City of Pittsburg
Planning Commission Agenda

June 25, 2019

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

Regular Meeting
7:00 P.M.

Planning Commission Members
Elissa Robinson, Chair
Sarah Foster, Vice-Chair
J. Faye Fields, Commissioner
Christopher Moreno, Commissioner
Dr. Trinh Nguyen, Commissioner
Michael Caliguire, Commissioner
James Coniglio, 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.

This agenda was posted in City Hall on Thursday, June 20, 2019

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
   Meeting Minutes of June 11, 2019

PUBLIC HEARINGS

2. **Courtyard by Marriott Project, AP-19-1417 (DR, TRP)**
   This is a public hearing on a request for design review approval of plans to construct a four-story, 69,972-square-foot hotel with 125 guest rooms on the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located within the Railroad Avenue Specific Plan (RASP) land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041. A tree removal permit is also requested in order to remove several mature trees having protected status under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX).

3. **Fernandes Towing, AP-18-1326 (UP, DR)**
   This is a public hearing on a request by Fernandes Towing for approval of a use permit to expand an existing vehicle towing and storage yard onto a new site, and design review approval of plans to construct a new 4,000 square-foot steel-sheeted storage building located at 554 W. 10th Street, within the CS-O (Service Commercial with an Overlay, Ordinance No. 06-1277) District. Assessor's Parcel Nos. 085-270-016, -045, and -046.

ZONING ADMINISTRATOR REPORTS

4. **Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions.**
   The Zoning Administrator submits one notice of intent to exercise delegated design review authority for an exterior façade update at 635 Railroad Avenue, one notice of intent to conduct a Zoning Administrator public hearing on a proposed fence height exception

for Taqueria Los Gallos at 266 Diane Ave., and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

June 11, 2019

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, June 11, 2019, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Vice-Chair Foster, Commissioners Fields, Nguyen, Caliguire, Coniglio

Absent: Commissioner Moreno

Staff: Director of Community Development Jill Hecht, Planning Manager/ Secretary Kristin Pollot, Assistant Planner John Dacey, 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.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of May 28, 2019

On motion by Commissioner Foster seconded by Commissioner Fields to approve and carried by the following vote:

AYES:	Caliguire, Coniglio, Fields, Foster, Nguyen, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Moreno

PUBLIC HEARINGS

2. Electric Guard Dog Electric Fence, AP-18-1321 (UP)

This is a continued public hearing on a request for approval of a use permit to establish a 10-foot tall electric security fence. The proposed fence would measure approximately 1,544 linear feet and would surround an approximately 3.3-acre area of the subject parcel located at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-033.Project Planner Jordan Davis gave a presentation.

Keith Kaneko spoke as the applicant.

Bruce Ohlson, Pittsburg, expressed concern over the space between the perimeter fence and the electric security fence being maintained when there is only 8" between the two. Also concerned about the proposed fence potentially inhibiting the future location of the great delta trail.

On motion by Commissioner Coniglio with a modification to require both the perimeter fence and the electric security fence to include appropriate warning signage. Seconded by Commissioner Fields to approve the application and carried by the following vote:

AYES:	Caliguire, Coniglio, Fields, Foster, Nguyen, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Moreno

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:36 p.m. to June 25, 2019.

Respectfully Submitted,

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Kristin Pollot, AICP, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 25, 2019

ITEM: **Courtyard by Marriott Project, AP-19-1417 (DR, TRP).**

ORIGINATED BY: StayCal Hotels, 2110 South El Camino Real, San Mateo, CA. 94403

SUBJECT: This is a public hearing on a request for design review approval of plans to construct a four-story, 69,972-square-foot hotel with 125 guest rooms on the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located within the Railroad Avenue Specific Plan (RASP) land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041. A tree removal permit is also requested in order to remove several mature trees having protected status under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX).

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No. 10124, approving Design Review and Tree Permit Application No. 19-1417, subject to conditions.

BACKGROUND:

2007 Exclusive Negotiating Rights Agreement: In June 2007, the Redevelopment Agency of the City of Pittsburg adopted a resolution directing staff to enter into an Exclusive Negotiating Rights Agreement with Garaventa Enterprises, Inc. to develop a six-story office building referred to as the 'Civic Tower' on a 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. In April 2008, the City Council adopted a Mitigated Negative Declaration for the Civic Tower project. The following month, the Planning Commission adopted a resolution granting tentative parcel map and design review approval for the same project.

2009 Disposition and Development Agreement: In October 2009, the Council and the Agency adopted separate resolutions approving a Disposition and Development Agreement (DDA) between the Agency and Garaventa for the Civic Tower project. The DDA established a set of obligations and a schedule for Garaventa to construct a three-story office building, a separate full-service restaurant, and related site improvements in exchange for the land.

2014 Development Agreement: On May 5, 2014, the Council adopted an ordinance approving a ten-year Development Agreement (DA) between the City of Pittsburg and Garaventa. The DA obligated Garaventa to construct a three-story office building ranging between 65,000 and 75,000 square feet in size and a full-service, stand-alone restaurant between 6,000 and 8,000 square feet.

1st Minor Amendment to 2014 DA: In September 2015, Garaventa requested a minor amendment to the 2014 DA to extend the schedule of performance by 12 months and

remove their obligation to construct the stand-alone restaurant. The City Manager approved this request pursuant to the authority established under the 2014 DA for the approval of minor amendments. As part of this amendment, Garaventa agreed to construct a four-story office building instead of a three-story building.

2nd Minor Amendment to 2014 DA: In August 2016, Garaventa requested a second minor amendment to the 2014 DA to extend the schedule of performance by an additional year. The City Manager also approved this request and as part of the approval, Garaventa agreed to construct a four-story office building ranging between 80,000 and 100,000 square feet in size.

2018 Amended and Restated DA: In November 2018, the Council adopted an ordinance approving the first major amendment to the 2014 DA in the form of an Amended and Restated DA. The Amended and Restated DA requires the construction of an office building on the western half of the site and a Courtyard by Marriott hotel or equivalent hotel brand on the eastern half. The office building is required to be a three-story, 'Class A' building consisting of 60,000 square feet of leasable space and the hotel is required to include at least 125 rooms, a restaurant-bar, and conference room. As part of a separate purchase and sale agreement for the eastern half of the property, construction of the hotel is be required to begin by January 15, 2020.

PROJECT DESCRIPTION:

Existing Conditions: The project site is the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The site generally flows from the south to the north, with elevations ranging from approximately 70 to 60 feet above mean sea level. It is mostly unimproved and contains pervious soils with ruderal vegetation including some low-lying grasses. There are 23 trees scattered throughout the site, but the majority are concentrated along the Railroad Avenue frontage. Thirteen of these trees are 'protected' under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX) as they measure at least 50 inches in circumference at 4.5 feet above grade. A portion of Power Avenue runs through the northwest corner of the site and provides access to parking for the Pittsburg Library, which is located west of the site. At the northeast corner of the site, there is an existing, round landscape planter containing a small directory sign for City Hall, the library, and the café attached to the library. There is a six-foot-wide sidewalk along the Center Drive frontage and a five-foot-wide sidewalk along Railroad Avenue. A bus stop for Tri Delta Transit is located along the Railroad Avenue frontage, but there is currently no bus shelter or bus turnout provided for this stop.

See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North:	Pittsburg City Hall, Pittsburg Superior Court, PUSD Offices
West:	Pittsburg Library, State of California Army National Guard
South:	Power Avenue Trail, State Route 4, Pittsburg Center BART Station
East:	Multi-Modal Transfer Facility, High School Village Subdivision, Pittsburg High School

See Attachment 3 for a map of surrounding land uses.

Proposed Project: The proposed project would remove all existing trees scattered throughout the site and construct a four-story, 69,972-square-foot, 125 guest room, Courtyard by Marriot hotel. The ground floor would include 15 guest rooms, a reception area, market, restaurant-bar and lounge, meeting room, fitness center, guest laundry, and other guest amenities. The second floor would contain 36 guest rooms and the third and fourth floors would each contain 37 rooms. The upper floors of the hotel would be accessed through a set of elevators located at the center of the building and a staircase at the western and eastern ends. The hotel building would stand 44 feet tall, with a floor-to-area ratio of approximately 0.625.

The exterior building design of the hotel can be characterized as modern and upscale. It would consist of a rectangular footprint with staggered walls and several flat roofs of varying heights. Building materials would include a smooth exterior insulation and finish system (EIFS), cementitious siding with a tree bark-like texture, metal panels, and aluminum windows. A neutral palette of grey, off-white, and brown colors would be used on the building's exterior. Hotel signage would be provided on each site of the building.

The building would sit at the center of the site with its main entry and porte cochere facing Center Drive. A trash enclosure is proposed at the northeast corner of the site. An outdoor patio with a gas fireplace, seating areas, and several trellises for shade would be located on the south side of the hotel. The patio would be enclosed with a low, decorative wood fence.

Sidewalks, drive aisles, and parking areas accommodating up to 125 automobiles would wrap around the hotel building. Racks for ten bicycles would be installed just west of the main building entrance. Two separate driveways are proposed for vehicular access off Center Drive. A portion of the western-most drive aisle and parking would be constructed off site and would therefore require a reciprocal easement to be recorded prior to issuance of building or engineering permits.

Just under 21% of the site would be landscaped. The landscape areas would include 66 trees and several bioretention areas to handle stormwater. Along the Railroad Avenue frontage, the project would provide a new 10-foot sidewalk, bus shelter, and concrete bus turnout. Ramps, stairs, or pathways would be installed along the southern and eastern site boundaries to enhance connectivity between the Power Avenue Trail, Railroad Avenue, the proposed hotel, and the Pittsburg Library.
See Attachment 7 for project plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located within the 'Railroad' subarea of the General Plan and has a 'Mixed Use' designation. This designation is intended to promote higher density housing and other transit-oriented development around the Pittsburg/Bay Point and Pittsburg Center BART stations. Although it is not a transit-oriented development, the project is still consistent with the General Plan because it would provide a greater mix of uses near the Pittsburg Center BART Station and create additional demand for retail and service establishments along the Railroad Avenue corridor. The project would also help achieve the General Plan's economic development objectives (General Plan, page 6-2). It would create about 30 permanent jobs and generate considerable property, sales, transient occupancy, and other taxes to help diversify the City's revenue stream and enhance the City's ability to continue providing community programs and services.

Railroad Avenue Specific Plan: The Railroad Avenue Specific Plan (RASP) was adopted in 2009 to implement the goals for the Railroad subarea of the General Plan. The RASP envisions a vibrant, walkable, mixed-use, and transit-oriented activity center around the Pittsburg Center BART Station complete with housing options, neighborhood retail, public amenities, open space, and strong employment uses. Land use policies applicable to the project site include providing services and amenities that meet the needs of transit riders, residents, employees, and visitors (Policy 3-P-4) and retaining and expanding a variety of employment opportunities by providing a range of land uses near BART (Policy 3-P-9). Consistent with these policies, the project would broaden the range of uses near BART and significantly expand Pittsburg's ability to accommodate visitors.

Land Use (Zoning): The project site is located within the RASP PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Public/Institutional. This designation allows schools, government offices, transit sites, public utilities, and other facilities with a unique public character. Residential and commercial uses are permitted provided that the City Planner, Planning Commission, or City Council (as appropriate) finds that the land will not be needed in the future for a public/institutional use. On June 4, 2018, the City Council adopted Resolution No. 18-13489 determining that the project site is not needed for public or institutional use.

Property Development Regulations: The RASP states that the property development regulations for the Public/Institutional land use designation shall be the same as those specified in the applicable base zoning district. The base zone for the Public/Institutional land use designation is the Governmental and Quasipublic (GQ) District. For the GQ District, there are no height, FAR, lot coverage, setback, or site landscaping requirements as these are to be specified through design review for each project (PMC section 18.60.040). The proposed property development regulations for the project are shown in Attachment 4 of this report.
RASP Architectural and Site Design Criteria (RASP Criteria): Projects within the RASP must comply with the RASP Criteria. As shown in Attachment 5 of this report, the

Courtyard by Marriott project complies with the RASP Criteria, except for Criteria Nos. 14, 15, 19, 20, and 24. These criteria require: a) appropriately-sized trash enclosures; b) screening of ground utilities and roof-mounted equipment from public view; c) implementation of green building measures; and d) fences that comply with the Pittsburg Municipal Code. Additional discussion about these criteria is included in the staff analysis section below.

Development Review Design Guidelines (DRDGs): The City's DRDGs provide the additional framework for the design review of development projects. As shown in Attachment 6 of this report, the Courtyard by Marriott project complies with the DRDGs, with the exception of DRDG IV.c, IV.d, IV.j, IV.r, VI.D.1, VI.D.4, and VI.D.6 which encourage: a) preservation of existing trees; b) screening of ground utilities and roof-mounted equipment from public view; c) adequately-sized trash enclosures; d) cool roofs with pre-wired, solar-ready surfaces for energy efficiency; e) electric vehicle parking spaces with fully-operational electric vehicle supply equipment; and f) recycled water for non-potable uses. Additional discussion about these guidelines is also included in the staff analysis section.

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

A. The structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

B. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

C. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

D. The structure is in harmony with proposed developments on land in the general area; and

E. The application conforms with the criteria set forth in any applicable City adopted Development Review Design Guidelines.

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

Environmental Review: On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation

Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

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

The proposed project is consistent with the commercial development intensities established by the RASP and therefore, additional environmental review is not required under CEQA. For the area bounded by State Route 4, Railroad Avenue, Civic Avenue, and Davi Avenue, the RASP allows up to 304,400 square feet of commercial development (RASP, Table 3.1). There has been no commercial development approved or constructed in this area since adoption of the RASP in 2009.

Public Notice: On or prior to June 14, 2019, notice of the June 25, 2019 public hearing was posted at City Hall, near the project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg 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 "Power Avenue", "Harbor & School Street", "Navy Street", and "William Way" Nextdoor neighborhoods.

ANALYSIS:

Staff believes the Commission can make the design review and tree removal permit findings required to approve the Courtyard by Marriott project. The project would conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it would: a) provide an attractive, modern-looking building within a highly-landscaped environment; b) include a variety of guest amenities such as a restaurant-bar and lounge, an outdoor patio with seating and shade structures, a fitness center, conference room, and market; and c) encourage the use of alternative modes of transportation by providing short-term bike parking, connections to the Power Avenue Trail, high-visibility crosswalks throughout the parking area, and a ten-foot-wide sidewalk along Railroad Avenue with a bus turnout and bus shelter.

The project would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, if it complies with all applicable building codes and a condition of approval is added requiring the project to provide the following in order to meet the State noise standard: a) mechanical ventilation; b) windows and glass doors rated STC 24 or higher; and c) vent ducts with at least two 90-degree turns.

The project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, construction of the hotel would heighten the appearance of neighborhood, improve property values, and attract additional investment in the area.

The project would be in harmony with adjacent development. The hotel design consists of a rectangular footprint with staggered walls and several flat roofs of varying heights. The building materials include a smooth exterior insulation and finish system (EIFS), cementitious siding with a tree bark-like texture, metal panels, and aluminum windows. A neutral palette of grey and off-white colors would be used on the building's exterior. The hotel design, materials, and color scheme would be compatible with the Pittsburg Library and Pittsburg Superior Court, in that those buildings also have rectangular footprints with staggered walls, flat roofs, and neutral color schemes.

The project would conform to the RASP Criteria and the City's DRDGs, if conditions of approval are added requiring the project to: a) enlarge and relocate the trash enclosure to the southwest corner of the site; b) screen all utility box transformers, backflow preventers, meters, junction boxes, and roof-mounted equipment from public view; c) implement several CALGreen Nonresidential Voluntary Measures, which among other things, require higher energy efficiency and water conservation features; d) preserve several existing canary island pine trees, if feasible; e) provide cool roofs with pre-wired, solar-ready surfaces; f) provide at least five electric vehicle spaces with fully operational electric vehicle supply equipment; and g) provide a future connection to the existing recycled water infrastructure along the Caltrans right-of-way immediately south of the project site.

The preservation of all 13 protected trees would reduce the feasibility of the development, in that the trees are in areas that would be affected by proposed grading and construction activities. However, it should be noted that the current project layout would need to be shifted further west to provide a continuous ten-foot-wide sidewalk along Railroad Avenue as required by standard city specifications. Doing so may or may not provide the additional space necessary to preserve three of the protected canary island pines referenced in the May 7, 2019, Pre-Construction Arborist Report & Tree Preservation Plan (see Attachment 8) and field tagged as Tree Nos 19, 23, and 24. Therefore, staff recommends the Commission adopt a condition of approval requiring the project arborist to work with the project architects and civil engineers to determine if shifting the project would allow Tree Nos. 19, 23, and 24 to be preserved. The condition would require the arborist to submit a letter with his/her findings to the City Planner prior to finalization of the construction drawings and improvement plans. If the arborist finds the trees can be preserved, the City Planner would be able to require the trees to be

incorporated into the construction drawings and improvement plans for the project.

ACTION REQUIRED:

Move to adopt Resolution No. 10124, approving Design Review and Tree Permit Application No. 19-1417, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10124
2. Site Photos
3. Map of Surrounding Uses
4. Property Development Regulations Table
5. RASP Architectural and Site Design Criteria Table
6. Development Review Design Guidelines Table
7. Project Plans, dated December 7, 2018
8. Pre-Construction Arborist Report & Tree Preservation Plan
9. Public Hearing Notice

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

Attachment 1

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review and a Tree Removal Permit for the "Courtyard by Marriott Project, AP-19-1417 (DR, TRP)."	))))	Resolution No. 10124

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

Section 1. Background

A. On June 4, 2007, the Redevelopment Agency of the City of Pittsburg (Agency) adopted Resolution No. 07-1212, directing Agency staff to enter into an Exclusive Negotiating Rights Agreement (ENRA) with Garaventa Enterprises, Inc. (Garaventa) to develop a mid-rise office building (Civic Tower) on a 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive and identified as Parcel 1 and Parcel 2 on PMW 18-02 filed with the Contra Costa County Clerk-Recorder's Office.

B. On April 7, 2008, the City Council adopted a Mitigated Negative Declaration (MND) and Mitigation and Monitoring Plan (MMP) for the Civic Tower project.

C. On May 27, 2008, the Planning Commission adopted Resolution No. 9758, granting tentative parcel map and design review approval for the Civic Tower project.

D. On October 27, 2009, the City Council and the Agency adopted Resolution Nos. 09-11323 and 09-1393, respectively, approving a Disposition and Development Agreement (DDA) between the Agency and Garaventa for the Civic Tower project. The DDA established a set of obligations and a schedule for the developer to construct a minimum three-story, Class A office building and full-service restaurant, and related parking and site improvements in exchange for the land.

E. In June 2011, the California legislature adopted Assembly Bill (AB) 26 for the dissolution of redevelopment agencies, which was upheld by a subsequent court decision. DDAs and other agreements to which the Agency was a party and that were in place at the time of Agency dissolution are considered enforceable obligations that may continue to be enforced through the Successor Agency for the Redevelopment Agency of the City of Pittsburg.

F. On May 5, 2014, the City Council adopted Ordinance No. 14-1381 approving a ten-year Development Agreement (DA) between the City of Pittsburg and Garaventa. The DA obligated Garaventa to construct a minimum three-story, 'Class A' office building between 65,000 and 75,000 square feet in size; a full-service, stand-alone restaurant between 6,000 and 8,000 square feet in size; and related site improvements. In

exchange, the City was obligated to make every effort to support the developer in beginning and consummating development of the Civic Tower project.

G. On September 10, 2015, the City received a letter from Garaventa requesting that the 2014 DA be modified to extend the schedule of performance by 12 months and remove the developer's obligation to construct the stand-alone restaurant. On September 24, 2015, the City Manager of the City of Pittsburg approved this request pursuant to the authority established under Section 12 of the 2014 DA. As part of the modification, Garaventa agreed to construct a minimum four-story office building instead of the three-story building.

H. On August 18, 2016, the City received an email from Garaventa requesting that the 2014 DA be modified again to extend the schedule of performance by an additional 12 months. On September 26, 2016, the City Manager approved this second request and Garaventa agreed to construct an office building with at least four stories and between 80,000 and 100,000 square feet of office space.

I. On November 5, 2018, the City Council adopted Ordinance No. 18-1454 approving the latest amendment to the 2014 DA. The amendment obligates the construction an office building on Parcel 2 and a Courtyard by Marriott hotel or equivalent hotel brand on Parcel 1. The office building is required to be a three-story, 'Class A' building consisting of 60,000 square feet of leasable space and the Courtyard by Marriott hotel or equivalent hotel brand is required to include at least 125 rooms, a restaurant-bar, and a conference room.

J. On May 11, 2018, StayCal Pittsburg, LLC, filed Planning Application No. 19-1417, requesting design review approval of plans to construct a four-story, 69,976-square-foot hotel with 125 guest rooms on Parcel 1 ("Project"). Parcel 1 is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Public/Institutional. A tree removal permit was also requested in order to remove several mature trees having protected status under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX).

K. The Project is governed by the Pittsburg General Plan, RASP, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

L. The Project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

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

M. On or prior to June 14, 2019, notice of the June 25, 2019, public hearing was posted at City Hall, near the Project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the Project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg 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 "Power Avenue", "Harbor & School Street", "Navy Street", and "William Way" Nextdoor neighborhoods.

N. On June 25, 2019, the Planning Commission held a public hearing on Planning Application No. 19-1417, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Courtyard by Marriott Project, AP-19-1417 (DR, TRP)," and based on all the information contained in the Planning Division files on the Project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Design Review:

2. The Project will:

a) conform with good taste, good design and in general will contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it will: a) provide an attractive, modern-looking building within a highly-landscaped environment; b) include a variety of guest amenities such as a restaurant-bar and lounge, an outdoor patio with seating and shade structures, a fitness center, conference room, market, and mediapods; and c) encourage the use of alternative modes of transportation by providing short-term bike parking, connections to the Power

Avenue Trail, high-visibility crosswalks throughout the parking area, and a ten-foot-wide sidewalk along Railroad Avenue with a bus turnout and bus shelter.

b) be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, if it complies with all applicable building codes and a condition of approval is added requiring the Project to provide the following in order to meet the State noise standard: a) mechanical ventilation; b) windows and glass doors rated STC 24 or higher; and c) vent ducts with at least two 90-degree turns.

c) not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value; rather, construction of the hotel should heighten the appearance of neighborhood, improve property values, and attract additional investment in the area.

d) be in harmony with adjacent development such as the Pittsburg Library and Superior Court, in that the hotel design consists of a rectangular footprint with staggered walls, a neutral color scheme, and several flat roofs of varying heights. The building materials would also be complementary, in that they will include a smooth exterior insulation and finish system (EIFS), cementitious siding with a tree bark-like texture, metal panels, and aluminum windows.

e) conform to the RASP Architectural and Site Design Criteria (ADSC) and the City's Development Review Design Guidelines (DRDGs), if conditions of approval are added requiring Project to: a) enlarge and relocate the trash enclosure; b) screen all utility box transformers, backflow preventers, meters, junction boxes, and roof-mounted equipment from public view; c) implement several CALGreen Nonresidential Voluntary Measures, which among other things, require higher energy efficiency and water conservation features; d) preserve several canary island pines, if feasible; e) provide cool roofs with pre-wired, solar-ready surfaces; f) provide at least five electric vehicle spaces with fully operational electric vehicle supply equipment; and g) provide a future connection to the existing recycled water infrastructure along the Caltrans right-of-way immediately south of the project site.

<u>Tree Removal Permit:</u>

3. The preservation of all 13 protected trees will reduce the feasibility of the development, in that the trees are located in areas that will be affected by grading and construction activities.

B. The staff report entitled, "Courtyard by Marriott Project, AP-19-1417 (DR)," dated June 25, 2019, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants design review and tree removal permit approval for the Courtyard by Marriott Project, AP-19-1417 (DR, TRP), subject to the following conditions listed below.

Planning Conditions

1. Conformity with Project Plans: The project shall be constructed in substantial conformity with the project plans dated May 15, 2019, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion. It should be noted that any signage shown on the project plans is not part of this approval and will therefore require separate sign permits.

2. Reciprocal Access Easement: Prior to issuance of any building or engineering permits, Garaventa Enterprises, Inc. and StayCal Pittsburg, LLC shall record a reciprocal access easement allowing StayCal to construct and maintain project improvements on Garaventa's property as shown on the project plans.

3. Driveway Removal: The proposed driveway entry located closest to the Railroad Avenue/Center Drive intersection shall be eliminated in order to continue providing adequate queuing capacity for vehicles turning right from Center Drive onto Railroad Avenue. The proposed pedestrian access at this location shall be kept in place.

4. Railroad Avenue Sidewalk: A continuous ten-foot-wide sidewalk shall be provided along the Railroad Avenue project frontage between Center Drive and State Route 4. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.

5. Tree Preservation: The project will need to be shifted further west to comply with Condition of Approval No. 3, above. This may or may not provide the additional space necessary to preserve three of the protected canary island pines referenced in the May 7, 2019 Pre-Construction Arborist Report & Tree Preservation Plan and field tagged as Tree Nos 19, 23, and 24. The project arborist shall work with the project architects and civil engineers to determine if shifting the project would allow Tree Nos. 19, 23, and 24 to be preserved. The arborist shall submit a letter with his/her findings to the City Planner prior to finalization of the construction drawings and improvement plans. If the arborist finds the trees can be preserved, the City Planner may require the trees to be incorporated into the construction drawings and improvement plans for the project.

6. Bus Shelter: Prior to issuance of any building or engineering permits, the applicant shall offer a right-of-way dedication for the bus shelter shown on the project plans. Design specifications for the proposed shelter shall be included on the construction drawings and improvement plans submitted for building and engineering permits. The final bus shelter design shall be subject to review and approval by the Planning Division. ADA-compliant clearance shall be provided behind the shelter.

7. Retaining Walls/Pedestrian Railing Design: Design details for the retaining walls/pedestrian railing to be located along Railroad Avenue and the Power Avenue Trail shall be provided as part of the construction drawings and improvement plans. The design of retaining walls/pedestrian railing shall be subject to review and approval by Planning Division prior to issuance of any building or engineering permits. The railing shall be of bronze-finished, wrought iron material. The rail height shall not exceed 4.5 feet unless otherwise approved by the Planning Division.

8. Curb Ramps: Separate ADA curb ramps shall be provided for the two adjacent marked crosswalks shown in the southwest corner of the project site. An additional curb ramp and high-visibility crosswalk shall be provided south of the Pittsburg Library to provide continuous ADA access between the Power Avenue Trail and the Pittsburg Library.

9. Additional Green Building Features: The project is required to meet the Nonresidential Mandatory Measures specified under the 2016 California Green Building Standards Code, Part II. In addition to those measures, the project shall implement the following Nonresidential Voluntary Measures:

A5.106.5.1	Designated parking for clean air vehicles.
A5.106.7	Exterior wall shading.
A5.203.1	Energy efficiency. (Tier 1)
A5.212.1	Elevators and escalators.
A5.303.2.3.1	Indoor water use – Tier 1 – 12-percent savings.
A5.303.4.1	Non-water supplied urinals.
A5.405.5	Cement and concrete.
A5.507.1	Lighting and thermal comfort controls.
A5.508.1.3	Hydrochlorofluorocarbons (HCFCs), or
A5.508.1.4	Hydrochlorofluorocarbons (HCFCs).

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

10. Air Filtration Systems: High efficiency air filters (MERV-13 equivalent or better) shall be installed and maintained throughout the heating, ventilation, and air conditioning systems for the hotel building. Compliance with this condition shall be shown on the construction drawings submitted for building permits.

11. Interior Noise: The hotel building design shall implement the following measures in order to reduce interior noise impacts in compliance with State noise standards:

    a) in order for windows and doors to remain closed, mechanical ventilation such as air conditioning shall be provided for all buildings;

    b) all windows and glass doors shall be rated STC 24 or higher such that the noise reduction provided will satisfy the interior noise standard of 45 dBA CNEL; and

    c) all vent ducts connecting interior spaces to the exterior (i.e., bathroom exhaust, etc.) shall have at least two 90 degree turns in the duct.

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

12. Recycled Water: The project shall provide a future connection to the existing recycled water infrastructure along the Caltrans right-of-way immediately south of the project site. The hotel operator shall connect to that source of recycled water within one (1) year of the infrastructure's relinquishment to the City of Pittsburg. Compliance with this condition shall be shown on the improvement plans submitted for engineering permits.

13. Gutters and Downspouts: All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburg Development Review Design Guidelines. Compliance with this condition shall be shown on the construction drawings submitted for building permits.

14. Utility Screening: All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.

15. Trash Enclosure: The trash enclosure for the project shall be resized to a minimum dimension of 14' by 17' consistent with Appendix 2 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). It shall also be relocated from the northeast corner of the project site to the southwest corner, immediately east of the bioretention area labeled IMP-1. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.

16. Solar Roof: The hotel building shall be pre-wired to create 'solar-ready' roof surface. Alternatively, full solar panels may be installed on the hotel building where feasible. Compliance with this condition shall be shown on the construction drawings submitted for building permits.

17. Cool Roof: The hotel building shall incorporate a cool roof for reduction of heat island effect, consistent with Guideline IV.D.1.c of the City of Pittsburg Development Review Design Guidelines. Cool roofs shall meet the minimum solar reflectance requirements discussed under CalGreen Nonresidential Voluntary Measure A5.106.11 (see 2016 California Green Building Standards Code, Part 11). Compliance with this condition shall be shown on the construction drawings submitted for building permits.

18. Site Hardscapes: At least fifty percent of all outdoor hardscapes within the project shall use light colored materials with an initial solar reflectance value of at least 30 as determined in accordance with American Society for Testing and Materials (ASTM) Standards E1918 or C1549. Compliance with this condition shall be shown on the

construction drawings and improvement plans submitted for building and engineering permits.

19. EV Spaces and EVSE: At least five (5) Electric Vehicle (EV) spaces with Electric Vehicle Supply Equipment (EVSE) shall be installed, consistent with Guideline IV.D.4 of the City of Pittsburg Development Review Design Guidelines. The installed EVSE shall be 'Level 2', capable of charging at 30 amperes or higher at 208 or 240 volts. The appropriate permissive and regulatory signage shall be provided immediately adjacent to each EV space in accordance with California Manual on Uniform Traffic Control Devices and Title 24 of the California Building Code. Compliance with this condition shall be shown on the construction drawings and improvement plans submitted for building and engineering permits.

Engineering Conditions – Fees

20. Improvement and Grading Plan Review Fees: These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 6% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of an engineering permit. Fifty percent of each fee shall be due payable with each plan submittal.

21. Improvement and Grading Inspection Fees: The current improvement inspection fee is 5.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule. This fee shall be due payable prior to issuance of an engineering permit.

22. Facility Reserve Charge: The applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the applicant obtains a building permit. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City. This fee shall be due payable prior to issuance of a building permit.

23. Local Traffic Mitigation Fee: The applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the applicant obtains a building permit. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation

Mitigation Fee Program Update, copies of which are available from the City. This fee shall be due payable prior to issuance of a building permit.

24. Regional Transportation-Development Impact Mitigation Fee: The applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect when the applicant obtains a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years. This fee shall be due payable prior to issuance of a building permit.

25. GIS Fee: The applicant shall pay the non-residential Geographic Information System fee as set forth in the City's Master Fee Schedule. The current fee is $0.05/sf of parcel for non-residential uses. This fee shall be due payable prior to issuance of an engineering permit.

26. NPDES Plan Review Fee: The applicant shall pay a National Pollutant Discharge Elimination System ("NPDES") plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of Storm Water Pollution Prevention Plans ("SWPPP"). The current fee is:

    - $3,000 for the first 10,000 sq. ft. up to the 1st acre
    - Add additional $136/acre for projects greater than 1 acre, up to the first 5 acres
    - Add additional $31/acre for projects greater than 5 acres

    This fee shall be due payable prior to issuance of an engineering permit.

27. NPDES Site Inspection Deposit: The applicant shall pay an NPDES inspection deposit for city staff's inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:

    - $12,000 for the first 10,000 sq. ft. up to 1st acre
    - $24,000 for projects greater than 1 acre

    This deposit shall remain in place for the duration of the first year of the project. If the project is completed prior to the project's one-year anniversary, the remaining balance of the deposit will be returned to the applicant. This fee shall be due payable prior to issuance of an engineering permit.

28. Supplemental Studies: If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer. These costs shall be due payable with the first plan submittal to the Engineering Division.

Engineering Conditions – Submittals

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

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

30. Geotechnical Report: Prior to issuance of a grading permit, the applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.

Engineering Conditions - NPDES

31. Stormwater Pollutants: The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

- Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
- Providing covered trash, food waste, and compactor enclosures;
- Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas;
- Minimizing the amount of directly connected impervious surface area;
- Marking all storm drains with "No Dumping, Drains to Delta" messages;
- Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter;
- Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards: discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant; dumpster drips from covered trash and food compactor enclosures; discharges from outdoor covered wash areas for vehicles, equipment, accessories; fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

32. Consistency with Stormwater Control Plan: Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

33. Stormwater Pollution Protection During Construction: Prior to issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan if the project requires a permit from the State Water Resources Control Board. The Stormwater Pollution Prevention Plan measures shall include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

34. Operations and Maintenance Plan for C.3 Facilities: Prior to final inspection approvals by the Engineering Division, the applicant shall submit a Stormwater Best Management Practices (BMPs) Operation and Maintenance Plan for review and approval by the Engineering Division. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are available on the Contra Costa Clean Water Program's website.

35. Operations and Maintenance Agreement and Right of Entry: Prior to issuance of a certificate of occupancy, the applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

36. Trash Capture Devices: The applicant shall install full trash capture devices in all site inlets where trash would likely bypass a bioswale or other drain management area. Continuous maintenance of these devices shall be the responsibility of the applicant. Devices shall meet all requirements of the City's NPDES permit for trash load reduction, and device vendors must be included on the pre-approved vendor list, available for public review on the State Water Resources Control Board's website. The location and specifications for these devices shall be incorporated into the Improvement Plans submitted to the Engineering Division.

Engineering Conditions - Utilities

37. Capacity Evaluation: The applicant shall evaluate the existing and receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.

38. Right of Way Irrigation System: The applicant shall provide a central irrigation system that is compatible with Rainmaster DX 2 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the installation. The Landscaping and Irrigation Plan shall incorporate specifications for the central irrigation system.

39. Right of Way Landscape Design: The applicant shall design the landscaping within the areas of public right-of-way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current City standard details.

Engineering Conditions – CFD Inclusion

40. Public Safety Services CFD: Prior to issuance of any building or engineering permits, the applicant shall deliver written confirmation in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1). CFD 2005-1 provides funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342.

41. RASP CFD: Prior to issuance of any building or engineering permits, the applicant shall deliver written confirmation in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2014-1 Railroad Avenue Specific Plan Community Facilities District (CFD 2014-1). The rate of the CFD fee is subject to City Council Resolution No. 14-12094.

42. Fire Facilities and Fire Safety and Emergency Services CFD: Prior to issuance of any building or engineering permits, the applicant shall deliver written confirmation in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1). CFD 2017-1 provides funding for an increase in fire facilities and fire safety and emergency services in the area. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311.

Standard Conditions

43. 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.

44. 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.

45. Indemnification: The project 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 project 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.

46. Expiration of Approval: Design review approval for the project shall expire on June 25, 2021, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

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 25th day of June 2019, 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. 10124 was adopted by the Planning Commission of the City of Pittsburg on June 25, 2019.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2
Site Photos
Courtyard by Marriott, AP-19-1417 (DR, TRP)

Above: View of project site from Railroad Ave./California Ave. looking northwest (toward City Hall)
Below: View of project site from Railroad Ave./Center Dr. looking southwest

Above: View of project site from Center Dr./Power Ave. (former) looking southeast

Attachment 3
Map of Surrounding Uses
Courtyard by Marriott, AP-19-1417 (DR, TRP)

Project Site

Attachment 4
Property Development Regulations Table – PMC 18.60.040
Courtyard by Marriott, AP-19-1417 (DR, TRP)

Development Regulations for Governmental and Quasipublic (GQ) District*	Requirement:	Proposed Project:
Max. Height	As specified through design review (PMC section 18.60.040)	44’
Max. FAR		0.625
Max. Lot Coverage		79.1%
Min. Front Yard Setback Along Center Drive		> 110’
Min. Corner Side Setback Along Railroad Avenue		> 30’
Min. Side Setback Along former Power Avenue		> 30’
Min. Rear Setback Along Power Avenue Trail		> 100’
Min. Site Landscaping		20.9%
Min. Automobile Parking Hotels: 1 space per guest room	125 spaces (1 space x 125 guest rooms)	125 spaces
Min. Bike Parking 10 spaces per 101-200 automobile parking spaces	10 spaces	10 spaces (10 short term spaces + 0 long-term spaces)
Parking Lot Trees 1 tree per 6 parking spaces	20 trees (125 spaces/6)	30 trees

*The project site is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Public/Institutional. The RASP states that the property development regulations for the Public/Institutional land use designation shall be the same as those specified in the applicable base zoning district. The base zone for the Public/Institutional land use designation is the Governmental and Quasipublic (GQ) District.

Attachment 5
RASP Architectural and Site Design Criteria (ASDC) Table
Courtyard by Marriott, AP-19-1417 (DR, TRP)

ASDC Criteria No.	Meets Criteria?
1: Maximize the number of units and building entries fronting the street.	**Yes.** The Pittsburg Superior Court, Pittsburg Library community room, and Pittsburg Library cafe have their main entrances located along Center Drive. The main entry for the proposed building would also be located along Center Drive to further maximize the number of entries along that street.
2: Orient building and store entrances to the street with maximized storefront transparency through inclusion of windows, doors, or outdoor areas incorporated into the structure.	**Yes.** The main building entry would be located along Center Drive and a significant amount of fenestration would be provided along the northern (front) and southern (rear) building elevations.
3: There shall be at least 70% transparency for ground level retail uses and a minimum of 60% transparency for ground level office uses.	**Not applicable.** This criterion does not apply because retail and office uses are not a part of this project.
4: Emphasize the primary entry of buildings (e.g. Entrance lobby) with special architectural elements.	**Yes.** The primary entry would be along Center Drive and it is designed as the focal point of the building. This is accomplished by emphasizing massing, signage, landscaping, and distinctive materials and accent lighting around the building entry.
5: All building facades, including parking garages, facing public rights-of-way shall engage the pedestrian through well-articulated building facades by incorporating elements such as cornices, lintels, sills, awnings, fenestration, varied materials and colors, columns and other architectural elements and features.	**Yes.** Attractive exteriors would be provided on all four sides of the building. Consistent design elements, materials, colors, and landscaping would be used throughout the project to create a visually cohesive development.
6: Residential buildings shall incorporate porches, stoops, and balconies to provide variation on all elevations.	**Not applicable.** This criterion does not apply because the project does not involve a residential use.
7: Prohibit expanses of blank wall in excess of 10-feet along any portion of a building visible from public right-of-way or a parking facility. Where this is necessary due to interior layout of the building, the structure shall contain a mural, display, window box or other decorative element to break up the massing.	**Yes.** The eastern and western sides of the building would contain some blank walls; however, the visual impact of those walls would be reduced through incorporation of expansion joints and hotel signage.

8: Use varied materials, forms and colors on buildings to provide visual interest to break up the massing of the structures and to provide visual interest to pedestrians.	**Yes.** The building design includes a variety of contrasting materials with different textures to create architectural interest on each side of the building. The design also uses staggered walls and breaks up the roof line to create additional structural relief.
9: Step back upper stories of buildings over three stories in height to mask building height and reduce massing on the street level.	**Not applicable.** Stepping back the upper story of this four-story building would not be necessary to reduce massing on the street level because the building would not be built to the property line along any street. The building would be set back at least 30 feet from Railroad Avenue, 110 feet from Center Drive, and 60 feet from the Power Avenue trail.
10: Articulate front facades with windows, both along the ground floor and upper residential floors. Carry all exterior materials including veneer, finishes or materials utilized on the front of the structure around to all sides of the buildings.	**Yes.** See comment under ASDC Criteria No. 5.
11: Incorporate outdoor stairs, railings, fences, gates, and other outdoor utilitarian elements that are decorative, painted or stained, composed of high-quality materials, and architecturally compatible with the structure to which they are accessory.	**Yes.** The project would incorporate decorative outdoor features particularly in the outdoor patio behind the building. The patio area would be enclosed with a wood fence and it would include multiple seating areas and wood trellises for shade. Decorative outdoor lighting with bronze finishes would also be installed throughout the site.
12: Incorporate variations in building elements including roof silhouettes, fenestration patterns and colors in adjoining residential units.	**Not applicable.** This criterion does not apply because the project does not involve a residential use.
13: In areas classified Business Commercial, encourage the use of steel and corrugated metal as an accent material to define lintels, create awnings and enhance roof form. Wood and stucco should be used sparingly within industrial areas.	**Not applicable.** This criterion does not apply because the project site does not have a RASP land use designation of Business Commercial.
14: All developments must provide a trash enclosure in accordance with Title 18 of the PMC. Shared trash enclosures are encouraged among adjacent uses provided that the enclosure is sized appropriately to handle the refuse and recycling needs of all uses.	**Conditional.** The project includes a 13’ by 17’ trash enclosure at the northeast corner of the property. To satisfy this criterion, staff recommends the Commission adopt a condition of approval requiring the trash enclosure have a minimum dimension of 14’ by 17’ (consistent with Appendix 2 of the City

	of Pittsburg's DRDGs) and be relocated to the southwest corner of the property.
15: Locate all utilities, utility boxes or equipment underground or on the roof and screened from view.	**Conditionally.** To satisfy this criterion, staff recommends the Commission adopt a condition of approval requiring all air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg's DRDGs.
16: Parking garages shall be developed as mixed-use structures with ground floor frontage along heavily utilized pedestrian pathways devoted to commercial uses.	**Not applicable.** This criterion does not apply because the project does not involve a parking garage.
17: Private developments in the Transit Village and Civic Center sub-areas shall include publicly accessible greenways, trails and paths for pedestrians and bicyclists in accordance with the land use and circulation plans set forth in the Specific Plan.	**Yes.** In 2018, the City completed a Class I trail along Power Avenue between Railroad Avenue and Davi Avenue. The project would provide connections between the trail and the hotel to enhance bike and pedestrian access in the area.
18: Public bicycle parking lockers shall be installed on the ground floor of parking garages at a ratio of one bicycle parking locker per 50 parking spaces.	**Yes.** The project would provide bicycle racks to accommodate up to 10 bicycles. This number exceeds the RASP Criterion 18 requirement and is the minimum amount required per PMC section 18.78.045.
19: Utilize ecologically conscious designs that include natural light, shade, and energy efficient materials.	**Conditionally.** The project would be required to meet the Nonresidential Mandatory Measures specified under the 2016 California Green Building Standards Code, Part 11 (CALGreen). To further comply with ASDC Criteria 19-20, staff recommends the Commission adopt a condition of approval requiring the project to implement several nonresidential voluntary measures.
20: Projects should include sustainable site and building design elements such as improved insulation, operable windows, energy efficient lighting and appliances, solar energy sources built into the development, natural ventilation and permeable paving materials.	
21: The ground floor of live-work lofts shall not be used exclusively for storage of materials.	**Not applicable.** This criterion does not apply because the project does not involve a live-work use.
22: Residential developments located within 500 feet of a travel lane on State Route 4 shall	**Not applicable.** This criterion does not apply because the project does not involve a

have central heating, ventilation, and air conditioning (HVAC) systems with high efficiency filters. Air intake systems for the HVAC systems shall be located as far away from the roadway as possible and shall include an ongoing HVAC maintenance plan.	residential use. Nevertheless, staff recommends the Commission adopt a condition of approval requiring that high efficiency air filters be installed throughout the heating, ventilation, and air conditioning systems for the building.
23: All residential projects must comply with development standards and amenities applicable to all multi-family residential and senior projects set forth in Chapter 18.52, Residential Districts, of the PMC unless otherwise specified within the Specific Plan.	**Not applicable.** This criterion does not apply because the project does not involve a residential use.
24: All fences in the Transit Village, Civic Center, High School Village, Industrial/Mixed Use and Railroad Avenue Retail Corridor shall comply with the height standards for commercial and residential uses (where applicable) set forth in Chapter 18.84, Special Land Use Regulations Applicable to Specific Uses, in the PMC. Wrought iron and wood fencing is encouraged in these sub-areas. Chain-link fencing is permitted at the discretion of the City Planner, and must be vinyl clad in a dark color material with winged slats. Razor wire and barbed wire are not permitted within any of these sub-areas.	**Conditionally.** The project would include fences around the outdoor patio area and atop retaining walls located along the Power Avenue Trail and Railroad Avenue. To satisfy this criterion, staff recommends the Commission adopt a condition of approval requiring these fences be made of bronze-finished, wrought iron material and limited to a maximum fence height of 4.5 feet.
25: All accessory structures and accessory dwelling units must comply with applicable standards set forth in Title 18 of the PMC.	**Conditionally.** There are no accessory dwelling units proposed as part of the project. The only accessory structure proposed is a standalone trash enclosure. See comment under ASDC Criteria No. 14 relative to the proposed enclosure.
26: Greenways, trails, and paths for pedestrians and bicyclists that are incorporated into site design and development shall not be fenced, gated or hidden by the wall of a building in such a manner to eliminate the visual connection from the street, public right-of-way, and/or buildings and the greenway, trail and/or path. Structures adjacent to greenways, trails and/or paths shall incorporate balconies and windows to overlook the paths, and all effort shall be made to allow visual connections through and along the paths.	**Yes.** Construction of the project would not result in visual obstruction of an existing or proposed trail or pathway. Construction of the building would enhance natural surveillance in the area because each hotel guest room would include windows overlooking Center Drive or the Power Avenue Trail.

Attachment 6
Development Review Design Guidelines (DRDG) Table
Courtyard by Marriott, AP-19-1417 (DR, TRP)

DRDG No.	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way. Parking areas should be broken up to eliminate vast areas of parking especially along street frontages.	**Yes.** The project would include parking along the Center Drive frontage. This parking area would be screened with trees and shrubs installed in 8- to 9-foot-wide planting strips.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	**Not applicable.** The project is not intended as a shopping center. No shopping carts would be used.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	**Conditionally.** The pre-construction arborist report and tree preservation plan submitted by the applicant shows a total of 26 existing trees on the property. Of these, only 14 are considered protected trees under City's Tree Preservation Ordinance (PMC Chapter 18.84, Article XIX). The applicant is requesting a tree removal permit which would allow replacement of the protected trees with a total of 56 24-inch box trees. However, it appears at least three of the protected trees could be preserved if the project is shifted west to accommodate a continuous ten-foot-wide sidewalk along Railroad Avenue. Staff recommends the Commission adopt a condition of approval requiring that the project arborist work with the project architects and civil engineers to determine if shifting the project would allow the trees to be preserved.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters, and junction boxes.	**Conditionally.** To satisfy this guideline, staff recommends the Commission adopt a condition of approval requiring all air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg's DRDGs.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	**Not applicable.** This guideline does not apply because the project would only include one building.

IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 feet in length unless architecture or size dictate a greater expanse.	**Not applicable.** The project would include one large, rectangular, four-story building with a ground floor footprint of over 19,400 square feet. Due to the building's size, the roofline has been broken up into several expanses which would exceed 50 linear feet.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	**Yes.** The entry along Center Drive is designed as the focal point of the building. This is accomplished by emphasizing massing, signage, landscaping, and distinctive materials and accent lighting around the building entry.
IV.h: Building elevations visible from public right-of-ways should be addressed in design review and treated appropriately.	**Yes.** Attractive exteriors would be provided on all four sides of the building. Consistent design elements, materials, colors, and landscaping would be used throughout the project to create a visually cohesive development.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors, and architectural elements.	**Not applicable.** This guideline does not apply because the project would not be proposed as part of a commercial or industrial center.
IV.j: All roof mounted equipment should be screened completely from view from all public rights-of-way. A site line study may be necessary to determine appropriate screening method.	**Conditionally.** See comment under DRDG No. IV.d.
IV.k: All structures including, but not limited to, 'tilt-up' type structures, should have structural reliefs and articulated entries.	**Yes.** The building design includes a variety of contrasting materials with different textures to create architectural interest on each side of the building. The design also uses staggered walls and breaks up the roof line to create additional structural relief.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	**Yes.** All stairways would be internal to the building.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	**Yes.** Typical downspouts would be located on the interior of building walls. Some scuppers would be provided as overflows.
IV.n: Add murals, lattice or some other space-frame type treatment to blank walls visible from public view.	**Yes.** The eastern and western sides of the building would contain some blank walls; however, the visual impact of those walls would be reduced through incorporation of

	expansion joints and hotel signage.
IV.o: Prototype or 'theme' architecture is discouraged.	**Yes.** The project would not include 'theme' architecture.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	**Yes.** The building design consists of a rectangular footprint with staggered walls and several flat roofs of varying heights. The building materials include a smooth exterior insulation and finish system (EIFS), cementitious siding with a tree bark-like texture, metal panels, and aluminum windows. A neutral palette of grey and off-white colors would be used on the building's exterior. The building design, materials, and color scheme would be compatible with the Pittsburg Library and Pittsburg Superior Court, in that those buildings also have rectangular footprints with staggered walls, flat roofs, and neutral color schemes.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation.	**Yes.** See comment under DRDG No. IV.k.
IV.r: Trash enclosures should include area for collection of recyclables (i.e. space for two 90-gallon containers minimum).	**Conditional.** The project includes a 13' by 17' trash enclosure at the northeast corner of the property. To satisfy this criterion, staff recommends the Commission adopt a condition of approval requiring the trash enclosure have a minimum dimension of 14' by 17' (consistent with Appendix 2 of the City of Pittsburg's DRDGs) and be relocated to the southwest corner of the property.
DRDG No.	**Meets Guideline?**
VI.D.1: Roofs should be designed to integrate renewable energy systems and provide a cool urban environment.	**Conditionally.** To satisfy this guideline, staff recommends the Commission adopt a condition of approval requiring installation of cool roofs with pre-wired, solar-ready surfaces.
VI.D.2: Urban heat island impacts should be minimized through shading or paving material design choices.	**Yes.** The project would include a significant number of trees (66 qty.) and landscaping (21% site coverage) to reduce its urban heat island effect.
VI.D.3: Hardscapes should be constructed with permeable surfaces. Impermeable	**Yes.** The project would utilize roofs as well as impervious concrete or asphalt surfaces.

surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature.	Stormwater from these areas would drain to landscaped and bioretention areas located throughout the project site.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	**Conditionally.** To satisfy this guideline, staff recommends the Commission adopt a condition of approval requiring installation of at least five electric vehicle parking spaces with full electric vehicle supply equipment.
VI.D.5: Fuel cell technology should be considered where other renewables are infeasible.	**Not applicable.** See comment under DRDG VI.D.1.
VI.D.6: Reclaimed water should be used for as much non-potable water uses as feasible and practical.	**Conditionally.** To satisfy this guideline, staff recommends the Commission adopt a condition of approval requiring that the project utilize recycled water for landscape irrigation purposes when it becomes available for use.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees should consider providing on-site shops and services for those employees.	**Yes.** The project would provide employment for over 30 people once completed. Shops would not be provided on-site, but the site is within walking distance of several restaurants and retail shops on Railroad Avenue.
VI.D.8: Street side building faces should encourage walking.	**Yes.** The project would provide several pedestrian-friendly improvements including high-visibility crosswalks throughout the parking lot; a new 10-foot-wide sidewalk along Railroad Avenue; and connections to the Power Avenue Trail.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10 percent of expected peak hour trips.	**Yes.** The project would provide bicycle racks to accommodate up to 10 bicycles in compliance with PMC section 18.78.045.

COURTYARD BY MARRIOTT

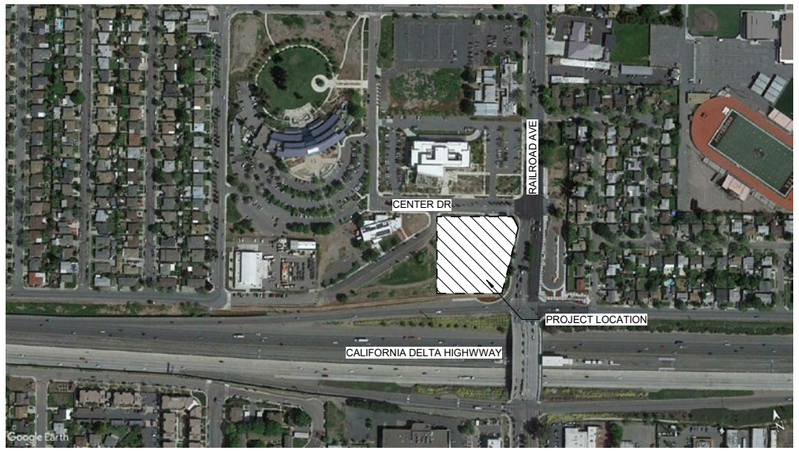
Attachment 7

PARCEL #1

CORNER OF RAILROAD AVENUE & CENTER DRIVE

ASSESOR'S PARCEL NUMBER: APN-086-100-045

DOCUMENT DATE: 05 | 15 | 2019



SITE INFORMATION	
ZONING CLASSIFICATION	MIXED USE/ PLANNED DEVELOPMENT
LOT SIZE	2.57 ACRES
LOT WIDTH	285'
LANDSCAPE AREA SQ FT	111,874 SQ FT
TOTAL IMPERVIOUS SURFACE AREA	2.25
TOTAL PARKING COUNT AND TYPE	125
PROPOSED NUMBER OF HOTEL ROOMS	125
TOTAL GROSS BUILDING SQUARE FOOTAGE	69,972 SQ FT
BUILDING HEIGHT	44' TO ROOF LINE
PERCENT LOT COVEAGE	79.1
FLOOR TO AREA RATIO	0.625
PERCENT LANDSCAPE COVERAGE	20.9
NUMBER OF BICYCLE PARKING	10

SHEET INDEX

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CIVIL - DRAINAGE PLAN	3
CIVIL - UTILITY PLAN	4
CIVIL - STORMWATER MANAGEMENT PLAN	5
LANDSCAPE PLAN	6
EXTERIOR PERSPECTIVE	7
NIGHT PERSPECTIVE	8
PORTE COCHERE PERSPECTIVE	9
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LIGHTING BOARDS	24
LIGHTING BOARDS	25

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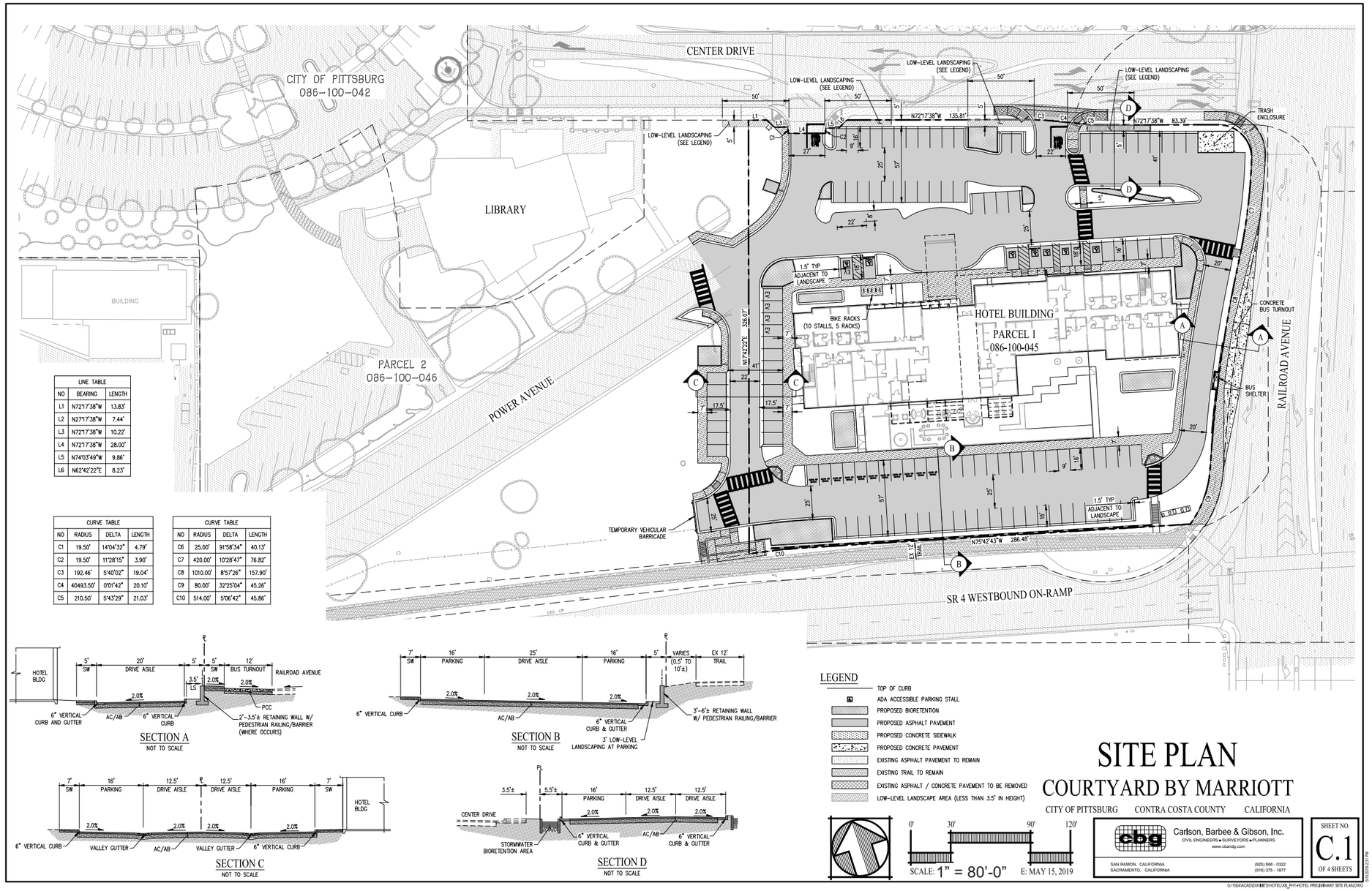

LINE TABLE		
NO	BEARING	LENGTH
L1	N72°17'38"W	13.83'
L2	N72°17'38"W	7.44'
L3	N72°17'38"W	10.22'
L4	N72°17'38"W	28.00'
L5	N74°03'49"W	9.86'
L6	N62°42'22"E	8.23'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	19.50'	14°04'32"	4.79'
C2	19.50'	11°28'15"	3.90'
C3	192.46'	5°40'02"	19.04'
C4	40493.50'	0°01'42"	20.10'
C5	210.50'	5°43'29"	21.03'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C6	25.00'	91°58'34"	40.13'
C7	420.00'	10°28'47"	76.82'
C8	1010.00'	8°57'26"	157.90'
C9	80.00'	32°25'04"	45.26'
C10	514.00'	5°06'42"	45.86'

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Courtyard by Marriott

PITTSBURG, CALIFORNIA

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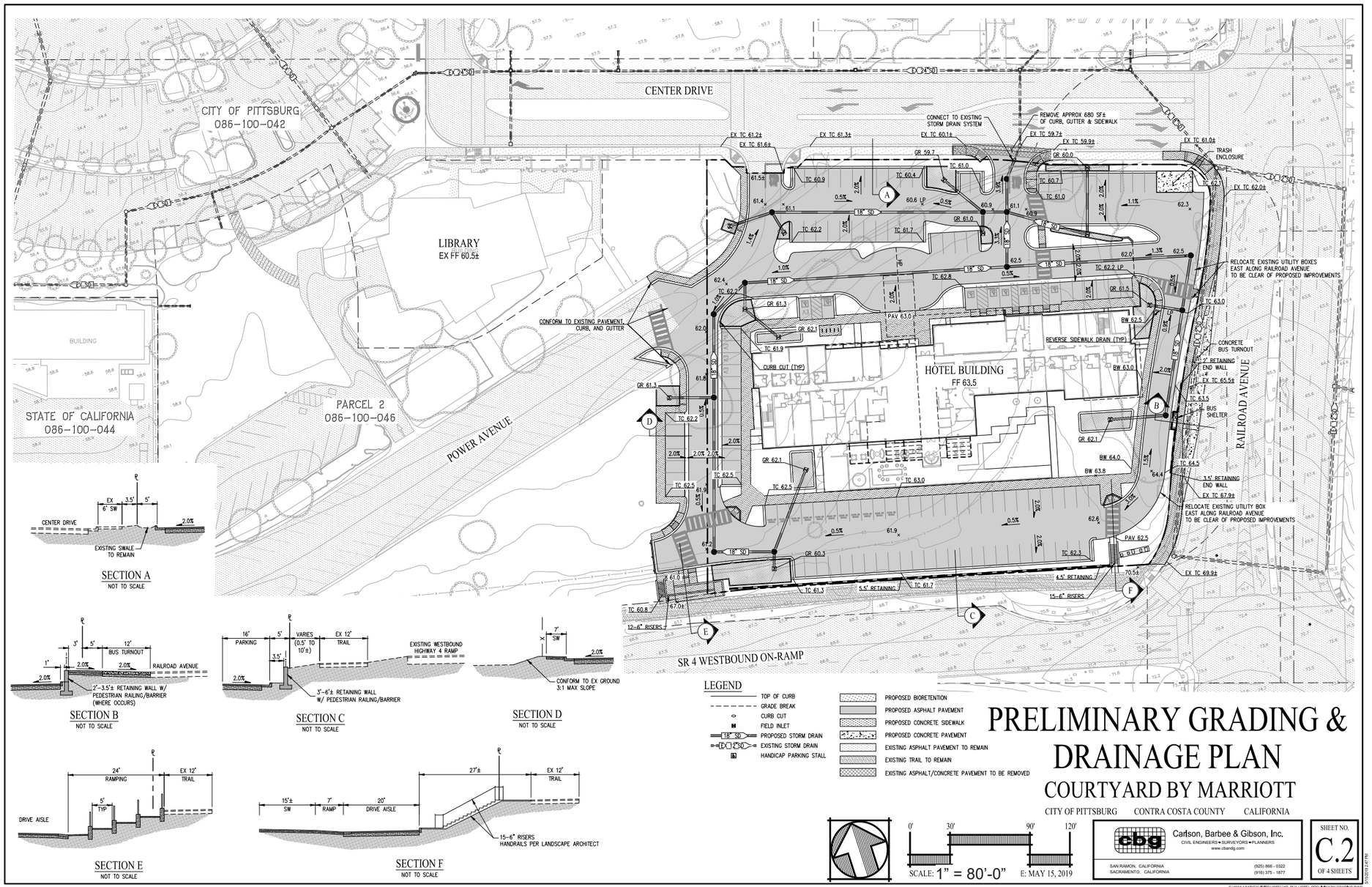
05/16/2019



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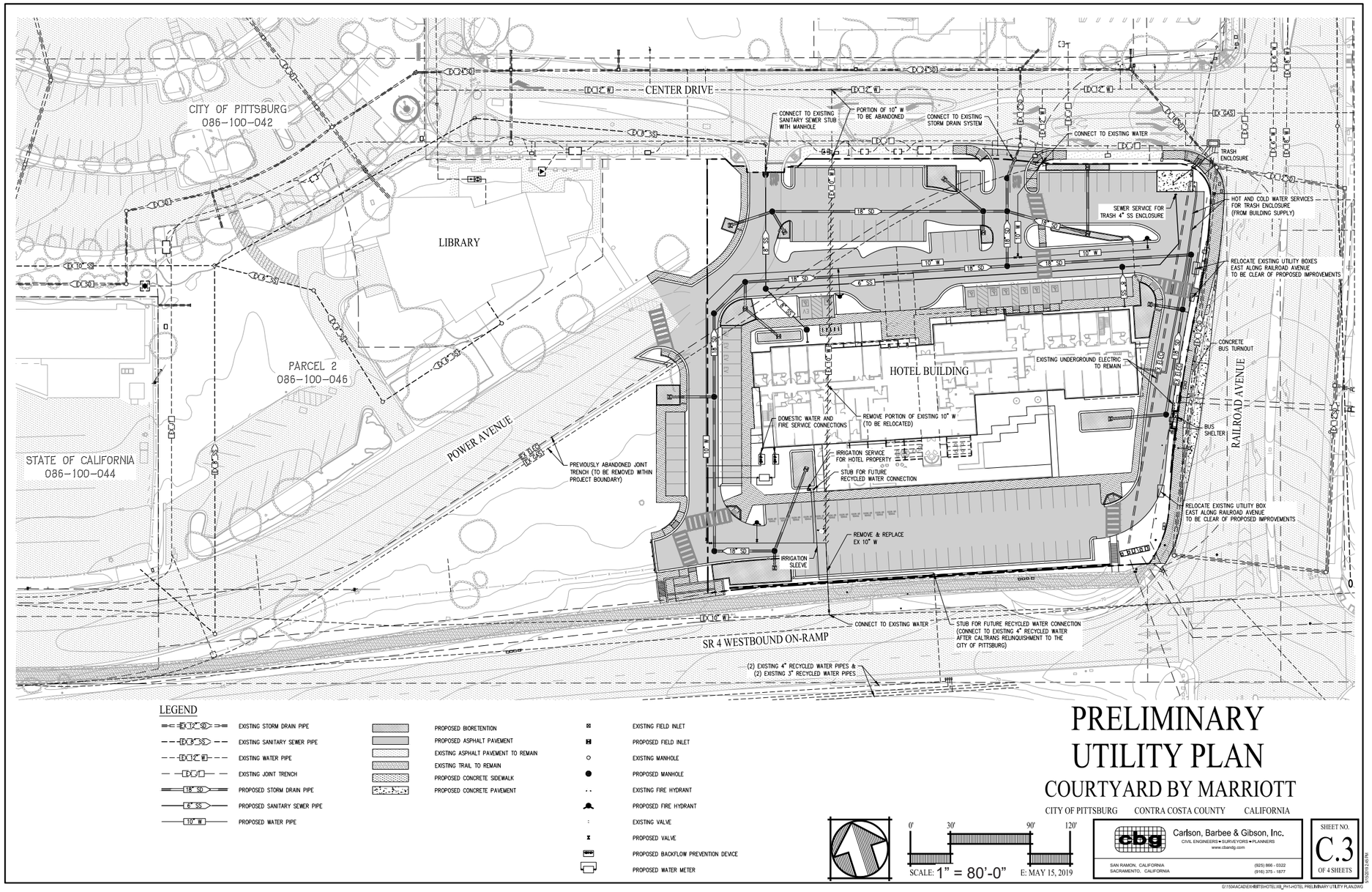

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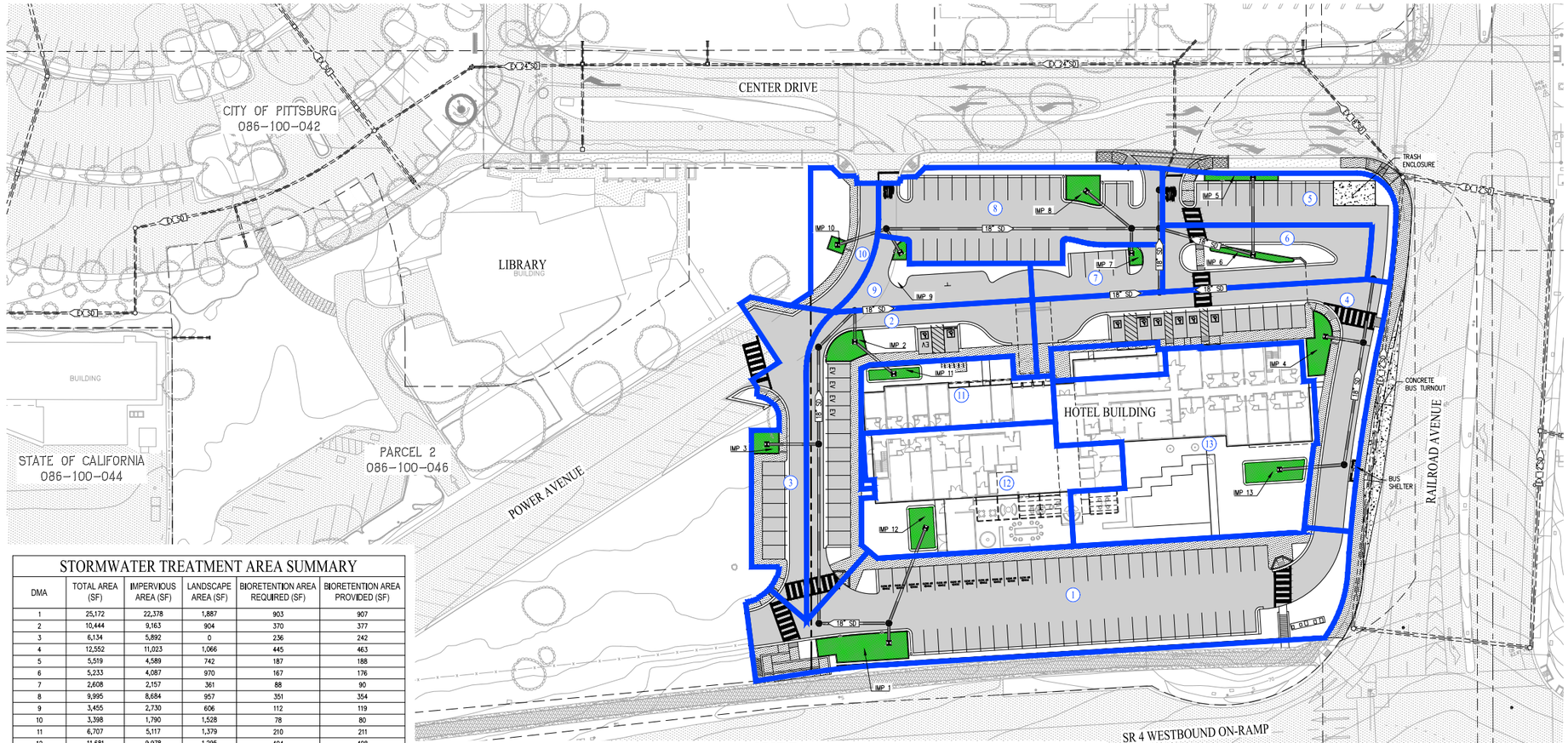
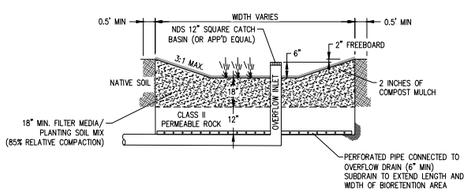
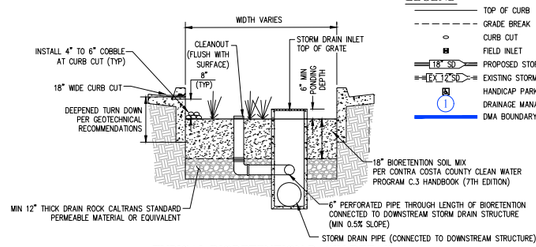


STORMWATER TREATMENT AREA SUMMARY

DMA	TOTAL AREA (SF)	IMPERVIOUS AREA (SF)	LANDSCAPE AREA (SF)	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)
1	25,172	22,378	1,887	903	907
2	10,444	9,163	904	370	377
3	6,134	5,892	0	236	242
4	12,552	11,023	1,066	445	463
5	5,519	4,589	742	187	188
6	5,233	4,087	970	167	176
7	2,608	2,157	361	88	90
8	9,995	8,684	957	351	354
9	3,455	2,730	606	112	119
10	3,398	1,790	1,528	78	80
11	6,707	5,117	1,379	210	211
12	11,681	9,978	1,295	404	408
13	17,415	11,419	5,526	479	480



TYPICAL BIORETENTION BASIN DETAIL
(WITH SIDE SLOPES)
NOT TO SCALE



TYPICAL BIORETENTION BASIN DETAIL
(ADJACENT TO CURB)
NOT TO SCALE

LEGEND

- TOP OF CURB
- GRADE BREAK
- CURB CUT
- FIELD INLET
- 18" SD — PROPOSED STORM DRAIN
- EX 12" SD — EXISTING STORM DRAIN
- HANDICAP PARKING STALL
- 1 — DRAINAGE MANAGEMENT AREA (DMA)
- DMA BOUNDARY
- PROPOSED BIORETENTION AREA (IMP)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT TO REMAIN
- EXISTING TRAIL TO REMAIN
- EXISTING ASPHALT/CONCRETE PAVEMENT TO BE REMOVED

PRELIMINARY STORMWATER MANAGEMENT PLAN

COURTYARD BY MARRIOTT

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

0' 30' 90' 120'
SCALE: 1" = 80'-0"
E: MAY 15, 2019

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbandg.com
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO. C.4 OF 4 SHEETS

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Courtyard by Marriott

PITTSBURG, CALIFORNIA

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PARKING LOT SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY FULL	3/4	1/2	1/4	SUBTOTAL	TOTAL
20' DIA. TREES							
CALLISTEMON CITRINUS	314 S.F.	1	0	14	0	2512 S.F.	
LAGERSTROEMIA INDICA	314 S.F.	4	1	5	0	2277 S.F.	
						20 TOTAL:	4789 S.F.
35' DIA. TREES							
ALBIZZIA JULIBRISSEN	962 S.F.	6	0	0	0	5772 S.F.	
PINUS PINEA	962 S.F.	0	0	2	0	962 S.F.	
PLATANUS ACERIFOLIA	962 S.F.	0	3	7	1	5772 S.F.	
QUERCUS ILEX	962 S.F.	1	1	6	0	4570 S.F.	
						35 TOTAL:	17076 S.F.
						PARKING AREA:	58355 S.F.
						SHADE REQUIRED: 35%	20719 S.F.
						SHADE PROVIDED: 37%	21864 S.F.

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
	ALBIZIA JULIBRISSIN/SILK TREE	15 GALLON
	BRAHEA EDULIS/GUADALUPE PALM	24" BOX
	CALLISTEMON CITRINUS/LEMON BOTTLEBRUSH	15 GALLON
	LAGERSTROEMIA X. 'DYNAMITE'/RED CRAPE MYRTLE	15 GALLON
	PINUS PINEA/ITALIAN STONE PINE	15 GALLON
	PLATANUS A. 'YARWOOD'/LONDON PLANETREE	15 GALLON
	QUERCUS ILEX/HOLLY OAK	15 GALLON
	SHRUB + GROUNDCOVER AREA:	
	ACACIA REDOLENS 'LOWBOY'/PROSTRATE ACACIA	1 GALLON
	ALOE ARBORESCENS/CANDELABRA PLANT	15 GALLON
	ARISTIDA PURPUREA/PURPLE THREE-AWN	1 GALLON
	AGAVE WEBERI/WEBER AGAVE	5 GALLON
	BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
	CISTUS HYBRIDUS/WHITE ROCKROSE	5 GALLON
	CISTUS X. 'SUNSET'/ROCKROSE	1 GALLON
	CALLISTEMON V. 'LITTLE JOHN/DWF'. BOTTLE BRUSH	5 GALLON
	CORREA X. 'DUSKY BELLS'/AUSTRALIAN FUCHSIA	5 GALLON
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON
	DIETES VEGETA/FORTNIGHT LILY	1 GALLON
	HEMEROCALLIS (MIXED EVERGREEN HYBRIDS)/DAYLILY	1 GALLON
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON
	IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON
	JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON
	KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON
	LIMONIUM PEREZII/SEA LAVENDER	1 GALLON
	LANTANA MONTEVIDENSIS/LANTANA	5 GALLON
	MAHONIA A. 'COMPACTA'/COMPACT OREGON GRAPE	5 GALLON
	MAHONIA REPENS/CREEPING OREGON GRAPE	1 GALLON
	MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON
	NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON
	NANDINA DOMESTICA 'GULF STREAM/DWF'. HEAVENLY BAMBOO	5 GALLON
	NEPETA X. FAASSENII/CATMINT	1 GALLON
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P.'/BEARD TONGUE	1 GALLON
	ROSA X. 'FLOWER CARPET SCARLET/LANDSCAPE ROSE	1 GALLON
	SALVIA X. 'BEE'S BLISS/CREEPING SAGE	1 GALLON
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
	VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON
	BIOFILTRATION AREA PLANTS:	
	CHONDROPETALUM TECTORUM/DWF'. CAPE RUSH	5 GALLON
	CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON
	DESCHAMPSIA CESPITOSA/TUFTED HAIR GRASS	1 GALLON
	JUNCUS PATENS 'CARMAN GRAY'/GRAY RUSH	1 GALLON

LANDSCAPE AREA CALCULATION

TOTAL SITE AREA:	111,874 S.F.
LANDSCAPE AREA REQUIRED (10%):	11,187 S.F.
LANDSCAPE AREA PROVIDED (20.9%):	23,443 S.F.

WATER BUDGET CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 296843 GALLONS PER YEAR

MAWA = 45.4 ETO x 0.62 GAL/S.F. x 0.45 (ET ADJ. FACTOR) x 23443 S.F. LANDSCAPE AREA

ESTIMATED TOTAL WATER USE (ETWU) = 162932 GALLONS PER YEAR

HYDROZONE (STATION #)	PLANT WATER USE TYPE	PLANT FACTOR	AREA IRRIG. (S.F.)	EFF.	CALCULATION	ESTIMATED WATER USE
C1	LOW (FULL SUN)	0.20	23443	81%	45.4x.62x.20x23443/81%=	162932 GAL.

TOTAL ANNUAL ESTIMATED WATER USE: 162932 GAL.

0 10' 20' 100'
5' 15' 50'
NORTH

brr

Courtyard by Marriott | Landscape Plan

PITTSBURG, CALIFORNIA

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Courtyard by Marriott | Overall Rendering

PITTSBURG, CALIFORNIA

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7

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Courtyard by Marriott | Overall Rendering - Nighttime

PITTSBURG, CALIFORNIA

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8

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Courtyard by Marriott | Porte Cochere

PITTSBURG, CALIFORNIA

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9

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Courtyard by Marriott | Rear Aerial Perspective

PITTSBURG, CALIFORNIA

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10

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Courtyard by Marriott | Rear Patio Perspective

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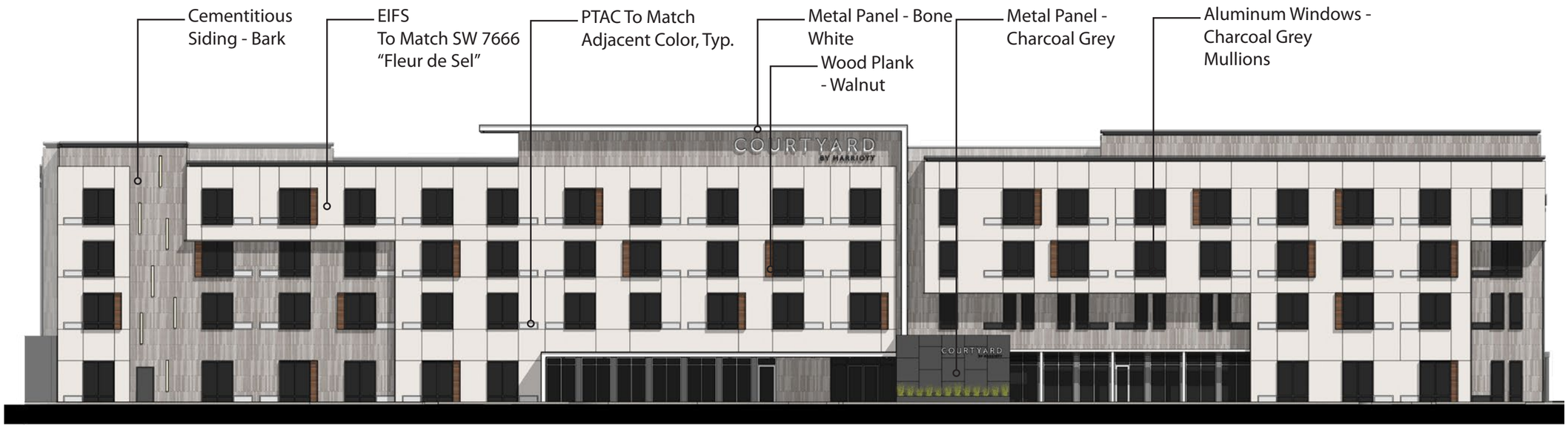
11

05/16/2019



Front Elevation
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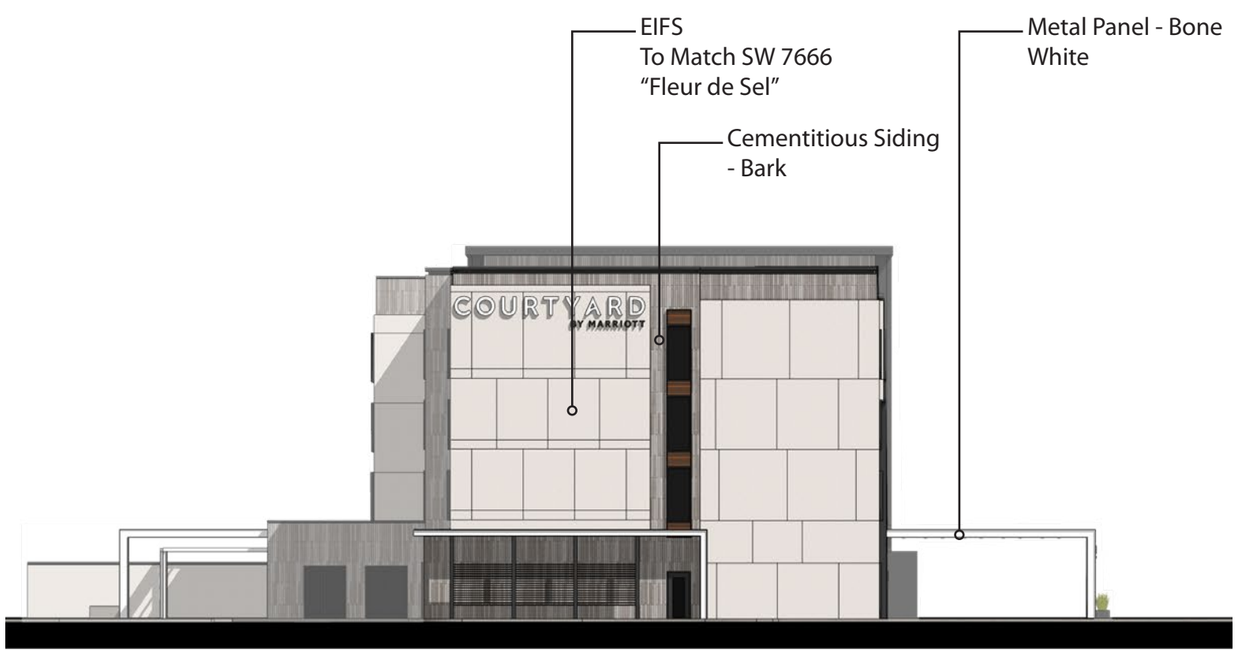

Left Elevation
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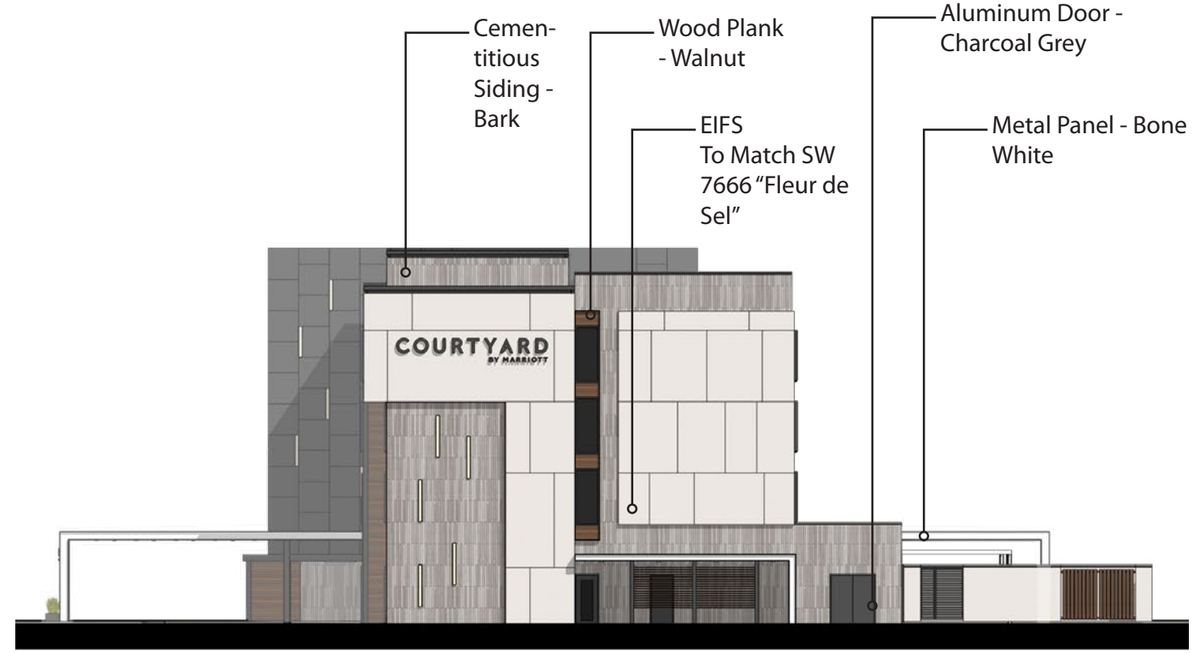

Right Elevation
Scale = 3/64":1'-0"

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Courtyard by Marriott | Elevations

PITTSBURG, CALIFORNIA

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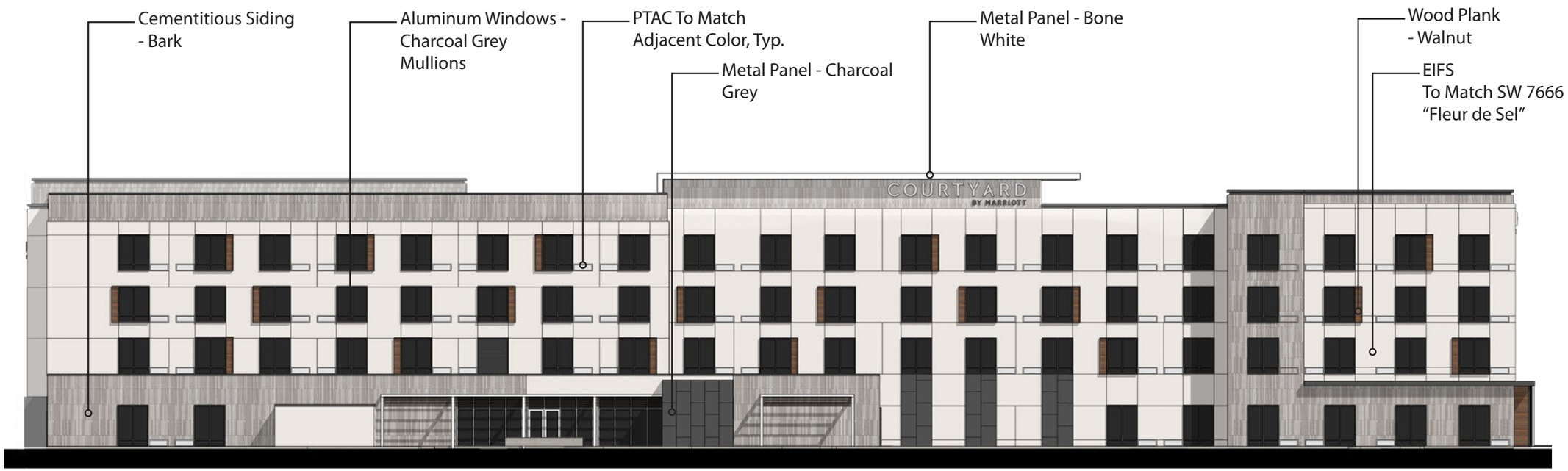
12
05/16/2019



Rear Elevation
Scale = 3/64":1'-0"

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Courtyard by Marriott | Elevations

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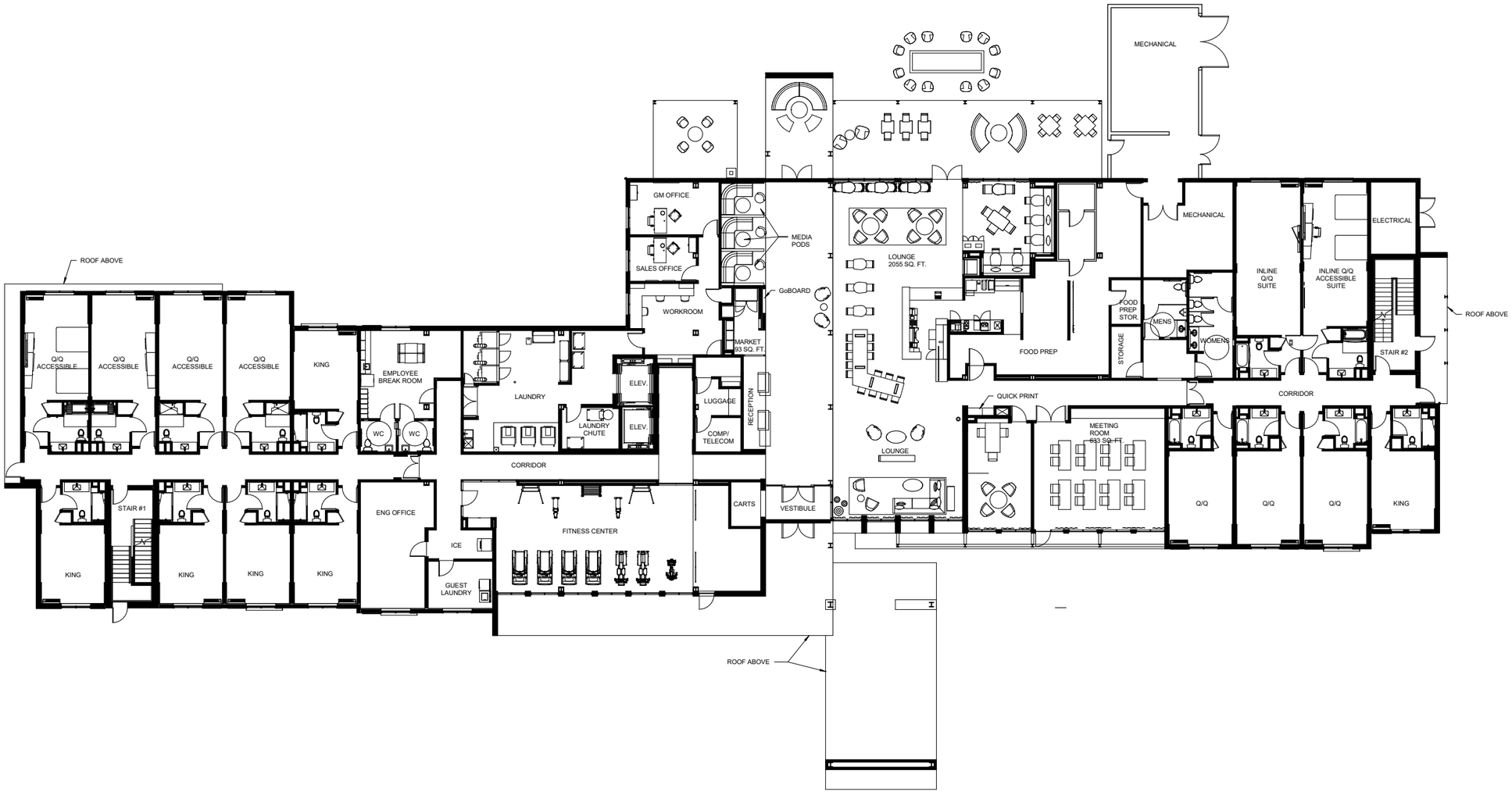
13
05/16/2019



1 FIRST FLOOR PLAN - 19,408 GROSS SF
1” = 20’-0”

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Courtyard by Marriott | First Floor Plan

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14
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1 SECOND FLOOR PLAN - 16,716 GROSS SF

1" = 20'-0"

brr

Courtyard by Marriott | Second Floor Plan

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15

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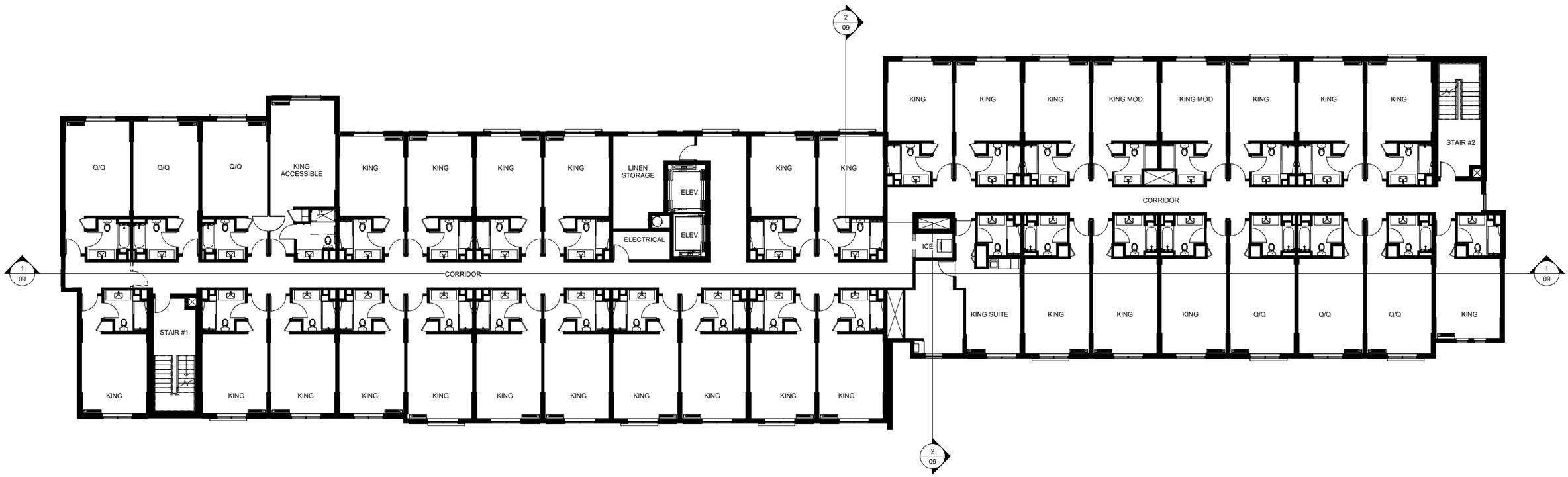

1 THIRD FLOOR PLAN - 16,924 GROSS SF

1” = 20’-0”

brr

Courtyard by Marriott | Third Floor Plan

PITTSBURG, CALIFORNIA

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1 FOURTH FLOOR PLAN - 16,924 GROSS SF

1” = 20’-0”

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Courtyard by Marriott | Fourth Floor Plan

PITTSBURG, CALIFORNIA

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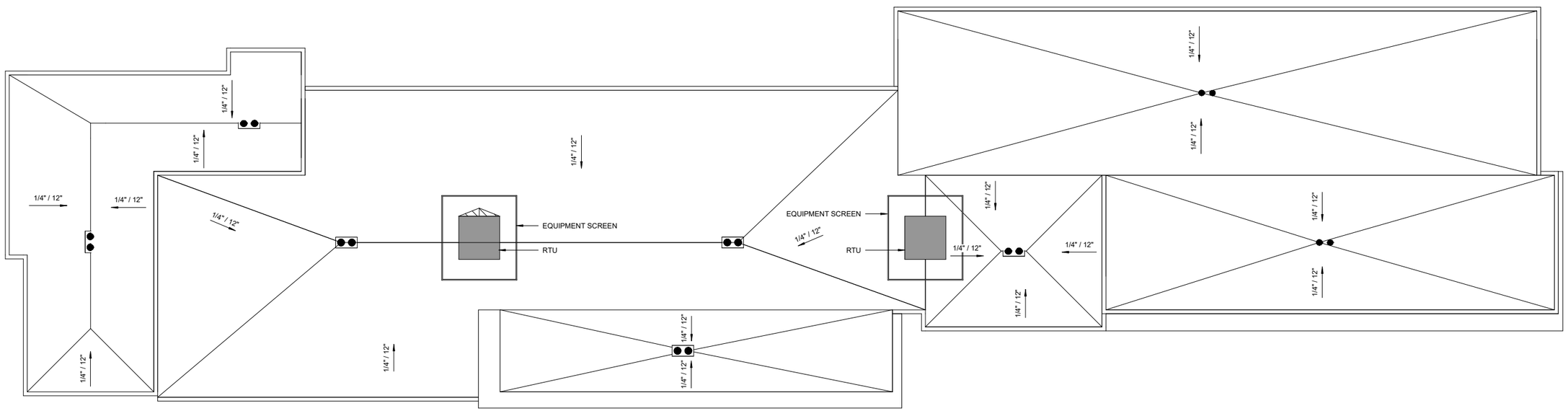
17

05/16/2019



1 ROOF PLAN
1” = 20’-0”

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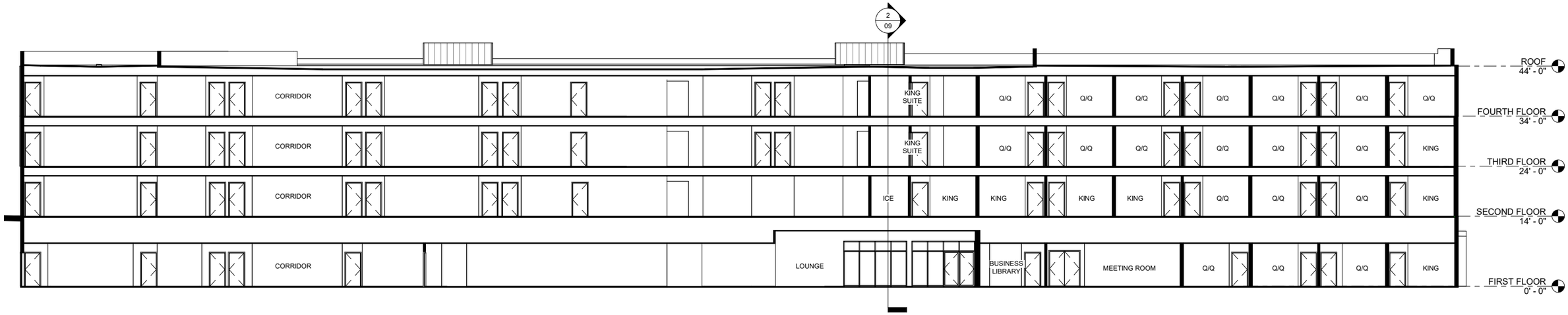
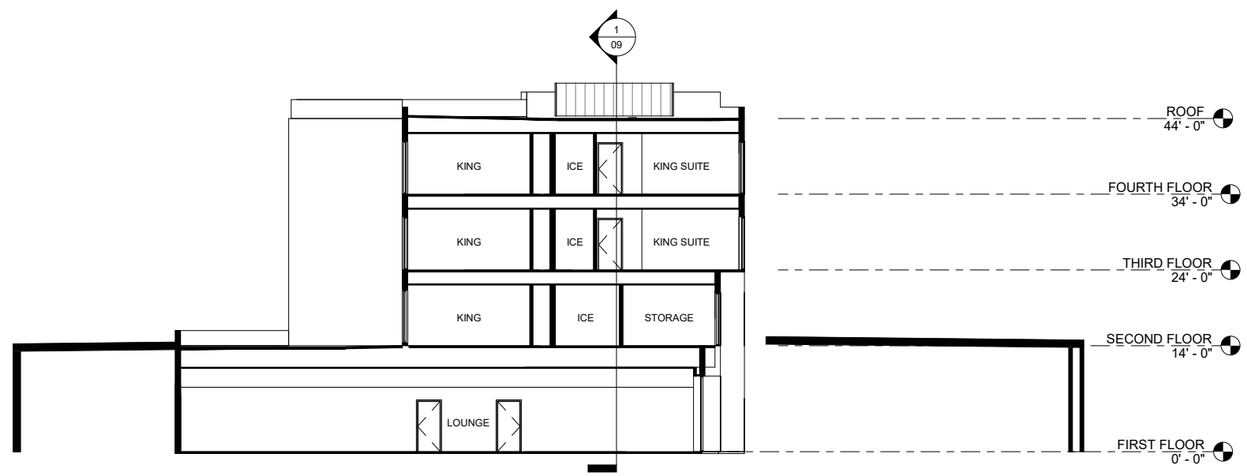


1 E-W SECTION - CORRIDOR
1” = 20’-0”



2 N-S SECTION - LOBBY
1” = 20’-0”

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Courtyard by Marriott | Building Sections

PITTSBURG, CALIFORNIA

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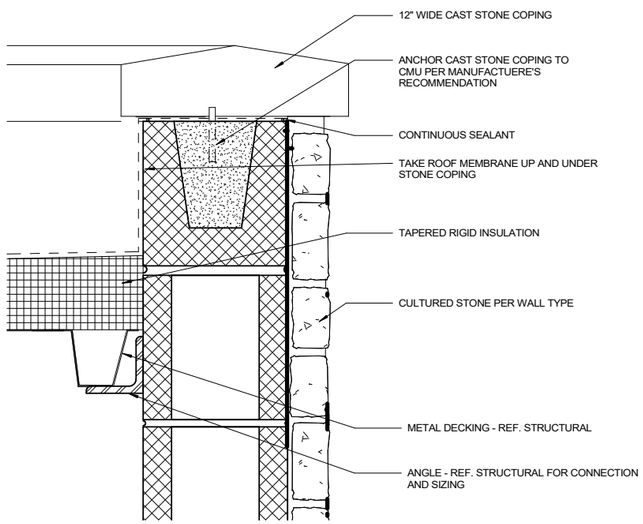
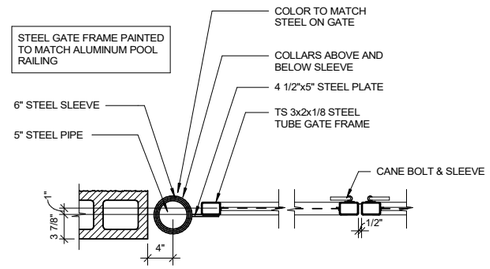
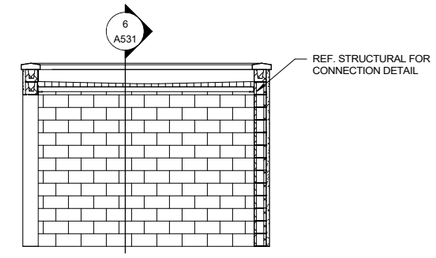


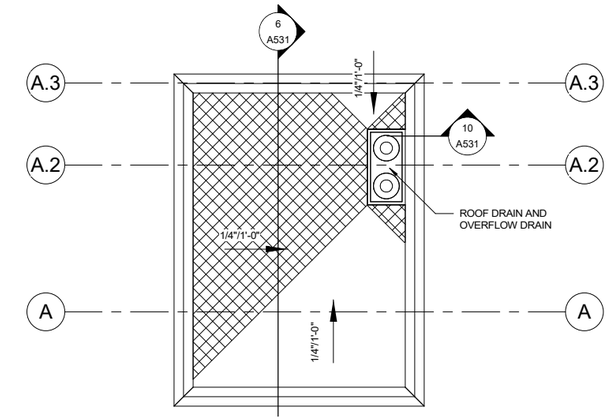
9 TRASH PARAPET
1 1/2" = 1'-0"



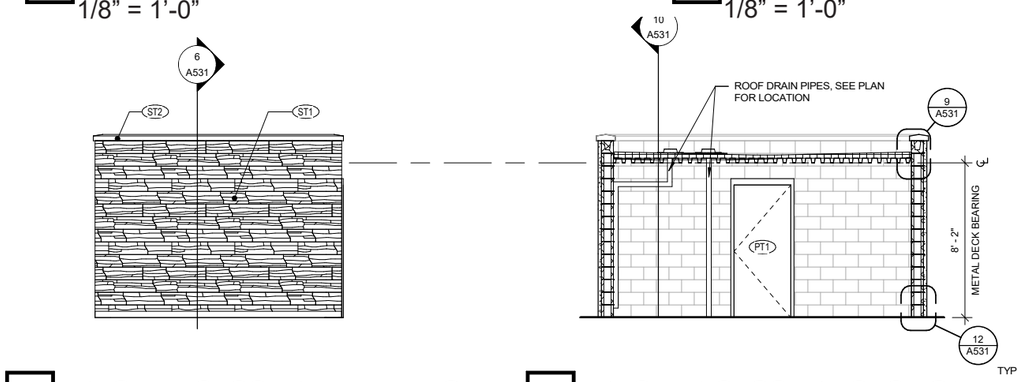
11 TRASH GATE DETAIL
1/8" = 1'-0"



10 TRASH ENCLOSURE SECTION
1/8" = 1'-0"

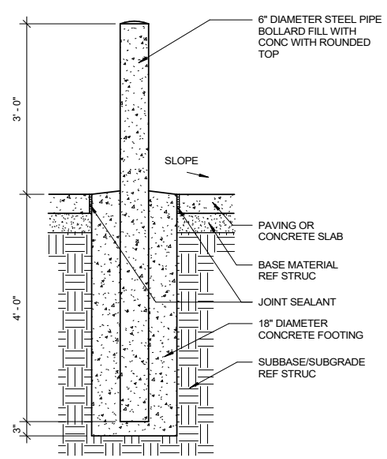


5 TRASH ENCLOSURE ROOF PLAN
1/8" = 1'-0"

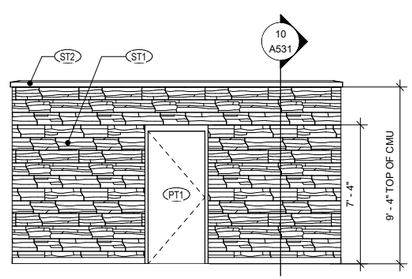


7 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"

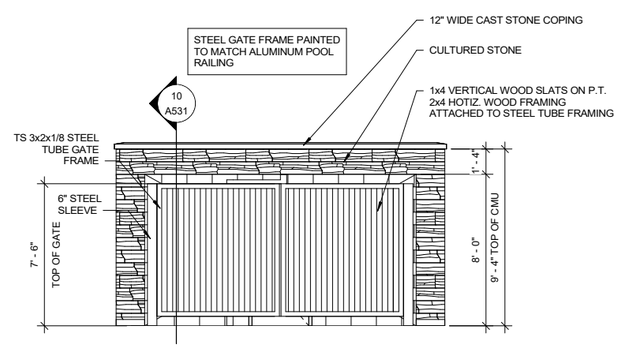
6 TRASH ENCLOSURE SECTION
1/8" = 1'-0"



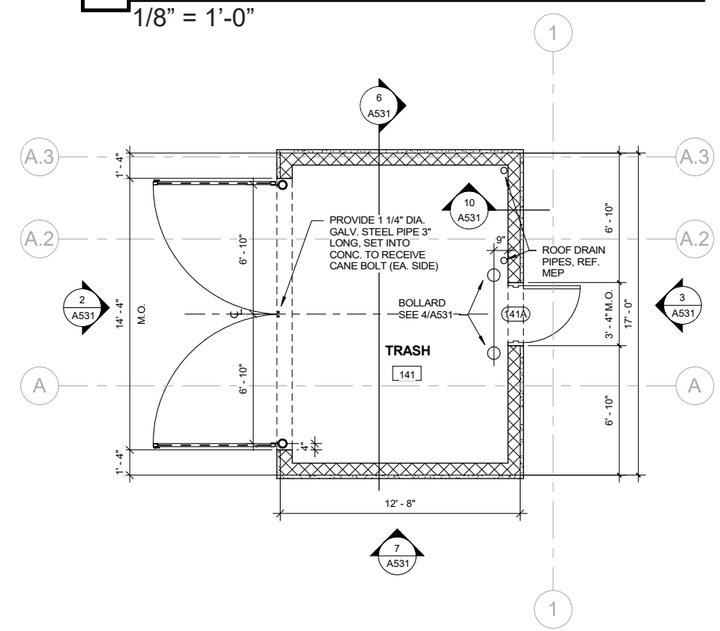
4 PIPE BOLLARD DETAIL
3/8" = 1'-0"



3 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"



2 TRASH ENCLOSURE ELEVATION
1/8" = 1'-0"



1 TRASH ENCLOSURE
1/8" = 1'-0"

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Courtyard by Marriott Trash Enclosure Details

PITTSBURG, CALIFORNIA

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20
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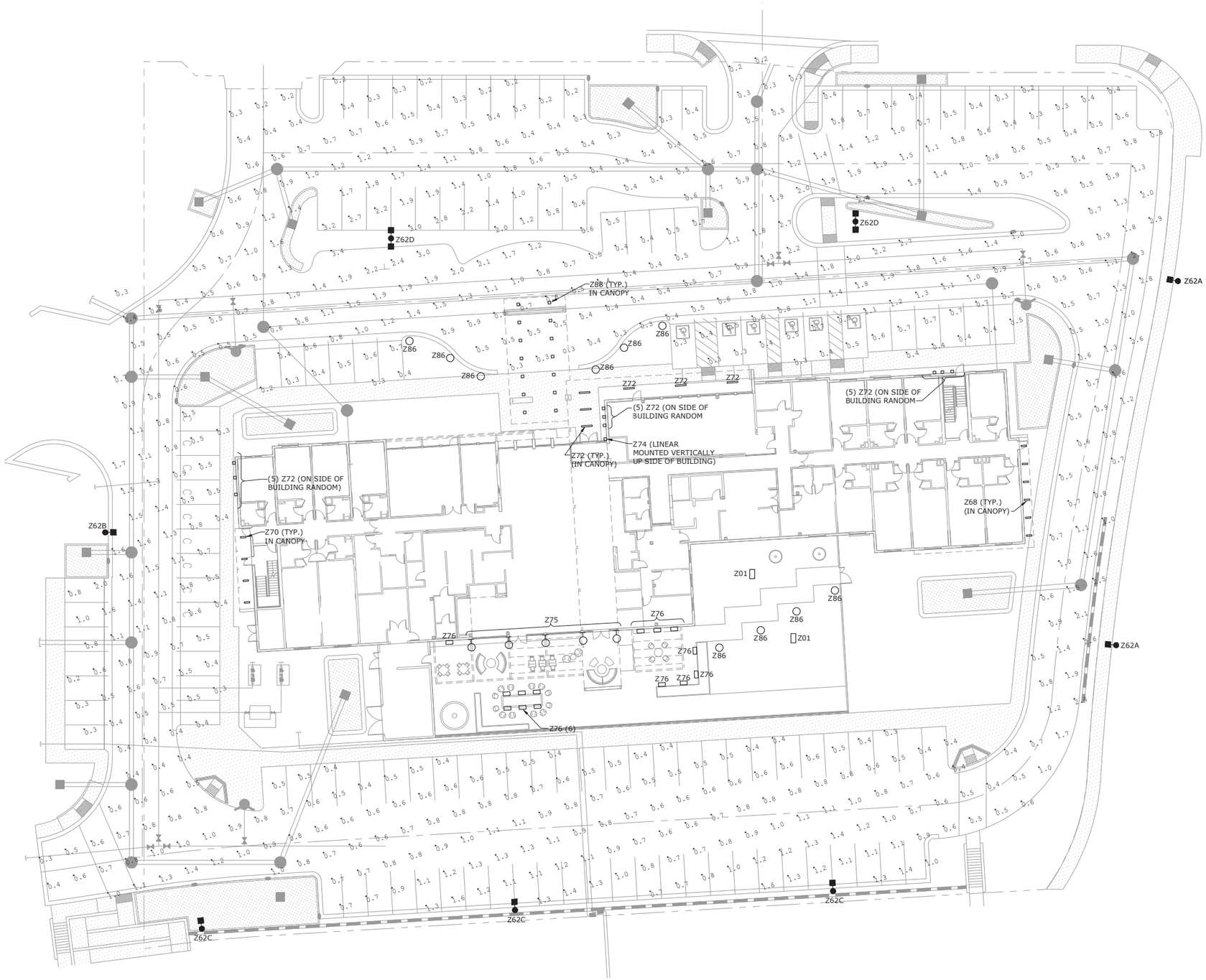

LIGHT FIXTURE SCHEDULE

TYPE	DESCRIPTION	MOUNTING	LAMP	VOLTS	MANUFACTURER	V-A
Z01	WET LOCATION LED FLOODLIGHT. BRONZE FINISH. KNUCKLE FLOODLIGHT KIT. INTEGRAL DRIVER.	CONCRETE BASE	1,500 LUMENS 3500K 70 CRI	UNV	LUMARK XTOR2B-N, XTORFLD-KNC	18
Z62A	PARKING AREA LED FIXTURE. TYPE II OPTICAL DISTRIBUTION. ARM MOUNT ON POLE. BRONZE FINISHES. INTEGRAL 0-10V DIMMING DRIVER. INTERNAL HOUSE SIDE SHIELD. 25'-0" X 5" SQUARE STEEL POLE/BASE. PROVIDE FIXTURE WITH INTEGRAL OCCUPANCY SENSOR. (REDUCE BY 33%)	CONCRETE BASE	16,795 LUMENS 4000K 70 CRI	UNV	PHILIPS GARDCO (FIX) WIDE-LITE (POLE) FIXTURE: ECF-S-48L-900-NW-G2-AR-2-UNV-DD-BZ POLE: SSS-25-5-11-D1-BZ	211
Z62B	SAME DESCRIPTION AS 'Z62A' EXCEPT TYPE III DISTRIBUTION.	CONCRETE BASE	16,795 LUMENS 4000K 70 CRI	UNV	PHILIPS GARDCO (FIX) WIDE-LITE (POLE) FIXTURE: ECF-S-48L-900-NW-G2-AR-3-UNV-DD-BZ POLE: SSS-25-5-11-D1-BZ	211
Z62C	SAME DESCRIPTION AS 'Z62A' EXCEPT TYPE IV DISTRIBUTION.	CONCRETE BASE	16,795 LUMENS 4000K 70 CRI	UNV	PHILIPS GARDCO (FIX) WIDE-LITE (POLE) FIXTURE: ECF-S-48L-900-NW-G2-AR-4-UNV-DD-BZ POLE: SSS-25-5-11-D1-BZ	211
Z62D	SAME DESCRIPTION AS 'Z62A' EXCEPT 2-HEAD ORIENTED 180 DEGREES AND TYPE III OPTICAL DISTRIBUTION.	CONCRETE BASE	16,795 LUMENS 4000K 70 CRI	UNV	PHILIPS GARDCO (FIX) WIDE-LITE (POLE) FIXTURE: ECF-S-48L-900-NW-G2-AR-3-UNV-DD-BZ POLE: SSS-25-5-11-D1-BZ	211
Z68	3" X 2'-0" LED FIXTURE WITH DROPPED, DIRECT, SATIN ACRYLIC DIFFUSER. FLANGED TRIM, BLACK FINISH. SINGLE CIRCUIT, INTEGRAL DRIVER. WET LOCATION.	RECESSED GYP	870 LUMENS 3000K 80 CRI	UNV	NEORAY S123-DR-LO-30-GYP-0023-1-U-ED-4-B	10
Z70	3" X 3'-0" LED FIXTURE WITH DROPPED, DIRECT, SATIN ACRYLIC DIFFUSER. FLANGED TRIM, BLACK FINISH. SINGLE CIRCUIT, INTEGRAL DRIVER. WET LOCATION.	RECESSED GYP	1,305 LUMENS 3000K 80 CRI	UNV	NEORAY S123-DR-LO-30-GYP-0035-1-U-ED-4-B	15
Z72	4" X 6'-0" LED FIXTURE WITH SEMI-FLUSH FROSTED ACRYLIC DIFFUSER. FLANGED TRIM. INDIVIDUAL UNIT, SINGLE CIRCUIT. BRONZE FINISH. INTEGRAL DRIVER. WET LOCATION.	RECESSED	1,914 LUMENS 3000K 82 CRI	120	PINNACLE EV3-WET-30-6-IND-FL-120-1C-BR	30
Z74	4" CONTINUOUS LED FIXTURE WITH SEMI-FLUSH FROSTED ACRYLIC DIFFUSER. FLANGED TRIM. SINGLE CIRCUIT. GRAPHITE FINISH. INTEGRAL DRIVERS. PROVIDE 3', 6' AND 8' LENGTHS AS REQUIRED FOR A CONTINUOUS ROW MOUNTED VERTICALLY ON FACE OF BUILDING, REFER TO BUILDING ELEVATION LIGHTING PLANS FOR MORE INFO.	RECESSED	319 LUM PER LF 3000K 82 CRI	120	PINNACLE EV3-WET-30-xx-xxx-FL-120-1C-GR	5 PER LF
Z75	DECORATIVE SCONCE WITH EXTRUDED ALUMINUM HOUSING AND OPAL GLASS DIFFUSER. IP67 WET LOCATION RATED. BRONZE FINISH. INTEGRAL DRIVER.	SURFACE WALL	LED 3000K	UNV	LBL MI-XW564OPBZLEDHEW	10
Z76	8" X 3" LED STEPLIGHT. WET LOCATION. NATURAL BRONZE FINISH. SYMMETRIC OPTICS. AMBER (3000K) GLASS LENS. INTEGRAL DRIVER.	RECESSED WALL	LED 5500K	120	PHILIPS - HADCO RSC2-N-K5-W-E	3
Z86	40" TALL X 6" DIAMETER LED BOLLARD. TYPE III OPTICAL DISTRIBUTION. INTEGRAL 0-10V DIMMABLE DRIVER. TEXTURED BRONZE FINISH.	CONCRETE BASE	1,600 LUMENS 4000K 70 CRI	120	PHILIPS - LUMEC ULB100-30W16LED4K-R-LEV3-120-DMG-BRTX	40
Z88	4.5" SQUARE LED MODULE DOWNLIGHT WITH HAZE ALZAK REFLECTOR. 48 DEGREE OPTIC. OVERLAP TRIM. WET LOCATION. INTEGRAL DRIVER.	RECESSED	7,914 LUMENS 3000K 80 CRI	UNV	PATHWAY - COVENTRY 4SQLBV7035KN / 4SQLBVHAZPF	82

CALCULATION SUMMARY

AREA NAME	AVE	MAX	MIN	AVE/MIN	MAX/MIN
PARKING LOT	0.9	3.4	0.2	4.4	17.0

NOTES:
1. ILLUMINANCE VALUES ARE IN FC.

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

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Courtyard by Marriott | Photometric Plan

PITTSBURG, CALIFORNIA

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21

05/16/2019

Z01

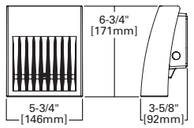
CROSSTOUR LED FLOODLIGHT KIT

STOCK ORDERING INFORMATION

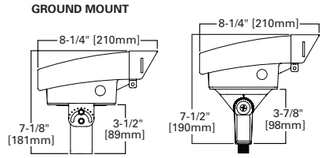
Knuckle Mount Floodlighting Kit	Trunnion Mount Floodlighting Kit
XTORFLD-KNC=Carbon Bronze Knuckle Base With Locking Nut, Small and Large Top Visors and Impact Shields	**XTORFLD-TRN**=Carbon Bronze Trunnion Base With 12" Wet Location SOW Cord, Small and Large Top Visors and Impact Shields
XTORFLD-KNC-WT=Summit White Knuckle Base With Locking Nut, Small and Large Top Visors and Impact Shields	**XTORFLD-TRN-WT**=Summit White Trunnion Base With 12" Wet Location SOW Cord, Small and Large Top Visors and Impact Shields

DIMENSIONS

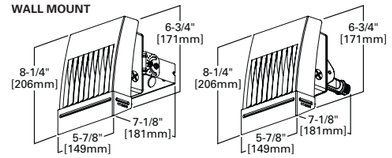
SMALL (12W, 18W and 26W)



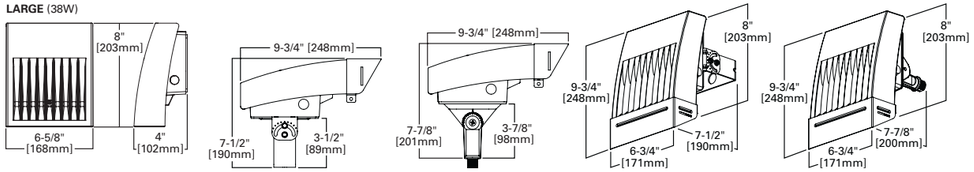
GROUND MOUNT



WALL MOUNT



LARGE (38W)



LUMENS - CRI/CCT TABLE

LED Information	XTOR1B	XTOR1B-W	XTOR2B	XTOR2B-W	XTOR3B	XTOR3B-W	XTOR4B	XTOR4B-W
Delivered Lumens (Wall Mount)	1,418	1,396	2,135	2,103	2,751	2,710	4,269	4,205
Delivered Lumens (With Flood Accessory Kit) [1]	1,005	990	1,495	1,472	2,099	2,068	3,168	3,121
B.U.G. Rating [2]	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	5,000	4,000	5,000	4,000	5,000	4,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	18W	18W	26W	26W	38W	38W

NOTES: 1 Includes shield and visor. **2** B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000

CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

EATON
Powering Business Worldwide

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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PHILIPS
GARDCO

Site & Area

EcoForm

LED

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

Ordering guide

example: ECF-APD-MRO-1-4-75LA-NW-120-NP-LF

Prefix	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF –	DIM –	1 –	4 –	215LA-641A –	NW –	UNV –	BRP –	IS
ECF EcoForm	**—** Standard luminaire (leave blank) **DIM** 0-10V Dimming **APD**[1] Auto Profile Dimming **APD-MRO**[2] Auto Profile Dimming and Motion Response Override pole mounted motion sensor **APD-MRI**[2,3] APD with Motion Response Override luminaire sensor **MRI**[2,3] Motion Response at 50% low luminaire sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **Wireless Controls** (Remote wireless controller available. See p.2 for details) **LLC2**[1,4] #2 lens for 8' mounting heights **LLC3**[1,4] #3 lens for 9-20' mounting heights **LLC4**[1,4] #4 lens for 21-40' mounting heights	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **WS** Wall mount including surface conduit rear entry permitted **MA** Mast Arm Fitter (requires 2-3/8" O.D. Mast Arm)	**2** Type 2 **3** Type 3 **4** Type 4 **5** Type 5	**530 mA** **55LA-3253**[1] **75LA-4853** **100LA-6453** **700mA** **70LA-3270** **105LA-4870** **135LA-6470** **1050mA** **105LA-321A**[1] **160LA-481A** **215LA-641A**	**CW** Cool White 5,700K 70 CRI (nominal) **NW** Neutral White 4,000K 70 CRI (nominal) **WW**[5] Warm White 3,000K 70 CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB**[3] Terminal Block **IS**[6] Internal Shield **LF**[7] Line Fusing **LFC**[7] Line Fusing for Canada **PC**[5,7,8] Receptacle with Photocell (Includes PCR5) **PCB**[4,7,8] Photocell Button **PCR5**[4,9,10] Photocell Receptacle only with 2 dimming connections **PCR7**[4,10,11] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **RAM** Retrofit Arm Mount kit **PTF2**[12] Pole Top Fitter for 2 3/8"-3" Tenon **PTF3**[12] Pole Top Fitter for 3"-3 1/2" Tenon **PTF4**[12] Pole Top Fitter for 3 1/2"-4" Tenon **RPA**[13] Round Pole Adapter for 3"-3.9" O.D. **BD** Bird Deterrent (field installed only)

1. Available in 120V–277V Voltages only (UNV, 120, 208, 240 & 277).
2. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately. See page 2 for Accessories. Available in 120V or 277V only.
3. ECF-MRI requires outboarded sensor when used with Terminal Block (TB) Option.
4. LLC2/LLC3/LLC4 Wireless Controls are not configurable with PC/PCB/PCR5/PCR7 Options. See page 6-7 for more info.
5. Contact factory for lead times on warm white.
6. Not configurable with Type 5 (5) Optics.
7. Not configurable with 120-277V (UNV) Voltage. Voltage must be specified.
8. Not configurable with 480V (480) Voltage.
9. Works with 3-pin or 5-pin NEMA photocell/dimming device.
10. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
11. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
12. Not configurable with 3@120 (3@120) Mounting.
13. No adaptor required for 4" round poles. RPAs provided with Black Paint standard.

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Neo-Ray

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Define series by Neo-Ray characterizes the ultimate in minimalist simplicity by providing clean, uniform lines of illumination in virtually any architectural environment. Powered by Eaton's most advanced linear LED technology, the Define series delivers outstanding efficacy in a variety of profile widths. 1", 2", 3", 4" and 5" luminaire widths are all specifiable to the nearest inch in length and can be fitted with standard flush, regress and drop lensing. In wall corners and wall to ceiling transitions can all be ordered as standard components and blend seamlessly into the most complex architectural spaces. Custom transitions are also available. Robust construction and adaptable, modular components make installation simple and ensure laser straight runs.

SPECIFICATION FEATURES

Construction
Housing trim extruded from 6063 aluminum. Nominal 2' -12' illuminated sections. Used in run configuration and/or individual fixtures. All components are RoHs compliant.

Lens
Snap in lens available in flush and drop lens profiles. Lens end caps allow for ease of installation and eliminate light leak.

Finish
Fixture housing trims are high reflective white using electrostatically applied polyester powder coat paint.

Mounting
Recessed.

Electrical
Long-life LED system coupled with electrical driver to deliver optimal performance. LED's are available in 2700K, 3000K, 3500K or 4000K with a typical CRI ≤ 85. Projected life is 131,000 hours at L70. Electronic drivers are available for 120-277V applications. Fixtures and electrical components certified to UL and cUL standards. Fixtures are damp location listed and IC rated. For Chicago plenum, specify CP in fixture options.

Controls
Equipped standard with a 0-10V continuous dimming driver compatible with most standard dimming devices (refer to website for specific compatibility reference). Combine with FifthLight DALI and other energy saving products like sensors, daylighting controls and building management systems to maximize energy savings.

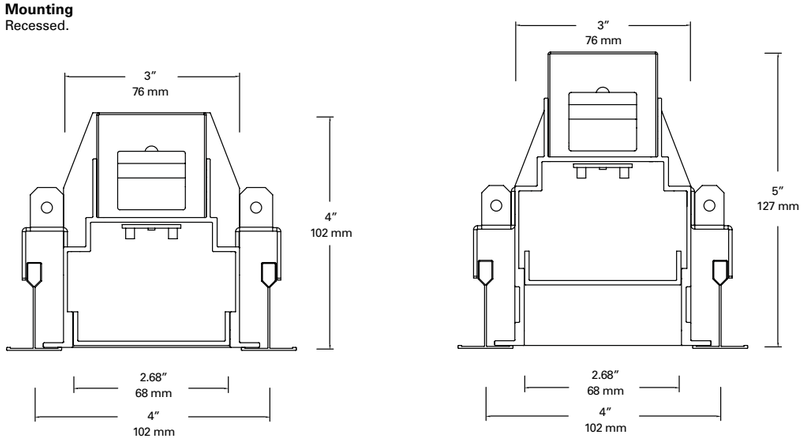
Warranty
Five year warranty.

DEFINE 3

LED

Recessed
Direct

cULus – 1598
Damp Location Listed
LM79/LM80 Compliant
ROHS Compliant
Lumawatt Pro Wireless
4" TechZone Compatible



powered by fifthlight technology

ORDERING INFORMATION

Sample Number: S123-DR-2-35-ETG-0048-1-U-DD-1-W

Series	Light Distribution	Light Level[1]	CCT	Celing Type[2]	Length[3]
S123 = Define 3 **QS-S123** = Define 3 Quick Ship	**DR** = Direct Recessed **RDR** = Regressed Direct Recessed	**-LO** = Light Level LO (1373Lms @ 13.6W) (343 Lumens per ft @ 3.4W) **-1** = Light Level 1 (2899 Lms @ 27.9W) (725 Lumens per ft @ 7W) **-2** = Light Level 2 (4108 Lms @ 42.6W) (1027 Lumens per ft @ 10.65W) **-LC____** = Custom Lm/Ft[1]	**27** = 2700K **30** = 3000K **35** = 3500K **40** = 4000K	**ETG** = 15/16" T-Grid **FTG** = 9/16" T-Grid **STG** = 9/16" Slot T-Grid **ETT** = 15/16" Tegular T-Grid **FTT** = 9/16" Tegular T-Grid **GYP** = Gypsum board **FSR** = "Flangeless" Gypsum Board **FES** = "Finished" Extruded Side	**0024** = 2' Individual[4] **0036** = 3' Individual[4] **0048** = 4' Individual **0072** = 6' Individual **0096** = 8' Individual **0144** = 12' Individual **XXXX** = Configurable Run[5]

Circuiting	Voltage	Integral LED Driver	Emergency Options	Options[9]	Shielding	Color
1 = Single Circuit **2** = Dual Circuit	**1** = 120V **2** = 277V **U** = Universal (120V-277V) **3** = 347V[6]	**-ED** = Non-Dimming **-DD** = 0-10 Volt Dimming, 10% **-HCD** = 0-10 Volt Dimming, 1% **-5L** = DALI Dimming[7] **-LUE** = Lutron A-Series w/eco sys[13] **-LUL** = Lutron A-Series w/3W dim[13]	**B** = Battery Pack[8] **E** = Emergency **T** = Transfer Switch	**CP** = Chicago Plenum **SVPD1** = Integrated Sensor **LWIPD1** = Lumawatt Pro Wireless Integral Sensor[12]	**1** = Satin Flush Diffuser[11] **3** = Asymmetric Flush Optic[10] **4** = Satin Drop Diffuser	**W** = Matte White **S** = Silver **B** = Black **C** = Custom Color

Grey bar denotes available Quick ship options

EATON

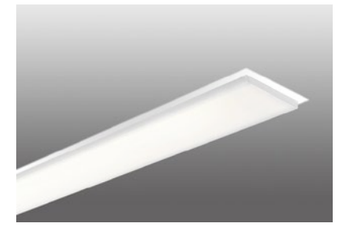
See page 5 for Technical Notes

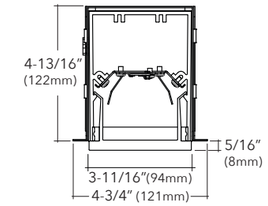
TD519005EN
11/22/2017

PINNACLE ARCHITECTURAL LIGHTING®

Project Name _____

Date _____ Type _____





EDGE EV3WET

3" Recessed Linear WET

Key Features

- Approved for wet location unless otherwise noted. IP65 and IK10 rated
- Fixture is built using corrosion resistant materials
- 6063-T5 Extruded aluminum housing
- Highly reflective die-formed white painted reflector
- All-inclusive module houses all LED system components in one compact unit
- Unit easily releases from the housing for room-side maintenance
- Wiring access available through bottom of housing
- 5-year limited warranty covers LED, driver and fixture
- UL and cUL listed
- Buy American Act compliant

Example Part #: EV3-WET-830HO-8'-IND-FLF-U-OL1-1-0-W

EV3	- WET	-	-	-	-	-	-	-	-	-	-	-
	SHIELDING	*CRI, CCT & OUTPUT*	*LENGTH*	*POSITION*	*MOUNTING*	*VOLTAGE*	*DRIVER*	*CIRCUITING*	*BATTERY & EMERGENCY*	*FINISH*	*FIXTURE OPTIONS*	*CONTROLS*

WET	------	------	---
SHIELDING	**CRI, CCT & OUTPUT**	**LENGTH[1]**	**POSITION[2]**
WET - Satine Wet Lens *Shielding pg. 2*	**_27_ _** - 2700K **_30_ _** - 3000K **_35_ _** - 3500K **_40_ _** - 4000K **CL_ _ _ _ _ _** - Custom Lumens **CW_ _ _ _ _ _** - Custom Watts *Lumen Output pg. 2* *Example: 830HO is **8** = 80 CRI; **30** = 3000K; **HO** = High Output; Blank = Standard Output*	**_ _** - Individual Fixture *Length pg. 2*	**IND** - Individual **BOR** - Beginning of Row **MOR** - Middle of Row **EOR** - End of Row *Mounting pg. 3*

FL _	_	---	_
MOUNTING	**VOLTAGE**	**DRIVER**	**CIRCUITING**
FL(F) - 1/2" Flange *Mounting pg. 3*	**U** - Universal *(120 thru 277V)* **1** - 120V **2** - 277V **3** - 347V *Voltage pg. 3*	**OL1** - Osram *(10%, 0-10v, standard)* **OL2** - Osram *(1%, 0-10v)* **OL3** - Osram 347v *(10%, 0-10v)* **EE1** - eldoLED ECOdrive *(1%, 0-10v)* **ES1** - eldoLED SOLOdrive *(0%, 0-10v)* **LH1** - Lutron Hi-lume *(1%, EcoSystem)* **L51** - Lutron 5-Series *(5%, EcoSystem)* **PL2** - Philips Xitanium *(1%, 0-10v)* **PS1** - Philips Xitanium *(50%/100%)* **ND** - Non-Dimming *Driver pg. 3*	**1** - Single Circuit **M** - Multi Circuit **E** - Emergency *(entire fixture)* **N** - Night Light *(entire fixture)* *Circuiting pg. 4*

---	---	--	
BATTERY & EMERGENCY[3]	**FINISH**	**FIXTURE OPTIONS**	**CONTROLS**
0 - None **_P** - Philips Bodine 10W **_I** - Iota 10W **_IC** - Iota 10W *(CEC Listed)* **_E** - Emergency Circuit Section **_N** - Night Light Circuit Section **_L** - Life Safety Circuit Section **_G** - Philips Bodine GTD *Battery and Emergency pg. 4*	**W** - White **S** - Metallic Silver **BL** - Textured Black **BR** - Bronze **GR** - Graphite **CC** - Custom Color *Finish pg. 4*	**GLR** - Internal Fast Blow Fuse **EPF** - End Power Feed *Fixture Options pg. 5*	*Pinnacle is able to accommodate different control solutions from different manufacturers. Consult Factory for more information.*

[1] Individual fixtures come in nominal 2', 3', 4', 5', 6', 7', & 8' lengths, see pg. 2 for actual lengths. [2]Specify position of fixture. Use IND for an individual fixture, use BOR, MOR, or EOR for building connected rows. [3] Enter quantity for Battery and Emergency, Example 2P. [4] Pinnacle Lighting can integrate a variety of manufacturer solutions in to our fixtures. If your project has specific control requirements that are not listed below, please contact the factory as we are always willing to look into more options.

Specifications and dimensions subject to change without notice. Specification sheets that appear on pinnacle-ltg.com are the most recent version and supersede all other previously printed or electronic versions.

Designed and Fabricated in Denver, CO • USA | pinnacle-ltg.com | O: 303-322-5570

EV3_WET_LED_SPEC_JAN 2019

A brand of legrand®

brr

Courtyard by Marriott | Lighting Boards

PITTSBURG, CALIFORNIA

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outdoor

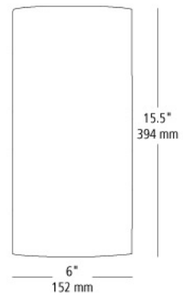
CF ADA

Z75

Marriott custom omni medium outdoor

DESCRIPTION
Minimal outdoor luminaire with extruded aluminum housing, die-cast end caps and opal glass cover. IP67 rated. May be mounted vertically or horizontally. Incandescent includes (2) E26 medium base 60 watt or equivalent BT15 halogen lamps; fluorescent includes (1) 2G11 base 24 watt twin tube compact fluorescent lamps and electronic ballast. Fluorescent version may also be lamped with (1) 2G11 base 27 watt twin tube compact fluorescent lamp (not included). ADA compliant 120 or 277v.

opal glass



wall projection 3" / 76 mm

ORDERING INFORMATION

type	model	color	finish	lamp	wet location
JW Incandescent **PW** Compact Fluorescent	**564**	**OP** opal glass	**BZ** bronze **SI** silver	**2D** E26 BT15 2x60w 120v (JW only) **CF1HE** 2G11 24w twin tube 120v (PW only) **CF2HE** 2G11 24w twin tube 277v (PW only)	**W** wet location

FIXTURE TYPE: _____

JOB NAME: _____

NOTES: _____

LBL

7400 Linder Avenue
Skokie, Illinois 60077

T 847.626.6300
F 847.626.6350

www.lbllighting.com

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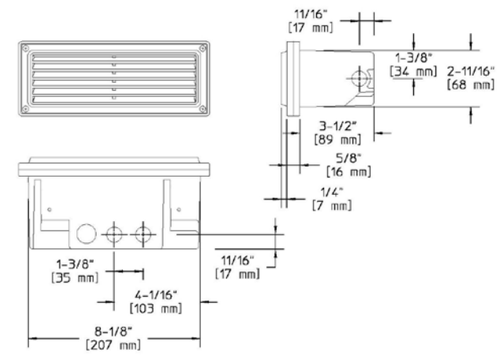
LED w/Warm Lens (RSC2) Specification Sheet

Project Name:	Location:	MFG: Philips Hadco	Z76
Fixture Type:	Catalog No.: RSC2-N-K5-W-E	Qty:	



Ordering Guide

Example: RSC2 A K5 D3 W E

Product Code	RSC2	LED w/Warm Lens
Finish	A B H N	Black White Bronze Natural Bronze
Optics	K5	Symmetric Optics
Wattage	D3 D5	3 1W LEDs 5 1W LEDs
Lens	W	Amber glass lens
Voltage	E	120V

Specifications

HOUSING:
Cool external temperatures - all below 33ºC - so the luminaire is cool to the touch, including the lens. Perfect for high pedestrian traffic and plant life applications. Exceeds European standard EN 563 both 1 second (85ºC for composite, 80ºC for glass) and 4 seconds (74ºC for composite, 70ºC for glass) of contact. Die-cast copper-free aluminum with 45° cutoff, with frosted tempered glass. Cast bronze louver is natural cast bronze with frosted tempered glass. Die-cast aluminum trim ring contains less than 0.3% copper to resist corrosion. Cast bronze fixture has polycarbonate, color impregnated, dark bronze finish. Die-cast aluminum back box contains less than 0.3% copper to prevent corrosion in concrete or masonry applications. Gasketing is silicone. Fasteners are 300 series stainless steel. Note: Recessed housing contains four (4) ½" NPS conduit inlets (two (2) on bottom and one on each side) and internal pull-through wiring compartment.

FINISH:
Zinc-rich primer and thermoset powdercoat for durability. Thermoset polyester powdercoat is electrostatically applied after a five-stage conversion cleaning process and bonded by heat fusion thermosetting. Laboratory tested for superior weatherability and fade resistance in accordance with ASTM B-117-64 and ANSI/ASTM G53-77 specifications.

OPTICAL ASSEMBLY:
Warm (3000K), amber-colored tempered glass lens. The cast louver offers lower light levels with cut-off for lighting stairways or general lighting where shielding of the light source is more important than high light levels. Reflector is formed from highly reflective aluminum.

LAMPING:
White high brightness (HB) LEDs. Deliver 70% lumen maintenance at 50,000 hours. Cool white (5500K nominal).

ELECTRICAL ASSEMBLY:
Powered by Advance™: Integral Advance™ electronic LED driver. UL class2. -40ºC/F minimum starting temperature. Pre-wired with high temperature 18 AWG wire. Input voltage range (VAC): 108-132. Input frequency: 60Hz. Integral surge protector built into LED driver circuit. 10.4 totals watts (3) 1W LEDs, 13.5 total watts (5) 1W LEDs.

WARRANTY:
Three-year limited warranty.

CERTIFICATIONS:
ETL listed to U.S. safety standards for wet locations. cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. ADA Compliant when used in indoor and outdoor wall applications.

Height :
3 1/2" (90mm)

Width:
9" (229mm)

Depth:
3 1/2" (90mm)

Max. Weight:
3.64 lb.

ISO 9001:2008 Registered

PHILIPS HADCO

Note: Philips reserves the right to modify the above details to reflect changes in the cost of materials and/or production and/or design without prior notice.

100 Craftway Drive, Littlestown, PA 17340 I P: +1-717-359-7131 F: +1-717-359-9289 I http://www.hadco.com I

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HW2

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PHILIPS
LUMEC

Urban

SoleCity

ULB100 LED bollard

The Philips Lumec SoleCity family, going beyond decorative functional outdoor lighting to help you create a unique, stunning and harmonious look for any public space.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Ordering guide

example: ULB100-35W32LED3K-G2-LEV3-120-DMG-BKTX

Series	Lamp	Board Gen	Optical System	Volts	Driver Options	Luminaire Options	Finish	
ULB100		G2						
ULB100 SoleCity Bollard	**3000K** **18W16LED3K**[1] **30W16LED3K** **35W32LED3K** **55W32LED3K** **4000K** **18W16LED4K**[1] **30W16LED4K** **35W32LED4K** **55W32LED4K**	**G2**	**LEV3**[2] Type III (ASYM) **LEV5**[3] Type V (SYM)	**120** **208** **240** **277** **UNV**	**AST** Pre-set driver for progressive start-up **CDMGE25** 8 hrs. 25% reduction **CDMGE50** 8 hrs. 50% reduction **CDMGE75** 8 hrs. 75% reduction **CDMGM25** 6 hrs. 25% reduction **CDMGM50** 6 hrs. 50% reduction **CDMGM75** 6 hrs. 75% reduction **CDMGS25** 4 hrs. 25% reduction **CDMGS50** 4 hrs. 50% reduction **CDMGS75** 4 hrs. 75% reduction **CDMGP** Dimming level determined by user **CLO** Pre-set driver to manage lumen depreciation **DMG** 0-10V **OTL** Pre-set driver to signal end of life of the lamp	**OVR**[4] **PH7**[5] **PWFP1** **RWP1** **SSP** **UD** **VPA** **CS**	**Textured** **BE2TX** Midnight Blue **BE6TX** Ocean Blue **BE8TX** Royal Blue **BG2TX** Sandstone **BKTX** Black **BRTX** Bronze **GN4TX** Blue Green **GN6TX** Forest Green **GN8TX** Dark Forest Green **GNTX** Green **GY3TX** Medium Grey **RD2TX** Burgundy **RD4TX** Scarlet **WHTX** White	**Non-Textured** **GR** Gray Sandtex **NP** Natural Aluminum **TG** Hammertone Gold

1. AST, CDMG, CLO, DMG and OTL not available with this Lamp.
2. LEV3 available with 16LED.
3. LEV5 available with 32LED.
4. CDMG Dynadimmer need to be selected to have OVR available.

APPLICATION

These high lumen fixtures are ideally suited for lobbies, auditoriums and many other applications with high ceilings, where superior light output is needed. Multiple beam distributions are ideal substitutes for par lamps, allow flexibility for the designer and eliminate glare and cut off issues.

PRODUCT DATA

REFLECTOR: Dual-optic system includes upper cone which determines the beam distribution and lower reflector to finish the ceiling without glare. Standard finish is soft clear Alzak with matching polished flange. Optional finishes available.

HOUSING: Heavy gauge galvanized steel housing provides a secure mounting platform for the electrical components and protects the optical assembly. Standard plaster flange allows up to one inch ceiling thickness. LED module is accessible from below.

MOUNTING: Universal Mounting brackets adjust vertically 1.5" and accepts C-channel or rigid bars (see optional accessories).

ELECTRICAL: 120 to 277 VAC, 50-60 Hz.

JUNCTION BOX: Heavy gauge galvanized junction box pre-wired with grounding pigtail. Easy access covers. Multiple conduit knockouts listed for through branch circuit wiring.

LED MODULE & DRIVER: Bridgelux Vero 29 LED module and driver. CRI = 80. Available in 90 CRI.

HEAT MANAGEMENT: Engineered heat sink provides passive cooling for optimum heat management of the LED engine.

DIMMING: Standard product is compatible with 0-10 volt dimming controls. Additional options available.

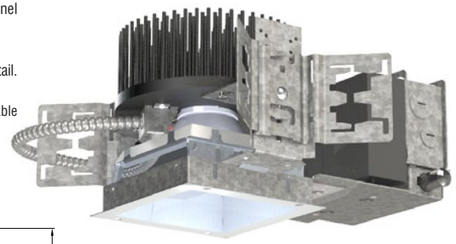
- Expected lamp life to be 50,000 hours with 70% lumen maintenance when ambient temperatures do not exceed 45°C. Lower ambient temperatures yield longer lamp life.

Intertek
For Damp Location

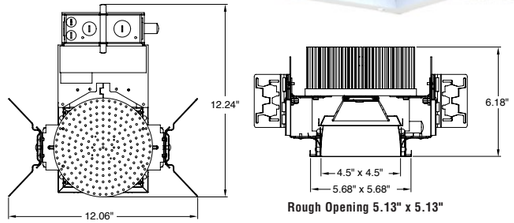
Coventry Architectural Series Z88

SERIES 4SQLBV
4309-7914 Lumen Bridglux LED – Recessed Downlight

CALIBER® LED LIGHTING



5 Year Warranty



Catalog #:
4SQLBV
Example: 4SQLBV404KM

Fixture Series	Delivered Lumens (Range)	Color Temp.	Beam Dist.	Dimming
4SQLBV	**70** (7714L-7914L, 82W) **60** (6559L-6774L, 72W) **40** (4309L-4437L, 41W) **C9** = 90 CRI *See next page for details on delivered lumens.*	**5K** = 5000K **4K** = 4000K **35K** = 3500K **3K** = 3000K **27K** = 2700K	**N** = 48° **M** = 67° **W** = 71°	See Next Page

4SQLBV
Example: 4SQLBVHAZPF

Trim	Trim Finish w/polished flange
4SQLBV – Open Downlight Reflector **L3** – C73 Prismatic Glass Lens **L5** – Frosted Glass Lens **L6** – Frosted Acrylic Lens Option **L7** – Solite Micro-Prismatic Glass Lens **L8** – Clear Poly Carbonate Lens Option **L9** – Clear Tempered Glass Lens Option	**SCLPF** – Soft Specular Clear Alzak **HAZPF** – Haze Alzak

For white painted flange, drop "PF" from Catalog #. For other finishes, consult reflector section.

Optional Accessories

Hanger Bars (set of 2)

- ☐ 101782 = #520 Caddy Bars
- ☐ 9127 = 27" C-Channel
- ☐ 9152 = 52" C-Channel
- ☐ 27BH = 27" Solid Bar
- ☐ 24CBH = 24" one-piece B-Line C-Channel hanger bar
- ☐ 26UBH = interlocking hanger bars expand to 26"

Options

- ☐ **EM^** = Emergency Power Pack

Manufactured and tested to UL#1598 and CSA standards.
Note: Suitable for damp location.
Fixtures are not designed for direct contact with insulation.

Fixture: Type:
Project:

All Pathway® products meet or exceed requirements as established by the National Electrical Code. Specifications subject to change without notice.
Alzak® is a registered trademark of Alcoa.

PATHWAY® the Lighting Source

Pathway Lighting Products, Inc., P.O. Box 591, Old Saybrook, CT 06475-0591
voice 800.342.0592 • fax 800.207.0090 • www.pathwaylighting.com • e-mail: sales@pathwaylighting.com

Series 4SQLBV – 4309-7914 Lumen Bridgelux LED – Recessed Downlight

LDBV1.0
UMUNUR

DESIGN REPRESENTATION ONLY – NOT FOR CONSTRUCTION
The building images shown are a representation of the current design intent only. The building images may not reflect variations in color, tone, hue, tint, shading, ambient light intensity, materials, texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.

California Tree and Landscape Consulting, Inc.

May 8, 2019

Hiten Suraj
Stay Cal Hotels, LLC
2110 South El Camino Real
San Mateo, CA 94403
VIA Email: hiten@staycal.com

PRE-CONSTRUCTION ARBORIST REPORT & TREE PRESERVATION PLAN

RE: Railroad Avenue, APN #086-100-045 & 046, City of Pittsburg, California

Executive Summary

Hiten Suraj of Stay Cal Hotels, LLC, on behalf of the property owners, contacted California Tree and Landscape Consulting, Inc. to inventory and evaluate the protected trees on the site or within 25' of development for purposes of evaluating the impacts to the trees from the proposed development plan, dated March 7, 2019, by Carlson, Barbee & Gibson, Inc. In addition, we are to provide a Tree Preservation Plan for protection of the trees to remain during the development process. The property is located at Railroad Avenue, APN #086-100-045 & 046, in the jurisdiction of the City of Pittsburg, California. See Supporting Information Appendix 1 –Tree Location Map.

Julie McNamara, ISA Certified Arborist #WE-11439A, was on site on May 1st, 2019, to provide species identification, measurements of diameter and canopy, field condition notes and arborist ratings. A total of 26 trees were evaluated[1] which are protected by size and species according to the City of Pittsburg municipal code 18.84 Tree Preservation and Protection.

Tree Species	Trees Inventoried[1]	California Native Species	Trees Protected by Code 18.84	Protected Trees proposed for Removal
Australian Willow, Geijera parvifolia	1	No	0	0
California Fan Palm, Washingtonia filifera	3	Yes	3	2
Canary Island Pine, Pinus canariensis	13	No	9	9
Chinese Evergreen Elm, Ulmus parvifolia	3	No	2	2
Oak sp., Quercus sp.	1	Yes	1	1
Southern Magnolia, Magnolia grandiflora	5	No	1	0
Totals:	26		16	14

See Appendices for specific information on each tree and preservation requirements and/or restrictions

[1] CalTLC is not a licensed land surveyor. Tree locations are approximate and we do not determine tree ownership.

Methods

Appendix 2 in this report is the detailed inventory of the trees. The following terms will further explain our methods and findings.

The protected trees evaluated as part of this report have a numbered tag that was placed on each one that is 1-1/8" x 1-3/8", green anodized aluminum, "acorn" shaped, and labeled: ABACUS, Auburn, CA with 1/4" pre-stamped tree number and Tree Tag.

A Level 2 – Basic Visual Assessment was performed in accordance with the International Society of Arboriculture's best management practices. This assessment level is limited to the observation of conditions and defects which are readily visible. Additional limiting factors, such as blackberries, poison oak, and/or debris piled at the base of a tree can inhibit the visual assessment.

Tree Location: The GPS location of each tree was collected using the ESRI's ArcGIS collector application on an Apple iPhone or Samsung. The data was then processed in ESRI's ArcMap by Julie McNamara, M.S. GISci, to produce the tree location map.

Tree Measurements: DBH (diameter breast high) is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted. All trees measured at ground level, noted by '0' in the measured at column, were estimated due to irregularities in the shape at the ground. A swedish caliper was used to measure the DBH for trees less than 32" in diameter or less and a steel diameter tape for trees greater than 32". A Stanley laser distance meter was used to measure distances. Canopy radius measurements may also have been estimated due to obstructions, such as steep slopes or other trees.

Terms

Field Tag #	The pre-stamped tree number on the tag which is usually installed at approximately 6 feet above ground level on the north side of the tree.
Species	The species of a tree is listed by our local and correct common name and botanical name by genus (capitalized) and species (lower case). Oaks frequently cross-pollinate and hybridize, but the identification is towards the strongest characteristics.
DBH	Diameter breast high' is normally measured at 4'6" (above the average ground height for "Urban Forestry"), but if that varies then the location where it is measured is noted
Canopy radius	The farthest extent of the crown composed of leaves and small twigs. Most trees are not evenly balanced. This measurement represents the longest extension from the trunk to the outer canopy. The dripline measurement is from the center point of the tree and is shown on the Tree Location Map as a circle. This measurement can further define a protection zone if specified in the local ordinance as such or can indicate if pruning may be required for development.
Arborist Rating	Subjective to condition and is based on both the health and structure of the tree. All of the trees were rated for condition, per the recognized national standard as set up by the Council of Tree and Landscape Appraisers and the International Society of Arboriculture (ISA) on a numeric scale of 5 (being the highest) to 0 (the worst condition, dead) as in Chart A. The rating was done in the field at the time of the measuring and inspection.

No problem(s)	Excellent	**5**	No problems found from a visual ground inspection. Structurally, these trees have properly spaced branches and near perfect
No apparent problem(s)	Good	**4**	The tree is in good condition and there are no apparent problems that a Certified Arborist can see from a visual ground inspection. If potential structural or health problems are tended to at this stage future hazard can be reduced and more serious health problems can be averted.
Minor problem(s)	Fair	**3**	The tree is in fair condition. There are some minor structural or health problems that pose no immediate danger. When the recommended actions in an arborist report are completed correctly the defect(s) can be minimized or eliminated and/or health can be improved.
Major or uncorrectable problems (2)	Poor	**2**	The tree has major problems. If the option is taken to preserve the tree, additional evaluation to identify if health or structure can be improved with correct arboricultural work including, but not limited to: pruning, cabling, bracing, bolting, guying, spraying, mistletoe removal, vertical mulching, fertilization, etc. Additionally, risk should be evaluated as a tree rated 2 may have structural conditions which indicate there is a high likelihood of some type of failure. Tree rated 2 should be removed if these additional evaluations will not be performed.
Extreme problem(s)	Hazardous	**1**	The problems are extreme. This rating is assigned to a tree that has structural and/or health problems that no amount of work or effort can change. The issues may or may not be considered a dangerous situation.
Dead	Dead	**0**	This indicates the tree has no significant sign of life.

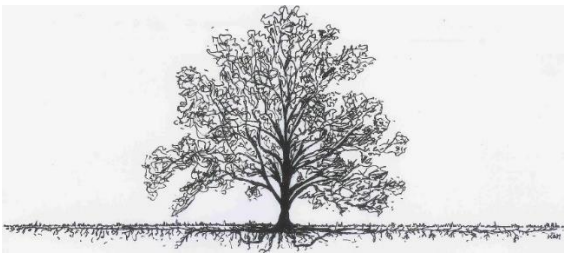
Notes: Provide notable details about each tree which are factors considered in the determination of the tree rating including: (a) condition of root crown and/or roots; (b) condition of trunk; (c) condition of limbs and structure; (d) growth history and twig condition; (e) leaf appearance; and (f) dripline environment. Notes also indicate if the standard tree evaluation procedure was not followed (for example - why dbh may have been measured at a location other than the standard 54”). Additionally, notes will list any evaluation limiting factors such as debris at the base of a tree.

DISCUSSION

Trees need to be protected from normal construction practices if they are to remain on the site and are expected to survive long term. While construction damage in the root zone is often the death of a tree, the time from when the damage occurs to when the symptoms begin and/or the tree dies can be years. Our recommendations are based on experience and the local ordinance requirements to enhance tree longevity. It requires the root zone must remain intact as an underground ecosystem despite the use of heavy equipment to install foundations, driveways, underground utilities, and landscape irrigation systems. Simply walking and driving on soil can have serious consequences to tree health. The Tree Preservation Requirements and General Development Guidelines should be incorporated into the site plans and enforced onsite. The project arborist should be included in the development team during construction to provide expertise and make recommendations if additional impacts occur or tree response is poor.

Root Structure

The majority of a tree's roots are contained in a radius from the main trunk outward approximately two to three times the canopy of the tree. These roots are located in the top 6" to 3' of soil. It is a common misconception that a tree underground resembles the canopy. The correct root structure of a tree is in the drawing below. All plants' roots need both water and air for survival. Poor canopy development or canopy decline in mature trees after development is often the result of inadequate root space and/or soil compaction.



The reality of where roots are generally located (Menzer, 2008)

Pruning Mature Trees for Risk Reduction and/or Development Clearance

There are few good reasons to prune mature trees. Removal of deadwood, directional pruning, removal of decayed or damaged wood, and end-weight reduction as a method of mitigation for structural faults are the only reasons a mature tree should be pruned. Live wood over 3" should not be pruned unless absolutely necessary. Pruning cuts should be clean and correctly placed. Pruning should be done in accordance with the American National Standards Institute (ANSI) A300 standards.

Pruning causes an open wound in the tree. Trees do not "heal" they compartmentalize. It is far better to use more small cuts than a few large cuts as small pruning wounds reduce risk while large wounds increase risk. Any wound made today will always remain, but a healthy tree, in the absence of decay in the wound, will 'cover it' with callus tissue. Large, old pruning wounds which did not close with callous tissue often have advanced decay. These wounds are a likely failure point. Mature trees with large wounds have a high risk of failure.

Overweight limbs are a common structural fault in suppressed trees. There are two remedial actions for over- weight limbs (1) prune the limb to reduce the extension of the canopy, or (2) cable the limb to reduce movement. Cables do not hold weight they only stabilize the limb and additionally require annual inspection.

Arborist Classifications

There are different types of Arborists:

Tree Removal and/or Pruning Companies: These companies may be licensed by the State of California to do business as a tree removal company, but they do not necessarily know anything about trees biology.

Arborists: Arborist is a broad term intended to mean someone with specialized knowledge of trees, but it is often used to imply knowledge that is not there.

ISA Certified Arborist: An International Society of Arboriculture Certified Arborist is someone who has trained, met the qualifications for application, and been tested to have specialized knowledge of trees. You can look up certified arborists at the International Society of Arboriculture website: isa-arbor.org.

Consulting Arborist: An American Society of Consulting Arborists Registered Consulting Arborist is someone who has been trained and then tested to have specialized knowledge of trees; and trained and tested to provide high quality reports and documentation. You can look up registered consulting arborists at the American Society of Consulting Arborists website: ASCA-consultants.org.

RECOMMENTATIONS: SUMMARY OF TREE PROTECTION MEASURES

The Owner and/or Developer should ensure the project arborist's protection measures are incorporated into the site plans and followed. There are no tree specific protection measures for this property.

- Follow the General Development Guidelines, Appendix 3, for all trees to be preserved on and off the site.

Report Prepared by:

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Nicole Harrison
ISA Certified Arborist #WC-6500AM, TRAQ
Member: American Society of Consulting Arborists

Attachments

Appendix 1 – Tree Location Map
Appendix 2 – Tree Data
Appendix 3 – General Development Guidelines
Appendix 4 – Site Photographs

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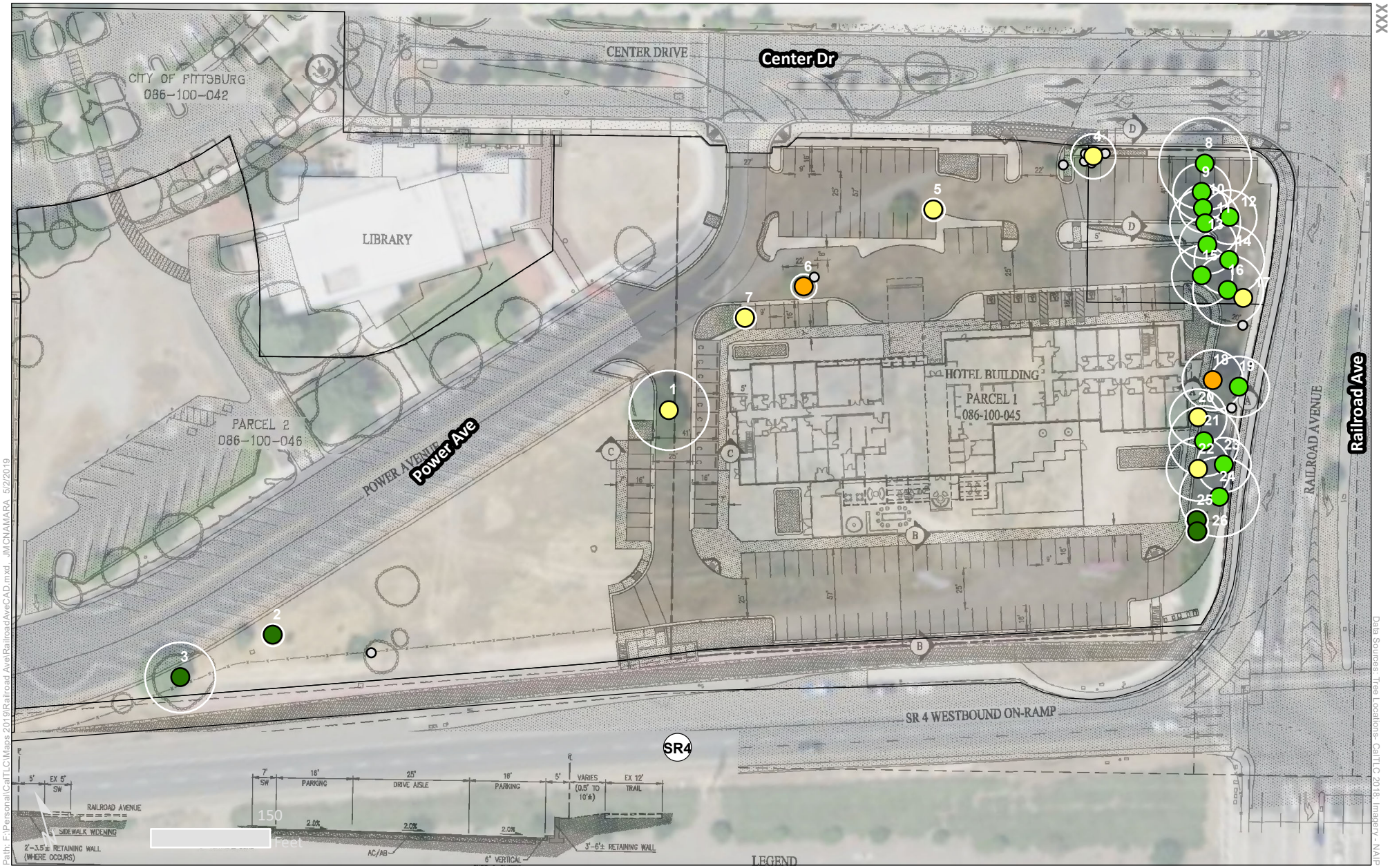
Courtyard by Marriott

Pittsburg, Contra Costa County, California.

ARBORIST SURVEY with Development Plans

XXX



CalTLC

5/2/2019

>Tree locations are approximate and were collected using ISO apple products.
>Property line information was downloaded from Contra Costa County on 05/02/2019.
>Development plans provided by Carlson, Barbee & Gibson, Inc. dated 03/07/2019.

Arborist Rating

- 0 Dead
- 1 Extreme Structure or Health Problems
- 2 Major Structure or Health Problems
- 3 Fair - Minor Problems
- 4 Good - No Apparent Problems
- 5 Excellent
- Property Line
- Measured Tree Canopy
- Not Protected

APPENDIX 2 – TREE INFORMATION DATA

Field Tag #	California Native Species	Protected by Code	Species Common Name	Species Botanical Name	DBH	Canopy radius	Arborist Rating	Development Status	Notes
1	No	Yes	Chinese evergreen elm	*Ulmus parvifolia*	15, 15	25	2 Major Structure or Health Problems	Proposed for Removal	Codominant union at base, old stem removed at base, cavity, natural graft at 2', old pruning cut with callous, main stems lean in opposite directions, large old pruning cut with no callous in canopy, poor cuts, canopy to ground, crossing limbs, small dead wood 1-2", good canopy density
2	Yes	Yes	California fan palm	*Washingtonia filifera*	23.00	7	4 Good - No Apparent Problems	Preserved	Good no mechanical damage on trunk, fronds removed from base to 7', need to remove more fronds, good canopy density
3	No	Yes	Southern magnolia	*Magnolia grandiflora*	21.00	22	4 Good - No Apparent Problems	Preserved	Fence 4' from trunk to north, root collar good, codominant union at 5' u crotch, large old main stem removed at 5.5', callous, sounded solid, small old pruning cut in canopy with callous, epicormic growth, small dead wood 1" or less, good canopy density

Field Tag #	California Native Species	Protected by Code	Species Common Name	Species Botanical Name	DBH	Canopy radius	Arborist Rating	Development Status	Notes
4	No	No	Southern magnolia	*Magnolia grandiflora*	11.00	14	2 Major Structure or Health Problems	Proposed for Removal	Root collar buried, 5' from fence line, trunk slight lean to east canopy corrected, old pruning cut with callous, codominant union at 7' included bark, narrow attachment angles in canopy with included bark, small dead wood 1" or less, epicormic growth, fair leaf surface
5	No	No	Southern magnolia	*Magnolia grandiflora*	9, 8	7	2 Major Structure or Health Problems	Proposed for Removal	Codominant union at base, 9,8.5", decay pocket at crotch, southern stem mechanical damage from base to 6', heart wood decay, callous, epicormic growth at base, narrow attachments in canopy, fair leaf surface, small dead wood less than 1"
6	No	No	Southern magnolia	*Magnolia grandiflora*	9.00	8	1 Extreme Structure or Health Problems	Proposed for Removal	Root collar buried, half trunk open heartwood decay from base to 7', callous 7', trunk leans to east, narrow attachments in canopy, included bark, dead wood 1-2", poor canopy density

Field Tag #	California Native Species	Protected by Code	Species Common Name	Species Botanical Name	DBH	Canopy radius	Arborist Rating	Development Status	Notes
7	No	No	Southern magnolia	*Magnolia grandiflora*	10.00	7	2 Major Structure or Health Problems	Proposed for Removal	Root collar slightly buried, mechanical damage at base to north callous, mechanical damage at 3' to south cavity and callous, codominant union at 4.5' with large dead branch 3" in crotch, narrow attachment in canopy with included bark, poor canopy density, dead wood 1-2"
8	Yes	Yes	Oak sp.	*Quercus sp.*	20.50	29	3 Fair - Minor Problems	Proposed for Removal	Root collar good, epicormic growth at base, clearance pruned up to 6', large old pruning cut at 6' callous, multi stem at 6' into 4 stems, good canopy density
9	No	Yes	Canary Island Pine	*Pinus canariensis*	17.50	18	3 Fair - Minor Problems	Proposed for Removal	Root collar slightly buried, cleared up to 15', epicormic growth, fence less than 1', good canopy density
10	No	Yes	Canary Island Pine	*Pinus canariensis*	23.00	15	3 Fair - Minor Problems	Proposed for Removal	Fence within 1', epicormic growth, cleared up to 15', dead wood less then 2", good canopy density
11	No	Yes	Canary Island Pine	*Pinus canariensis*	24.00	22	3 Fair - Minor Problems	Proposed for Removal	Fence line within inches of trunk, cleared to 12', dead wood 1-3", canopy suppressed to east, north, south, good canopy density
12	No	No	Canary Island Pine	*Pinus canariensis*	16.00	17	3 Fair - Minor Problems	Proposed for Removal	Epicormic growth, sparse laterals, hanger, suppressed canopy to west, north and south, fair leaf surface

Field Tag #	California Native Species	Protected by Code	Species Common Name	Species Botanical Name	DBH	Canopy radius	Arborist Rating	Development Status	Notes
13	No	No	Canary Island Pine	*Pinus canariensis*	16.00	18	3 Fair - Minor Problems	Proposed for Removal	Less than half foot from fence, cleared to 12', canopy suppressed to south east and north, good canopy density
14	No	Yes	Canary Island Pine	*Pinus canariensis*	20.00	22	3 Fair - Minor Problems	Proposed for Removal	Cleared up to 18', old pruning cut with sap ooze, large laterals to east, canopy suppressed to north south and west, dead wood 1-3", good canopy density
15	No	Yes	Canary Island Pine	*Pinus canariensis*	20.00	19	3 Fair - Minor Problems	Proposed for Removal	Fence 1" from trunk, cleared up to 20', some poor cuts, dead wood 1-4", removal stubs, canopy suppressed to north south east, good canopy density
16	No	Yes	Canary Island Pine	*Pinus canariensis*	25.00	22	3 Fair - Minor Problems	Proposed for Removal	Root collar good, trunk bows slightly to south at 7', canopy not corrected, large lateral at 40ft leans to south, dead wood 1-4", good canopy density
17	No	No	Australian Willow	Geijera parvifolia	5.50	4	2 Major Structure or Health Problems	Proposed for Removal	Root collar exposed, pipe within inches of base, tree stake still present needs to be removed, canopy suppressed from canary island pine, leans to east, codominant union at 3', large laterals, poor structure, crossing limbs in canopy, good canopy density

Field Tag #	California Native Species	Protected by Code	Species Common Name	Species Botanical Name	DBH	Canopy radius	Arborist Rating	Development Status	Notes
18	No	Yes	Chinese evergreen elm	*Ulmus parvifolia*	17.00	19	1 Extreme Structure or Health Problems	Proposed for Removal	Root collar exposed, root rot, codominant union at 6' into many, main stems dead 12", large dead wood in canopy, large codominant union removed small callous, poor health, poor canopy density
19	No	Yes	Canary Island Pine	*Pinus canariensis*	21.00	19	3 Fair - Minor Problems	Proposed for Removal	Root collar good, cleared up to 20', epicormic growth, old pruning cut with sap ooze, good canopy density
20	No	No	Chinese evergreen elm	*Ulmus parvifolia*	14.00	18	2 Major Structure or Health Problems	Proposed for Removal	Root collar slightly buried, 4' from fence, old pruning cut with callous and decay, codominant union at 7' into 3, crossing limbs, narrow attachments in canopy, small dead wood 1-2", canopy leans to west, fair leaf surface
21	No	Yes	Canary Island Pine	*Pinus canariensis*	24.50	22	3 Fair - Minor Problems	Proposed for Removal	Foot root collar, trunk leans slightly to south, canopy corrected, suppressed canopy to south and north, old pruning cut with sap ooze, dead wood 1-3", good canopy density
22	No	No	Canary Island Pine	*Pinus canariensis*	16.50	20	2 Major Structure or Health Problems	Proposed for Removal	Root collar slightly buried, fence 4' from trunk, trunk bows to east at 3', bows to west at 7', canopy corrected, suppressed canopy to south east and north, dead wood 1-3", fair leaf surface

Field Tag #	California Native Species	Protected by Code	Species Common Name	Species Botanical Name	DBH	Canopy radius	Arborist Rating	Development Status	Notes
23	No	Yes	Canary Island Pine	*Pinus canariensis*	20.50	17	3 Fair - Minor Problems	Proposed for Removal	Root collar slight buried, canopy raised to 20', old pruning cut with sap ooze, epicormic growth, canopy suppressed to north, west and south, good canopy density, dead wood 1-2"
24	No	No	Canary Island Pine	*Pinus canariensis*	19.00	25	3 Fair - Minor Problems	Proposed for Removal	Root collar slightly buried, trunk leans to east, slight, canopy corrected, canopy suppressed to north, dead wood 1-3", cleared to 18', old pruning cut with sap ooze, good canopy density
25	Yes	Yes	California fan palm	*Washingtonia filifera*	24.00	7	4 Good - No Apparent Problems	Proposed for Removal	Fence within inches of base, good structure, no wounds, good canopy density
26	Yes	Yes	California fan palm	*Washingtonia filifera*	22.00	7	4 Good - No Apparent Problems	Proposed for Removal	Fence inches from base, saplings at base good structure, remove old leaves, good health, good canopy density

APPENDIX 3 - GENERAL DEVELOPMENT GUIDELINES

Definitions

Root zone: The roots of trees grow fairly close to the surface of the soil, and spread out in a radial direction from the trunk of tree. A general rule of thumb is that they spread 2 to 3 times the radius of the canopy, or 1 to 1 ½ times the height of the tree. It is generally accepted that disturbance to root zones should be kept as far as possible from the trunk of a tree.

Inner Bark: The bark on most large trees is quite thick, usually 1" to 2". If the bark is knocked off a tree, the inner bark, or cambial region, is exposed and/or removed. The cambial zone is the area where tissues responsible for adding new layers to the tree each year are located. Removing or damaging this tissue results in a tree that can only grow new tissue from the edges of the wound. In addition, the interior wood of the tree is exposed to decay fungi and becomes susceptible to decay. Tree protection measures require that no activities occur which can knock the bark off the trees.

Methods Used in Tree Protection:

No matter how detailed Tree Protection Measures are in the initial Arborist Report, they will not accomplish their stated purpose unless they are applied correctly and a Project Arborist oversees the construction. The Project Arborist should have the ability to enforce the Protection Measures. It is advisable for the Project Arborist to be present at the Pre-Construction meeting to answer questions the contractors may have about Tree Protection Measures. This also lets the contractors know how important tree preservation is to the developer.

Root Protection Zone (RPZ): Since in most construction projects it is not possible to protect the entire root zone of a tree, a Root Protection Zone is established for each tree to be preserved. The minimum Root Protection Zone is the area calculated as 1 to 1.25' for every inch of trunk diameter (ie. A 10" diameter tree will have an RPZ of 10') or the dripline, whichever is greater. The Project Arborist must approve work within the RPZ.

Irrigate, Fertilize, Mulch: Prior to grading on the site near any tree, the area within the Tree Protection fence should be fertilized with 4 pounds of nitrogen per 1000 square feet, and the fertilizer irrigated in. The irrigation should percolate at least 24 inches into the soil. This should be done no less than 2 weeks prior to grading or other root disturbing activities. After irrigating, cover the RPZ with at least 12" of leaf and twig mulch. Such mulch can be obtained from chipping or grinding the limbs of any trees removed on the site. Acceptable mulches can be obtained from nurseries or other commercial sources. Fibrous or shredded redwood or cedar bark mulch shall not be used anywhere on site.

Fence: Fence around the Root Protection Zone and restrict activity therein to prevent soil compaction by vehicles, foot traffic or material storage. The fenced area shall be off limits to all construction equipment, unless there is express written notification provided by the Project Arborist, and impacts are discussed and mitigated prior to work commencing.

> No storage or cleaning of equipment or materials, or parking of any equipment can take place within the fenced off area, known as the RPZ.

The fence should be highly visible, and stout enough to keep vehicles and other equipment out. I recommend the fence be made of orange plastic protective fencing, kept in place by t-posts set no farther apart than 6'.

In areas of intense impact, a 6' chain link fence is preferred.

In areas with many trees, the RPZ can be fenced as one unit, rather than separately for each tree.

Where tree trunks are within 3' of the construction area, place 2" by 4" boards vertically against the tree trunks, even if fenced off. Hold the boards in place with wire. Do not nail them directly to the tree. The purpose of the boards is to protect the trunk, should any equipment stray into the RPZ.

Elevate Foliage: Where indicated, remove lower foliage from a tree to prevent limb breakage by equipment. Low foliage can usually be removed without harming the tree, unless more than 25% of the foliage is removed. Branches need to be removed at the anatomically correct location in order to prevent decay organisms from entering the trunk. For this reason, a contractor who is an ISA Certified Arborist should perform all pruning on protected trees.[2]

Expose and Cut Roots: Breaking roots with a backhoe, or crushing them with a grader, causes significant injury, which may subject the roots to decay. Ripping roots may cause them to splinter toward the base of the tree, creating much more injury than a clean cut would make. At any location where the root zone of a tree will be impacted by a trench or a cut (including a cut required for a fill and compaction), the roots shall be exposed with either a backhoe digging radially to the trunk, by hand digging, or by a hydraulic air spade, and then cut cleanly with a sharp instrument, such as chainsaw with a carbide chain. Once the roots are severed, the area behind the cut should be moistened and mulched. A root protection fence should also be erected to protect the remaining roots, if it is not already in place. Further grading or backhoe work required outside the established RPZ can then continue without further protection measures.

Protect Roots in Deeper Trenches: The location of utilities on the site can be very detrimental to trees. Design the project to use as few trenches as possible, and to keep them away from the major trees to be protected. Wherever possible, in areas where trenches will be very deep, consider boring under the roots of the trees, rather than digging the trench through the roots. This technique can be quite useful for utility trenches and pipelines.

Protect Roots in Small Trenches: After all construction is complete on a site, it is not unusual for the landscape contractor to come in and sever a large number of "preserved" roots during the installation of irrigation systems. The Project Arborist must therefore approve the landscape and irrigation plans. The irrigation system needs to be designed so the main lines are located outside the root zone of major trees, and the secondary lines are either laid on the surface (drip systems), or carefully dug with a hydraulic or air spade, and the flexible pipe fed underneath the major roots.

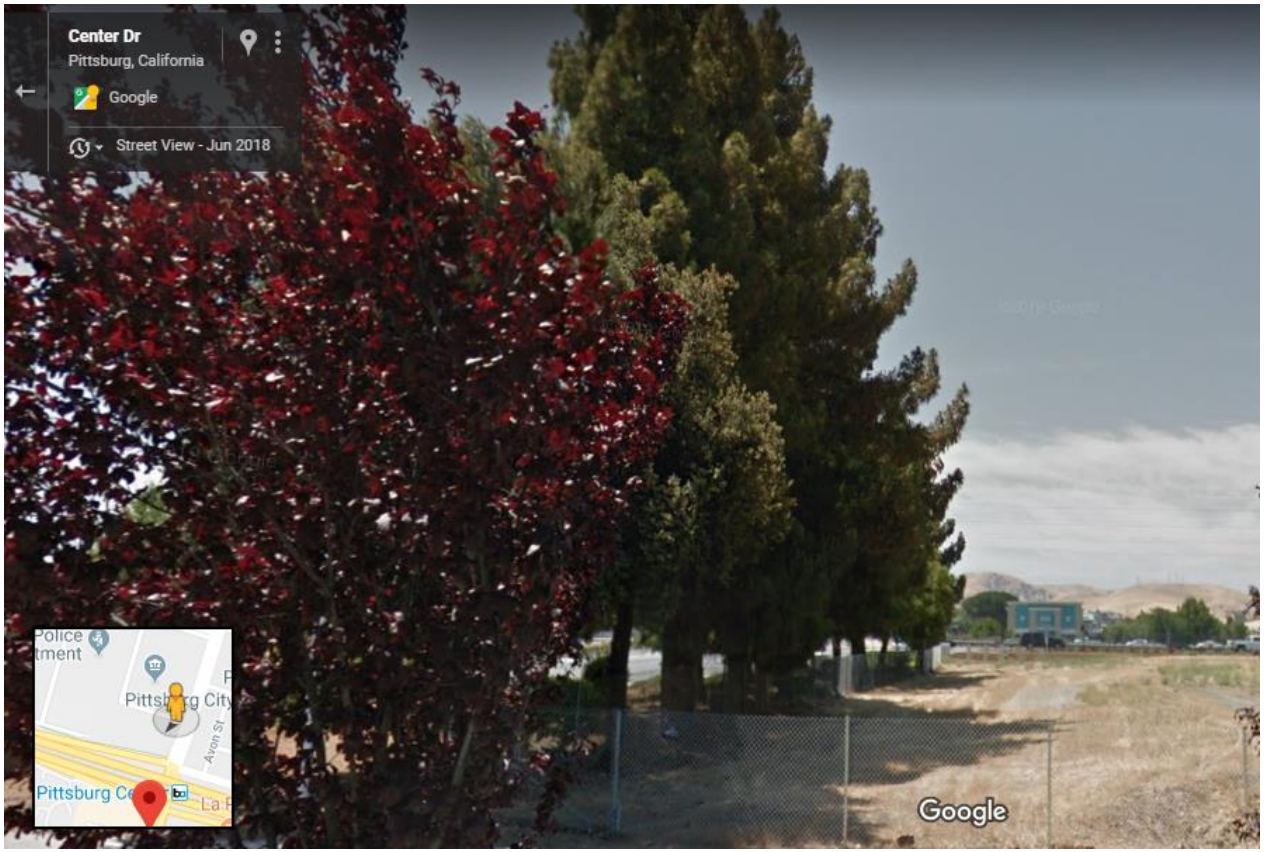
Design the irrigation system so it can slowly apply water (no more than ¼" to ½" of water per hour) over a longer period of time. This allows deep soaking of root zones. The system also needs to accommodate infrequent irrigation settings of once or twice a month, rather than several times a week.

[2] International Society of Arboriculture (ISA), maintains a program of Certifying individuals. Each Certified Arborist has a number and must maintain continuing education credits to remain Certified.

Monitoring Tree Health During and After Construction: The Project Arborist should visit the site at least twice a month during construction to be certain the tree protection measures are being followed, to monitor the health of impacted trees, and make recommendations as to irrigation or other needs. After construction is complete, the arborist should monitor the site monthly for one year and make recommendations for care where needed.

Chemical Treatments: The owner or developer shall be responsible to contact an arborist with a pesticide applicators license to arrange for an application of a root enhancing hormone, such as Paclobutrazol, to mitigate the stress produced by the development. Additionally, at the discretion of the project arborist, an insect infestation preventative for both boring insects and leaf feeding insects and/or fungal preventative for leaf surfaces may be required. Roots pruned during the course of performing a cut may be required to be treated with a biofungicide such as Bio-Tam.

APPENDIX 4 – SITE PHOTOGRAPHS


Center Dr
Pittsburg, California
Google
Street View - Jun 2018
Google

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

NOTICE OF PUBLIC HEARING

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

DATE: **June 25, 2019**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Courtyard by Marriott, AP-19-1417 (DR, TRP)
This is a public hearing on a request for design review approval of plans to construct a four-story, 69,972-square-foot hotel on a 2.75-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041. A tree removal permit is also requested in order to remove several mature trees having protected status under the City's Tree Preservation and Protection Ordinance (PMC Chapter 18.84, Article XIX).

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

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

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

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

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

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Courtyard by Marriott, AP-19-1417 (DR, TRP)
Location: SW Corner of Railroad Ave./Center Dr., APNs: 086-100-041 and 086-100-040

Project Location Map

City of Pittsburg
Community Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 25, 2019

ITEM: **Fernandes Towing, AP-18-1326 (UP, DR).**

ORIGINATED BY: Mike Fernandes, P.O. Box 831, Clayton, CA 94517.

SUBJECT: This is a public hearing on a request by Fernandes Towing for approval of a use permit to expand an existing vehicle towing and storage yard onto a new site, and design review approval of plans to construct a new 4,000 square-foot steel-sheeted storage building located at 554 W. 10th Street, within the CS-O (Service Commercial with an Overlay, Ordinance No. 06-1277) District. Assessor's Parcel Nos. 085-270-016, -045, and -046.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 10125, approving Planning Application No. 18-1326, subject to conditions.

BACKGROUND: The applicant, Mike Fernandes, currently owns and operates an automotive dismantler business, outdoor retail junk yard and towing service at 650 West 10th Street, approximately 900 feet west of the project site. This shop has been in operation for approximately 25 years and continues to operate as an auto dismantler and retail junk yard.

On May 8, 2007, the Planning Commission adopted Resolution No. 9715, approving a use permit to allow Fernandes Towing to expand vehicle towing and storage to 566 West 10th Street, approximately 70 feet west of the project site.

On March 15, 2018, Mike Fernandes, filed the current Planning Application No. 18-1326, requesting approval of a use permit to expand an existing vehicle towing and storage yard and design review for the construction of a 4,000 square-foot steel-sheeted storage building at the project site.

The project site (554 West 10th Street) does not have any previous auto storage approvals on file, yet the yard has been illegally operated as overflow parking. Approval of this request for a use permit and design review would allow for the construction of the storage building to be used for towed and impounded vehicles under investigation by law enforcement, in addition to exterior outdoor vehicle storage located behind the structure.

PROJECT DESCRIPTION: .

Existing Conditions: The project site is located within the City of Pittsburg, north of W. 10th Street, east of David & Sons Auto Repair Shop, west of Beacon Street, and south of the non-operational NRG Pittsburg Power Plant. The 42,860 square-foot parcel is

not currently developed with any structures, but as mentioned above, is being utilized for outdoor vehicular storage without a use permit.

Adjacent parcels on both sides of the site are heavy commercial types of land uses, consisting of contractor yards, auto repair and wrecking yards. The applicant's main business location (for the auto dismantling and retail junk yard) is located 900 feet to the west of the new proposed vehicle storage site, at 650 West 10th Street.

See Attachment 3 for a map of the site and the surrounding uses.

Proposed Project: The applicant is requesting approval of a use permit to expand an existing vehicle towing and storage business, and design review to construct a new 4,000 square-foot steel-sheeted building at the project site. Outdoor vehicular storage is to be limited to finished surfaces located behind the proposed building. The new building would be used strictly to store vehicles impounded by local law enforcement agencies for investigation purposes, and would provide extra protection from weather or any other type of interference from the outside.

The existing towing yard does most of its business through local police department rotational tows and City of Pittsburg Code Enforcement tows. Stored vehicles that are part of an investigation can often be held for years as evidence and require protection from weather or potential tampering.

This yard and storage building would not be open to the general public, would not have any full-time employees, and would only be accessed by law enforcement and investigators.

The new storage building would be constructed with 'Polar Ice" colored steel sheeting, with three large roll-up doors. Two roll-up doors would face along the western façade, with the third roll-up door being located at the rear. The doors would match the color of the adjacent walls. A pedestrian entrance is proposed on the street facing façade. Landscaping and architectural treatments have been proposed for compliance with the Development Review Design Guidelines.

CODE COMPLIANCE:

General Plan: The project site is located in the 'West Central Subarea' of the General Plan. The project is consistent with the goals of the City-Wide Land Use Policies, specifically 2-G-6, in that the proposed project would reuse and revitalize an underutilized site in an appropriately designated area. The site has a land use designation of 'Service Commercial'. According to page 2-20 of the General Plan, the *Service Commercial* designation is intended to accommodate businesses that tend to generate high volumes of vehicle traffic and that may have potential adverse impacts on other surrounding uses. The proposed use of a vehicle towing/storage yard is identified as an appropriate use within a *Service Commercial* land use area.

Zoning: The property is located within the CS-O (Service Commercial with an Overlay, Ordinance No.06-1277) District, and "Vehicle Storage" use is a conditionally permitted use with a limitation stating that "no exterior storage activities are permitted within 50 feet of the public right of way and 60 feet of a residential district." This exterior vehicle storage portion of the site would be located behind the storage building, approximately 180 feet from the public right-of-way and even further away from a residential district; therefore, it complies with this limitation. The vehicle storage zoning limitation goes on to state that, "exterior storage areas must be screened from view of West 10th Street and residential areas by a solid fence, wall or building; storage of materials shall not exceed the height of the fence, wall or building." As conditioned, a solid metal gate and fence shall be located adjacent to the building adequately screening any exterior storage from the public view.

Development Standards: As shown in Attachment 4 of this report, the proposed project meets, exceeds, or conditionally meets the applicable CS-O District property development regulations (PMC section 18.52.115), for height, FAR (floor-area-ratio), lot coverage, lot area, lot width, setbacks, and bicycle parking.

Parking: 'Vehicle Storage' has a minimum number of off-street parking spaces specified in PMC 18.78.040, Schedule A, of 1 space per 500 square feet. However, as previously mentioned in the project description, this site would not be open to the public, nor have any full-time employees. As such, the parking minimums specified in the Zoning Code do not match the use as proposed.

Per PMC 18.78.040(F), if a use permit is required to establish a use, and the use classification is not included in Schedule A, the planning commission or zoning administrator, as appropriate, shall determine the required number of parking or loading spaces for the use in conjunction with the commission's or zoning administrator's review of the use permit.

As shown in the project plans, six standard parking stalls (five 9-foot by 18-foot parking spaces, plus one van accessible ADA parking space) would be installed at the site. These spots would be available to law enforcement and investigators visiting the site.

Landscaping: Pursuant to PMC section 18.76.060, an applicant for a zoning permit in a C or I district for occupancy of a site or structure that is nonconforming due to lack of required planting areas must present a schedule for elimination or substantial reduction of these nonconformities over a period not to exceed two years. The proposed project proposes 889.50 square feet of landscaped area on the 42,860 square-foot lot (2.1%), which is under the minimum 7% required by PMC section 18.52.115. Staff notes that the proposed development would only cover 9,688 square feet of the site, and the landscaping as proposed with would exceed the minimum percentage within this portion of the site (9.2%). Although the proposed project does not meet the minimum required landscaping percentage for the entire parcel, it would be conditioned to provide improvements that would result in a substantial reduction of the nonconforming landscaping of the site.

Design Guidelines: In 2010, the Planning Commission adopted Resolution No. 9864 amending the City's Development Review Design Guidelines (DRDGs). The DRDGs provide a framework for the design review of residential, commercial, and industrial projects. As shown in Attachment 6 of this report, the proposed project complies or conditionally complies with the applicable DRDGs.

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

1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

2. is not detrimental to the health, safety, and general welfare of the City;

3. will not adversely affect the orderly development of property within the City;

4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;

5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;

6. will not create a nuisance or enforcement problem within the neighborhood;

7. will not encourage marginal development within the neighborhood;

8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;

9. is consistent with the City's approved funding priorities; and

10. if located within the Pedestrian Commercial (CP) District, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

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

A. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality.

B. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable.

C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value.

D. the structure is in harmony with proposed developments on land in the general area.

E. the application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'In-Fill Development Projects', of the State CEQA Guidelines, sections 15332..

Public Notice: On or prior to June 14, 2019, notice of the June 25, 2019, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Harborlights", "Heritage Pointe", and "Marina Vista" Nextdoor neighborhoods.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the proposed project, with the inclusion of several conditions of approval, as detailed below:

1. Equipment and vehicle dismantling shall be prohibited on the project site. (Condition No. 9).

2. The applicant shall provide a stabilized parking surface for the proposed vehicles to be parked within the north end of the property. Any new impervious surface added to the site shall be incorporated into the project site stormwater control plan, and the treatment facility shall be sized and constructed to accommodate the flow from additional impervious surface. (Condition No. 25).

3. A solid metal fence and access gate shall be placed next to the building to provide a visual barrier of the exterior storage area, effectively screening the area from view of West 10th Street. Storage materials shall not exceed the height of the fence, wall or building. The fence and gate shall be maintained in a good state of repair and the exterior finish must be clean and well maintained in a

manner that will completely screen the storage from public view. (Condition No. 4).

The proposed use permit application would legitimize the existing vehicle storage that has been operating on the site. The vehicle storage operation would not adversely affect the orderly development of property within the city, nor would it encourage marginal development within the neighborhood because the use is surrounded by similar uses and any exterior auto storage yard would be substantially set back from the West 10th Street public right-of-way (180 feet). Also the construction of a new building, and the addition of landscaping and other improvements to the site, would be an improvement compared to how the property has been used in the past; therefore, the new operation would not impose any adverse effects on existing property values within the area.

The proposed building would be compatible in size and materials with the service commercial uses in the vicinity. The 'polar snow' color would provide a fresh and clean look that is less likely to become dated over time. The roll up doors would be located on the western façade and northern facades, away from public view on West Tenth Street. Conditions of approval have been recommended to require 'tan' or a similar contrasting light color be used for trims, accents and the roofing materials, as well as the construction of an awning and trellis structure at the main entrance. The structure would be properly elevated to comply with any flood zone requirements.

The proposed use would not be detrimental to the health, safety and general welfare of the City, nor would it create an enforcement problem within the neighborhood, if the applicant abides by all conditions of approval included with the use permit, all City codes and regulations, and all regulations of any other affected outside agencies.

ACTION REQUIRED:

Move to adopt Resolution No. 10125, approving Planning Application No. 18-1326, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10125
2. Project Plans, dated May 16, 2019
3. Project Location & Surrounding Land Uses Map
4. Land Use Regulations
5. Development Review Design Guidelines
6. Public Hearing Notice/Vicinity Map

Prepared by: John Dacey, AICP, Assistant Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting a Use Permit to expand an existing vehicle towing and storage yard onto a new site and design review approval of plans to construct a new 4,000 square-foot steel-sheeted storage building, located at 554 West 10th Street for, "Fernandes Towing, AP-18-1326 (UP, DR)".	)	Resolution No. 10125

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On May 15, 2018, Fernandes Towing, filed Planning Application No. 18-1326, requesting approval of a use permit to expand an existing vehicle towing and storage yard onto a new site and design review approval of plans to construct a new 4,000 square-foot steel-sheeted storage building, on a 42,860 square-foot parcel, located at 554 West 10th Street, within the CS-O (Service Commercial with an Overlay, Ordinance No. 06-1277) District. Assessor's Parcel Nos. 085-270-016, -045, and -046.

B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning).

C. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'In-Fill Development Projects', of the State CEQA Guidelines, sections 15332.

D. On or prior to June 14, 2019, notice of the June 25, 2019, public hearing to consider this application was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. Although not required, the notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Harborlights", "Heritage Pointe", and "Marina Vista" Nextdoor neighborhoods.

E. On June 25, 2019, the Planning Commission held a public hearing on Planning

Application No. 18-1326, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “Fernandes Towing (UP, DR),” 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.

Use Permit:

2. The proposed vehicle storage yard:

   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 vehicular storage is a conditionally permitted use in the CS-O District.

   b. Will not be detrimental to the health, safety, and general welfare of the City, if the proposed project complies with all applicable local, state, and federal agency regulations.

   c. Will not adversely affect the orderly development of property within the City, in that, the project is located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area.

   d. Will not adversely affect the preservation of property values, rather, it will help to improve values as the proposed project provides a commercial business that will have a positive impact on the City tax base.

   e. Is consistent with the General Plan, specifically goal 2-G-6, in that the proposed expanded use would be located on an underutilized site in an appropriately designated area.

   f. Will not create a nuisance or enforcement problem if the applicant abides by all conditions of approval included with the use permit, all City codes and regulation, and all regulations of any other affected out agencies.

g. Will not encourage marginal development within the neighborhood, in that the proposed building has been well-designed and compatible with surrounding uses, and the exterior storage will be substantially setback from West 10th Street (78.5 feet).

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 the project site is located in an area of the City served by existing utilities, and the business will be maintained and operated at the cost of the applicant.

i. Is consistent with the City's approved funding priorities in that there is no public money involved in this project.

j. Will not be located in the Pedestrian Commercial (CP) District.

Design Review:

3. The proposed 4,000 square foot storage building:

a. Will conform with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the new structure will be located approximately 78.5 feet from the nearest right of way; and in that the color and materials of the proposed structure will be compatible with adjacent developments.

b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable in that the building will comply with all local and state building codes, and the structure will be used for storage items only with no persons occupying the space.

c. Is not of inferior quality in terms of exterior design and appearance as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the colors and materials of the proposed structure will be compatible with nearby existing buildings in the project vicinity.

d. Will be in harmony with proposed development on land in the general area, in that there are no known proposed developments on land in the structure's immediate vicinity.

e. Will be in conformance with the criteria set forth in the City of Pittsburg Development Review Design Guidelines in that the proposed structure will be compatible in design, color and materials to existing development on adjacent properties (DRDG IV.p), and if conditions are

added to require building façade enhancements at the main entrance to provide a visual focal point. (DRDG IV.g).

Section 3. Decision

A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 18-1326, subject to the following conditions:

1. Reference to Project Plans: The approved use shall be operated in a manner substantially as presented to the Planning Commission in the staff report identified above and as presented in the project plans, dated May 16, 2019, except as modified by the conditions below. Operation of the approved security fence in a manner inconsistent with this use permit shall be grounds for revocation of the approval.

2. On-Street Parking. The applicant shall provide a minimum of six (6) striped parking spaces (five spaces measuring 9 feet wide by 18 feet long, plus one van accessible ADA space). Parking spaces shall be located in front of the building (south side), as shown on the project plans.

3. Bicycle Parking. The applicant shall maintain permanent, fixed bicycle parking for at least one (1) bicycle on-site in a location providing convenient access and natural surveillance. The final location of bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution.

4. Screening. A solid metal fence and access gate shall be installed next to the building, to provide a visual barrier for the exterior storage area, effectively screening the area from view of West 10th Street. Final location and design of the fence and access gate shall be subject to review and approval by the Planning Division, prior to issuance of a site development permit.

5. Fence Maintenance. The fence and access gate shall be maintained in a good state of repair and the exterior finish must be clean and well maintained in a manner that will completely screen the storage from public view.

6. Building Façade Enhancements. The applicant shall provide an awning over the pedestrian access door along the southern elevation, and a decorative trellis structure immediately east of the main building entrance to help break up the appearance of a large, solid unarticulated wall. Final design and location of both the awning and the trellis shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.

7. Building Colors. The storage building shall be painted ‘polar white’ or a similar light color, with the roof and trim colored ‘tan’ or a similar contrasting light color.

8. Anti-Graffiti Coating. An anti-graffiti coating shall be added to all sides of the new building and the solid metal fence and access gate, in order to discourage potential graffiti at the site.

9. Dismantling Prohibited: Equipment and vehicle dismantling shall be prohibited on the project site.

10. Repairs Prohibited: Any vehicle repairs shall be prohibited on the project site.

11. Outdoor Storage Limitations. Outdoor storage of vehicles shall be limited to no more than 20 vehicles at any time. No other outdoor storage of parts, materials, tires, drums, barrels, etc., shall be permitted at the site. The applicant shall ensure that vehicles parked on-site are maintained so as not to leak oil or other potentially hazardous fluids onto the ground.

12. Site Inspections & Clean Ups. The applicant shall inspect the site regularly for any potential spills or leaks from parked vehicles, and any spills or leaks shall be immediately cleaned using dry cleanup methods such as rags or other absorbent material for cleanup of leaks and spills. No part of the site shall be cleaned by hosing the area down with water, unless the wastewater is collected and properly discarded into a sanitary sewer.

13. Hazardous Material Storage: If incidental potentially hazardous materials (such as vehicle fluids) are to be stored at the site, they must be maintained inside the building only. To prevent accidental spills from entering the City’s storm drains, all potentially hazardous materials shall be stored in aboveground containers located at a designated area indoors. The aboveground containers shall be placed within a secondary containment area, such as a leak-proof tub or diked concrete area, in case of primary container failure, and shall be subject to inspection by the City’s Development Services Department and Contra Costa County Fire Protection District upon request. The business shall not use, handle or store hazardous materials in excess of 55 gallons (liquid), 500 pounds (solid) or 200 cubic feet (gas).

14. Wastewater Discharge: The applicant shall ensure that employees of the business do not discharge oil or other vehicle fluids, wastewater or any cleaning agents into any exterior storm drain system or to any storm drain inlets or catch basins. Wastewater from any on-site cleaning must be

properly discarded, with permission from Delta Diablo as appropriate, to the sanitary sewer.

Engineering Fees:

15. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The improvement plan check fee is 6% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at engineering permit. The remainder of the fee shall be due payable prior to issuance of an engineering permit.

16. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a single parcel development permit. The current improvement inspection fee is 5.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

17. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of building permit issuance. The applicant understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.

18. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new

development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

19. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.

20. GIS Update. Prior to the issuance of an engineering permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is $0.05/sf of parcel for non-residential uses.

21. NPDES Plan Review Fee. Prior to the issuance of an engineering permit, the applicant shall pay a National Pollutant Discharge Elimination System ("NPDES") plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of Storm Water Pollution Prevention Plans ("SWPPP"). The current fee is:
    - $3,000 for the first 10,000 sf up to 1st acre
    - Add additional $136/acre for projects greater than 1 acre, up to the first 5 acres
    - Add additional $31/acre for projects greater than 5 acres

22. NPDES Site Inspection Deposit. Prior to the issuance of an engineering permit, the applicant shall pay an NPDES inspection deposit for city staff's inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:

    - $12,000 for the first 10,000 sf up to 1st acre
    - $24,000 for projects greater than 1 acre

    This deposit shall remain in place for the duration of the first year of the project. If the project is completed prior to the project's one-year anniversary, the remaining balance of the deposit will be returned to the applicant.

23. Supplemental Studies. If additional engineering studies are deemed

necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

24. FEMA Coordination. The project site is located within Flood Zone AE (FIRM Panel 06095C0695F). Non-residential buildings located in this flood zone can be flood proofed with their walls made substantially impermeable to the passage of water. The applicant shall coordinate with FEMA to address National Flood Insurance program requirements to reduce the flood risk of the building.

25. Stabilized Parking Surface. The applicant shall provide a stabilized parking surface for the proposed vehicles to be parked within the north end of the property. Any new impervious surface added to the site shall be incorporated into the project site stormwater control plan, and the treatment facility shall be sized and constructed to accommodate the flow from additional impervious surface.

26. Site Access Driveway. The applicant shall provide an ADA compliant driveway.

27. Sidewalk. The applicant shall remove all broken sidewalk fronting the property limits and replace with new sidewalk according to City approved standard details.

Engineering Submittals:

28. Improvement Plans. The applicant shall submit five (5) copies of the engineering plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
    - A Site Plan
    - A Grading and Drainage Plan
    - A Utilities Plan
    - A Landscaping and Irrigation Plan
    - An Erosion and Sedimentation Control Plan
    - Offsite Improvements due to Project Impacts

29. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The

geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a site development permit.

NPDES Requirements:

30. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

    a. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.

    b. Providing covered trash, food waste, and compactor enclosures.

    c. Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.

    d. Minimizing the amount of directly connected impervious surface area.

    e. Marking all storm drains with "No Dumping, Drains to Delta" messages.

    f. Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

    g. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards:

        i. Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.

        ii. Dumpster drips from covered trash and food compactor enclosures.

        iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.

        iv. Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

31. Consistency with Stormwater Control Plan. Grading, improvement, and/or

building plans shall be consistent with the approved Stormwater Control Plan. Prior to the issuance of an engineering permit, the applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

32. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

33. Operations and Maintenance Plan for C.3 Facilities. Prior to final inspection of the site, the applicant shall submit a Stormwater Best Management Practices (BMPs) Operation and Maintenance Plan for review and approval by the Engineering Division. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are available on the Contra Costa Clean Water Program's website.

34. Operations and Maintenance Agreement. Prior to issuance of a certificate of Occupancy, the applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

35. Off-Site Capacity Evaluation. The applicant shall evaluate the existing,

receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.

Engineering Exactions (CFD inclusion):

36. Annexation Documentation for CFD 2005-1. The applicant shall agree to annex into the Community Facilities District 2005-1, which is for public safety services. The fees collected will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the issuance of any building or engineering permits.

37. Annexation Documentation for CFD 2017-1. The applicant shall agree to annex into the Community Facilities District 2017-1, which is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the issuance of any building or engineering permits.

<u>Standard Conditions:</u>

38. 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.

39. 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.

40. 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, and all other applicable local, state and federal agencies.

41. 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.

42. 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.

43. 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.

44. Expiration: This use permit approval will expire on June 25, 2020, 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 Planning Commission.

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 25th day of June, 2019, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

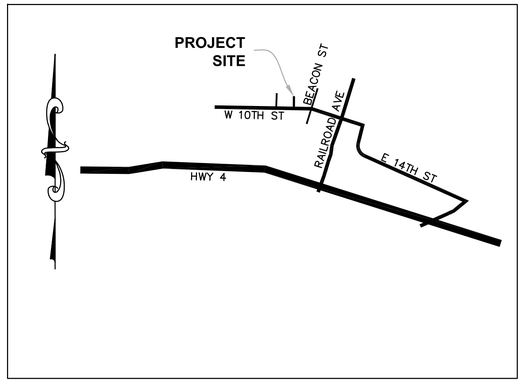
I hereby certify that the above Resolution No. 10125 was adopted by the Planning Commission of the City of Pittsburg on June 25, 2019.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

NEW BUILDING 554 W 10th ST

IMPROVEMENT AND GRADING PLANS

PITTSBURG CONTRA COSTA COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE

UTILITY SERVICE DISTRICTS

FIRE	CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT 4005 PORT CHICAGO HWY, SUITE 250 CONCORD, CA 94520 925-941-3300
GAS AND ELEC	PG&E
SEWER	CITY OF PITTSBURG 65 CIVIC AVE PITTSBURG, CA 94565 925-252-4936
WATER	CITY OF PITTSBURG 65 CIVIC AVE PITTSBURG, CA 94565 925-252-4936

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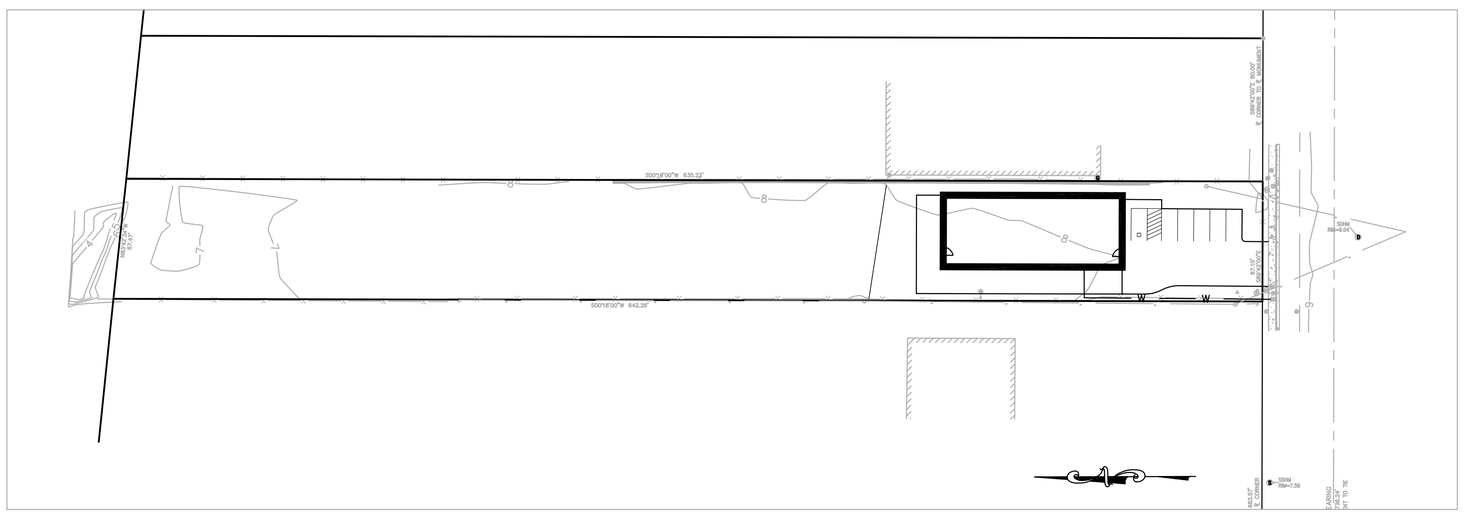
C4 STORMWATER CONTROL PLAN
C5 EROSION CONTROL PLAN
TOPOGRAPHIC AND BOUNDARY SURVEY



SITE PLAN
1"=40'

ALIQUOT

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

Civil Engineers
Traffic Engineers
Surveyors

No.	BY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
MONG
No. 43748
CIVIL
STATE OF CALIFORNIA

TITLE SHEET
NEW BUILDING
554 W 10TH ST
PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

JOB NO	219027
SCALE	1"=10'
DATE	5/16/2019
DESIGN	MC
DRAWN	MC
APPROVED	

DRAWING NUMBER
C1
1 OF 5

GENERAL NOTES:

1. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES SHALL BE PLANTED WITH SUITABLE GROUND COVER.

2. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES ON SITE AND HAUL ROUTES, AND ALL OTHER STORM WATER POLLUTION PREVENTION REGULATIONS DURING DRY SEASONS.

3. A FINAL REPORT BY THE CIVIL ENGINEER CERTIFYING THAT ALL GRADING, LOT DRAINAGE AND DRAINAGE FACILITIES HAVE BEEN COMPLETED AND THE SLOPE PLANNING INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS, SHALL BE SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.

4. THE CITY ENGINEER OR DESIGNEE MAY ENTER THE PREMISES OF THE WORK AT ALL TIMES TO INSPECT THE CONDITION OF THE SITE AND THE METHODS OF OPERATION AND TO CHECK OR TEST ANY FEATURE OR OPERATION INVOLVED IN FULFILLING THE CONDITIONS OF THE GRADING PERMIT.

5. WHERE FREQUENT OR CONTINUOUS INSPECTION DURING CONSTRUCTION IS NECESSARY TO INSURE COMPLIANCE WITH THE GRADING PERMIT, THE APPLICANT WHEN SO DIRECTED, SHALL HAVE A QUALIFIED SOILS ENGINEER FURNISH CONTINUOUS SUPERVISION AND INSPECTION OF THE WORK, AND MAKE ALL THE NECESSARY FIELD TESTS DURING GRADING OPERATIONS.

6. IN ADDITION TO THE REQUIREMENTS OF THE GRADING PERMIT THE PERMITTEE SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS OF THE STATE AND CITY RELATING TO THE CHARACTER OF THE WORK, EQUIPMENT, AND LABOR PERSONNEL INVOLVED IN THE PROJECT.

7. OPERATIONS SHALL BE CONTROLLED TO PREVENT NUISANCES TO PUBLIC AND PRIVATE OWNERSHIPS BECAUSE OF DUST, DRAINAGE, REMOVAL OF NATURAL SUPPORT OF LAND AND STRUCTURES, ENCROACHMENTS, NOISE AND VIBRATION.

8. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES NOT SHOWN AT THE SITE.

9. ALL ORGANIC MATERIAL, INCLUDING GRASS & WEEDS SHALL BE STRIPPED PRIOR TO ANY GRADING OPERATION AND TRANSPORTED AWAY FROM AREAS THAT ARE TO RECEIVE STRUCTURE OR ENGINEERED FILL. STRIPPING SHALL BE USED FOR LANDSCAPING, MOUNDING, AND OR BLENDING AND USED AS A FILL IN NON-STRUCTURAL AREAS.

10. GRADING SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES, SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES AND A DUST PALLIATIVE MAY BE REQUIRED BY THE INSPECTOR. ANY OPERATION THAT CREATES DUST SHALL CEASE IMMEDIATELY UNTIL SUFFICIENT MEASURES SATISFACTORY TO THE CITY HAVE BEEN TAKEN TO INSURE COMPLIANCE WITH THE DUST CONTROL REQUIREMENT'S.

11. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. THE U.S.A AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.

12. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ALIQUOT ASSOCIATES AT (925) 476-2300, FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

13. THESE PLANS SHOW EXISTING FEATURES INCLUDING BUT NOT LIMITED TO, TREES, UTILITIES, AND STRUCTURES THAT MAY BE AFFECTED BY THE CONSTRUCTION OR PLACEMENT OF THE PROPOSED ENGINEERED IMPROVEMENTS. THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE ENGINEER IF THERE ARE ANY EXISTING FEATURES, WHETHER SHOWN OR NOT SHOWN ON THESE PLANS, THAT COULD IN ANY WAY BE IN POTENTIAL CONFLICT WITH THE DESIGN OF THESE PLANS. ALL WORK WITHIN THE VICINITY OF A POTENTIAL CONFLICT SHALL CEASE UNTIL AN ADEQUATE AND APPROPRIATE SOLUTION IS DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY ENGINEER.

14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EARTH QUANTITIES INDEPENDENTLY TO HIS OWN SATISFACTION PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH DISCREPANCIES IN CUT/FILL EARTH QUANTITIES.

    EARTHWORK QUANTITIES:
    CUT=±60 C.Y.
    FILL=±45 C.Y.

15. ALL CONSTRUCTION EQUIPMENT AND HAUL TRUCKS SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL CONSTRUCTION EQUIPMENT AND HAUL TRUCKS SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION

16. ALL ON-SITE STORAGE OF EXCAVATED SOIL SHALL BE COVERED AND WATERED AT LEAST ONCE PER DAY OR IF NECESSARY TWICE PER DAY. DURING CONSTRUCTION, ALL TRUCKS STANDING FOR FIVE MINUTES OR MORE, EXCEPT CEMENT TRUCKS, SHALL SHUT OFF THEIR MOTORS.

17. TOTAL SQUARE FOOTAGE OF LAND DISTURBANCE = 17,700± SQUARE FEET.

ALIQUOT ASSOCIATES INC. GENERAL NOTES:

UNDERGROUND UTILITIES

1. EXISTING PRIVATE AND PUBLIC UTILITIES SHOWN HEREON REFLECT AVAILABLE RECORD DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES WHICH ARE TO REMAIN IN USE, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC UTILITY COMPANIES AND OWNERS OF PRIVATE UTILITIES WITHIN THE CONSTRUCTION AREA 48 HOURS PRIOR TO START OF ANY CONSTRUCTION.

2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 227-2600, 48 HOURS PRIOR TO ANY EXCAVATION. THE USA AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALIQUOT ASSOC., INC OF ANY DIFFERENCES IN LOCATIONS OF EXISTING UTILITIES SHOWN, OR ANY CONFLICTS WITH THE DESIGN BEFORE CONTINUING WORK IN THAT AREA.

4. THE CONTRACTOR SHALL EXPOSE AND CHECK INVERTS ON EXISTING SEWERS AND STORM DRAINS AND VERIFY THAT THERE IS AN ADEQUATE CLEARANCE FOR KNOWN CROSSINGS OF OTHER UTILITIES BEFORE CONSTRUCTING NEW PIPELINES.

5. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE FLOW LINE ELEVATION OF THE EXISTING SEWER AND STORM DRAIN AT THE POINT OF CONNECTION AND NOTIFY THE ENGINEER IMMEDIATELY IF MORE THAN 0.10 FOOT OF DIFFERENCE EXISTS FROM THIS PLAN.

6. MANHOLE, WATER VALVE, METER BOX, AND CLEANOUT RIM ELEVATIONS, SHOWN OR NOT SHOWN HEREON, ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE RIMS AND COVERS TO THE FINISHED PAVEMENT GRADE.

7. IF APPLICABLE, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL NECESSARY UTILITY RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES.

8. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES.

SANITARY AND STORM SEWER CONSTRUCTION

9. ALL SEWER AND STORM DRAIN CONSTRUCTION SHALL PROCEED FROM THE DOWNSTREAM CONNECTION TO THE UPSTREAM TERMINUS.

DUST CONTROL

10. THE PROJECT SHALL COMPLY WITH THE DUST CONTROL REQUIREMENTS OF THE GRADING ORDINANCE INCLUDING PROVISIONS PERTAINING TO WATER CONSERVATION.

11. ALL MUD OR DIRT CARRIED OFF THE CONSTRUCTION SITE ONTO ADJACENT STREETS SHALL BE SWEPT EACH DAY. WATER FLUSHING OF SITE DEBRIS OR SEDIMENT OR CONCRETE WASHING IS EXPRESSLY PROHIBITED.

NOISE

12. CONTRACTORS AND SUBCONTRACTORS SHALL FIT ALL INTERNAL COMBUSTION ENGINES WITH MUFFLERS WHICH ARE IN GOOD CONDITION IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS, AND SHALL LOCATE STATIONARY NOISE-GENERATING EQUIPMENT AS FAR AWAY FROM EXISTING RESIDENCES AS FEASIBLE.

13. THE SITE SHALL BE MAINTAINED IN AN ORDERLY FASHION FOLLOWING THE CESSATION OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE.

14. EXISTING CURB AND SIDEWALK WITHIN THE PROJECT LIMITS DAMAGED OR DISPLACED, EVEN THOUGH NOT PROPOSED TO BE REMOVED, SHALL BE REPAIRED OR REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR.

15. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO THE WORK AREA THROUGHOUT THE PERIOD OF CONSTRUCTION.

16. PRIOR TO COMMENCEMENT OF ANY WORK ON ADJACENT PROPERTIES, THE OWNER SHALL OBTAIN WRITTEN PERMISSION FROM AFFECTED PROPERTY OWNERS.

17. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING MUD OR OTHER DEBRIS OFF OF THE STREETS ADJACENT TO HIS/HER PROJECT. THE STREET SHALL NOT BE USED TO STORE MATERIALS OR TO PARK CONSTRUCTION TRAILERS OR OTHER SUCH VEHICLES FOR EXTENDED PERIODS OF TIME AS PER COUNTY ORDINANCE.

18. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOB SITE.

DESIGN RESPONSIBILITY

20. ALIQUOT ASSOC., INC. ASSUMES NO RESPONSIBILITY BEYOND THE ADEQUACY OF THE DESIGN CONTAINED HEREIN.

STAKING

22. SURVEYOR PERFORMING CONSTRUCTION STAKING SHALL VERIFY ALL PROPOSED ELEVATIONS CONFORMING WITH EXISTING PAVEMENT, CURBS & PIPES AND SHALL REPORT ANY VERTICAL ELEVATIONS AND HORIZONTAL DISCREPANCIES TO THE ENGINEER AND CONTRACTOR PRIOR TO CONSTRUCTION.

RETAINING WALL STAKES

23. RETAINING WALL STAKES ARE REFERENCED TO THE TOP OF WALL (TW) AND/OR AT THE FINISHED GRADE AT THE BOTTOM OF WALL (BW), UNLESS OTHERWISE NOTED ON THE PLAN.

EXCAVATIONS/TRENCHES

24. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING OR SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.

CAL-OSHA NOTES

25. DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ADEQUATE BARRICADES, TRAFFIC CONTROLS, SHORINGS, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS, AND LOCAL SAFETY ORDINANCES.

26. ALL APPLICABLE PRODECURE AND REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.

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

No.	BY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER ROBERT C. WONG No. 43748 CIVIL STATE OF CALIFORNIA

GENERAL NOTES
NEW BUILDING
554 W 10TH ST
PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

JOB NO 219027
SCALE 1"=10'
DATE 5/16/2019
DESIGN MC
DRAWN MC
APPROVED

DRAWING NUMBER
C2
2 OF 5

LEGEND

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
DMA	DRAINAGE MANAGEMENT AREA
EX.	EXISTING
FF	FINISH FLOOR
LF	LINEAR FEET
MAX.	MAXIMUM
SQ.	SQUARE
W	WATER

CONSTRUCTION NOTES:

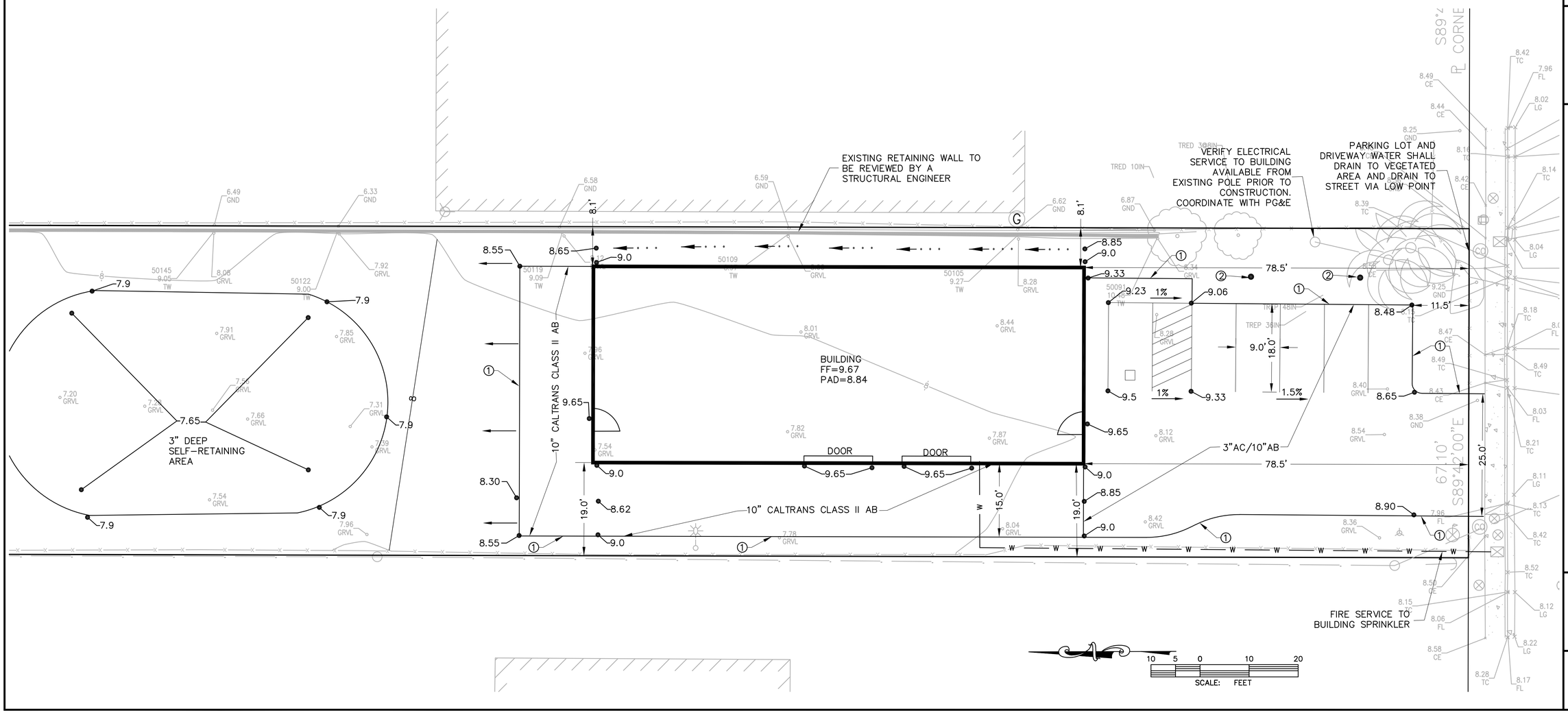
① 12" PRESSURE TREATED DOUGLAS FIR HEADER

② PLANT 15 GALLON COAST REDWOOD TREE

FEMA FLOOD VENTS:
PROVIDE 14 FLOOD OPENINGS IN THE BUILDING AT +4" ABOVE FF. THERE SHALL BE 2 OPENINGS EACH ON THE SIDES OF THE BUILDING THAT MEASURE 40 FEET AND 5 OPENINGS EACH ON THE SIDES OF THE BUILDING THAT MEASURE 100 FEET. THE OPENINGS SHALL HAVE A NET AREA OF 2 SQ. FEET AFTER ACCOUNTING FOR ANY GRATING OR MATERIAL THAT COVERS THE OPENING. THE OPENING SHALL BE NO HIGHER THAN 2 FEET VERTICALLY.

UTILITY NOTES:

THERE IS NO SANITARY SEWER, DOMESTIC WATER, OR GAS SERVICE TO THE BUILDING.



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Surveyors

No.	BY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER MARK C. MORIC No. 43748 CIVIL STATE OF CALIFORNIA

GRADING AND UTILITY PLAN
NEW BUILDING
554 W 10TH ST

PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

JOB NO	219027
SCALE	1"=10'
DATE	5/24/2019
DESIGN	MC
DRAWN	MC
APPROVED	

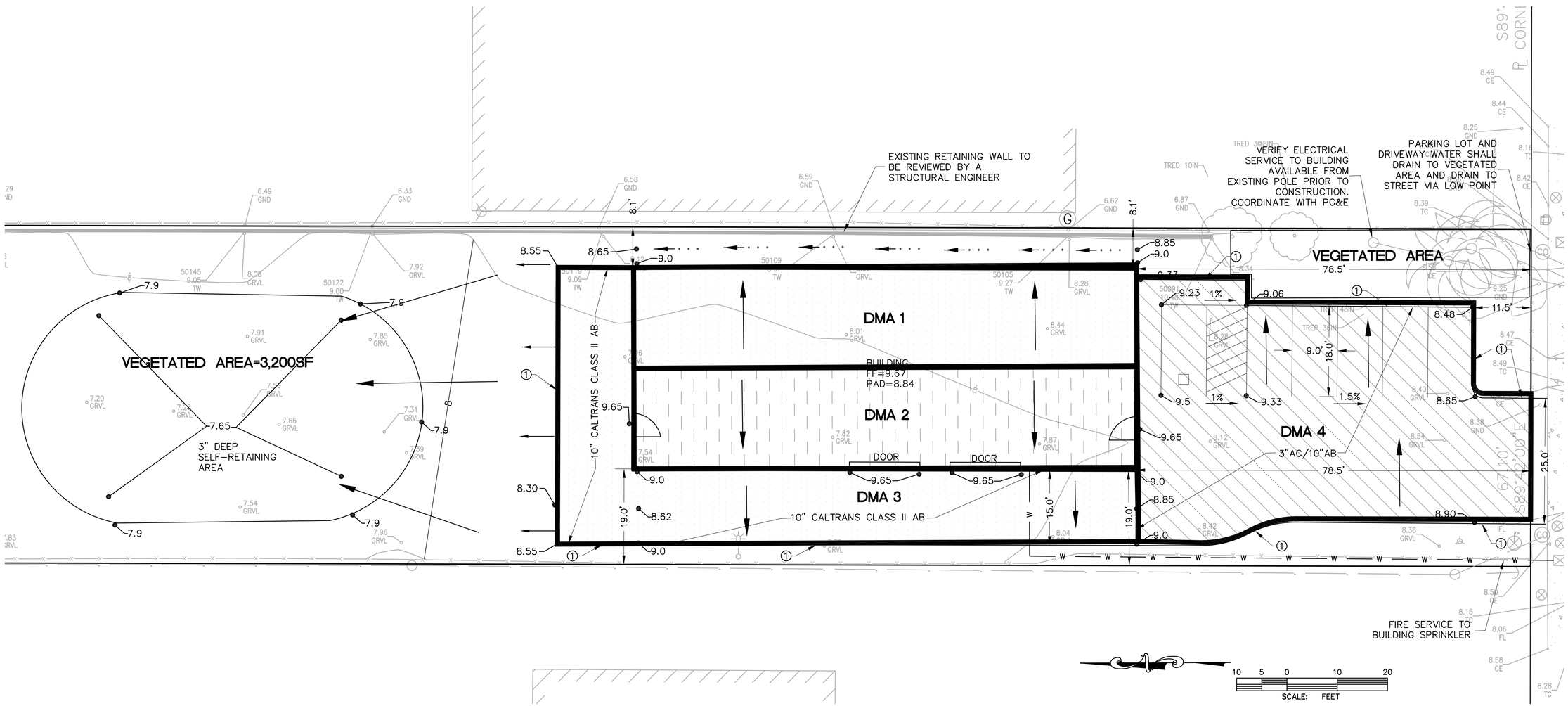
DRAWING NUMBER

C3

3 OF 5

DMA #	SURFACE TYPE	AREA (SF)	TREATMENT TYPE
DMA 1	ROOF	2,000	DRAINS TO SELF-TREATING (24,000 SF)
DMA 2	ROOF	2,000	DRAINS TO SELF-TREATING (24,000 SF)
DMA 3	AB DRIVEWAY	2,315	DRAINS TO SELF-TREATING (24,000 SF)
DMA 4	AC PAVEMENT	3,373	DRAINS TO SELF-TREATING (780 SF)

TOTAL IMPERVIOUS SURFACE =9,688 SF. THE PROJECT CLASSIFIES AS A NON-REGULATED PROJECT AND WILL COMPLY WITH STORMWATER CONTROL FOR SMALL LAND DEVELOPMENT



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Civil Engineers
Traffic Engineers
Surveyors

No.	BY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER MARIO CIVIL No. 43748 STATE OF CALIFORNIA

STORMWATER CONTROL PLAN
NEW BUILDING
554 W 10TH ST

PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

JOB NO 219027
SCALE 1"=10'
DATE 5/16/2019
DESIGN MC
DRAWN MC
APPROVED

DRAWING NUMBER

C4

4 OF 5

EROSION CONTROL GENERAL NOTES:

TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON–(OCTOBER 1 TO APRIL 15.)

1. TEMPORARY EROSION CONTROL MEASURE DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS THE WORK PROGRESSES.

2. ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED BY THE CONTRACTOR AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).

3. ALL LOOSE SOILS AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

4. AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES, STRAW WATTLES OR OTHER EROSION AND SEDIMENT CONTROL FACILITIES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.

5. IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 15, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.

6. SANDBAGS OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE COUNTY INSPECTOR.

7. SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE COUNTY INSPECTOR.

8. ALL CATCH BASIN & INLETS PRIOR TO PAVING WILL BE EQUIPPED WITH WATTLE BARRIER PLACED 2" MIN. BELOW TOP OF GROUND LEVEL.

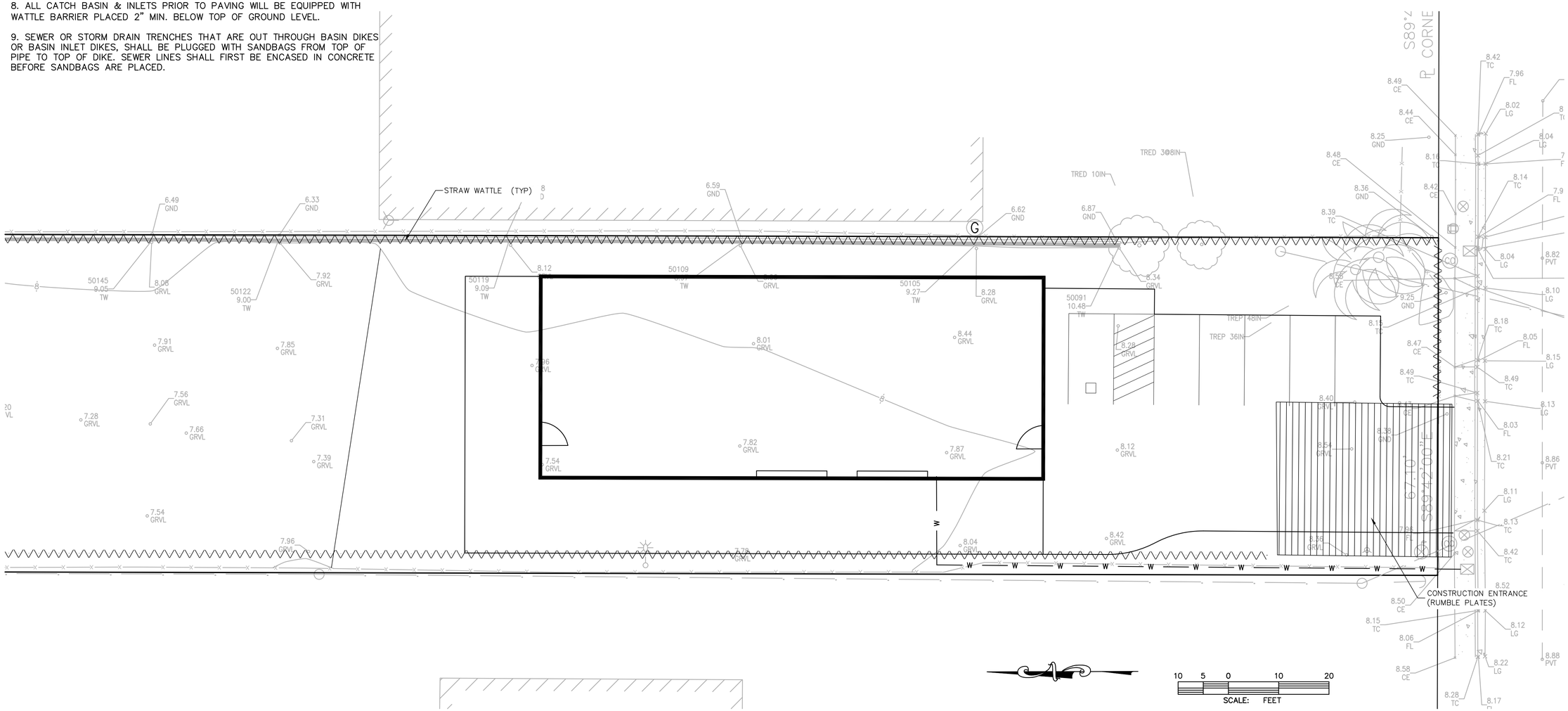
9. SEWER OR STORM DRAIN TRENCHES THAT ARE OUT THROUGH BASIN DIKES OR BASIN INLET DIKES, SHALL BE PLUGGED WITH SANDBAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE ENCASED IN CONCRETE BEFORE SANDBAGS ARE PLACED.

10. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS ROAD IS BEING INSTALLED.

11. STOCKPILES OF TRENCH SPOILS, DEBRIS, SOIL, SAND OR OTHER MATERIALS SHALL BE COVERED OR REMOVED AS SOON AS PRACTICAL.

12. TEMPORARY STOCKPILES OF SUPPLIES ON SITE NECESSARY TO HANDLE EMERGENCY FIELD CONDITION SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES & COVERED TO THE SATISFACTION OF THE COUNTY INSPECTOR.

13. VEHICLE AND EQUIPMENT STORAGE AREA WILL BE ASSIGNED BY SUFISM REORIENTED. WHEN THE EXISTING BUILDINGS ARE BEING DEMOLISHED AND THE SANCTUARY IS BEING CONSTRUCTED, ALL HAZARDOUS MATERIALS SHALL BE CONTAINED IN TRUCKS, WASTE PLACED IN DUMPSTER, AND CONCRETE TRUCK WASHING DONE OFFSITE IN APPROVED FACILITIES. VEHICLE AND EQUIPMENT STORAGE AREA LOCATION MAY CHANGE DURING CONSTRUCTION PHASES. SUFISM REORIENTED SHALL DETERMINE THE ACTUAL LOCATION AND SIZE OF THE VEHICLE AND EQUIPMENT STORAGE AREA.



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Surveyors

No.	BY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER MARK C. MORG No. 43748 CIVIL STATE OF ILLINOIS

EROSION CONTROL PLAN
NEW BUILDING
554 W 10TH ST

PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

JOB NO	219027
SCALE	1"=10'
DATE	5/16/2019
DESIGN	MC
DRAWN	MC
APPROVED	

DRAWING NUMBER

C5

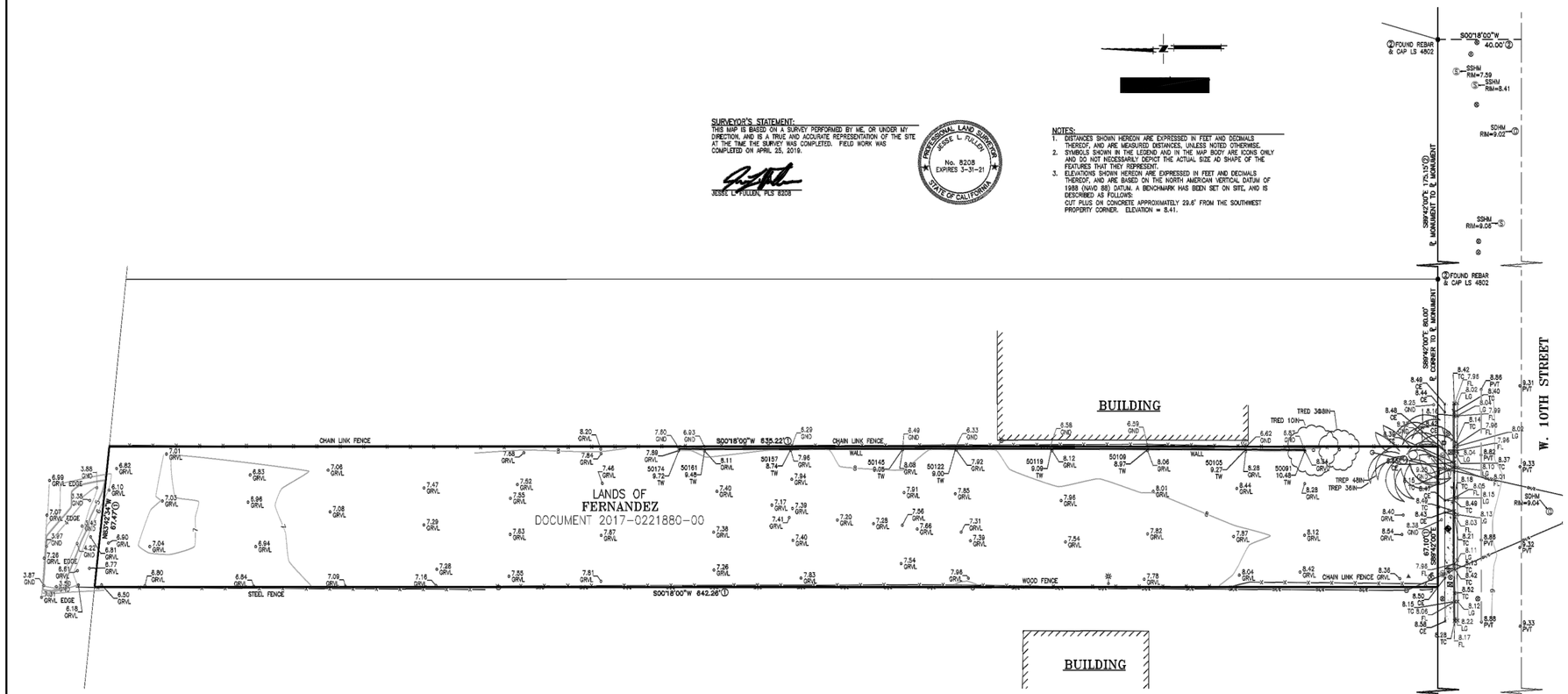
5 OF 5

SURVEYOR'S STATEMENT:
THIS MAP IS BASED ON A SURVEY PERFORMED BY ME, OR UNDER MY DIRECTION, AND IS A TRUE AND ACCURATE REPRESENTATION OF THE SITE AT THE TIME THE SURVEY WAS COMPLETED. FIELD WORK WAS COMPLETED ON APRIL 25, 2019.

JESSE L. FULLER, PLS 8208

PROFESSIONAL LAND SURVEYOR — JESSE L. FULLER — No. 8208 — EXPIRES 3-31-21 — STATE OF CALIFORNIA

NOTES:
1. DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF, AND ARE MEASURED DISTANCES, UNLESS NOTED OTHERWISE.
2. SYMBOLS SHOWN IN THE LEGEND AND IN THE MAP BODY ARE ICONS ONLY AND DO NOT NECESSARILY DEPICT THE ACTUAL SIZE AD SHAPE OF THE FEATURES THAT THEY REPRESENT.
3. ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF, AND ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) DATUM. A BENCHMARK HAS BEEN SET ON SITE, AND IS DESCRIBED AS FOLLOWS:
   CUT PLUS ON CONCRETE APPROXIMATELY 29.6' FROM THE SOUTHWEST PROPERTY CORNER. ELEVATION = 8.41.



BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF W. 10TH STREET BEING NORTH 89°42'00" EAST AS SHOWN ON RECORD OF SURVEY RS3313, FILED FOR RECORD IN BOOK 140 OF LICENSED SURVEYORS' MAPS, PAGE 24.

REFERENCES TO OFFICIAL RECORDS OF CONTRA COSTA COUNTY:
① GRANT DEED TO FERNANDEZ, ET UN, DOCUMENT 2017-0221880-00
② RECORD OF SURVEY RS 3313, BOOK 140 OF LICENSED SURVEYORS' MAPS, PAGE 24
③ RECORD OF SURVEY, BOOK 98 LICENSED SURVEYORS' MAPS, PAGE 38

LEGEND

	CENTER LINE
	RIGHT OF WAY
	PARCEL LINE
	TIE LINE
	BUILDING
	FENCE
	CURB, GUTTER & SIDEWALK
	WALL
	STRIPE
	MAJOR CONTOUR
	MINOR CONTOUR
	BENCHMARK: ELEVATION = 8.41
	AREA DRAIN
	BLOW-OFF VALVE
	CLEANOUT
	FIRE HYDRANT
	HOSE BIB
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	WATER METER
	WATER VALVE
	CONCRETE EDGE
FL	FLOW LINE
GRVL	GRAVEL
GND	GROUND
LG	LIP OF GUTTER
SSMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TC	TOP OF CURB
TW	TOP OF WALL
TRED	DECIDUOUS TREE
TREP	PALM TREE

554 W. 10TH STREET (APN 085-270-016)

LANDS OF FERNANDEZ TOPOGRAPHIC SURVEY & RECORD BOUNDARY MAP

CONTRA COSTA COUNTY — CALIFORNIA

PITTSBURG

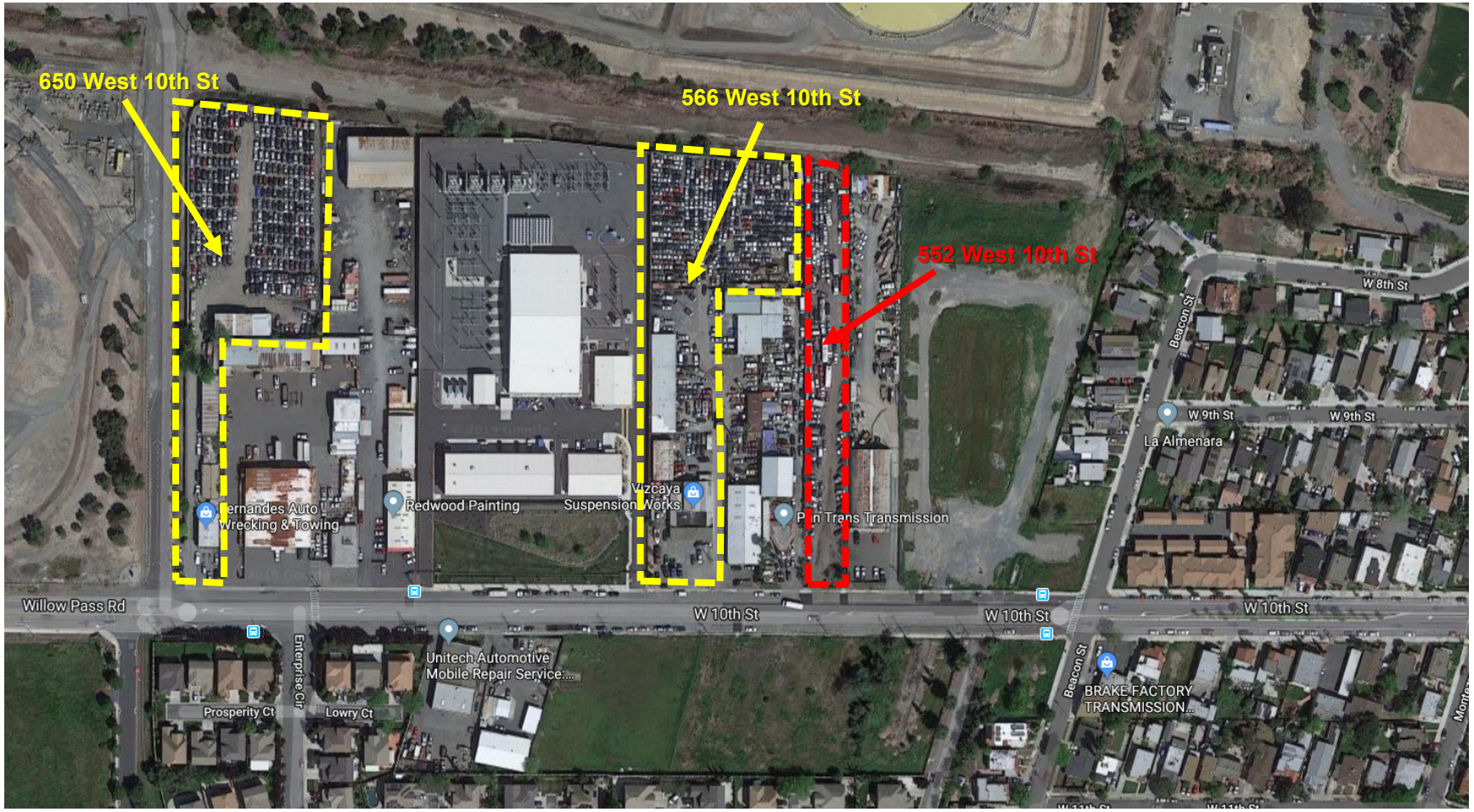
FULLER SURVEYING & MAPPING, INC.
1900 WILLOW PASS CT.
CONCORD, CA 94520
JFSCORP@sbcglobal.net

SCALE:
DATE: 15MAY2019
FIELD CREW: JLF/TTJ

NO.	BY	DATE

SHEET NO. 1 OF 1 SHEETS
JOB No. FRANK002

Project Location and Surrounding Land Uses Map



Property Development Regulations
Fernandes Towing, Vehicle Storage
AP-18-1326 (UP, DR)

Development Regulations: *CS-O District*	**Requirement:**	**Proposed Project:**
Minimum Lot Area:	5,000 s.f.	42,860 s.f.
Minimum Lot Width:	70 ft.	67.1 ft.
Minimum Yards:	-	-
Front:	10 ft.	80 ft.
Side	0 ft.	8.1 ft.
Corner Side:	-	-
Rear:	-	Approx. 462 ft.
Maximum Height of Structures*:	50 ft.	Approx. 20 ft.
Maximum Lot Coverage:	60%	9.3%
Maximum Floor-Area Ratio (FAR):	0.5	0.09
Minimum Site Landscaping:	7%	2% *(See Compliance section in Staff Report for further discussion)*
Off Street Parking Requirement:	Vehicle Storage , as proposed, not specified in PMC 18.78.040 Schedule A Per PMC 18.78.040F. Uses Not Specified. If a use permit is required to establish a use, and the use classification is not included in Schedule A, the planning commission or zoning administrator, as appropriate, shall determine the required number of parking or loading spaces for the use in conjunction with the commission's or	6 parking spaces (five (5) 9x18 spaces plus one van accessible ADA parking space)

	zoning administrator's review of the use permit.	
Bicycle Parking and Storage:	1	1 (conditionally)

Attachment 5: Development Review Design Guidelines
Fernandes Towing, Vehicle Storage
AP-18-1326 (UP, DR)

Design Review Guideline	Meets Guideline?
Commercial/Industrial	
Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	**Yes.** The parking area would be partially screened from view from the right-of-way along W 10th St by the proposed landscaping.
Provisions should be made for permanent shopping cart corrals in retail shopping centers.	**Not applicable.** The proposed structure would not house a use which would utilize shopping carts.
Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	**Yes.** The proposed project would retain all existing trees on site and incorporate them into the landscaped area.
Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	**Not applicable.** The proposed project would not require the installation of any new utility infrastructure on site.
Projects with many buildings (greater than three) should have a variety of building sizes and masses.	**Not applicable.** The proposed project proposes only one new building.
Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	**Not applicable.** Staff notes that the proposed use of warehousing vehicles for criminal investigation requires a large sized structure, and that the building is set back approximately 78.5 feet, so that the portion of the roof line with a length over 50 feet will not be visible from the right-of-way along W 10th Street, and will be obscured by structures on neighboring properties.
Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	**Conditionally.** A condition of approval has been added to require an awning over the main pedestrian building entry door and a decorative trellis along the primary façade to improve the appearance of the main entry elevation.

Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	**Yes.** The front façade would maintain the 'polar ice' colored steel-sheeted material, with a contrasting light colored trim, and be kept in a clean manner.
A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	**Not applicable.** The proposed project is not located in an existing commercial or industrial center.
All roof mounted equipment should be screened completely from view from all public rights-of-way. A site-line study may be necessary to determine appropriate screening method.	**Not applicable.** The proposed project would not require the installation of any additional roof-mounted equipment.
All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	**Conditionally.** A condition of approval has been added requiring the construction of an awning and trellis structure around the main entrance of the building.
Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	**Conditionally.** A standard condition of approval requires all vents, gutters, downspouts, flashing electrical conduits, etc. be painted or finished to match the building exterior to which they are attached.
Downspouts should be designed into the façade of the building unless architecturally treated.	
Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	**Conditionally.** A condition of approval has been added requiring the construction of an awning and trellis structure around the main entrance of the building.
Prototype or "theme" architecture is discouraged.	**Yes.** The proposed building design does not include what could be considered "theme" architecture.
New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	**Yes.** The proposed project is architecturally-compatible with existing structures in the area.

The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	**Yes.** The proposed project would include an entrance at the front façade, and place loading doors at the side elevation. Landscaping will be included at the front, along the street frontage as well.
Trash enclosures should include area for collection of recyclables.	**Not applicable.** The proposed project does not include a trash enclosure.
Green Building Design Guideline	**Meets Guideline?**
Section D: Commercial / Industrial	
Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	**Conditionally.** The proposed structure has been conditioned to have a light-colored roof to help reduce the heat island effect.
Roofs should host a renewable energy generation system appropriate to its natural resources (i.e. solar photovoltaic cells where there is ample sunlight, and low-profile wind energy generation turbines where wind currents are adequate). Renewable energy systems should be installed unless they are demonstrated to be cost prohibitive after considering their energy saving benefits over their lifetime.	
Roofs should be covered with a cool roof underneath any energy generation structures, and either a green/living roof or cool roof for uncovered portions.	
Uncovered rooftop expanses greater than 200 square feet should be designed to be strong enough to support rooftop gardens and other passive recreational uses for employees.	**Not applicable.** Due to the proposed use of the building as a storage warehouse, this item has been deemed not applicable.
Urban heat island impacts may be minimized through the shading or paving material design choices. Recommended choices include renewable energy systems on carports, shade trees, underground parking, and open-grid pavement systems	**Yes.** The proposed project would include the planting of three new trees within the landscaped area that would partially shade the parking area.

Outdoor parking lots with more than 20 spaces and solar access over 75% of more of its surface area should install renewable energy systems on carport structures. The builder may arrange a power-purchase agreement where the energy system is funded and owned by a third party, as a way to alleviate initial cost burden.	**Not applicable.** The project proposes only six (6) parking spaces.
Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	**Yes.** The project proposes only to use asphalt concrete for the front parking lot, and proposed 10” Caltrans Class II Aggregate Base to surround the structure. A 3” deep self-retaining area is proposed behind the building.
Within parking lots, electric vehicle charging units should be made available to employees and patrons with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned employees or electric vehicle use only.	**Not applicable.** The project does not propose to have parking available to employees or the public. The parking proposed on-site will only be utilized by law enforcement and investigators.
Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	**Not applicable.** The storage building will not be occupied.
Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	**Not applicable.** Recycled water is currently not available to serve the project site.

Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	**Not applicable.** The proposed use would not employ 50 or more individuals.
Street side building faces should encourage walking. No more than 40% of a building's street side length, or 50 feet, whichever is less, should be blank walls without doors or windows. Functional entries to buildings should occur at an average of 75 feet or less along sidewalk facing walls. Additional design techniques contained in the Downtown Design Guidelines that encourage walking, should also be utilized where applicable.	**Conditionally.** A condition of approval has been added requiring the construction of an awning and trellis structure around the main entrance of the building.
Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	**Conditionally.** The proposed project would be conditioned to provide one (1) bicycle rack or locker.

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

NOTICE OF PUBLIC HEARING

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

DATE: **June 25, 2019**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Fernandes Towing, AP-18-1326 (UP, DR).

This is a public hearing on a request by Fernandes Towing for approval of a use permit to expand an existing vehicle towing and storage yard onto a new site, and design review approval of plans to construct a new 4,000 square-foot steel-sheeted storage building, located at 554 W. 10th Street, within the CS-O (Service Commercial with an Overlay, Ordinance No. 06-1277) District. Assessor's Parcel Nos. 085-270-016.

PROJECT PLANNER: John Dacey, (925) 252-4824 or jdacey@ci.pittsburg.ca.us

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

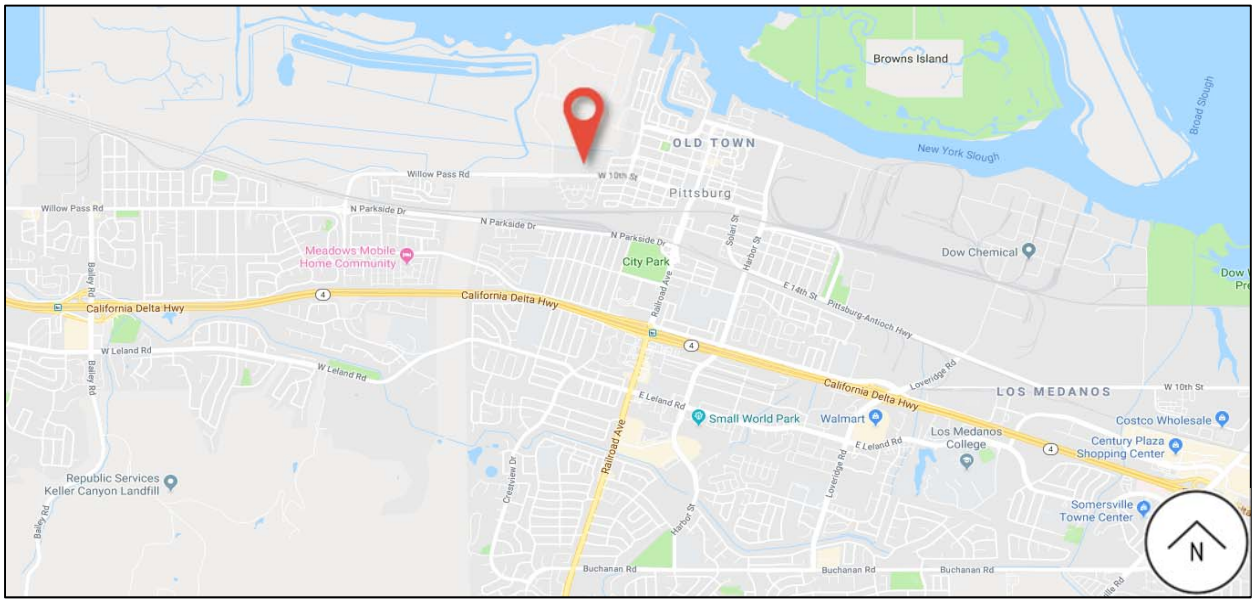
Where can I get more information about this project?
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner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

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

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

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Fernandes Towing, AP-18-1326 (UP, DR).
Location: 554 W. 10th Street, APN: 085-270-016



CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 25, 2019

ITEM: **Notice of Intent to Exercise Delegated Design Review Authority, Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions.**

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for an exterior façade update at 635 Railroad Avenue, one notice of intent to conduct a Zoning Administrator public hearing on a proposed fence height exception for Taqueria Los Gallos at 266 Diane Ave., and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Exercise Design Review Authority, Notice of Intent to Conduct a Zoning Administrator Public Hearing, 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, and one application requiring a Zoning Administrator public hearing:

1. 635 Railroad Ave Façade Remodel, AP-19-1433 (AD) – Delegated Design Review Category 3.

   This is an application filed by Francisco Matos, requesting administrative design review approval to remodel the front and rear exterior façades on an existing building located at 635 Railroad Avenue, in the CP (Pedestrian Commercial) District. Assessor's Parcel Number 087-171-004.

2. Taqueria Los Gallos Fence Height Exception, AP-19-1430 (ZA) – Zoning Administrator Public Hearing.

   This is an application by Jorge Cardenas, requesting Zoning Administrator approval of a fence height exception to construct a six-foot-tall wrought-iron fence within the front yard setback, where only four-and-a-half feet would otherwise be allowed. The site is located at 266 Diane Avenue in the RS-5 (Single-Family Residential, 5,000 Square Foot Minimum Lot Size) District. Assessor's Parcel Numbers: 087-181-011 and 073-181-012.

The Zoning Administrator has also adopted one resolution approving delegated design review applications, as follows:

1. Resolution No. 337: Taqueria Los Gallos, AP-19-1418 (AD)

GENERAL PLAN/CODE COMPLIANCE:

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

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent and the adopted Zoning Administrator resolutions.

ATTACHMENTS:

1. Notice of Intent: 635 Railroad Ave Façade Remodel, AP-19-1433 (AD)
2. Notice of Intent: Taqueria Los Gallos Fence Height Exception, AP-19-1430 (ZA)
3. Zoning Administrator Resolution No. 337

Prepared by: Kristin Pollot, AICP, Zoning Administrator

NOTICE OF INTENT

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

635 Railroad Ave Façade Remodel, AP-19-1433 (AD).

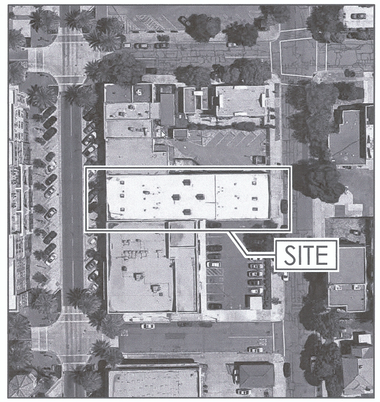
This is an application filed by Francisco Matos, requesting administrative design review approval to remodel the front and rear exterior façades on an existing building located at 635 Railroad Avenue, in the CP (Pedestrian Commercial) District. Assessor's Parcel Number 087-171-004.

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

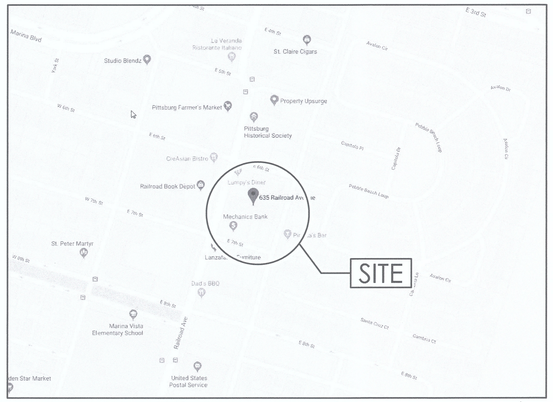
RAILROAD EXTERIOR REMODEL

635 Railroad Ave, Pittsburg, CA 94565

APN: 085-171-004-6



AERIAL VIEW

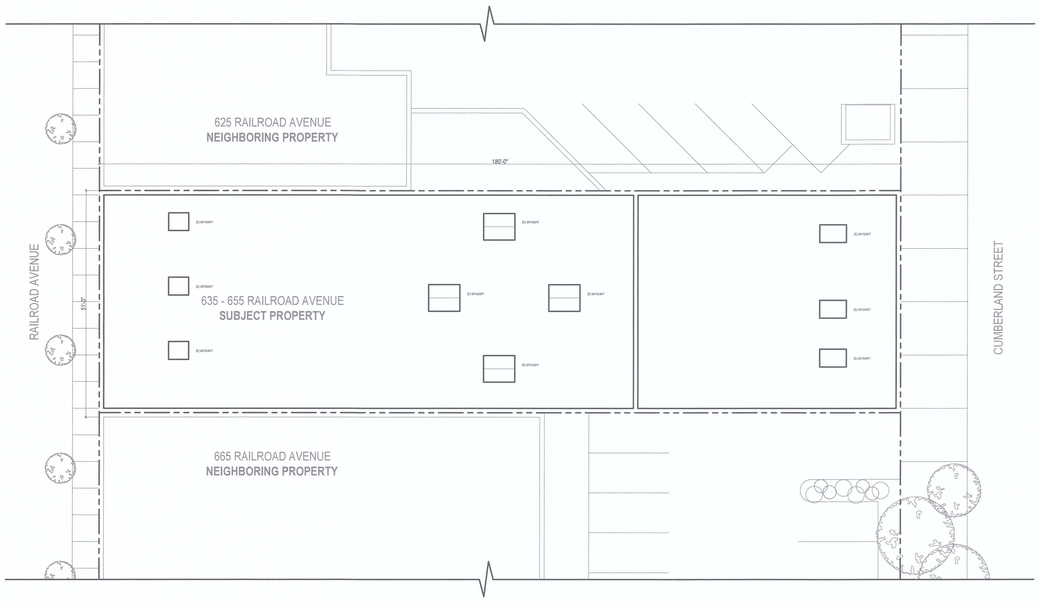


BLOCK MAP

APPLICABLE CODES
2016 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)
PART 1 - CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2 - CALIFORNIA BUILDING CODE
PART 3 - CALIFORNIA ELECTRICAL CODE
PART 4 - CALIFORNIA MECHANICAL CODE
PART 5 - CALIFORNIA PLUMBING CODE
PART 6 - CALIFORNIA ENERGY CODE
PART 9 - CALIFORNIA FIRE CODE
PART 10 - CALIFORNIA EXISTING BUILDING CODE
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)
PART 12 - CALIFORNIA REFERENCE STANDARDS CODE

SHEET LIST:	
GENERAL	
G-000	TITLE, COVER SHEET & SHEET INDEX
AB-100	PHOTOGRAPHS
ARCHITECTURE DRAWINGS	
A-100	FLOOR PLANS
A-200	FRONT ELEVATION
A-201	REAR ELEVATION
A-401	SCHEDULES
E-001	ELECTRIC
T-24	TITLE 24

OWNER	
NAME	PATRICK YOUNG
DIRECTION	635 RAILROAD AVE, PITTSBURG, CA 94565
EMAIL	PEACHESANDCREAMLTD@GMAIL.COM
TELEPHONE	(408)916-6226
TEAM	
ARCHITECT-SF	FRANCISCO MATOS
DIRECTION	1390 MARKET ST. SAN FRANCISCO, CA 94102
TELEPHONE	415-519-4954
EMAIL	francisco@architect-sf.com
WEB	http://www.architect-sf.com
PROJECT DATA	
ADDRESS	635 RAILROAD AVE, PITTSBURG, CA 94565
APN	085-171-004-6
LOT SIZE	8,506 SQFT
ZONING INFORMATION	
ZONING DISTRICT	CP
BUILDING INFORMATION	
SPACE SQFT.	7,916 SQFT
BUILDING HEIGHT	19' - 0"
# OF UNITS	5
CONSTRUCTION TYPE	III B
SPRINKLER	NON-SPRINKLER BUILDING



SITE & ROOF PLAN - NO CHANGE

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

SCOPE OF WORK

1. (N) ELECTRICAL PANELS
2. (N) REMODEL FRONT FACADE
3. (N) REMODEL REAR FACADE
4. NO INTERIOR WORK
5. ALL INTERIOR WORK UNDER SEPARATE PERMIT

NOTE:

TENANT IMPROVEMENT FOR UNITS A,B,C,D & E UNDER FUTURE SEPARATE PERMIT

UNIT LAYOUT

GENERAL NOTES

1. CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
2. DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
3. THE CONTRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. RESTORE FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES.
4. ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
6. EXISTING OPENING FRAME SHALL REMAIN UNALTERED. ALL NEW WINDOWS OR DOORS SHALL FIT THE EXISTING ROUGH OPENING.
7. PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER.

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Francisco J. Matos
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02-26-2021
RENEWAL DATE
STATE OF CALIFORNIA

SHEET INFO.
Project No.:
Set Date:
Drawn by:
Dwg. Date:

Revisions

Number	Date	Description

Project Title:

EXTERIOR REMODEL
635 RAILROAD AVE, PITTSBURG, CA 94565
APN: 085-171-004-6

Drawing Title:

Sheet:

G-000

DEMOLITION LEGEND:

1. (E) WALL TO BE DEMOLISHED
2. (E) DOOR TO BE REMOVED
3. (E) WINDOW TO BE REMOVED

DEMOLITION GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
2. DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL LAWS.
3. THE CONTRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING, RESTORE FINISHED OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES
4. ALL REMOVAL SHALL BE PERFORMED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH STANDARDS.
5. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
6. PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER. SALVAGE ALL REMOVED ITEMS, SUCH AS LIGHTING FIXTURES, TO BE DISPOSED AS PER OWNER REQUEST.

REMODEL LEGEND:

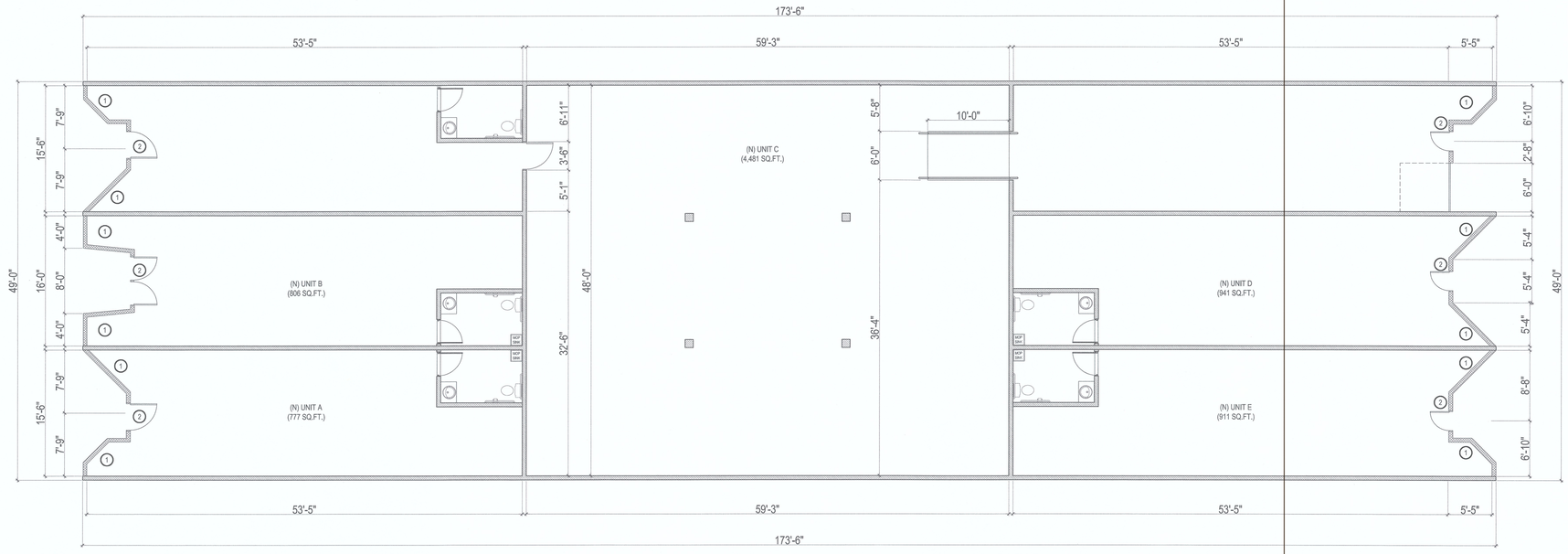
- **DOORS** IDENTIFICATION NUMBER (REFER TO DRAWING A600 FOR SCHEDULE)
- **WINDOWS** IDENTIFICATION LETTER (REFER TO DRAWING A600 FOR SCHEDULE)
- INDICATES **WALL TYPE** NUMBER FOR DETAILS (REFER TO DRAWING FOR SCHEDULE OR DETAILS)
- INDICATES **DEMOLITION NOTE** NUMBER
- INDICATES **EQUIPMENT** NUMBER

REMODEL GENERAL NOTES:

1. CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT HIMSELF WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
2. FACADE OF 635 RAILROAD AVE TO BE REBUILD TO MATCH SPECS FROM 645 & 655 RAILROAD AVE

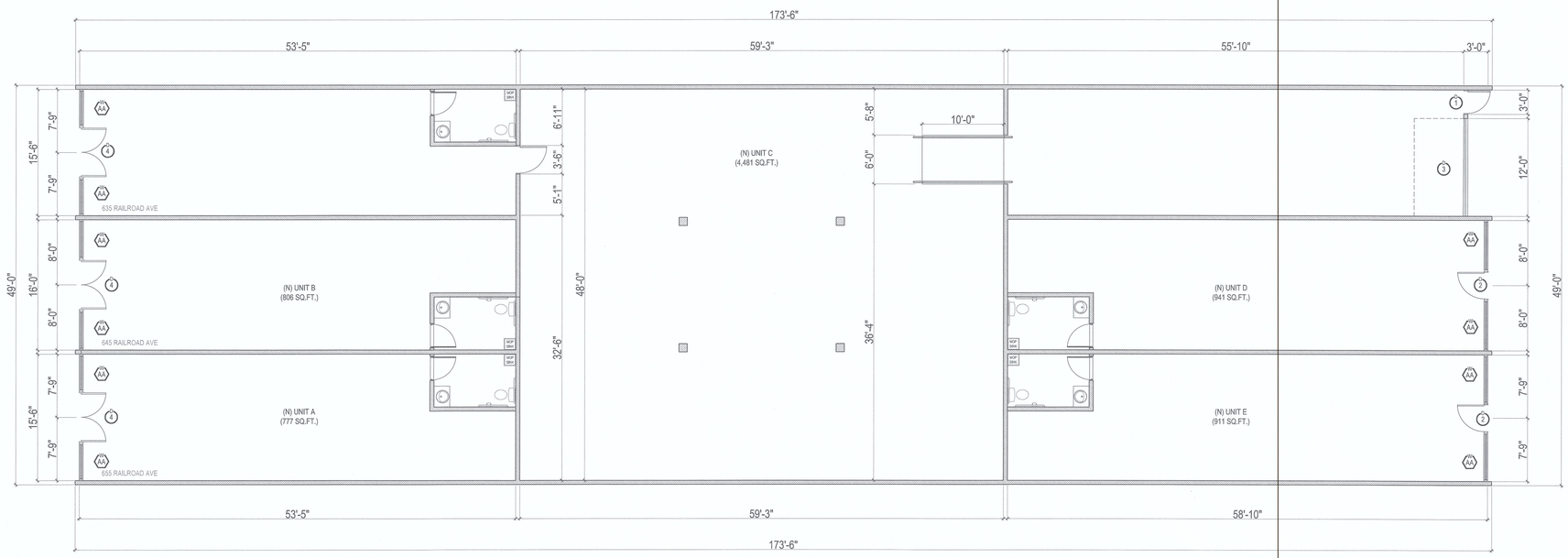
WALL LEGEND:

- NEW GYPSUM BOARD WALL FINISH
- EXISTING WALL
- WOOD FRAME PARTITION WALLS
- EXISTING WALL TO BE DEMOLISHED



EXISTING FLOOR PLAN

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



REMODEL FLOOR PLAN

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

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STATE OF CALIFORNIA

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Drawn by:
Dwg. Date:

Revisions

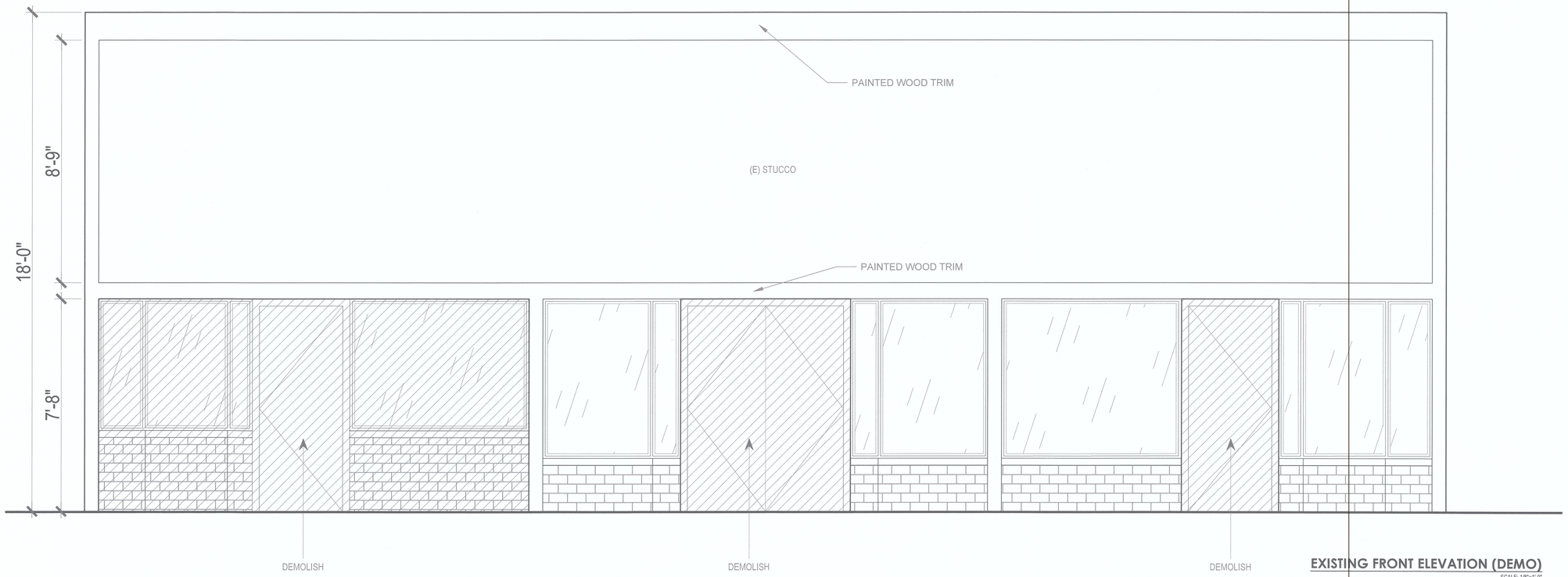
Number	Date	Description

Project Title:

EXTERIOR REMODEL
635 RAILROAD AVE, PITTSBURG, CA 94565
APN: 085-171-004-6

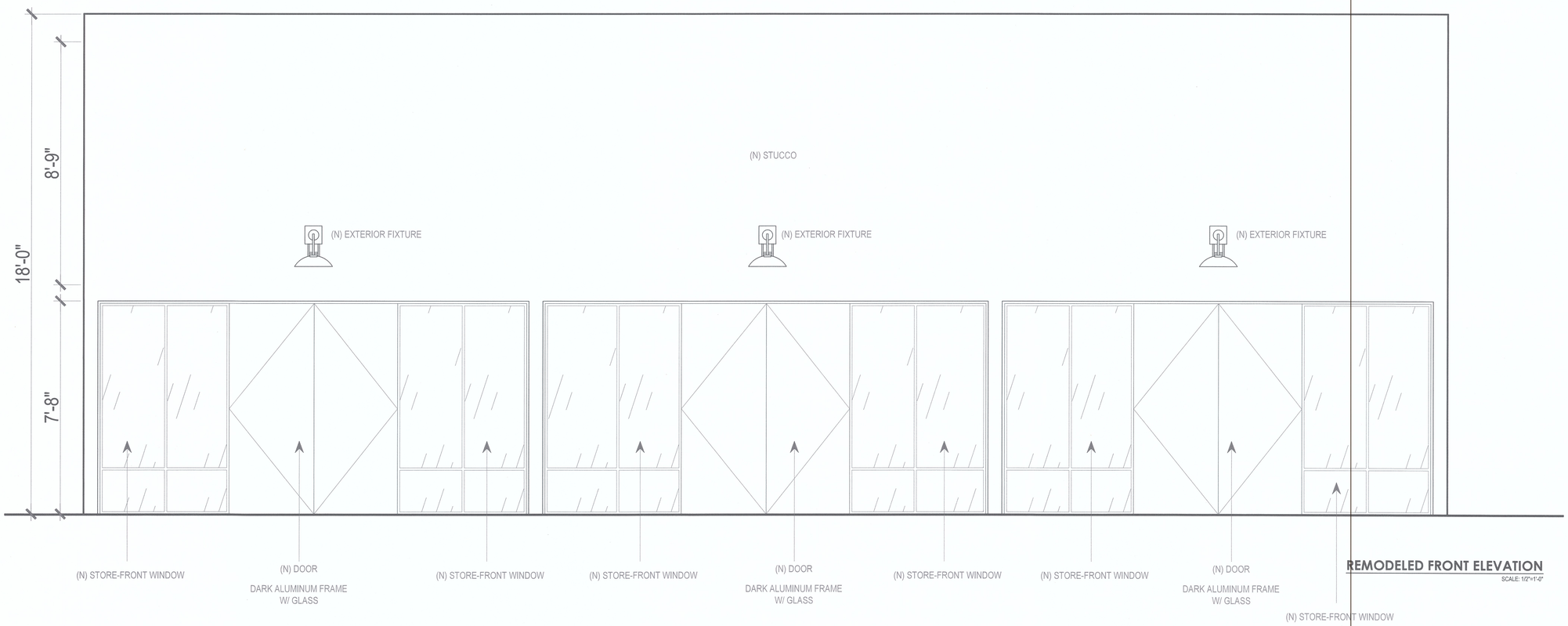
Drawing Title:

Sheet: A-100



EXISTING FRONT ELEVATION (DEMO)

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



REMODELED FRONT ELEVATION

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

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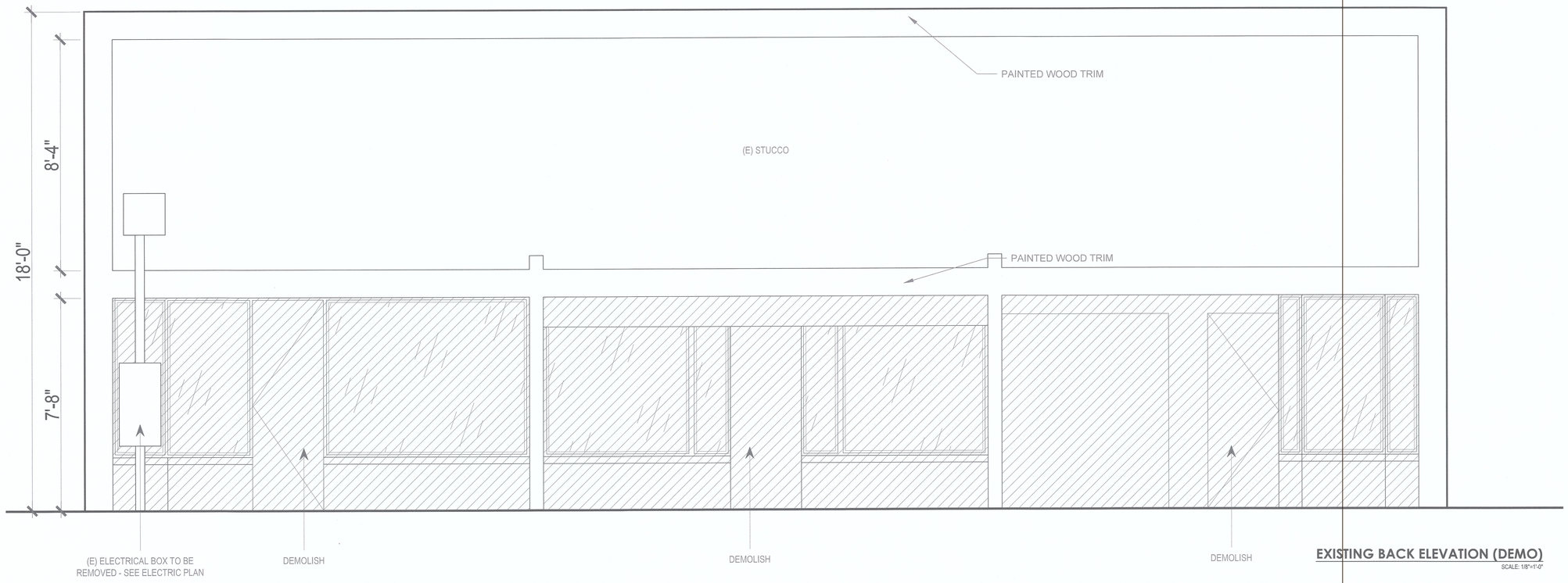
EXTERIOR REMODEL
635 RAILROAD AVE, PITTSBURG, CA 94565
APN: 085-171-004-6

Drawing Title:

Sheet:

A-200



EXISTING BACK ELEVATION (DEMO)

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

REMODELED BACK ELEVATION

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

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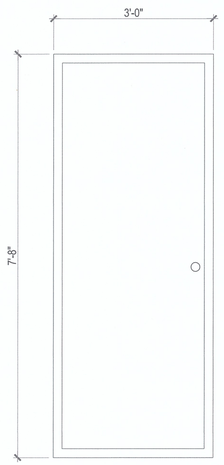
635 RAILROAD AVE, PITTSBURG, CA 94565
APN: 085-171-004-6

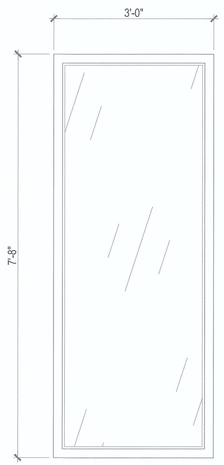
Drawing Title:

Sheet:
A-201



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

DARK ALUMINUM FRAME
W/ STEEL DOOR



DOOR #2
SCALE: 3/4"=1'-0"

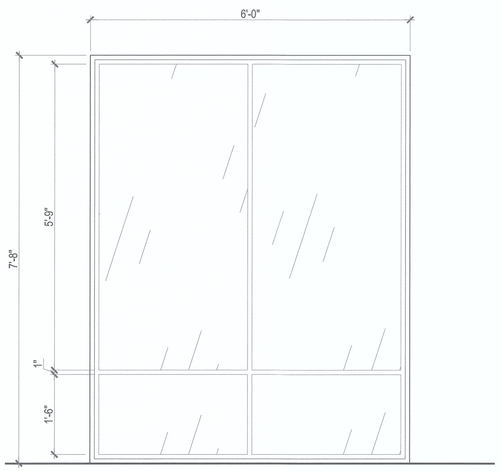
DARK ALUMINUM FRAME
W/ GLASS

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

DARK ALUMINUM FRAME
W/ STEEL ROLL UP DOOR

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

DARK ALUMINUM FRAME
W/ GLASS



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

TYPICAL. SEE FLOOR PLAN
DIMENSIONS FOR WIDTH.

DARK ALUMINUM FRAME
W/ GLASS

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RENEWAL DATE
12-02-21
STATE OF CALIFORNIA

SHEET INFO.
Project No.:
Set Date:
Drawn by:
Dwg. Date:

Revisions

Number	Date	Description

Project Title:
EXTERIOR REMODEL
635 RAILROAD AVE, PITTSBURG, CA 94565
APN: 085-171-004-6

Drawing Title:

Sheet:
A-401

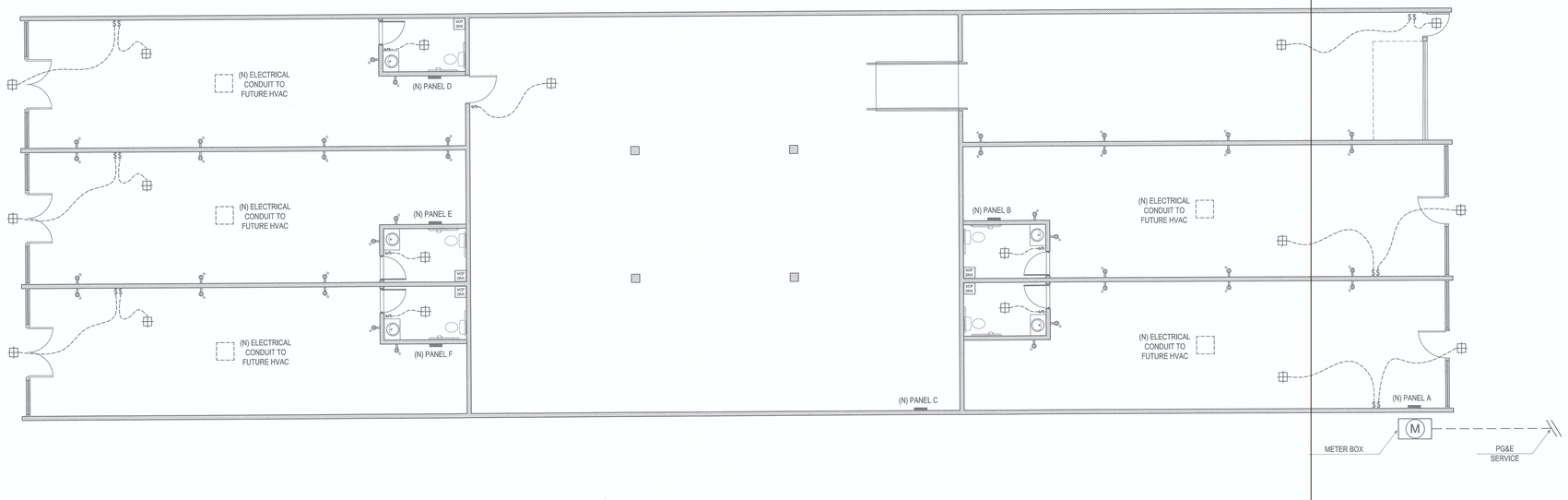
ELECTRIC GENERAL NOTES:

1. ELECTRIC METER TO BE MOVED FROM REAR FACADE (CUMBERLAND ST) TO SOUTH EAST CORNER. AS SHOWN IN PLAN.
2. NEW HVAC UNITS TO BE INSTALLED IN ROOF.

ELECTRIC LEGEND :

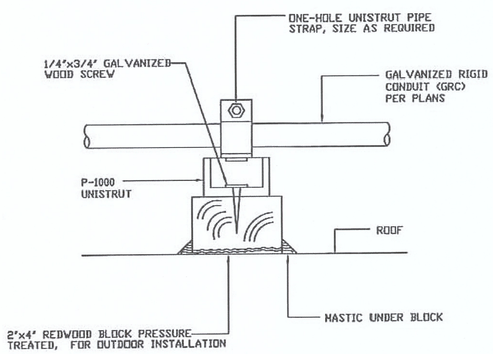
- (N) LIGHT FIXTURE
- (N) TYPICAL OUTLET
- $ (N) LIGHT SWITCH
- $3 (N) THREE WAY LIGHT SWITCH
- (N) BREAKER PANEL

PANEL #	NEW / EXISTING	AMP
PANEL A	NEW	150
PANEL B	NEW	150
PANEL C	NEW	200
PANEL D	NEW	150
PANEL E	NEW	150



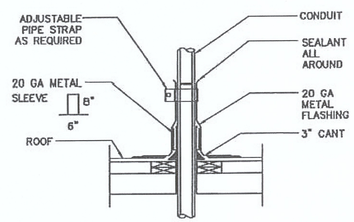
POWER PLAN

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



CONDUIT SUPPORT ON ROOF DETAIL (1)

NO SCALE

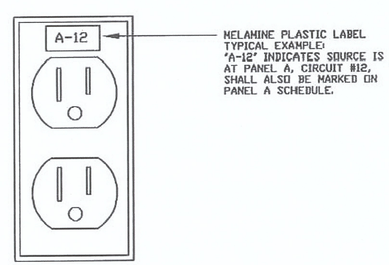


NOTE:

CONDUITS WHICH PASS THROUGH A ROOF SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS DETAIL

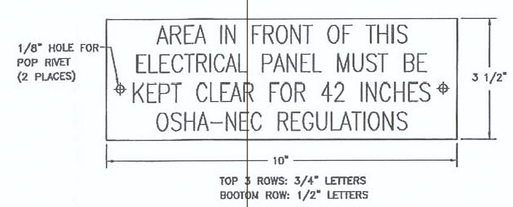
CONDUIT FLASHING (2)

NO SCALE



TYPICAL OUTLET LABEL DETAIL (3)

NO SCALE



NOTE:

INSTALL AT SELECTED AREAS WHERE SHOWN ON DRAWINGS AND WHERE POSSIBILTY OF BLOCKING IS ANTICIPATED AS IN STORAGE ROOMS.

OSHA / NEC PLACARD (4)

NO SCALE

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C-34078
FRANCISCO J. MATOS
RENEWAL DATE
STATE OF CALIFORNIA

SHEET INFO.
Project No.:
Set Date:
Drawn by:
Dwg. Date:

Revisions

Number	Date	Description

Project Title:
EXTERIOR REMODEL
635 RAILROAD AVE, PITTSBURG, CA 94565
APN: 085-171-004-6

Drawing Title:

Sheet:
E-001

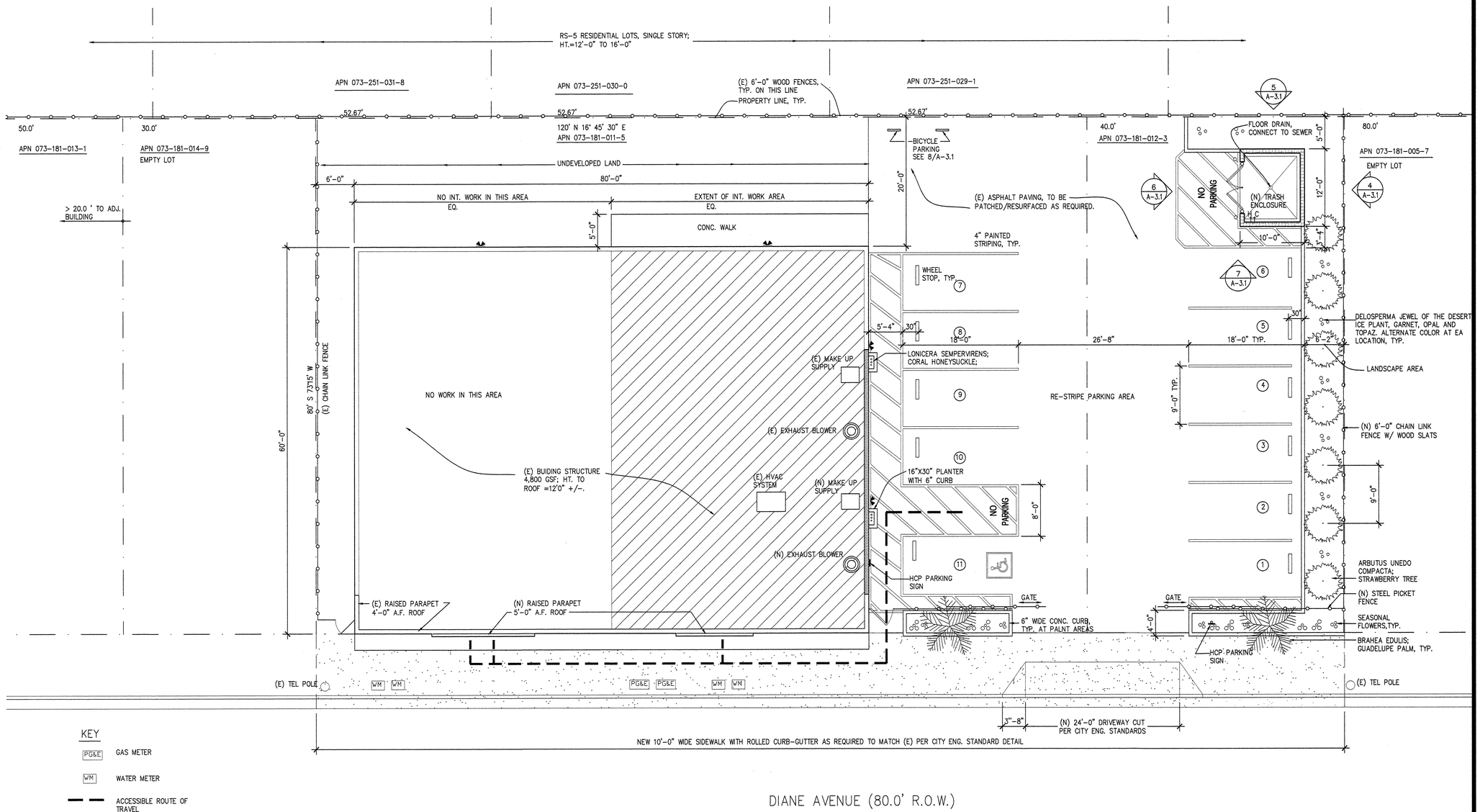
NOTICE OF INTENT

TO CONDUCT A ZONING ADMINISTOR PUBLIC HEARING PURSUANT TO PMC 18.10.050

Taqueria Los Gallos Fence Height Exception, AP-19-1430 (ZA).

This is an application by Jorge Cardenas, requesting Zoning Administrator approval of a fence height exception to construct a six-foot-tall wrought-iron fence within the front yard setback, where only four-and-a-half feet would otherwise be allowed. The site is located at 266 Diane Avenue in the RS-5 (Single-Family Residential, 5,000 Square Foot Minimum Lot Size) District. Assessor's Parcel Numbers: 087-181-011 and 073-181-012.

This project is delegated to the Zoning Administrator under Pittsburg Municipal Code (PMC) section 18.84.205.F.2.



KEY

- PG&E — GAS METER
- WM — WATER METER
- ACCESSIBLE ROUTE OF TRAVEL
- (N) PARABET WALL, HT. = 4'-0"
- WATER SPIGOT, H=HOT, C=COLD

NOTE: SEE A-2.1 FOR ELEV. KEYING

ROOF PLAN, SITE PLAN AND AREA OF PROPOSED WORK

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

1

Architecture Planning Development

BRYANT ARCHITECTS

3616 Macdonald Avenue
Richmond, Ca. 94805

Telephone: (510) 926-3180
contact@bryant-architects.com

SEAL & SIGNATURE

LICENSED ARCHITECT WILLIAM C. BRYANT C-25966 REN. DEC. 31 2019 STATE OF CALIFORNIA

DATE

AGENCY APPROVAL:

REVISIONS:

1 MAY 16, 2019

PARKING LOT ADJUSTED; PLANT AREAS REVISED; LIGHTING ADDED AT NORTH WALL; 8'-0" FENCE REMOVED AT REAR PARAPET EXTENDED AT NORTH WALL; BIKE RACKS ADDED; SIDE WALK REPLACEMENT NOTE MODIFIED.

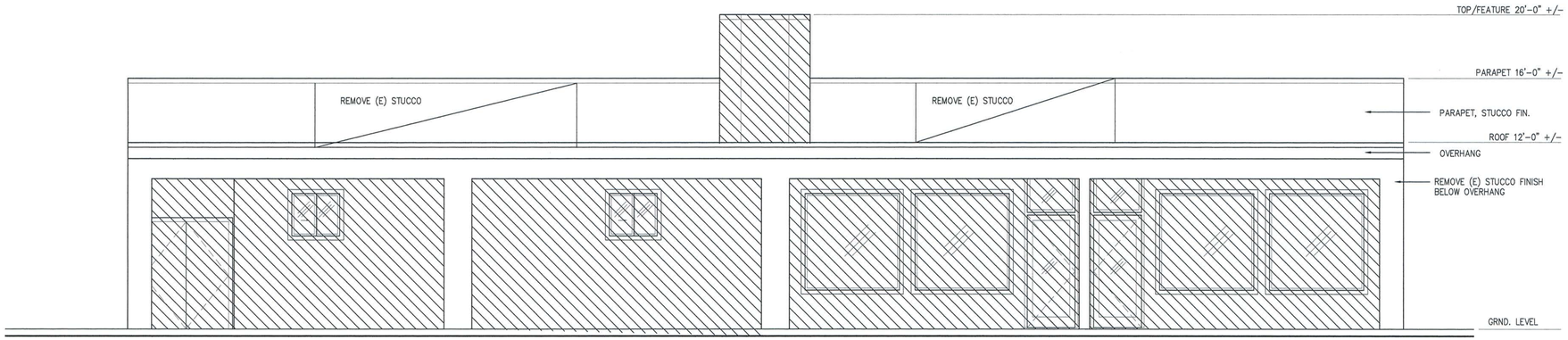
TAQUERIA LOS GALLOS
RESTAURANT
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5
+ APN 073-181-012-03

DRAWING TITLE

SITE PLAN +
PARKING PLAN

DRAWN: WB
CHECKED: CB
DATE: MARCH 15, 2019
SCALE: AS NOTED
PROJECT NO.: JC
SHEET NO.: A-1.0



WALLS AREA/OBJECT TO BE REMOVED

EXISTING ELEVATION + DEMO AREAS

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

1

PROPOSED ELEVATION

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

2

PROPOSED ELEVATION - RENDERED

SCALE: N.T.S.

3

(E) ELEVATION- PHOTO

SCALE: N.T.S.

4

Architecture Planning Development

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LICENSED ARCHITECT WILLIAM C. BRYANT C-25966 REN. DEC. 31 2019 STATE OF CALIFORNIA

DATE

AGENCY APPROVAL:

REVISIONS:

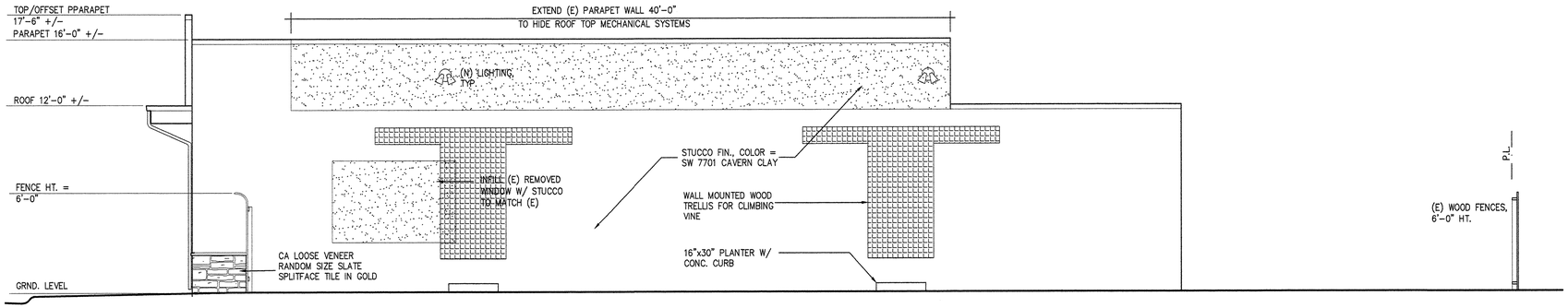
TAQUERIA LOS GALLOS
RESTAURANT
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5

DRAWING TITLE

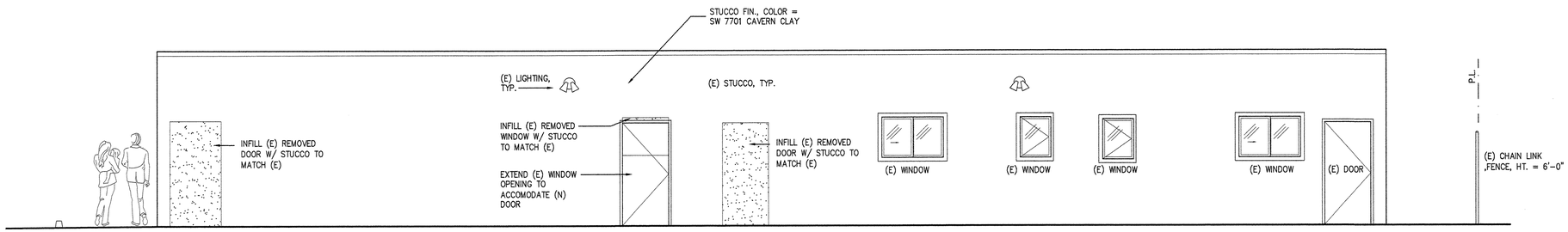
FRONT ELEVATION - EXISTING + PROPOSED

DRAWN: WB
CHECKED: CB
DATE: MARCH 15, 2019
SCALE: AS NOTED
PROJECT NO.: JC
SHEET NO.: A-3.0



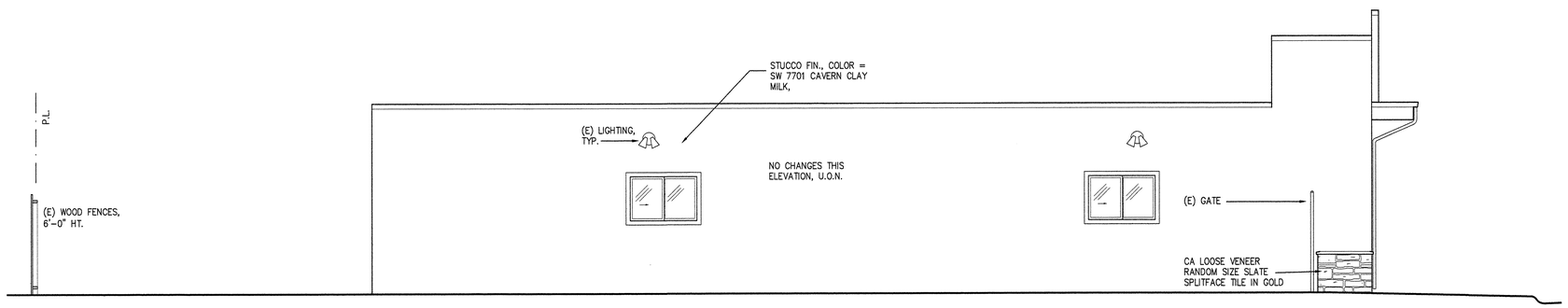
PROPOSED ELEVATION - NORTH (1)

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



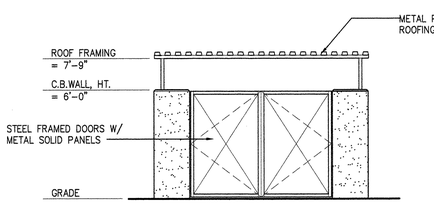
PROPOSED ELEVATION - WEST (2)

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



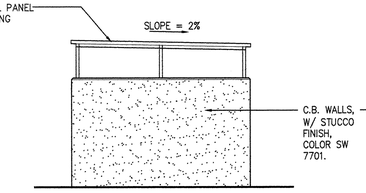
PROPOSED ELEVATION - SOUTH, EXISTING (3)

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



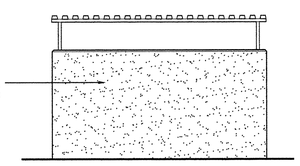
TRASH AREA - NORTH (4)

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



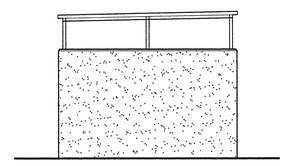
TRASH AREA - WEST (5)

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



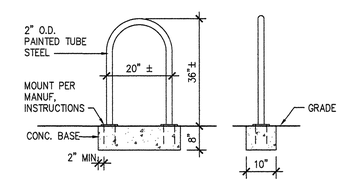
TRASH AREA - SOUTH (6)

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



TRASH AREA - EAST (7)

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



BIKE RACK (TWO BIKES PER RACK) (8)

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

KEY

(E) STUCCO FINISH

(N) STUCCO FINISH

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SEAL & SIGNATURE

LICENSED ARCHITECT WILLIAM C. BRYANT C-25966 REN. DEC. 31 2019 STATE OF CALIFORNIA

DATE

AGENCY APPROVAL:

REVISIONS:

MAY 16, 2019

TRASH AREA FINISH; PLANT AREAS REVISED; LIGHTING ADDED AT NORTH WALL; 8'-0" FENCE REMOVED AT REAR

PARAPET EXTENDED AT NORTH WALL; BIKE RACK ADDED

TAQUERIA LOS GALLOS
RESTAURANT
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5

DRAWING TITLE

PROPOSED BUILDING ELEVATIONS + TRASH AREA ELEVATIONS

DRAWN: WB

CHECKED: CB

DATE: MARCH 15, 2019

SCALE: AS NOTED

PROJECT NO.: JC

SHEET NO.: A-3.1

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

Date: 6/12/19

SUBJECT: ZA RESOLUTION NO. 337

Dear Applicant,

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

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

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 337
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative Design Review Approval to Remodel and Repaint an Existing Exterior Façade, Construct a New 120 square-foot Trash Enclosure, and Restripe an Existing Parking Lot at 266 Diane Avenue, for "Taqueria Los Gallos, AP-19-1418 (AD)."	)	Resolution No. 337

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

A. On March 21, 2019, Jorge Cardenas, on behalf of Taqueria Los Gallos, filed Planning Application No. 19-1418, requesting administrative design review approval to remodel and repaint an exterior façade on an existing building, construct a new 120 square-foot trash enclosure, and restripe an existing parking lot located at 266 Diane Avenue, in the RS-5 (Single-Family Residential, 5,000 sf min. lot size) District. Assessor's Parcel Numbers 073-181-011 and 073-181-012

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

C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 3 (Minor Building Remodels), Category 4 (Change to Existing Parking Lots), and Category 6 (Additions to Existing Buildings) of Planning Commission Resolution No. 9918.

D. On April 9, 2019, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.

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

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

11 "Accessory Structures" of the State CEQA Guidelines, Sections 15301 and 15311.

Section 2. Findings

A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 266 Diane Avenue in Pittsburg, and based on evidence presented to the Zoning Administrator on June 12, 2019, the Zoning Administrator finds that:

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

2. The proposed project 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 vistas, and high quality, in that the remodeled and repainted façade will enhance the appearance of the building by providing an attractive, refreshed exterior. The proposed colors will coordinate with the surrounding buildings, utilizing different yet complementary paint colors. Also, the proposed trash enclosure structure will be located to the rear of the property, obscured by the parking lot and exterior landscaping and therefore will have a minimal visual impact from the public right-of-way.

3. The project will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the primary building is an existing structure, and the new trash enclosure structure will only be utilized for waste removal with no persons occupying the space.

4. The exterior design and appearance will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the proposed remodel and new paint colors will result in the rehabilitation of the building façade and will enhance the appearance of the building by providing an attractive and refreshed exterior.

5. The project will be in harmony with proposed developments on land in the general area, in that the proposed remodel will result in the rehabilitation of a dated structure, and the new color scheme will coordinate with surrounding buildings by utilizing similar and complementary paint colors, ensuring variety and providing visual interest.

6. The project will be in conformance with the City's adopted DRDGs, specifically section IV.a, in that the project's parking area will be screened

from the public right-of-way; section IV.f, in that the project's new parapets will break up the continuous horizontal roof line; and section IV.p, in that the project's color palette is compatible with adjacent development.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No.19-1418, subject to the following conditions.

1. Conformity with Project Plans. The project shall be carried out in substantial conformity with the project plans and sample elevations, date-stamped June 7, 2019 and March 21, 2019, and attached as Exhibit A to this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.

2. Building Colors. The main building shall be painted Sherwin Williams 7554 "Steamed Milk" or similar off-white color. The parapets and columns shall be painted Sherwin Williams 7701 "Cavern Clay" or similar light brown color. The accent trim shall be painted Sherwin Williams 6055 "Fiery Brown" or similar dark brown color.

3. Building Maintenance. The storefront shall be maintained in a good condition at all times, including but not limited to color integrity of the façade.

4. Outdoor Cleanup Methods. The applicant shall ensure that detergents/degreasers are never used in the process of outdoor cleaning, and that employees use dry cleanup methods whenever possible.

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

Standard Conditions:

6. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District, Delta Diablo, 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.

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

approval specified in this resolution, the specific conditions of this Resolution No. 334 shall govern.

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

9. Expiration of Approval. This design review approval will expire on June 12, 2020, unless a building permit has been issued or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 12th day of June, 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 eight and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to occupancy.

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

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

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.

2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur: (a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

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

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

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

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

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

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

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

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

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

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

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

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

or

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

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

EXHIBIT A

LOCATION MAP

APPROVED BY
THE CITY OF PITTSBURG

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

App. No. AP-19-1418 (AD)
Reso. No. 337
Date Approved: 6/12/19
Signature:

NORTH

VICINITY MAP

NORTH

PROJECT 1 INFORMATION

TAQUERIA LOS GALLOS– 266 DIANE AVE.	
APN#	073–181–011–5
SITE AREA	9,600 SF
TOTAL BUILDING SQUARE FOOTAGE:	
WHOLE BUILDING (EXISTING)	4,800 SF
TENANT SPACE	2,400 OSF
EXISTING BUILDING OCCUPANCY (CBC):	(VACANT, FORMALLY B) B
PROPOSED TENANT OCCUPANCY (CBC):	B
CONSTRUCTION TYPE, GENERAL	V–B
ZONING:	RS–5
MAXIMUM HEIGHT (EXISTING BLDG)	20.0' (TO PARAPET)
MAXIMUM HEIGHT (PROPOSED BLDG)	17.5' (TO PARAPET)
EXISTING SETBACKS (UNCHANGED):	
WEST SIDE	20.0'
NORTH SIDE	34.0'
EAST SIDE	0.0'
SOUTH SIDE	8.0'

PROJECT 2 INFORMATION

LOT ADJACENT AT N. OF 266 DIANE AVE.	
APN#	073–181–012–3
SITE AREA	3,200 SF
TOTAL BUILDING SQUARE FOOTAGE:	
WHOLE BUILDING (TRASH ENCLOSURE)	120 SF
BUILDING HT.	8'–0"
BUILDING OCCUPANCY (CBC):	M
GEN. LOT USE	PARKING
CONSTRUCTION TYPE, GENERAL	V–B
ZONING:	RS–5
MAXIMUM HEIGHT	8.0'
SETBACKS	
WEST SIDE	5.0'
NORTH SIDE	5.0'
EAST SIDE	63.0'
SOUTH SIDE	25.0'

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FIRE DISTRICT NOTES

1. STORAGE, HANDLING OR USE OF CLASS I LIQUIDS IN EXCESS OF 5 GALLONS WITHIN ANY BUILDING OR OTHER OCCUPANCY OR IN EXCESS OR 10 GALLONS OUTSIDE OF ANY BUILDINGS SHALL BE UNLAWFUL WITHOUT A PERMIT. OTHER CLASS II OR III LIQUIDS ARE LIMITED TO 25 GALLONS INSIDE OR 60 GALLONS OUTSIDE ANY BUILDING WITHOUT A PERMIT.
2. AT ALL TIMES THE FIRE DEPARTMENT ACCESS ROADWAY MUST BE KEPT CLEAR. WHEN ACCESS IS BLOCKED, AN ALTERNATE FIRE DEPARTMENT 20 FOOT WIDE ALL WEATHER–PAVING SURFACES SHALL BE PROVIDED INCLUDING APPROVED TURN AROUNDS WHEN THE ROADWAY EXCEEDS 150 FEET IN LENGTH. NO CONSTRUCTION SHALL TAKE PLACE WITHOUT PROVIDING SUCH ACCESS.
3. BUILDING ADDRESS MUST BE PLAINLY LEGIBLE AND VISIBLE FROM THE PUBLIC WAY AND SHALL CONTRAST WITH THE BACKGROUND.
4. PROVIDE FIRE EXTINGUISHERS AT LOCATIONS NEAR THE PRIMARY EXITS. EXTINGUISHERS SHALL BE OF A QUANTITY AND TYPE AS REQUIRED BY THE FIRE DEPARTMENT.

GENERAL NOTES

1. THE ARCHITECTURAL PLANS AS PREPARED BY BRYANT ARCHITECTS ARE INTENDED FOR USE ONLY ON THE LOT FOR WHICH THEY WERE DESIGNED. WORK IS TO BE DONE BY AN OWNER/CONTRACTOR AND THE PLANS ARE BASED ON SITE INFORMATION, PLANS AND OTHER INFORMATION AS PROVIDED BY THE OWNER.
2. THE PLANS ARE NOT MEANT TO BE COMPREHENSIVE IN EVERY DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUB–CONTRACTORS TO NOTIFY THE ARCHITECT OF ANY NECESSARY CLARIFICATION OR MODIFICATION.
3. THESE PLANS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR USE UNTIL A BUILDING PERMIT HAS BEEN ISSUED FOR FOR THIS WORK.
4. (E) HVAC MECHANICAL SYSTEM TO REMAIN IN PLACE.
5. ADEQUATE OBSERVATION DURING THE CONSTRUCTION PHASE IS RECOMMMENDED. THE OWNER SHALL BE RESPONSIBLE TO INSURE THAT THIS OBSERVATION IS PROVIDED BY QUALIFIED PERSONS.
6. CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL WORKERS HAVE BEEN INSTRUCTED ON ALL SAFTEY PROTOCOLS REGARDING GENERAL DEMOLITION BEST PRACTICES.
7. IF ANY MATERIAL OR SUBSTANCE IS FOUND ON SITE THAT MAY BE OF A HAZARDOUS NATURE, SUCH MATERIAL SHALL BE INVESTIGATED AND IF FOUND TO BE OF A HAZARDOUS NATURE, SHALL BE REMOVED BY A QUALIFIED PARY DULY LICENSED BY THE STATE TO HANDLE SUCH MATERIALS.
8. ABANDONED PLUMBING LINES SHALL BE REMOVED OR SUITABLY CAPPED.
9. ALL ABANDONED ELECTRICAL LINES SHALL BE REMOVED OR CAPPED AND TERMINATED WITHIN A SUITABLE JUNCTION BOX AND LABELED.

MATERIALS

- ACOUSTIC TILE OR BOARD
- BITUMINOUS CONCRETE SHOW PROFILE ONLY
- CERAMIC TILE
- CONCRETE CAST IN PLACE OR PRECAST
- CONCRETE BLOCK
- EARTH
- GLASS OMIT INDICATION IN THIN MATERIAL
- GYPSUM BOARD OMIT DOUBLE LINES AT SMALL SCALE
- GYPSUM SHEATHING
- HARDBOARD
- INSULATION, BATT
- METAL OMIT INDICATION IN THIN MATERIAL
- MORTAR
- PLASTER ON METAL LATH
- PLASTIC LAMINATE
- PLYWOOD
- RIGID INSULATION
- ROCK FILL
- SAND
- WOOD, FINISH
- WOOD, FRAMING THROUGH MEMBER
- WOOD, FRAMING INTERRUPTED MEMBER

INDEX OF DRAWINGS

ARCHITECTURAL

A–0.0 LOCATION MAP, NOTES AND PROJECT INFORMATION
A–1.0 SITE PLAN, CONTEXT & AREA OF WORK
A–2.0 FLOOR DEMOLITION PLAN
A–2.1 PROPOPSED PLAN
A–3.0 PROPOSED FRONT ELEVATION AND (E) ELEVATION
A–3.1 PROPOSED ELEVATIONS

CLIENT INFORMATION

JORGE CARDENAS
TENANT
1747 WILLOW PASS ROAD
CONCORD, CA 94502
925–826–2462

OWNER INFORMATION

JORGE CARDENAS
OWNER
1747 WILLOW PASS ROAD
CONCORD, CA 94502
925–826–2462

APPLICABLE CODES

2018 BUILDING STANDARDS ADMINISTRATIVE CODE.

2016 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.;

2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.;

2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.;

2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.;

2016 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24, C.C.R.;

2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24, C.C.R.

2016 TITLE 19, C.C.R., PUBLIC SAFETY: DIV. 1 (STATE FIRE MARSHAL).

2016 CALIFORNIA ENERGY CODE (2013 BUILDING ENERGY EFFICIENCY STANDARDS)

2016 CALGREEN BUILDING CODE AS AMENDED BY COUNTY ORDINANCE 2016–22

ALL LOCAL AMENDMENTS TO ABOVE PLUS ALL LOCAL CODES, ORDINANCES AND REGULATIONS.

SCOPE OF WORK

NEW MEXICAN RESTAURANT AND FACADE REMODE AT 166 DIANE AVE., APN–073–181–011–5. NEW TRASH ENCLOSURE AND RESTAURANT PARKING AT APN–173–181–015–3

SEAL & SIGNATURE

LICENSED ARCHITECT WILLIAM C. BRYANT C-25968 REN. DEC. 31 2019 STATE OF CALIFORNIA

DATE

AGENCY APPROVAL:

RECEIVED JUN 07 2019 PLANNING DIVISION

REVISIONS:

TAQUERIA LOS GALLOS
RESTAURANT
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5
+ APN 073-181-12-3

DRAWING TITLE

LOCATION MAP
NOTES AND
PROJECT
INFORMATION

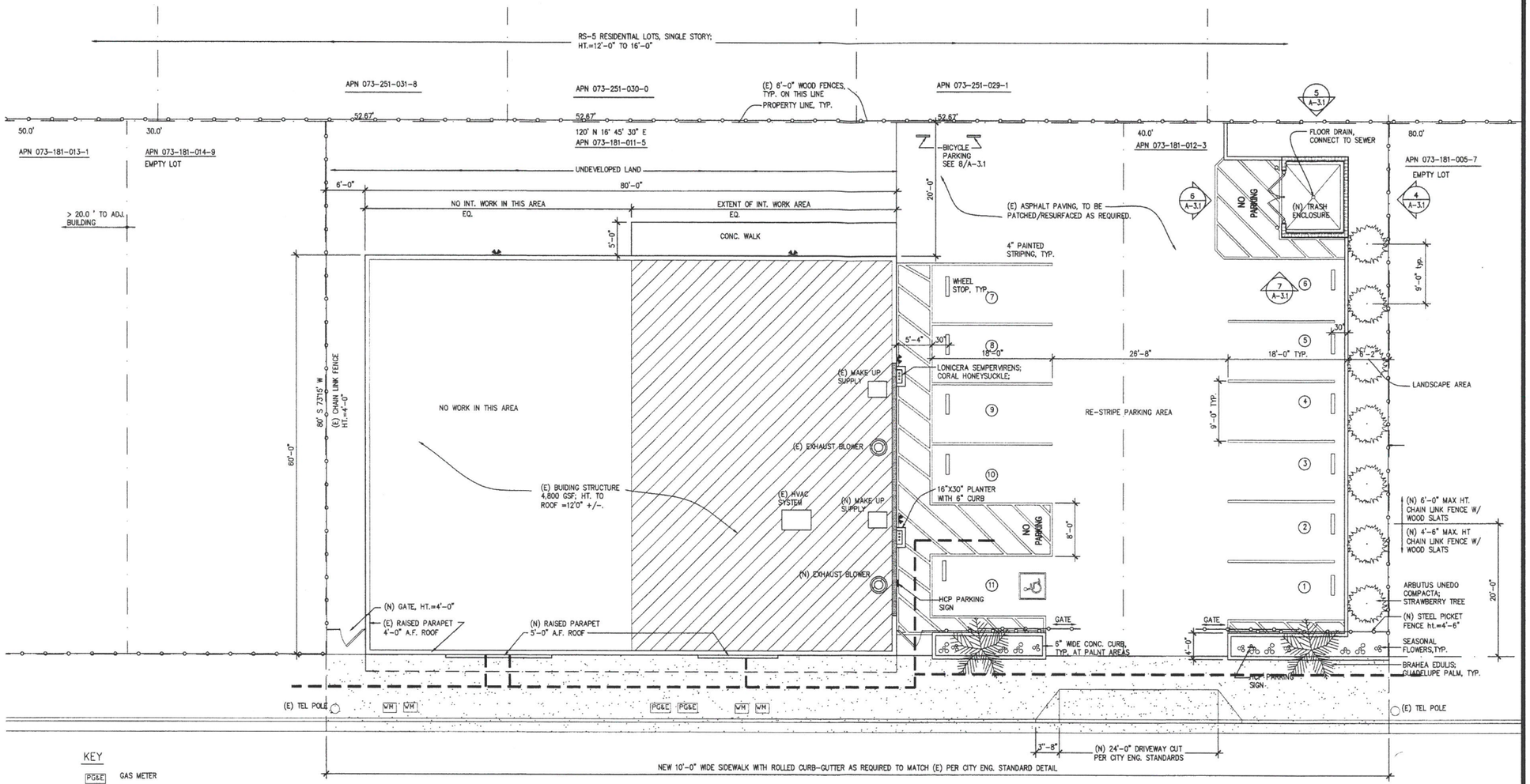
DRAWN: WB
CHECKED: CB
DATE: MARCH 15, 2019
SCALE: AS NOTED
PROJECT NO.: JC
SHEET NO.: A-0.0

SYMBOLS (REFERENCE ALSO SYMBOLS ON STRUCTURAL AND ELECTRICAL SHEETS)

- COLUMN / GRID LINE MARK (1, A)
- MATCH MARK AND LINE
- SECTION MARK (5 / A-302)
- EXTERIOR ELEVATION MARK (4 / A-305)
- DETAIL MARK (3 / A-803)
- INTERIOR ELEVATION MARK (3, 2 A-5.1 4, 1)
- NOTE MARK (X)
- DOOR MARK (12)
- WINDOW MARK – LETTERS (C)
- LOUVER MARK – NUMBERS (3)
- EQUIPMENT OR OTHER FEATURE KEY (K 14)
- REVISION MARK (1)
- DATUM POINT MARK
- NORTH ARROW
- NEW CONSTRUCTION
- NEW FINISH ON EXISTING WALL
- (E) TO REMAIN
- DEMOLITION WORK, FOR WHICH THERE IS NO OPTION, U.O.N.
- PROPERTY LINE

ABBREVIATIONS

&	AND
∠	ANGLE
@	AT
℄	CENTERLINE
ø	DIAMETER OR ROUND
#	POUND OR NUMBER
(E)	EXISTING
A.B.	ANCHOR BOLT
ACC.	ACCESSIBLE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
A.F.F.	ABOVE FINISH FLOOR
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BEAM	BEAM
BOT.	BOTTOM
B.U.R.	BUILT UP ROOFING
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.J.	CONTROL JOINT
CL.	CENTER LINE
CLG.	CEILING
CLKG.	CALKING
CLO.	CLOSET
CLR.	CLEAR
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
CTSK.	COUNTERSUNK
CNTR.	COUNTER
CTR.	CENTER
CPT.	CARPET
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING
DW.	DISHWASHER
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXIST.	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER AND CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
F.H.M.S.	FLAT HEAD MACHINE SCREW
F.H.W.S.	FLAT HEAD WOOD SCREW
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
FF	FACE OF FINISH
FS	FACE OF STUDS
FRP.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.I.	GALVANIZED IRON
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HOR.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.D.	INSIDE DIAMETER (DIM.)
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
JST.	JOIST
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LS	LAG SCREW
LT.	LIGHT
MAX.	MAXIMUM
MB	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MND.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO or #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER (DIM.)
O.F.C.I.	OWNER FURNISH, CONTRACTOR INSTALL
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
O.H.	OPPOSITE HAND
O/	OVER
PRECST.	PRE–CAST
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
P.T.	PAPER TOWEL
PT.	POINT
PTD	PAINTED
PTN.	PARTITION
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
R.H.M.S.	ROUND HEAD MACHINE SCREW
R.H.W.S.	ROUND HEAD WOOD SCREW
R.S.	ROUGH SAWN(RE–SAWN)
REDWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	STRUCTURAL DRAWING
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHTHG.	SHEATHING
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPOSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCT. DWGS.
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMMETRICAL
T.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZZO
T.G.	TEMPERED GLASS
T. & G.	TONGUE AND GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.O. T/	TOP OF
T.O.F.	TOP OF FRAMING
T.O.S.	TOP OF SHEATHING
T.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.C.T.	VINYL COMPOSITION TILE
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
VEST.	VESTIBULE
V.W.C.	VINYL WALL COVERING
V.W.M.	VERIFY WITH MANUFACTURER
W.I.	WROUGHT IRON
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W.M.	WALL MOUNTED
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT
WT.	WEIGHT
WDW.	WINDOW



KEY

- PG&E — GAS METER
- WM — WATER METER
- ACCESSIBLE ROUTE OF TRAVEL
- (N) PARABET WALL, HT. = 4'-0"

NOTE: SEE A-2.1 FOR ELEV. KEYING

ROOF PLAN, SITE PLAN AND AREA OF PROPOSED WORK

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

1

APPROVED BY
THE CITY OF PITTSBURG

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

App. No. AP-19-1418 (AD)
Reso. No. 337
Date Approved: 6/12/19
Signature:

Architecture Planning Development

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SEAL & SIGNATURE

LICENSED ARCHITECT WILLIAM C. BRYANT C-25966 REN. DEC. 31 2019 STATE OF CALIFORNIA

DATE

AGENCY APPROVAL:

REVISIONS:

1 MAY 16, 2019
PARKING LOT ADJUSTED; PLANT AREAS REVISED; LIGHTING ADDED AT NORTH WALL; 8'-0" FENCE REMOVED AT REAR
PARAPET EXTENDED AT NORTH WALL; BIKE RACKS ADDED; SIDE WALK REPLACEMENT NOTE MODIFIED.

2 JUNE 7, 2019
FENCE HEIGHT REDUCED AT FRONT & 20'-0" FROM FRONT.

TAQUERIA LOS GALLOS
RESTAURANT
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5
+ APN 073-181-012-03

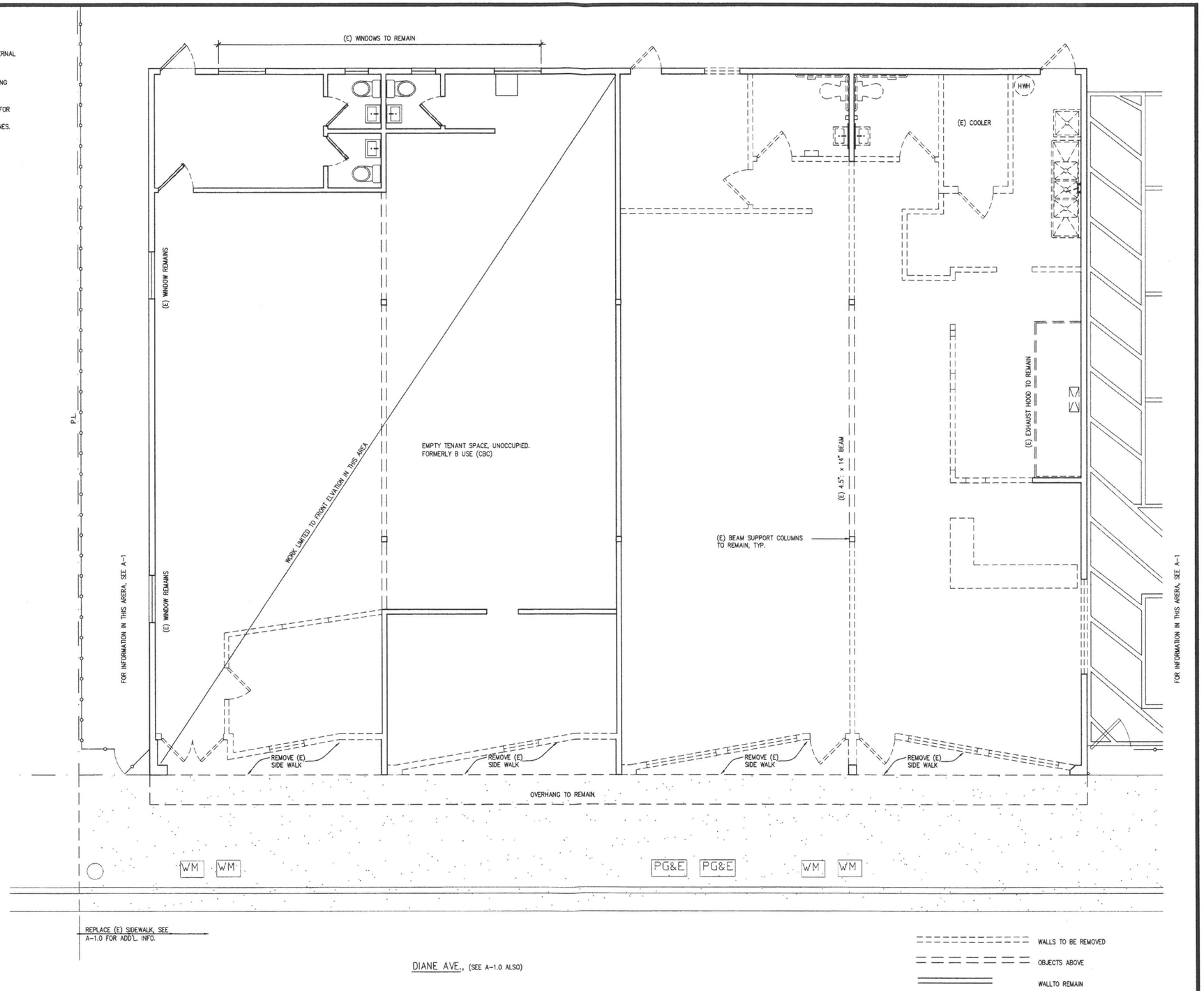
DRAWING TITLE

SITE PLAN +
PARKING PLAN

DRAWN: WB
CHECKED: CB
DATE: MARCH 15, 2019
SCALE: AS NOTED
PROJECT NO.: JC
SHEET NO.: A-1.0

SHEET NOTES:

1. CONTRACTOR TO INSTALL SECURED PLYWOOD OVER ALL EXTERNAL WINDOW AND DOOR OPENINGS THAT ARE BEING REMOVED
2. SEE ALL NOTES AT SHEET A-0 AS WELL.
3. REMOVE AND SAVE ALL (E) DOWN LIGHTS AND OTHER LIGHTING FIXTURES
4. REMOVE AND SAVE (E) COOLER
5. REMOVE ALL WALL MOUNTED EMERGENCY LIGHTS AND SAVE FOR FUTURE USE
6. REMOVE ALL PLUMBING FIXTURES AND CAP (E) PLUMBING LINES. SAVE (E) TREE TUB SINK, U.O.N.
7. (E) HVAC SYSTEM AND DUCT WORK TO REMAIN.



(E) FLOOR PLAN AND DEMO AREA

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

1

APPROVED BY
THE CITY OF PITTSBURG

X Planning Department
___Zoning Administrator
___Planning Commission
___City Council

App. No. AP-19-1418 (AD)
Reso. No. 337
Date Approved: 6/12/19
Signature:

Architecture Planning Development

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LICENSED ARCHITECT
WILLIAM C. BRYANT
C-25966
REN. DEC. 31 2019
STATE OF CALIFORNIA

DATE

AGENCY APPROVAL:

REVISIONS:

TAQUERIA LOS GALLOS
RESTAURANT
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5

DRAWING TITLE

(E) FLOOR PLAN +
DEMO AREA

DRAWN: WB
CHECKED: CB
DATE: MARCH 15, 2019
SCALE: AS NOTED
PROJECT NO.: JC
SHEET NO.: A-2.0

KEY

- NEW/INFILL WALL
- EXISTING WALL
- ADA TURNING CIRCLE 5'-0" ø
- ADA CLEARANCE, 30"x48"
- ADA PATH OF TRAVEL

NOTE: SEE A-1.0 FOR ADDITIONAL INFORMATION
NOTE: TOTAL OCCUPANCY = 49

PEOPOSED PLAN
SCALE: 1/4"=1'-0"

APPROVED BY
THE CITY OF PITTSBURG
X Planning Department
Zoning Administrator
Planning Commission
City Council
App. No. AP-19-1418 (AD)
Reso. No. 337
Date Approved: 6/12/19
Signature

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SEAL & SIGNATURE
LICENSED ARCHITECT WILLIAM C. BRYANT C-25966 REN. DEC. 31 2019 STATE OF CALIFORNIA
DATE

AGENCY APPROVAL:

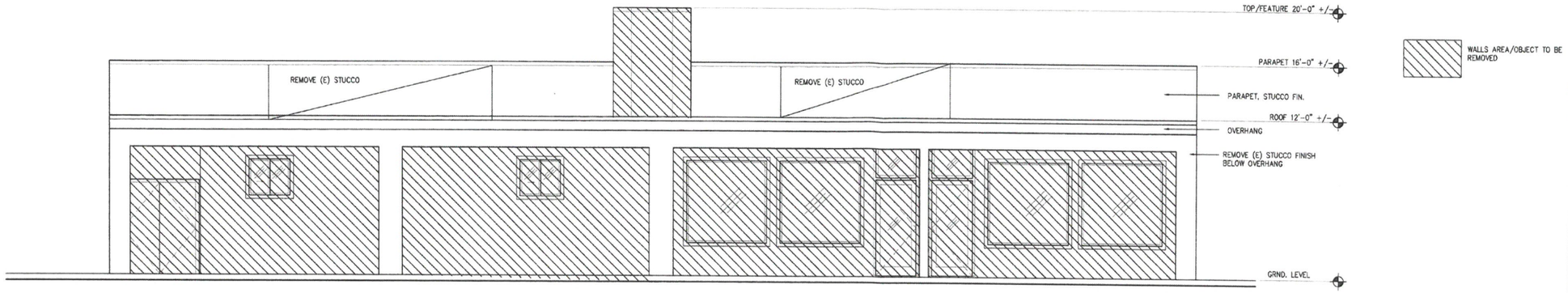
REVISIONS:
1 MAY 16, 2019
SIDEWALK NOTE MODIFIED

TAQUERIA LOS GALLOS
RESTAURANT
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5

DRAWING TITLE
PROPOSED PLAN

DRAWN: WB
CHECKED: CB
DATE: MARCH 15, 2019
SCALE: AS NOTED
PROJECT NO.: JC
SHEET NO.: A-2.1



EXISTING ELEVATION + DEMO AREAS

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

1

PROPOSED ELEVATION

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

2

PROPOSED ELEVATION - RENDERED

SCALE: N.T.S.

3

(E) ELEVATION- PHOTO

SCALE: N.T.S.

4

APPROVED BY
THE CITY OF PITTSBURG

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

App. No. AP-19-1417-(AD)
Reso. No. 337
Date Approved: 6/12/19
Signature:

Architecture Planning Development

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SEAL & SIGNATURE

LICENSED ARCHITECT WILLIAM C. BRYANT C-25966 REN. DEC. 31 2019 STATE OF CALIFORNIA

DATE

AGENCY APPROVAL:

REVISIONS:

1 MAY 16, 2019
PLANT AREAS REVISED; FRONT FENCE CHANGED

2 JUNE 7, 2019
FENCE HEIGHT REDUCED AT FRONT

TAQUERIA LOS GALLOS
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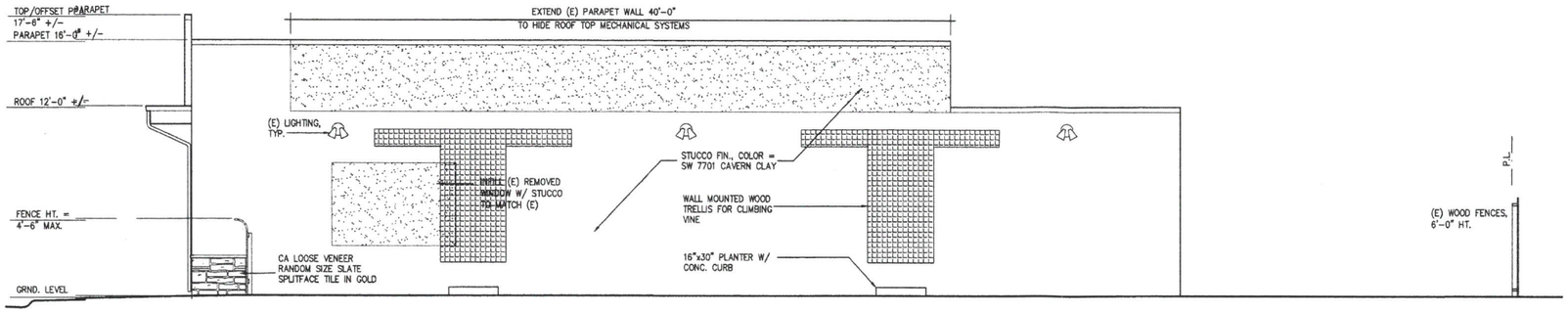
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5

DRAWING TITLE

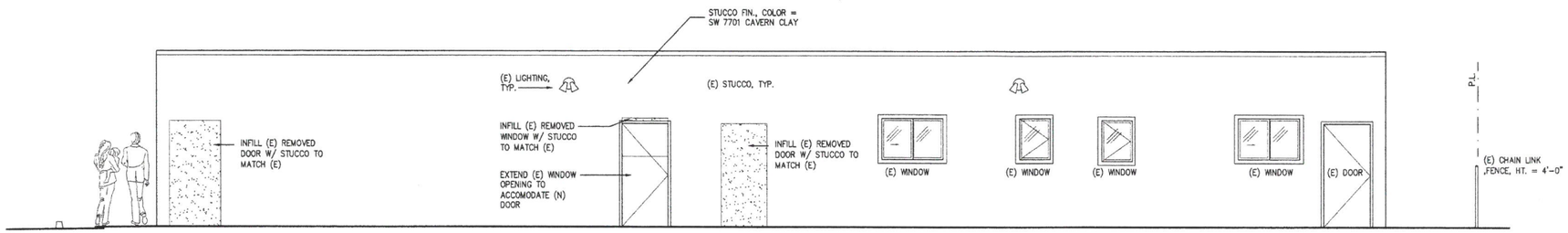
FRONT ELEVATION - EXISTING + PROPOSED

DRAWN: WB
CHECKED: CB
DATE: MARCH 15, 2019
SCALE: AS NOTED
PROJECT NO.: JC
SHEET NO.: A-3.0



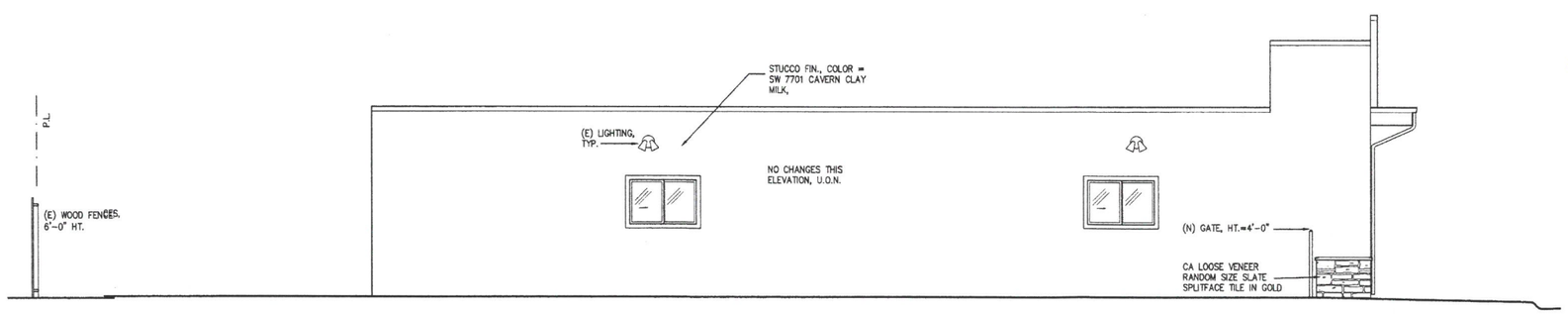
PROPOSED ELEVATION - NORTH (1)

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



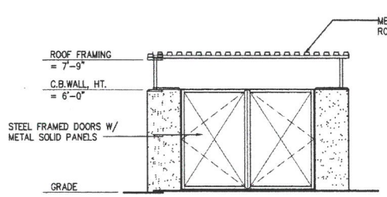
PROPOSED ELEVATION - WEST (2)

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



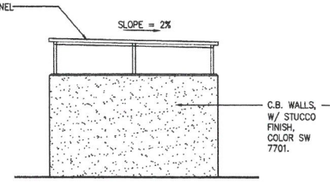
PROPOSED ELEVATION - SOUTH, EXISTING (3)

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



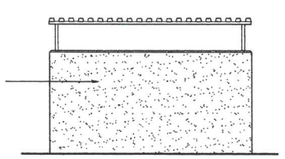
TRASH AREA - NORTH (4)

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



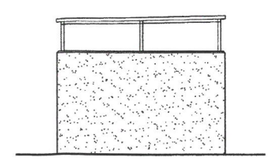
TRASH AREA - WEST (5)

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



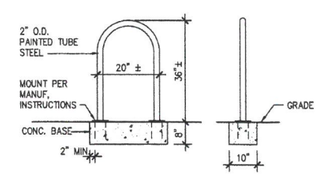
TRASH AREA - SOUTH (6)

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



TRASH AREA - EAST (7)

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



BIKE RACK (TWO BIKES PER RACK) (8)

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

KEY

(E) STUCCO FINISH

(N) STUCCO FINISH

APPROVED BY
THE CITY OF PITTSBURG

X Planning Department
___Zoning Administrator
___Planning Commission
___City Council

App. No. AP-19-1418 (A2)
Reso. No. 337
Date Approved: 6/12/19
Signature:

Architecture Planning Development
BRYANT ARCHITECTS
3816 Macdonald Avenue
Richmond, Ca. 94805
Telephone: (510) 526-3180
contact@bryant-architects.com

SEAL & SIGNATURE

LICENSED ARCHITECT WILLIAM C. BRYANT C-25966 REN. DEC. 31 2019 STATE OF CALIFORNIA

DATE

AGENCY APPROVAL:

REVISIONS:

1 MAY 16, 2019
TRASH AREA FINISH; PLANT AREAS REVISED; LIGHTING ADDED AT NORTH WALL; 8'-0" FENCE REMOVED AT REAR
PARAPET EXTENDED AT NORTH WALL; BIKE RACK ADDED

2 JUNE 7, 2019
FENCE HEIGHT CORRECTED AT SOUTH, WEST & NORTH ELEVATIONS

TAQUERIA LOS GALLOS
RESTAURANT
266 DIANE AVE
PITTSBURG, CA 94565

APN 073-181-011-5

DRAWING TITLE

PROPOSED BUILDING ELEVATIONS + TRASH AREA ELEVATIONS

DRAWN: WB
CHECKED: CB
DATE: MARCH 15, 2019
SCALE: AS NOTED
PROJECT NO.: JC
SHEET NO.: A-3.1

BRYANT ARCHITECTS

3616 Macdonald Avenue * Richmond, CA 94805 * 510-926-3180 * 510-847-7196 * wcbryant@bryant-architects.com

March 20, 2019

RE: TAQUERIA LOS GALLOS – MATERIAL/COLOR SAMPLES.

California Loose Veneer, random size, split face, gold.

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___City Council

App. No. AP-19-1418 (AD)
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Signature:

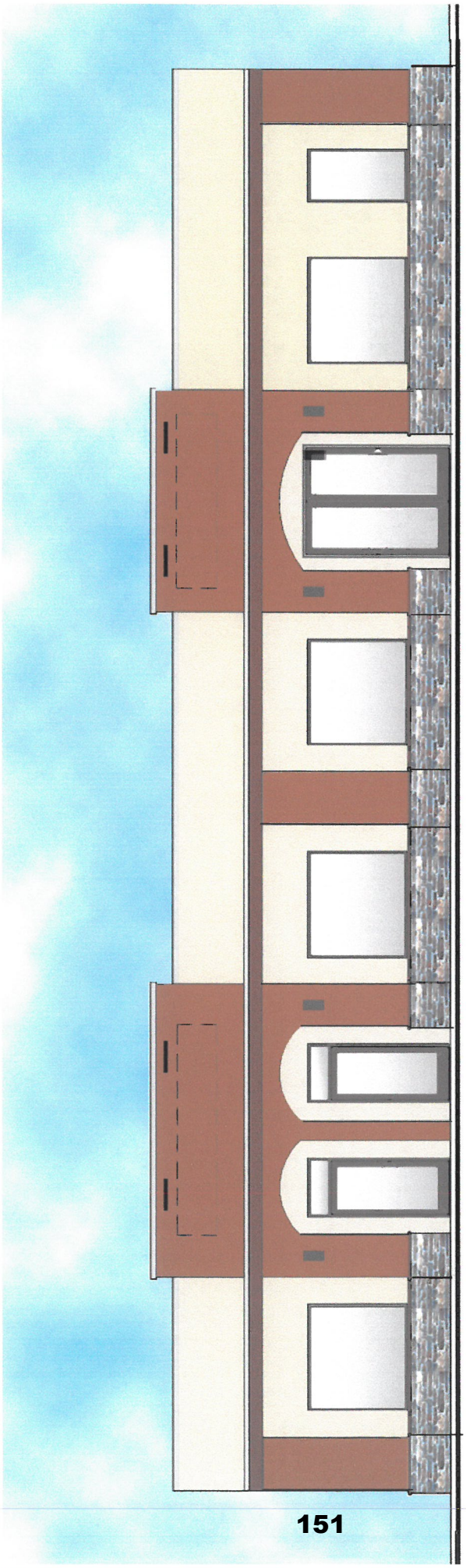
Color samples- Sherwin Williams:

Steamed Milk SW 7554----------

Fiery Brown SW 6055----------

Cavern Clay SW 7701----------

Charles Bryant
Principal Architect
C-25966



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PLANNING DIVISION