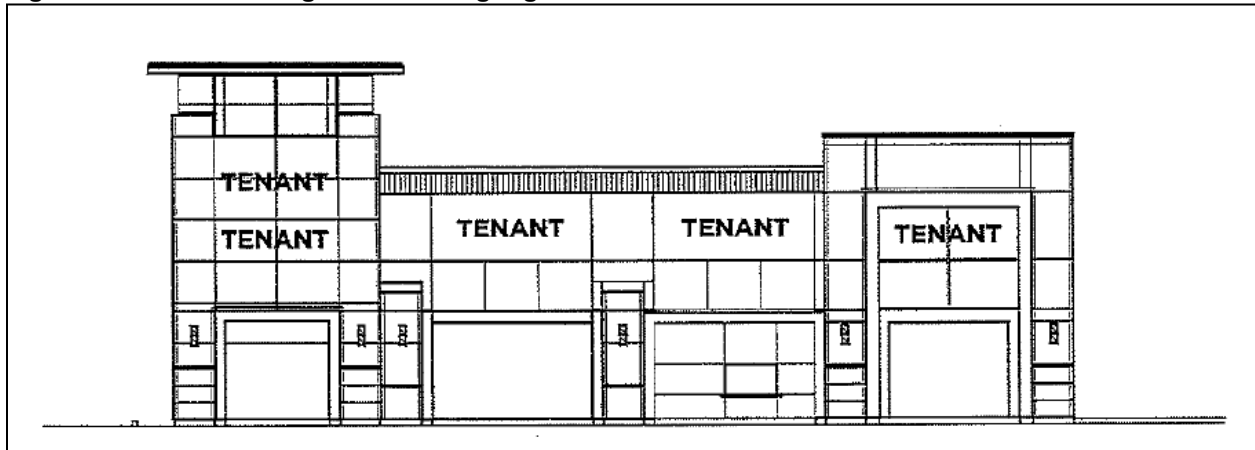


Figure 11 - East Building Elevation Signage



GENERAL PLAN/CODE COMPLIANCE:

General Plan: The General Plan does not provide policy direction relative to commercial signage within the City. Signs are regulated entirely by Pittsburgh Municipal Code (PMC) Title 19 “Sign Regulations”.

Sign Regulations: PMC Title 19 requires a master sign program for buildings containing four (4) or more businesses. The purpose of a sign program is to ensure compatibility between multiple signs on a single building. Future tenant signs meeting the approved sign program’s criteria would be approved by City staff on a ministerial basis.

Required Findings: In approving a sign program, the Commission is not required to make specific findings like those made for use permits or design reviews. However, the proposed resolution in Attachment 1 of this report includes several findings which support staff’s recommended action.

Environmental Review: The 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.

Public Notice: Although not required by the PMC, on or prior to June 13, 2020, notice of the June 23, 2020, public meeting to consider the proposed sign program was posted at City Hall, near the project site, and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "El Pueblo", "Pittsburg Antioch", "Gentry Courts", "Mosaic Apartment", "Diamond Hillside", "East Leland", "Los Medanos", "Ventura", "Highland Meadows", "Silver Saddle", and "Sandra Circle."

ANALYSIS:

The proposed sign program would ensure compatibility between the multiple building signs on the Pad #7 remodeled building. It would accomplish this by: 1) requiring each business to use the same building sign type (individually illuminated channel letters); and 2) limiting building sign dimensions to 70% of the store frontage and 50% of the fascia height. The sign program would also prohibit several types of signs (including flashing, inflatable, and handmade) that could otherwise create visual clutter or detract from the remodeled building's appearance.

It is important to note that the proposed sign program would allow each tenant up to two (2) square feet of building signage per linear foot of store frontage. Under PMC section 19.16.020, retail and service businesses are allowed to install building signs not exceeding one (1) square foot per linear foot of store frontage or 20 square feet, whichever is greater. Staff believes an increase in the allowable building sign area for Pad #7 is appropriate given the existing sign program for the rest of the Century Plaza Shopping Center (which excludes Pad #7) allows up to three (3) square feet of building signage per linear foot of store frontage (see Attachment 3).

ACTION REQUIRED:

Move to adopt Resolution No. 10152, approving Sign Review Application No. 20-1515, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10152
2. Century Plaza Pad 7 Master Retail Sign Program (dated 5/20/20)
3. Master Retail Sign Program Century Plaza (adopted 6/25/13)
4. Public Meeting Notice

5. Presentation Slides

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

Attachment 1
Proposed Resolution

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Master Sign	)	
Program for Century Plaza Shopping	)	
Center Pad #7 at 4701 Century Boulevard,	)	Resolution No. 10152
for "Century Plaza Shopping Center Pad	)	
#7 Master Sign Program, AP-20-1515	)	
(SR)".	)	

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

Section 1. Background

- A. On May 20, 2020, the applicant, Bob Garrison, on behalf of Sierra Pacific Properties, Inc., filed Sign Review Application No. 20-1515, requesting approval of a master sign program for Century Plaza Shopping Center Pad #7 at 4701 Century Boulevard in the CC (Community Commercial) District. Assessor's Parcel No. 074-460-013.

- B. Pittsburgh Municipal Code (PMC) section 19.08.040(B), states that a master sign program is required when signs are requested for a building that contains for (4) or more businesses of office uses. PMC section 19.04.010(B) states that it is the city's intention to encourage well-designed signs that are compatible with the architectural style of the building to which they are attached, while providing adequate identification of a business without creating visual clutter.

- C. The 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.

- D. Although not required by the PMC, on or prior to June 13, 2020, notice of the June 23, 2020, public meeting to consider the proposed sign program was posted at City Hall, near the project site, and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "El Pueblo", "Pittsburg Antioch", "Gentry Courts", "Mosaic Apartment", "Diamond Hillside", "East Leland", "Los Medanos", "Ventura", "Highland Meadows", "Silver Saddle", and "Sandra Circle."

- E. On June 23, 2020, the Planning Commission held a public meeting on Sign Review Application No. 20-1515, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Century Plaza Shopping Center Pad #7 Sign Program, AP-20-1515 (SR),” 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 sign program will result in well-designed signs that are compatible with the architectural style of the building to which they are attached, in that signs installed under the program will not exceed 70% of leased frontage and 50% of the fascia height.
 3. The proposed sign program will also prohibit several types of signs that could otherwise create visual clutter or detract from the building’s appearance. These sign types include (but are not limited to) flashing signs; tethered balloons and other inflatable signs; signs on parked vehicles; movable or transportable signs; signs with exposed lamps; signs with painted lettering; and handmade signs.
- B. The staff report entitled “Century Plaza Shopping Center Pad #7 Sign Program, AP-20-1515 (SR),” dated June 23, 2020, is referenced hereto as additional support for the findings.

Section 3. Decision

- A. Based on the findings set forth above, the Planning Commission hereby approves Sign Review Application No. 20-1515, subject to the following conditions listed below:
1. Compliance with Sign Program: All future signs installed at Century Plaza Shopping Center Pad #7 shall comply with the general requirements and specifications established by the “Century Plaza Pad 7 Master Retail Sign Program” dated May 20, 2020.
 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: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. The applicant may select its own legal counsel to represent the applicant's interests at the applicant's sole cost and expense. The applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

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 23rd day of June 2020, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10152 was adopted by the Planning Commission of the City of Pittsburg on June 23, 2020.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2

CENTURY PLAZA PAD 7

MASTER RETAIL SIGN PROGRAM



May 20, 2020



1051 46th Avenue
Oakland, Ca 94601
T. 510.533.7693
F. 510.533.0815

**Master Retail Sign Program
Century Plaza Multi-Tenant Building
4701 Century Blvd. (Pad 7)**

I. PURPOSE

This Program has been established for the purpose of creating a continuity of quality and aesthetics on the building for the mutual benefit of all tenants occupying Pad 7 at Century Plaza and to comply with the regulations of the City of Pittsburgh. It outlines the type, size, location, colors, installation, character, and illumination of all tenant signage. Conformance to the criteria will be strictly enforced, and the Landlord, at the tenant's expense, will remove any nonconforming or unapproved signs from the Center.

II. GENERAL REQUIREMENTS

All signs are subject to the following limitations and regulations:

- A. All signs shall be reviewed by the Landlord for the conformance with this Master Sign Program and for the overall design, colors and materials. Tenant is responsible for the correctness of installation and conformance of the work with the approvals by both the Landlord and the City.
- B. Tenant shall be responsible for the fulfillment of all requirements and specifications provided by the Sign Program and all other applicable codes and ordinances of the City of Pittsburgh. All signs shall be constructed and installed at the tenant's expense.
- C. All permits required by the City of Pittsburgh and associated fees shall be obtained and paid for by the tenant or tenant's representative.
- D. Each tenant shall submit to the Landlord for the approval four (4) copies of detailed scaled shop drawings indicating the location, size, color, layout, design, illumination, material and method of installation. The tenant shall submit to Landlord material and/or color samples for review. Tenants should not begin fabrication until all approvals are obtained.
- E. Landlord reserves the right to refuse acceptance of any design for aesthetic compliance to the theme of the building as interpreted by the Landlord.
- F. Minor variations shall be permitted if approved by the Landlord and the City of Pittsburgh.
- G. Tenant shall be responsible for the installation and maintenance of the tenant signage in a first-class condition.

- H. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive materials, shall be affixed by tenant or maintained upon the exterior glass panes (inside or outside surface) and supports of the windows and doors, or upon the exterior walls of the building.
- I. Grand opening, promotional or temporary signs shall comply with the City of Pittsburg Sign Ordinance and shall be approved by Landlord prior to installation. Such signs shall not be permanent and must be removed immediately upon Landlord's request.
- J. Tenant shall be responsible for all electrical connections required to provide power to tenant's sign(s), including, without limitation, conduit, junction boxes, timers, relays and wiring.
- K. When signs are removed for any reason, tenant shall leave the surface on which it was mounted in good condition. Without limitation, tenant shall be specifically required to fill in, in a permanent and professional manner, any holes in the fascia panel caused by removal of the sign and conduit; and pay for any waterproofing, and resurfacing of wall that is necessary to repair said work, tenant shall be responsible for the re-painting of canopies and/or building walls to remove damage and discoloration, and return the wall surface to its original state (or equal condition). Colors shall match existing adjacent areas and re-painting shall include that area from control joint to control joint regardless of additional tenant signage.

III. REQUIREMENTS OF MANUFACTURER (SIGN-CONTRACTOR)

- A. All sign contractors must be fully licensed, and must provide the Landlord with certificate of insurance in compliance with Landlord's requirements prior to commencing any work on the property.
- B. All signs and their installation shall comply with all applicable building codes and this Program. Only the name, good and service shall be depicted on the sign.
- C. All manufacturers and installers are advised that prior to final acceptance, an authorized representative of the Landlord may inspect each unit for conformance. Any signs, before or after installation, found not to be in conformance will be rejected and removed immediately by the tenant or tenant's contractor.
- D. No substitutes from approved signage will be accepted by the Landlord whatsoever unless so indicated in specifications and approved in writing by both the Landlord and the City of Pittsburg.
- E. Shop drawings detailing all specifications and methods of construction are required and must be approved by the Landlord prior to start of any work.

- F. Sign contractor shall comply with Landlord's insurance requirements.
- G. Sign contractor shall repair any damage to existing improvements caused by its work. The Landlord shall be notified of any damage to the building or site, in which case the Landlord will determine how such damages are repaired. Tenant shall be responsible to pay for any damage caused by its contractor.
- H. Tenant shall be fully responsible to coordinate operations of sign contractor and shall ensure that work does not interfere with operations of the shopping center.

IV. GENERAL SPECIFICATIONS

The following section outlines the acceptable scope of work, quality standards and materials for the project:

- A. Conformance to the guidelines for signs at the building will be strictly enforced. Any non-conforming or unapproved signs are strictly forbidden.
- B. Flashing, blinking, moving, animated, or audible effects are prohibited.
- C. Tethered balloons and inflatable signs are prohibited.
- D. Any signs on a parked vehicle parked for a duration of time, which indicates its use for the purpose of advertising a particular tenant, service or product are prohibited.
- E. Signs that are movable or transportable and are placed in vehicular or pedestrian traffic areas are prohibited.
- F. No exposed lamps will be permitted.
- G. Painted lettering will not be permitted.
- H. Hand-made signs are prohibited.
- I. All bolts, fastenings, clips, conduits, etc., shall be stainless steel or non-corrosive. Where externally mounted, all items shall be painted to match the exterior color of the surfaces mounted thereon.
- J. All signs over eight (8) square feet in area shall have affixed in a conspicuous place thereon, the following information:
 - 1. The date of installation.
 - 2. The sign permit number.

3. The voltage and UL approval of any electrical apparatus used in connection therein.

V. GENERAL CONSTRUCTION REQUIREMENTS

A. Installation / Removal

1. All contractors for installation, removal or service must be fully licensed and comply with Landlord's insurance requirements prior to commencing any work.
2. All penetrations of any building structure or surface required for sign installation shall be neatly sealed and continuously maintained in watertight condition.
3. All methods of attachment shall comply with the final signage shop drawings.

B. Electrical and Illumination

1. All fabrication and installation shall comply with the Underwriter's Laboratories requirements and applicable codes. All components shall bear the U.L. label indicating approval and be manufactures and installed by a U. L. certified shop.
2. All conductors, transformer, ballasts and other equipment shall be concealed.
3. The illumination of all sign components shall be uniform in intensity over all the illuminated surfaces. No noticeable "hot spots" or "shadows" will be allowed.
4. Illumination and electric specifications must appear on all shop drawings.
5. All glass housings, electrodes, tube supports, glass tubing, high voltage cable and all miscellaneous components shall be of first quality industry standards and listed with Underwriter's Laboratories.

VI. TENANT IDENTIFICATION SIGN

A. Tenant Signs

Signs shall be installed on building façade as reflected in this Master Sign Program and as approved by the Landlord and the City of Pittsburg for identification of tenants.

1. All tenant signs shall be individually illuminated channel letters. Letter style shall be tenant's choice subject to Landlord approval. All letters must be served by electrical from behind an exterior wall. Transformers must be located inside building, above ceilings or self contained inside the sign.
2. The wording of the signs shall be limited to the store name or goods and services being offered.
3. The use of corporate logos and trade style shall be permitted (subject to the Landlord's approval).
4. Tenant signage must be centered within tenant's frontage unless there is an architectural building feature that interferes with such placement, in which case tenant must propose alternate location that the Landlord must approve.

B. Lighting and Colors

1. Each letter or numeral shall be internally illuminated and shall be faced with Plexiglas or similar material. Letter faces shall be a minimum 3/16" acrylic trimmed with 3/4" trim-cap around the perimeter of the letter. Returns of individual letter shall be 5" deep.
2. The color of the letter faces shall be approved by the Landlord and the City of Pittsburg Planning Department.
3. Registered trademark colors are allowed.

C. Logos

1. Logos are permitted and may or may not be internally lighted. If the logo sign is illuminated, then the tenant must provide power and lighting in a manner consistent with the Landlord's requirements to insure that electrical work is not exposed on the exterior of the building.

D. Building Signage

End-Cap Tenant/Tower:

Two (2) sq ft of signage to one (1) foot of linear frontage on three elevations.

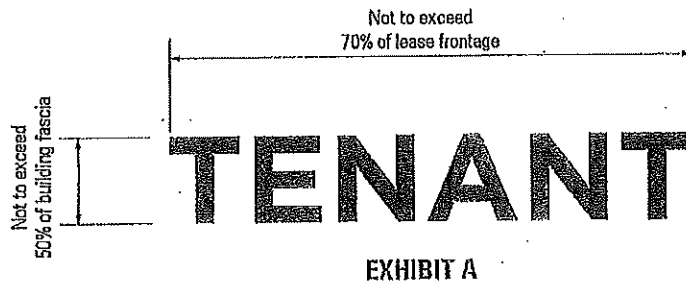
Sign not to exceed 70% of leased frontage or 50% of fascia height.
See Exhibit A below.

Note: Tower feature at SE corner of Pad 7 allows for two tenant signs or logos (stacked) on the South and East facing elevations.
See attached exhibits for locations and details.

In-Line Tenant sign:

Two (2) sq ft of signage to one (1) foot of linear frontage on two elevations.

Sign not to exceed 70% of leased frontage or 50% of fascia height.
See Exhibit A below.



E. Exceptions

1. Any changes from this Master Sign Program must be submitted to the Landlord and the City of Pittsburg for review.
2. All applications for exceptions from this sign program must be accompanied by color renderings and samples and detailed shop drawings.

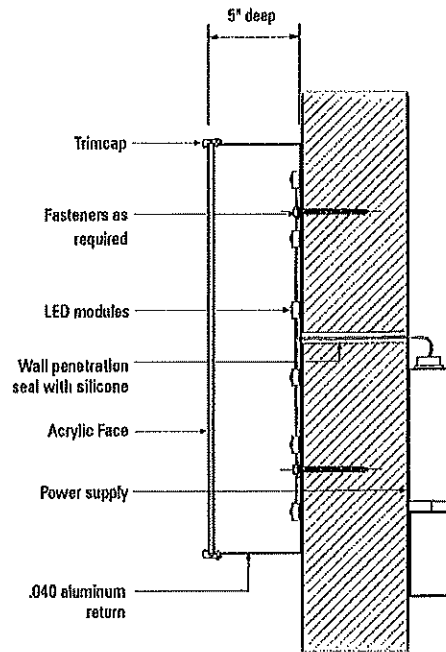
F. Hours of Operation

Illumination of all tenant signs must be turned off at closing time, or later with Landlord's approval.

G. City of Pittsburg

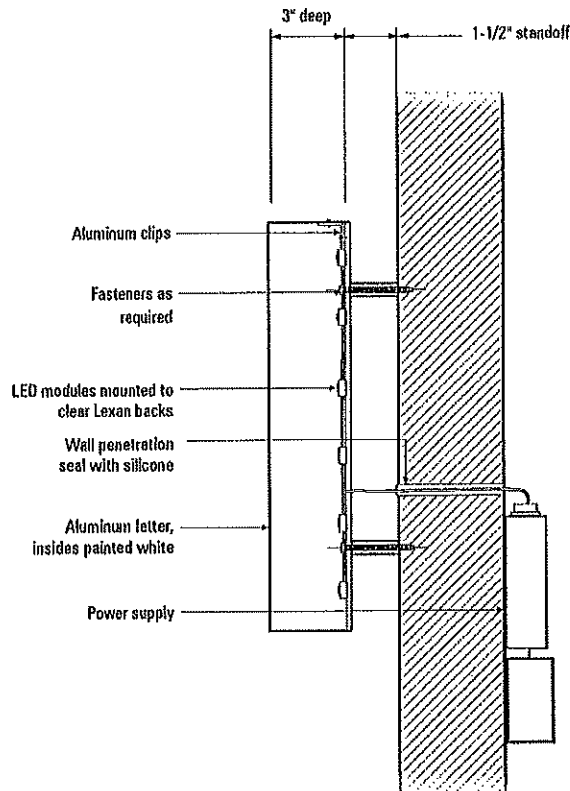
1. The City of Pittsburg has approved this program for this project to the extent that location of signage and size and type of signage are acceptable to the City as an overall design concept for the project. The City requires that each tenant acquire a separate building permit for installation of the tenant's signage. This requires that the tenant completes a sign permit application (retrievable off the internet from www.ci.pittsburg.ca.us) and pay the required processing fee to the City of Pittsburg. The City will review the application, and requires documents to show design of signage, for design conformance with this program and the City Sign Ordinance. A building permit will be required for each sign that complies with this Master Sign Program.
2. With respect to the City's sign regulations and requirements, as referenced throughout this document, please note the following:
 - A. This document was approved by City of Pittsburg as a guideline to having consistent signage in the building. The City's approval of this document means that the City generally agrees with the provisions described herein as they relate to the building itself and the City's Sign Ordinance. The tenant is responsible to acquire and conform to the relevant portions of the City's Sign Ordinance.
 - B. Despite this document, however, both the City and the Landlord must review and approve individual tenant signage for design and for issuance of a building permit. The City is required to review each sign and issue a permit for each sign regardless of the guidelines contained in this Sign Program.

- C. Tenants should be aware that the process of having signs designed, reviewed by the Landlord and the City, fabricated and installed takes time, and such processes should be started by the Tenant as early as possible. Failure to obtain approvals of signs does not affect or negate the tenant's obligation to perform under the lease.



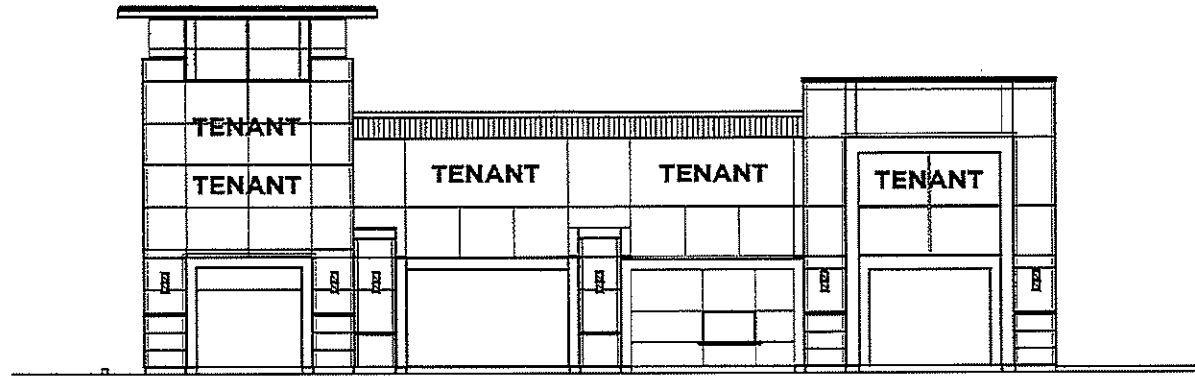
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE

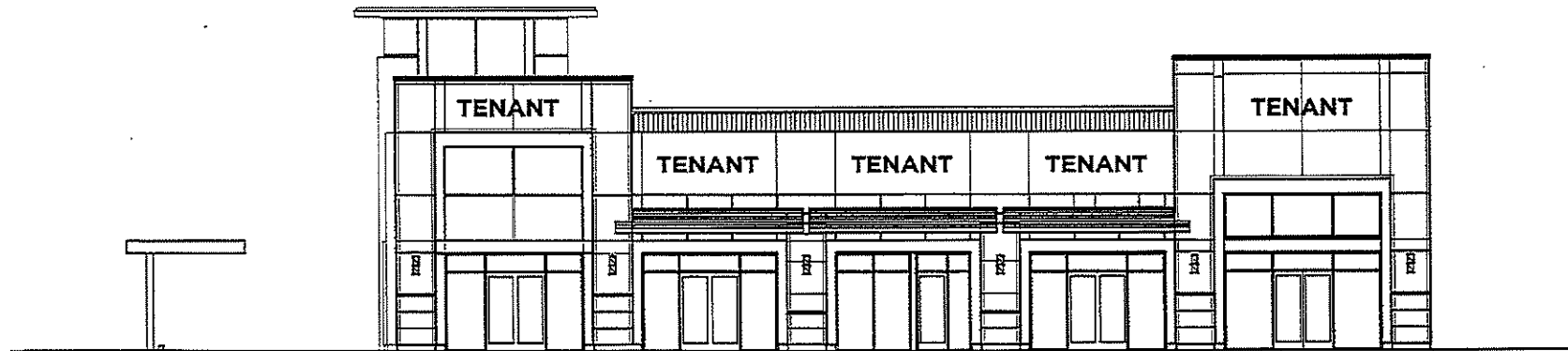


TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE



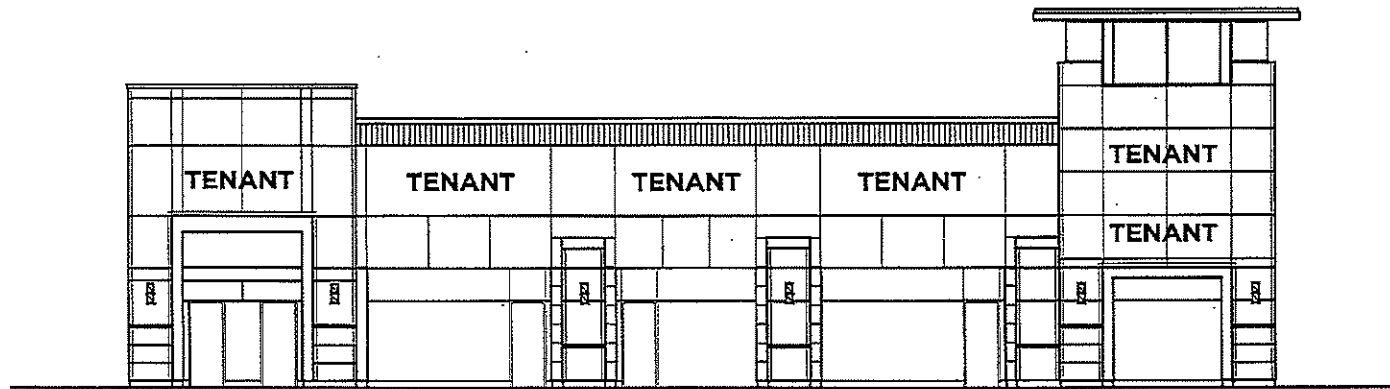
EAST ELEVATION



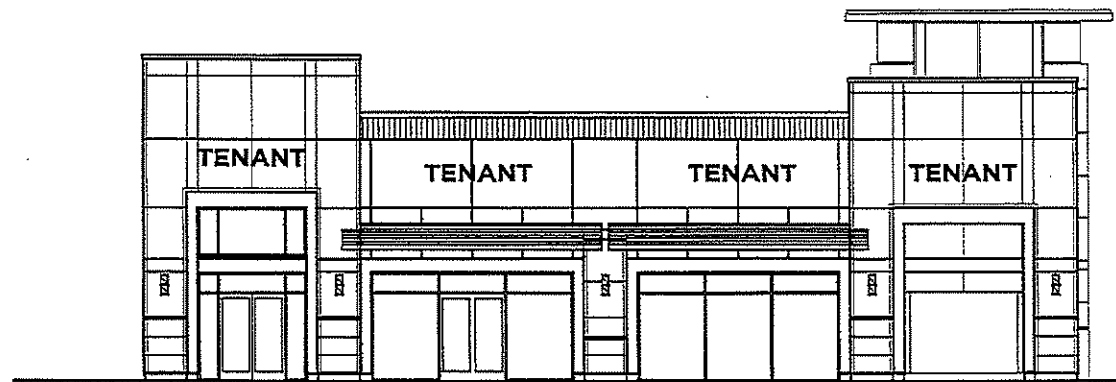
NORTH ELEVATION

CENTURY PLAZA PAD 7

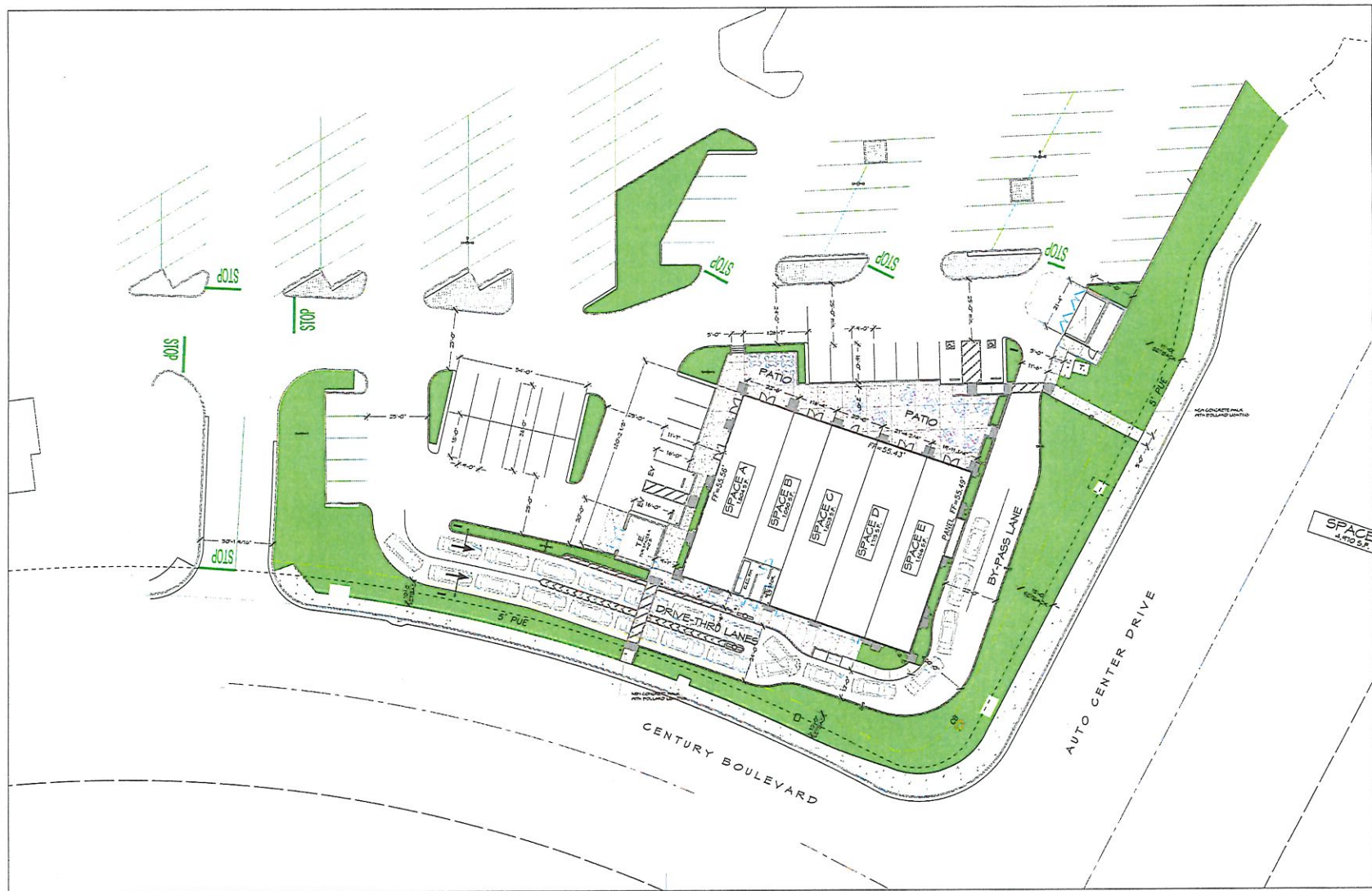
MASTER RETAIL SIGN PROGRAM



SOUTH ELEVATION



WEST ELEVATION



SITE PLAN



PAD 7

Century Plaza
Pittsburg, California



REV-01	05/02/00
REV-01	03/03/00
DATE	03/03/00
BY	DR-1

MASTER RETAIL SIGN PROGRA

**APPROVED BY
THE CITY OF PITTSBURG**

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

App. No. 12-896 (SR)
Reso. No. 995
Date Approved: 6/25/13
Signature: AA

MASTER RETAIL SIGN PROGRAM CENTURY PLAZA

June 18, 2013

Arrow Sign Company
1051 46th Avenue
Oakland, CA 94601
(510) 533-7693
(510) 533-0815 Fax

Century Plaza Shopping Center Master Sign Program

4085 through 4701 Century Boulevard

Pittsburg, California

I. PURPOSE

This Master Sign Program (Sign Program) has been established for the purpose of creating a continuity of quality and aesthetics throughout the Century Plaza ("Shopping Center") for the mutual benefit of all new tenants and to comply with the regulations of the City of Pittsburg ("City"). It outlines the type, size, locations, colors, installation, charter, and illumination of all tenant signage. Conformance to the criteria will be strictly enforced, and the Landlord, at the tenant's expense, may remove any nonconforming or unapproved signs from the center.

II. GENERAL REQUIREMENTS

All signs are subject to the following limitations and regulations:

- A. All signs shall be reviewed by the Landlord for the conformance with this Sign Program and for the overall design, colors, and materials. Tenant is responsible for the correctness of installation and conformance of the work with the approvals by both the Landlord and the City.
- B. Tenant shall be responsible for the fulfillment of all requirements and specifications provided by the Sign Program and all other applicable codes and ordinances of the City, if not specified under this Sign Program. All signs shall be constructed and installed at the tenant's expense.
- C. All permits required by the City and associated fees shall be obtained and paid for by the tenant or tenant's representative.
- D. Each tenant shall submit to the Landlord for approval two (2) copies of detailed scaled shop drawings indicating the location, size, color, layout, design, illumination, material and method of installation. The tenant shall submit to the Landlord material and/or color samples for review. Tenants should not begin fabrication until all approvals (from Landlord and City) are obtained.

- E. Landlord reserves the right to refuse acceptance of any design for aesthetic compliance to the theme of the Shopping Center as interpreted by the Landlord.
- F. Minor variations shall be permitted if approved by the Landlord and the City of Pittsburgh.
- G. Tenant shall be responsible for the installation and maintenance of the tenant signage in a first-class condition. Should tenant fail to maintain its sign(s) in a first-class condition, Landlord shall give tenant written notice to effect said maintenance or repair. Should tenant fail to comply with written notice within ten (10) days of receipt of notice, the Landlord shall have the right to remedy the matter and charge the tenant all costs associated with the repair and/or maintenance including the Landlord's administration costs.
- H. Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive materials, shall be affixed by tenant or maintained upon the exterior glass panes (inside or outside surface) and supports of the windows and doors, or upon the exterior walls of the building.
- I. Grand Opening, promotional or temporary signs shall comply with the City Sign Ordinance section governing temporary signs, and shall be subject to approval by the City Planning Department and the Landlord prior to installation. Such signs shall not be permanent and must be removed in accordance with time limits permitted in the City's Sign Ordinance or upon the Landlord's request, whichever comes first.
- J. Tenant shall be responsible for all electrical connections required to provide power to tenant's sign(s), including without limitation, conduit, junction boxes, timers, relays, and wiring. All electrical connections and power for tenant's sign (s) shall be powered by tenant's metered electrical service.
- K. When signs are removed for any reason, tenant shall leave the surface on which it was mounted in good condition. Without limitation, tenant shall be specifically required to fill in, in a permanent and professional manner, any holes in the fascia panel caused by removal of the sign and conduit, and pay for any waterproofing, and resurfacing of wall that is necessary to

repair said works, tenant shall be responsible for the repainting of canopies and/or building walls to remove damage and discoloration, and return the wall surface to its original state (or equal condition). Colors shall match existing adjacent areas and repainting shall include that area from control joint to control joint regardless of additional tenant signage.

III. REQUIREMENTS OF MANUFACTURER (SIGN CONTRACTOR).

- A. All sign contractors must be fully licensed, and must provide the Landlord with certificate of insurance in compliance with Landlord's requirements as described in Exhibit B attached hereto and incorporated herein by reference prior to commencing any work on the property.
- B. All signs and their installation shall comply with all applicable building codes and this Program. Only the name, goods and services shall be depicted on the sign.
- C. All manufacturers and installers are advised that prior to final acceptance, an authorized representative of the Landlord may inspect each unit for conformance. Any signs, before or after installation, found not to be in conformance will be rejected and removed immediately by the tenant or tenant's contractor.
- D. No substitutes from approved signage will be accepted by the Landlord whatsoever unless so indicated in specifications and approved in writing by both the Landlord and the City of Pittsburgh.
- E. Shop drawings are required, prior to start of any work, detailing all specifications and methods of construction and attachment, and must be approved by the Landlord and submitted to the City's Building Department for approval.
- F. Sign contractor shall comply with Landlord's insurance requirements as described in Exhibit B attached and incorporated herein by reference.
- G. Sign contractor shall repair any damage to existing improvements caused by its work. The Landlord shall be notified of any damage to the building or site, in which case the Landlord will determine how such damages are

repaired. Tenant shall be responsible to pay for any damage caused by its contractor.

- H. Tenant shall be fully responsible to coordinate operations of sign contractor and shall ensure that work does not interfere with operations of the Shopping Center.

IV. GENERAL SPECIFICATIONS:

The following section outlines the acceptable scope of work, quality standards and materials for the Shopping Center:

- A. Conformance to the guidelines for signs at the Shopping Center will be strictly enforced. Any non-conforming or unapproved signs are strictly forbidden.
- B. Flashing, blinking, moving, animated, or audible effects are prohibited.
- C. Tethered balloons and inflatable signs are prohibited unless approved pursuant to a Temporary Sign Permit under the Pittsburgh Municipal Code
- D. Any signs on a parked vehicle parked for a duration of time, which indicates its use for the purpose of advertising a particular tenant, service, or product are prohibited.
- E. Signs that are moveable or transportable and are placed in vehicular or pedestrian traffic areas are prohibited.
- F. Exposed lamps are prohibited.
- G. Painted lettering is prohibited.
- H. Handmade signs are prohibited.
- I. All bolts, fastenings, clips, conduits, etc., shall be stainless steel or non-corrosive where externally mounted. All items shall be painted to match the exterior color of the surfaces mounted thereon.
- J. All signs over eight (8) square feet in area shall have affixed in a conspicuous place thereon, the following information:

1. The date of installation
2. The sign permit number
3. The voltage and UL approval of any electrical apparatus used in construction therein.

V. GENERAL CONSTRUCTION REQUIREMENTS

A. Installation/Removal

1. All contractors for installation, removal or service, must be fully licensed and comply with Landlord's insurance requirements as described in Exhibit B attached hereto and incorporated herein by reference prior to commencing any work.
2. All penetrations of any building structure or surface required for sign installation shall be neatly sealed and continuously maintained in water tight condition.
3. All methods of attachment shall comply with the final signage shop drawings.

B. Electrical and illumination.

1. All fabrication and installation shall comply with the Underwriters Laboratory's requirements and applicable codes. All components shall bear the U.L. label indicating approvals and be manufactured and installed by a U.L. certified shop.
2. All conductors, transformers, ballasts, power supplies, and other equipment shall be concealed.
3. The illumination of all sign components shall be uniform in intensity over all the illuminated surfaces. No noticeable "hot spots or shadows" will be allowed.
4. Illumination and electric specifications must appear on all shop drawings.

VI. TENANT SIGNAGE

All signs shall be tenant trade mark subject to Landlord and City approval.

A. Signage Standards

General information applicable to the standards contained below.

See attached site plan showing the area subject to the criteria below, all building pads and the movie theater is subject to its own sign criteria or the Pittsburgh Municipal Code.

Primary Frontage is defined as the building frontage that contains a main entry to the store for which signage is being installed. Secondary Frontage is defined as the building frontage that has a secondary customer entrance, faces a public open space, includes a glass enclosed showroom, or parallels a driveway providing direct customer access to the business.

Fascia is defined a flat surface or band running horizontally and situated vertically under a roof edge to a break in the surface. In the event that Shopping Center Fascia is remodeled to include an architectural pop-out feature for signage, in no event shall said signage on any new architectural pop-out feature exceed a length and height 80% of the new architectural pop-out feature.

1. Major tenant signs 10,000 sq. ft. or above (Type 1):
 - Three square feet of sign area to one lineal foot of primary and secondary building frontage.
 - Maximum 65% of fascia in length
 - Maximum 50% of fascia height.
2. Store tenant sign (Type 1) minor 10,000 sq. ft. or less:
 - Three square feet to one lineal foot of building frontage on primary and secondary building frontages.
 - Maximum 55% of fascia in height (not to exceed 60 inches in height).
 - Maximum 70% of fascia in length
3. Store tenant sign (Type 2) minor 10,000 sq. ft. or less:
 - Three square feet to one lineal foot of primary and secondary building frontages.
 - Maximum 80% of fascia in height (not to exceed 24 inches in height).

- Maximum 70% of fascia in length

4. Pad Tenants: (Type 1)

- One square foot to one lineal foot of primary and secondary building frontage.
- Maximum 55% of fascia in height (not to exceed 60 inches in height).
- Maximum 70% of fascia in length

5. Pad Tenants (Type 2)

- One square foot to one lineal foot of primary and secondary building frontage.
- Maximum 80% of fascia in height (not to exceed 24 inches in height).
- Maximum 70% of fascia in length

B. General requirements for All Tenants:

1. All signs must be fabricated using pan channel face illuminated letters or reverse pan channel halo illuminated letters, with five inch maximum depth and aluminum backs and returns. Illumination must be neon or LED.
2. Sign to be positioned centered over entrances. (Landlord may approve alternate placement for better visibility).
3. Paint and face color as per trademark and approved by Landlord.
4. Logos and logo cabinets can be used in conjunction with individual letters with Landlord and must comply with the placement, area and other signage standards outlined in Section VI.A above.
5. Sign (including logos or logo cabinets) shall not encroach closer than 18 inches to lease line.
6. Signs shall be on one line of copy unless otherwise approved by Landlord. In the event Landlord allows double stacked copy, the height of the stacked copy shall not exceed the applicable maximum height set forth in Section VI. A. above.

7. Except on Pad 3, no visible raceways, power supplies, or transformers will be allowed. All equipment must be concealed behind architectural surfaces.

C. Under canopy signs (non-illuminated):

1. All signs to be same size (3 sq. ft. each side measuring one foot in height by three feet in length) and shape, and shall be mounted to be at least eight feet and eight and three inches above the walkway below.
2. Signs must be located beneath the storefront canopy and be mounted perpendicular to storefront line.

D. Pylon Signs.

Landlord has final approval on all tenant participation on existing monuments and pylons.

E. Exceptions

1. Any changes from this Sign Program must be submitted to the Landlord and City of Pittsburgh for review.
2. All applications for exceptions from this Sign Program must be accompanied by color renderings and samples and detailed shop drawings.

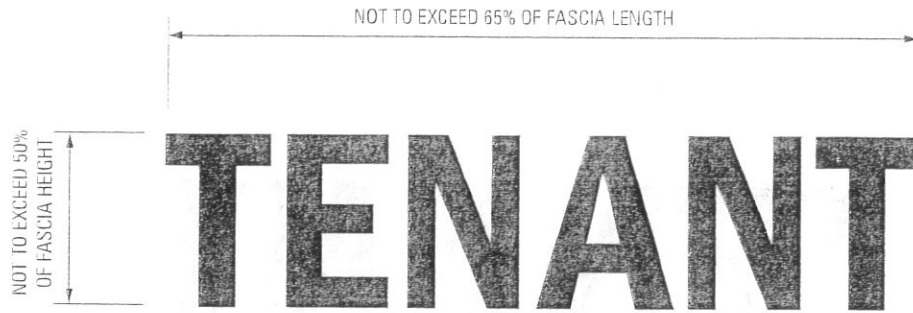
F. Hours of Operation

Illumination of all tenant signs must be turned off at closing time, or later with Landlord's approval.

G. City of Pittsburgh.

1. The City of Pittsburgh has approved this Program for the Shopping Center to the extent that location of signage and size and type of signage are acceptable to the City and generally consistent with the Sign Regulations set forth in the Pittsburgh Municipal Code. The City requires that each tenant acquire a separate building permit for installation of tenants' signage. A building permit will be required for each sign that complies with this Master Sign Program.

2. With respect to the City's sign regulations and requirements as referenced throughout this document, please note the following:
 - a. This document was approved by the City of Pittsburg as a guideline to having consistent signage in the Shopping Center. The City's approval of this document means that the City generally agrees with the provisions described herein as they relate to the City's Sign Ordinance.
 - b. Both the City and the Landlord must review and approve individual tenant signage for design prior to issuance of a building permit. The City is required to review each sign and issue a permit for each sign regardless of the guidelines contained herein.
 - c. Tenants should be aware that the process of having signs designed, reviewed by the Landlord and the City, fabricated and installed can take several weeks; therefore, the sign approval process should be undertaken by the tenant as early as possible. Failure to obtain approval of signs does not affect or negate the tenant's obligation to perform under the lease.



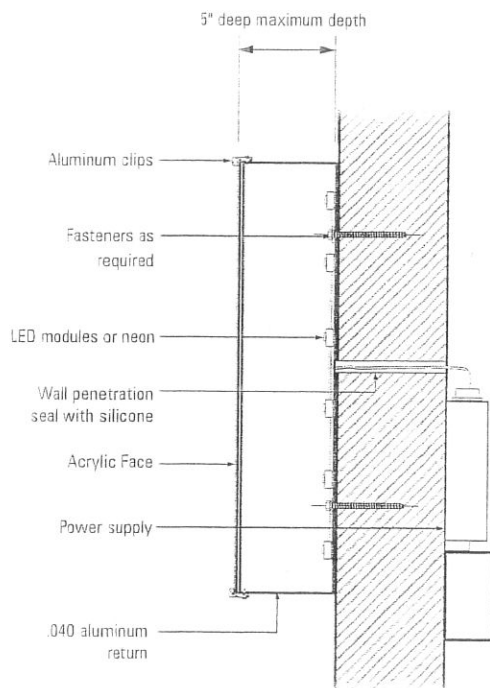
MAJOR TENANT SIGN DETAIL

NOT TO SCALE

SQUARE FOOTAGE:

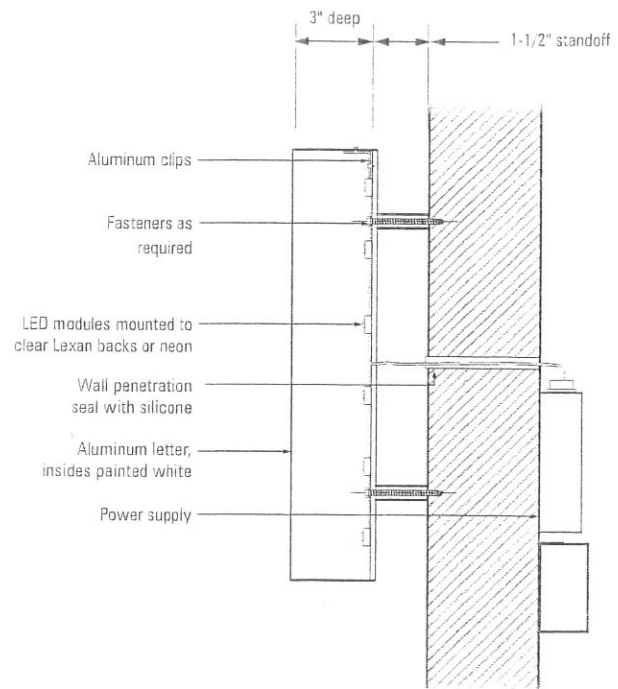
3 sq. ft. per 1 linear feet of primary frontage.

3 sq. ft. per 1 linear feet of secondary frontage



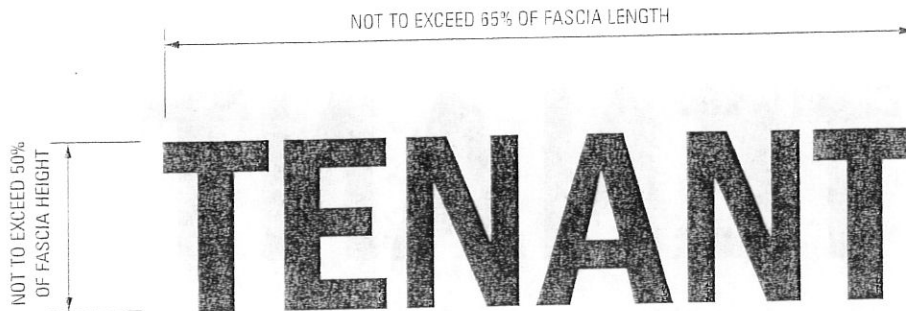
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE



TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE



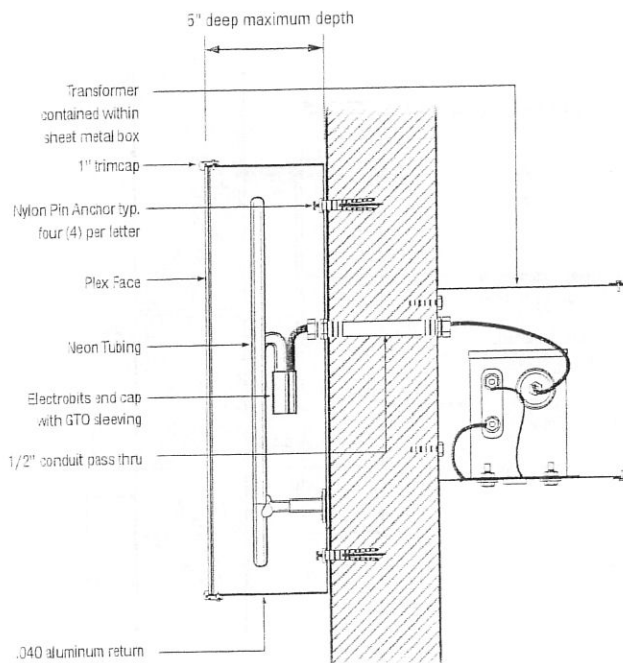
MAJOR TENANT SIGN DETAIL

NOT TO SCALE

SQUARE FOOTAGE:

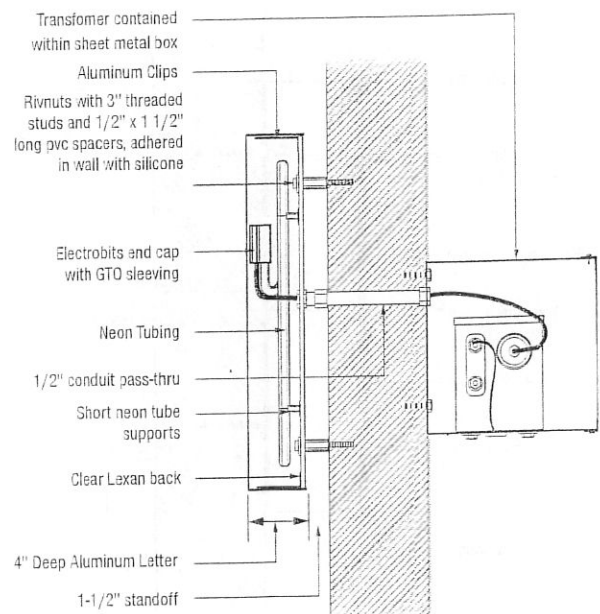
3 sq. ft. per 1 linear feet of primary frontage.

3 sq. ft. per 1 linear feet of secondary frontage



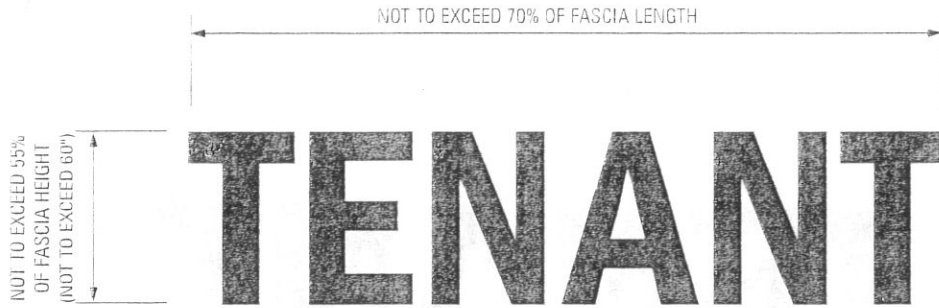
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE



TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE



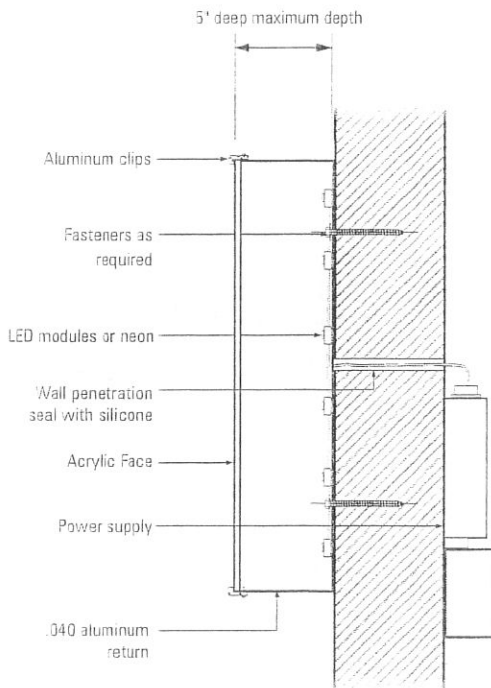
MINOR TENANT SIGN DETAIL - TYPE 1

NOT TO SCALE

SQUARE FOOTAGE:

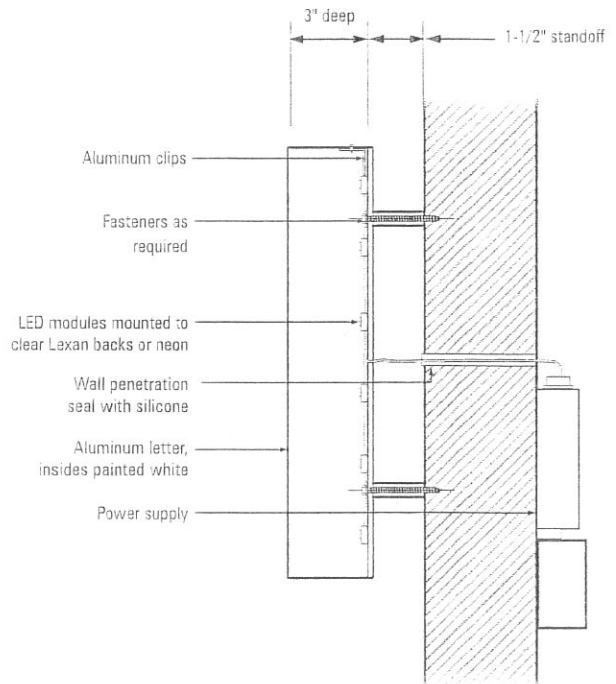
3 sq. ft. per 1 linear feet of primary frontage.

2 sq. ft. per 1 linear feet of secondary frontage



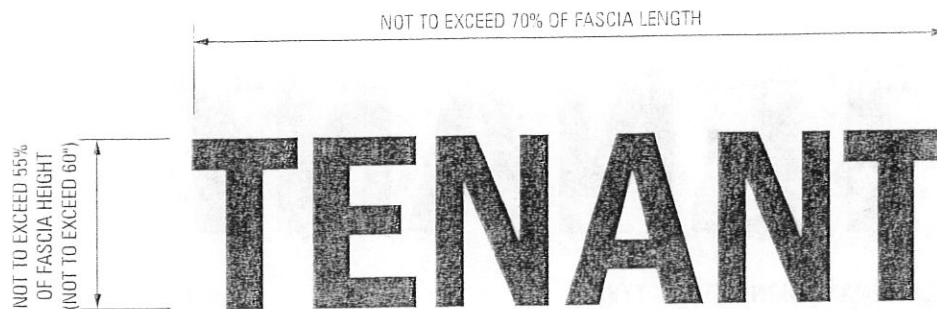
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE



TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE

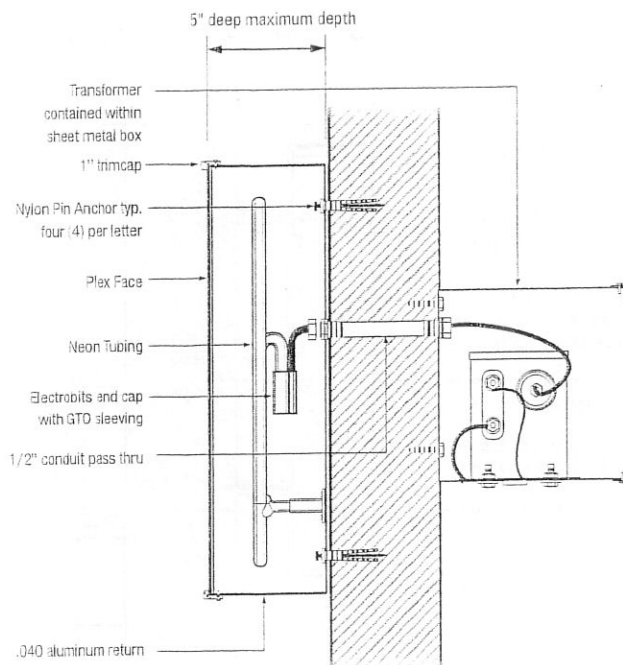


MINOR TENANT SIGN DETAIL - TYPE 1

NOT TO SCALE

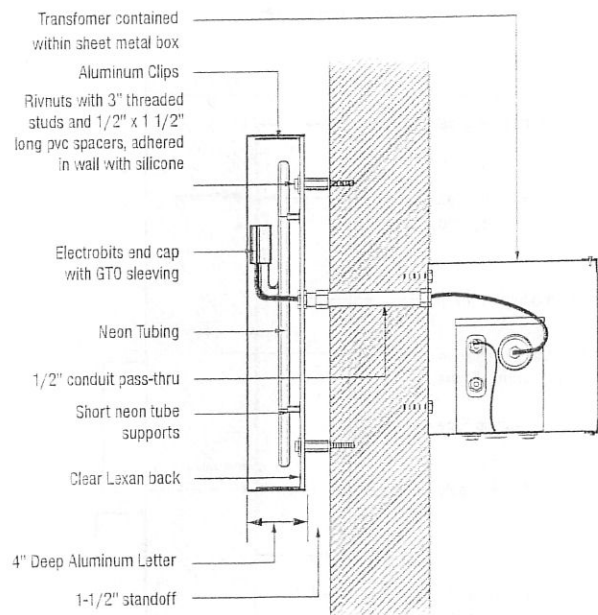
SQUARE FOOTAGE:

3 sq. ft. per 1 linear feet of primary frontage.
2 sq. ft. per 1 linear feet of secondary frontage



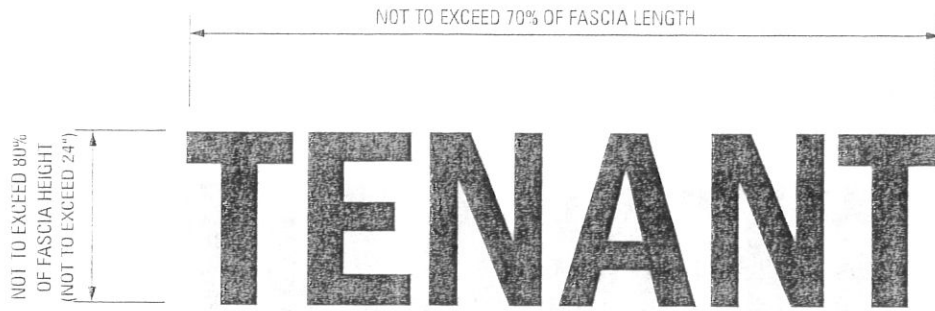
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE



TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE



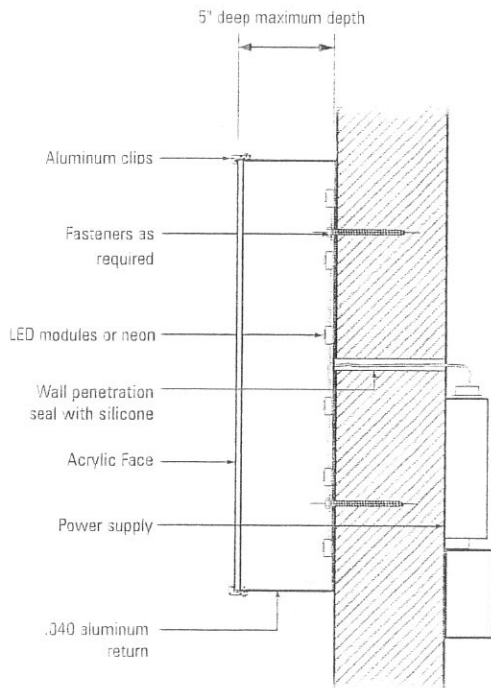
MINOR TENANT SIGN DETAIL - TYPE 2

NOT TO SCALE

SQUARE FOOTAGE:

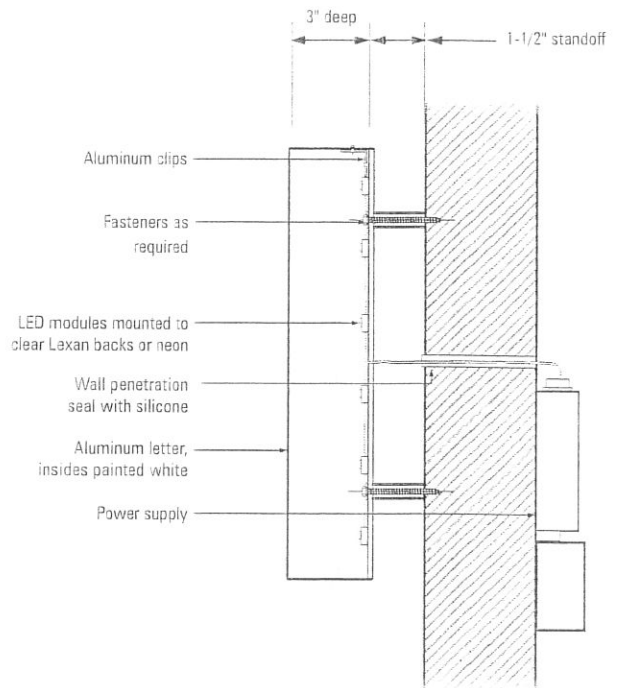
3 sq. ft. per 1 linear feet of primary frontage.

2 sq. ft. per 1 linear feet of secondary frontage



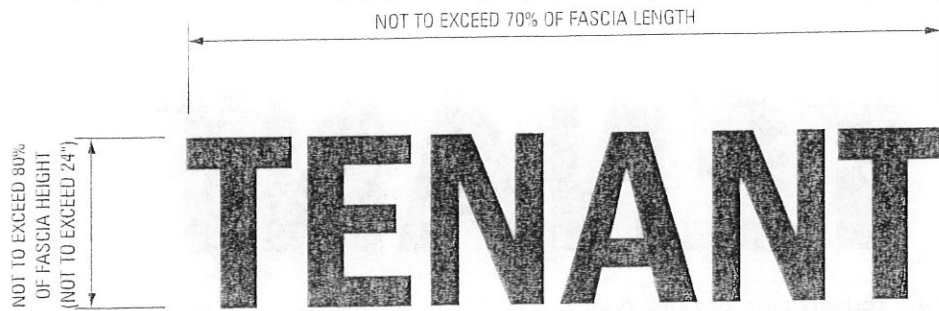
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE



TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE



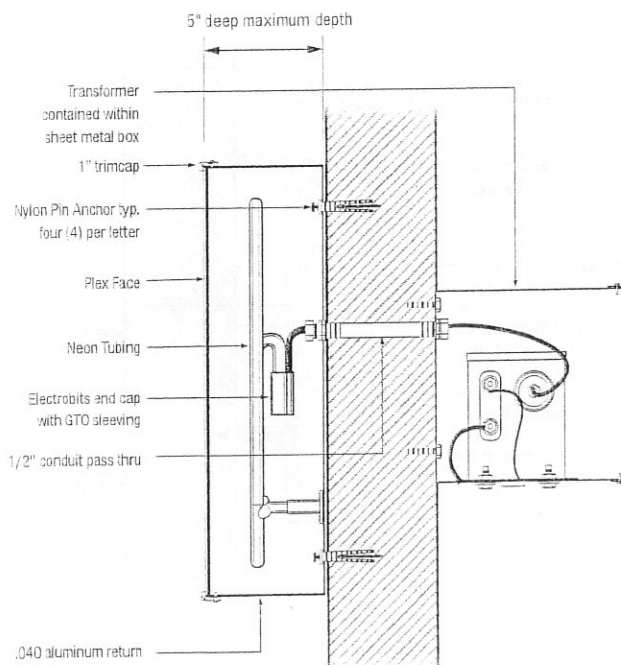
MINOR TENANT SIGN DETAIL - TYPE 2

NOT TO SCALE

SQUARE FOOTAGE:

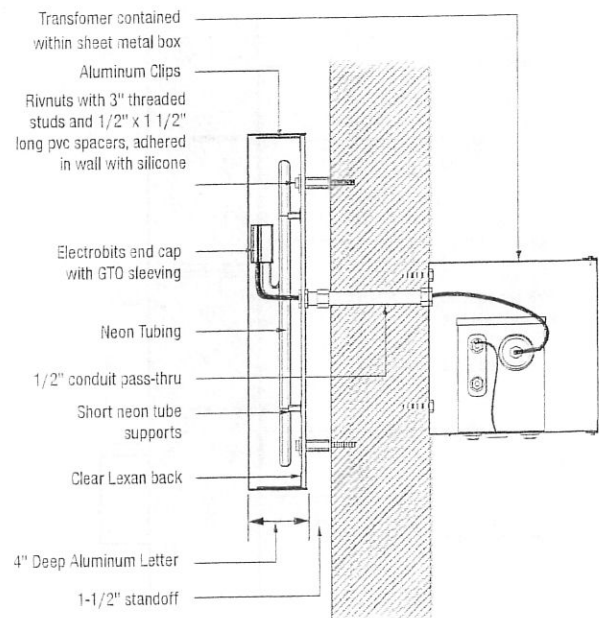
3 sq. ft. per 1 linear feet of primary frontage.

2 sq. ft. per 1 linear feet of secondary frontage



TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE

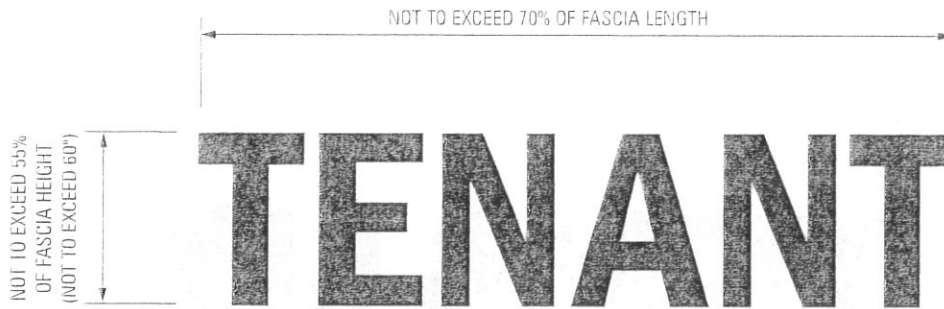


TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE

CENTURY PLAZA

MASTER RETAIL SIGN PROGRAM

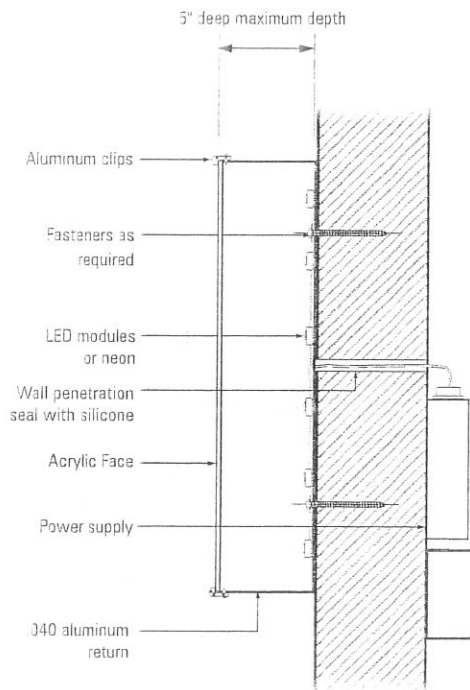


PAD TENANT SIGN DETAIL - TYPE 1

NOT TO SCALE

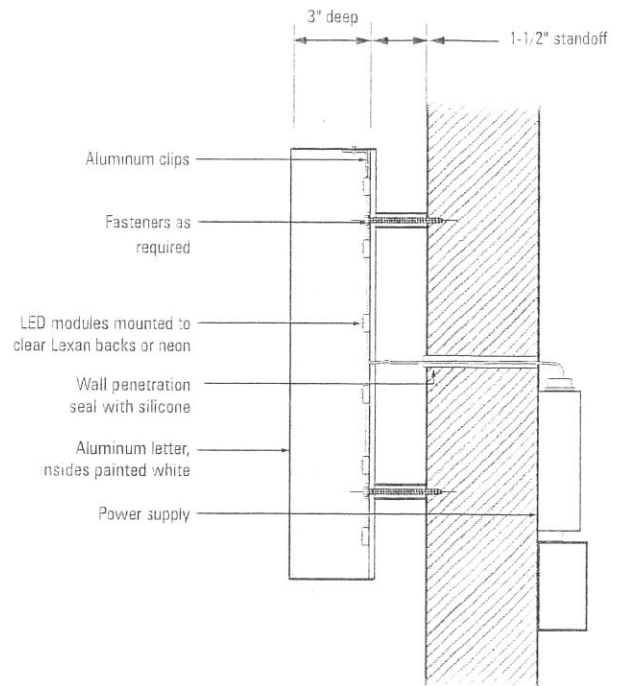
SQUARE FOOTAGE:

- 1 sq. ft. per 1 linear feet of primary frontage.
- 1 sq. ft. per 1 linear feet of secondary frontage



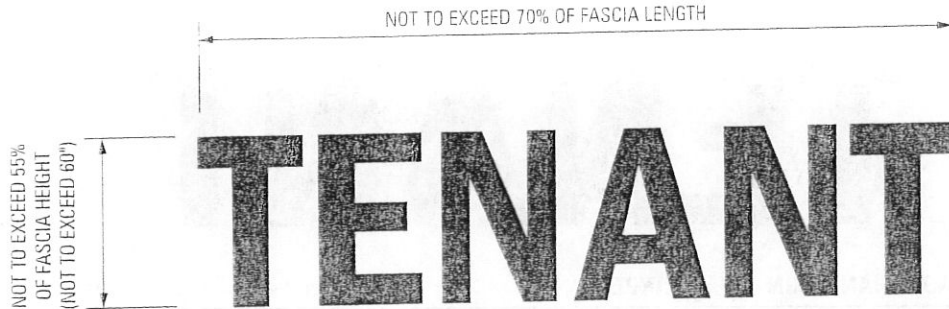
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE



TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE



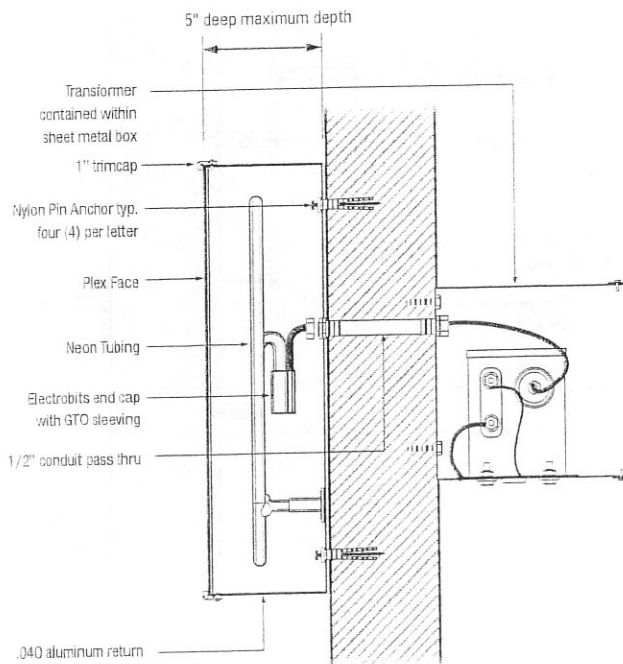
PAD TENANT SIGN DETAIL - TYPE 1

NOT TO SCALE

SQUARE FOOTAGE:

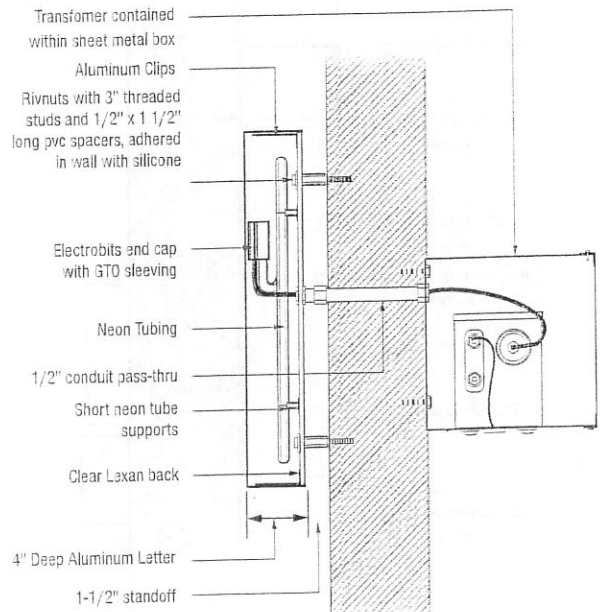
sq. ft. per 1 linear feet of primary frontage.

sq. ft. per 1 linear feet of secondary frontage



TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE

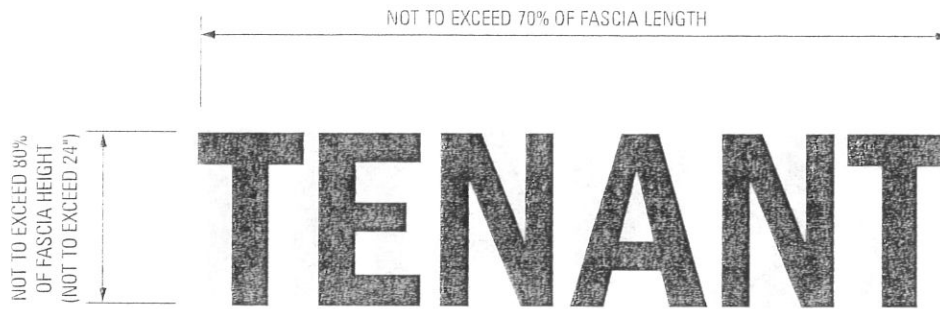


TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE

CENTURY PLAZA

MASTER RETAIL SIGN PROGRAM

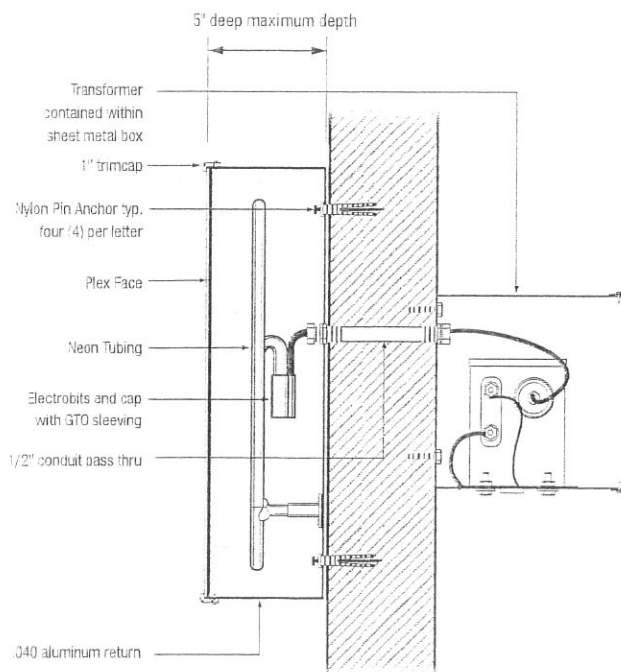


PAD TENANT SIGN DETAIL - TYPE 2

NOT TO SCALE

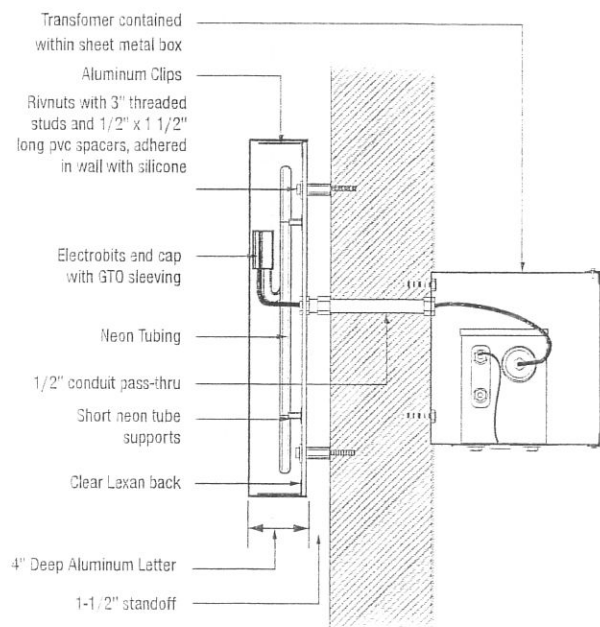
SQUARE FOOTAGE:

- 1 sq. ft. per 1 linear foot of primary frontage.
- 1/2 sq. ft. per 1 linear foot of secondary frontage



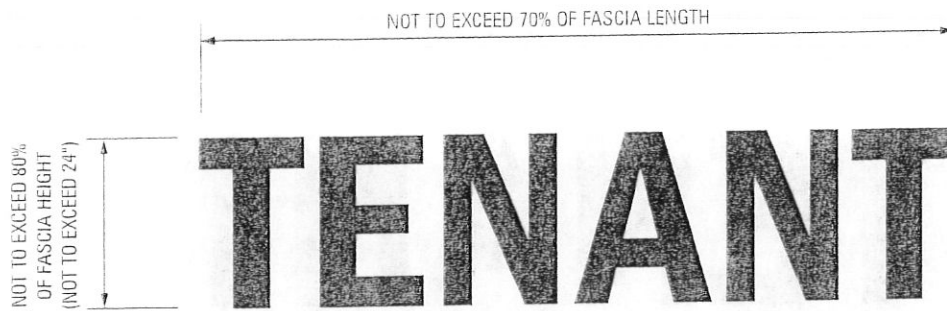
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE



TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE

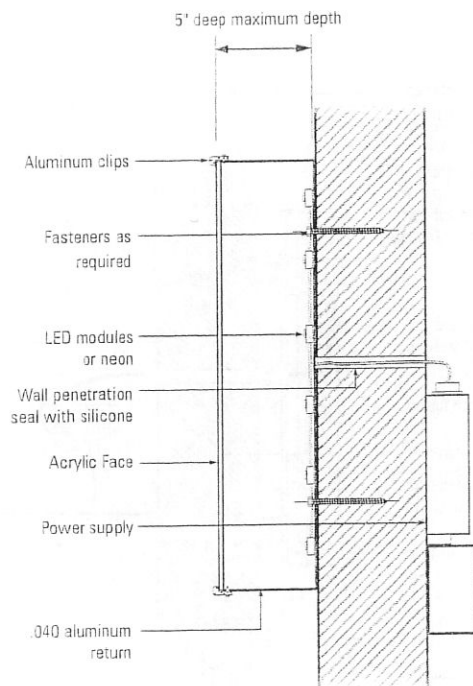


PAD TENANT SIGN DETAIL - TYPE 2

NOT TO SCALE

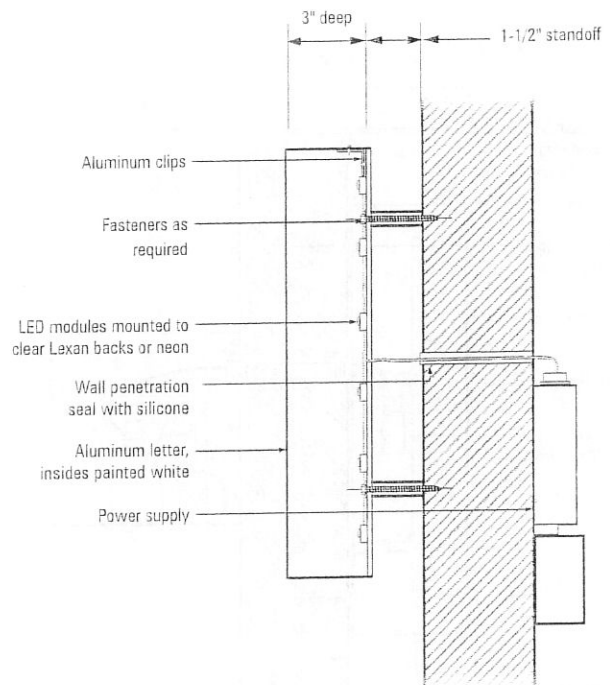
SQUARE FOOTAGE:

- † sq. ft. per 1 linear feet of primary frontage.
- ‡ sq. ft. per 1 linear feet of secondary frontage



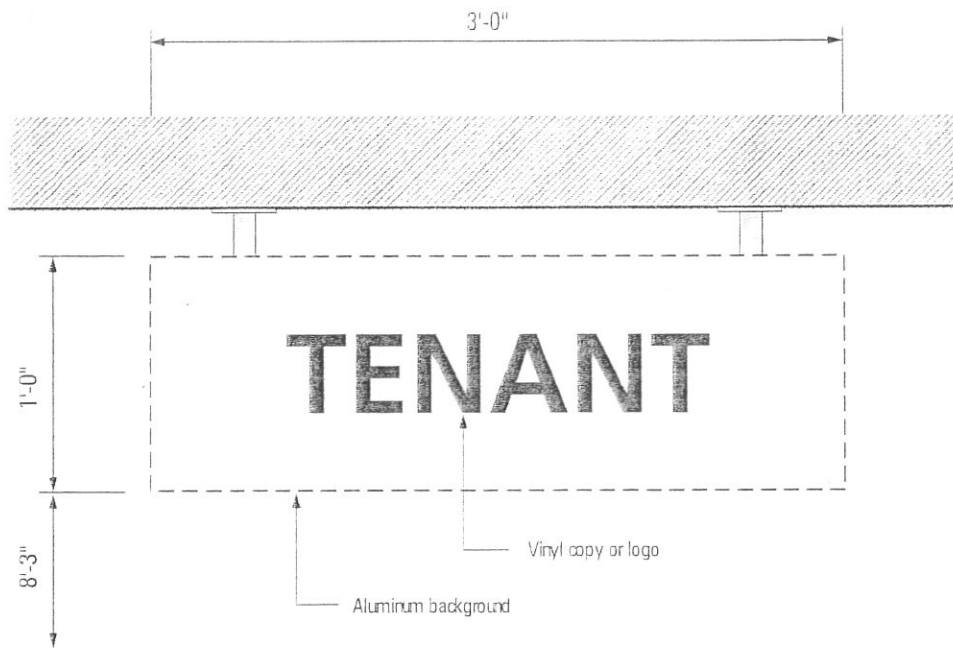
TYPICAL FACE LIT LETTER SECTION

NOT TO SCALE



TYPICAL HALO LIT LETTER SECTION

NOT TO SCALE

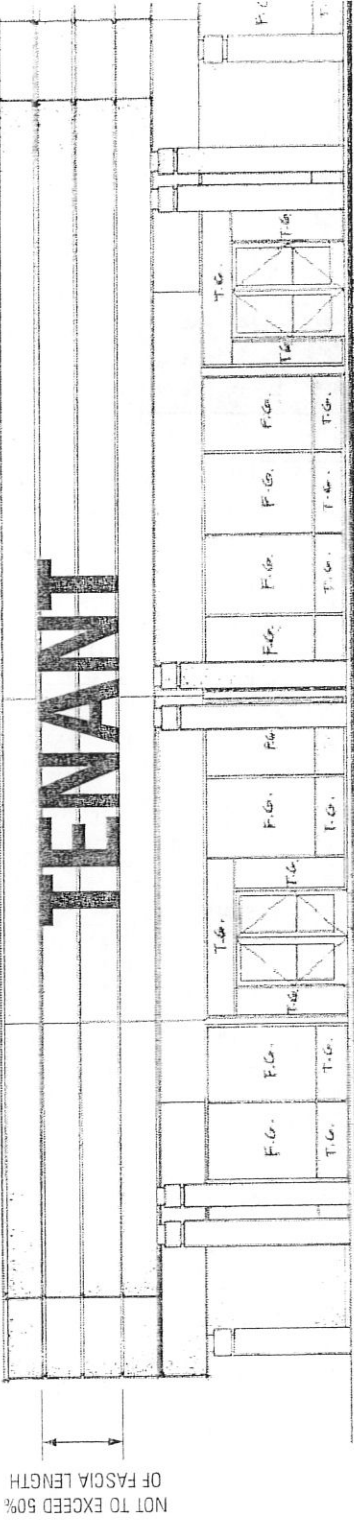


UNDER CANOPY SIGN DETAIL

NOT TO SCALE

EXHIBIT A

NOT TO EXCEED 65% OF FASCIA LENGTH



BUILDING ELEVATION (MAJOR TENANT)

NOT TO SCALE

SQUARE FOOTAGE:

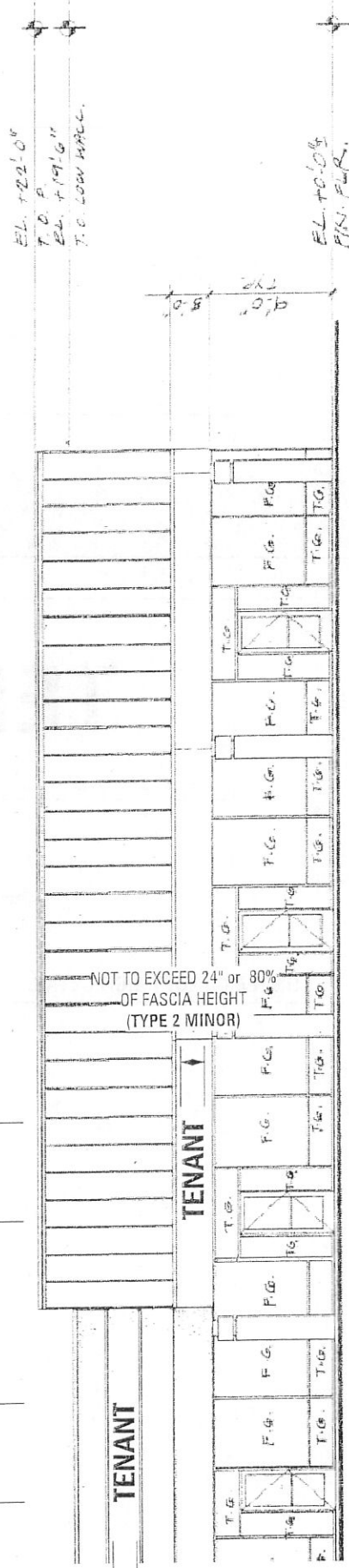
- 3 sq. ft. per 1 linear foot of primary frontage.
- 3 sq. ft. per 1 linear foot of secondary frontage

NOT TO EXCEED 70% OF FASCIA LENGTH (TYPE 1 MINOR)

NOT TO EXCEED 70% OF FASCIA LENGTH (TYPE 2 MINOR)

NOT TO EXCEED 60" or 55% OF FASCIA HEIGHT (TYPE 1 MINOR)

NOT TO EXCEED 24" or 80% OF FASCIA HEIGHT (TYPE 2 MINOR)



BUILDING ELEVATION (MINOR TENANT)

NOT TO SCALE

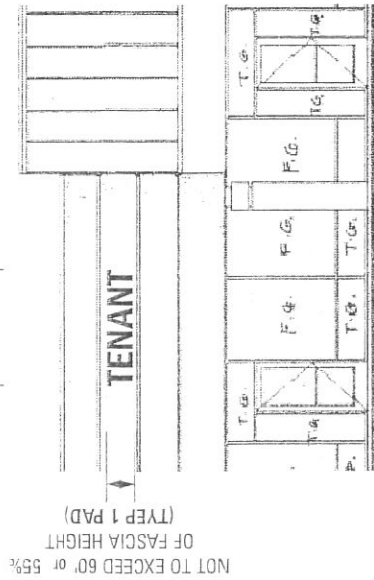
SQUARE FOOTAGE:

- 3 sq. ft. per 1 linear foot of primary frontage.
- 2 sq. ft. per 1 linear foot of secondary frontage

CENTURY PLAZA

MASTER RETAIL SIGN PROGRAM

NOT TO EXCEED 70%
OF FASCIA LENGTH
(TYPE 1 PAD)



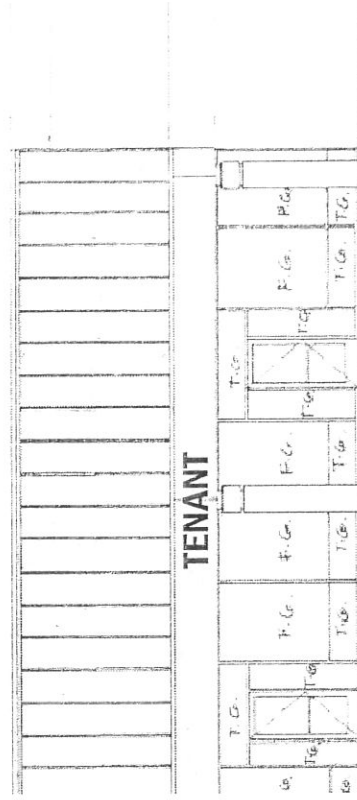
BUILDING ELEVATION (PAD TENANT)

NOT TO SCALE

SQUARE FOOTAGE:

- 1 sq. ft. per 1 linear foot of primary frontage.
- 1 sq. ft. per 1 linear foot of secondary frontage

NOT TO EXCEED 70%
OF FASCIA LENGTH
(TYPE 2 PAD)



NOT TO EXCEED 24' or 80%
OF FASCIA HEIGHT
(TYPE 2 PAD)

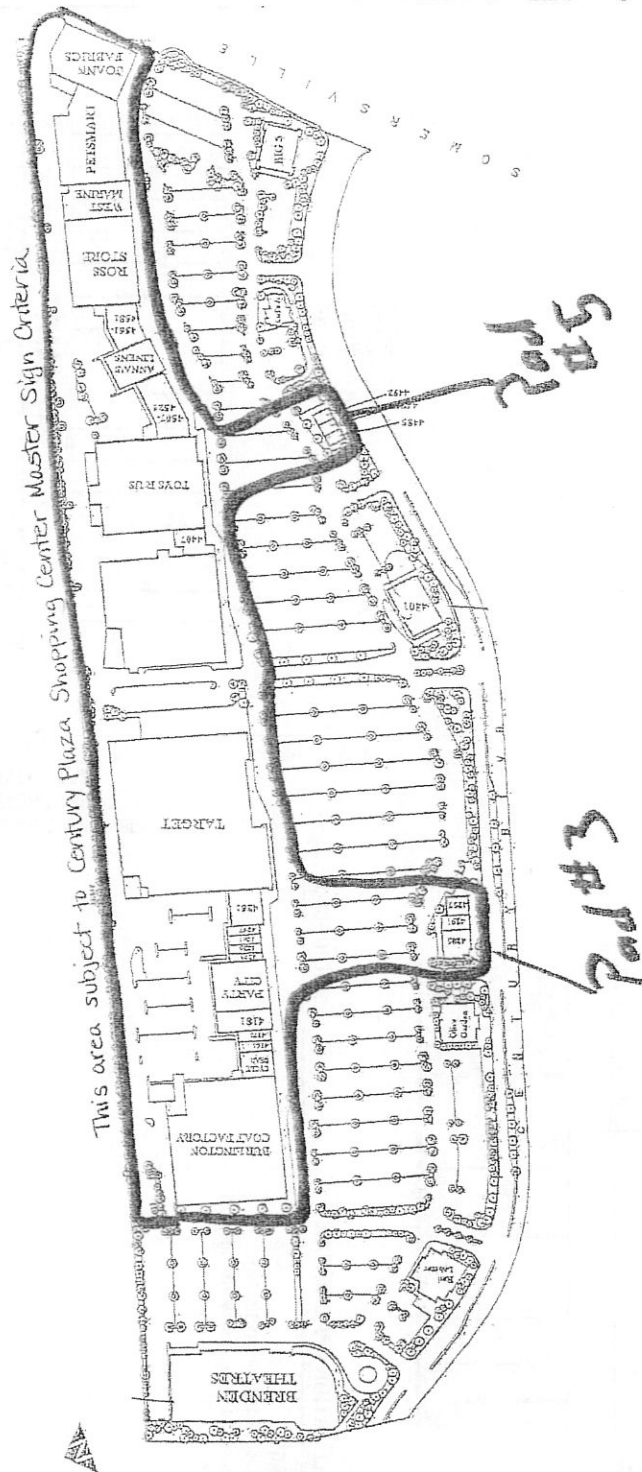
BUILDING ELEVATION (PAD TENANT)

NOT TO SCALE

SQUARE FOOTAGE:

- 1 sq. ft. per 1 linear foot of primary frontage.
- 1 sq. ft. per 1 linear foot of secondary frontage

CENTURY PLAZA SHOPPING CENTER
Pittsburg, California



CENTURY PLAZA SHOPPING CENTER
Pittsburg, California

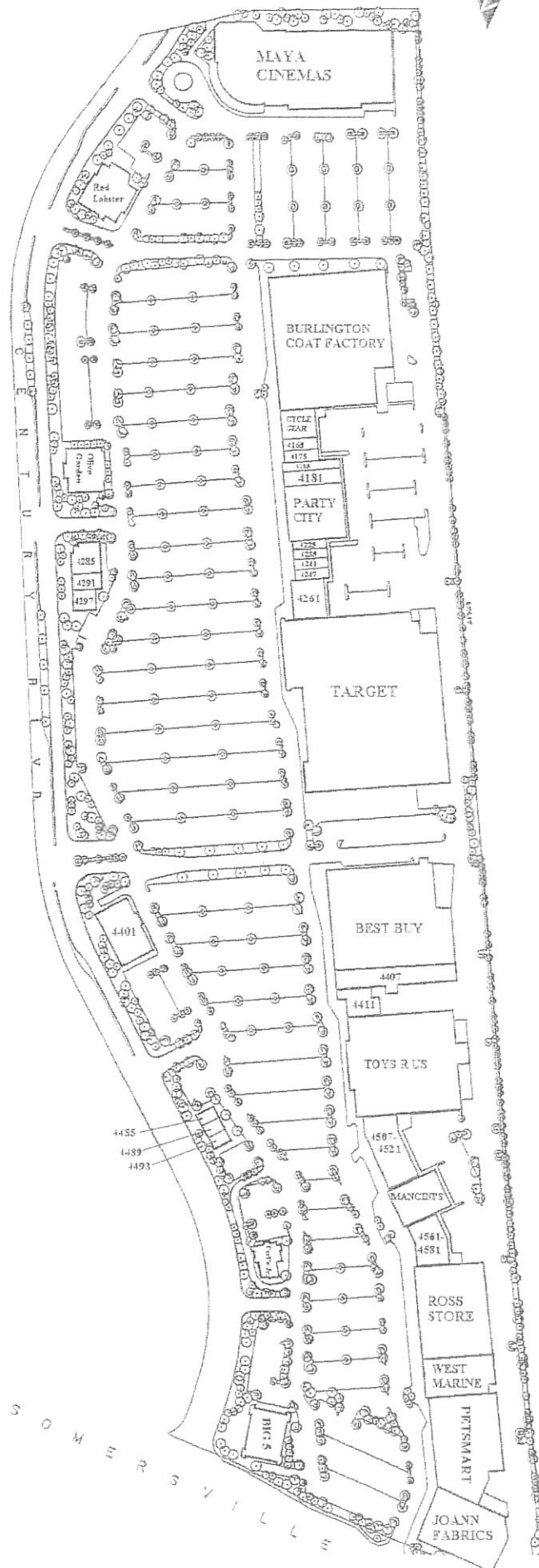


EXHIBIT B

FORM OF INSURANCE CERTIFICATE

CERTIFICATE OF INSURANCE					ISSUE DATE (MM DD YY)	
PRODUCER (NAME OF AGENT)		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND EXTEND OR ALTER THE COVERAGE AFFORDED BY				
CODE		COMPANIES AFFORDING COVERAGE				
		COMPANY LETTER	A			
INSURED (NAME OF TENANT)		COMPANY LETTER	B			
		COMPANY LETTER	C			
		COMPANY LETTER	D			
		COMPANY LETTER	E			
COVERAGES						
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES, LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
CO	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL UNITS IN THOUSANDS	
	GENERAL LIABILITY				GENERAL AGGREGATE	\$3,000
	☒ COMMERCIAL GENERAL LIABILITY				PRODUCTS-COP/OPS INJURY	\$3,000
	☐ CLAIM ☒ OCCUR				PERSONAL & ADVERTISING	\$2,000
	☒ OWNERS & CONTRACTORS PROT.				EACH OCCURRENCE	\$2,000
					FIRE DAMAGE (Any one fire)	50
					MEDICAL EXPENSE (Any one person)	5
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT	\$2,000
	☒ ANY OWNED					
	☒ ALL OWNED AUTOS					
	☐ SCHEDULED AUTOS				BODILY INJURY (PER PERSON)	
	☒ HIRED AUTOS					
	☒ NON-OWNED AUTOS				PROPERTY DAMAGE	
	☐ GARAGE LIABILITY					
	EXCESS LIABILITY				EACH OCCURRENCE	AGGREGATE
	OTHER THAN UMBRELLA				\$3,000	\$3,000
	WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY	<u>MUST SEND PROOF</u>			STATUTORY	
					(EACH ACCIDENT)	
					(DISEASE - POLICY LIMIT)	
					(DISEASE-EACH EMPLOYEE)	
	OTHER	<u>PROFESSIONAL LIABILITY IF APPLICABLE</u>			\$ 2,000 PER CLAIM \$ 2,000 PER AGGR.	
DESCRIPTION OF OPERATIONS/VEHICLES/RESTRICTIONS/SPECIAL ITEMS: SEENO ENTERPRISES, LLC, AND ALL ITS ALLIED ENTITIES ARE INCLUDED AS ADDITIONAL INSURED UNDER THIS POLICY WITH RESPECT TO THE LEASED PREMISES. THIS INSURANCE PRIMARY.						
CERTIFICATE HOLDER			CANCELLATION			
Century Plaza Corporation % Sierra Pacific Properties, Inc. 1800 Willow Pass Court Concord, CA 94520			SHOULD ANY OF THE ABOVE POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.			

Policy Number:

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – DESIGNATED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name of Person or Organization:

CENTURY PLAZA CORPORATION, SIERRA PACIFIC PROPERTIES, INC., AND ALL ITS ALLIED ENTITIES

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (SECTION II) is amended to include as an insured the person or organization shown in the Schedule as an insured, but only with respect to liability arising out of your operations or premises owned by or rented to you.

To the extent required under contract, this policy will apply as primary insurance to additional insureds scheduled above, and other insurance which may be available to such additional insureds will be non-contributory.

All other terms and conditions of this policy remain unchanged.

(Page 2 of 2)

1) Sign color:

All signs shall be tenant trade style color subject to Landlord's approval.

2) Sign Types:

a) Major tenant signs (including Target and Cinema):

Each sign including size & color shall be subject to Landlord's approval.

b) Store tenant signs (including pad signs):

Type 1: 24" maximum height for block letters (capitals) and
36" maximum height for capital block or script characters.

Type 2: 21" maximum height for block letters (capitals) and
30" maximum height for capital block or script characters.

General requirements for Major tenant signs & store tenant signs:

Signs to be single faced channel construction, plastic faced with metal returns 5" minimum, internally illuminated. (Returns shall be bronze color.)

Signs shall not encroach closer than 18" to lease line except where specifically allowed by Landlord. Signs shall be on one line of copy only.

All signs shall be installed with transformers and wireways concealed behind architectural surfaces.

Signs to be positioned as shown on this sheet.

All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight condition.

All signs must be approved by Landlord. Submit complete shop drawings and colors (3 copies) for approval.

c) Under Canopy signs (non-illuminated):

All signs to be same size (6 sq. ft. each side) and shape, and shall be 8'-3" clear from walkway below.

Signs must be located beneath canopy and be mounted perpendicular to storefront line (see drawings for detail).

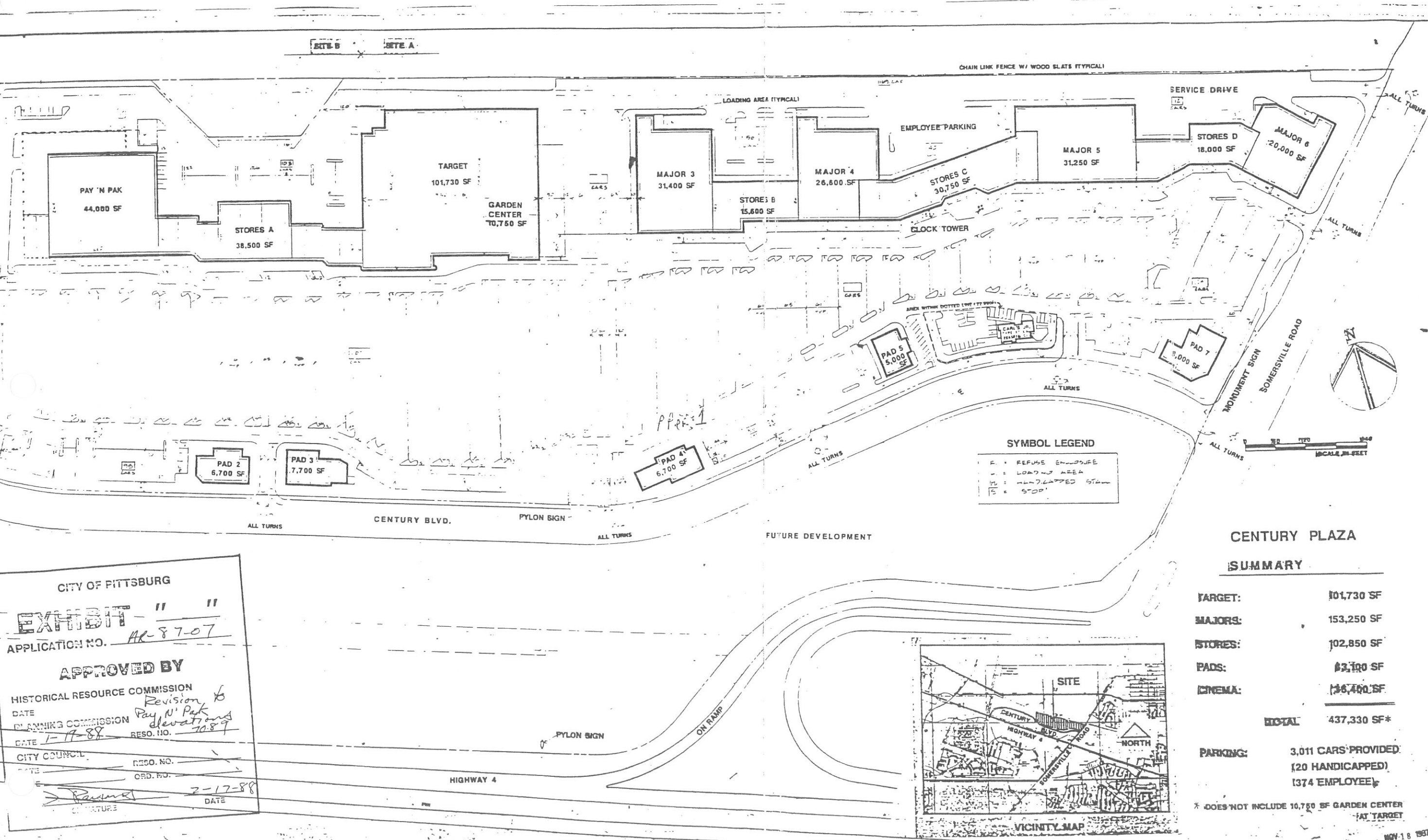
d) Signs mounted to Storefront.

Maximum area of 10 sq. ft. These signs must be a high quality design and must be an integral part of the storefront.

(Century
plaza)

Century 1900s

1900	1901	1902	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1915	1916	1917	1918	1919	1920	1921	1922	1923	1924	1925	1926	1927	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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CITY OF PITTSBURG

EXHIBIT " " "

APPLICATION NO. AK-87-07

APPROVED BY

HISTORICAL RESOURCE COMMISSION

DATE 1-17-88 Revision 6

PLANNING COMMISSION Pay 'n Pak elevations

DATE 1-17-88 RESO. NO. 7089

CITY COUNCIL

DATE 2-17-88

SIGNATURE [Signature] DATE

CENTURY PLAZA SUMMARY	
TARGET:	101,730 SF
MAJORS:	153,250 SF
STORES:	102,850 SF
PADS:	23,100 SF
CINEMA:	136,400 SF
TOTAL	437,330 SF*
PARKING:	3,011 CARS PROVIDED (20 HANDICAPPED) (374 EMPLOYEE)

* DOES NOT INCLUDE 10,750 SF GARDEN CENTER AT TARGET

SITE PLAN

NO.	DATE	REVISION
1	1-17-88	TARGET REVISION
2	1-17-88	MAJOR REVISION
3	1-17-88	STORE REVISION
4	1-17-88	PAD REVISION
5	1-17-88	CINEMA REVISION

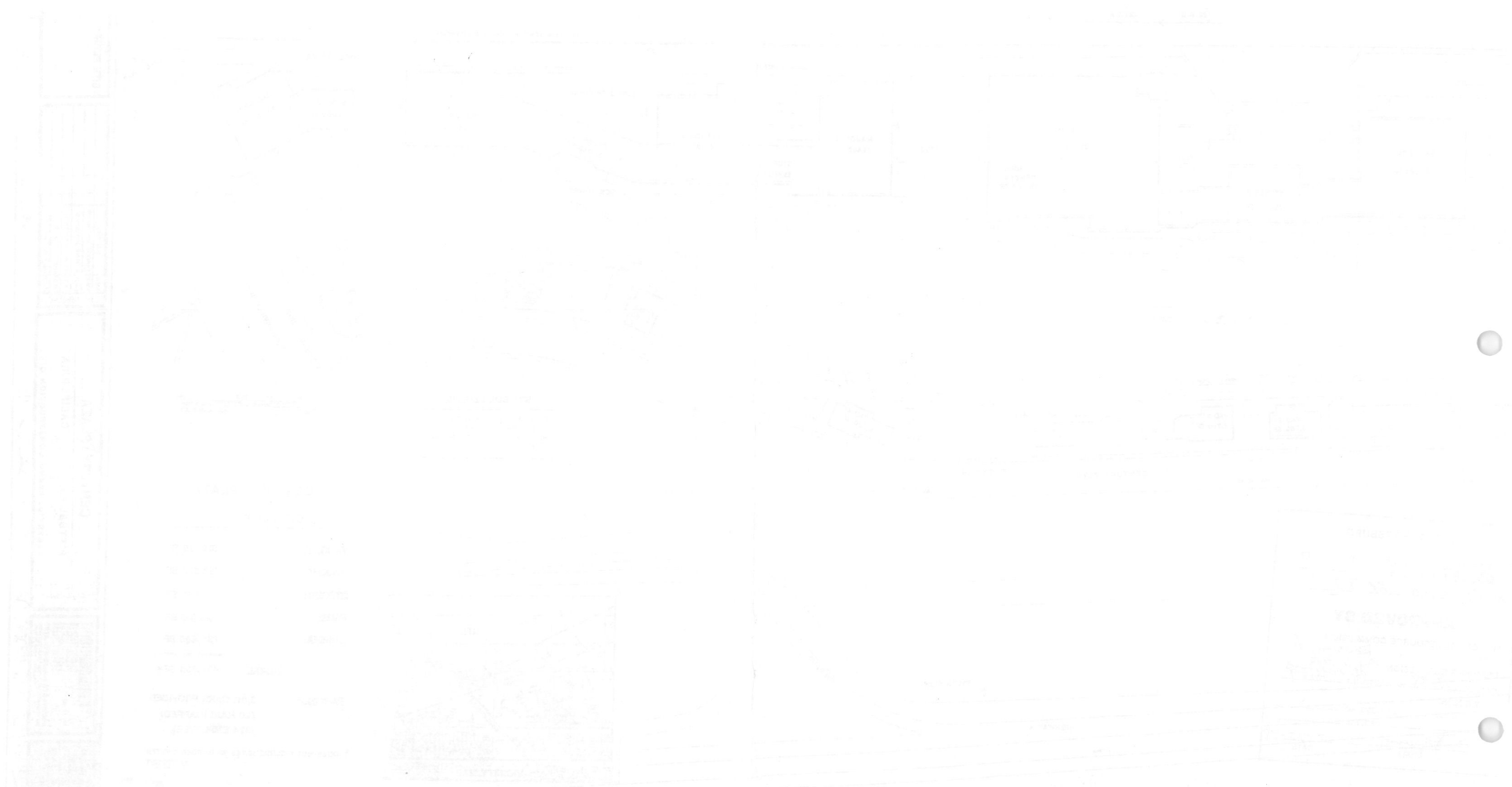
CENTURY PLAZA

PITTSBURG, CALIFORNIA

ALBERT D. SEENO CONSTRUCTION CO.

HAMMARBERG HERMAN JOHNSON

ARCHITECTS-INCORPORATED

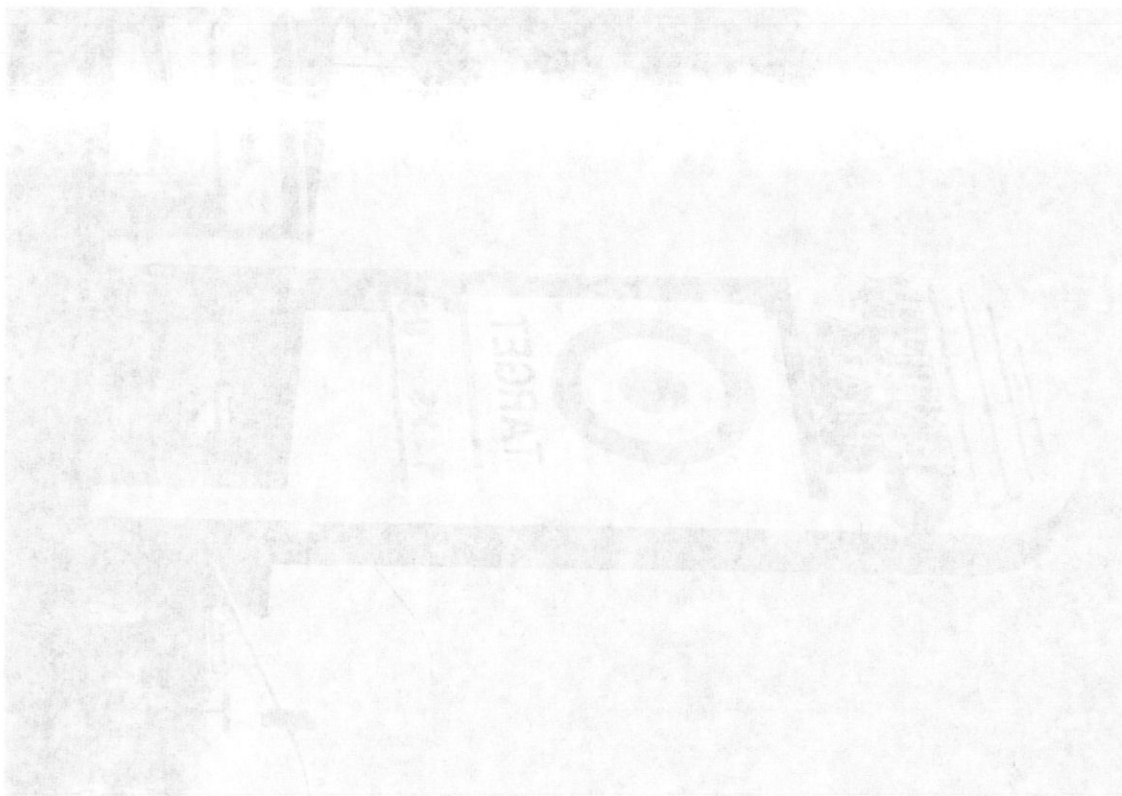


Vertical text on the left margin, likely a title or header, but it is too faint to read. It appears to be a list of items or a table of contents.

Vertical text on the right margin, likely a title or header, but it is too faint to read. It appears to be a list of items or a table of contents.

Century Plaza

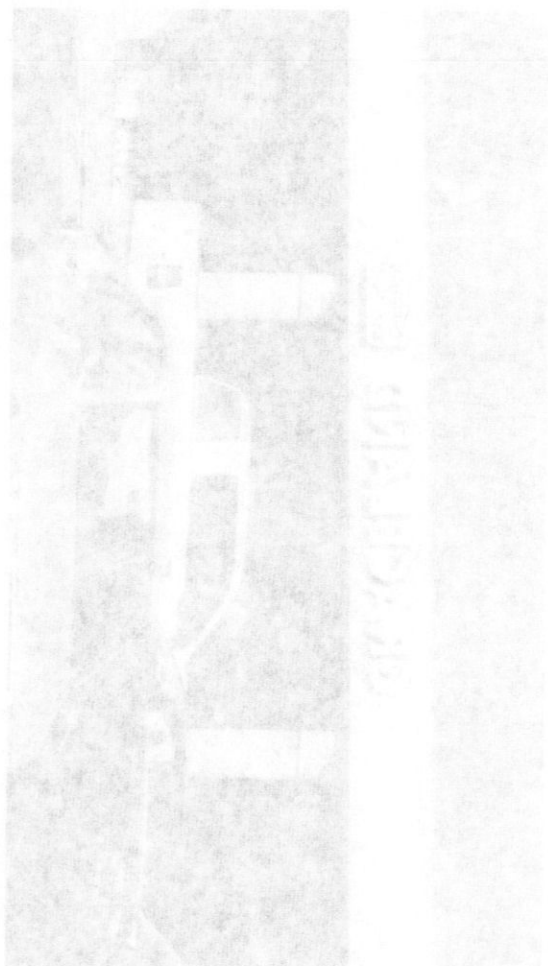
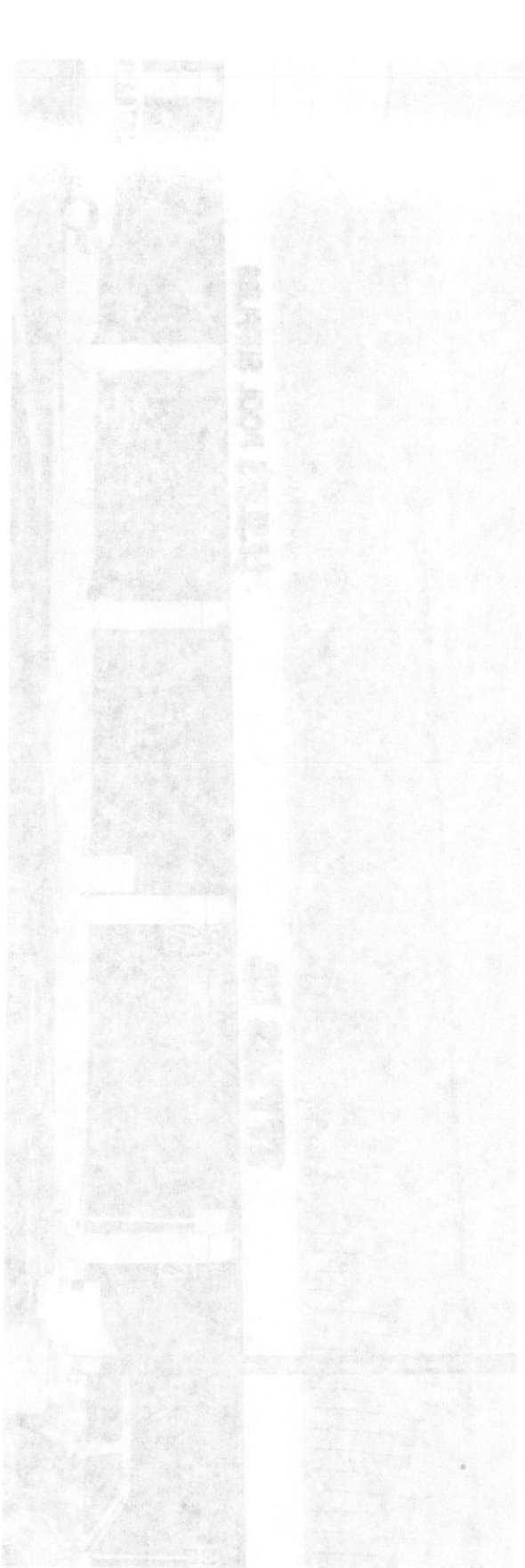




СЕРТИФИКАТ

Century Plaza





СЕРИЯ БНЗ



City of
Pittsburgh

Century Plaza Shopping Center
Pad #7 Sign Program
File No. AP-20-1515 (SR)



PetSmart

WestMarine

Joann Crafts

Sycamore Dr.

Big 5

Ross

Harbor Freight Tools

Project Site

Shell Gas

Lowe's Home Improvement

Carl's Jr.

Auto Center Dr.

Panda Express

TOGO's

Century Blvd.

7-Eleven

Taco Bell

In-N-Out Burger

Burger King

Pollo Loco

82

Mahogany Wy.



Project site from parking lot looking east



Approved Remodel (East Building Elevation)



Building Sign Allowance

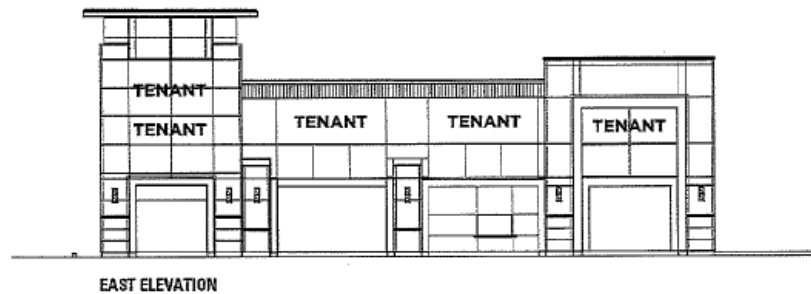


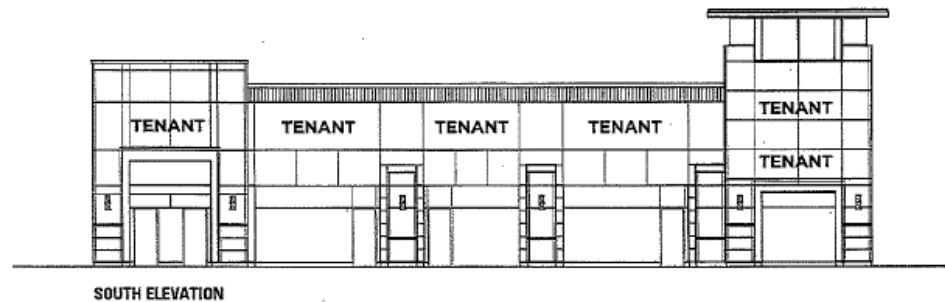
Pad #7 Sign Program

- Two (2) square feet of building signage per linear foot of store frontage.
- Building signs would not be allowed to exceed 70% of the store frontage or 50% of the fascia height.

Century Plaza Sign Program

- Three (3) square feet of building signage per linear foot of store frontage.
- Building signs are not be allowed to exceed 70% of the store frontage or 55% of the fascia height.





Staff Recommendation



Move to adopt Resolution No. 10152, approving Sign Review Application No. 20-1515, subject to conditions.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 23, 2020**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority and Submittal of Adopted Zoning Administrator Resolution.

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for review of new model homes for the San Marco Unit 13 (Village E) development which will be located immediately south of the existing Positano neighborhood, on the west side of Santa Teresa Drive. The Zoning Administrator also submits one resolution previously approved under the delegated authority.

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Exercise Design Review Authority and adopted Zoning Administrator resolution.

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the

originally approved models. Must comply with approved zoning development standards.

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

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

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received one application requesting design review approval which qualifies within one or more of the nine categories of delegated authority established by Resolution No. 9918:

1. San Marco Village E Model Homes, AP-20-1516 (AD) – Delegated Design Review Category 7.

This is an application by Josh Randles, on behalf of Discovery Builders, Inc., requesting administrative design review approval of six model homes to be used in Village E of the San Marco Planned Development Area. Assessor's Parcel No. 097-550-045. The San Marco Subdivision (Tract 7362) was approved by the City Council on January 19, 1993 (Resolution No. 93-7889). A total of 113 new single-family units will be constructed in Village E.

The Zoning Administrator has also adopted one resolution approving a delegated application, as follows:

1. Resolution No. 356: Los Gallos Express - Panaderia, AP-20-1506 (ZA, AD)

GENERAL PLAN/CODE COMPLIANCE:

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

Planning Commission Staff Report
Zoning Administrator Report
June 23, 2020

Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent and the adopted Zoning Administrator resolution.

ATTACHMENTS:

1. Notice of Intent: San Marco Village E Model Homes, AP-20-1516 (AD)
2. Zoning Administrator Resolution No. 356

Prepared by: Kristin Pollot, Zoning Administrator

**NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF
PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9444**

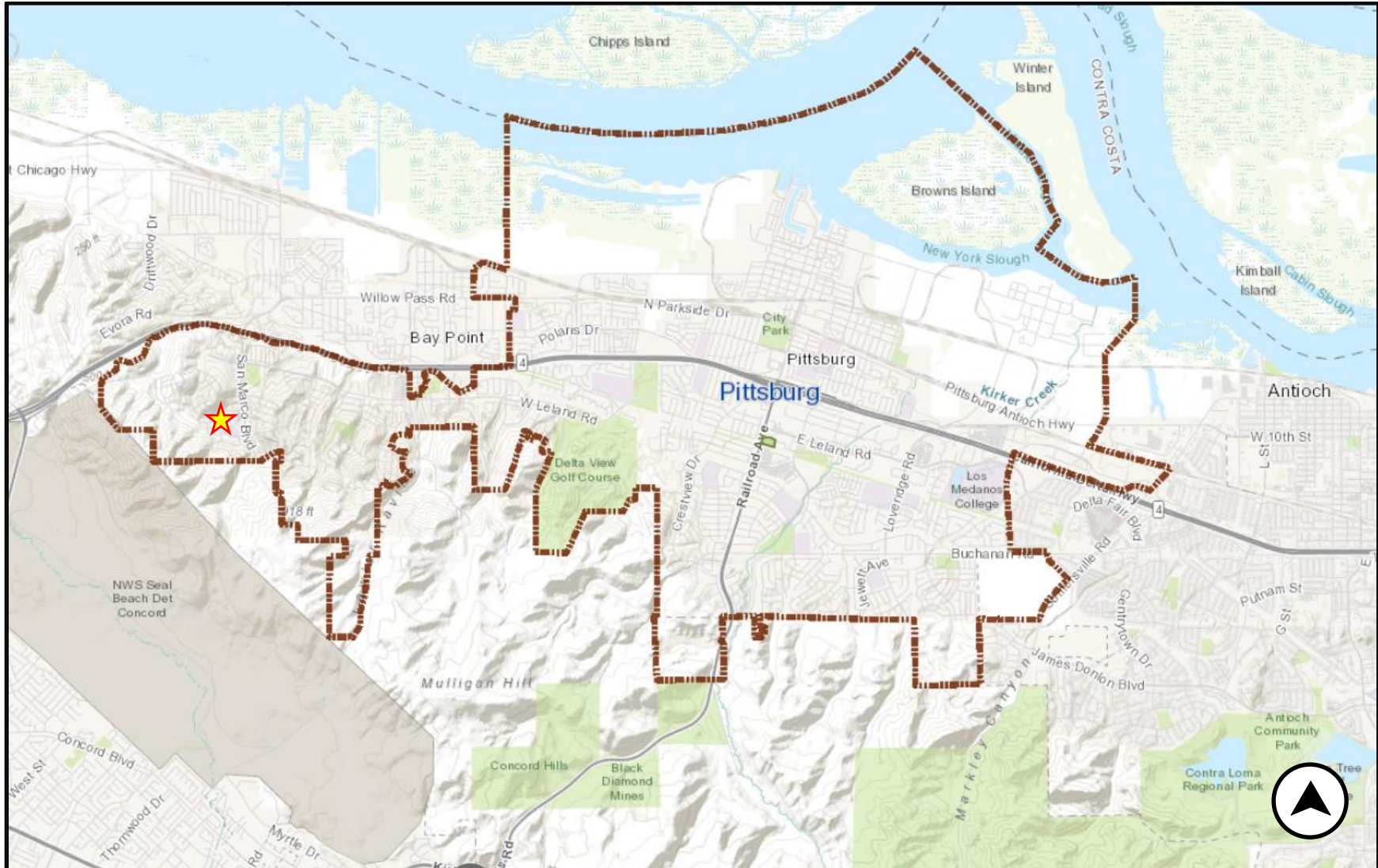
SAN MARCO VILLAGE E MODEL HOMES, AP-20-1516 (AD).

This is an application by Josh Randles, on behalf of Discovery Builders, Inc., requesting administrative design review approval of six model homes to be used in Village E of the San Marco Planned Development Area. Assessor's Parcel No. 097-550-045. The San Marco Subdivision (Tract 7362) was approved by the City Council on January 19, 1993 (Resolution No. 93-7889). A total of 113 new single-family units will be constructed in Village E.

This project is eligible for delegation to staff under Category 7 (New Model Homes in Approved Subdivisions), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to model homes that are consistent with the general size, quality of architecture and materials, and general character of the originally approved models.

Attachment 1
Location and Aerial Maps
San Marco Village E Model Homes, AP-20-1516 (AD).

★ **Project Site**



Attachment 1
Location and Aerial Maps
San Marco Village E Model Homes, AP-20-1516 (AD).

— General Site Boundary





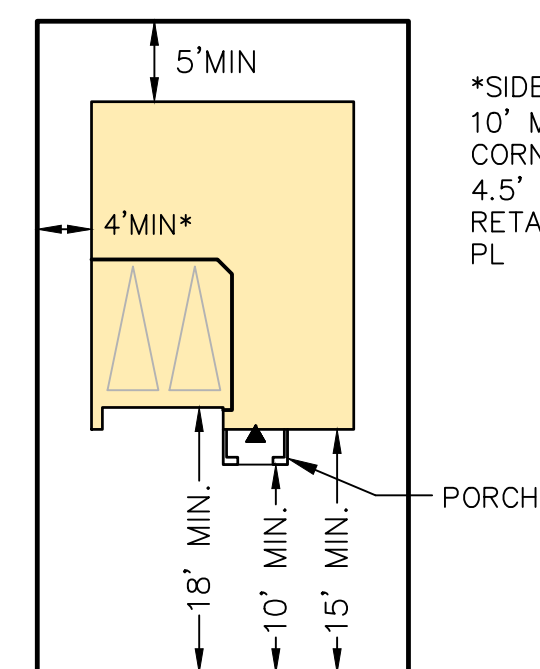
SAN MARCO UNIT 13

PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020

REAR YARD NOTE:
LOTS TO BE GRADED SO
THAT HOMES HAVE 20' MIN
FLAT AREA IN REAR YARD



TYPICAL MINIMUM
LOT SETBACKS
N.T.S.

*SIDE YARD NOTE:
10' MINIMUM ON
CORNER SIDES &
4.5' MINIMUM WHEN
RETAINING WALL ON
PL

SAN MARCO 13

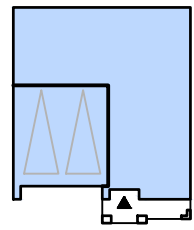
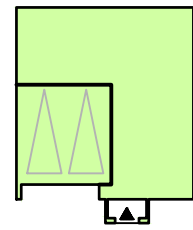
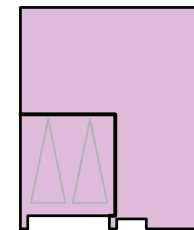
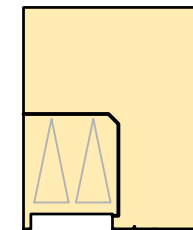
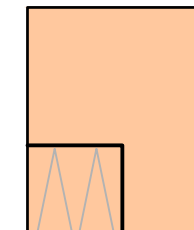
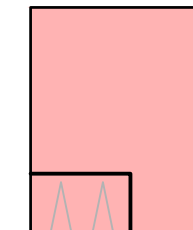
MASTER PLOTTING PLAN

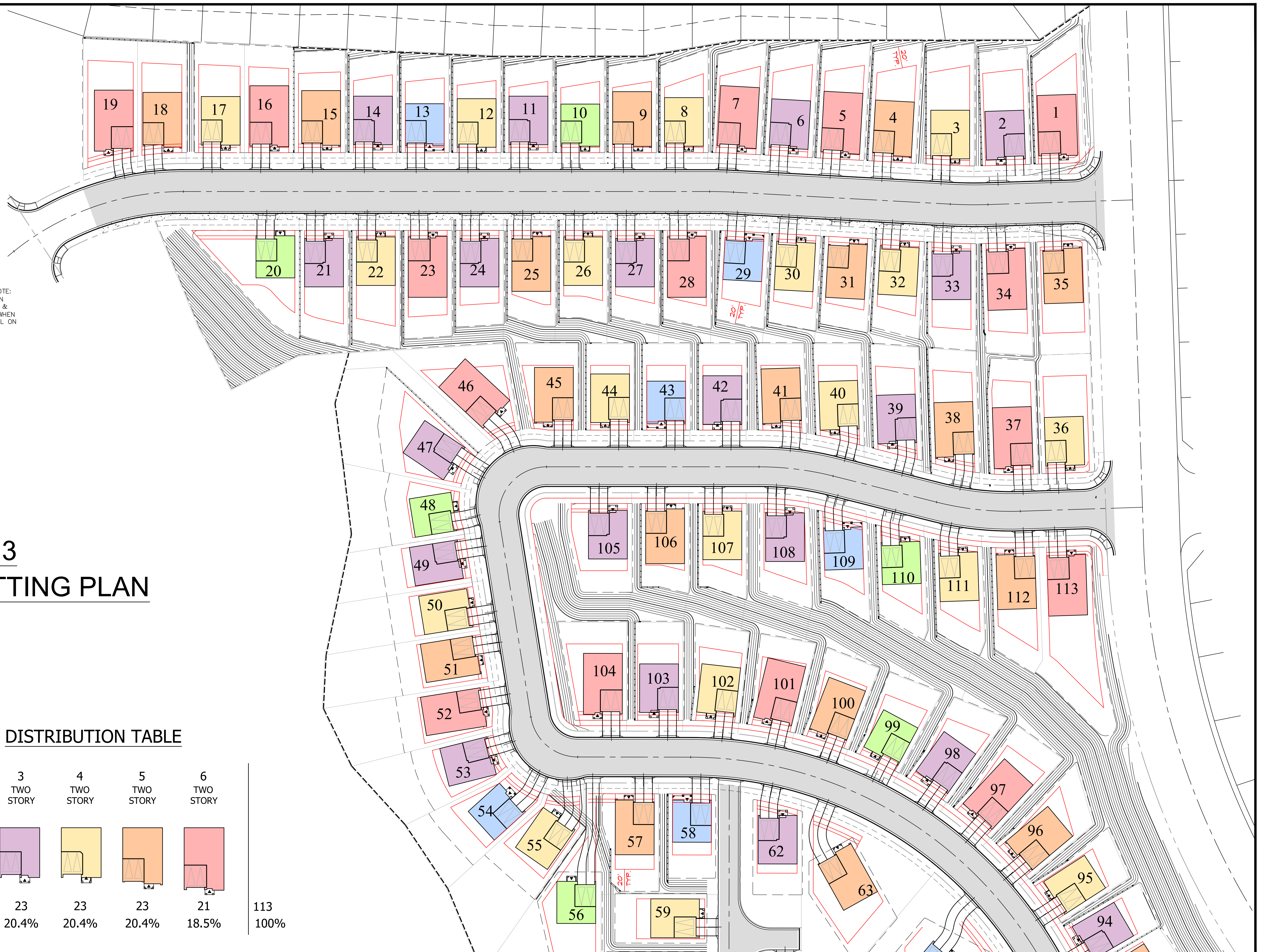
PITTBURG, CA



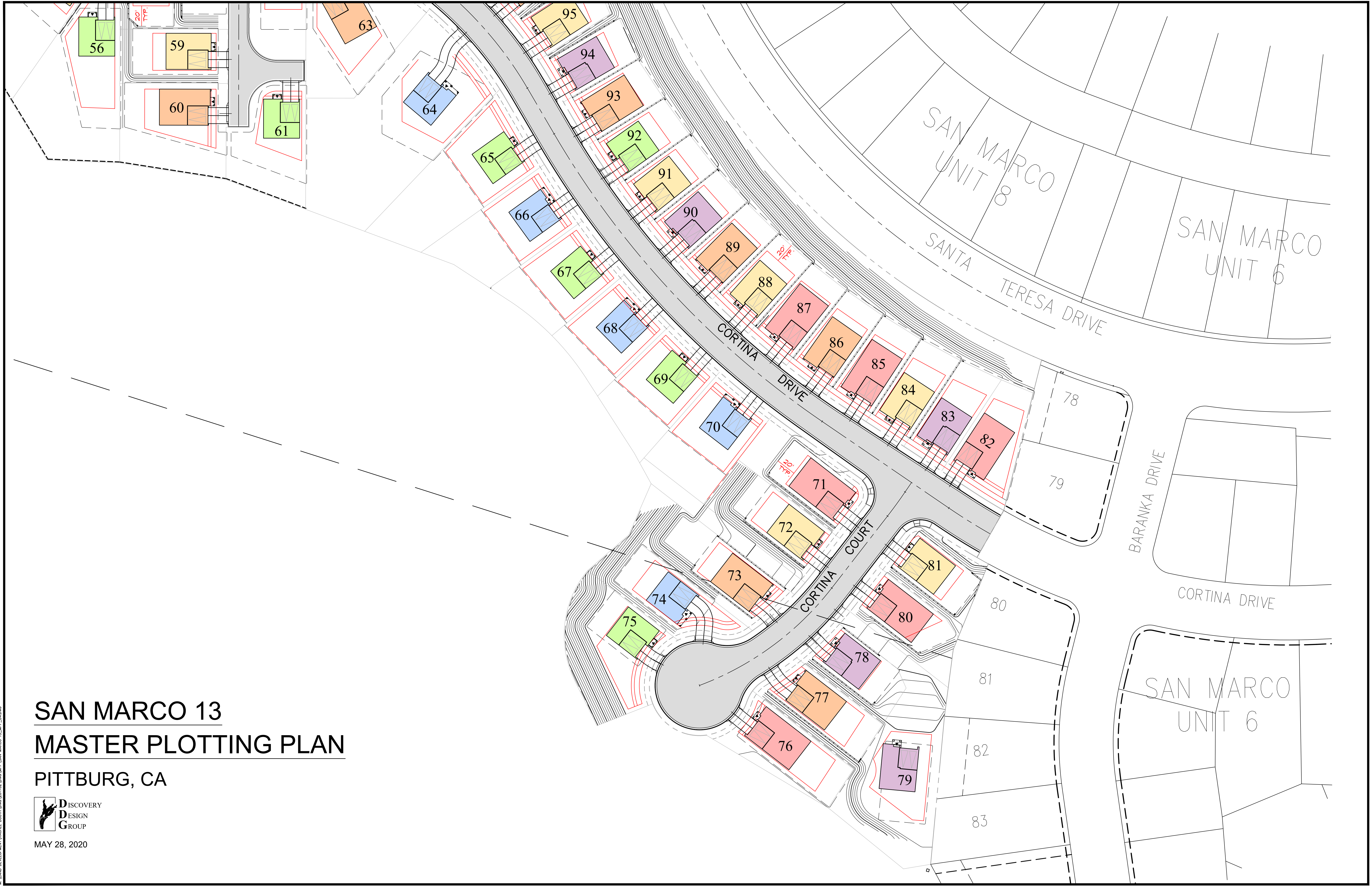
MAY 28, 2020

DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	5 TWO STORY	6 TWO STORY	
							
COUNT	11	12	23	23	23	21	113
PERCENT	9.7%	10.6%	20.4%	20.4%	20.4%	18.5%	100%



M:\LAND DEVELOPMENT\BACHEL_800TH\DWG\201702\DWG\MPP\SAN MARCO_13.MPP.dwg



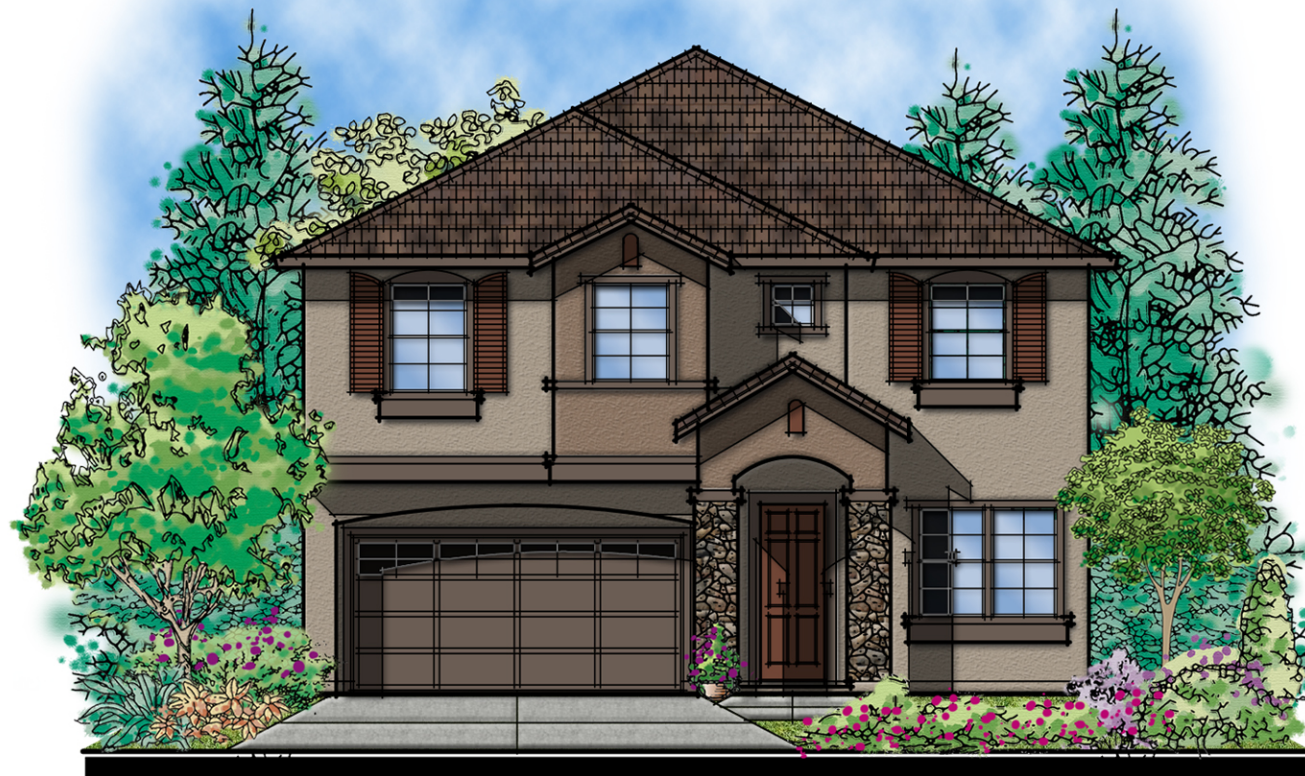
SAN MARCO 13
MASTER PLOTTING PLAN
PITTBURG, CA



MAY 28, 2020



Elevation A - Scheme #1



Elevation C - Scheme #10

MATERIAL LEGEND

- | | | |
|--|---|--|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> |
|--|---|--|

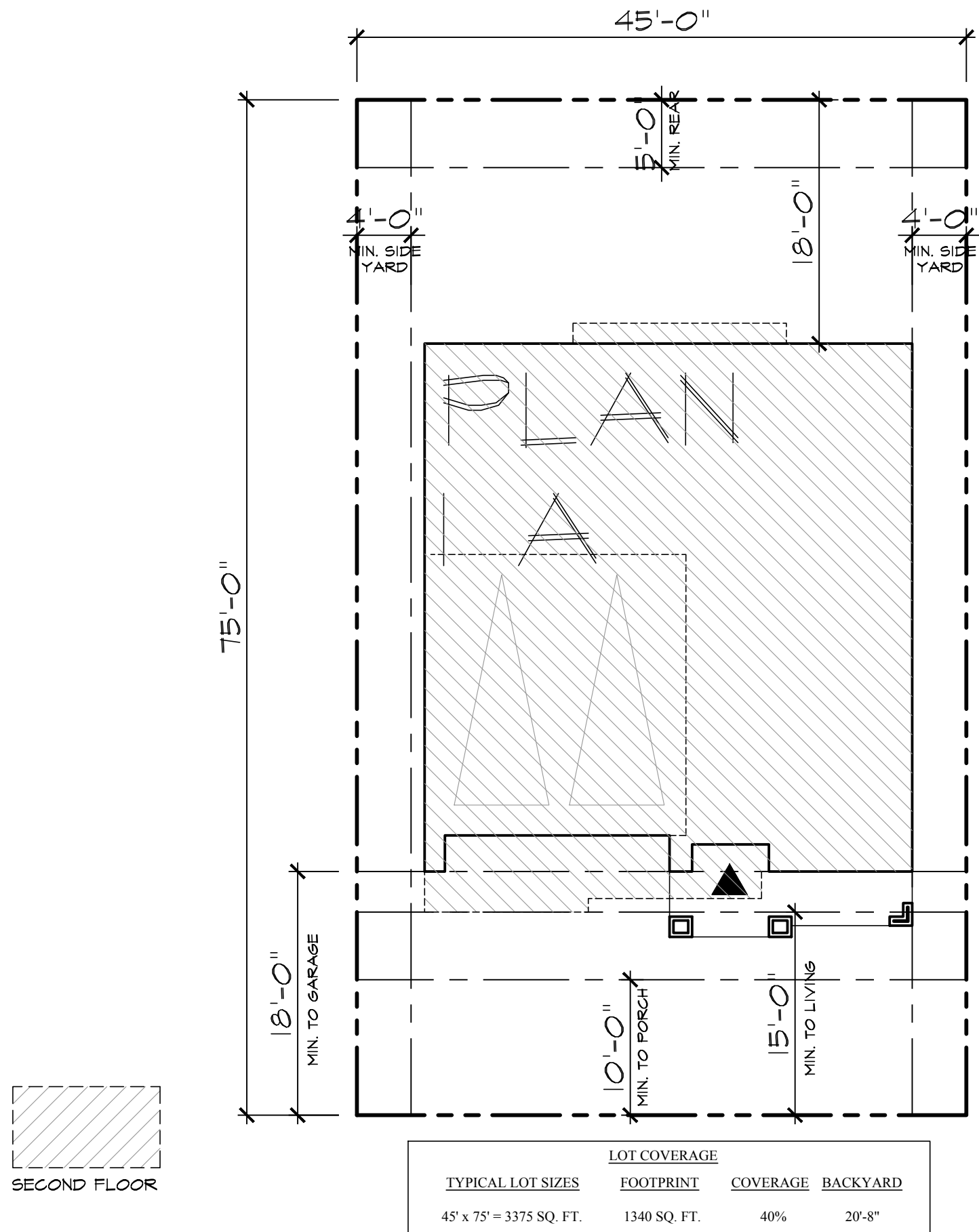


Elevation B - Scheme #8

Plan 1
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA

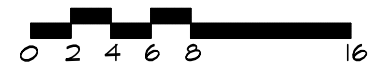


Discovery Builders Inc.
Date 05/28/2020



City of Pittsburgh	
MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

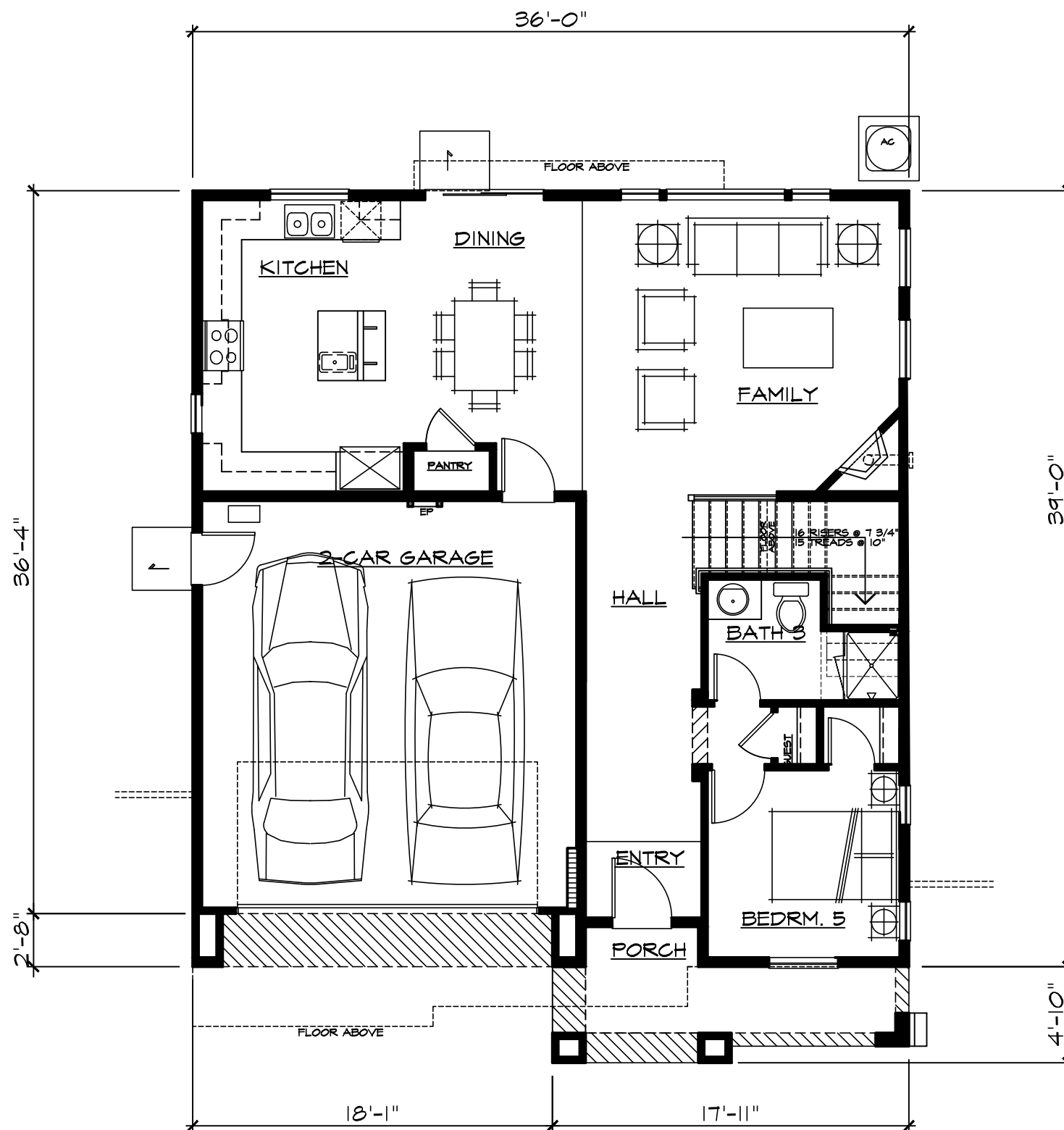
Plan 1 Site Plan



**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Plan 1 First Floor Plan

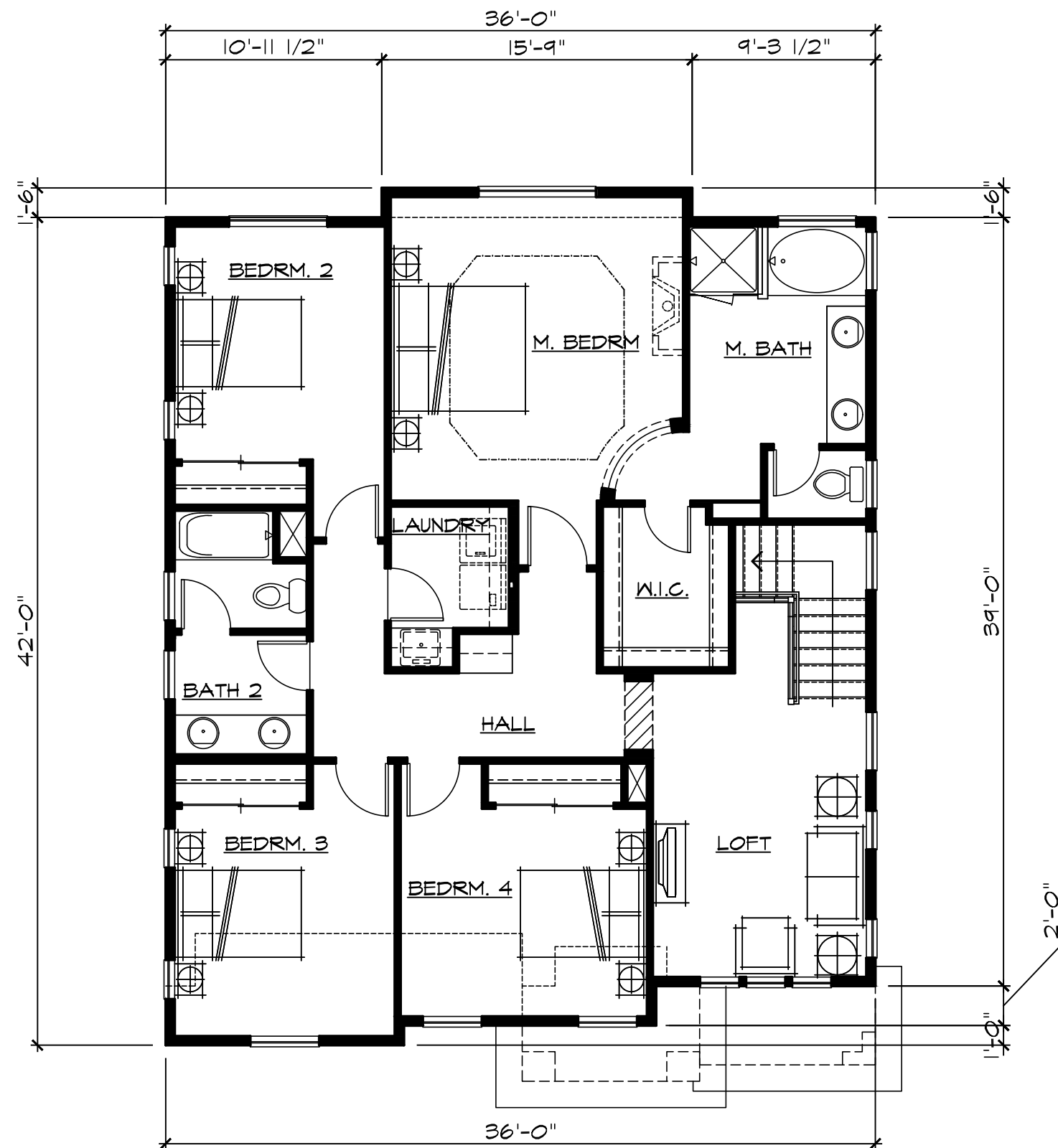
SQUARE FOOTAGE	
FIRST FLOOR	940 SF
SECOND FLOOR	1446 SF
TOTAL LIVING AREA	2387 SF
GARAGE	400 SF
PORCH	90 SF
FOOTPRINT	1430 SF



SAN MARCO
UNIT 13
 PITTSBURG, CA



Discovery Builders Inc.
 Date 05/28/2020



Plan 1 Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	940 SF
SECOND FLOOR	1446 SF
TOTAL LIVING AREA	2387 SF
GARAGE	400 SF
PORCH	90 SF
FOOTPRINT	1430 SF

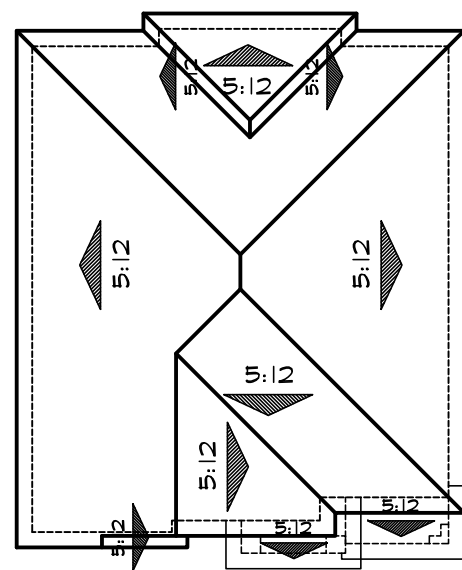


SAN MARCO UNIT 13

PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Roof Plan 'A'



Right

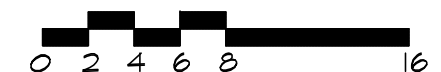


Rear



Left

**Plan 1
Elevations - 'A'**

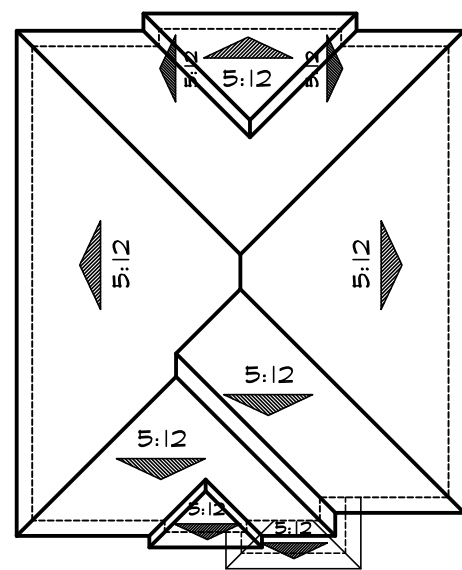


--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Roof Plan 'B'

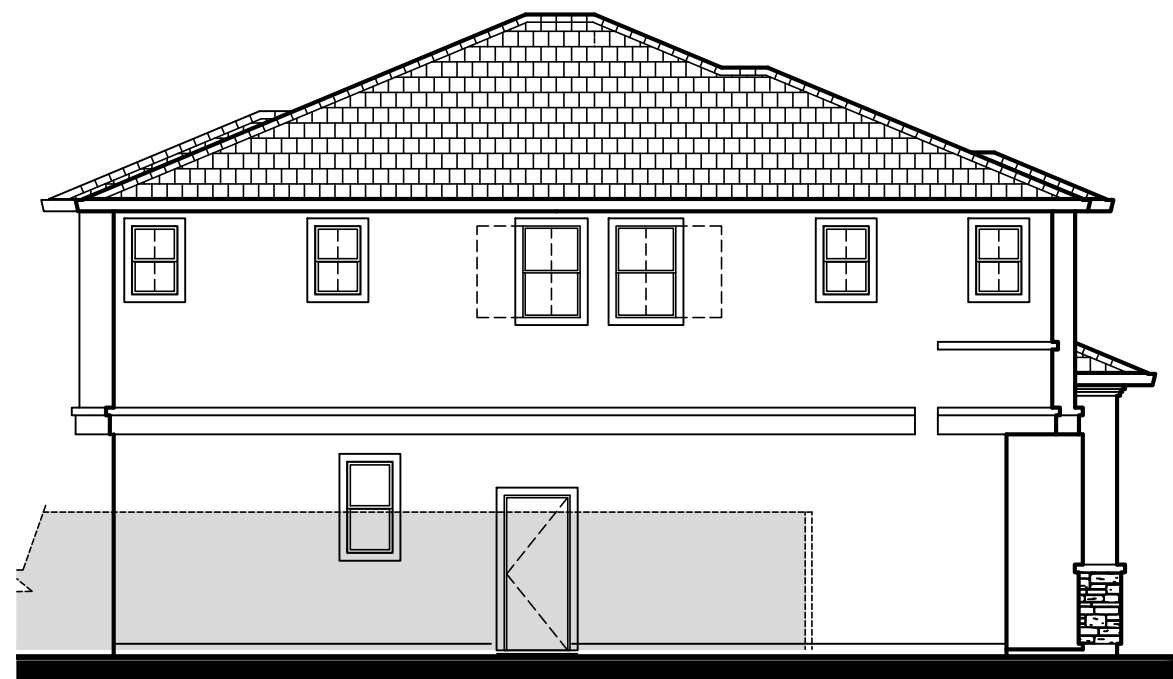


Right

± 27'-5"



Rear



Left

**Plan 1
Elevations - 'B'**



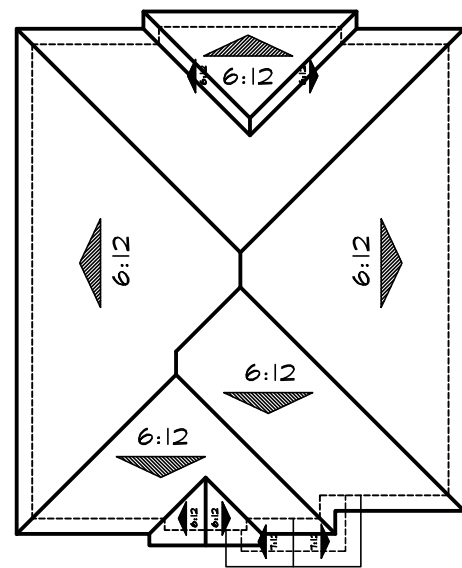
DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA

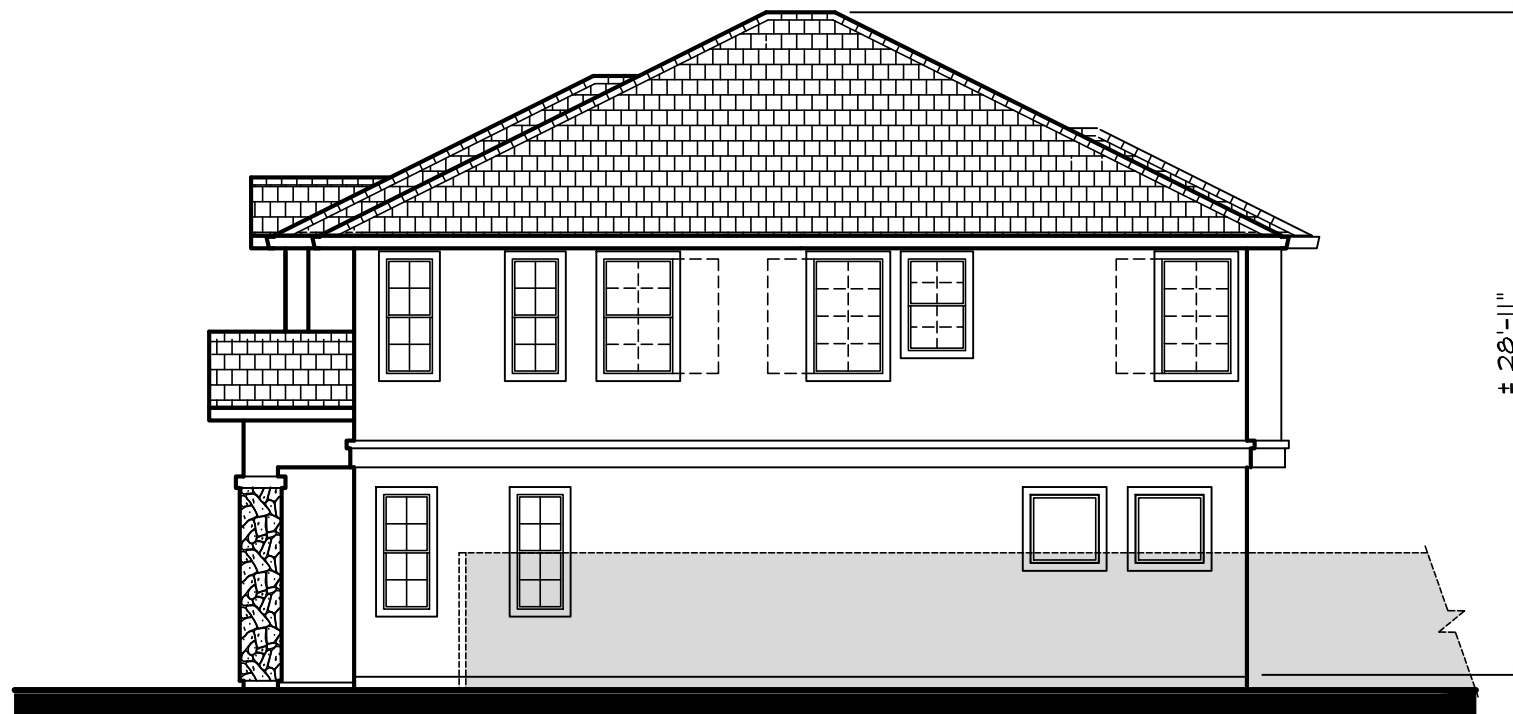
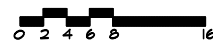


DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 05/28/2020



Roof Plan 'C'

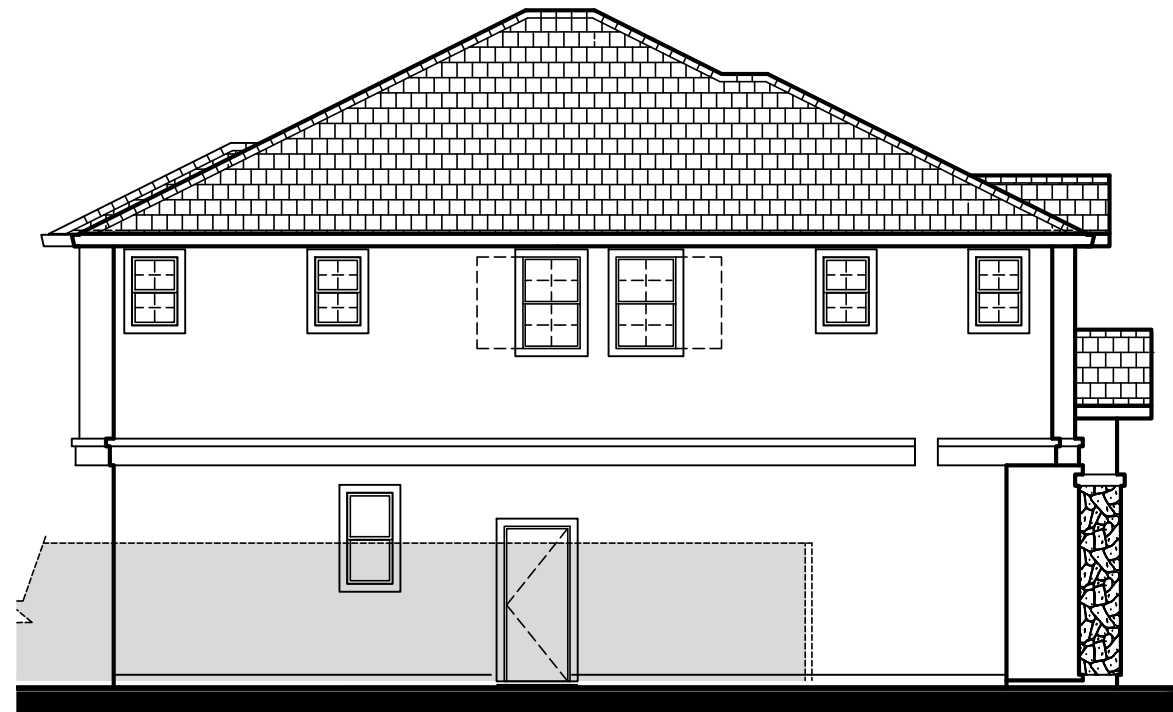


Right

± 28'-11"

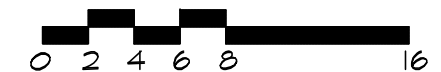


Rear



Left

**Plan 1
Elevations - 'C'**



--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Elevation A - Scheme #4



Elevation C - Scheme #9

MATERIAL LEGEND

- | | | |
|--|---|--|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
SIMULATED BRICK VENEER
MOCK TILE VENTS
MOCK SHUTTERS
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> |
|--|---|--|

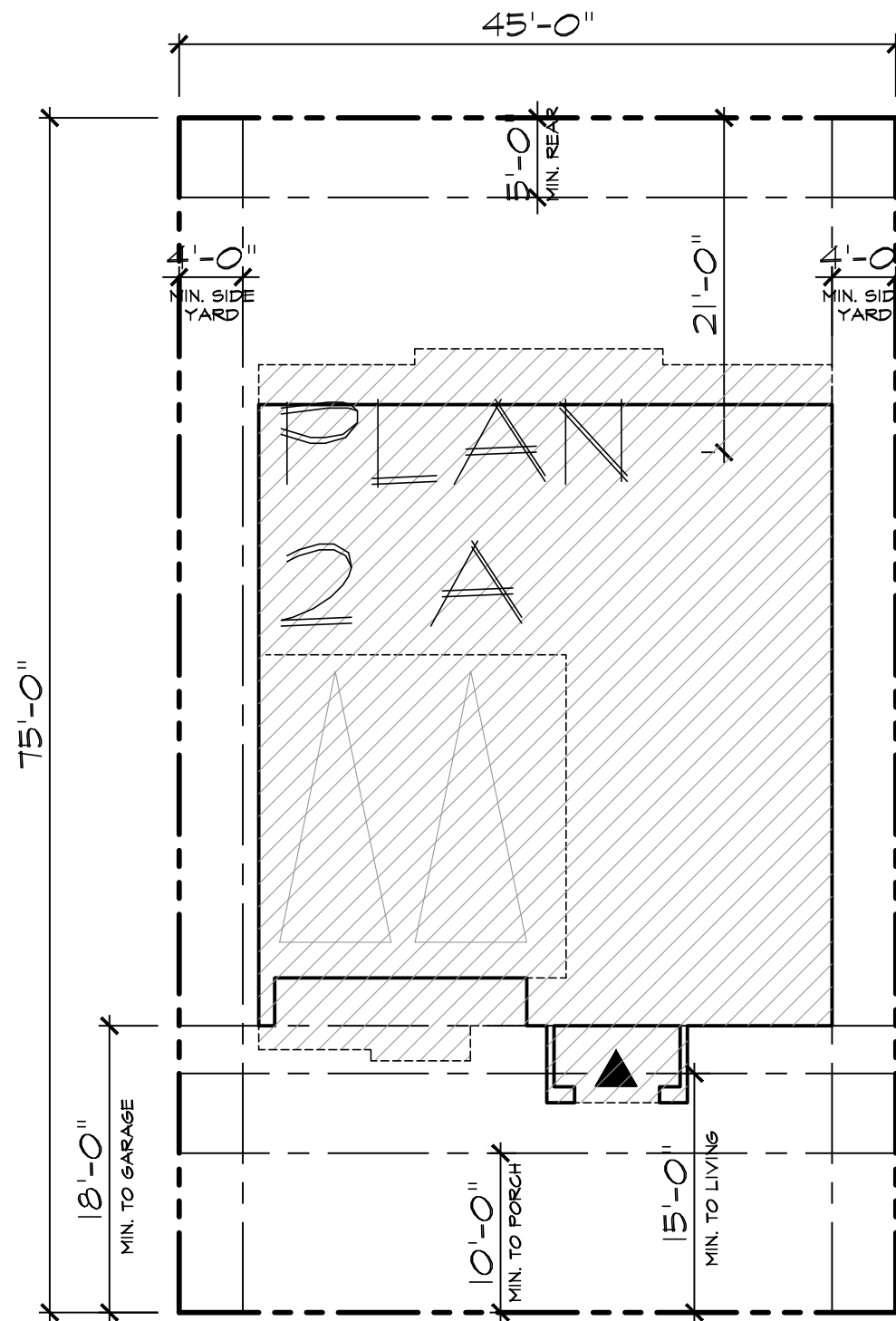


Elevation B - Scheme #6

Plan 2
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



SECOND FLOOR

LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
45' x 75' = 3375 SQ. FT.	1354 SQ. FT.	40%	21'-0"

City of Pittsburgh

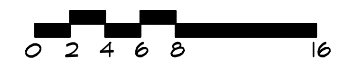
MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.

MAX COVERAGE - 2-STORY	50%
------------------------	-----

Plan 2

Site Plan



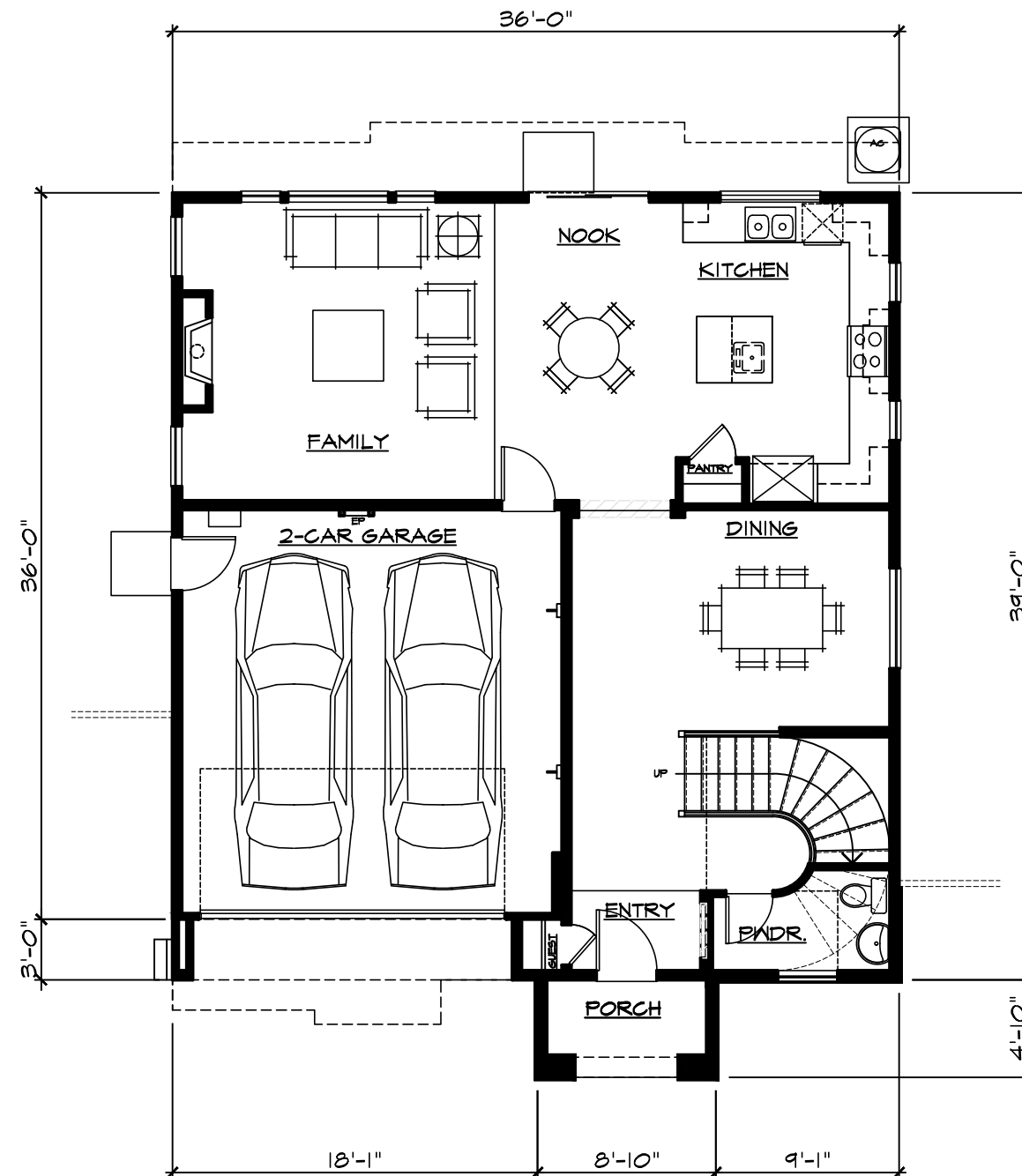
SAN MARCO

UNIT 13

PITTSBURG, CA

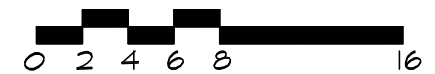


Discovery Builders Inc.
Date 05/28/2020



Plan 2 First Floor Plan

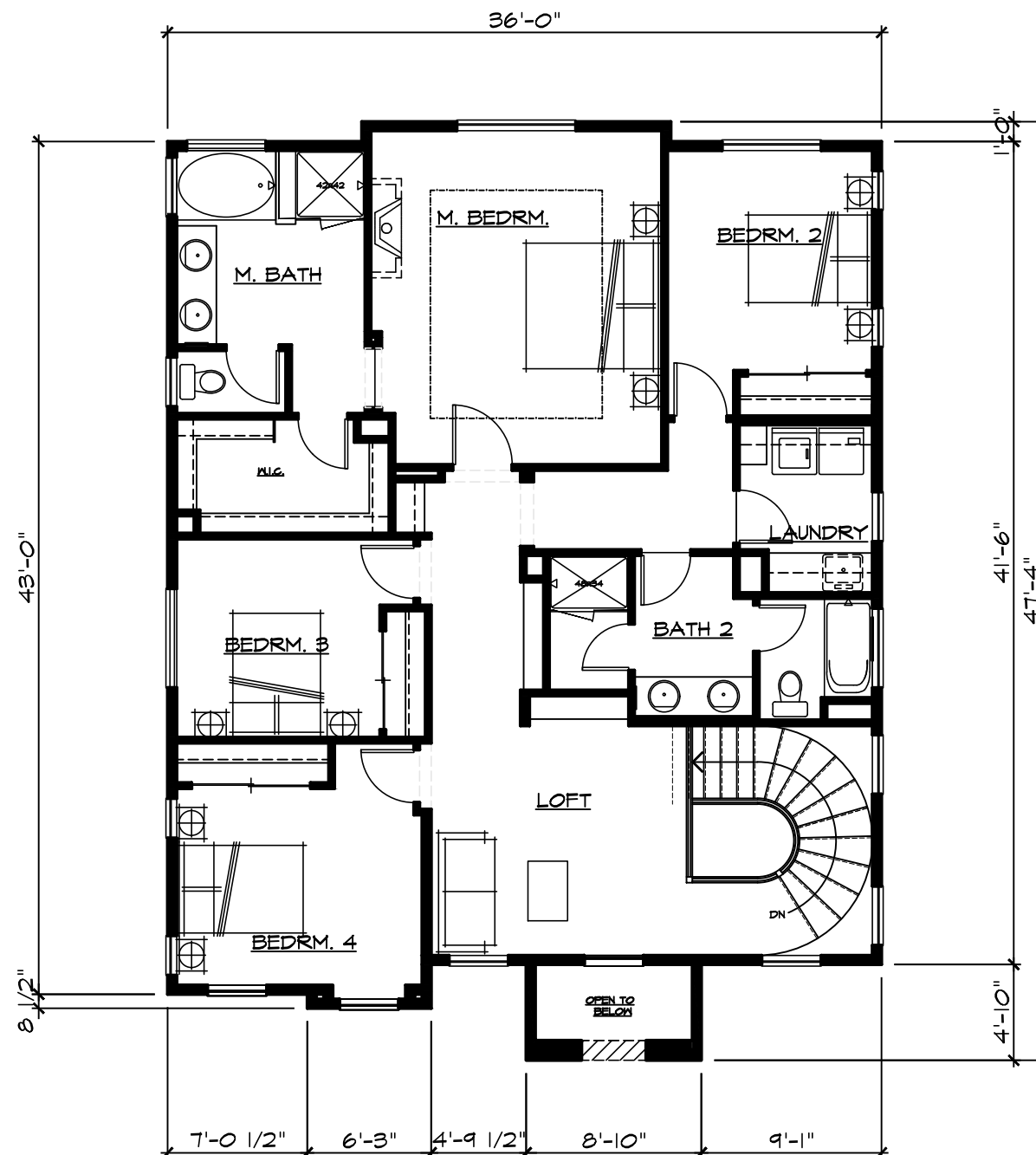
SQUARE FOOTAGE	
FIRST FLOOR	963 SF
SECOND FLOOR	1447 SF
TOTAL LIVING AREA	2410 SF
GARAGE	391 SF
FOOTPRINT	1354 SF



**SAN MARCO
UNIT 13**
PITTSBURG, CA

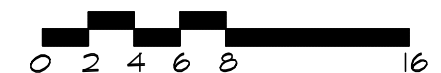


Discovery Builders Inc.
Date 05/28/2020



Plan 2 Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	963 SF
SECOND FLOOR	1447 SF
TOTAL LIVING AREA	2410 SF
GARAGE	391 SF
FOOTPRINT	1354 SF

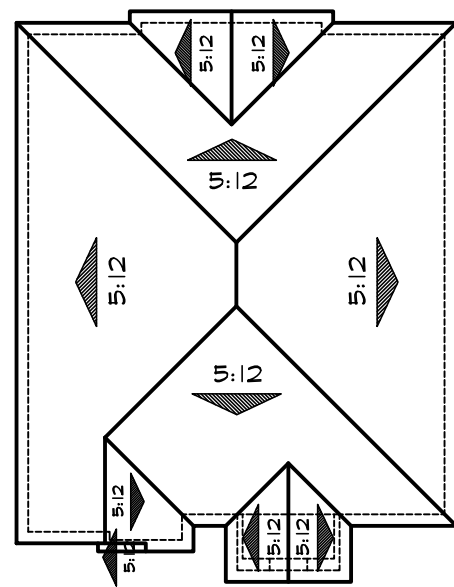


SAN MARCO UNIT 13

PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



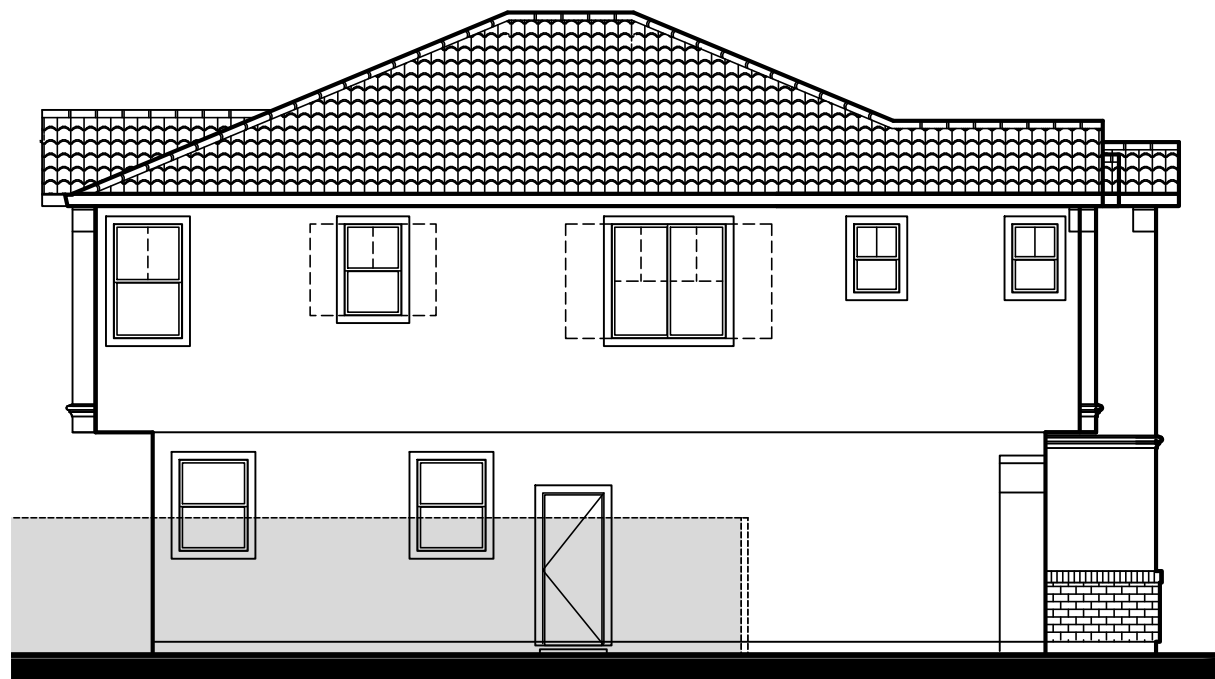
Roof Plan 'A'



Right

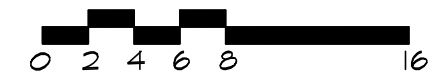


Rear



Left

**Plan 2
Elevations - 'A'**

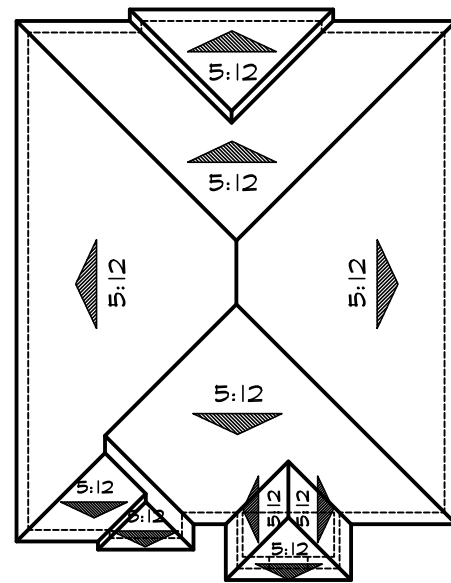


--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

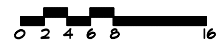
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Roof Plan 'B'



Right

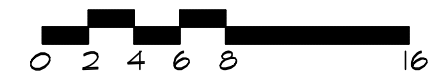


Rear



Left

**Plan 2
Elevations - 'B'**

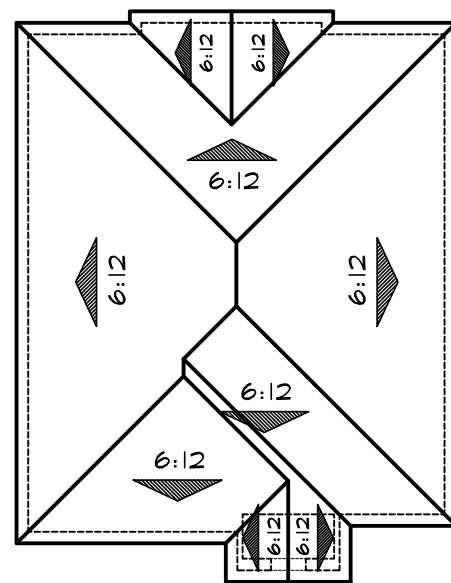



 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

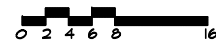
**SAN MARCO
UNIT 13**
 PITTSBURG, CA



Discovery Builders Inc.
 Date 05/28/2020



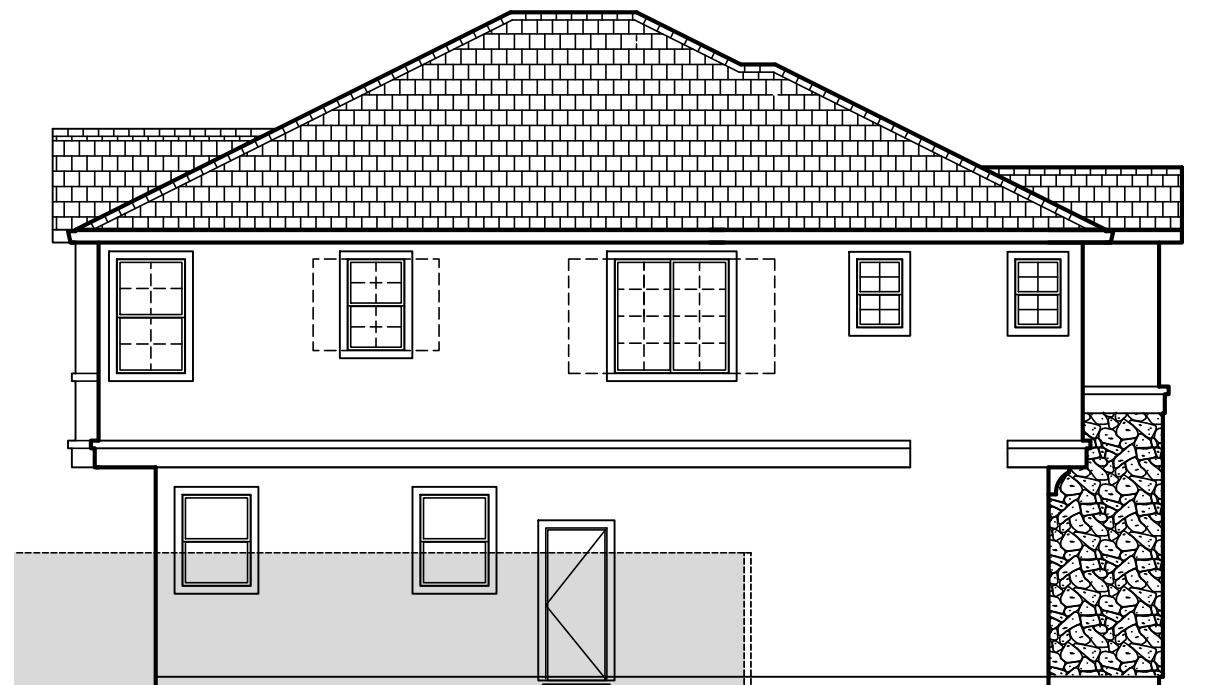
Roof Plan 'C'



Right

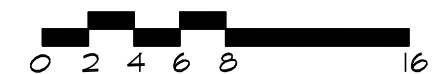


Rear



Left

**Plan 2
Elevations - 'C'**




 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

**SAN MARCO
 UNIT 13**
 PITTSBURG, CA



Discovery Builders Inc.
 Date 05/28/2020

MATERIAL LEGEND

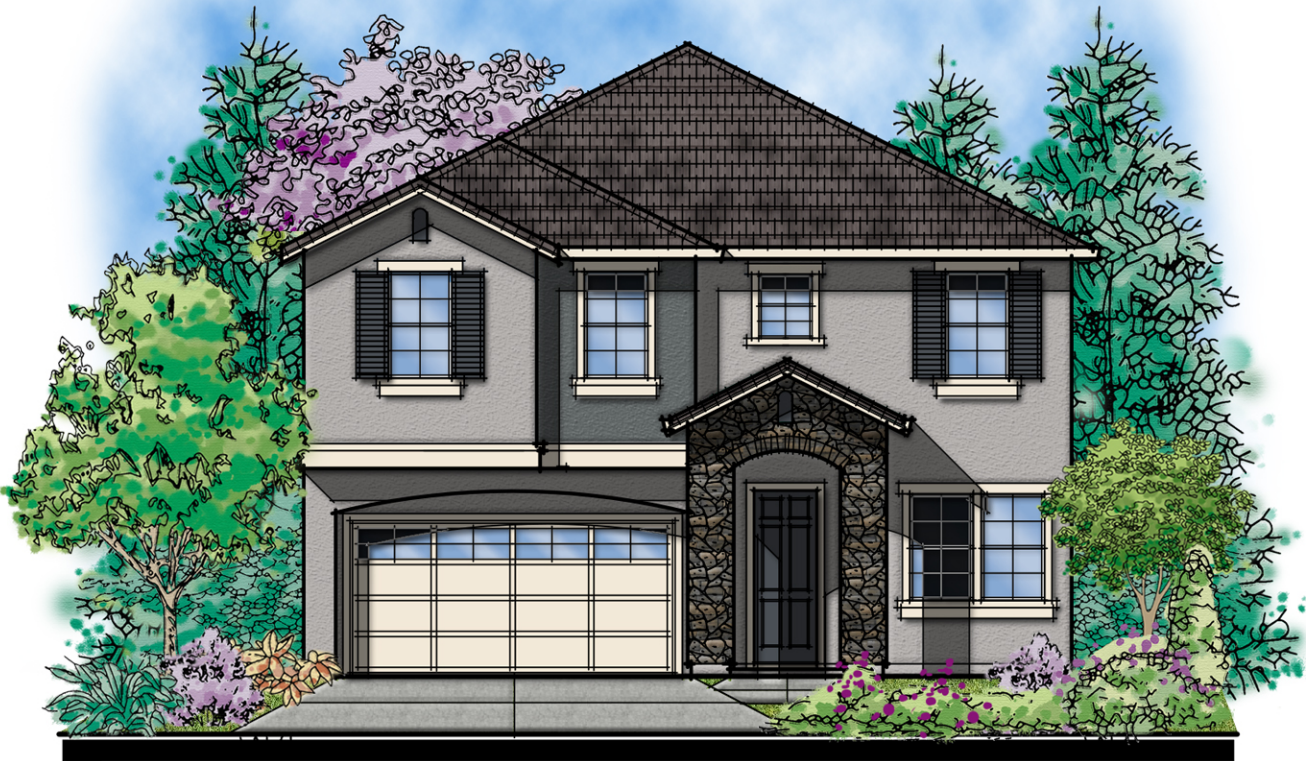
- A** VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
MOCK SHUTTERS
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES
- B** FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES
- C** FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation A - Scheme #3

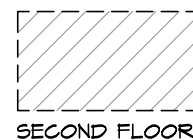
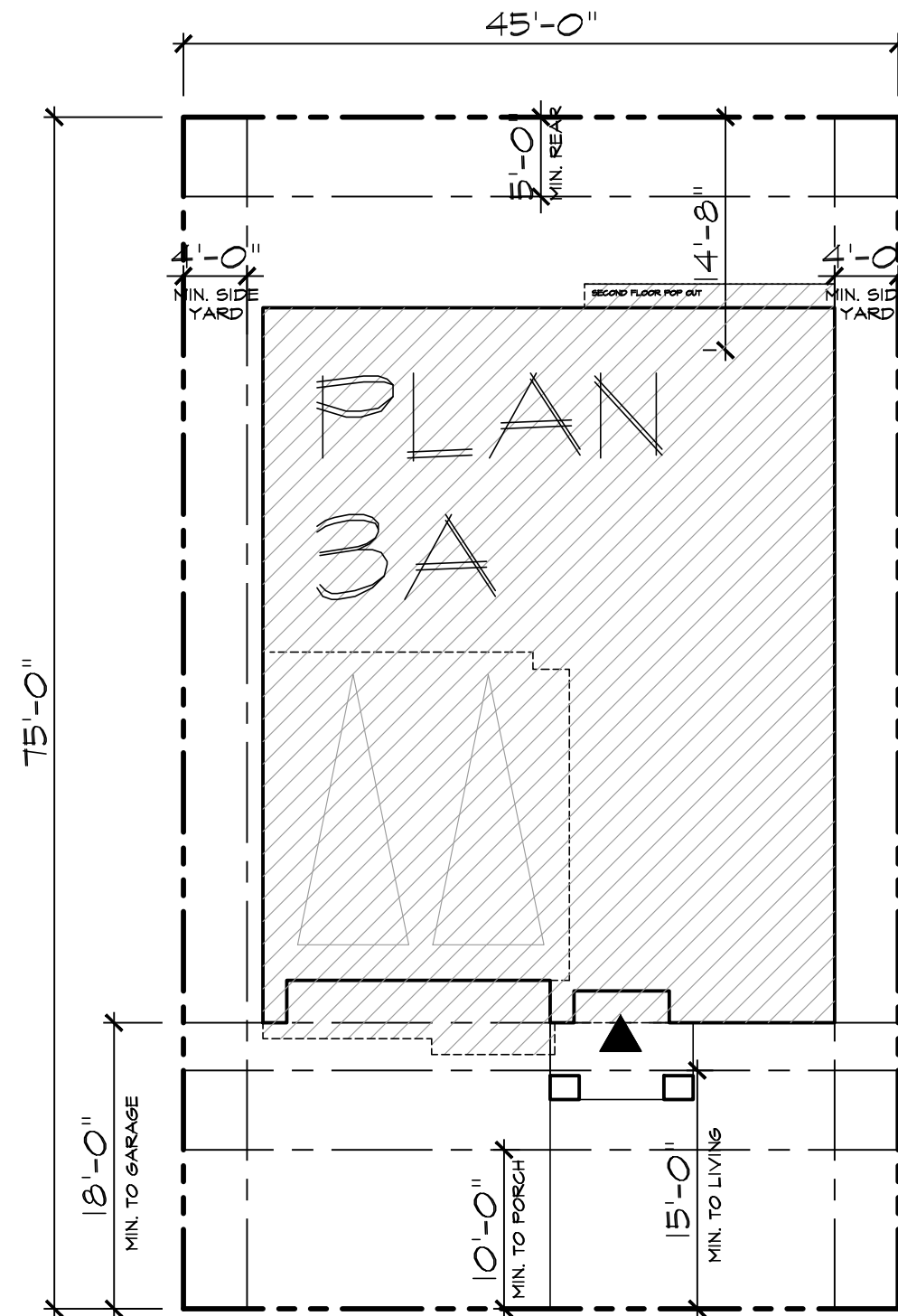


Elevation B - Scheme #8



Elevation C - Scheme #12

Plan 3
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA
 **DISCOVERY
DESIGN
GROUP**
Discovery Builders Inc.
Date 05/28/2020



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
45' x 75' = 3375 SQ. FT.	1556 SQ. FT.	46%	15'-0"

City of Pittsburgh

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.

MAX COVERAGE - 2-STORY	50%
------------------------	-----

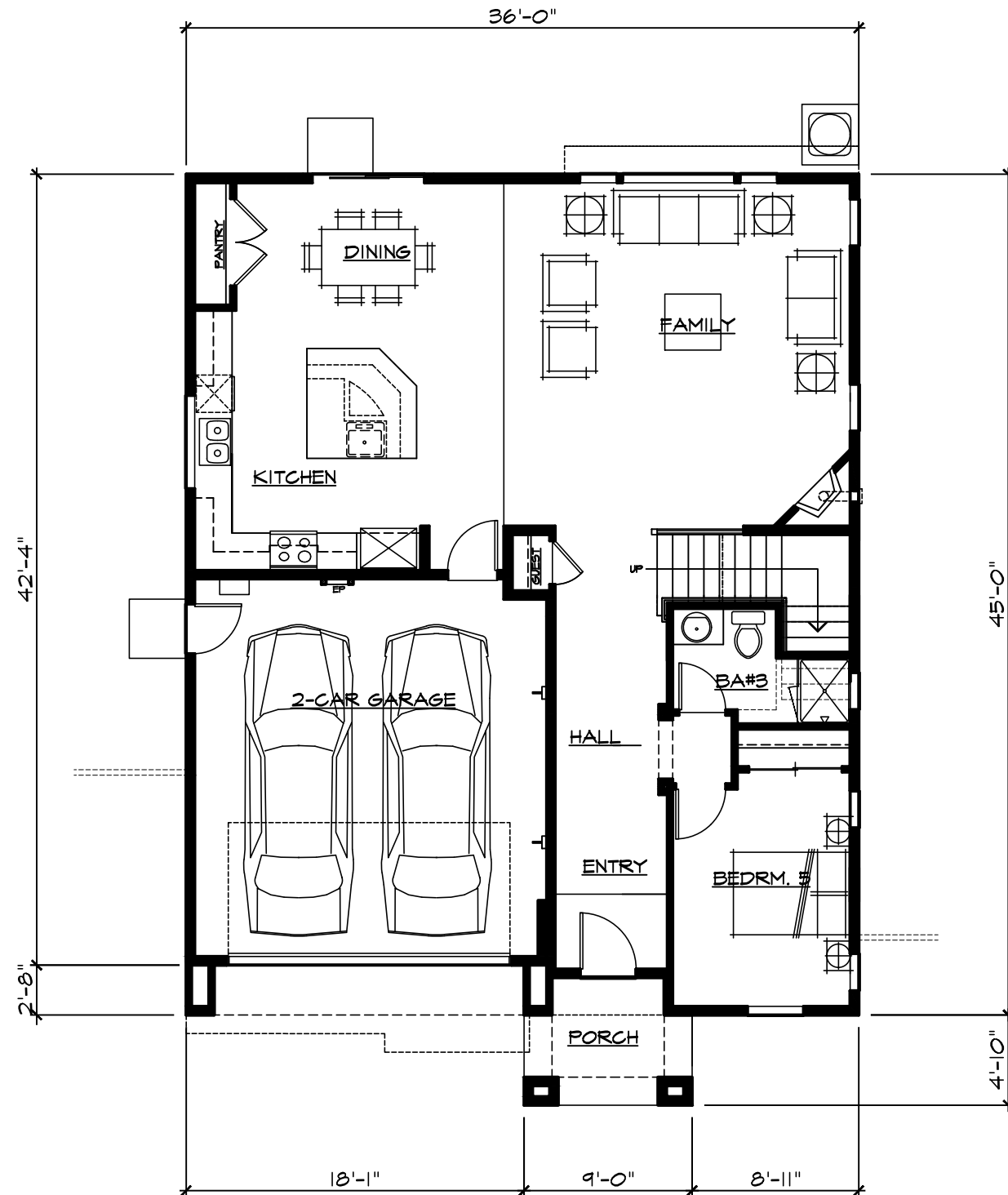
Plan 3 Site Plan



**SAN MARCO
UNIT 13**
PITTSBURG, CA

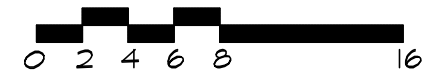


Discovery Builders Inc.
Date 05/28/2020



Plan 3 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1159 SF
SECOND FLOOR	1611 SF
TOTAL LIVING AREA	2770 SF
GARAGE	397 SF
FOOTPRINT	1556 SF

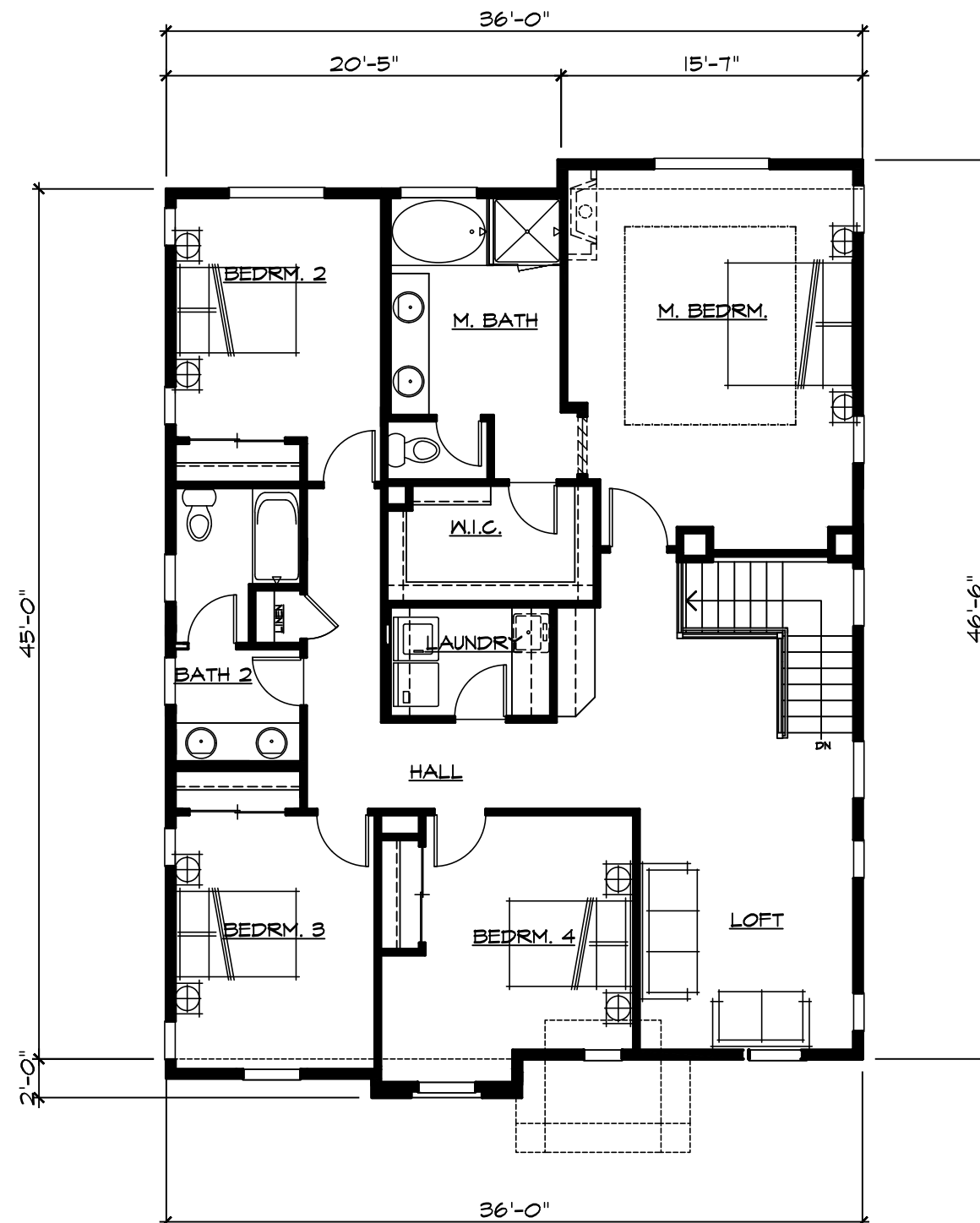


SAN MARCO UNIT 13

PITTSBURG, CA

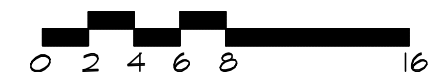


Discovery Builders Inc.
Date 05/28/2020



Plan 3 Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1159 SF
SECOND FLOOR	1611 SF
TOTAL LIVING AREA	2770 SF
GARAGE	397 SF
FOOTPRINT	1556 SF



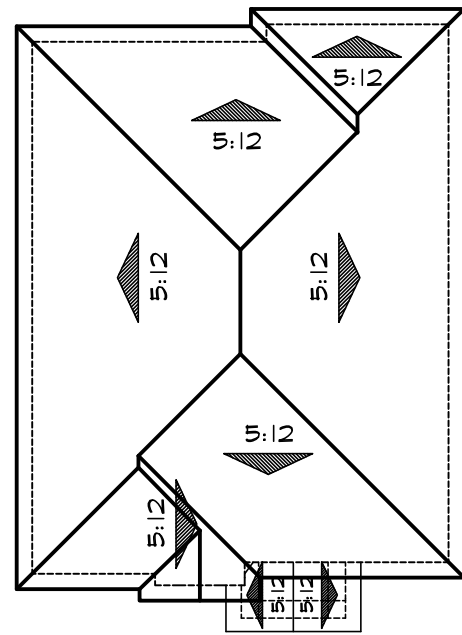
SAN MARCO UNIT 13

PITTSBURG, CA

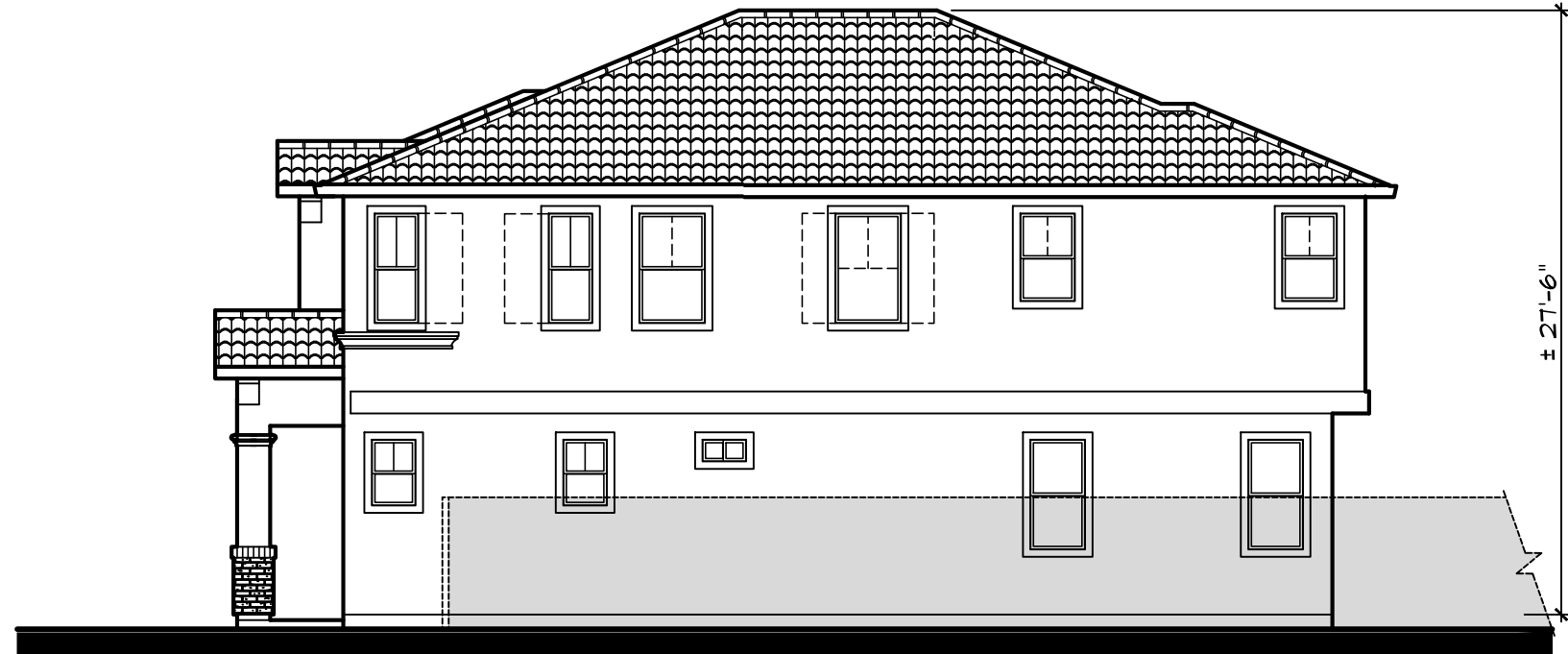
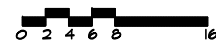


Discovery Builders Inc.

Date 05/28/2020



Roof Plan 'A'



Right

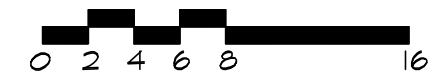


Rear



Left

**Plan 3
Elevations - 'A'**

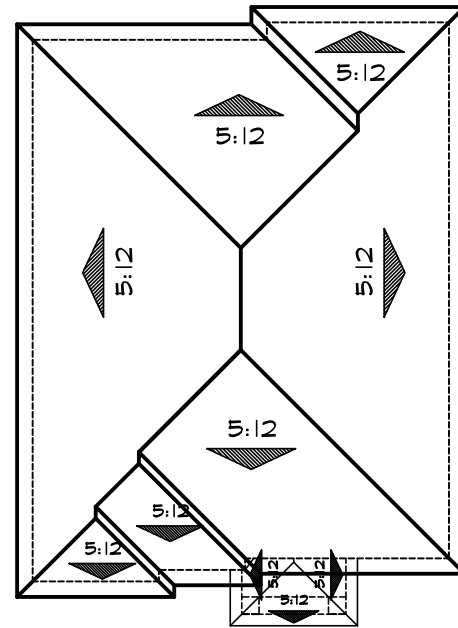


--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

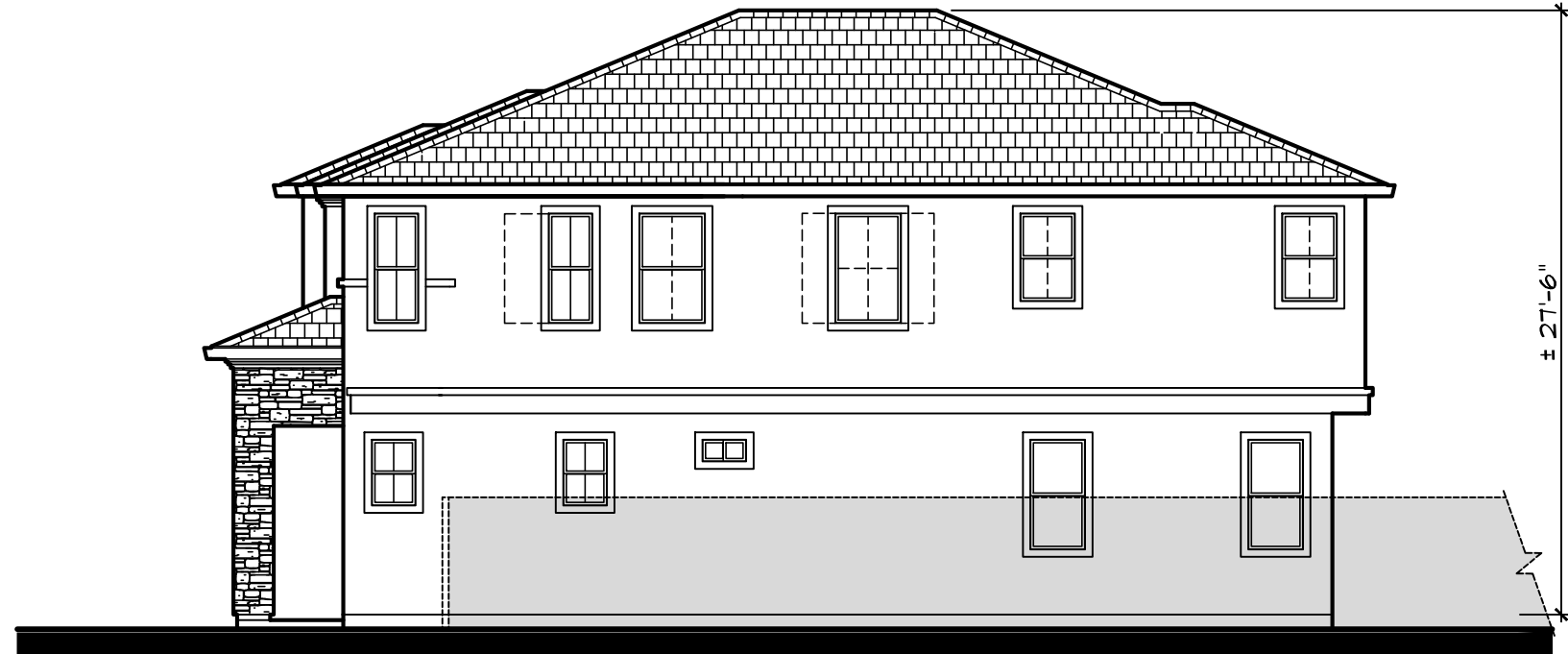
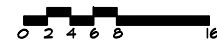
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



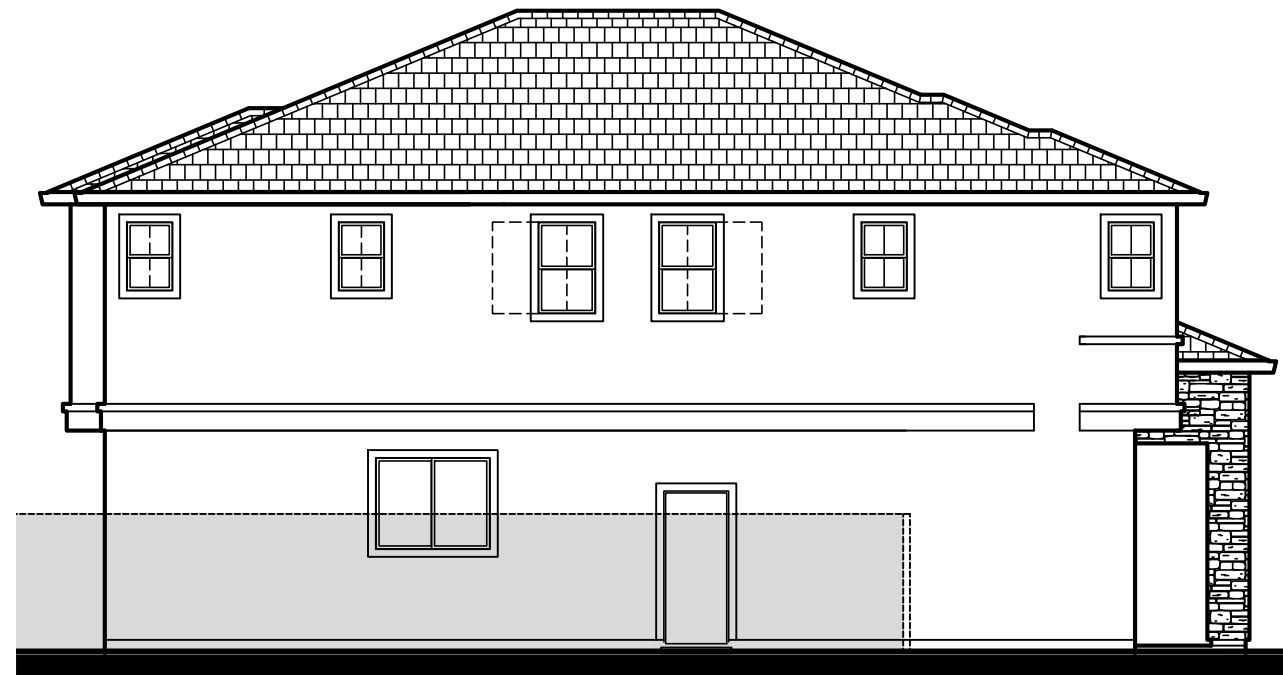
Roof Plan 'B'



Right

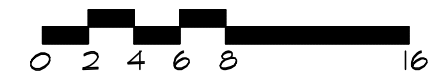


Rear



Left

**Plan 3
Elevations - 'B'**

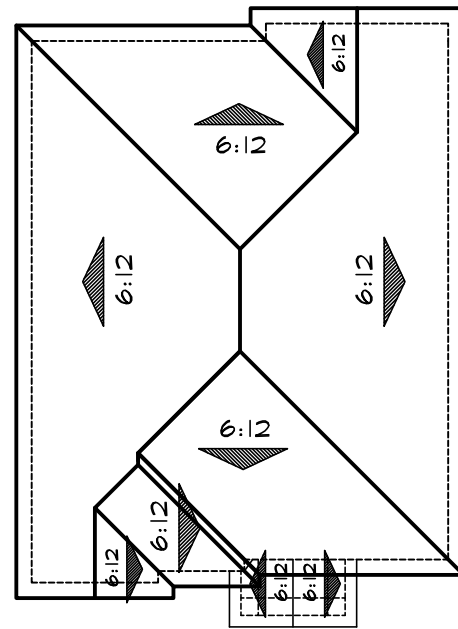


--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

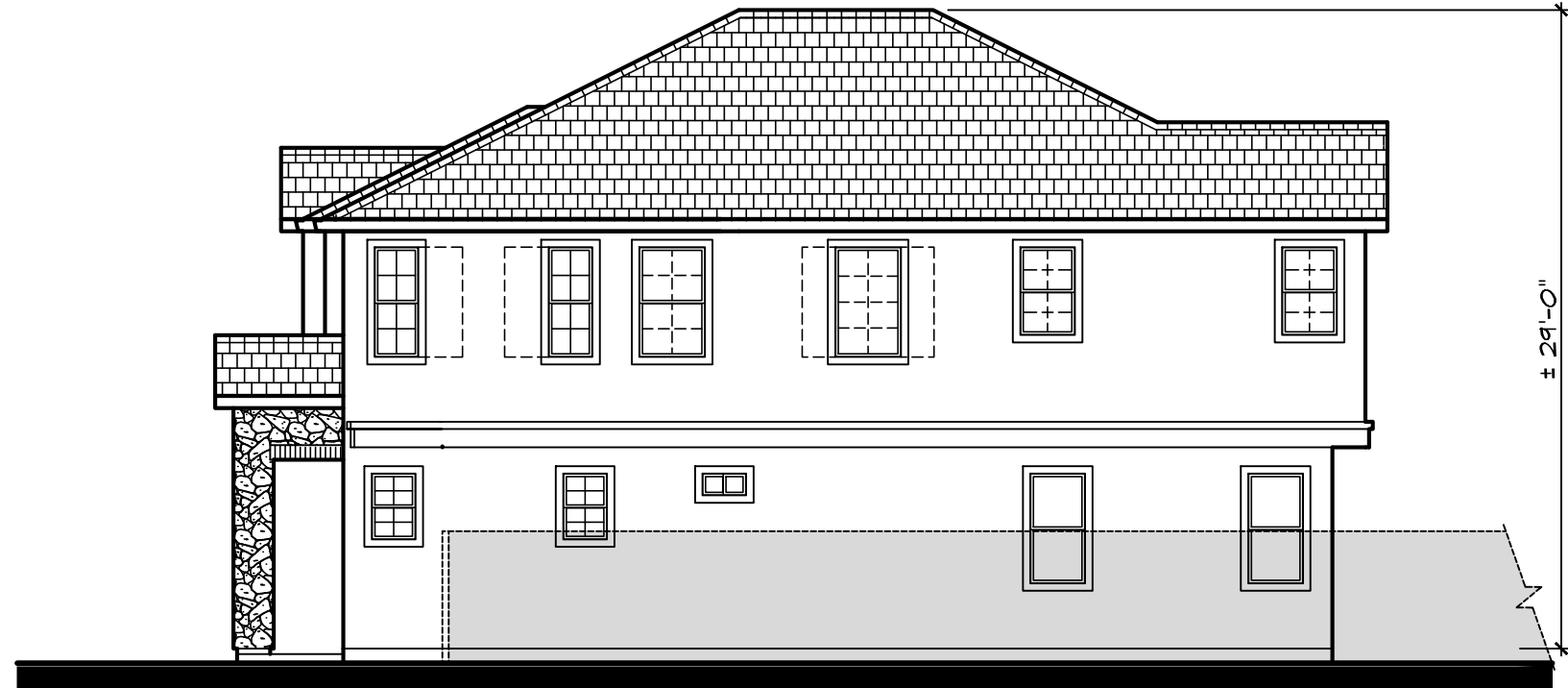
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



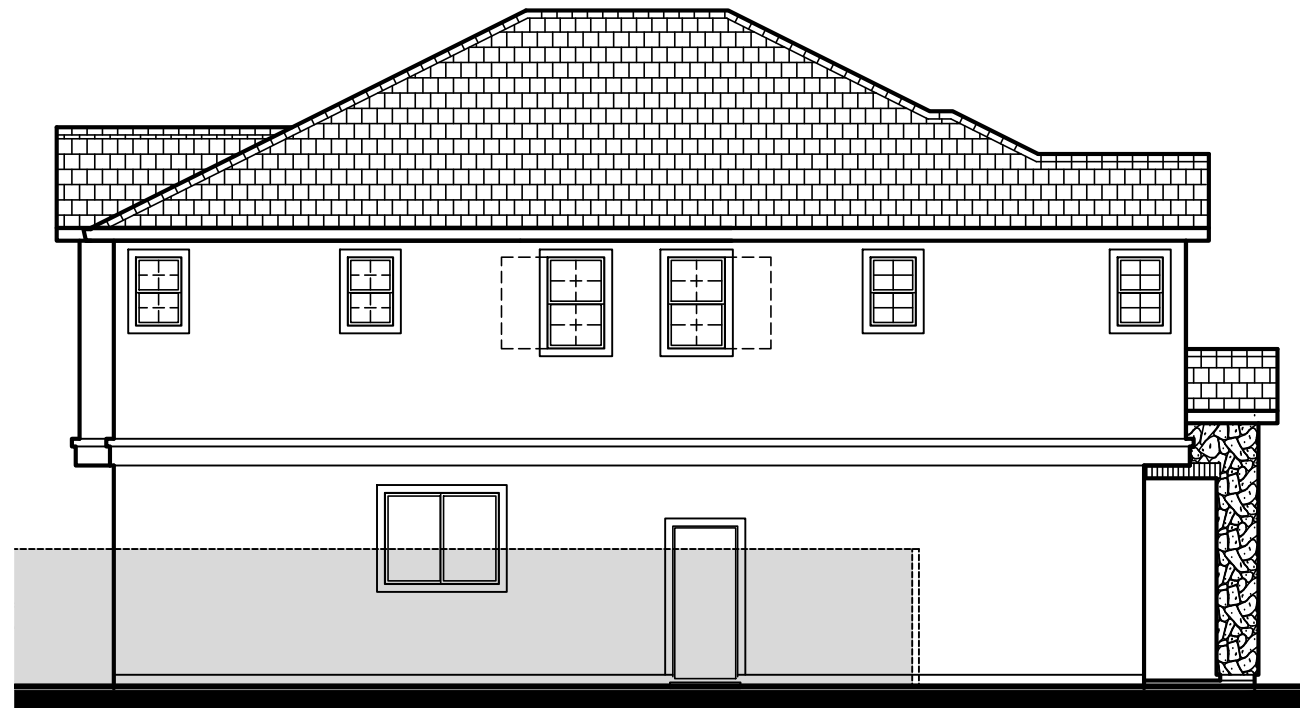
Roof Plan 'C'



Right

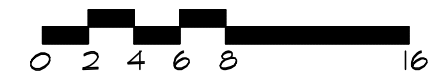


Rear



Left

**Plan 3
Elevations - 'C'**



--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Elevation A - Scheme #2



Elevation C - Scheme #11

MATERIAL LEGEND

- | | | |
|--|---|--|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
SIMULATED BRICK VENEER
MOCK TILE VENTS
MOCK SHUTTERS
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> |
|--|---|--|

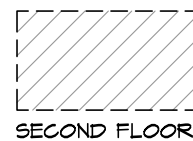
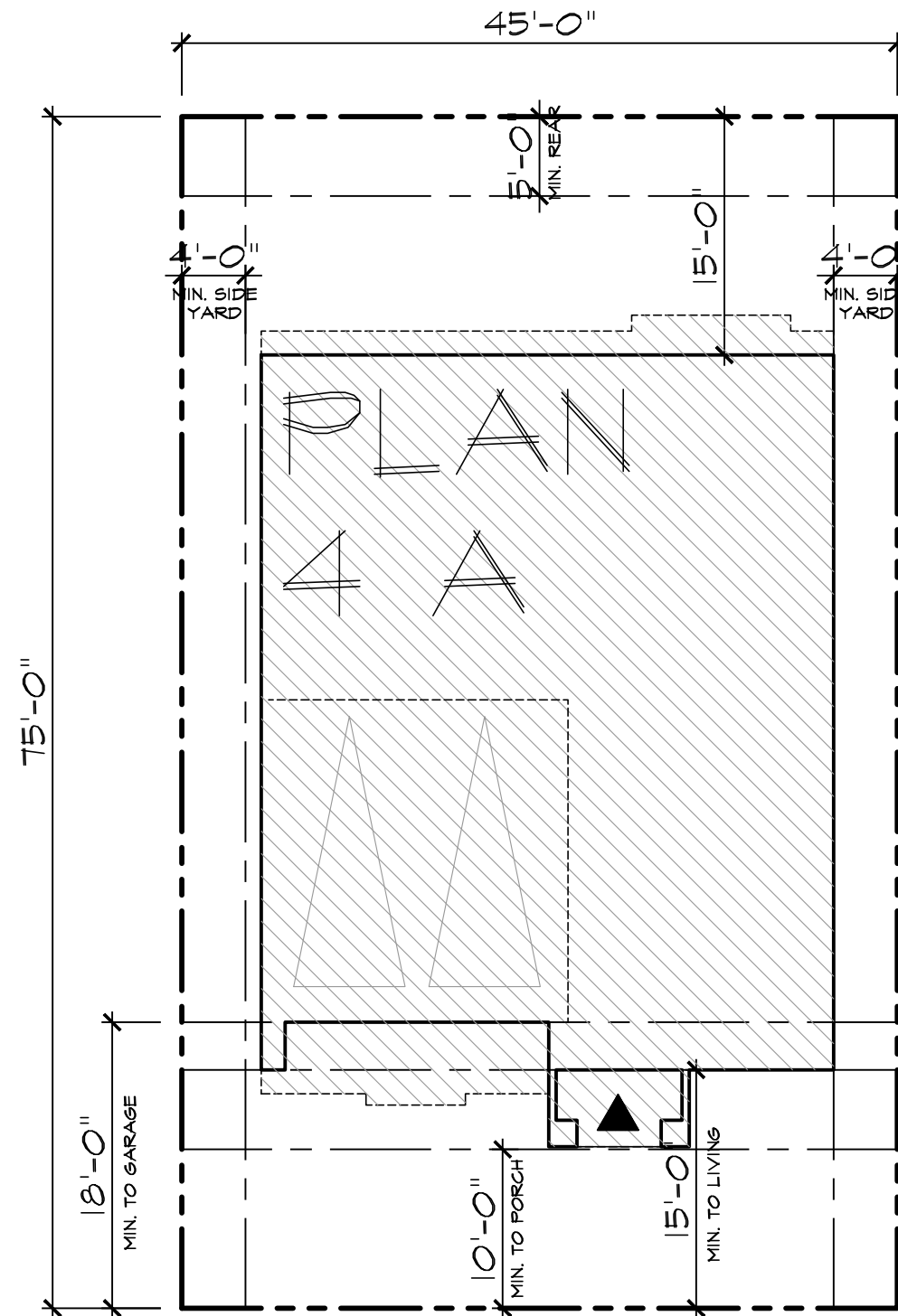


Elevation B - Scheme #5

Plan 4
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
45' x 75' = 3375 SQ. FT.	1561 SQ. FT.	46%	14'-8"

City of Pittsburgh

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.

MAX COVERAGE - 2-STORY	50%
------------------------	-----

Plan 4 Site Plan

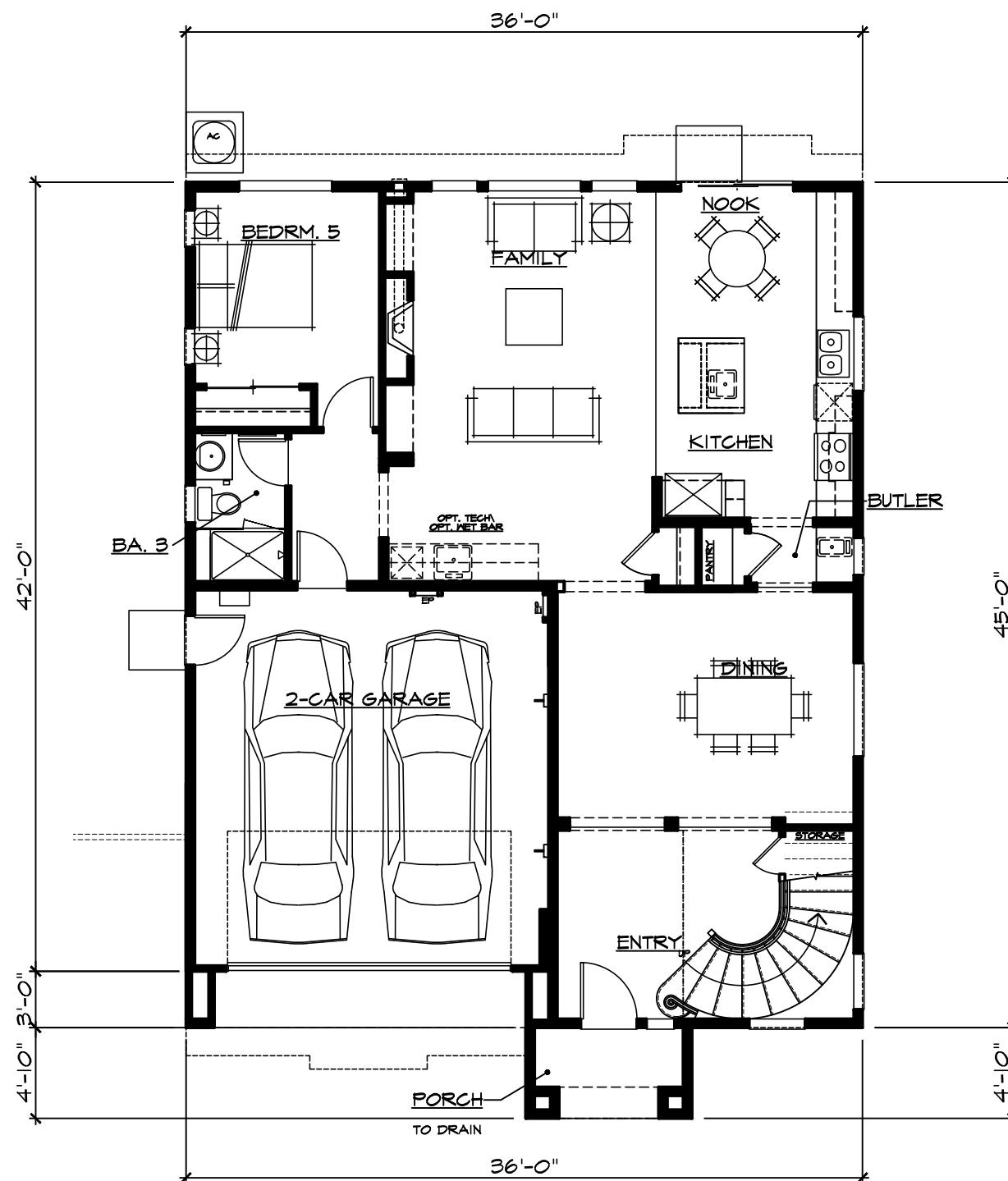


SAN MARCO UNIT 13

PITTSBURG, CA

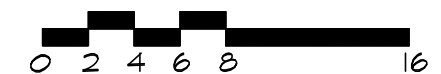


Discovery Builders Inc.
Date 05/28/2020



Plan 4 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1170 SF
SECOND FLOOR	1636 SF
TOTAL LIVING AREA	2806 SF
GARAGE	391 SF
FOOTPRINT	1561 SF



SAN MARCO UNIT 13

PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Plan 4 Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1170 SF
SECOND FLOOR	1636 SF
TOTAL LIVING AREA	2806 SF
GARAGE	391 SF
FOOTPRINT	1561 SF

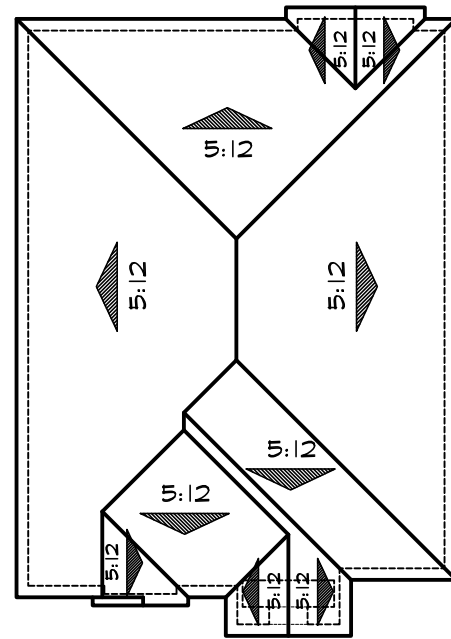


SAN MARCO UNIT 13

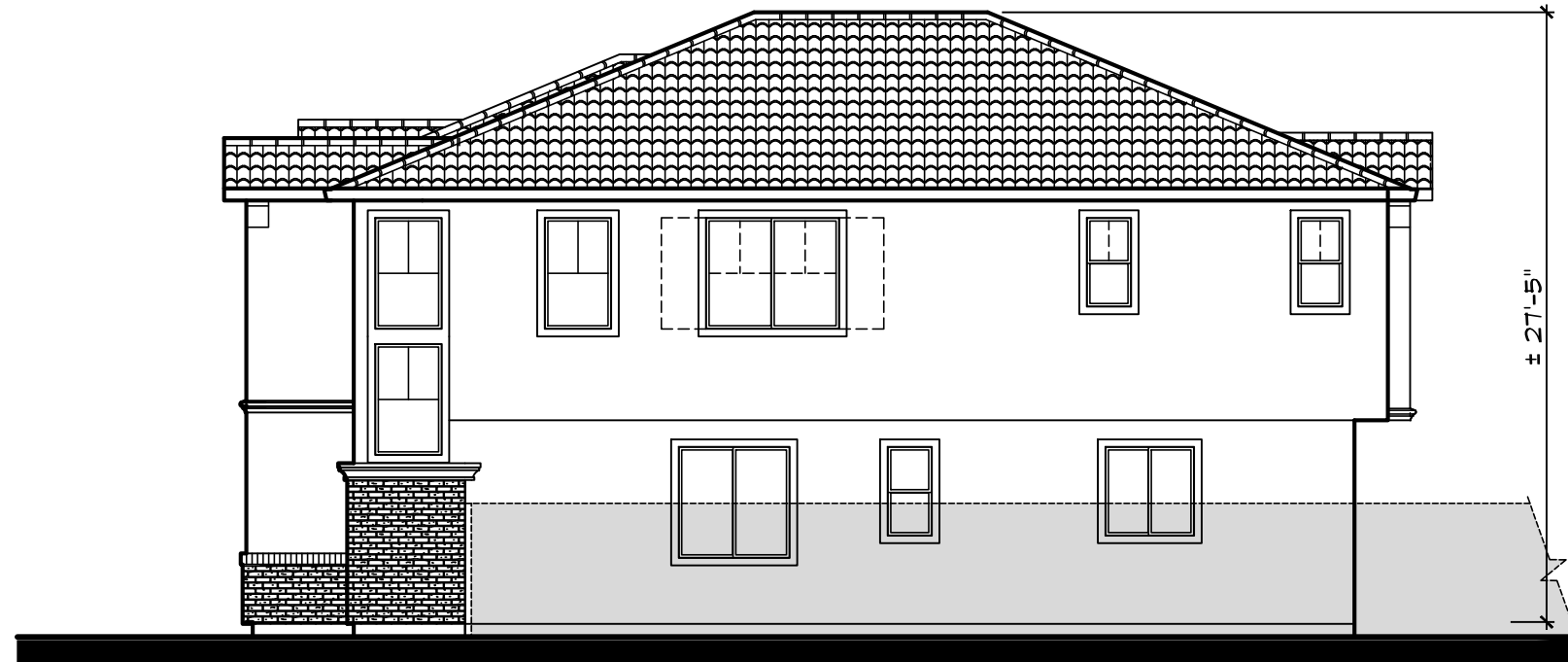
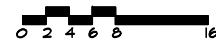
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



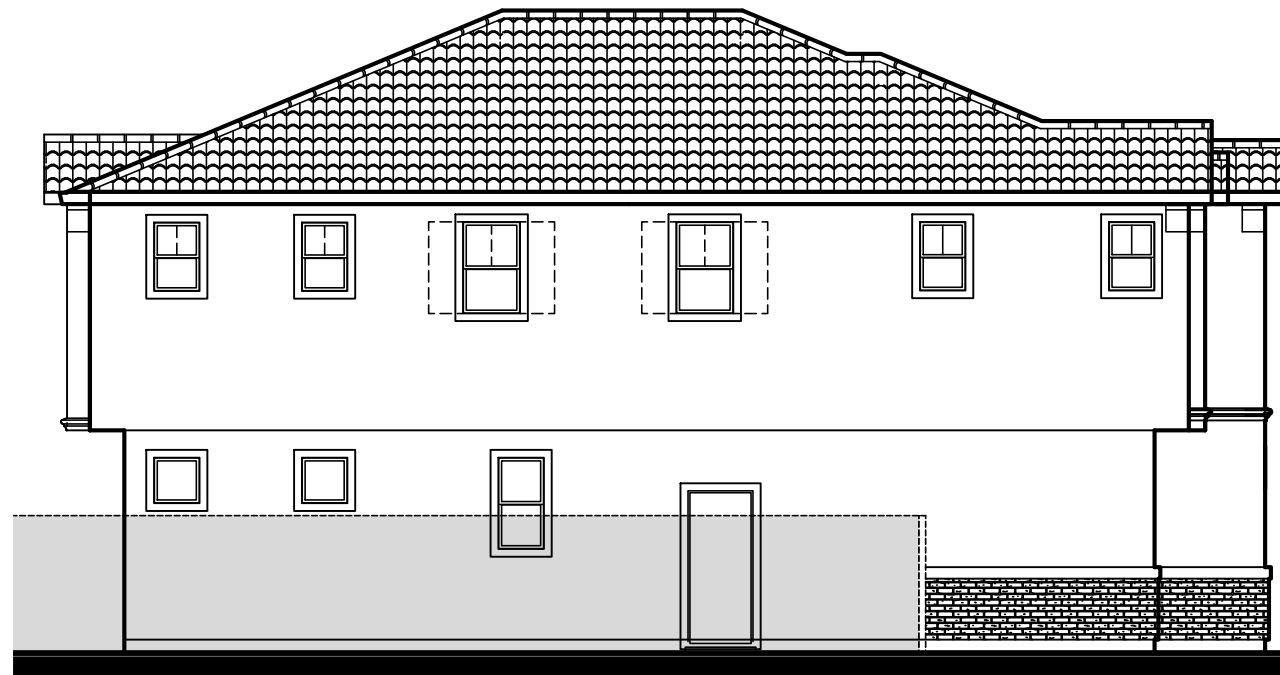
Roof Plan 'A'



Right

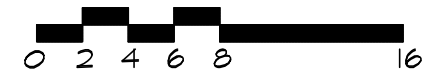


Rear



Left

**Plan 4
Elevations - 'A'**

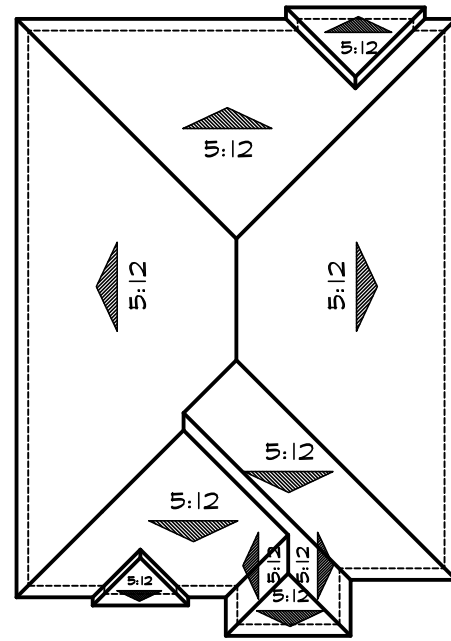


--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



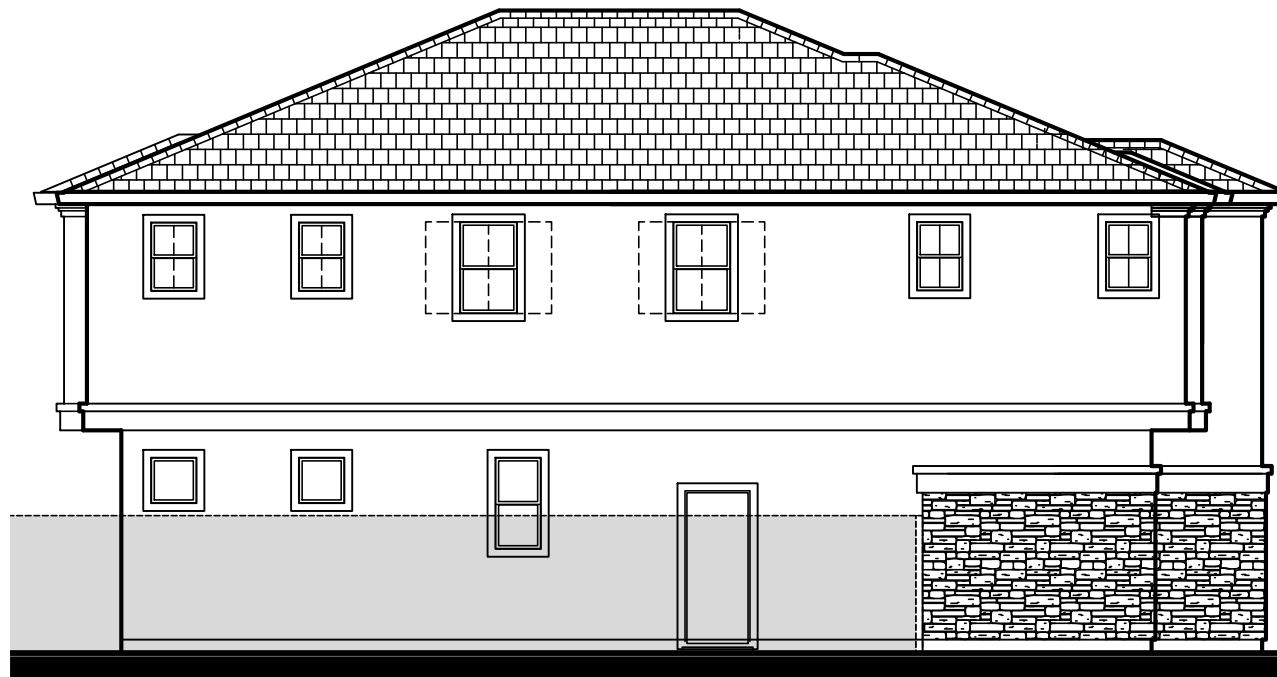
Roof Plan 'B'



Right

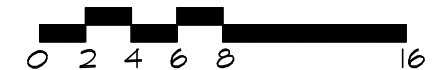


Rear



Left

**Plan 4
Elevations - 'B'**

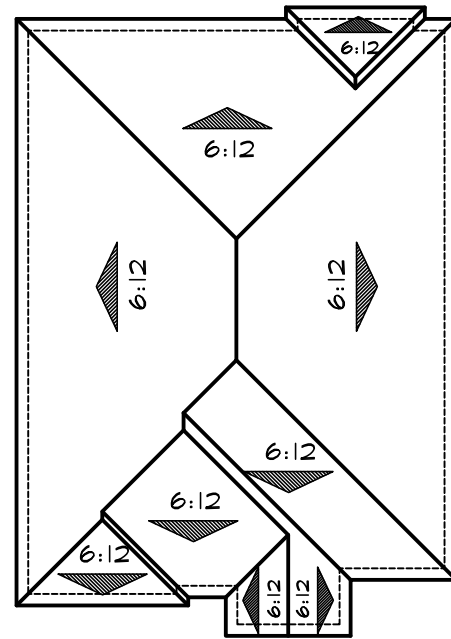



 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

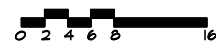
SAN MARCO
UNIT 13
 PITTSBURG, CA



Discovery Builders Inc.
 Date 05/28/2020



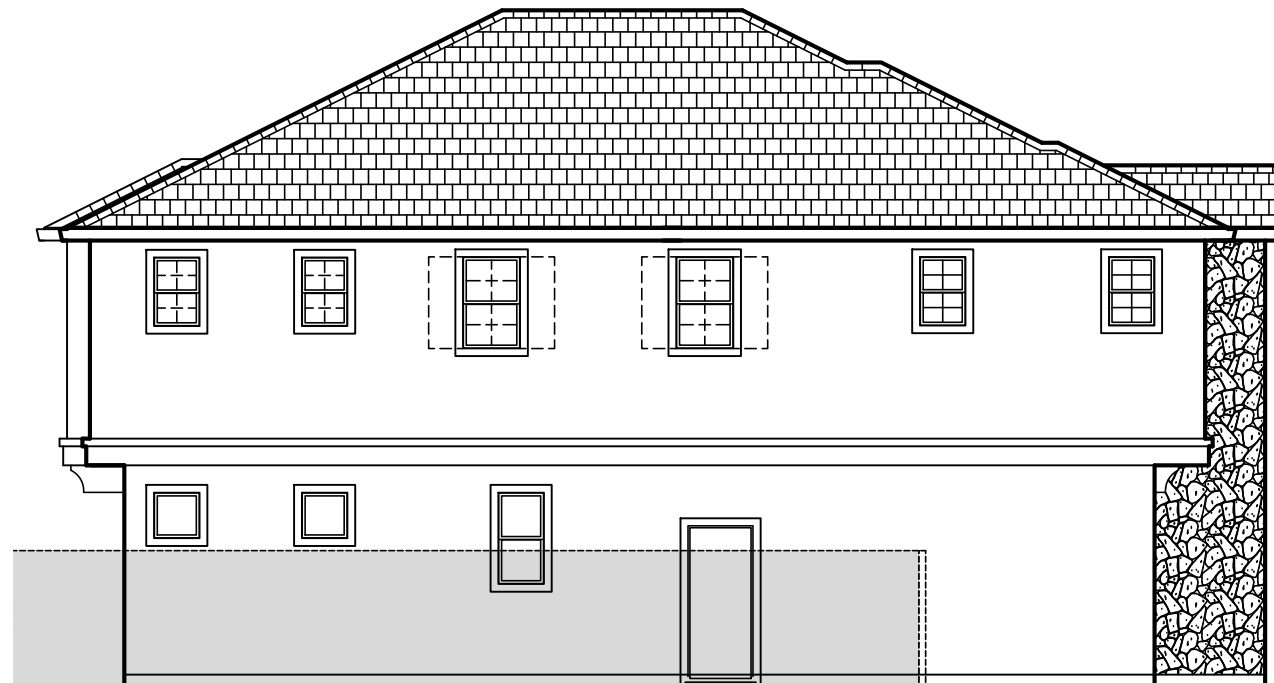
Roof Plan 'C'



Right

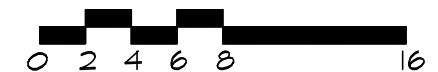


Rear



Left

**Plan 4
Elevations - 'C'**



--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



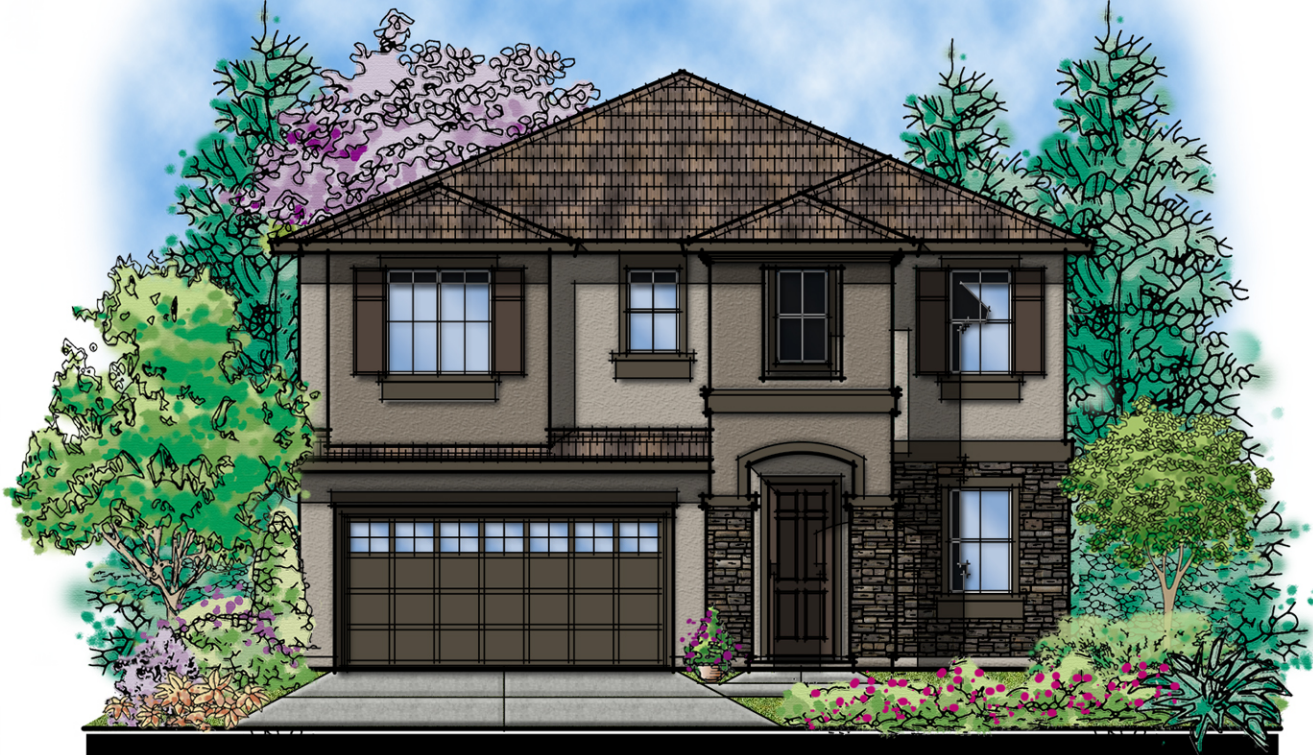
Discovery Builders Inc.
Date 05/28/2020

MATERIAL LEGEND

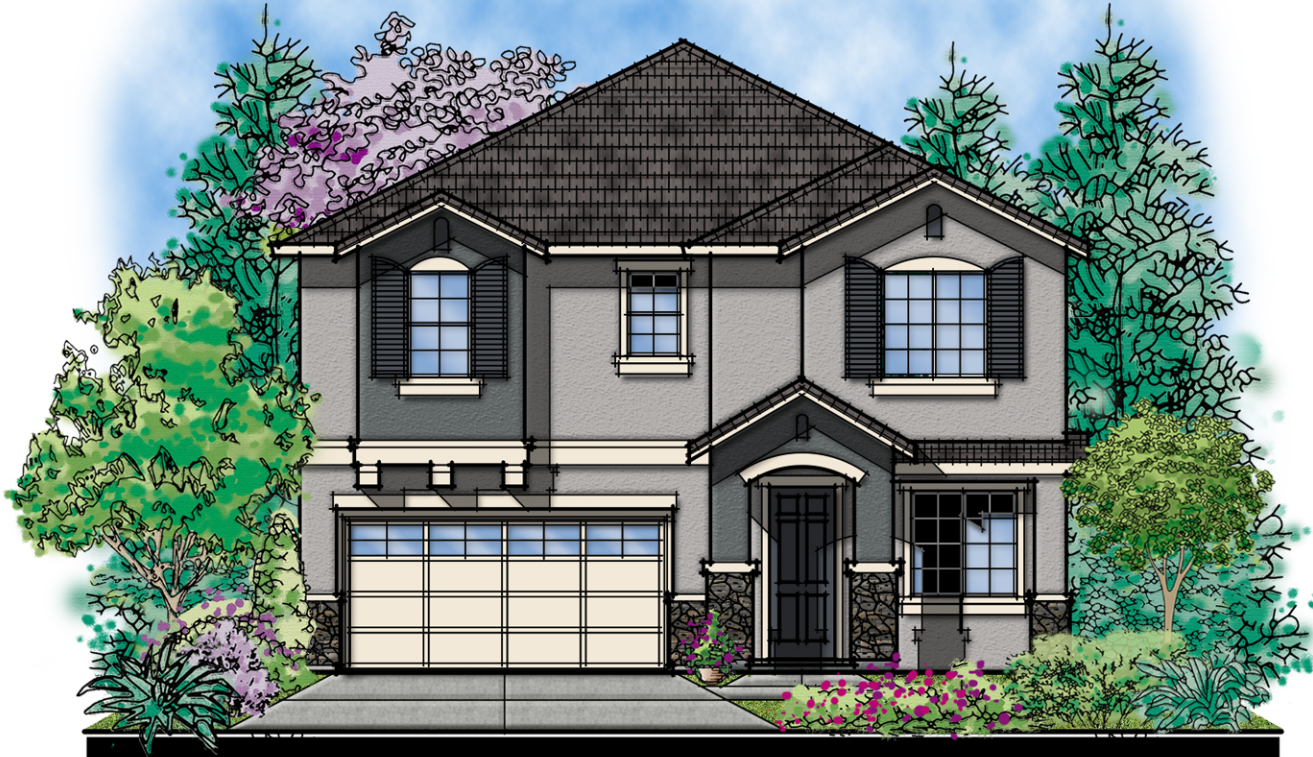
- A** VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES
- B** FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES
- C** FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation A - Scheme #4

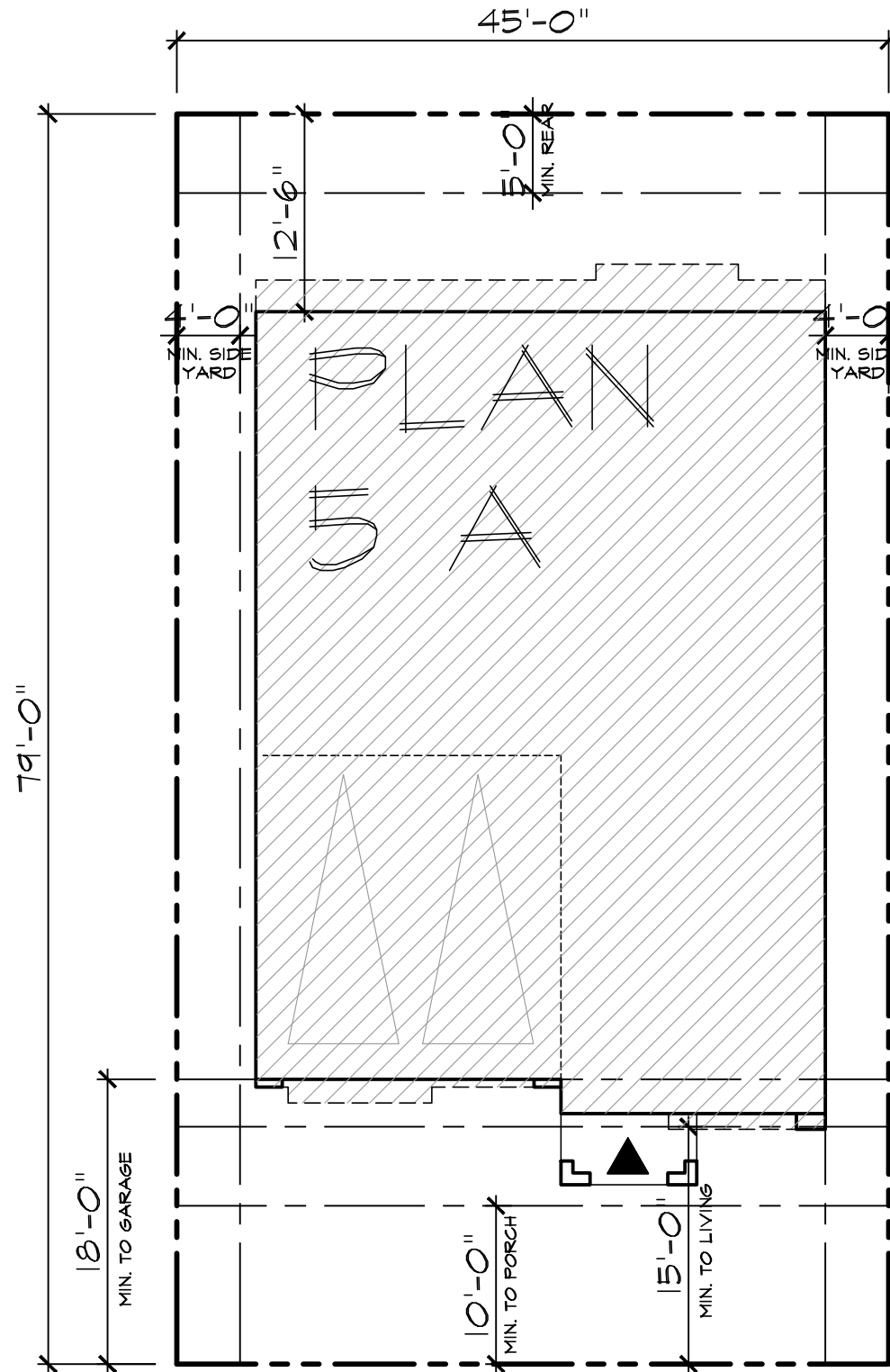


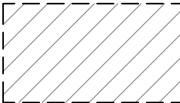
Elevation B - Scheme #6



Elevation C - Scheme #12

Plan 5
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA
 **DISCOVERY**
DESIGN
GROUP
Discovery Builders Inc.
Date 05/28/2020



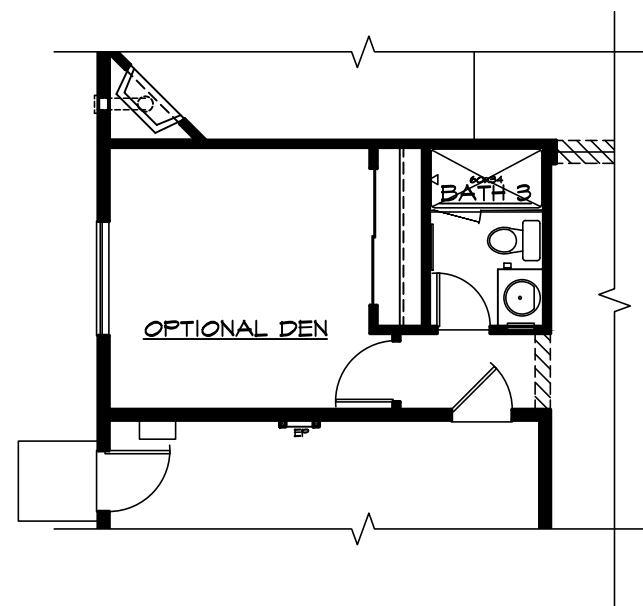

 SECOND FLOOR

APPROXIMATE MIN. LOT SIZE FOR 50% COVERAGE	LOT COVERAGE		
	FOOTPRINT	COVERAGE	BACKYARD
45' x 79' = 3555 SQ. FT.	1783 SQ. FT.	50%	12'-6"

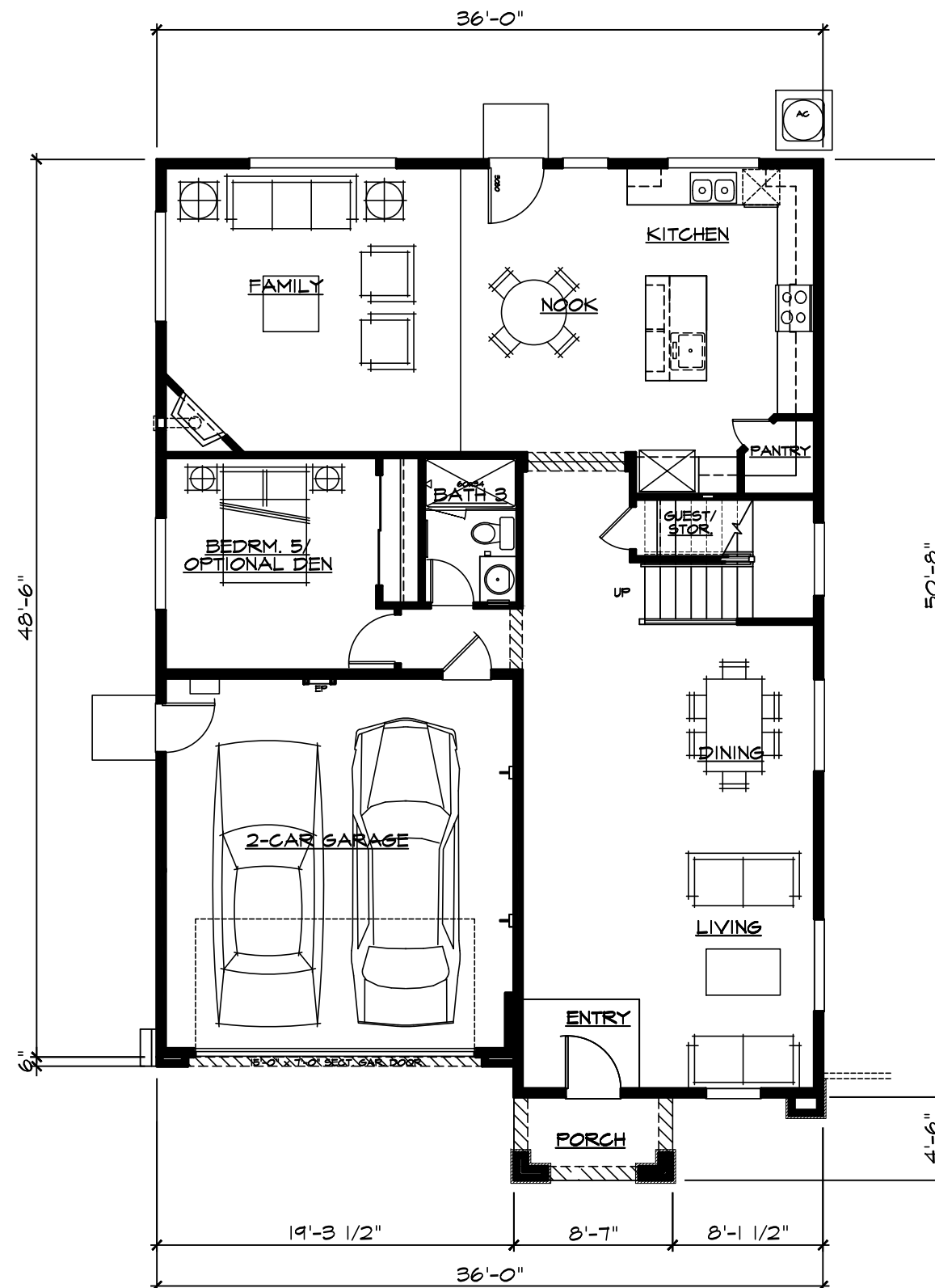
City of Pittsburgh MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%



SAN MARCO
UNIT 13
 PITTSBURG, CA
 **DISCOVERY
DESIGN
GROUP**
Discovery Builders Inc.
 Date 05/28/2020



Optional Den



Plan 5 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1830 SF
TOTAL LIVING AREA	3218 SF
GARAGE	395 SF
FOOTPRINT	1783 SF

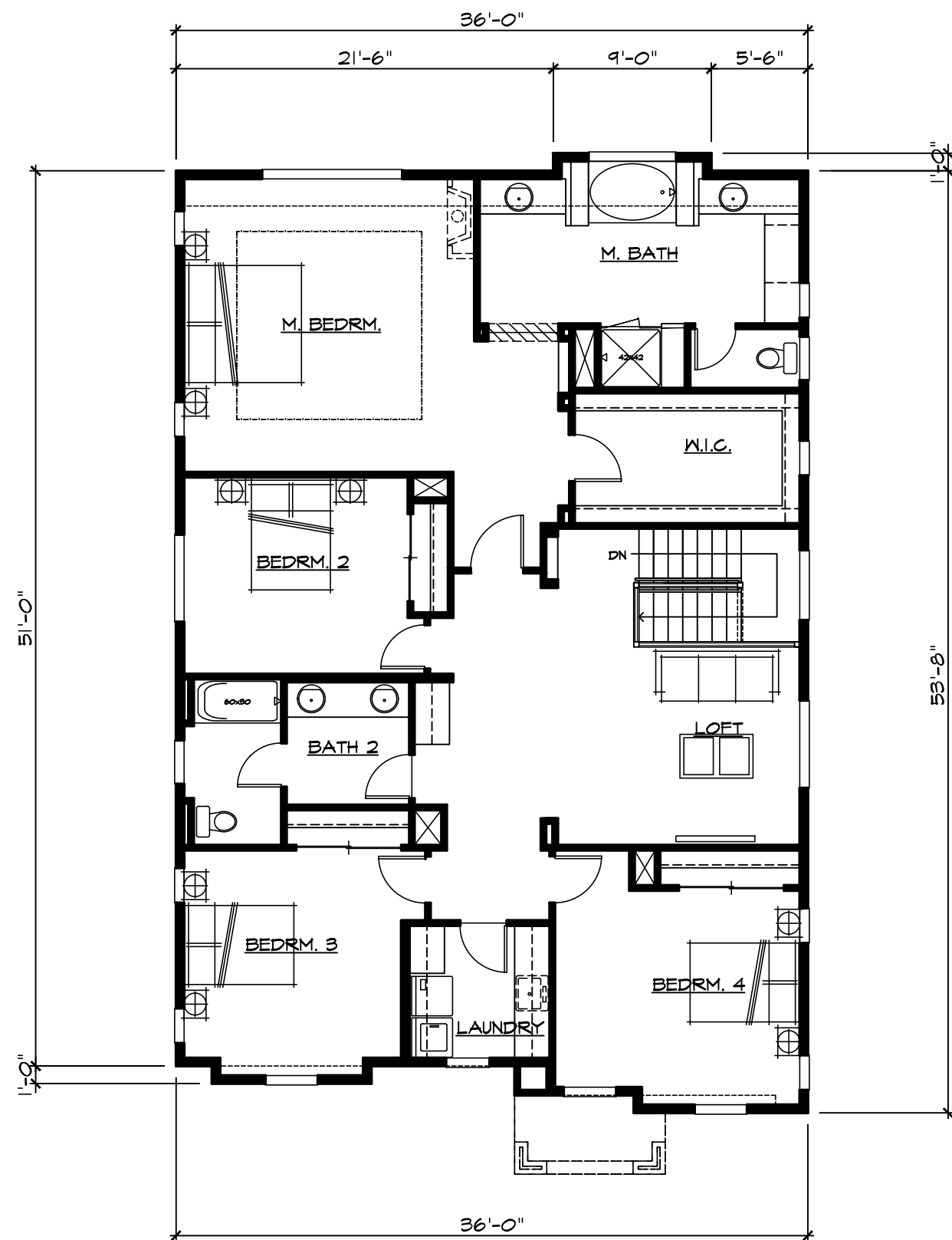


SAN MARCO UNIT 13

PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Plan 5 Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1830 SF
TOTAL LIVING AREA	3218 SF
GARAGE	395 SF
FOOTPRINT	1783 SF

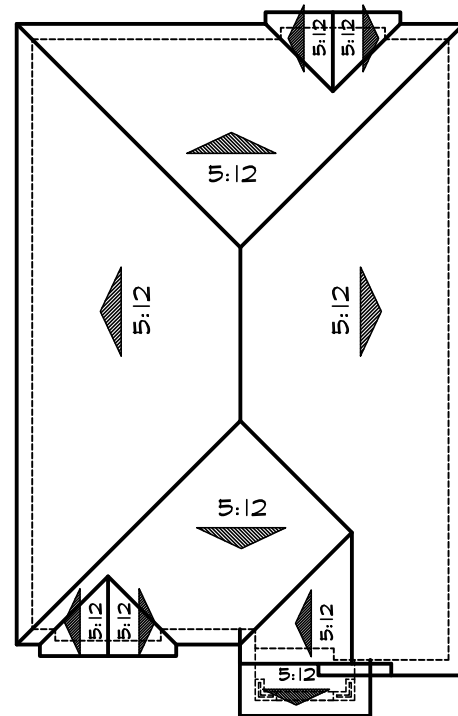


SAN MARCO UNIT 13

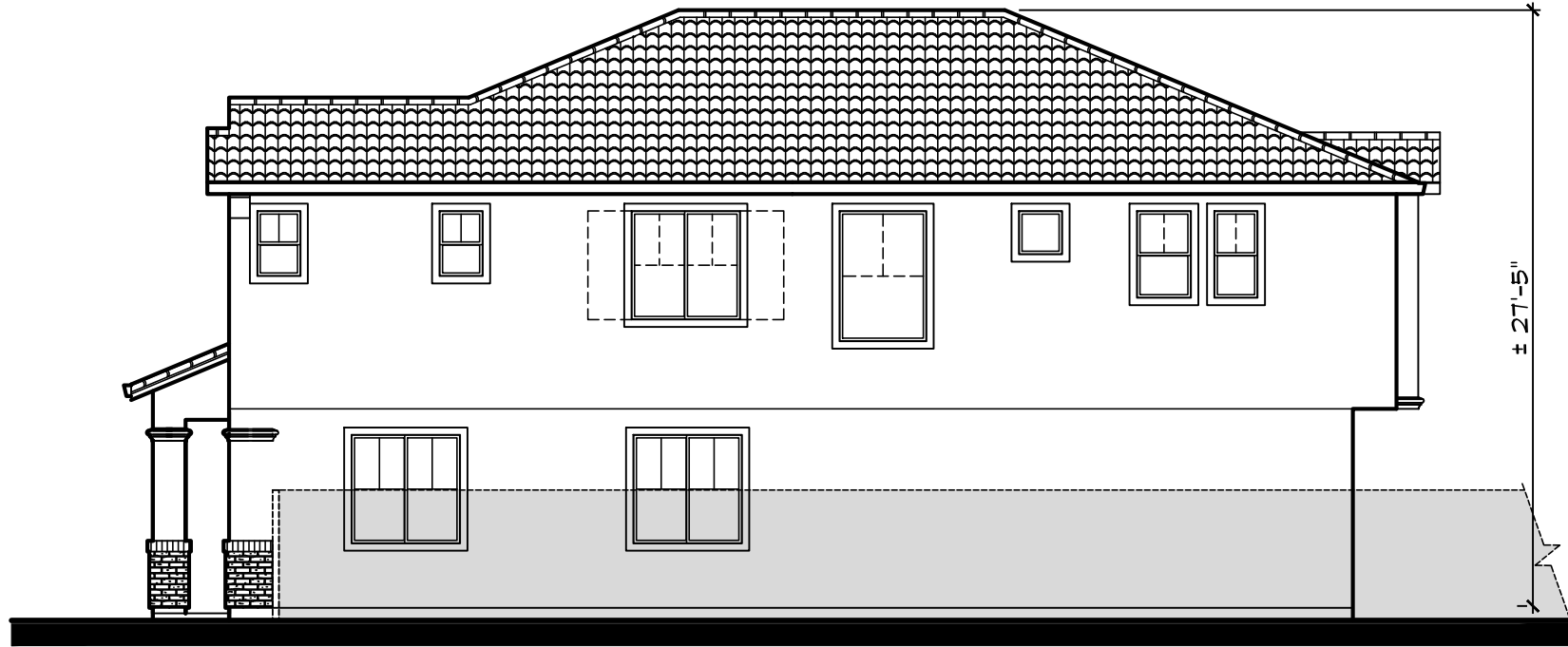
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Roof Plan 'A'



Right

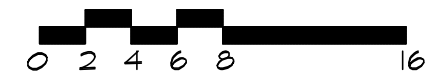


Rear



Left

**Plan 5
Elevations - 'A'**

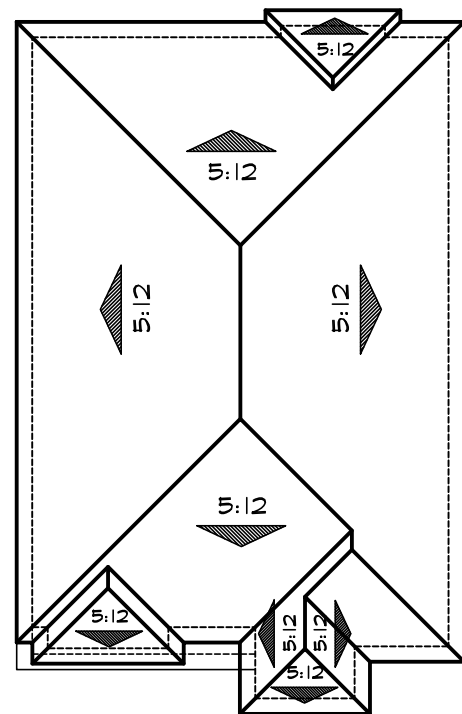


--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



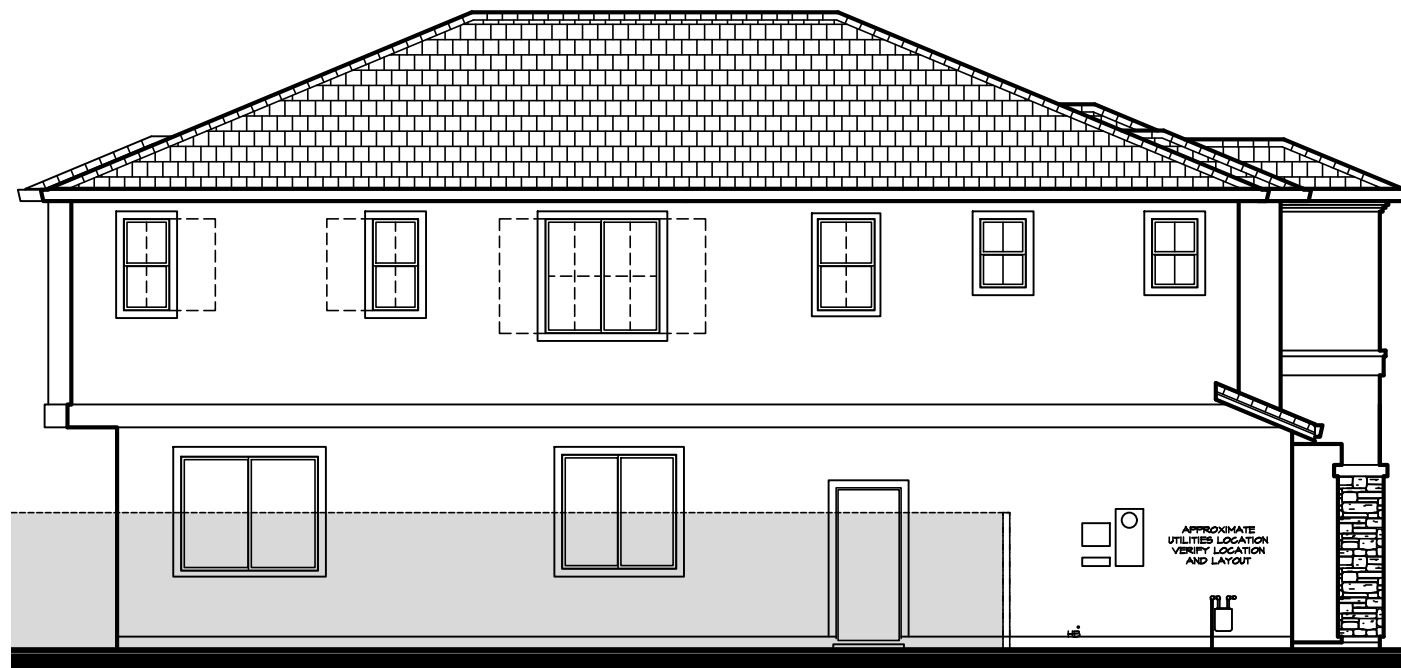
Roof Plan 'B'



Right

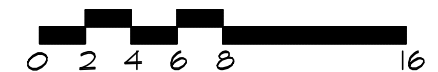


Rear



Left

**Plan 5
Elevations - 'B'**

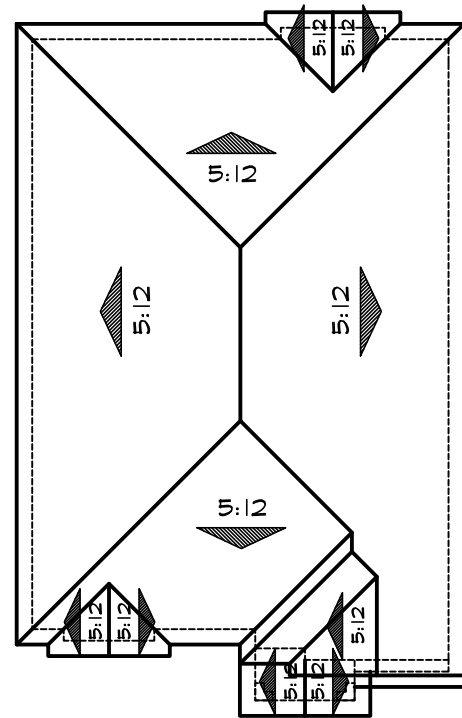



 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

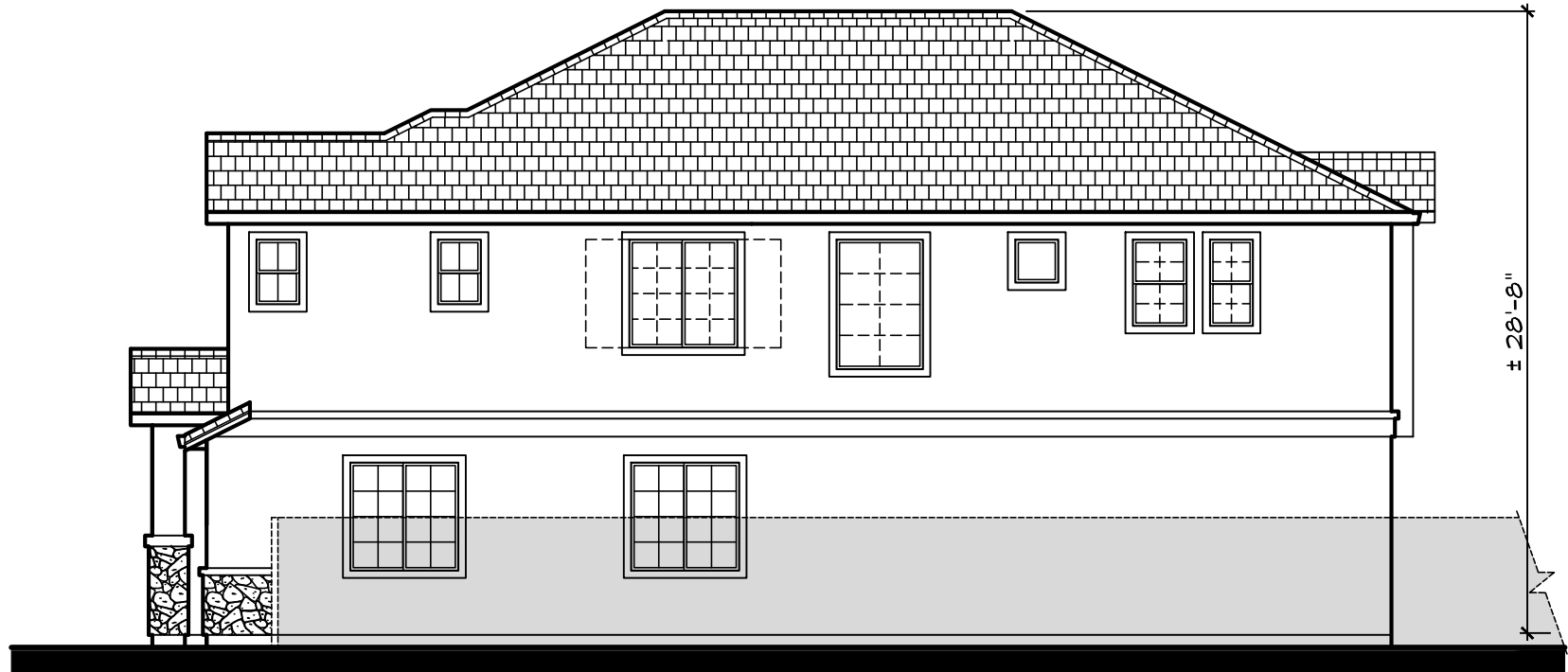
**SAN MARCO
 UNIT 13**
 PITTSBURG, CA



Discovery Builders Inc.
 Date 05/28/2020



Roof Plan 'C'



Right

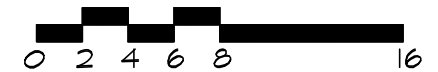


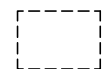
Rear



Left

**Plan 5
Elevations - 'C'**



 DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020

MATERIAL LEGEND

- A** VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
SIMULATED BRICK VENEER
MOCK TILE VENTS
MOCK SHUTTERS
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES
- B** FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES
- C** FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation A - Scheme #1



Elevation C - Scheme #9



Elevation B - Scheme #7

Plan 6
Front Elevations
SAN MARCO
UNIT 13
PITTSBURG, CA
 **DISCOVERY**
DESIGN
GROUP
Discovery Builders Inc.
Date 05/28/2020

City of Pittsburgh MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

Plan 6 Site Plan



SAN MARCO

UNIT 13

PITTSBURG, CA



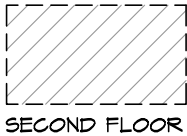
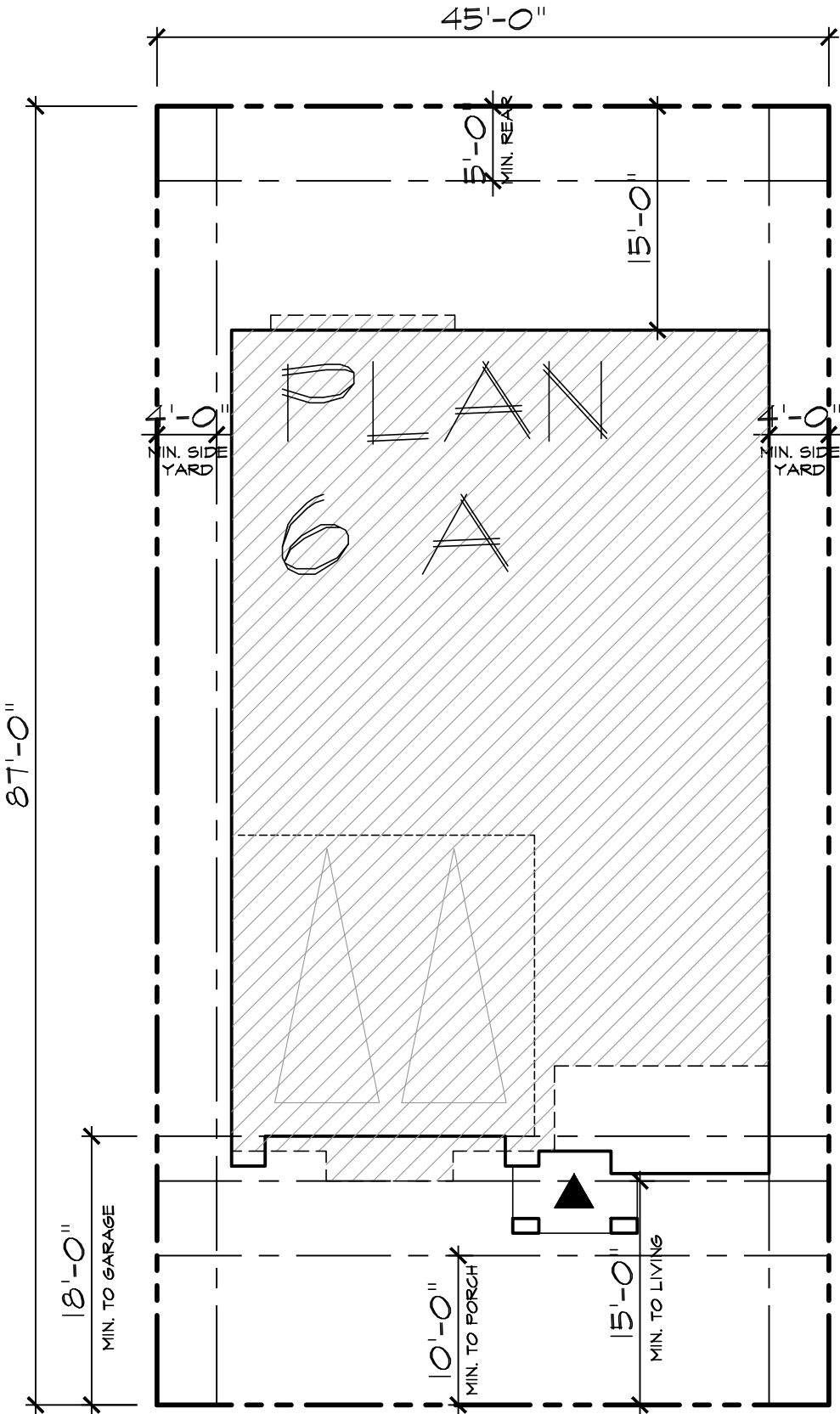
DISCOVERY

DESIGN

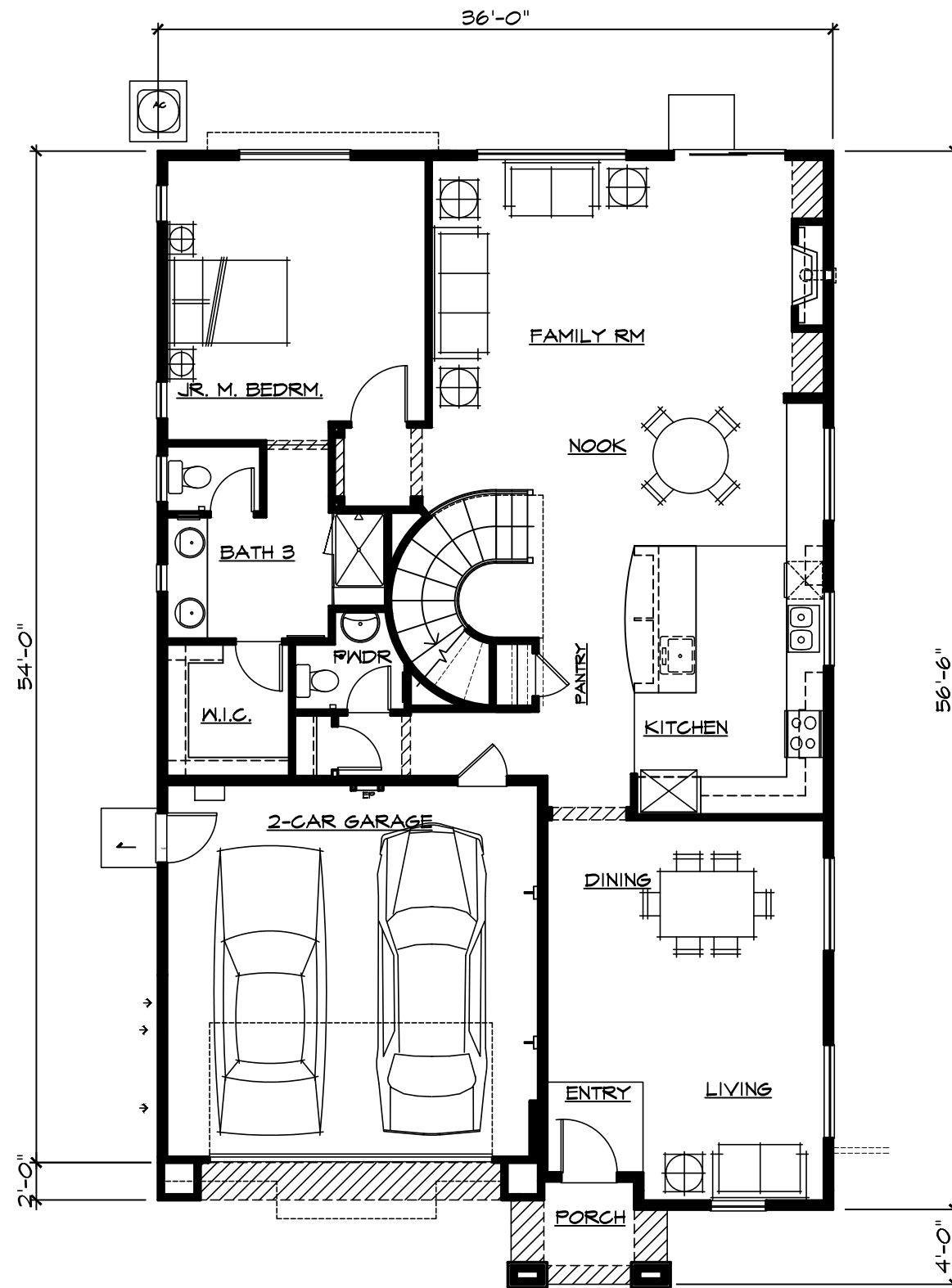
GROUP

Discovery Builders Inc.

Date 05/28/2020



APPROXIMATE MIN. LOT SIZE FOR 50% COVERAGE	LOT COVERAGE		
	FOOTPRINT	COVERAGE	BACKYARD
45' x 87' = 3915 SQ. FT.	1975 SQ. FT.	50%	15'-0"



Plan 6 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1566 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3416 SF
GARAGE	409 SF
FOOTPRINT	1975 SF

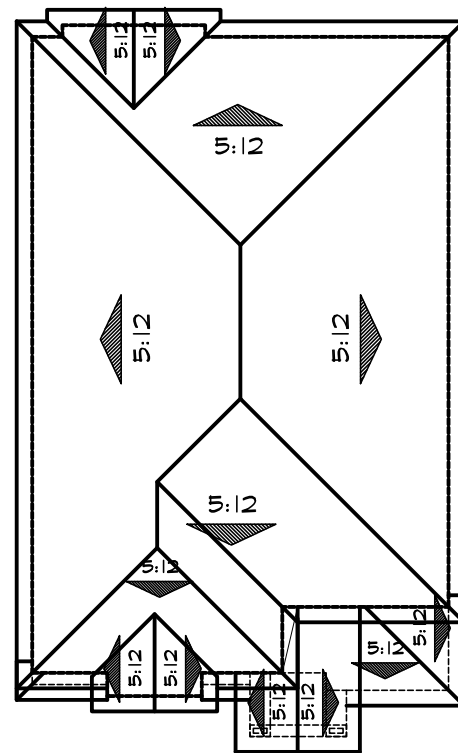


SAN MARCO UNIT 13

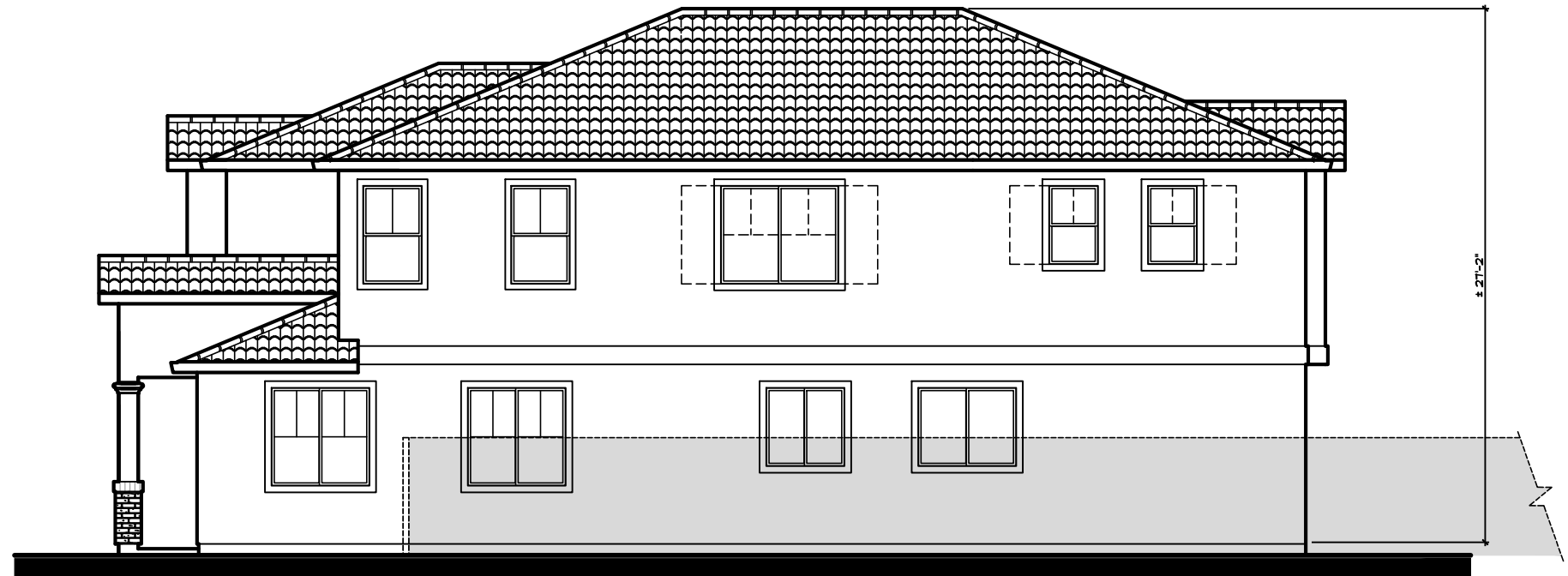
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Roof Plan 'A'



Right



Rear



Left

**Plan 6
Elevations - 'A'**

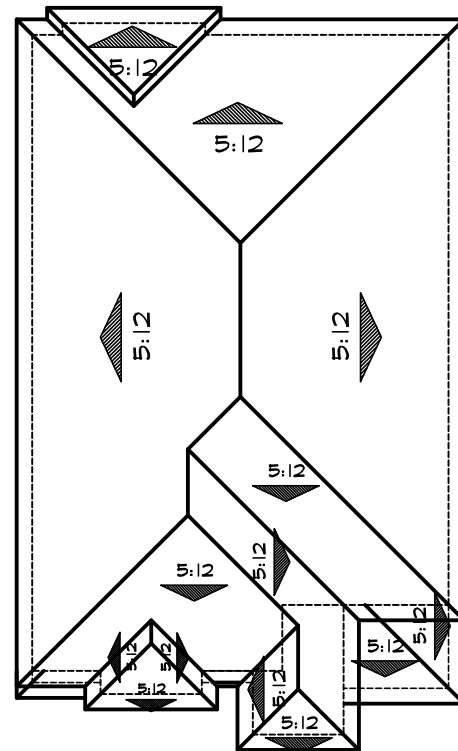


**SAN MARCO
UNIT 13
PITTSBURG, CA**

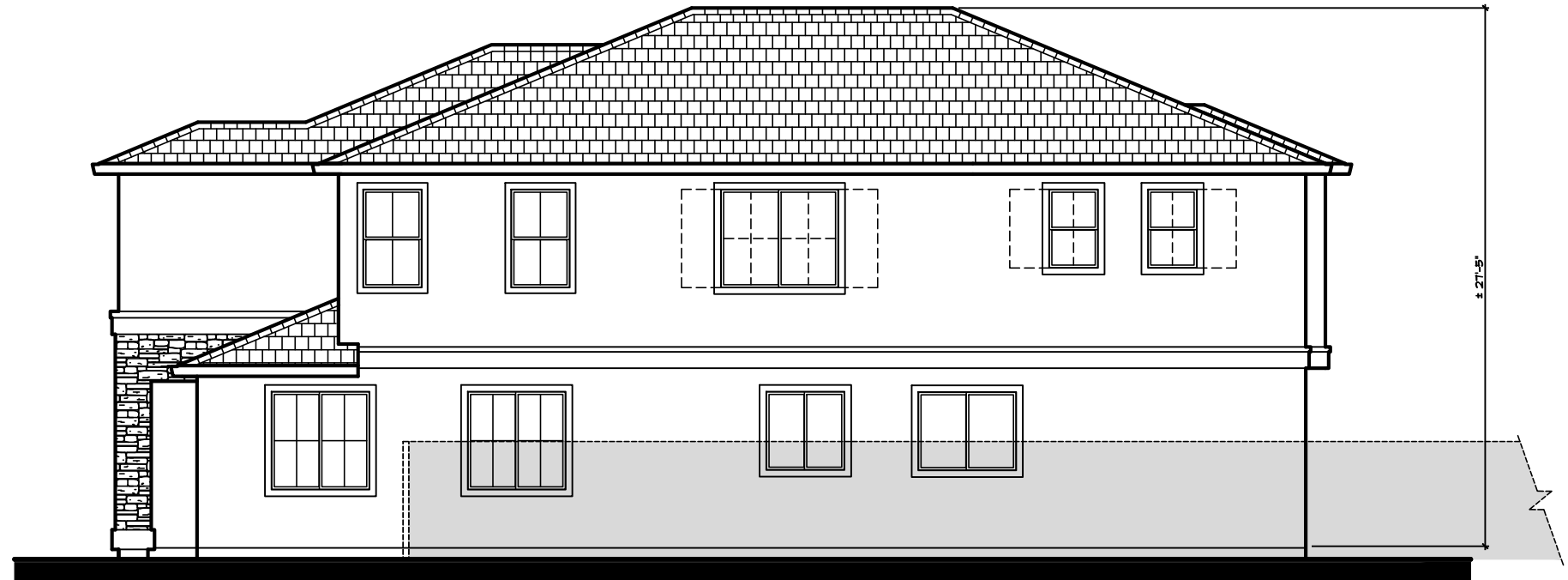


Discovery Builders Inc.
Date 05/28/2020

DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.



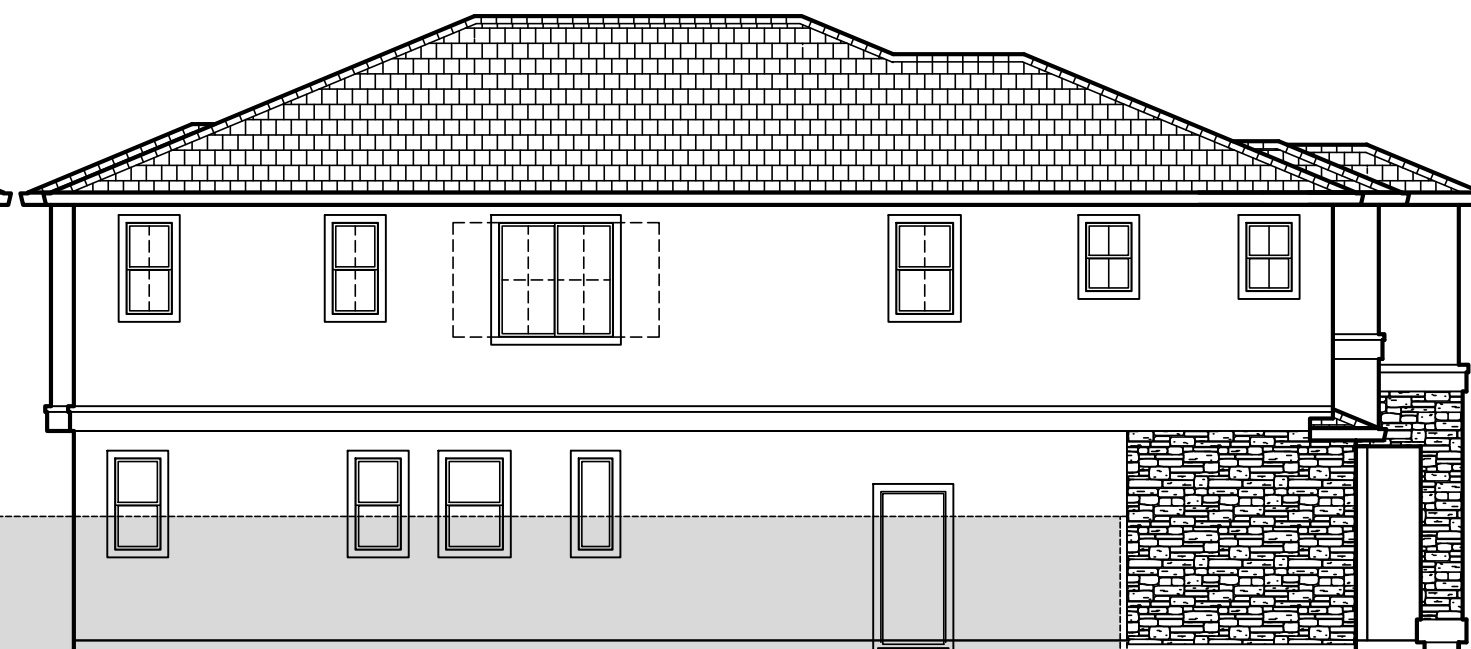
Roof Plan 'B'



Right



Rear



Left

**Plan 6
Elevations - 'B'**

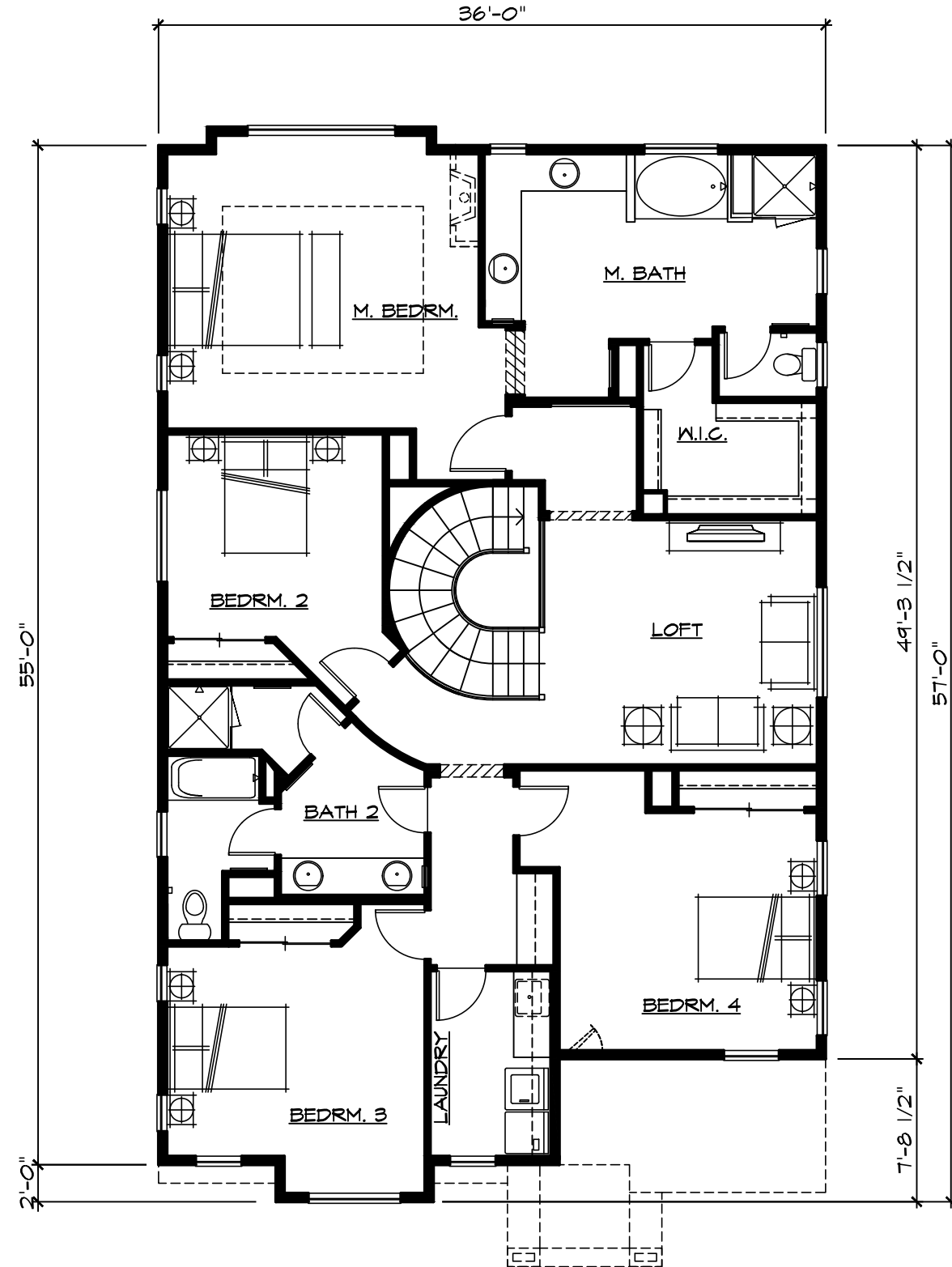


--- DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



Plan 6 Second Floor Plan

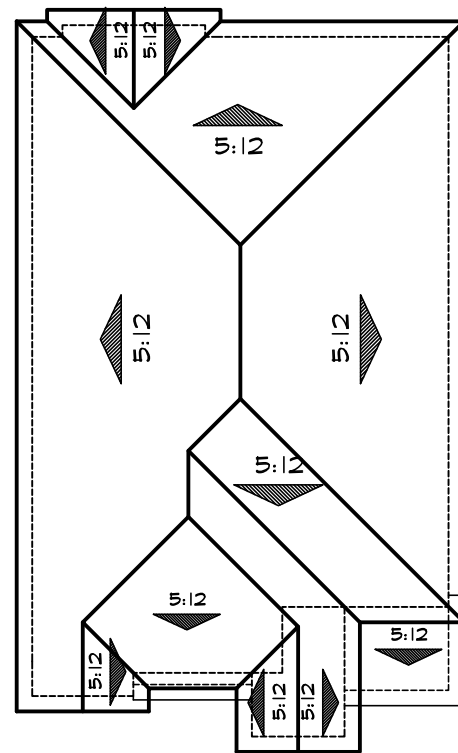
SQUARE FOOTAGE	
FIRST FLOOR	1566 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3416 SF
GARAGE	409 SF
FOOTPRINT	1975 SF



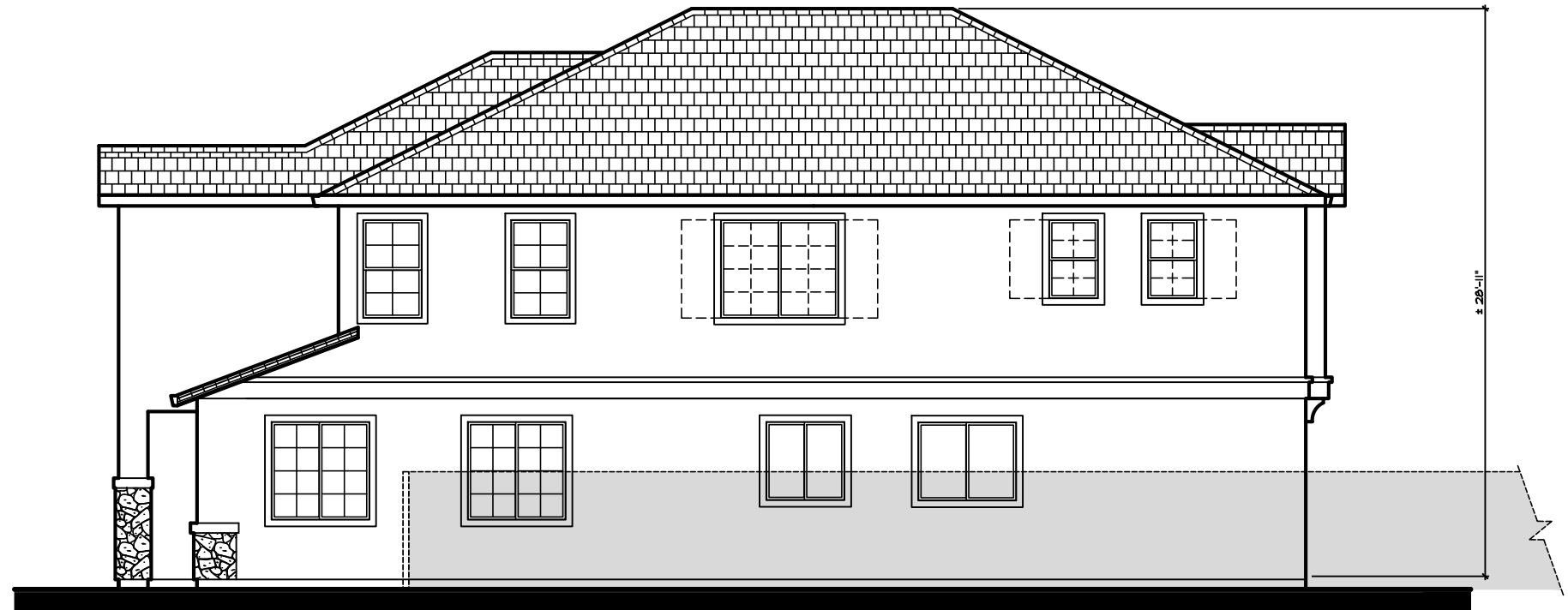
**SAN MARCO
UNIT 13**
PITTSBURG, CA



Discovery Builders Inc.
Date 05/28/2020



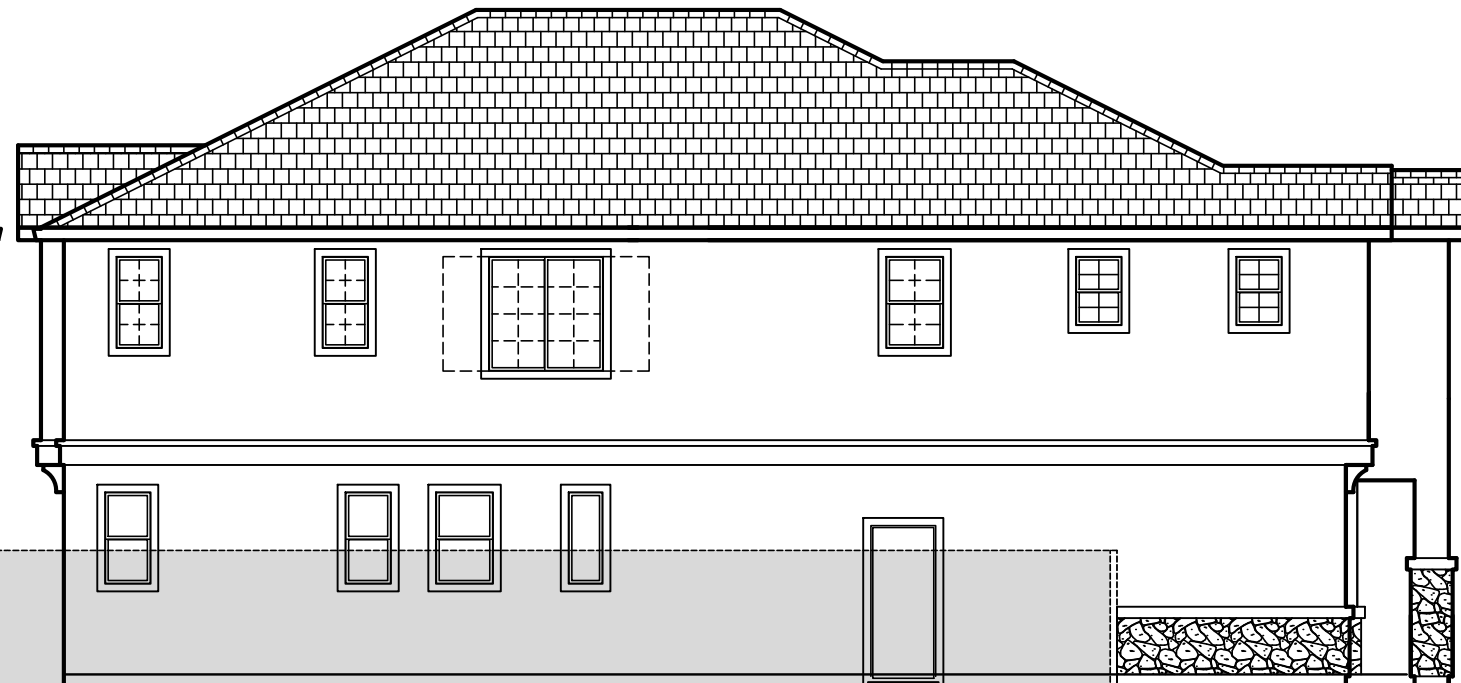
Roof Plan 'C'



Right



Rear



Left

**Plan 6
Elevations - 'C'**



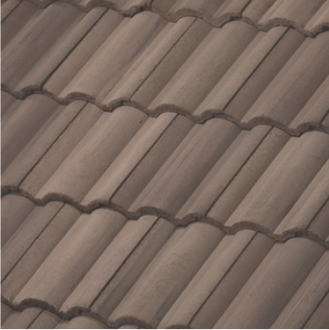
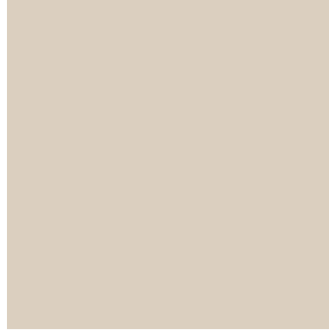
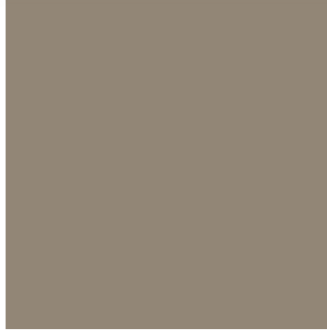
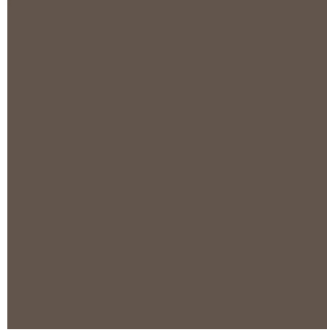
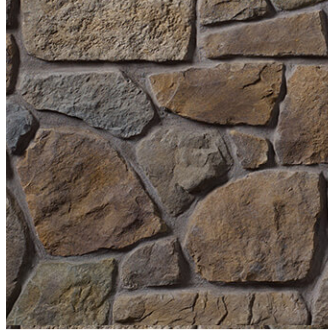
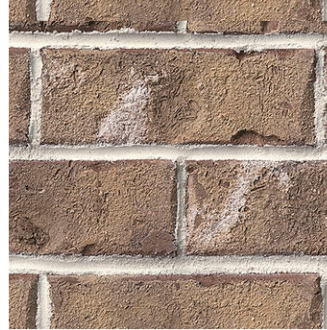
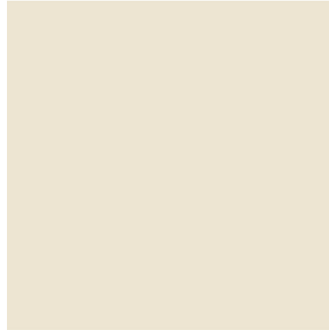
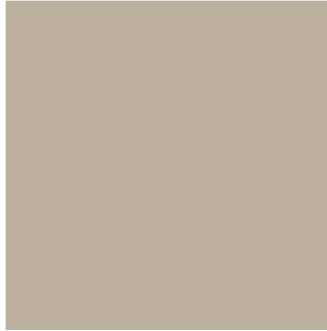
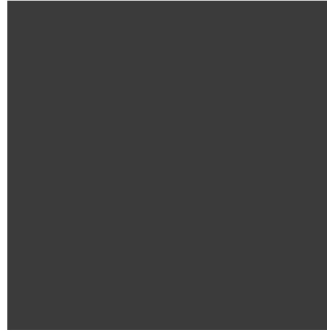
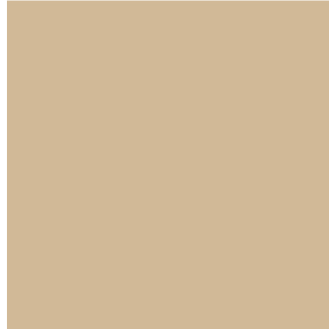
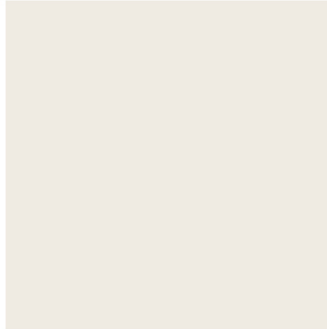
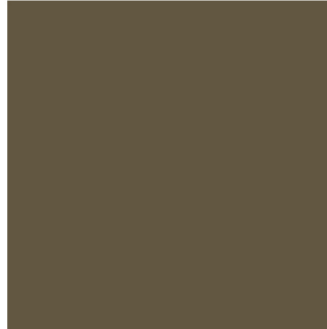
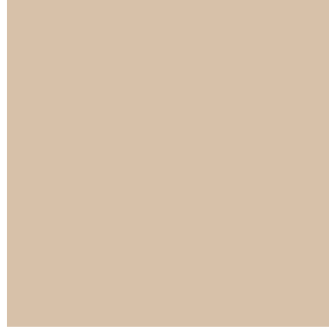
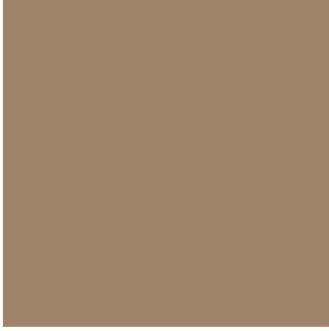
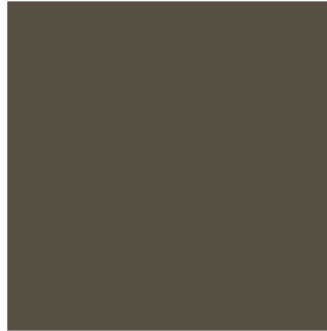
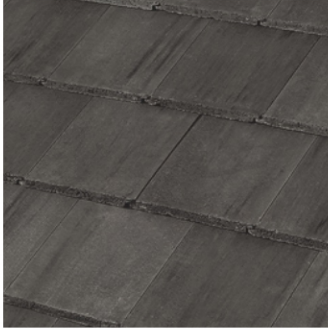
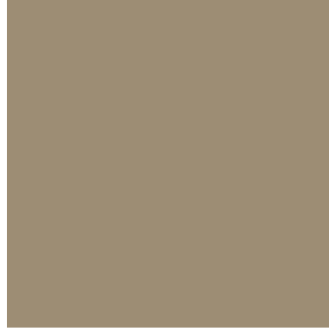
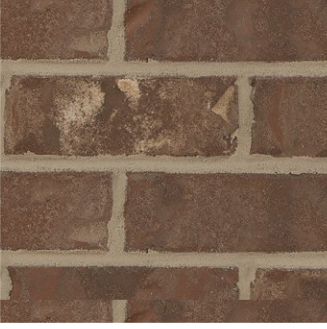
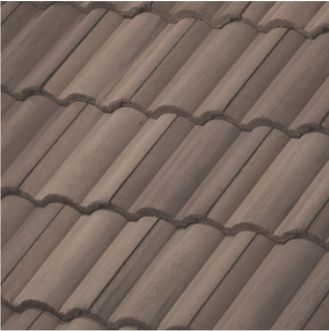
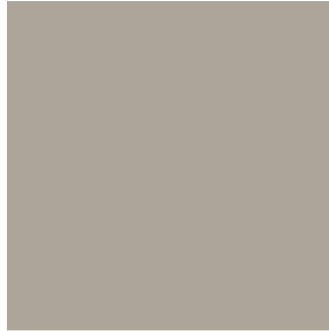
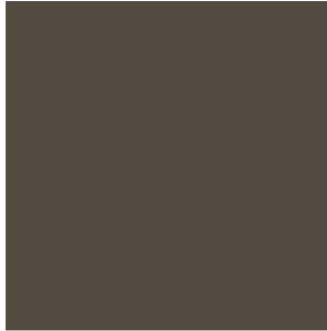

 DENOTES WINDOW GRIDS AND
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**SAN MARCO
 UNIT 13**
 PITTSBURG, CA



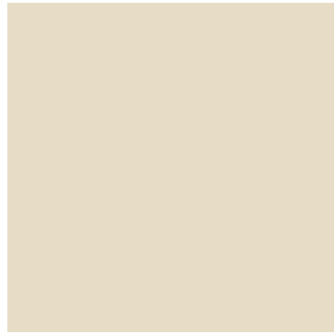
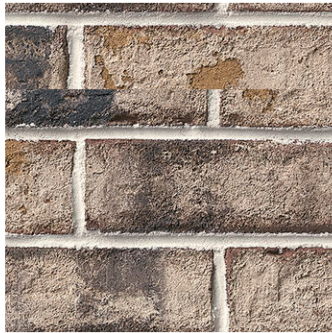
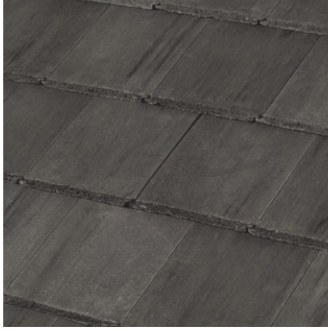
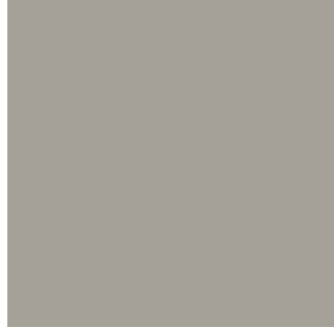
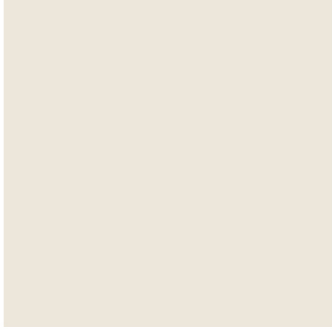
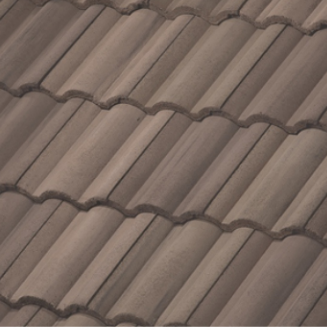
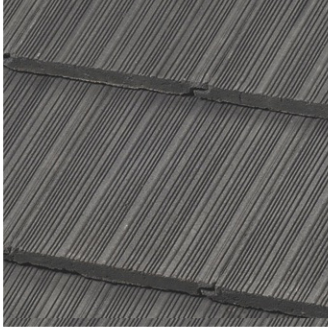
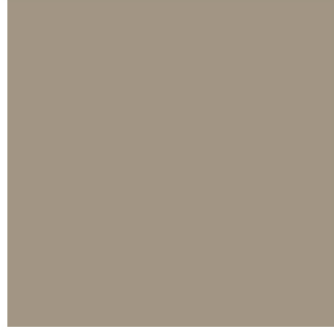
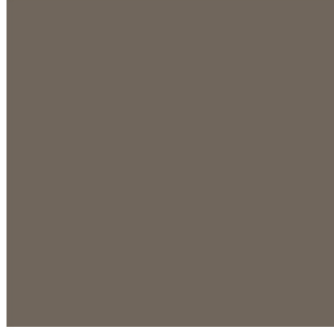
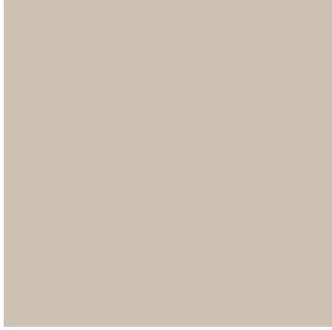
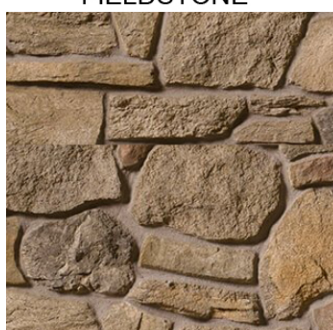
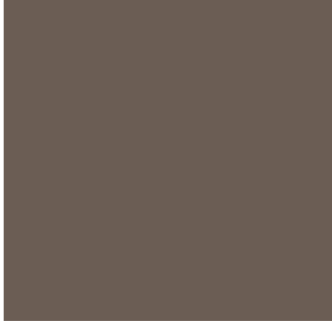
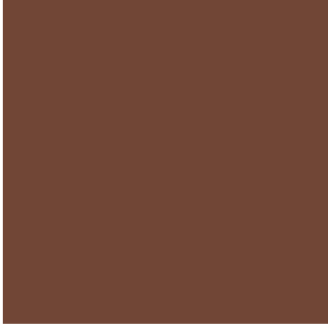
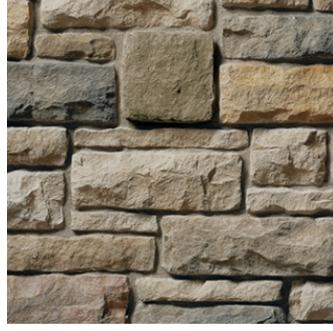
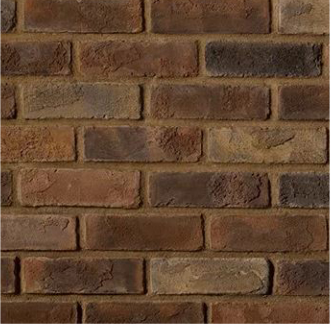
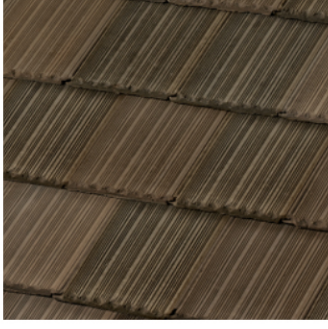
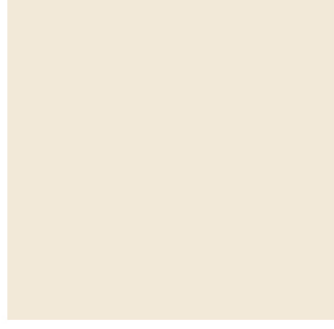
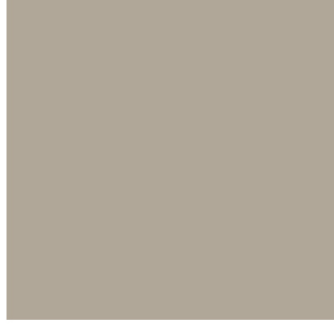
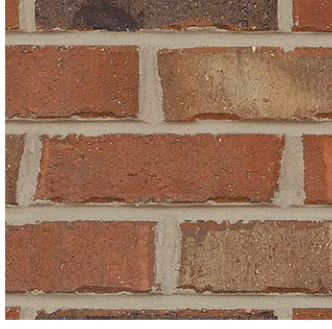
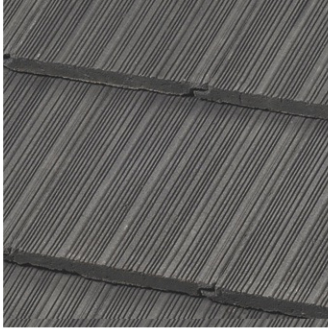
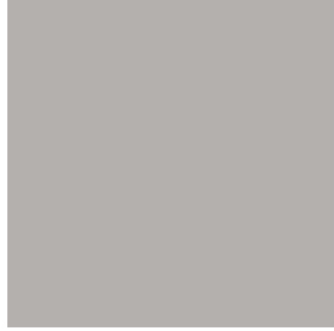
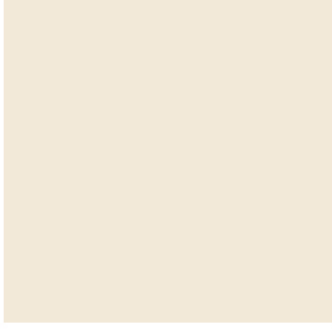
Discovery Builders Inc.
 Date 05/28/2020

SUBDIVISION: SAN MARCO UNIT 13

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1	1VICS3233 BROWN BLEND 	1FACS1132 CHARCOAL BROWN BLEND 	KM128-1 CLAM 	KM5784-3 CREEK BAY 	KM5792-3 STACKED STONE 	KM4582 BEAVER BELT 	SEVILLA DRESSED FIELDSTONE 	SANDY CREEK 
SCHEME 2	1VICS6464 CA MISSION BLEND 	1FACS6464 CA MISSION BLEND 	KMW10-1 POGO SANDS 	KM4937-3 PAW PRINT 	KM5777 CANERY PARK 	KM4897-5 YIN MIST 	ECHO RIDGE DRESSED FIELDSTONE 	COASTAL BLUFF 
SCHEME 3	1VICS7330 VERONA CLAY 	1FACS0024 DESERT SAGE 	KM4634-2 COMMUNITY 	KM4630-3 HOWLING COYOTE 	KM46 ACOUSTIC WHITE 	KMA56-5 PINYON PINE 	TUDOR OLD COUNTRY FIELDSTONE 	MOROCCAN SAND 
SCHEME 4	1VICS0024 DESERT SAGE 	1FACS6031 LA TERRA BLEND 	KM5710 SUNDAY DRIVE 	232 TOSCANA 	KM5706 BONNIE'S BENCH 	KM4812 JUNGLE COVER 	SEVILLA DRESSED FIELDSTONE 	SANDY CREEK 
SCHEME 5	1VICS7330 VERONA CLAY 	1FACS1430 CHARCOAL BLEND 	KM4706 RUSTIC HACIENDA 	KM4718-2 WAGON WHEEL 	KM4575-5 MUD ROOM 	KMA76-5 LOG CABIN 	GRAND MESA LEDGESTONE 	MARSH POINTE 
SCHEME 6	1VICS3233 BROWN BLEND 	1FBCF1132 CHARCOAL BROWN BLEND 	KM4929-2 WARM GRAY FLANNEL 	KM4937-3 PAW PRINT 	KM4939-5 ARROWHEAD 	KM417 OXFORD BROWN 	UMBER CREEK COUNTRY LEDGESTONE 	TOBACCO ROAD 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

SUBDIVISION: SAN MARCO UNIT 13

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7	1VICS3163 CAMINO BLEND 	1FACS1132 CHARCOAL BROWN BLEND 	HL4201 ADOBE WHITE 	KM5705-3 PIONEER VILLAGE 	KM5800-5 SAUSALITO RIDGE 	KMA82-5 LAMP POST 	BURNT OCHRE DEL MARE LEDGESTONE 	COASTAL BLUFF 
SCHEME 8	1VICS0024 DESERT SAGE 	1FACS1430 CHARCOAL BLEND 	KM4942-2 TIN MAN 	KM4945-6 SECRET PASSAGEWAY 	KM4786-1 FRESH LINEN 	KM407 CARBON 	ECHO RIDGE OLD COUNTRY FIELDSTONE 	ALAMO 
SCHEME 9	1VICS3233 BROWN BLEND 	1FBCF1430 CHARCOAL BLEND 	KM305 IRONWOOD 	KM4938-3 GROUCHY BADGER 	KM216 MALIBU BEIGE 	KM5804-5 YACHT CLUB 	CHARDONNAY OLD COUNTRY FIELDSTONE 	CAPERS ISLAND 
SCHEME 10	1VICS3233 BROWN BLEND 	1FACS1132 CHARCOAL BROWN BLEND 	KM4566-3 CITY LOFT 	KM4559-3 MINK 	KM5800-5 SAUSALITO RIDGE 	KMA66-5 SANTANA SOUL 	CHARDONNAY LIMESTONE 	HIGH DESERT 
SCHEME 11	1VICS7330 VERONA CLAY 	1FBCF1132 CHARCOAL BROWN BLEND 	KM49 ANTIQUE WHITE 	KM5767-2 GREIGE 	KM5772-3 PALM LANE 	KM4818-5 KNIT CARDIGAN 	SEVILLA COUNTRY LEDGESTONE 	OLD GUIGNARD 
SCHEME 12	1VICS0024 DESERT SAGE 	1FBCF1430 CHARCOAL BLEND 	KM4908-1 BASHFUL EMU 	KM4896-3 STONE HEARTH 	KM49 ANTIQUE WHITE 	KMA82-5 LAMP POST 	SKYLINE COUNTRY LEDGESTONE 	MT. RUSHMORE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Zoning Administrator)
Approval to Establish a 2,400 Square-)
Foot, Take-Out Bakery in an Existing) Resolution No. 356
Multi-Tenant Commercial Space, and)
Administrative Design Review Approval)
to Construct a 960-Square-Foot Roof
Over-Hang to Provide a Covered Parking
Space for a Mobile Food Truck at 260
Diane Avenue, for "Los Gallos Express -
Panaderia, AP-20-1506 (ZA, AD)."

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On March 10, 2020, Stephanie Felch filed Planning Application No. 20-1506, requesting approval to establish a 2,400-square-foot, take-out bakery in an existing, multi-tenant commercial space, and administrative design review approval to construct a 960-square-foot roof over-hang that would provide a covered parking space for a mobile food truck, located at 260 Diane Avenue, in the RS-5 (Single Family Residential, 5,000 Square Foot Minimum Lot Size) District. Assessor's Parcel Numbers 073-181-011 and 073-181-012.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review and Design Guidelines (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 the project is delegate to the Zoning Administrator under Category 3, "Minor Building Remodels" of Planning Commission Resolution No. 9918.
- D. On April 14, 2020, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. 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.

- F. On or prior to May 31, 2020, notice of the June 10, 2020 public hearing was posted at City Hall, near the subject site, and on the 'Public Notices' section of the city's website; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburgh Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Diane Ave", "El Pueblo" and "Stone Harbour" neighborhoods.
- G. Limitation No. 161 from the land use table within PMC section 18.50.010, states that Zoning Administrator approval is required for a new take-out bakery in accordance with PMC Section 18.16.040. PMC Section 18.16.040, specifies required findings for approval of a use permit. In accordance with that section, and prior to Zoning Administrator approval of this project, the Zoning Administrator must make the following findings that the proposed use:
1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
 2. is not detrimental to the health, safety and general welfare of the City;
 3. will not adversely affect the orderly development of property within the City;
 4. will not adversely affect the preservation of property values;
 5. is consistent with the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints; and,
 9. is consistent with the City's approved funding priorities.
- H. 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).

- I. On June 10, 2020, the Zoning Administrator held a public hearing on Planning Application No. 20-1506, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Zoning Administrator Staff Report entitled, "Los Gallos Express - Panaderia, AP-20-1506 (ZA, AD)," dated June 10, 2020, 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 Zoning Administrator finds that:

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

Use Permit

2. The proposed take-out bakery will be located within an existing commercial structure that was built in 1938 and is within 300 feet of California Avenue, which is an existing minor arterial roadway.
3. Establishment of the take-out bakery:
 - a. Is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location, in that a take-out restaurant is conditionally permitted in the 'RS-5' Zoning District and in that the applicant has filed Zoning Administrator Application No. 20-1506 requesting the approval in accordance with PMC Section 18.52.010.
 - b. Will not be detrimental to the health, safety and general welfare of the City, if: 1) the applicant completes all work required by the Contra Costa County Fire Protection District and the Pittsburg Building Division before occupancy; and 2) all appropriate approvals to operate the bakery are obtained from Contra Costa Health Services.
 - c. Will not adversely affect the orderly development of property within the City, if noise generated by the business or its patrons is not audible beyond the property lines.
 - d. Will not adversely affect the preservation of property values, in that: 1) the proposed use would occupy a currently vacant commercial space, thereby

reducing the number of vacant commercial spaces in Pittsburg; and, 2) the increased investment in the area will help encourage similar investments on nearby properties.

- e. Is consistent with the General Plan in that the proposal will further goals 2-G-6 and 2-G-7 by promoting infill development and the reuse of existing vacant or underutilized sites which would otherwise not be feasible for residential use.
- f. Will not create a nuisance or enforcement problem, if: 1) the applicant completes all work required by the Contra Costa County Fire Protection District and the City's Building Division before occupancy; and 2) all appropriate approvals to operate the restaurant are obtained from Contra Costa Health Services.
- g. Will not encourage marginal development within the neighborhood, in that it will result in the occupancy of a vacant space.
- h. Will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints, in that it will be a tax-generating commercial use in an existing vacant space.
- i. Is consistent with the City's approved funding priorities, in that it will contribute to the local employment and tax base.
- j. Will not be located in a Pedestrian Commercial (CP) District.

Design Review

4. The 960 square-foot roof over-hang:

- a. Will conform with good taste, good design and in general will not detract from the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vista, and high quality, if a condition is added requiring that the new over-hang match the existing color scheme of the commercial building. The proposed over-hang would also be located at the rear of the property, and therefore be obscured from the public right-of-way.
- b. Will be protected against exterior and interior noise, vibration and other factors that may tend to make the environment less desirable, in that it will

provide a covered parking space for a mobile food truck with no persons occupying the space.

- c. 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 match the color scheme of the recently remodeled and repainted commercial building.
- d. Will be in harmony with proposed developments on land in the general area, in that it will be of the same height as the existing structure and will be painted to match the existing structure and coordinate with surrounding buildings.
- e. The project will be in conformance with the City's adopted DRDGs, specifically section VV.p, in that the project' color palette is compatible with adjacent development.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby approves Planning Application No. 20-1506, subject to the following conditions:

1. Reference to Project Plans: The approved use shall be operated in a manner substantially as presented to the Zoning Administrator in the staff report identified above and as presented in the project plans, dated March 10, 2020, except as may be hereinafter modified. Operation of the approved take-out bakery in a manner inconsistent with this use permit shall be grounds for revocation of the approval.
2. Exterior Color. The roof over-hang shall be painted Sherwin Williams 7701 "Cavern Clay" or a similar light brown color, and Sherwin Williams 7554 "Steamed Milk" or a similar off-white color, to that of the commercial building, including any beam, posts and gates associated with the structure.
3. Building Façade Enhancements. The applicant shall provide a wall mounted wood trellis for a climbing vine along the southern facade to help break up the appearance of a large, solid unarticulated wall. Final design and location of the trellis shall be subject to review and approval by the Planning Division prior to the issuance of a building permit

4. Signs. This resolution does not approve on-site signage. Modification of all permanent wall signs, or installation of temporary, promotional, or event signs and banners must be submitted to the Planning Division for review and approval under a separate sign permit application before such signs are placed on the site.
5. On-Site Parking. The applicant shall provide a minimum of two (2) parking spaces. Parking spaces shall be located within the parking lot at the northern end of the site, as shown on the project plans.
6. Exterior Appearance. The exteriors of all structures shall be maintained in a good state of repair and the exterior finishes must be clean and well maintained.
7. Site Maintenance. The applicant shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, on perimeter fencing, or on the street gutters and sidewalks.
8. Trash Enclosure. The trash enclosure on site shall be consistent with the City of Pittsburgh Trash Enclosure Design Standards. Should the existing trash enclosure be inadequate, any expansion should accommodate refuse recycling and organics.
9. Fence. Prior to obtaining a certificate of occupancy, an eight-foot-high solid masonry or concrete wall or a wall designed to attenuate the CNEL to the maximum level allowed in the general plan for the proposed land use must adjoin the rear property line of the site, abutting the existing residential development.
10. Sidewalk and Parking Lot Improvements. All sidewalk and parking lot improvements previously agreed to as outlined in approved Zoning Administrator Resolution No. 337, shall be completed to the satisfaction of the Engineering Division prior to issuance of a certificate of occupancy.

Maintenance and Best Management Practices:

11. There shall be no outside storage of garbage, recycling, materials, supplies, bins, pallets, containers or other equipment related to the restaurant or any other use on the site.
12. The sidewalks adjacent to the building shall be maintained in a neat and clean manner, free of trash and debris.

13. The applicant shall ensure that the dumpster/trash enclosure area is swept daily and that the debris is disposed of properly.
14. The applicant shall ensure that all employees and personnel are educated about pollution prevention and Best Management Practices.
15. The applicant shall ensure that employees bag and seal food waste prior to placing it into the dumpsters.
16. The applicant shall ensure that lids are kept closed on all tallow bins, and that they are maintained so as to avoid spillage, leaking, and/or overflowing.
17. The applicant shall ensure that all floor drains inside the restaurant are connected to the sanitary sewer.
18. The applicant shall hire only mobile surface cleaners that have been trained and are recognized by the Bay Area Stormwater Management Agencies (BASMAA), for cleaning of the parking and paved areas.
19. The applicant shall ensure the employees use dry cleanup methods where applicable.
20. The applicant shall ensure that employees clean equipment, collect water and cleaning liquids, and dispose of water and cleaning liquids to the sanitary sewer, not to the exterior storm drain system or to any storm drain inlets/catch basins.
21. The applicant shall not allow floor mats to be cleaned or rinsed outdoors unless in a mop sink or bermed area draining to the sanitary sewer.
22. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning.
23. Applicant to install grease interceptor and dispose of grease appropriately by contracting with a service to pick up used oil.
24. Applicant to provide a covered trash enclosure to accommodate both the new and existing use.

Standard Conditions

25. Site Accessibility: All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.

26. Standard Conditions: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development, and this Resolution, this Resolution shall prevail. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.
27. Other Agency Requirements: The applicant shall comply with all the requirements of the Building Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, State Water Resources Control Board, Bay Area Air Quality Management District, Contra Costa Health Services, and all other applicable local, state and federal agencies.
28. Business License: It shall be the responsibility of the applicant to maintain an updated business license containing an accurate description of the use at the site.
29. Other Municipal Code Requirements: All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
30. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs

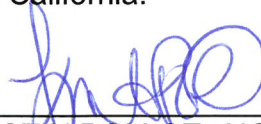
and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

31. Expiration: This approval will expire on June 10, 2021, unless the use has been legally established prior to the expiration date, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Zoning Administrator.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

The foregoing resolution was passed and adopted the 10th day of June, 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

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

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of 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-Built) at the discretion of the Planning and Building Director.

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

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

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

or

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

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