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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website which can be located on the Streaming Media page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 842 5076 7540 and Password 086252.

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

As of January 26, 2021, Planning Commission Meeting, live comments will be allowed by members of the public via teleconferencing during Zoom meetings and emailed comments will no longer be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

- Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
- Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided, or we may not be able to identify you as a speaker.
- Your email must include the words **"FOR PUBLIC COMMENT"** in the subject line and specify the **Agenda Item number or non-Agenda** as appropriate.
- You will receive an email confirmation with instructions to log in.
- Once the meeting starts (check the Streaming Media link on our website – www.ci.pittsburg.ca.us) you can phone in to Zoom. If you log in before the event has started, you may be disconnected.
- You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
- Speakers will be muted until their opportunity to provide public comment.
- All comments will be subject to the three-minute time limitation (approximately 350 words).
- Begin your comment by providing your name and city of residence for the record – although providing this is not required for participation.
- Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

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

City of Pittsburg
Planning Commission Agenda

July 13, 2021

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

Regular Meeting
7:00 P.M.

Planning Commission Members
Christopher Moreno, Chair
James Coniglio, Vice-Chair
Elissa Robinson, Commissioner
Heliodoro Moreno Jr., Commissioner
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Sarah Foster, Commissioner

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, is considered counterproductive and will not be tolerated.

This agenda was posted in City Hall on Thursday July 8, 2021

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

1. **Railroad Avenue Specific Plan (RASP)**

CONSENT

2. **Minutes**
   Minutes of June 22, 2021

PUBLIC HEARING

3. **Consideration of a Resolution Approving a Use Permit for Day Spring Spa, AP-21-1570 (UP)**
   This is a public hearing on a request for approval of a use permit to establish a foot reflexology and massage therapy business within an existing 1,536 square foot commercial space located at 1353 Buchanan Road, within the Highlands Square Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 088-460-002.

ZONING ADMINISTRATOR REPORTS

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

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSION COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

This agenda was posted in City Hall on Thursday July 8, 2021

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.

This agenda was posted in City Hall on Thursday July 8, 2021

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

June 22, 2021

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for June 22, 2021, was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Moreno called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday June 22, 2021, via Zoom teleconference.

ROLL CALL

Present: Chair C. Moreno, Vice-Chair Coniglio, Commissioners Foster, H. Moreno Jr., Perkins, Popova

Absent: Commissioner Robinson

Staff: City Attorney Donna Mooney, Acting Secretary Jordan Davis, Assistant City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Foster led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were none.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of June 8, 2021

On motion by Commissioner H. Moreno Jr., seconded by Commissioner Perkins to approve the Minutes of June 8, 2021, and carried unanimously.

PUBLIC HEARINGS

2. Recommendation for City Council Approval of Amendments to Titles 5 and 18 of the Pittsburg Municipal Code Related to Commercial Cannabis Business Permitting

A public hearing to consider a recommendation for City Council approval of amendments to Titles 5 and 18 related to commercial cannabis business permitting. The proposed updates would facilitate the expansion of the types of cannabis businesses allowed, including uses such as retail, cultivation, and microbusinesses, as well as the process and standards for business approval.

Acting Secretary Davis gave a presentation.

Chair C. Moreno opened the public hearing.

Public comment was received through call-in from the following:

Randy Baugh

There being no one to speak, Chair C. Moreno closed the public hearing.

On motion by Chair C. Moreno to recommend City Council approval of amendments to the PMC related to cannabis, with further recommendations to include: 1) cultivation businesses utilize recycled water to the greatest extent possible; 2) the time period for which a prior conviction related to cannabis would disqualify an applicant be consistent with state law; 3) microbusinesses be included in the required 1,000-foot buffer from schools; and 4) an appeal process for administrative decisions made by the City Manager or Chief of Police following approval of a commercial cannabis permit be set forth within the PMC, and seconded by Commissioner Foster to approve and carried unanimously.

STAFF COMMUNICATIONS

Planning Manager/Secretary Davis reported on the upcoming workshops being held by the City and Shelter, Inc. regarding the expiration of the local eviction moratorium.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

Commissioner Foster reported on the TransPlan Meeting held on June 10th.

ADJOURNMENT

The meeting was adjourned at 9:22 p.m. to July 13, 2021.

Respectfully Submitted,

_____

Jordan Davis, Acting Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
July 13, 2021

ITEM: Consideration of a Resolution Approving a Use Permit for Day Spring Spa, AP-21-1570 (UP)

ORIGINATED BY: Jin Ling, 3 Dollis Park Road, Lafayette, CA 94549

SUBJECT: This is a public hearing on a request for approval of a use permit to establish a foot reflexology and massage therapy business within an existing 1,536 square foot commercial space located at 1353 Buchanan Road, within the Highlands Square Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 088-460-002.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10171, approving Use Permit Application No. 21-1570, subject to conditions.

BACKGROUND:

The subject tenant space was constructed as part of the original Highland's Square Commercial Center in the late 1970s, and has previously housed a dry-cleaning service, "Great American Dry Cleaning", in this space.

On July 16, 2018, the City Council adopted Ordinance No. 18-1451, amending Titles 5 and 18 of the Pittsburg Municipal Code (PMC) related to massage establishments in order to align the City's regulations with the provisions in the Massage Therapy Act.

On May 20, 2021, the applicant filed Use Permit Application No. 21-1570 to establish the proposed use.

PROJECT DESCRIPTION:

Existing Conditions: The subject site is an approximately 7.65-acre parcel located at the northeast corner of Loveridge Road and Buchanan Road. The parcel contains two one-story, multi-tenant commercial buildings (approximately 77,000 square-feet [s.f.] and 7,000 s.f., respectively) and a shared parking lot for up to 395 vehicles which provides handicapped parking near the entrance of majority of the existing storefronts. The project tenant space is a 1,536 s.f. ground-floor space within the larger of the two multi-tenant commercial buildings. The main entrance is located along the south side of the building, while the northern building façade provides a rear emergency/employee exit. The interior includes an office and restroom at the rear of the tenant space.

Other current tenants of the shopping center include “Viva Mexico Grill & Cantina”, “Vintage Liquors”, “Subway”, the Department of Motor Vehicles office, and various personal services.

See Attachment 3 for photographs showing existing site conditions.

Surrounding Land Uses:

North: Single-family residential (70 feet)
West: Loveridge Road (adjacent); Buchanan Crossings Apartments (200 feet); single-family residential (300 feet)
South: Parking lot/ Highlands Square Shopping Center; Buchanan Road (370 feet); single-family residential (450 feet)
East: Highlands Square Shopping Center; single-family residential (480 feet)

See Attachment 4 for a map of surrounding uses.

Project: The applicant is requesting approval of a use permit to allow foot reflexology and massage therapy within an existing commercial space. The applicant has requested operating hours of 9:30 a.m. to 8:30 p.m., daily. The use would employee 2-3 employees on site.

The tenant space would include an approximately 180 s.f. reception area, three private massage rooms, each between 113-218 s.f., a 124 s.f. area for facials, a 115 s.f. break room, a 130 s.f. storage space, a 110 s.f. office space, and a 56 s.f. restroom.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the ‘Buchanan Subarea’ of the General Plan, and has a land use designation of *Community Commercial*. This land use designation is intended to provide shopping areas (primarily in shopping centers) containing a wide variety of businesses, including personal services.

Zoning: The subject site is zoned ‘CC (Community Commercial) District’. The CC District is intended to provide commercial centers on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. Support facilities such as personal services, are also allowed, subject to certain limitations to avoid adverse effects on adjacent uses. Massage uses fall under the land use classification of ‘Massage Establishment’ as defined by Pittsburg Municipal Code (PMC) section 18.08.080(18). A use permit is required prior to operating a massage establishment in the CC District (PMC section 18.52.010).

Development Standards: The project site was developed in 1970 and complied with all the site development standards in effect at the time. The proposed use would utilize the existing facilities and no building expansion or major site improvements are proposed

that would trigger the application of development standards such as setbacks, building height, lot coverage, floor-to-area ratio, and landscape coverage.

Off-Street Parking: PMC section 18.78.030(E)(3) sets forth standards for off-street parking within retail shopping centers. This section specifies that the parking requirement for all uses shall be those prescribed for retail sales (one space per each 250 square feet of retail space), unless a use permit is required for an individual use within the shopping center. In the instance where a use permit is required, the parking requirement for that use shall correspond to the parking requirements outlined in PMC section 18.78.040, Schedule A.

As 'Massage Establishment' is not an identified use within PMC section 18.78.040, Schedule A, staff recommends the Planning Commission apply the standards for the most similar use, 'Personal Services.' PMC section 18.78.040, Schedule A specifies that 'Personal Services' uses provide a minimum of one (1) space per each 250 square feet of retail space, which is equal to the standard set forth for off-street parking within multitenant retail shopping centers. As a result, no additional parking spaces beyond the number currently provided are required.

With regards to bicycle parking, PMC section 18.78.045 specifies a minimum number of bicycle parking stalls that must be provided on new non-residential sites based on the number of required off-street parking stalls for the use. According to this section of the PMC, the project is required to have bicycle parking for a minimum of one (1) bicycle.

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

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

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

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

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

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

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

7. will not encourage marginal development within the neighborhood;

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

law; and

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

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

Public Notice: On or prior to July 3, 2021, notice of the July 13, 2021, public hearing for this project was posted at City Hall and at or 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, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Ventura", "Sandra Circle" neighborhoods.

ANALYSIS:

Staff believes the Commission can make the required findings to approve the requested use permit for a massage establishment, if key conditions of approval are incorporated into the attached resolution. Key conditions of approval would require that:

- all massage therapists employed by the business maintain and keep publicly-displayed valid massage therapy licenses issued by the State of California;
- the business owner and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC);
- the business owner maintain exterior video cameras at the front and back doors of the business location, and that the cameras encompass the parking lot in front of the business, the front public entrance, the rear emergency exit, and the parking lot behind the business;
- the business owner ensure that front windows are not screened or tinted, and allow for visibility into the business;
- the business operator shall maintain unobstructed access and visibility between the main entrance and the rear storage area at the southern end of the tenant space, and shall not construct or install any doors, walls, curtains, or similar screening mechanisms between the reception, foot reflexology, and hallway areas. The operator may install doors or curtains between the hallway and private massage rooms; however, these doors shall not be lockable; and
- the business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence or indecent acts that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence or indecency, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, additional video cameras, additional exterior lighting,

hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

In addition, the business owner and all massage therapists would be required to obtain and maintain active business licenses with the City of Pittsburg. Prior to issuance of a business license to the business owner or an individual masseuse, each applicant would be required to submit to the Chief of Police, or his designee, proof that an owner or operator is a CAMTC certificate holder, through submission of a copy of the owner's or operator's valid, unexpired CAMTC certificate and CAMTC identification; or the applicant may submit an application which must include, among other things: 1) fingerprints and two identical passport photographs of the applicant; 2) proof that the applicant is a certified massage practitioner and member of a qualified massage association; 3) the applicant's birth certificate or other acceptable proof that the applicant is over 18 years of age; 4) a photograph identification card; 5) a statement that the applicant understands that the application shall be considered by the City only after a full background investigation has been made by the Chief of Police; and 6) any other information reasonably required by the Chief of Police.

RECOMMENDATION:

Move to adopt Resolution No. 10171, approving use permit application No. 21-1570, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10171
2. Site and Floor Plans
3. Existing Condition Photos
4. Surrounding Uses Map
5. Public Hearing Notice

Prepared by: Celina Palmer, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Use Permit to Allow a Foot Reflexology and Massage Therapy Business, located at 1353 Buchanan Road, for "Day Spring Spa, AP-21-1570 (UP)."	)))))	Resolution No. 10171

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On May 20, 2021, Jing Lin filed Planning Application No. AP-21-1570, requesting approval of a use permit to establish a foot reflexology and massage therapy business within an existing 1,536 square foot commercial space located at 1353 Buchanan Road, within the Highlands Square Shopping Center. The property is within the CC (Community Commercial) District. Assessor's Parcel Number: 088-460-002.

B. 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.

C. On or prior to July 3, 2021, notice of the July 13, 2021, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.

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

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

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

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

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

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

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

7. will not encourage marginal development within the neighborhood;

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

9. is consistent with the city's approved funding priorities.

E. On July 13, 2021, the Planning Commission held a public hearing on Planning Application No. 21-1570, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Approving a Use Permit for Day Spring Spa, AP-21-1570 (UP)," 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 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.

3. The proposed foot reflexology and massage therapy use will:

a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location. The purpose of the CC District is to provide commercial centers, including personal services subject to a use permit and certain limitations to avoid adverse effects on adjacent uses, on sites that are located within reasonable distance of high densities of residences or that are served by local and regional transportation and transit systems. Approval of the requested use permit allowing a massage therapy and foot reflexology business will provide a personal service use in an area in which will serve local residents.

b) not be detrimental to the health, safety, and general welfare of the City, if: 1) all massage therapists employed by the business are holders of unexpired California Massage Therapy Council (CAMTC) certificates, and if the business owner and operator are holders of unexpired CAMTC certificates or undergo thorough background checks conducted by the Pittsburg Police Department

pursuant to PMC section 5.64.040; 2) the business owner installs cameras at the front and rear entrances of the tenant space; and 3) that the front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business. In addition, the use will be required to meet health and safety requirements of the CAMTC, the Pittsburg Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services.

c) not adversely affect the orderly development of property within the City, in that the massage establishment will be occupying an existing commercial space, and the applicant is proposing no exterior building expansions or parking lot changes that would otherwise conflict with the City's goals, policies, and development standards.

d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, as the continued occupancy of empty tenant spaces throughout town will increase property values as well as the City's tax base.

e) be consistent with the General Plan. The project site is located in the 'Buchanan Subarea' of the General Plan, and has a land use designation of *Community Commercial*. This land use designation is intended to provide shopping areas (primarily in shopping centers) containing a wide variety of businesses, including personal services.

f) not create a nuisance or enforcement problem within the neighborhood, if: 1) all massage therapists employed by the business are holders of unexpired CAMTC certificates, and if the business owner and operator are holders of unexpired CAMTC certificates or undergo thorough background checks conducted by the Pittsburg Police Department pursuant to PMC section 5.64.040; 2) the business owner installs cameras at the front and rear entrances of the tenant space; and 3) that the front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business. In addition, the use will be required to meet health and safety requirements of the California Massage Therapy Council.

g) not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial shopping center, and does not involve construction of a new building or building addition.

h) not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the massage establishment use will operate in a building that has been designed to take advantage of existing infrastructure. Additional proposed conditions of approval state that the Pittsburg Police Department reserves the right to require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police, at the

business owner's sole expense to ensure that the Pittsburg Police Department can adequately address potential public safety concerns.

i) not be inconsistent with the City's approved funding priorities, in that the use does not include any City funding.

B. The Staff Report entitled, "Consideration of a Resolution Approving a Use Permit for Day Spring Spa, AP-21-1570 (UP)," dated July 13, 2021, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 21-1570, 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 of this resolution, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.

2. The hours of operation for the business shall be limited to 9:30 a.m. to 8:30 p.m., daily.

3. The business owner and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC).

4. All massage therapists employed by the business shall maintain and keep displayed valid massage therapy licenses issued by the state of California.

5. The business owner, operator, and all massage therapists employed by the business shall maintain and keep displayed active business licenses issued by the City of Pittsburg. Pursuant to Pittsburg Municipal Code (PMC) section 5.64.040, prior to issuance of a business license to the business owner or an individual massage therapist, each applicant shall be required to submit to the Chief of Police or his designee an application which shall include the following:

    a) A list stating the number of massage therapists and other employees the applicant intends to employ at the massage establishment, the full name, date of birth, current address, and telephone number of each employee, the identification number and expiration date of each massage therapist's CAMTC certificate, and how many massage therapists the applicant intends to be working on site performing massages simultaneously. The business shall also provide a copy of each massage therapist's unexpired CAMTC certificate and identification card;

b) A list providing the complete name, address, and telephone number of each owner and operator of the proposed business;

c) Proof that an owner or operator is a CAMTC certificate holder, through submission of a copy of the owner's or operator's valid, unexpired CAMTC certificate and CAMTC identification; or the applicant may submit an application for a background check filed, under penalty of perjury, by each individual owner and operator of the massage establishment containing the following:

i. Each individual owner and operator of the massage establishment's full legal name and any other names used by the individual;

ii. The individual's height, weight, and color of eyes and hair;

iii. The business name, address and telephone number of the proposed massage establishment for which the business permit is sought;

iv. The current residential address and telephone number of the individual, and two previous residential addresses and business addresses, if any;

v. A copy of a valid and current driver's license and/or identification issued by a state or federal government agency or other photographic identification bearing a bona fide seal by a foreign government showing, to the satisfaction of the city, that the individual is at least 18 years of age;

vi. The individual's business, occupation or employment history for the five years immediately preceding the date of the application;

vii. The name and address of any massage establishment or similar business owned or operated by the person whether inside or outside the city or state;

viii. The massage or similar business license history of the individual, including whether such person, in previously operating in this city or another city, county or state under a license or permit, has had such license or permit revoked or suspended, and the reasons and dates for any such revocation or suspension;

ix. All criminal convictions, except infractions for traffic violations;

x. Two identical passport photos;

xi. The individual shall be fingerprinted, and such fingerprints shall be submitted to the Department of Justice for a criminal background check; and

xii. A statement that the applicant understands that the application shall be considered by the City only after a full background investigation has been made by the Chief of Police;

d) A statement as to whether the proposed business intends to provide massage services off site;

e) Information demonstrating that the proposed business is consistent with the applicable land use designation and city zoning code;

f) A floor plan showing the layout of the massage establishment, to the specifications required by the finance department;

g) A statement of the nature and character of the business and of any other business conducted or proposed to be conducted at the same location, if applicable;

h) An acknowledgment signed by the applicant and each owner and operator of the massage establishment that:

i. all information contained in the application is true and correct;

ii. the applicant and each owner and operator have read this chapter and are familiar with state and local requirements for massage establishments;

iii. the applicant and all owners and operators shall be jointly responsible for all conduct of the business and its employees; and

iv. the failure of the business, applicant, any owner, any operator, or any employee to comply with California Business and Professions Code Section 4600 et seq. and any local, state, or federal law, including CAMTC rules or regulations and the provisions of this chapter, may result in immediate suspension or revocation of the business permit.

i) A statement that the applicant understands and agrees that any business or activity conducted or operated under any permit issued under such application shall be operated in full conformity with all state and local laws and regulations, and that a violation of any such laws or regulations may render any permit subject to immediate suspension or revocation;

j) A statement that the applicant has read the provisions of PMC Chapter 5.64, and particularly the provisions of PMC section 5.64.070, and understands

and agrees to abide by all rules and regulations contained in PMC Chapter 5.64;

k) A statement in a form acceptable to the city attorney that the applicant understands and agrees to be bound by the indemnity provisions set forth in PMC Chapter 5.64. Furthermore, a statement by the applicant that it accepts all risks of any adverse public notice, publicity, embarrassment, criticism, financial loss or all other actions and consequences which may result from activities with respect to reviewing, processing, approving or disapproving any application, and that the applicant waives any claims for damages against the City, its agents, officials and employees resulting therefrom, other than damages resulting from the intentional willful misconduct of the City, its agents, officials and employees; and

l) Any other information reasonably required by the Chief of Police.

6. The business owner shall abide by the operational requirements contained within PMC section 5.64.070. In the event of a conflict between the conditions of approval contained within this resolution and the operational requirements contained within PMC section 5.64.070, the more restrictive requirement, as determined by the City Planner, shall rule.

7. The business owner shall install and maintain exterior video cameras at the front and back doors of the business location. The cameras shall encompass the parking lot in front of the business, the front public entrance, and the rear emergency exit. The cameras shall be web-based, and the business owner shall provide the Police Department with the cameras' internet protocol (IP) addresses.

8. The business owner shall ensure that front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business.

9. The business operator shall maintain unobstructed access and visibility between the main entrance and the rear storage area at the northern end of the tenant space, and shall not construct or install any doors, walls, curtains, or similar screening mechanisms between the reception, foot reflexology, and hallway areas. The operator may install doors or curtains between the hallway and private massage rooms; however, these doors shall not be lockable.

10. Exterior signage is not approved at this time. No signs shall be installed until plans are reviewed and approved by the Planning Division under a separate sign permit application.

11. Illuminated window signage shall be prohibited.

12. The business owner shall ensure a minimum of one 'Inverted-U' bicycle rack be installed within 75 feet of the front entrance of the business. The final design of the bike rack shall meet the requirements of City Standard T-9, and shall be installed in a location approved by the Planning Division prior to installation.

13. The business operator shall ensure that there is no loitering on the sidewalks, rear or side yards, or streets surrounding the business tenant space, or within the nearby parking lots, during operating hours and within one (1) hour of business closing. If the business operator observes loitering, the Pittsburg Police Department shall be notified immediately.

14. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

15. The site shall be kept clean and free of all litter, debris, and refuse at all times. For the cleanup of trash and leaf debris on and around the premises, the applicant shall ensure that dry cleanup methods such as sweeping are used whenever possible, in lieu of hosing the area down with water. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.

16. The business owner shall practice dry clean-up methods for outdoor sidewalk and patio surface areas, in accordance with the guidelines established by the Bay Area Stormwater Management Agencies Association (BASMAA).

17. The business owner shall ensure employees collect and dispose of water and cleaning liquids to the sanitary sewer, not the exterior storm drain inlets/catch basins.

18. The business owner shall ensure detergents/degreasers are never used in the process of outdoor cleaning.

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

20. The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, the California Massage Therapy Council, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.

21. Business owner 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. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner 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.

22. This use permit will expire on July 13, 2022, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 13th day of July 2021, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

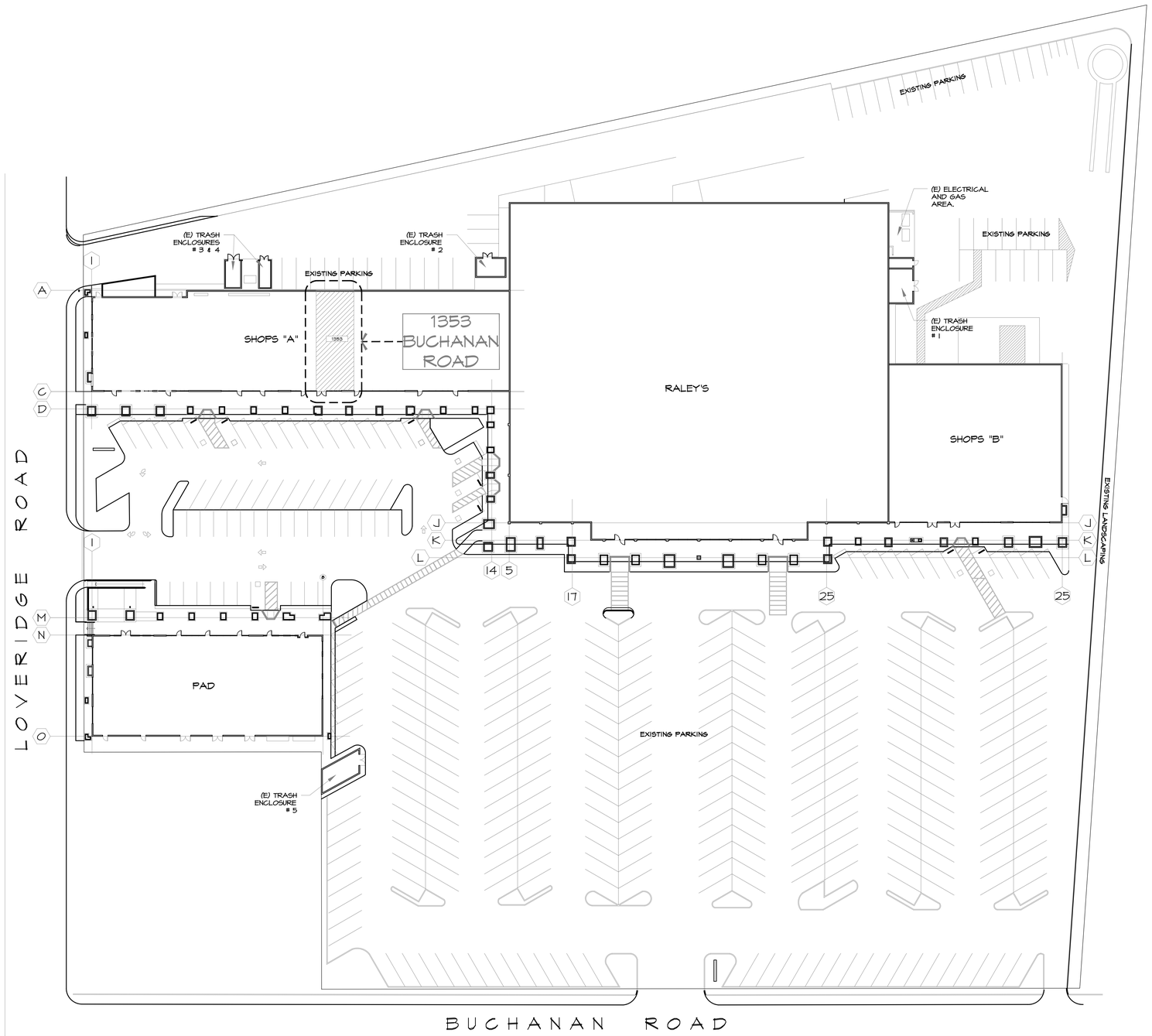
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10171 was adopted by the Planning Commission of the City of Pittsburg on July 13, 2021.

_____
JORDAN DAVIS, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

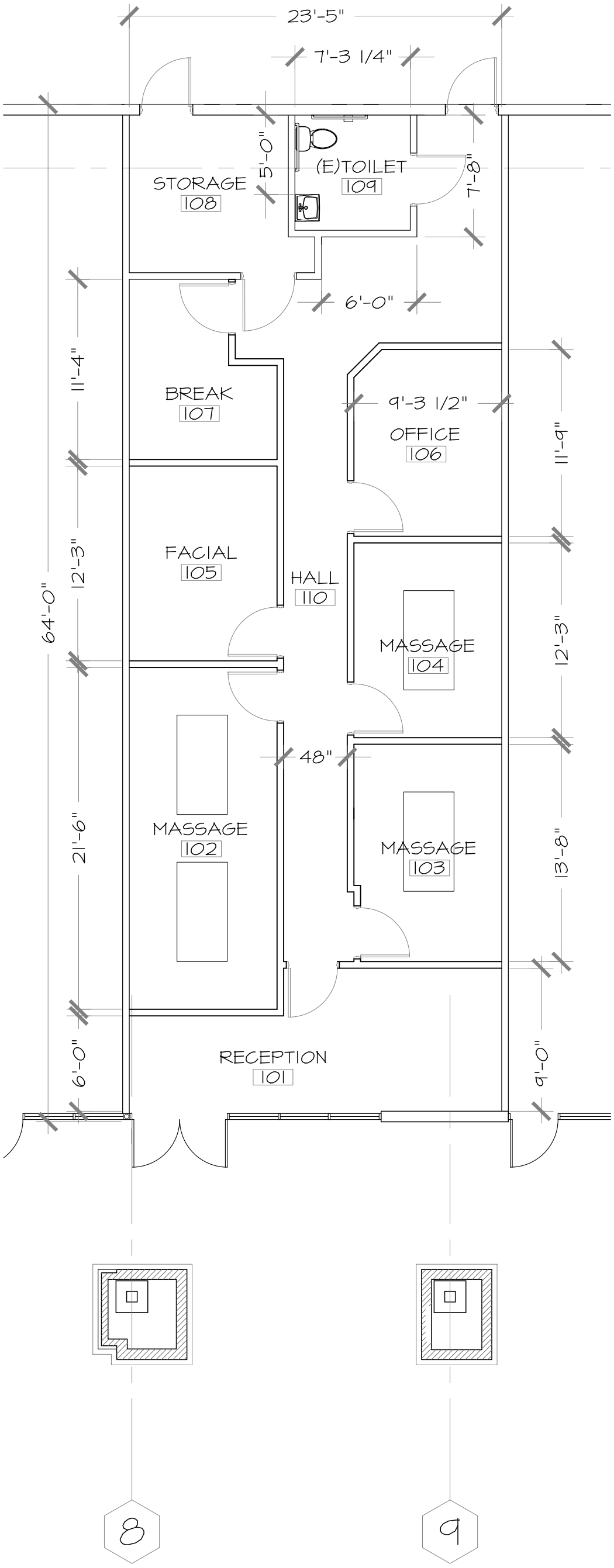


Highland Square Shopping Center

N

Existing Site Plan

SCALE: 1"=30'-0"



1353 Buchanan Road

3 Floor Plan - STUDY C-R1

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

Existing Condition Photos

Project Site Outlined in Red

Project Site

Project Site

Project Site

Southeast of project site

South of project site across parking lot

East of project site

West of project site

Project site

Surrounding Land Uses

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

NOTICE OF PUBLIC HEARING

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

DATE: **July 13, 2021**
TIME: **7:00 p.m.**
PLACE: **Zoom Teleconference via Streaming Media on the City's homepage, www.ci.pittsburg.ca.us (see public advisory on last page)**

Concerning the following matter:

Day Spring Spa, AP-21-1570 (UP)

This is a public hearing on an application filed by Jing Lin, requesting use permit approval to establish a foot reflexology and massage therapy use for Day Spring Spa, located at 1353 Buchanan Road, in the CC (Community Commercial) District. Assessor's Parcel No. 088-460-002.

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

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

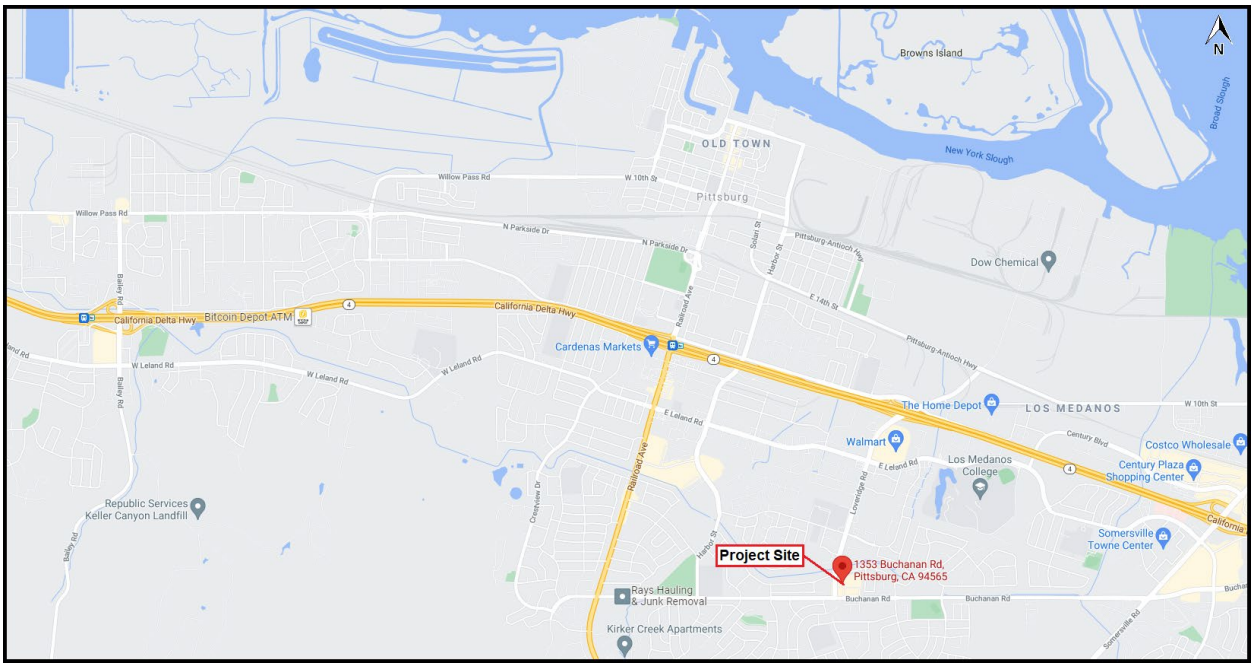
Where can I get more information about this project?
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

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

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

JORDAN DAVIS, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Day Spring Spa, AP-21-1570 (UP)
Location: 1353 Buchanan Road, APN 088-460-002



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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Planning Commission will be conducted electronically through Zoom and broadcast live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber will not be open for the meeting. Planning Commissioners will be participating electronically and will not be physically present in the Council Chamber.

Live comments will be allowed by members of the public via teleconferencing during Zoom meetings and written comments received after 3:00 p.m. on the day of the meeting will be read aloud by staff. To be placed in a queue to comment, please adhere to the following instructions.

To Participate in Public Comment During the Meeting:

- Notify the City Clerk's Office via email by 3:00 p.m. on the meeting date that you would like to be placed in the queue for general Public Comments, or comments on a specific agenda item. Requests received after 3:00 p.m. on the date of the meeting will not be able to comment.
- Email your name and telephone number to meetingcomments@ci.pittsburg.ca.us. We need both identifications to pair you with the item you wish to speak on. You must also be sure that you call in using the number you have provided or we may not be able to identify you as a speaker.
- Your email must include the words **"FOR PUBLIC COMMENT"** in the subject line and specify the **Agenda Item number or Non-Agenda** as appropriate.
- You will receive an email confirmation with instructions to log in.
- Once the meeting starts (check the "Agendas & Live Meetings" link on the City's website at www.pittsburgca.gov) you can phone in to Zoom. If you log in before the event has started you may be disconnected.
- You will be added to the meeting as an attendee and will be called upon by staff for phone-in comments.
- Speakers will be muted until their opportunity to provide public comment.
- All comments will be subject to the three-minute time limitation (approximately 350 words).
- The City requests speakers begin their comments by providing their name and city of residence for the record – although providing this is not required for participation.
- Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

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

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
July 13, 2021

ITEM: Submittal of Adopted Zoning Administrator Resolutions

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

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

RECOMMENDATION:

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

BACKGROUND:

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

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

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

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

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

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

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

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

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

PROJECT DESCRIPTION:

Since the last Commission meeting, The Zoning Administrator has also adopted two resolutions approving delegated design review applications, as follows:

1. Resolution No. 368: Gondwana Flora Inc., AP-21-1556 (AD).

CODE COMPLIANCE:

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Zoning Administrator Resolution.

ATTACHMENTS:

1. ZA Reso 368

Prepared by: Jordan Davis, Acting Zoning Administrator

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Granting Administrative Design Review Approval to Construct a 1,600-Square-Foot Shade Structure, a 180-Square-Foot Greenhouse, a 120-Square-Foot Storage Shed, and Improvements to an Existing Parking Lot at 375 Central Avenue for "Gondwana Flora Inc., AP-21-1565 (AD)."	)	Resolution No. 368

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

A. On April 9, 2021, Troy McGregor on behalf of Gondwana Flora Inc. filed Planning Application No. AP-21-1565, requesting administrative design review approval to construct a 1,600-square-foot shade structure, a 180-square-foot greenhouse and a 120-square-foot storage shed, in addition to improvements to an existing parking lot located at 375 Central Avenue, in the CS (Service Commercial) District. Assessor's Parcel Number: 086-131-005.

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

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

D. On June 8, 2021, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.

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

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

Section 2. Findings

A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on evidence presented to the Zoning Administrator on July 2, 2021, the Zoning Administrator finds that:

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

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

   a. Will conform with good taste, good design and in general contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the new structures and parking lot improvements will improve and enhance a vacant commercial property.

   b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the new structures are required to comply with current building and fire code standards and will not be occupied by any persons.

   c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that it will improve and enhance an existing vacant commercial property with new structures, landscaping, and improvements to an existing parking lot.

   d. Will be in harmony with proposed developments on land in the general area, in that the nursery will occupy and improve an existing vacant commercial property with lush landscaping and new structures which do not contrast with the neighboring developments.

   e. The project will be in conformance with the City's Development Review and Design Guidelines (DRDGs), Planning Commission Resolution No. 9864 sections IV.a, IV.e, and IV.p, in that the parking lot will be screened by new landscaping provided along the street frontages; the new structures will have variety in sizes and masses; and the new structures will compatible is design and materials with adjacent development.

Section 3. Decision

A. Based on the findings set forth above, the Zoning Administrator hereby approves

Administrative Design Review Application No. AP-21-1565, subject to the following conditions:

1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans received and date stamped April 9, 2021, and attached to this resolution as "Exhibit A," except as modified below.

2. Exterior Colors. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.

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

4. Landscaping. All landscaped areas shall be maintained so as to remain in a healthy, thriving, and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.

5. Engineering Improvements. The applicant will obtain an encroachment permit from the Engineering Division for the concrete work to upgrade the existing driveways and to install a two-way sanitary sewer cleanout.

6. Engineering Improvements. The applicant shall coordinate the installation and inspection of the backflow preventer with the Engineering Division.

7. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.

8. Bicycle Parking. The applicant shall maintain permanent, fixed bicycle parking for at least one (1) bicycle in a location providing convenient access and natural surveillance. The final location of bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation.

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

Standard Conditions

10. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department (including the Planning, Engineering and Building Divisions), Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to

contact each local, state, or federal agency for requirements that may pertain to this project.

11. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 368 shall govern.

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

13. Expiration of Approval. This design review approval will expire on July 2, 2022, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 2nd day of July, 2021, by the Zoning Administrator of the City of Pittsburg, California.

JORDAN DAVIS, AICP
ACTING ZONING ADMINISTRATOR

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

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

A. Project Site.

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

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

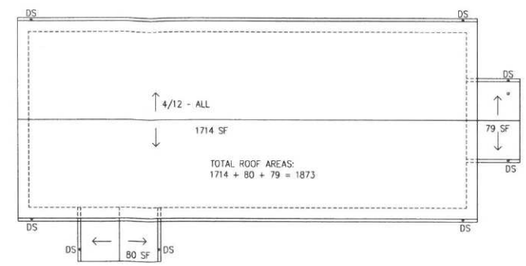
E. Standard Conditions of Approval Requiring Minimum Construction Site Management Practices

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

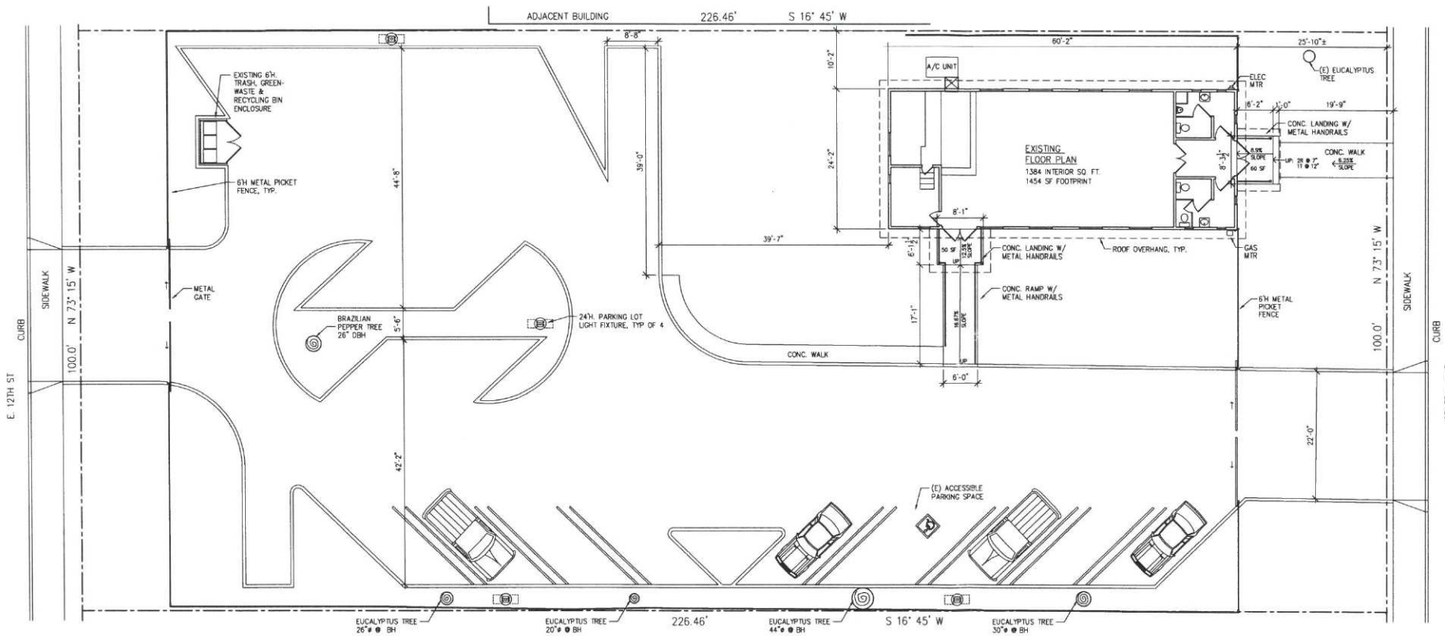
or

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

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



2 EXISTING ROOF PLAN
1/8"=1'-0"



1 EXISTING SITE PLAN
1/10"=1'-0"

RECEIVED
APR 0 9 2021
PLANNING DIVISION

ABBREVIATIONS

&	AND	FLUOR	FLUORESCENT	OC	ON CENTER
@	AT	FOS	FACE OF STUDS	PLYWD	PLYWOOD
℄	CENTER LINE	FT	FOOT OR FEET	R	RISER
ø	DIAMETER	GA	GAUGE	REQ'D	REQUIRED
AB	ANCHOR BOLT	GALV	GALVANIZED	RO	ROUGH OPENING
BLDG	BUILDING	GBX	TYPE X GYP BD	RW	REDWOOD
BLKG	BLOCKING	GSM	GALVANIZED SHEET METAL	SHTG	SHEATHING
BM	BEAM	GYP BD	GYPSUM WALL BOARD	SIM	SIMILAR
CLG	CEILING	HB	HOSE BIB	SQ	SQUARE
CLR	CLEAR	INSUL	INSULATION	T	TREAD
CO	CLEAN OUT	MB	MACHINE BOLT	TEMP	TEMPERED
COL	COLUMN	MAX	MAXIMUM	TYP	TYPICAL
CONC	CONCRETE	MECH	MECHANICAL	U	UP
CONT	CONTINUOUS	MFR	MANUFACTURER	U/S	UNDERSIDE
D/DN	DOWN	MIN	MINIMUM	VERT	VERTICAL
DS	DOWN SPOUT	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
EQ	EQUAL	(N)	NEW	W/	WITH
(E)	EXISTING	N/C	NOT IN CONTRACT	W/O	WITHOUT
FIN	FINISH	NTS	NOT TO SCALE	WP	WATERPROOF
				WH	WATER HEATER
				W/S	WEATHER STRIPPING

CODE NOTES

ALL CONSTRUCTION SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, ENERGY STANDARDS 2019 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CAL GREEN MANDATORY MEASURES 2019 CALIFORNIA FIRE CODE, CURRENT CITY OF PITTSBURG MUNICIPAL CODE

SCOPE OF WORK

SITE ALTERATIONS FOR LANDSCAPING & PLANT NURSERY BUSINESS USE, INCLUDING NEW RELATED ACCESSORY STRUCTURES; RESTROOM ACCESSIBILITY IMPROVEMENTS; NEW DROUGHT-TOLERANT PLANTING AND LANDSCAPING.

PROJECT INFORMATION

APN: 086-131-005
ZONING: CS
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: B and U (FORMERLY A-3)
SPRINKLER SYSTEM NO

ITEM	EXISTING SF	PROPOSED SF
LOT AREA	22,646 SF (0.52 AC.)	22,646 SF (0.52 AC.)
BUILDING AREA ('B' OCC.)	1383	1383
BUILDING FOOTPRINT AREA (INCL. COVERED PORCHES)	1564	1564
GREENHOUSE AREA ('U' OCC.)		180
STORAGE SHED AREA ('U' OCC.)		120
(4) SHADE STRUCTURES AREA		1600 (4 X 400 SF)
LOT COVERAGE	6.9%	8.23%
IMPERVIOUS SURFACE AREA (INCLUDES PARKING LOT, CONC. WALKS, ROOF SURFACES)	13,162	14,085 (+923 SF)

LOCATION MAP

SHEET INDEX

A.1 PROJECT INFORMATION, EXISTING SITE PLAN
A.2 SITE DEMOLITION PLAN, PROPOSED SITE PLAN ALTERATIONS
A.3 EXISTING BUILDING FLOOR PLAN / DEMOLITION PLAN
PROPOSED BUILDING ALTERATIONS FLOOR PLAN
A.4 EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATIONS
PROPOSED BUILDING EXTERIOR ELEVATIONS (NEW DOORS ONLY)
A.5 PROPOSED SITE + ACCESSORY STRUCTURES ELEVATIONS
A.6 ACCESSIBLE RESTROOM PLAN + INTERIOR ELEVATIONS
L.1 PROPOSED PLANTNG PLAN AND PLANT LIST

REVISIONS	BY

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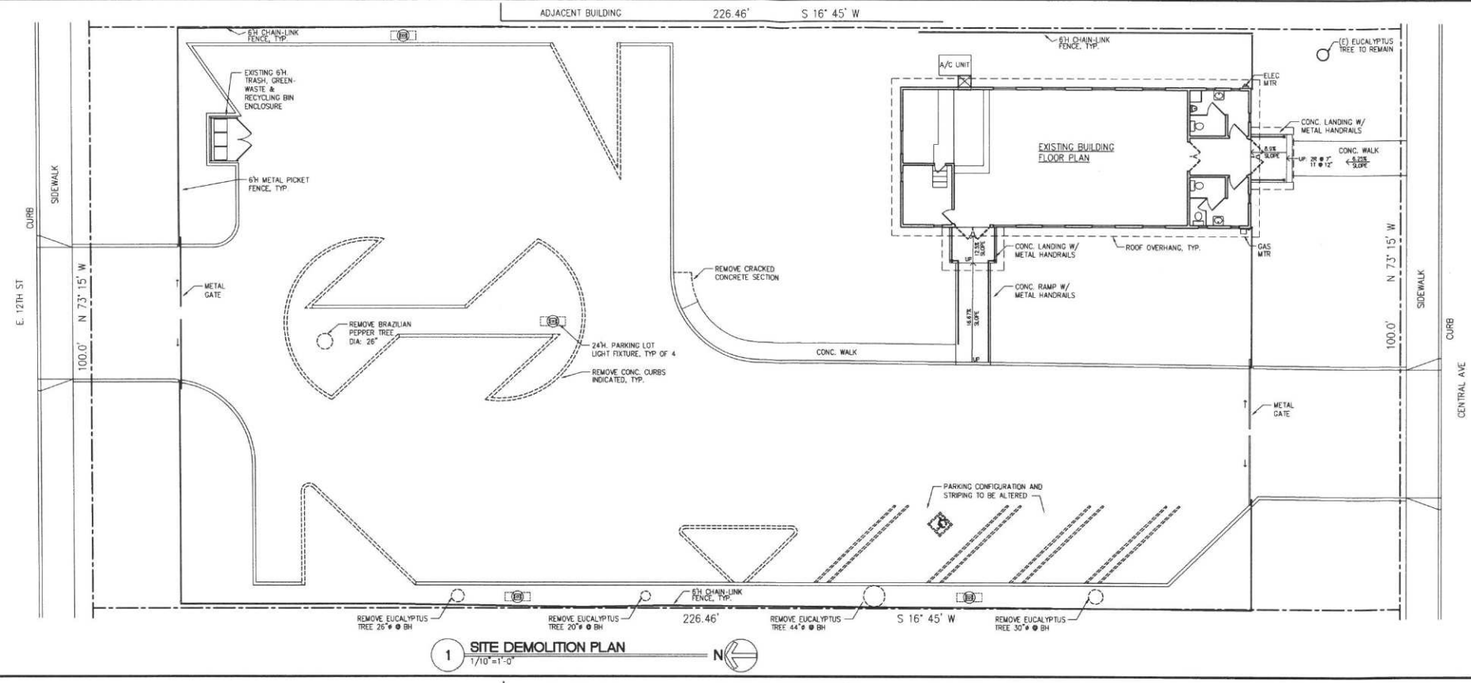
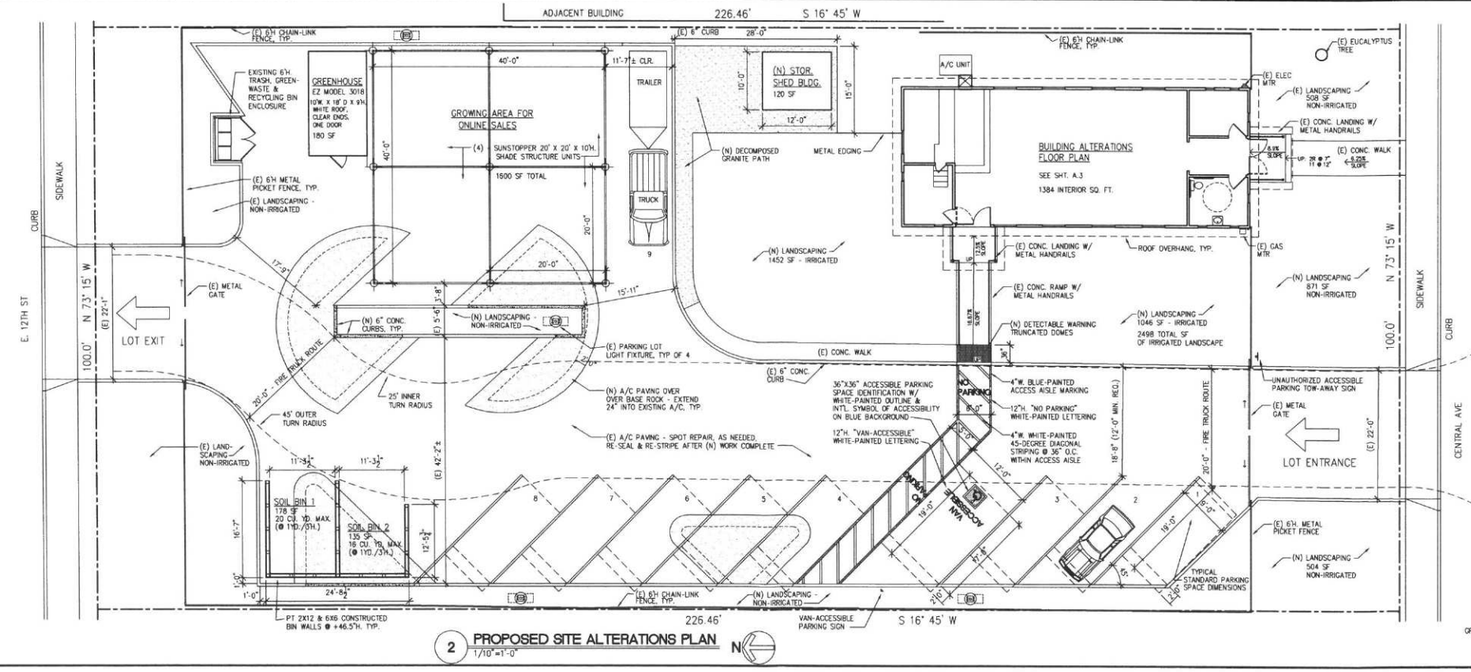
COVER SHEET, PROJECT INFO
EXISTING SITE PLAN

SITE ALTERATIONS TO:
375 CENTRAL AVE
PITTSBURG, CA
FOR: TROY McGREGOR

Date 4/5/2021
Scale AS NOTED
Drawn SL
Job
Sheet A.1
Of Sheets



1 SITE DEMOLITION PLAN
1/10"=1'-0"



2 PROPOSED SITE ALTERATIONS PLAN
1/10"=1'-0"

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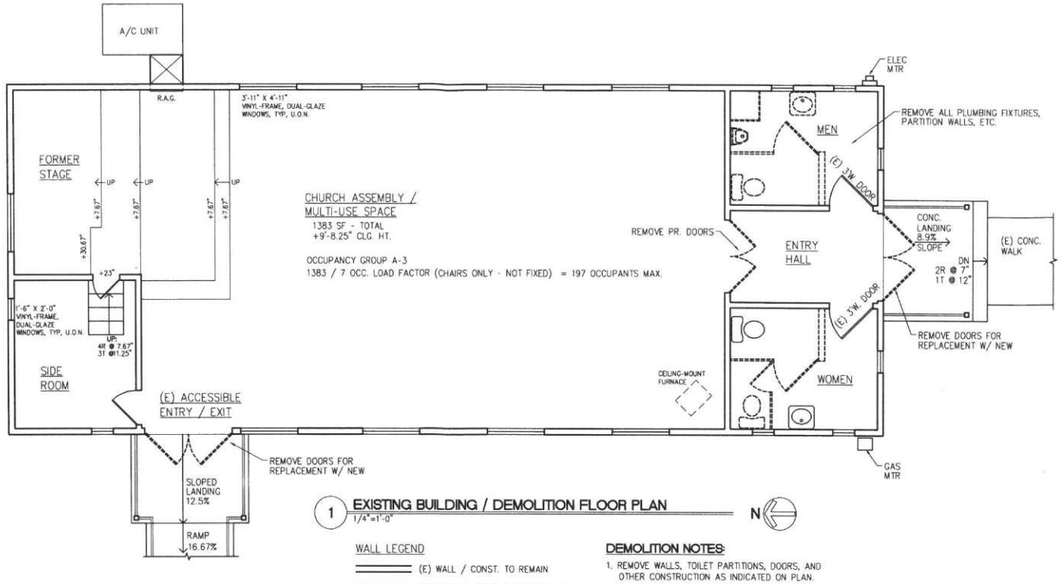
SITE DEMOLITION PLAN
PROPOSED SITE ALTERATIONS PLAN

SITE ALTERATIONS TO:
375 CENTRAL AVE
PITTSBURG, CA
FOR: TROY McGREGOR

Date	4/5/2021
Scale	AS NOTED
Drawn	SL
Job	
Sheet	A.2
Of	Sheets



1 EXISTING BUILDING / DEMOLITION FLOOR PLAN
1/4"=1'-0"

N

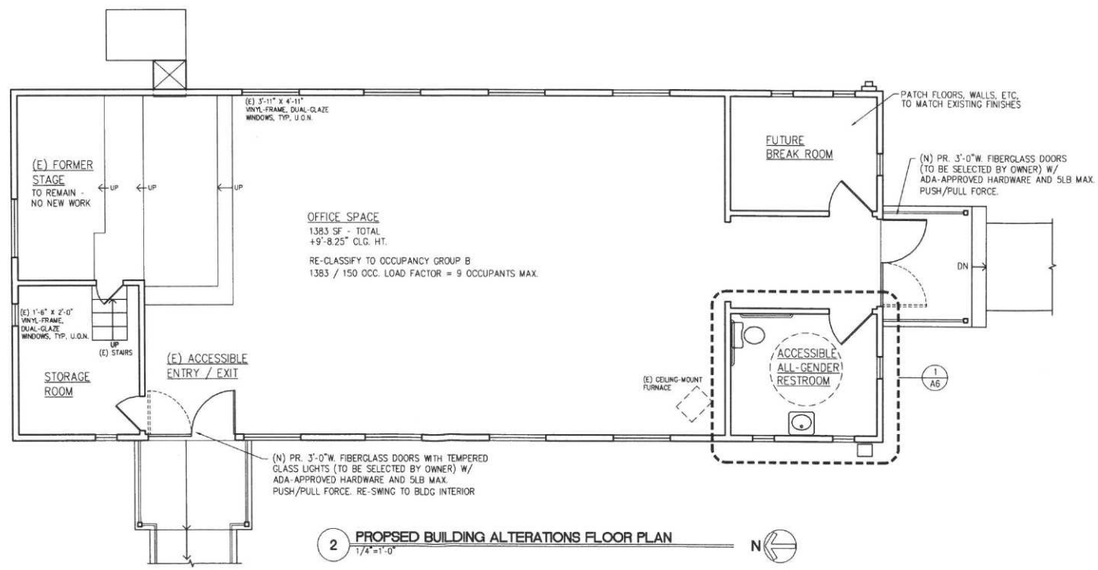
WALL LEGEND

(E) WALL / CONST. TO REMAIN

(E) WALL / CONST. TO BE REMOVED

DEMOLITION NOTES:

1. REMOVE WALLS, TOILET PARTITIONS, DOORS, AND OTHER CONSTRUCTION AS INDICATED ON PLAN.



2 PROPSED BUILDING ALTERATIONS FLOOR PLAN
1/4"=1'-0"

N

REVISIONS	BY

REGISTERED ARCHITECT * GARY QUENTHER * No. 6975 * STATE OF CALIFORNIA * 01-31

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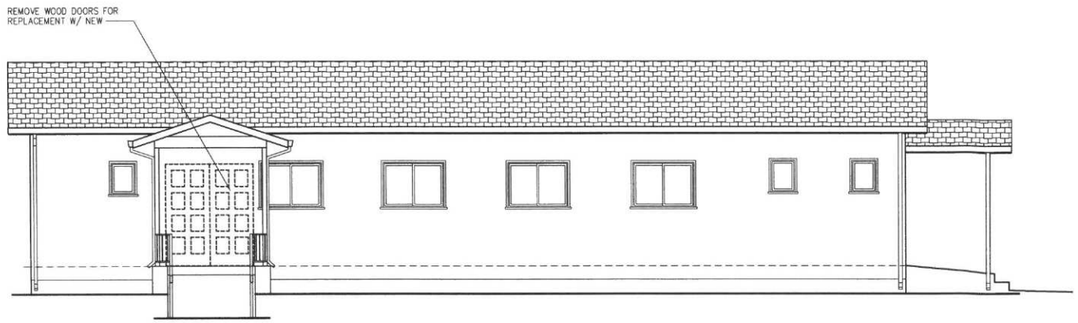
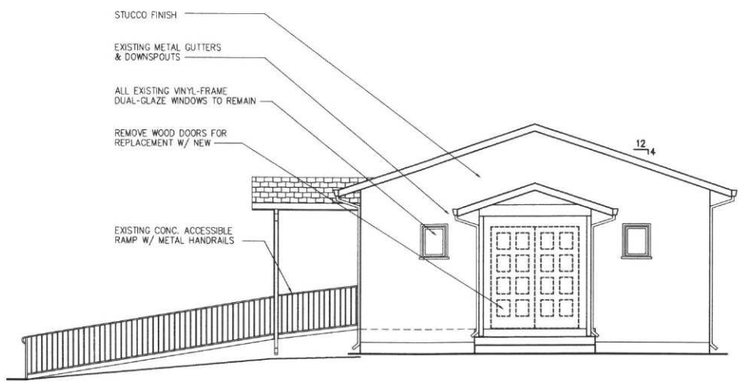
EXISTING BUILDING / DEMOLITION FLOOR PLAN
PROPOSED BUILDING ALTERATIONS FLOOR PLAN

SITE ALTERATIONS TO:
375 CENTRAL AVE
PITTSBURG, CA
FOR: TROY McGREGOR

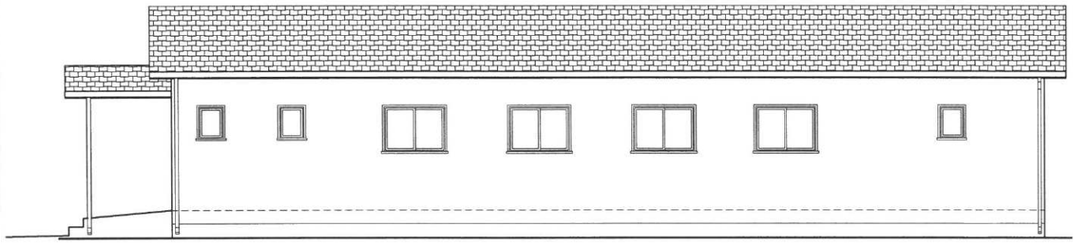
Date	4/5/2021
Scale	AS NOTED
Drawn	SL
Job	
Sheet	A.3
Of	Sheets



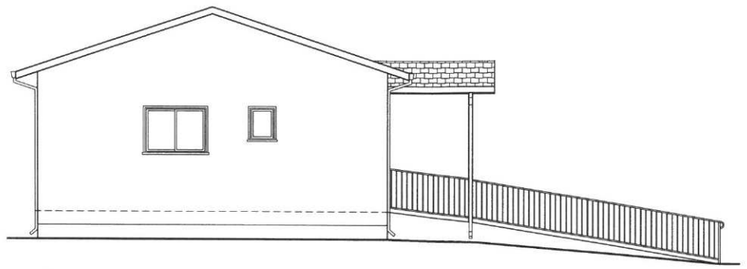
1 WEST - EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATION
1/4"=1'-0"



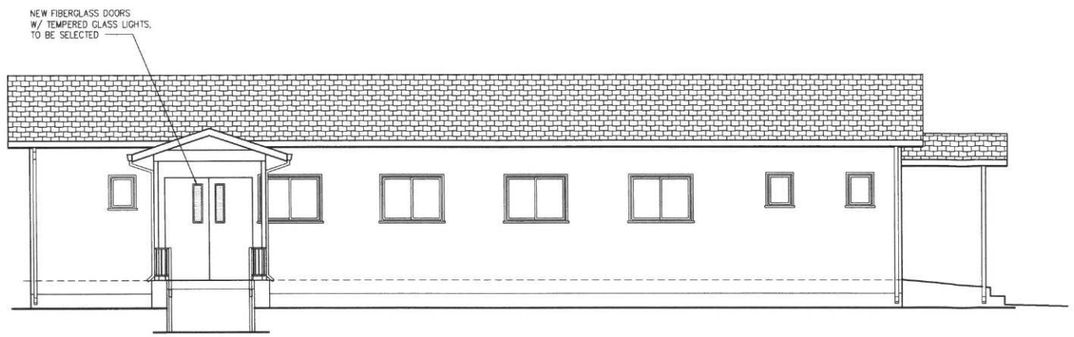
2 SOUTH - EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATION
1/4"=1'-0"



3 EAST - EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATION
1/4"=1'-0"



4 NORTH - EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATION
1/4"=1'-0"



5 WEST - PROPOSED ELEVATION (NEW DOORS ONLY)
1/4"=1'-0"

6 SOUTH - PROPOSED ELEVATION (NEW DOORS ONLY)
1/4"=1'-0"

REVISIONS	BY

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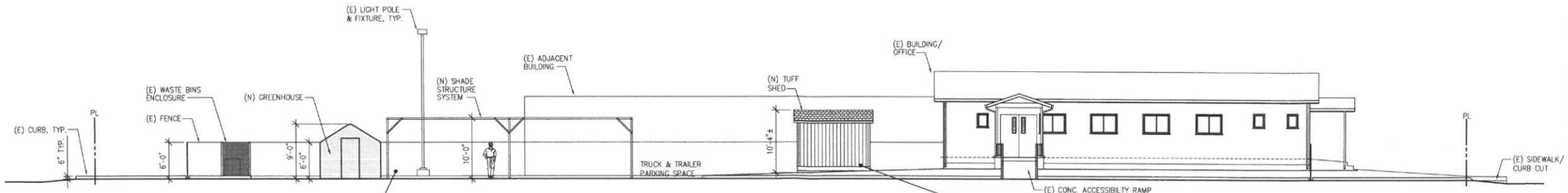
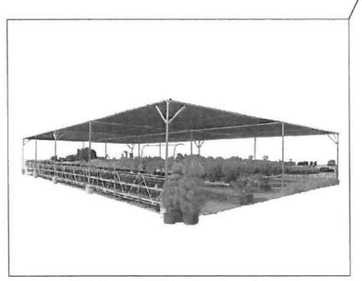
EXISTING / DEMOLITION BUILDING EXTERIOR ELEVATIONS
PROPOSED EXTERIOR ELEVATIONS (NEW DOORS ONLY)

SITE ALTERATIONS TO:
375 CENTRAL AVE
PITTSBURG, CA
FOR: TROY McGREGOR

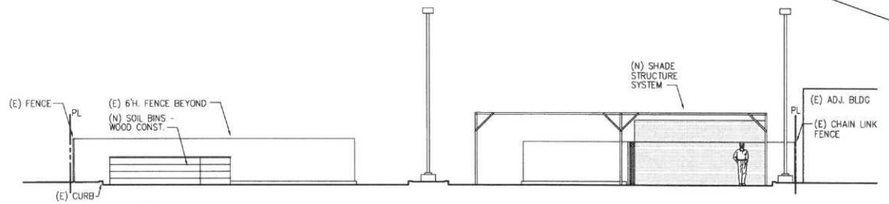
Date 4/5/2021
Scale AS NOTED
Drawn SL
Job
Sheet A.4
Of Sheets



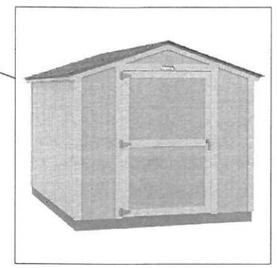
1 **PROPOSED WEST SITE ELEVATION**
1/8"=1'-0"



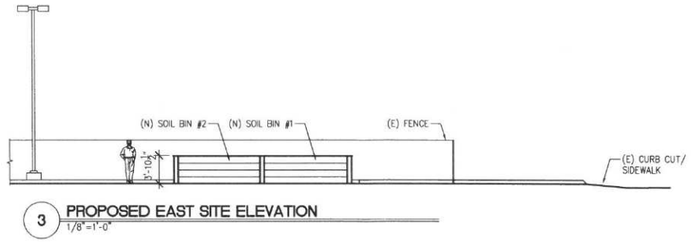
SUNSTOPPER SHADE STRUCTURE



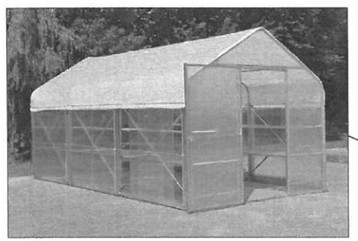
2 **PROPOSED SOUTH SITE ELEVATION**
1/8"=1'-0"



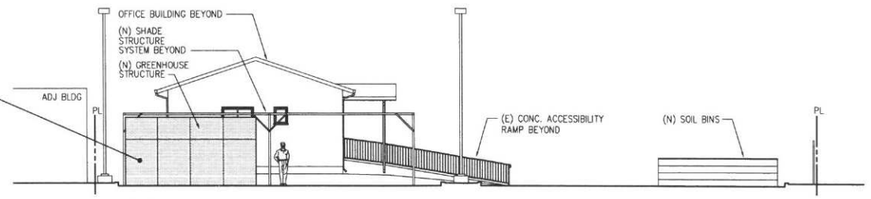
STORAGE SHED - TUFF SHED



3 **PROPOSED EAST SITE ELEVATION**
1/8"=1'-0"



E-Z MART GREENHOUSE STRUCTURE



4 **PROPOSED NORTH SITE ELEVATION**
1/8"=1'-0"

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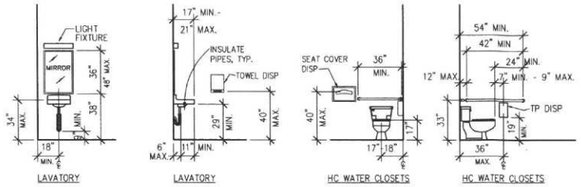
SITE + ACCESSORY STRUCTURE ELEVATIONS

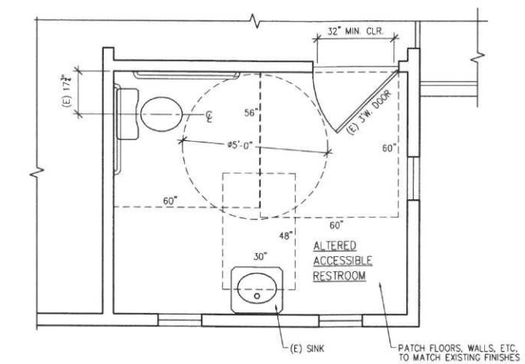
SITE ALTERATIONS TO:
375 CENTRAL AVE
PITTSBURG, CA
FOR: TROY McGREGOR

Date 4/5/2021
Scale AS NOTED
Drawn SL
Job
Sheet A.5
Of Sheets



TYPICAL ACCESSIBLE FIXTURE HEIGHTS
1/4"=1'-0"

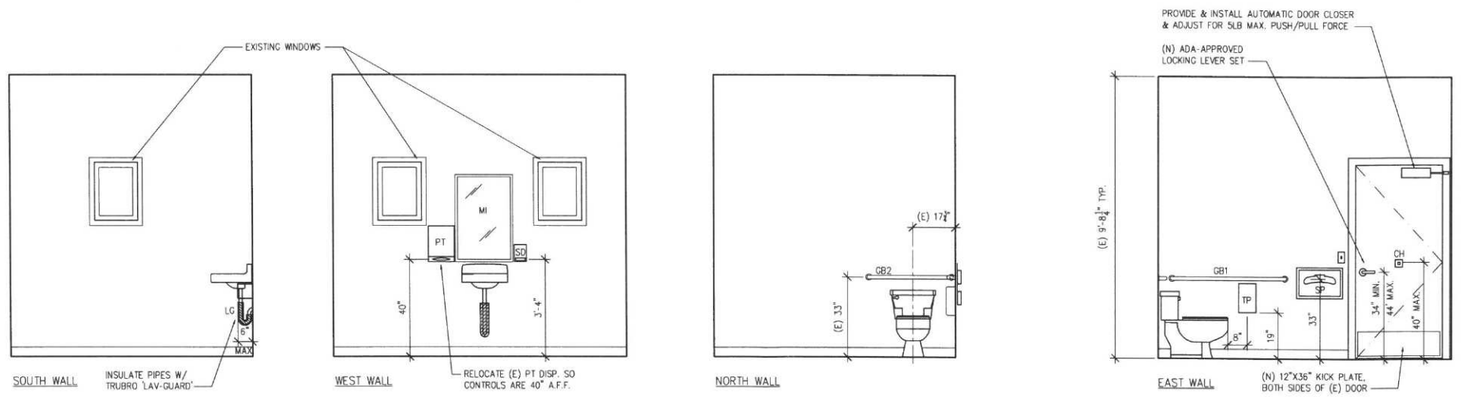
ACCESIBLE RESTROOM EQUIPMENT SCHEDULE / SPECIFICATIONS			
CODE	ADA-COMPLIANT EQUIPMENT	MANUF.	MODEL NO.
GB1	TOILET GRAB BARS - 1-1/2"ø x 43"L. - EXISTING		
GB2	TOILET GRAB BARS - 1-1/2"ø x 36"L. - EXISTING		
TP	TOILET PAPER DISPENSER - SURFACE-MOUNT	BOBRICK	B-2888
SC	TOILET SEAT COVER DISPENSER - SURFACE-MOUNT	BOBRICK	B-221
MI	MIRROR - EXISTING		
SD	SOAP DISPENSER - SURFACE-MOUNT	BOBRICK	B-40
PT	PAPER TOWEL DISPENSER - SURFACE-MOUNT - RE-LOCATE EXIST.		
CH	DOOR-MOUNT CLOTHING HOOK / WALL BUMPER	BOBRICK	B-212
LG	LAVATORY PIPE COVERING MATERIAL	TRUBORO	LAV GUARD 2 EZ



1 ALTERED ACCESSIBLE RESTROOM FLOOR PLAN
1/2"=1'-0"

N

ALL GENDER RESTROOM FINISH SCHEDULE				
FLOOR	BASE	WALLS	CEILING	TEXTURE
(E) CERAMIC TILE	(E) VINYL	(E) GYP BD	(E) GYP BD	(E) SMOOTH



2 ACCESSIBLE RESTROOM INTERIOR ELEVATIONS
1/2"=1'-0"

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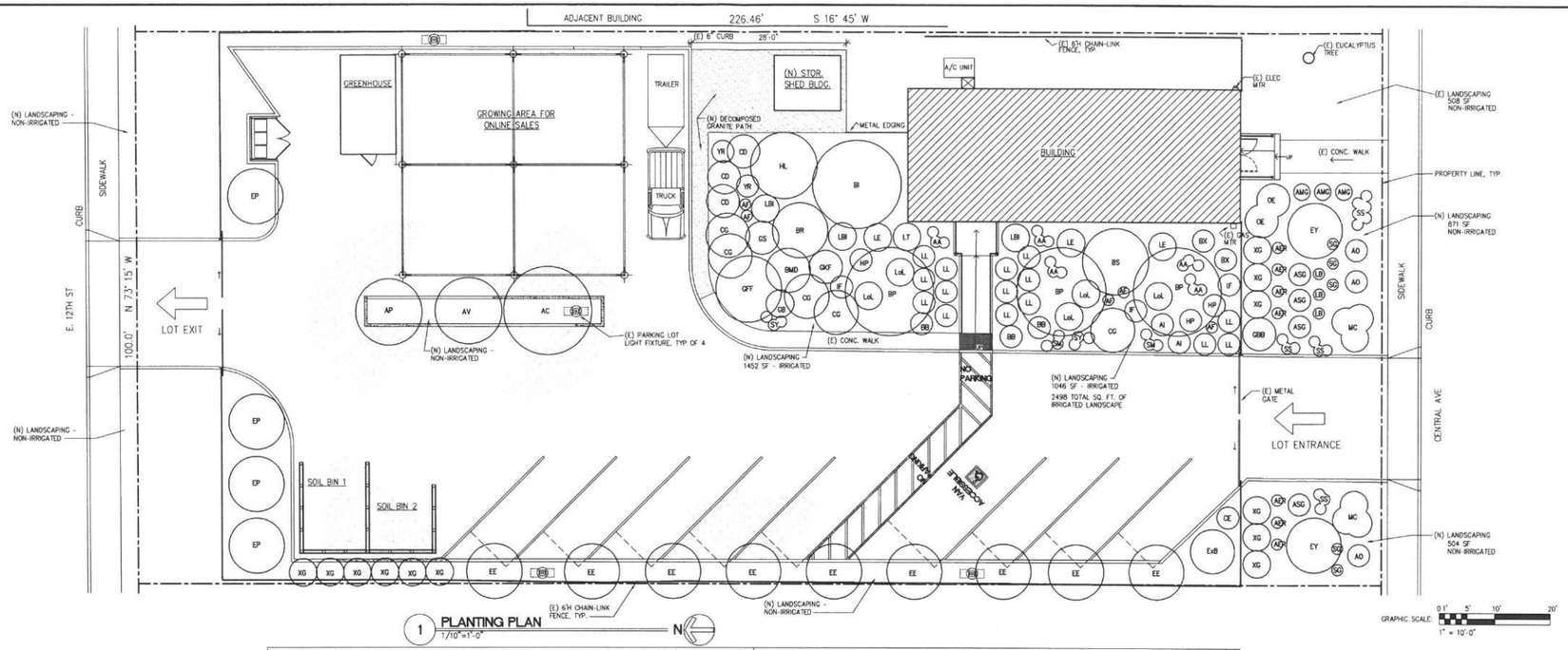
ACCESSIBLE RESTROOM ALTERATIONS FLOOR PLAN
ACCESSIBLE RESTROOM INTERIOR ELEVATIONS
SCHEDULES, NOTES

SITE ALTERATIONS TO:
375 CENTRAL AVE
PITTSBURG, CA
FOR: TROY McGREGOR

REVISIONS	BY

Date 4/5/2021
Scale AS NOTED
Drawn SL
Job
Sheet A.6
Of Sheets



1 **PLANTING PLAN**
1/10"=1'-0"

375 Central Ave. - Plant List

Code	Species	Mature Width	Notes
AA	Aeonium arboreum atropurpureum	3'	Multiple plants per group
AC	Acacia cognata (Acacia subporosa)	15'	
AI	Acacia cognata 'Cousin It'	4'	
AER	Aloe 'Erik the Red'	2'	
AF	Aloe ferox	2'	
AMG	Aloe 'Moon Glow'	3'	
AO	Agave ovatifolia	4'	
AP	Acacia pendulina	12'	
ASG	Agave vilmoriniana 'Stained Glass'	4'	
AV	Acacia vestita	12'	
BX	Banksia baxteri	4'	
BB	Banksia blechnifolia	4'	
BI	Banksia integrifolia	15'	
BMD	Banksia menziesii	8'	
BR	Banksia prionotes	13'	
BP	Brachychiton populneus	15'	
BS	Banksia speciosa	12'	
CD	Adenanthos cuneatus 'Coral Drift'	6'	
CE	Cephalocereus spp	4'	
CG	Casuarina glauca 'Cousin It'	8'	
EE	Eucalyptus erythrocorys	13'	
EP	Eucalyptus pulverulenta	13'	
ExB	Erythrina x bidwillii	8'	
EY	Eremophila youngii	13'	
GB	Grevillea bipinnatifida	5'	
GBB	Grevillea 'Bigbird'	6'	
GFF	Grevillea 'Fanfare'	12'	
GKF	Grevillea 'Kings Fire'	6'	
GS	Grevillea 'Superb'	6'	
HL	Hakea laurina	12'	
HP	Hymenosporia parviflora (Athanasea scarosa)	4'	
IF	Isopogon formosus	4'	
LB	Leucophyta brownii (Calocephalus brownii)	2'	
LBI	Leucospermum 'Blanche Ito'	5'	
LE	Leucadendron 'Ebony'	5'	
LL	Lomandra longifolia	4'	
LoL	Lobelia laxiflora	5'	
LT	Lobelia tupa	5'	
MC	Malephora crocea	5	Three plants per group
OE	Olea'ria ellisiana	6	
SG	Hesperaloe parviflora 'Sandia Glow'	2'	
SM	Epilobium septentrionale 'Select Mallola'	2	Three plants per group
SS	Senecio serpens	2'	Multiple plants per group
SY	Setaria sylvaca	2'	Three plants per group
XG	Xanthorrhoea glauca	5	

1

Code	Species	Mature Width	Notes
YR	Yucca rostrata	4	

2

REVISIONS	BY

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PROPOSED PLANTING PLAN
PROPOSED PLANT LIST

SITE ALTERATIONS TO:
375 CENTRAL AVE
PITTSBURG, CA
FOR: TROY McGREGOR

Date 4/5/2021
Scale AS NOTED
Drawn SL
Job
Sheet L.1
Of Sheets

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.4

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Garden - North	0.3	Drip	0.81	0.37	1452	537	15115
Garden - West	0.3	Drip	0.81	0.37	1046	387	10893
			Totals		2498 (A)	924 (B)	
Special Landscape Areas							
None				1			
				1			
				1			
			Totals		0 (C)	0 (D)	
						ETWU Total	26008
						Maximum Allowed Water Allowance (MAWA)[e]	31638

[a] ***Hydrozone #/Planting Description*** *E.g*
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method*** *overhead spray or drip*

[c] ***Irrigation Efficiency*** *0.75 for spray head 0.81 for drip*

[d] ***ETWU*** **(Annual Gallons Required) =** *Eto x 0.62 x ETAF x Area* where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed)*** **=** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	924
Total Area	(A)	2498
Average ETAF	**B ÷ A**	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	924
Total Area	(A+C)	2498
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.37

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

375 Central Ave. - Plant List

Code	Species	Plant Factor	Numeric	Notes
AA	Aeonium arboreum atropurpureum	Low	0.3	Multiple plants per group
AC	Acacia cognata (Acacia subporosa)	Low	0.3	
AI	Acacia cognata 'Cousin Itt'	Low	0.3	
AER	Aloe 'Erik the Red'	Low	0.3	
AF	Aloe ferox	Low	0.3	
AMG	Aloe 'Moon Glow'	Low	0.3	
AO	Agave ovatifolia	Very Low	0.1	
AP	Acacia podalyriifolia	Very Low	0.1	
ASG	Agave vilmoriniana 'Stained Glass'	Very Low	0.1	
AV	Acacia vestita	Unknown	0.3	Listed as unknown on WULCOLS - Low in Central Valley
BX	Banksia baxteri	Low	0.3	
BB	Banksia blechnifolia	Low	0.3	
BI	Banksia integrifolia	Low	0.3	
BMD	Banksia menziesii	Low	0.3	
BR	Banksia praemorsa	Low	0.3	
BP	Brachychiton populneus	Low	0.3	
BS	Banksia speciosa	Low	0.3	
CD	Adenanthos cuneatus 'Coral Drift'	Low	0.3	
CE	Cephalocereus spp	Very Low	0.1	
CG	Casuarina glauca 'Cousin It'	Not listed	0.3	Similar species listed as low.
EE	Eucalyptus erythrocorys	Low	0.3	
EP	Eucalyptus pulverulenta	Low	0.3	
ExB	Erythrina x bidwillii	Low	0.3	
EY	Eremophila youngii	Not listed	0.3	Similar species listed as low.
GB	Grevillea bipinnatifida	Low	0.3	
GBB	Grevillea 'Bigbird'	Low	0.3	
GFF	Grevillea 'Fanfare'	Low	0.3	
GKF	Grevillea 'Kings Fire'	Low	0.3	
GS	Grevillea 'Superb'	Low	0.3	
HL	Hakea laurina	Low	0.3	
HP	Hymenolepis parviflora (Athanasia acerosa)	Low	0.3	
IF	Isopogon formosus	Low	0.3	
LB	Leucophyta brownii (Calocephalus brownii)	Low	0.3	
LBI	Leucospermum 'Blanche Ito'	Low	0.3	
LE	Leucadendron 'Ebony'	Low	0.3	
LL	Lomandra longifolia	Low	0.3	
LoL	Lobelia laxiflora	Low	0.3	
LT	Lobelia tupa	Low	0.3	
MC	Malephora coccigea	Low	0.3	Three plants per group
OE	Opuntia ellisiana	Very Low	0.1	
SG	Hesperaloe parviflora 'Sandia Glow'	Low	0.3	
SM	Epilobium septentrionale 'Select Matole'	Low	0.3	Three plants per group
SS	Senecio serpens	Low	0.3	Multiple plants per group
SY	Sideritis syriaca	Low	0.3	Three plants per group
XG	Xanthorrhoea glauca	Low	0.3	
YR	Yucca rostrata	Very Low	0.1	