



**CITY OF PITTSBURG
PLANNING COMMISSION MEETING AGENDA**

AUGUST 25, 2020

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

PUBLIC ADVISORY:

THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for August 25, 2020 will be conducted telephonically through Zoom and broadcast live through Granicus on the City's website which can be located on the [Streaming Media](#) page. If you do not have internet access, the meeting will also be available to the public in a listening-only mode via telephone call-in line. To listen to the meeting, dial 1 (669) 900-6833. When prompted, dial in the Webinar ID, 875 4378 0380 and Password, 086252.

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

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

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



City of Pittsburg Planning Commission Agenda

August 25, 2020

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

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

Planning Commission Members

Sarah Foster, Chair

Christopher Moreno, Vice-Chair

Dr. Trinh Nguyen, Commissioner

Wolfgang Croskey, Commissioner

James Coniglio, Commissioner

Punita Bhasin, Commissioner

Elissa Robinson, Commissioner

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

1. Villas III Apartments at San Marco (Village B and C), AP-20-1498 (DR)

This is a request for Planning Commission approval of a design review application to construct a 270-unit extension, consisting of eleven new three story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and San Marco Boulevard with access off of Villa Drive. The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-1362) District. APN: 091-050-047.

2. Recommendation on Amendments to Title 18 of the Pittsburg Municipal Code as it Relates to Recreational and Commercial Vehicle Storage in Residential Districts, AP-20-1521

This is a request for recommendation of City Council approval of a city-initiated proposal to amend Title 18 of the Pittsburg Municipal Code (PMC) in order to revise the screening requirements for recreational vehicles and clarify regulations for commercial vehicles in association with a home occupation permit. These amendments would apply city-wide.

COMMENTS FROM THE AUDIENCE

CONSENT

3. Minutes

Minutes of July 28, 2020

COMMISSION CONSIDERATIONS

4. California Burrito, AP-20-1501 (DR)

This is a request for design review approval to legalize new paint colors for the exterior facade of the existing drive through restaurant, located at 2175 Railroad Avenue. The property is located within the Railroad Avenue Specific Plan (RASP), PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District, and has a RASP Land Use Designation of CC (Community Commercial). Assessor's Parcel No. 088-183-078.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority and Submittal of Adopted Zoning Administrator Resolutions

The Zoning Administrator submits four notices of intent to exercise delegated design review authority for: 1) various site improvements, including a new restroom facility, at the boat launch facility near the northern terminus of Marina Blvd., 2) various site improvements and new restroom facility at Central Harbor Park, just north of the boat launch facility; 3) minor façade updates for the Shell gas station located at the corner of Loveridge Rd. and Leland Rd., and 4) minor façade remodels for several buildings within the TransBay Cable facility at 570 W. 10th Street. The Zoning Administrator also submits three resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSION COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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



NOTICE OF PUBLIC MEETING

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

DATE: August 25, 2020

TIME: 7:00 p.m.

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

Concerning the following matter:

Villas III Apartments at San Marco (Village B and C), AP-20-1498 (DR)

This is a public meeting on a request for Planning Commission approval on a design review application to construct a 270-unit extension, consisting of eleven new three story buildings and one clubhouse, to the existing San Marco Villas apartment complex located at the northwest corner of West Leland Road and San Marco Boulevard with access off of Villa Drive. The project site consists of approximately 14.92 acres and is zoned PD (Planned Development, City Council Ordinance No. 12-1362) District. APN: 091-050-047.

PROJECT PLANNER: Trishia Caguiat, (925) 252-4855 or tcaguiat@ci.pittsburg.ca.us

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

Where can I get more information about this project?

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

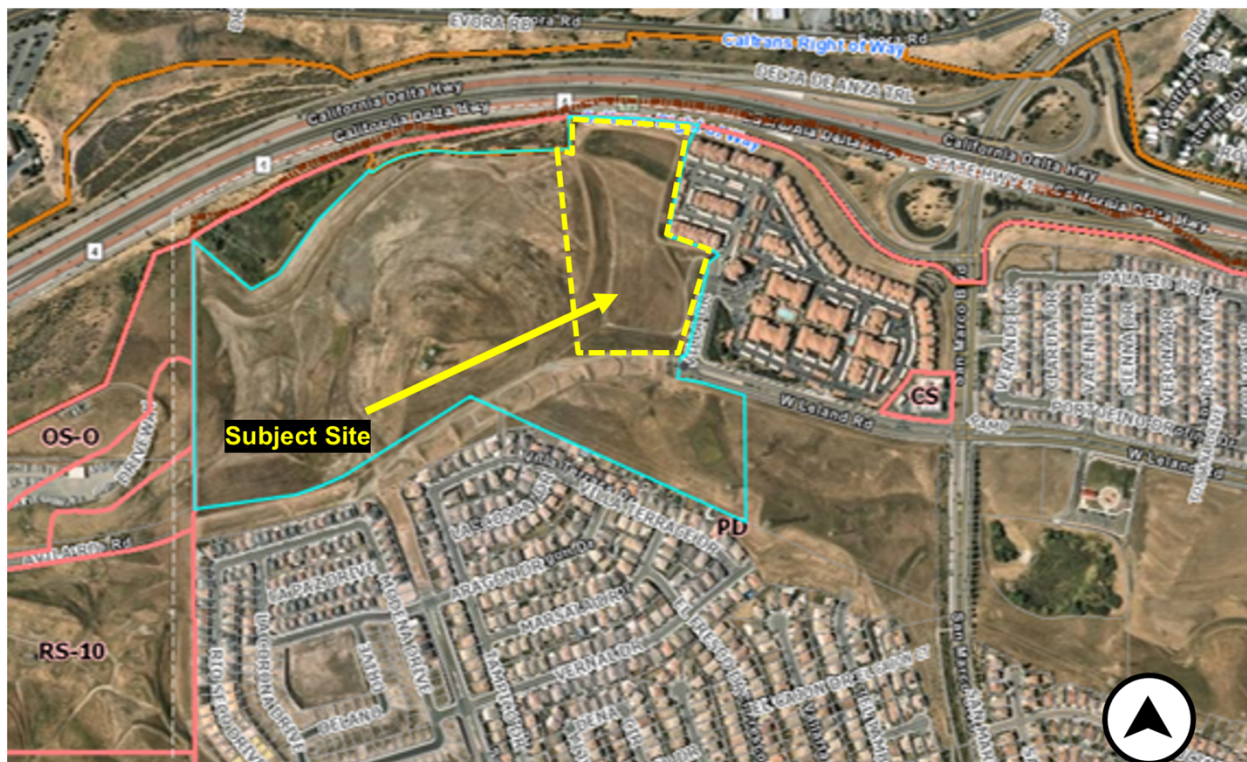
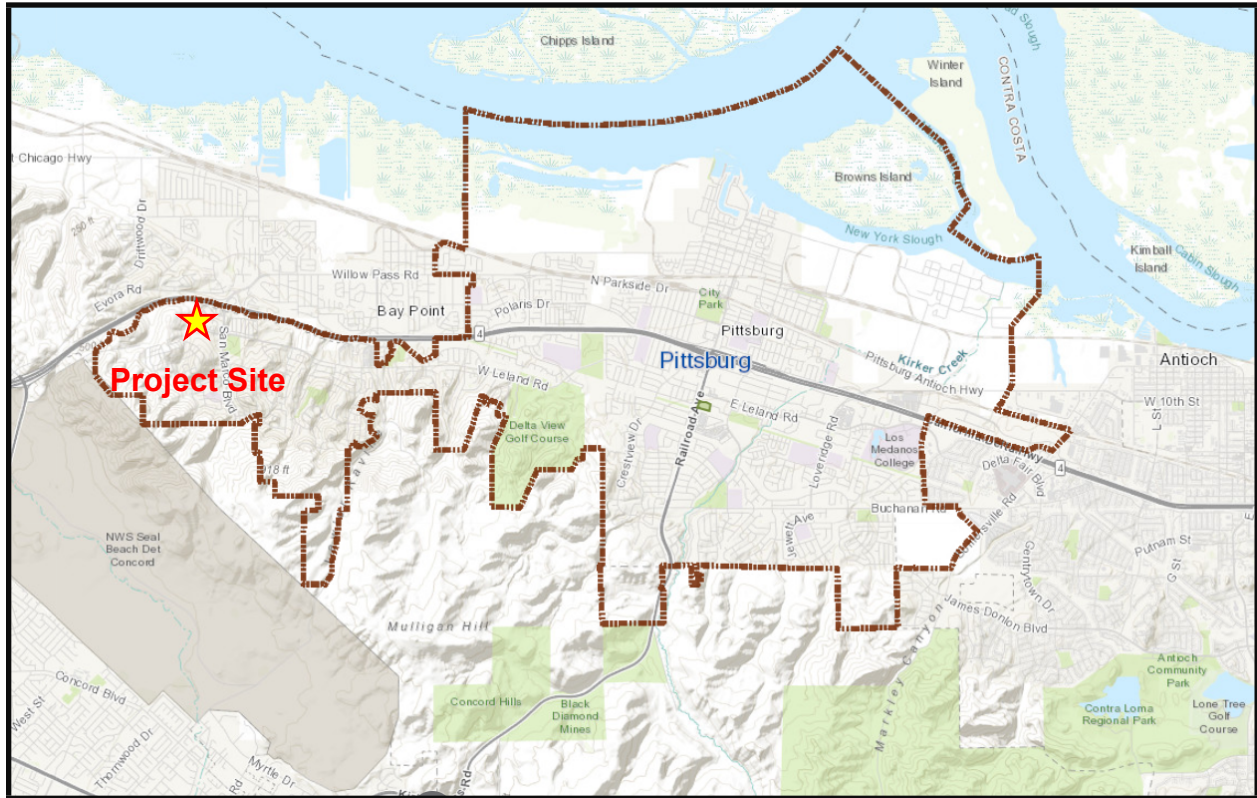
What can I do if I have comments on the project?

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

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

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Villas III at San Marco, AP-20-1498 (DR)
Location: Terminus of Villas Drive



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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: August 25, 2020

TIME: 7:00 p.m.

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

Concerning the following matter:

Recommendation on Amendments to Title 18 of the Pittsburg Municipal Code as it Relates to Recreational and Commercial Vehicle Storage in Residential Districts, AP-20-1521

This is a public hearing on a request for recommendation of City Council approval of a city-initiated proposal to amend Title 18 of the Pittsburg Municipal Code (PMC) in order to revise the screening requirements for recreational vehicles and clarify regulations for commercial vehicles in association with a home occupation permit. These amendments would apply city-wide.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

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

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

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

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

*Para información en
español:
(925) 252-4920*

KRISTIN POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION

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To view the meeting online during its broadcast:

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

Comments on this item can be submitted via email to:

meetingcomments@ci.pittsburg.ca.us

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

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

July 28, 2020

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for July 28, 2020 was conducted telephonically through Zoom with broadcasting live through Granicus on the City's website. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. Council Members participated telephonically or through Zoom and were not physically present in the Council Chamber.

Chair Foster called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, July 28, 2020, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California via Zoom teleconference.

ROLL CALL

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

Staff: City Attorney Donna Mooney, Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Senior Civil Engineer Paul Reinders, Deputy City Clerk Amanda McVey, Administrative Coordinator Shelby Rose

PLEDGE OF ALLEGIANCE

Commissioner Bhasin 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 July 14, 2020

On motion by Commissioner Moreno and seconded by Commissioner Croskey to approve the Minutes of July 14, 2020 and carried by the following vote:

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

ABSENT: None

PUBLIC HEARINGS

2. Recommendation on the Faria/Southwest Hills General Plan Amendments, Rezoning Amendments Including Master Plan, and Development Agreement. AP-10-717 (GP, RZ, DA)

A public hearing on a request for: recommendation of City Council approval of a development agreement, amendments to the General Plan and rezoning designations, and adoption of a Master Plan for future development of an approximately 607-acre site located in the hills southwest of the existing city limits. The proposed Master Plan would allow for development of approximately 265-acres to be preserved for open space, where the current General Plan allows for up to 478-acres of residential use and 129-acres of open space. Proposed amendments would not change existing maximum development potential (1,500 single family units), rather they would focus the development to the center of the site within the valley area. In addition, the proposed project also includes consideration of an Environmental Impact Report (EIR) and a subsequent request for the City to initiate proceedings to annex the property to the City of Pittsburg. Assessor Parcel Numbers 097-180-002, 097-180-006, 097-190-002, 097-200-002, 097-230-008, 097-240-002.

Planning Manager/ Secretary Pollot gave a presentation on the item.

Chair Foster opened the public hearing.

Applicants Robia S. Crisp, Ben Huie, Kristina D. Lawson, Sean Marciniak, Louis Parsons, Albert Seeno III and Rod Stinson spoke on behalf of this project.

The Commission recessed from 9:10pm – 9:17pm.

The Commission recessed from 9:30pm – 10:12pm to allow staff to address technical difficulties.

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

A.J. Fardella, Pittsburg
Jazmin Hernandez, Pittsburg
Stephanie Satterwhite, Pittsburg
Carrie Locatelli, Pittsburg
Ricky Bjorndal, Pittsburg
Aaron G. Smith, Pittsburg
Gayle H Stansfield, Pittsburg
Susan Julian Gates, Pittsburg
Ray O'Brien
Pittsburg Youth Action
Kathleen and Steve West
Nancy Parent, Pittsburg
Joanna M. Garaventa
Brian Holt
Robert Belleci

Angel Barreto, Pittsburg
Angel Contreras, Pittsburg
Ashley Bravo, Pittsburg
Barbara Murphree, Pittsburg
Carol Schapker, Pittsburg
Charlene Chand, Pittsburg
Christine Fregi, Pittsburg
Cynthia Contreras, Pittsburg
Dikshya Koirala, Pittsburg
Evelyn Almaraz, Pittsburg
Gaganpreet Singh, Pittsburg
Henry Martinez, Pittsburg
Jackie Avila, Pittsburg
Ivy McKindles, Pittsburg
Jasmine Paul, Pittsburg

Daniel Arroyo
Manisha Rattu, Pittsburg
Sam Garcia
Paul Segar
Christine Caprio, Pittsburg
Matt Messenger
Julie Marco, Pittsburg
Kyle Burkhart
Erendira Blanco
Juan Pablo Galvan, Pittsburg
Lou Ann Texeira
Randy Ashford, Pittsburg
Marcia Lessley, Pittsburg
Bruce Ohlson, Pittsburg
Maria Mariscal, Pittsburg
Adolfo Sanchez, Pittsburg

Jenner McCloskey, Pittsburg
Jennifer Dajas, Pittsburg
Jennifer Jay, Pittsburg
Jill Dorais, Pittsburg
Jonathon Nunez-Babb, Pittsburg
Juliana Martinez, Pittsburg
Kevin Frias, Pittsburg
Linda Quick, Pittsburg
Michael Nott, Pittsburg
Michelle Koski, Pittsburg
Pauline Faith Poe, Pittsburg
Robert Lee, Pittsburg
Sid Quick, Pittsburg
Susan Armstrong
Shiva Gaskari

There being no one to speak further to the item, Chair Foster closed the public hearing.

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

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

STAFF COMMUNICATIONS

Planning Manager / Secretary Pollot suggested the Commission convene to next regular meeting of August 11, 2020.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

There were no reports / comments from the commissioners.

ADJOURNMENT

The meeting was adjourned at 11:44 p.m. to August 11, 2020.

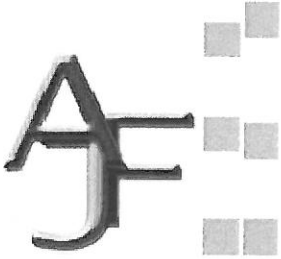
Respectfully Submitted,

Kristin Pollot, AICP, Secretary

Shelby Rose

From: A.J. Fardella <aj@rocknrollnetworks.com>
Sent: Tuesday, July 28, 2020 12:39 PM
To: meetingcomments
Subject: AP-10-717 (GPA, RZ DA)

External Sender: Use caution before opening links or attachments



FROM THE DESK OF:
A J FARDELLA
209 HAVENWOOD CIRCLE
PITTSBURG, CA 94565

**TO: PITTSBURG PLANNING DEPARTMENT
PITTSBURG PLANNING COMMISSION**

RE: Faria Property DA and Vesting Map etc AP-10-717 (GPA, RZ DA)

GREETINGS,

IT HAS BEEN A LONG TIME SINCE THIS PROCESS FIRST STARTED IN 2005. THAT YEAR, I WROTE ABOUT HILLSIDE DEVELOPMENT ON BEHALF OF OAKHILLS RESIDENTS. IT RESIDES AT [HTTP://OHCG.NET/HILLSIDES/](http://OHCG.NET/HILLSIDES/). IT IS AMAZING TO SEE ALL OF THE ASPECTS OF THIS COME TOGETHER OVER THE LAST 15 YEARS. PART OF THIS PROCESS HAPPENED DURING MY 9 YEAR STRETCH AS A PLANNING COMMISSIONER FROM 2008-2017.

ESPECIALLY GREAT IS THE OPPORTUNITY FOR LARGER LOT TYPE CONSTRUCTION ON THE SOUTH-SIDE WHICH WILL ADD IMPRESSIVE HOMES TO OUR CITY.

THERE ARE TWO MAIN AREAS OF CONCERN THAT I HAVE WITH THIS DEVELOPMENT.

THE FIRST AND FOREMOST IS THE LACK OF ELEMENTARY EDUCATION SPACE AVAILABLE FROM MOUNT DIABLO UNIFIED SCHOOL DISTRICT. THERE IS AN 11 ACRE PARCEL WHICH MDUSD PURCHASED OVER A DECADE AGO WITH THE INTENTION OF BUILDING A K-8 SCHOOL. IT IS STILL AN EMPTY LOT. CURRENTLY MDUSD IS SEVERELY OVERCROWDED IN ELEMENTARY PLACEMENT IN OAKHILLS GREATER AREA. BECAUSE OF THIS THE DISTRICT IS SENDING CHILDREN TO

SCHOOLS ALL OVER THE DISTRICT MANY MILES AWAY. THIS OF COURSE ADDS CAR WASTE TO THE ENVIRONMENT FROM TRIPS TO AND FROM THESE DISTANCES AS WELL AS THE ADDED RISK OF DRIVING AND THE TIME IT TAKES EVERY DAY. IN THIS WAY OUR ELEMENTARY KIDS, THEIR FAMILIES AND NEIGHBORHOODS ARE UNNECESSARILY STRESSED AND IMPOSED UPON.

I REALIZE THAT THE DEVELOPER HAS PAID HUGE SUMS TO THE DISTRICT OVER THE YEARS LONG SINCE DELTA VIEW WAS BUILT AND IT IS TIME TO PAY THE PIPER. THESE FEES NEED TO BE USED BY MDUSD TO PROVIDE THIS OVERDUE ELEMENTARY EDUCATIONAL INFRASTRUCTURE. THIS WONT HAPPEN IN A VACUUM, THE CITY OF PITTSBURG NEEDS TO TAKE THE INITIATIVE TO BRING, THROUGH NEGOTIATION OR LITIGATION, MDUSD TO TASK ON THIS. MDUSD WILL BE CHANGING TO BOARD MEMBERS BY AREA PER NEW STATE LAW. WITH THIS REGIONAL REPRESENTATIVE AND WITH HELP FROM COP WE CAN GET THIS SCHOOL BUILT.

THE SECOND AREA OF CONCERN IS THE LOCATION OF THE BASKETBALL FACILITY. THE MITIGATION FOR THIS PROJECT SHOULD BE IN THE AREA MOST AFFECTED BY IT. THAT WOULD BE WEST PITTSBURG. WHAT A WONDERFUL OPPORTUNITY TO MAKE THIS BASKETBALL FACILITY A PART OF THE NEW K-8 SCHOOL MDUSD WILL BE BUILDING IF WE MAKE IT SO.

THE FARIA DEVELOPMENT WILL BE A GREAT ADDITION TO PITTSBURG PROVIDING THE ESSENTIAL SUPPORT FOR OUR COMMUNITY IS ACCOMPANIED WITH IT.

A handwritten signature in black ink, appearing to read "A. J. Fardella". The signature is stylized with a large, looped initial "A" and a cursive "J".

SINCERELY,

A. J. FARDELLA

Shelby Rose

From: Jazmin Hernandez <jazminarh@gmail.com>
Sent: Wednesday, July 22, 2020 8:06 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: BAD / NEGATIVE IMPACT

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

Dear Pittsburg City Council & Planning Commission, The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will wreak havoc to current Pittsburg residents and wildlife.

It will increase traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around. This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts. If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park. Sincerely,
Jazmin Hernandez, Resident of Pittsburg, CA for more than 20 years.

Shelby Rose

From: Stephanie Satterwhite <sesposito2@gmail.com>
Sent: Thursday, July 23, 2020 7:49 AM
To: meetingcomments; +citycouncil@ci.pittsburg.ca.us; +jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around.

The impact on traffic in West Pittsburg and Hwy 4 will be significant and to say it will negatively impact the current residents of our town is an understatement. It already takes a good 30 minutes to go ONE MILE on West Leland to get onto Hwy 4 from Alves Ranch Road (if there are no accidents already on the freeways). The traffic and infrastructure issues NEED to be addressed first. The people who have been living in Oak Hills, San Marco, Vista Del Mar and Tuscany have already been living years with these issues. They need relief, not more people and traffic exacerbating the problem.

This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts.

If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park.

Sincerely,
Stephanie Esposito Satterwhite
Resident of Pittsburg, CA

Shelby Rose

From: Carrie Locatelli <carebre@yahoo.com>
Sent: Wednesday, July 22, 2020 8:03 PM
Cc: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around. As a person who lives in San Marco, who's children go to Delta View, we really do not need additional traffic. Discovery Builders promises potential buyers with a middle school that has still not been built. The neighborhood as well as adjoining neighborhoods are already too crowded.

This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts.

If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park.

Sincerely,

Carrie Locatelli

Resident of Pittsburg, CA

Sent from my iPhone

Shelby Rose

From: Ricky BJORNDAL <arthurbjorndal@hotmail.com>
Sent: Wednesday, July 22, 2020 7:21 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

>>

>> The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will add to traffic issues in Pittsburg and threatens the new regional park on the Concord side of the hills. It would negatively impact wildlife greatly, as well as be a detriment to the views of our beautiful hills.

>> This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public thoroughly informed of its impacts.

>> If the project is considered at all, it should be *greatly* improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park.

>> Sincerely,

>> Ricky BJORNDAL

>> Resident of Pittsburg, CA

>>

>>

>> Sent from my iPhone

Shelby Rose

From: Aaron G. Smith <ag_smith@outlook.com>
Sent: Wednesday, July 22, 2020 3:33 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

This project seems backwards; why wouldn't the housing development take place on the flatter land currently dedicated to the park, and the park/hiking be zoned in the hills? There have already been previous issues of Seeno built homes sliding on uneven ground not meant for housing development, not to mention the complete loss of natural beauty the hills provide the city of Pittsburg.

Sincerely,
Aaron Smith

Shelby Rose

From: Gayle Stansfield <ghstansfield@sbcglobal.net>
Sent: Monday, July 27, 2020 11:19 AM
To: meetingcomments
Cc: info@cccfd.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. Due to current traffic conditions, my child who is in special education, has to be picked up by the bus two hours before school in order to arrive at Ygnacio Valley high school in a timely manner. Much of the congestion is simply getting out of San Marcos and to the freeway.

It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around.

This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts.

If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park.

Lastly, NO more building should be allowed until additional roads providing access in and out of the San Marcos neighborhood have been built and not simply planned. In the event of a wildfire the lives of residents are already seriously at risk and additional construction will significantly add to this.

Sincerely,
Gayle H Stansfield
Resident of Pittsburg, CA
925-323-2604

Shelby Rose

From: Susan Julian Gates LAST_NAME <sjuliangates@comcast.net>
Sent: Wednesday, July 22, 2020 5:32 PM
To: meetingcomments; citycouncil
Subject: FOR PUBLIC COMMENT - Faria project: bad for our community

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

Dear Pittsburg City Council & Planning Commission,

I am a native of Pittsburg. My family came here in 1931. My Italian grandfather, Senny Julian, who emigrated in 1906, always said he didn't need to go back to Italy because Pittsburg and its hills were like his home, but better. My father, John Julian, always said, "Pittsburg is the hidden jewel of the Bay Area."

I grew up looking at the beautiful hills and Mt. Diablo. I never thought anyone would want to destroy the natural beauty of our community. How could they?

It was shocking to me that the City of Pittsburg would entertain a project that would change our hills for eternity. If this is approved there is no turning back.

The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around.

This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts.

I have not seen any analysis regarding naturally occurring fires. Haven't we learned the consequences of building in areas susceptible to wild fire?

If the project is considered at all, and it should not, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park.

Sincerely,

Susan Julian Gates
Resident of Pittsburg, CA

Sent from my iPhone

Shelby Rose

From: RAYMOND O BRIEN <rayob@prodigy.net>
Sent: Friday, July 24, 2020 2:46 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - Faria/Southwest Hills Project

External Sender: Use caution before opening links or attachments

July 24, 2020

Members of the Pittsburg Planning Commission

RE: Faria/Southwest Hills General Plan Amendments, Pre-zoning Amendments, and Development Agreement. AP-10-717

Why am I not surprised that the City of Pittsburg would railroad a momentous, far-reaching development project through the approval process in these pandemic times with a less than adequate public hearing (virtual meeting) that curtails full participation and engagement by the public with the Planning Commission?

I live in Bay Point, and the members of the Planning Commission can just choose to ignore this letter as I am not a resident of Pittsburg, but Bay Point is within LAFCO "sphere of influence" of Pittsburg, and, more importantly, I and my fellow Bay Point residents will be directly and irrevocably impacted by your decision—principally by the unmitigated traffic and air pollution generated by 1,500 homes and the destruction of open space.

I've quit appealing to public officials in the City of Pittsburg about the loss to residents and visitors alike of the scenic attributes of unspoiled hills. You don't understand scenic attributes as a community value. Scenic attributes don't enter into the values of Pittsburg officialdom; just development and the monies it generates; not to mention the aggravation this brings to Pittsburg residents and surrounding communities, and the incompatible clash this development presents butting up to a new East Bay Regional Park District park.

One would think that with all of the opposition and concern from a host of governmental bodies and local organizations, there would be measured and **full** deliberation with other governmental bodies and the general public. But it appears this is not possible in a city hell-bent on development!

See you at LAFCO!

Sincerely,

Ray O'Brien
Bay Point

Shelby Rose

From: Pittsburg Youth Action <pittsburgyouthaction@gmail.com>
Sent: Tuesday, July 28, 2020 12:32 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - ITEM 2 (Faria)

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

Dear Pittsburg Planning Commission,

We are Pittsburg Youth Action, a grassroots organization established by young people of color for the Pittsburg community. We have actively been organizing young people around social and environmental justice issues. Today we are writing in solidarity with the Coalition to Save Pittsburg's Hills and calling for the termination of Seeno's Faria Project.

Pittsburg is already a hotspot for environmental injustices and this project will exacerbate those disparities. Green space is vital for health and well-being, as well as for the preservation of wildlife corridors and Endangered Species habitats. 1500 new homes atop Pittsburg's hills will also increase traffic, which can lead to an increase in PM 2.5 pollution. PM 2.5 concentrations fluctuate toward unhealthy levels in Pittsburg and this project will further impact our community which is already bearing the disproportionate impacts of environmental injustices. We must also keep in mind the mounting challenges our planet faces as global warming and climate change run rampant. And, we must strive to prevent development that leads to further emissions and reduction in green spaces.

We are also deeply upset by the proposal for a brand new recreation facility for the community that is contingent on this development being passed. As a youth group, we have fought hard over the past 2 months to create a youth recreation center. However, we do not want a community center that comes at the cost of our community's health and well-being.

We would also like to see more energy-efficient buildings and spaces emerge within our community, and not just cookie-cutter homes that simply increase challenges for our already overburdened and underserved populations.

We want to see our community grow and develop, but in an equitable and just way. In order to do so, environmental and social justice must be at the forefront of any new development. This project does not meet those visions we have for the future of Pittsburg. Pittsburg Youth Action rejects the Faria Project and encourages city staff and city council to terminate this development.

Shelby Rose

From: Steve West <skwest4@att.net>
Sent: Sunday, July 26, 2020 2:13 PM
To: meetingcomments
Subject: For Public Comment Agenda Item #2-please read at the meeting

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

Dear Planning Commission,

I am writing to express my concern regarding the negative impact on the environment and traffic from the development of the Faria Project which would add another 1500 new houses near the San Marco area. While I understand there is allotment for open space it would appear that some work is already being done in the area without understanding of the full impact on the environment. Why does the developer want to move the project within the existing space and what are the implications of that move? Currently this area lacks adequate infrastructure to support the existing traffic of the area. Prior to covid 19 traffic was typically on San Marco and Leland avenue was typically backed up during early morning commute hours. Will there be a new roadway or freeway exit to support the increased traffic flow needed in place prior to the completion of the development rather something only being done when issue becomes more of a public nuisance? Will this plan be presented to the public at another meeting or have these issues already been decided upon?

Thank you for consideration of this matter.
Kathleen and Steve West
Oak Hills Residents

Shelby Rose

From: Haidi Muro
Sent: Monday, July 27, 2020 8:19 AM
To: Alice Evenson; Amanda McVey; Kristin Pollot; Shelby Rose
Subject: FW: For public comment Planning Commission Item 2 July 28, 2020 agenda

Good morning,

I am sharing Nancy's comments for tomorrow since I am unsure if sent them to anyone else.

Thank you,
Haidi Muro

From: Nancy Parent <lawparent@gmail.com>
Sent: Saturday, July 25, 2020 2:32 PM
To: Haidi Muro <hmuro@ci.pittsburg.ca.us>
Subject: For public comment Planning Commission Item 2 July 28, 2020 agenda

External Sender: Use caution before opening links or attachments

Thank you for taking the time to listen to my concerns about the Faria Project. I have only had a short time to review the agenda packet which was made public Friday in the late afternoon. In that time I could not look at the documents that are proposed to be changed in any detail.

This is a huge project that will develop over a long time and there should be no rush now to make these decisions that are irrevocable. In the time I have had I have developed these concerns

1. There will be mass grading, including wiping out two ridgelines. Once done it cannot be retrieved. The views of and from the hills are an asset for everyone in Pittsburg. I would not want to approve this without an on site visit.

2. Concerning the CONSISTANCY CHART

Item 2G5 5% single story homes is not enough to give a mix of housing. 15 to 20% is more reasonable.

Item 2G8 mass grading taking out 2 ridge lines IS NOT respectful of topography

Item 2P6 no parks or recreational facilities on site and those in the area are too far away to be useful. Paying a fee does not make up

For this. No provision for attachment to any adjacent trails.

3. A minimum lot size of 4000 sq ft is too small. The standard that is proposed to be changed was carefully considered.

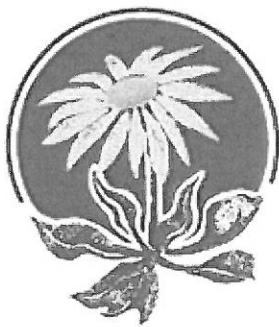
I look forward your continued consideration of this project.

Nancy Parent
643 Black Diamond St.
Pittsburg

Shelby Rose

From: Joanna Garaventa <jgaraventa@cnps.org>
Sent: Tuesday, July 28, 2020 12:10 PM
To: meetingcomments
Cc: Jim Hanson
Subject: FOR PUBLIC COMMENT: ITEM 1: Recommendation on the Faria/Southwest Hills General Plan Amendments, Rezoning Amendments, and Development Agreement. AP-10-717 (GPA, RZ, DA)

External Sender: Use caution before opening links or attachments



CALIFORNIA NATIVE PLANT SOCIETY

East Bay Chapter, www.ebcnps.org
PO Box 5597, Elmwood Station, Berkeley, CA 94705

July 28, 2020

Kristin Pollot, Senior Planner
Pittsburg Planning Division
65 Civic Avenue,
Pittsburg, CA 94565

Re: Faria/Southwest Hills Annexation - Project Final Environmental Impact Report (SCH#2017032027)

Dear Ms. Pollot,

The following comments are submitted on behalf of the East Bay California Native Plant Society on the Faria project. Pursuant to the mission of protecting California's native flora and vegetation, EBCNPS submits the following comments for your review and response:

1. EBCNPS concurs with ***comments made by the East Bay Regional Park District regarding the negative effects of grading*** of the 79.2 acres of open space for slope stability. In addition to loss of soil structure and erosion, grading will also result in the loss of soil seedbank and thus native plants and habitat.
2. ***Letter sent by EBCNPS Board Member, Lesley Hunt on November 30, 2018*** Re: adequate plant surveys and visual incursion of ridgeline has not received an adequate response.
3. No response provided was provided to comments on the Notice of Preparation ***submitted by EBCNPS Conservation Analyst Karen Whitestone on April 7, 2017:***
 - a. Documentation inadequately addresses impacts to Concord Hills Regional Park.

- b. Plant surveys performed are “reconnaissance” in nature and fail to utilize CDFW’s plant survey protocols
- c. Failure to adequately document impacts of soil erosion on sensitive plant communities and protected plants
- 4. FEIR fails to respond adequately to *comments submitted by Shute, Mihally and Weinberger attorneys on November 30, 2018, such as:*
 - a. Relationship of the project with East County Habitat Conservation Plan (ECHCP).
 - b. Project fails to provide complete and adequate analysis of impacts to special status species and sensitive natural communities.

These issues can easily be addressed through plant survey which use CDFW protocol, elimination of grading on ridgelines, creation of broader protected open space between the project and the Concord Hills Regional Park and creation of mitigation measures which adequately document the impacts to biological resources to less than significant.

Thank you for the opportunity to comment. We look forward to having these issues addressed and the plan amended accordingly.

Sincerely,

Joanna M. Garaventa
Conservation Analyst
California Native Plant Society
East Bay Chapter

(cell) 925-408-6905

Sent from Mail for Windows 10

Amanda McVey

From: Brian Holt <BHolt@ebparks.org>
Sent: Tuesday, July 28, 2020 3:31 PM
To: meetingcomments
Cc: Robert E. Doyle; Ana M. Alvarez; Carol Victor; Kristina Kelchner; Colin Coffey
Subject: Comments: Faria/Southwest Hills General Plan Amendments, Prezoning Amendments, and Development Agreement. AP-10-717 (GPA, RZ, DA)

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

City of Pittsburg Planning Commissioners –

Thank you for the opportunity to submit these comments during the first virtual hearing on the Faria/Southwest Hills General Plan Amendment, Prezoning Amendment, and Development Agreement. The East Bay Regional Park District provided written comments earlier today that I trust have been provided to you and that you will have sufficient time to review and consider in your deliberations.

As you may be aware, the East Bay Regional Park District has worked for many years in the establishment of a new regional park on the former Concord Naval Weapons Station – directly to the west of the proposed project site. We have monitored proposals on the Faria/Southwest Hills area for many years and have had the opportunity to meet with the project applicant to discuss the proposed project and our future park plans.

While the Park District is not opposed to the project, there remain serious deficiencies in the current EIR as described in our letter and the current proposal lacks sufficient detail regarding the projects grading, street layout, and lot layouts to make an informed decision. As a result, the current Development Agreement for the Master Plan proposal, the General Plan Amendments, and the Prezoning request would have the potential to result in significant impacts on the ridgelines of the Los Medanos Hills, significant impacts to protected species within areas designated for conservation on the former Concord Naval Weapons, and significant transportation and traffic impacts. In particular, the project footprint needs to be amended to provide a substantive open space buffer between the proposed development and protected open space, a wider corridor needs to be provided between the proposed San Marcos Boulevard extension and protected open space, and additional details need to be provided regarding the projects grading plans, street network, and lot layout.

We have also maintained an interest in working to identify opportunities to ensure the future regional park on the former Concord Naval Weapons Station serves the City of Pittsburg through identifying opportunities for trail connections, public access amenities, and open space. We trust the Planning Commission will engage in a robust review of this large residential subdivision to ensure the projects potential effects and the EIR deficiencies are addressed, that the Planning Commission will seek the details necessary to fully evaluate the project and allow for informed decision making, and that the Planning Commission will seek opportunities to expand public access to the regions protected open space.

Thank you -



Brian Holt
Chief | Planning/GIS
Pronouns: he, him, his
East Bay Regional Park District
2950 Peralta Oaks Court, Oakland, CA 94605
T: 510-544-2623
BHolt@ebparks.org | www.ebparks.org

Amanda McVey

From: Robert Belleci <robertbelleci@gmail.com>
Sent: Tuesday, July 28, 2020 3:40 PM
To: meetingcomments
Subject: Faria comments

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

I am excited to see the Faria project finally move forward. Pittsburg needs more single family homes with access to the greater Bay Area.

--
Thank you,
Robert Belleci
(925) 864-2839

Amanda McVey

From: Daniel Arroyo <danielarroyo72@yahoo.com>
Sent: Tuesday, July 28, 2020 3:12 PM
To: meetingcomments
Subject: Faria Project

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

I drive from Antioch to Richmond daily. I can't wait for this project to be built so I can move to Pittsburg and save time on my commute!

-Daniel Arroyo

Amanda McVey

From: Manisha Rattu <mrattu@stanford.edu>
Sent: Tuesday, July 28, 2020 4:33 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - ITEM 2

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

I am writing in opposition of the Faria development project. As a Pittsburg resident with an Environmental Science and Justice background, this project further perpetuates Pittsburg's legacy as an industrial suburb and degrades our environment for both residents and wildlife.

I am in support of growth and development in Pittsburg, however, it must be done so with equity and justice at its core. This project does not do so. Time and time again, we have seen Seeno Homes bring up massive developments of identical, cookie-cutter homes with hardly any distance between neighbors. We need to be much more intentional with our development and incorporate environmentally-conscious designs & layouts.

As someone working at the intersection of the environment, climate, and justice, I would like to see more energy-efficient buildings and homes in Pittsburg. Buildings account for 25% of the greenhouse gas emissions in the state of California. A number of cities in CA are leading the way in terms of building and transportation development that reduce GHG emissions, provide affordable housing options, implement green and aesthetic designs, and center equity. I don't see this project helping fulfill that green economy future that I see for Pittsburg.

I also think it is unfair that the approval of this project is tied to the development of a brand new recreation facility. Pittsburg residents should not have to choose between brand new amenities and the degradation of their health and green spaces. Please reject this project and encourage our city staff to do the same.

--

Manisha Rattu

Stanford University | Class of 2019

M.S. Candidate | Earth Systems

B.S. | Earth Systems

Minor | Comparative Studies in Race and Ethnicity (CSRE)

Amanda McVey

From: Sam Garcia <samgarcia7583@gmail.com>
Sent: Tuesday, July 28, 2020 3:48 PM
To: meetingcomments
Subject: southwest hills development

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

I will soon be in the market for a new home, and this location would be great to support me in my business travel. Please approve this project!

Thank you,
Sam Garcia

Amanda McVey

From: Paul Seger <psseger65@gmail.com>
Sent: Tuesday, July 28, 2020 4:37 PM
To: Kristin Pollot; meetingcomments
Subject: "FOR PUBLIC COMMENT" 2 Faria/Southwest Hills Annexation Project and Final Environmental Impact Report

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

July 28, 2020

Dear Members of the Planning Commission,

I understand the difficult position which city staff has put upon you: this long-standing project, if built, would permanently alter very unique & sensitive open space and wildlife habitat therefore, it is Critical that you demand that CEQA and the FEIR are complete, factual and *in the spirit of CEQA law* and all process is carried out with the most genuine and honest of intentions. During these very difficult times, given the unusual and new circumstances due the Covid-19 pandemic, more time is thereby justified to provide the public opportunity to review, process and comment on the FEIR: the City's staff released the FEIR at the end of the day on Friday, July 17, 2020 and the Planning Commission now considers the Project FEIR at tonight's hearing; the public was allowed just seven business days to review and comment on the project.

Good governance in these difficult times suggest exercising on behalf of the public's interests.

Government Coronavirus Emergency Transparency and Public Access March20,2020

As state, tribal and local governments across the United States take measures to respond to the COVID-19 epidemic, executive orders and legislative proposals are calling for the suspension of normal operating procedures including, at times, compliance with open-meeting and public-records laws. We strongly urge government branches and agencies to recommit to, and not retrench from, their duty to include the public in the policy-making process, including policies relating to COVID-19 as well as the routine ongoing functions of governance.

"Government bodies should not opportunistically take advantage of the public's inability to attend large gatherings to make critical decisions affecting the public's interest if those decisions can reasonably be postponed. Just as citizens are being asked to defer nonessential travel and errands, so should government agencies defer noncritical policy-making decisions until full and meaningful public involvement can be guaranteed."

I hope that you'll find the courage to **reject staff's recommendations, continue this hearing to a future date and please require the comment period to be reopened and allow a minimum of 45-90 days [total].**

Thank you for your time,

Paul Seger
Chair, Delta Regional Sierra Club
[comments submitted are on behalf of myself]
714-54-0838

Amanda McVey

From: Christine Carpio <christine.carpio@gmail.com>
Sent: Tuesday, July 28, 2020 4:47 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - ITEM 2 (Faria)

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

Dear Pittsburg Planning Commission,

I am writing to you in support of the Coalition to Save Pittsburg's Hills and calling for the termination of Seeno's Faria Project.

In my 23 years of residing in Pittsburg, I have seen this city grow exponentially through housing developments that have been built over the years. Although it may seem as a substantial economic growth on the surface level, the expansion of this city can potentially serve as a challenge for not only the environment but for community members as well. Placing 1500 new homes on Pittsburg's hills increases the city's population, escalates the heavy commuter traffic, causes an increase in the city's PM 2.5 solution, destroys wildlife corridors, and advocates for the endangerment of species habitats. We must preserve these green spaces that are vital for our health and well-being by preventing this development project from occurring in our city.

It is also very disheartening to know that the proposal for a brand new recreation facility is dependent on the Faria Project. Although my peers and I have been pushing for the creation of a youth recreation center, we must not dismay our community's health and well-being especially in an underserved population such as Pittsburg.

We deserve green spaces, energy-efficient buildings, and overall, a beautiful community.

Thank you,
Christine Carpio

Amanda McVey

From: Matt Messenger <mrmessage79@gmail.com>
Sent: Tuesday, July 28, 2020 4:41 PM
To: meetingcomments
Subject: Planning Commission Comments

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

Hello,

I commute all over the Bay Area, and was so excited to read about the faria project in the times yesterday. This would be a perfect location for my family to relocate.

Matt Messenger

Amanda McVey

From: Julie Marco <julievmarco@gmail.com>
Sent: Tuesday, July 28, 2020 4:50 PM
To: meetingcomments; citycouncil; Kristin Pollot; jpgalvan@savemountdiablo.org
Subject: For Public Comment - Item 2 (Faria Project)

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

Hello,

First of all, thank you for the chance to give voice to my thoughts in our city's meetings, as always.

My name is Julie Marco and I've been a Pittsburg resident for 17 of the 20 and a half years of my life. The seemingly never ending, rolling green (or golden, depending on the season) hills that border the southern edge of our town have always been a lovely sight for me and for many others, as I've come to find out while promoting this opportunity to send in comments for this meeting to other community members.

After reviewing the Final Environmental Impact report for the Faria project and the Summary Sheet provided on the agenda, it seems like this is another housing development meant to stuff as many revenue-bringing families and individuals to a town that, frankly, still needs more work on the quality of life it is able to cater for its constituents. This is a project that requires grading of the hills and degradation of our natural views and of the remaining open, undeveloped spaces that remain in our backyards. Understandably, this may be an investment in Pittsburg's financial future, but it is a cop out of investing in our environment and in our city's connection to the land it lies on.

As I've told others I've shared the Faria project with, we need to conserve what remaining undeveloped land we have. This is for the benefit and sustainability of our local ecosystems which include the wildlife and us, people. Instead of losing out on acres of our hillside forever, let's encourage our community to see the beauty in our hills, in our wildlife, as part of an amazing state of so many different natural environments, let's take pride in these beautiful lands that we're able to see everyday, let's encourage recognition of the connection we have to its Indigenous people's history through the same land we both lived on, and in return, I believe we will see people care about and invest their time and futures into Pittsburg at a much deeper level than we have before.

We're facing many turning points in history right now, and though a housing development may not seem like a big battle, the loss of our landscape and the benefits of it to current and future Pittsburgians weighs heavily in the balance, your decision on approving this project is a ginormous one.

If you do decide to persist in seeing this project be approved, please do your constituents a favor and assure us that everyone in this process is following correct protocol, that people are being transparent and that all factors are able to be considered before approving plans. That everyone is wholeheartedly pursuing this project for the benefits it will have for our entire city and the neighboring communities.

Thank you for your time and consideration.

Julie Marco

Amanda McVey

From: Kyle Burkhart <klburkhart@yahoo.com>
Sent: Tuesday, July 28, 2020 4:51 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - ITEM 2 Faria Project

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

Implementing these houses means the more demand on public utilities and higher strains on roadways and the freeways already so packed going to and from pleasant hill/walnut creek area. This lowers the basic standard of living for every citizen not only in this area but for families living east of places like San Fransisco and Oakland where the majority of people work. This alone is not worth the implementation of these new houses and that is not even including the decrease in air quality and destruction of wildlife areas. The short and long term affects of the Faria Project out-weigh the things Pittsburg gains from it. Please consider the feelings of each citizen in Pittsburg and surrounding cities, they are the ones being affected by this and should have a say in whether this follows through or not.

[Sent from Yahoo Mail for iPhone](#)

Amanda McVey

From: Erendira Blanco <blanco.arendira@gmail.com>
Sent: Tuesday, July 28, 2020 4:58 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT ITEM 2

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

Dear Pittsburg City Council and Planning Commission,

My name is Erendira Blanco, a longtime resident of West Pittsburg, or Bay Point.

I write to you today to implore that you reconsider your proceedings on the Faria/SW Hills annexation Project proposed by the Seeno/Discovery Builders. First and foremost I'd like to express my outrage at the fact that the way the public has not been well informed about the project, with myself having just learned about this a few days ago.

Building atop the Pittsburg hills would have grave negative impacts on the wildlife that inhabits them, as well as environmental impacts related to the inevitable increased traffic this project would bring. Also, the environmental analysis for the project is incomplete and the current Environmental Impact report should be voided. The people of Pittsburg deserve to be aware of the threats to the community this proposal implies. The Pittsburg hills deserve to be left in their beautiful, natural state for all to view rather than inhabit.

Sincerely,

Erendira Blanco

Shelby Rose

From: Juan Pablo Galvan <jpgalvan@savemountdiablo.org>
Sent: Monday, July 27, 2020 1:12 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - Faria - Agenda Item #2
Attachments: SMD_FariaCmnts_27jul20.pdf

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

Hello,

Please see Save Mount Diablo's comments for the July 28th Pittsburg Planning Commission meeting below and attached:

Dear Pittsburg City Council & Planning Commission,

My name is Juan Pablo Galván, Senior Land Use Manager for Save Mount Diablo. Our organization and more than 11,000 supporters have been responding to the proposed Faria Project for more than a decade. In all that time, the Applicant and City of Pittsburg have failed to address the fundamental flaws that have characterized this Project and its environmental review since it was first proposed. The Planning Commission currently has before it a proposal for a major development Project of 1,500 houses on top of Pittsburg's southwest hills that lacks an adequate Project description, analysis of its many significant impacts, enforceable mitigation measures and many other features necessary to meet the requirements of the California Environmental Quality Act.

More than 100 Pittsburg residents have submitted comments on this Project pointing to the need to protect Pittsburg's hills and wildlife habitat, address existing serious traffic issues and present to the public a complete description and analysis of this Project. They are not alone. Aside from Save Mount Diablo, East Bay Regional Park District, Contra Costa Local Agency Formation Commission, Bike East Bay, Mount Diablo Audubon and other organizations have all repeatedly pointed out the significant negative impacts of the Project, dismal environmental review and what would be needed to rectify the many shortcomings of the Faria proposal. This has not happened.

Moreover, to propose 1,500 houses next to a new regional park, on top of Pittsburg's hills, and ask the City to eliminate the goals and policies in its own General Plan that call for minimizing grading, maintaining its hills and protecting its creeks demonstrates a complete disregard for the environment and the wishes of the Pittsburg community. However, this Applicant proposes to do just that.

Pittsburg residents deserve these same quality of life benefits that residents of other cities receive as a matter of course. As such, until more information is provided and these issues are cleared up, Save Mount Diablo asks that the Planning Commission recommend denial of the Faria project.

Regards,
Juan Pablo Galván
Save Mount Diablo

Juan Pablo Galván
Senior Land Use Manager
Save Mount Diablo
P (925) 947-3535 ext. 34
F (925) 947-0642
jpgalvan@SaveMountDiablo.org
1901 Olympic Blvd., Suite 320
Walnut Creek, CA 94596
www.SaveMountDiablo.org





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Proud Member of

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Bay Area Open Space Council



July 27th, 2020

Pittsburg Planning Commission

RE: Planning Commission July 28th 2020 Meeting Agenda Item #2 – Recommendation on the Faria/Southwest Hills Annexation Project

Dear Pittsburg City Council & Planning Commission,

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Regards,

Juan Pablo Galván
Senior Land Use Manager
Save Mount Diablo



Contra Costa LAFCO Comments - Faria/Southwest Hills

Lou Ann Texeira [LouAnn.Teixeira@lafco.cccounty.us]

Sent: Tuesday, July 28, 2020 6:25 PM

To: meetingcomments

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

Greetings,

Thank you for the opportunity to provide comments.

Since 2006, LAFCO has provided six comments letters on the above-referenced project. In our letters, we expressed concerns regarding the scope of the EIR (i.e., programmatic vs project level), inadequate assessment of conversion of agricultural lands/open space, consistency with LAFCO laws/policies, provision of public services (e.g., water, sewer, fire), boundary issues (e.g., creating an island) and cumulative impacts. In reviewing the responses to comments in the Final EIR, it appears that many of LAFCO's comments and concerns were not adequately addressed.

Give the importance of LAFCO's role in processing annexations to the City and special districts in conjunction with this project, we respectfully request that this item be continued to allow more time to address the LAFCO concerns.

Thank you.

Lou Ann Texeira, Executive Officer
Contra Costa LAFCO
40 Muir Road, 1st Floor
Martinez, CA 94553
925-313-7133
LouAnn.Teixeira@lafco.cccounty.us

New Sub- division

Randy Ashford [rashford24@gmail.com]

Sent: Tuesday, July 28, 2020 7:07 PM

To: meetingcomments

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

Good evening, there enough traffic on highway 4 already without building more houses. The City don't need money that bad to inconvenient the good Citizens of this find City.

San Marco Hill**Marcia Lessley** [marciamarcia1207@sbcglobal.net]**Sent:** Tuesday, July 28, 2020 7:31 PM**To:** meetingcomments

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

Traffic is already a mess in the San Marco Development.

It can take 30 minutes to get on to Hwy 4. Currently there is NO other roads to and from SM area and now there is more grading being done more homes, before road access out of the area.

First should be the road and than the houses. Please finish off and open the West Leland Rd so there are more than one exit in case of 🔥 fire which happen already on hwy 4. Open up access Avila Road this will help get people to Hwy 4 quicker. Next the grading is a big dust mess, no notifications was done and not enough water being used to wet and keep the dust down 😊

Sent from my iPad

Public comment on Item 2 Faria/Southwest Hills Public Hearing. (Please read aloud)

Bruce Ole Ohlson [bruceoleohlson@hotmail.com]

Sent: Tuesday, July 28, 2020 7:37 PM

To: meetingcomments

External Sender: Use caution before opening links or attachments

Good evening Planning Commissioners, staff, and fellow residents of Pittsburg. I am Bruce Ohlson, Pittsburg's "Mister Bicycle."

San Marco Boulevard currently has a sidewalk on only the east side of the street. When the street was built, back in the early 1990s, the developer was not required to build a sidewalk on the west side of the street. Times have changed over the past 30 years. Currently, we have a trail along the west side of San Marco Boulevard between West Leland Road and the Delta View Elementary School. Also currently, we have a Regional Trail, the Delta de Anza that is operated by the East Bay Regional Park District that is located on the north side of the freeway, Highway 4. The safest and most direct route between both of these trails is on the west side of San Marco Boulevard.

It would be very reasonable to condition the developer of this project to build a ten-foot wide "sidewalk" along the west side of San Marco Boulevard between these two existing segments of public trails that will connect them and enlarge the City of Pittsburg's bicycling and walking network. In the big picture, the cost for building this sidewalk will be miniscule compared with the expense of setting aside the 129 acres of public open space within this development that is being required by the City of Pittsburg as part of this development.

There is currently plenty of space along the west side of San Marco Boulevard in which to fit this "sidewalk." Caltrans, as part of its Complete Streets program, calls for sidewalks along both sides of every public street crossing of its freeways. The Gas Station at the corner of West Leland Road and San Marco Boulevard was conditioned to include space for a 10-foot sidewalk along its San Marco frontage. The City of Pittsburg's bicycle plan (that is to be adopted by the City Council in late August of this year) calls for the construction of this sidewalk-trail.

Please recommend to the City Council that they condition the developer to include this segment of sidewalk along San Marco Boulevard for the citizens and residents of the City of Pittsburg. This is an inexpensive and reasonable request that will increase quality of life for everyone.

Thank you.

~0le

Bruce "0le" Ohlson

Bike East Bay

Delta Pedalers Bicycle Club

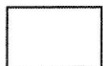
Contra Costa Countywide Bicycle Advisory Committee

CCTA Bicycle & Pedestrian Advisory Committee

Caltrans District 4 Bicycle Advisory Committee

TRANSPLAN appointee to Highway 4 Integrated Corridor Management Study

Healthy and Livable Pittsburg Collaborative



Virus-free. www.avg.com

Farias Project

Maria Mariscal [maria.mariscal@gmail.com]

Sent: Tuesday, July 28, 2020 9:34 PM

To: meetingcomments

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

It doesn't matter how many metering lights you installed. The traffic is going to get worse

this meeting is kind of late since they are already demolishing the hill

Please fight for the community.

They only pay for studies, they don't pay for the projects themselves. the developer always wins.

We need more specifics from the planning manager.

It is not how much open space there is. It is how much they are destroying.

There are a few things the developer is not sure about such as the amount of houses or how much money they will pay.

the developer just wants more houses

the developer has more than 20 years of experience. they have answers for everything. Just because they are transparent that doesn't make the project ok.

Shelby Rose

From: Adolfo Sanchez <adolfsanz@aol.com>
Sent: Wednesday, July 22, 2020 6:08 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission, The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around. This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts. If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park. Sincerely, [Your Name] Resident of Pittsburg, CA

Adolfo

Shelby Rose

From: angel barreto <barreto925@gmail.com>
Sent: Saturday, July 25, 2020 10:37 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

External Sender: Use caution before opening links or attachments

Dear Pittsburg City Council & Planning Commission, The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around. This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts. If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park. Sincerely, [Your Name] Resident of Pittsburg, CA

Shelby Rose

From: Angel Contreras <angelcm777@gmail.com>
Sent: Wednesday, July 22, 2020 2:51 PM
To: meetingcomments; +citycouncil@ci.pittsburg.ca.us; +jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

External Sender: Use caution before opening links or attachments

Dear Pittsburg City Council & Planning Commission,

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Sincerely,

Angel Contreras

Resident of Pittsburg, CA

Shelby Rose

From: Ashley Cerillo Bravo <abravo2@mail.sfsu.edu>
Sent: Tuesday, July 28, 2020 3:57 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

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Sincerely,

Ashley Bravo

Resident of Pittsburg, CA

Shelby Rose

From: buffordrex@aol.com
Sent: Wednesday, July 22, 2020 11:12 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

External Sender: Use caution before opening links or attachments

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The Faria / SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around. This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts. If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridge line should be protected, and open space added to the new regional park. Trail heads and public access for Pittsburg residents should be provided through the project to the new regional park.

Sincerely, Barbara Murphree Resident of Pittsburg, CA

Shelby Rose

From: Bottle Blonde <carol.schapker@gmail.com>
Sent: Wednesday, July 22, 2020 3:29 PM
To: meetingcomments; +citycouncil@ci.pittsburg.ca.us; +jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

External Sender: Use caution before opening links or attachments

Dear Planning Commission,

The voters have already spoke clearly against this use of our land. You need only reflect to get your answer.

Dear Pittsburg City Council & Planning Commission, The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around. This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts. If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park. Sincerely, [Your Name] Resident of Pittsburg, CA

Shelby Rose

From: Charlene Chand <charlenepchand@gmail.com>
Sent: Sunday, July 26, 2020 3:26 PM
To: meetingcomments; +citycouncil@ci.pittsburg.ca.us; +jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

External Sender: Use caution before opening links or attachments

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Sincerely,

Charlene Chand

Resident of Pittsburg, CA

Shelby Rose

From: Christine Fregi <fregic@pegasusgroup.net>
Sent: Wednesday, July 22, 2020 8:13 PM
To: citycouncil; meetingcomments; jpgalvan@savemountdiablo.org
Cc: Matt Fregi
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,
Christine & Matthew Fregi
Resident of Pittsburg, CA

Christine Fregi | *Investor Relations*

d 925.930.0810 x101 | f 925.256.0300

Shelby Rose

From: Cynthia <townlove510@gmail.com>
Sent: Wednesday, July 22, 2020 2:46 PM
To: meetingcomments; +citycouncil@ci.pittsburg.ca.us; +jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Shelby Rose

From: Dikshya Koirala <koirala1997@gmail.com>
Sent: Tuesday, July 28, 2020 12:14 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

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Sincerely,

Dikshya koirala

Resident of Pittsburg, CA

Shelby Rose

From: Evelyn Almaraz <evelynalmzz@icloud.com>
Sent: Tuesday, July 28, 2020 12:45 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

[Your Name]

Resident of Pittsburg, CA

Shelby Rose

From: Gagan Singh <gaganpriansingh@gmail.com>
Sent: Friday, July 24, 2020 11:05 AM
To: meetingcomments; +citycouncil@ci.pittsburg.ca.us; +jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

Gaganpreet Singh
Resident of Pittsburg, CA

Shelby Rose

From: Henry Martinez <martinezhj@msn.com>
Sent: Wednesday, July 22, 2020 1:46 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

[Your Name]

Resident of Pittsburg, CA

Shelby Rose

From: Aydee Avila <jackie.avila@icloud.com>
Sent: Saturday, July 25, 2020 3:56 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

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Sincerely,

Jackie Avila

Resident of Pittsburg, CA

Sent from my iPhone

Shelby Rose

From: Ivy <ivyskyvie@gmail.com>
Sent: Wednesday, July 22, 2020 7:09 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

>>

>> The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around.

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>> Sincerely,

>> Ivy McKindles

>> Resident of Pittsburg, CA

>>

>>

>> Sent from my iPhone

Shelby Rose

From: Jasmine Paul <jasminepaul.830@gmail.com>
Sent: Saturday, July 25, 2020 5:21 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Dear Pittsburg City Council & Planning Commission,

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Sincerely, Jasmine Paul
(Resident of Pittsburg, CA)

Shelby Rose

From: Jenner McCloskey <jenner.mccloskey@gmail.com>
Sent: Wednesday, July 22, 2020 1:49 PM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around.

This is a bad project, and the environmental analysis that's been done for it is incomplete. No specific development plans were submitted for review even though they exist. The current Environmental Impact Report should be rejected. The entire project should be analyzed and the public fully informed of its impacts.

If the project is considered at all, it should be greatly improved. Development should be clustered on lower elevations so that it's not visible from all around and reduces other impacts. The ridgeline should be protected, and open space added to the new regional park. Trailheads and public access for Pittsburg residents should be provided through the project to the new regional park.

Sincerely,

Jenner McCloskey

Resident of Pittsburg, CA

Shelby Rose

From: jldajas@gmail.com
Sent: Thursday, July 23, 2020 7:11 AM
Cc: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

meetingcomments@ci.pittsburg.ca.us, citycouncil@ci.pittsburg.ca.us,
jpgalvan@savemountdiablo.org

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Sincerely,
Jennifer Dajas
46 Belle Harbor Circle
Resident of Pittsburg, CA

Sent from my iPhone
sorry for the typos ;)

Shelby Rose

From: Jennifer Jay <jjay925@gmail.com>
Sent: Thursday, July 23, 2020 10:02 AM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Dear Pittsburg City Council & Planning Commission,

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Shelby Rose

From: Jilldorais@yahoo.com
Sent: Wednesday, July 22, 2020 7:06 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

Jill Dorais

Resident of Pittsburg, CA

Sent from my iPhone

Shelby Rose

From: Jonathan Nunez-Babb <jonathannunezbabb@gmail.com>
Sent: Wednesday, July 22, 2020 2:59 PM
To: meetingcomments; +citycouncil@ci.pittsburg.ca.us; +jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,
Jonathan Nunez-Babb
Resident of Pittsburg, CA

Shelby Rose

From: Juliana Martinez <jolenem96@yahoo.com>
Sent: Tuesday, July 28, 2020 1:46 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

Juliana Martinez

Resident of Pittsburg, CA

Shelby Rose

From: Kevin Frias <kevinurielf@gmail.com>
Sent: Sunday, July 26, 2020 11:09 AM
To: meetingcomments
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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

Dear Pittsburg City Council & Planning Commission,

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Sincerely,

[Your Name]

Resident of Pittsburg, CA

Sent from my iPhone

Shelby Rose

From: lindaq <lindaq@comcast.net>
Sent: Wednesday, July 22, 2020 10:36 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Dear Pittsburg City Council & Planning Commission,

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Sincerely,

Linda Quick

4258 Hillview Drive

Resident of Pittsburg, CA

Shelby Rose

From: mn659@hotmail.com
Sent: Wednesday, July 22, 2020 9:00 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

External Sender: Use caution before opening links or attachments

Dear Pittsburg City Council & Planning Commission,

Covid has temporally reduced traffic on highway 4 but that won't be forever.

The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around.

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Sincerely,

Michael Nott
Resident of Pittsburg, CA

Shelby Rose

From: Michelle Koski <mkphantom26@hotmail.com>
Sent: Wednesday, July 22, 2020 8:01 PM
To: citycouncil@pittsburg.ca.us; meetingcomments; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

[Your Name]

Resident of Pittsburg, CA

Michelle Koski

Shelby Rose

From: Pauline Poe <ppaulne@icloud.com>
Sent: Thursday, July 23, 2020 11:34 AM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

Pauline Faith Poe
Resident of Pittsburg, CA

Shelby Rose

From: Bobby Lee <anustart1134@gmail.com>
Sent: Thursday, July 23, 2020 7:15 AM
To: meetingcomments; +citycouncil@ci.pittsburg.ca.us; +jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

Robert Lee

Resident of Pittsburg, CA

Shelby Rose

From: Sid Quick <sidquick@comcast.net>
Sent: Thursday, July 23, 2020 10:02 AM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Sincerely,

Sid Quick

Resident of Pittsburg, CA

Shelby Rose

From: Gwen Armstrong <gwennysue@hotmail.com>
Sent: Friday, July 24, 2020 8:11 AM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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Dear Pittsburg City Council & Planning Commission,

The Faria/SW Hills Annexation Project proposed by Seeno/Discovery Builders will snarl traffic in Pittsburg and threatens the new regional park on the Concord side of the hills. It would have significant negative impacts on wildlife, and would seriously degrade the views of the beautiful hills from all around. Not to mention the added exhaust choking your grandchildren.

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Sincerely,

Susan Armstrong
Resident of Pittsburg, CA

Shelby Rose

From: Shiva Gaskari <sgaskari@hotmail.com>
Sent: Wednesday, July 22, 2020 2:15 PM
To: meetingcomments; citycouncil; jpgalvan@savemountdiablo.org
Subject: FOR PUBLIC COMMENT - Faria project: bad environmental review, bad project

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I'd like to add that, as a San Marco resident, I moved into this neighborhood and fell in love. However, many of the promises made when we bought our house 8 years ago have not been fulfilled. While the home builders have been busy knocking down our hills and making profits, the city has done nothing to address the major infrastructure problems that exist. The one grocery store that serves this area is not able to keep up with the population increase and as a result, we and our neighbors take our money to spend in Concord grocery stores. Even worse, those of us that moved in with small children were told a middle school was coming and yet we are still waiting. Our one-year-old when we moved in is now 9 years old. We are faced with the very real decision of having to move out of the area to send our kids to a better middle school (as Riverview Middle School is only rated a 2). Why are we still waiting? Why haven't these infrastructure problems been settled? Plenty of our neighbors would stay here indefinitely if it wasn't for the atrocious middle school and lack of infrastructure. We, personally, would be upgrading to a home in this same neighborhood if these issues were not in question. Please stop lining the homebuilders' pockets, and improve life for your taxpayers.

Sincerely,
Shiva Gaskari
Resident of Pittsburg, CA

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 25, 2020**

ITEM: California Burrito, AP-20-1501 (DR).

ORIGINATED BY: Jaime Tobonche on behalf of California Burrito, P.O. Box 2650, Rocklin, California 95677.

SUBJECT: This is a request for design review approval to legalize new paint colors for the exterior facade of the existing drive through restaurant, located at 2175 Railroad Avenue. The property is located within the Railroad Avenue Specific Plan (RASP), PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District, and has a RASP Land Use Designation of CC (Community Commercial). Assessor's Parcel No. 088-183-078.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10156, approving Design Review Application No. 20-1501, subject to conditions.

BACKGROUND:

The existing approximately 1,200 square foot building was constructed in 1968 for Taco Bell. It has since housed Taqueria El Tejaban, Down Home Texas BBQ, Super Taco, and currently California Burrito.

On November 2, 2009, the City Council adopted Ordinance No. 09-1319 establishing a PD (Planned Development) District and approving the Railroad Avenue Specific Plan (RASP) for the areas closest to the future Pittsburg Center BART Station at Railroad Avenue and State Route 4. The RASP contains development and design standards intended to capitalize on the future transit oriented development (TOD) growth potential around the BART Station, and to "describe a preferred character and overall direction for development associated with the future [BART] Station" (Railroad Avenue Specific Plan, 2).

California Burrito occupied the site in November of 2019. After occupying the site, the business repainted the building and trash enclosure to be consistent with the branding for California Burrito. Planning staff was made aware of this change, and in January 2020, a notice of violation was sent alerting the business and property owner that Administrative Design Review is required for commercial color changes.

On February 25, 2020, Jaime Tobonche filed Administrative Design Review Application No. 20-1501, requesting approval to legalize new paint colors for the exterior facades of the existing drive through restaurant. A notice of intent to exercise staff delegated authority to process the application at a staff level, was set before the Planning Commission on April 14, 2020; however, the Commissioners voted unanimously to

bring the application forward for consideration by the full Planning Commission at a future meeting.

PROJECT DESCRIPTION:

Existing Conditions: The California Burrito drive-through restaurant is located on a 30,000 square foot site on Railroad Avenue, approximately 350 feet south of Bliss Avenue and 800 feet north of East Leland Road.

Immediately north of the site is another drive-through business housing KFC/Long John Silvers. Immediately south of the site is a commercial strip building housing several uses, including Tacos Tijuana (restaurant), Ruben Herrera -Farmers Insurance (office), Delta Valley Signs (retail), La Pinata Loca (retail), and Railroad Cleaners (personal services). To the west of the property, across Railroad Avenue are additional commercial uses including a 76 Gas Station, and Burger King drive-through.

The existing approximately 1,200 square foot drive-through restaurant structure is approximately 30 feet wide by 40 feet deep and is located on the western half of the parcel, approximately 35 feet from Railroad Avenue. The structure is a brick building with a tile roof, and the bricks have been placed to form arches around the building's windows and entrance door. Six permanent tables with benches are located on the western side of the building, between the structure and the sidewalk along railroad avenue, creating an outdoor dining area at the entrance of the site. The tables and benches have brick bases with tile tops and have been fitted with connections for outdoor umbrellas. At the rear of the building, located 30 feet away is an existing approximately 130 square foot trash enclosure. The walls of the trash enclosure are constructed of bricks with chain link fencing with slats for the gate.

The site has a unique layout for the drive-through, as the window is on the passenger side. Upon entering the driveway vehicles must drive eastbound to the rear of the property to the drive-thru entrance, which then loops back westbound with the building on the passenger side and leads back towards the driveway to exit onto Railroad Avenue. There is currently significant queuing space for cars with this layout, along with 34 parking spaces on site, including one ADA accessible space.

The existing drive-through restaurant operates 24 hours a day seven (7) days a week and has 5 employees.

See Attachment 3 for an aerial image of the site, the surrounding land uses, and site photos.

Proposed Project: The applicant has repainted all structures on site in accordance with California Burrito's branding and has applied for design review to legalize those colors. This has included repainting the main color of the building and trash enclosure white (previously a light brown) and adding accent colors of red and yellow. California Burrito has painted the lower half of the building a bright yellow, and has continued the color on

the lower half of the trash enclosure and on the brick bases of the tables and benches, and added a yellow stripe along the bricks atop the main building. The California Burrito's signature red color has been added around the window and door openings on site (previously white), on the bricks atop the main building (previously brown), rear doors, and to the roof (previously original terracotta colored) tiles.

See Attachment 2 Project Plans, for more details.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is in the 'Railroad Subarea' of the General Plan and has a land use designation of 'Mixed Use'. This designation is generally intended to allow for greater flexibility of land uses around transit. The existing use at the project site is an eating and drinking establishment which is consistent with the 'Mixed Use' designation. See Attachment 6, "General Plan Consistency Table," for a more in-depth review of the project's compliance with individual goals and policies.

Zoning/Railroad Avenue Specific Plan: The property is located in the RASP PD (Planned Development, City Council Ordinance No. 09-1319) District. Pursuant to Pittsburg Municipal Code (PMC) section 18.53.030, land use and development regulations for properties located within the RASP area shall conform to the applicable use and development regulations identified in the RASP. The RASP outlines land use, design, and development goals and policies for the specific plan area (for a detailed analysis of the proposed projects consistency with these goals and policies, see Attachment 4). However, the structure is existing on site and as such, any inconsistencies are considered legal non-conforming. Pursuant to PMC section 18.76.020, "a structure, lawfully occupying a site on June 20, 2007, that does not conform with the standards for front yards, side yards, rear yards, height, or floor area of structures, driveways, courts, or open space for the district in which the structure is located is a nonconforming structure and may be used and maintained". The existing use at the site is a restaurant with drive in service; defined in PMC section 18.08.070.11.e., as, "Restaurant providing service to customers by an employee while the diner remains in the automobile". While this use is not currently permitted in the PD-1319 district, the use was established in 1968 and has been continually operating, and as such, the use is considered legal non-conforming. Pursuant to PMC section 18.76.020".

As shown in Attachment 4 of this report, the project complies with the RASP's CC (Community Commercial) District development regulations, except for exceeding the maximum number of parking spaces and having the parking area screened from view; however, these are allowed to remain unchanged as they are considered legal non-conforming features of the site.

Development Review Design Guidelines (DRDGs): The City's DRDGs provide a framework for the design review of residential, commercial, and industrial projects. As shown in Attachment 5 of this report, the proposed project complies, or conditionally

complies, with all of the DRDGs, specifically those that call for: 1) existing trees on site to be incorporated in to the project site design; 2) building entries to be designed as a focal point; and 3) articulated entries. According to staff's review of the current color scheme on the site, the application does not conform with DRDG's that call for: 1) structures to be compatible with surrounding uses (DRDG IV.g & p), and 2) exterior appurtenances to be designed into the façade of the building (DRDG IV.l & m, and VI.D.9). See "Staff Analysis" section below for further discussion.

Design Review Findings: In accordance with PMC section 18.36.220(B), design review approval may be granted if the Planning Commission can make a determination that the proposed project is consistent with the following standards:

- A. The structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality.
- B. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable.
- C. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value.
- D. The structure is in harmony with proposed developments on land in the general area.
- E. The application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

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

Public Notice: Although not required by the PMC, on or prior to August 15, 2020, notice of the August 25, 2020, public meeting to consider design review of the proposed project was posted at City Hall, 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 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 "William Way" Nextdoor neighborhood.

ANALYSIS:

Staff has found the proposed color scheme for the site to be in contrast with surrounding development and is recommending slight modifications to ensure

cohesiveness within the area and consistency with applicable DRDGs related to: 1) compatibility with surrounding uses, and 2) incorporating design of exterior appurtenances into the façade of the building.

Staff recommends the applicant eliminate most of the bright yellow paint from the site, except for the band along the bricks atop the building, the bases for the light poles and the accent planters spread around the site. Staff recommends the entire building, apart from accents, be painted white. Additionally, staff recommends the brick bases of the tables and benches be painted black. To draw attention to the structure's unique architectural features, staff recommends the red arches surrounding the building's windows and entrance be continued to ground level. See Attachment 7 for a visual interpretation of staff's recommended changes.

With the suggested color modifications, staff believes that the Planning Commission can make the required findings to approve the design review request.

ACTION REQUIRED:

Move to adopt Resolution No. 10156 approving Design Review Application No. 20-1501, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10156
2. Project Plans date stamped February 12, 2020
3. Map of Surrounding Uses and Site Photos
4. RASP Land Use, Design, and Development Standards
5. Development Review Design Guidelines Table
6. General Plan Consistency Table
7. Staff Recommended Renderings
8. Public Hearing Notice

Prepared by: Celina F. Palmer, Assistant Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review	)	
Approval of New Paint Colors for the	)	
Exterior Facade at 2175 Railroad	)	
Avenue, for "California Burrito, AP-20-	)	Resolution No. 10156
1501 (DR)".	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On February 25, 2020, Jaime Tobonche, on behalf of California Burrito, filed Administrative Design Review Application No. 20-1501, requesting approval to legalize new paint colors for the exterior facades of the existing drive through restaurant, located at 2175 Railroad Avenue. The property is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, City Council Ordinance No. 09-1319) District, and has a RASP Land Use Designation of CC (Community Commercial). APN 088-183-078.

- B. On November 2, 2009, the City Council adopted Ordinance No. 09-1319 establishing a PD District and approving the RASP for the areas closest to the BART Station at Railroad Avenue and State Route 4. The RASP contains development and design standards intended to capitalize on future transit-oriented development growth potential around the Pittsburg Center BART Station and to describe a preferred character and overall direction for development associated with area.

- C. On April 14, 2020, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda. The Commissioners voted unanimously to bring the application forward for consideration by the Planning Commission at a future meeting.

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

- E. Design review approval may be granted if the Planning Commission makes a determination that the proposed project is consistent with PMC section 18.36.220.B, which is summarized below:
 - 1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
 3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 4. the structure is in harmony with proposed developments on land in the general area; and
 5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.
- F. Although not required by the PMC, on or prior to August 15, 2020, notice of the August 25, 2020, public hearing was posted at City Hall, 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 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. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "William Way" Nextdoor neighborhood.
- G. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities' of the state CEQA Guidelines, section 15301.
- H. On August 25, 2020, the Planning Commission held a public meeting on Design Review Application No. 20-1501, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "California Burrito, AP-20-1501 (DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference
 2. The proposed project will:
 - a) conform with good taste, good design and in general will contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, if the site's color scheme is modified eliminate most of the bright yellow paint from the site, except for the band along the bricks atop the building, the bases for the light poles and the accent planters spread around the site.

- b) be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that no new additions are proposed to the building as part of this project;
- c) not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, if the color scheme is modified to reduce the amount of bright yellow paint used in order to provide a more consistent appearance with other structures in the immediate vicinity.
- d) be in harmony with proposed developments on land in the general area, in that there are no pending proposed developments in proximity to the site and the remodel (as conditioned) will result in rehabilitation of a dated restaurant façade with a contemporary color scheme, ensuring variety and providing visual interest; and
- e) conform to the criteria set forth in the City's DRDG's (Planning Commission Resolution No. 9864), if conditions are added to 1) eliminate the proposed yellow band along the lower half of the building and paint the main body of the structure one color, and 2) all downspouts and other utilitarian equipment be painted to match the surface to which they are mounted.

B. The staff report entitled, "California Burrito, AP-20-1501 (DR)," dated August 25, 2020, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Design Review Application No. 20-1501, subject to the following conditions listed below.

1. Conformity with Project Plans: The color scheme on site shall substantially comply with the elevation drawings, date-stamped February 12, 2020, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. Modifications to Project Design: The following modifications shall be made to the design of the project within 90 days of adoption of this resolution, subject to final review and approval by the City Planner:
 - a. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
 - b. The bricks under the tables and seating shall be painted black.
 - c. The red paint on the arches shall be continued all the way down to ground level.

- d. The yellow paint on the lower half of the building and trash enclosure shall be removed so that all main building walls, apart from the red accents, are painted the same shade of white.
 - e. The applicant shall provide two additional trash receptacles including a funnel to be reached from vehicles in the drive-through, before and after the drive-through pick up window.
 - f. Fixed bicycle parking shall be installed for at least two (2) bicycles in a location on-site near the restaurant entrance and providing convenient access and natural surveillance.
3. 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.
 4. Property Maintenance. The storefront shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade, and health of the landscaping. The site shall be kept clean and free of all graffiti, litter, debris, and refuse at all times.
 5. Accessory Structures. Existing accessory structures on site shall be either removed or relocated outside of existing parking areas (eastern-most portion of the site). The two existing shipping containers on site shall be painted red to match the building accent color.
 6. Signage. This resolution does not approve on-site signage. Any new permanent wall signs or temporary, promotional, or event signs and banners shall be subject to a separate sign review application subject to review and approval by the Planning Division, prior to placement on site.

Standard Conditions

7. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is 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.
8. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
9. Indemnification: The business operator 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 operator's sole cost and expense. The food processing facility operator may select its own legal counsel to represent the operator's interests at the operator's sole cost and expense. The operator shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

10. Expiration of Approval. This design review approval will expire on August 25, 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 Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 25th day of August 2020, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10156 was adopted by the Planning Commission of the City of Pittsburg on August 25, 2020.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

2175 Railroad Avenue - Pittsburg, CA

Building Paint Colors

Yellow#: KM5226-5 (Sunset Strip)
Red#: KMA2-5 (Cross My Heart)
White#: HLS4304-1 (Snow Globe)
Black#: KM4883 (Black Cat)

February 12, 2020

By: **California Burrito**





2175 Railroad Avenue
Front Elevation



**2175 Railroad Avenue
Side Elevation**



**2175 Railroad Avenue
Rear Elevation**

Existing Location Comparatives



Fairfield, CA



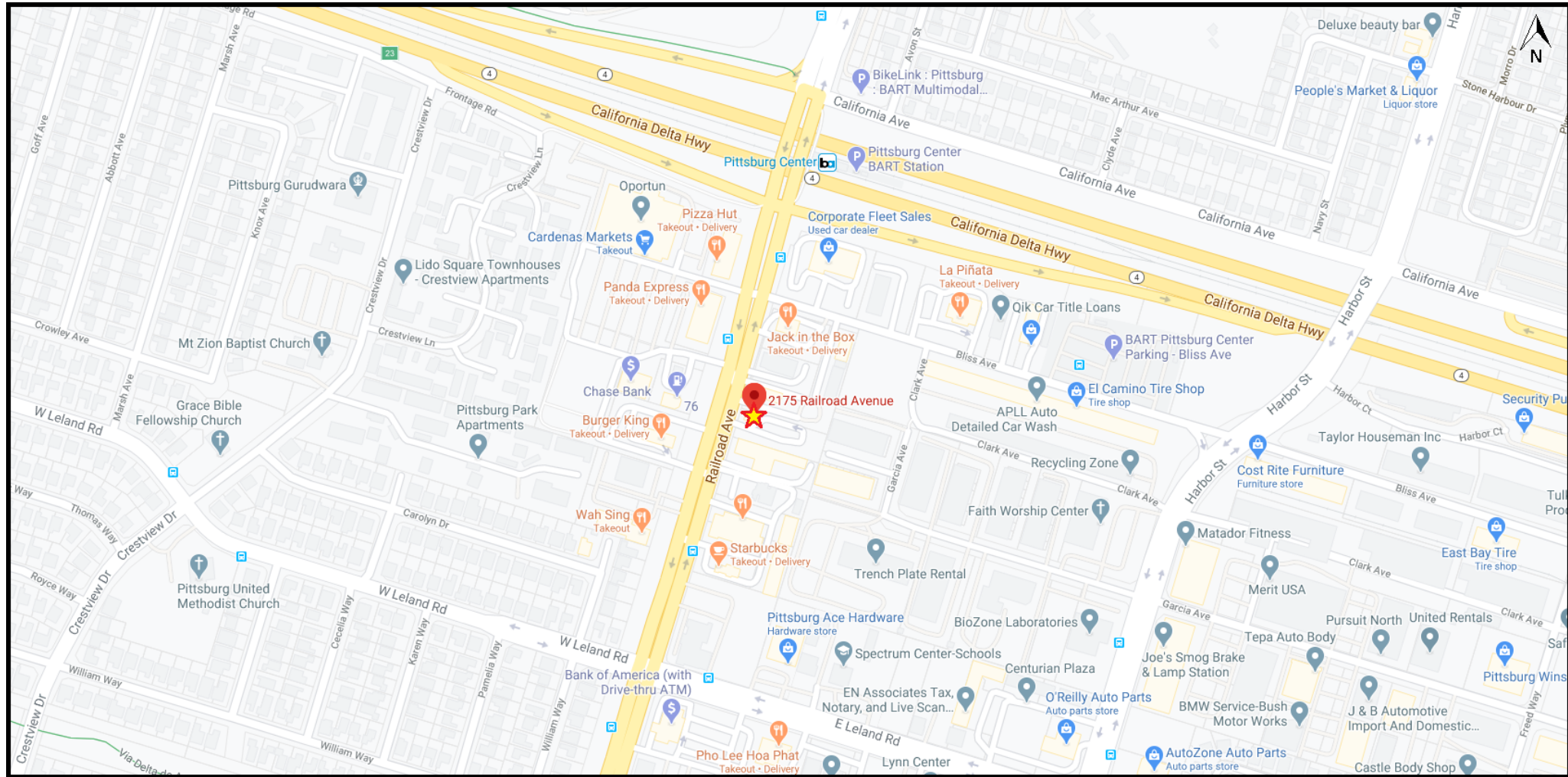
Vacaville, CA

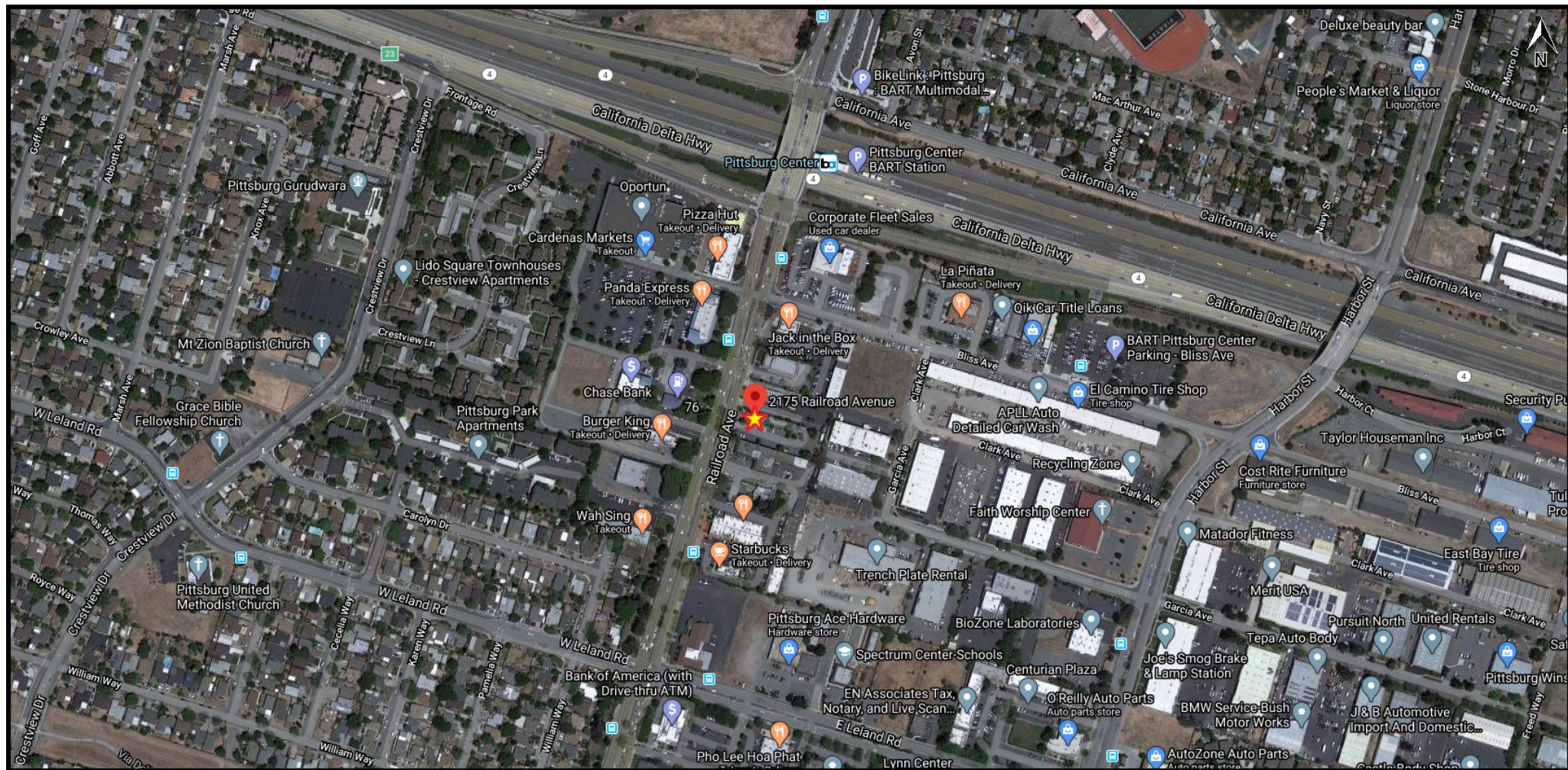


Sacramento, CA

Attachment 3
Map of Surrounding Uses
California Burrito, AP-20-1501 (DR)

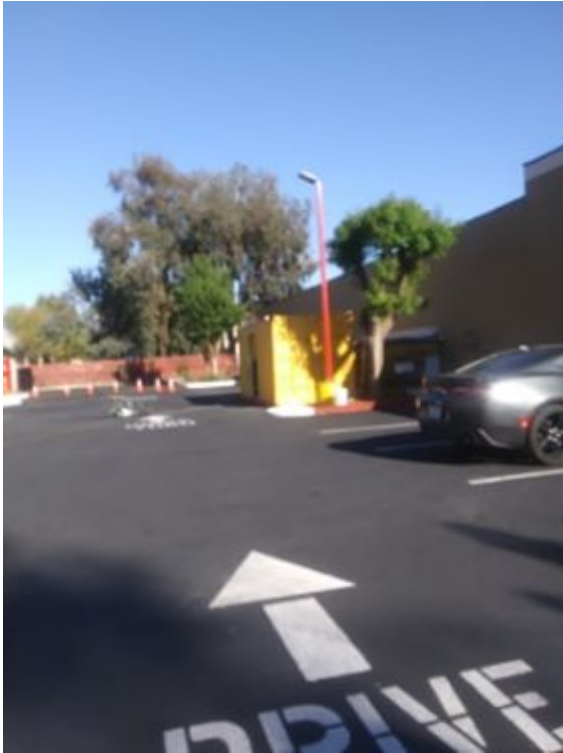
★ **Project Site**

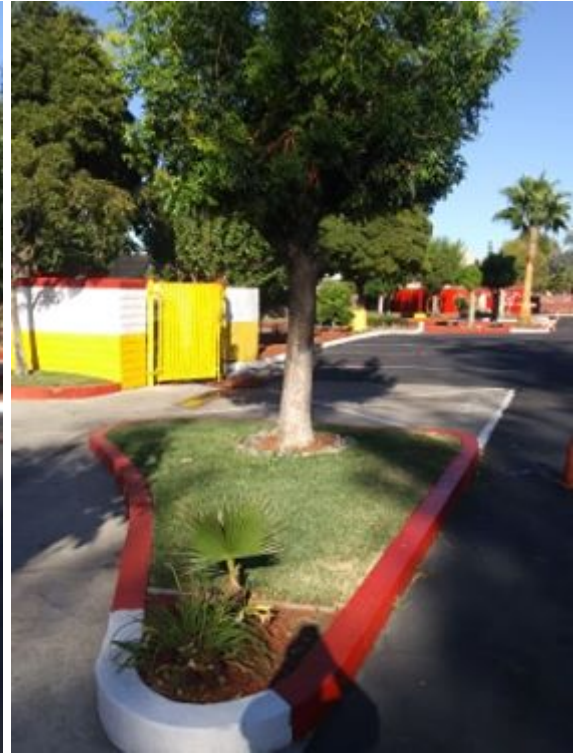












RASP Land Use, Design, and Development Standards.

Development Regulations: <i>CC Land Use</i>	Requirement:	Proposed Project:
Max Building Height	60 ft.	14 ft.
Maximum Floor Area Ratio	2.0	0.04
Front Yard Setback	0-15 ft.	Approximately 18 ft
Side Yard Setback	0-10 ft.	Approximately 3 ft
Rear Yard Setback	0-10 ft.	Approximately 235 ft
Min. Site Landscaping	10%	Approximately 15%
Parking Lot Trees (requirement: 1 tree for every 4 parking spaces)	8 trees	33 trees
Commercial Parking (1 space / 333 S.F. of floor space)	3 (max)	33 existing spaces* (2 ADA spaces)
Bicycle Parking (requirement: 1 space for every 2,500 s.f. of floor area)	0 spaces	0 spaces
Parking areas screened from ROW	Yes	No*

* No proposed changes to existing parking lot

Attachment 5
Development Review Design Guidelines
California Burrito, AP-20-1501 (DR)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Not applicable. Parking areas for the existing use will remain unchanged.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	Yes. Existing trees are to remain on site.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Not applicable. None on site.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable. There is only one permanent structure on site, in addition to the trash enclosure.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Yes. The existing structure does not have an expanse exceeding 50 feet.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes. The archway holding the building doors will be painted an accent color to the building to create a focal point.

IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	Yes. The updated color scheme will be continued on all sides of the building.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Conditionally. There are no proposed changes to the building façade other than paint. The proposed color scheme is not compatible with the surrounding buildings; however, staff has added conditions to 1) eliminate the proposed yellow band along the lower half of the building that was incompatible with the surrounding area, and 2) to paint the main body of the structure one color, in keeping with adjacent development.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	Not applicable. None on site.
IV.k: All Structures, including, but not limited to, “tilt-up” type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Yes. The building has articulated entries through trim surrounding the doors and windows.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Conditionally. A standard condition of approval requires all vents, gutters, downspouts, flashing electrical conduits, etc. be painted or finished to match the exterior to which they are attached.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Not Applicable. No blank walls will be visible from public view.
IV.o: Prototype or “theme” architecture is discouraged.	Not applicable. There will be no changes to the building architecture.

IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Conditionally. The proposed color scheme is not compatible with the surrounding buildings; however, staff has added conditions to 1) eliminate the proposed yellow band along the lower half of the building that was incompatible with the surrounding area, and 2) to paint the main body of the structure one color, in keeping with adjacent development.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. The street-oriented elevation contains windows and an entryway as an architectural feature.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Yes. There is an existing trash enclosure on site.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Yes. The building height will not cause obstructions in solar access for neighboring buildings.
VI.D.2: Parking lot impacts should be minimized.	Not applicable. The proposed project does not include changes to the existing parking areas.

VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Not applicable. This project does not include any new construction/hardscapes.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Not applicable. The proposed project does not include changes to the existing parking areas.
VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable. This item is meant to apply to projects involving new construction. There is no new construction associated with this project.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Not applicable. Reclaimed water is not available at this project site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. Less than 50 employees are expected.

VI.D.8: Street side building faces should encourage walking.	Consistent. The project site contains an existing landscaping buffer along Railroad Avenue. It also provides lighting along the existing sidewalk.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Conditionally. A proposed condition of approval requires the applicant to provide secure bicycle parking for 2 bicycles.

Attachment 6
General Plan Consistency Table
California Burrito, AP-20-1501 (DR)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur on an existing building within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-2: Promote large-scale office/business development, and reserve sites for Business Commercial uses in designated locations accessible from regional transportation systems.	Consistent. The proposed project is accessible from regional transportation systems. The site is serviced by Tri Delta Transit routes 380, 381, 387, 388, 390, 392, and 394.
2-G-3: Emphasize concentrated commercial development, rather than linear commercial strips.	Consistent. The proposed project is located on a site within an existing commercial center.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. While the proposed project would not utilize any specific programs to facilitate the redevelopment, the proposed project takes place on an existing site.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The existing drive-through restaurant is compatible with the surrounding commercial and retail uses.
Land Use Element –Railroad Subarea:	
2-G-18: Maintain Railroad Avenue as a destination point for community commercial activities, while continuing to allow other compatible uses.	Consistent. The proposed project is a commercial use.
2-G-19: Encourage further economic development along the Railroad Avenue corridor.	Consistent. The proposed project demonstrates an investment in the area, encouraging future investment and development.
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	Consistent. The proposed project would not be located in an open space zoning designation.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project would occur on an existing site.
3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.	Conditionally. A proposed condition of approval requires the applicant to provide secure bike racks that can accommodate up to two (2) bicycles.

3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is in an area where there is existing infrastructure.
3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent. The project site is serviced by Tri Delta Transit routes 380, 381, 387, 388, 390, 392, and 394.
Urban Design Element	
4-G-6: Create an attractive, walkable corridor, featuring a variety of land uses, along the City's major north-south arterial.	Consistent. The proposed project has an existing landscaping buffer between the site and Railroad Avenue, and provides attractive lighting along the existing sidewalk.
4-G-7: Support and encourage redevelopment of aging commercial properties along Railroad Avenue.	Consistent. The proposed project provides a fresh and vibrant paint job on an aging commercial property along Railroad Avenue.
4-P-37: Ensure that developers plant and maintain a minimum of one tree per six parking spaces within Community Commercial parking lots along Railroad Avenue.	Consistent. Existing Trees are to remain on site.
4-P-39: Encourage rehabilitation and façade improvement of existing commercial centers along Railroad Avenue to ensure commercial vitality and pedestrian oriented design.	Consistent. The proposed project provides a fresh and vibrant paint job on an aging commercial property along Railroad Avenue.
Economic Development Element	
6-G-4: Maintain and enhance an attractive climate for conducting business in Pittsburgh.	Consistent. The proposed project is attractively designed and provides a fresh and vibrant paint job creating a more attractive climate for conducting business.
Transportation Element	
7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is serviced by Tri Delta Transit routes 380, 381, 387, 388, 390, 392, and 394.
Resource Conservation Element	
9-G-1: Protect conservation areas, particularly habitats that support special status species, including species that are State or Federally listed as endangered, threatened, or rare (see Table 9-1).	Consistent. The project is not located in a conservation area and no habitats that support special status species will be disturbed.
Health and Safety Element	
10-G-1: Minimize risk to life and property from geologic and seismic hazards.	No conflict. The project is an existing use with no proposed construction, and would be mandated to meet all the requirements of the City's Engineering and Building Divisions.
10-G-2: Establish procedures and standards for geotechnical review of projects located in areas of steep slopes, unstable soils, or other geologic or seismic risks.	
10-G-3: Minimize the potential for soil erosion by wind and storm water runoff.	

10-G-4: Mitigate potential seismic hazards, including land sliding and liquefaction, during the design and construction of new development.	
10-G-7: Locate development outside of flood-prone areas unless mitigation of flood risk is assured.	Consistent. The proposed project is located and entirely contained in an area of minimal flood hazard (Zone X).
10-P-16: Ensure compliance with the current Uniform Building Code during development review. Explore programs that would build incentives to retrofit unreinforced masonry buildings.	No conflict. The project is an existing use with no proposed construction, and would be conditioned to comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
Public Facilities Element	
11-G-1: Available water supply and distribution capacity should grow proportionally with development patterns and water usage trends. Update City's Water Master Plan to implement General Plan growth projections.	Consistent. Water and sewer facilities are in exist at the project site.
11-G-10: Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Consistent. The proposed project contains landscaping along all property lines.
Noise Element	
12-G-3: Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.	No conflict. The project is an existing use with no proposed construction.

Attachment 7
Staff Recommended Renderings
California Burrito, AP-20-1501 (DR)







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 MEETING

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

DATE: August 25, 2020

TIME: 7:00 p.m.

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

Concerning the following matter:

California Burrito, AP-20-1501 (DR)

This is a request for design review approval to legalize new paint colors applied to the exterior facades for the existing drive-through establishment, located at 2175 Railroad Avenue. The property is located within the Railroad Avenue Specific Plan (RASP), PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District, and has a RASP Land Use Designation of CC (Community Commercial). Assessor's Parcel No. 088-183-078.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

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

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

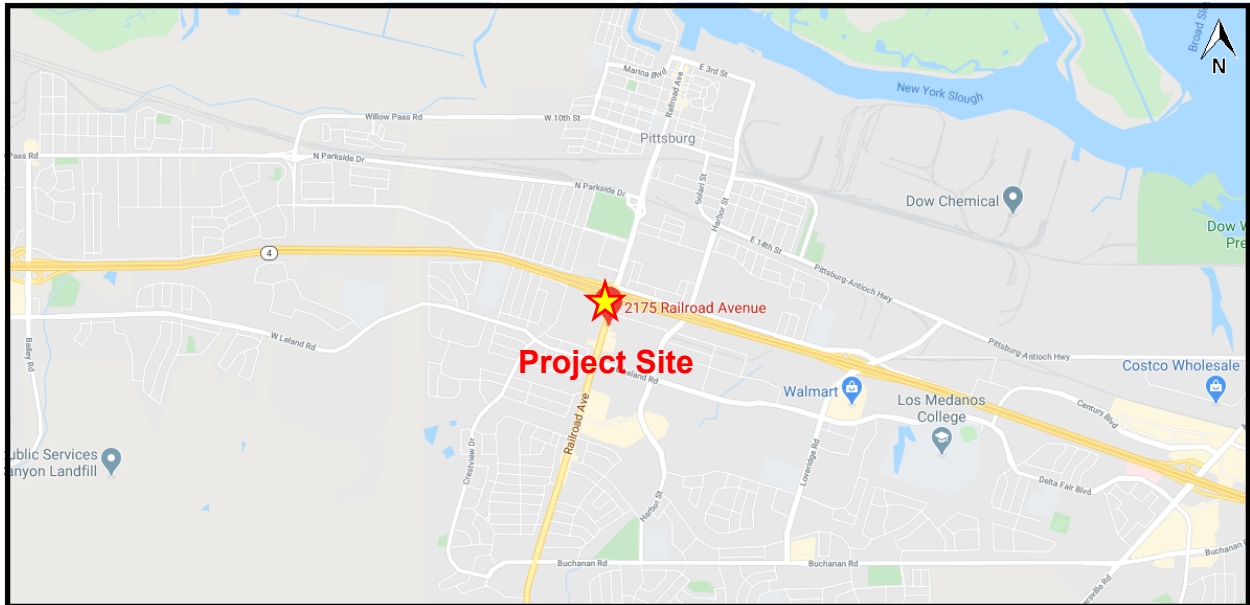
Comments or objections to the project can be made by writing or through e-mailed testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.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

Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public meeting 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.

*Para información en
español:
(925) 252-4920*

KRISTIN POLLIT, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: California Burrito, AP-20-1501 (DR)
Location: 2175 Railroad Avenue, APN 088-183-078



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

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the Planning Commission for **August 25, 2020** will be conducted telephonically through Zoom and broadcast live on the City's homepage.

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

To view the meeting online during its broadcast:

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

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

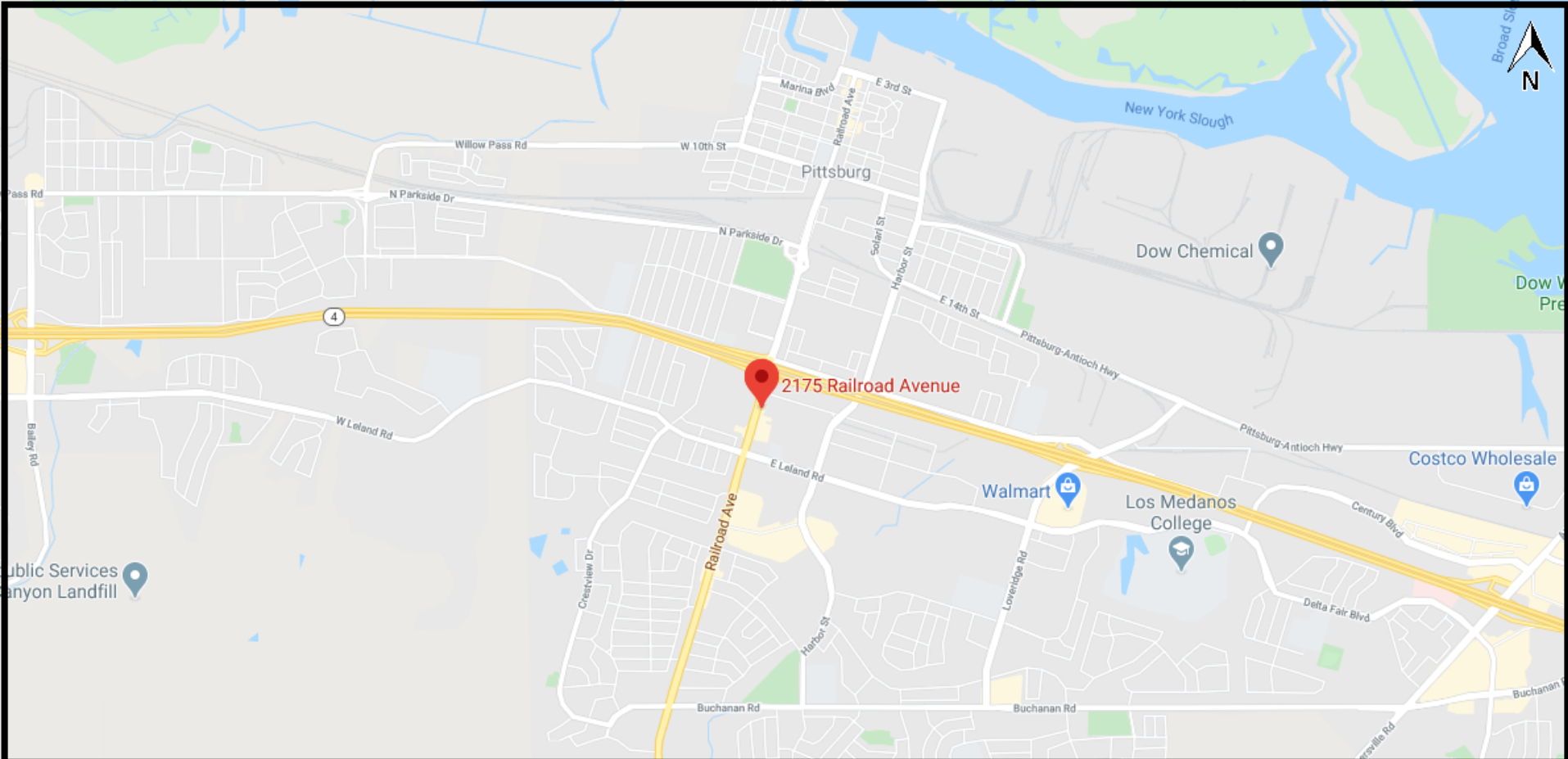
If you wish to have your comments read to the Planning Commissioners during the appropriate Public Comment period, please indicate in the Subject Line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. If your comment is for a non-agenda item, indicate "FOR PUBLIC COMMENT – NON-AGENDA."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

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



City of
Pittsburgh

California Burrito
AP-20-1501 (DR)



Bliss Avenue

Railroad Avenue

GARCIA AVE

M18





Jack in the Box

Bliss Avenue

76 Gas

Circle K

Railroad Avenue

KFC/ LJS

Burger King

Tacos Tijuana
Farmers Insurance
Delta Valley Signs
La Pinata Local
Railroad Cleaners

GARCIA AVE

Background



Constructed in 1968 for Taco Bell

Continually operated as restaurant

California Burrito repaints

California Burrito



Drive Through Chain Restaurant

Operates 24/7

5 employees



RAILROAD AVE

KEEP CLEAR
KEEP CLEAR
KEEP CLEAR

122



RAILROAD AVE

KEEP CLEAR
KEEP CLEAR
KEEP CLEAR

123





125



RAILROAD AVE

KEEP CLEAR
KEEP CLEAR

126



RAILROAD AVE

127

KEEP CLEAR
KEEP CLEAR

Design Review



Design Review



Proposed Conditions



- Bricks under tables and seating to be black
- Red paint on arches to continue to ground
- Yellow paint on lower half to be removed
- Additional trash receptacles
- Bicycle parking for 2 bicycles
- Relocating and painting storage containers

Recommendation



Staff recommends that the Planning Commission **adopt Resolution No. 10156**, approving Design Review Application No. AP-20-1501, **subject to conditions.**

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 25, 2020**

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

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

SUBJECT: The Zoning Administrator submits four notices of intent to exercise delegated design review authority for: 1) various site improvements, including a new restroom facility, at the boat launch facility near the northern terminus of Marina Blvd., 2) various site improvements and new restroom facility at Central Harbor Park, just north of the boat launch facility; 3) minor façade updates for the Shell gas station located at the corner of Loveridge Road and Leland Road, and 4) minor façade remodels for several buildings within the Transbay Cable facility at 570 W. 10th Street. The Zoning Administrator also submits three resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the four attached Notices of Intent to Exercise Design Review Authority and the three attached adopted Zoning Administrator resolutions.

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.

6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

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

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received four applications requesting design review approval which qualify within one or more of the nine categories of delegated authority established by Resolution No. 9918, and one application requiring a Zoning Administrator public hearing:

1. Boat Launch Facility (BLF) Upgrades, AP-20-1523 (AD) – Delegated Design Review Categories 3, 4 & 8.

This is an application by the City of Pittsburg's Waterfront Division requesting administrative design review approval for the removal and replacement of existing restrooms, the relocation of a portable law enforcement substation, construction of a fish cleaning facility, upgrading of utilities as needed, repaving and restriping of the existing parking lot, and upgrading all paths of travel to ADA (Americans with Disabilities Act) standards. The facility is located on Marina Blvd between Cutter Ave and 3rd Street in the Waterfront Commercial (CW) District. APN: 085-030-006.

2. Central Harbor Park (CHP) Upgrades, AP-20-1522 (AD) – Delegated Design Review Categories 3, 4, 5 & 8.

This is an application by the City of Pittsburg's Waterfront Division requesting administrative design review approval for the removal and replacement of existing restrooms, upgrading of utilities as needed, repaving and restriping of

the existing parking lot, upgrading all paths of travel to ADA (Americans with Disabilities Act) standards, the addition of a play structure and picnic benches, and landscape improvements. The park is located at the terminus of Cutter Ave in the Waterfront Commercial (CW) District. APN: 085-030-006.

3. Shell Signage Remodel, AP-20-1520 (AD) – Delegated Design Review Category 3.

This is an application filed by Michele Richmond, on behalf of Perry Builders, requesting administrative design review approval to: 1) reface two existing price signs; 2) reface two existing building signs; 3) update gas pump signage; 4) install new canopy signage; and 5) installation of new illuminated canopy fascia for the existing Shell Gas Station located at 2253 Loveridge Rd in the CC (Community Commercial) District. Assessor's Parcel Number 088-630-011.

4. Transbay Cable Remodel, AP-20-1524 (ADR) – Delegated Design Review Category 3.

This is an application filed by Douglas Fu, requesting administrative design review approval for exterior façade remodels to the existing control center (Building 1), multipurpose building (Building 2), and a 2,022 square-foot addition to the warehouse (Building 3) for Transbay Cable located at 570 West 10th Street in the CS-O (Community Service Overlay) District. Assessor's Parcel Number 085-270-018; 085-270-019; and 085-270-025.

The Zoning Administrator has also adopted three resolutions approving delegated design review applications, as follows:

1. Resolution No. 352: Marina Heights Apartments, AP-19-1475 (AD)
2. Resolution No. 354: Concord Iron Works Office Trailer, AP-20-1508 (AD)
3. Resolution No. 358: Concord Iron Works Cranes, AP-20-1514 (AD)

GENERAL PLAN/CODE COMPLIANCE:

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

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

ATTACHMENTS:

1. Notice of Intent: Boat Launch Facility (BLF) Upgrades, AP-20-1523 (AD)
2. Notice of Intent: Central Harbor Park (CHP) Upgrades, AP-20-1522 (AD)
3. Notice of Intent: Shell Signage Remodel, AP-20-1520 (AD)
4. Notice of Intent: Transbay Cable Remodel, AP-20-1524 (ADR)
5. Zoning Administrator Resolution No. 352
6. Zoning administrator Resolution No. 354
7. Zoning Administrator Resolution No. 358

Prepared by: Kristin Pollot, AICP, Zoning Administrator

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

Boat Launch Facility (BLF) Upgrades, AP-20-1523 (AD).

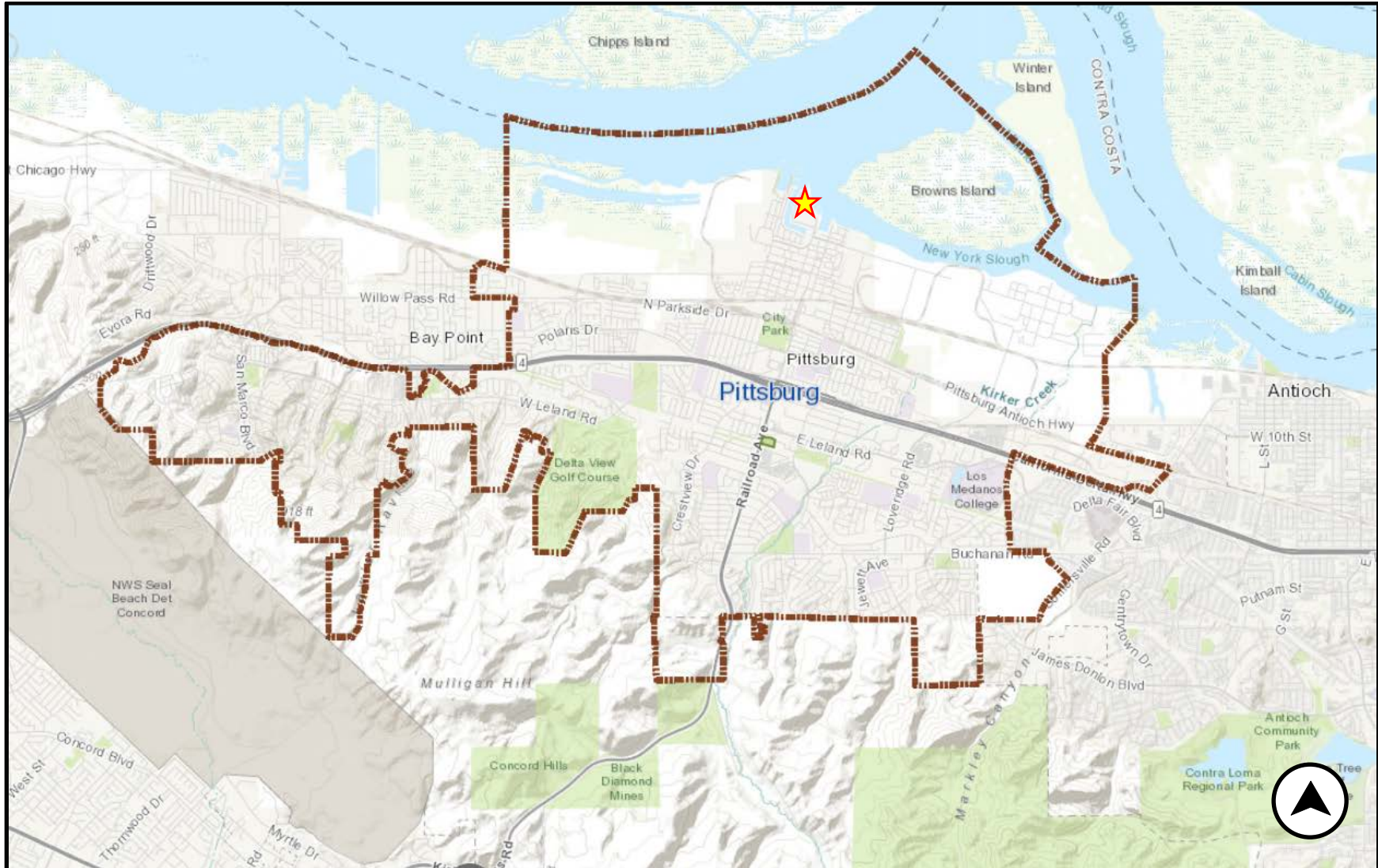
This is an application by the City of Pittsburgh's Waterfront Division requesting administrative design review approval for the removal and replacement of existing restrooms, the relocation of a portable law enforcement substation, construction of a fish cleaning facility, upgrading of utilities as needed, repaving and restriping of the existing parking lot, and upgrading all paths of travel to ADA (Americans with Disabilities Act) standards.

The facility is located on Marina Blvd between Cutter Ave and 3rd Street in the Waterfront Commercial (CW) District. APN: 085-030-006.

This project is delegated to staff under Category 3 (Minor Building Remodels), Category 4 (Changes to Existing Parking Lots), and Category 8 (Ancillary Structures) of Planning Commission Resolution No. 9918.

Attachment 1
Location and Aerial Maps
Boat Launch Facility (BLF) Upgrades, AP-20-1523 (AD)

★ **Project Site**



Attachment 1
Location and Aerial Maps
Boat Launch Facility (BLF) Upgrades, AP-20-1523 (AD)

— Site Boundary





Planning Application

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

TYPE OF APPLICATION REQUESTED:

- | | |
|---|---|
| ☐ UP Conditional Use Permit | ☐ ZA Zoning Administrator |
| ☐ DR Design Review | ☐ TRP Tree Removal Permit |
| ☐ ADR Design Review (Admin) | ☐ TA Temporary Activity |
| ☐ GP General Plan Amendment | ☐ PPR Preliminary Plan Review |
| ☐ RZ Rezoning (Includes PUD) | ☐ MM Minor Modification (wireless) |
| ☐ SUB Major Subdivision | ☐ SR Sign Review (Type: _____) |
| ☐ MS Minor Subdivision | |
| ☐ VA Variance | ☐ Other: _____ |

STAFF USE ONLY

Application Number: _____ Date Filed: _____

PROJECT INFORMATION:

Project Name (Business/Development): Boat Launch Facility (BLF) Upgrades
Address/Location of Project: No address. BLF is located on Marina Blvd between Cutter Ave and 3rd St.
Assessor's Parcel No(s): does not exist
Mapping Address (Latitude/Longitude): approximately 38.037856, -121.884483
Existing General Plan / Zoning Designations: Marine Commercial
Proposed General Plan / Zoning Designations: Marine Commercial
Existing Use: Boat launch facility including launch ramps, parking lot, and restrooms
Proposed Use: Boat launch facility with launch ramps, parking lot, restrooms, and law enforcement substation
Size of Existing Structure(s): 400 sf restroom
Size of Proposed Additions / New Structure(s): approximately 205 sf
Amount of New Impervious Surfaces (s.f. or acres)¹: No new impervious square footage
Property Size (s.f. or acres): approximately 55,000 sf No. of Existing Lots: 1 Proposed: 1
Days/Hours of Operation: launch ramps are open 24/7. Restroom facilities follow normal park hours
No. of Employees, Existing: 0 Proposed: 0
No. of On-Site Parking Stalls, Existing: apx 36 Proposed: apx 36
HCP Land Cover Type: N/A Cortese List: Yes ☐ No ☐

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.cccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

The proposed project is an update to the existing public boat launch facility that will include: removal and replacement of existing restrooms, relocation of a portable law enforcement substation, construction of a fish cleaning station, upgrades to utilities (water, sewer, and electrical) as needed, repaving and striping of the parking lot, and updates to all paths of travel to ADA standards.

APPLICANT INFORMATION:

Applicant Name: City of Pittsburg **Primary Contact:** Sara Bellafronte
E-Mail: sbellafronte@ci.pittsburg.ca.us **Phone:** (925) 252-4109
Mailing Address: 65 Civic Ave. pittsburg, CA 94565 Attn: Waterfront Division

Property Owner(s): City of Pittsburg and California State Lands Commission
E-Mail: gevans@ci.pittsburg.ca.us **Phone:** (925) 252-4850
Mailing Address: 65 Civic Ave. Pittsburg, CA 94565

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ **Date:** _____
Property owner/manager (attach notary): Sara Bellafronte **Date:** 8/6/2020

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIREMENTS: *(to be completed by the applicant)*

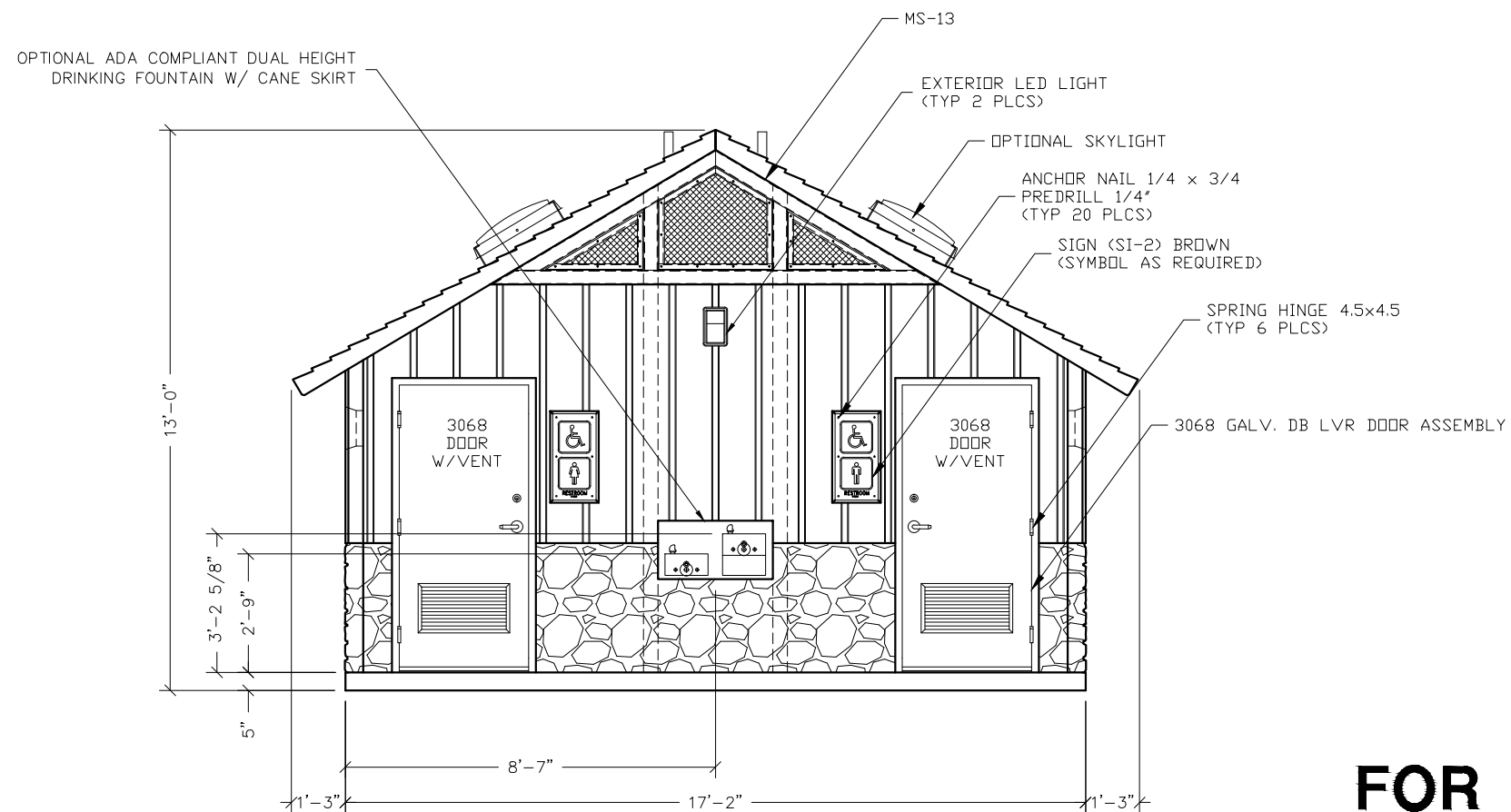
- ☐ Consultation with Planning Division
- ☐ Completed Planning Application Form
- ☐ 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- ☐ Correct Filing Fees (if paying by check, make payable to "City of Pittsburg")
- ☐ Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

**One full-sized and one reduced (8.5" x 11" or 11" x 17") required. Please review the Planning Application Submittal Checklist (separate handout) for details about what needs to be included on the project plans.*

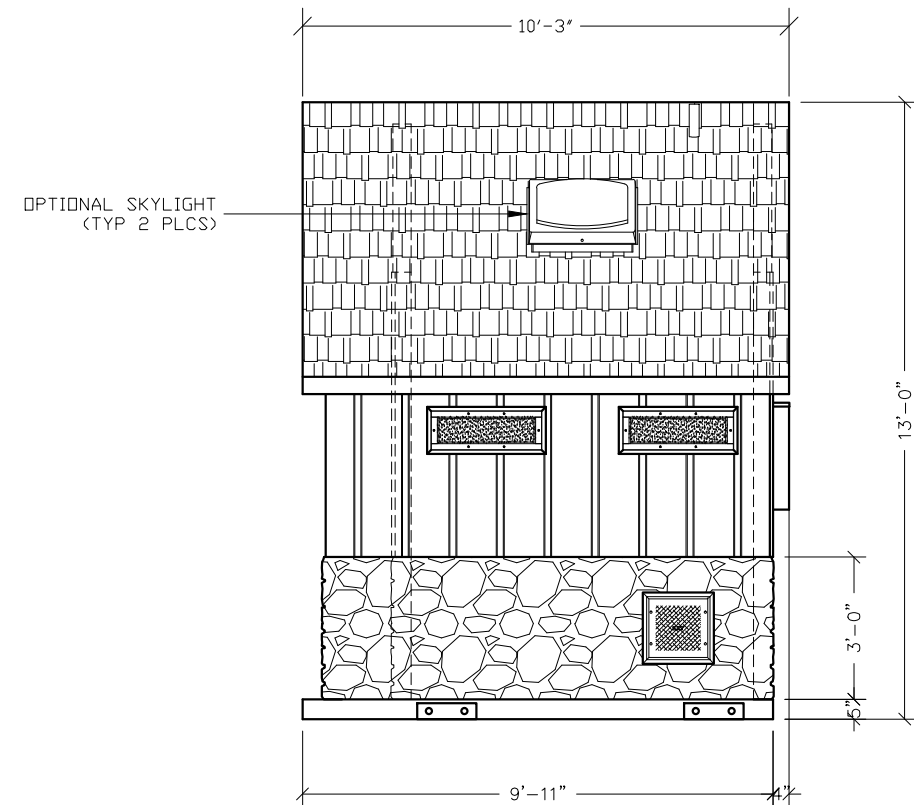
STAFF USE ONLY

TOTAL FEES PAID*: _____ **Date Rec'd:** _____ **By:** _____

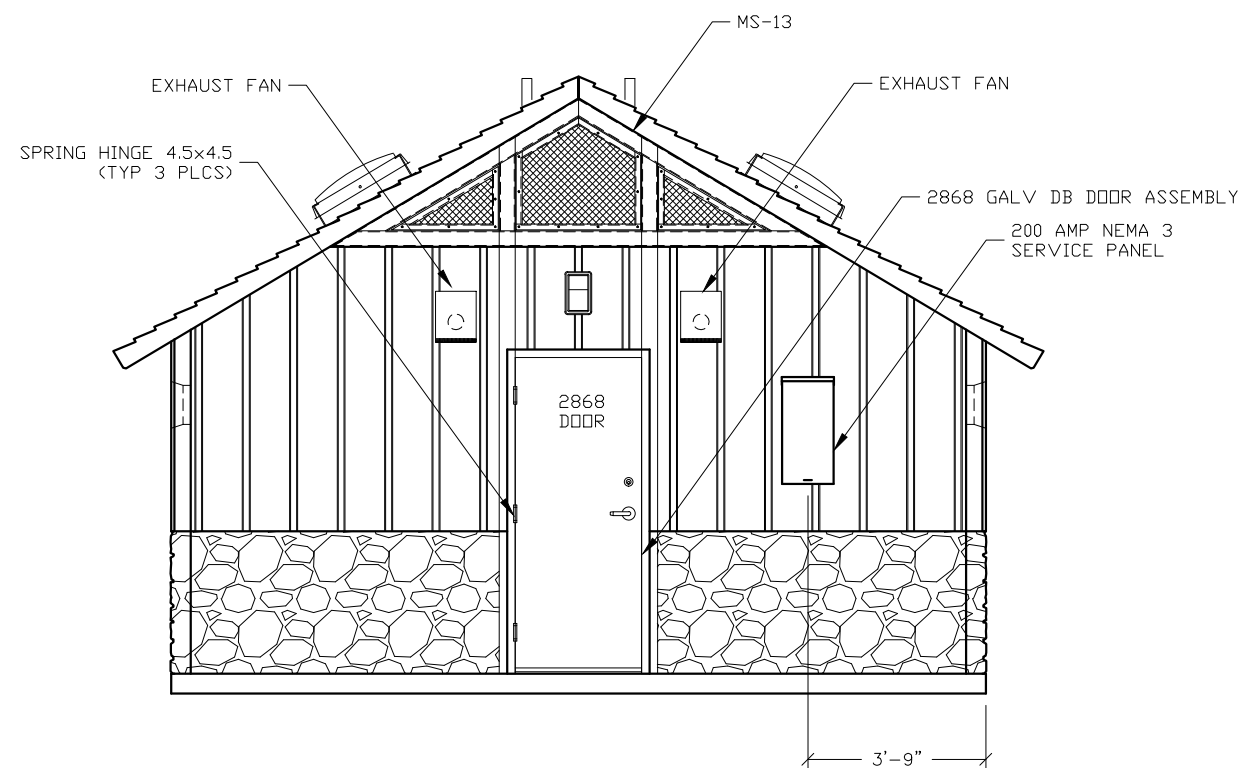
**Attach Copy of Completed Planning Receipt Form or Developer Deposit Request*



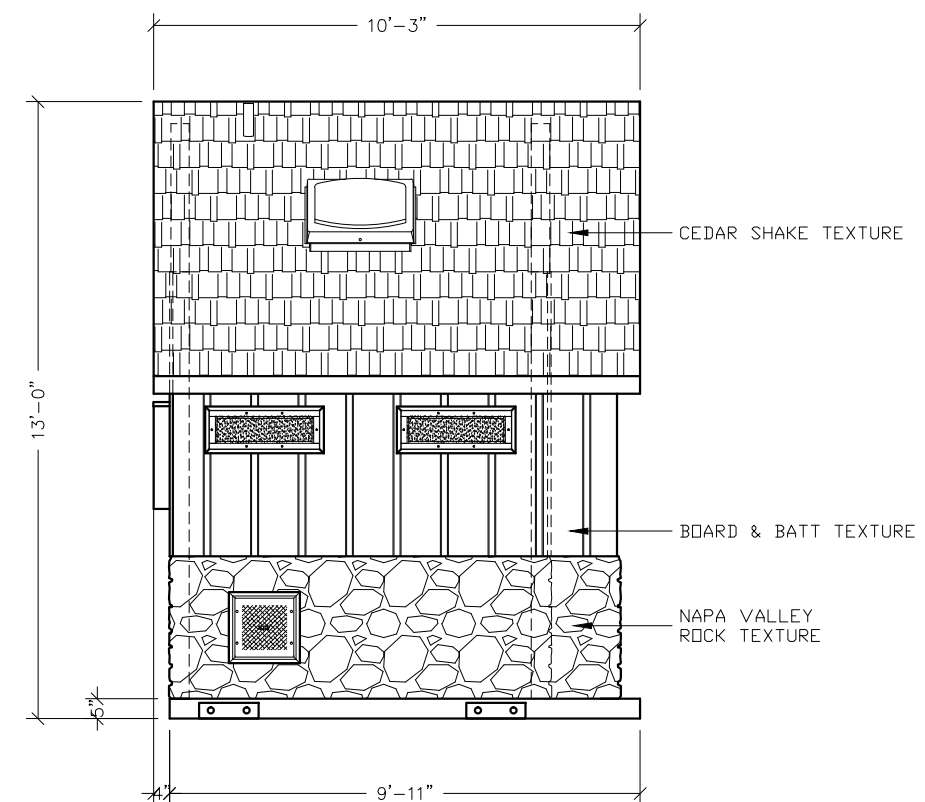
FRONT ELEVATION



RIGHT SIDE ELEVATION

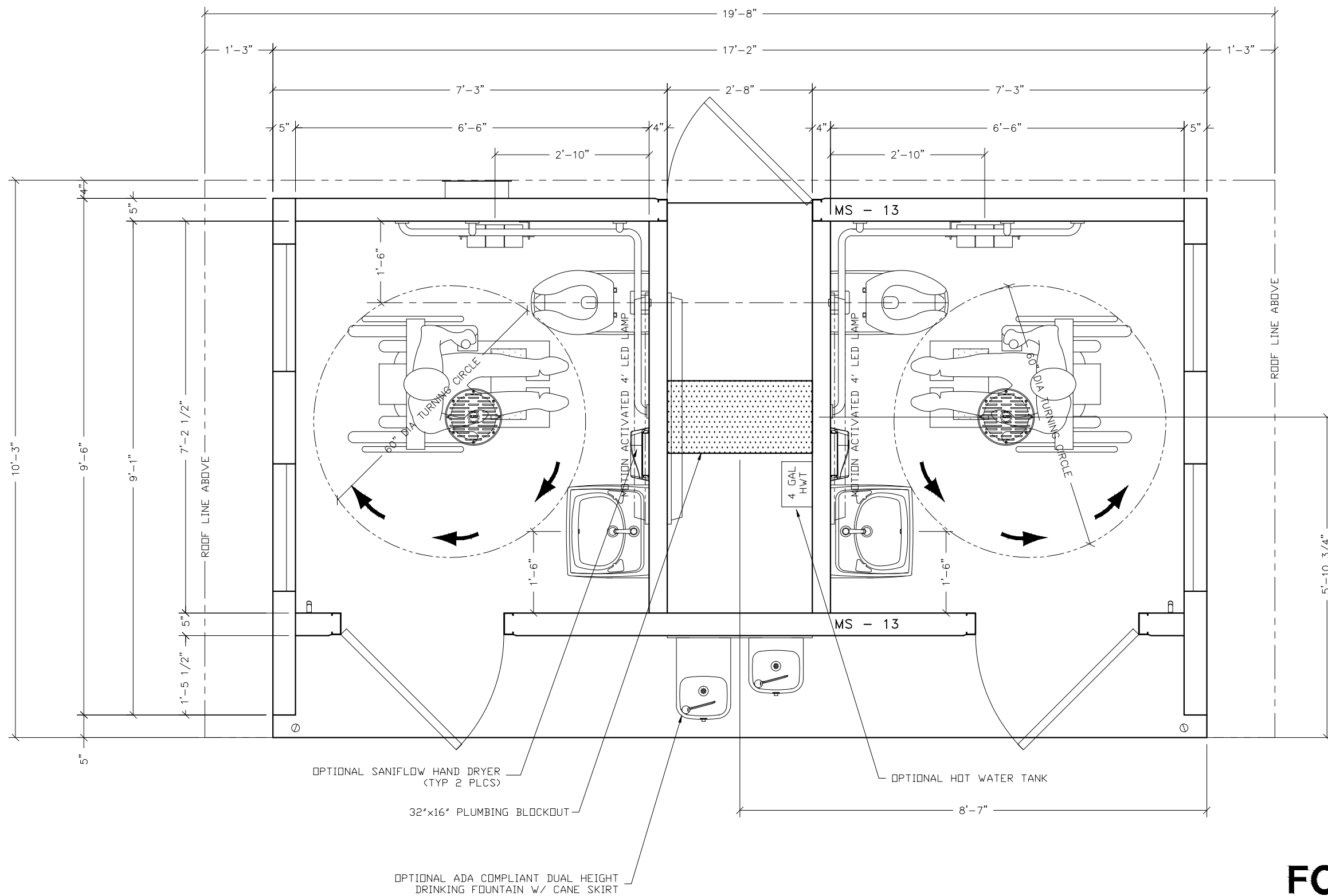


REAR ELEVATION



LEFT SIDE ELEVATION

[illegible]



**FOR
REFERENCE
ONLY**

3808 N. Sullivan Bldg. #7 Spokane, WA 99216


Precast Products

901 N. Highway 77 Hillsboro, TX 76645

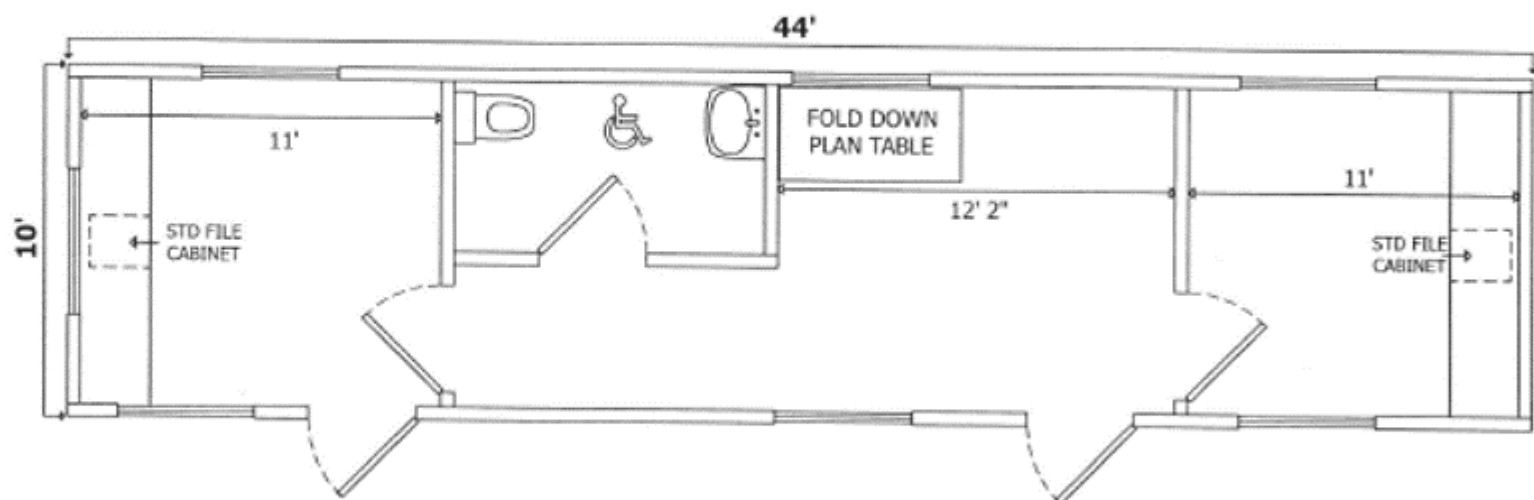
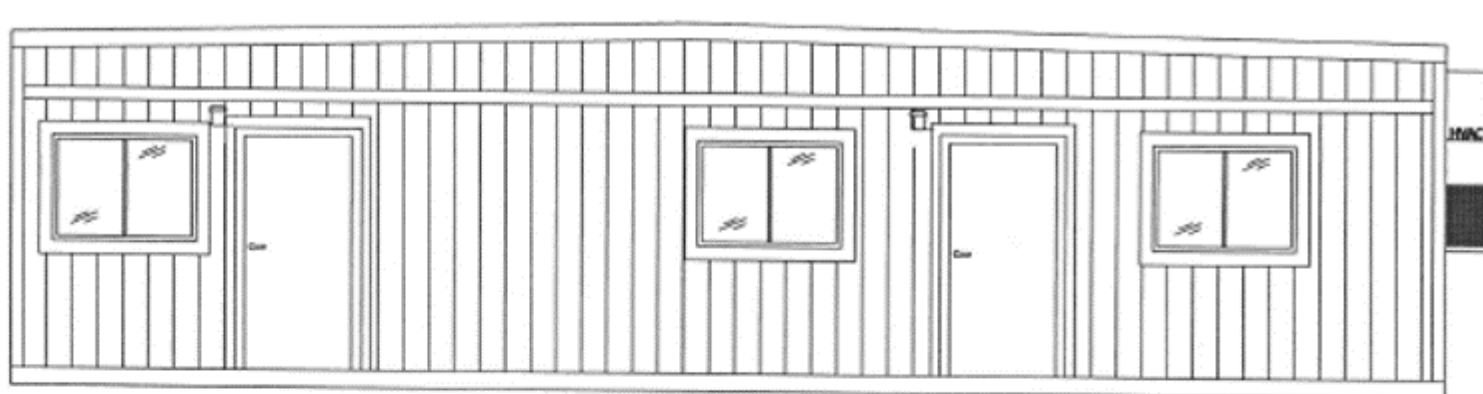
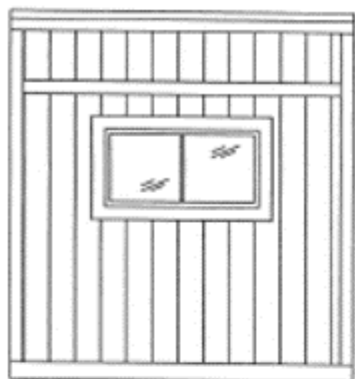
PROJECT TITLE
DENALI
CXT STANDARD BUILDING

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CXT Incorporated

REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	04-30-16
DRAWN	FILE NO.	PD-DN04	
CHECKED	PLOT	24	

FLOOR PLAN

DWG NO.	SHEET	REV.
DN-04		



- 440 square feet of office space.
- Two private offices and restroom
- Generous office space for up to eight people.

- Two integrated work stations with desktop and file cabinets as well as one plan table.
- Completely insulated and includes a heating and air conditioning system.

- Vinyl floors are near maintenance free.
- Upgraded interior wall coverings and decorative wood siding for a professional appearance.

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

Central Harbor Park (CHP) Upgrades, AP-20-1522 (AD).

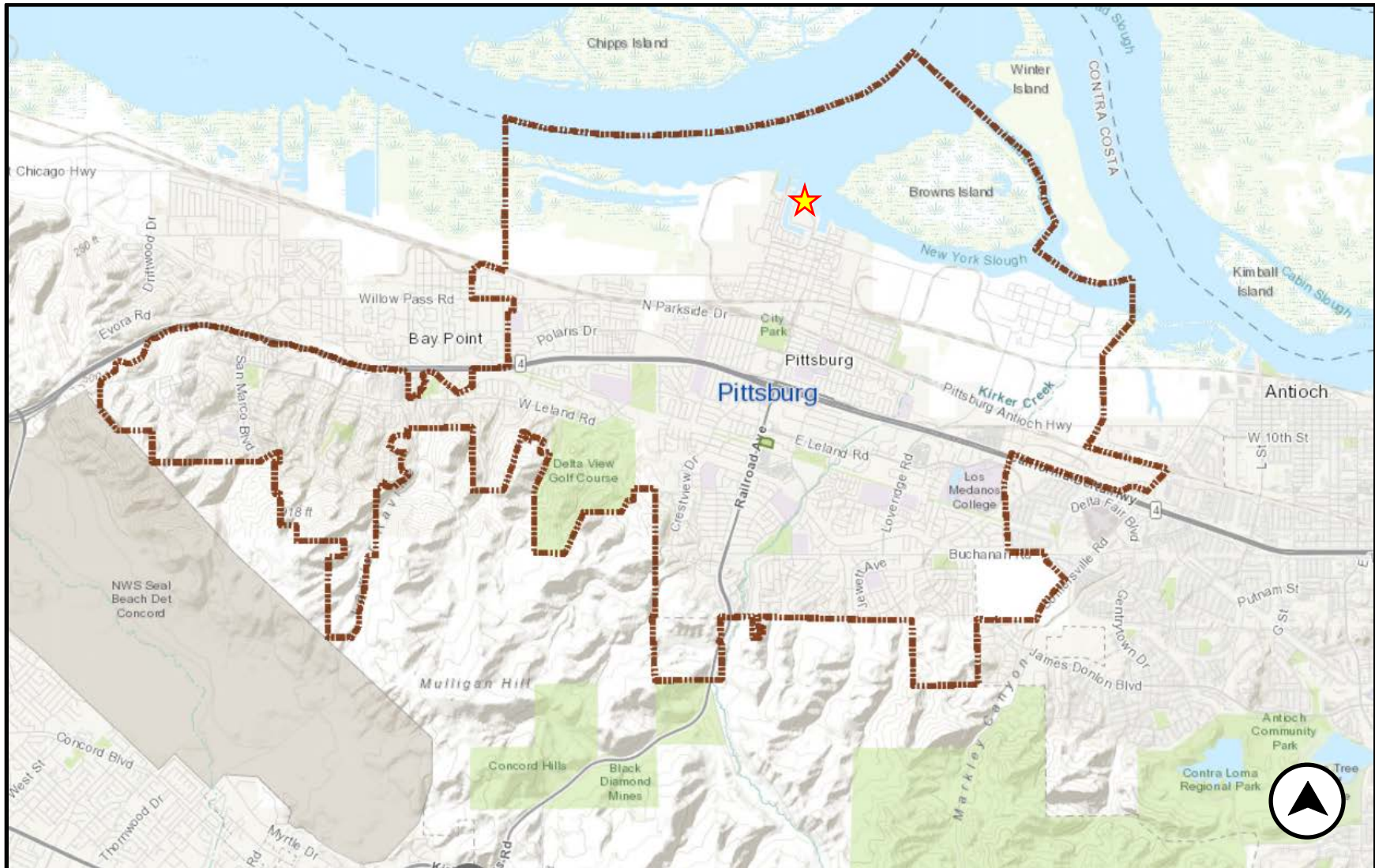
This is an application by the City of Pittsburg's Waterfront Division requesting administrative design review approval for the removal and replacement of existing restrooms, upgrading of utilities as needed, repaving and restriping of the existing parking lot, upgrading all paths of travel to ADA (Americans with Disabilities Act) standards, the addition of a play structure and picnic benches, and landscape improvements.

The park is located at the terminus of Cutter Ave in the Waterfront Commercial (CW) District. APN: 085-030-006.

This project is delegated to staff under Category 3 (Minor Building Remodels), Category 4 (Changes to Existing Parking Lots), Category 5 (Changes to Existing Landscaping) and Category 8 (Ancillary Structures) of Planning Commission Resolution No. 9918.

Attachment 1
Location and Aerial Maps
Central Harbor Park (CHP) Upgrades, AP-20-1522 (AD)

★ **Project Site**



Attachment 1
Location and Aerial Maps
Central Harbor Park (CHP) Upgrades, AP-20-1522 (AD)

— Site Boundary





Planning Application

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

TYPE OF APPLICATION REQUESTED:

- | | |
|---|---|
| ☐ UP Conditional Use Permit | ☐ ZA Zoning Administrator |
| ☐ DR Design Review | ☐ TRP Tree Removal Permit |
| ☐ ADR Design Review (Admin) | ☐ TA Temporary Activity |
| ☐ GP General Plan Amendment | ☐ PPR Preliminary Plan Review |
| ☐ RZ Rezoning (Includes PUD) | ☐ MM Minor Modification (wireless) |
| ☐ SUB Major Subdivision | ☐ SR Sign Review (Type: _____) |
| ☐ MS Minor Subdivision | |
| ☐ VA Variance | ☐ Other: _____ |

STAFF USE ONLY

Application Number: _____ Date Filed: _____

PROJECT INFORMATION:

Project Name (Business/Development): Central Harbor Park (CHP) Upgrades
Address/Location of Project: No address. CHP is located at the terminus of Cutter Ave. off of Marina Blvd.
Assessor's Parcel No(s): does not exist
Mapping Address (Latitude/Longitude): approximately 38.038843, -121.884506
Existing General Plan / Zoning Designations: Park
Proposed General Plan / Zoning Designations: Park
Existing Use: Public park and fishing area with parking lot and restroom
Proposed Use: public park and fishing area with parking lot and restroom
Size of Existing Structure(s): 400 sf restroom
Size of Proposed Additions / New Structure(s): approximately 150 sf
Amount of New Impervious Surfaces (s.f. or acres)¹: No new impervious square footage
Property Size (s.f. or acres): approximately 120,000 sf No. of Existing Lots: 1 Proposed: 1
Days/Hours of Operation: park and restroom facilities follow normal City of Pittsburg park hours
No. of Employees, Existing: 0 Proposed: 0
No. of On-Site Parking Stalls, Existing: apx 63 Proposed: apx 63
HCP Land Cover Type: N/A Cortese List: Yes ☐ No ☐

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.cccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

The proposed project is an update to an existing public park that will include: removal and replacement of existing restrooms, upgrades to utilities (water, sewer, and electrical) as needed, repaving and striping of the parking lot, updates to all paths of travel to ADA standards, the addition of a play structure and picnic benches, and landscaping.

APPLICANT INFORMATION:

Applicant Name: City of Pittsburg **Primary Contact:** Sara Bellafronte
E-Mail: sbellafronte@ci.pittsburg.ca.us **Phone:** (925) 252-4109
Mailing Address: 65 Civic Ave. Pittsburg, CA 94565 Attn: Waterfront Division

Property Owner(s): City of Pittsburg and California State Lands Commission
E-Mail: gevens@ci.pittsburg.ca.us **Phone:** (925) 252-4850
Mailing Address: 65 Civic Ave. Pittsburg, CA 94565

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ **Date:** _____
Property owner/manager (attach notary): Sara Bellafronte **Date:** 8/6/2020

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIREMENTS: *(to be completed by the applicant)*

- ☐ Consultation with Planning Division
- ☐ Completed Planning Application Form
- ☐ 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- ☐ Correct Filing Fees (if paying by check, make payable to "City of Pittsburg")
- ☐ Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

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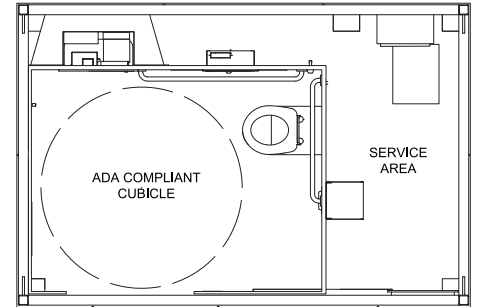
STAFF USE ONLY

TOTAL FEES PAID*: _____ **Date Rec'd:** _____ **By:** _____

**Attach Copy of Completed Planning Receipt Form or Developer Deposit Request*

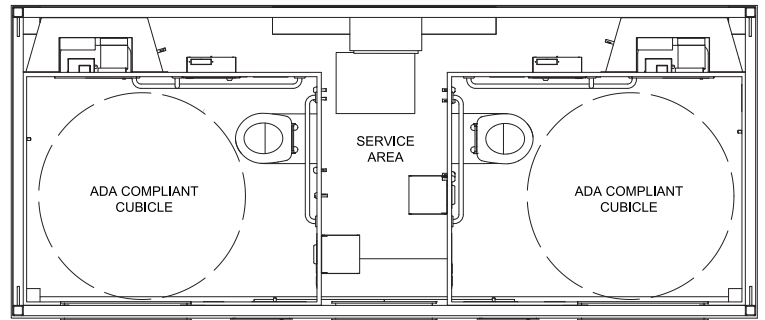
JUPITER SINGLE

WIDTH: 11' 3"
DEPTH: 7' 7"



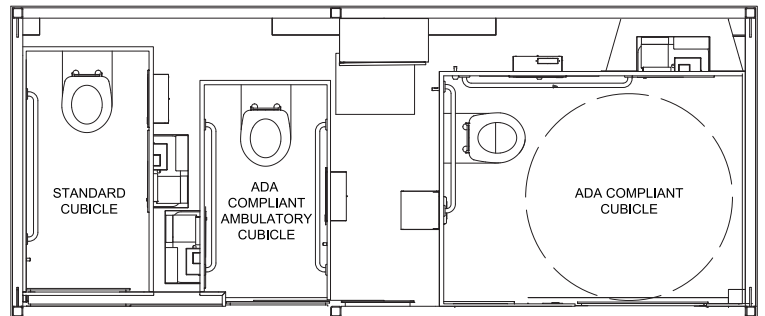
JUPITER TWIN

WIDTH: 18' 1"
DEPTH: 7' 7"



JUPITER TRIPLE

WIDTH: 18' 1"
DEPTH: 7' 7"



POPULAR ROOFS

Skillion

A high density insulated panel roofing system for strength and insulation.



Gabled

This traditional design will blend seamlessly with like buildings and historical park surroundings.



Living Roof

The environmental choice. Supplied with drainage platform and planting materials.



POPULAR EXTERIORS

Compressed fibre Cement (CFC)

A versatile and resilient exterior cladding system with a graffiti resistant satin gloss painted finish or artist mural.



FutureWood Battens

An eco-friendly cladding system that has low moisture absorption and offers extremely low maintenance.



Photo Film Overlay

A fully flexible, graffiti resistant over laminate that can transform the mundane into spectacular.



POPULAR DOORS

Swing Doors

Available in Powder Coated Aluminum or Stainless Steel.



Manual Sliding Doors

Heavy Duty Stainless Steel construction ideal for high wind zones or transit installations.



Automated Sliding Doors

Heavy Duty Stainless Steel construction for transit installations and improved disability access.



NOTICE OF INTENT

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

Shell Signage Remodel, AP-20-1520 (AD).

This is an application filed by Michele Richmond, on behalf of Perry Builders, requesting administrative design review approval to: 1) reface two existing price signs; 2) reface two existing building signs; 3) update gas pump signage; 4) install new canopy signage; and 5) installation of new illuminated canopy fascia for the existing Shell Gas Station located at 2253 Loveridge Rd in the CC (Community Commercial) District. Assessor's Parcel Number 088-630-011.

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

Sign Permit Application
COVER LETTER

All work to be done IAW 2019 CBC, CFC CEC Compliant.

APN# 088-630-011

Occupancy Group M

Zoning CC - COMMUNITY COMMERCIAL

Construction Type Type IV

Pages & Contents

Pg. 1..... Cover Letter

Pg. 2..... Site Map

Pg. 3..... Canopy North & South Elevations

Pg. 4..... Canopy East & West Elevations

Pg. 5..... Car Wash Sign Details

Pg. 6..... Primary MID Sign Reface Details

Pg. 7..... Secondary MID Sign Reface Details

Pg. 8..... Food Mart Sign Details

Pg. 9..... Sign Details & Square Foot Index



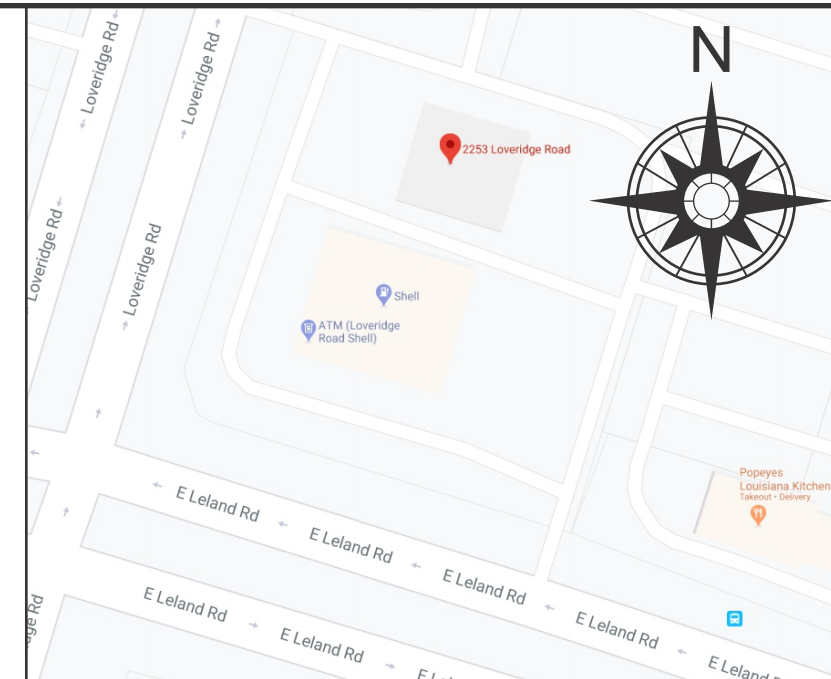
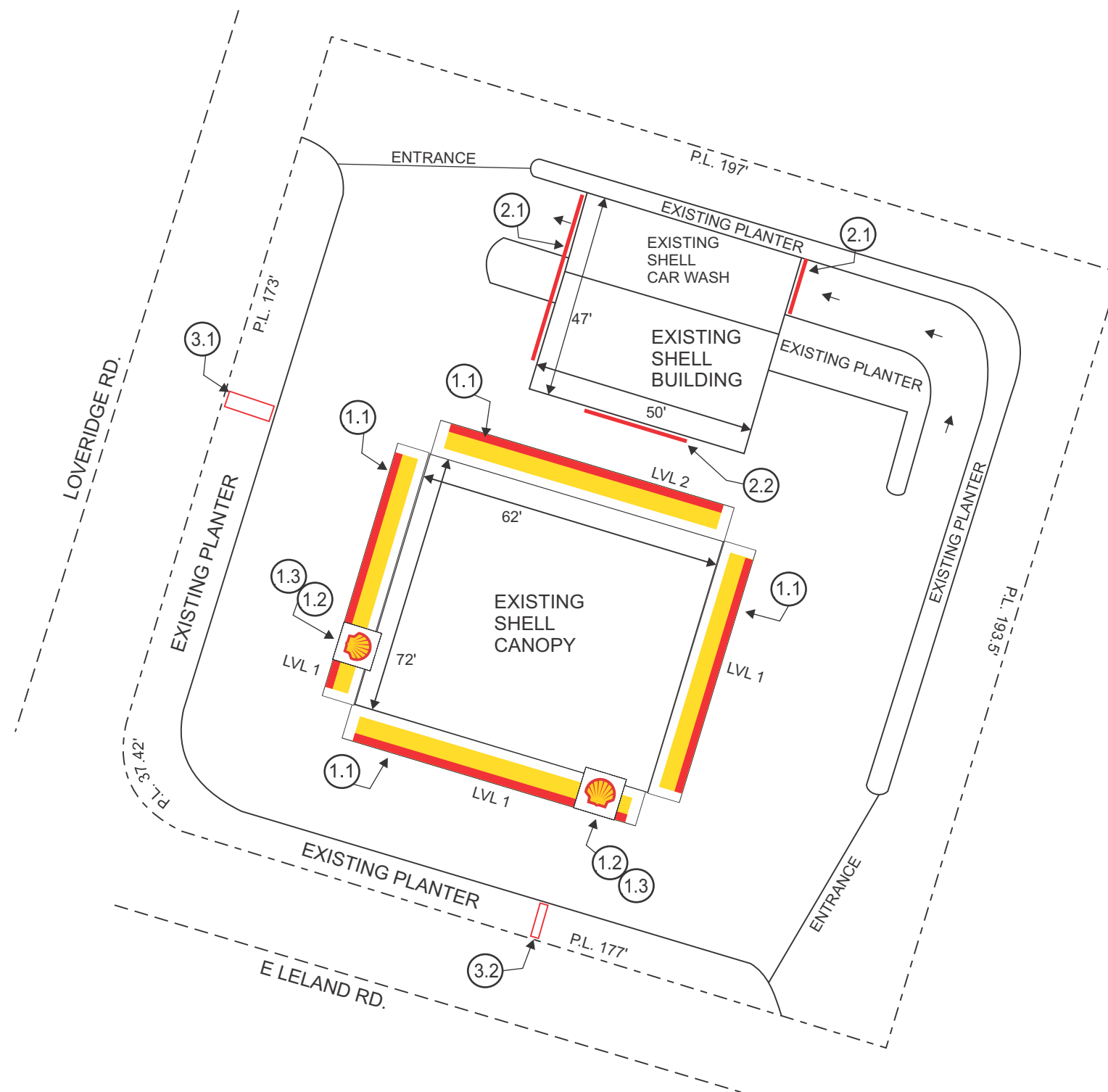
Perry Builders, Inc.
12405 Locksley Lane Auburn, Ca 95602
Phone (530) 745-0580
WWW.PERRYBUILDERSINC.COM
State License #731569

153

SCALE: NTS	DRAWN BY: C.V.	DATE: 06/15/2020
REV:		
REV:		
REV:		
REV:		

SITE ADDRESS: 2253 LOVERIDGE RD. PITTSBURG, CA 94565	PROJECT #: #J200096
TITLE: SHELL RVle	DRAWING #: SP1
	SHEET #: 1

REV #:	
OF:	9



VICINITY MAP

SCOPE OF WORK

CANOPY

- (1.1) REMOVE & REPLACE EXISTING CANOPY FASCIA PER ATTACHED SHEETS, SIZE OF CANOPY TO REMAIN THE SAME
- (1.2) REMOVE EXISTING CANOPY SIGNS
- (1.3) INSTALL NEW CANOPY SIGNS PER ATTACHED SHEETS

BUILDING

- (2.1) INSTALL NEW CAR WASH SIGNS PER ATTACHED SHEETS
- (2.2) INSTALL NEW FOOD MART SIGN PER ATTACHED SHEETS

SIGNAGE

- (3.1) REFACE EXISTING PRIMARY MID SIGN PER ATTACHED SHEETS
- (3.2) REFACE EXISTING SECONDARY PRICE SIGN PER ATTACHED SHEETS



Perry Builders, Inc.
 12405 Locksley Lane Auburn, Ca 95602
 Phone (530) 745-0580
 WWW.PERRYBUILDERSINC.COM
 State License #731569

154

SCALE: NTS

DRAWN BY: C.V.

DATE: 06/15/2020

SITE ADDRESS: 2253 LOVERIDGE RD.
 PITTSBURG, CA 94565

PROJECT #:
 #J200096

TITLE:

SHELL RVle

DRAWING #:
 SP2

REV #:

SHEET #:
 2

OF:
 9



EXISTING NORTH CANOPY ELEVATION

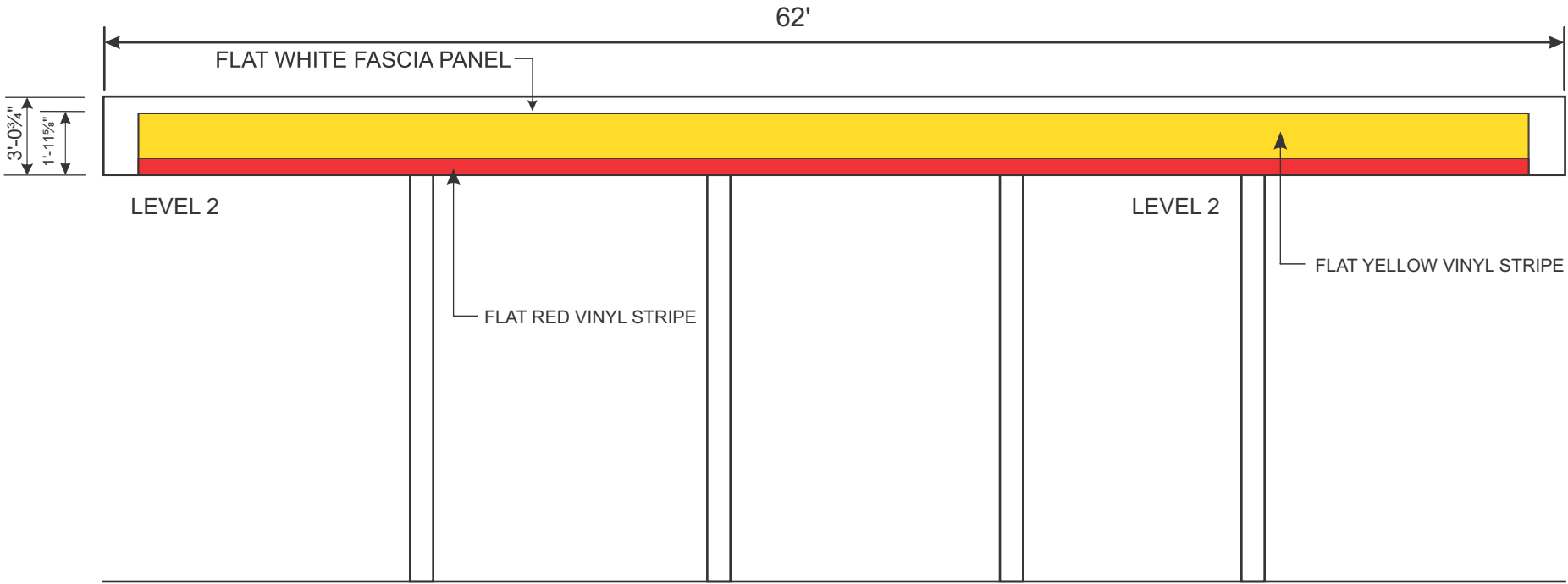


EXISTING SOUTH CANOPY ELEVATION

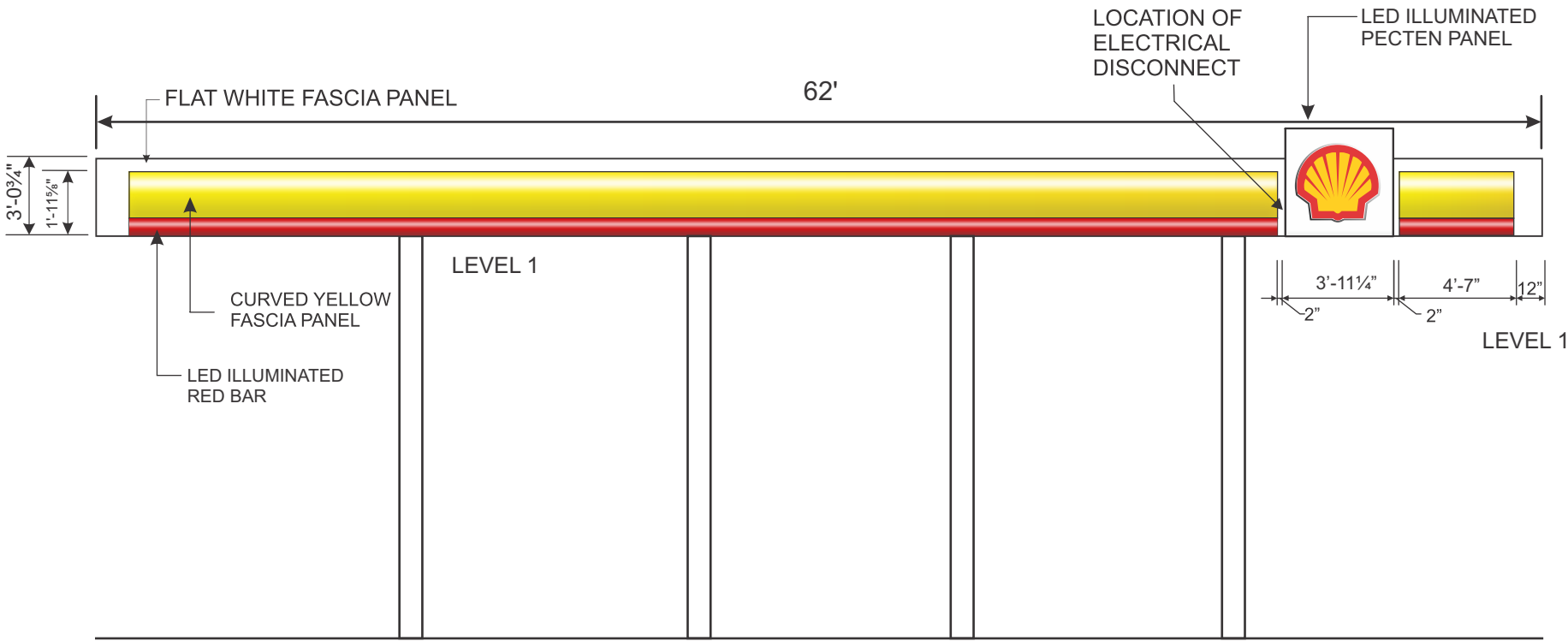


Curved aluminum or ACM fascia
Shell Pecten Panel
Internally illuminated red bar
White fascia panel exposed at corners

PROPOSED LVL 1 FASCIA



PROPOSED NORTH FACE OF CANOPY



PROPOSED SOUTH FACE OF CANOPY



Perry Builders, Inc.
12405 Locksley Lane Auburn, Ca 95602
Phone (530) 745-0580
WWW.PERRYBUILDERSINC.COM
State License #731569

155

SCALE: NTS	DRAWN BY: C.V.	DATE: 06/15/2020
REV:		
REV:		
REV:		
REV:		

SITE ADDRESS: 2253 LOVERIDGE RD. PITTSBURG, CA 94565	PROJECT #: #J200096
TITLE: SHELL RVle	DRAWING #: SP3
	SHEET #: 3

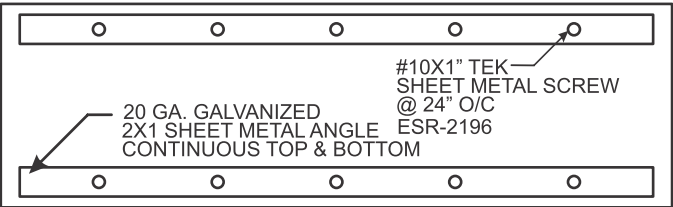
REV:	OF: 9
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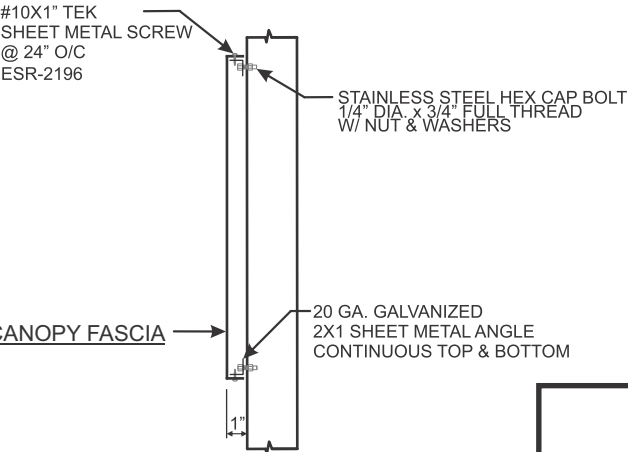
EXISTING EAST ELEVATION



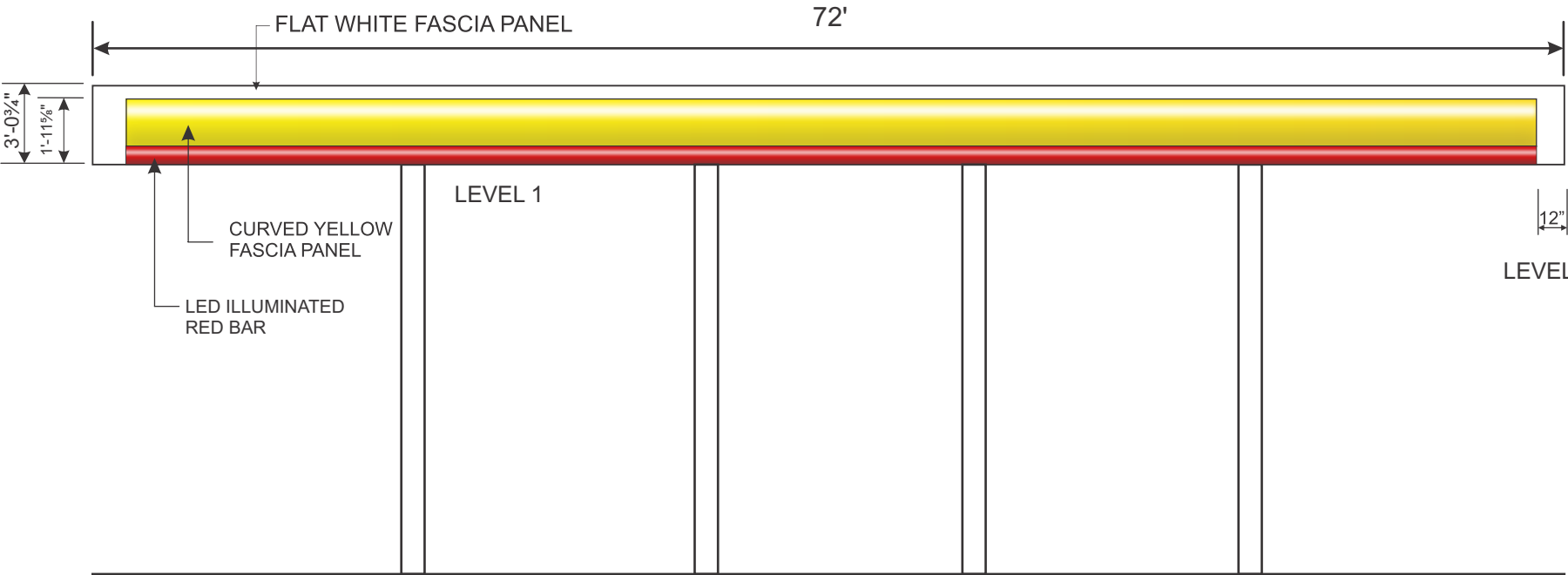
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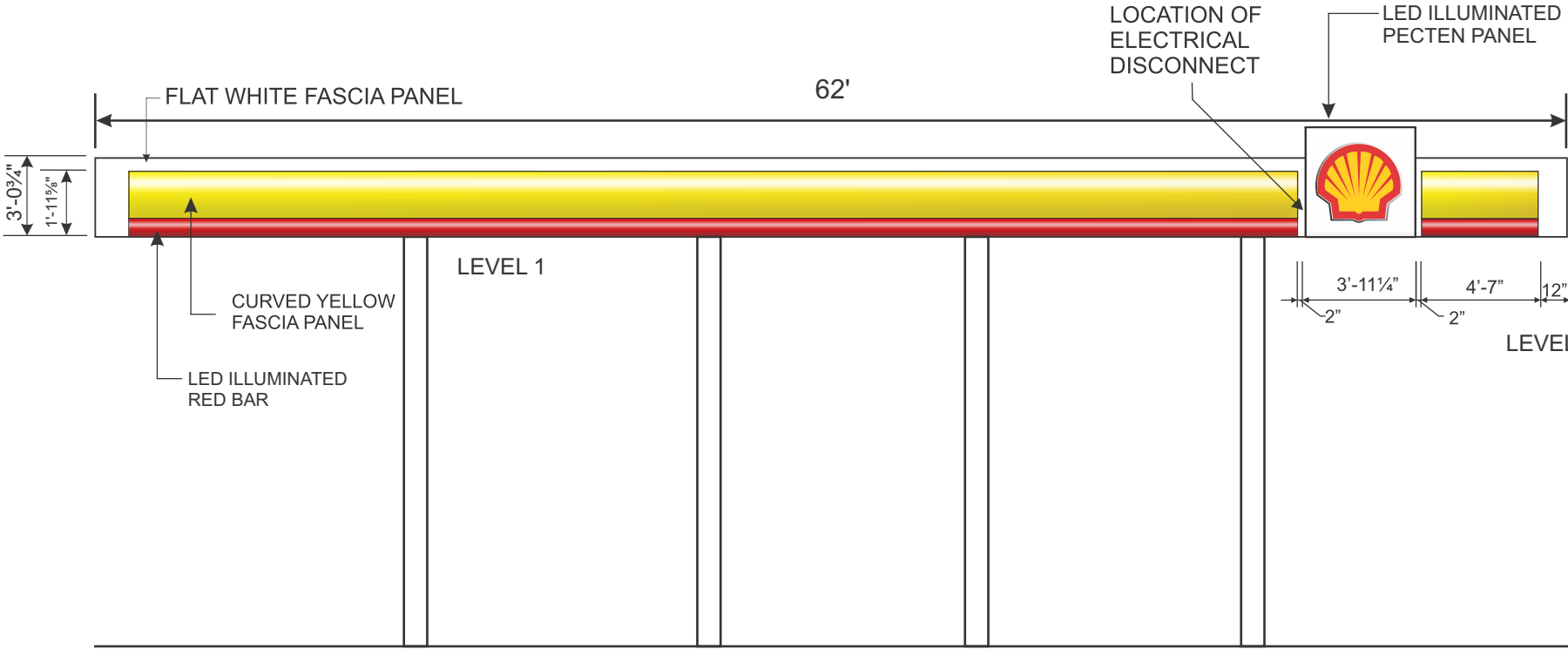
FASCIA BACK ATTACHMENT DETAIL



CANOPY FASCIA ATTACHMENT DETAIL



PROPOSED SOUTH FACE OF CANOPY



PROPOSED WEST FACE OF CANOPY



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12405 Locksley Lane Auburn, Ca 95602
Phone (530) 745-0580
WWW.PERRYBUILDERSINC.COM
State License #731569

156

SCALE: NTS	DRAWN BY: C.V.	DATE: 06/15/2020
REV:		
REV:		
REV:		
REV:		

SITE ADDRESS: 2253 LOVERIDGE RD.
PITTSBURG, CA 94565

TITLE:
SHELL RVle

PROJECT #:
#J200096

DRAWING #: SP4	REV #:
SHEET #: 4	OF: 9



EXISTING CAR WASH - ENTRANCE



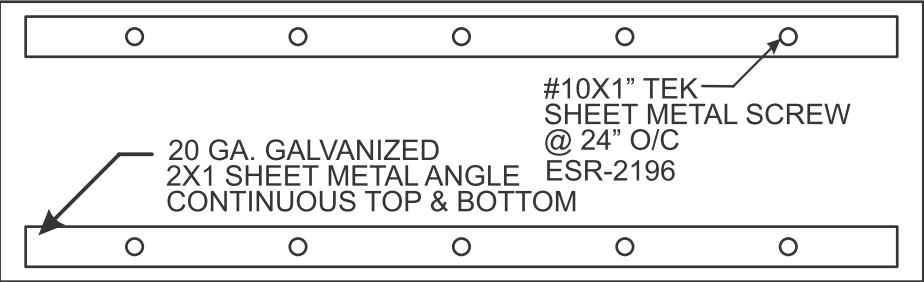
PROPOSED CAR WASH - ENTRANCE



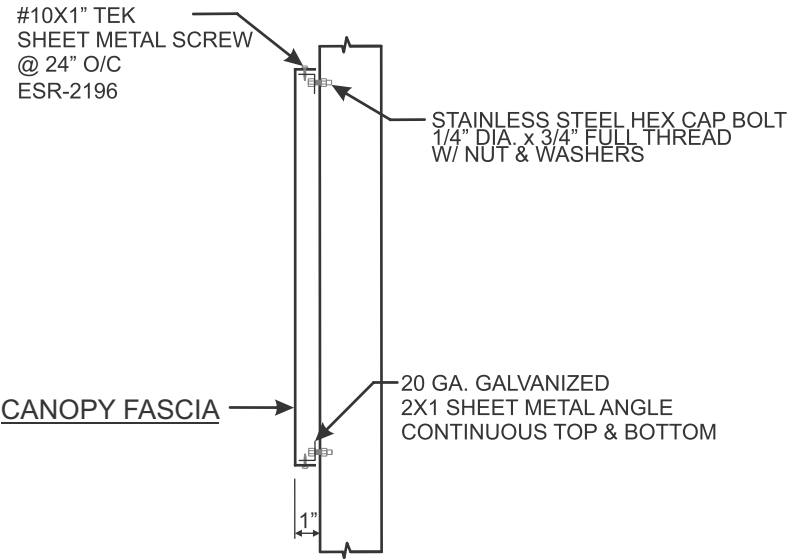
EXISTING CAR WASH - EXIT



PROPOSED CAR WASH - EXIT



CAR WASH BACK ATTACHMENT DETAIL



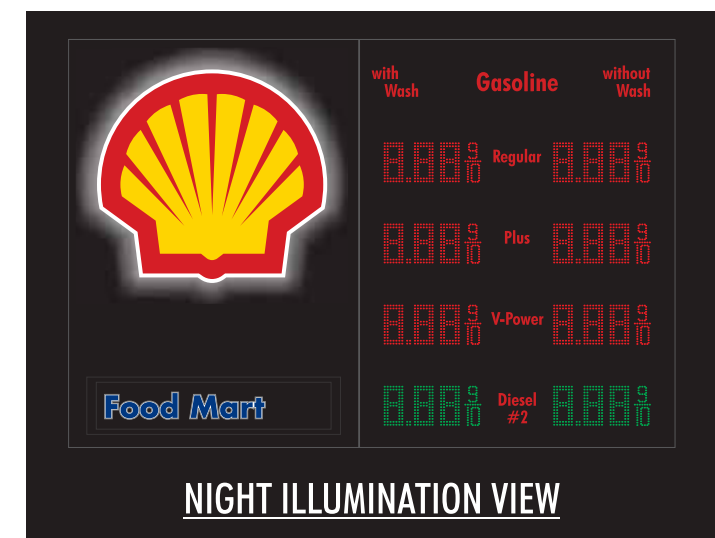
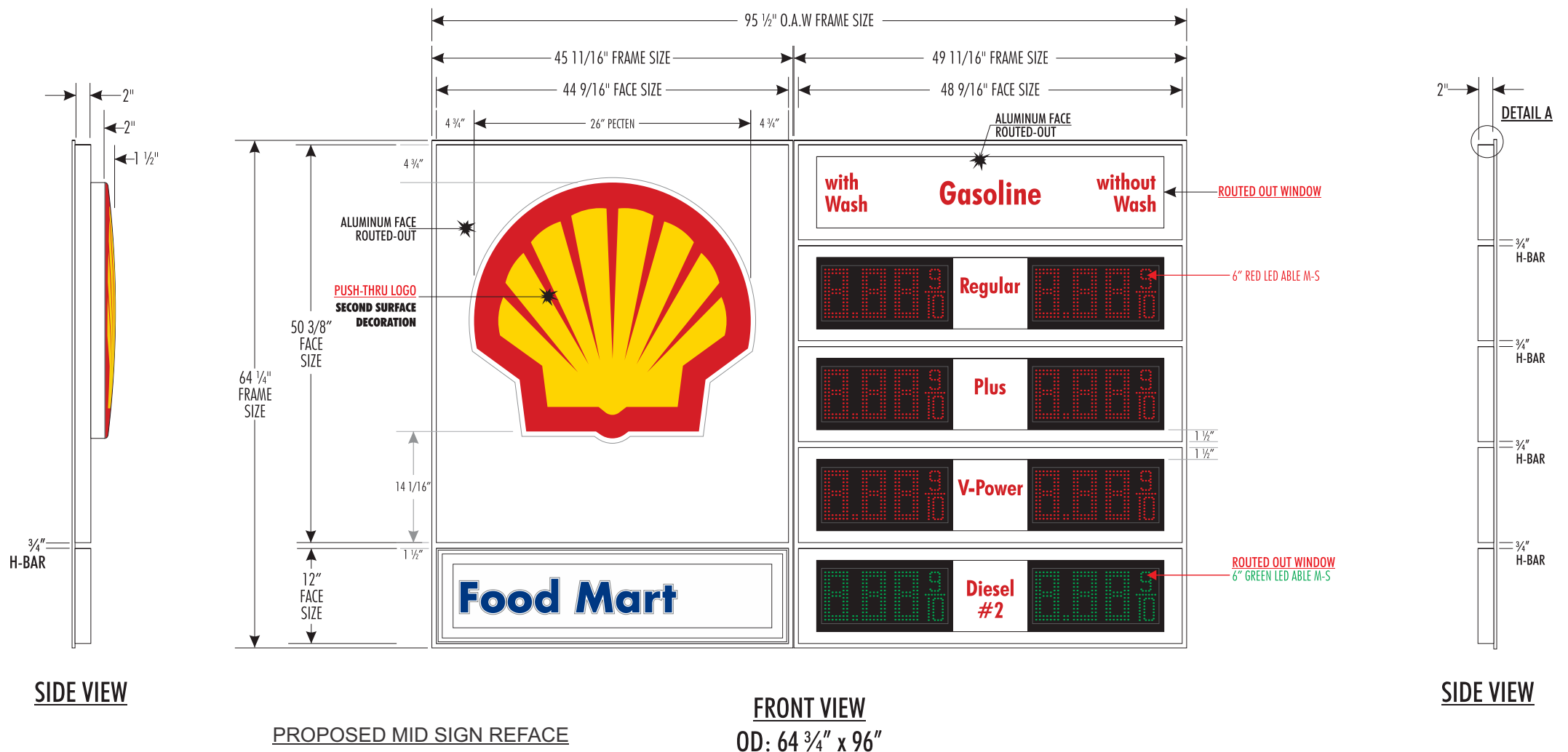
CAR WASH ATTACHMENT DETAIL



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12405 Locksley Lane Auburn, Ca 95602
Phone (530) 745-0580
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State License #731569

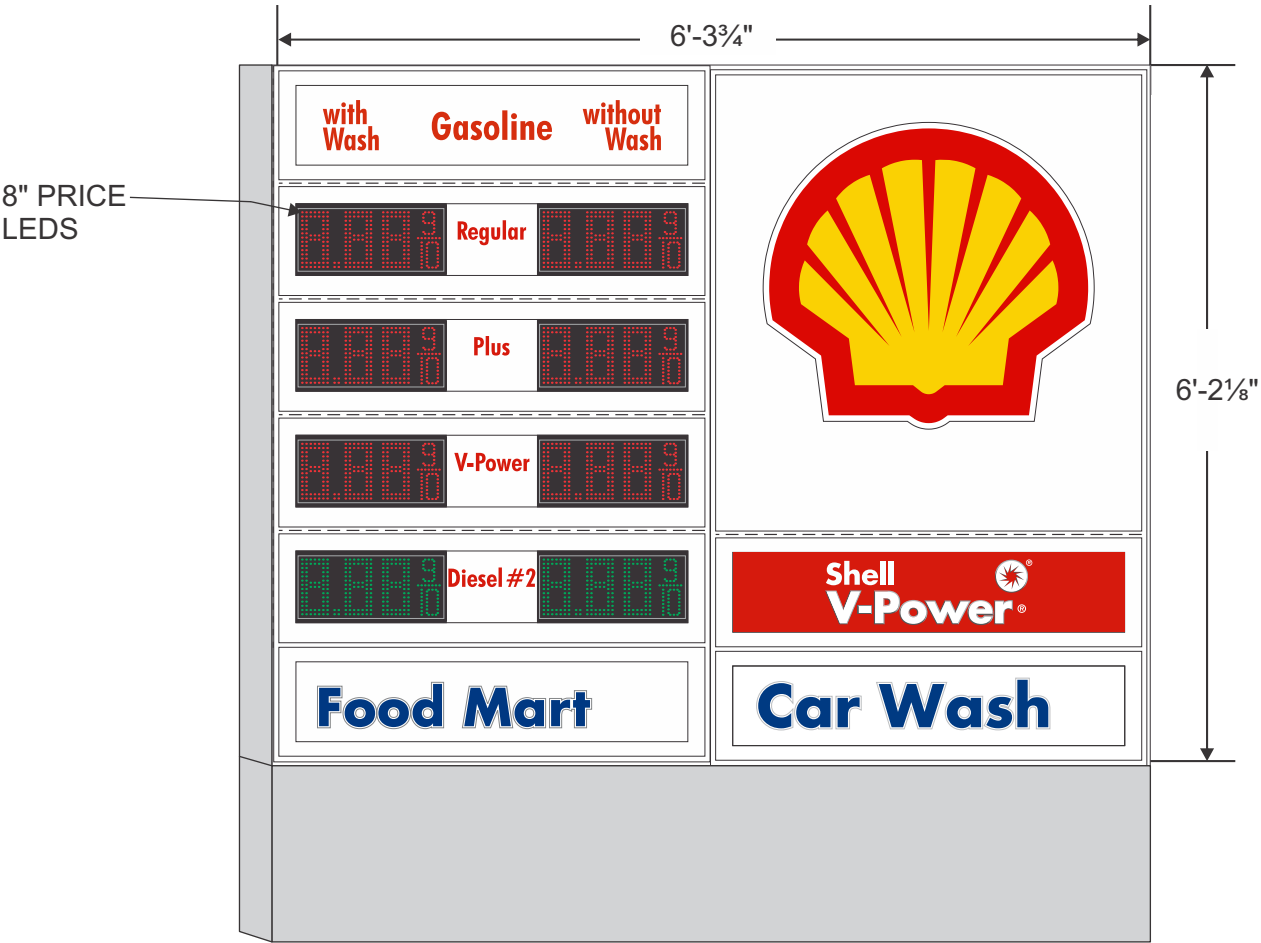
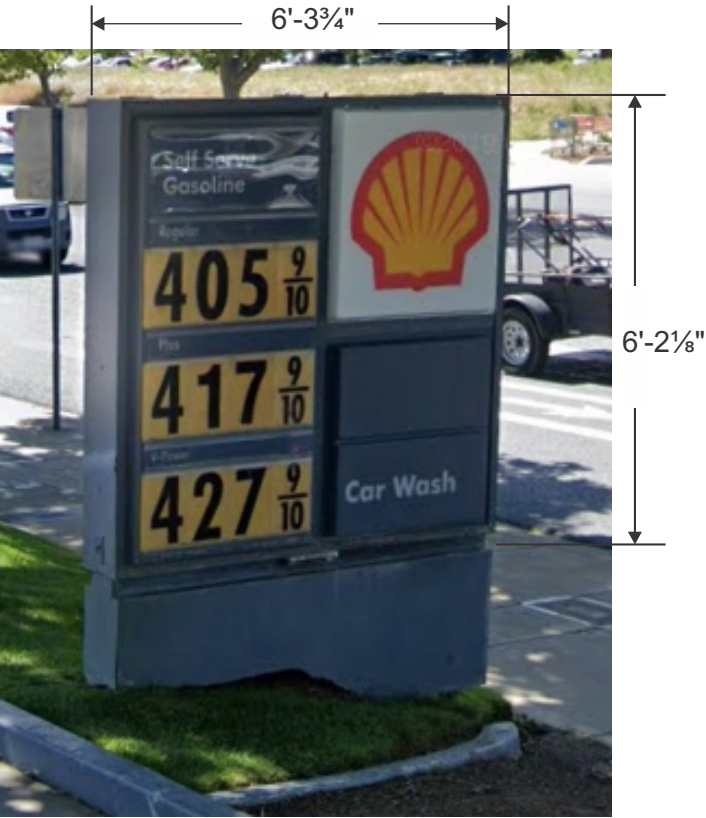
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SCALE: NTS		DRAWN BY: C.V.		DATE: 06/15/2020		SITE ADDRESS: 2253 LOVERIDGE RD. PITTSBURG, CA 94565		PROJECT #: #J200096		
REV:						TITLE: SHELL RVle		DRAWING #: SP5		REV #: 
REV:								SHEET #: 5		OF: 9
REV:										
REV:										

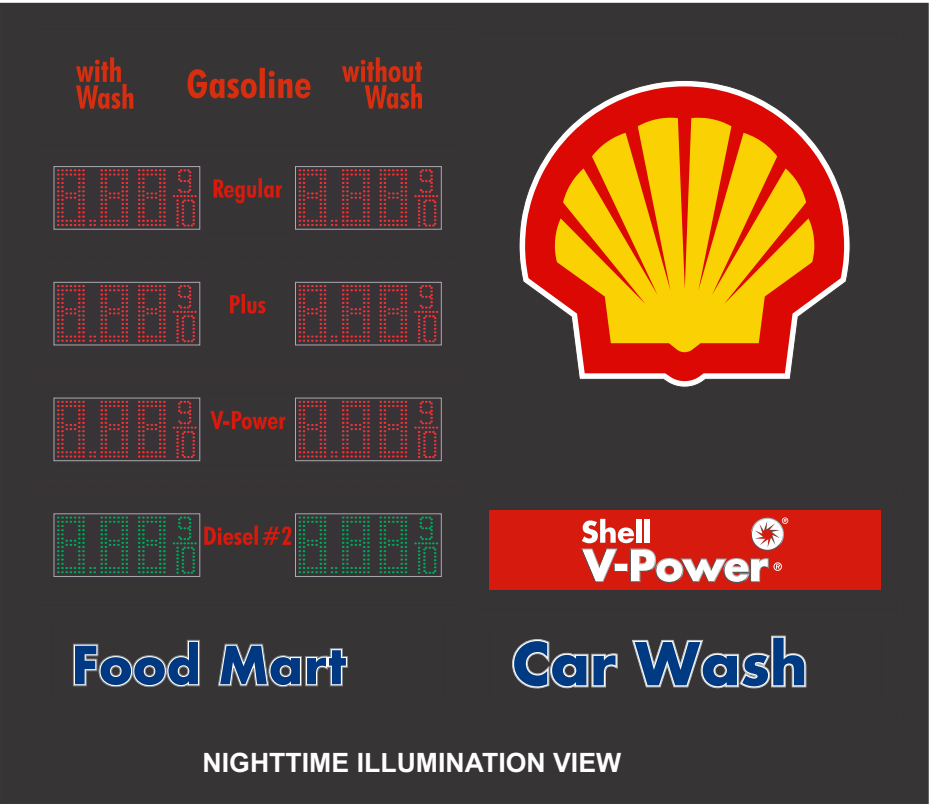


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12405 Locksley Lane Auburn, Ca 95602
Phone (530) 745-0580
WWW.PERRYBUILDERSINC.COM
State License #731569 **158**

SCALE: NTS		DRAWN BY: C.V.		DATE: 06/15/2020		SITE ADDRESS: 2253 LOVERIDGE RD. PITTSBURG, CA 94565		PROJECT #: #J200096			
REV:						TITLE: SHELL RVle	DRAWING #: SP6		REV #:		
REV:											
REV:											
REV:											
								SHEET #:	6	OF:	9



PROPOSED MONUMENT SIGN REFACE



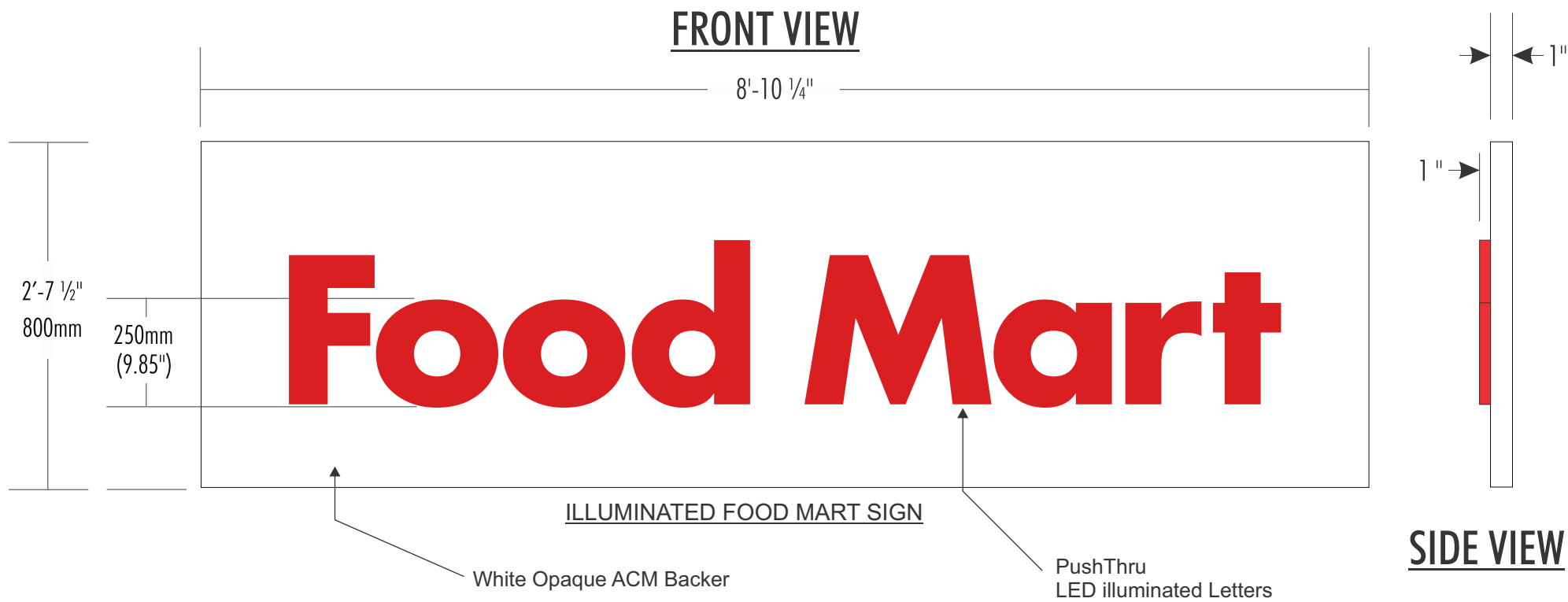
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159

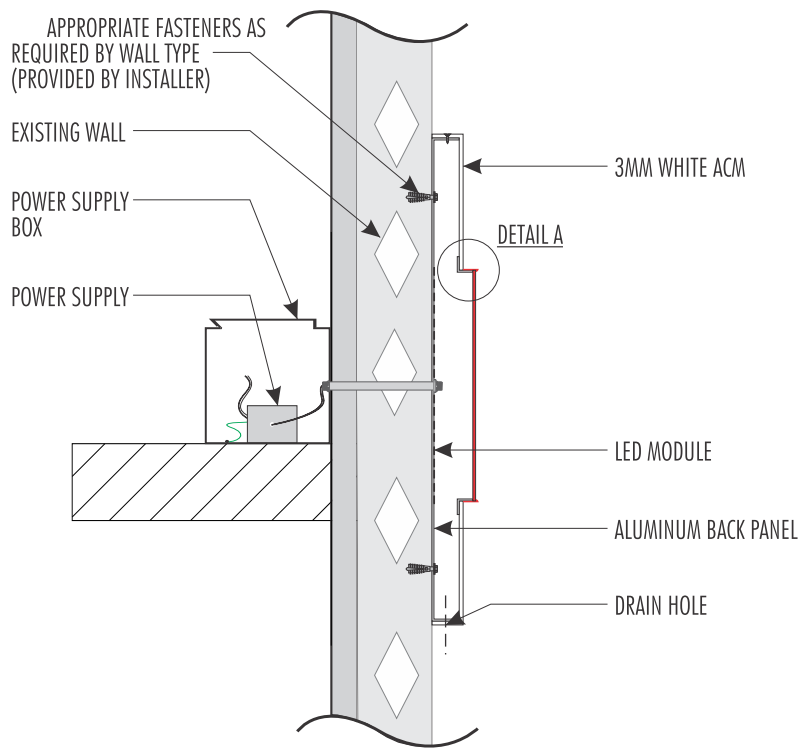
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REV: 		
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SITE ADDRESS: 2253 LOVERIDGE RD. PITTSBURG, CA 94565
TITLE: SHELL RVle

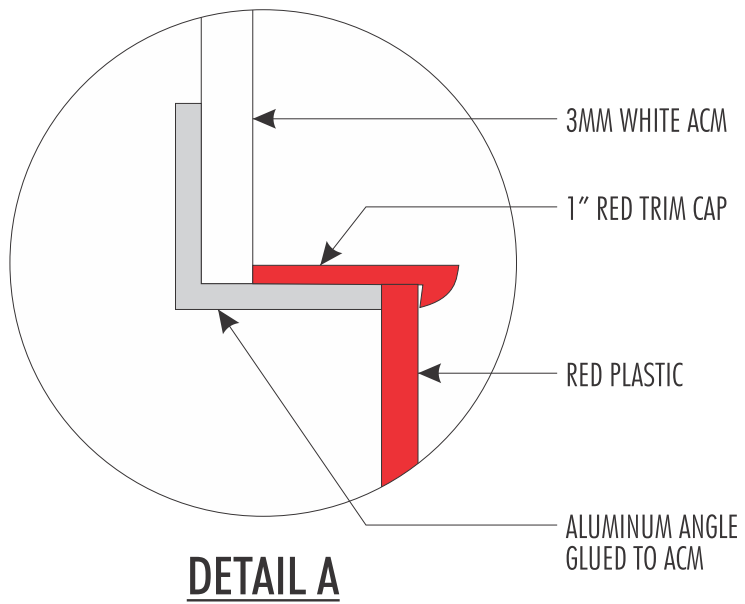
PROJECT #: #J200096	
DRAWING #: SP7	REV #: 
SHEET #: 7	OF: 9



VOLTS	AMPS	WATTS	LUMENS
12V	2.6	80	80 CD/M ²



SECTION VIEW



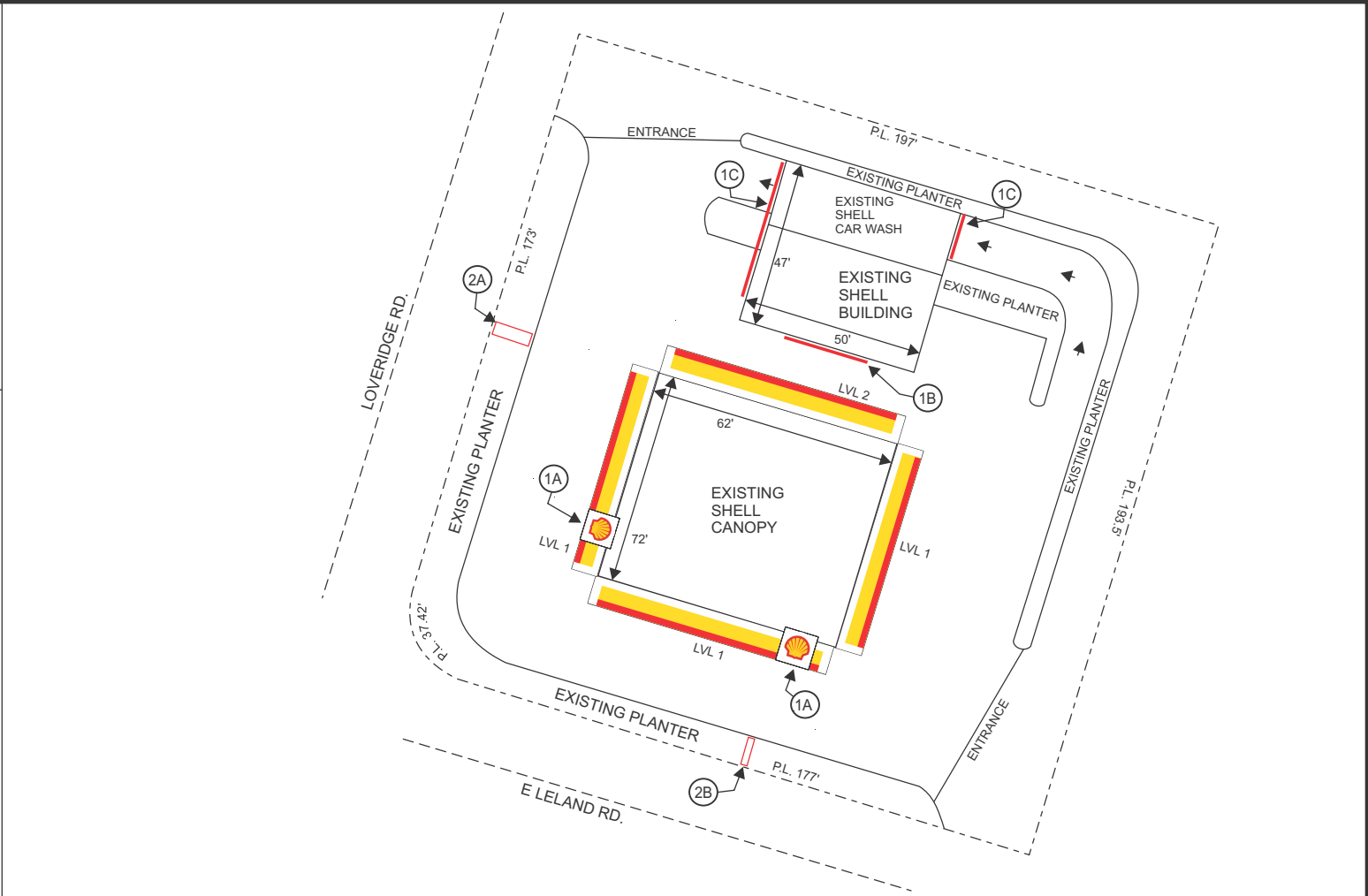
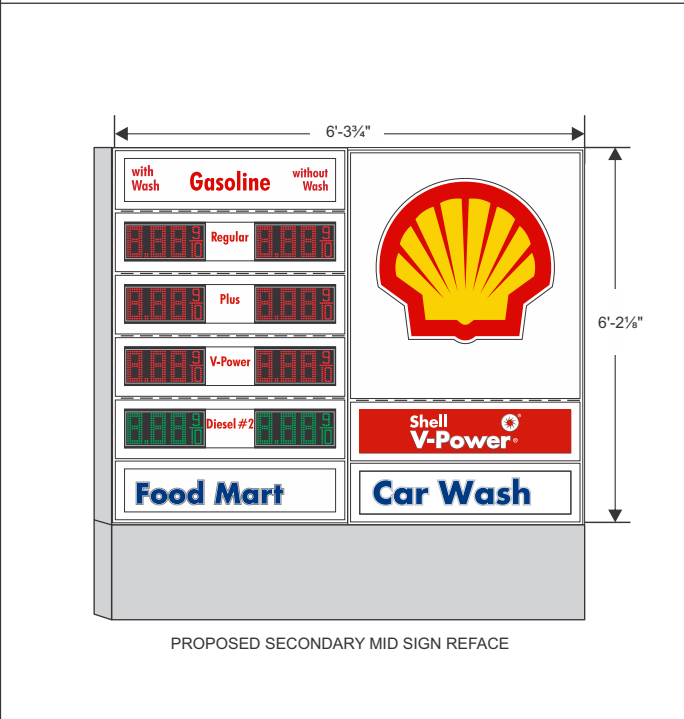
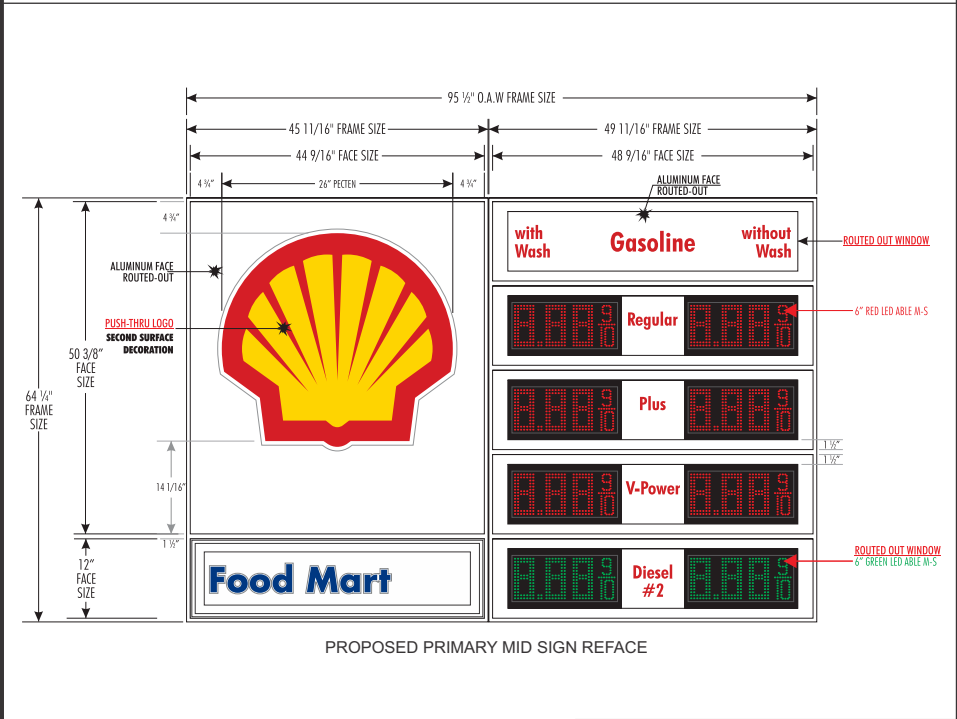
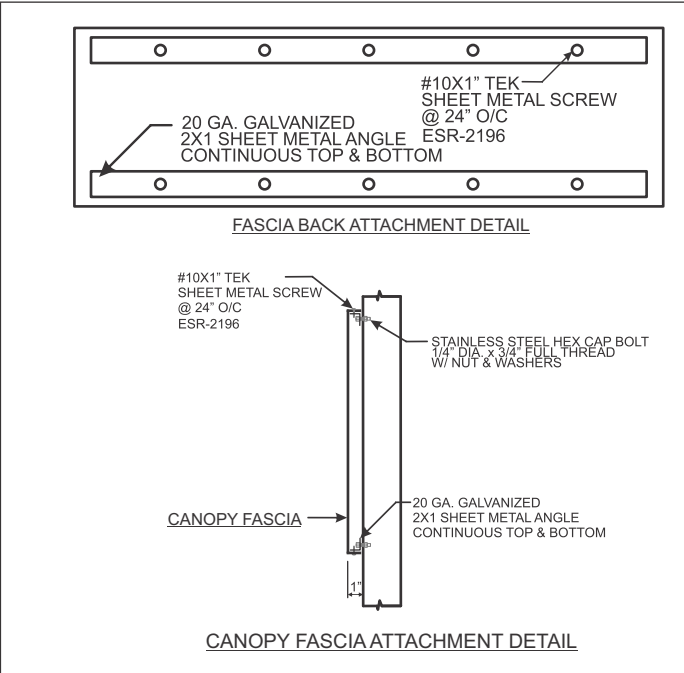
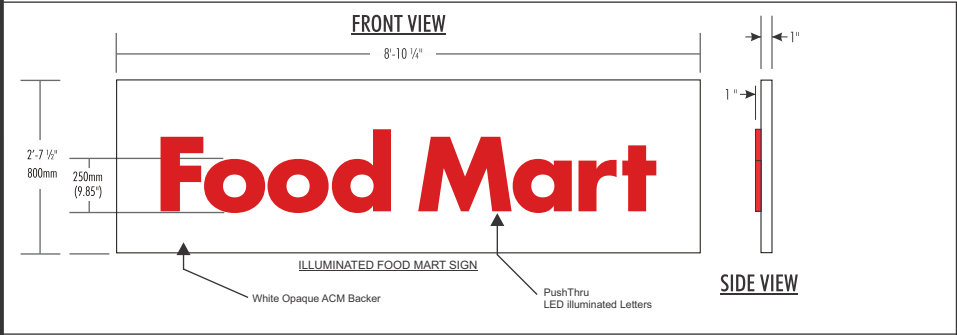
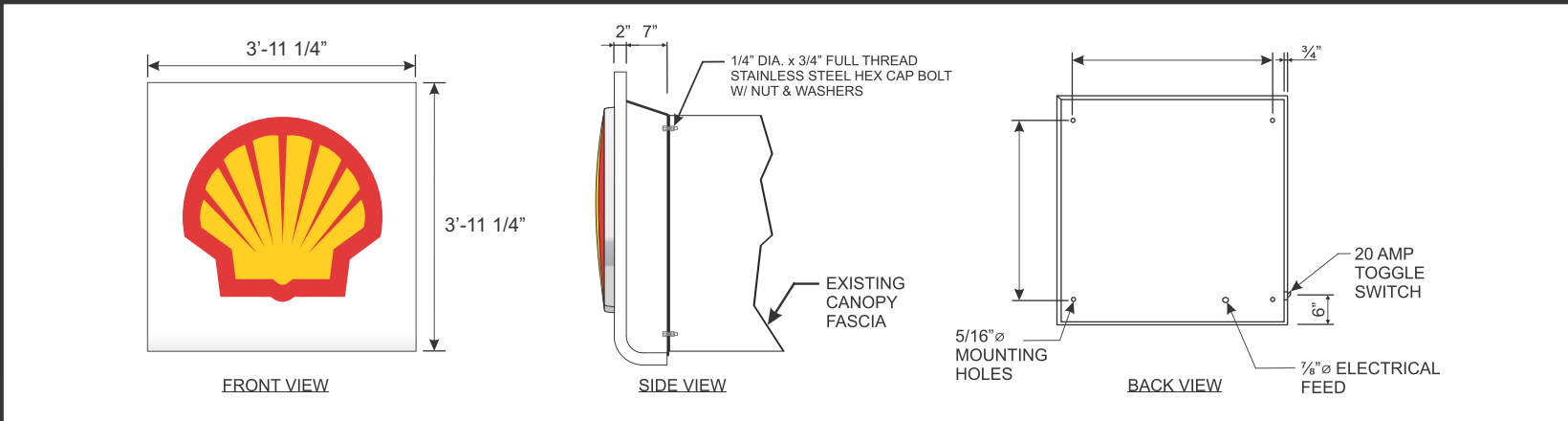
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Phone (530) 745-0580
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State License #731569

160

SCALE: NTS	DRAWN BY: C.V.	DATE: 06/15/2020
REV:		
REV:		
REV:		
REV:		

SITE ADDRESS: 2253 LOVERIDGE RD. PITTSBURG, CA 94565
TITLE: SHELL RVle

PROJECT #: #J200096	DRAWING #: SP8	REV #:
SHEET #: 8	OF: 9	



SIGN INFORMATION						
NO.	NAME OF SIGN	SIZE OF SIGN	QTY.	TOTAL (SQ. FT.) EXISTING	TOTAL (SQ. FT.) NEW	REMARKS
1A	SHELL PECTEN LOGO	3'-11¼" x 3'-11¼"	2		31 sq.ft.	15.5Sq.Ft. & 55lbs/ Sign
1B	FOOD MART SIGN	2'-7½" x 8'-10¼"	1		23.25 sq.ft.	
1C	CAR WASH SIGN	2'-7½" x 8'-6⅝"	2		45 sq.ft.	22.5 Sq.Ft. & 45lbs/Sign
2A	PRIMARY MID SIGN	5'-4½" x 8'-0½"	1	43.25 sq.ft.	43.25 sq.ft.	
2B	SECONDARY MID SIGN	6'-3¾" x 6'-2⅞"	1	40 sq.ft.	40 sq.ft.	

SQ. FT. INDEX					
	NAME OF SIGN	SIZE OF SIGN	QTY.	TOTAL (SQ. FT.)	MAX (SQ. FT.)
1A	SHELL PECTEN LOGO	3'-11¼" x 3'-11¼"	2	31 sq.ft.	
1B	FOOD MART SIGN	2'-7½" x 8'-10¼"	1	23.25 sq.ft.	
1C	CAR WASH SIGN	2'-7½" x 8'-6⅝"	2	45 sq.ft.	
2A	PRIMARY MID SIGN	5'-4½" x 8'-0½"	1	43.25 sq.ft.	
2B	SECONDARY MID SIGN	6'-3¾" x 6'-2⅞"	1	40 sq.ft.	
TOTAL SIGN SQ. FT.				182.5 sq.ft.	



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Phone (530) 745-0580
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SCALE: NTS	DRAWN BY: C.V.	DATE: 06/15/2020	SITE ADDRESS: 2253 LOVERIDGE RD. PITTSBURG, CA 94565	PROJECT #: #J200096
REV:			TITLE: SHELL RVle	DRAWING #: SP9
REV:				SHEET #: 9
REV:				OF: 9

NOTICE OF INTENT

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

Transbay Cable Remodel, AP-20-1524 (ADR).

This is an application filed by Douglas Fu, requesting administrative design review approval for exterior façade remodels to the existing control center (Building 1), multi-purpose building (Building 2), and a 2,022 square-foot addition to the warehouse (Building 3) for Transbay Cable located at 570 West 10th Street in the CS-O (Community Service Overlay) District. Assessor's Parcel Number 085-270-018; 085-270-019; and 085-270-025.

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

[illegible]



001. EXISTING ACCESSIBLE PARKING TOW AWAY SIGN AT MAIN ENTRANCE TO REMAIN.
002. EXISTING MOTORIZED GATE WITH ACCESS CONTROLS TO REMAIN.

EXISTING POLE MOUNTED LIGHT FIXTURE,

INDICATES AREA NOT IN CONTRACT (N.I.C.)

EXISTING LANDSCAPING

EXISTING CONCRETE WALK TO REMAIN

PROPERTY LINE

architecture
planning
interiors
graphics
civil engineering
4683 Chabot Dr #300
Pleasanton, CA 94588
P 925.244.9620
F 925.244.9621

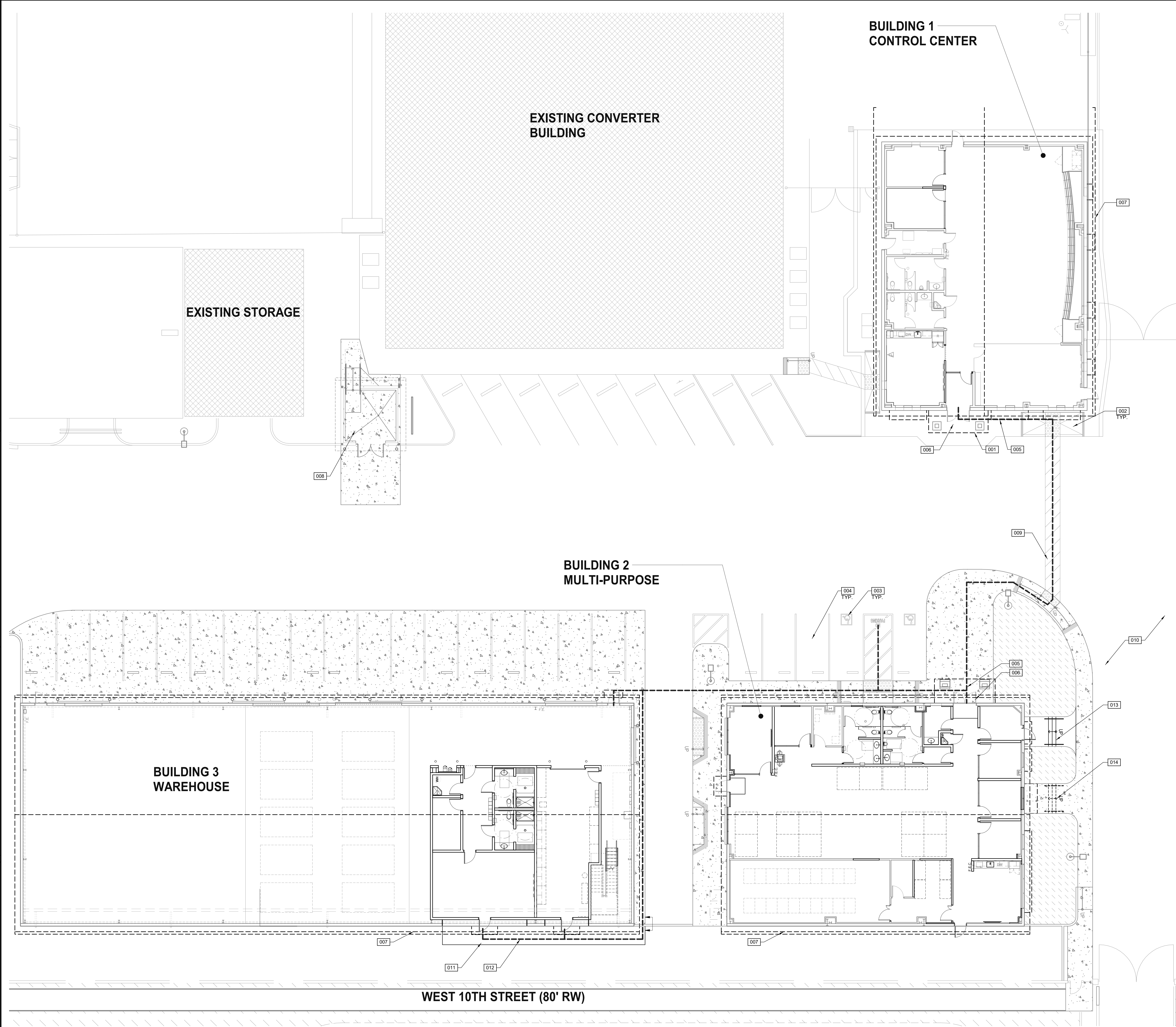
**NEXTERA - TRANS BAY
CABLE**
570 WEST 10TH STREET
PITTSBURG, CALIFORNIA 94565

[illegible]

PA/PM:	D. FU
DRAWN BY.:	K.E.L.
JOB NO.:	SNR20-6081-00

SHEET

P1.0



KEYNOTES

- 001. DASHED LINE INDICATES CANOPY ABOVE.
- 002. EXISTING CURB RAMP AND TRUNCATED DOMES TO REMAIN.
- 003. EXISTING FULLY ACCESSIBLE PARKING WITH SIGN TO REMAIN.
- 004. EXISTING PARKING TO REMAIN.
- 005. HEAVY DASHED LINE INDICATES EXISTING PATH OF TRAVEL TO REMAIN.
- 006. EXISTING PRIMARY ENTRANCE TO REMAIN.
- 007. EXISTING ROOF TO RECEIVE NO MODIFICATIONS.
- 008. EXISTING TRASH ENCLOSURE TO REMAIN.
- 009. EXISTING CROSSWALK.
- 010. EXISTING ACCESS ROADS AND INGRESS / EGRESS ROADS TO REMAIN.
- 011. NEW CONCRETE SIDE WALK.
- 012. ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- 013. NEW CONCRETE STAIRS WITH ADA-COMPLIANT GUARD/HANDRAIL, AND VISUALLY CONTRASTING 2" WIDE STRIPING AT UPPER APPROACH AND ALL TREADS.
- 014. REMOVE EXISTING EXTERIOR CONCRETE STAIRS. RELOCATE EXISTING PLANTS AND LANDSCAPE FROM AREA WHERE NEW STAIRS WILL BE LOCATED.

SITE LEGEND

- EXISTING POLE MOUNTED LIGHT FIXTURE.
- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING LANDSCAPING
- EXISTING CONCRETE WALK TO REMAIN
- PROPERTY LINE

ENLARGED SITE PLAN

SCALE: 1" = 10'-0"



ENLARGED SITE PLAN

REMARKS

DATE

07/24/2020

PLANNING SUBMITTAL

PA/PM:

Approver

DRAWN BY:

Author

JOB NO.:

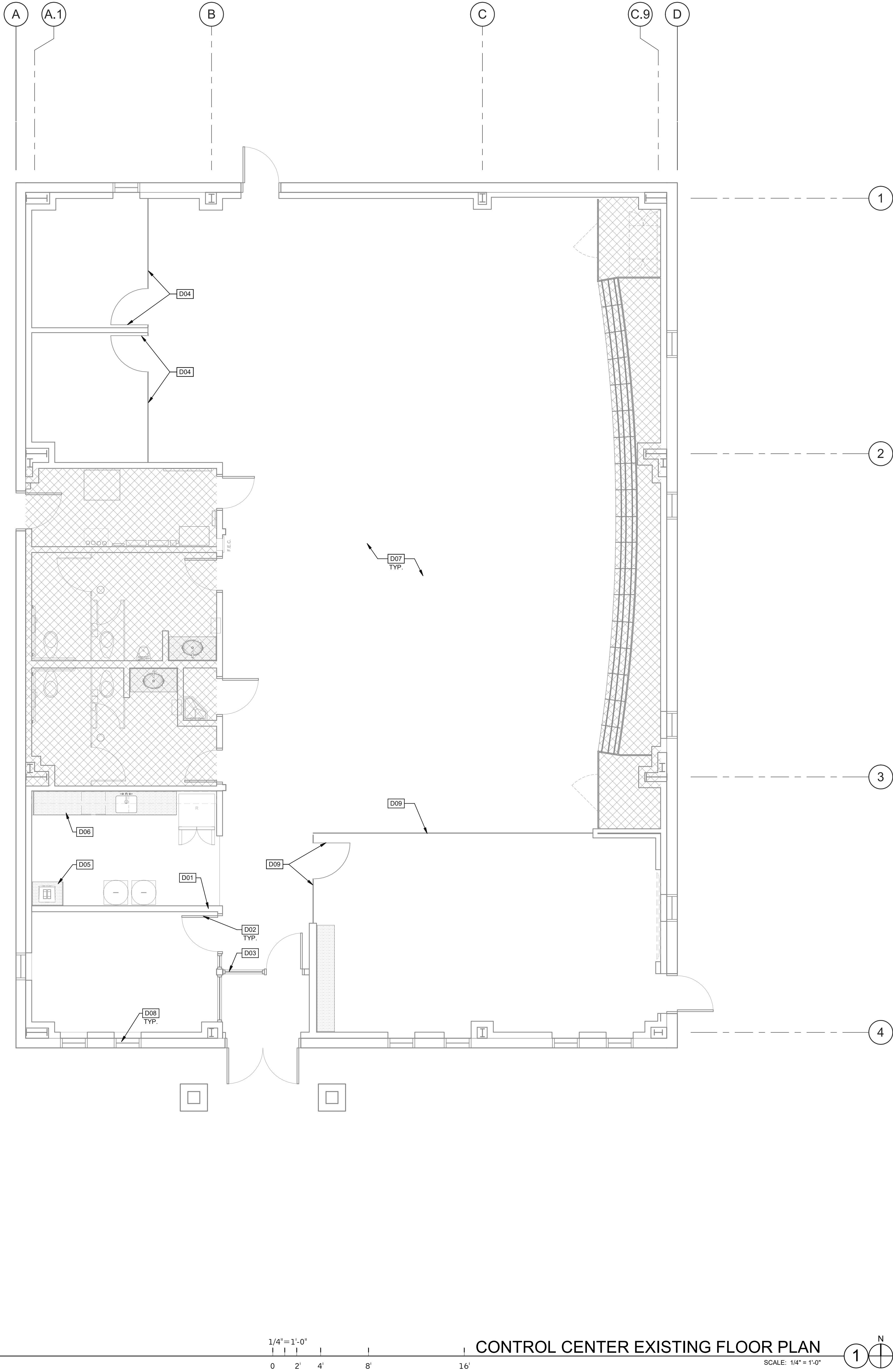
SNR20-6081-00

SHEET

P1.1

7/24/2020 11:26:55 AM

BM 361159403-681-02_Tran Bay Cable_Next (Rev001)_ARCH-TL-CC-14



KEYNOTES:

- D01 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
D02 REMOVE DOOR ASSEMBLY.
D03 REMOVE SIDELIGHT ASSEMBLY.
D04 REMOVE INTERIOR GLAZING AND GLASS DOORS.
D05 REMOVE EXISTING MILLWORK.
D06 REMOVE MILLWORK & SINK. REMOVE EXISTING DISHWASHER. CONFIRM WITH CLIENT LOCATION FOR DISHWASHER. RETAIN EXISTING REVERSE OSMOSIS WATER FILTRATION SYSTEM FOR INSTALLATION AT NEW CABINETS. PREP AREA FOR NEW UPPER & LOWER MILLWORK WITH NEW SINK, FAUCET, AND DISHWASHER.
D07 REMOVE ALL FLOOR FINISHES THROUGHOUT. PREP FOR NEW FLOOR FINISHES PER FINISH PLAN.
D08 EXISTING EXTERIOR WINDOW BLINDS TO REMAIN. CLEAN EXISTING BLINDS AS REQUIRED FOR "LIKE NEW" CONDITION. REPLACE ANY DAMAGED OR MISSING BLINDS TO MATCH EXISTING.
D09 EXISTING CONFERENCE ROOM GLASS DOOR AND GLAZING TO REMAIN.

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

FLOOR PLAN

EXISTING WALL

CONTROL CENTER EXISTING FLOOR PLAN

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

EXISTING FLOOR PLAN

REMARKS

DATE
07/24/2020

PLANNING SUBMITTAL

PA/PM:

D. FU

DRAWN BY:

K.E.L.

JOB NO.:

SNR20-6081-00

SHEET

P2.0-1

BUILDING 1 - CONTROL CENTER

NEXTERA - TRANS BAY

CABLE

570 WEST TENTH STREET
PITTSBURG, CALIFORNIA 94565

architecture
planning
interiors
graphics
civil engineering

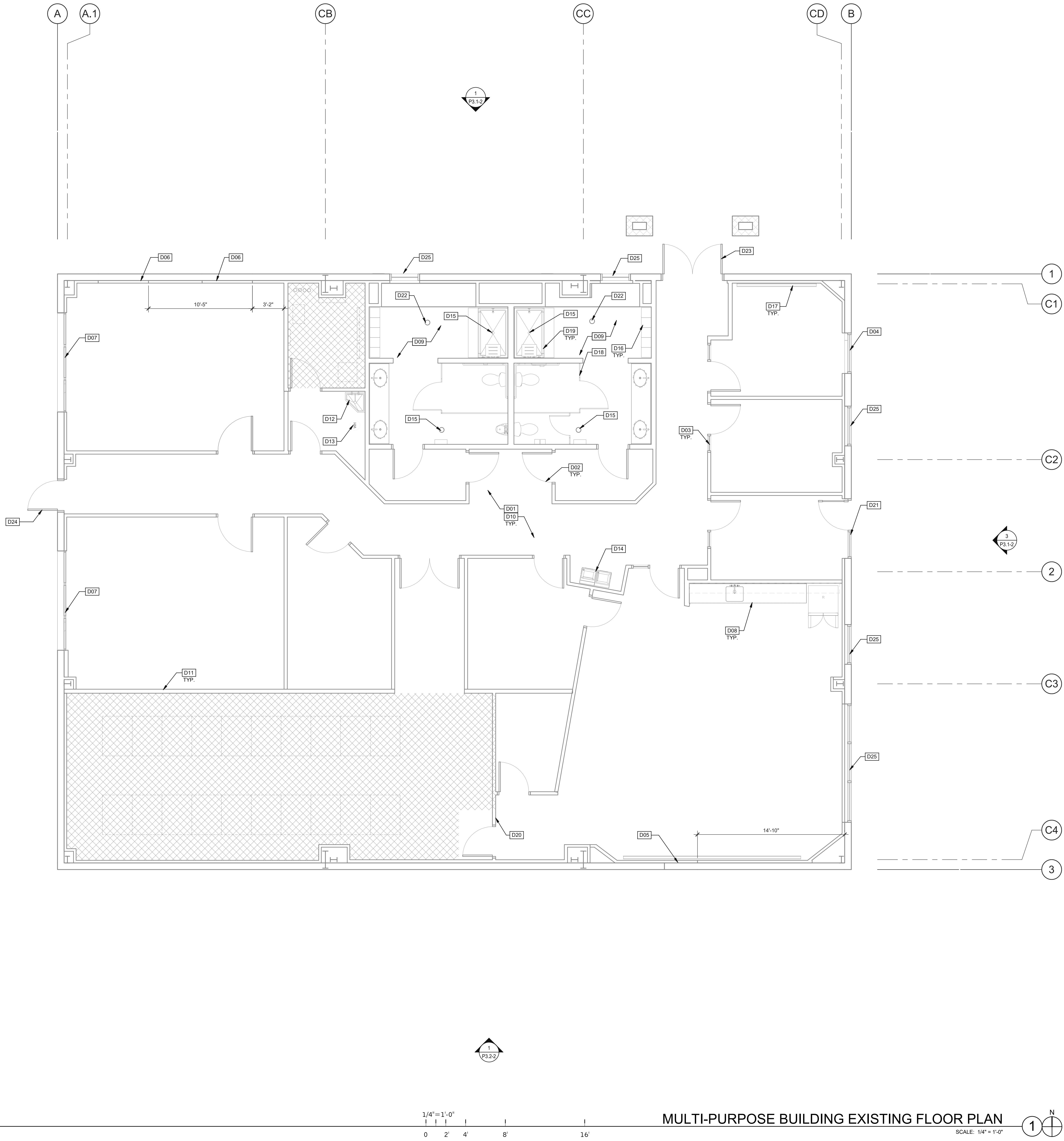
4685 Chabot Dr #300
Pittsburg, CA 94566
Tel: 925.241.9621
Fax: 925.241.9621

WARE MALCOMB
Leading Design for Commercial Real Estate



7/24/2020 1:45:01 AM

B:\01\2020\2020-08-01-02_Trent Bay Cable_Next Floor001_ARCH-PLT.dwg



KEYNOTES:

- D01 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED. TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN.
- D02 REMOVE DOOR ASSEMBLY. RETURN TO BUILDING STOCK.
- D03 REMOVE SIDELIGHT ASSEMBLY. RETURN TO BUILDING STOCK.
- D04 REMOVE EXISTING GLAZING AND EXTERIOR CONCRETE CURB WALL AS REQUIRED TO ACCOMMODATE NEW STOREFRONT DOOR AND SIDELITE SYSTEM TO MATCH EXISTING.
- D05 REMOVE SECTION OF WALL AS REQUIRED FOR NEW 3'-0" DOOR. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- D06 REMOVE SECTION OF WALL AS REQUIRED FOR NEW EXTERIOR WINDOW TO MATCH EXISTING. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- D07 REMOVE EXISTING ROLL UP DOOR AS REQUIRED TO ACCOMMODATE NEW GLAZING. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- D08 REMOVE EXISTING MILLWORK AND SINK AND APPLIANCES. CAP PLUMBING AS REQUIRED.
- D09 REMOVE RESTROOM PLUMBING FIXTURES AND ACCESSORIES. CAP PLUMBING AS REQUIRED.
- D10 REMOVE ALL INTERIOR WALL AND FLOOR FINISHES THROUGHOUT, EXCEPT AT AREAS NOTED AS N.I.C. PREP FOR NEW FINISHES PER FINISH PLAN.
- D11 REMOVE ANY WALL-MOUNTED FIXTURES AND PREP WALL FOR NEW FINISH.
- D12 REMOVE EXISTING MOP SINK. CAP PLUMBING AS REQUIRED.
- D13 REMOVE EXISTING WATER HEATER. CAP PLUMBING AS REQUIRED.
- D14 REMOVE EXISTING HI-LO DRINKING FOUNTAIN. CAP PLUMBING AS REQUIRED.
- D15 REMOVE EXISTING FLOOR DRAIN GRILLE, CAP UN-USED DRAINLINE BELOW CONCRETE SLAB.
- D16 REMOVE EXISTING LOCKERS.
- D17 REMOVE EXISTING WHITEBOARD.
- D18 REMOVE EXISTING TOILET PARTITIONS AS REQUIRED.
- D19 REMOVE EXISTING SHOWER AND ALL RELATED FIXTURES, ACCESSORIES, AND FINISHES.
- D20 REMOVE EXISTING DOOR ASSEMBLY AND REMOVE WALL SECTION AS REQUIRED TO FIT NEW 36"W X 96"H DOOR.
- D21 REMOVE STOREFRONT DOOR AND SIDELIGHT AS REQUIRED, FOR NEW GLAZING TO MATCH EXISTING ADJACENT WINDOWS. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- D22 EXISTING FLOOR DRAIN TO REMAIN.
- D23 EXISTING PAIRED ENTRY DOORS TO REMAIN.
- D24 EXISTING EXIT DOOR TO REMAIN.
- D25 EXISTING WINDOW TO REMAIN.

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

DEMOLITION FLOOR PLAN

EXISTING WALL

EXISTING FLOOR PLAN

DATE	07/24/2020
PA/PM:	D. FU
DRAWN BY:	O.J.
JOB NO.:	SNR20-6081-00

SHEET
P2.0-2
BUILDING 2- MULTI-PURPOSE

NEXTERA - TRANS BAY
CABLE
570 WEST TENTH STREET
PITTSBURG, CA 94565

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architecture
planning
graphics
civil engineering
4683 Chabot Dr #300
Pittsburg, CA 94566
Tel: 925.241.9200
Fax: 925.241.9621

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KEYNOTES:

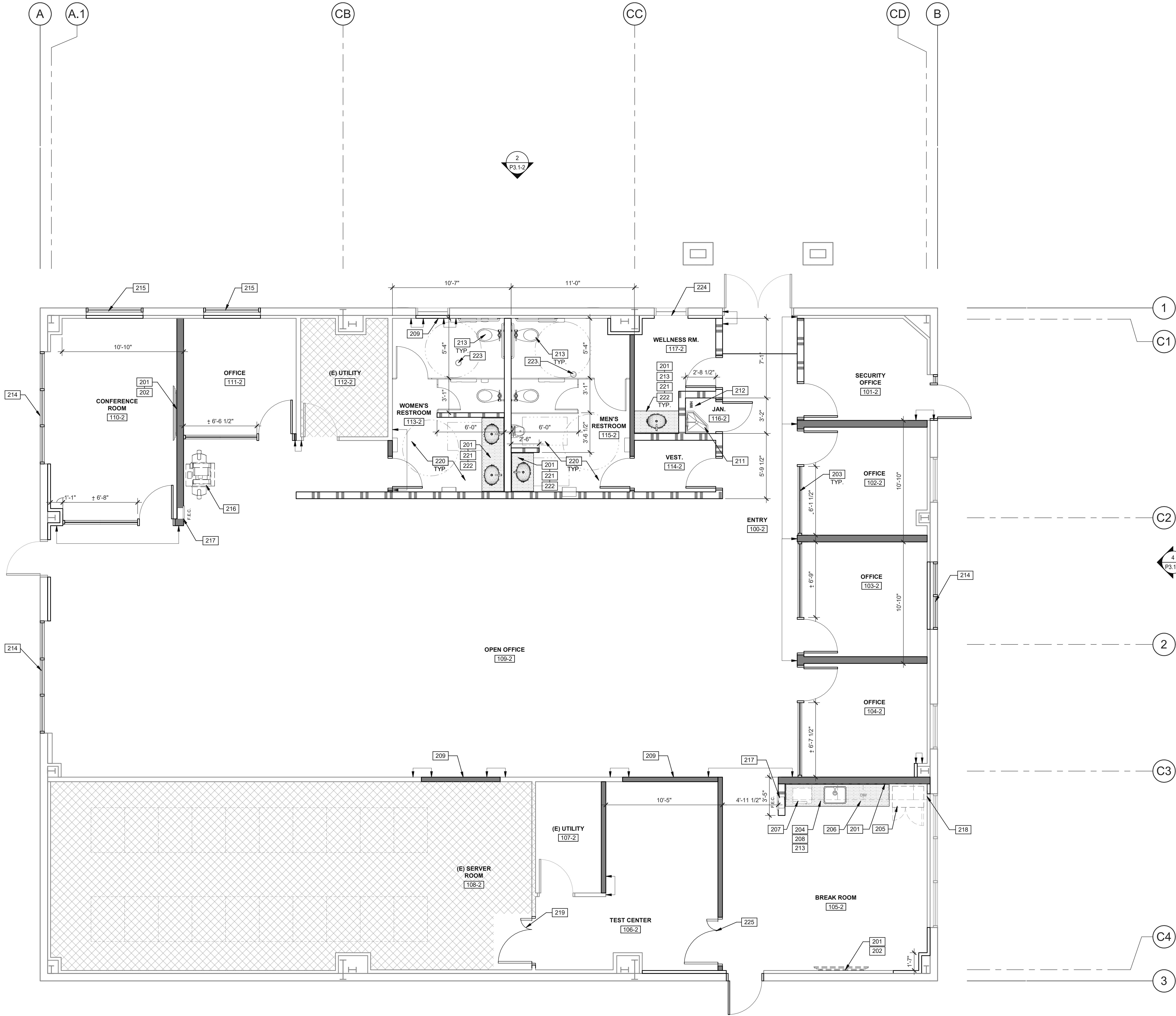
- 201 NEW BACKING SUPPORT BEHIND WALL-MOUNTED EQUIPMENT LOCATIONS.
202 NEW FLATSCREEN TV TO BE PROVIDED BY OWNER AND INSTALLED BY G.C. PROVIDE CABLE, POWER, AND INTERNET CONNECTIONS.
203 NEW METAL FRAME OFFICE FRONT SYSTEM WITH TEMPERED AND LAMINATED GLASS BUTT-JOINT PANELS AND SOLID WOOD DOORS. TOP OF METAL FRAME AT DOOR TO ALIGN WITH TOP OF METAL FRAME AT GLAZING. BOTTOM OF METAL FRAME AT GLAZING TO BE FLOOR MOUNTED.
204 NEW UPPER & LOWER CABINETRY WITH DRAWERS, BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK, TOUCHLESS FAUCET AND GARBAGE DISPOSAL.
205 NEW REFRIGERATOR TO BE PROVIDED AND INSTALLED BY GC. PROVIDE RECESSED WATER LINE FOR ICE MAKER AND WATER DISPENSER.
206 NEW DISHWASHER TO BE PROVIDED AND INSTALLED BY GC. DISHWASHER TO BE ACCESSIBLE HEIGHT.
207 NEW MICROWAVE TO BE PROVIDED AND INSTALLED BY GC.
208 NEW COFFEE MAKER TO BE PROVIDED BY OWNER AND INSTALLED BY GC. PROVIDE RECESSED WATER LINE.
209 NEW INFILL WALL. MATCH ADJACENT CONSTRUCTION.
211 NEW MOP SINK.
212 NEW WATER HEATER.
213 SAW-CUT EXISTING CONCRETE FLOOR IN THIS AREA AS REQUIRED FOR NEW PLUMBING.
214 NEW METAL FRAME WINDOW TO MATCH EXISTING ADJACENT WINDOWS TO FIT WITHIN EXISTING OPENING WIDTH. INSTALL CONCRETE CURB AT BASE TO MATCH ADJACENT WINDOW SILL HEIGHT.
215 NEW EXTERIOR WINDOW TO MATCH EXISTING ADJACENT WINDOWS.
216 NEW COPY/PRINTER MACHINE. PROVIDE ELECTRICAL AND DATA OUTLETS AS REQUIRED. SEE ELECTRICAL DRAWINGS.
217 NEW FULLY RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-ROEMER. CABINET TO BE ALTA SERIES, STEEL WITH RECOATABLE WHITE FINISH - PAINT (SEM-GLOSS) TO MATCH ADJACENT WALL.
218 FINISHED END PANEL.
219 VERIFY IN FIELD MAXIMUM SIDE-DOOR WIDTH TO RELOCATE ONLY FIRE ALARM PULL AND LIGHT SWITCHES.
220 FULLY ACCESSIBLE RESTROOM FACILITY TO BE PROVIDED WITH NEW PLUMBING FIXTURES AND ACCESSORIES.
221 NEW ACCESSIBLE VANITY WITH SOLID SURFACE COUNTERTOP.
222 NEW AUTOMATIC SOAP DISPENSER & AUTOMATIC FAUCET.
223 EXISTING FLOOR DRAIN TO REMAIN. PROVIDE NEW BRUSHED STAINLESS STEEL GRATE.
224 PROVIDE OPAQUE WINDOW FILM AND BLACK-OUT ROLLER SHADE AT EXISTING WINDOW.
225 NEW 36" X 96" DOOR WITH SIDE-DOOR TO MATCH NEW SERVER ROOM DOORS.

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

WALL LEGEND

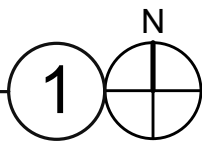
- EXISTING WALL
EXISTING EXTERIOR WALL WITH NEW FURRING
FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
PARTITION TO UNDERSIDE OF CEILING
PARTITION TO 6" ABOVE CEILING
PLUMBING WALL

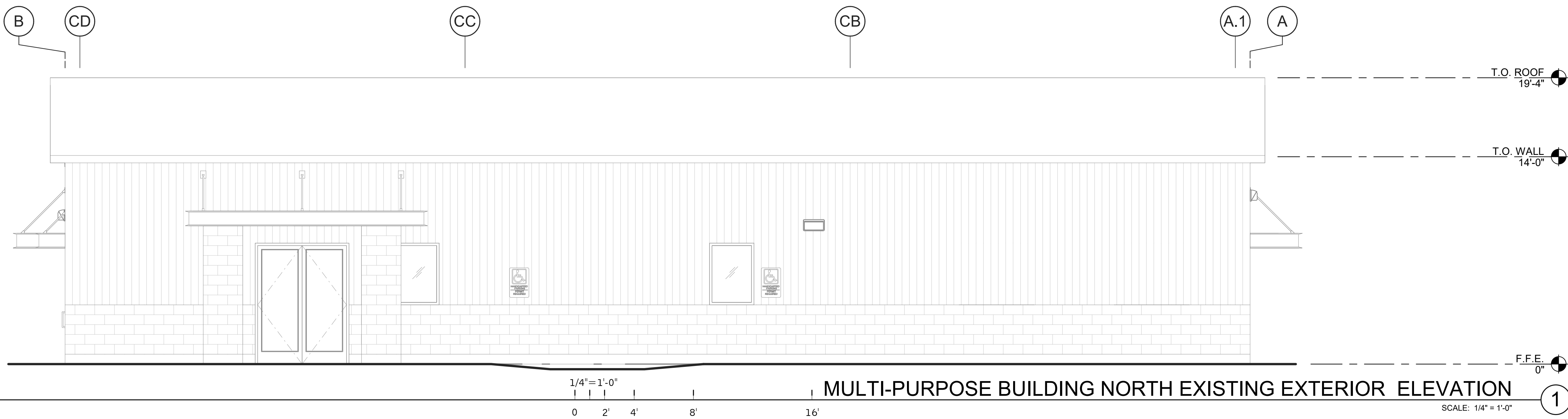


1/4" = 1'-0"
0 2' 4' 8' 16'

MULTI-PURPOSE BUILDING PROPOSED FLOOR PLAN

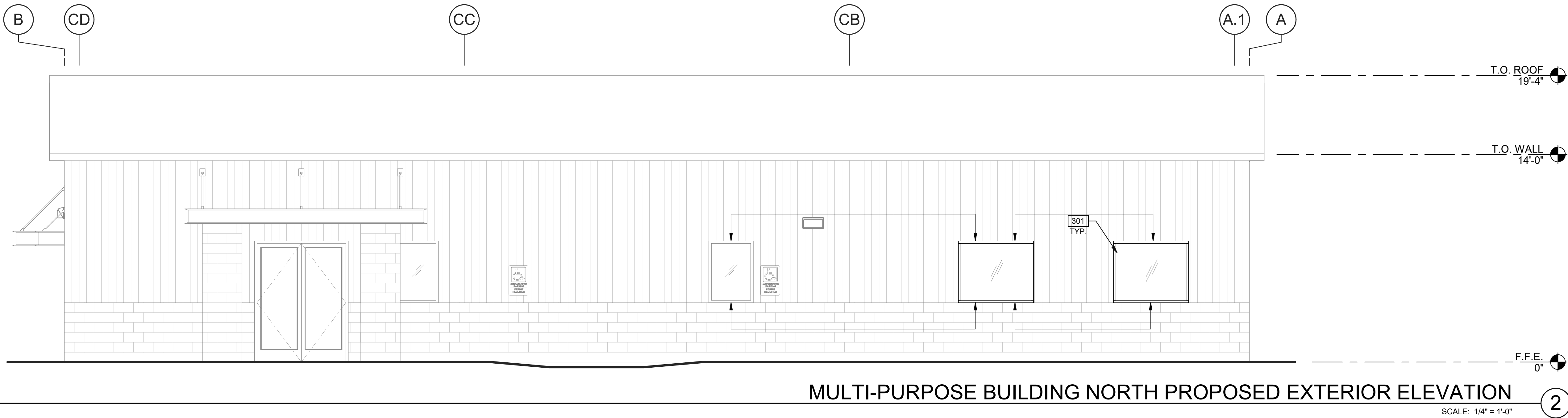
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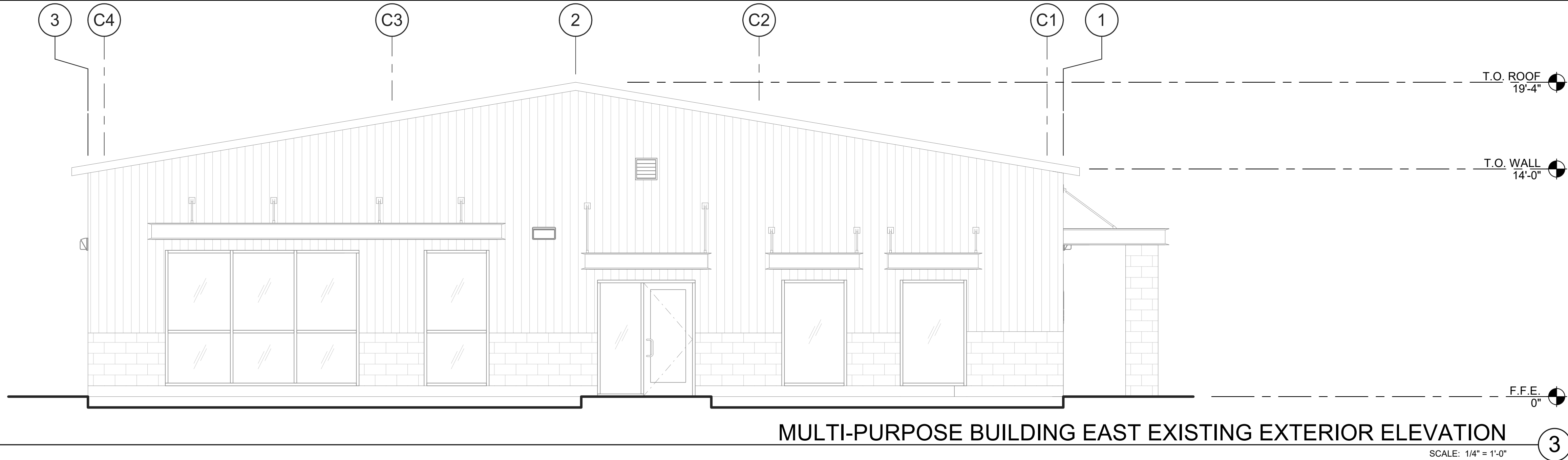
MULTI-PURPOSE BUILDING NORTH EXISTING EXTERIOR ELEVATION

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



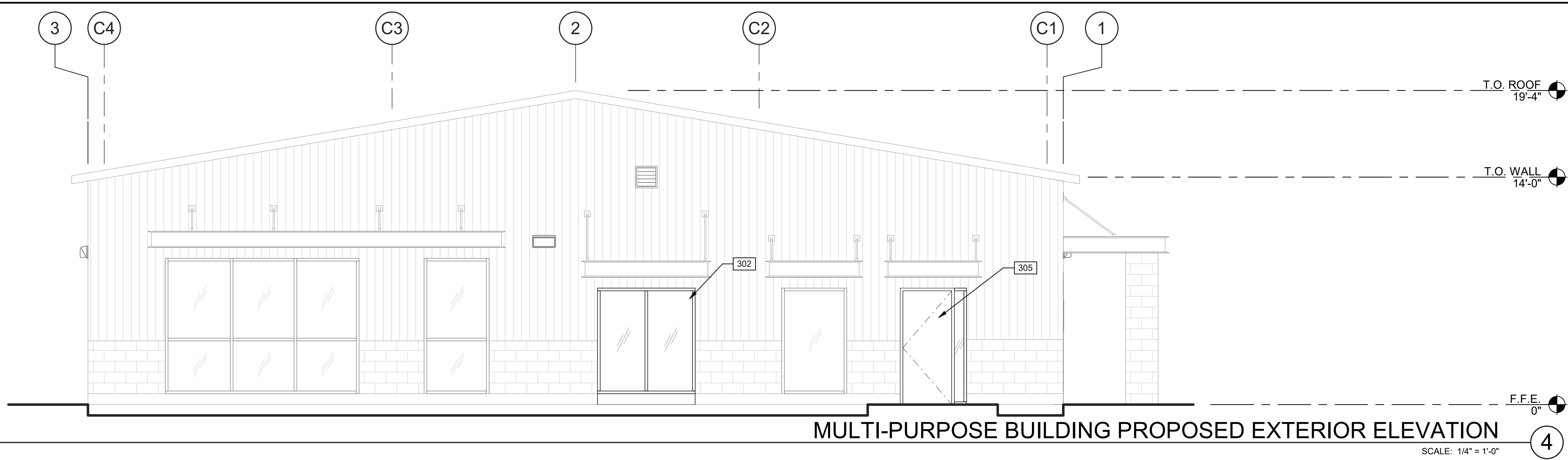
MULTI-PURPOSE BUILDING NORTH PROPOSED EXTERIOR ELEVATION

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



MULTI-PURPOSE BUILDING EAST EXISTING EXTERIOR ELEVATION

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



MULTI-PURPOSE BUILDING PROPOSED EXTERIOR ELEVATION

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

KEYNOTES:

- 301 NEW ALUMINUM STOREFRONT SYSTEM TO MATCH EXISTING IN NEW OPENING.
- 302 NEW ALUMINUM STOREFRONT SYSTEM IN EXISTING OPENING. MATCH EXISTING ADJACENT WINDOWS.
- 305 NEW HOLLOW METAL DOOR AND SIDELIGHT IN EXISTING OPENING. CUT EXISTING CONCRETE CURB AS REQUIRED TO MAINTAIN LEVEL EGRESS FROM INTERIOR FINISHED FLOOR TO NEW CONCRETE LANDING. NEW DOOR & SIDELIGHT TO MATCH EXISTING. MATCH EXISTING KEYCARD ACCESS, HARDWARE, CLOSER, DOOR PULL, ETC.

LEGEND

- GLASS:
- EXISTING VISION GLASS TO REMAIN
- NEW TEMPERED CLEAR VISION GLASS
- NEW TEMPERED FROSTED GLASS
- MATERIALS:
- EXISTING METAL WALL
- EXISTING CMU WALL
- EXISTING CONCRETE CURB

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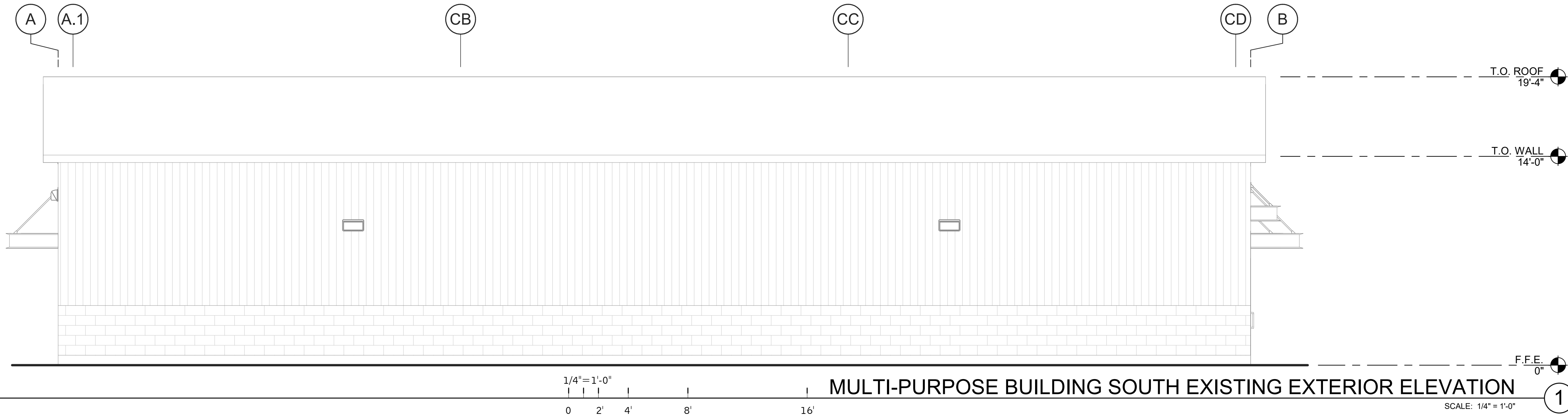
NEXTERA - TRANS BAY
CABLE
570 WEST TENTH STREET
PITTSBURG, CA 94565

EXTERIOR ELEVATIONS	
DATE	REMARKS
07/24/2020	PLANNING SUBMITTAL

PA/PM:	D. FU
DRAWN BY:	O.J.
JOB NO.:	SNR20-6081-00

SHEET
P3.1-2
BUILDING 2- MULTI-PURPOSE

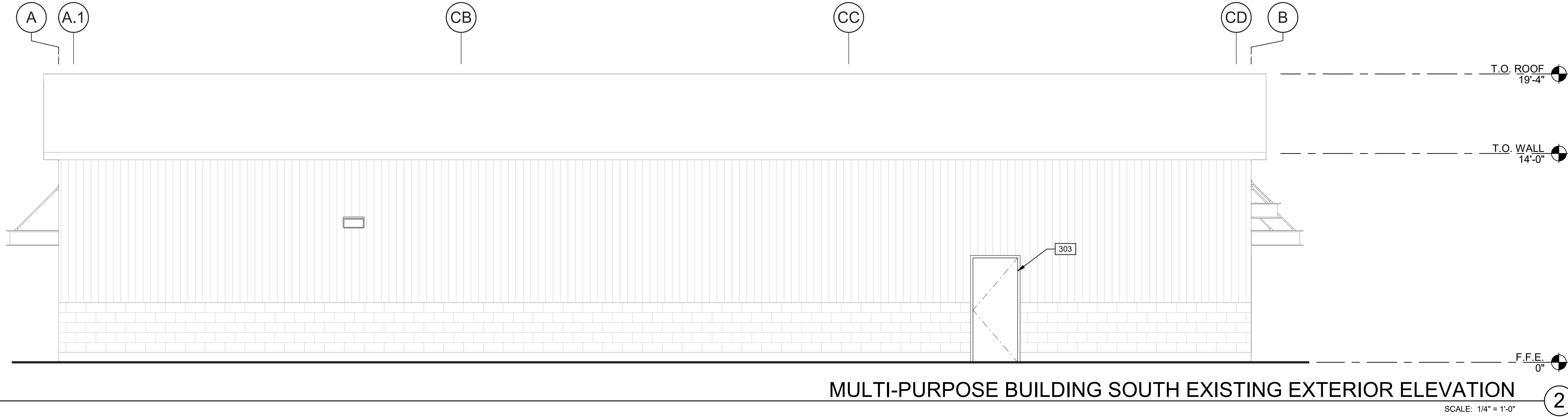
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MULTI-PURPOSE BUILDING SOUTH EXISTING EXTERIOR ELEVATION

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

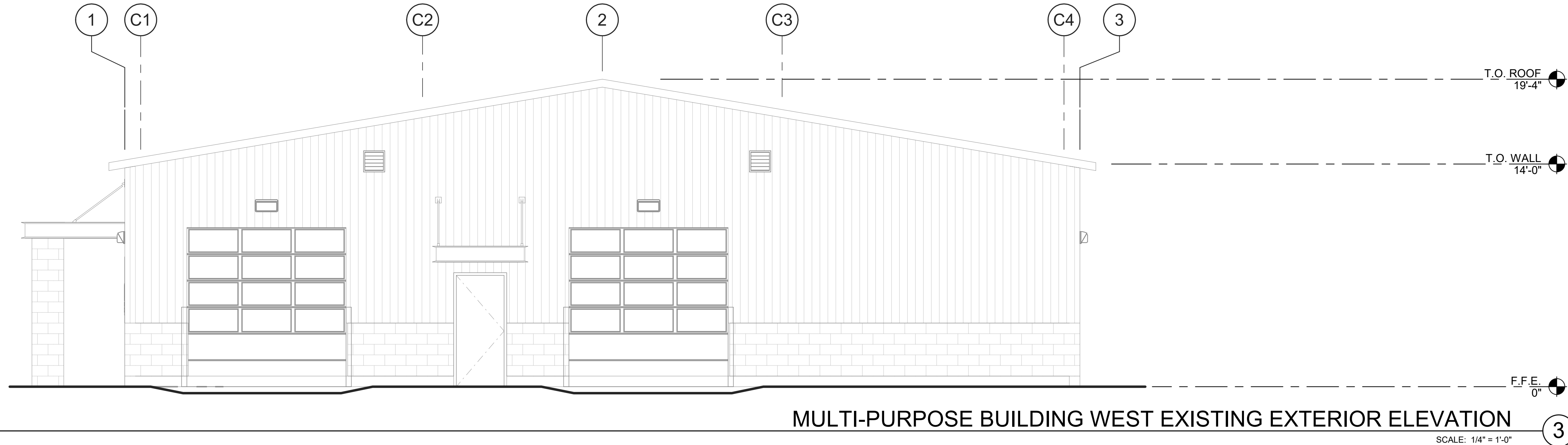
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MULTI-PURPOSE BUILDING SOUTH EXISTING EXTERIOR ELEVATION

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

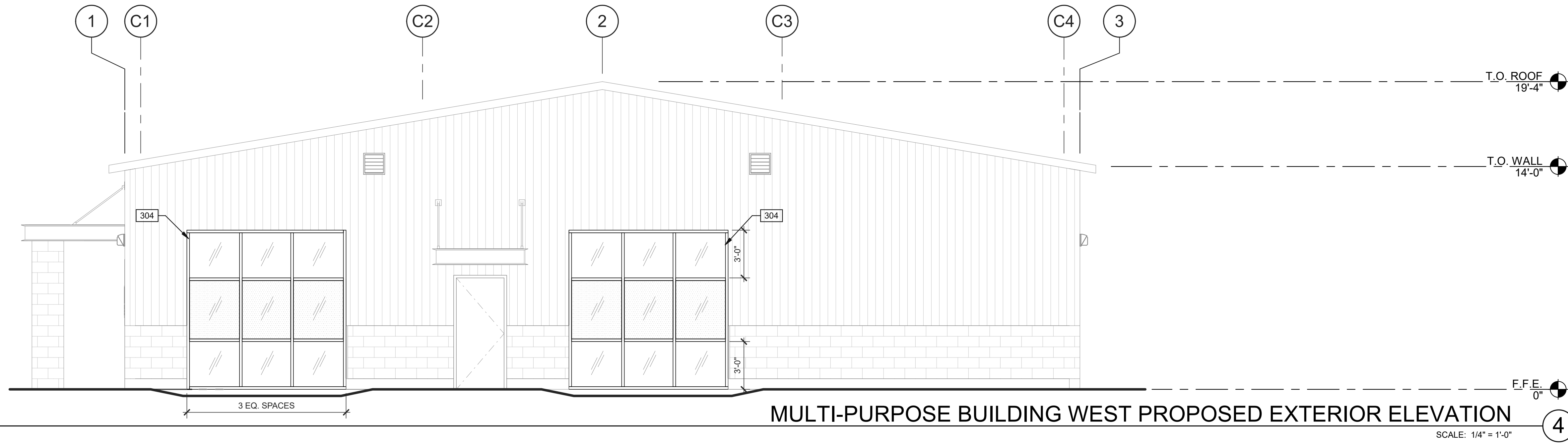
2



MULTI-PURPOSE BUILDING WEST EXISTING EXTERIOR ELEVATION

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

3



MULTI-PURPOSE BUILDING WEST PROPOSED EXTERIOR ELEVATION

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

4

KEYNOTES:

- 303 NEW HOLLOW METAL DOOR, PAINT TO MATCH EXISTING, MATCH EXISTING KEYCARD ACCESS, HARDWARE, CLOSER, DOOR PULL, ETC.
- 304 NEW ALUMINUM STOREFRONT SYSTEM IN EXISTING OPENING, MATCH EXISTING ALUMINUM FRAME FINISH WITH EXISTING WINDOWS.

LEGEND

- GLASS:**
- EXISTING VISION GLASS TO REMAIN
 - NEW TEMPERED CLEAR VISION GLASS
 - NEW TEMPERED FROSTED GLASS
- MATERIALS:**
- EXISTING METAL WALL
 - EXISTING CMU WALL
 - EXISTING CONCRETE CURB

EXTERIOR ELEVATIONS

DATE	REMARKS
07/24/2020	PLANNING SUBMITTAL

PA/PM:	D. FU
DRAWN BY:	O.J.
JOB NO.:	SNR20-6081-00

SHEET

P3.2-2

BUILDING 2- MULTI-PURPOSE

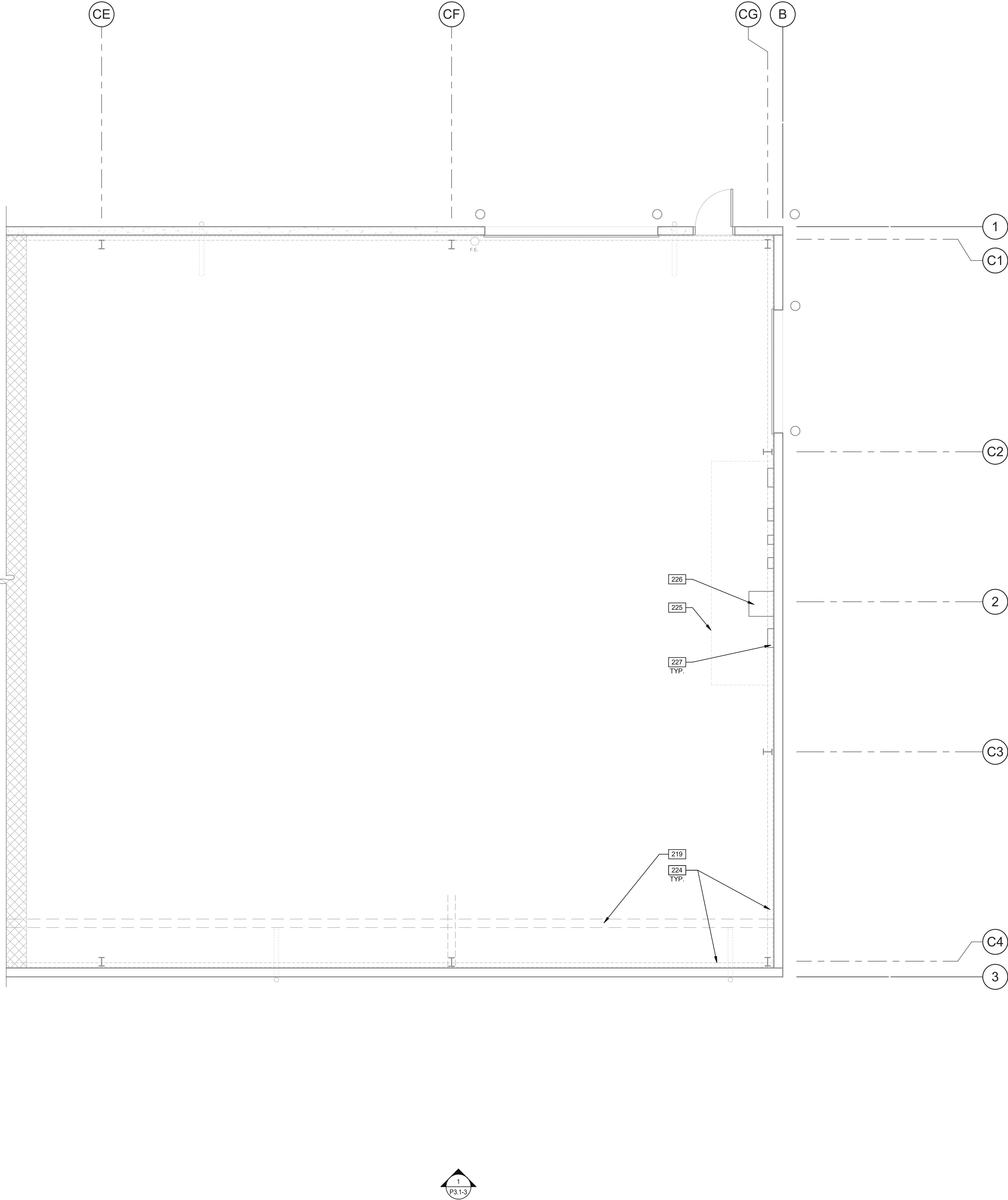
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570 WEST TENTH STREET
PITTSBURG, CA 94565

BM 3611594025-6511-02_Terra Bay Cable_Ware (Rev.001)_ARCH-PL_171114.rvt



KEYNOTES:

- 219 EXISTING STEEL BEAM ABOVE TO REMAIN.
- 224 EXISTING WIND GIRT TO REMAIN.
- 225 EXISTING FLOOR STRIPING TO REMAIN.
- 226 EXISTING TRANSFORMER TO REMAIN.
- 227 EXISTING ELECTRICAL PANEL TO REMAIN.

LEGEND

INDICATES AREA NOT IN CONTRACT (N.I.C.)

FLOOR PLAN

EXISTING WALL

1/4" = 1'-0"

WAREHOUSE EXISTING FLOOR PLAN

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

1

EXISTING FLOOR PLAN

REMARKS

DATE

07/24/2020

PLANNING SUBMITTAL

PA/PM:

D. FU

DRAWN BY:

K.E.L.

JOB NO.:

SNR20-6081-00

SHEET

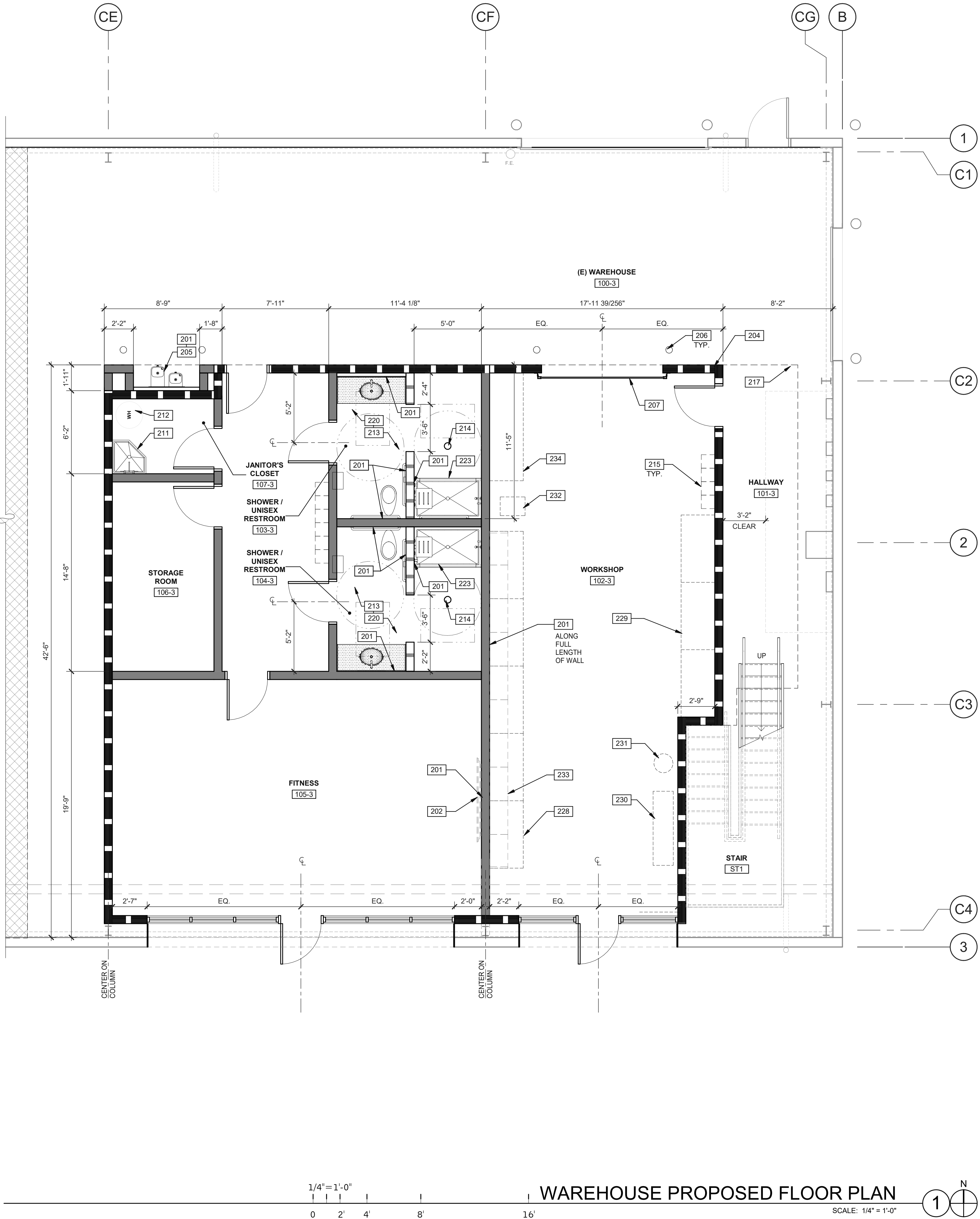
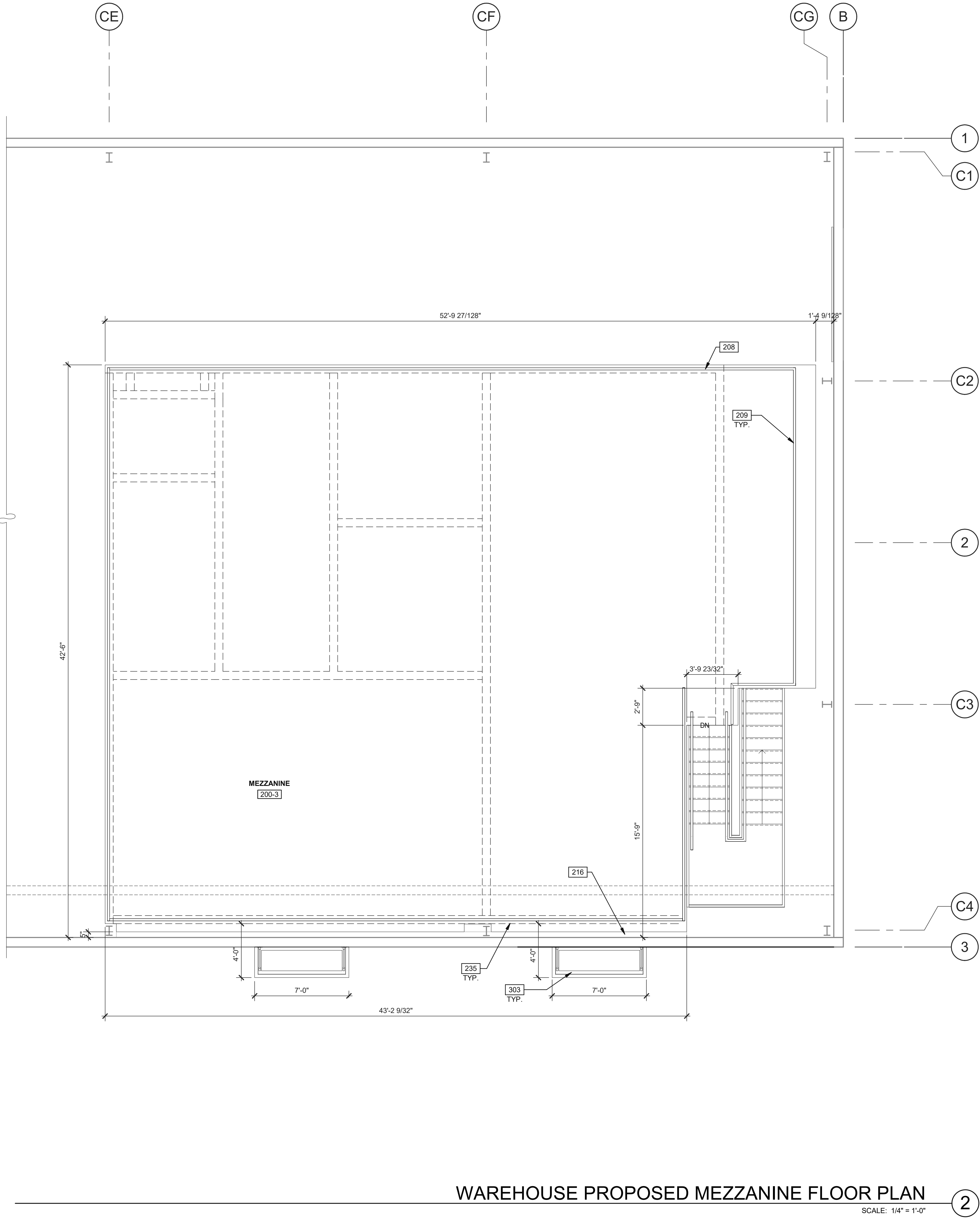
P2.0-3

BUILDING 3 - WAREHOUSE

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LEGEND

- INDICATES AREA NOT IN CONTRACT (N.I.C.)
- EXISTING WALL
- FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
- PARTITION TO UNDERSIDE OF CEILING
- 1HR FIRE-RESISTANCE RATED

KEYNOTES:

- 201 NEW BACKING SUPPORT BEHIND WALL-MOUNTED EQUIPMENT LOCATIONS.
- 202 NEW FLATSCREEN TV TO BE PROVIDED BY OWNER AND INSTALLED BY G.C. PROVIDE CABLE, POWER, AND INTERNET CONNECTIONS.
- 204 NEW WALL TO BE FULL HEIGHT AND INSULATED FULLY WITH R-13 UNFACED FIBERGLASS INSULATION.
- 205 NEW ACCESSIBLE H2O DRINKING FOUNTAIN.
- 206 NEW STEEL BOLLARD, CONCRETE-FILLED PAINTED SAFETY YELLOW.
- 207 NEW 60 MINUTE FIRE-RATED ROLL-UP DOOR.
- 208 NEW REMOVABLE 42" HIGH GUARDRAIL AT NORTH SIDE OF MEZZANINE ONLY.
- 209 NEW FIXED 42" HIGH GUARDRAIL.
- 211 NEW MOP SINK.
- 212 NEW WATER HEATER.
- 213 SAW-CUT EXISTING CONCRETE FLOOR IN THIS AREA AS REQUIRED FOR NEW PLUMBING.
- 214 NEW FLOOR DRAIN. PROVIDE BRUSHED STAINLESS STEEL GRATE.
- 215 NEW METAL LOCKERS BY OTHERS.
- 216 NEW METAL FRAMED OPENING.
- 217 DASHED LINE INDICATES MEZZANINE CANTILEVER ABOVE.
- 220 NEW FULLY ACCESSIBLE RESTROOM FACILITY TO BE PROVIDED WITH NEW PLUMBING FIXTURES AND ACCESSORIES.
- 223 NEW FULLY ACCESSIBLE SHOWER. SHOWER CURTAIN AND ROD TO BE PROVIDED BY OWNER.
- 228 NEW WORKBENCHES BY OTHERS; PROVIDE TWO (2) WIREMOLD LEGRAND 388662-1 70" (SPLIT FEED/DEDICATED CIRCUIT).
- 229 NEW WORK STATIONS BY FURNITURE VENDOR.
- 230 TOOLBOX BY OWNER.
- 231 AIR COMPRESSOR BY OWNER.
- 232 DRILL PRESS BY OWNER.
- 233 OVERHEAD CABINETS WITH LINEAR LED UNDERCABINET LIGHT FIXTURES.
- 234 WALL SHELVING UNIT BY OWNER.
- 235 DASHED LINE INDICATES WALL BELOW.
- 303 NEW CANOPY TO MATCH EXISTING.

WAREHOUSE PROPOSED MEZZANINE FLOOR PLAN

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

WAREHOUSE PROPOSED FLOOR PLAN

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

PROPOSED FLOOR PLAN

DATE	
07/24/2020	

PA/PM:	D. FU
DRAWN BY:	K.E.L.
JOB NO.:	SNR20-6081-00

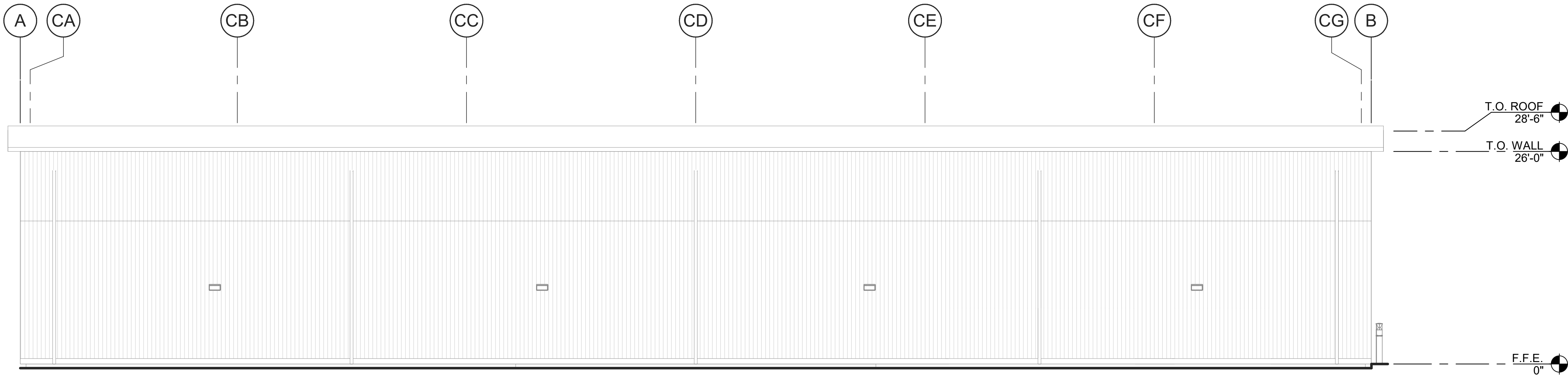
SHEET
P2.1-3
BUILDING 3 - WAREHOUSE

NEXTERA - TRANS BAY
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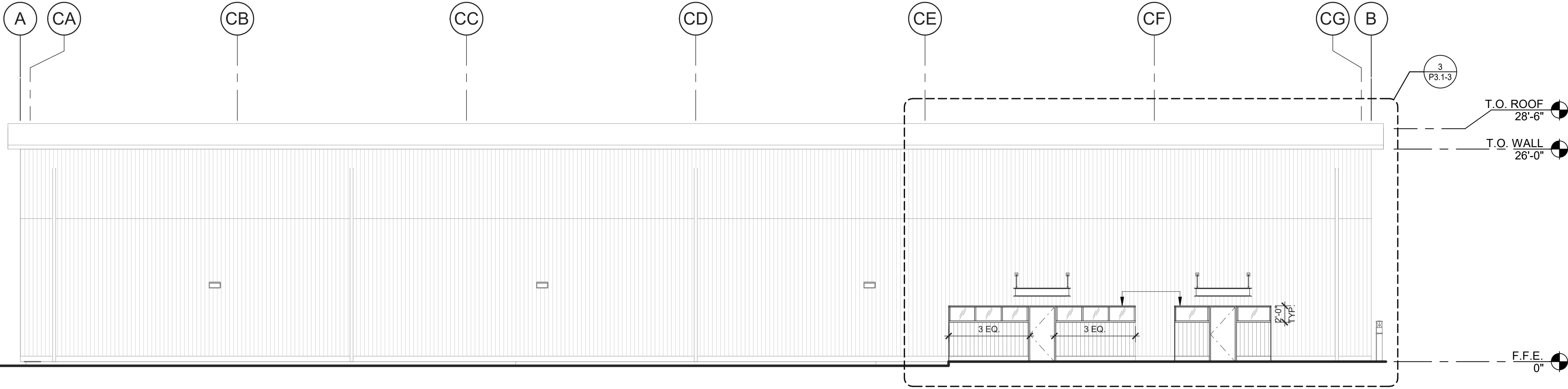
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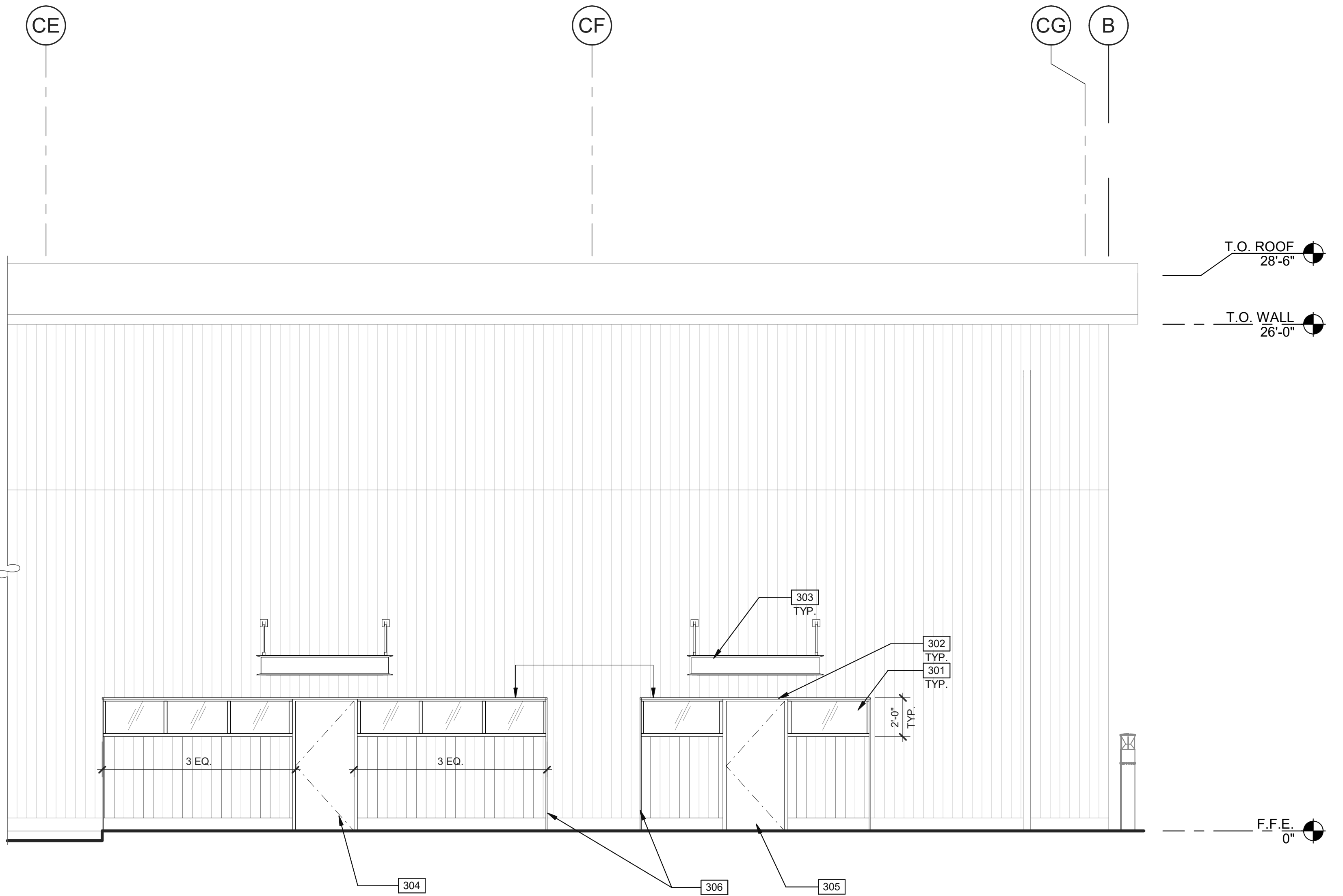
WAREHOUSE EXISTING SOUTH ELEVATION

1



WAREHOUSE PROPOSED SOUTH ELEVATION

2



WAREHOUSE ENLARGED PROPOSED SOUTH ELEVATION

3

KEYNOTES:

- 301 NEW 1-HR RATED CLERESTORY WINDOWS.
- 302 ALIGN TOP-OF-WINDOW FRAME WITH TOP OF DOOR FRAME.
- 303 NEW CANOPY TO MATCH EXISTING.
- 304 NEW 60 MINUTE RATED 6'-8" HOLLOW METAL DOOR TO BE CENTERED BELOW INTERIOR DIAGONAL BRACE. PAINT TO MATCH EXISTING EXTERIOR DOORS.
- 305 NEW 60 MINUTE RATED 6'-8" HOLLOW METAL DOOR. PAINT TO MATCH EXISTING EXTERIOR DOORS.
- 306 NEW SOLID METAL FRAMED OPENING. SEAL & FLASH EDGE BETWEEN EXISTING EXTERIOR GLAZING & NEW METAL FRAMED OPENING METAL FRAME TO BE PAINTED TO MATCH WINDOW FRAME FINISH.

LEGEND

- GLASS:
- NEW TEMPERED CLEAR VISION GLASS
- MATERIALS:
- EXISTING METAL WALL
 - NEW METAL WALL - PAINT TO MATCH EXISTING
 - EXISTING CONCRETE CURB
 - NEW CONCRETE CURB

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NEXTERA - TRANS BAY CABLE
1570 WEST TENTH STREET
PITTSBURG, CALIFORNIA 94565

EXTERIOR ELEVATIONS	
DATE	REMARKS
07/24/2020	PLANNING SUBMITTAL

PA/PM:	D. FU
DRAWN BY:	K.E.L.
JOB NO.:	SNR20-6081-00

SHEET
P3.1-3
BUILDING 3 - WAREHOUSE

BUILDING 3 - WAREHOUSE

NOTE: NO CHANGES ON NORTH, WEST & EAST ELEVATIONS
EXISTING SOUTH ELEVATION- ADDITION OF 2 SETS OF EGRESS DOORS WITH
CLERESTORY WINDOWS, AND OVERHEAD METAL CANOPIES



EXISTING NORTH ELEVATION- NO SCOPE OF WORK

BUILDING 2 - MULTI-PURPOSE

NOTE: PHOTO OF EXISTING SOUTH ELEVATION- NOT SHOWN
SCOPE OF WORK INCLUDES ADDITION OF SINGLE DOOR & CANOPY



EXISTING NORTH ELEVATION- ADDITION OF 2 WINDOWS AT WEST END

BUILDING 1 - CONTROL CENTER

NOTE: PHOTO OF EXISTING NORTH ELEVATION - NOT SHOWN DUE TO
SECURED ACCESS - NO SCOPE OF WORK



EXISTING SOUTH ELEVATION - NO SCOPE OF WORK

STREET PHOTOS



VIEW OF ENTRY FROM WEST 10TH STREET



VIEW OF WAREHOUSE AND MULTIPURPOSE BUILDING FROM WEST 10TH STREET



VIEW OF WAREHOUSE FROM WEST 10TH STREET



EXISTING WEST ELEVATION- REPLACEMENT OF GARAGE DOORS WITH
STOREFRONT GLAZING



EXISTING EAST ELEVATION- REPLACEMENT OF EXIT DOOR & SIDELITE WITH NEW
WINDOW & REPLACEMENT OF WINDOW AT NE CORNER WITH EXIT DOOR & SIDELITE



EXISTING WEST ELEVATION- NO SCOPE OF WORK



EXISTING EAST ELEVATION- NO SCOPE OF WORK

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**NEXTERA - TRANS BAY
CABLE**
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PHOTOS

DATE	PLANNING SUBMITTAL	REMARKS
07/24/2020		

PA/PM:	D. FU
DRAWN BY:	K.E.L.
JOB NO.:	SNR20-6081-00

SHEET
P4.0

701.03

ZA

RESO

352

3-2-2020

VP.



City of Pittsburg

Community Development Department – Planning Division

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

Date: 3/3/20

Dear Applicant:

SUBJECT: RESOLUTION No. 352

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

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

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 352
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative	)	
Design Review Approval of an Exterior	)	Resolution No. 352
Remodel at 2 Marina Boulevard, for	)	
"Marina Heights Apartments", AP-19-1475	)	
(AD)."_____	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On October 29, 2019, Charlie Pick, on behalf of Marina Heights Apartments, filed Planning Application No. 19-1475 requesting administrative design review approval to remodel the existing Marina Heights apartments including: 1) repair and replacement of existing doors, windows and awnings; 2) replacement of existing wood balcony rails for new aluminum metal railings; 3) addition of various ADA (Americans with Disability Act) site improvements; 4) a refreshed neutral color palette; and 5) removal of two diseased Myoporum trees, located at 2 Marina Boulevard, in the RH-D (Downtown High-Density Residential) District. Assessor's Parcel Number: 085-064-015.
- B. The proposed project is governed by the policies and development standards in the Pittsburgh General Plan, Pittsburgh Municipal Code (PMC) Title 18 ("Zoning"), and the City of Pittsburgh 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 3, Minor Façade Remodel of Planning Commission Resolution No. 9918.
- D. On November 4, 2019, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the state CEQA Guidelines, section 15301.

Section 2. Findings

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 Pittsburgh, and based on evidence presented to the Zoning Administrator on March 2, 2020, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The renovated structures will conform with good taste, good design and in general will not detract from the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the new paint colors will enhance the appearance of the buildings by providing an attractive, refreshed exterior. The proposed colors will coordinate with the surrounding buildings, utilizing different, yet complementary, neutral tones. Installing new windows, awnings and doors will enhance the appearance of the building by creating a more open and inviting feel.
3. The structures will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes.
4. The exterior design and appearance will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the proposed remodel will result in rehabilitation of a dated common building façade and will enhance the appearance of the buildings by providing an attractive and refreshed exterior.
5. The exterior design and appearance will be in harmony with proposed developments on land in the general area, in that the proposed colors will coordinate with the surrounding buildings, utilizing different, yet complementary, neutral tones, reflecting the traditional design of the existing neighborhood and adding more windows, awnings and doors will create a more inviting space.
6. The remodeled building will generally be in conformance with the City's adopted DRDGs, specifically sections IV.f, IV.g, and IV.p, in that the project's building entry is designed as a focal point, and the color palate is compatible with adjacent development. In addition, the project will be in conformance with section IV.m, if a condition is added to require all downspouts or other appurtenances be painted to match the surface to which they are mounted.
7. The condition of the existing Myoporum trees (shown as tree #2 and tree #3 on sheet A1.3 of the attached plans) with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure. Further, the applicant has proposed preservation of an existing Coastal Redwood tree, a California Native plant species, which will result in an environmental benefit.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 19-1475, subject to the following conditions:

Design Review:

1. Conformity with Project Plans. The project shall be carried out in substantial conformity with the project plans, color palette, and sample elevations, date-stamped February 28, 2020, and attached as "Exhibit A" this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. Exterior Colors. The main body color for all buildings onsite shall be Sherwin Williams "Downing Slate" SW 2819, or similar color. Building trims shall be Sherwin Williams "Alabaster" SW 7008, or similar color. The exterior of all structures shall be maintained in a good condition at all times, including but not limited to color integrity.
3. 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.
4. Tree Protection. The existing Coastal Redwood tree located near the new ADA pedestrian ramp, shall remain onsite. Protective fencing which encircles the outer limits of the critical root zone of the tree shall be installed for the duration of the construction period.
5. 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.
6. 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.
7. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
8. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.

Standard Conditions:

9. 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.
10. 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. 352 shall govern.

11. 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.
12. Expiration of Approval. This design review approval will expire on March 2, 2021, 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 March, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

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

A. Project Site.

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburgh, 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 Pittsburgh 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-off for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

A.C.	AIR CONDITIONING	LAM.	LAMINATE
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	MAT.	MATERIAL
ALUM.	ALUMINUM	MAX.	MAXIMUM
ANOD.	ANODIZED	M.B.	MACHINE BOLT
BD.	BOARD	M.C.	MEDICINE CABINET
BLDG.	BUILDING	(M)	MODIFIED
BLKG.	BLOCKING	MIN.	MINIMUM
BOT.	BOTTOM	MIR.	MIRROR
BM.	BEAM	MISC.	MISCELLANEOUS
CAB.	CABINET	MTL.	METAL
CEM.	CEMENT	MNTD.	MOUNTED
CER.	CERAMIC	(N)	NEW
C.G.	CORNER GUARD	N.I.C.	NOT IN CONTRACT
C.L.	CENTER LINE	NO.	NUMBER
CLG.	CEILING	NTE	NOT TO EXCEED
CLR.	CLEARANCE	N.T.S.	NOT TO SCALE
CMU.	CONCRETE MASONRY UNIT	O.C.	ON CENTER
COL.	COLUMN	O.D.	OUTSIDE DIAMETER
CONC.	CONCRETE	O.H.	OVER HEAD
CONST.	CONSTRUCTION	PL.	PLATE
CONTR.	CONTRACTOR	PLAM.	PLASTIC LAMINATE
C.T.	CERAMIC TILE	PLYWD.	PLYWOOD
CTSK.	COUNTERSINK	PSI	POUNDS/SQ. INCH
CTR.	CENTER	PT	PRESSURE TREATED
DA	DISABLED ACCESSIBLE	Q.T.	QUARRY TILE
DBL.	DOUBLE	R	RISER
D.F.	DOUGLAS FIR	(R)	REPLACE
DET.	DETAIL	RENF.	REINFORCING
DIAG.	DIAGONAL	REQD.	REQUIRED
DIA.	DIAMETER	REV.	REVISED
DIM.	DIMENSION	RM.	ROOM
DN.	DOWN	RO.	ROUGH OPENING
DR.	DOOR	RWL.	RAIN WATER LEADER
DWG.	DRAWING	SAD.	SUPPLY AIR DUCT
D.S.	DOWNSPOUT	SCHD.	SCHEDULE
(E)	EXISTING	SEC.	SECTION
EA.	EACH	SHT.	SHEET
ELEC.	ELECTRICAL	SHP.	SHELF AND POLE
E.P.	ELECTRICAL PANEL	SL	SKYLIGHT
ELEV.	BUILDING ELEVATION	SM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION
EXP.	EXPOSED	SQ.	SQUARE
EXT.	EXTERIOR	S.S.	STAINLESS STEEL
F.FLR.	FINISH FLOOR	S.S.D.	SEE STRUCT. DRAWINGS
FLASH.	FLASHING	S.M.D.	SEE MECH. DRAWINGS
F.O.F.	FACE OF FINISH	STD.	STANDARD
F.O.S.	FACE OF STUD	STL.	STEEL
FR.C.	FRENCH CASEMENT	STOR.	STORAGE
FTG.	FOOTING	STRUCT.	STRUCTURAL
FX.	FIXED	SUSP.	SUSPENDED
GA.	GAUGE	T.B.	TOWEL BAR
GALV.	GALVANIZED	T.O.S.	TOP OF SLAB
GL.	GLASS	TGL.	TEMPERED GLASS
GR.	GRADE	T&G.	TONGUE AND GROOVE
GWB.	GYP-SUM WALL BOARD	TYP.	TYPICAL
GYP.	GYP-SUM	U.B.C.	UNIFORM BUILDING CODE
H.A.R.	HOT AIR REGISTER	U.O.N.	UNLESS OTHERWISE NOTED
HDR.	HEADER	V.G.	VERTICAL GRAIN
HGR.	HANGER	VERT.	VERTICAL
HDWD.	HARDWOOD	V.I.F.	VERIFY IN FIELD
HORZ.	HORIZONTAL	W/	WITH
HT.	HEIGHT	WC	WATER CLOSET
HVAC.	HEATING, VENTILATING	WD.	WOOD
INT.	INTERIOR	W.P.	WATERPROOF
INST.	INSTALLATION		
INSUL.	INSULATION		

ABBREVIATIONS

CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT NOTES

- 1) ALL PENETRATIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED IN ACCORDANCE WITH SECTIONS 714.3.1 THROUGH 714.3.3 OF THE 2016 CALIFORNIA BUILDING CODE.
- 2) ALL SMOKE ALARMS, CARBON MONOXIDE DETECTORS AND THEIR RELATED AUDIBLE AND VISUAL DEVICES MUST BE LISTED, APPROVED AND INSTALLED PER SECTION 915 AND CHAPTER 11 OF THE CBC.

FIRE PROTECTION NOTES

MARINA HEIGHTS RENOVATION 2 MARINA BLVD, PITTSBURG CA, 94565

1. ALL NEW WORK SHALL CONFORM TO APPLICABLE CODES AND ORDINANCES OF PITTSBURG, CALIFORNIA, INCLUDING:
2016 CALIFORNIA EXISTING BUILDING CODE
2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA ENERGY CODE (CEC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
PITTSBURG MUNICIPAL CODE

2. HOURS OF CONSTRUCTION
MONDAY - FRIDAY 8:00 AM - 6:00 PM
SATURDAY 8:00 AM - 6:00 PM
SUNDAYS AND HOLIDAYS 9:00 AM - 6:00 PM

3. CONSTRUCTION NOISE GUIDELINES:
CONTRACTOR SHALL OBTAIN A COPY OF THE CONSTRUCTION NOISE GUIDELINES AND BECOME SELF AWARE OF ALL REQUIREMENTS AND BE SOLELY RESPONSIBLE FOR COMPLYING WITH THE GUIDELINES.

4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS & SHALL NOTIFY THE ARCHITECT OF ANY DIMENSIONS & CONDITIONS, WHICH DIFFER FROM THOSE SHOWN, BEFORE STARTING WORK. DIMENSIONS GIVEN AS (CLR.) ARE CODE REQUIRED & SHALL BE MAINTAINED.

5. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF FINISH. ALL DIMENSIONS FROM EXISTING CONSTRUCTION ARE FROM FACE TO FINISH, UNLESS OTHERWISE NOTED (U.O.N.).

6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS FOR EXISTING CONDITIONS & ELEVATIONS MAY BE APPROXIMATE.

7. ALL INSTALLATIONS TO BE IN ACCORDANCE WITH BEST INDUSTRY STANDARDS & MANUFACTURER'S REQUIREMENTS, SEE ATTACHED SPECIFICATIONS.

8. ALL THE DRAWINGS SHOW REPRESENTATIVE & TYPICAL ATTACHMENTS, CONNECTIONS, FASTENINGS & ETC. SHALL BE PROPERLY SECURED IN CONFORMANCE WITH BEST PRACTICE.

9. THE PLANS ARE NOT BASED ON A SURVEY & ARE INTENDED ONLY TO SHOW GENERAL LAYOUT OF PROPERTY & WORK LOCATIONS. CONDITIONS SHOWN APPROXIMATE.

10. ALL WORK SUBJECT TO ASSOCIATED PROJECT MANUAL SPECIFICATIONS AND INSTRUCTIONS BY ARCHITECT.

11. ALL CONDITIONS ARE EXISTING UNLESS OTHERWISE NOTED.

12. PROJECT WILL UTILIZE PUBLIC FUNDING.

HAZARDOUS MATERIALS IN EXISTING CONSTRUCTION
BASIS ARCHITECTURE & CONSULTING ASSUMES NO RESPONSIBILITY FOR THE MANAGEMENT OF HAZARDOUS MATERIALS THAT MAY BE ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PERSONNEL WITHIN THE WORK AREA ARE PROTECTED FROM EXPOSURE TO HAZARDOUS MATERIALS. IF MATERIALS ARE DISCOVERED THAT MAY BE HAZARDOUS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND CEASE WORK UNTIL CONDITIONS CAN BE MAINTAINED IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS.

THE PROPOSED SCOPE OF WORK ON THE SITE SHALL INCLUDE, BUT NOT LIMITED TO, REPAIRS TO THE EXISTING PARKING SURFACES, SIDEWALKS, CHANGES FOR ACCESSIBLE PATH OF TRAVEL, AND VOLUNTARY SEISMIC UPGRADES TO THE TUCK-UNDER PARKING.

REPAIRS TO EXISTING STUCCO EXTERIORS AS NEEDED; INSTALL VINYL RETROFIT TYPE WINDOWS AND SLIDING GLASS DOORS. REPLACE SIDING WITH FIBER CEMENT LAP PLANK AT EXISTING T1-T11 BUILDINGS AND INSTALL NEW CONSTRUCTION TYPE WINDOWS AND SLIDING GLASS DOORS.

REPAIRS TO INTERIORS SHALL INCLUDE NEW LIGHTING, DOMESTIC WATER HEATERS, CONDENSERS, PLUMBING FIXTURES, CABINETS, COUNTERTOPS, TUB SURROUNDS, AND KITCHEN APPLIANCES.

RENOVATION OF (20) EXISTING GROUND FLOOR UNITS TO BE DESIGNATED AS ACCESSIBLE (10% OF UNITS) SHALL HAVE IMPROVEMENTS FOR ACCESSIBILITY COMPLIANCE INCLUDING BUT NOT LIMITED TO NEW CABINETS, GRAB BARS, ADJUSTMENTS TO INTERIOR WALLS AND DOORS FOR REQUIRED CLEARANCES AND MANEUVERING SPACE.

(8) UNITS (4% OF UNITS) SHALL BE MODIFIED FOR HEARING/VISUALLY IMPAIRED USE, INCLUDING AUDIBLE/VISUAL DOORBELL AND ALARM NOTIFIERS.

SCOPE OF WORK SUMMARY

EXISTING SITE INFORMATION

APN: 085-064-015
LOT AREA: 443,441 SF (10.18 ACRES)

LEGAL DESCRIPTION: LOT 1, AS SHOWN ON THE MAP ENTITLED "OFFICIAL MAP OF THE PITTSBURG REDEVELOPMENT PROJECT, MARINA VIEW", FILED OCTOBER 25, 1968, MAP BOOK 124, PAGE 41, CONTRA COSTA COUNTY RECORDS.

CURRENT ZONING: HIGH-DENSITY RESIDENTIAL

EXISTING PARKING: 325 SPACES. SEE BREAKDOWN.
REQUIRED PARKING PER ZONING: 410 SPACES

EXISTING BUILT CONDITIONS

YEAR BUILT: 1971
CONSTRUCTION: TYPE VA (NON-SPRINKLERED) - ALL BUILDINGS

SITE COVERAGE: 19.2% (EXISTING, NO CHANGE)

APT BLDG HEIGHT: ±30'-0" (2 STORIES O/TUCK-UNDER PARKING, NO CHANGE)
APT RESIDENTIAL BUILDINGS: ±164,811 SF (15) - NO CHANGE
OCCUPANCY: R-2 & (U) AT TUCK UNDER PARKING

COMMON BLDG HEIGHT: ±23'-0" (1 STORY)
COMMON BUILDING: ±2,500 SF (1)
OCCUPANCY: B/A-3

LAUNDRY BLDG HEIGHT: ±12'-0" (1 STORY)
LAUNDRY BUILDING: ±675 SF (1)
OCCUPANCY: B

UNIT COUNT: 200-UNITS (NO CHANGE). SEE BREAKDOWN.

PARKING- EXISTING

(125) UNCOVERED STALLS
(200) COVERED/CARPORT SPACES
TOTAL = 325 PARKING SPACES

PARKING- PROPOSED

(114) UNCOVERED STALLS
(9) UNCOVERED ACCESSIBLE
(2) UNCOVERED "VAN" ACCESSIBLE
(200) COVERED/CARPORT SPACES
TOTAL = 325 PARKING SPACES

UNIT TYPES - EXISTING

STUDIO (450 SF) = 60 UNITS
1 BED/1 BATH (730 SF) = 120 UNITS
2 BED/2 BATH (965 SF) = 20 UNITS

UNIT TYPES - PROPOSED

DESIGNATED COMMUNICATION AND MOBILITY UNITS:
20-UNITS (10%) SHALL BE DESIGNATED FOR ACCESSIBILITY/MOBILITY USE AND FOLLOW CHAPTER 11B AS THE DESIGN STANDARD.
8-UNITS (4%) SHALL BE DESIGNATED FOR HEARING/VISUALLY IMPAIRED USE.

STUDIO = (54 UNITS)
STUDIO = 16 UNITS - CONVERT TO ACCESSIBLE)
1 BED/1 BATH = (108 UNITS)
1 BED/1 BATH = (12 UNITS - CONVERT TO ACCESSIBLE)
2 BED/1 BATH = (18 UNITS)
2 BED/2 BATH = (12 UNITS - CONVERT TO ACCESSIBLE)

OWNER
MARINA HEIGHTS APARTMENTS, LP
633 WEST FIFTH STREET, 64 FLOOR
LOS ANGELES, CA 90071
PHONE: 778-373-5505

ARCHITECT
BASIS ARCHITECTURE & CONSULTING INC
2130 FOURTH STREET, SUITE B
SAN RAFAEL, CA 94901
CHARLES PICK, ARCHITECT
PHONE: 415-457-6035
EMAIL: cpick@basistarch.com

CONTRACTOR
PRECISION GGC, INC
300 TURNEY STREET, 2ND FLOOR
SAUSALITO, CA 94965
PHONE: 415-332-8390

STRUCTURAL ENGINEER:
TUAN AND ROBINSON,
STRUCTURAL ENGINEERS, INC.
444 SPEAR STREET, SUITE 101
SAN FRANCISCO, CA 94105
ALAN ROBINSON, S.E.
PHONE: 415-957-2480 X102
EMAIL: AROBINSON@TRSEINC.COM

TITLE 24 CONSULTANT:
ENERGY SOFT
1025 5TH STREET, SUITE A
NOVATO, CA 94945-2413
PHONE: 415-897-6400

MECH/PLUMBING/ELECTRICAL ENGINEER:
MAXIMUM ENERGY PROFESSIONALS,
GLENN TANNER
PHONE: 310-782-1410
EMAIL: GLENN@MEP-LLC.COM

BASIS Architecture
& Consulting

2130 FOURTH ST
SAN RAFAEL, CA 94901
PHONE (415) 457-6035
FAX (415) 457-6036

P.O. BOX 150539
SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



TEAM INDEX

1. SIGNAGE PROGRAM:
ADDRESS NUMBERS SHALL BE PLACED ON, OVER, OR ADJACENT TO THE FRONT DOOR OR GATE USED AS THE ENTRANCE TO A BUILDING. NUMBERS SHALL BE LIGHTED, EITHER INTERNALLY OR EXTERNALLY, AND SHALL BE EASILY SEEN FROM THE STREET. [PITTSBURG MUNICIPAL CODE 15.44]
2. FIRE ALARM SYSTEM AS SUBMITTED AND APPROVED BY CONTRA COSTA FIRE PROTECTION DISTRICT

DEFERRED SUBMITTALS

ARCHITECTURAL

A0 COVER SHEET

A1.0 SITE REFERENCE PLAN
A1.1 SITE DETAIL PLAN
A1.2 SITE DETAIL PLAN
A1.3 SITE DETAIL PLAN

A2.0 COMMUNITY BUILDING PLAN
A2.1 LAUNDRY BUILDING PLAN
A2.2 APARTMENT BUILDING #1 PLAN
A2.3 APARTMENT BUILDING #2 (P3, 8, 9 SIM) PLAN
A2.4 APARTMENT BUILDING #4 (P5 SIM) PLAN
A2.5 APARTMENT BUILDING #6 (P7 SIM) PLAN
A2.6 APARTMENT BUILDING #10 (P11, 12, 13 SIM) PLAN
A2.7 APARTMENT BUILDING PLAN #14 (P15 SIM) PLAN

A2.10 TYPICAL UNIT PLANS
A2.11 ACCESSIBLE UNIT PLAN - STUDIO
A2.12 ACCESSIBLE UNIT PLAN - ONE BEDROOM
A2.13 ACCESSIBLE UNIT PLAN - TWO BEDROOM

A3.10 PARTIAL EXTERIOR APT BLDG ELEVATIONS - FRONT
A3.11 PARTIAL EXTERIOR APT BLDG ELEVATIONS - BACK
A3.12 UNIT BALCONY/PATIO PLAN & PARTIAL SECTION

A5.0 DOOR & WINDOW SCHEDULE

A6.1 DETAILS - ACCESSIBILITY EXTERIOR
A6.2 DETAILS - ACCESSIBILITY INTERIOR
A6.3 DETAILS - PAVING
A6.4 WINDOW FLASHING SEQUENCE DETAILS
A6.5 WINDOW FLASHING SEQUENCE DETAILS
A6.6 EXTERIOR DETAILS AT LAP SIDING
A6.7 EXTERIOR DETAILS AT STUCCO AND INTERIOR WALLS
A6.8 DETAILS - ACCESSIBLE RAMP

CG-1 CAL-GREEN
CG-2 CAL-GREEN
CG-3 CAL-GREEN
CG-4 CAL-GREEN
CG-5 CAL-GREEN

STRUCTURAL

S0 GENERAL NOTES
S1.0 SITE PLAN
S1.1 TYPICAL DETAILS
S1.2 TYPICAL DETAILS
S1.3 TYPICAL DETAILS
S2.1 SITE DETAIL PLAN AT PARKING LOT RAMP
S2.2 STRUCTURAL PLANS BUILDING 1
S2.3 STRUCTURAL PLANS BUILDINGS 2, 3, 8 & 9 (SIM)
S2.4 STRUCTURAL PLANS BUILDINGS 4 & 5 (SIM)
S2.5 STRUCTURAL PLANS BUILDINGS 6 & 7 (SIM)
S2.6 STRUCTURAL PLANS BUILDINGS 10, 11, 12 & 13 (SIM)
S2.7 STRUCTURAL PLANS - BUILDINGS 14 & 15 (SIM)
S8.1 STRUCTURAL DETAILS

MECHANICAL
M2.0 COMMON BUILDING PLAN
M2.10 TYPICAL UNIT PLANS
M2.11 ACCESS UNIT PLANS
M3.0 MECHANICAL EQUIPMENT SCHEDULE

PLUMBING
P2.0 COMMON BUILDING PLAN
P2.10 TYPICAL UNIT PLANS
P2.11 ACCESS UNIT PLANS

TITLE 24
T24.1 TITLE 24 - CFIR REPORTS
T24.2 TITLE 24 - CFIR REPORTS
T24.3 TITLE 24 - CFIR REPORTS
T24.4 TITLE 24 - CFIR REPORTS
T24.5 TITLE 24 - CFIR REPORTS
T24.6 TITLE 24 - ENVELOPE REPORTS
T24.7 TITLE 24 - ENVELOPE REPORTS
T24.8 TITLE 24 - ENVELOPE REPORTS
T24.9 TITLE 24 - ENVELOPE REPORTS
T24.10 TITLE 24 - ENVELOPE REPORTS
T24.11 TITLE 24 - ENVELOPE REPORTS
T24.12 RESIDENTIAL MANDATORY MEASURES
T24.13 TITLE 24 - COMMON BLDG REPORT
T24.14 TITLE 24 - NON-RESIDENTIAL MANDATORY MEASURES

**APPROVED BY
THE CITY OF PITTSBURG**

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

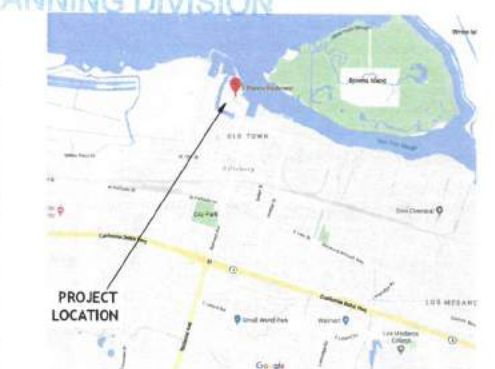
COVER SHEET



PHOTOS - EXISTING CONDITIONS



VICINITY MAP



SHEET INDEX

A0



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

REVISION	DATE	DESCRIPTION
PERMIT SUBMITTAL	10/19/2019	
P1	12/30/2019	PLANNING PLAN CK2
A1	1/20/2020	BUILDING PLAN CK1

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

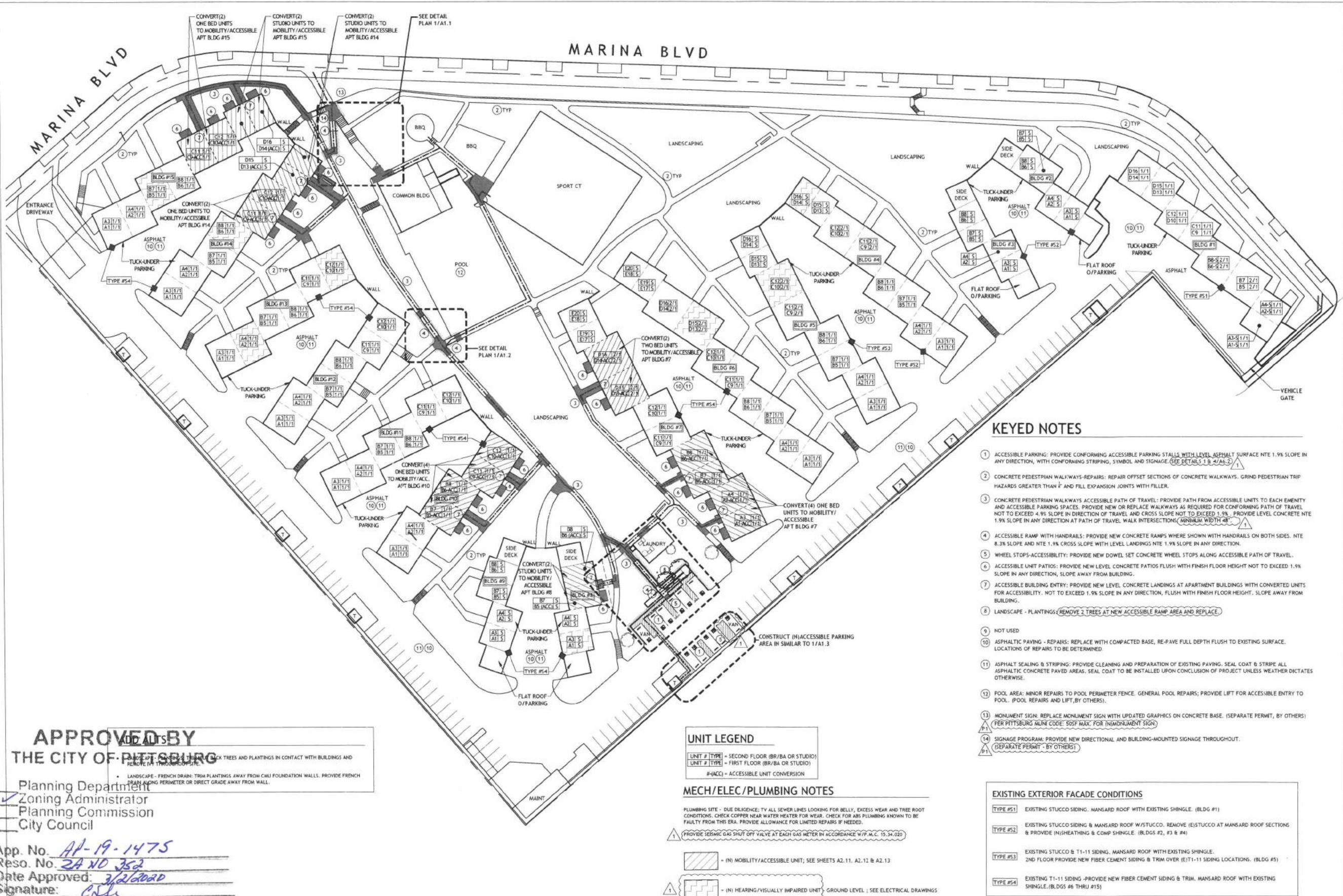
2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

SITE REFERENCE
PLAN

SITE REFERENCE PLAN
SCALE: NTS NORTH

A1.0



APPROVED BY
THE CITY OF PITTSBURG
Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. 24 ND 352
Date Approved: 3/2/2020
Signature: [Signature]



APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: CSH

	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.L.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

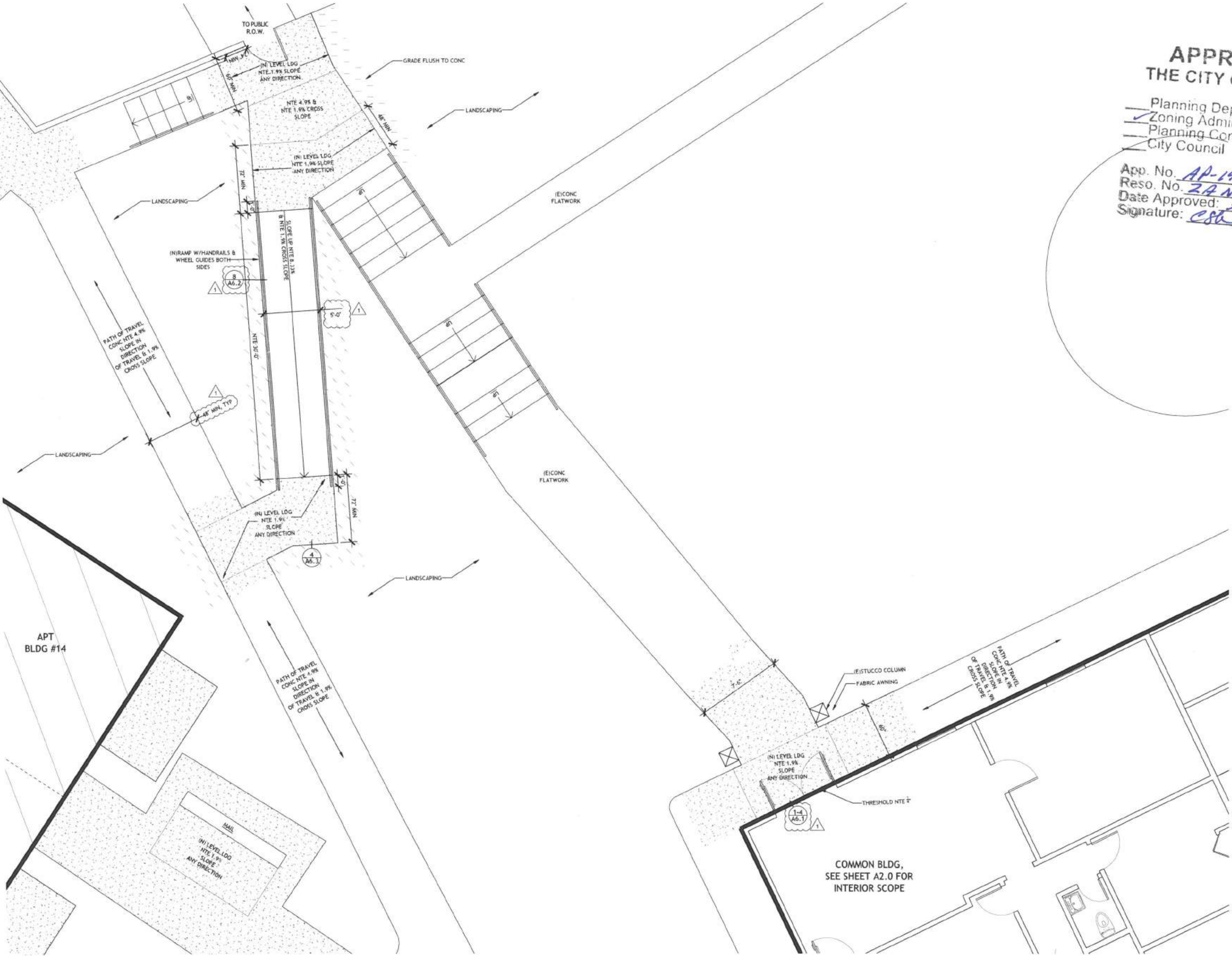
PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

SITE DETAIL
PLAN

A1.1



1 DETAIL SITE PLAN
SCALE: 1/8" = 1'-0"



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

REVISION	DESCRIPTION	DATE
P1	PERMIT SUBMITTAL	10/19/2019
P2	PLANNING PLAN CK2	12/30/2019
A1	BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

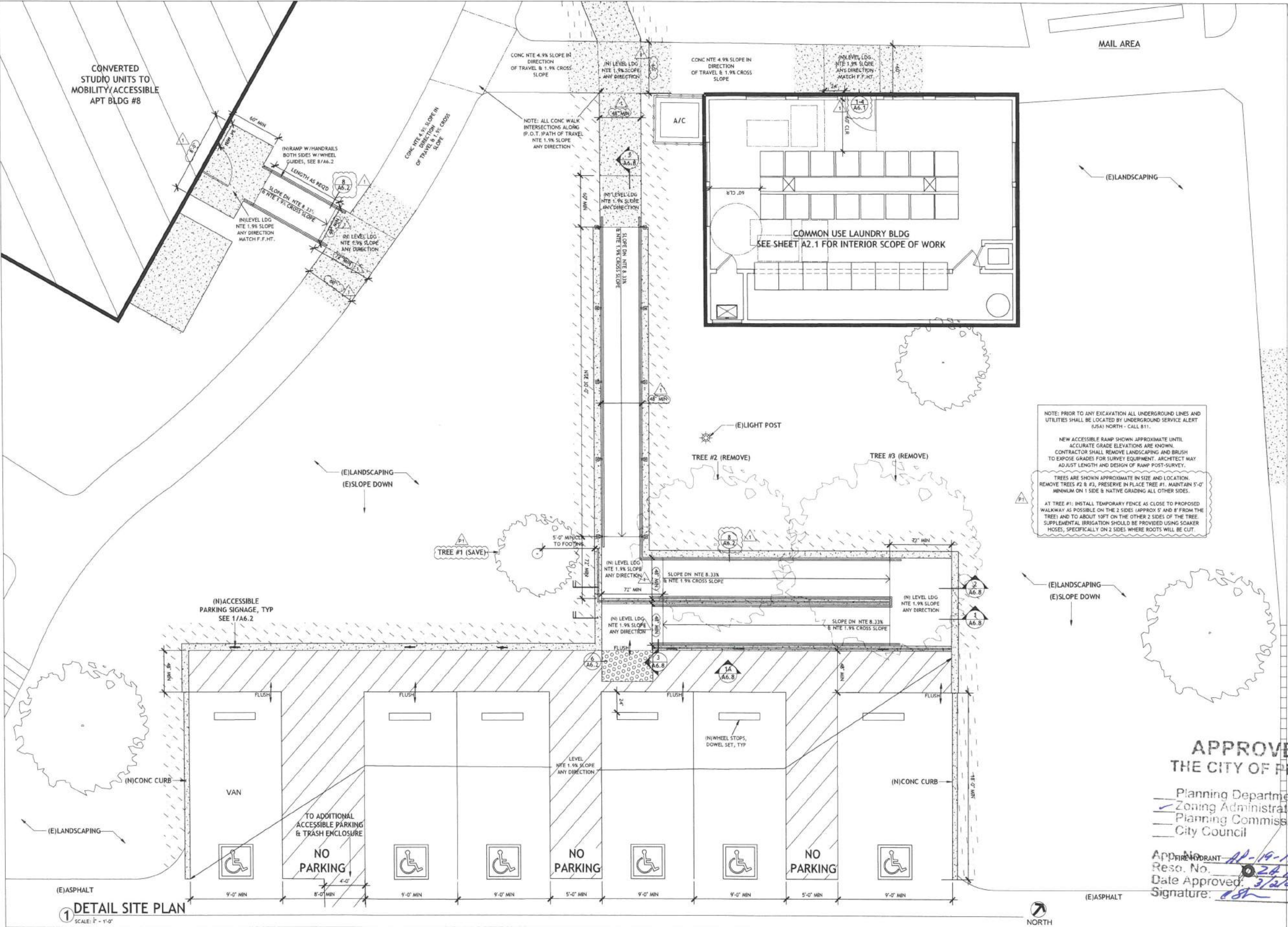
SITE DETAIL
PLAN

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. 24-10352
Date Approved: 3/2/2020
Signature: [Signature]

A1.3



LAUNDRY BUILDING KEYED NOTES

- 1 WINDOWS - NEW CONSTRUCTION TYPE: REPLACE EXISTING WINDOWS WITH VINYL FRAME NAIL FIN TYPE WINDOWS. CONTRACTOR TO VERIFY ALL WINDOW SIZES. SEE WINDOW SCHEDULE SHEET A5.0 & DETAILS A6.6
- 2 SIDING REPLACEMENT - FIBER CEMENT: MAINTAIN ORIGINAL T1-11 PLYWOOD SIDING FOR SHEAR STRENGTH; REPLACE WHERE WARPED AND ROT DAMAGED WITH GENERIC SHEATHING. INSTALL NEW FIBER-CEMENT LAP SIDING OVER BUILDING WRAP OVER T1-11. SEE DETAILS SHEET A6.6.
- 3 EXTERIORS - PAINT: PAINT ALL BUILDING EXTERIORS, FASCIA, TRIM WITH NEW PAINT. PROPERLY PREPARE ALL NEW AND EXISTING SURFACES FOR PAINT.
- 4 ROOFING: TEAR OFF EXISTING AND REPLACE ASPHALT SHINGLES WITH T34 COMPLIANT TYPE. CLIMATE ZONE: 12.
- 5 LAUNDRY BUILDING - INTERIOR: REPLACE FLOORING WITH LVP THROUGHOUT. PAINT INTERIOR WALLS AND CEILINGS COMPLETE. CONFIRM ALL DOORS HAVE CONFORMING LEVER HARDWARE, REPLACE AS NEEDED.
- 6 BUILDING ID SIGNAGE: REPLACE WITH NEW FIRE DEPARTMENT-APPROVED SIGNS. (BY OTHERS)

BASIS Architecture & Consulting

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SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

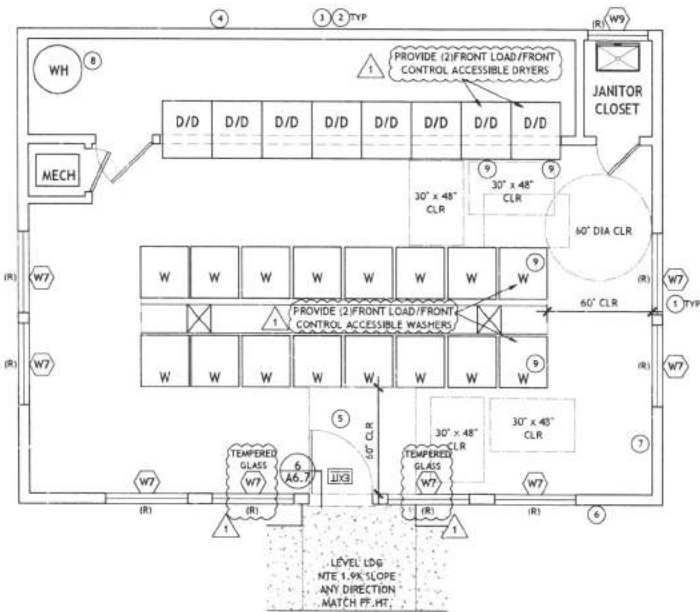
PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

COMMON
BLDG. PLANS

A2.1



LAUNDRY BUILDING PLAN

SCALE: 1/4" = 1'-0" (650 SF)

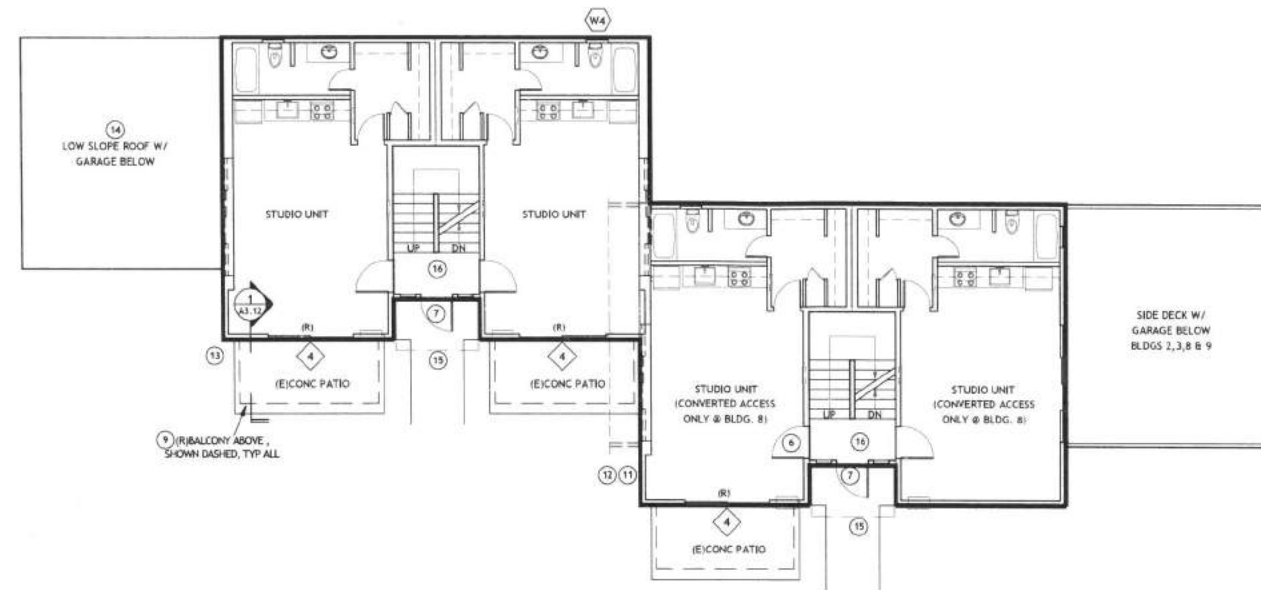
APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App No. AP-19-1475
Reso No. 2A No 352
Date Approved: 3/2/20
Signature: PSC

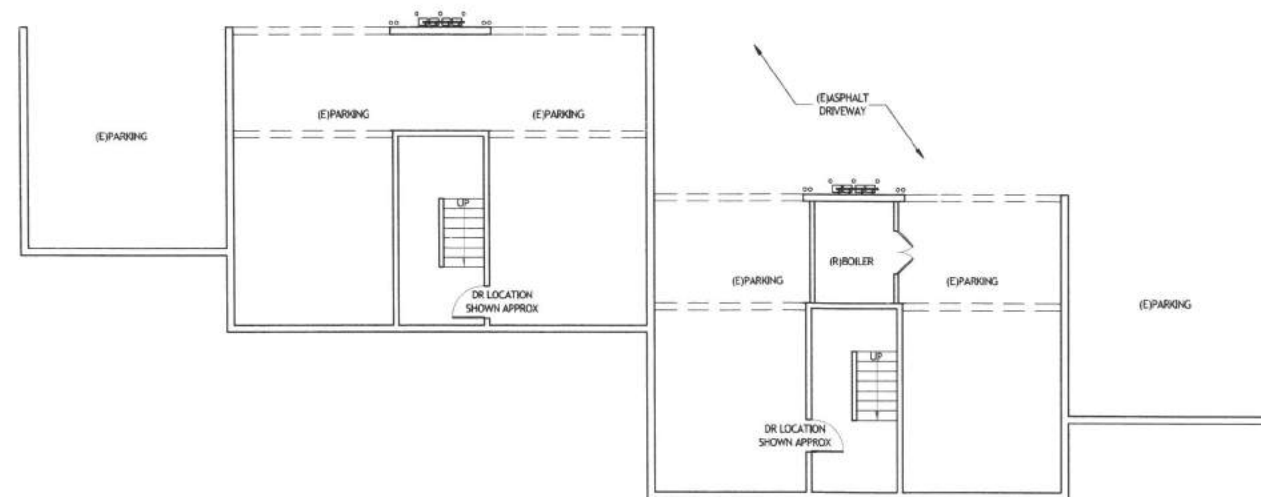


	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL



APARTMENT BUILDING #2 PLAN - GROUND FLOOR (2ND FLOOR SIMILAR)
SCALE: 1/8" = 1'-0"
(APT BUILDINGS #3, #8 & #9 SIMILAR - ACCESS. UNITS ONLY @ BLDG. #8)

NOTE:
FOR 2ND FLOOR UNIT BALCONY REPLACEMENTS & VOLUNTARY SEISMIC UPGRADES AT
TUCK UNDER PARKING REFER TO STRUCTURAL PLANS AND CALCULATIONS



APARTMENT BUILDING #2 PLAN - GARAGE LEVEL
SCALE: 1/8" = 1'-0"
(APT BUILDINGS #3, #8 & #9 SIMILAR)

**APPROVED BY
THE CITY OF PITTSBURG**

Planning Department
✓ Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. ZA NO 332
Date Approved: 3/2/20
Signature: [Signature]

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

**MARINA HEIGHTS
APARTMENTS**

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

BUILDING PLANS

A2.3

SEE SHEET A2.2 FOR BUILDING SCOPE OF WORK NOTES

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& Consulting

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SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



	DESIGNATED PATH OF TRAVEL
	PAYING IMPROVEMENTS
	(N) CONCRETE (w/ L.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

10/9/2019	PERMIT SUBMITTAL
12/30/2019	PLANNING PLAN CK2
1/20/2020	BUILDING PLAN CK1

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

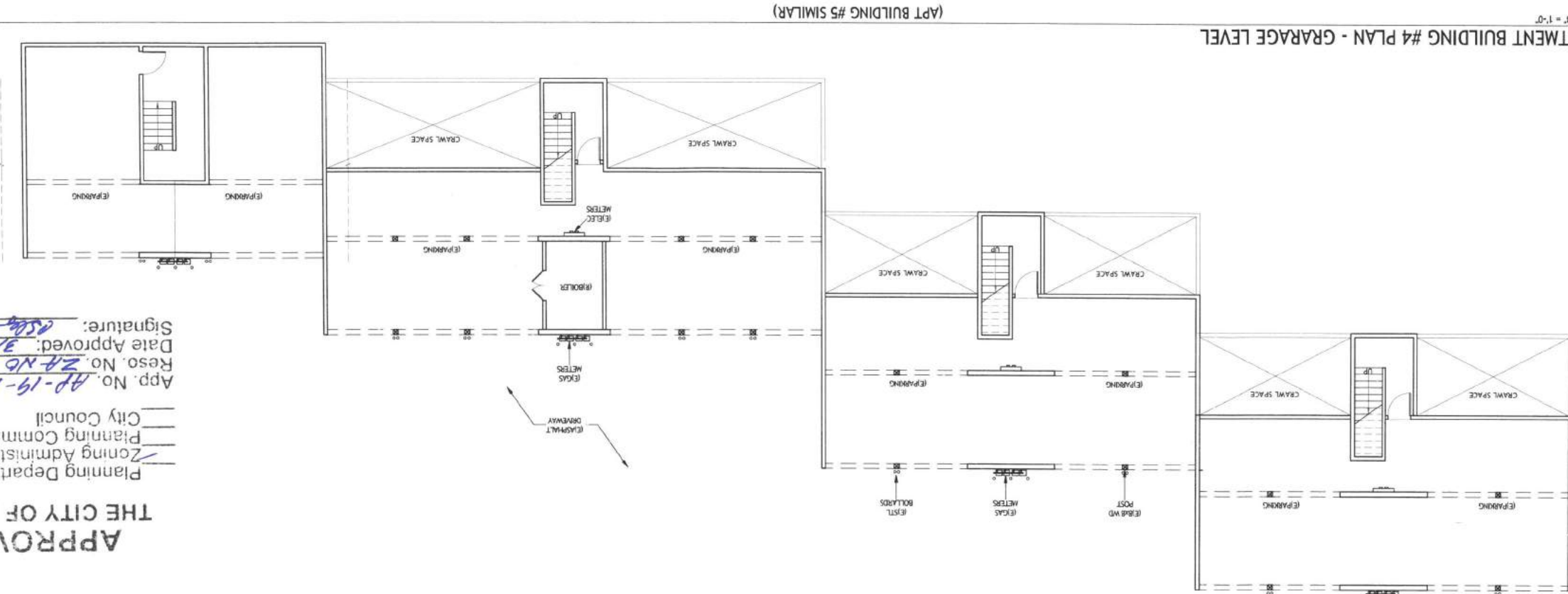
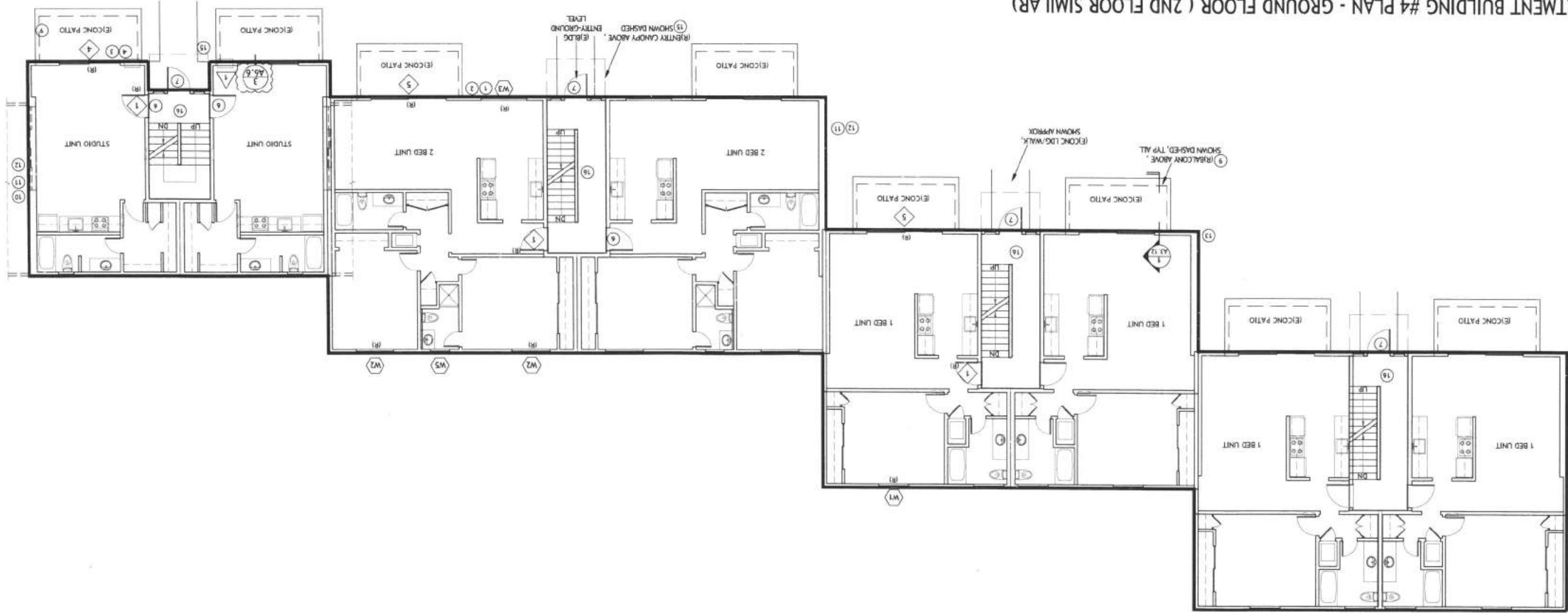
BUILDING PLANS

A2.4

APPROVED BY
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Planning Department
Zoning Administrator
Planning Commission
City Council

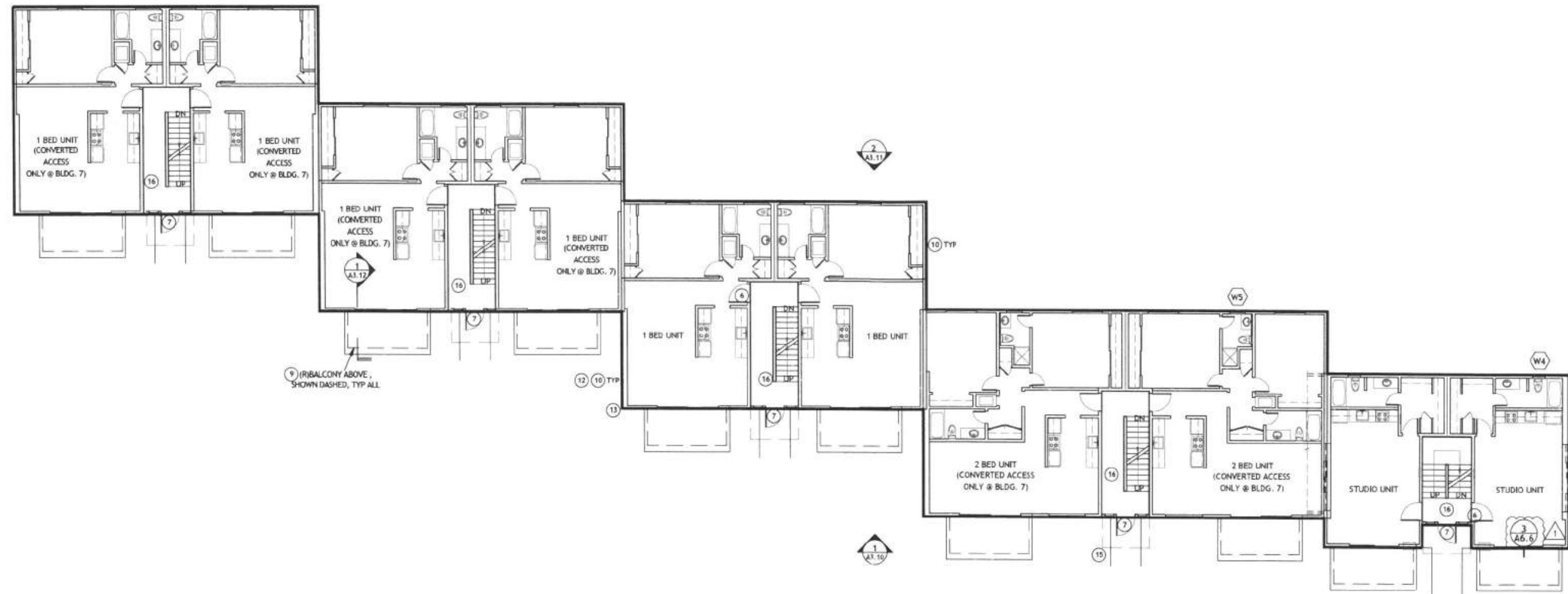
App. No. AP-19-1475
Reso. No. 24-NB-352
Date Approved: 3/18/2020
Signature: [Signature]



(APT BUILDING #5 SIMILAR REVERSED)

(APT BUILDING #5 SIMILAR)

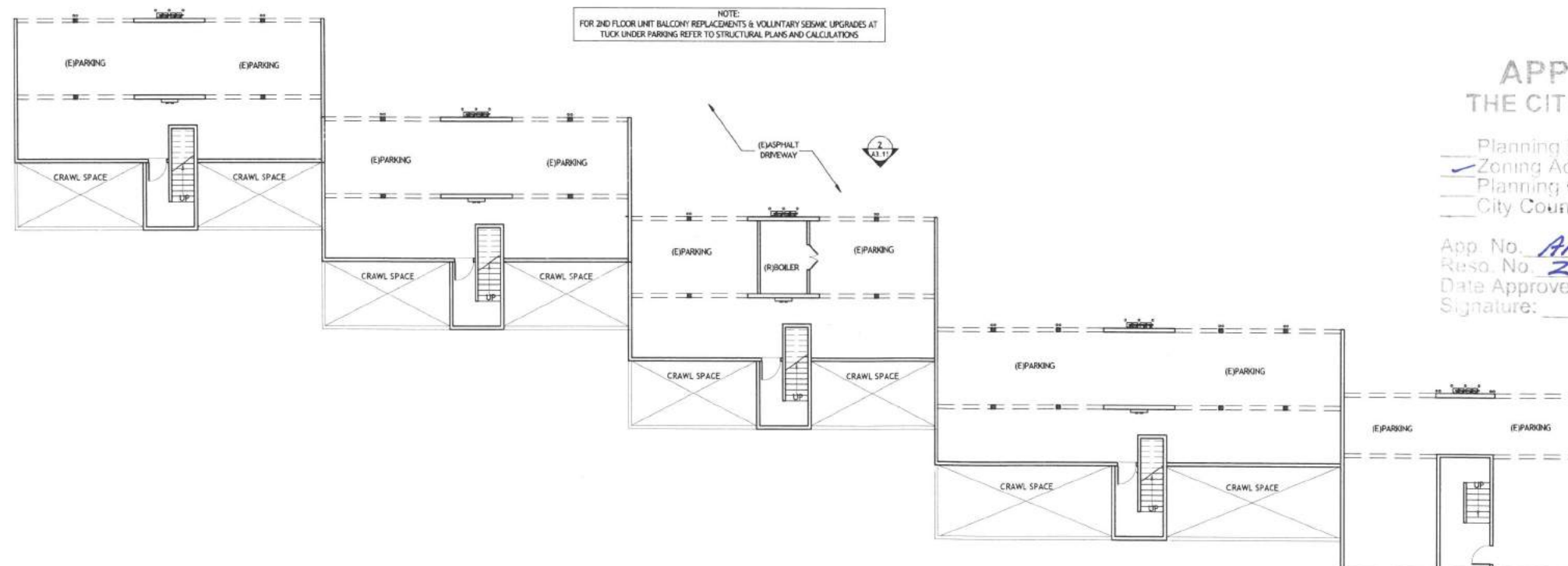
SEE SHEET A2.2 FOR BUILDING SCOPE OF WORK NOTES



APARTMENT BUILDING #6 PLAN - GROUND FLOOR (2ND FLOOR SIMILAR)

SCALE: 3/32" = 1'-0"

(APT BUILDING #7 SIMILAR - ACCESS. UNITS ONLY @ BLDG. #7)



APARTMENT BUILDING #6 PLAN - GRARAGE LEVEL

SCALE: 3/32" = 1'-0"

(APT BUILDING #7 SIMILAR)

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SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



---	DESIGNATED PATH OF TRAVEL
---	PAVING IMPROVEMENTS
(N) CONCRETE (V.I.F.)	
(N) GRADING	
(E) WALL TO REMAIN	
(E) WALL TO BE REMOVED	
(N) INTERIOR PARTITION	
(N) 1 HOUR RATED WALL	

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/19/2019
P1 PLANNING PLAN CK2	12/30/2019
A1 BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

BUILDING PLANS

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

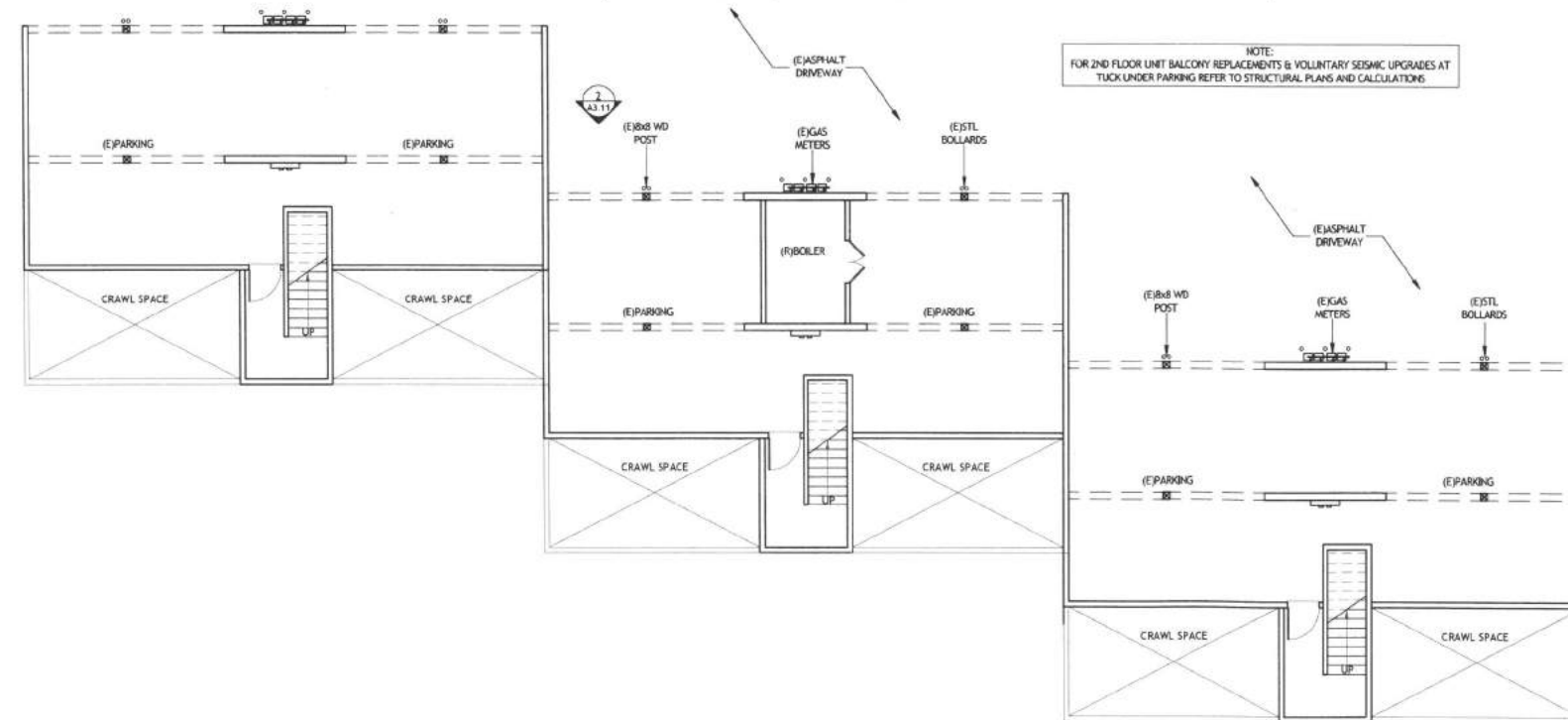
App. No. AP-19-1475
Reso. No. ZA NO 352
Date Approved: 3/2/2020
Signature: [Signature]



APARTMENT BUILDING #10 PLAN - GROUND FLOOR (2ND FLOOR SIMILAR)

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

(APT BUILDINGS #11, #12 & #13 SIMILAR - ACCESS. UNITS ONLY @ BLDG. #10)



APARTMENT BUILDING #10 PLAN - GRARAGE LEVEL

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

(APT BUILDINGS #11, #12 & #13 SIMILAR)

	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

REVISION	DESCRIPTION	DATE
P1	PERMIT SUBMITTAL	10/9/2019
P1	PLANNING PLAN CK2	12/30/2019
1	BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

**MARINA HEIGHTS
APARTMENTS**

PROJECT LOCATION:

**2 MARINA BLVD
PITTSBURG, CA
94565**

SHEET TITLE:

BUILDING PLANS

**APPROVED BY
THE CITY OF PITTSBURG**

Planning Department
✓ Zoning Administrator
Planning Commission
City Council

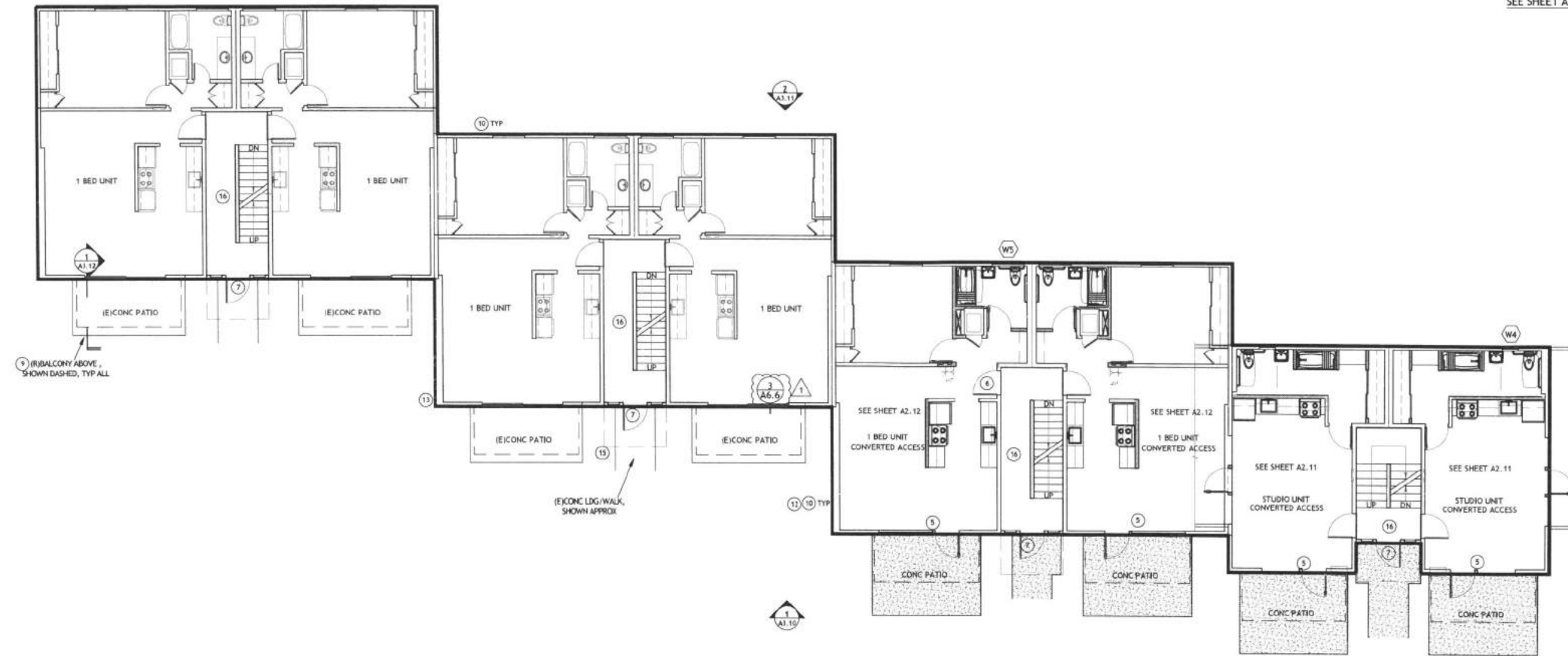
App. No. AP-19-1475

Reso. No. 2A NO 352

Date Approved: 3/2/2020

Signature: C. Slager

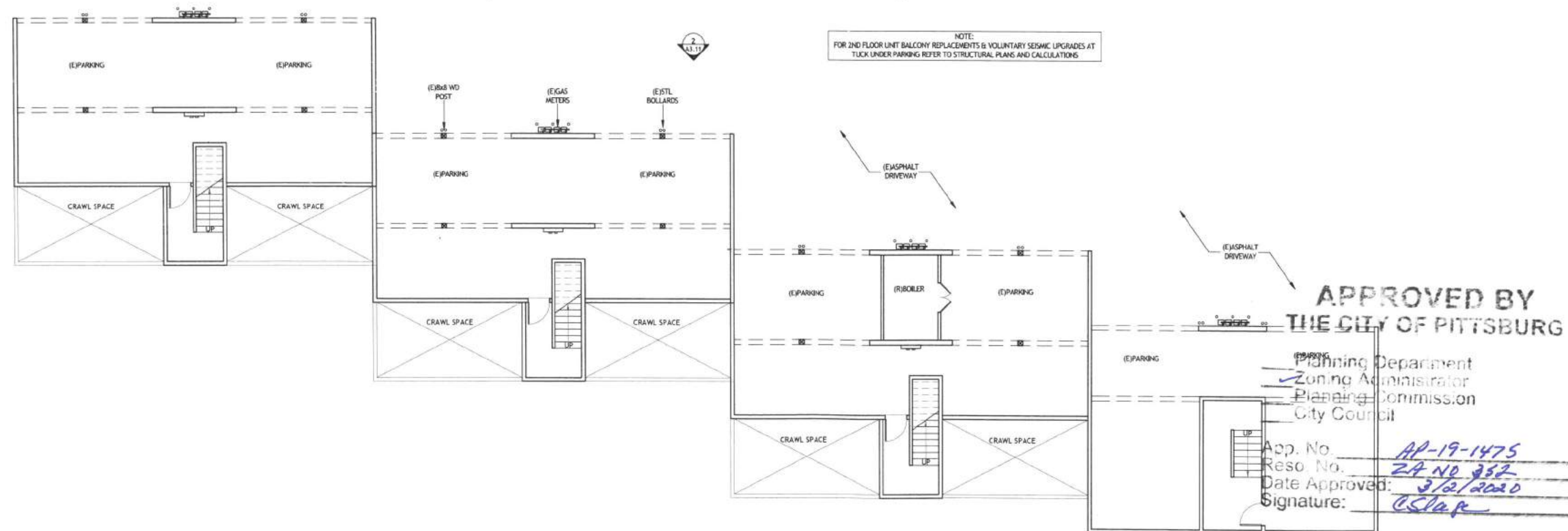
SEE SHEET A2.2 FOR BUILDING SCOPE OF WORK NOTES



APARTMENT BUILDING #14 PLAN - GROUND FLOOR (2ND FLOOR SIMILAR)

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

(APT BUILDING #15 SIMILAR W/CONVERTED 1BED AND STUDIO UNITS)



APARTMENT BUILDING #14 PLAN - GRARAGE LEVEL

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

(APT BUILDING #15 SIMILAR)

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SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.L.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

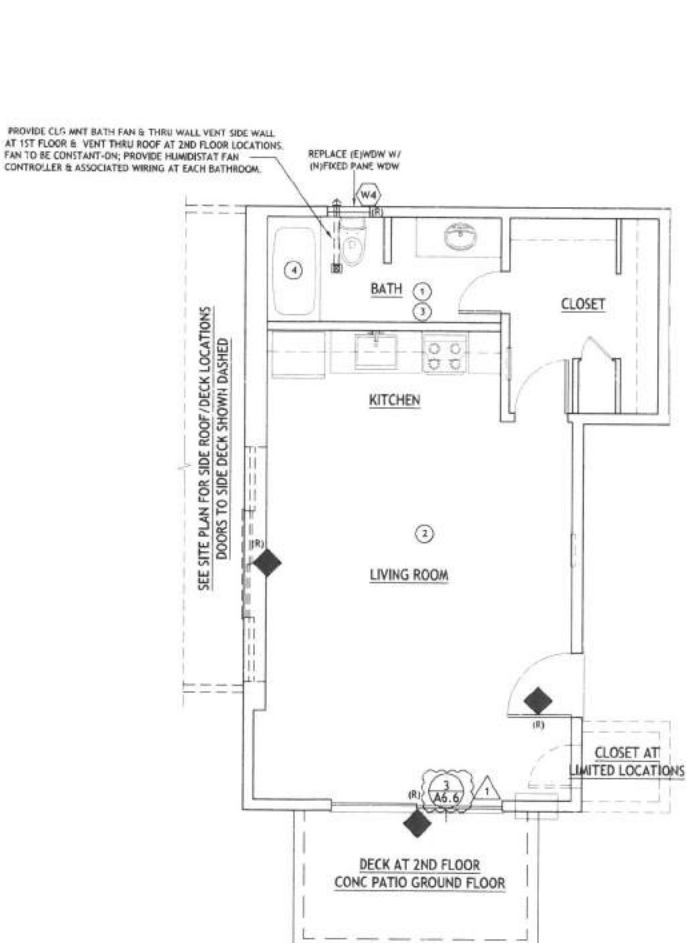
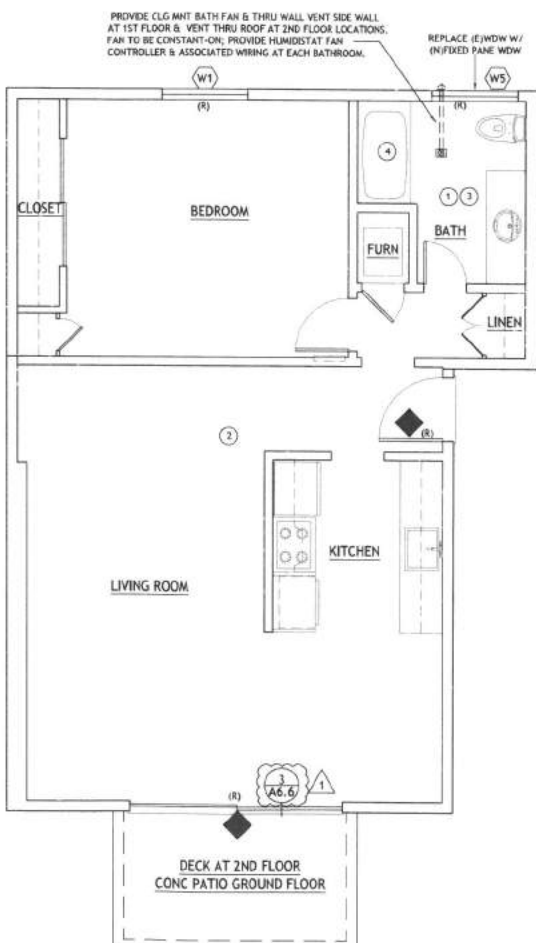
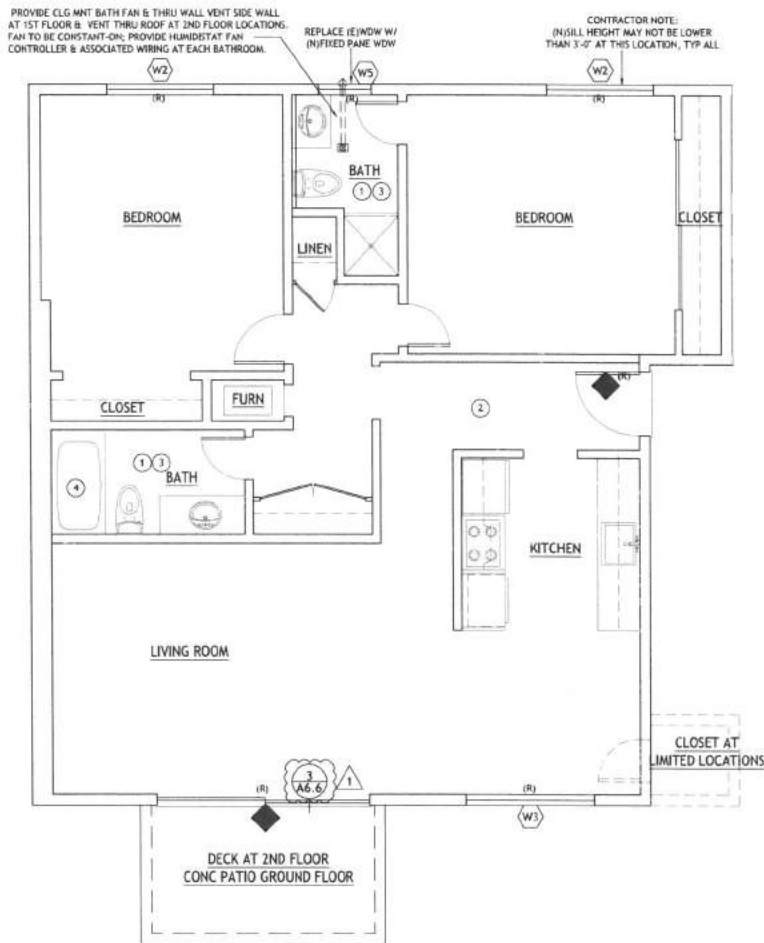
BUILDING PLANS

A2.7

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: C. Shupe



UNIT KEYED NOTES

- FLOORING - BATHROOM: REMOVE TOILETS AND BATHROOM FLOORING AT SELECT UNITS AND IN CONJUNCTION WITH TUB REPLACEMENTS. EXPOSE SUBFLOOR, REPAIR AS NEEDED. REPLACE WITH NEW SHEET VINYL. (REFER TO CONTRACTOR SELECTIVE REPLACEMENT MATRIX)
 - INTERIOR DRYWALL REPAIRS: MINOR REPAIRS AS NEEDED.
 - INTERIOR PAINT - WALLS AND CEILINGS: PAINT WALLS AND CEILING AT SELECT BATHROOMS WITH EGGSHELL SHEEN. (REFER TO CONTRACTOR SELECTIVE REPLACEMENT MATRIX)
 - BATHROOM ACCESSORIES: NEW SHOWER ROD. (REFER TO CONTRACTOR SELECTIVE REPLACEMENT MATRIX)
- ACCESSIBILITY/MOBILITY UNITS (SEE SHEETS A2.11 THRU A2.13)
- ACCESSIBILITY - MOBILITY UNITS: CONVERT 10% OF THE UNITS FOR CBC 118 ACCESSIBILITY (20 UNITS), MOVE WALLS AND ASSOCIATED ROUGH OUTS, PROVIDE NEW KITCHENS WITH REMOVABLE BASE CABINETS AND BATHROOMS, CLOSETS, WIDEN DOORS AND MANEUVERING SPACES. ALL NEW FIXTURES AND FINISHES.

BASIS Architecture & Consulting

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P.O. BOX 150539
SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



DESIGNATED PATH OF TRAVEL	
PAVING IMPROVEMENTS	
(N) CONCRETE (V.I.F.)	
(N) GRADING	
(E) WALL TO REMAIN	
(E) WALL TO BE REMOVED	
(N) INTERIOR PARTITION	
(N) 1 HOUR RATED WALL	

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

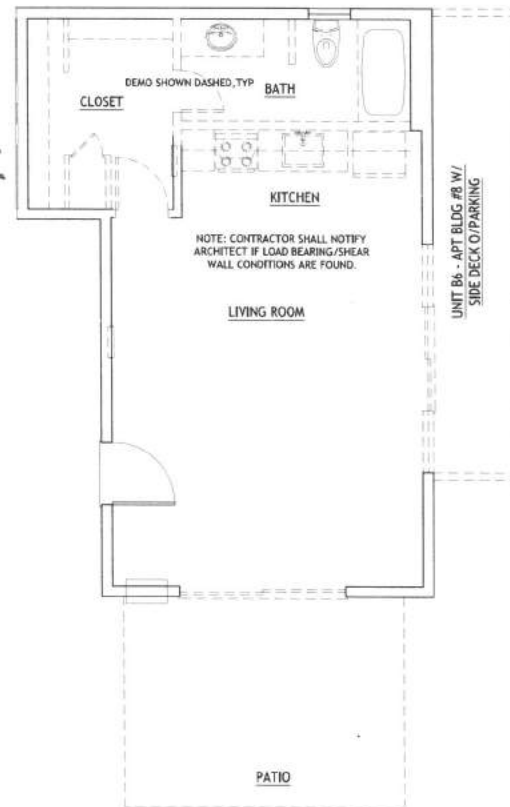
TYPICAL UNIT
PLANS

A2.10

APPROVED BY
THE CITY OF PITTSBURG

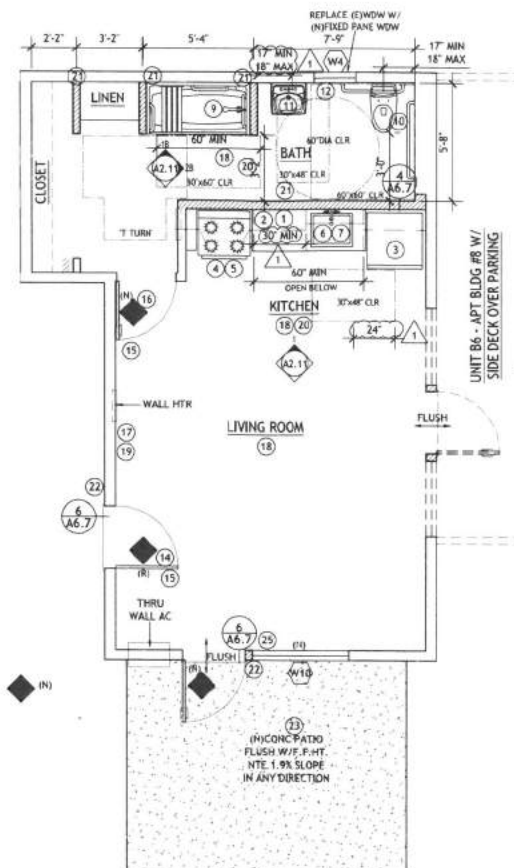
Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. ZA NO 352
Date Approved: 3/2/2020
Signature: C. S. J. J.



EXISTING/DEMO STUDIO UNIT PLAN

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



CONVERTED STUDIO ACCESSIBLE UNIT PLAN

SCALE: 1/2" = 1'-0" (TYPE #1)

ACCESSIBLE UNIT SCOPE:

ACCESSIBLE KITCHEN:

1. INSTALL (N) CONFORMING CABINETS W/ REQUIRED OPEN SPACES BELOW W/ DOOR & DRAWER PULLS. UPPER CABINETS TO BE INSTALLED AT 48" AFF TO TOP OF BOTTOM SHELF EXCEPT CABINETS ADJACENT TO RANGE MNT AT 54" AFF. NOTE: OPTION TO INSTALL REMOVABLE LOWER CABINETS AT REQ'D OPEN SPACE LOCATIONS.
2. INSTALL (N) COUNTERTOPS AT 33 3/4" AFF W/ 4" BACKSPLASH.
3. INSTALL (N) ACCESSIBLE REFRIGERATOR, CENTERLINE OF FREEZER NTE 54" AFF.
4. INSTALL (N) ACCESSIBLE RANGE W/ FRT CONTROLS, SELF CLEANING W/ OVEN LIGHT.
5. INSTALL (N) RANGE HOOD WITH SWITCH LOCATED AT APRON.
6. INSTALL (N) LOW PROFILE REAR DRAIN SINK (MAX DEPTH 6 1/2") & LEVER FAUCET W/ INSULATED PIPE WRAP, SINK RIM HEIGHT NTE 34" AFF. RE-PLUMB SUPPLY & DRAIN W/ (N) ANGLE STOPS.
7. PROVIDE 3 SHELVES ABOVE 18" & BELOW 48" AFF, ADJUSTABLE.
8. NOT USED.

ACCESSIBLE BATHROOMS:

9. INSTALL (N) TUB/SURROUND WITH CONFORMING GRAB BARS, CONTROLS, FLEX SHOWER HEAD (NTE 1.25 GPM FLOW RATE) REMOVABLE TUB SEAT.
10. INSTALL CONFORMING LOW FLOW TOILET (NTE 1.28 GPF) W/ FLUSH LEVER AT WIDE SIDE W/ REQ'D CLEARANCES. PROVIDE CONFORMING FRONT & SIDE GRAB BARS WITH REQ'D BLOCKING (SEE A6.1).
11. INSTALL CONFORMING WALL MOUNT SINK & COUNTER W/ LEVER LOW FLOW FAUCET (NTE 0.5 GPM FLOW RATE) & PIPE WRAP, SINK RIM HEIGHT NTE 34" AFF.
12. INSTALL MEDICINE CABINET, MNT AT 40" AFF TO BOTTOM MIRROR EDGE.
13. NOT USED.

ACCESSIBLE INTERIOR:

14. INSTALL NEW PEEP HOLE WITH 180 DEGREE VIEWING ANGLE WITH 41" AFF AT ENTRY DOOR.
15. PROVIDE CONFORMING DOOR LEVER HARDWARE WITH RETURNS AT ALL SWING DOORS. ALL DOOR HARDWARE WITH KEY LOCKING SHALL BE SINGLE HAND OPERABLE PER ACCESSIBLE STANDARDS.
16. PROVIDE NEW 34" OR 36" WIDE DOOR WITH LEVER HARDWARE WITH RETURNS. (SEE DOOR SCHEDULE SHEET AS D).
17. PROVIDE NEW DOOR BELL WITH FLASHING STROBE, MOUNT BOTTOM SURFACE ABOVE 80" AFF.
18. PROVIDE NEW RESILIENT FLOORING THROUGHOUT.
19. INSTALL AUDIBLE SMOKE DETECTORS WITH FLASHING STROBE COMBINED WITH CARBON MONOXIDE DETECTOR MOUNT, AT 80" AFF TO BOTTOM SURFACE MINIMUM.
20. RETEXTURE WALL AND CEILING SURFACES AS NEEDED, FINISH, PRIME AND PAINT.
21. NEW INTERIOR PARTITION WALL.

ACCESSIBLE UNIT EXTERIOR:

22. INSTALL NEW UNIT ID SIGNAGE WITH BRAILLE.
23. NEW LEVEL CONCRETE PATIO NTE 1.9% SLOPE IN ANY DIRECTION, FLUSH WITH F.F. HT. (CONTRACTOR TO VIF). INSTALL CONFORMING THRESHOLDS.
24. ACCESSIBLE WINDOW NOTE: WINDOW OPERATING HARDWARE SHALL BE COMPLIANT FOR FRONT & SIDE REACH.
25. REMOVE AND REPLACE SLIDING GLASS DOOR W/ NEW 3068 SWING DOOR AND WINDOW.

NOTE: SEE TYPICAL UNIT PLAN FOR ADDITIONAL RELATED SCOPE OF WORK ITEMS.

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CHARLES PICK, ARCHITECT



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

PERMIT SUBMITTAL	DATE
	PLANNING PLAN CR2 12/30/2019
	BUILDING PLAN CR1 1/20/2020

PROJECT NAME:

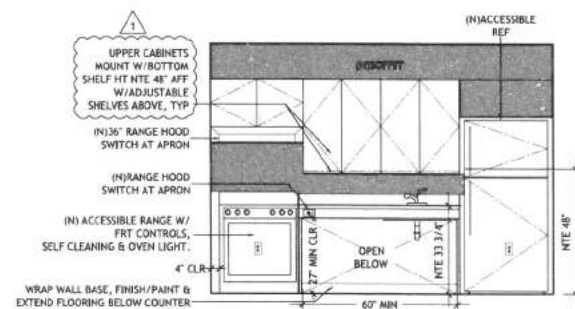
MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

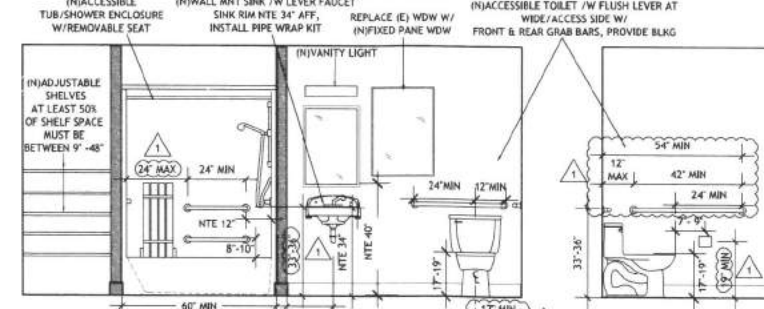
ACCESS UNIT
PLANS - STUDIO



1 KITCHEN ELEVATION

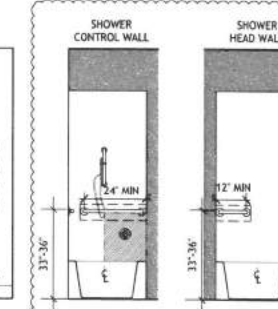
STUDIO ACCESSIBLE UNIT INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"



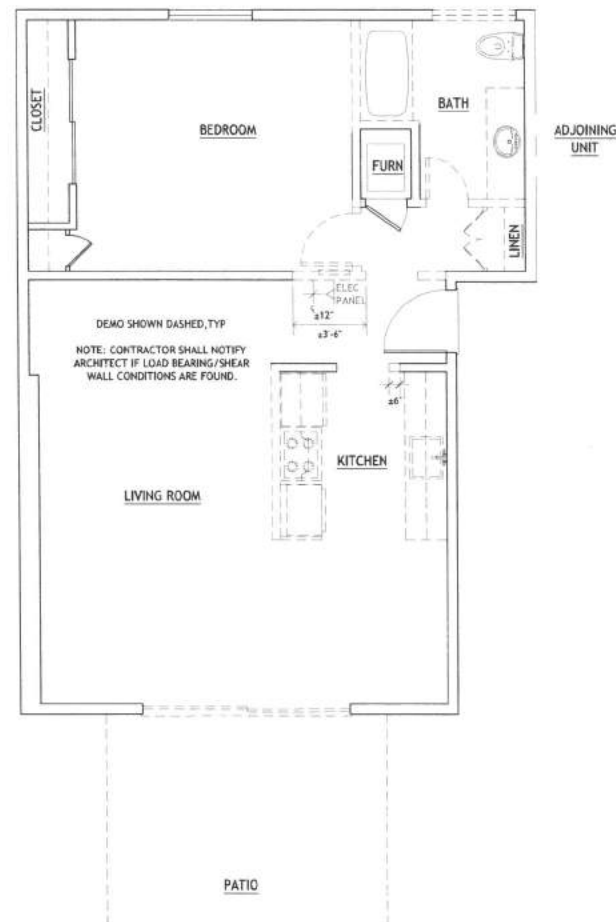
1B BATH ELEVATION

2B BATHROOM ELEVATION



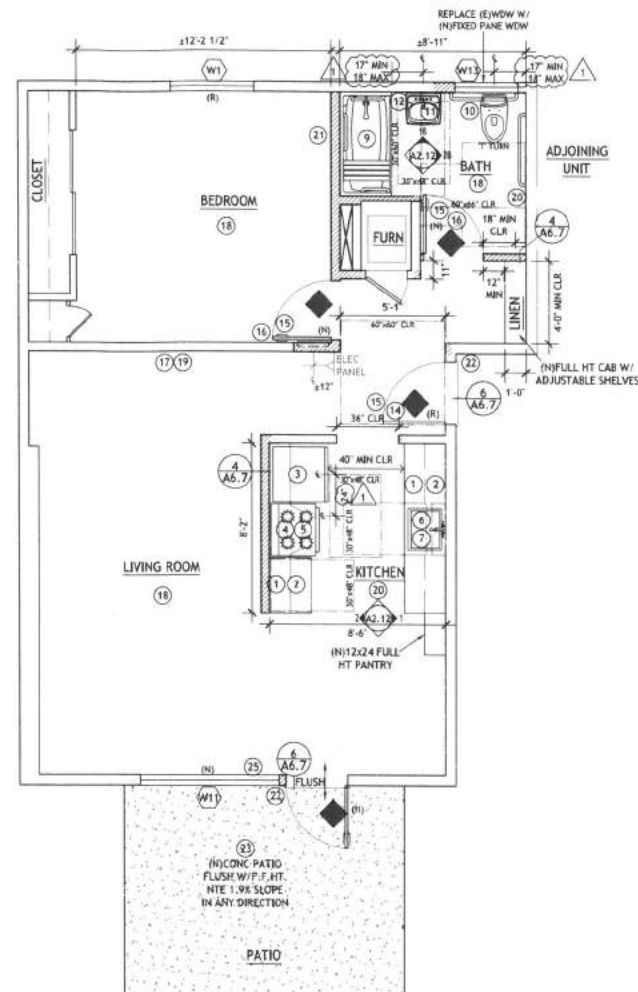
☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: C. S. [illegible]



EXISTING/DEMO 1 BED UNIT PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$



CONVERTED 1 BED ACCESSIBLE UNIT PLAN

SCALE: $\frac{1}{4}" = 1'-0"$

ACCESSIBLE KITCHEN:

- ① INSTALL (N) CONFORMING CABINETS W/REQUIRED OPEN SPACES BELOW W/DOOR & DRAWER PULLS. UPPER CABINETS TO BE INSTALLED AT 48" AFF TO TOP OF BOTTOM SHELF EXCEPT CABINETS ADJACENT TO RANGE MNT AT 54" AFF.
NOTE: OPTION TO INSTALL REMOVABLE LOWER CABINETS AT REQ'D OPEN SPACE LOCATIONS.
- ② INSTALL (N) COUNTERTOPS AT 33 3/4" AFF W/4" BACKSPASH.
- ③ INSTALL (N) ACCESSIBLE REFRIGERATOR, CENTERLINE OF FREEZER NTE 54" AFF.
- ④ INSTALL (N) ACCESSIBLE RANGE W/FRT CONTROLS, SELF CLEANING W/OVEN LIGHT.
- ⑤ INSTALL @MIRANGE HOOD WITH SWITCH LOCATED AT APRON.
- ⑥ INSTALL (N) LOW PROFILE REAR DRAIN SINK (MAX DEPTH 6 1/2") & LEVER FAUCET W/INSULATED PIPE WRAP, SINK RIM HEIGHT NTE 34" AFF. RE-PLUMB SUPPLY & DRAIN W/INANGLE STOPS.
- ⑦ PROVIDE 3 SHELVES ABOVE 18" & BELOW 48" AFF, ADJUSTABLE.
- ⑧ NOT USED

ACCESSIBLE BATHROOMS:

- (9) INSTALL (INTUB/SURROUND) WITH CONFORMING GRAB BARS, CONTROLS, FLEX SHOWER HEAD (INT: 1.25 GPM FLOW RATE) REMOVABLE TUB SEAT.
- (10) INSTALL CONFORMING LOW FLOW TOILET (INT: 1.28 GPF) W/FLUSH LEVER AT WIDE SIDE W/REQ'D CLEARANCES. PROVIDE CONFORMING FRONT & SIDE GRAB BARS WITH REQ'D BLOCKING (SEE A6.1.7) 
- (11) INSTALL CONFORMING WALL MOUNT SINK & COUNTER W/LEVER LOW FLOW FAUCET (INT: 0.5 GPM FLOW RATE) & PIPE WRAP, SINK RIM HEIGHT INT: 34" AFF.
- (12) INSTALL MEDICINE CABINET, MNT AT 40" AFF TO BOTTOM MIRROR EDGE.
- (13) NOT USED.

ACCESSIBLE INTERIOR:

- (14) INSTALL NEW PEEP HOLE WITH 180 DEGREE VIEWING ANGLE WITH 43" AFF AT ENTRY DOOR.
- (15) PROVIDE CONFORMING DOOR LEVER HARDWARE WITH RETURNS AT ALL SWING DOORS. ALL DOOR HARDWARE WITH KEY LOCKING SHALL BE SINGLE HAND OPERABLE PER ACCESSIBLE STANDARDS.
- (16) PROVIDE NEW 34" OR 36" WIDE DOOR WITH LEVER HARDWARE WITH RETURNS. (SEE DOOR SCHEDULE SHEET AS 0).
- (17) PROVIDE NEW DOOR BELL WITH FLASHING STROBE, MOUNT BOTTOM SURFACE ABOVE 80" AFF.
- (18) PROVIDE NEW RESILIENT FLOORING THROUGHOUT.
- (19) INSTALL AUDIBLE SMOKE DETECTORS WITH FLASHING STROBE COMBINED WITH CARBON MONOXIDE DETECTOR MOUNT, AT 80" AFF TO BOTTOM SURFACE MINIMUM.
- (20) RETEXTURE WALL AND CEILING SURFACES AS NEEDED, FINISH, PRIME AND PAINT.
- (21) NEW INTERIOR PARTITION WALL.

ACCESSIBLE UNIT EXTERIOR

- 22) NEW LEVEL NEW UNID SIGNAGE WITH BRAILLE.
- 23) NEW LEVEL CONCRETE PATIO NTE 1.9% SLOPE IN ANY DIRECTION, FLUSH WITH F.F. HT. (CONTRACTOR TO VRF). INSTALL CONFORMING THRESHOLDS.
- 24) ACCESSIBLE WINDOW NOTE: WINDOW OPERATING HARDWARE SHALL BE COMPLIANT FOR FRONT & SIDE REACH.
- 25) REMOVE AND REPLACE SLIDING GLASS DOOR W/ NEW 3068 SWING DOOR AND WINDOW.
NOTE: SEE TYPICAL UNIT PLAN FOR ADDITIONAL RELATED SCOPE OF WORK ITEMS.

NOTE: SEE TYPICAL UNIT PLAN FOR ADDITIONAL RELATED SCOPE OF WORK ITEMS.

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FAX (415) 457-6036

P.O.BOX 150539
SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
 PLANNING PLAN CK2	12/30/2019
 BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

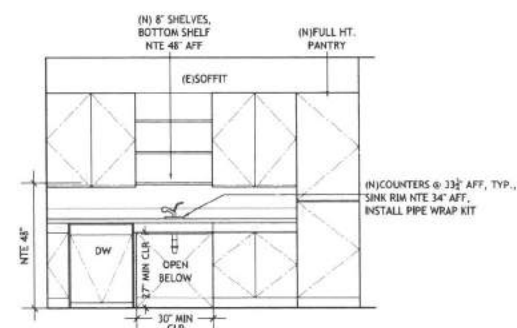
PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

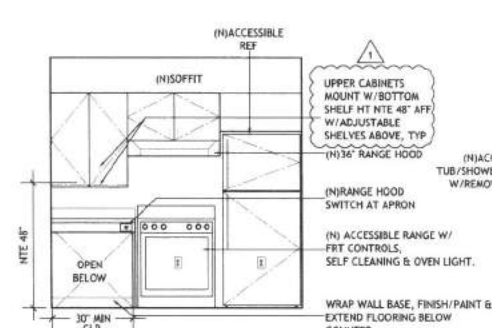
ACCESS UNIT
PLANS - 1 BR

A2.12

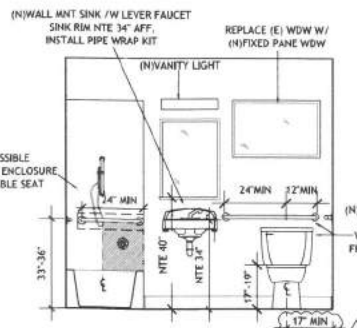


1 KITCHEN ELEVATION

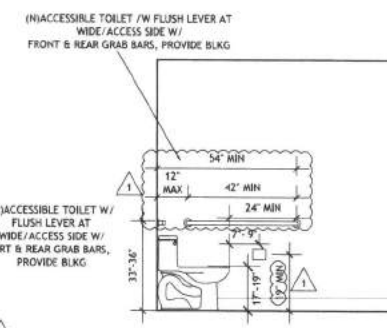
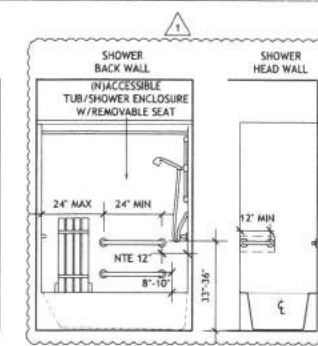
ONE BED ACCESSIBLE UNIT INTERIOR ELEVATIONS
SCALE: 3/8" = 1'-0"

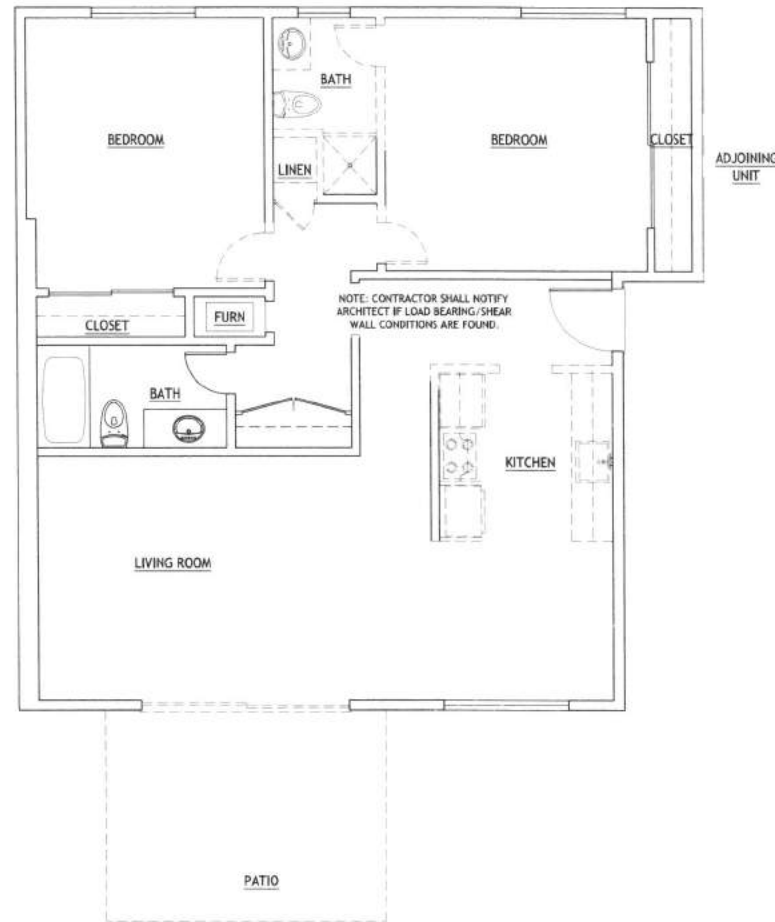


2 KITCHEN ELEVATION



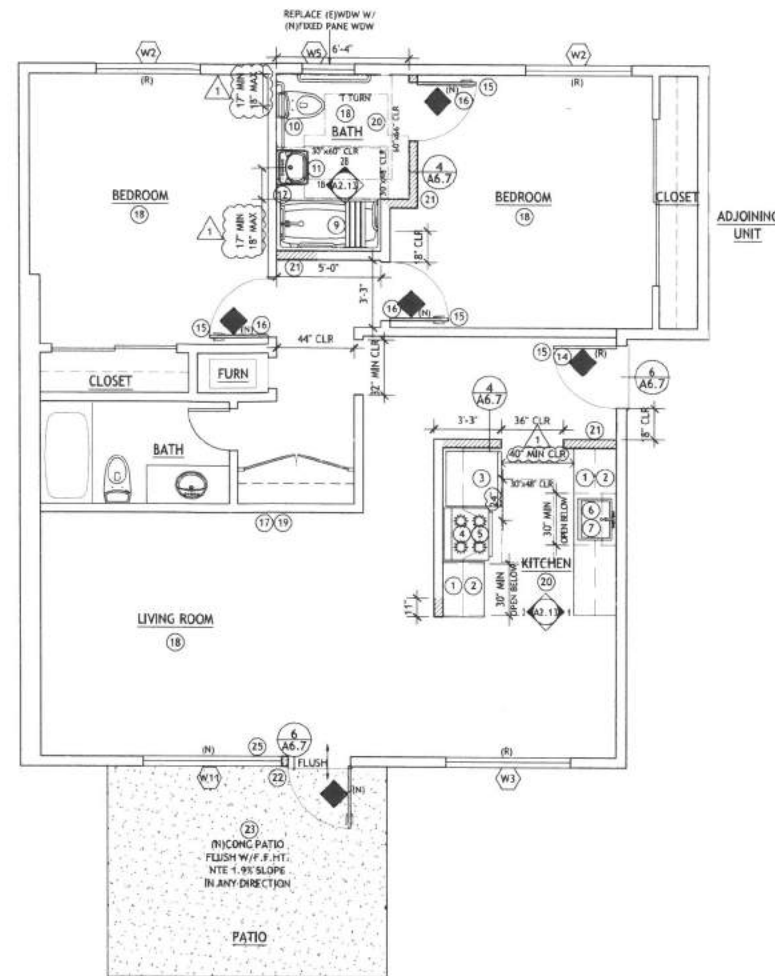
1B BATH ELEVATION

2B BATHROOM ELEVATION



EXISTING/DEMO 2 BED/ 2 BATH UNIT PLAN

SCALE: $\frac{1}{4}" = 1'-0"$



CONVERTED 2 BED/ 2 BATH ACCESSIBLE UNIT PLAN

SCALE: $\frac{1}{4}" = 1'-0"$

ACCESSIBLE UNIT SCOPE:

ACCESSIBLE KITCHEN:

1. INSTALL (N) CONFORMING CABINETS W/REQUIRED OPEN SPACES BELOW W/DOOR & DRAWER PULLS. UPPER CABINETS TO BE INSTALLED AT 48" AFF TO TOP OF BOTTOM SHELF EXCEPT CABINETS ADJACENT TO RANGE MNT AT 54" AFF.
NOTE: OPTION TO INSTALL REMOVABLE LOWER CABINETS AT REQ'D OPEN SPACE LOCATIONS.
2. INSTALL (N) COUNTERTOPS AT 33 3/4" AFF W/4" BACKSPASH.
3. INSTALL (N) ACCESSIBLE REFRIGERATOR, CENTERLINE OF FREEZER NTE 54" AFF.
4. INSTALL (N) ACCESSIBLE RANGE W/FRT CONTROLS, SELF-CLEANING W/OVEN LIGHT.
5. INSTALL (N) RANGE HOOD WITH SWITCH LOCATED AT APRON.
6. INSTALL (N) LOW PROFILE REAR DRAIN SINK (MAX DEPTH 6 1/2") & LEVER FAUCET W/INSULATED PIPE WRAP, SINK RIM HEIGHT NTE 34" AFF. RE-PLUMB SUPPLY & DRAIN W/(N)ANGLE STOPS.
7. PROVIDE 3 SHELVES ABOVE 18" & BELOW 48" AFF, ADJUSTABLE.
8. NOT USED.

ACCESSIBLE BATHROOMS:

9. INSTALL (N)TUB/SURROUND WITH CONFORMING GRAB BARS, CONTROLS, FLEX SHOWER HEAD (NTE 1.25 GPM FLOW RATE) REMOVABLE TUB SEAT.
10. INSTALL CONFORMING LOW FLOW TOILET (NTE 1.28 GPF) W/FLUSH LEVER AT WIDE SIDE W/REQ'D CLEARANCES. PROVIDE CONFORMING FRONT & SIDE GRAB BARS WITH REQ'D BLOCKING (SEE AG. 3).
11. INSTALL CONFORMING WALL MOUNT SINK & COUNTER W/LEVER LOW FLOW FAUCET (NTE 0.5 GPM FLOW RATE) & PIPE WRAP, SINK RIM HEIGHT NTE 34" AFF.
12. INSTALL MEDICINE CABINET, MNT AT 40" AFF TO BOTTOM MIRROR EDGE.
13. NOT USED.
14. INSTALL NEW PEEP HOLE WITH 180 DEGREE VIEWING ANGLE WITH 43" AFF AT ENTRY DOOR.
15. PROVIDE CONFORMING DOOR LEVER HARDWARE WITH RETURNS AT ALL SWING DOORS. ALL DOOR HARDWARE WITH KEY LOCKING SHALL BE SINGLE HAND OPERABLE PER ACCESSIBLE STANDARDS.
16. PROVIDE NEW 34" OR 36" WIDE DOOR WITH LEVER HARDWARE WITH RETURNS. (SEE DOOR SCHEDULE SHEET AS 0).
17. PROVIDE NEW DOOR BELL WITH FLASHING STROBE, MOUNT BOTTOM SURFACE ABOVE 80" AFF.
18. PROVIDE NEW RESILIENT FLOORING THROUGHOUT.
19. INSTALL AUDIBLE SMOKE DETECTORS WITH FLASHING STROBE COMBINED WITH CARBON MONOXIDE DETECTOR MOUNT, AT 80" AFF TO BOTTOM SURFACE MINIMUM.
20. RETEXTURE WALL AND CEILING SURFACES AS NEEDED, FINISH, PRIME AND PAINT.
21. NEW INTERIOR PARTITION WALL.

ACCESSIBLE UNIT EXTERIOR:

22. INSTALL NEW UNIT ID SIGNAGE WITH BRAILLE.
23. NEW LEVEL CONCRETE PATIO NTE 1.9% SLOPE IN ANY DIRECTION, FLUSH WITH F.F. HT. (CONTRACTOR TO VFI). INSTALL CONFORMING THRESHOLDS.
24. ACCESSIBLE WINDOW NOTE: WINDOW OPERATING HARDWARE SHALL BE COMPLIANT FOR FRONT & SIDE REACH.
25. REMOVE AND REPLACE SLIDING GLASS DOOR W/NEW 3068 SWING DOOR AND WINDOW.

NOTE: SEE TYPICAL UNIT PLAN FOR ADDITIONAL RELATED SCOPE OF WORK ITEMS.

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CHARLES PICK, ARCHITECT



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.L.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

PERMIT SUBMITTAL	DATE
	10/9/2019
	12/30/2019
	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

APPROVED BY
THE CITY OF PITTSBURGH

Planning Department
Zoning Administrator
Planning Commission
City Council

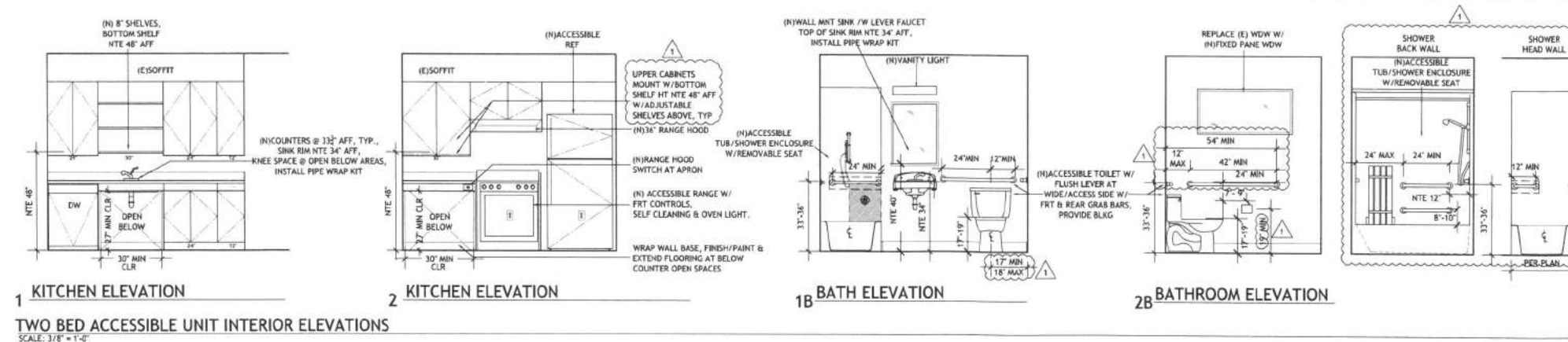
PROJECT LOCATION:
2 MARINA BLVD
PITTSBURGH, CA
94565

SHEET TITLE:

ACCESS UNIT
PLANS

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: C. Sharp

A2.13



1 KITCHEN ELEVATION

TWO BED ACCESSIBLE UNIT INTERIOR ELEVATIONS

SCALE: $\frac{3}{8}" = 1'-0"$

2 KITCHEN ELEVATION

1B BATH ELEVATION

2B BATHROOM ELEVATION

EXTERIOR FACADE CONDITIONS	
TYPE #51	EXISTING STUCCO SIDING, MANSARD ROOF WITH EXISTING SHINGLE. (BLDG #1)
TYPE #52	EXISTING STUCCO SIDING & MANSARD ROOF W/STUCCO. REMOVE (E)STUCCO AT MANSARD ROOF SECTIONS & PROVIDE (N)SHEATHING & COMP SHINGLE. (BLDGs #2, #3 & #4)
TYPE #53	EXISTING STUCCO & T1-11 SIDING, MANSARD ROOF WITH EXISTING SHINGLE. 2ND FLOOR PROVIDE NEW FIBER CEMENT SIDING & TRIM OVER (E)T1-11 SIDING LOCATIONS. (BLDG #5)
TYPE #54	EXISTING T1-11 SIDING -PROVIDE NEW FIBER CEMENT SIDING & TRIM, MANSARD ROOF WITH EXISTING SHINGLE. (BLDGs #6 THRU #15) - TYPICAL EXTERIOR ELEVATIONS FOR TYPE #54 SHOWN BELOW

APT BUILDING EXTERIOR KEYED NOTES

- WINDOWS - NEW CONSTRUCTION TYPE: REPLACE EXISTING WINDOWS WITH VINYL FRAME NAIL FIN TYPE WINDOWS AT T111 BUILDINGS. DO NOT REPLACE BATHROOM WINDOWS, INFILL WALL. CONTRACTOR TO VERIFY ALL WINDOW SIZES. (SEE WINDOW SCHEDULE SHEET AS.0)
- WINDOWS - RETRO-FIT TYPE: REPLACE EXISTING WINDOWS WITH VINYL FRAME RETRO-FIT TYPE WINDOWS AT STUCCO BUILDINGS. DO NOT REPLACE BATHROOM WINDOWS, INFILL WALL. CONTRACTOR TO VERIFY ALL WINDOW SIZES. (SEE WINDOW SCHEDULE SHEET AS.0)
- SLIDING GLASS DOORS - NEW CONSTRUCTION TYPE: REPLACE EXISTING SLIDING GLASS DOORS WITH VINYL FRAME NAIL FIN TYPE AT T111 BUILDINGS. (SEE DOOR SCHEDULE SHEET AS.0)
- SLIDING GLASS DOORS - NEW CONSTRUCTION TYPE: REPLACE EXISTING SLIDING GLASS DOORS WITH VINYL FRAME NAIL FIN TYPE AT STUCCO BUILDINGS. PATCH STUCCO AS REQD. (SEE DOOR SCHEDULE SHEET AS.0)
- PATIO DOOR - ACCESSIBLE UNITS: REPLACE SGD AT ACCESSIBLE UNITS WITH SWING DOOR FOR FLUSH THRESHOLD. PROVIDE NEW WINDOWS AT EITHER SIDE. INFILL FRAMING WITH NEW SIDING/STUCCO AS NEEDED FOR NEW DESIGN. (SEE DOOR SCHEDULE SHEET AS.0)
- ENTRY DOORS - UNITS: REPLACE ENTRY DOOR AND HARDWARE AT SELECT UNITS. REUSE EXISTING FRAME. (SEE DOOR SCHEDULE SHEET AS.0)
- DOORS - COMMON: REPLACE ALL BUILDING ENTRY DOORS AND HARDWARE. PROVIDE ACCESSIBLE HARDWARE AND CLOSER. (SEE DOOR SCHEDULE SHEET AS.0)
- FRAMING - EXTERIORS: INFILL FRAMING WHERE BATHROOM WINDOW IS REMOVED; INTEGRATE WITH NEW THROUGH-WALL BATH PAN; PREPARE FOR NEW SIDING. REPAIR DRY ROTTED FRAMING THROUGHOUT AS NEEDED. INFILL AT ACCESSIBLE UNIT PATIO DOORS.
- BALCONY STRUCTURE - REPLACEMENT: REMOVE EXISTING WOOD BALCONIES AND ASSOCIATED ELEMENTS. ATTACH NEW LEDGER TO FACE OF BUILDING, PROPERLY WATERPROOF WITH NEW FLASH IN AND SIDING OVER. PROVIDE NEW PRESSURE-TREATED JOISTS 16" O.C. MAX. TWO POSTS AT FACE OF BALCONY IN NEW FOOTINGS. NEW DECK BOARDS (TREX OR SIKER). FASCIA-MOUNTED ALUMINUM RAILING ASSEMBLY. REPLACE DECK AS-IS OR 60 SF MINIMUM (6" MINIMUM DIMENSION).
- SIDING REPLACEMENT - FIBER CEMENT: MAINTAIN ORIGINAL T1-11 PLYWOOD SIDING FOR SHEAR STRENGTH; REPLACE WHERE WARPED AND ROT DAMAGED WITH GENERIC SHEATHING. INST ALL NEW FIBER-CEMENT LAP SIDING OVER BUILDING WRAP OVER T1-11.
- EXTERIORS - STUCCO REPAIRS: REPAIR AS NEEDED. ROUTE HARLINE CRACKS AND FILL WITH ELASTOMERIC SEALANT.
- EXTERIORS - PAINT: PAINT ALL BUILDING EXTERIORS, FASCIA, TRIM WITH NEW PAINT. PROPERLY PREPARE ALL NEW AND EXISTING SURFACES FOR PAINT.
- ROOFING - MANSARD ROOF: REPAIR DAMAGED SHINGLES AS NEEDED. AT STUCCO MANSARD ROOFS, REMOVE MATERIALS TO FRAMING; RE-SHEET AND PROVIDE NEW ASPHALT COMPOSITION, DIMENSIONAL SHINGLES, ASSOCIATED FLASHING, AND ACCESSORIES; NEW VENTED SOFFIT AT THESE LOCATIONS.
- ROOFING - FLAT ROOF: REPLACE MINERAL CAP SHEET WITH TPO. IF ONLY ONE LAYER EXISTS, OVERLAY MAY BE UTILIZED. PROVIDE FLASH-BACKED TPO. CLIMATE ZONE-1A.
- ROOF COVERING NOTE: ALL AREAS RECEIVING NEW ROOFING SHALL BE A FIRE-RETARDANT ROOF COVERING THAT IS AT LEAST CLASS "B" PER CBC TABLE 1505.1.
- ROOFING - AWNING OVER SHARED ENTRY DOOR: REMOVE EXISTING WOOD SIDED ROOFLET AT EXPOSED AND SEMI-RECESSED LOCATIONS. REPLACE WITH CANVAS AWNING OVER STEEL FRAME, 3'-0" AND 1'-0" DEPTH TO MATCH EXISTING. STUCCO ENTRY ROOFLETS TO REMAIN.
- BUILDING ID SIGNAGE: REPLACE WITH NEW FIRE DEPARTMENT-APPROVED SIGNS. (BY OTHERS)



1 PARTIAL APT BLDG FRONT ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



1 PARTIAL APT BLDG FRONT ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

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CHARLES PICK, ARCHITECT



DESIGNATED PATH OF TRAVEL	
PAVING IMPROVEMENTS	
(N) CONCRETE (V.I.F.)	
(N) GRADING	
(E) WALL TO REMAIN	
(E) WALL TO BE REMOVED	
(N) INTERIOR PARTITION	
(N) 1 HOUR RATED WALL	

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

ELEVATIONS

APPROVED BY
CITY OF PITTSBURG
Planning Department
Planning Administrator
Planning Commission
City Council
App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: [Signature]

A3.10

CHARLES PICK, ARCHITECT



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
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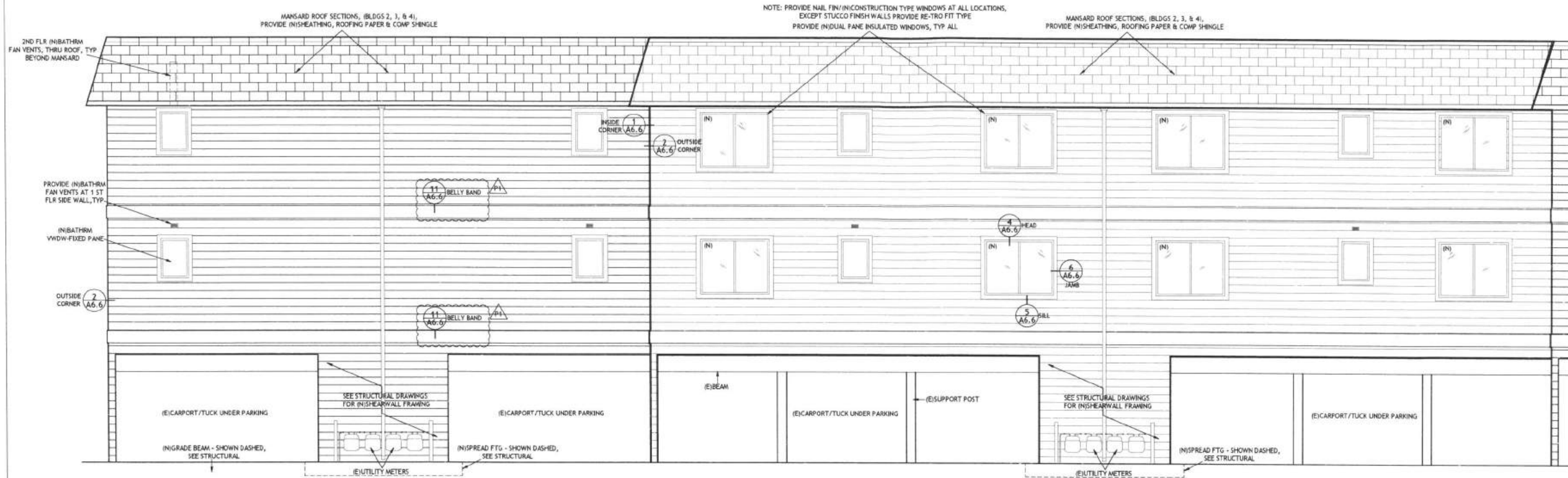
2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

ELEVATIONS

A3.11

SEE SHEET A3.10 FOR BUILDING EXTERIOR SCOPE OF WORK NOTES



2 PARTIAL APT BLDG REAR ELEVATION - PROPOSED
SCALE: $\frac{1}{4}'' = 1'-0''$

(BLDG SIDING TYPE #S4 (BLDGS #6 THRU #15))



2 PARTIAL APT BLDG REAR ELEVATION - EXISTING
SCALE: $\frac{1}{4}" = 1'-0"$

(BLDG SIDING TYPE #S4 (BLDGS #6 THRU #15))

APPROVED BY
THE CITY OF PITTSBURG

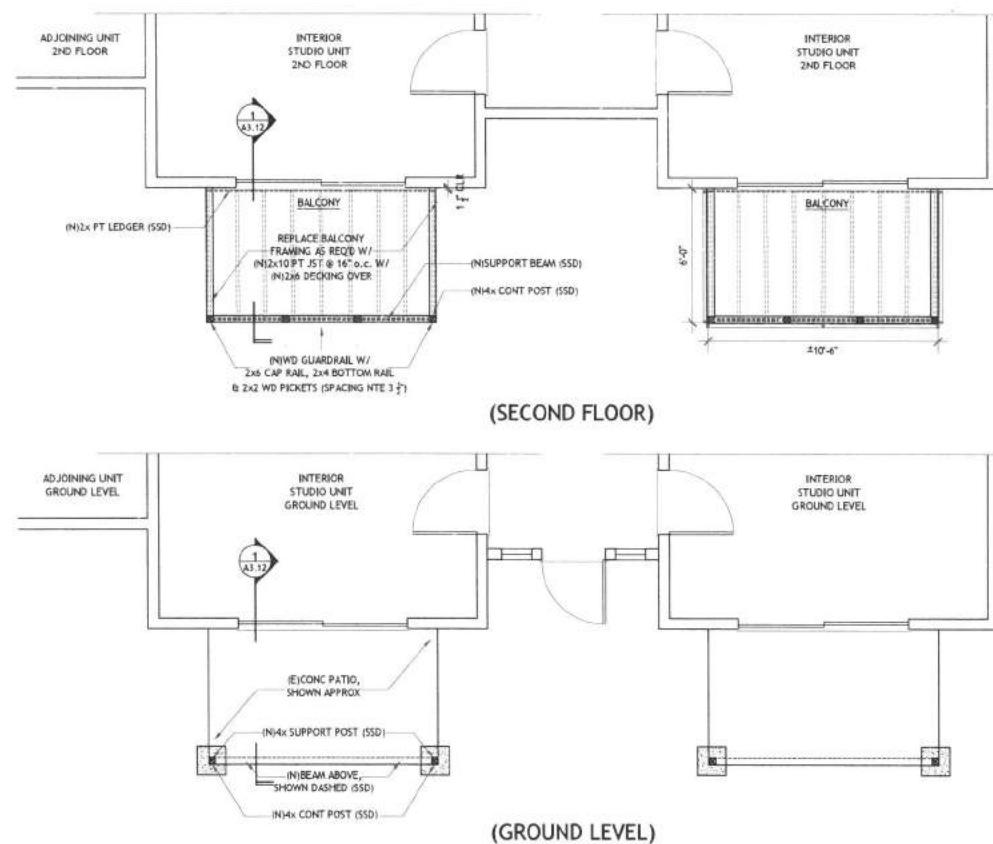
☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: C. Stone

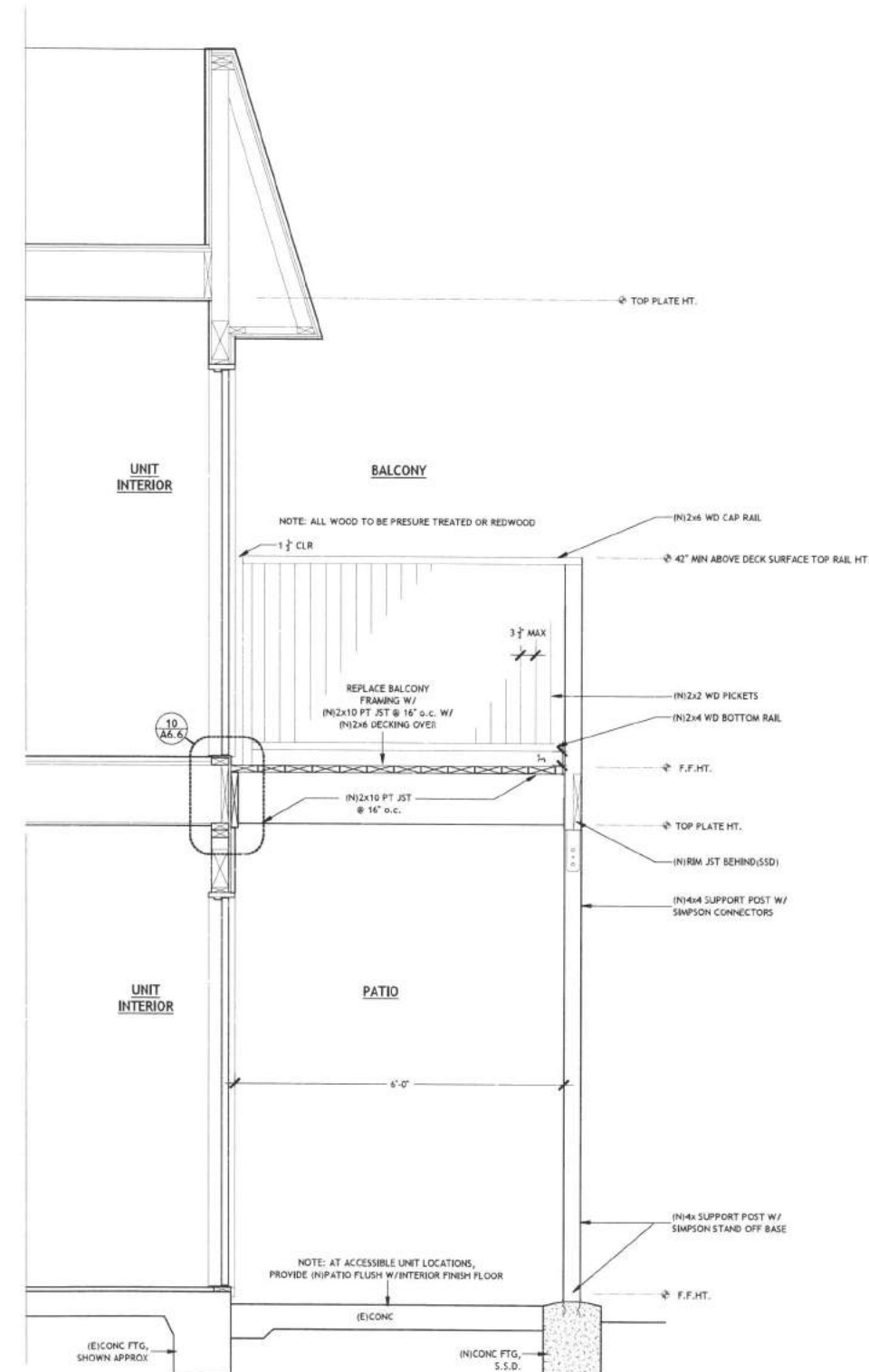
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Signature: CSH



PARTIAL PLAN VIEW @ PATIO/BALCONY
SCALE: 1/4" = 1'-0"
(STUDIO UNITS - OTHER UNIT TYPE SIMILAR)



1 PARTIAL SECTION @ UNIT BALCONY/PATIO
Scale: 3/4" = 1'-0"

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DESIGNATED PATH OF TRAVEL	
PAVING IMPROVEMENTS	
(N) CONCRETE (V.I.F.)	
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(E) WALL TO REMAIN	
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2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

BALCONY/PATIO
PLAN & SECTION

A3.12



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
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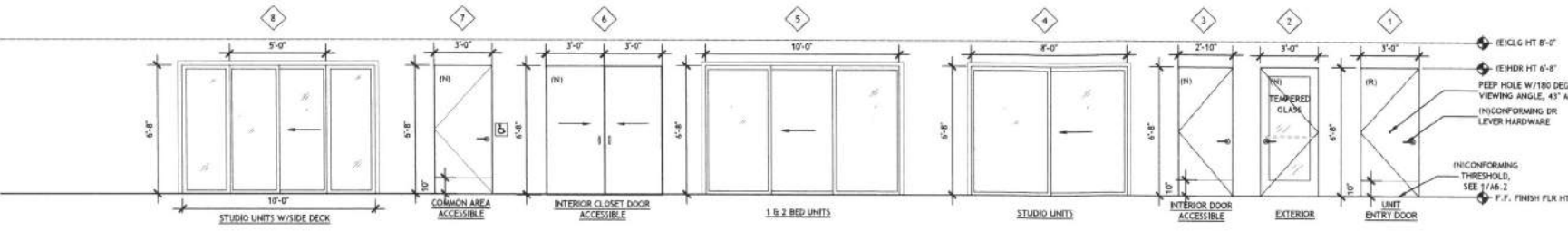
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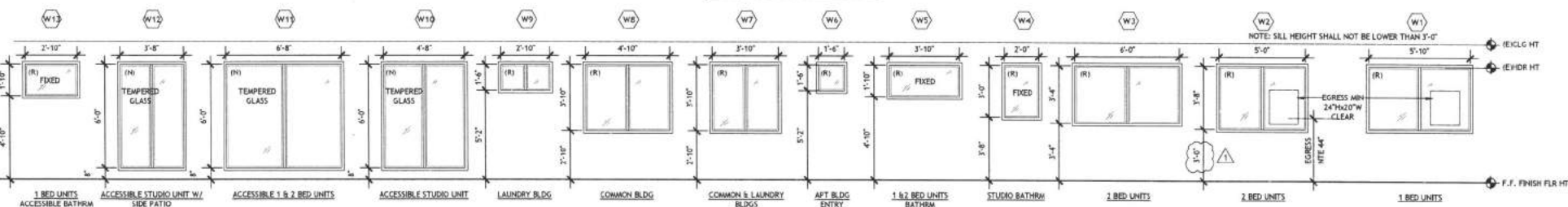
WINDOW AND DOOR
SCHEDULES

A5.0

DOOR TYPES



UNIT-WINDOW TYPES



WINDOW DEMOLITION NOTES

- 1 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REINSTALLING ALL WINDOW COVERINGS TO ALLOW FOR NEW WORK.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING FINISHES AND THE TENANT'S FURNISHINGS.
- 3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING REFUSE REMOVAL AT THE END OF EACH WORK DAY.

WINDOW NOTES - CONTRACTOR TO NOTIFY ARCHITECT OR DISCREPANCIES BEFORE WINDOW ORDER

- 1 IN ADDITION TO REQUIRED MEANS OF EGRESS ALL EXISTING SLEEPING ROOMS HAVE ONE EMERGENCY EGRESS WINDOW WITH A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET (EXCEPT THE MINIMUM NET CLEAR OPENING FOR EMERGENCY ESCAPE AND RESCUE GRADE FLOOR OPENINGS COULD BE 5.7 SQUARE FEET). THE MINIMUM NET CLEAR OPENING DIMENSIONS ARE GREATER THAN 24 INCHES (H) AND 20 INCHES (W). THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE MAXIMUM SILL HEIGHT FOR EMERGENCY EGRESS WINDOWS IS NOT GREATER THAN 44 INCHES ABOVE FINISH FLOOR.
- 2 ALL WINDOWS IN THE DWELLING UNITS ABOVE THOSE AT GRADE SHALL BE EQUIPPED WITH A CHILDPROOF LATCH THAT WILL NOT ALLOW THE WINDOW TO BE OPENED MORE THAN 4 INCHES.
- 3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING ROUGH OPENINGS DIMENSIONS FOR NEW REPLACEMENT WINDOWS IN EXISTING OPENINGS AND MAKE ALL NECESSARY ADJUSTMENTS FOR THE FIELD VERIFIED DIMENSIONS IN THE SHOP DRAWING SUBMITTAL REQUIRED FOR REPLACEMENT WINDOWS.
- 4 WINDOW GLAZING IN HAZARDOUS LOCATIONS REQUIRE SAFETY GLAZING MATERIALS, EITHER TEMPERED GLASS OR LAMINATED SAFETY GLASS. WIRED GLASS IS NOT PERMITTED.
- 5 CONTRACTOR PRIOR TO WINDOW ORDER TO PROVIDE FIXED PANEL LOCATIONS AS REQ'D FOR CONFORMING VENTING CLEARANCES AT RELOCATED GAS METERS & NEW HOT WATER HEATER LOCATIONS.

GLAZING NOTES

- 1 THE FOLLOWING ARE CONSIDERED HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING:
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

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Reso. No. 2A NO 352
Date Approved: 3/2/20
Signature: CSH

DOOR SCHEDULE

LOCATION	DOOR SIZE	DOOR TYPE	NOTES
1 UNIT ENTRY	3'-0" W x 6'-8" HT	FIBERGLASS	INSTALL W/CONFORMING DR LEVER HARDWARE, THRESHOLD, PEEP HOLE (AT ACCESSIBLE UNITS)
2 EXTERIOR ACCESSIBLE PATIO	3'-0" W x 6'-8" HT	FIBERGLASS	ACCESSIBLE UNITS W/CONFORMING DR LEVER HARDWARE W/ 10" KICK PANEL. PANIC HARDWARE - COMMON BLDG
3 ACCESSIBLE UNITS INTERIOR	2'-10" W x 6'-8" HT	HOLLOW CORE WOOD	ACCESSIBLE UNITS W/CONFORMING DR LEVER HARDWARE
4 STUDIO UNITS EXTERIOR	8'-0" W x 6'-8" HT	SLIDING GLASS DR/VINYL FRAME	VINYL FRAME SLIDING GLASS DR, DUAL PANE INSULATED W/LOW E GLASS, NAIL FIN.
5 1 & 2 BED UNITS EXTERIOR	10'-0" W x 6'-8" HT	SLIDING GLASS DR/VINYL FRAME	VINYL FRAME SLIDING GLASS DR, DUAL PANE INSULATED W/LOW E GLASS, NAIL FIN.
6 INTERIOR ACCESSIBLE	(2) 3'-0" W x 6'-8" HT	HOLLOW CORE WOOD	CLOSET DR'S W/ACCESSIBLE PULL HANDLE HARDWARE.
7 ACCESSIBLE COMMON INTERIOR	3'-0" W x 6'-8" HT	HOLLOW CORE WOOD	ACCESSIBLE AREAS W/CONFORMING DR LEVER HARDWARE
8 STUDIO UNITS EXTERIOR W/ SIDE DECK	5'-0" W x 6'-8" HT SGD W/SELITE	SLIDING GLASS DR/VINYL FRAME	VINYL FRAME SLIDING GLASS DR, DUAL PANE INSULATED W/LOW E GLASS, NAIL FIN.

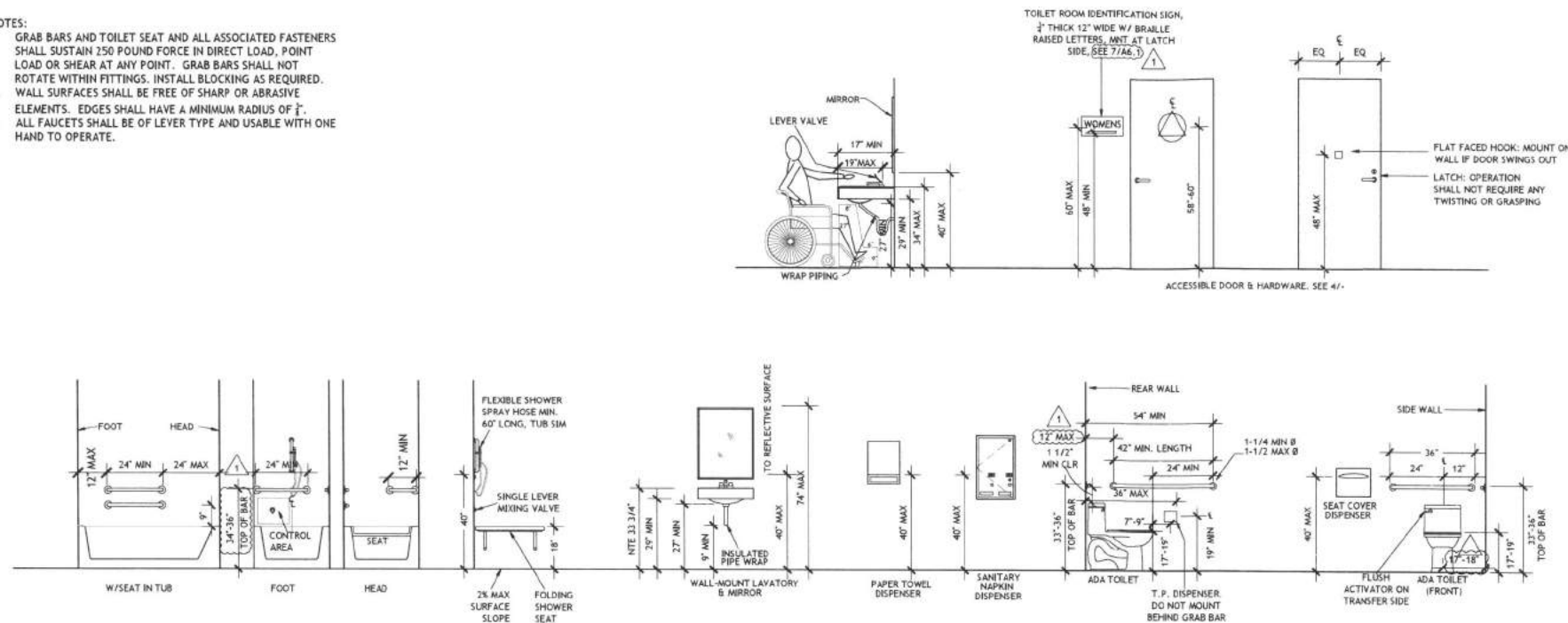
CONTRACTOR TO VIF ALL SIZES AND REPLACEMENTS

WINDOW SCHEDULE

WINDOWS DIMENSIONS CONTRACTOR TO VIF	OPERATION	GLAZING	LOCATION	NOTES
W1 5'-10" W x 3'-8" HT	SLIDING	2x PANE W/ INSULATED	1 BED UNITS	BEDROOM REQ'D EMERGENCY EGRESS 44" MAX FROM TOP OF BOTTOM WDW FRAME TO FLOOR 5.7 SQ.FT. MINIMUM OPENING REQ'D
W2 5'-0" W x 3'-8" HT	SLIDING	2x PANE W/ INSULATED	2 BED UNITS	BEDROOM REQ'D EMERGENCY EGRESS 44" MAX FROM TOP OF BOTTOM WDW FRAME TO FLOOR 5.7 SQ.FT. MINIMUM OPENING REQ'D
W3 6'-8" W x 3'-4" HT	SLIDING	2x PANE W/ INSULATED	2 BED UNITS	PROVIDE VINYL FRAME WINDOWS: NAIL FIN TYPE AT WD SIDING/FIBER CEMENT, RETRO FIT TYPE AT STUCCO LOCATIONS
W4 2'-0" W x 3'-0" HT	FIXED		STUDIO UNITS BATHROOM	PROVIDE VINYL FRAME WINDOWS: NAIL FIN TYPE AT WD SIDING/FIBER CEMENT, RETRO FIT TYPE AT STUCCO LOCATIONS
W5 3'-10" W x 1'-10" HT	FIXED		1 & 2 BED UNITS BATHROOM	PROVIDE VINYL FRAME WINDOWS: NAIL FIN TYPE AT WD SIDING/FIBER CEMENT, RETRO FIT TYPE AT STUCCO LOCATIONS
W6 1'-6" W x 1'-6" HT	FIXED	2x PANE W/ INSULATED	APT BLDG ENTRY	PROVIDE VINYL FRAME WINDOWS: NAIL FIN TYPE AT WD SIDING/FIBER CEMENT, RETRO FIT TYPE AT STUCCO LOCATIONS
W7 3'-10" W x 3'-10" HT	SLIDING	2x PANE W/ INSULATED	COMMON & LAUNDRY BLDGS	PROVIDE VINYL FRAME WINDOWS W/ NAIL FIN TYPE AT WD SIDING/FIBER CEMENT PROVIDE TEMPERED GLASS AS INDICATED ON PLANS
W8 4'-10" W x 3'-10" HT	SLIDING	2x PANE W/ INSULATED	COMMON BLDG	PROVIDE VINYL FRAME WINDOWS W/ NAIL FIN TYPE AT WD SIDING/FIBER CEMENT
W9 2'-10" W x 1'-6" HT	SLIDING	2x PANE W/ INSULATED	LAUNDRY BLDG	PROVIDE VINYL FRAME WINDOWS W/ NAIL FIN TYPE AT WD SIDING/FIBER CEMENT
W10 4'-8" W x 6'-0" HT	SLIDING	2x PANE W/ INSULATED	ACCESSIBLE STUDIO UNITS PATIO	PROVIDE VINYL FRAME WINDOWS W/ NAIL FIN TYPE AT WD SIDING/FIBER CEMENT
W11 6'-8" W x 6'-0" HT	SLIDING	2x PANE W/ INSULATED	ACCESSIBLE 1 & 2 UNITS PATIO	PROVIDE VINYL FRAME WINDOWS W/ NAIL FIN TYPE AT WD SIDING/FIBER CEMENT
W12 3'-8" W x 6'-0" HT	SLIDING	2x PANE W/ INSULATED	ACCESSIBLE STUDIO W/ SIDE PATIO	PROVIDE VINYL FRAME WINDOWS W/ NAIL FIN TYPE AT WD SIDING/FIBER CEMENT
W13 2'-10" W x 1'-10" HT	FIXED		1 BED ACCESSIBLE UNIT BATHROOM	PROVIDE VINYL FRAME WINDOWS: NAIL FIN TYPE AT WD SIDING/FIBER CEMENT, RETRO FIT TYPE AT STUCCO LOCATIONS

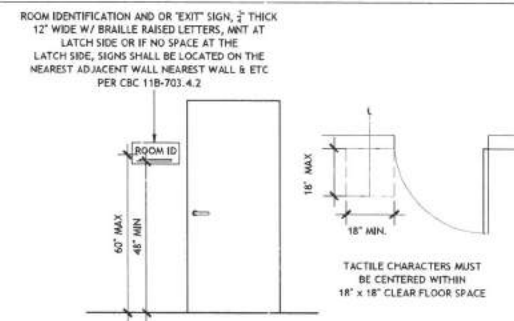
THE OPERABLE PORTION OF THE WINDOWS TO BE PROTECTED WITH INSECT SCREENS.
CONTRACTOR TO VIF ALL SIZES & REPLACEMENTS. (R) = REPLACE EXISTING, (N) = NEW
UL - FACTOR - SEE T-24 & SHGC - FACTOR - SEE T-24
PROVIDE VINYL FRAME WINDOWS AND SGD - NAIL FIN AT WD/FIBER CEMENT LOCATIONS & RETRO FIT TYPE AT STUCCO LOCATIONS

- NOTES:
1. GRAB BARS AND TOILET SEAT AND ALL ASSOCIATED FASTENERS SHALL SUSTAIN 250 POUND FORCE IN DIRECT LOAD, POINT LOAD OR SHEAR AT ANY POINT. GRAB BARS SHALL NOT ROTATE WITHIN FITTINGS. INSTALL BLOCKING AS REQUIRED.
 2. WALL SURFACES SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF $\frac{1}{4}$ ".
 3. ALL FAUCETS SHALL BE OF LEVER TYPE AND USABLE WITH ONE HAND TO OPERATE.

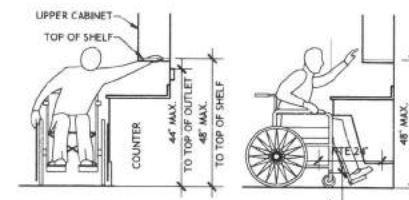


5. REFERENCE MOUNTING HEIGHTS FOR BATHS

SCALE: 3/8" = 1'-0"

7 INTERIOR OR EXTERIOR ROOM I.D.

SCALE: 3/8" = 1'-0"

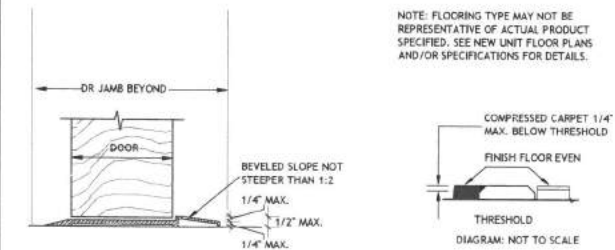


REACH RANGE

ACCESSIBLE REACH RANGES

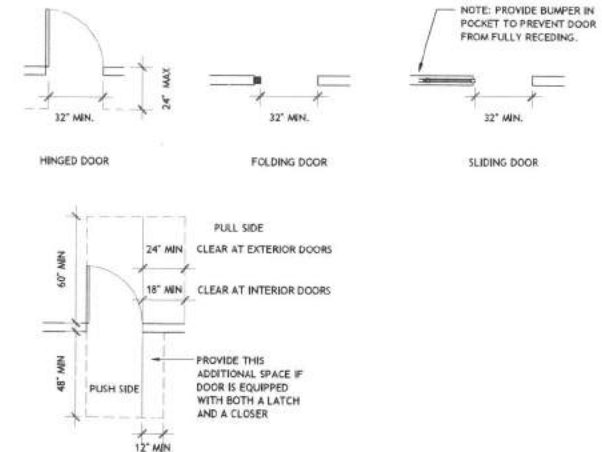
1. A CLEAR FLOOR SPACE (30"x48") SHALL BE PROVIDED FOR EITHER A FORWARD OR PARALLEL APPROACH
2. FORWARD REACH:
 - 1.1. UNOBSTRUCTED: THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15 INCHES MINIMUM ABOVE THE F.F. OR GROUND.
 - 1.2. OBSTRUCTED HIGH REACH: WHEN REACHING OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES ABOVE F.F. OR GROUND WHERE REACH DEPTH IS UP TO 20 INCHES, AND 48 INCHES ABOVE F.F. WHEN REACH DEPTH IS 20-25 INCHES MAXIMUM. NO OBSTRUCTION MAY BE GREATER THAN 15" INCHES.
3. SIDE REACH:
 - 1.1. UNOBSTRUCTED: THE HIGH SIDE REACH SHALL BE 48 INCHES ABOVE F.F. MAXIMUM AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE F.F. OR GROUND.
 - 1.2. OBSTRUCTED HIGH REACH: WHEN THE SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 15 INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES AND THE FOR A REACH DEPTH UP TO 10 INCHES, AND 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10-24 INCHES MAXIMUM.
4. OPERABLE PARTS:
 - 4.1. OPERABLE PARTS SHALL BE WITHIN REACH THE ACCESSIBLE REACH RANGES.
 - 4.2. OPERATIONAL PARTS SHALL HAVE THE REQUIRED CLEAR FLOOR SPACE.
 - 4.3. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.

6 ACCESSIBILITY NOTES



1 THRESHOLD

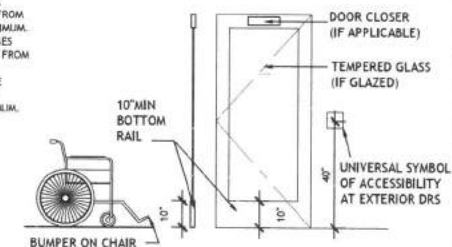
SCALE: 3" = 1'-0"



7 MIN. CLEARANCES AT DOORS & GATES

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

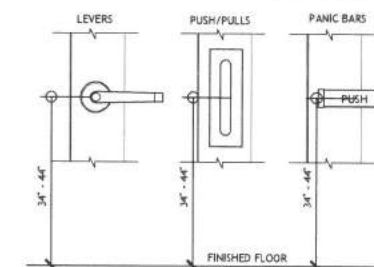
1. DOOR AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR POSITION 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
2. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 5 SECONDS MINIMUM.



3. DOOR & GATE CLOSER AND KICKPLATE

SCALE: 3/8" = 1'-0"

1. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAXIMUM.
2. OPERABLE PARTS OF HARDWARE SHALL BE MOUNTED 34" MIN - 44" MAX ABOVE F.F. OR GRADE, WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.
3. DOOR LEVER OPERATED HARDWARE WITH HANDLE RETURN TO WITHIN 1" OF THE DOOR FACE.



4 DOOR & GATE HARDWARE

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

APPROVED BY
THE CITY OF PITTSBURG

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

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: C. Stuebe

	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

PERMIT SUBMITTAL	10/9/2019
 PLANNING PLAN CK2	12/30/2019
 BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

ACCESSIBILITY DETAILS: INTERIOR

A6.1



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

REVISION	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	10/9/2019
2	PLANNING PLAN CK2	12/30/2019
3	BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

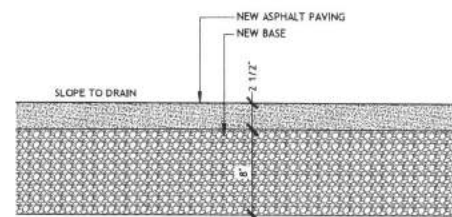
2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

PAVING DETAILS

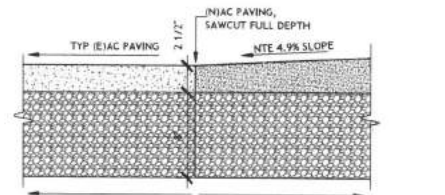
A6.3

SCALE: AS NOTED



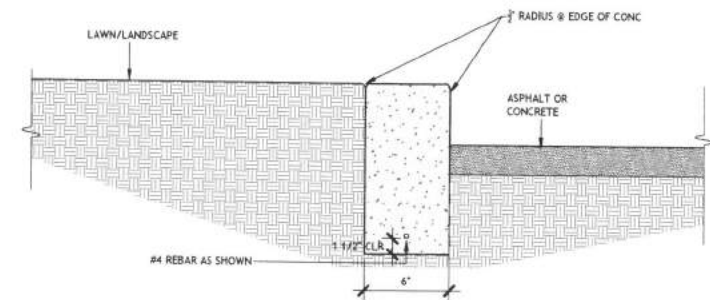
7 NEW ASPHALT PAVING

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



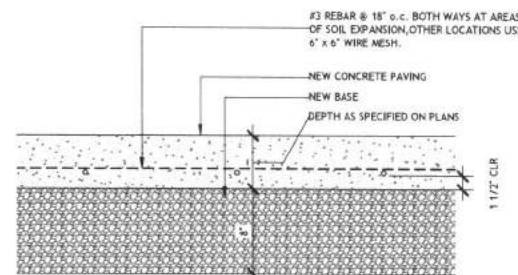
5 FLUSH TRANSITION @ (N) ASPHALT PAVING TO EXISTING

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



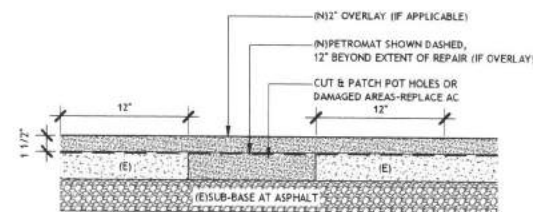
1 CURB TRANSITION @ CONCRETE OR ASPHALT TO LAWN / LANDSCAPE

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



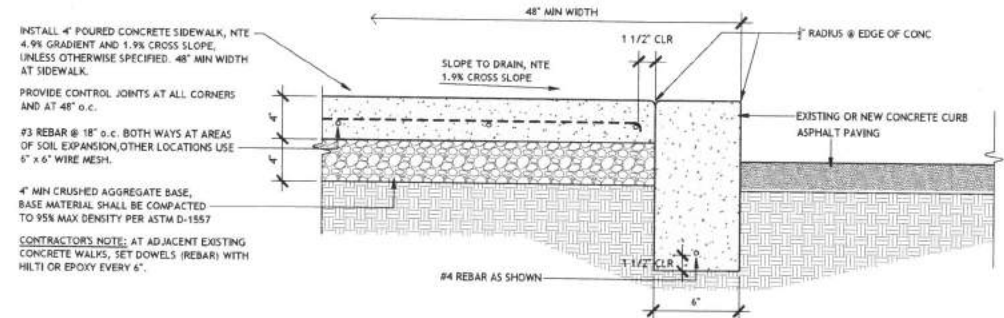
8 NEW CONCRETE PAVING

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



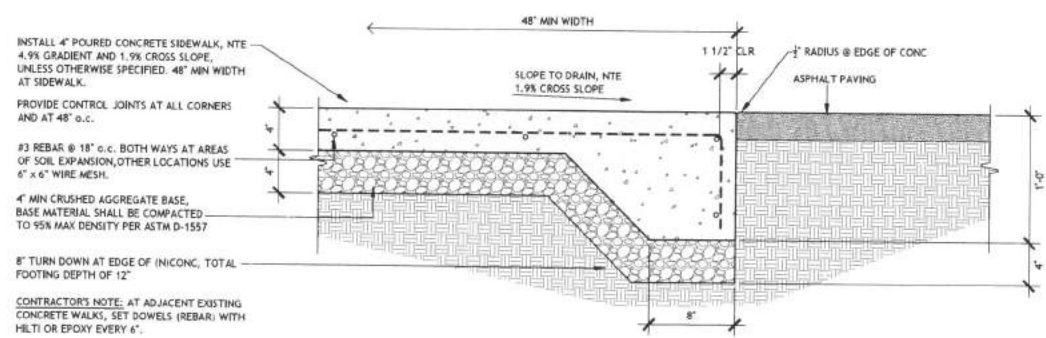
6 PAVING REPAIRS & OVERLAY (IF APPLICABLE)

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



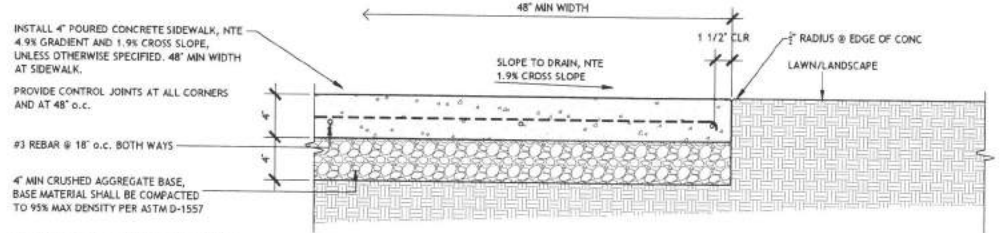
2 CURB TRANSITION @ (N) CONCRETE FLATWORK TO ASPHALT PAVING

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



3 FLUSH TRANSITION @ (N) CONCRETE FLATWORK TO ASPHALT PAVING

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



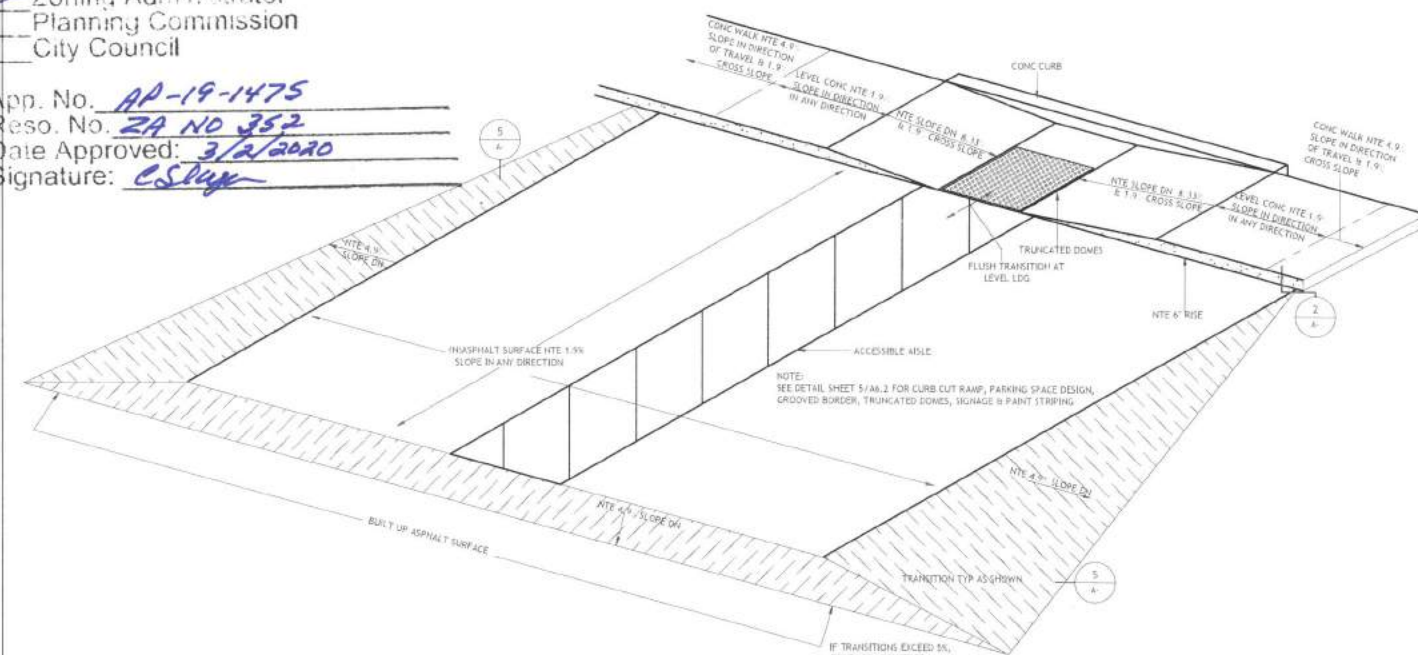
4 FLUSH TRANSITION @ (N) CONCRETE FLATWORK TO LAWN / LANDSCAPE

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

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
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Date Approved: 3/2/2020
Signature: C. S. Pick



9 BUILT UP PAVEMENT AT ACCESSIBLE AISLE / PARKING

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



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

INTEGRAL FLANGED
WINDOW WRB
INSTALLATION
SEQUENCE DETAILS

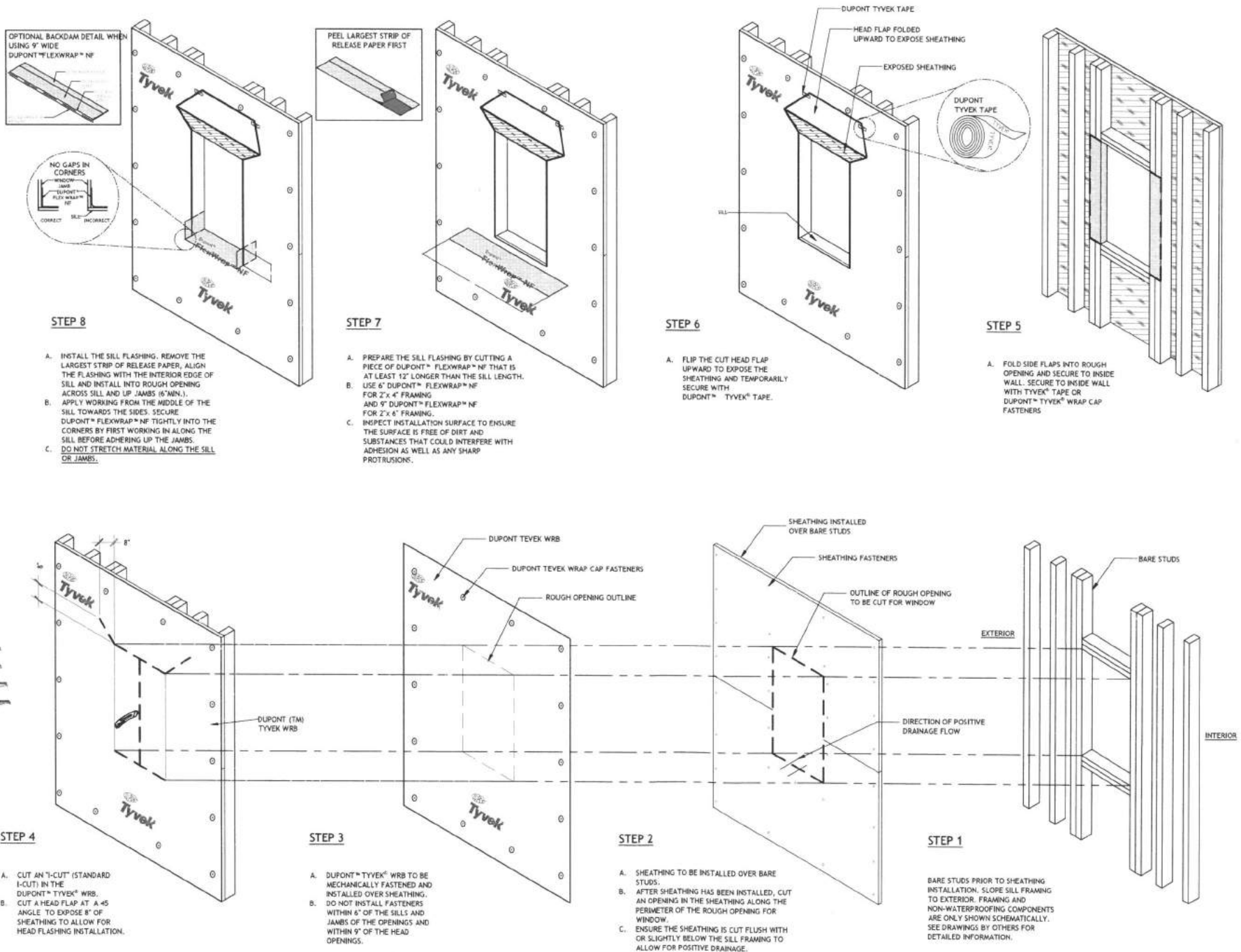
1 OF 2
SCALE: NTS

A6.4

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: C. Stage



NOTE: FOR ADDITIONAL INFORMATION REGARDING PRODUCT INSTALLATION, REFER TO THE APPLICATION DUPONT SELF ADHERING FLASHING SYSTEMS PRODUCTS INSTALLATION GUIDELINE.



DESIGNATED PATH OF TRAVEL	
PAVING IMPROVEMENTS	
(N) CONCRETE (V.I.F.)	
(N) GRADING	
(E) WALL TO REMAIN	
(E) WALL TO BE REMOVED	
(N) INTERIOR PARTITION	
(N) 1 HOUR RATED WALL	

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

INTEGRAL FLANGED
WINDOW WRB
INSTALLATION
SEQUENCE DETAILS

2 OF 2
SCALE: NTS

A6.5

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: C. Skasa

STEP 17

- A. INSTALL DUPONT® RESIDENTIAL SEALANT OR RECOMMENDED SEALANT (AND BACKER ROD AS NECESSARY) AROUND THE WINDOW OPENING AT THE INTERIOR. IT IS ALSO ACCEPTABLE TO USE DUPONT® WINDOW AND DOOR FOAM OR RECOMMENDED FOAM AT THE INTERIOR CAVITY OF THE JAMBS AND HEAD. IF FOAM IS USED AT THE SILL, RECOMMENDED SEALANT SHOULD BE USED AT THE SILL AREA BEHIND THE FOAM TO ENSURE A PROPER WATER SEAL.

STEP 16

- A. TAPE ALL CUTS IN DUPONT® TYVEK® WRB AND TAPE ACROSS HEAD OF THE WINDOW WITH DUPONT(TM) TYVEK(R) TAPE, 4" DUPONT® FLASHING TAPE OR DUPONT® STRAIGHTFLASH®.

STEP 15

- A. TRIM THE DUPONT® TYVEK® WRB 1"-2" ABOVE THE WINDOW OPENING.
B. WHEN TRIMMING THE DUPONT® TYVEK® WRB, DO NOT CUT OR DAMAGE THE HEAD FLASHING THAT HAS BEEN INSTALLED BEHIND IT.

STEP 14

- A. FLIP DOWN UPPER FLAP OF DUPONT® TYVEK® WRB SO IT LAYS FLAT ACROSS THE HEAD FLASHING.

CORRECT
DUPONT® FLASHING TAPE
OVERLAPS
DUPONT® FLEXWRAP® NF



INCORRECT
DUPONT® FLASHING TAPE
FLUSH WITH
DUPONT® FLEXWRAP® NF



INCORRECT
DUPONT® FLEXWRAP® NF
REVERSE FLASHED



STEP 12

- A. CUT TWO PIECES OF DUPONT® FLASHING TAPE OR DUPONT® STRAIGHTFLASH® FOR JAMB FLASHING EXTENDING 1" ABOVE WINDOW HEAD FLANGE AND 4" TO 6" BELOW BOTTOM EDGE OF SILL FLASHING.
B. REMOVE RELEASE PAPER AND PRESS TIGHTLY ALONG SIDES OF WINDOW FRAME.

STEP 11

- A. INSTALL WINDOW ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.

STEP 10

- A. APPLY (CONTINUOUSLY) DUPONT® RESIDENTIAL SEALANT OR RECOMMENDED SEALANT ON THE HEAD AND JAMBS OF ROUGH OPENING (ON TOP OF WRB).
B. IF SEALANT IS APPLIED TO THE SILL, ENSURE THAT THERE ARE AT LEAST TWO (2) 2" INCH GAPS IN THE SEALANT BEAD FOR EVERY 4' OF WINDOW TO ALLOW FOR DRAINAGE.

STEP 9

- A. REMOVE NARROW PIECE OF THE RELEASE PAPER.
B. FAN DUPONT® FLEXWRAP® NF AT BOTTOM CORNERS AND ADHERE ONTO EXTERIOR FACE OF WALL. COVERAGE SHOULD BE 2" TO 3" INCHES ONTO THE FACE OF THE WALL.
C. PRESS SILL FLASHING W/ FIRM HAND PRESSURE OR J-ROLLER TO ENSURE FULL ADHESION ON ALL SURFACES.

NOTE: FOR ADDITIONAL INFORMATION REGARDING PRODUCT INSTALLATION, REFER TO THE APPLICATION DUPONT SELF ADHERING FLASHING SYSTEMS PRODUCTS INSTALLATION GUIDELINE.



DESIGNATED PATH OF TRAVEL	
PAVING IMPROVEMENTS	
(N) CONCRETE (V.I.F.)	
(N) GRADING	
(E) WALL TO REMAIN	
(E) WALL TO BE REMOVED	
(N) INTERIOR PARTITION	
(N) 1 HOUR RATED WALL	

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/30/2020

PROJECT NAME:

MARINA HEIGHTS APARTMENTS

PROJECT LOCATION:
2 MARINA BLVD
PITTSBURG, CA
94565

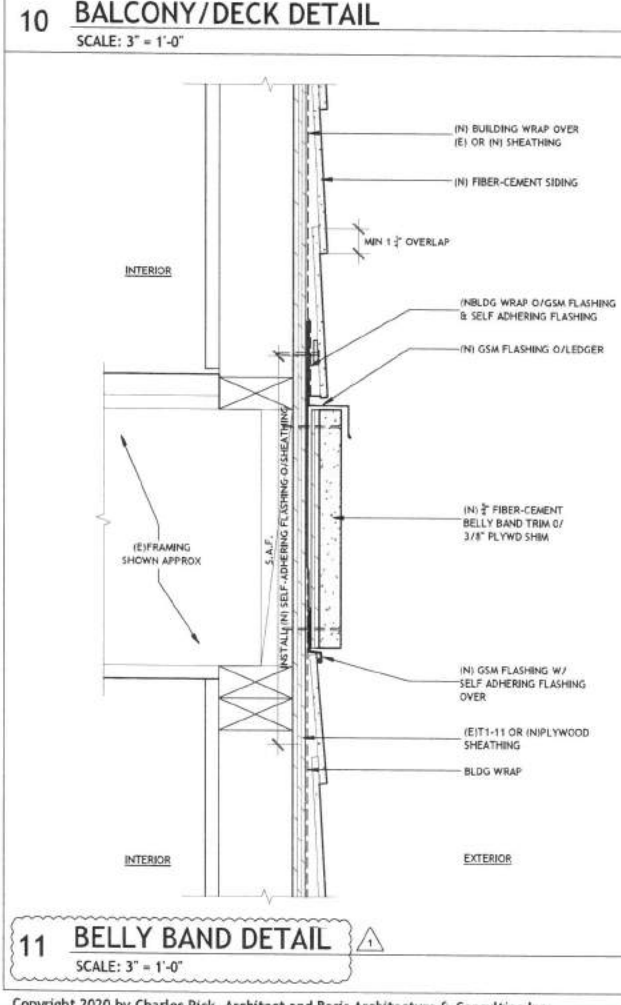
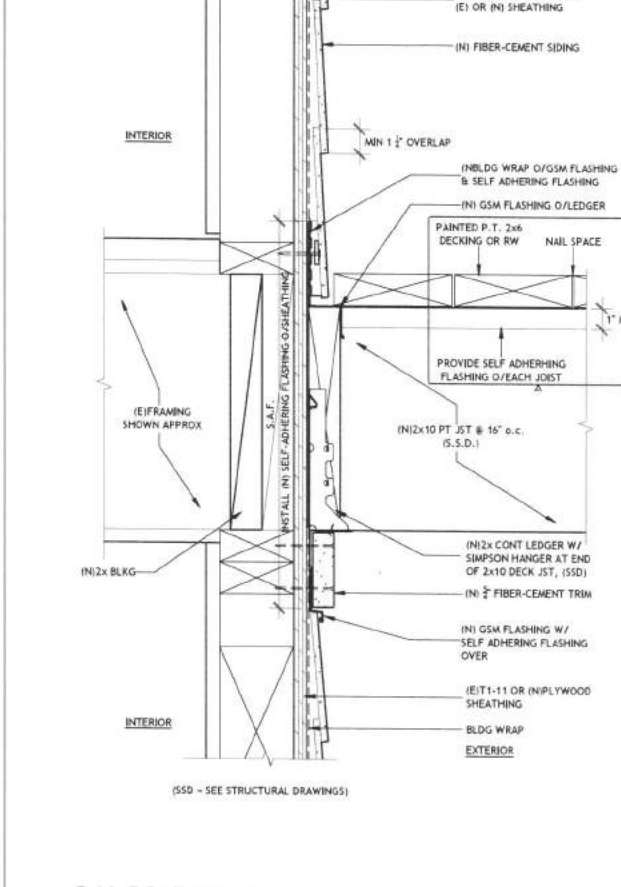
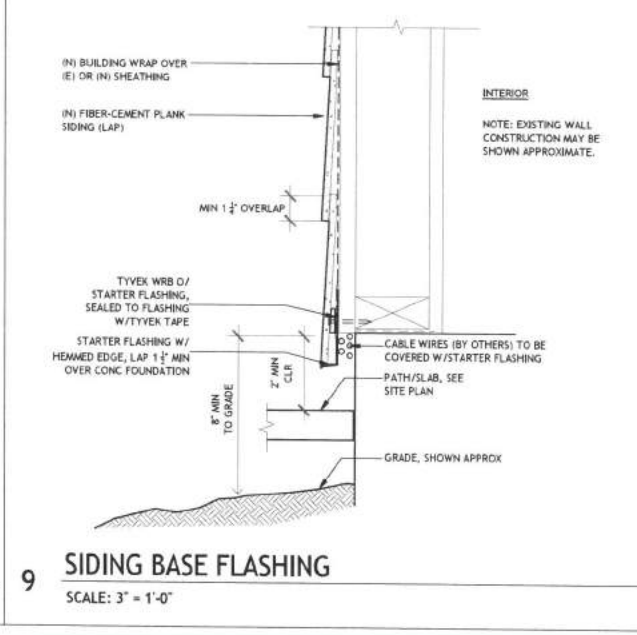
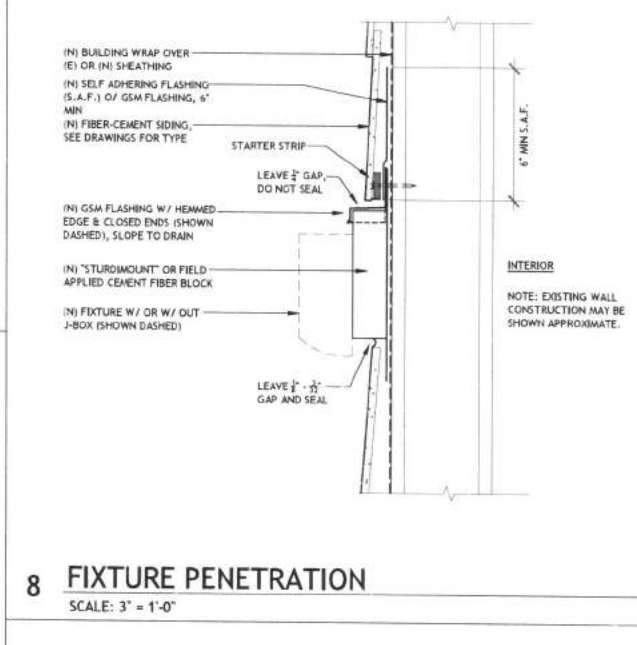
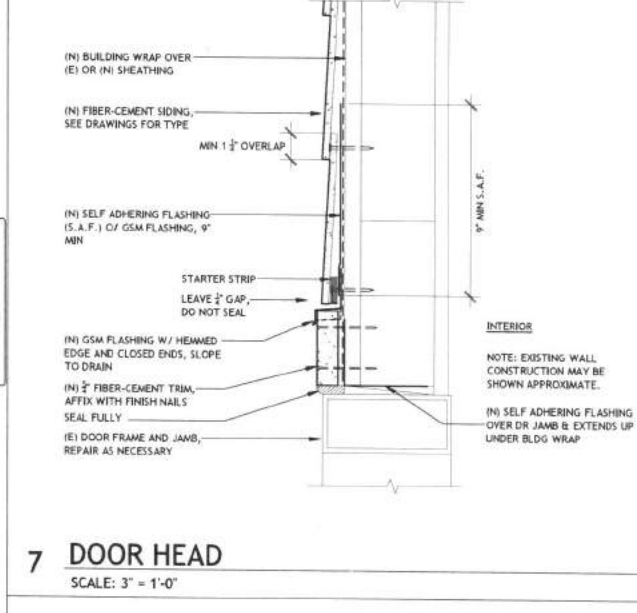
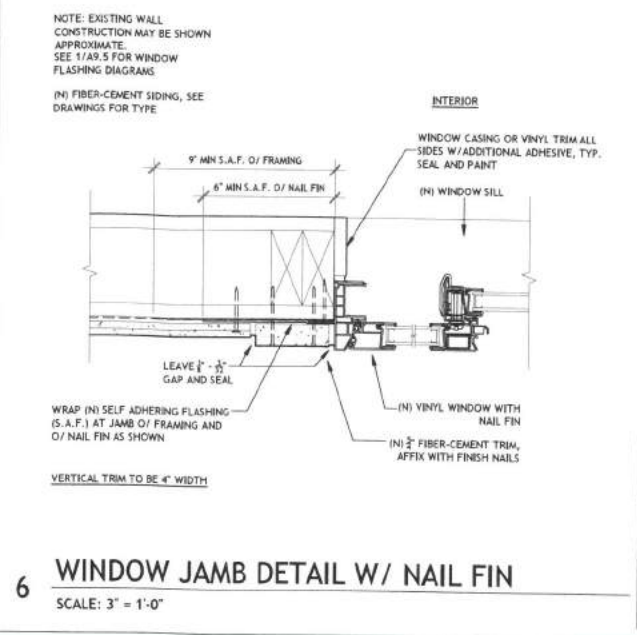
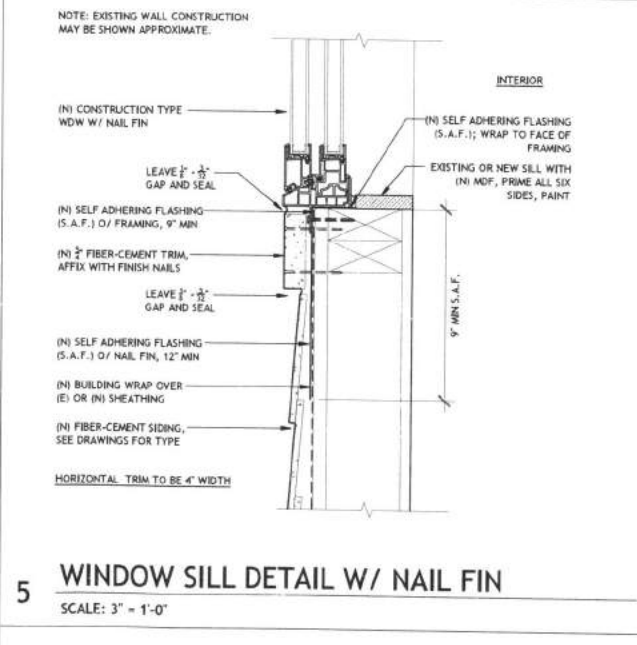
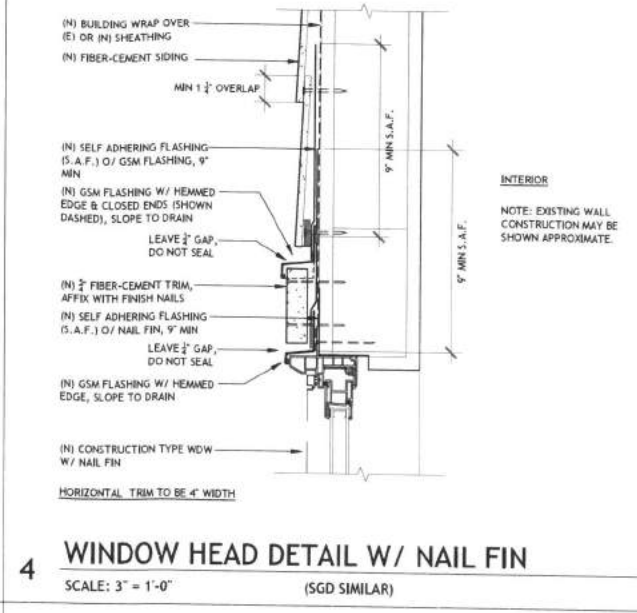
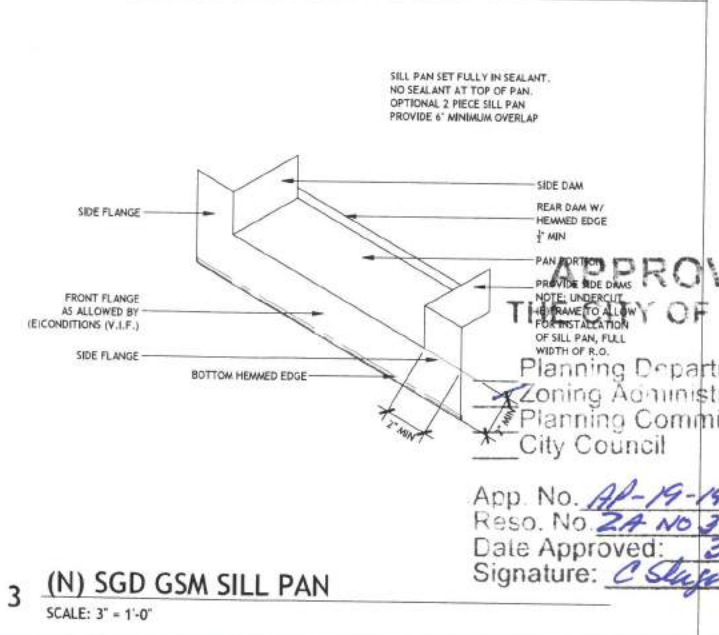
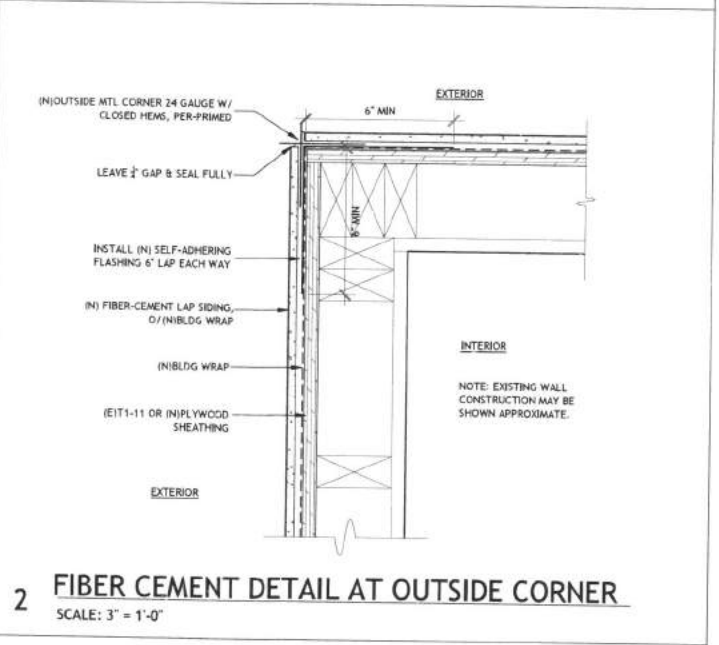
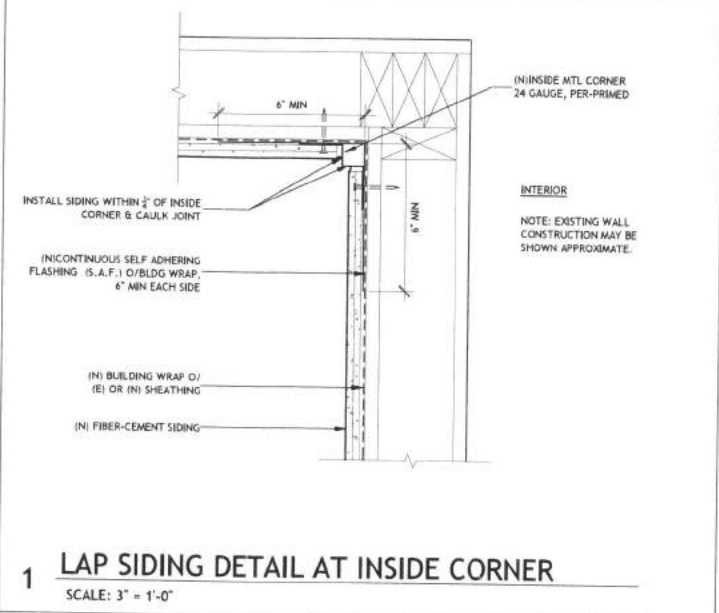
APPROVED BY
THE CITY OF PITTSBURG
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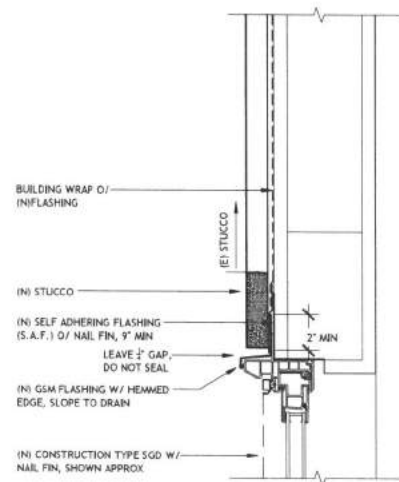
SHEET TITLE:

EXTERIOR DETAILS AT LAP SIDING

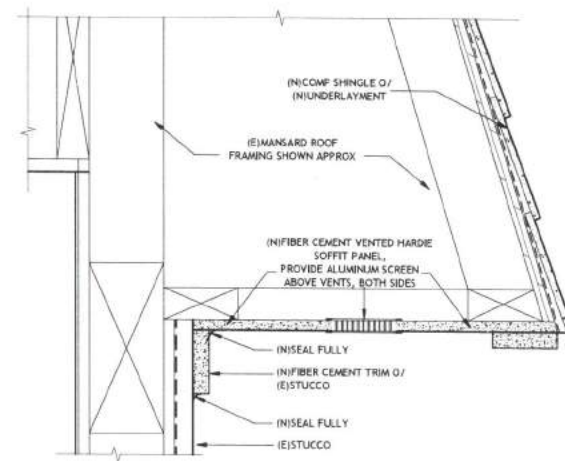
App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/2020
Signature: C. Stager

A6.6

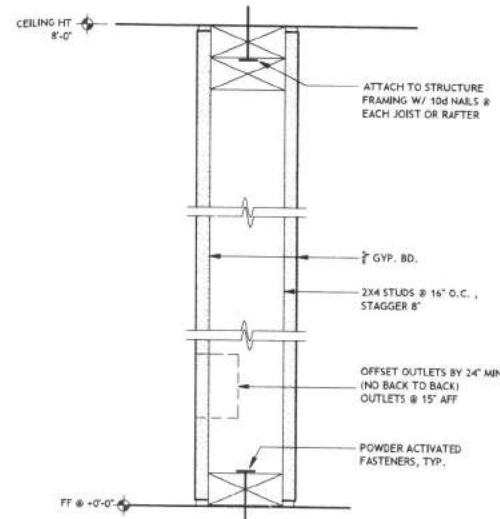




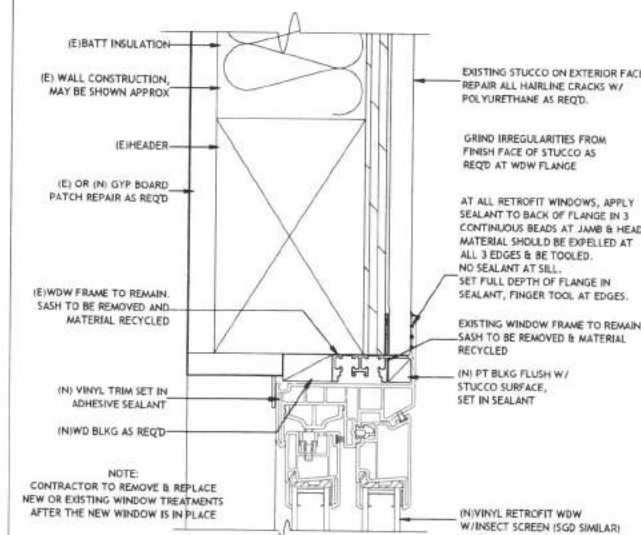
10 SGD HEAD DETAIL W/ NAIL FIN AT STUCCO
SCALE: 3" = 1'-0"



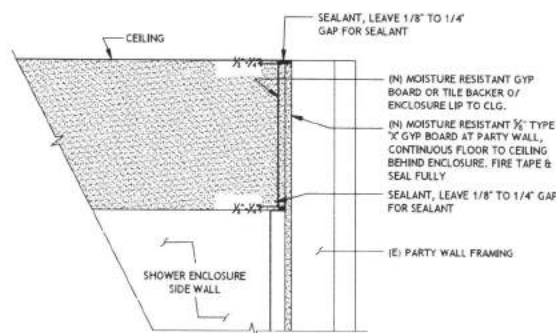
7 SOFFIT PANEL AT MANSARD ROOF
SCALE: 3" = 1'-0"



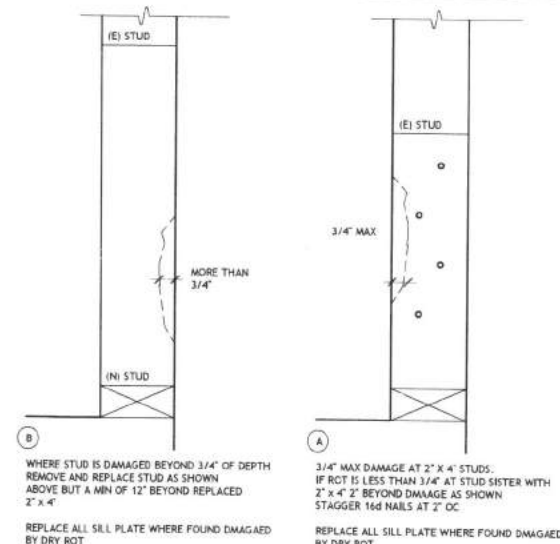
4 INTERIOR PARTITION WALL
SCALE: 3" = 1'-0" (NON BEARING - NON RATED)



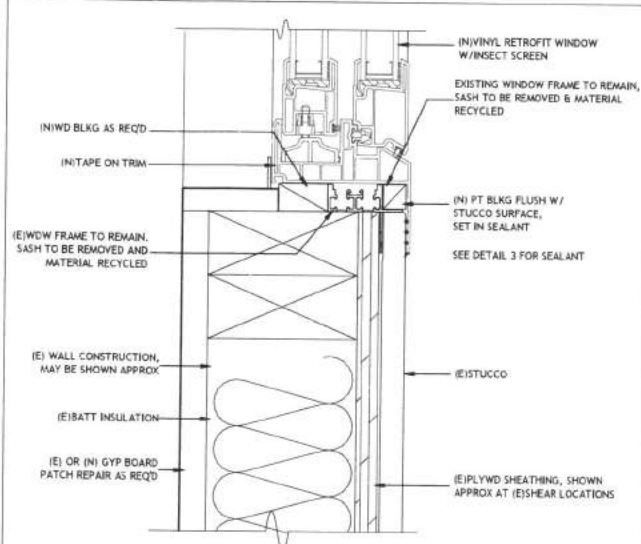
1 RETROFIT WDW HEAD - (JAMB SIMILAR)
SCALE: 6" = 1'-0" (SLIDING GLASS DOOR SIMILAR)



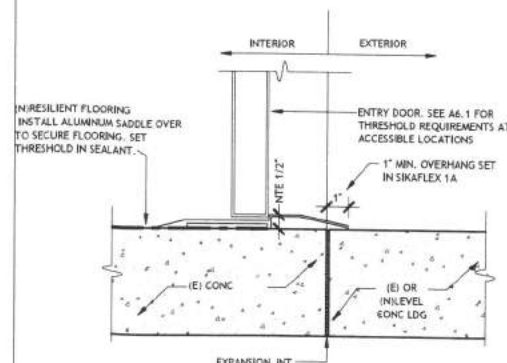
8 SHOWER ENCLOSURE AT PARTY WALL
SCALE: 1 1/2" = 1'-0"



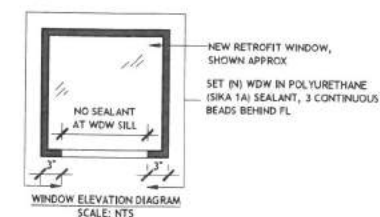
5 FRAMING REPAIRS (AS NEEDED)
NTS



2 RETROFIT WDW SILL
SCALE: 6" = 1'-0"



6 EXTERIOR DOOR THRESHOLD
SCALE: 3" = 1'-0"



NOTE:
ALL EXISTING & NEW RETROFIT WDW PROFILES ARE SHOWN APPROX.
CONTRACTOR & WINDOW SUPPLIER TO PROVIDE ARCHITECT WITH MOCK UP OF INSTALLATION OF ALL WINDOW AND SLIDING GLASS DOOR REPLACEMENTS FOR APPROVAL.
CONTRACTOR TO INSURE THE ALTERATIONS OF NEW RETROFIT WDW & SGD FLANGES BE APPROVED BY SUPPLIER.
CONTRACTOR TO VERIFY IN FIELD AND RECORD ALL EXISTING DIMENSIONS IN THE WINDOW SHOP DRAWING SUBMITTAL FOR REVIEW AND APPROVAL.
CONTRACTOR TO PROVIDE FLUSH & CLEAN SURFACE BETWEEN (E) & (N) WDW FLANGE MATING SURFACES APPLY SEALANT TO BACK OF FLANGE IN THREE CONTINUOUS BEADS AT JAMB & HEAD, MATERIAL SHOULD BE EXPELLED AT ALL 3 EDGES AND BE TOOLED, (NO SEALANT AT SILL).
CONTRACTOR TO REMOVE AND REPLACE NEW OR EXISTING WINDOW TREATMENTS AFTER THE NEW WINDOW ARE IN PLACE.

3 WINDOW SEALANT DETAIL
SCALE: NTS

BASIS Architecture
& Consulting

2130 FOURTH ST
SAN RAFAEL, CA 94901
PHONE (415) 457-6035
FAX (415) 457-6036

P.O. BOX 150539
SAN RAFAEL, CA 94915

CHARLES PICK, ARCHITECT



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

PERMIT SUBMITTAL	10/9/2019
PLANNING PLAN CK2	12/30/2019
BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

SHEET TITLE:

EXTERIOR DETAILS
AT STUCCO & INTERIOR
WALLS

SCALE: AS NOTED

A6.7

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. 2A NO 352
Date Approved: 3/2/20
Signature: C. S. [Signature]

9 NOT USED



	DESIGNATED PATH OF TRAVEL
	PAVING IMPROVEMENTS
	(N) CONCRETE (V.I.F.)
	(N) GRADING
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) INTERIOR PARTITION
	(N) 1 HOUR RATED WALL

DRAWING REVISION LOG

REVISION	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	10/19/2019
2	PLANNING PLAN CK2	12/30/2019
3	BUILDING PLAN CK1	1/20/2020

PROJECT NAME:

MARINA HEIGHTS
APARTMENTS

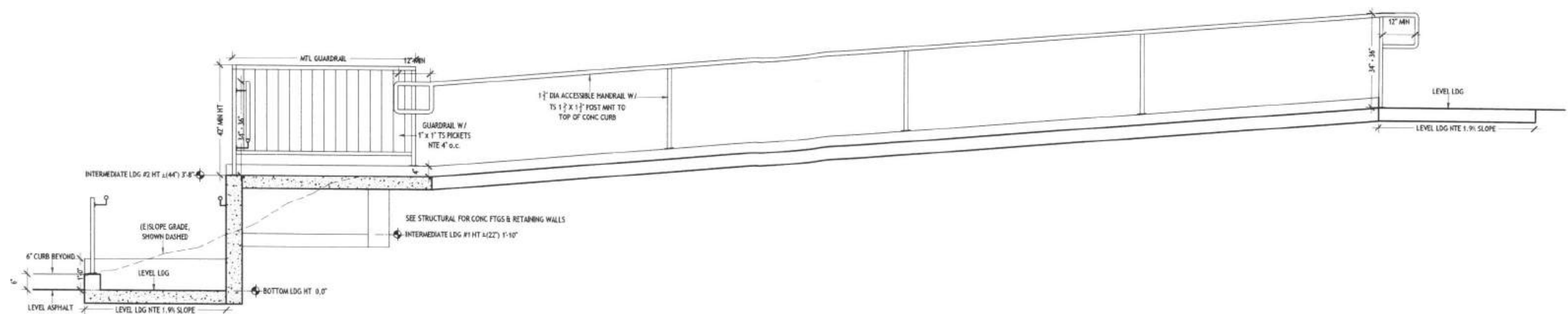
PROJECT LOCATION:

2 MARINA BLVD
PITTSBURG, CA
94565

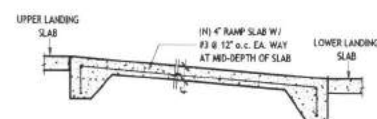
SHEET TITLE:

ACCESSIBLE RAMP
DETAIL

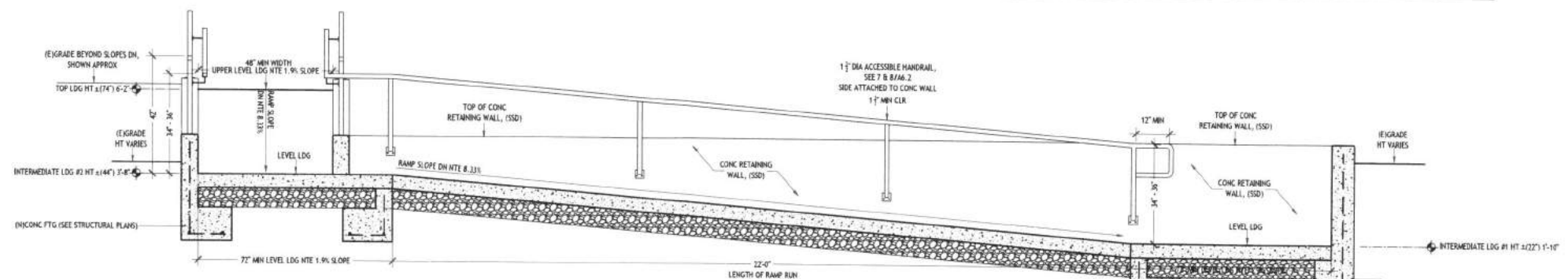
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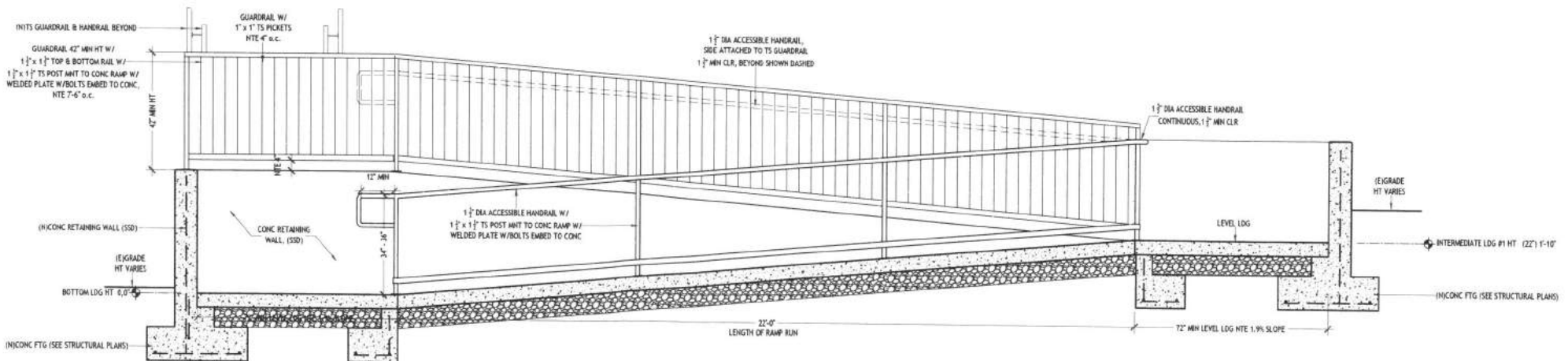
3 ACCESSIBLE RAMP SECTION
SCALE: 1/2" = 1'-0"



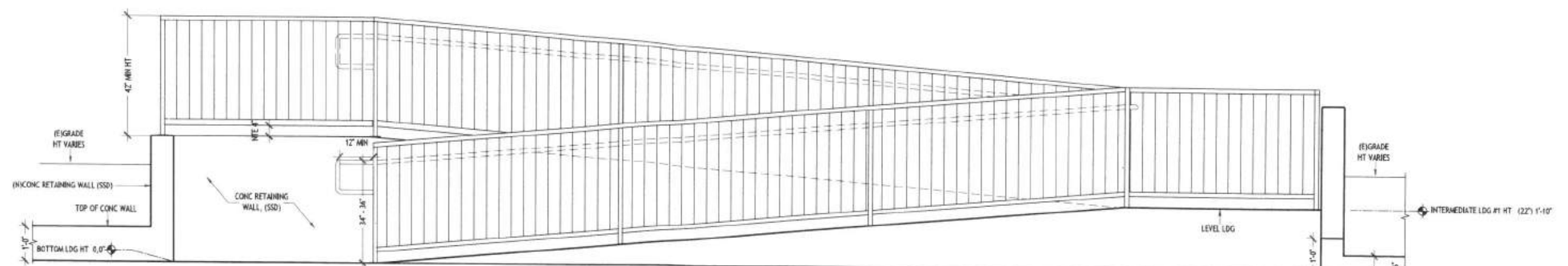
RAMP HEEL & TOE
SCALE: NTS



2 ACCESSIBLE RAMP SECTION
SCALE: 1/2" = 1'-0"



1 ACCESSIBLE RAMP SECTION
SCALE: 1/2" = 1'-0"



1A ACCESSIBLE RAMP ELEVATION
SCALE: 1/2" = 1'-0"

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-19-1475
Reso. No. 214 NO 352
Date Approved: 3/2/20
Signature: CSM

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-19-1475
Reso. No. ZA No. 357
Date Approved: 3/1/20
Signature: [Signature]



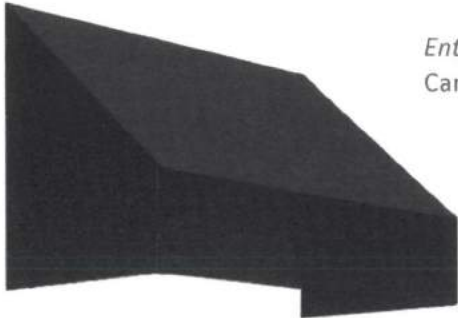
EXISTING PHOTOS: FOR REFERENCE

MARINA HEIGHTS EXTERIOR COLOR BOARD

BASIS Architecture
& Consulting

PREPARED FOR SPIRA EQUITY PARTNERS
VERSION 1.0

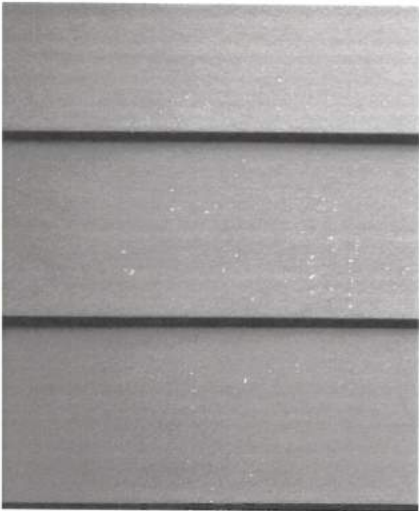
MARINA HEIGHTS
EXTERIOR COLOR BOARD



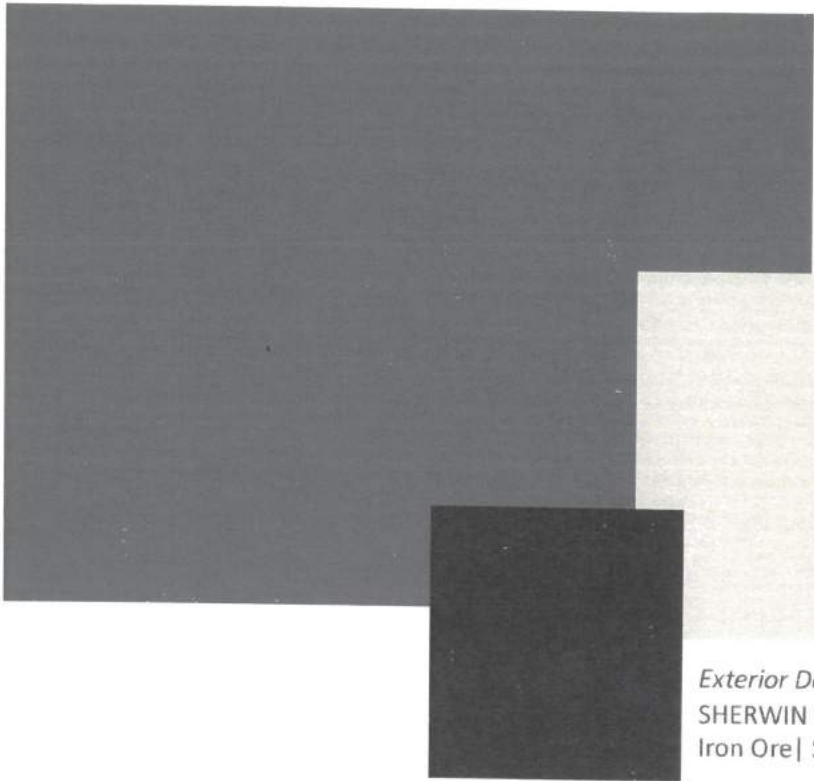
Entry Awning
Canvas | Black



Balcony Railing
Aluminum | Factory
painted Black



Lap Siding
JAMES HARDIE HARDIEPLANK
Smooth | 7" Exposure



Exterior Lap Siding
SHERWIN WILLIAMS
Downing Slate | SW 2819

Exterior Trim
SHERWIN WILLIAMS
Alabaster | SW 7008

Exterior Door
SHERWIN WILLIAMS
Iron Ore | SW 7069

APPROVED BY
THE CITY OF PITTSBURGH

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

App. No. AP-19-1475
Reso. No. 2A No 353
Date Approved: 3/2/20
Signature: CSC



PROPOSED EXTERIOR ELEVATION: (N) LAP SIDING OVER (E) T1-11
(BLDGS. #4 THROUGH #15; BLDG. #3 SIM)

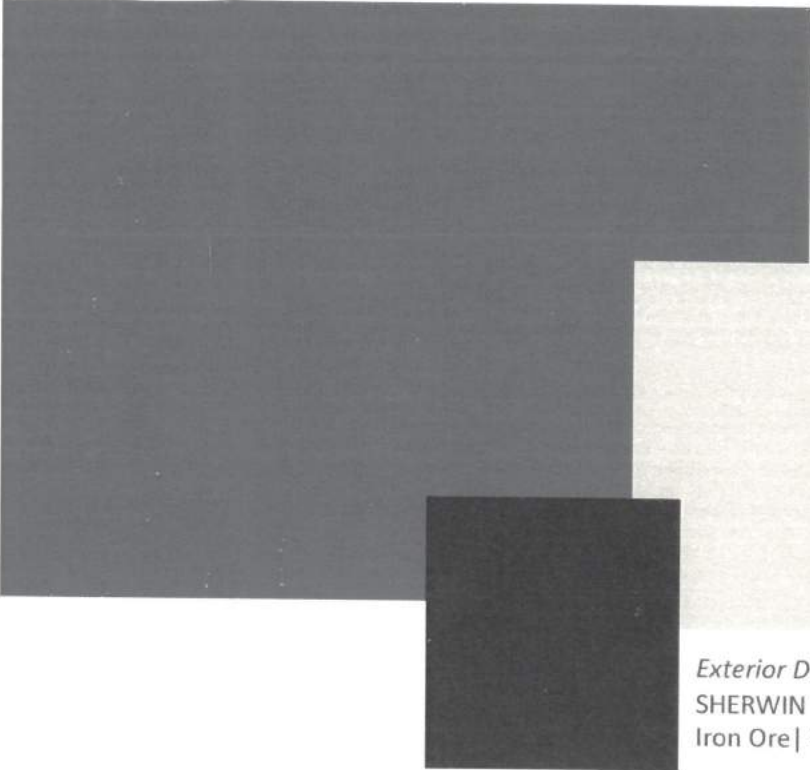
MARINA HEIGHTS
EXTERIOR COLOR BOARD



Entry Awning
Canvas | Black



Balcony Railing
Aluminum | Factory
painted Black



Exterior Lap Siding
SHERWIN WILLIAMS
Downing Slate | SW 819

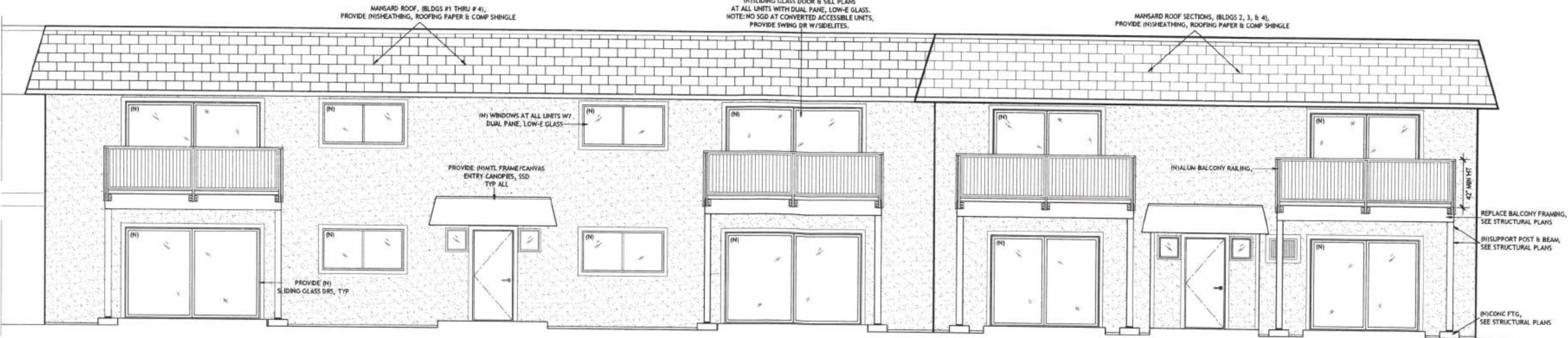
Exterior Trim
SHERWIN WILLIAMS
Alabaster | SW 7008

Exterior Door
SHERWIN WILLIAMS
Iron Ore | SW 7069

APPROVED BY
THE CITY OF PITTSBURGH

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

App. No. AP-19-1475
Reso. No. 24 NO 337
Date Approved: 3/2/20
Signature: CS



PROPOSED EXTERIOR ELEVATION: EXISTING STUCCO
(BLDGS. #1 AND 2, BLDG. #3 SIM)

701.03

ZA

RESO

354

6-17-20

VP



City of Pittsburg

Community Development Department – Planning Division

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

Date: 6/24/20

Dear Applicant:

SUBJECT: RESOLUTION No. 354

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

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

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 354
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative Design	)	
Review Approval for the Placement of a	)	Resolution No. 354
2,160 Square Foot Office Trailer at 1	)	
Leslie Drive, for "Concord Iron Works	)	
Office Trailer, AP-20-1508 (AD)."	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On March 16, 2020, Mark Biddle, on behalf of Concord Iron Works, filed Planning Application No. 20-1508 requesting administrative design review approval to install a 2,160 square-foot ancillary structure, to be used as an office building. The project site is located at 1 Leslie Drive, in the IL (Limited Industrial) District. Assessor's Parcel Number: 086-110-002.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning"), and the City of Pittsburg Development Review 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 8, "Ancillary Structures," of Planning Commission Resolution No. 9918.
- D. On April 14, 2020, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures," of the state CEQA Guidelines, sections 15311.

Section 2. Findings

- A. 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 evidence presented to the Zoning Administrator on May 29, 2020, the Zoning Administrator finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The structure will conform with good taste, good design and in general will not detract from the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the

office trailer's utilitarian design is appropriate for the area's industrial character.

3. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes.
4. The exterior design and appearance of the proposed structure will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, if the proposed structure is painted beige or a similar light earth tone to match the existing industrial building on site. Additionally, visual impacts to surrounding uses would be minimal due to the proposed structure being setback more than 230 feet from the nearest right-of-way, and more than 200 feet from the nearest residence.
5. The project is in harmony with proposed developments on land in the general area, in that it will be substantially setback from "Project 20," which is a City initiated capital improvement project to replace a sanitary sewer line located along the eastern-most property line.
6. The structure will be in conformance with the City's adopted DRDG's sections IV.p and IV.m, if the proposed structure is painted beige to match the existing industrial building on site, all downspouts or other appurtenances are painted to match the surface to which they are mounted, and skirting is installed along the trailer's perimeter to provide screening.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 20-1508, subject to the following conditions:

1. Conformity with Project Plans. The project shall be carried out in substantial conformity with the project plans and sample elevations, date-stamped March 16, 2020, and attached as Exhibit A to this resolution, except as may be hereinafter modified.
2. Exterior Color. The trailer's exterior, including any attached mechanical equipment shall be painted beige, or similar light earth tone, to match with the existing industrial structure at the site.
3. Exterior Color. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
4. Skirting: Skirting shall be installed along the trailer's base perimeter to screen any unsightly elements. Skirting shall match the main structure in design and color. Final design of the skirting shall be subject to review and approval by the Planning Division prior to placement of the trailer.
5. Exterior Appearance. The exterior of the structure shall be maintained in a good state of repair and the exterior finish shall be clean and well maintained.

6. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse.
7. Replacement Parking. Within two years of approval of this resolution, applicant shall provide paved replacement parking on-site to off-set all parking stalls removed by placement of the trailer. Final design and location of replacement parking shall be subject to review and approval by the Planning and Engineering Divisions prior to installation.

Standard Conditions:

8. 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.
9. 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 shall govern.
10. 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.
11. Expiration of Approval. This design review approval will expire on May 29, 2021, unless a building permit has been issued or 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 17th day of June 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINSTRATOR

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

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if 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

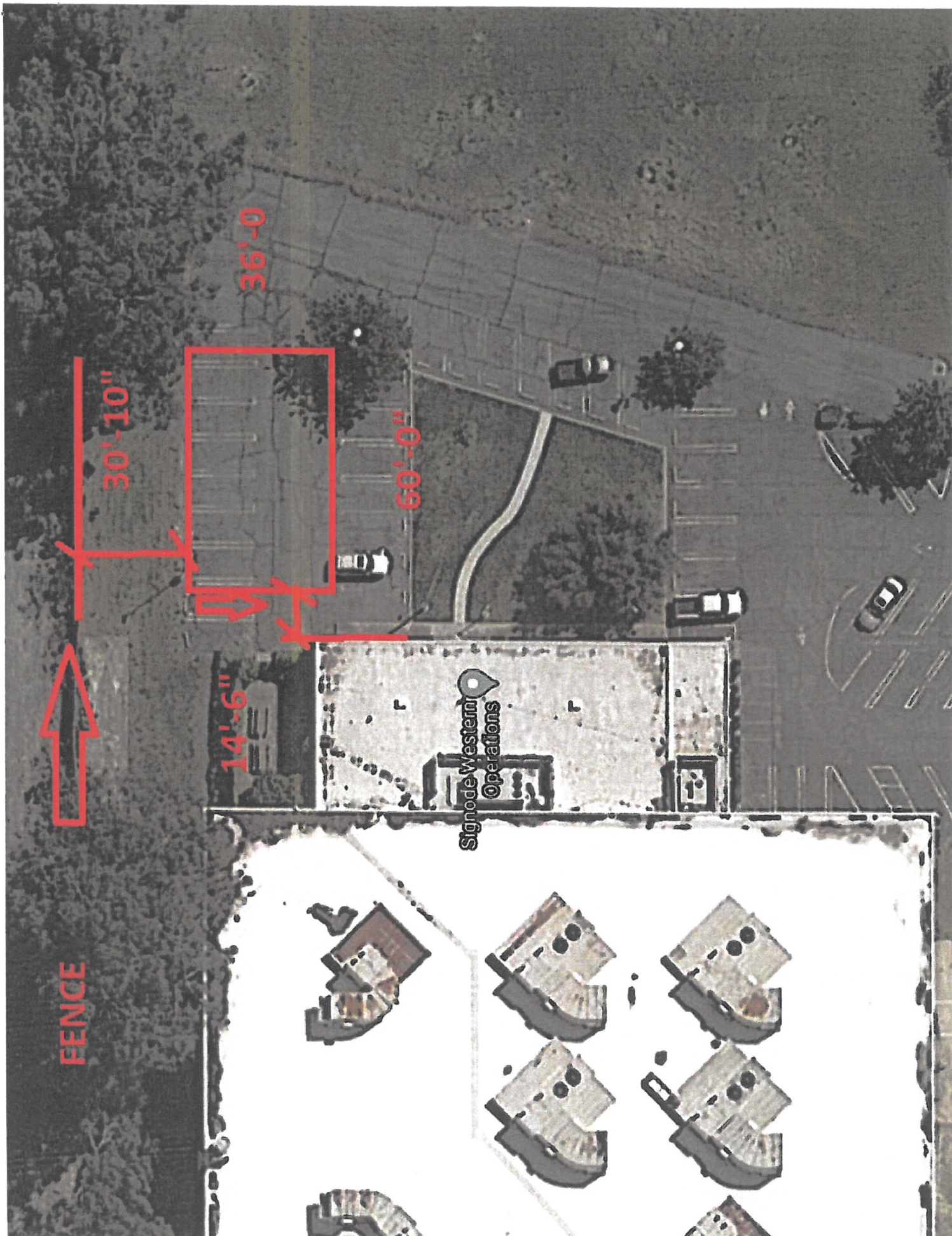
handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm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

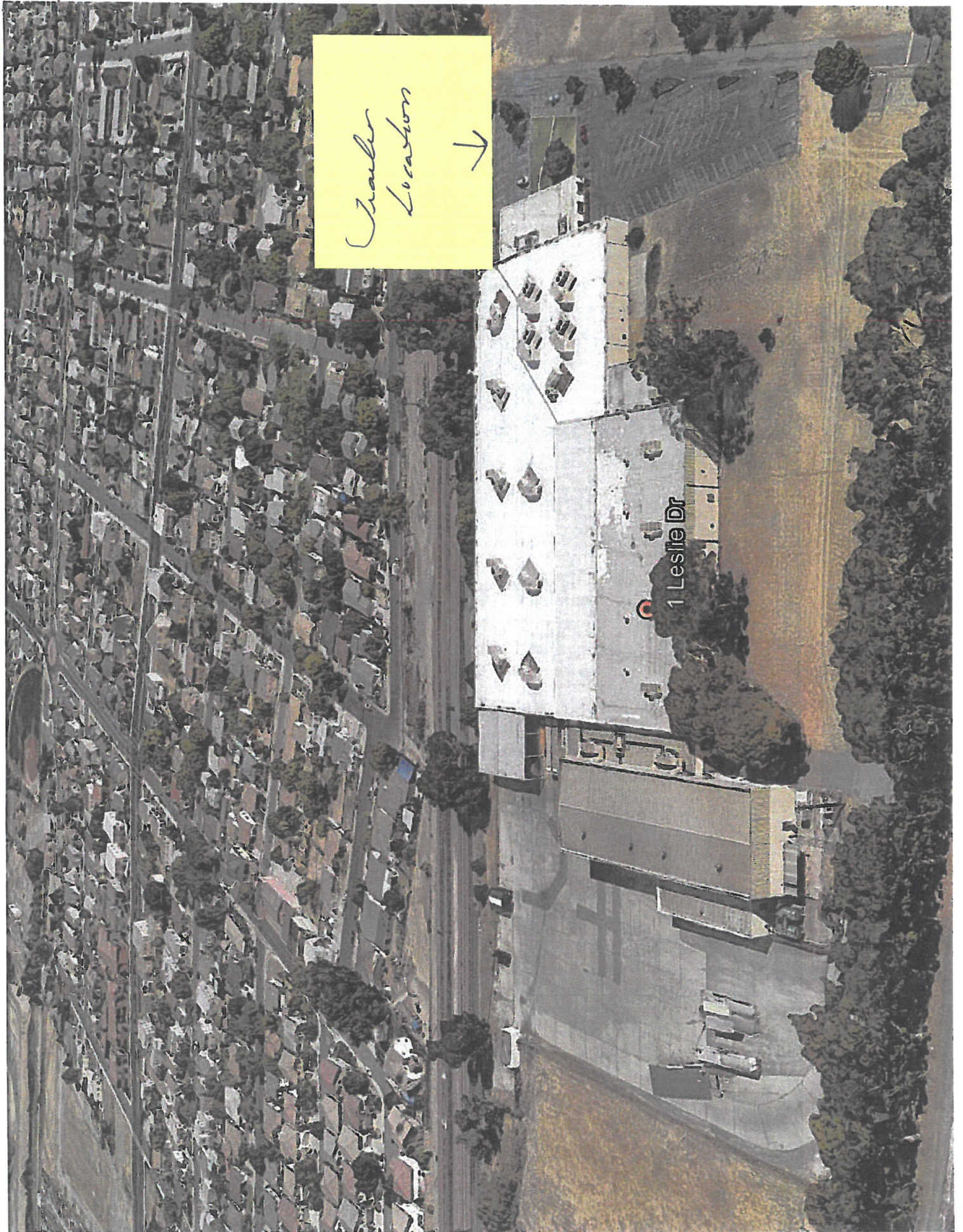
or

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-off for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.







Lease Quotation and Agreement

Quotation Number: 297421

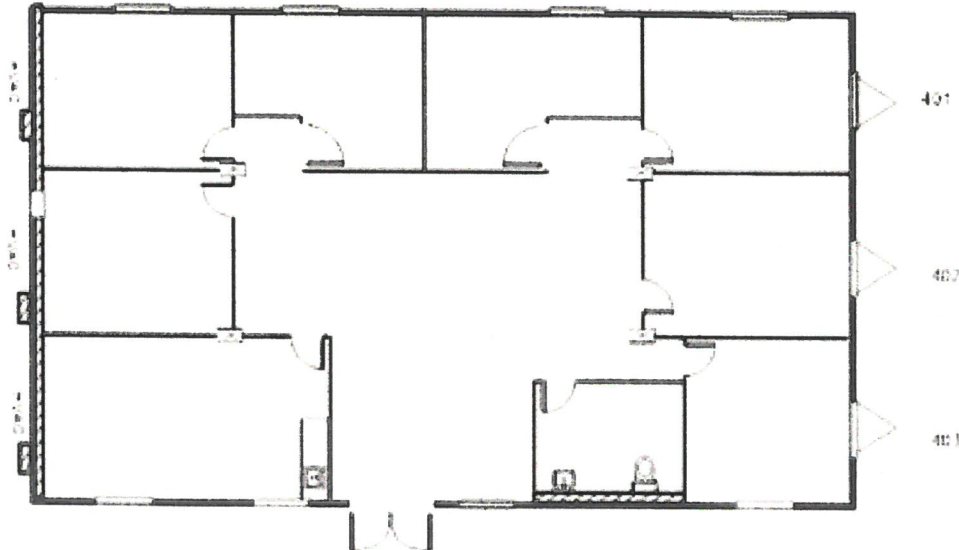
Customer PO/Ref:

Date of Quote: 03/16/2020

Term: 24 Months



Office, 36x60 HCD (NonStd)



All drawings and specifications are nominal.

Additional Information

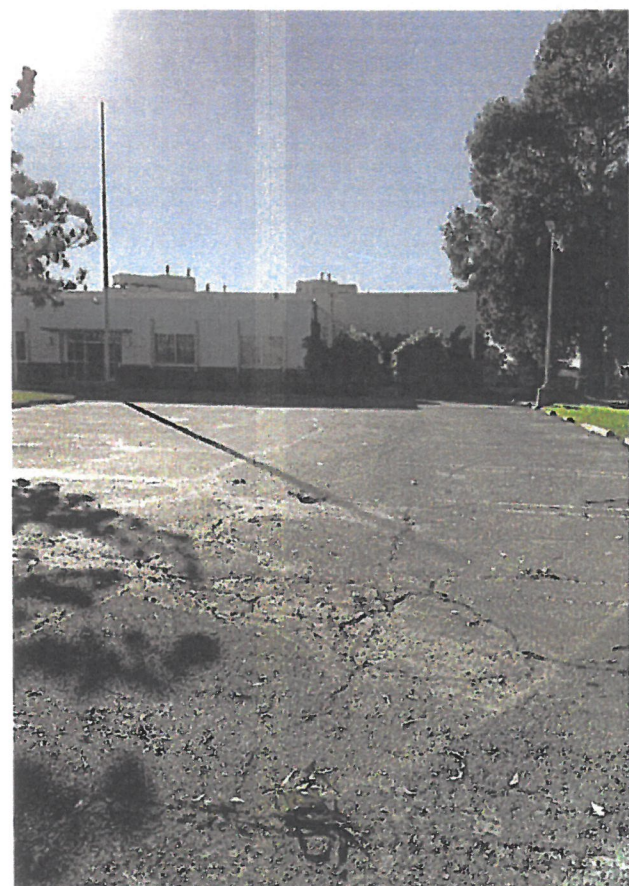
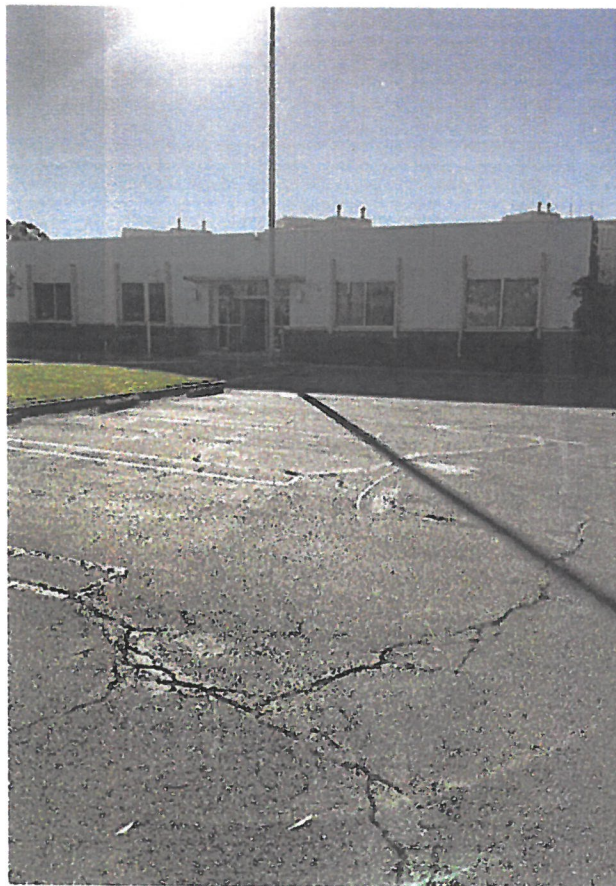
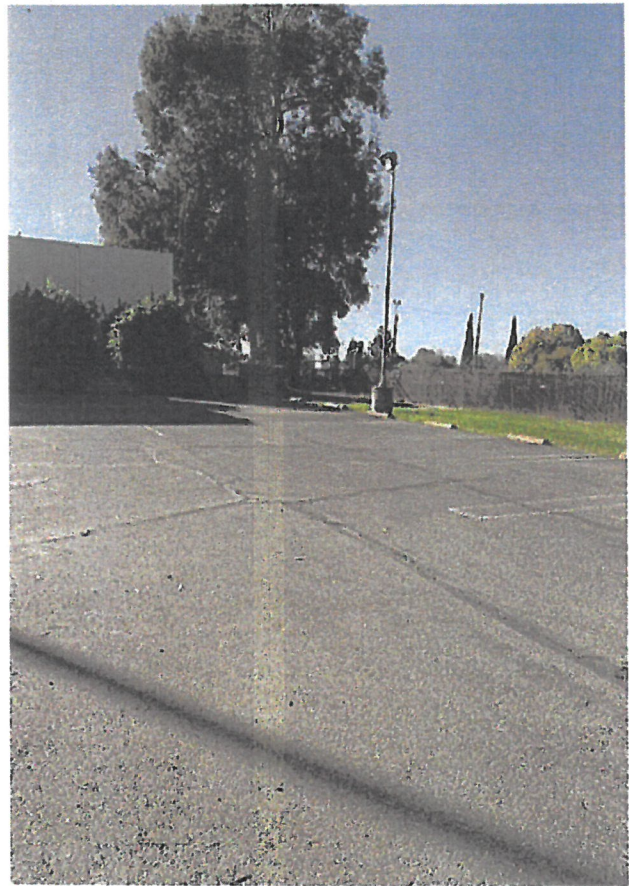
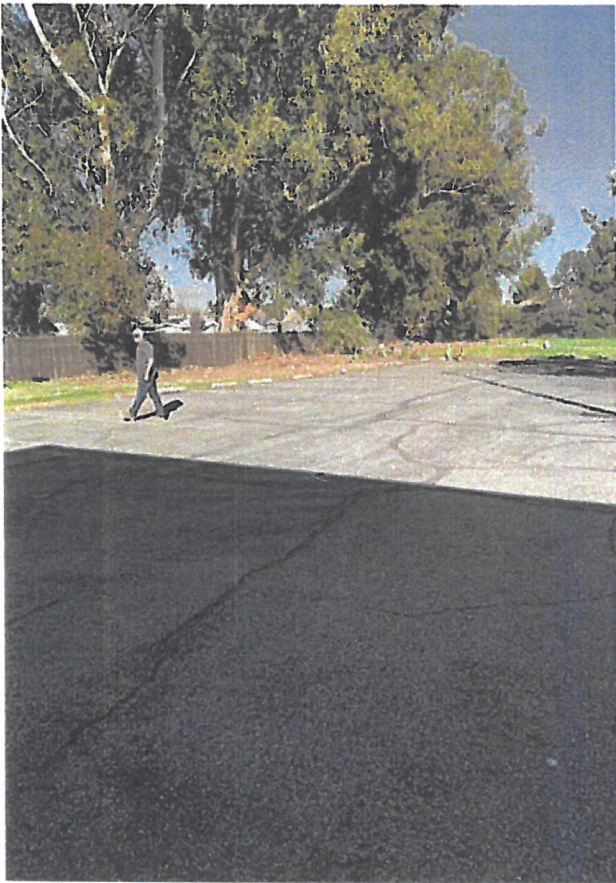
- Quote is valid for 30 days.
- A minimum cleaning charge per floor will apply for modular buildings.
- Customer's site must be dry, compacted, level and accessible by normal truck delivery. Costs to dolly, crane, forklift, etc. will be paid by customer. Unless noted, prices do not include permits, ramp removal, stairs, foundation systems, foundation system removal, temporary power, skirting, skirting removal, engineering, taxes or utility hookups.
- Subject to equipment availability. Unless noted, equipment and related furnishings, finishes, accessories and appliances provided are previously leased and materials, dimensions, and specifications vary. Detailed specifications may be available upon request. For lease transactions, Mobile Modular reserves the right to substitute equal or better equipment prior to delivery without notice.
- This transaction is subject to prior credit approval and all terms, conditions, and attachments of MMMC's standard contract.
- Security deposit and payment in advance may be required.
- Rent will be billed in advance every 30 calendar days.
- **Sales Tax will be calculated based on the tax rate at the time of invoicing.**
- **Unless otherwise noted, prices do not include prevailing wages, Davis-Bacon wages, or other special or certified wages.**

Thank you for contacting Mobile Modular.

Mobile Modular is a division of McGrath RentCorp.
297421, 03-16-2020 09:22 AM prod

www.mobilemodular.com
Page 3 of 4





701.03

ZA

RESO

358

8-4-20

KP



City of Pittsburg

Community Development Department – Planning Division

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

Date: August 4, 2020

SUBJECT: ZA RESOLUTION NO. 358

Dear Applicant,

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

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

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

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 358
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Administrative)
Design Review Approval for the)
Placement of a 13,000 Square Crane)
System at 1 Leslie Drive, for "Concord)
Iron Works Cranes, AP-20-1514 (AD)."

Resolution No. 358

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On May 15, 2020, Mark Biddle, on behalf of Concord Iron Works, filed Planning Application No. 20-1514 requesting administrative design review approval to install a 13,000 square-foot ancillary structure, a 15-ton crane system. The project site is located at 1 Leslie Drive, in the IL (Limited Industrial) District. Assessor's Parcel Number: 086-110-002.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 ("Zoning"), and the City of Pittsburg Development Review 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 8, "Ancillary Structures," of Planning Commission Resolution No. 9918.
- D. On June 9, 2020, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, "Accessory Structures," of the state CEQA Guidelines, sections 15311.

Section 2. Findings

- A. 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 evidence presented to the Zoning Administrator on August 4, 2020, the Zoning Administrator finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.

2. The structure will conform with good taste, good design and in general will not detract from the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the crane's utilitarian design is appropriate for the area's industrial character.
3. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the project will be required to comply with all applicable building and fire codes.
4. The exterior design and appearance of the proposed structure will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that visual impacts to surrounding uses would be minimal due to the proposed structure being setback more than 230 feet from the nearest right-of-way, and more than 280 feet from the nearest residence, and would be blocked on two sides by the existing structures on site.
5. The project is in harmony with proposed developments on land in the general area, in that it will be substantially setback from "Sunset Park Water & Sewer Rehabilitation Project," which is a City initiated capital improvement project to install water & sewer main located along the eastern-most property line.
6. The structure will be in conformance with the City's adopted DRDG's sections IV.c and IV.e, in that existing trees are to remain on site and this and other structures on site are a variety of different sizes and masses.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 20-1514, subject to the following conditions:

1. **Conformity with Project Plans.** The project shall be carried out in substantial conformity with the project plans and sample elevations, date-stamped May 15, 2020, and attached as Exhibit A to this resolution, except as may be hereinafter modified.
2. **Exterior Appearance.** The crane structure shall be maintained in a good state of repair and the exterior finish shall be clean and well maintained.
3. **Graffiti.** Any graffiti on site shall be removed within 24 hours upon discovery.
4. **Site Maintenance.** The entire parcel shall be kept clean and free of all litter, debris, and refuse.

Standard Conditions:

5. **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.

6. 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 shall govern.
7. 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.
8. Expiration of Approval. This design review approval will expire on August 4, 2021, unless a building permit has been issued or 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

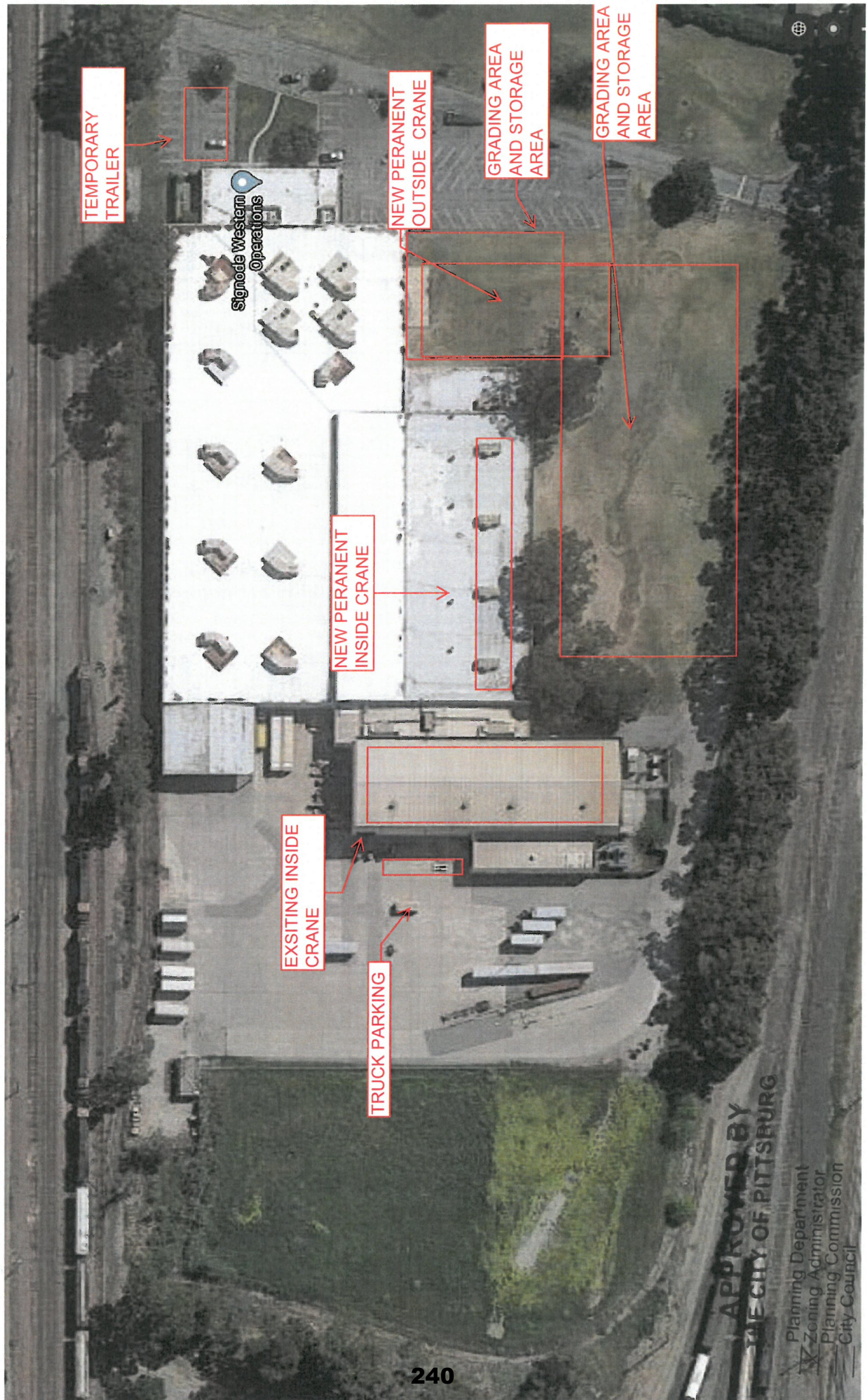
This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 4th day of August 2020, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

ZA RESO# 358
"EXHIBIT A"



APPROVED BY
THE CITY OF PITTSBURGH

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-20-1514
Reso. No. 358
Date Approved: 8.4.2020
Signature: Celia Palmer



THIS DRAWING AND THE STRUCTURAL DESIGN CONCEPTS IT ILLUSTRATES ARE THE PROPERTY OF FOCALPOINT, WOODCHURCH AND CASTLE, STRUCTURAL ENGINEERS. THE DRAWING IS AN INSTRUMENT OF SERVICE PROVIDED FOR USE ON THE SPECIFIED PROJECT IDENTIFIED. USE OF THIS DRAWING WITHOUT WRITTEN CONSENT AND REPRODUCTION OF FOCALPOINT, WOODCHURCH AND CASTLE, STRUCTURAL ENGINEERS IS PROHIBITED.

CONCORD IRONWORKS CRANE
15 TON CRANE SYSTEM AND 10 TON
CRANE SYSTEM
1 LESLIE DR, PITTSBURG, CA 94565



REV	DATE	DESCRIPTION

DRAWN BY MRS

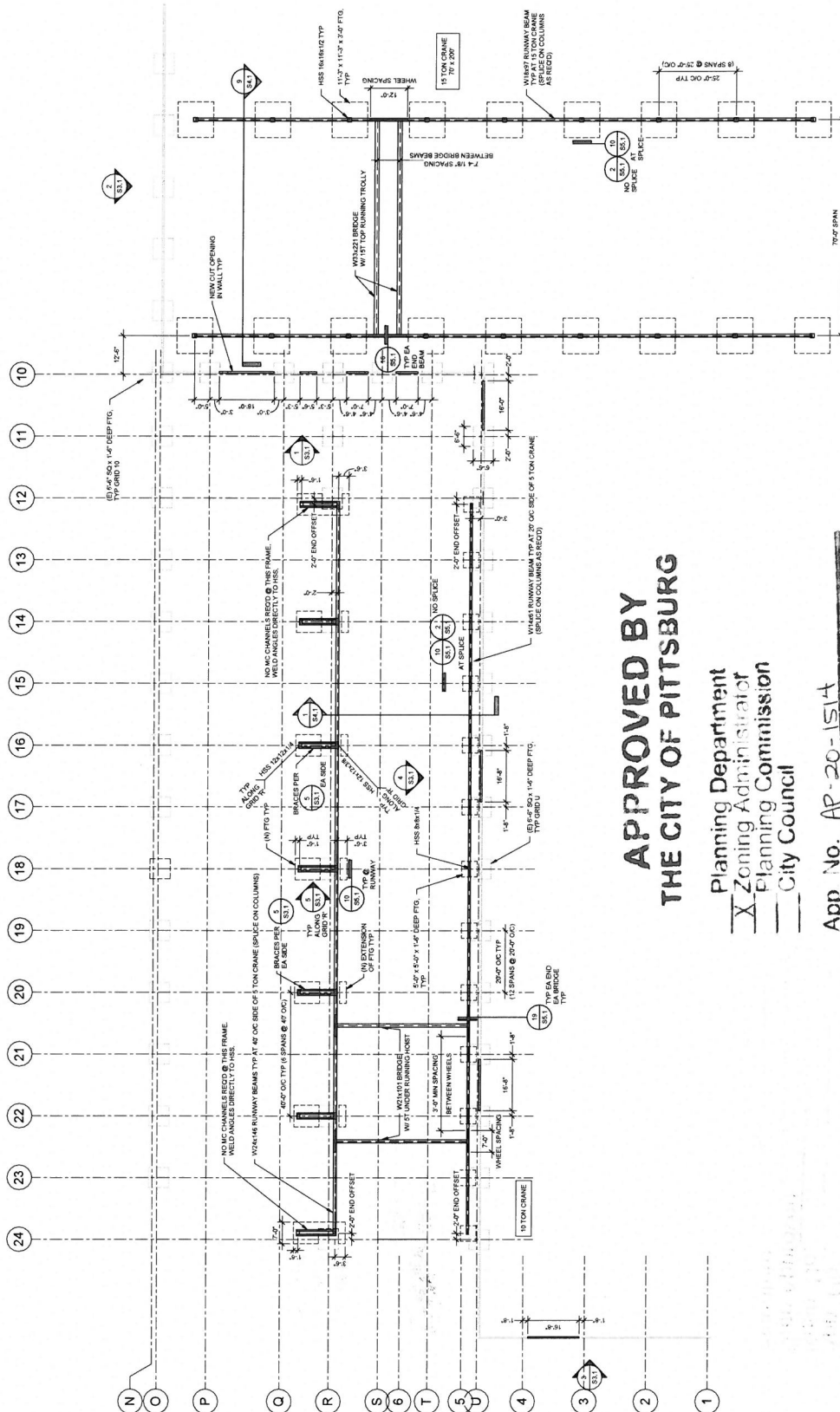
1ST ISSUE DATE 1/24/7020

REFERENCE PLAN

DESIGN ENGINEER	DOCUMENT REVIEW
JSK	PROJECT DRAFTSMAN
	MRS

PROJECT NO.	B20-035
SHEET NO.	

S2.1



APPROVED BY
THE CITY OF PITTSBURGH

Planning Department
☒ Zoning Administrator
 Planning Commission
 City Council

App No. AP-20-1514

Reso. No. 35

Date Approved: 8.4.2020
Signature: Nelson F. Palma

CONCORD IRONWORKS CRANES - PLAN VIEW

**APPROVED BY
THE CITY OF PITTSBURG**

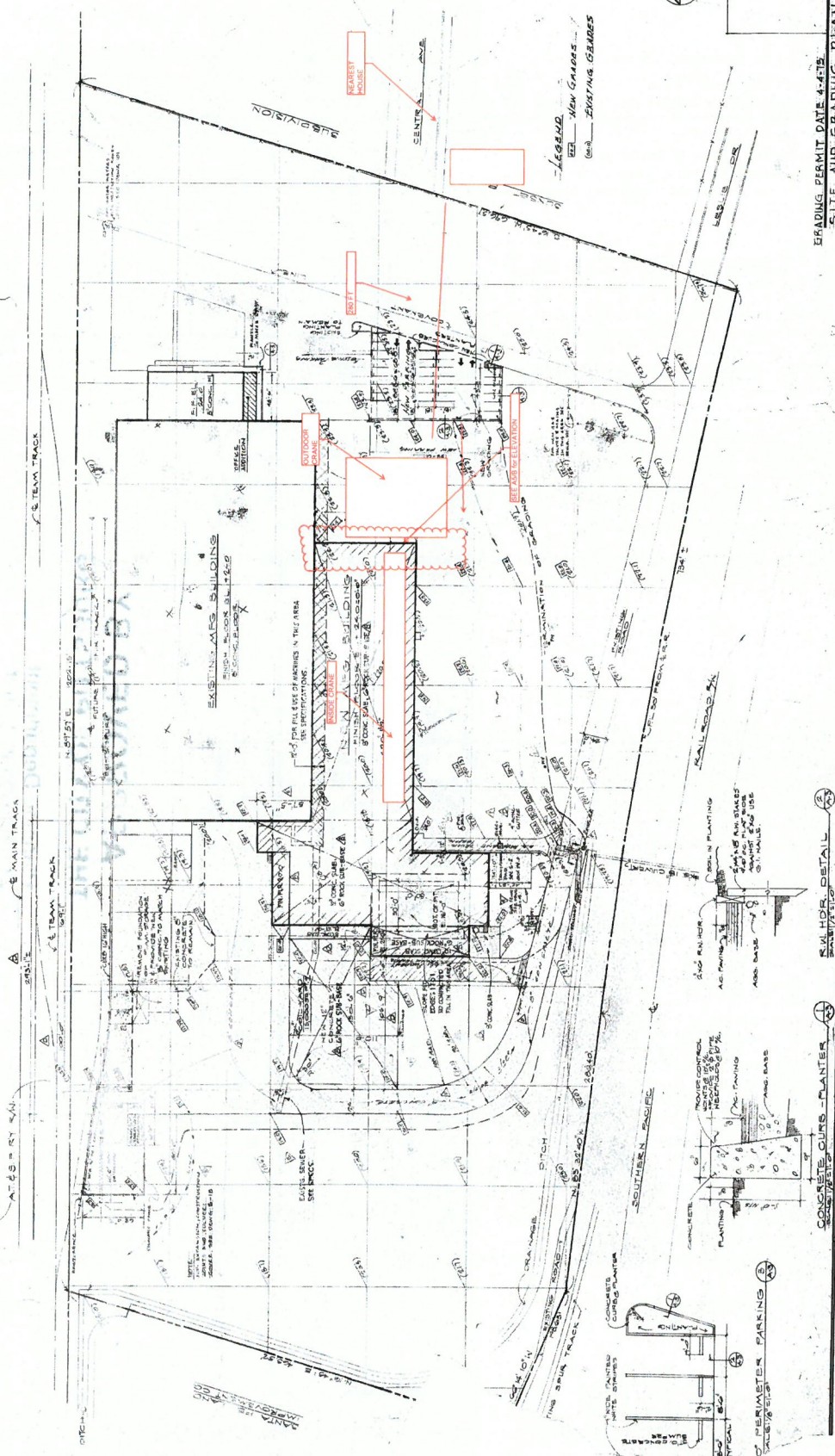
Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-20-1514

Recd. No. 358

Date Approved: 8.4.2020

Cellulose & Lignin



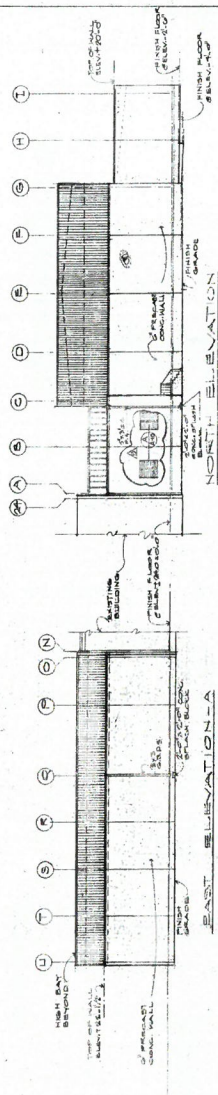
GRADING PERMIT DATE 4-4-75
SITE AND GRADING PLAN

 THE AUSTIN COMPANY ENGINEERS AND BUILDERS LOS ANGELES		CONTRACT NO. 19-603 SHEET NO. A-3	
MANUFACTURING PLANT ADDITIONS SIGNED: CORPORATION		ONE LESLIE DR., PITTSBURGH, PA.	

R.W. HDR. DETAIL
SCALE 1/2" = 1'-0"

CONCRETE CURB - PLANTER

[illegible]



**APPROVED BY
THE CITY OF PITTSBURGH**

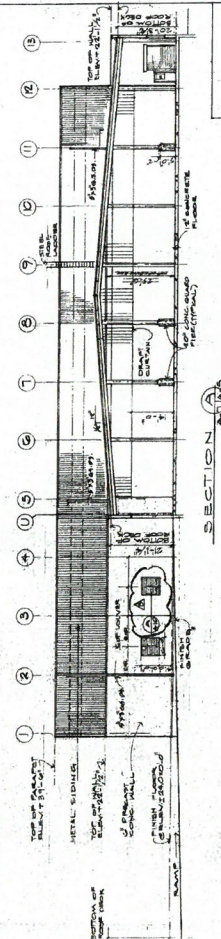
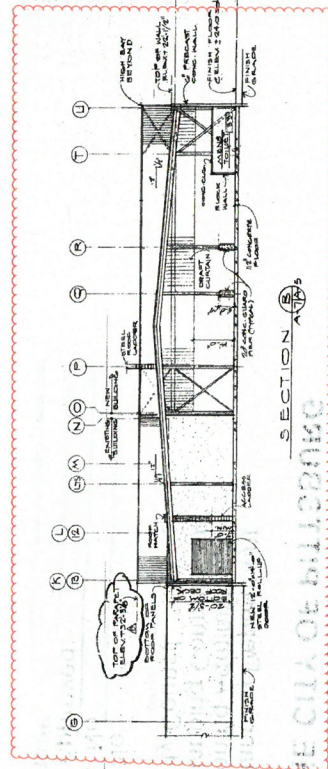
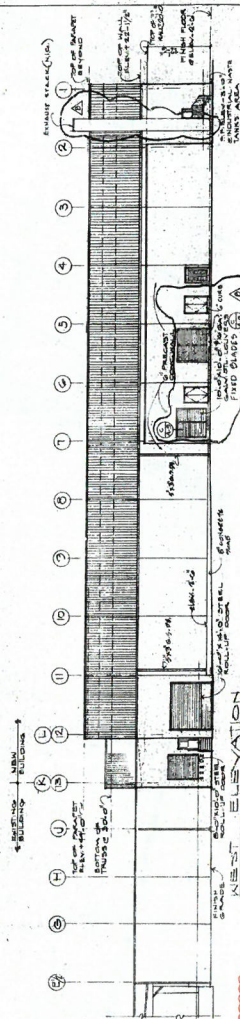
Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-20-1514

Reso. No. 358

Date Approved: 8.4.2020

Signature: Celina F. Palmer

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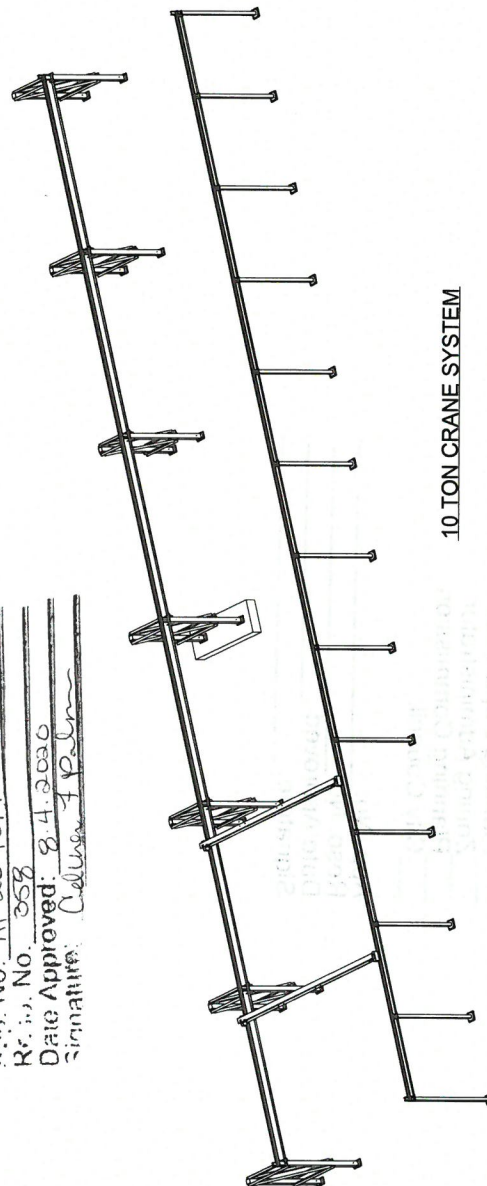
BUILDING ELEVATIONS

THE AUSTIN COMPANY ENGINEERS AND BUILDERS LOS ANGELES		MANUFACTURING PLANT ADDITIONS	
CONTRACT NO. 7-6051 DATE 1-25-60		SHEET NO. 1 OF 1	
PROJECT NO. 1-6051		ONE LESLIE DR. PITTSBURGH, CALIF.	
DRAWN BY J. L. G.		CHECKED BY J. L. G.	
SCALE: 1/4" = 1'-0"		DATE: 1-25-60	

**APPROVED BY
THE CITY OF PITTSBURGH**

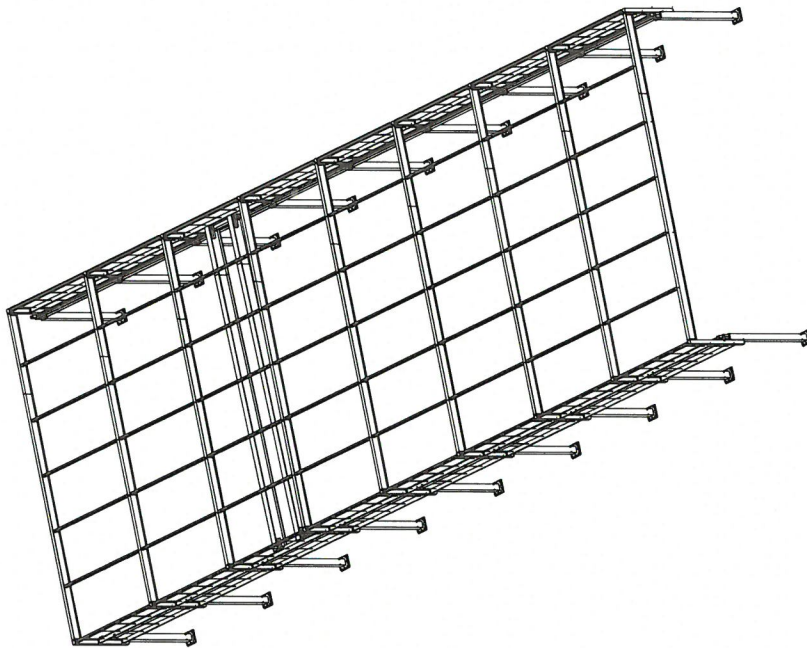
Planning Department
☒ Zoning Administrator
 Planning Commission
 City Council

App. No. AP-20-1514
 Ref. No. 358
 Date Approved: 8.4.2020
 Signature: Debra Palmer



10 TON CRANE SYSTEM

ISOMETRIC VIEW



15 TON CRANE SYSTEM

DATE	8/20/2020	REVISIONS	REV. A
Drawn By	APR 2020 (J.N.C.)	Checked For Approval	
Open Notes	5/18/20 (J.N.C.)	Checked For	
Ref. Draw	As noted	Date Rec'd	2.0 mls
Concord Iron Works, Inc. 1511 Lawrence Ave. Ste. 15 Pitts., PA 15203-1515 Tel: 412-261-1111 Fax: 412-261-1112 Email: info@concordironworks.com CONCORDIRONWORKS.COM			
CERTIFIED FABRICATOR 			
PROJECT	Concord Iron Works Crane		
LOCATION	1 LEBE DR. PITTSBURGH, PA 15206		
CONTRACTOR	Concord Iron Works		
DESCRIPTION	ISOMETRIC VIEW		
DESIGNED BY	J.N.C.		
CHECKED BY	NBS		
DATE	8/20/2020		

15 TON CRANE SYSTEM AND 10 TON CRANE SYSTEM



Elaborado por el Departamento de Estadística y Censos del INEC, en colaboración con el Departamento de Estadística del INIA, a partir de los datos de la encuesta de hogares de 1997. Fuente: INEC, 1998.

CONCORD IRONWORKS CRANE
15 TON CRANE SYSTEM AND 10 TON
CRANE SYSTEM
1 LESLIE DR, PITTSBURG, CA 94565

[illegible]GENERAL NOTES,
SHEET INDEX, &
ABBREVIATIONS

DOCUMENT REVIEW	PROJECT DESCRIPTION	DATE
		1980

PROJECT NO.

B7D-005

SO.1

Sheet Number	Sheet Name
50.1	GENERAL NOTES, SHEET INDEX & ABBREVIATIONS
52.1	REFERENCE PLAN
52.2	REFERENCE PLAN - 15' TON CRANE ROOF
53.1	ELEVATIONS
54.1	SECTIONS AND DETAIL 6
55.1	DETAILS
55.2	DETAILS

SHEET INDEX

PROJECT INFORMATION

PROJECT	CONCORD RECORDS CRIME
CUSTOMER	ALLIED CRIME, INC.
JOB CONTACT	DANIE COSTA
PROJECT	OFFICE (202) 425-4224 FAX: (202) 474-9157
BIRTH OF RECORD	RECORDS/INVESTIGATOR'S CERTIFICATE (202) 292-0248

SPECIFICATIONS

15 TON DOUBLE GINDED BRIDGE CRANE SYSTEM	
CAPACITY	15 TON (4500 LBS)
CRANE TYPE	15 TON (4500 LBS)
REINFORCING SPACER	15 TON (4500 LBS)
SUPPORT BEAM	25'-0" DIA.
HOIST CAPACITY	15 TON (4500 LBS)
HOIST MOTOR/GEAR	5 HP
HOIST TYPE	WIRE ROPE
ROCK, ROLLERS	2000
LEFT SPINDLE	
HOIST WEIGHT	3400#
POWER SUPPLY	208 V (3 PHASE 4 WIRE)
MAX WEIGHT LOAD	20 TON (4000 LBS)

[illegible]

VICINITY MAP



GENERAL NOTES

GENERAL NOTES:

- [illegible]

FOUNDATION NOTES:

- [illegible]

TESTS AND INSPECTIONS

- [illegible]

APPROVED BY
THE CITY OF PITTSBURGH

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-20-1514

Reso. No. 358

Date Approved: 8.4.2020
Signature: *Julia Palm*



**FICCADENTI
WAGGONER
and CASTLE**
Structural Engineers
1000 North 10th Street
Corvallis, CA 95330
Telephone: (509) 838-0022
Fax: (509) 838-0023

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**CONCORD IRONWORKS CRANE
15 TON CRANE SYSTEM AND 10 TON
CRANE SYSTEM
1 LESLIE DR, PITTSBURG, CA 94565**

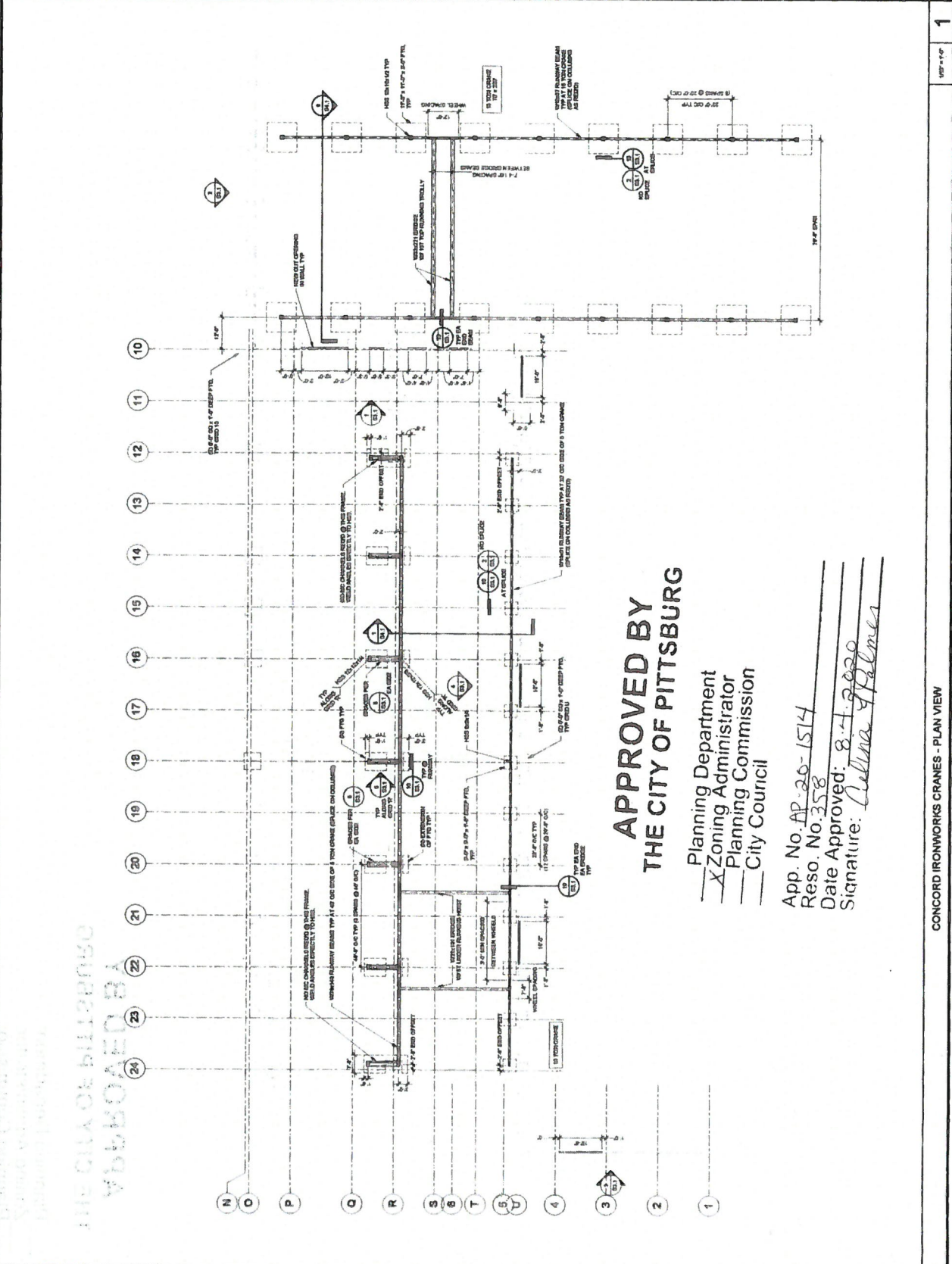


DATE	10/20/2018
DESIGNED BY	CSH
CHECKED BY	CSH
APP. DESIGN DATE	10/20/2018

REFERENCE PLAN

PROJECT NO.	CD-403
PROJECT NAME	CONCORD IRONWORKS CRANES
PROJECT ADDRESS	1 LESLIE DR, PITTSBURG, CA 94565
PROJECT OWNER	CONCORD IRONWORKS

S2.1
SHEET NO.



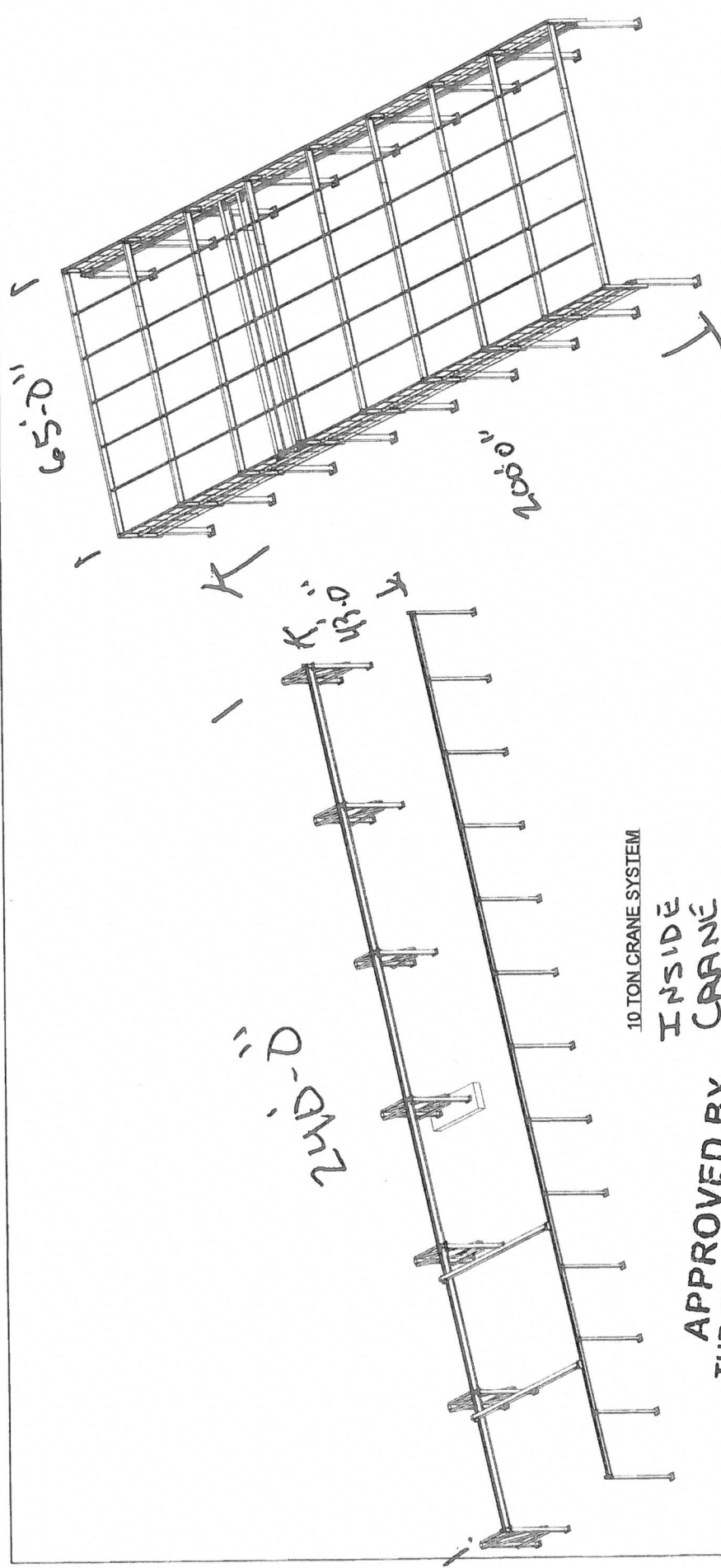
**APPROVED BY
THE CITY OF PITTSBURG**

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-20-1514
Reso. No. 358
Date Approved: 8.1.2020
Signature: Delina Palmer

CONCORD IRONWORKS CRANES - PLAN VIEW

1
1/2" = 1'-0"



ISOMETRIC VIEW

**APPROVED BY
THE CITY OF PITTSBURG**

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

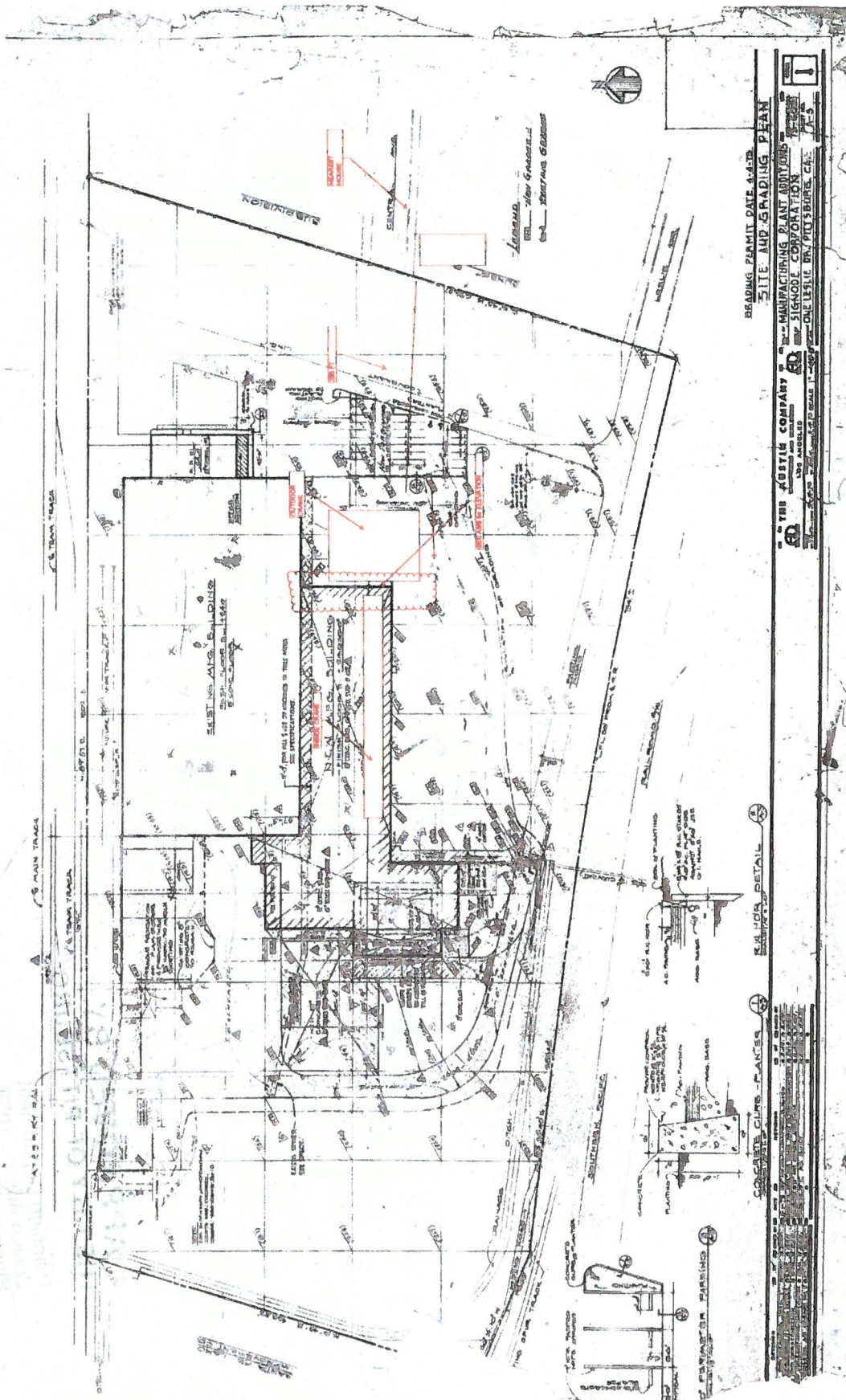
App. No. AP-20-1514
 Reso. No. 358
 Date Approved: 8-4-2020
 Signature: Delia Palmer

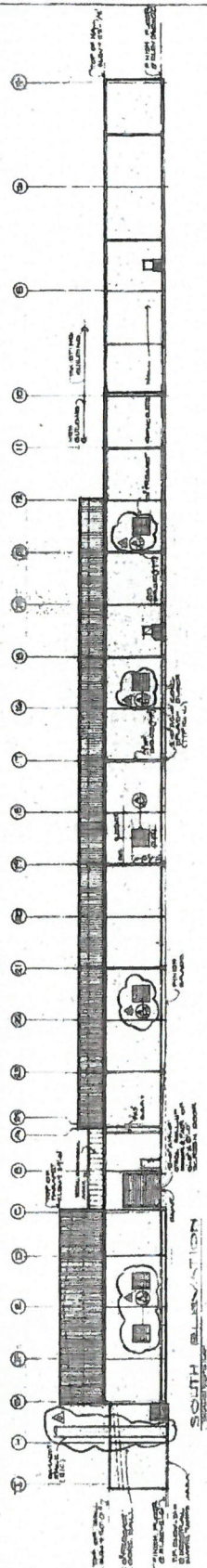
**15 TON CRANE SYSTEM
OUTSIDE CRANE**

DATE 8/20/20	REVISIONS 1. Initial Design	REV. A
Project: 3408 S. 13th St. (S.D.A.C.) Client: City of Pittsburgh Design: J. J. Palmer Scale: 1/4" = 1'-0" Date: 8/20/20		
CONCORD Iron Works, Inc. 1000 Washington Ave. N. Pittsburgh, PA 15212 Phone: 412-281-1111 Fax: 412-281-1112 Email: info@concordironworks.com		
PROJECT: 3408 S. 13th St. CONTRACT: 15 TON CRANE SYSTEM DRAWING: 15 TON CRANE SYSTEM SCALE: 1/4" = 1'-0" DATE: 8/20/20	PRODUCT: 15 TON CRANE SYSTEM CONTRACT: 15 TON CRANE SYSTEM DRAWING: 15 TON CRANE SYSTEM SCALE: 1/4" = 1'-0" DATE: 8/20/20	PROJECT: 3408 S. 13th St. CONTRACT: 15 TON CRANE SYSTEM DRAWING: 15 TON CRANE SYSTEM SCALE: 1/4" = 1'-0" DATE: 8/20/20

Planning Department
Zoning Administrator
Planning Commission
City Council

App. No. AP-20-154
 Reso. No. 358
 Date Approved: 9-4-2020
 Signature: Julius Palmer

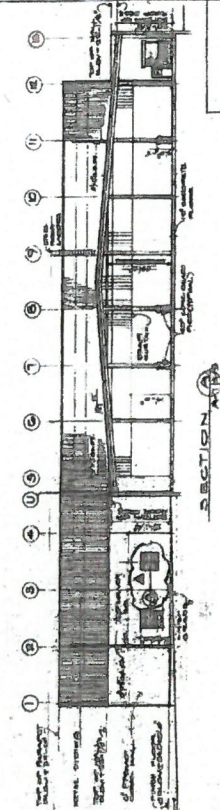
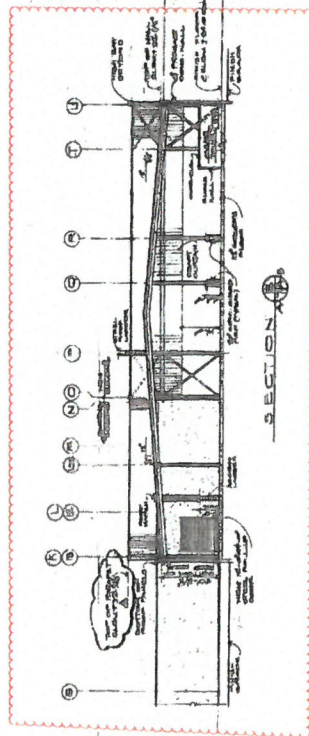
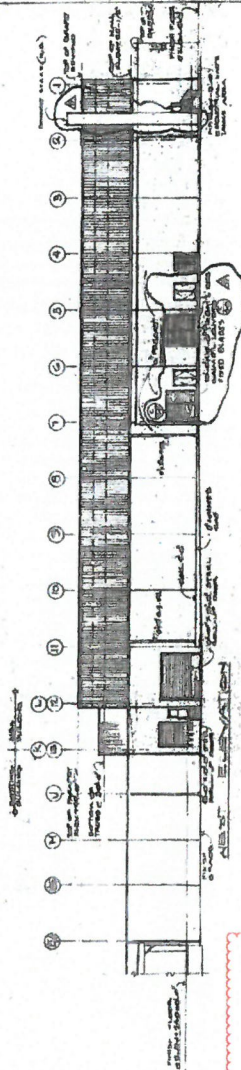
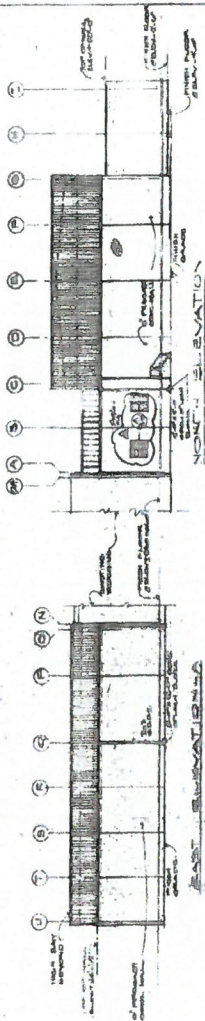
[illegible]



**APPROVED BY
THE CITY OF PITTSBURG**

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP-20-1514
 Reso. No. 358
 Date Approved: 8-4-2020
 Signature: Delva F. Palm



BUILDING ELEVATIONS
 THE AUSTIN COMPANY
 27 MANUFACTURING PLANT ADDITIONS
 1500 S. 10TH AVE.
 PITTSBURG, PA 15104
 412-799-1111
 412-799-1112
 412-799-1113
 412-799-1114
 412-799-1115
 412-799-1116
 412-799-1117
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 412-799-1199
 412-799-1200

THE CITY OF BIRMINGHAM
BIRMINGHAM, ALABAMA
JAN 10 1964

THE CITY OF BIRMINGHAM
BIRMINGHAM, ALABAMA
JAN 10 1964

THE CITY OF BIRMINGHAM
BIRMINGHAM, ALABAMA
JAN 10 1964

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

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

A. Project Site.

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:
(a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

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

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

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

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

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

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

or

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

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