

City of Pittsburg Planning Commission Agenda

June 27, 2017

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

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

Planning Commission Members

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

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

1. Minutes

Meeting Minutes of June 13, 2017

2. Cumberland Street Partial Vacation – General Plan Consistency Determination. (Continued from June 13, 2017)

This is a request for the Planning Commission to determine whether a proposed partial vacation of Cumberland Street, south of E. 10th Street, is consistent with the City's General Plan. This item was continued by the Planning Commission from its June 13, 2017 meeting.

PUBLIC HEARINGS

3. Irish Construction Use Permit Amendment, AP-17-1236 (UP).

This is a public hearing on a request for approval of a modification to an approved use permit in order to allow the hours of operation be extended from 6:00 a.m. to 6:00 p.m. weekdays, to add evenings and weekends on an as-needed basis when the business receives calls for emergency service maintenance. The project site is located at 2151 Piedmont Way, in the IP (Industrial Park) District. APN 088-240-076.

4. Recommendation on an Overlay District and Overlay Plan for Springhill Suites by Marriott, AP-17-1240 (RZ).

This is a public hearing on a recommendation to City Council for approval of zoning amendments establishing a limited overlay district for a 1.4-acre site located at 1160 E. Leland Road in the CC (Community Commercial) District. Assessor's Parcel No. 088-230-028 (the 'project site'). The limited overlay district would: 1) eliminate the landscaping requirement for the front yard setback; 2) increase the maximum floor-to-area ratio from 0.5 to 1.0; and 3) amend the minimum off-street parking requirement for hotel uses on the site.

5. Recommendation on Amendments to the Pittsburgh Municipal Code Title 18 Related to Allowable Uses in the CP-1 District, AP-17-1245 (RZ).

This is a City-initiated proposal to consider potential amendments to Title 18 of the Pittsburgh Municipal Code (PMC) in order to allow 'Personal Improvement Services' and 'Personal Services,' subject to limitations, within the CP-1 District.

ZONING ADMINISTRATOR REPORTS

STAFF COMMUNICATIONS

6. SONIC Drive-In Restaurant, AP-16-1190 (UP, DR) - Compliance with Compliance of Approval No. 5

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 13, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair / Vice Chair Gargalikis at 7:00 p.m. on Tuesday, June 13, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioners Belleci-Shipe, Fardella

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

PLEDGE OF ALLEGIANCE

Commissioner Durie Fosterled the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

Item 2 of the Consent Calendar was pulled for discussion.

1. Minutes of May 23, 2017

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

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

2. Cumberland Street Partial Vacation – General Plan Consistency Determination.

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

On motion by Commissioner Coniglio seconded by Commissioner Gargalikis to continue the item to a future meeting.

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

PUBLIC HEARINGS

3. Recommendation on a Zoning Text Amendment for Pittsburg Disposal / Mt. Diablo Resource Recovery Park, AP-17-1235 (RZ)

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

Contract Planner Christina Gregory gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Robert Hammons spoke as the applicant.

Melinda Peniche, Pittsburg, spoke against the item.

Wanda Thrower, Pittsburg, spoke against the item.

Bruce Ohlson, Pittsburg, gave suggestions on how to use fees to benefit future bike lane projects.

There being no one to further speak on the item, Acting Chair Gargalikis closed the public hearing.

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

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

4. Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Accessory Dwelling Units and Side Yard Setbacks, AP-17-1227 (RZ)

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

Associate Planner Jordan Davis gave a presentation.

Acting Chair Gargalikis opened the public hearing.

There being no one to speak to the item, Acting Chair Gargalikis closed the public hearing.

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

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

ZONING ADMINISTRATOR REPORTS

5. Submittal of Adopted Zoning Administrator Resolutions.

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

Commissioners acknowledged receipt of the three previously approved resolutions.

STAFF COMMUNICATIONS

There were no staff communications.

COMMITTEE REPORTS

Commissioner Coniglio deferred his committee report to Bruce Ohlson. Bruce Ohlson stated that the TRANSPLAN Committee adopted their budget.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m. to June 27, 2017.

Hector Rojas, AICP, Acting Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 2 – Cumberland Street Partial Vacation – General Plan Consistency Determination. (Continued from June 13, 2017)

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

SUBJECT: This is a request for the Planning Commission to determine whether a proposed partial vacation of Cumberland Street, south of E. 10th Street, is consistent with the City's General Plan. This item was continued by the Planning Commission from its June 13, 2017 meeting.

RECOMMENDATION:

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

BACKGROUND:

The Planning Commission considered this item on June 13, 2017. During the meeting, some Commissioners expressed concern that the proposed partial vacation would result in poor access for the properties adjacent to the street vacation. The Commission voted to have the item continued to a subsequent meeting so that staff could provide additional information to help address this concern.

PROJECT DESCRIPTION:

Existing Conditions: The right-of-way proposed to be vacated is shown in Attachment 2. It is a 60-foot by 238-foot portion of Cumberland Street located approximately 135 feet south of the intersection of E. 10th Street and Cumberland Street. The street currently consists of a 40-foot, asphalt roadway with 10-foot sidewalks on either side. It is currently fenced off and is no longer being maintained by the City. The street contains several underground public utilities including a 6-inch sewer and 10-inch water main line.

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

Proposed Vacation:

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

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affected properties listed in the Long-Range Property Management Plan consist of the following addresses/parcels:

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

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

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

GENERAL PLAN/CODE COMPLIANCE:

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

General Plan: The right-of-way proposed to be vacated is located in the 'Downtown Subarea' of the General Plan and the adjacent properties have a 'Service Commercial' land use designation. This land use designation is intended to provide opportunities for retail and service businesses on transitional sites between commercial and industrial

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areas, including businesses not allowed in other commercial districts because they have industrial characteristics, require heavy vehicle traffic, or have certain other adverse impacts. The General Plan does not directly address street vacations. However, it does discuss neighborhood connectivity and identifies streets that should be retained as major/minor arterials, collector streets, transit facilities, and bicycle facilities.

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

ANALYSIS:

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

1. The proposed street vacation would not inhibit the adjacent properties from being developed in ways that are consistent with their 'Service Commercial' land use designation under the General Plan. The properties adjacent to the proposed vacation would continue to have access from both Cumberland Street and Los Medanos Street.
2. The proposed street vacation would not decrease connectivity between and within neighborhoods, consistent with the General Plan's Land Use Framework Guiding Principles (General Plan, page 2-13). The portion of Cumberland Street that would be vacated currently terminates at the BNSF Railway and therefore does not provide a connection between this and other adjacent neighborhoods.
3. The portion of Cumberland Street that would be vacated is not identified in the General Plan (Figure 7-1) as an existing or proposed major arterial, minor arterial, or collector street.
4. The portion of Cumberland Street that would be vacated is not identified in the General Plan (Figure 7-3) as an existing or proposed transit facility.
5. The portion of Cumberland Street that would be vacated is not identified in the General Plan (Figure 7- 4) as an existing or proposed bicycle facility.

ACTION REQUIRED:

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

ATTACHMENTS:

1. Proposed Resolution No. 10065

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2. Exhibit A – Portion of Cumberland to be Vacated Overall
3. Exhibit B – Portion of Cumberland to be Vacated in Phase 1
4. Exhibit C – Portion of Cumberland to be Vacated in Phase 2
5. Site Photos
6. Map of Surrounding Uses

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

Attachment 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

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

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. The City of Pittsburg has requested that the City Council consider vacating a portion of Cumberland Street, as shown in Exhibit A, in order to reduce the City's street maintenance costs and facilitate the disposition and future development of adjacent properties listed in the Successor Agency's Long Range Management Plan. The adjacent and affected properties, as listed in the Successor Agency's Long Range Management Plan, consist of the following addresses/parcels:
1. 1073 Railroad Avenue (APN 085-204-002);
 2. 1065 Railroad Avenue (APN 085-204-003);
 3. 1055 Railroad Avenue (APN 085-204-004);
 4. 1025 Railroad Avenue (APN 085-204-005);
 5. 1044 Cumberland Street (APN 085-204-010);
 6. 1056 Cumberland Street (APN 085-204-011);
 7. 1068 Cumberland Street (APN 085-204-012);
 8. 1095 Railroad Avenue (APN 085-204-015);
 9. 1073 Cumberland Street (APN 085-205-002);
 10. 1049 Cumberland Street (APN 085-205-003);
 11. 1037 Cumberland Street (APN 085-205-004); and
 12. 1085 Cumberland Street (APN 085-205-013).
- B. The proposed street vacation would occur in two separate phases. The first phase would involve the western portion of Cumberland Street and the second phase would involve the remaining eastern portion.
- C. The first phase would be vacated in conjunction with the disposition 1073 Railroad Avenue, 1065 Railroad Avenue, 1055 Railroad Avenue, 1025 Railroad Avenue, 1044 Cumberland Street, 1056 Cumberland Street, 1068 Cumberland Street, and 1095 Railroad Avenue.
- D. The second phase would be vacated in conjunction with the disposition of 1073 Cumberland Street, 1049 Cumberland Street, 1037 Cumberland Street, and 1085 Cumberland Street.

- E. California Streets and Highways Code section 8313 allows the City Council to vacate a street, but also obligates the City Council to consider the street vacation in light of the City's General Plan.
- F. Pursuant to Government Code section 65402, the Planning Commission must make a determination as to whether the proposed street vacation is consistent with the General Plan and submit its determination to the City Council. The City Council must then hold a public hearing and consider the Commission's determination, along with other comments received at the hearing, prior to action on the street vacation.
- G. The making of this determination does not qualify as a 'Project' under the California Environmental Quality Act (Public Resources Code section 21065).
- H. On June 13, 2017 and June 27, 2017, the Planning Commission held public meetings to consider the permanent vacation of a portion of Cumberland Street and its consistency with the Pittsburg General Plan, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Cumberland Street Partial Vacation – General Plan Consistency Determination," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The proposed street vacation will not inhibit the adjacent properties from being developed in ways that are consistent with their 'Service Commercial' land use designation under the General Plan. The properties adjacent to the proposed vacation will continue to have sufficient access from both Cumberland Street and Los Medanos Street.
 - 3. The proposed street vacation will not decrease connectivity between and within neighborhoods, consistent with the General Plan's Land Use Framework Guiding Principles (General Plan, page 2-13). The portion of Cumberland Street that will be vacated currently terminates at the BNSF Railway and therefore does not provide a connection between this and other neighborhoods.
 - 4. The portion of Cumberland Street that will be vacated is not identified in the General Plan (Figure 7-1) as an existing or proposed major arterial, minor arterial, or collector street.
 - 5. The portion of Cumberland Street that will be vacated is not identified in the General Plan (Figure 7-3) as an existing or proposed transit facility.

6. The portion of Cumberland Street that will be vacated is not identified in the General Plan (Figure 7- 4) as an existing or proposed bicycle facility.
- B. The staff report entitled, "Cumberland Street Partial Vacation – General Plan Consistency Determination," dated June 13, 2017, is referenced hereto as additional support for the findings.

Section 3. Decision

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

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of June 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10065 was adopted by the Planning Commission of the city of Pittsburg on June 27, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Exhibit A
(Planning Commission Resolution No. 10065)



June 2, 2017

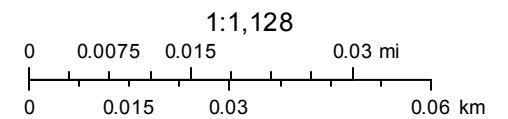


Exhibit B



June 2, 2017

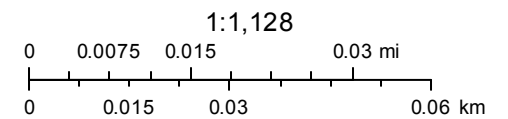
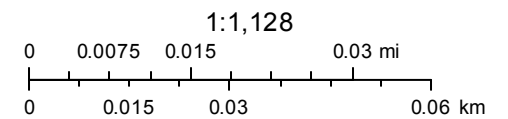


Exhibit C



June 2, 2017



Attachment 5 Site Photos

Cumberland Street Partial Vacation – Determination of Consistency with the General Plan



Above: Cumberland Street south of E. 10th Street.

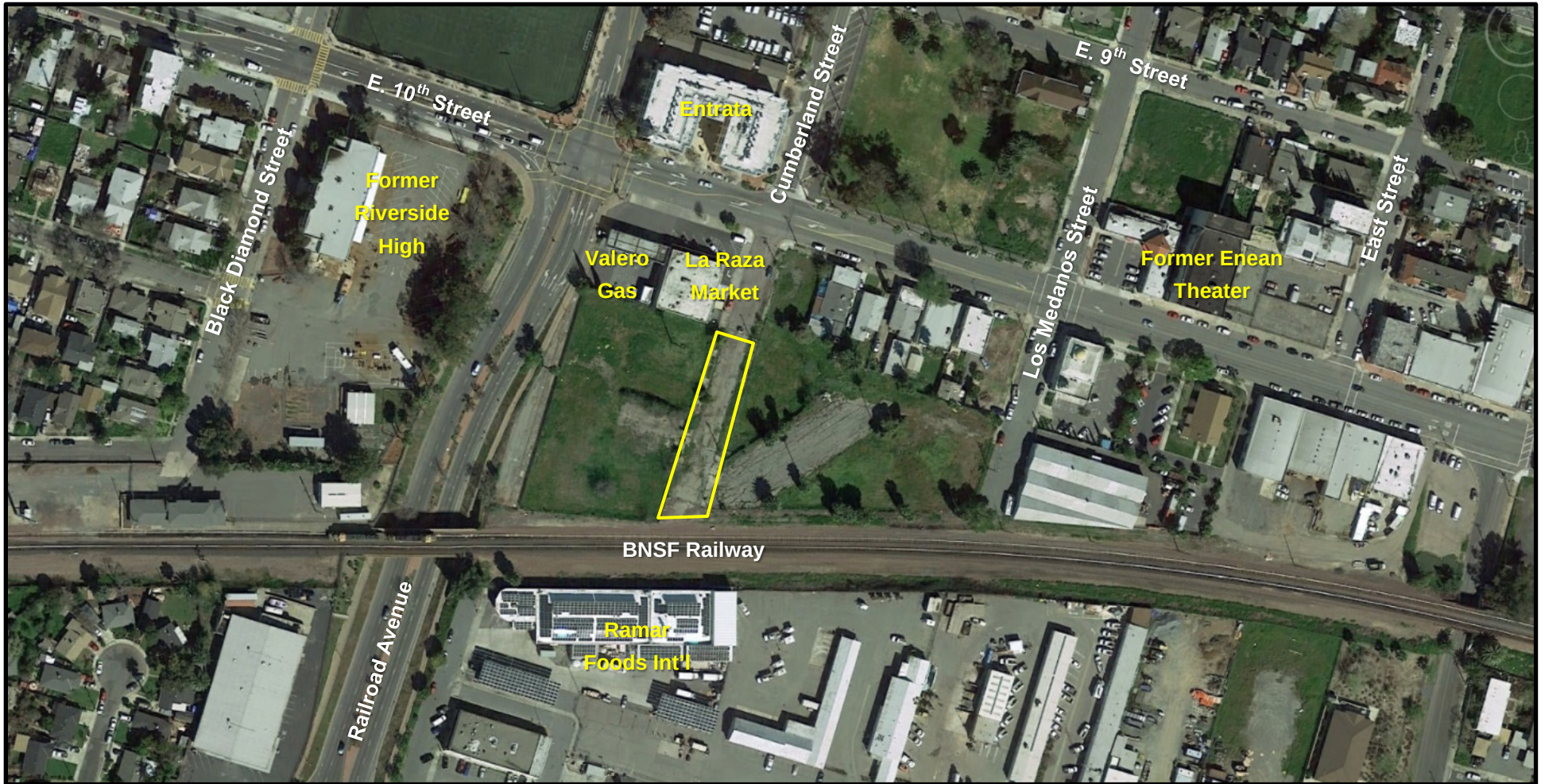
Below: Portion of Cumberland Street to be vacated behind chain link fence



Attachment 6
Map of Surrounding Uses

Cumberland Street Partial Vacation – Determination of Consistency with the General Plan

 Right-of-Way to be Vacated



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 3 – Irish Construction Use Permit Amendment, AP-17-1236 (UP).

ORIGINATED BY: James Brackenridge, 2151 Piedmont Way, Pittsburg, CA 94565.

SUBJECT: This is a public hearing on a request for approval of a modification to an approved use permit in order to allow the hours of operation be extended from 6:00 a.m. to 6:00 p.m. weekdays, to add evenings and weekends on an as-needed basis when the business receives calls for emergency service maintenance. The project site is located at 2151 Piedmont Way, in the IP (Industrial Park) District. APN 088-240-076.

RECOMMENDATION:

Staff recommends the Commission adopt Resolution No. 10068, approving Use Permit Application No. 17-1236, subject to conditions.

BACKGROUND:

On July 26, 2011, the Planning Commission adopted Resolution No. 9889 (attached) which granted: 1) a use permit to operate a contractor yard for storage of equipment and materials associated with a utilities construction company; and 2) design review of architectural plans to demolish an existing structure and redevelop a 2.45-acre property with a new, single-story, 7,770 square foot office and warehouse building at 2141 and 2151 Piedmont Way.

Since establishment of their business, Irish Construction has received complaints from residents in the adjacent complex regarding dust, noise, and hours of operation.

Irish Construction's approved hours of operation are from 6:00 a.m. to 6:00 p.m. weekdays; however, the business does receive calls for emergency services after hours and on weekends. In response to the complaints received, Irish Construction has made several efforts to decrease noise associated with their business activities, including: 1) modifying their schedule so that no work is to begin prior to 6:30 a.m., and the typical time for workers to arrive is now 7:00 a.m.; 2) at the end of the day workers back the trucks into parking spots to avoid sounding the truck back-up alarms in the morning; 3) they have planted twelve (12) redwood trees along the sound wall adjacent to the residences to further block wind, noise, and dust; and 4) they have relocated construction material awaiting transport to a location on the yard further away from residents. Regarding the dust, Irish construction has concreted the northeasterly portion of the site to allow for daily dust sweeping, and materials bins are now being tarped at the end of each day to help contain dust.

On April 4, 2017, James Brackenridge of Irish Construction filed Use Permit Application No. 17-1236, requesting formal approval of a modification to the approved use permit, in

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order to allow the hours of operation be extended from 6:00 a.m. to 6:00 p.m. weekdays, to add evenings and weekends on an as-needed basis when the business receives calls for emergency service maintenance at 2151 Piedmont Way. This amendment has been requested to legalize the modified business hours that are a necessary component of their operation.

PROJECT DESCRIPTION:

Existing Conditions: The project is located on a 2.45 acre site which fronts onto Piedmont Way and is in a neighborhood of predominantly light industrial and automotive uses. Adjoining the site to the west is Pittsburg Automotive. Adjoining to the site to the northeast is Agra-Tech, a greenhouse manufacturing company. Located immediately south and east of the site there is a high density residential use which includes the 156-unit Ventana Condominium complex. The complex includes garage and carport structures that have been built along the property line between the complex and the project site to act as a buffer. The residential units in this complex range from approximately 35 feet to 100 feet away from the property line.

Other uses in the general vicinity include Wally's Rental Center (an equipment and special event rental company), and several automotive repair businesses, all of which are located across Piedmont Way to the northwest of the proposed project site (see attachment 2 for a map of all existing surrounding uses).

Proposed project: The proposed project is a request by Irish Construction, a utilities installation contractor, for approval of an amendment to their existing use permit, approved by Planning Commission Resolution No. 9889. The proposed amendment is a request to extend the business hours from the approved 6:00 a.m. to 6:00 p.m. weekdays, to add evenings and weekends on an as needed basis when the business receives calls for emergency service maintenance. As part of this request, Irish Construction is proposing to continue mitigating potential noise and/or dust impacts by implementing the following operational measures: 1) work trucks are to continue to be backed into parking spots at the end of the day to avoid sounding the back-up alarm in the morning, 2) the twelve (12) redwood trees added along the sound wall adjacent to the residences (to block wind, noise, and dust) would continue to be maintained in a healthy and thriving condition, and 3) construction material awaiting transport would remain stored in the yard as far from the adjacent residents as possible.

GENERAL PLAN/CODE COMPLIANCE:

General Plan and Specific Plan: The property at 2151 Piedmont Way has a General Plan land use designation of Business Commercial. This designation is intended to provide sites for administrative and business uses in addition to light industrial uses such as custom and light manufacturing and warehousing (General Plan page 2-20). The property also lies within the Los Medanos Industrial Center subarea of the Railroad Avenue Specific Plan, which also designates the site as Business Commercial with the intent of preserving the existing industrial and commercial character already established in the subarea (page 60). Irish Construction's use (utilities contractor yard) is consistent

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with the types of light industrial uses supported by the Business Commercial land use designation and is consistent with the types of service commercial and light industrial uses of property already established in the vicinity of the site.

Zoning: The property is zoned IP (Industrial Park) District. Pittsburg Municipal Code section 18.54.010 identifies contractor yards as permitted uses (no use permit required) in the IP District if: 1) large vehicles, equipment and materials associated with the use are stored indoors or behind a building or an eight-foot tall masonry wall; and 2) the city engineer has determined that access to and from the site can be provided safely from existing rights-of-way. A use permit is required for any use that does not meet both criteria.

Safe access to and from the site is provided via the two driveways already present between the site and Piedmont Way. In lieu of an eight-foot tall masonry wall, Irish Construction was approved with an alternative screening method, an eight-foot tall ornamental metal fence with perforated panels for screening; however, because the wall is not masonry, the use permit is required for continued operation.

The site is in compliance with the applicable IP District development regulations as specified in the municipal code.

Required Findings: According to PMC 18.28.060, a request for modification of an approved use permit shall be treated as a new application. Pursuant to PMC section 18.16.040, in order to approve the new use permit for the project, the Planning Commission must find that the use:

- 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;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- 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 imposed by law; and,

Planning Commission Staff Report

I. is consistent with the City's approved funding priorities.

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

Public Notice: On or prior to June 17, 2017, notice of the June 27, 2017, 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, to local service agencies expected to provide services to the business, 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.

ANALYSIS:

Use Permit: Staff believes that the Planning Commission can make the required findings to approve the new use permit, with the inclusion of several conditions of approval, as detailed below:

1. Regular business hours shall be weekdays 6:00 a.m. to 6:00 p.m. After hours service calls on evenings and weekends shall be permitted on an as-needed basis only (Condition No. 3).
2. The business owner shall keep of a log of any and all after hours' service calls for the business. City Staff shall be permitted to inspect this log upon request (Condition No. 4).
3. It shall be the business owner's responsibility to ensure that all possible measures are taken to avoid backing up of large trucks on site outside of regular business hours, to avoid sounding the back-up alarm (Condition No. 5).
4. It shall be the business owner's responsibility to ensure that the site is laid out so that the equipment most frequently used on site is located farthest away from residences, as identified on the site plan (Condition No. 6).
5. Loading and dumping of materials shall be prohibited outside of regular business hours (Condition No. 7).
6. The twelve (12) trees planted along the property line closest to the residential area shall be maintained so as to remain in a healthy, thriving condition. Any trees needing replacement shall be replaced immediately (Condition No.8).

As described under Code Compliance above, the use is consistent with the General Plan, the Railroad Avenue Specific Plan, the Zoning Ordinance, and the site context. Contractor yards are identified as allowed uses on properties zoned IP District, and the business has an approved use permit for the site because of their alternative fence design. Extending the hours of the contractor yard to include evenings and weekends, on an as needed basis only, would ensure the continued success of the business.

Planning Commission Staff Report

Extending the hours of the business would not be detrimental to the health, safety and general welfare of the City provided that the applicant continues to comply with the previously adopted conditions of approval for the site, in addition to the new noise reducing conditions listed above. Specifically staff recommends workers avoid backing up large vehicles and loading and dumping of materials outside of regular business hours.

Property values in the surrounding area would not be adversely affected if the applicant continues to comply with the previously adopted conditions of approval, and if the applicant conducts the necessary maintenance and upkeep of the perimeter trees provided as an additional noise barrier between the business and adjacent residences.

Staff does not believe that the amended use would adversely affect the orderly development of property within the City, nor would it create a nuisance or enforcement problem if the business implements conditions 3 through 8 mentioned above, nor would it encourage marginal development within the neighborhood, as the project has already incorporated the screening of equipment and materials storage areas using decorative materials and landscaping.

Lastly, the project would 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 as no public funds will be associated with this project.

ACTION REQUIRED:

In order to approve this request as recommended, move to adopt Resolution No. 10068, approving Use Permit, Application No. 17-1236, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10068
2. Map of Surrounding Uses
3. Project Plans, dated April 4, 2017
4. Previously Approved Planning Commission Resolution No. 9889
5. Public Hearing Notice/Vicinity Map

Prepared by: Celina Palmer, Planning Technician

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving an Amendment to	)	
an Approved Use Permit in Order to Allow	)	
Extended Hours for a Contractor Yard	)	Resolution No. 10068
located at 2151 Piedmont Way, for "Irish	)	
Construction Use Permit Amendment. AP-	)	
17-1236 (UP)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On April 4, 2017, James Brackenridge of Irish Construction filed Use Permit Application No. 17-1236, requesting approval of a modification to an approved use permit, Planning Commission Resolution No. 9899, in order to allow the hours of operation be extended from 6:00 a.m. to 6:00 p.m. weekdays, to add evenings and weekends on an as needed basis when the business receives calls for emergency service maintenance. The project site is located at 2151 Piedmont Way in the IP (Industrial Park) District. APN 088-240-076.

- B. On July 26, 2011, the Planning Commission adopted Resolution No. 9889 which granted: 1) a use permit to operate a contractor yard for storage of equipment and materials associated with a utilities construction company; and 2) design review of architectural plans to demolish an existing structure and redevelop a 2.45-acre property with a new, single-story, 7,770 square foot office and warehouse building at 2141 and 2151 Piedmont Way.

- C. The proposed project is governed by the applicable General Plan land use designation of *Business Commercial*, and the applicable goals and policies of the Pittsburg General Plan, the Railroad Avenue Specific Plan, and the Pittsburg Municipal Code (PMC).

- D. According to PMC 18.28.060, a request for modification of an approved use permit shall be treated as a new application. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The commission may grant approval of a use permit if the proposed use:
 - 1. is in accord with the objective of the zoning ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

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

3. will not adversely affect the orderly development of property within the city;
 4. will not adversely affect the preservation of property values;
 5. is consistent with the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints; and,
 9. is consistent with the city's approved funding priorities.
- E. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- F. On or prior to June 17, 2017, a "Notice of Public Hearing" for the June 27, 2017, 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, to local service agencies expected to provide services to the business, 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.
- G. On June 27, 2017, the Planning Commission held a public hearing on Use Permit Application No. 17-1236, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Irish Construction Use Permit Amendment, AP-17-1236 (UP)," dated June 27, 2017, and based on all the information contained in the Planning Division files on the project, incorporated here by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.

2. The proposed use is in accord with the objectives of PMC Title 18 (Zoning), the purposes of the land use district in which it is located and is appropriate to the specific location, in that contractor yards are identified as allowable uses on properties zoned IP District, and properties to the north and west of the site are also developed with light industrial and automotive uses. Also, the specific site has a use permit previously approved for a contractor yard and extending the hours of the contractor yard would ensure the continued success of the business.
3. The proposed use is not detrimental to the health, safety and general welfare of the city in that the operation of the business will not require storage of large quantities of hazardous materials, and the proposed use will ensure continued maintenance of the previously installed twelve additional trees on the site.
4. The proposed use will not adversely affect the orderly development of property within the city in that the proposed use will continue to maintain existing screening of equipment and materials storage areas using durable and decorative materials and landscaping.
5. The proposed use will not adversely affect the preservation of property values in that the proposed use will maintain the screening approved under Planning Commission Resolution 9889.
6. The proposed use is consistent with the General Plan and the Railroad Avenue Specific Plan, in that the property has a General Plan land use designation of *Business Commercial*, which is intended to provide sites for administrative and business uses in addition to light industrial uses such as custom and light manufacturing and warehousing (General Plan, page 2-20). The property also lies within the Los Medanos Industrial Center subarea of the Railroad Avenue Specific Plan, which also designates the site as *Business Commercial* with the intent of preserving the existing industrial and commercial uses already established in the subarea (page 60). The proposed use (utilities contractor yard) is consistent with the types of light industrial uses supported by the *Business Commercial* land use designation and is consistent with the types of service commercial and light industrial uses of property already established in the vicinity of the site.
7. The proposed use will not create a nuisance or enforcement problem, in that the proposed use incorporates several noise reducing techniques, including avoiding the backing up of large trucks outside of regular business hours, prohibiting loading and dumping of materials outside of regular business hours, and locating the most frequently used equipment farthest away from residences. In addition, equipment and materials storage areas on the

property will continue to be screened from view to ensure that an attractive street frontage is maintained.

8. The proposed use will not encourage marginal development within the neighborhood, in that the proposed use shall maintain the screening approved under Planning Commission Resolution 9889, using durable and decorative materials and landscaping.
9. The proposed use 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 there are existing utilities in the Piedmont Way right-of-way to which the property currently has access, and will not require expansion of existing safety, utility or transit and transportation service infrastructure.
10. The proposed use is consistent with the city's approved funding priorities in that there is no public money involved with this project.

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Use Permit and Design Review Application No. 17-1236, subject to the following conditions:
 1. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 above, except as may be modified by the conditions below. Operation of the approved business in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.
 2. All conditions from Planning Commission Resolution No. 9889 shall remain in effect for this business.
 3. Regular business hours shall be weekdays 6:00 a.m. to 6:00 p.m. After hours service calls on evenings and weekends shall be permitted on an as needed basis only.
 4. The business owner shall keep of a log of any and all after hours' service calls for the business. City Staff shall be permitted to inspect this log upon request.
 5. It shall be the business owner's responsibility to ensure that all possible measures are taken to avoid backing up of large trucks on site outside of regular business hours.

6. It shall be the business owner's responsibility to ensure that the site is laid out so that the equipment most frequently used on site is located farthest away from residences, as identified on the site plan.
7. Loading and dumping of materials shall be prohibited outside of regular business hours.
8. The twelve (12) trees planted along the property line closest to the residential area shall be maintained so as to remain in a healthy, thriving condition. Any trees needing replacement shall be replaced immediately.
9. It shall be the business owner's responsibility to post in a conspicuous place, for drivers to view, a notice that truck deliveries and deliveries of equipment are to avoid the intersection of Loveridge Road and Leland Road during the hours of 6:00 a.m. to 8:00 a.m. Monday through Friday. Final text of the customer notice shall be subject to review and approval by the Planning and Engineering Divisions.
10. The Standard Conditions of Development as adopted by the Pittsburgh Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project, as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions of this Resolution No. 10068, the specific conditions of this resolution shall govern.
11. The applicant shall comply with all the requirements of the City's Community Development Department, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies.
12. 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.

13. The amended use specified under this resolution must be established within one year after the effective date of this resolution or this approval will become null and void. Should the approved use cease operation for a period in excess of nine months, this use permit is no longer valid.

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 27th day of June, 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

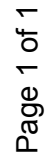
ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10068 was adopted by the Planning Commission of the City of Pittsburg on June 27, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

★ Project Site





SITE MAP

NAME

Irish
Construction

ADDRESS

2151 Piedmont way
Pittsburg, CA 94565

MAP #

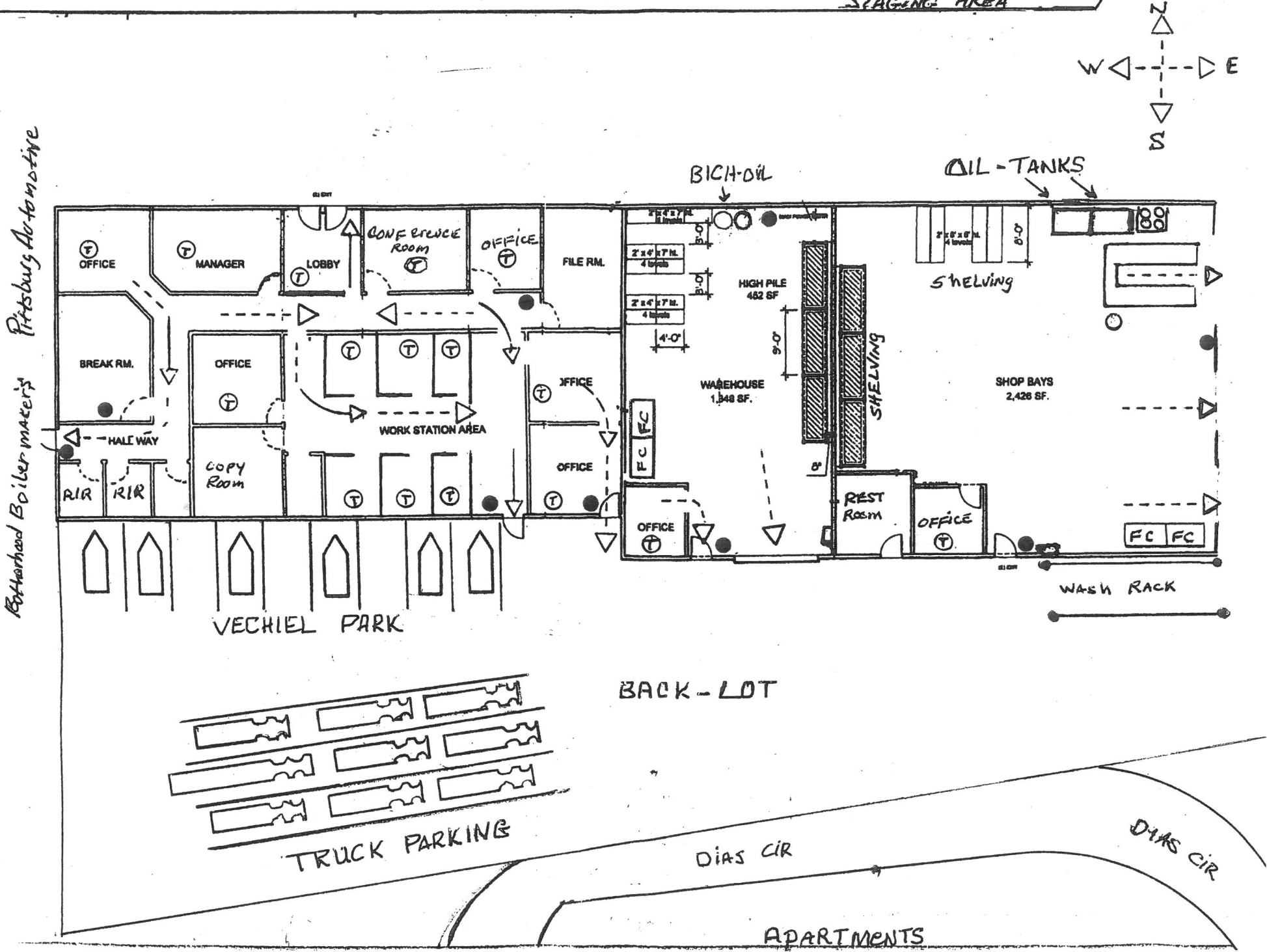
DATE: Feb 10, 2017

PREPARED BY: Pete Cerda

RENTAL-YARD

EVACUATION
STAGING AREA

NOT TO SCALE



SYMBOL LEGEND	
	FIRE EXTINGUISHER
	EMERGENCY RESPONSE EQUIPMENT (SPILL KIT)
	ROLL UP DOOR
	EMERGENCY SHUT OFF
	STORM DRAIN
	SANITARY SEWER
	TELEPHONE
	COOLANT 55 GALLON DRUM
	NEW MOTOR OIL 55 GALLON DRUMS
	USED OIL TANK 200 GALLONS
	NITROGEN (COMPRESSED GAS)
	PROPANE (COMPRESSED GAS)
	FLAMMABLES CABINET
	EVACUATION STAGING AREA

REQUIRED ELEMENTS: 1. NORTH ORIENTATION 2. LOADING AREAS 3. INTERNAL ROADS 4. ADJACENT STREETS 5. STORM DRAINS 6. SEWER DRAINS 7. ACCESS POINTS 8. EXIT POINTS 9. EMERGENCY SHUTOFFS 10. EVACUATION STAGING AREAS 11. HAZARDOUS MATERIALS HANDLING AND STORAGE AREAS 12. EMERGENCY RESPONSE EQUIPMENT (FIRE EXTINGUISHERS, SPILL KITS, ETC)

IRISH CONSTRUCTION

2151 PIEDMONT WAY
PITTSBURG, CALIFORNIA 94565
(925) 473-9100 • FAX (925) 473-9103



Irish Construction

2151 Piedmont Wy

Pittsburg, CA 94565

9+25-473-9100

April 3rd, 2017

Re: Application to amend use permit

Irish Construction is primarily a sub-contractor for AT&T. Our maintenance contract requires us to occasionally respond to emergency call outs outside of business hours. Our normal hours of operation are 7:00 am to 4:30 pm Monday through Friday. The crews and supervisors arrive between 6:00 am and 7:00 am. And office staff shortly after. Office and management staff leave by 4:30 pm. We currently have 7 office / management staff and approximately 25 field employees that work from this yard. Field crews scheduled shift time is 7:00 am to 3:30 pm. Most crews are in by 5:00 to 6:00 pm. We do work on Saturdays occasionally. We may go weeks without an after-hours call out and then have to work multiple ones in the same week.

The typical activities that occur in the yard on an average day would be loading of material, back up alarms, and dumping of spoils. Material is usually loaded by backhoe or forklift. Most of our trucks and trailers have dump beds. We use a small bobcat to sweep the yard once a week during business hours. There may also be occasional noise from the shop or warehouse areas during repairs and testing of vehicles, equipment and tools. The yard usually gets busy between 6:30



IRISH CONSTRUCTION

2151 PIEDMONT WAY
PITTSBURG, CALIFORNIA 94565
(925) 473-9100 • FAX (925) 473-9103



am and 8:30 am until all the crews have left the yard for the day. Only office staff parks their personal vehicles on the property. All field employees park their personal vehicles on the street. Besides the occasional crew coming through during the day it is pretty calm. Then about 2:30 to 3:30 pm the crews start returning to the yard for the day. The afternoon is usually less busy since the crews come in sporadically up until 5:00 or 6:00 pm, sometimes later. We typically don't schedule work for the weekend, but there are times that we have to.

We have created a staging area on the right side of the property (Area #2 on Google map) just inside the gate. On evenings and Fridays we park a few truck and back them in to avoid back up alarms after hours. Scheduled Saturday or night work crews have their trucks ready to pull right out of the yard. We have swapped emergency and non-emergency equipment storage areas so those items most used are the farthest away from the residences. We try to load material onto equipment ahead of time during business hours. No dumping is done after hours. The vehicles are parked and dumped the next day during business hours. When arriving late the crews are instructed to park the vehicles and leave them to be dealt with the next day.

We have planted 12 more trees along the property line (Area #1 on Google map) between the yard and the residences. We hope the trees will help muffle the noise level between the two properties once they are big enough.

We are very concerned about our neighbors and keeping a good relationship. We do not take these complaints lightly. We want to be good and courteous neighbors as well as provide the necessary services to our customers and the public. We have taken many precautions and measures to try to reduce the noise level outside of business hours. We will continue to follow these new procedures



ROSEMEAD, SAN MARCOS, SACRAMENTO, FRESNO, MORGAN HILL, PITTSBURG, CERES
STATE CONTRACTOR'S LICENSE NO. 97962

IRISH CONSTRUCTION

2151 PIEDMONT WAY
PITTSBURG, CALIFORNIA 94565
(925) 473-9100 • FAX (925) 473-9103



even if we are granted an amended use permit. We are open to and welcome any suggestions that may assist in continuing a harmonious relationship with everyone around us.

Our application to amend our use permit is for hours of operation only. We are not doing any renovations to the property, buildings or signage.

Thank you in advance for your consideration. Please let us know if there is anything else that needs more explanation or if there is more information needed.

James Brackenridge

Area Manager, Pittsburg Division

925-382-6823



ROSEMEAD, SAN MARCOS, SACRAMENTO, FRESNO, MORGAN HILL, PITTSBURG, CERES
STATE CONTRACTOR'S LICENSE NO. 97962

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving: 1) a Use Permit)
to Establish a Contractor Yard; and 2))
Design Review of Architectural Plans to)
Construct a 7,770 Square Foot Office and) Resolution No. 9889
Warehouse Building on 2.45 Acres)
Located at 2141-2151 Piedmont Way, for)
"Irish Construction, AP-11-769 (UP, DR).")

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On May 23, 2011, Jerry Olmscheid, on behalf of Irish Construction Company, filed Use Permit and Design Review Application No. 11-769 requesting Planning approval of: 1) a use permit to operate a contractor yard for storage of equipment and materials associated with a utilities construction company; and 2) design review of architectural plans to demolish an existing structure and redevelop a 2.45-acre property with a new, single-story, 7,770 square foot office and warehouse building. The property is located at 2141 and 2151 Piedmont Way, in IP (Industrial Park) District. Assessor's Parcel Numbers (APNs) 088-240-043 and 088-240-044.
- B. The proposed project is governed by the applicable General Plan land use designation of *Business Commercial*, and the applicable goals and policies of the Pittsburg General Plan, the Railroad Avenue Specific Plan, the Pittsburg Municipal Code (PMC), and the adopted Development Review and Design Guidelines (Planning Commission Resolution No. 9864).
- C. This project is proposed to be built on a site that was previously developed; is less than five acres; is surrounded by existing residential and light industrial development; can be adequately accessed from existing rights-of-way; and is served by existing utilities in Piedmont Way right-of-way. The design of the proposed project is also consistent with the regulations of the city's zoning ordinance. As such, this proposed 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, section 15332.
- E. On or prior to July 16, 2011, in accordance with PMC section 18.14.020 and California Government Code section 65091, a "Notice of Public Hearing" for the July 26, 2011, public hearing on this use permit and design review request was posted at City Hall, at and near the proposed project site, and on the "Public Notices" section of the city's website; and was mailed via first class or electronic

mail to the applicant / property owner, to owners of property located within 300 feet of the proposed project site, to the Pittsburgh Library, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice.

F. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The commission may grant approval of a use permit if the proposed use:

1. is in accord with the objective of the zoning ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
2. is not detrimental to the health, safety and general welfare of the city;
3. will not adversely affect the orderly development of property within the city;
4. will not adversely affect the preservation of property values;
5. is consistent with the general plan and applicable specific plan;
6. will not create a nuisance or enforcement problem;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints; and,
9. is consistent with the city's approved funding priorities.

G. Design review approval can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:

1. 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;
2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
3. 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;

4. the structure is in harmony with proposed developments on land in the general area; and,
 5. the application conforms with the criteria set forth in the applicable city-adopted design guidelines.
- H. On July 26, 2011, the Planning Commission held a public hearing on Use Permit and Design Review Application No. 11-769, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Irish Construction, AP-11-769 (UP, DR)," dated July 26, 2011, and based on all the information contained in the Planning Division files on the project, incorporated here 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 use is in accord with the objectives of PMC Title 18 (Zoning), the purposes of the land use district in which it is located and is appropriate to the specific location, in that contractor yards are identified as allowable uses on properties zoned IP District, and properties to the north and west of the site are also developed with light industrial and automotive uses. The proposed equipment and materials storage areas will be located either behind the building or behind an eight-foot tall fence with perforated metal, for purposes of screening the storage areas from view from Piedmont Way.
3. The proposed use is not detrimental to the health, safety and general welfare of the city in that the operation of the business will not require storage of large quantities of hazardous materials, and the proposed site improvements associated with the project will include installation of water quality preservation measures currently not present on the site.
4. The proposed use will not adversely affect the orderly development of property within the city in that the proposed use involves screening of equipment and materials storage areas using durable and decorative materials and landscaping, and the project will set a standard for screening that can be applied in the redevelopment of other industrial properties in the vicinity.

5. The proposed use will not adversely affect the preservation of property values in that the proposed use includes redevelopment of the currently vacant property with an updated, well-designed building that offers evidence of private investment in the area while also offering a professionally-designed façade to the business' storage yard.
6. The proposed use is consistent with the General Plan and the Railroad Avenue Specific Plan, in that the property has a General Plan land use designation of *Business Commercial*, which is intended to provide sites for administrative and business uses in addition to light industrial uses such as custom and light manufacturing and warehousing (General Plan, page 2-20). The property also lies within the Los Medanos Industrial Center subarea of the Railroad Avenue Specific Plan, which also designates the site as *Business Commercial* with the intent of preserving the existing industrial and commercial uses already established in the subarea (page 60). The proposed use (utilities contractor yard) is consistent with the types of light industrial uses supported by the *Business Commercial* land use designation and is consistent with the types of service commercial and light industrial uses of property already established in the vicinity of the site.
7. The proposed use will not create a nuisance or enforcement problem, provided that new landscaping at the front of the property is maintained in a healthy manner. In addition, equipment and materials storage areas on the property will be screened from view to ensure that an attractive street frontage is maintained.
8. The proposed use will not encourage marginal development within the neighborhood, in that the proposed use involves screening of equipment and materials storage areas using durable and decorative materials and landscaping, and the project will set a standard for screening that can be applied in the redevelopment of other industrial properties in the vicinity. The proposed use includes redevelopment of the currently vacant property with an updated, well-designed building that offers evidence of private investment in the area while also offering a professionally-designed façade to the business' storage yard.
9. The proposed use 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 there are existing utilities in the Piedmont Way right-of-way to which the property currently has access, and the business will be located on a previously-developed infill site, the redevelopment of which will not require expansion of existing safety, utility or transit and transportation service areas.

10. The proposed use is consistent with the city's approved funding priorities in that the operation of the business will add roughly 50 jobs to the city's job base, and there is no contribution of public funds necessary for the establishment of the business.

Design Review

11. The structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed building has been professionally designed using neutral colors and a mix of materials and finishes appropriate for a light industrial area, and on-site improvements will include replacement of existing, invasive landscaping with new drought-tolerant planting that will add color to the property frontage while also conserving water.
12. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable in that it will be built to standard building codes that will decrease exterior noise levels, particularly within the office portion of the building, and that will provide structural safety to occupants of the building in the event of an earthquake.
13. 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; rather, the proposed building uses a variety of materials and neutral colors, with metal effectively used as an accent on the façade of the industrial building, and the proposed building is architecturally more appropriate to the industrially-located site than the existing ranch-style concrete block structure.
14. There are no proposed developments on land in the general vicinity. The proposed structure is, however, consistent with elements of the long-range Railroad Avenue Specific Plan, in that the proposed building will be built near the street, with architectural emphasis on the primary entry of the building (Specific Plan, sections 4.5.2 and 4.5.4). The combined use of cement plaster, steel awnings, bronze anodized aluminum window frames, standing metal seam roofs, and stone veneer wainscot on the front of the building, and particularly at the office entry, is consistent with design criteria that call for varied materials, forms and colors on buildings to provide visual interest (section 4.5.8); however, the building design should be modified to eliminate the stone veneer on the warehouse portion of the building, in order to highlight that same detail on the pedestrian-scale office wing while allowing the warehouse wing a more industrial look that is consistent with its light industrial use (section 4.5.13). The use of the steel on the awnings and roof is also consistent with design

criteria section 4.5.13, which “encourage[s] the use of steel and corrugated metal to...create awnings and enhance roof form” for industrial buildings in *Business Commercial* areas.

15. The application generally conforms with the criteria set forth in the city’s development review and design guidelines (DRDG; Planning Commission Resolution 9864). The site has been designed to place the building along the street frontage with the storage yard and parking lot to the rear of the site, behind the building and ornamental metal fencing, consistent with DRDG section IV. The proposed plans also include varied roof heights over the warehouse, office, and primary entry of the building (DRDG section IV.f), with a decorative projecting tower element and steel canopy awning highlighting the primary entry (DRDG sections IV.g and IV.k). All roll-up service doors will be installed along the side or rear walls of the building, consistent with DRDG section IV.q. The building is proposed to have a light-colored roof, which will better reflect light and support a cooler environment inside the building as compared to a darker-colored roof. Additionally, the applicant has indicated that the warehouse portion of the building will not be conditioned space but will have skylights to take advantage of natural light and reduce energy demands related to lighting and air conditioning that space, consistent with green building design guideline VI.D.1.

Section 3. Decision

- A. Based on the findings set forth above, the Commission hereby approves Use Permit and Design Review Application No. 11-769, subject to the following conditions:

Use Permit

1. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 above, except as may be modified by the conditions below. Operation of the approved business in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.
2. At least 15 striped automobile stalls and a rack for the secure parking of no fewer than four bicycles, shall be maintained on the property, consistent with the off-street parking requirements for “contractors” as specified in PMC section 18.78.040. Vehicle parking stalls and racks shall be installed in the general locations as indicated on the site plan date stamped July 21, 2011. Modifications to the parking layout shall be subject to review and approval by the Planning Division prior to commencement of the work to construct the modifications.

3. The project site shall be kept clean and free of litter.
4. Outdoor storage shall be limited to that portion of the property behind the office/warehouse building and the eight-foot tall fence. No construction materials, vehicles or equipment shall be stored in the required front yard of the property.
5. Outdoor storage shall be limited to trucks, equipment, rock and other durable, construction materials and supplies. Outdoor storage of flammable substances, chemicals, hazardous materials, oil containers, or other material that the city planner determines may pose a health or safety threat to the surrounding neighborhood is prohibited.
6. Equipment or materials stored outdoors and within 20 feet of the metal fence parallel to Piedmont Way shall not exceed the height of the fence.

Design Review

7. The project shall be constructed in substantial conformity with the project plans, including the landscape plan and preliminary grading and utility plans, date stamped May 23, 2011, and the architectural elevation drawing and site and floor plans, date stamped July 21, 2011, except as hereinafter modified.
8. Prior to issuance of a building permit, the applicant shall submit the necessary documentation and pay the requisite filing fees to the Engineering Division in order to merge the two existing lots (APNs 088-240-043 and 088-240-044) into one lot.
9. Stone veneer wainscoting shall be eliminated from the warehouse wing of the building and limited to the office wing of the building. The applicant may utilize hedge-type plantings in lieu of stone veneer at the façade of the building's warehouse wing, in order restore the visual effect otherwise created by the stone veneer at the base of the warehouse wing.
10. The applicant shall install minimum six-inch high block style numbers on the building façade for address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the street.
11. All gutters, downspouts, roof flashing and roof-top vents on the building shall be painted the same color as the surface to which they are adjacent.
12. As required by PMC section 18.80.035, the trash enclosure on-site shall be constructed with a roof to prevent precipitation from falling into the enclosure. The trash enclosure shall be constructed with at least one door or gate measuring three feet in width, in order to provide a secondary

pedestrian entrance into the enclosure. The final design and location of the trash enclosure shall be noted on the plans submitted with the building permit application and will be subject to review and approval by city Planning Division staff prior to issuance of a building permit. Storm drains shall not be located within the drainage area of the enclosure.

13. Prior to issuance of a building permit for this project, the applicant shall submit a final landscape plan for the property, which shall include all certifications and submittals required by the city's landscape ordinance (PMC chapter 18.84, article VII) and which shall be subject to review and approval by the city Development Services Department. Drought-tolerant or moderate water use plants shall be incorporated into the landscape, to the maximum extent practicable.
14. Consistent with the standards set in PMC section 18.84.315.H, and in order to reduce heat generated from the paved parking areas, at least eight of the 23 proposed parking stalls on-site shall be shaded by trees, trellises, light-colored carports, or a combination thereof. The additional trees or structures required by this condition shall be shown on the landscaping and site improvement plans submitted with the building permit application and shall be subject to review and approval by the city Development Services Department, prior to the issuance of the building permit.
15. Consistent with the standards set in PMC section 18.84.315.G, the end of each row of parking stalls in the parking lot must be separated from the adjacent vehicle aisle by either a landscaped planter or a sidewalk/planter combination. A concrete curb must separate the landscaped area from the parking area, and minimum 12-inch wide paved landings shall be installed behind the curb, for the length of the parking stall, for each segment of curbing that separates a stall from a landscaped planter. This condition applies to parking spaces numbered 1, 8, 12 and 23 as indicated on the site plan date stamped July 21, 2011.
16. Prior to issuance of a certificate of occupancy for the building, the applicant shall complete installation of landscaping and automatic irrigation systems in the front, rear and side yards of the property and shall submit all certifications required by the city's landscape ordinance (PMC chapter 18.84, article VII). Following issuance of the certificate of occupancy, the applicant or property manager shall be responsible for preventing water waste resulting from inefficient landscape irrigation by limiting landscape irrigation to the hours between 8:00 p.m. and 10:00 a.m.; and by prohibiting runoff from the target landscape areas due to excessive irrigation run times, low head drainage, overspray, or other similar conditions where water flows onto an adjacent property or the sidewalk.

17. Following its installation, all on-site landscaping shall be maintained so as to be healthy and weed-free at all times.
18. Signage is not approved at this time. No signs shall be installed until their plans have been reviewed and approved by the city Development Services Department under a separate sign permit application.
19. The applicant shall label all onsite storm drains with "No Dumping Drains to River" stencils or other medium and similar message approved by the Planning Division.
20. The applicant shall install the bike racks, currently shown near the equipment parking area along the western property line, in an alternative location that is closer to the building. The alternate location shall be consistently shown on the building permit application plan set and the site improvement plans as required by Condition 29.a of this resolution, and shall be subject to review and approval by the Planning Division prior to issuance of an engineering or building permit, whichever occurs first.

Engineering fees

21. Improvement and Grading Plan Review fees: When the applicant submits plans, maps, or other documents for plan review, deposits equal to one half of the total estimated Engineering Improvement and Grading Plan Review Fees shall be made to the Engineering Division. The Plan Check Fees are based upon the Engineer's Estimate, which shall also be provided at the time the plans are submitted. The Improvement Plan Check fees are 3.5% of the cost of the improvements based upon the approved Engineer's Estimate. The Grading Plan Check Fee is 2.5% of the Engineer's Estimate, or may be based upon cubic yards of grading. The deposits shall be credited toward the final fees as determined at engineering permit issuance based upon the final, approved Engineer's Estimate. The deposit shall be paid to the Engineering Division at the time of the applicant's first plan submittal.
22. Improvement and Grading Inspection fees: The applicant shall pay the Improvement and Grading Inspection Fees to the Engineering Division at the time the Grading or Single Parcel Development Permit is issued. The current Improvement Inspection Fee is 6 percent of the cost of grading, and the Grading Inspection Fee is 5.75 percent of the 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.

23. The applicant shall pay \$389 to the Engineering Division at the time of the issuance of the Site Development Permit to update the city Land Information System.
24. The applicant shall pay a National Pollutant Discharge Elimination System (NPDES) Plan Review (SWPPP and/or C.3 Storm Water Control Plan) fee to the Engineering Division in the amounts in effect when the applicant obtains a Grading permit. The applicant understands that the current NPDES plan review fee on file, effective September 1, 2010, shall be paid in accordance with the fee schedule approved by Resolution No. 10-11510, a copy of which is available at the City.
25. The applicant shall pay an NPDES Inspection Deposit (SWPPP and/or C.3 Storm Water Control Plan) fee to the Engineering Division in the amounts in effect when the applicant obtains a Grading permit. The applicant understands that the current NPDES plan review fee on file, effective September 1, 2010, shall be paid in accordance with the fee schedule approved by Resolution No. 10-11510, a copy of which is available at the City.
26. 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. 05-10372 on January 17, 2006, a copy of which is available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.
27. 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 currently on file is \$1.40 per square foot of building for office or industrial use. The applicant further 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. Fees shall be paid to the Engineering Division prior to issuance of a Building Permit.

28. The applicant shall pay the Pittsburgh Regional Transportation-Development Impact Mitigation Fee (PMC chapter 15.103) (the "PRTDIM") amount in effect when the applicant obtains a Building Permit. The applicant understands that the PRTDIM currently on file is \$1.16 per square foot of building for office or industrial use. The PRTDIM 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. Fees shall be paid to the Engineering Division prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC section 15.103.040.

Engineering plan submittals

29. The applicant shall submit to the City's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:
- a. A Site Plan;
 - b. A Grading and Drainage Plan;
 - c. A Utilities Plan;
 - d. A Landscaping and Irrigation Plan;
 - e. A Stormwater Control Plan and Report;
 - f. An Erosion and Sedimentation Control Plan.
30. The applicant shall submit to the Engineering Division a current geotechnical report that substantiates 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 issuance of any Engineering permits.
31. The applicant shall submit an Engineer's Estimate to the Engineering Division for review and approval, with the first plans submittal. This estimate shall include all costs associated with the site development improvements, excluding those costs associated with the construction of the building structure itself.

General Engineering Conditions

32. All grading work shall be done in accordance with the provisions of chapter 15.88 of the Pittsburg Municipal Code.
33. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) 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.
34. 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.

General NPDES Conditions

35. Prior to issuance of a Grading Permit, the applicant shall submit the following to the Engineering Division for review: an Erosion and Sedimentation Control Plan; and a copy of the Notice of Intent (NOI) that was submitted to the State Water Resources Control Board. The erosion control / SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with the regulations outlined in the Association of Bay Area Governments (ABAG) Erosion and Sediment Control Handbook. (NPDES requirements)
36. The applicant shall incorporate long-term BMPs 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 enclosures;
 - c. Using pavers for walkways and other appropriate hardscape surfaces as an means to minimize impervious areas;
 - d. Minimizing the amount of directly connected impervious surface area;

- e. Stenciling all storm drains with "No Dumping, Drains to Delta" permanent markings;
 - f. Constructing concrete driveway weakened plane joints 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 Sanitation District's authority and standards:
 - i. Dumpster drips from trash enclosures;
 - ii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
 - iii. Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option;
37. Submittal of grading and/or building plans shall be consistent with the approved Stormwater Control Plan. The plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. A copy of a completed "Construction Plan C.3 Checklist", as described in the *Stormwater C.3 Guidebook, 5th edition* shall be included. Grading and/or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.
38. Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design featured, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.
39. Prior to final inspection approvals by the Engineering Division, the applicant shall submit a Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering, Planning, and Public Works Division. Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are in Chapter 5 of the *Stormwater C.3 Guidebook, 5th edition*.
40. Prior to the issuance of the Certificate of Occupancy, the applicant shall submit the final draft of the Stormwater BMP Operation and Maintenance Plan for review and approval by the Engineering Division. The applicant

shall also execute the Operations and Maintenance Agreement, which pertains 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, 5th edition.

General Engineering Conditions regarding Utilities

41. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the city Engineering Division to identify any service or supply problems. The cost for installation of additional facilities shall be borne by the applicant.
42. The design and construction of storm drain, water, and sewer facilities shall be in accordance with section 17.28.020 of the Pittsburg Municipal Code.
43. The applicant shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.
44. The applicant shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand.
45. In accordance with PMC section 12.36.130 (Underground utilities for new construction), the applicant shall ensure that all utility service laterals and equipment (including, but not limited to, electric, communication and cable television lines) installed in and for the purpose of supplying service to any other new construction or use shall be installed underground on the property to be served, and from the property to be served to the point of connection with the utility's distribution facilities, in accordance with utility filed rules as approved by the California Public Utilities Commission.

Additional Engineering Exactions

46. The applicant shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the Community Facilities District (CFD) 2005-1, prior to the issuance of any Engineering or Building Permits, whichever permit is eligible to be issued first. The fee will provide funding for an increase of police coverage in the area. The rate of the CFD fee is subject to the City Council Ordinance No. 05-1246.

47. The applicant shall deliver written approval in a manner acceptable to the City Finance Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance CFD.
48. The applicant shall enter into a deferred improvement agreement with the city for a portion of the future rehabilitation of Piedmont Way. Current conditions of Piedmont Way require that the applicant repair the condition of the street fronting both parcels to the center of the street. However, in light of work that is occurring as part of the Highway 4 Widening project, repairs to Piedmont Way are delayed until the construction traffic has ceased. Therefore, the applicant shall provide the city a deposit in the amount of \$14,500 for future restoration of the pavement fronting the parcels.

Contra Costa County Fire Protection District Conditions

49. Access gates for Fire District apparatus shall be a minimum of 20 feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically-operated gates shall be equipped with a Knox company key-operated switch. Manually-operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. The applicant is encouraged to contact the Fire District for information on ordering the key-operated switch, prior to ordering the mechanism.
50. The applicant shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1,500 gallons per minute. Required flow must be delivered from not more than one hydrant flowing for a duration of 120 minutes while maintaining 20 pounds residual pressure in the main.
51. The applicant shall submit three copies of site improvement plans indicating proposed fire apparatus gates, for review and approval by the Fire District, prior to obtaining a building permit.
52. The building shall be protected with an approved automatic fire sprinkler system that complies with the 2010 Edition of NFPA 13. The applicant shall submit three sets of building plans to the Fire District for review and approval prior to installation of the fire sprinkler system.
53. Flammable or combustible liquid storage tanks shall not be located on the site without obtaining approval and required permits from the Fire District.
54. The applicant shall submit three complete sets of building plans and specifications for this project, including plans for the following required deferred submittals, to the Fire District for review and approval prior to

construction to ensure compliance with minimum requirements related to fire and life safety. The applicant shall submit plan review and inspection fees at the time of plan review submittal:

- a. Private underground fire service water mains
- b. Fire sprinklers
- c. Fire alarm/sprinkler system monitoring.

Additional plans and specifications may be required by the Fire District after review of the building plan submittal.

Contra Costa County Environmental Health (CCEHD) Conditions

- 55. The applicant shall obtain a permit from the CCEHD prior to commencement of work to remove any abandoned well or septic tank under the property, or prior to drilling activities associated with geotechnical investigation or environmental investigation and cleanup.

Standard Conditions

- 56. 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 of this Resolution No. 9889, the specific conditions of this resolution shall govern.
- 57. The applicant shall comply with all the requirements of the city Development Services Department, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies.
- 58. 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.

59. This design review approval will expire on July 26, 2013, 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. Following issuance of the building permit, this design review approval shall run co-terminously with the building permit, which will expire six months from the date of building permit issuance unless work is commenced and diligently pursued prior to the expiration of the permit.
60. The approval of this use permit shall run co-terminously with the design review approval for this project.

Section 4. Effective Date

This resolution shall take effect *immediately upon its adoption.*

On motion by Commissioner Ohlson, seconded by Commissioner Diokno, the foregoing resolution was passed and adopted the 26th day of July, 2011, by the Planning Commission of the City of Pittsburg, California by the following vote:

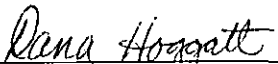
AYES: Diokno, Gargalikis, Kelley, Ohlson, Wirick

NAYES: none

ABSTAIN: none

ABSENT: Fardella, Fogleman

I hereby certify that the above Resolution No. 9889 was adopted by the Planning Commission of the City of Pittsburg on July 26, 2011.



DANA HOGGATT, SECRETARY
PITTSBURG PLANNING COMMISSION

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
July 26, 2011**

ITEM: 4 IRISH CONSTRUCTION, AP-11-769 (UP, DR).

ORIGINATED BY: Jerry Olmscheid, Irish Construction, 2641 River Avenue, Rosemead, CA 91770

SUBJECT: This is a public hearing on a request for approval of: 1) a use permit to operate a contractor yard for storage of equipment and materials associated with a utilities construction company; and 2) design review of architectural plans to demolish an existing structure and redevelop a 2.45-acre property with a new, single-story, 7,770 square foot office and warehouse building. The property is located at 2141 and 2151 Piedmont Way, in the IP (Industrial Park) District. Assessor's Parcel Nos. 088-240-043 and 088-240-044.

RECOMMENDATION:

Staff recommends approval of this application, subject to conditions.

PROJECT DESCRIPTION:

Existing Conditions: The 2.45-acre proposed project site consists of two, equally-sized parcels (APNs 088-240-043 and 088-240-044) located at 2141 and 2151 Piedmont Way. The property at 2151 Piedmont Way was developed in 1979 with a 1,440 square foot, concrete block, single-story building with ivy groundcover in the front and an open, asphalt-paved yard behind the building. The adjacent property at 2141 Piedmont Way does not have a building but also has groundcover in the front with the remainder of the property behind covered with gravel. The properties were previously used by multiple contractors for outdoor equipment and vehicle storage but are now vacant as the prior leases have lapsed and not been renewed by Irish Construction Company, the new property owner.

The property fronts onto Piedmont Way and is in a neighborhood of predominantly light industrial and automotive uses. Adjoining the site to the west/southwest are two properties, including: 1) an existing, two-tenant automotive repair and smog shop building; and 2) the International Brotherhood of Boilermakers Local Lodge 549. Adjoining the site to the northeast is Agra-Tech, a greenhouse manufacturing company. To the south and east of the site is the 156-unit Ventana Condominium complex, with garage and carport structures built along the property line between the complex and the proposed project site.

Other uses in the general vicinity include Wally's Rental Center (an equipment and special event rental company), the multi-tenant Gomez Automotive Center, and the currently vacant Piedmont Lumber warehouse building and yard, all of which are located across Piedmont Way to the northwest of the proposed project site.

Project: The proposed project is a request by Irish Construction, a utilities installation contractor, for approval of architectural plans to redevelop the property and to operate a contractor yard. The existing concrete block building on the property would be demolished and the existing groundcover at the property frontage removed. In place of the demolished building, the applicant has proposed to construct a new, 7,770 square foot, single-story building that would house company administrative offices on the west side of the building and a warehouse with truck bays on the east side of the building.

The new, linear building proposed for the site would be constructed of steel with a beige-colored, standing seam metal roof. The corrugated metal sidings of the building would be visible on the west, south and east exterior walls of the building, while the north wall of the building (fronting on Piedmont Way) would be finished with a smooth cement plaster. Both the metal siding and the cement plaster would also be neutral in color, and slightly lighter than the beige proposed for the building roof. A medium beige is also proposed to be incorporated on the north exterior wall, in the spaces between the warehouse and office windows along the building frontage, while a contrasting rust color is proposed as the color of the metal awnings over each of the windows. The front of the building is proposed to include a stone veneer wainscot below the windows, with a small decorative tower element over the pedestrian entrance to the building from Piedmont Way.

The asphalt- and gravel-paved yard behind the proposed building would be re-surfaced as necessary but would otherwise be used for company vehicle and equipment parking and materials storage, similar to the prior uses on the property. The yard would be partially screened from view from Piedmont Way by the new building; where the building would not provide screening of the storage yard area, the applicant has proposed an eight-foot tall ornamental iron fence with perforated screen to shield the yard from view from the public right-of-way.

The applicant anticipates employing a staff of approximately 50 people, including 11 office staff and an estimated 40 field staff. The business would operate weekdays between 6:00 a.m. and 6:00 p.m.

GENERAL PLAN/CODE COMPLIANCE:

General Plan and Specific Plan: The property at 2141 and 2151 Piedmont Way has a General Plan land use designation of *Business Commercial*. This designation is intended to provide sites for administrative and business uses in addition to light industrial uses such as custom and light manufacturing and warehousing (General Plan, page 2-20). The property also lies within the Los Medanos Industrial Center subarea of the Railroad Avenue Specific Plan, which also designates the site as *Business Commercial* with the intent of preserving the existing industrial and commercial uses already established in the subarea (page 60). The proposed use (utilities contractor yard) is consistent with the types of light industrial uses supported by the *Business*

Commercial land use designation and is consistent the types of service commercial and light industrial uses of property already established in the vicinity of the site.

Zoning: The property is zoned IP (Industrial Park) District. Pittsburg Municipal Code section 18.54.010 identifies contractor yards as permitted uses (no use permit required) in the IP District if: 1) large vehicles, equipment and materials associated with the use are stored indoors or behind a building or an eight-foot tall masonry wall; and 2) the city engineer has determined that access to and from the site can be provided safely from existing rights-of-way. A use permit is required for any new use that does not meet both criteria.

Safe access to and from the site is provided via the two driveways already present between the site and Piedmont Way. However, in lieu of an eight-foot tall masonry wall, the applicant has proposed an eight-foot tall ornamental metal fence with perforated panels for screening, where the equipment yard would otherwise be visible on either side of the proposed building. This alternative proposed screening method is subject to Planning Commission approval under the use permit.

As described in the attached summary table (Attachment 2), the proposed development of the property is compliant with the applicable IP District development regulations as specified in the municipal code.

Parking: Page 90 of the Railroad Avenue Specific Plan assigns off-street parking requirements for this property that are the same as those of Pittsburg Municipal Code (PMC). PMC sections 18.78.040.A and 18.78.040.F state that parking requirements for contractor yards are to be established by the Planning Commission in the use permit. As proposed, the property would have 23 striped parking spaces, one loading space, two tractor/trailer parking spaces, and seven bicycle parking spaces.

Design Guidelines (Planning Commission Resolution 9864): The proposed project is consistent with adopted design guidelines that encourage screening of parking areas, in that the site has been designed to place the building along the street frontage with the storage yard and parking lot to the rear of the site, behind the building and ornamental metal fencing (DRDG section IV.a). The proposed plans also include varied roof heights over the warehouse, office, and primary entry of the building (DRDG section IV.f), with a decorative projecting tower element and steel canopy awning highlighting the primary entry (DRDG sections IV.g and IV.k). All roll-up service doors would be installed on the side or rear walls of the building, consistent with DRDG section IV.q.

The building is proposed to have a light-colored roof, which will better reflect light and support a cooler environment inside the building as compared to a darker-colored roof. Additionally, the applicant has indicated that the warehouse portion of the building would not be conditioned space but would have skylights to take advantage of natural light and reduce energy demands related to lighting and air conditioning that space, consistent with green building design guideline VI.D.1.

Design Guidelines (Railroad Avenue Specific Plan): The design criteria in the Railroad Avenue Specific Plan are primarily applicable to pedestrian-oriented environments close to the planned transit (BART) station near Railroad Avenue at State Route 4, while the proposed project is in a light industrial area further from the planned station. Nonetheless, the proposed project is consistent with adopted design guidelines in the Railroad Avenue Specific Plan that encourage placement of buildings near the street and architectural emphasis on the primary entry of the building, as discussed above (Specific Plan, sections 4.5.2 and 4.5.4). The combined use of cement plaster, steel awnings, bronze anodized aluminum window frames, standing metal seam roofs, and stone veneer wainscot on the front of the building, and particularly at the office entry, is consistent with design criteria that call for varied materials, forms and colors on buildings to provide visual interest (section 4.5.8). The use of the steel on the awnings and roof, with cement plaster used only at the building's visible street frontage, is also consistent with design criteria section 4.5.13, which "encourage[s] the use of steel and corrugated metal to...create awnings and enhance roof form" for industrial buildings in *Business Commercial* areas. As described above, the design of the proposed roof will help to reduce the energy needed to cool the building and illuminate the warehouse area. Additionally, the applicant has indicated that washroom faucets and toilets would be low-flow (0.25 gallons per minute and one gallon per flush), all windows would be dual glazed and tinted, and lighting and ventilation systems would be programmed so as to go into low-use modes during downtimes and non-business hours, consistent with design criteria section 4.5.20 of the Specific Plan.

Required Findings: In order to approve the use permit associated with this project, the Commission must find that the proposed use is consistent with the General Plan and zoning ordinance; is not detrimental to the health, safety and welfare of the city; will not negatively impact the surrounding neighborhood; and will not adversely affect orderly development, property values, or the tax base within the city.

The standards the Commission must use when reviewing design review applications are identified in PMC chapter 18.36. The standards include a determination that the project plans are of a good design that is consistent with existing development nearby and that will improve the overall appearance of the neighborhood.

Environmental: This project is proposed to be developed and operated on a site that is less than five acres in size, is currently served by public utilities, was previously developed, and is surrounded on all sides by existing residential and light industrial buildings. As such, this proposed project is categorically exempt for the requirements of the California Environmental Quality Act (CEQA) under Class 32, "Infill Development" (CEQA Guidelines, section 15332).

Public Notice: On or prior to July 16, 2011, in accordance with PMC section 18.14.020, a "Notice of Public Hearing" for the July 26, 2011, public hearing on this use permit request was posted at City Hall, at and near the proposed project site, and on the

"Public Notices" section of the city's website; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to the Pittsburg Library, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice.

ANALYSIS:

Staff believes that the findings can be made to approve this use permit and design review application, subject to conditions.

As described under Code Compliance above, the proposed use is consistent with the General Plan, the Railroad Avenue Specific Plan, the Zoning Ordinance, and the site context. Contractor yards are identified as allowed uses on properties zoned IP District, and the applicant, under the provisions of the use permit, has requested that the Commission consider an alternative fence design that staff believes would provide a comparable degree of screening of the yard as would an eight-foot tall masonry wall. With properties to the north and west of the site also developed with light industrial and automotive uses, staff also believes that the use is appropriate for its proposed location, and establishment of a similar light industrial use on this property would be consistent with the land use pattern for this *Business Commercial* neighborhood as envisioned in the General Plan and Specific Plan.

Staff does not believe that the proposed use would be detrimental to the health, safety and general welfare of the city in that the operation of the business does not require storage of large quantities of hazardous materials, while the proposed site improvements associated with the project would include installation of water quality preservation measures currently not present on the site. Additionally, because the proposed redevelopment would not require expansion of existing utility and public safety service areas, would not require contribution of public funds, but would contribute to the local job base, staff believes that the proposed use would be consistent with the city's funding priorities while not creating a demand for services that the city could not meet.

Staff does not believe that the proposed use would negatively affect the orderly or quality development of property, nor would it negatively affect the value of properties in the vicinity of the site. The proposed use includes screening of equipment and materials storage areas using durable and decorative materials and landscaping, and sets a standard for screening that can be applied in the redevelopment of other industrial properties in the vicinity. This screening would allow the property to maintain an attractive street façade in order to reduce the potential for nuisance complaints or code enforcement issues related to outdoor storage. Furthermore, the proposed use includes redevelopment of the currently vacant property with an updated, well-designed building that offers evidence of private investment in the area while also offering a professionally-designed façade to the business' storage yard.

Regarding the proposed architectural plans, staff believes that the proposed building and site improvements have been professionally designed so as to contribute positively to the city's image while also meeting building code standards that would contribute to a comfortable and safe interior environment for employees and visitors. The proposed building is architecturally appropriate for the industrialized area and has been designed using a mix of finishes that do not conflict with the site's surroundings. More specifically, the proposed building uses a variety of materials and neutral colors, with metal awnings effectively used as an accent on the façade of the industrial building, and the proposed building is architecturally more appropriate to the light industrial neighborhood than the existing ranch-style concrete block structure. On-site improvements would also include replacement of existing, invasive landscaping with new, drought-tolerant landscaping that will add color to the property frontage while also conserving water. Staff does recommend, however, that the stone veneer proposed for the building façade be limited to just the office wing of the building, in order to highlight the stone as a decorative feature on the more pedestrian-scale side of the building while maintaining a more industrialized look on the warehouse wing of the building.

There are no proposed developments on land in the general vicinity, although staff believes that the proposed structure is consistent with elements of the long-range Railroad Avenue Specific Plan, as well as the applicable provisions of the development review and design guidelines. As explained above, the proposed building would be placed near the street, with architectural emphasis on the primary entry of the building; it would use a variety of materials, finishes, and roofline heights in order to add architectural interest; and it would include skylights, light colored walls and roof surfaces, and energy- and water-efficient fixtures, consistent with provisions identified in the Specific Plan and city-wide design guidelines.

ACTION REQUIRED:

In order to approve this application as recommended by staff, the Commission must move to adopt Resolution No. 9889 approving Use Permit and Design Review Application No. 11-769, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 9889
2. Summary of Development Standards
3. Applicant's Plans
4. Notice of Public Hearing
5. Vicinity Map

Prepared by: Dana Hoggatt, Project Planner

DH



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 27, 2017
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Irish Construction Use Permit Amendment, AP-17-1236 (UP).

This is an application by James Brackenridge, of Irish Construction requesting approval of a use permit amendment to modify business hours from the current 6:00 a.m. to 6:00 p.m. weekdays, to add evenings and weekends on an as needed basis when the business receives calls for emergency service maintenance, for the existing Irish Construction contractor yard, located at 2151 Piedmont Way, in the IP (Industrial Park) District. APN: 088-240-076.

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

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

Where can I get more information about this project?

The complete file for this project is available for public inspection 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.

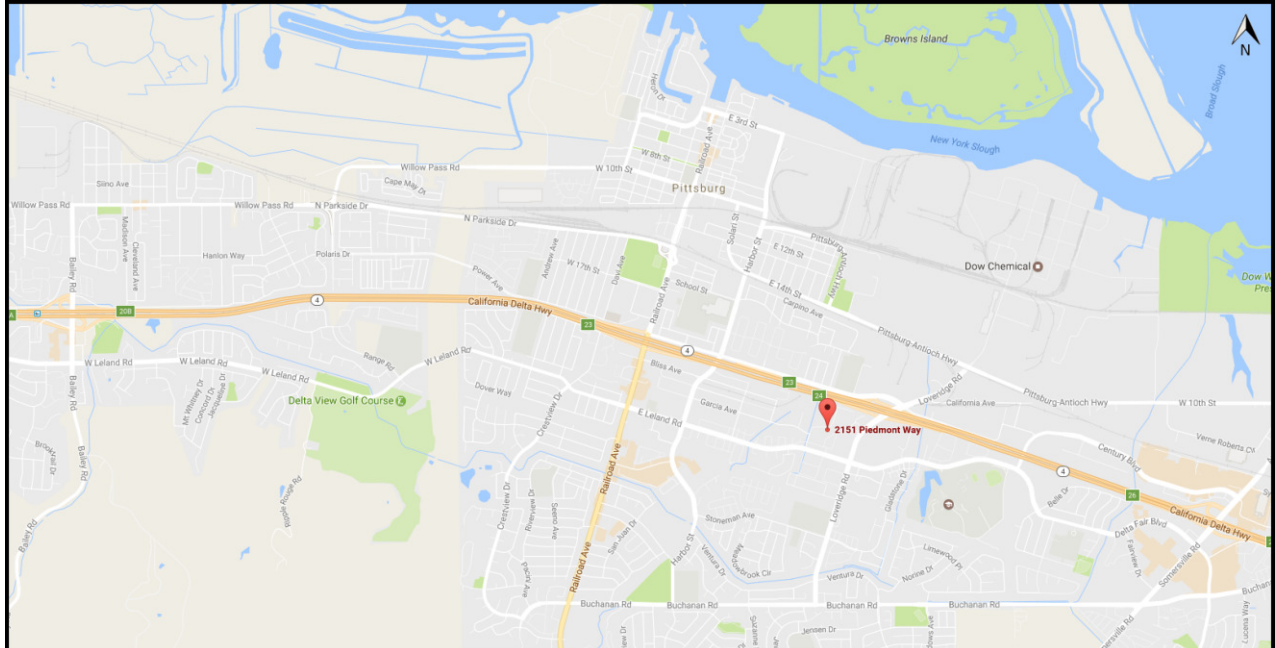
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the public meeting. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. 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: Irish Construction Use Permit Amendment, AP-17-1236 (UP)
Location: 1251 Piedmont Way. (APN: 088-240-076)





City of Pittsburg

Community Development Department – Planning Division

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

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

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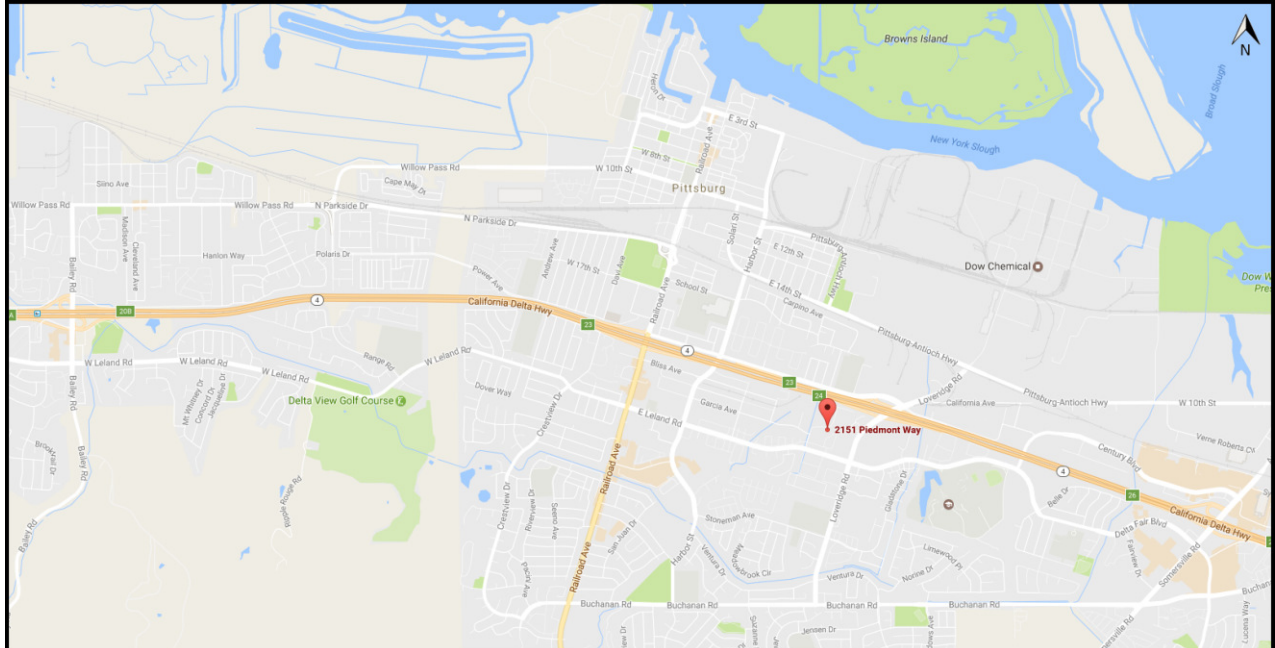
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Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter 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: Irish Construction Use Permit Amendment, AP-17-1236 (UP)
Location: 1251 Piedmont Way. (APN: 088-240-076)



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 4 – Recommendation on an Overlay District and Overlay Plan for Springhill Suites by Marriott, AP-17-1240 (RZ).

ORIGINATED BY: Hitten Suraj on behalf of Stay Cal Hotels LLC, 2110 South El Camino Real, San Mateo, CA 94403.

SUBJECT: This is a public hearing on a recommendation to City Council for approval of zoning amendments establishing a limited overlay district for a 1.4-acre site located at 1160 E. Leland Road in the CC (Community Commercial) District. Assessor's Parcel No. 088-230-028 (the 'project site'). The limited overlay district would: 1) eliminate the landscaping requirement for the front yard setback; 2) increase the maximum floor-to-area ratio from 0.5 to 1.0; and 3) amend the minimum off-street parking requirement for hotel uses on the site.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10067, recommending that the City Council adopt an ordinance amending the Zoning Map to change the project site's zoning from CC District to CC-O (Community Commercial with Limited Overlay) District, with an accompanying overlay plan for the new CC-O District.

BACKGROUND:

On May 9, 2017, Stay Cal Hotels LLC submitted a planning application requesting approval of a use permit and design review for plans to construct a four-story, 56,118-square-foot hotel with 84 guest rooms on the project site. Upon initial review of the application, staff determined that the project did not comply with the CC District's property development standards relative to landscaping in the front yard setback, maximum building floor-to-area ratio (FAR), and additional off-street parking for ancillary restaurant, retail, and service uses. Pursuant to Pittsburgh Municipal Code (PMC) Chapter 18.74, the applicant has requested approval of an overlay district with property development regulations that would supersede the base zoning district's regulations. Upon recommendation from the Planning Commission, the City Council would consider adopting an ordinance establishing the overlay district. If adopted, the project would be brought back to the Commission for action on the requested use permit and design review.

PROJECT DESCRIPTION:

Existing Conditions: The project site is a 1.4-acre parcel located near the northwest corner of E. Leland Road and Loveridge Road. The site is unimproved, with the exception of sidewalk, curb, and gutter improvements along the northern street frontage and a shared driveway located along the western edge of the property. There is a partial

Planning Commission Staff Report

masonry wall along the back, eastern property line and a separate chain link fence along southern and eastern boundaries. An existing, mature tree is located near the front of the property, along E. Leland Road.
See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North: Ventana Apartments (156 units), IHOP, Planet Fitness
West: DaVita Delta View Dialysis Center, Mosaic Apartments (208 units)
South: Portofino Apartments (148 units)
East: ARCO Gas & AM/PM Market

See Attachment 3 for a map of surrounding uses.

Proposed Project: The proposed project, in its entirety, includes a request for approval of zoning amendments establishing a limited overlay for the project site's base zoning district and a use permit and design review for plans to construct a four-story, 56,118-square-foot hotel with 84 guest rooms on a 1.4-acre site located at 1160 E. Leland Road. The limited overlay would modify the base zoning district's property development regulations by: 1) reducing the required landscaped setback in the front yard from 15 feet to zero feet; 2) increasing the maximum building floor-to-area ratio (FAR) from 0.5 to 1.0; and 3) limiting the minimum off-street parking requirement for hotel uses on the site to one (1) per guest room, with no additional parking required for any ancillary restaurant, retail or service uses.

See Attachments 4 for project plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'East Leland Subarea' of the General Plan has a land use designation of 'Community Commercial'. This land use designation is intended to provide sites for retail shopping areas containing a wide variety of businesses, including retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, lodging facilities, educational and social services. It is important to note that there is no maximum building FAR specified for the Community Commercial land use designation.

Zoning: The project site is located in the CC zoning district. The purpose of this district is to encourage commercial uses on sites that are near high-density residential development and have good access to transportation. PMC section 18.52.115 sets forth the following property development regulations for the CC District:

Lot Area:	5,000 sq. ft. (min.)
Lot Width:	50 ft. (min.)
Front Yard Setback:	15 ft. (min.)

Planning Commission Staff Report

Side Yard Setback:	None
Rear Yard Setback:	10 ft. (min.)
Building Height:	60 ft. (max.)
Lot Coverage:	50% (max.)
Building FAR:	0.5 (max.)
Site Landscaping:	10% (min.)

PMC section 18.52.130 stipulates that required front and corner side yard setbacks must be fully landscaped, with the exception of any driveways and walkways. For hotel uses, PMC section 18.78.040 requires at least one (1) off-street parking space per guest room, plus one (1) space per 50 square feet of restaurant/banquet seating area and one (1) space per 250 square feet of retail or personal service use. Based on the submitted project plans, the proposed hotel would require a total of 91 spaces (84 for the guest rooms, five for the restaurant, and two for the retail).

As mentioned in the background section, the proposed hotel would not comply with the CC District's property development regulations relative to landscaping in the front yard setback, maximum building floor-to-area ratio (FAR), and additional off-street parking for ancillary restaurant, retail, and service uses. The hotel would provide a landscaped setback ranging between 8'-6" and 11'-10" along the E. Leland Road frontage, with a pinch point in the middle of the site due to the shape of the lot. The hotel's building FAR would be 0.95 (56,118 sq. ft. over a total lot area of 59,200 sq. ft.), which would exceed the district's maximum FAR by 0.45. The hotel would only provide 84 off-street parking spaces; seven spaces short of meeting the total parking requirement.

PMC Chapter 18.74 allows the City Council to establish a 'limited overlay district' in order to supersede or supplement the property development regulations of a base zone. The City Council would need to establish an overlay district to approve the project as currently designed. Accordingly, the proposed project includes a request to establish a CC-O (Community Commercial with Limited Overlay) District, which would cover the entire project site as shown on Exhibit A of Attachment 1.

As mentioned in the project description section, the CC-O District would modify the base zoning district's property development regulations by: 1) reducing the required landscaped setback in the front yard from 15 feet to zero feet; 2) increasing the maximum building FAR from 0.5 to 1.0; and 3) limiting the minimum off-street parking requirement for hotel uses on the site to one (1) per guest room, with no additional parking required for any ancillary restaurant, retail or service uses. All other development regulations for the CC-O District would be the same as those already specified for the CC District. The permitted land use classifications would also be the same as those already allowed in the CC District.

It should be noted that in 2002 and 2005, the City Council adopted Ordinances Nos. 02-1193 and 05-1240, which established and subsequently amended an overlay district (CS-O 1193 and 1240) with modified property development regulations in order to facilitate the 'Hampton Inn & Suites Project' at 1201 California Avenue. That overlay

Planning Commission Staff Report

district increased the base zone's maximum building FAR from 0.75 to 1.0 and its maximum building height from 35 to 55 feet. It also limited the minimum off-street parking requirement for hotel uses on the site to one (1) per guest room, with no additional parking required for any ancillary uses. For reference purposes, the Hampton Inn & Suites contains 94 guest rooms and was approved by the Planning Commission with a total of 94 off-street parking spaces.

Required Zoning Amendment Findings: In order to recommend approval of a zoning amendment, the Commission must find (in accordance with PMC sections 18.16.020 and 18.48.030) that:

1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;
2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
3. there is a community need for the change proposed; and
4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.

Required Limited Overlay Findings: In order to recommend approval of a limited overlay, the Commission must also find (in accordance with PMC section 18.74.060) that the proposed overlay:

1. is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base zoning district;
2. conforms to the General Plan; and
3. generally complies with the land use and development regulations of the base zoning district.

Environmental: This project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of the State CEQA Guidelines, Section 15061, in that the proposed overlay would have no significant effect on the environment. The proposed overlay would allow the same land uses as the current base zone. Projects built in compliance with the proposed overlay's property development regulations would be substantially similar to those that would have been built under the base zone's regulations. The proposed overlay would incorporate the base zone's minimum site landscaping and maximum building height requirements, which would continue to ensure that projects do not result in significant stormwater or aesthetic impacts.

Planning Commission Staff Report

Public Notice: On or prior to June 16, 2017, notice of the June 27, 2017 public hearing was published in the East County Times; was posted at City Hall 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 facility, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.020 and Government Code sections 65090 and 65091.

ANALYSIS:

Staff believes that the Planning Commission can make all of the necessary findings to recommend approval of the proposed limited overlay district. The proposed overlay would facilitate construction of an 84-guest room hotel on the project site, consistent with the site’s ‘Community Commercial’ land use designation, which calls for a wide variety of businesses including lodging accommodations. The hotel would provide 28 jobs and would therefore have a positive effect on the City’s employment growth and jobs/housing balance, consistent with the objectives set forth in the General Plan Land Use Element (pg. 1-13 – 1-15). The hotel would also provide considerable fiscal benefits by generating transient occupancy tax revenues to help support City activities, consistent with the General Plan Economic Development Element (General Plan, pg. 6-3).

The proposed overlay would help meet a community need, in that it would help address a shortage of higher-end lodging accommodations in the City. The Hampton Inn & Suites, a 95-guest room hotel located at 1201 California Avenue, is currently the only higher-end facility in Pittsburg. By increasing the number of higher-end facilities, the City can accommodate more visitors and increase spending on local goods and services. The overlay would also help meet a community need for additional shopping and dining amenities because a higher-end hotel would increase local demand for such amenities.

The proposed overlay is needed because the base zone’s current property development regulations make it difficult to develop a prototypical, higher-end hotel on the project site. Such a hotel typically consists of 100 or more guest rooms on at least four stories. The base zone sets forth a maximum building FAR of 0.5. This FAR would allow a four-story structure on an eighth of the site, but only 35 to 40 guest rooms. An FAR of 1.0, as requested, would allow a four-story structure containing less than the ideal number of guest-rooms on a quarter of the site, with a maximum of 84 off-street parking spaces and a reduced landscaped setback in the front yard. The reduced off-street parking would be sufficient given the hotel’s restaurant and retail areas would generally only be used by the hotel’s occupants and the average occupancy rate for the Springhill Suites by Marriott brand is 74.5%. The reduced landscaping in the front yard would also be acceptable since the proposed overlay would not reduce the total landscaping required for the site (10%).

ACTION REQUIRED:

Planning Commission Staff Report

Move to adopt Resolution No. 10067, recommending that the City Council adopt an ordinance amending the Zoning Map to change the zoning for a 1.4-acre site located at 1160 E. Leland Road from CC District to CC-O District, with an accompanying overlay plan for the new CC-O District.

ATTACHMENTS:

1. Proposed Resolution No. 10067
 - a. Exhibit A – Map Changes
 - b. Exhibit B – Overlay Plan
2. Site Photos
3. Map of Surrounding Uses
4. Project Plans, dated June 1, 2017
5. Public Hearing Notice & Vicinity Map

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

Attachment 1
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending City Council	)	
Adoption of a Limited Overlay District and	)	
Overlay Plan for a 1.4-Acre Site Located	)	
at 1160 E. Leland Road, for "Springhill	)	Resolution No. 10067
Suites by Marriott, AP-17-1240, (RZ).")	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On May 9, 2017, Stay Cal Hotels LLC filed Planning Application No. AP-17-1240 requesting approval of the following for the Springhill Suites by Marriott Project: 1) zoning amendments establishing a limited overlay for the project site's base zoning district; and 2) a use permit and design review for plans to construct a four-story, 56,118-square-foot hotel on a 1.4-acre parcel located at 1160 E. Leland Road in the CC (Community Commercial) District. Assessor's Parcel No. 088-230-028
- B. The requested limited overlay would modify the property development regulations by:
 - 1) reducing the required landscaped setback in the front yard from 15 feet to zero feet;
 - 2) increasing the maximum building floor-to-area ratio (FAR) from 0.5 to 1.0; and 3) limiting the minimum off-street parking requirement for hotel uses on the site to one (1) per guest room, with no additional parking required for any ancillary restaurant, retail or service uses.
- C. City Council approval of the limited overlay is required prior to the Planning Commission's consideration of the requested use permit and design review approval. Pittsburgh Municipal Code (PMC) section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning amendments. Pursuant to PMC section 18.48.030, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Zoning Ordinance.
- D. In order to recommend approval of a zoning amendment, the Commission must find (in accordance with PMC sections 18.16.020 and 18.48.030) that:
 - 1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;
 - 2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
 - 3. there is a community need for the change proposed; and

4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.
- E. In order to recommend approval of a limited overlay, the Commission must also find (in accordance with PMC section 18.74.060) that the proposed overlay:
1. is necessary because there are special or unique characteristics of the site or improvements that require land use and development regulations that cannot be adequately accommodated or controlled by the base zoning district;
 2. conforms to the General Plan; and
 3. generally complies with the land use and development regulations of the base zoning district.
- F. This project is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of the State CEQA Guidelines, Section 15061, in that the proposed overlay would have no significant effect on the environment. The proposed overlay would allow the same land uses as the current base zone. Projects built in compliance with the proposed overlay's property development regulations would be substantially similar to those that would have been built under the base zone's regulations. The proposed overlay would incorporate the base zone's minimum site landscaping and maximum building height requirements, which would continue to ensure that projects do not result in significant stormwater or aesthetic impacts.
- G. On or prior to June 16, 2017, notice of the June 27, 2017 public hearing was published in the East County Times; was posted at City Hall 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 facility, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.020 and Government Code sections 65090 and 65091.
- H. On June 27, 2017, the Planning Commission held a public hearing on Planning Application No. 17-1240, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Recommendation on an Overlay District and Overlay Plan for Springhill Suites by Marriott, AP-17-1240 (RZ)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.

2. The proposed overlay is consistent with and conforms to the General Plan, in that it will facilitate construction of an 84-guest room hotel on the project site, consistent with the site's 'Community Commercial' land use designation, which calls for a wide variety of businesses including lodging accommodations. The hotel will provide 28 jobs and will therefore have a positive effect on the City's employment growth and jobs/housing balance, consistent with the objectives set forth in the General Plan Land Use Element (pg. 1-13 – 1-15). The hotel will also provide considerable fiscal benefits by generating transient occupancy tax revenues to help support City activities, consistent with the General Plan Economic Development Element (General Plan, pg. 6-3).
3. The proposed overlay will modify the base zone's property development regulations by reducing the required landscaped setback in the front yard, increasing the maximum building FAR, and limiting the minimum off-street parking requirement for hotel uses on the site; however, the overlay will be compatible with the base zone because it will continue to allow the same land uses as the base zone, with modified property development regulations to make the site easier to develop.
4. The proposed overlay will help meet a community need, in that it will help address a shortage of higher-end lodging accommodations in the City. The Hampton Inn & Suites, a 95-guest room hotel located at 1201 California Avenue, is currently the only higher-end facility in Pittsburg. By increasing the number of higher-end facilities, the City can accommodate more visitors and increase spending on local goods and services. The overlay will also help meet a community need for additional shopping and dining amenities because a higher-end hotel would increase local demand for such amenities.
5. The proposed overlay will be in conformity with the public convenience, general welfare, and good zoning practice, in that it will facilitate development of a long-standing vacant site, which could help eradicate existing problems that come with vacant sites, such as illegal dumping, loitering, etc. Development of the site will also enhance the neighborhood's visual appeal and increase public safety by providing additional lighting and more 'eyes on the street'.
6. The proposed overlay is needed because the base zone's current property development regulations make it difficult to develop a prototypical, higher-end hotel on the project site. Such a hotel typically consists of 80 or more guest rooms on four stories. The base zone sets forth a maximum building FAR of 0.5. This FAR would allow a four-story structure on an eighth of the site, but only ± 40 guest rooms. An FAR of 1.0, as requested, will allow a four-story structure on a quarter of the site, with a maximum of 84 off-street parking spaces and a reduced landscaped setback in the front yard. The reduced off-street parking will be sufficient given the hotel's restaurant and retail areas will generally only be used by the hotel's occupants and the average occupancy rate for the Springhill Suites by Marriott brand is 74.5%. The reduced landscaping in the front yard would also be acceptable since the proposed overlay would not reduce the total landscaping required for the site (10%).

- B. The staff report entitled, "Recommendation on an Overlay District and Overlay Plan for Springhill Suites by Marriott, AP-17-1240 (RZ)," dated June 27, 2017, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance to amend the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) section 18.04.020, to change the zoning for a 1.4-acre site located at 1160 E. Leland Road from CC District to CC-O District with an accompanying overlay plan, as shown in Exhibit A and B of this resolution.

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 27th day of June 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10067 was adopted by the Planning Commission of the city of Pittsburg on June 27, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Exhibit A of Resolution No. 10067
OVERLAY MAP

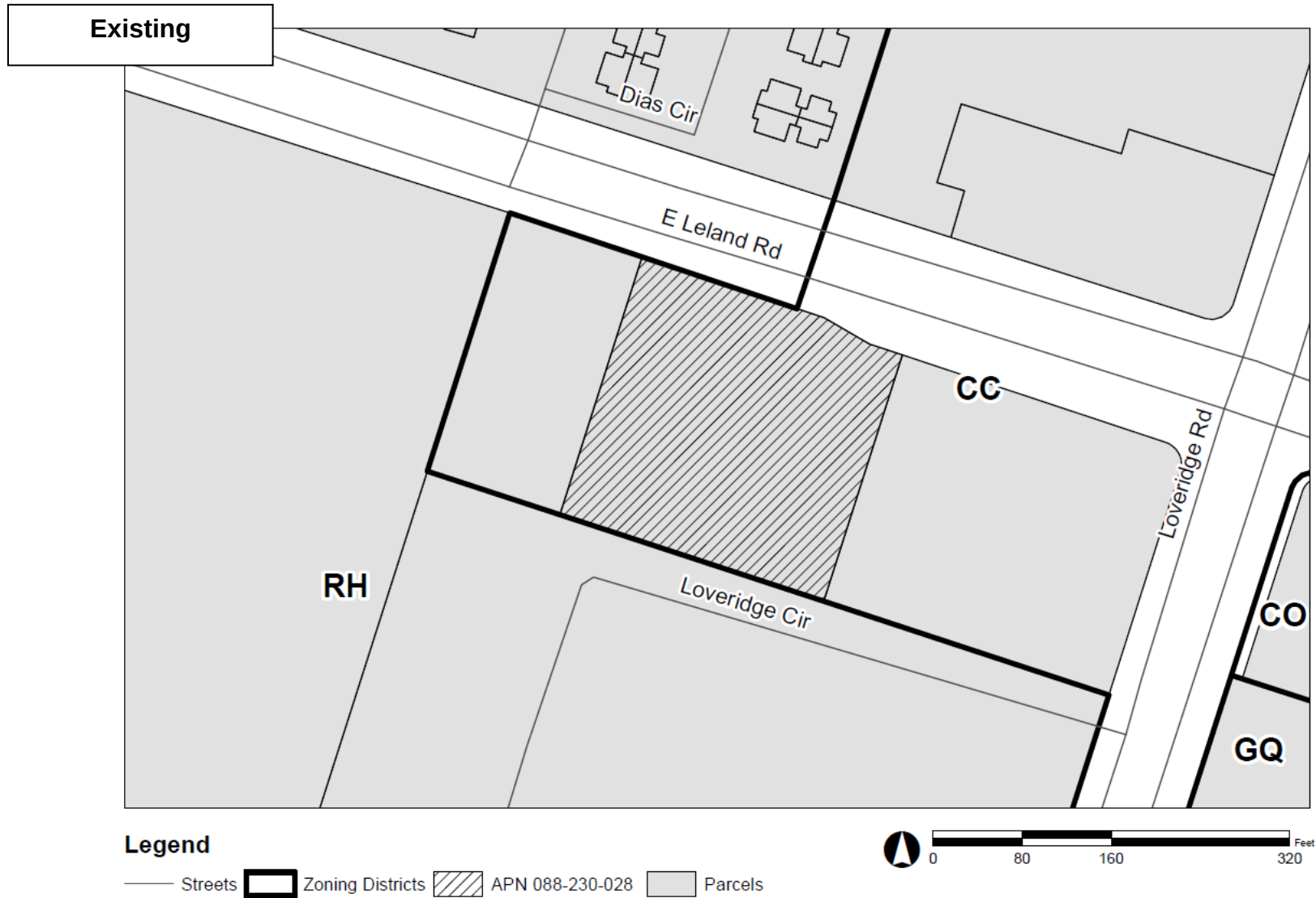


Exhibit A of Resolution No. 10067
OVERLAY MAP

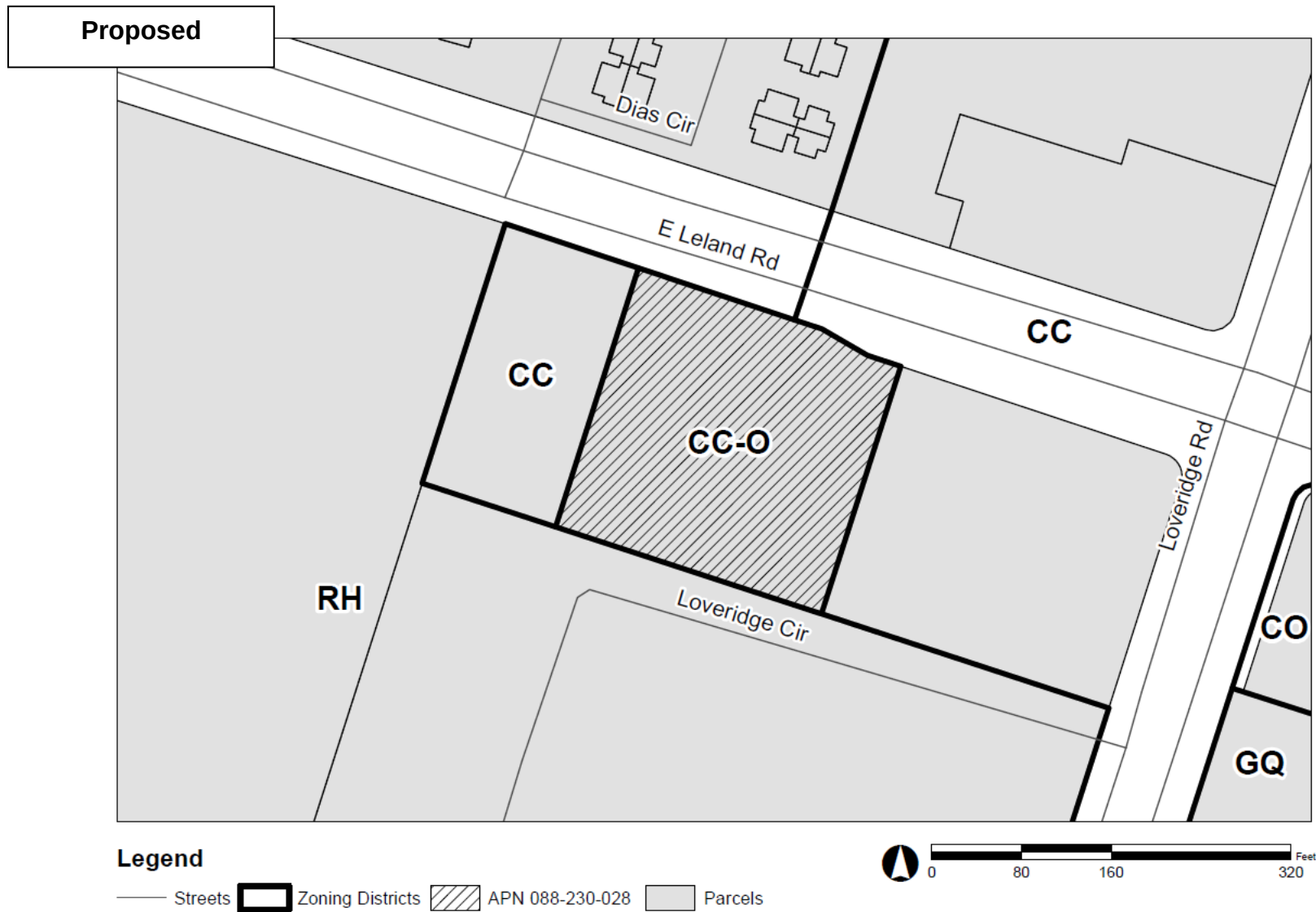
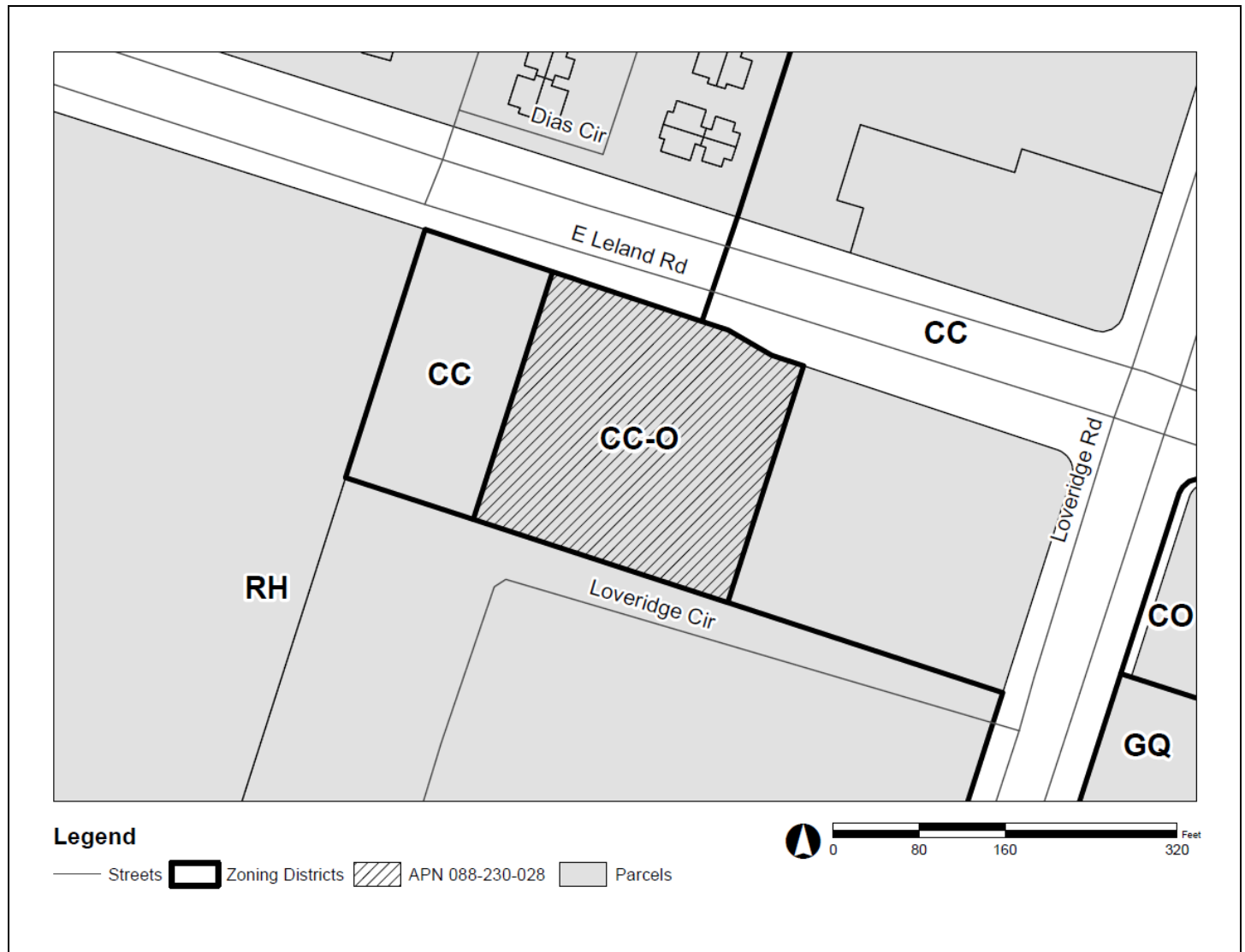


Exhibit B of Resolution No. 10067
CC-O (COMMUNITY COMMERCIAL WITH LIMITED OVERLAY) DISTRICT OVERLAY PLAN

Purpose and Applicability

The purpose of this Overlay Plan is to establish land use and development regulations for a 1.4-acre site located 1160 E. Leland Road (APN: 088-230-028) as identified in the map below. The land use and development regulations herein are intended to be supplemental to those set forth by Pittsburg Municipal Code (PMC) Chapter 18.52 for the CC (Community Commercial) District.



Land Use Regulations

The land use classifications allowed in the CC-O (Community Commercial with Limited Overlay) District shown above shall be the same as those allowed in the CC District (PMC Chapter 18.52). Use of the property shall also comply with all other applicable regulations contained within PMC Title 18, Division V (General Land Use Regulations).

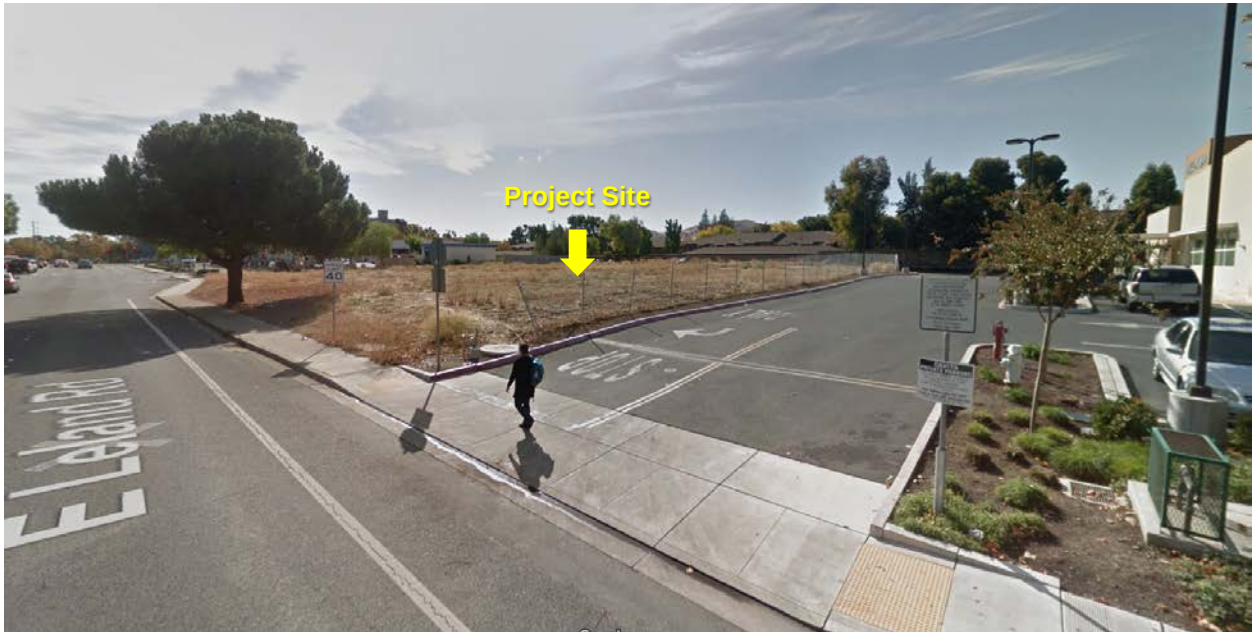
Exhibit B of Resolution No. 10067
CC-O (COMMUNITY COMMERCIAL WITH LIMITED OVERLAY) DISTRICT OVERLAY PLAN

Development and Off-Street Parking and Loading Regulations

The development and off-street parking and loading regulations for this CC-O District shall be the same as those specified for the CC District (PMC Chapter 18.52 and 18.78), with the exception of minimum planting areas in required yards abutting streets, maximum floor-to-area ratio (FAR), and minimum off-street parking for hotel uses. These particular regulations shall be as set forth below. Development of the property shall comply with all other applicable regulations contained within PMC Title 18, Division V (General Land Use Regulations).

Minimum Planting Areas in Required Yards Abutting Streets:	None
Maximum FAR:	1.0
Minimum Off-Street Parking for Hotel Uses:	1 space per guest room, with no additional spaces required for restaurant/banquet seating areas, retail or personal service uses

Attachment 2
Map of Surrounding Uses
Springhill Suites by Marriott, AP-17-1240 (RZ)



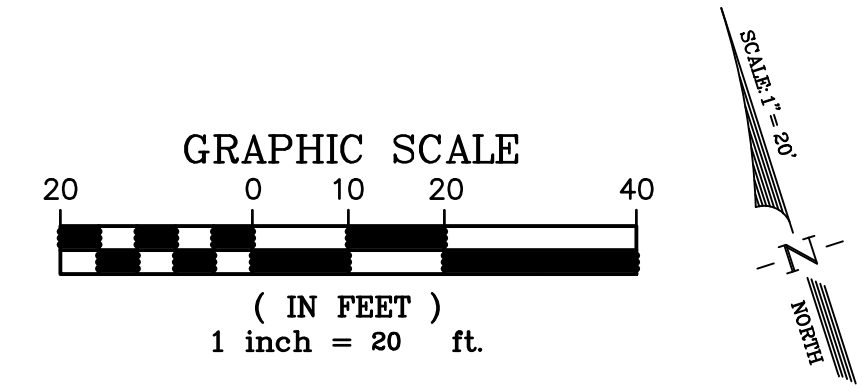
Above: View of project site looking east from E. Leland Road, toward ARCO Gas and AM/PM
Below: View of project site looking west from E. Leland Road, toward DaVita Dialysis Center.



Attachment 2
Map of Surrounding Uses
Springhill Suites by Marriott, AP-17-1240 (RZ)

★ **Project Site**





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[illegible]

PROJECT NAME

**SPRING
HILL
SUITES**

PROJECT ADDRESS

**1160 E. LELAND ROAD
PITTSBURG, CA 94565**

PROJECT MANAGER:
CW
CHECKED BY:
CW
DRAWN BY:
DAD
DOCUMENT DATE:
MM/DD/YY

LUK JOB# 26175-20

PROJECT STATUS

PROFESSIONAL SEAL



DESIGNER OF SHEET

Luk & Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388

NOT FOR CONSTRUCTION

SCALE: 1" = 20'

SHEET TITLE

**GRADING
PLAN:
ELEVATIONS**

SECRET NO.

C-4.1

PLOT DATE: 05/30/2017

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PROJECT NAME

SPRING HILL SUITES

PROJECT ADDRESS

1160 E. LELAND ROAD
PITTSBURG, CA 94565

PROJECT MANAGER:
CW
CHECKED BY:
CW
DRAWN BY:
DAD
DOCUMENT DATE:
MM/DD/YY

PROJECT NO.

LUK JOB# 26175-20

PROJECT PHASE	
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97	98
99	100

PROJECT STATUS

PROFESSIONAL SEAL



DESIGNER OF SHEET

Luk & Associates

Civil Engineering
Land Planning
Land Surveying

738 Alfred Nobel Driv
Hercules, CA 94547
Phone (510) 724-3388

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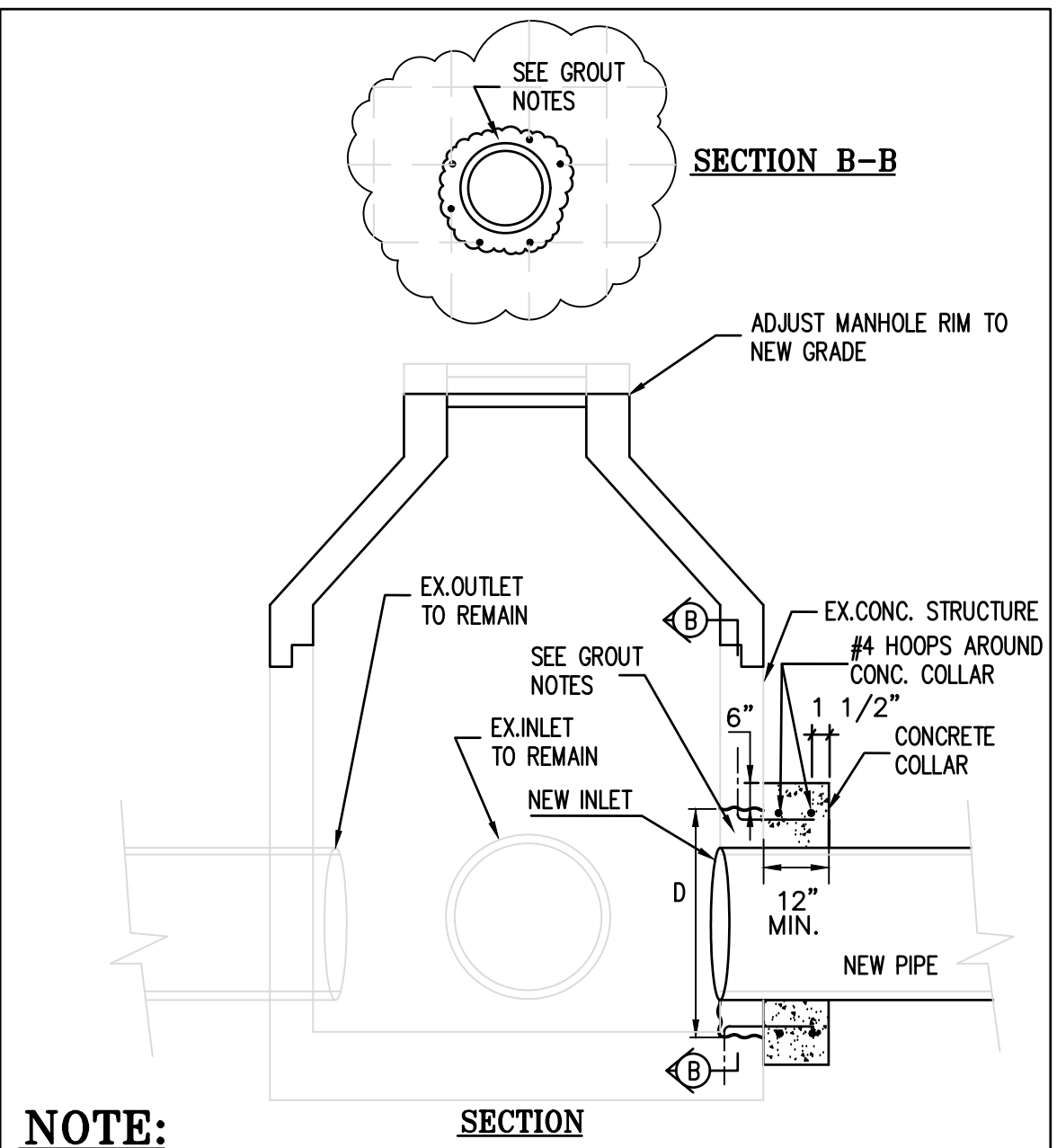
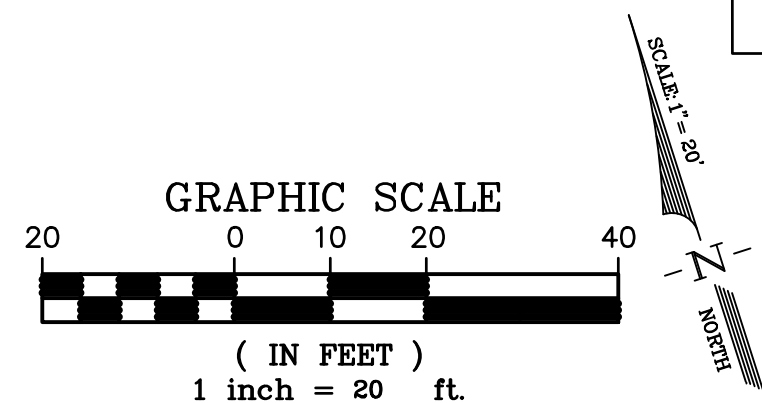
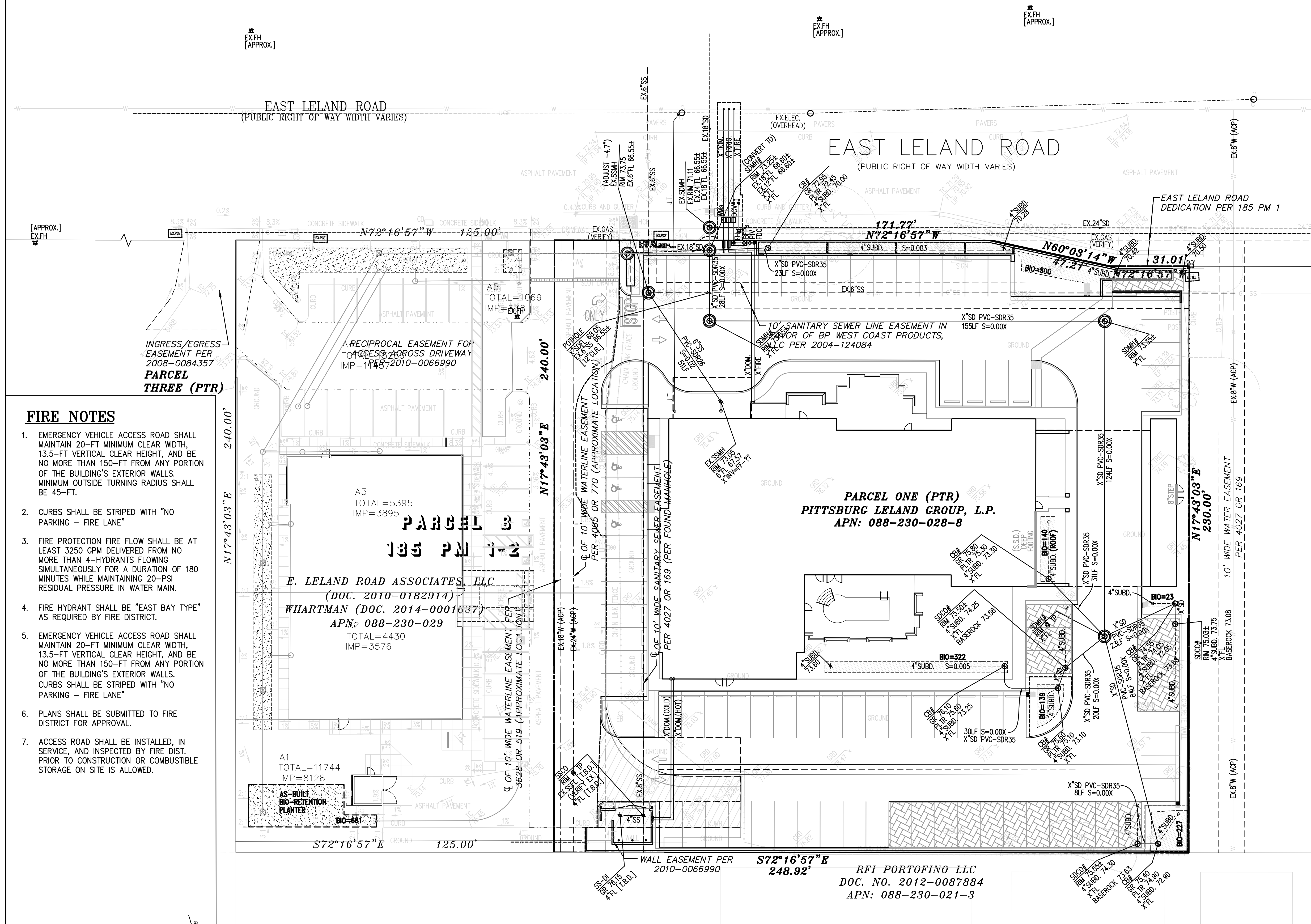
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UTILITY PLAN

SECRET NO.

C-5

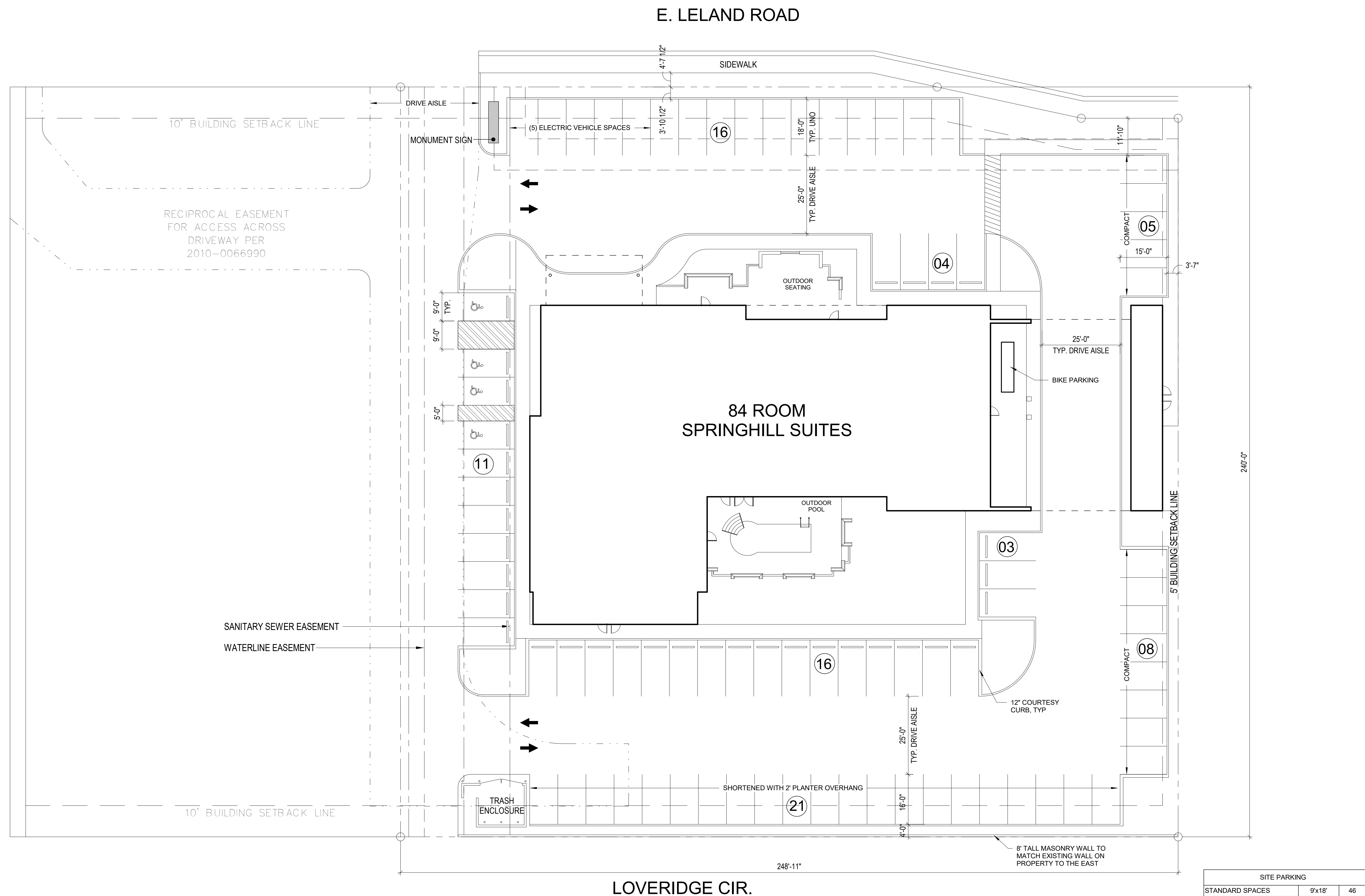
PLOT DATE: 05/30/2017



<u>NOTE:</u>	<u>SECTION</u>
1. THE MINIMUM DIAMETER "D" OF THE OPENING IN THE WALL SHALL BE DEFINED BY THE FORMULAR, $D = \text{PIPE O.D.} + 6d + 3"$, WHERE D = THE DIAMETER OF THE EXISTING WALL REINFORCING BARS.	
2. THE AREA OF THE PLANNED OPENING SHALL BE DRILLED AND CAREFULLY BROKEN OUT IN ORDER TO DETERMINE THE LOCATION OF THE EXISTING HORIZONTAL AND VERTICAL REINFORCING. CONCRETE SHALL BE REMOVED IN SUCH A MANNER SO AS TO PRECLUDE SHATTERING OR SPALLING OF THE ADJACENT WALL AND DAMAGE TO THE EXPOSED BARS. A MINIMUM OF 4 BAR SHALL BE SINGLE CUT --- AS SHOWN SECTION B-B --- AND BENT OUT INTO THE AREA OF THE COLLER, USING A MINIMUM BEND RADIUS OF 3d AND A MINIMUM COVER OF 1 1/2". THE SPACING BETWEEN THE UP-STANDING LEGS OF THE BENT BARS SHALL BE APPROXIMATELY EQUAL.	
3. ALL CRACKS IN THE OPENING SHALL BE GROUTED, USING A PORTLAND CEMENT PASTE PER SECTION 5.1-1.3 OF THE CALTRANS STANDARD SPECIFICATION, AND THE SURFACE CLEANED, PRIOR TO PLACEMENT OF THE PIPE IN THE OPENING. THE PIPE SHALL BE PRE-CUT SO AS TO FIT TIGHT WITH INSIDE SURFACE OF THE STRUCTURE. AFTER POSITIONING OF THE PIPE TO THE REQUIRED FLOW LINE ELEVATION, THE PIPE SHALL BE GROUTED IN PLACE USING COARSE PEA GRAVEL GROUT. THE GROUT SHALL BE CURED FOR AT LEAST 3 DAYS, KEEPING THE SURFACES CONTINUOUSLY DAMP, PRIOR TO POURING THE PCC COLLAR AROUND THE PIPE. THE INTERIOR WALL SURFACE AROUND THE OPENING SHALL BE FINISHED, USING MORTAR PER SECTION 5.1-1.35 OF THE CALTRANS STANDARD SPECIFICATION, AS REQUIRED.	

NOT TO SCALE

CONNECT TO EX. SEWER STRUCTURE

[illegible]

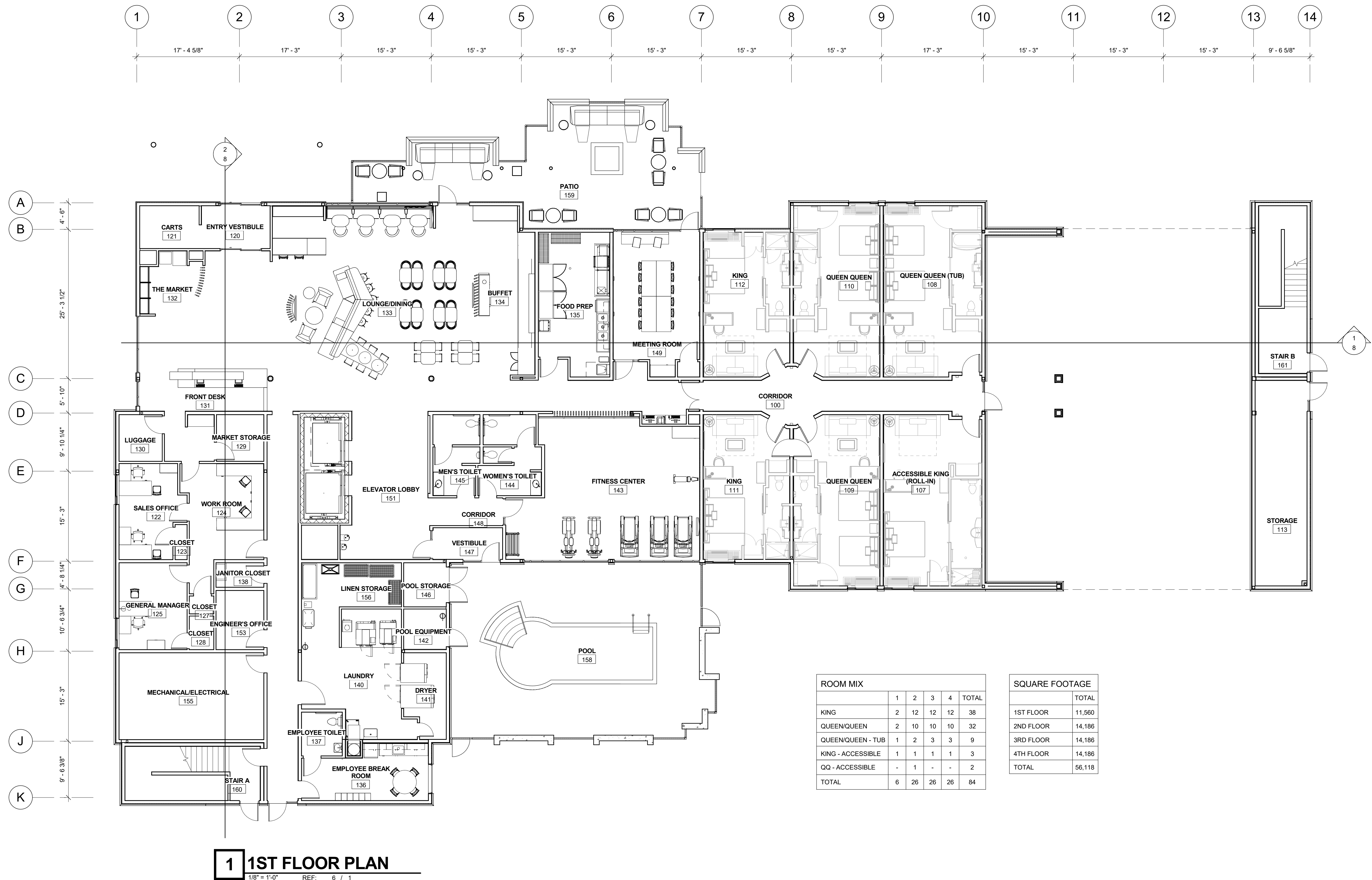
1 Site Plan

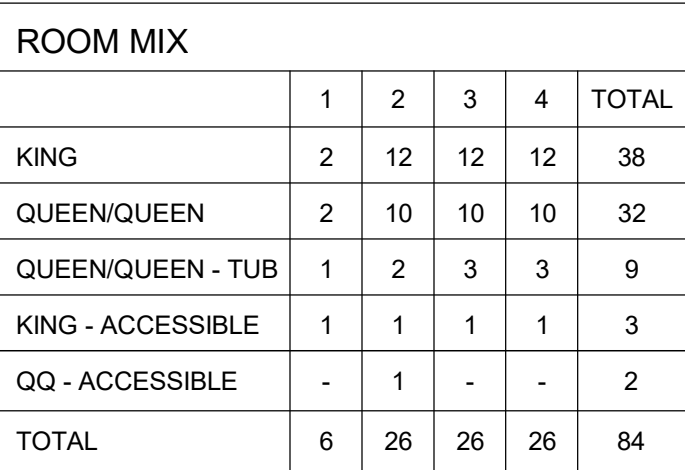
SITE PARKING		
STANDARD SPACES	9'x18'	46
SHORTENED SPACES WITH 2' PLANTER OVERHANG	9'x16'	21
COMPACT SPACES	9'x15'	13
ACCESSIBLE SPACES	14'x18'	2
VAN ACCESSIBLE SPACES	18'x18'	2
TOTAL		84



[illegible]

NOT FOR CONSTRUCTION





SQUARE FOOTAGE	
	TOTAL
1ST FLOOR	11,560
2ND FLOOR	14,186
3RD FLOOR	14,186
4TH FLOOR	14,186
TOTAL	56,118

1 2ND FLOOR PLAN

1/8" = 1'-0" REF: 6 / 1

6/1/2017 8:15:23 AM



[illegible]

1 3RD FLOOR PLAN

ROOM MIX					
	1	2	3	4	TOTAL
KING	2	12	12	12	38
QUEEN/QUEEN	2	10	10	10	32
QUEEN/QUEEN - TUB	1	2	3	3	9
KING - ACCESSIBLE	1	1	1	1	3
QQ - ACCESSIBLE	-	1	-	-	2
TOTAL	6	26	26	26	84

SQUARE FOOTAGE	
	TOTAL
1ST FLOOR	11,560
2ND FLOOR	14,186
3RD FLOOR	14,186
4TH FLOOR	14,186
TOTAL	56,118

NOT FOR CONSTRUCTION

[illegible]

1 4TH FLOOR PLAN

1/8" = 1'-0" REF: 6 / 1

ROOM MIX					
	1	2	3	4	TOTAL
KING	2	12	12	12	38
QUEEN/QUEEN	2	10	10	10	32
QUEEN/QUEEN - TUB	1	2	3	3	9
KING - ACCESSIBLE	1	1	1	1	3
QQ - ACCESSIBLE	-	1	-	-	2
TOTAL	6	26	26	26	84

SQUARE FOOTAGE	
	TOTAL
1ST FLOOR	11,560
2ND FLOOR	14,186
3RD FLOOR	14,186
4TH FLOOR	14,186
TOTAL	56,118



PROJECT NORTH

[illegible]

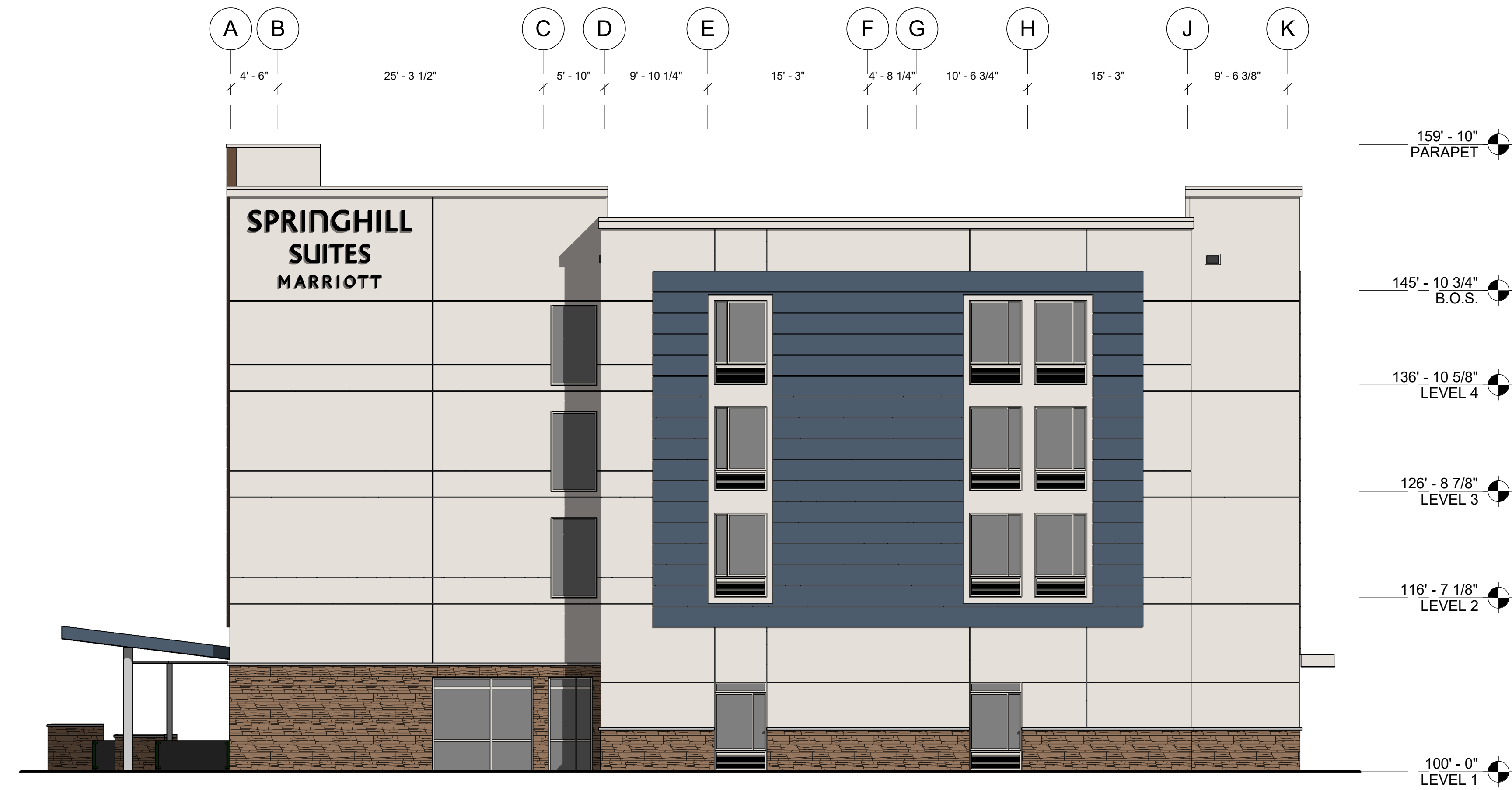
2 FRONT ELEVATION (NORTH)

1/8" = 1'-0" REF: A100 / 01

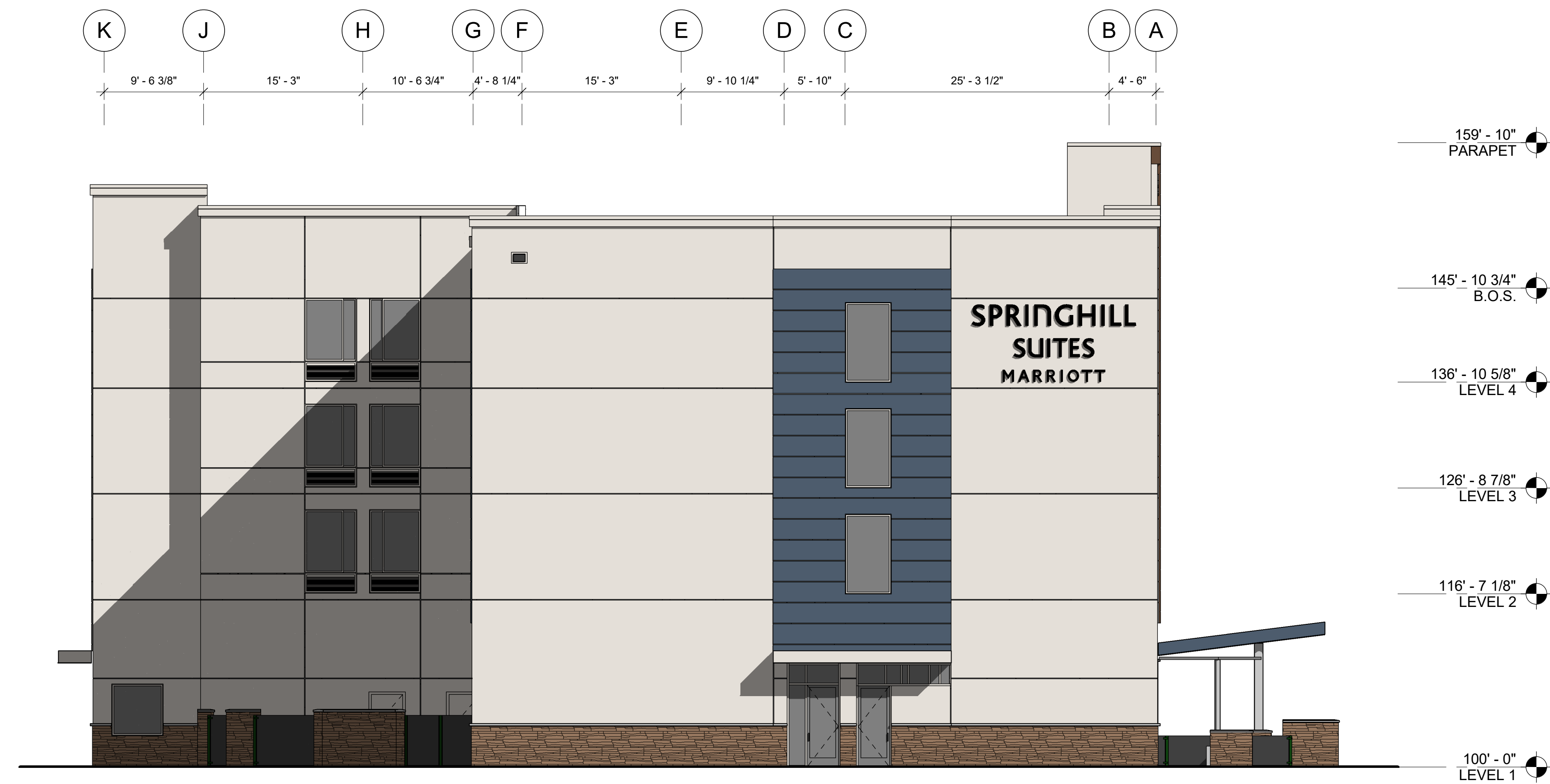


1 REAR ELEVATION (SOUTH)

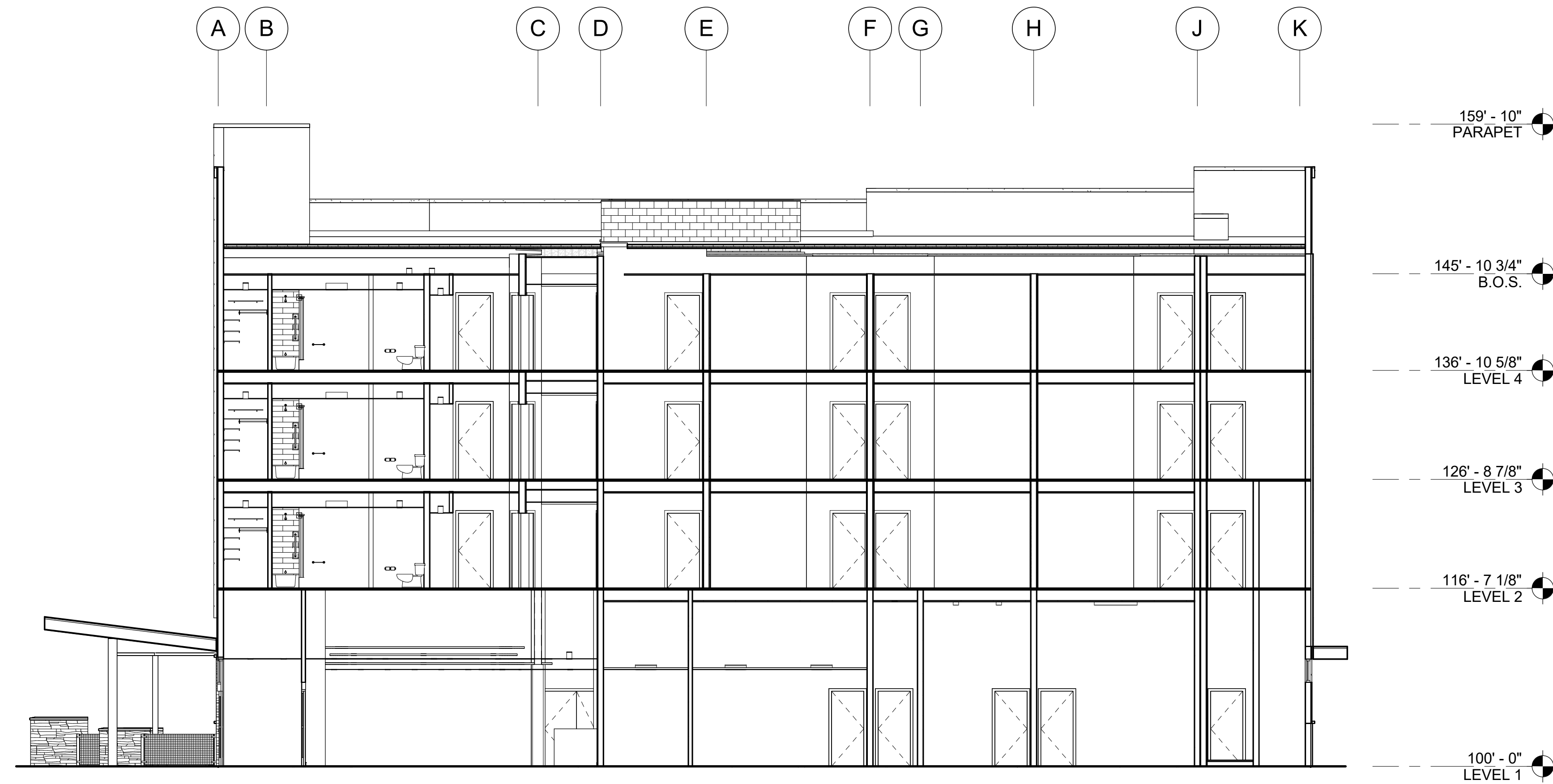
1/8" = 1'-0" REF: A132 / 1

[illegible]

2 SIDE ELEVATION (WEST)



1 SIDE ELEVATION (EAST)

[illegible]

2 BUILDING SECTION



1 BUILDING SECTION
1/8" = 1'-0" REF: 2 / 1

[illegible]

PROJECT NAME

SPRINGHILL SUITES®
MARRIOTT

PROJECT ADDRESS
**EAST LELAND ROAD &
 LOVERIDGE ROAD
 PITTSBURG, CA 94565**

PROJECT MANAGER:
BC
CHECKED BY:

DRAWN BY:
BS
DOCUMENT DATE:
05/10/17

PROJECT NO. _____
31000181

PROJECT PHASE
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PLANNING

PROFESSIONAL SEAL

SHEET TITLE

RENDERING

SHEET NO.

9

 BRR Original printed on recycled paper

NOT FOR CONSTRUCTION

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PROJECT NAME

SPRINGHILL SUITES
MARRIOTT

PROJECT ADDRESS
**EAST LELAND ROAD &
LOVERIDGE ROAD
PITTSBURG, CA 94565**

PROJECT MANAGER:
BC
CHECKED BY:

DRAWN BY:
BS
DOCUMENT DATE:
05/10/17

PROJECT NO.
31000181

PROJECT PHASE

PLANNING

PROFESSIONAL SEAL

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SHEET TITLE

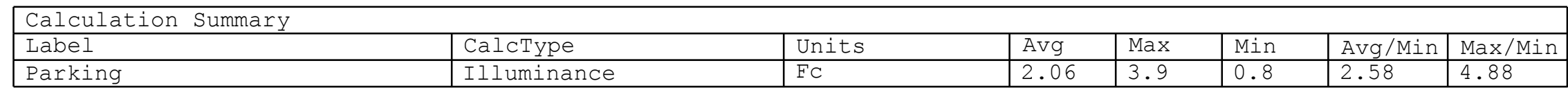
DETAILS

SHEET NO.

10

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smith&boucher
ENGINEERS
25501 west valley parkway, suite 200 olathe, ks 66061
phone 913.345.2127 fax 913.345.0617
project number 17175000

PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY					SUBTOTAL	TOTAL
20' DIA. TREES								
LAGERSTROEMIA INDICA	314 S.F.	0	1	3	0		707 S.F.	
							20' TOTAL:	707 S.F.
35' DIA. TREES								
PISTACHIA CHINENSIS	462 S.F.	2	1	1	0		3127 S.F.	
PLATANUS ACERIFOLIA	462 S.F.	0	1	3	0		2165 S.F.	
QUERCUS ILEX	462 S.F.	2	1	2	0		3608 S.F.	
							35' TOTAL:	8899 S.F.
EXISTING TREES TO REMAIN (OVERHANGING PARKING LOT):							1519 S.F.	
PARKING AREA:							31061 S.F.	
SHADE REQUIRED: 35%:							10871 S.F.	
SHADE PROVIDED: 35.8%:							11124 S.F.	

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY
	ERIOBOTRYA DEFLEXA/BRONZE LOQUAT	15 GALLON	3
	LAGERSTROEMIA X. 'MUSKOGEE'/CAPE MYRTLE	15 GALLON	4
	PISTACHIA CHINENSIS/CHINESE PISTACHE	15 GALLON	4
	PLATANUS A. 'YARWOOD'/LONDON PLANETREE	15 GALLON	4
	QUERCUS ILEX/HOLLY OAK	15 GALLON	5
	SHRUB & GROUNDCOVER AREA:		
	AGAPANTHUS ORIENTALIS/LILY-OF-THE-NILE	1 GALLON	
	BERGENIA CRASSIFOLIA/WINTER BERGENIA	1 GALLON	
	BULBINE FRUTESCENS 'TINY TANGERINE'/CAPE BALSAM	1 GALLON	
	CISTUS X. SKANBERGII/PINK ROCKROSE	5 GALLON	
	CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON	
	COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON	
	DIETES VEGETA/FORTNIGHT LILY	1 GALLON	
	ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON	
	GERANIUM X. 'ROZANNE'/GERANIUM	1 GALLON	
	HELLEBORUS ARGUTOLIUS 'SILVER LACE'/CORSIKAN HELLEBORE	1 GALLON	
	HEMEROCALLIS (MIXED EVERGREEN HYBRIDS)/DAYLILY	1 GALLON	
	HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON	
	LANTANA MONTEVIDENSIS/LANTANA	5 GALLON	
	MACFADYENA UNGUIS-CATI/CATS CLAW VINE	5 GALLON	
	MISCANTHUS TRANSMORRISONENSIS/EVERGREEN MISCANTHUS	1 GALLON	
	NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON	
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P. '/BEARD TONGUE	1 GALLON	
	ROSA X. 'DRIFT APRICOT'/GROUNDCOVER ROSE	2 GALLON	
	SCAEVOLA 'BLUE WONDER'/SCAEVOLA	1 GALLON	
	SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON	
	TEUCRIUM CHAMAEDRYSDWARF GERMANDER	1 GALLON	
	TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON	

WATER BUDGET CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 100522 GALLONS PER YEAR

MAWA = 45.4 ETO x 0.62 GAL./S.F. x 0.45 (ET ADJ. FACTOR) x 7936 S.F. LANDSCAPE AREA

ESTIMATED TOTAL WATER USE (ETUW) = 99304 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	3956	81%	27491 GAL.
C2	MEDIUM (FULL SUN)	0.50	3727	81%	64750 GAL.
C3	SWIMMING POOL	0.80	254	81%	7063 GAL.

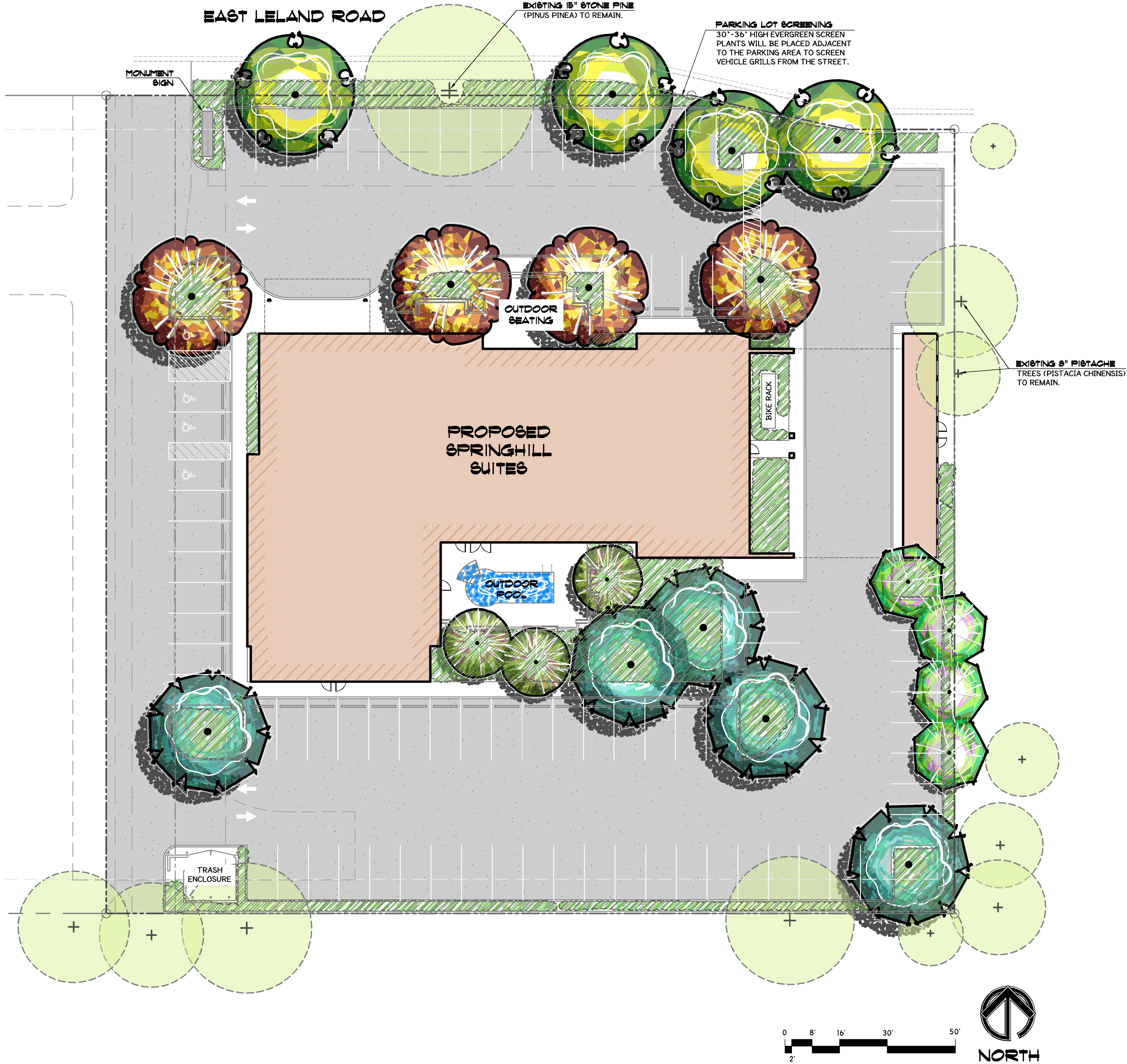
TOTAL ANNUAL ESTIMATED WATER USE: 99304 GAL.

LANDSCAPE AREA
CALCULATION

TOTAL SITE AREA: 59200 S.F.

LANDSCAPE AREA REQUIRED (10%): 5920 S.F.

LANDSCAPE AREA PROVIDED (13%): 7683 S.F.



Garth Ruffner
Landscape Architect
(916) 797-2576

4120 Douglas Blvd. #306-301, Roseville, California 95746
GarthRuffner.com CA Landscape Architect #2808

Project:

SPRINGHILL
SUITES

EAST LELAND ROAD
CITY OF PITTSBURG
CALIFORNIA
FOR STA CAL HOTELS, LLC

Sheet Title:

PRELIMINARY
LANDSCAPE
PLAN

Date: MAY 30, 2017

Scale: 1"=16'-0"

Job Number: 37035

Sheet
Number: 1 of 1

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing. A versatile mount standard arm facilitates ease of installation for both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-450W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction

Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is required. A one-piece silicone gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics

Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine configurations consist of 1 or 2 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

Electrical

LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such as dimming and occupancy. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Controls

The Prevail LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming

(MSP/DIM) operation. The optional LumaWatt Pro system is best described as a peer-to-peer wireless network of luminaire-integral sensors that operate in accordance with programmable profiles. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication.

Mounting

Standard pole mount arm is bolted directly to the pole and the fixture slides onto the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patent pending, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the standard mounting arm enables wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

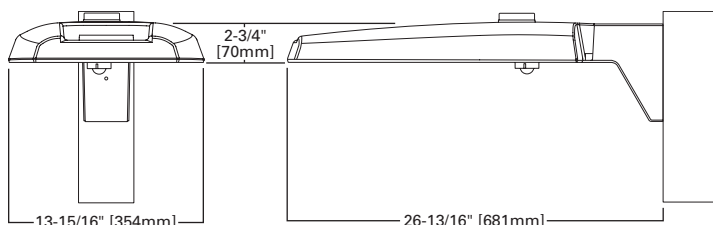
Finish

Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty

Five-year warranty.

DIMENSIONS



PRV PREVAIL

LED

AREA / SITE / ROADWAY
LUMINAIRE



CERTIFICATION DATA

UL and cUL Wet Location Listed
IP66-Rated
3G Vibration Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA

Electronic LED Driver
0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 and 60Hz,
347V/60Hz, 480V/60Hz
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

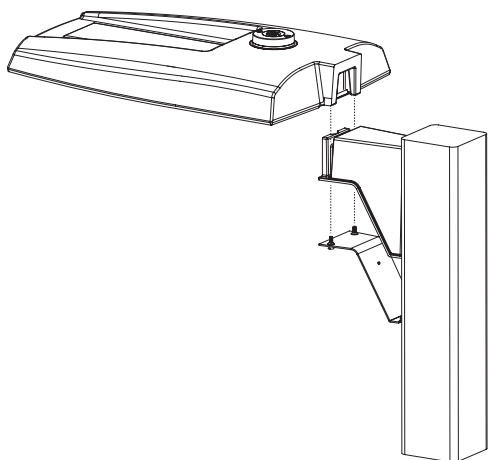
EPA

Effective Projected Area (Sq. Ft.): 0.75

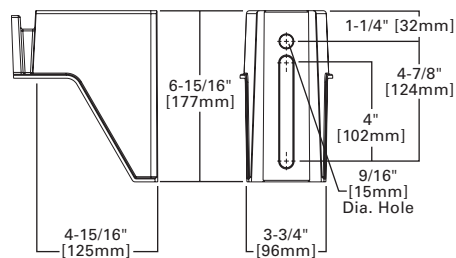
SHIPPING DATA

Approximate Net Weight:
20 lbs. (9.09 kgs.)

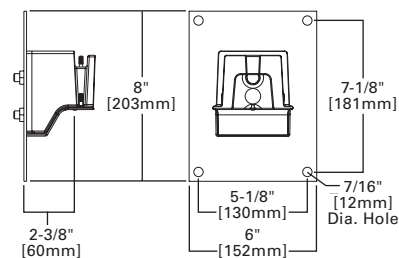
VERSATILE MOUNT SYSTEM



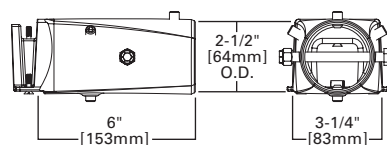
POLE MOUNT ARM



WALL MOUNT

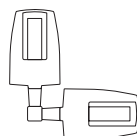
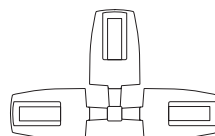
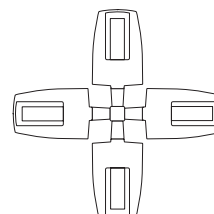


MAST ARM MOUNT



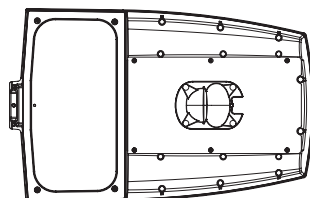
MOUNTING CONFIGURATIONS AND EPAS

Wall Mount

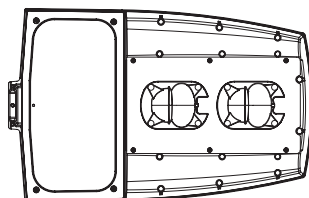
Arm Mount Single
EPA 0.75Arm Mount 2 @ 180°
EPA 1.50Arm Mount 2 @ 90°
EPA 1.50Arm Mount 3 @ 90°
EPA 2.25Arm Mount 4 @ 90°
EPA 3.00

OPTICAL CONFIGURATIONS

A15 (6,100 Nominal Lumens)



A25/A40/A60 (10,200/15,100/18,900 Nominal Lumens)



POWER AND LUMENS

Light Engine		A15	A25	A40	A60
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.49	0.76	1.23	1.34
Input Current @ 277V (A)		0.22	0.35	0.54	0.60
Input Current @ 347V (A)		0.18	0.28	0.45	0.49
Input Current @ 480V (A)		0.13	0.21	0.33	0.35
Type II	Lumens	6,139	10,204	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,292	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,261	15,157	18,935
	BUG Rating	B1-U0-G3	B2-U0-G3	B2-U0-G4	B2-U0-G5
Type V	Lumens	6,393	10,627	15,697	19,610
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

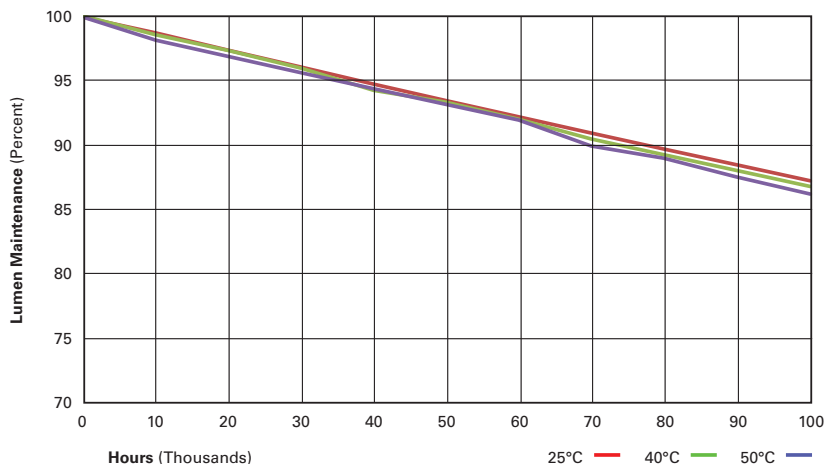
NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	Theoretical 100,000 Hours	Theoretical L70 (Hours)*
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99



ORDERING INFORMATION

Sample Number: PRV-A25-D-UNV-T3-SA-BZ

Product Family ^{1,2}	Light Engine ³	Driver ⁴	Voltage	Distribution	Mounting	Color ⁶
PRV=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens A60=(2 LEDs) 18,900 Nominal Lumens	D=Dimming (0-10V)	UNV=Universal (120-277V) 347=347V 480=480V ⁵	T2=Type II T3=Type III T4=Type IV T5=Type V	SA=Standard Versatile Arm MA=Mast Arm WM=Wall Mount Arm	AP=Grey BZ=Bronze (Standard) BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)				Accessories (Order Separately) ¹¹		
7030=70 CRI / 3000K CCT ⁷ 7050=70 CRI / 5000K CCT ⁷ 10K=10kV/10kA UL 1449 Fused Surge Protective Device LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{8,9} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{8,9} MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height PER=NEMA 3-PIN Twistlock Photocontrol Receptacle ¹⁰ PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁰				PRVWM-XX=Wall Mount Kit PRVMA-XX=Mast Arm Mounting Kit PRVSA-XX=Standard Arm Mounting Kit HS/VERD=House Side Shield MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1012-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1013-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1014-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1015-XX=2@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1016-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1019-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1045-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1048-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1049-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon OA/RA1013=Photocontrol Shorting Cap OA/RA1014=NEMA Photocontrol - 120V OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V ISHH-01=Integrated Sensor Programming Remote		

NOTES:

- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information.
- DesignLights Consortium™ Qualified and classified for DLC Standard, refer to www.designlights.org for details.
- Standard 4000K CCT and 70 CRI.
- Consult factory for driver surge protection values.
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.
- Extended lead times apply. Use dedicated IES files for 3000K and 5000K when performing layouts. These files are published on the Prevail luminaire product page on the website.
- LumaWatt Pro wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for LumaWatt Pro application information.
- LumaWatt Pro wireless system is not available with photocontrol receptacle (Not needed).
- Not available with MSP or LWR options.
- Replace XX with paint color.

STOCK ORDERING INFORMATION

Stock Sample Number: PRVS-A25-UNV-T3

Product Family	Light Engine	Voltage	Distribution	Options (Add as Suffix)
PRVS=Prevail	A15=(1 LED) 6,100 Nominal Lumens A25=(2 LEDs) 10,200 Nominal Lumens A40=(2 LEDs) 15,100 Nominal Lumens A60=(2 LEDs) 18,900 Nominal Lumens	UNV=Universal (120-277V) 347=347V	T3=Type III T4=Type IV	MSP/DIM-L30=Integrated Sensor for Dimming Operation, Maximum 30' Mounting Height

NOTE: Bronze only, 4000K CCT, 120-277V, 347V, standard mounting arm, standard non-fused 10kV MOV and 0-10V dimming.

Steel Poles



SSS SQUARE STRAIGHT STEEL

Catalog #		Type
Project	SpringHill Suites - Pittsburgh, CA	
Comments		Date
Prepared by		

FEATURES

- ASTM Grade steel base plate with ASTM A366 base cover
- Hand hole assembly 3" x 5" on 5" and 6" pole; and 2" x 4" on 4" pole
- 10'-39' mounting heights
- Drilled or tenon (specify)

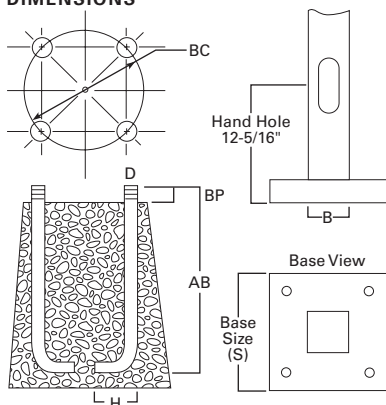
ORDERING INFORMATION

SAMPLE NUMBER: SSS5A20SFM1XG

Product Family	Shaft Size (Inches) ¹	Wall Thickness (Inches)	Mounting Height (Feet)	Base Type	Finish	Mounting Type	Number and Location of Arms	Arm Lengths (Feet)	Options (Add as Suffix)
SSS=Square Straight Steel	4=4" 5=5" 6=6"	A=0.120" M=0.188" X=0.250"	10=10' 15=15' 20=20' 25=25' 30=30' 35=35' 39=39'	S=Square Steel Base	F=Dark Bronze G=Galvanized Steel J=Summit White K=Carbon Bronze L=Dark Platinum P=Primer Powder Coat R=Hartford Green S=Silver T=Graphite Metallic V=Grey W=White X=Custom Color Y=Black	2=2-3/8" O.D. Tenon (4" Long) 3=3-1/2" O.D. Tenon (5" Long) 4=4" O.D. Tenon (6" Long) 5=3" O.D. Tenon (4" Long) 6=2-3/8" O.D. Tenon (6" Long) 7=4" O.D. Tenon (10" Long) A=Type A Drilling C=Type C Drilling E=Type E Drilling F=Type F Drilling G=Type G Drilling J=Type J Drilling K=Type K Drilling M=Type M Drilling R=Type R Drilling Z=Type Z Drilling	1=Single 2=2 at 180° 3=Triple ² 4=4 at 90° 5=2 at 90° X=None	X=None	A=1/2" Tapped Hub (Specify location desired) B=3/4" Tapped Hub (Specify location desired) C=Convenience Outlet ³ E=GFCI Convenience Outlet ³ G=Ground Lug H=Additional Hand Hole ⁴ L=Drilled for Bumper Glitter V=Vibration Damper

NOTES: 1. All shaft sizes nominal. 2. Square poles are 3 at 90°, round poles are 3 at 120°. 3. Outlet is located 4' above base and on same side of pole as hand hole, unless specified otherwise. Receptacle not included, provision only. 4. Additional hand hole is located 12" below pole top and 90° from standard hand hole location, unless otherwise specified.

DIMENSIONS



WARNING: Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to pole white paper WP513001EN for additional support information. Before installing, make sure proper anchor bolts and templates are obtained. The use of unauthorized accessories such as banners, signs, cameras or pennants for which the pole was not designed voids the pole warranty and may result in pole failure causing serious injury or property damage. Information regarding total loading capacity can be supplied upon request. The pole warranty is void unless poles are used and installed as a complete pole and luminaire combination. This warranty specifically excludes failure as the result of a third party act or omission, misuse, unanticipated uses, fatigue failure or similar phenomena resulting from induced vibration, harmonic oscillation or resonance associated with movement of air currents around the product.

Specifications and dimensions subject to change without notice. Consult your lighting representative at Eaton or visit www.eaton.com/lighting for available options, accessories and ordering information.

Effective Projected Area (At Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	30.0	22.0	17.0	13.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	15.0	11.5	8.7	6.5	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	8.7	5.9	3.9	2.5	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	15.4	11.1	7.9	5.5	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.7	1.7	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	9.3	6.0	3.5	1.6	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.9	6.1	3.5	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	4.7	2.1	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	10.4	6.4	3.5	1.5	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.3	1.4	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	19.0	13.0	8.7	5.6	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.8	2.8	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	12.8	7.2	3.7	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.5	11.0	6.8	3.5	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.3	3.0	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	13.0	7.0	3.7	0.8	300

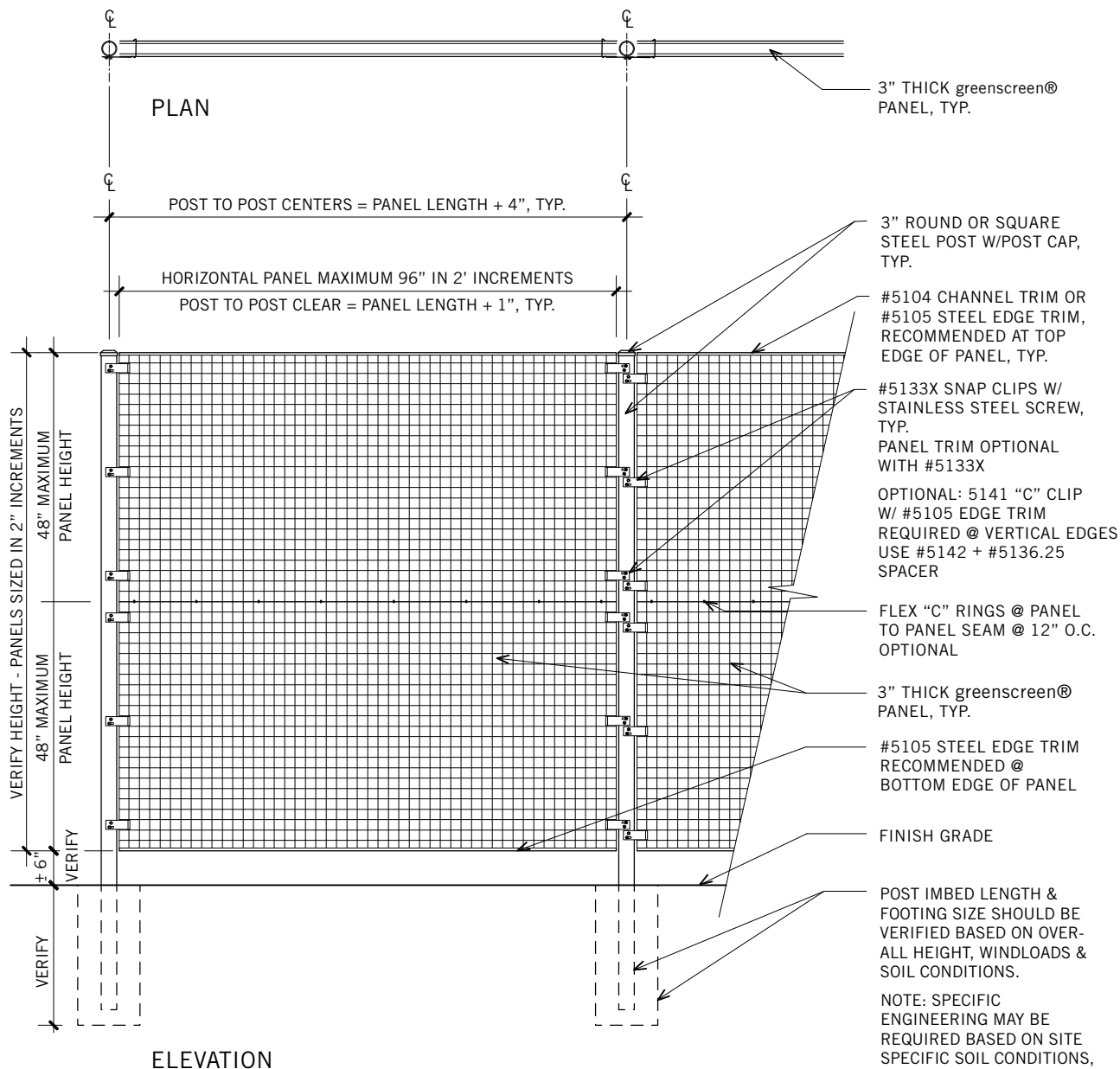
Effective Projected Area (Two Feet Above Pole Top)

Mounting Height (Feet)	Catalog Number ^{1,2}	Wall Thickness (Inches)	Base Square ³ (Inches)	Bolt Circle Diameter (Inches)	Anchor Bolt Projection ³ (Inches)	Shaft Size ³ (Inches)	Anchor Bolt Diameter x Length x Hook (Inches)	Net Weight (Pounds)	Maximum Effective Projected Area (Square Feet) ⁴				Max. Fixture Load - Includes Bracket (Pounds)
MH			S	BC	BP	B	D x AB x H		80 mph	90 mph	100 mph	110 mph	
10	SSS4A10S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	85	23.0	17.5	14.0	11.0	100
15	SSS4A15S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	118	13.4	10.0	7.5	5.7	100
20	SSS4A20S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	150	7.6	5.2	3.4	2.1	150
20	SSS5A20S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	183	13.8	9.9	7.1	4.9	150
25	SSS4A25S	0.120	10-1/2	11	4-1/2	4	3/4 x 25 x 3	181	3.4	1.6	0.3	--	200
25	SSS5A25S	0.120	10-1/2	11	5	5	3/4 x 25 x 3	222	8.5	5.5	3.2	1.5	200
25	SSS6A25S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	284	9.1	5.6	3.0	1.2	200
30	SSS5A30S	0.120	10-1/2	11	4-1/2	5	3/4 x 25 x 3	260	1.8	--	--	--	200
30	SSS5M30S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	392	9.6	5.9	1.9	0.2	200
30	SSS6A30S	0.120	12-1/2	12-1/2	5	6	1 x 36 x 4	330	4.1	1.3	--	--	200
30	SSS6M30S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	489	18.5	12.5	8.4	5.3	200
35	SSS5M35S	0.188	10-1/2	11	4-1/2	5	3/4 x 25 x 3	453	5.5	2.4	--	--	200
35	SSS6M35S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	564	11.8	7.0	3.5	1.0	200
35	SSS6X35S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	738	16.0	10.5	6.4	3.4	200
39	SSS6M39S	0.188	12-1/2	12-1/2	5	6	1 x 36 x 4	618	7.0	2.4	--	--	300
39	SSS6X39S	0.250	12-1/2	12-1/2	5	6	1 x 36 x 4	816	12.0	6.7	3.0	0.5	300

NOTES:

1. Catalog number includes pole with hardware kit. Anchor bolts not included. Before installing, make sure proper anchor bolts and templates are obtained.
2. Tenon size or machining for rectangular arms must be specified. Hand hole position relative to drill location.
3. Shaft size, base square, anchor bolts and projections may vary slightly. All dimensions nominal.
4. EPAs based on shaft properties with wind normal to flat. EPAs calculated using base wind velocity as indicated plus 30% gust factor.

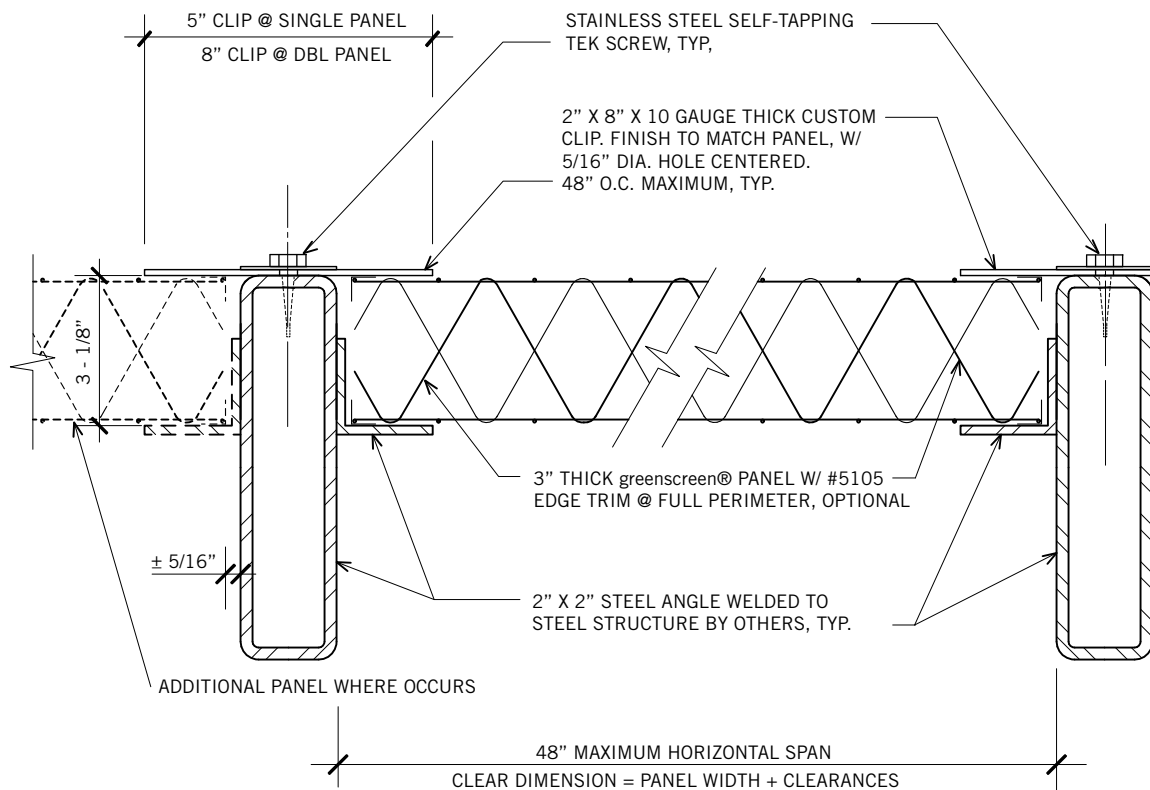
Freestanding, Horizontal FENCE / SCREEN



 FREESTANDING HORIZONTAL — FENCE / SCREEN

FALL 2015

Inset OVERHEAD PANEL

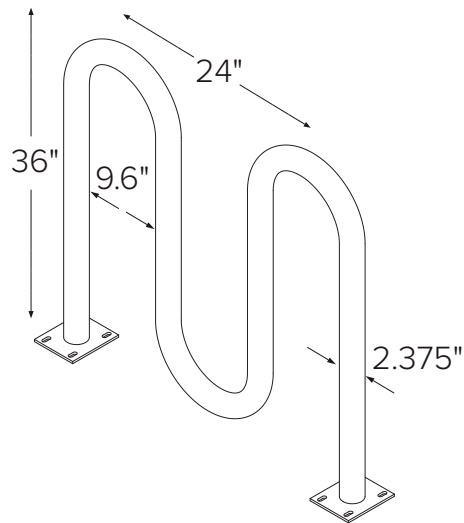


OVERHEAD PANEL - INSET

*Allows horizontal overhead panels to be mounted between structural members.

ROLLING RACK

Submittal Sheet



CAPACITY

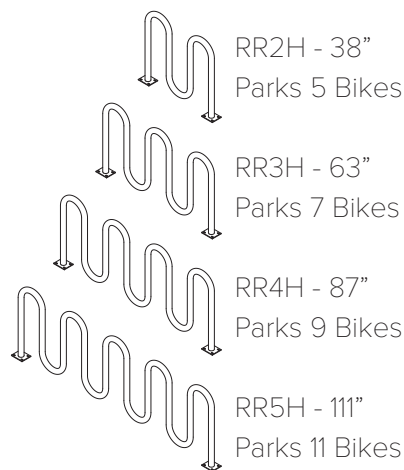
RR2H: 5 Bikes
RR3H: 7 Bikes
RR4H: 9 Bikes
RR5H: 11 Bikes

MATERIALS

- ☐ **Standard**
2.375" OD Schedule 40 Steel Pipe
- ☐ **Lightweight**
2.375" OD Schedule 10 Steel Pipe

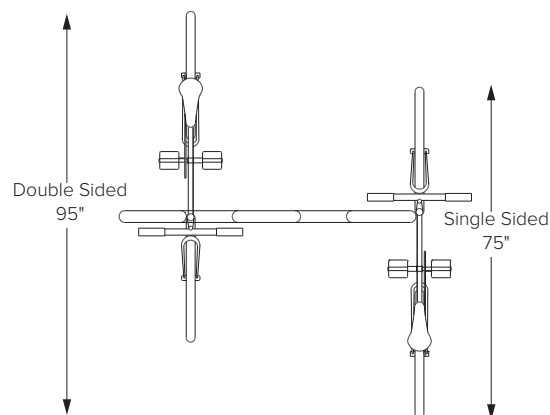
FINISHES

- ☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.
- ☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat
- ☐ **Thermoplastic**
In addition to an increased thickness (8-10mils), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- ☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.



MOUNT OPTIONS

- ☐ **In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.
- ☐ **Surface**
Foot Mount has two 5"x6"x.25" feet with four anchors per foot. Specify foot mount for this option.



DERO
A PLAYCORE Company

www.dero.com | 1-888-337-6729

STORMWATER CONTROL PLAN

Spring Hill Suites
Pittsburg, California

Prepared By:

**Luk and Associates
738 Alfred Nobel Drive
Hercules, CA 94547
(510)724-3388**

**Updated:
May 30, 2017**

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Appendices:

Appendix-A: IMP Sizing Calculator Output

I. Project Setting

A. Project Description

The project site is located on East Leland Road in the city of Pittsburg, California. The project is currently undeveloped, and the developer is intending to develop the site into a commercial building with surrounding parking facilities. The total site is approximately 1.36 acres, bounded by East Leland to the north and private property parcels to the east, south, and west. The west side of the property consists of a shared access easement.

B. Existing Site Features and Conditions

The site is roughly square in shape. Topography is in general sloped from the south side of the site to the north side of the site. The existing project site is mostly clear of development, with exception to the access easement area on the west side of the lot. The rest of the land in the project site is currently undeveloped.

Existing site drainage is overland and drains to an existing drain inlet near the north side of the property. A majority of the land on this site is covered by un-developed ground. The highest elevation within the site is 77 feet on the south side and 71 feet at the existing drain inlet near the north side. The proposed site plan has small areas of landscaping that will be utilized for treatment purposes.

C. Opportunities and Constraints for Storm water Control

Due to the nature of the development and existing clay soils, the use of post construction Best Management Practices (BMPs) are being utilized to the maximum extent possible. The site design has some constraints but is maximizing opportunities to utilize landscape pockets, a multi-story building, and areas of non-development to minimize the effect of impervious areas.

One constraint is the existing street elevations and associated slopes down to the project site. Another constraint is the developed access easement improvements on the west side of the property. Another is the existence of underground utilities along the west and north of the property. The most challenging constraint is the limited landscape space available for treatment use. This limits the locations of where treatment facilities can be used in this area. Drainage management must deal with the large amount of impervious surfacing and their run-off values.

One opportunity is to utilize one directional sloping roofs. Another opportunity is the fact that the previous development (west) was design to capture a certain amount of impervious surface within their lot (due to the shared easement condition). However, this is also a limiting constraint, as an increase in impervious surface to the adjacent lot will not be allowed. Impervious surface is also being limited to under 1-acre to ensure that hydromodification requirements are not triggered.

Treatment of all runoff from the site is to be provided. All storm water runoff will be treated by in-ground bio-retention planters prior to discharging to the existing storm system. The storm water control plan is intended to provide the site with runoff treatment to the “maximum extent practicable” per the Contra Costa County C.3 requirement criteria.

The most critical constraint in this site design is the efficient use of landscaping planter pockets as treatment areas—as the project site is relatively tight and contains a lot of impervious surface area. Open air parking lots will be designed to drain overland prior to discharging into a treatment facility. The building roof run off will be conveyed through down spouts and then overland to the nearest treatment planter that is large enough to handle the run off volumes as determined by the sizing

equations. Some localized areas will utilize permeable pavers due to limited available space for bio-retention facilities.

II. Measures to Limit Imperviousness

A. Measures to Cluster Development and Protect Natural Resources

Currently, pedestrian sidewalk access is limited. A single pedestrian access path surrounding the building exterior is currently planned for the project site. The new building will also utilize multi-levels, in order to minimize impervious surfaces and maximize usable living space.

B. Measures Used to Limit Directly Connected Impervious Area

The impervious areas (roofs, driveways, parking, sidewalks) are disconnected from the drainage system. Additionally, a majority of the storm water from roofs, driveways, parking pavement and sidewalk areas, will drain into various bio-retention planters located around the site prior to entering into the storm system. Small permeable paver parking lot areas will be self-retaining, and will capture the first 1-inch of rainfall prior to allowing any discharges.

C. Measures to Make Development More Compact

The following site layout characteristics are incorporated to reduce imperviousness:

- The proposed building includes multi-levels, which minimizes the building footprint.
- Sidewalks channelize pedestrian movement through the site, minimizing the need for excess concrete surfaces.
- Parking layout is compact and circulation optimized given site layout.

III. Selection and Preliminary Design of Stormwater Treatment BMPs

Treatment facilities are designed to accommodate runoff from the specified design storm intensity of 0.2 inches per hour (as recommended on page 50 in the Contra Costa Clean Water Program Stormwater C.3 Guidebook, Sixth Edition).

The Storm Water Control Plan shows the BMPs and the corresponding areas of the site that drain to each in-ground planter. The site has been divided into multiple drainage areas. The sizes and locations of the each impervious area are shown in the storm water control plan. Existing site soils are clay and classified as "Class D". Mean Annual Rainfall is approximately 14".

Storm water runoff from the areas is managed by routing run off to bio-retention planters located throughout the project site. The parking asphalt pavement will drain toward landscaping pockets located near the parking lot via overland flow. Runoff from sidewalks will drain to adjacent bio-retention planters located within landscaping pockets. Runoff from roofs will also drain to adjacent bio-retention planters located within landscaping pockets.

Runoff from all areas will be treated per the county treatment design criteria.

A. General Treatment BMP Characteristics

Runoff from walkways, driveways and landscaping will overland flow to treatment BMPs installed throughout the property.

The BMPs are located to accommodate individual drainage areas, site topography, and ADA accessibility, while allowing for ease of maintenance access. Each area of the BMP has adequate hydraulic head to allow drainage into, through, and away from the BMP without the need for pumps.

B. Specific DMA Characteristics

Each area is unique due to the complexity of the site grading and site layout. The design chart on the area calculation sheet provides the specific design data for each drainage area's impervious area, pervious area, treatment type, and required treatment size.

Drainage Management Area A1 will drain over land via and will discharge run off to the top of a bio-retention planter located within a landscaping area. Run off will percolate through the bio-retention planter prior to entering an underground sub-drain, which will discharge the run off to the primary underground storm pipe system.

Drainage Management Area A2 will drain via roof down spouts and over land and will discharge run off to the top of a bio-retention planter located within a landscaping area. Run off will percolate through the bio-retention planter prior to entering an underground sub-drain, which will discharge the run off to the primary underground storm pipe system.

Drainage Management Area A3 will drain via roof down spouts and over land and will discharge run off to the top of a bio-retention planter located within a landscaping area. Run off will percolate through the bio-retention planter prior to entering an underground sub-drain, which will discharge the run off to the primary underground storm pipe system.

Drainage Management Area A4 will be **self-retaining** and will drain via over land flow into an area of permeable pavers with sub-grade storage rock to capture the 1-inch precipitation volume. Run off will be captured and retained in the lowest section of base rock, prior to reaching a relief elevation, where it will high-flow-bypass via underground sub-drain, and then discharge into the primary underground storm pipe system.

Drainage Management Area A5 will drain over land via and will discharge run off to the top of a bio-retention planter located within a landscaping area. Run off will percolate through the bio-retention planter prior to entering an underground sub-drain, which will discharge the run off to the primary underground storm pipe system.

Drainage Management Area A6 will drain over land via and will discharge run off to the top of a bio-retention planter located within a landscaping area. Run off will percolate through the bio-retention planter prior to entering an underground sub-drain, which will discharge the run off to the primary underground storm pipe system.

Drainage Management Area A7 will be **self-retaining** and will drain via over land flow into an area of permeable pavers with sub-grade storage rock to capture the 1-inch precipitation volume. Run off will be captured and retained in the lowest section of base rock, prior to reaching a relief elevation, where it will high-flow-bypass via underground sub-drain, and then discharge into the primary underground storm pipe system.

Drainage Management Area A8 will be **self-treating** and will drain directly offsite. The amount of run-off area is very small and is composed completely of landscape.

Drainage Management Area A9 will be **untreated** onsite and will drain directly offsite to adjacent westerly lot. The amount of impervious surface area going off-lot is very small and is less than or equal to the amount of impervious surface already draining from the project site into the adjacent lot. The adjacent lot is already capturing and treating this portion of impervious surface as part of that development's stormwater treatment design.

Drainage Management Area A10 will be **self-retaining** and will drain via over land flow into an area of permeable pavers with sub-grade storage rock to capture the 1-inch precipitation volume. Run off will be captured and retained in the lowest section of base rock, prior to reaching a relief elevation, where it will high-flow-bypass via underground sub-drain, and then discharge into the primary underground storm pipe system.

Drainage Management Area A11 will drain over land via and will discharge run off to the top of a bio-retention planter located within a landscaping area. Run off will percolate through the bio-retention planter prior to entering an underground sub-drain, which will discharge the run off to the primary underground storm pipe system.

Drainage Management Area A12 will be **self-treating** and will drain directly offsite. The amount of run-off area is very small and is composed completely of landscape.

C. Specific BMP Characteristics

Bio-Retention Facility

The bio-retention areas have been designed and will be constructed according to the criteria included in the Contra Costa Clean Water Program Storm water C.3 Guidebook, Sixth Edition – Design Details – Bio-retention. The bio-retention areas have the following characteristics:

- 18" depth "Engineered" soil mix with a minimum long term infiltration rate of 5"/hour.
- Surface area of soils mix meets or exceeds minimum
- Perforated Pipe (PVC SDR 35 or approved equivalent) under drain with outlet located flush or nearly flush with bottom of planter bottom. Connection with sufficient head to storm drain or discharge point.
- No filter fabric.
- Under drain has cleanout port consisting of a vertical, rigid, non-perforated PVC pipe, with a minimum of 4" diameter and water tight cap.
- Location and footprint of facility shown on the site plan and the landscaping plan.
- Bio-retention area is designed as a basin (level edges) or a series of basins and the grading plan is consistent with these elevations. If facility is designed as a swale, check dams are set so the lip of each dam is at least as high as the toe of the next upstream dam.
- Curb inlets are 12" wide and have 4-6" reveal and an apron or other provision to prevent blockage when vegetation grows in, and energy dissipation is needed.
- Overflow outlet connected to a downstream storm drain or approved discharge point.
- Emergency spillage will be safely conveyed overland.
- Plantings are suitable to climate and a well drained soil.
- Irrigation system with a connection to water supply, on a separate zone.
- Vaults, utility boxes, and light standards are located outside the minimum soil mix surface area.
- When excavating avoid smearing of soils on bottom of side slopes. Minimize compaction of native soils and "rip" soils if clayey and/or compacted. Protect the area from construction site run off.

Self-Retaining Facility

The self-retaining areas have been designed and will be constructed according to the criteria included in the Contra Costa Clean Water Program Storm water C.3 Guidebook, Sixth Edition – Design Details – Self-Retaining. The self retaining areas have the following characteristics:

- Contain the first 1" of rainfall developed by the entire drainage area prior to overflowing to the storm system or into an adjacent drainage area.

- The maximum ratio of impervious to pervious surface area is limited to 2:1 for Treatment Only design criteria
- The maximum ratio of impervious to pervious surface area is limited to 1:1 for Treatment and Flow Control design criteria

Self-Treating Facility

The self-treating areas have been designed and will be constructed according to the criteria included in the Contra Costa Clean Water Program Storm water C.3 Guidebook, Sixth Edition – Design Details – Self-Treating. The self treating areas have the following characteristics:

- Area is graded such that the entire drainage area is directed to and contained by the self-treating facility.
- Slopes do not exceed 4%.
- Ratio of impervious area to total area is not greater than 5%

IV. Source Control Measures

The project will create few potential sources of stormwater pollutants. Sources to be controlled include:

- Potential dumping of wash-water or other liquids into storm drain inlets
- Need for future indoor or structural pest control coming from upstream facilities
- Fertilizers and pesticides used in landscaping area.
- Potential for Vehicle washing or Future Refuse areas
- Refuse disposal

All areas where these activities occur will drain to storm water in-ground planters. To further reduce the potential to enter runoff, permanent and operational BMP's will be implemented as described in Table 3.

Table 3: Sources and Source Control BMP

Potential Source	Permanent BMPs	Operational BMPs
On-site drain inlets.	Inlets that could be accessed from sidewalks and driveways will be marked with a "No Dumping – Drains to Creek" or similar message.	• Inlet markings will be inspected annually and replaced or renewed as needed. • Owner shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to the storm drains. • Owner will receive stormwater pollution prevention information to be provided by the City. • In-ground planter and related structures and features will be inspected and maintained as specified in the BMP Operation and Maintenance Plan.
Need for future indoor and structural pest control.	Standard building design minimizes potential needs for	Owner will conduct pest management in accordance with

	future pest control	CCC IPM policies.
Landscape/outdoor pesticide use.	- Any native trees, shrubs, and ground cover on the site will be preserved to the maximum extent possible. - Landscaping will be designed to minimize required irrigation and runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. - Plantings for planters will be selected to be appropriate to anticipated soil and moisture conditions. - Where possible, pest-resistant plants will be selected, especially for locations adjacent to landscape. - Plants will be selected appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	- Owner will conduct pest management in accordance with CCC IPM policies.. - All site landscaping is to be maintained by a professional landscaping contractor. Contractor to state that landscaping is to be maintained using IPM principles, with minimal or no use of pesticides.
Refuse areas	- Refuse areas to be roofed. Any drains must connect to sanitary sewer. - Other refuse areas to be indoors and floors sloped to prevent drainage to exterior. Any floor drains must connect to sanitary sewer. - All dumpsters will be marked with a "Do not Dump Hazardous Materials Here" or similar.	Adequate litter receptacles will be provided throughout the commercial area. Grounds keeping crew or contractor will inspect and clean up daily. Spills will be cleaned up using dry methods.
Vehicle and equipment cleaning	All paved areas drain to planters rather than directly to storm drains.	Equipment will be washed where the runoff will enter a landscaped area or planter, rather than storm drain.
Vehicle maintenance/repair	- No vehicle repair or maintenance will be done outdoors. - Interior maintenance areas will not have any floor drains. - There will be no tanks, containers, or sinks used for parts cleaning or rinsing.	Vehicles will be maintained indoors or off-site.

Loading areas	The loading/unloading area drains to a planter rather than directly to storm drain.	Unloaded materials (except for outdoor display) will be moved indoors or under cover as quickly as practicable.
Plazas, sidewalks, and parking lots.	Plaza areas drain to planters or pervious pavements and not directly to storm drains.	Plaza, sidewalks, parking lots, and common areas shall be swept regularly to prevent accumulation of litter and debris. Debris from pressure washing shall be collected and not allowed to enter the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and not discharged to a storm drain.

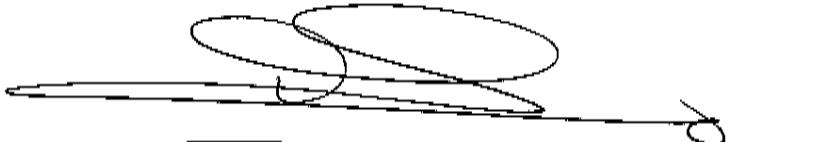
V. Summary of Permitting and Code Compliance Issues

There are no known conflicts between the proposed Storm Water Control Plan, Contra Costa County, or the City ordinances or policies. Any conflicts that are found will be resolved through the design review process or during subsequent permitting.

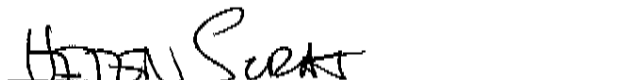
VI. BMP Operation and Maintenance

A. Means to Finance and Implement BMP Maintenance

All storm water treatment facilities in this plan will be financed and maintained by the Owner. By signing below, the applicant accepts responsibility for the operation and maintenance of the storm treatment facilities until such time as these facilities are formally transferred to a subsequent owner. Maintenance Responsibilities are detailed below in sections B, C, and D.


Owner's Signature

5/26/17
Date


Name

B. Summary of Maintenance Requirements

Bio-retention Facilities remove pollutants primarily by filtering runoff slowly through an active layer of Engineered Soil. Routine maintenance is needed to insure that flow is unobstructed, that erosion is prevented, and that soils are held together by plant roots and are biologically active. Typical routine maintenance consists of the following:

- Inspect inlets, exposure of solids, or other evidence of erosion. Clear any obstructions and remove any accumulation of sediment. Examine rock or other materials used as splash pad and replenish if necessary.
- Inspect outlets for erosion or plugging.
- Observe soil at planter or filter for uniform percolation throughout. If portions of the filter do not drain within 24 hours after the end of the storm, the soil should be tilled and replanted. Remove any debris or accumulations of sediment.
- Confirm that energy dissipation provisions are in place and level and that channelization within that swale of filter is effectively prevented.
- Examine the vegetation to insure that it is healthy and dense enough to provide filtering and to protect soils from erosion. Replenish mulch as necessary, remove fallen leaves and debris, prune large shrubs or trees, and mow turf areas. Confirm that irrigation is adequate and not excessive. Replace dead plants and remove invasive vegetation.
- Abate any potential vectors by filling in the ground and around planters and by insuring that there are no areas where water stands longer than 48 hours following a storm. If mosquito larvae are present and persistent, contact the County Vector Control District for information and advice.
- Mosquito larvicides should be applied only when absolutely necessary and then only by a licensed individual or contractor.

C. Inspection/Maintenance Responsibility for Structural Source Control and Treatment Control BMPs

Maintenance mechanism for all structural source control and treatment control BMPs:

1. All inlets to be inspected for debris twice a year, with one inspection yearly on October 1st.
2. Landscaping infiltration planters checked for plant and landscape health. Check for removable amounts of retained silt. Check for aeration of landscaped and swale soils.

D. Operation and Maintenance

1. A draft Storm Water Control Operation and Maintenance Plan should be submitted with the construction plan and a final Storm Water Control Operation and Maintenance Plan will be submitted prior to issuance of a Certificate of Occupancy.
2. A Storm Water Management Facilities Operation and Maintenance Agreement and Right of Entry will be executed prior to the final approval of the Building Department.
3. Maintain vegetation and irrigation system; inspect periodically to ensure structural integrity and confirm that bio retention area has not been clogged.

VII. C.3 Inspection Checklist

INSPECTION OBSERVATION	INSPECTION FREQUENCY	MAINTENANCE/REPAIR PROGRAM
Bio-Retention & Flow-Through Planters		
Inspect Inlets	Annually	■ Remove debris and sediment
Inspect Outlets	Annually	■ Remove debris and sediment
Inspect Storm Pipes	Annually	■ Remove debris and sediment. Cleanout Pipes as necessary.
Inspect Subdrains & Percolation	Annually	■ Check percolation rates. Cleanout pipes as necessary
Inspect Side Slopes	Annually	■ Add additional slope soils where erosion has occurred. Maintain design slopes.
Inspect Surface	Monthly	■ Add additional soils where settlement has occurred. Maintain design elevations. Remove debris.
Inspect Vegetation	Monthly	■ Replace dead vegetation. Verify irrigation system is functioning adequately.
Inspect Flow/Velocity Regulators	Annually	■ Remove debris. Add more rock as necessary

INSPECTION OBSERVATION	INSPECTION FREQUENCY	MAINTENANCE/REPAIR PROGRAM
Self-Treating		
Inspect Outlets	Annually	■ Remove debris and sediment
Inspect Storm Pipes	Annually	■ Remove debris and sediment. Cleanout Pipes as necessary.
Inspect Subdrains	Annually	■ Check percolation rates. Cleanout pipes as necessary.
Inspect Surface	Monthly	■ Remove debris. Remove weeds
	Annually	■ Replace vegetation as needed
Self-Retaining		
Inspect Outlets	Annually	■ Remove debris and sediment
Inspect Storm Pipes	Annually	■ Remove debris and sediment. Cleanout Pipes as necessary.
Inspect Subdrains	Annually	■ Check percolation rates. Cleanout pipes as necessary.
Inspect Surface	Monthly	■ Remove debris. Remove weeds
	Annually	■ Backfill areas where settlement has occurred, as necessary.
Inspect Sub-Surface	Annually	■ Remove and replace sub-grade base rock sections that have become clogged or show significant settlement. Replace damaged geo-fabric material as necessary

VIII. Certification

The selection, size, and preliminary design of treatment BMPs and other control measures in this plan meet the requirements of Regional Water Quality Control Board Order R2-2003-0022.

Design Engineer: Chris Wood Signature: _____

Date: May 30, 2017

APPENDIX-A

Project Name: Spring Hill Suites
Project Type: Treatment Only
APN: 088-230-028-8
Drainage Area: 54,730
Mean Annual Precipitation: 14.0

Self-Treating DMAs

DMA Name	Area (sq ft)
A8-PERV	261.0
A12-PERV	164.0

II. Self-Retaining Areas

Self-Retaining DMA	
DMA Name	Area (sq ft)
A4-PAVER	602
A7-PAVER	1,782
A10-PAVER	486

III. Areas Draining to Self-Retaining Areas

DMA Name	Area (sq ft)	Surface Type	Runoff Factor	Product (Area x Runoff Factor) [A]	Receiving Self Retaining DMA	Receiving Self-Retaing DMA Area (sq ft) [B]	Ratio [A]/[B]
A4-IMP	1186	Concrete or Asphalt	1.0	1,186.0	A4-PAVER	602	1.97
A4-PERV	150	Landscape	0.1	15.0	A4-PAVER	602	0.02
A7-IMP	1625	Concrete or Asphalt	1.0	1,625.0	A7-PAVER	1,782	0.91
A7-PERV	379	Landscape	0.1	37.9	A7-PAVER	1,782	0.02
A10-IMP	296	Concrete or Asphalt	1.0	296.0	A10-PAVER	486	0.61
A10-PERV	0.1	Landscape	0.1	0.0	A10-PAVER	486	0.00

IV. Areas Draining to IMPs

IMP Name: A1
IMP Type: Bioretention Facility
Soil Group: A1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
A1-IMP	19,722	Concrete or Asphalt	1.00	19,722	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
A1-PERV	2,212	Landscape	0.10	221				

Total	19,943				
Area		0.040	1.000	798	800

IMP Name: A2

IMP Type: Bioretention Facility

Soil Group: A2

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
A2-IMP	6,916	Conventional Roof	1.00	6,916	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
A2-PERV	1,815	Landscape	0.10	182				
Total				7,098				
Area					0.040	1.000	284	322

IMP Name: A3

IMP Type: Flow-Through Planter

Soil Group: A3

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
A3-IMP	3,418	Conventional Roof	1.00	3,418	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
Total				3,418				
Area					0.040	1.000	137	140

IMP Name: A5

IMP Type: Bioretention Facility

Soil Group: A5

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
A5-IMP	3,324	Concrete or Asphalt	1.00	3,324	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
A5-PERV	249	Landscape	0.10	25				
Total				3,349				
Area					0.040	1.000	134	139

IMP Name: A6

IMP Type: Bioretention Facility

Soil Group: A6

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
A6-IMP	5,373	Concrete or Asphalt	1.00	5,373	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
A6-PERV	252	Landscape	0.10	25				
Total				5,398				
Area					0.040	1.000	216	227

IMP Name: A9-OFFSITE

IMP Type: Bioretention Facility

Soil Group: A9-OFFSITE

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
A9-IMP	1,185	Concrete or Asphalt	1.00	1,185	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
A9-PERV	460	Landscape	0.10	46				
Total				1,231				
				Area	0.040	1.000	49	681

IMP Name: A11

IMP Type: Bioretention Facility

Soil Group: A11

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing			
A11-IMP	334	Concrete or Asphalt	1.00	334	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
A11-PERV	207	Landscape	0.10	21				
Total				355				
				Area	0.040	1.000	14	23

Report generated on 5/30/2017 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).



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 27, 2017
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Recommendation on an Overlay District for Springhill Suites by Marriott, AP-17-1240 (RZ).

This is an application by Stay Cal Hotels, LLC requesting a recommendation to City Council for approval of zoning amendments establishing a limited overlay district for a 1.4-acre site located at 1160 E. Leland Road in the CC (Community Commercial) district. Assessor's Parcel No. 088-230-028. The limited overlay district would: 1) eliminate the landscaping requirement for the front yard setback; 2) increase the maximum floor-to-area ratio from 0.5 to 1.0; and 3) amend the minimum off-street parking requirement for hotel uses on the site.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

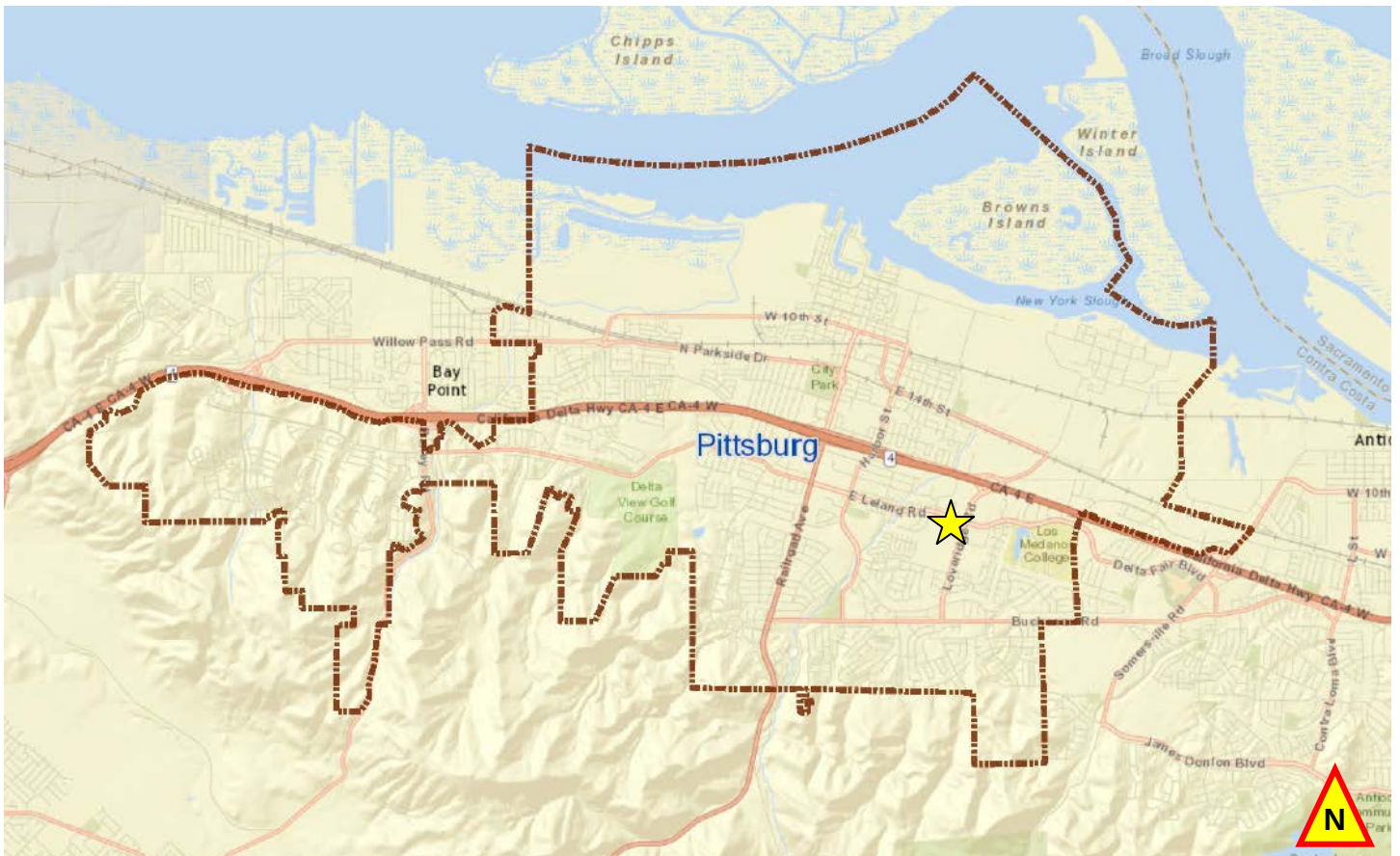
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

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: Springhill Suites by Marriot
AP-17-1240 (RZ, UP, DR)

Location: 1160 E. Leland Road
APN: 088-230-028



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

**ITEM: No. 5 – Recommendation on Amendments to the Pittsburg Municipal Code
Title 18 Related to Allowable Uses in the CP-1 District, AP-17-1245 (RZ).**

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

SUBJECT: This is a City-initiated proposal to consider potential amendments to Title 18 of the Pittsburg Municipal Code (PMC) in order to allow ‘Personal Improvement Services’ and ‘Personal Services,’ subject to limitations, within the CP-1 District.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10069, recommending City Council approval of the proposed zoning text changes related to allowable uses in the CP-1 District.

BACKGROUND:

In 2013, the Land Use Subcommittee began discussing and reviewing potential options for modification of the zoning regulations within the city’s downtown core, in order to help decrease commercial vacancies. The downtown core is generally located along the Railroad Avenue corridor between 3rd Street and 10th Street, and the CP-1 zoning designation is specifically applied to those spaces located on the ground floor and fronting onto Railroad Avenue (see Attachment 2 for the CP District Map).

The original intent of the CP-1 zoning district was to “consist primarily of pedestrian-oriented retail, entertainment, restaurants, and galleries,” according to section 18.52.005(B)(7) of the Pittsburg Municipal Code (PMC). Since the zoning district was implemented in 2006, the City has seen positive growth of the restaurant industry in the downtown core, along with several recreational/entertainment amenities including the construction of a new downtown park with flexible space for events and community gatherings. During this time the City has also implemented a significant investment in infrastructure including improved roadways with raised intersections, angled parking, new street lighting, furniture and landscaping, as well as new sidewalks with an increased width in order to help facilitate better pedestrian flow and provide space for other ancillary amenities such as outdoor dining and/or retail displays. However, since these efforts were implemented there still has been little to no successful retail growth, and there are a number of prime vacant spaces that have been vacant for many years.

On April 19, 2017, the Land Use Subcommittee met and specifically discussed some potential zoning changes related to a recent proposal for a karate studio to locate at 760 Railroad Avenue, in the CP-1 District. During this meeting, the subcommittee directed staff to review potential changes to the CP-1 District as a whole that could allow for

Planning Commission Staff Report

“Personal Improvement Services,” and possibly, “Personal Services” (as defined by PMC 18.08.080.21 and .22), subject to approval of a use permit.

On April 25, 2017, the Planning Commission unanimously moved by minute order to initiate a zoning study related to allowable uses in the CP-1 District.

On May 9, 2017, the Planning Commission conducted a study session to review the first draft of the proposed amendments. During this session, suggestions were made to ensure that, 1) home electronic equipment repair is not excluded as an allowable use, subject to a use permit; and 2) the required additional finding for new “personal improvement services” and “personal services” in the downtown core should be expanded to include an economic component.

PROJECT DESCRIPTION:

The zoning text amendments proposed would revise the allowable uses in the CP-1 District in order to allow “Personal Improvement Services” and “Personal Services” with limitations that would: 1) specifically exclude self-service laundry facilities, which is typically included as a personal service; 2) require a use permit to be approved by the Planning Commission prior to establishment of a new use; and 3) require an additional finding to be made to ensure that “the use will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.” Attachment 3 of this report includes a summary sheet identifying the proposed changes compared to the existing regulations.

In addition, staff is proposing the removal of Chapters 18.96 “Land Use Regulations” and Chapter 18.98 “Property Development Regulations,” as they both contain information that is inaccurate or that is repetitive of the base district regulation chapters found earlier in the same Title.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The proposed amendments would be consistent with the objectives, policies, general land uses and programs in the General Plan, as they relate to the downtown. The boundaries of the CP-1 zoning district include land located within two different General Plan land use categories: Downtown Commercial and Mixed Use. The definition provided in the General Plan for ‘Downtown Commercial’ uses specifically include “personal services” in addition to retail, restaurants, offices, financial institutions, and other businesses serving the daily needs of downtown residents. The definition for ‘Mixed Use’ is less clear on the specific types of uses that area allowed; however, the General Plan states that the designation is intended to allow for greater flexibility of land uses. In addition, the following General Plan policies from the Land Use and Downtown chapters provide direct support for the proposal as presented, and are included in the

Planning Commission Staff Report

added use permit finding related to furthering a pedestrian oriented atmosphere in the downtown core:

2-P-32 & 5-P-3 (same policy repeated in two places): “Concentrate all Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor.”

5-P-6: “Encourage property owners in the Commercial Core to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities (for example, restaurants, boutiques, and personal services).”

5-P-38: “Encourage developers to orient exterior design elements of Commercial Core structures toward pedestrians (for example, large display windows on street frontage, weather coverings over entryways), and extend the historical flavor of architectural features within the New York Landing Historical District to the intersection of Railroad Avenue and Tenth Street.”

California Government Code sections 65853 – 65855, and PMC sections 18.48.010 – 18.48.060, identify the procedures for processing zoning amendments. As identified in these code sections, the Planning Commission is the recommending body for zoning changes, with final decision-making authority assigned to the City Council.

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

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

1. The changes proposed are consistent with the objectives, policies, general land uses and programs specified in the General Plan.
2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.
3. A community need is demonstrated for the change proposed.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

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

Planning Commission Staff Report

that would be added to the CP-1 District are already allowable uses within the CP-2 District, which in many cases would apply to a separate portion of the same building. Allowing “personal services” and “personal improvement services” in tenant spaces that front onto Railroad Avenue within the downtown core would not result in any new impacts beyond those that could exist without the change, specifically as they may relate to aesthetics, air quality, transportation, noise, hazards, utilities and/or public services.

Public Notice: On or prior to June 16, 2017, notice of the June 27, 2017, public hearing to consider this application was posted at City Hall and on the ‘public notices’ page of the City’s website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times); and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.

ANALYSIS:

Staff believes that Planning Commission can make the required findings to recommend City Council approval of the amendments as presented.

As previously mentioned, downtown Pittsburg has a large number of storefronts that have been vacant for many years, and the land use subcommittee has expressed a desire to find new ways to help decrease commercial vacancies. According to an assessment conducted by Economic & Planning Systems, Inc. relating to downtown development readiness (previously provided to the Planning Commission on May 9, 2017), the lack of ‘market activity’ in the area was considered to be the biggest challenge for downtown Pittsburg. Brick and mortar retail markets have been declining not just at a local level, but also at a national level, so this is not a problem that we are expecting to go away anytime soon. Following the ‘market activity’ challenge, the assessment found that the size of the downtown and the associated development requirements were the next weakest challenges identified for Pittsburg in being able to facilitate downtown business growth.

As mentioned during the May 2017 study session on this item, the most important indicators for a successful downtown are having good pedestrian activity (feet on the ground) and engagement. Historically, retail and restaurants have always been thought of as the best way to foster pedestrian activity and keep storefronts engaging for shoppers; however, there are a number of new service business models coming forward that are placing more emphasis on experiences, rather than simply providing a necessary service where people are in and then out. With this in mind, staff believes that new service related businesses can be operated in a manner that fosters further interest and engagement by its patrons, while adding to the overall pedestrian activity in the downtown. The zoning changes proposed would provide more flexibility for potential new businesses locating in existing vacant ground floor storefront spaces,

Planning Commission Staff Report

while also allowing the Planning Commission to retain some control over the specific business operations through the proposed use permit process. The added finding related to the downtown goal of fostering a strong pedestrian oriented atmosphere would add a further mechanism for oversight to ensure that new businesses are doing their part to be creative, innovative and to fit in with the unique character that the City has been striving for in the downtown.

Staff believes that if the Planning Commission shifts the regulatory emphasis to more of a focus on how downtown businesses interact with their surrounding environment, rather than just the types of businesses allowed, then the goal of creating a vibrant pedestrian activity center can still be met without relying solely on traditional retail activities. The zone changes proposed would ensure appropriate control and oversight related to new, and perhaps non-traditional, downtown core uses, while also fostering creativity from the business owners by requiring them to engage more actively with their immediate surroundings, including the existing built environment.

ACTION REQUIRED:

Move to adopt Resolution No. 10069, recommending City Council approval of the proposed zoning text changes related to allowable uses in the CP-1 District.

ATTACHMENTS:

1. Proposed Resolution No. 10069
2. CP District Map
3. Proposal Summary
4. Public Hearing Notice

Prepared by: Kristin Pollot, AICP, Planning Manager

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending that the City	)	
Council Amend Title 18 of the Pittsburgh	)	
Municipal Code as it Relates to Allowable	)	Resolution No. 10069
Uses in the CP-1 District, AP-17-1245	)	
(RZ)	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. This is a City-initiated proposal to consider potential amendments to Title 18 of the Pittsburgh Municipal Code (PMC) in order to allow 'Personal Improvement Services' and 'Personal Services,' subject to limitations, within the CP-1 District.
- B. In 2013, the Land Use Subcommittee began discussing and reviewing potential options for modification of the zoning regulations within the city's downtown core, in order to help decrease commercial vacancies.
- C. On April 19, 2017, the Land Use Subcommittee met and specifically discussed some potential zoning changes related to a recent proposal for a karate studio to locate at 760 Railroad Avenue, in the CP-1 District. During this meeting, the subcommittee directed staff to review potential changes to the CP-1 District as a whole that could allow for "Personal Improvement Services," and possibly, "Personal Services" as well (as defined by PMC 18.08.080.21 and .22), subject to approval of a use permit.
- D. On April 25, 2017, the Planning Commission unanimously moved by minute order to initiate a zoning study related to allowable uses in the CP-1 District.
- E. On May 9, 2017, the Planning Commission conducted a study session to review the first draft of the proposed amendments. During this session, suggestions were made to ensure that, 1) home electronic equipment repair is not excluded as an allowable use, subject to a use permit; and 2) the required additional finding for new "personal improvement services" and "personal services" in the downtown core should be expanded to include an economic component.
- F. In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC section 18.48.030) that:
 - 1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;

2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
 3. there is a community need for the change proposed; and
 4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.
- G. This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and the two land use classifications that would be added to the CP-1 District are already allowable uses within the CP-2 District, which in many cases would apply to a separate portion of the same building. Allowing “personal services” and “personal improvement services” in tenant spaces that front onto Railroad Avenue within the downtown core would not result in any new impacts beyond those that could exist without the change, specifically as they may relate to aesthetics, air quality, transportation, noise, hazards, utilities and/or public services.
- H. On or prior to June 16, 2017, notice of the June 27, 2017, public hearing to consider this application was posted at City Hall and on the ‘public notices’ page of the City’s website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times); and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65091.
- I. On June 27, 2017, the Planning Commission held a public hearing to consider possible amendments to PMC Title 18 related to allowable uses in the CP-1 District, AP-17-1245 (RZ).

Section 2. Findings

- A. Based on the Planning Commission staff report entitled, “Recommendation on Amendments to the Pittsburg Municipal Code Title 18 Related to Allowable Uses in the CP-1 District, AP-17-1245 (RZ).”, dated June 27, 2017, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.

2. The proposed amendments are consistent with the objectives, policies, general land uses and programs in the General Plan, in that they would apply to land within both the Downtown Commercial and Mixed Use land use designations. The definition provided in the General Plan for 'Downtown Commercial' uses specifically includes "personal services" in addition to retail, restaurants, offices, financial institutions, and other businesses serving the daily needs of downtown residents. The definition for 'Mixed Use' is less clear on the specific types of uses that are allowed; however, the General Plan does state that the designation is intended to allow for greater flexibility of land uses. In addition, General Plan policies 2-P-32, 5-P-3, 5-P-6 and 5-P-38, all support the proposed amendments in that they encourage a concentration of commercial activity in the downtown (including personal services) and pedestrian oriented commercial activities in ground-level storefronts within the downtown core.
3. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that "personal services" and "personal improvement services" are already allowable uses in the CP-2 District, and they would only be allowed in the CP-1 District with some additional controls including a use permit and an additional finding related to the goal of creating a vibrant pedestrian activity center in the downtown core.
4. There is a community need for the change proposed in that there are a large number of storefronts in downtown Pittsburgh that have been vacant for many years, providing evidence that the retail market in the area is struggling. The increase in major retail bankruptcies in the first quarter of 2017, further indicate that the retail markets are struggling on a much larger scale (and not just at the local level). The proposed amendments would shift the regulatory emphasis to focus more on how downtown businesses interact with their surrounding environment, rather than just the types of businesses allowed, thereby furthering the economic development goals without sacrificing the pedestrian oriented character that is needed for a successful downtown.
5. The proposed change would be in conformity with the public convenience, general welfare, and good zoning practice, in that "personal services" and "personal improvement services" are already allowable uses in the CP-2 District, and they would only be allowed in the CP-1 District with some additional controls including a use permit and an additional finding related to the goal of creating a vibrant pedestrian activity center in the downtown core.

Section 3. Decision

- A. Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending the PMC Title 18, as identified below:

1. The schedule in PMC section 18.52.010 related to “Land use regulations” is amended as follows (new text shown in underline font and text proposed for deletion is shown in ~~strikethrough~~ font):

	CO	CN	CC	CS	CSD	CW	CP
Personal Improvement Services	L-117	L-117	L-117	L-117	L-117	L-109, L-117	L-115, L-132, L-133, <u>L-165</u>
Personal Services	L-12	P	P	P	P	L-12	L-134, <u>L-165</u>

2. The schedule in PMC section 18.52.010 related to “Additional use regulations,” is amended to add a new limitation, in appropriate numeric order, as follows (new text shown with underlines):

<u>L-165</u>	<u>Conditional use permit required in the CP-1 area.* In approving the use permit, the planning commission must make an additional finding that the use will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.</u>
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3. The schedule in PMC section 18.52.010 related to “Additional use regulations,” is amended to modify the text of limitations L-133 and L-134, as follows (new text shown in underline font and text proposed for deletion is shown in ~~strikethrough~~ font):

L-133	<u>Permitted in CP-2 area.*</u> Driving school classrooms and drivers’ training permitted in the CP-2 area*; provided, that no more than two training vehicles are used by the business <u>and vehicles are stored off-street.</u> Dance studios are permitted in the CP-2 area,* and permitted in the CP-1 area* with a conditional use permit. Classroom uses, including language learning schools and test preparation facilities, are permitted in the CP-2 area* only.
L-134	<u>Permitted in CP-2 area.*</u> Self-service laundry permitted in the CP-2 area* only when ancillary <u>to an</u> eating or drinking establishment or indoor commercial entertainment. <u>Self-service laundry prohibited in CP-1 area.*</u> Barber shop, beauty shop, tanning salon, and similar services are permitted in the CP-2 area.* Watch and jewelry repair, engraving, picture framing, tailoring, and shoe repair are permitted in the CP-2 area* and permitted in the CP-1 area* when ancillary to watch and jewelry retail. Dry cleaning, locksmiths, and film developing are permitted in the CP-2 area.*

4. Chapter 18.96 "Land Use Regulations" and Chapter 18.98 "Property Development Regulations" shall be removed in their entirety.

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 27th day of June, 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

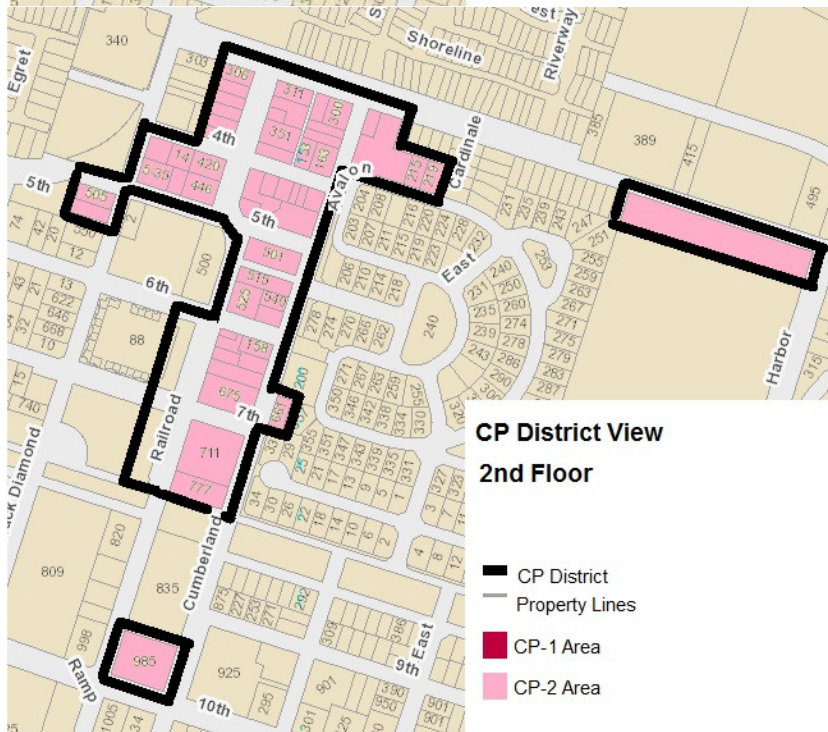
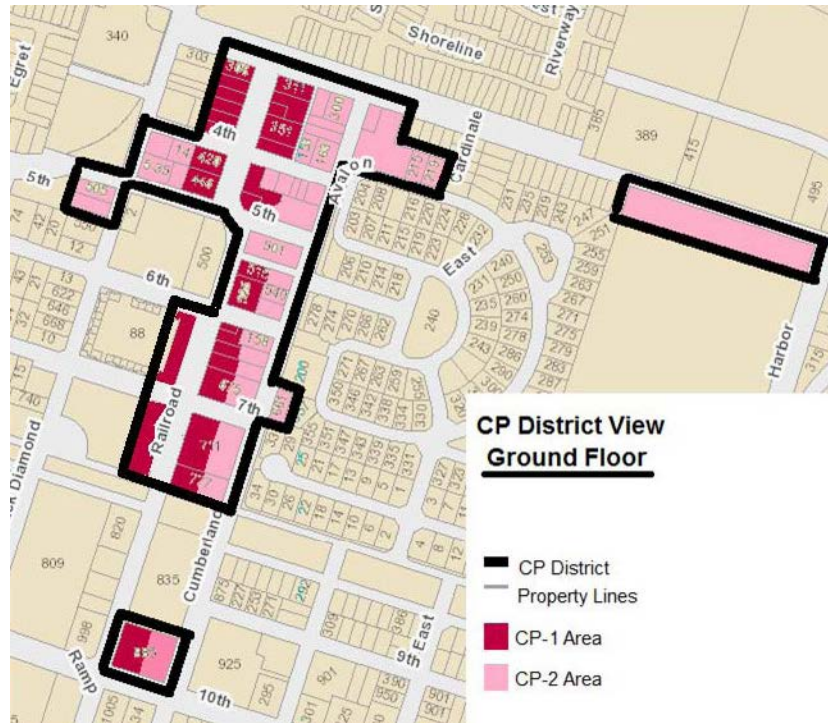
ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10069 was adopted by the Planning Commission of the City of Pittsburg on June 27, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

CP District Boundaries

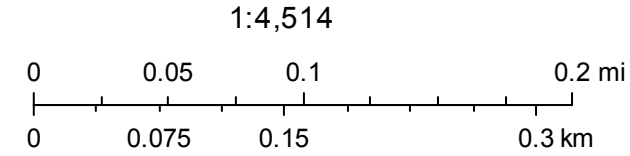


Pittsburg: Downtown Core



May 4, 2017

- Parcel
- City Limits
- CCC Housing Authority



CCC

Proposal Summary – 6/27/17 Planning Commission Meeting

PMC 18.08.080.21. **Personal Improvement Services.** Provision of instructional services on a commercial basis, including photography, fine arts, crafts, dance, music or martial arts studio; driving or language-learning school; diet center; and tutoring or scholastic examination preparation facility. Facilities that are engaged in the instruction of technical or vocational skills are classified under school, commercial.

CP District, Current Regulation:

L-115: Permitted in the CP-2 area.

L-132: Permitted in the CP-1 area* when ground floor building exterior and the structure itself are not conducive to retail sales or eating and drinking establishments.

L-133: Driving school classrooms and drivers' training permitted in the CP-2 area*; provided, that no more than two training vehicles are used by the business. Dance studios are permitted in the CP-2 area,* and permitted in the CP-1 area* with a conditional use permit. Classroom uses, including language learning schools and test preparation facilities, are permitted in the CP-2 area* only.

Proposed Change:

Remove reference to L-132

Modify L-133 to remove CP-1 references

Add new Limitation (L-165) as follows: Conditional use permit required in the CP-1 area.* In approving the use permit, the planning commission must make an additional finding that the use will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

PMC 18.08.080.22. **Personal Services.** Provision of services and incidental sales of a personal nature. This classification includes barber and beauty shop, tanning salon, watch and jewelry repair, engraver, picture framing, seamstress, tailor, shoe repair shop, dry cleaner, locksmith, portrait studio, film developing, self-service laundry, bicycle repair and home electronic equipment repair.

CP District, Current Regulation:

L-134: Self-service laundry permitted in the CP-2 area* with ancillary eating or drinking establishment or indoor commercial entertainment. Barber shop, beauty shop, tanning salon, and similar services are permitted in the CP-2 area.* Watch and jewelry repair, engraving, picture framing, tailoring, and shoe repair are permitted in the CP-2 area* and permitted in the CP-1 area* when ancillary to watch and jewelry retail. Dry cleaning, locksmiths, and film developing are permitted in the CP-2 area.*

Proposed Change:

Modify L-134 to allow all personal services in CP-2, except for self-service laundry which would continue to only be allowed ancillary to another use.

Add new Limitation (L-165) as follows: Conditional use permit required in the CP-1 area.* In approving the use permit, the planning commission must make an additional finding that the use will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

Proposal Summary – 6/27/17 Planning Commission Meeting



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 27, 2017
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Recommendation on Amendments to the Pittsburg Municipal Code Title 18 Related to Allowable Uses in the CP-1 District, AP-17-1245 (RZ).

This is a City-initiated proposal to consider potential amendments to Title 18 of the Pittsburg Municipal Code (PMC) in order to allow 'Personal Improvement Services' and 'Personal Services,' subject to limitations, within the CP-1 District.

PROJECT PLANNER: Kristin Pollot, (925) 252-6941, or kpollot@ci.pittsburg.ca.us

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

Where can I get more information about this project?

The complete file for this project is available for public inspection 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 meeting. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. 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: Recommendation on Amendments to the Pittsburg Municipal Code Title 18 Related to Allowable Uses in the CP-1 District, AP-17-1245 (RZ).

Location: 1251 Piedmont Way. (APN: 0882-240-076)





City of Pittsburg

Community Development Department – Planning Division

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

MEMO: June 22, 2017

TO: Planning Commission

FROM: Hector J. Rojas, AICP, Senior Planner
Email: hrojas@ci.pittsburg.ca.us, Tel: (925) 252-4043

RE: SONIC Drive-In Restaurant, AP-16-1190 (UP, DR) – Compliance with Condition of Approval No. 5

Commissioners,

On March 28, 2017, the Planning Commission adopted Resolution No. 10058, approving a use permit and design review for the new SONIC Drive-In Restaurant at 1600 North Park Boulevard. Condition of Approval No. 5 in the resolution states that “a pathway shall be installed in the eastern landscaped planter area to facilitate pedestrian access between the restaurant and businesses located immediately east of the site...”

The applicant had initially revised their plans to include the pathway, but has informed staff that such a pathway is no longer feasible because the Federal Emergency Management Agency (FEMA) is requiring that the project site be raised approximately 30 inches above the current flood plain. As a result of this FEMA requirement, any pathway installed between the sites would exceed ADA slope requirements (see Attachment 1 – Condition of Approval #5 Waiver Request).

Since compliance with Condition of Approval No. 5 has been determined infeasible, staff is providing this memo to inform the Commission that it will not be enforcing this condition on the project. As modified without the pathway, the project remains in substantial conformance with the project plans that were approved by the Planning Commission in March.



**Milestone
Associates**

Imagineering
A California Corporation

Date: June 20, 2017

To: Hector Rojas
City of Pittsburg, Planning Division
65 Civic Avenue
Pittsburg, CA 94565

From: Julio Tinajero
Milestone Associates

RE: **Condition of Approval #5 Waiver Request
Sonic Drive-In Restaurant
1600 North Park Blvd., Pittsburg, CA
Application No.: AP-16-1190
APN: 088-151-041**

We hereby request a waiver of Condition of Approval #5 requiring the installation of a pathway to the adjacent business located immediately east of subject site.

Said waiver request is based on the following reasons:

1. Due to the FEMA flood requirement of having to raise the subject site above the flood plain, approximately 30" in elevation, an accessible path to the adjacent property to the east cannot be provided within the proposed landscape planter. The slopes of said proposed pathway would exceed ADA requirements.
2. The width of the proposed landscape planter along the east property line is not wide enough to provide a single-slope ramp which meets ADA requirements.
3. The proposed pathway would require pedestrians to walk between parked vehicles to gain access to either property. This is not recommended for safety reasons, and is a liability for both businesses.

Please consider our request and grant us a waiver for COA #5.
Thank you.

1000 LINCOLN ROAD
SUITE H202
YUBA CITY, CA 95991

TEL: 530-755-4700
FAX: 530-755-4567