

City of Pittsburgh Planning Commission Agenda

August 08, 2017

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

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

Planning Commission Members

**Mark Gargalikis, Chair
James Coniglio, Vice-Chair
Wolfgang Croskey, Commissioner
Oliver Guerrero, Commissioner
Elissa Robinson, Commissioner
Durie Foster, Commissioner
Jeremy Ward, 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, Pittsburgh. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

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

1. Minutes

Meeting Minutes of July 25, 2017

PUBLIC HEARING

- 2. Tulkoff Food Products, Inc. Warehouse, AP-17-1233 (UP)**
This is a public hearing on a request for a use permit amendment to allow an expansion of an existing condiment and sauce manufacturing facility at 705 Bliss into a 9,000 sq. ft. warehouse located across the street at 546 Bliss Avenue, in the IP (Industrial Park) District. Assessor's Parcel Nos. 088-250-030.

STUDY SESSION

- 3. LMK Petro, Inc. AP-16-1189 (UP, DR, GP, RZ).**
This is a study session for an application to develop a mini-mart, gas station and car wash on a 5 acre site in the RS-6 District, at 1625 S. Buchanan Road. Assessor's Parcel No. 088-030-021.

ZONING ADMINISTRATOR REPORTS

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

July 25, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair Gargalikis at 7:00 p.m. on Tuesday, July 25, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Gargalikis, Vice Chair Coniglio, Commissioners Croskey, Foster, Guerrero, Robinson, Ward

Staff: Community Development Director Jill Hecht, Planning Manager/Secretary Kristin Pollot, Senior Civil Engineer Richard Abono, Administrative Assistant Amanda McVey, Associate Planner Jordan Davis

PLEDGE OF ALLEGIANCE

Commissioner Jeremy Ward led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of July 11, 2017

On motion by Commissioner Croskey seconded by Commissioner Coniglio to approve the minutes and carried unanimously.

PUBLIC HEARINGS

2. The Waterfront Grill and Cafe, AP-17-1251 (UP).

A public hearing on a request for approval of a use permit to establish a restaurant with full alcohol service (in addition to beer and wine) within an existing commercial space, located at 51 Marina Blvd., Suite A, in the CW (Waterfront Commercial) District. Assessor's Parcel Number 085-071-044.

Associate Planner Jordan Davis gave presentation.

Chair Gargalikis opened the public hearing.

Gerardo Rivera, La Piñata Restaurants, spoke as the applicant. Mr. Rivera stated he agreed to all conditions as presented.

Tim Barrett, Pittsburg, spoke in favor of the use permit.

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

On motion by Commissioner Guerrero seconded by Commissioner Ward to approve the use permit and carried unanimously.

ZONING ADMINISTRATOR REPORTS

3. Notice of Intent to Exercise Delegated Design Review Authority, and Conduct a Zoning Administrator Public Hearing.

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for an exterior remodel of the KFC restaurant located at 2155 Railroad Avenue. The Zoning Administrator also submits one notice of intent to conduct a Zoning Administrator public hearing on a proposed fence height exception for Savage Services Truck Terminal at 1501 Loveridge Road.

Commissioners acknowledged receipt of both notices.

STAFF COMMUNICATIONS

Planning Manager Kristin Pollot announced National Night Out will be August 1, 2017, at Small World Park from 5:00p.m. to 8:00 p.m.

COMMITTEE REPORTS

Commissioner Coniglio reported that TRANSPLAN met and gave a summary of items discussed.

ADJOURNMENT

The meeting was adjourned at 7:33 p.m. to August 8, 2017.

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 2 – Tulkoff Food Products, Inc. Warehouse, AP-17-1233 (UP

ORIGINATED BY: Tulkoff Food Products, Inc., 705 Bliss Avenue, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for a use permit amendment to allow an expansion of an existing condiment and sauce manufacturing facility at 705 Bliss into a 9,000 sq. ft. warehouse located across the street at 546 Bliss Avenue, in the IP (Industrial Park) District. Assessor's Parcel Nos. 088-250-030.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 10073, approving Planning Application No. 17-1233, subject to conditions.

BACKGROUND:

Tulkoff Food Products, Inc. (Tulkoff) is a manufacturer and supplier of high-quality condiments, specialty sauces and ingredients for co-pack, private label, food service, industrial and retail customers nationwide. In 1997, the Planning Commission adopted Resolution No. 8962 approving a use permit (UP-96-11) for Tulkoff's manufacturing facility at 705 Bliss Avenue (APN 088-250-049). Earlier this year, Tulkoff began utilizing the building at 546 Bliss Avenue (APN 088-250-030), which is located immediately across the street, as an off-site warehouse for raw materials, packaging, and finished products. Tulkoff did not know the warehouse required an amendment to their use permit, so they have submitted this application to obtain the necessary approval.

PROJECT DESCRIPTION:

Existing Conditions: The project site is a 1.52-acre parcel located at the southeast corner of Bliss Avenue and Freed Avenue, directly across the street from Tulkoff's manufacturing facility. The site contains two similarly designed, single-story, 9,000 square-foot buildings. The building utilized by Tulkoff as a warehouse is located on the west end of the property. The warehouse includes a large, open storage floor; a small office; two bathrooms; a dock with three roll-up doors along Bliss Avenue; and a dock with one roll-up door behind the building. There is no parking or landscaping provided on site. There is a vacant dirt area located directly west of the warehouse.

It should be noted that the segment of Bliss Avenue between Freed Avenue and Martin Way (approximately 820 feet) is fully contained within the parcel boundaries of 546 and 548 Bliss Avenue (APNs 088-250-030 and -031). The City has an easement which provides the public with access through these properties. However, the public generally does not use this segment because the businesses on Bliss Avenue, east of Harbor

Planning Commission Staff Report

Street, are primarily industrial. As such, vehicles on this street tend to be larger distribution trucks travelling at lower speeds.

See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North:	Tulkoff Food Products, Inc.
West:	East Bay Tire Co.
South:	Vacant warehouse
East:	All Spec Sheet Metal, Inc.

See Attachment 3 for a map of surrounding uses.

Proposed Project: The applicant is requesting approval of a use permit amendment that would allow the 9,000 square-foot building located on the west end of the property to be used as a warehouse for Tulkoff's raw materials, packaging, and finished products. A forklift would be used to move the items between the warehouse and manufacturing facility. It is estimated there would be about 20 forklift trips across Bliss Avenue during the busiest days of operation. The applicant is not proposing any interior or exterior improvements at this time.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'East Leland Subarea' of the General Plan and has a land use designation of 'Business Commercial'. This land use designation is intended to provide sites for administrative, financial, business, professional, medical, research and development, and public offices, as well as custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and support commercial uses. The project conforms with the General Plan, and more specifically, the General Plan's Economic Development Objectives, which encourage the retention of the City's manufacturing base. The proposed warehouse will provide Tulkoff with the additional storage space needed to keep their manufacturing facility operating in Pittsburg.

Zoning: The project site is zoned 'IP (Industrial Park) District.' One of the purposes of the 'IP District' is to provide sites for light industrial uses such as the condiment and sauce manufacturing facility operated by Tulkoff at 705 Bliss Avenue. As an extension of the manufacturing facility, the warehouse would be an appropriate use for the zoning district.

The project site is considered non-conforming because it provides no landscaping. Pittsburg Municipal Code (PMC) section 18.76.060 requires the applicant to substantially reduce this nonconformity as part of their use permit amendment.

Planning Commission Staff Report

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

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and,
- I. is consistent with the City's approved funding priorities.

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

Public Notice: On or prior to July 28, 2017, notice of the August 8, 2017, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.

ANALYSIS:

Staff believes that the Commission can make the required findings to approve the requested use permit amendment for Tulkoff's warehouse at 546 Bliss Avenue. The General Plan's Economic Development Objectives (General Plan, pg. 6-2), encourage the retention of the City's manufacturing base. The proposed warehouse would provide

Planning Commission Staff Report

Tulkoff with the additional storage space needed to keep their manufacturing facility operating in Pittsburg.

As mentioned earlier, the project site is considered non-conforming because it provides no landscaping and PMC section 18.76.060 requires the applicant to substantially reduce this nonconformity as part of their use permit amendment. The applicant would meet this requirement if a condition of approval is adopted requiring at least two drought-tolerant trees with shrubs and mulch be installed in the vacant dirt area located directly west of the warehouse.

Staff believes the forklift transfers between the warehouse and Tulkoff's manufacturing facility would not cause a safety hazard along Bliss Avenue because the street is used primarily by industrial vehicles travelling at lower speeds. Staff recommends the Planning Commission adopt a condition of approval requiring the applicant to install 'forklift crossing' signs on Bliss Avenue between the warehouse and Tulkoff's manufacturing facility to provide additional caution for drivers.

ACTION REQUIRED:

Move to adopt Resolution No. 10073, approving Planning Application No. 17-1233, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10073
2. Site Photos
3. Map of Surrounding Uses
4. Project Plan
5. Planning Commission Resolution No. 8962
6. Public Hearing Notice and Vicinity Map

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

Attachment 1
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting a Use Permit	)	
Amendment to Allow Expansion of an	)	
Existing Warehouse at 705 Bliss Avenue	)	Resolution No. 10073
into a Neighboring Warehouse at 546	)	
Bliss Avenue, for "Tulkoff Food Products,	)	
Inc. Warehouse, AP-17-1233 (UP)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On February 11, 1997, the Planning Commission adopted Resolution No. 8962 granting Tulkoff Food Products, Inc. a use permit (UP-96-11) to operate of a condiment and sauce manufacturing facility at 705 Bliss Avenue in the IP (Industrial Park) District. Assessor's Parcel No. 088-250-049.
- B. On March 27, 2017, Tulkoff Food Products, Inc. filed Planning Application No. AP-17-1233, requesting an amendment to UP-96-11. The amendment would allow an existing 9,000 square-foot building to be used as warehouse for Tulkoff's raw materials, packaging, and finished products. The building is located at 546 Bliss Avenue, across the street from the condiment and sauce manufacturing facility, in the IP (Industrial Park) District. Assessor's Parcel No. 088-250-030.
- C. 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.
- D. On or prior to July 28, 2017, notice of the August 8, 2017, public hearing was posted at City Hall, near the proposed project site, and on the 'Public Notices' section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.
- E. According to PMC section 18.28.060, a request for modification of an approved use permit shall be treated as a new application. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
 - 1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

2. is not detrimental to the health, safety, and general welfare of the City;
 3. will not adversely affect the orderly development of property within the City;
 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
 5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem within the neighborhood;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and,
 9. is consistent with the City's approved funding priorities.
- F. On August 8, 2017, the Planning Commission held a public hearing on Planning Application No. 17-1233, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Tulkoff Food Products, Inc. Warehouse, AP-17-1233 (UP)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed warehouse will:
 - a) be in accordance with the objectives of the Zoning Ordinance, if a condition of approval is adopted requiring at least two drought-tolerant trees with several shrubs and mulch cover be planted in the dirt area located directly west of the warehouse to comply with PMC section 18.76.060.
 - b) be in accordance with the purposes of the land use district in which it is located and will be appropriate to the specific location. One of the purposes of the 'IP District' is to provide sites for light industrial uses such as the condiment and sauce manufacturing facility operated by Tulkoff Food Products, Inc. at 705 Bliss Avenue. Tulkoff's manufacturing facility needs additional warehouse space for storage of raw materials, packaging, and finished products. The proposed

warehouse at 546 Bliss Avenue will provide the additional storage space needed to keep the manufacturing facility in operation.

- c) not be detrimental to the health, safety, and general welfare of the City, if forklift crossing signs are installed on Bliss Avenue between the warehouse and manufacturing facility to serve as caution for drivers. Further, the use will meet health and safety requirements of the Pittsburg Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services
 - d) will not adversely affect the orderly development of property within the City, in that other similarly designed buildings located along Bliss Avenue between Harbor Street and Martin Way are also utilized as warehouses.
 - e) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, as the continued occupancy of tenant spaces throughout town will increase property values as well as the City's tax base.
 - f) will be consistent with the general plan. The General Plan's Economic Development Objectives (General Plan, pg. 6-2), include the retention of the City's manufacturing base. The warehouse will provide Tulkoff with the additional storage space needed to keep their manufacturing facility operating in Pittsburg.
 - g) will not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns; and, if a condition of approval is adopted requiring installation of forklift crossing signs on Bliss Avenue between the warehouse and manufacturing facility to serve as caution for drivers.
 - h) will not encourage marginal development within the neighborhood, in that other similarly designed buildings located along Bliss Avenue between Harbor Street and Martin Way are also utilized as warehouses.
 - i) will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that it will have access to existing infrastructure, including fire, police, and water.
 - j) will not be inconsistent with the City's approved funding priorities, in that it will not require municipal funding.
- B. The staff report entitled, "Tulkoff Food Products, Inc., AP-17-1233 (UP)," dated August 8, 2017, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 17-1233, subject to the following conditions:

1. Warehouse Operation: Operation of the warehouse in a manner inconsistent with that described in the report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of the use permit (PMC section 18.28.100).
2. Incorporation of Conditions by Reference: All conditions from Planning Commission Resolution No. 8962 are hereby incorporated by reference.
3. Crossing Sign: Two signs shall be installed along Bliss Avenue in between the warehouse and the manufacturing facility to caution eastbound and westbound motorists of forklifts crossing Bliss Avenue. The specific design and location of the signs shall be reviewed and approved by the City's Traffic Engineer prior to installation. The signs shall be installed within 60 days of the date of adoption of this resolution.
4. Landscaping in Dirt Area: At least two drought-tolerant trees with several shrubs and mulch cover shall be planted in the dirt area located directly west of the warehouse. This landscaping and the proper irrigation shall be installed within 60 days of the date of adoption of this resolution.
5. 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.
6. 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.
7. Indemnification: Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited

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

8. Expiration of Approval: This use permit amendment will expire on August 8, 2018, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 8th day of August 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10073 was adopted by the Planning Commission of the city of Pittsburg on August 8, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2

Site Photos

Tulkoff Food Products, Inc. Warehouse, AP-17-1233 (UP)



Above: View of warehouse looking southeast from Bliss Ave.

Below: View of same looking northeast from Freed Ave.



Attachment 2

Site Photos

Tulkoff Food Products, Inc. Warehouse, AP-17-1233 (UP)



Above: View of manufacturing facility looking northwest from Bliss Ave.

Below: View of same looking northeast from Bliss Ave.



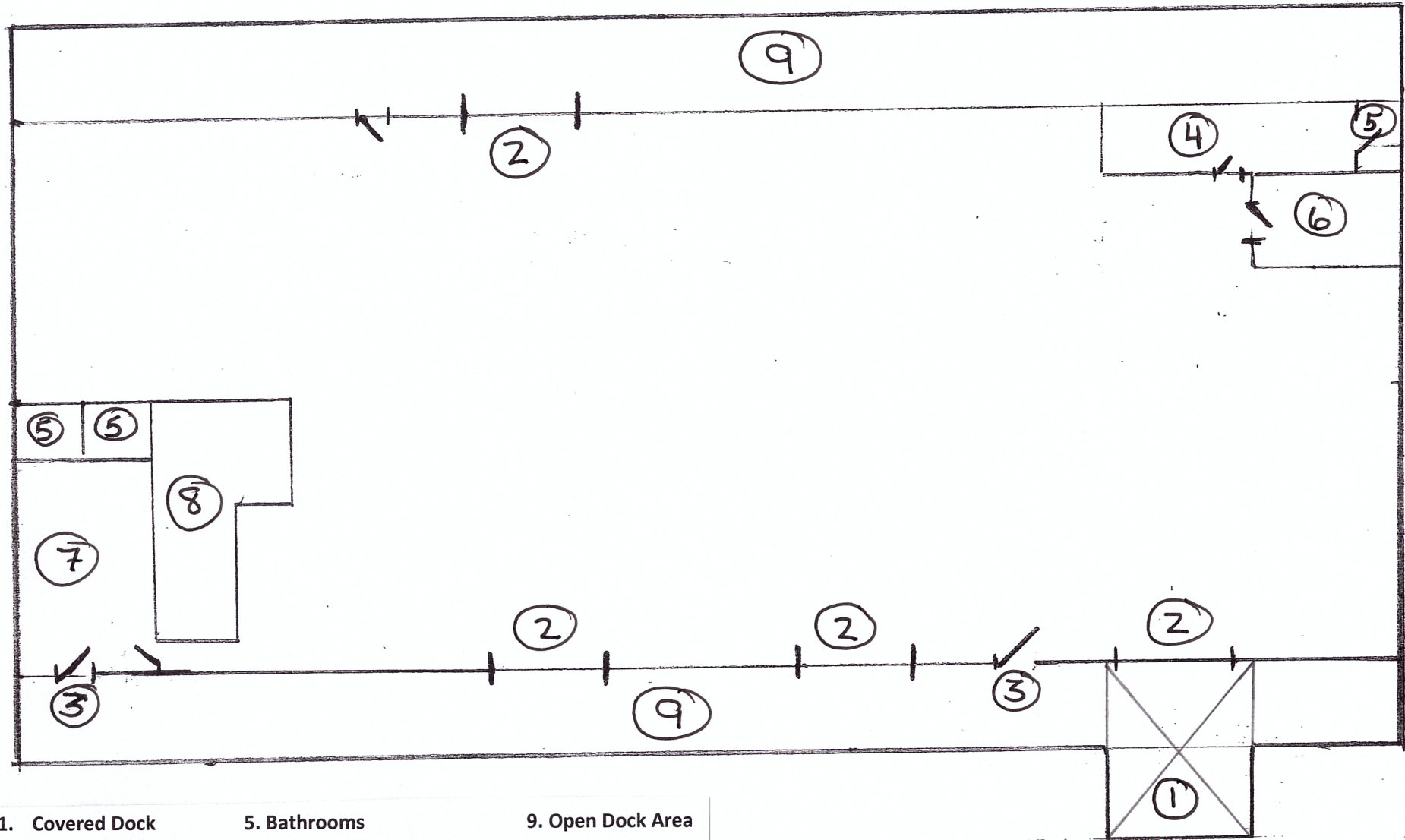
Attachment 3
Map of Surrounding Uses
Tulkoff Food Products, Inc. Warehouse, AP-17-1233 (UP)

★ **Project Site**



546 BLISS AVENUE

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E-----W
N



- | | | |
|-------------------------|----------------------------|-------------------|
| 1. Covered Dock | 5. Bathrooms | 9. Open Dock Area |
| 2. 12 Foot Rollup Doors | 6. Non-used Storage Area | |
| 3. Doorways | 7. Office Area | |
| 4. Electrical Room | 8. Machinery Parts Storage | |

1" = 14.55'

FB
PLUG

701-03

P.C.

RESO # 8962

TULKOFF FOODS INC.

UP-96-11

2-11-97

RETAIN

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution to Approve a Use Permit to	)	
Operate a Food Processing Facility	)	Resolution No. 8962
at 705 Bliss Avenue for Tulkoff Foods Inc.	)	
(UP-96-11)	)	

The Pittsburg Planning Commission does resolve as follows:

Section 1. Background

1. On October 24, 1996 Frank Gimble, Plant Manager filed UP-96-11 in accordance with Chapter 18.28 of the Pittsburg Municipal Code requesting Planning approval for a use permit to operate a "Food and Drug Processing" facility to be located in the former Coors distribution building at 705 Bliss Avenue at the northern end of Freed Avenue, IP zone; APN 088-250-049.

2. This project is categorically exempt from the requirements of the California Environmental Quality Act under Class 1 "Existing Facilities" of the State CEQA Guidelines.

3. Notice of the February 11, 1997 public hearing for this project was mailed, published and posted February 1, 1997.

4. The proposed "Food and Drug Processing" use conforms with the policies and guidelines of the Pittsburg General Plan and with the development regulations of the Municipal Code.

5. On February 11, 1997, the Planning Commission held a public hearing on UP-96-11 at which time oral and/or written testimony was considered.

Section 2. Findings

Based on evidence presented at that meeting, the Planning Commission finds that:

1. The proposed "*Food and Drug Processing*" use:
 - A. is in accordance with the objective of this Title, the purposes of the land use district in which it is located and is appropriate to the specific location in that other use in the area are similar in operation;
 - B. is not detrimental to the health, safety, and general welfare of the City, in that all business activities will occur within the building and truck traffic is minimal;

- C. will not adversely affect the orderly development of property within the City, because it will be located on an existing site and within existing building;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City because it is consistent with the land use designation and surrounding uses which it is located;
- E. is consistent with the objectives, policies, general land uses and programs specified in the Pittsburg General Plan in that the proposed use is located in a designated industrial park area among other manufacturers and service commercial business;
- F. will not create a nuisance or enforcement problem within the area because the existing building is a great distance from any public right of way and all activities will be conducted within the building;
- G. will not encourage marginal development within the neighborhood, because it is located on an existing site and the building is zoned for industrial park uses and is similar to surrounding uses;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints imposed by law; and
- I. is consistent with the City's approved funding priorities.

2. The Planning Commission adopts the findings set forth in this resolution and referenced in the Staff Report titled "**TULKOFF FOODS INC. UP-96-11**" dated February 11, 1997.

Section 3. Approval

Based on the findings as set forth above, this Commission hereby approves UP-96-10 subject to the following conditions:

- 1. The proposed food processing "*Food and Drug Processing*" facility shall be conducted as specified in this application, except as hereinafter modified.
- 2. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this proposal.
- 3. 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 settlement is approved by the applicant.

4. The use permit application shall be reviewed by staff approximately one (1) year from its date of approval. Staff will inspect the site and operation to ensure compliance with the conditions of approval. Failure to comply with any of the conditions or limitations shall be cause to rehear the application before the Planning Commission for review of the permit and its conditions of approval. The Commission may apply additional conditions as necessary or may revoke the use permit at its sole discretion.

5. 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.

6. The applicant shall comply with all requirements of the Building Division, Engineering Division, Contra Costa County Fire Protection District and all local, State, and Federal agencies.

7. All signs banners, flags, etc. 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. There shall be no service or repair in any way or fashion of vehicles on the site.

11. All work and operations of the business shall only occur within the building.

13. The parking area shall be sealed and striped prior to issuance of Certificate of Occupancy.

14. The applicant shall provide recognition from the State Health Department indicated that the proposed use is subject to their authority prior to issuance of Certificate of Occupancy.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

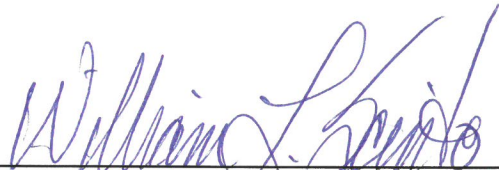
On motion by Commissioner Garcia, seconded by Commissioner Kee, the foregoing resolution was passed and adopted this 11th day of February, 1997, by the Planning Commission of Pittsburg, California by the following vote:

AYES: Garcia, Harris, Kee, Kelley, Scinto

NAYS: None

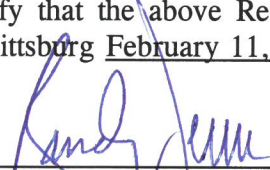
ABSENT: None

ABSTAINED: None



WILLIAM SCINTO, ACTING CHAIRMAN
PITTSBURG PLANNING COMMISSION

I hereby attest the above signature and certify that the above Resolution No. 8962 was adopted by the Planning Commission of the City of Pittsburg February 11, 1997.



RANDY JEROME, SECRETARY
PITTSBURG PLANNING COMMISSION

jg/c:resos/8962.pc



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: August 8, 2017
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Tulkoff Food Products, Inc. Warehouse, AP-17-1233 (UP).

This is an application by Tulkoff Food Products, Inc., requesting an amendment to Use Permit No. UP-96-11. The use permit currently allows operation of a condiment and sauce manufacturing facility at 705 Bliss Avenue. The requested use permit amendment would allow an existing, 9,000 square-foot building located at 546 Bliss Avenue to be used exclusively for storage of raw materials, packaging, and finished product. Both properties are located within the IP (Industrial Park District). APNs: 088-250-030 and -049.

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

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

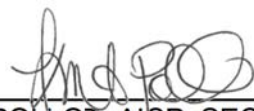
Where can I get more information about this project?

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

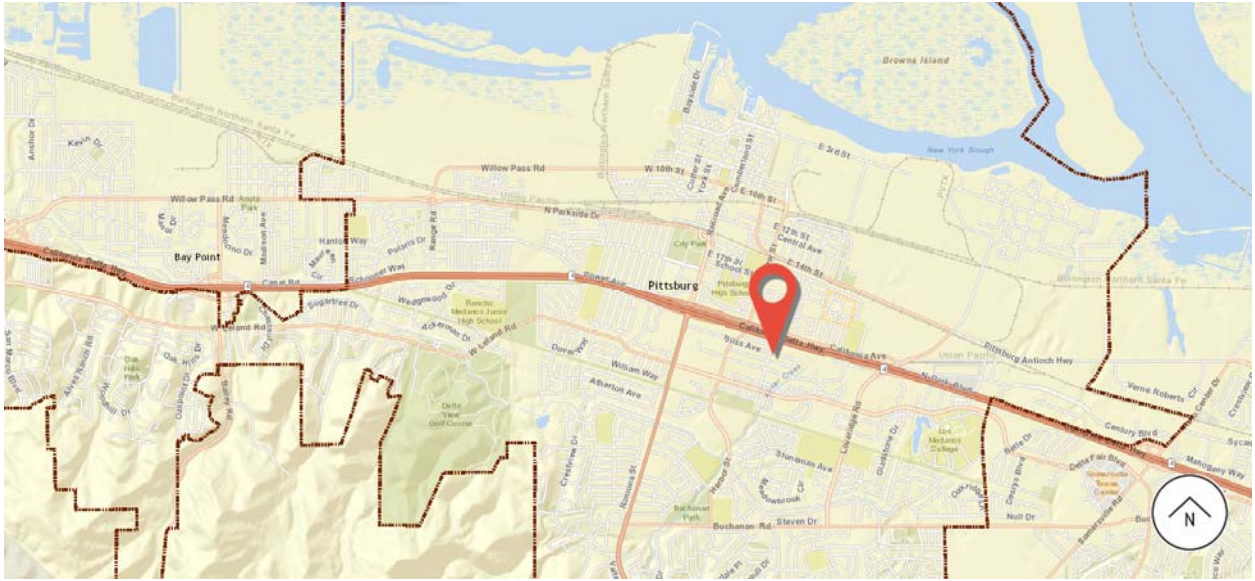
What can I do if I have comments on the project?

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

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


KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Tulkoff Food Products, Inc. Warehouse, AP-17-1233 (UP)
Location: 546 Bliss Avenue, APNs: 088-250-030 and -049



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 3 - Study Session: LMK Petro, Inc. AP-16-1189 (UP, DR, GP, RZ).

ORIGINATED BY: Shashi Sharma, 1346 Blaney Ave, San Jose CA 95129

SUBJECT: This is a study session for an application to develop a mini-mart, gas station and car wash on a 5 acre site in the RS-6 (Single Family Residential, 6,000 sq. ft. Minimum Lot Sizes) District, at 1625 S. Buchanan Road. Assessor's Parcel No. 088-030-021.

RECOMMENDATION:

Staff recommends that the Planning Commission review and provide comments on the proposed plans for Application No.16-1189.

To guide the discussion, staff is requesting the Planning Commission focus their comments on the following categories: 1) overall impression of use; 2) site layout, specifically location of parking spaces shown on the two options included; and 3) architecture / building design.

BACKGROUND:

The project site was originally developed in 1970 as the Burgess Nursery and Garden Center, which included rezoning of the 5 acre parcel to Neighborhood Commercial. As part of the City's 1990 Comprehensive Zoning Update the site was rezoned to its current zoning of RS-6.

PROJECT DESCRIPTION:

Existing Conditions: The project consists of a flat area along Buchanan with the 2 original Burgess Nursery buildings that are planned to be removed. A 50'-wide PG&E easement with high power lines crosses the project site from east to west, just north of the Burgess Nursery buildings. Immediately north of the PG&E easement, the site topography drops by approximately 20 feet into a small valley area that was previously used for landscape material storage in connection with the nursery business. The northernmost property boundary is bordered by Norine Drive and the Contra Costa Canal.

Proposed Project:

Removal of two existing buildings, site grading, and construction of three new structures, consisting of a mini-mart, an automotive fueling station and canopy, and a car wash.

GENERAL PLAN/CODE COMPLIANCE:

The project site is located in the Buchanan Planning Subarea of the General Plan and is designated Low Density Residential; however, a general plan amendment has been requested to reclassify the site as Community Commercial. With regards to zoning, the site is currently located within the RS-6 District; however, the applicant has also requested a rezoning to the CN (Neighborhood Commercial) District. With the new General Plan classification and zoning proposed, the development would require a use permit and design review approval prior to establishment of the use on site.

ANALYSIS:

Not applicable at this time.

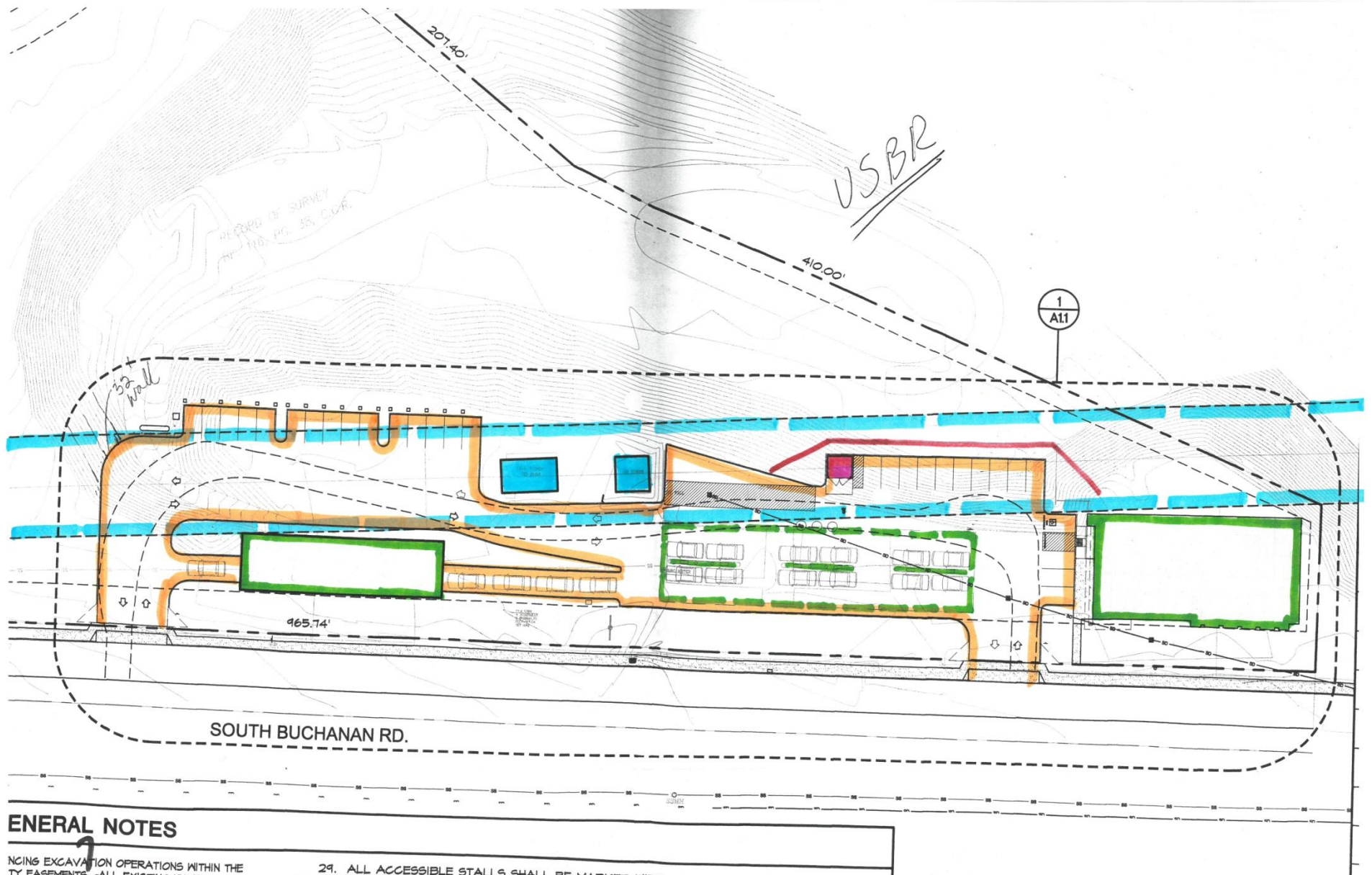
ACTION REQUIRED:

This item is a study session on the proposed project plans. Staff is looking for overall impression of the proposed project use, and any comments on the proposed layout and architecture for the site. All comments received will be provided to the applicant for their consideration.

ATTACHMENTS:

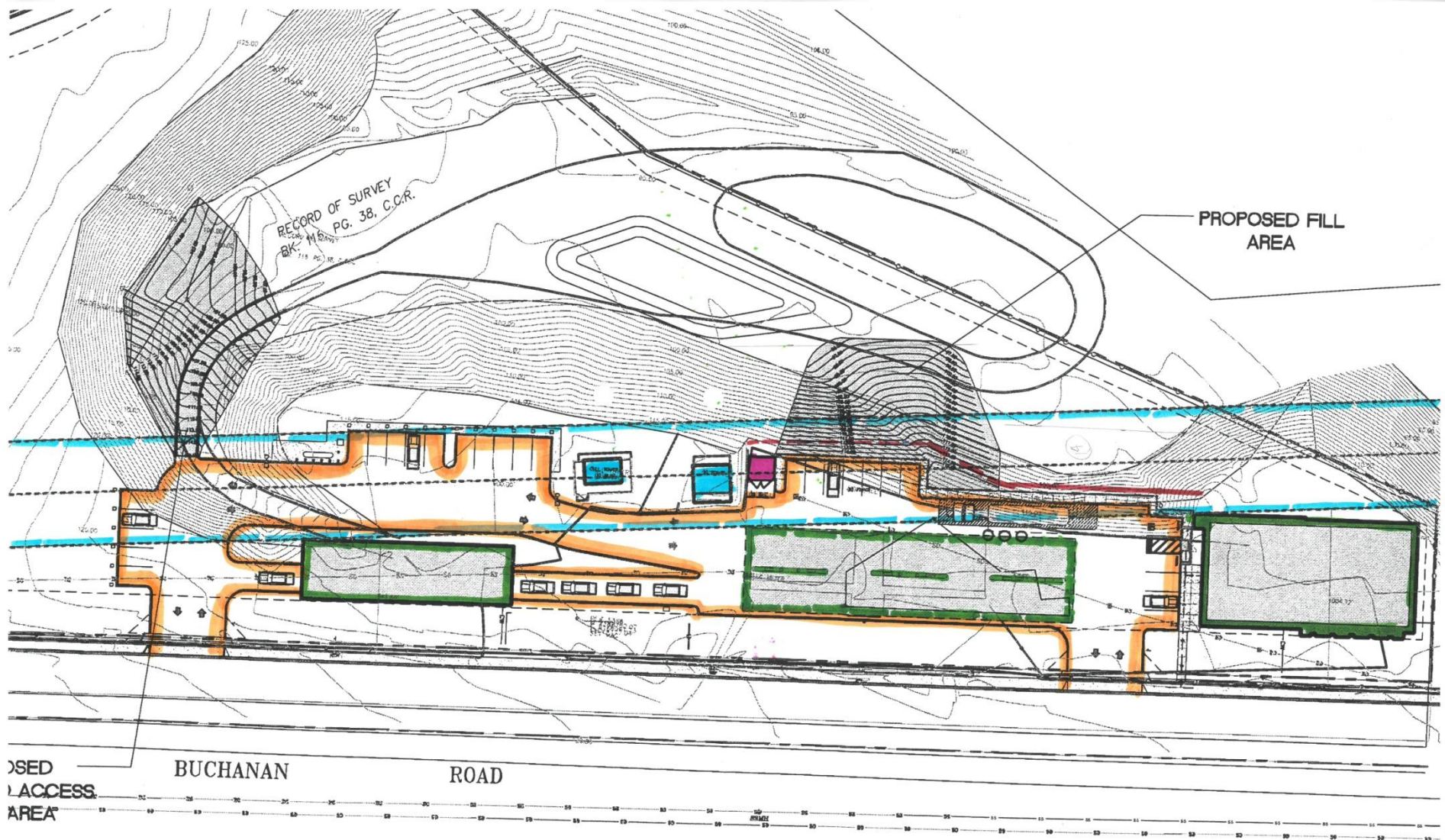
1. Project Plans

Prepared by: Christine Gregory, Contract Planner



LMK Petro, INC 1625 Buchanan Rd. **Option 1:** Parking near Mini-mart, grading and walls up to 20' high

Blue: easement; Orange: pavement; Green: building; Red: top of slope or wall; Pink: trash enclosure



LMK Petro, INC 1625 Buchanan Rd. **Option 2:**

Parking 150' from Mini-mart, grading and walls up to 15' high

Blue: easement; Orange: pavement; Green: building; Red: top of slope or wall Pink: trash enclosure

PROJECT
 C-STORE GAS STATION AND CAR WASH
 1825 S. BUCHANAN ROAD
 PITTSBURG, CA 94565

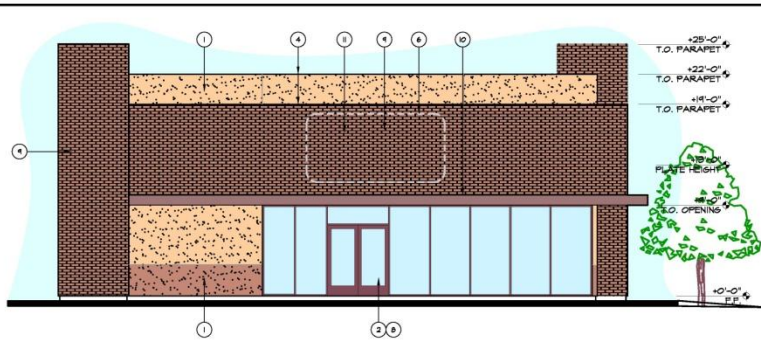


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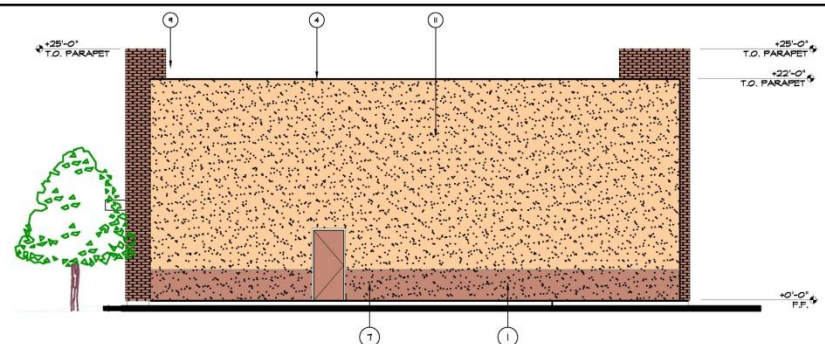
EXTERIOR ELEVATIONS

CVEAS Job # 10081
 Date 6-25-17
 Drawn By MSE
 Checked By RL
 Scale AS NOTED

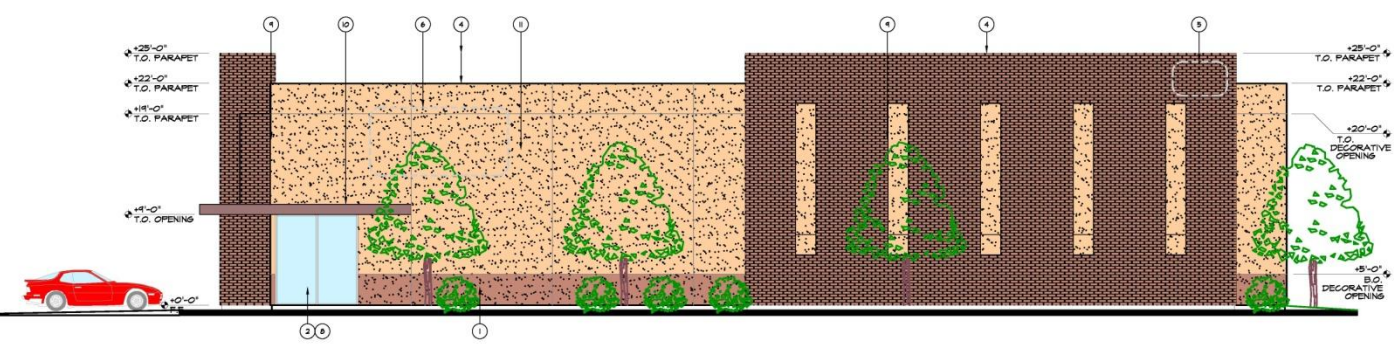
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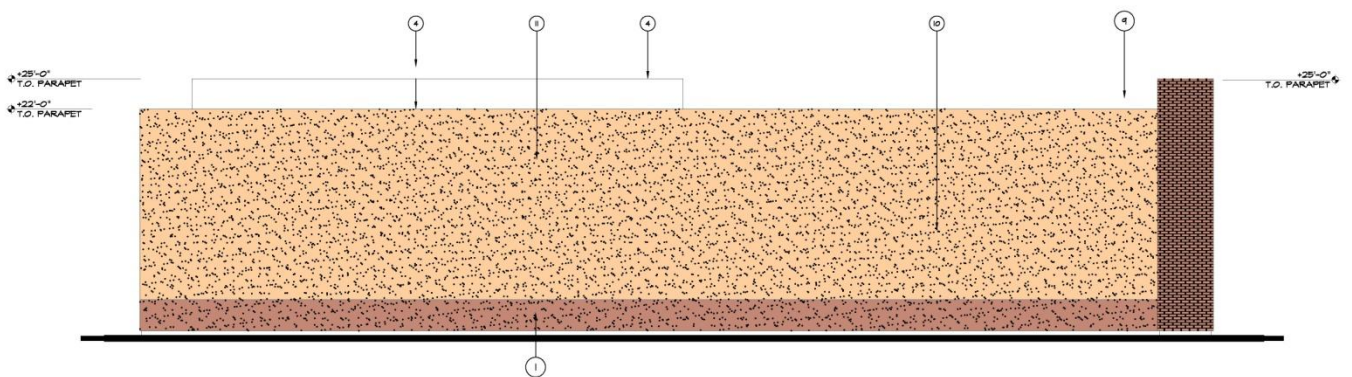
WEST ELEVATION



EAST ELEVATION



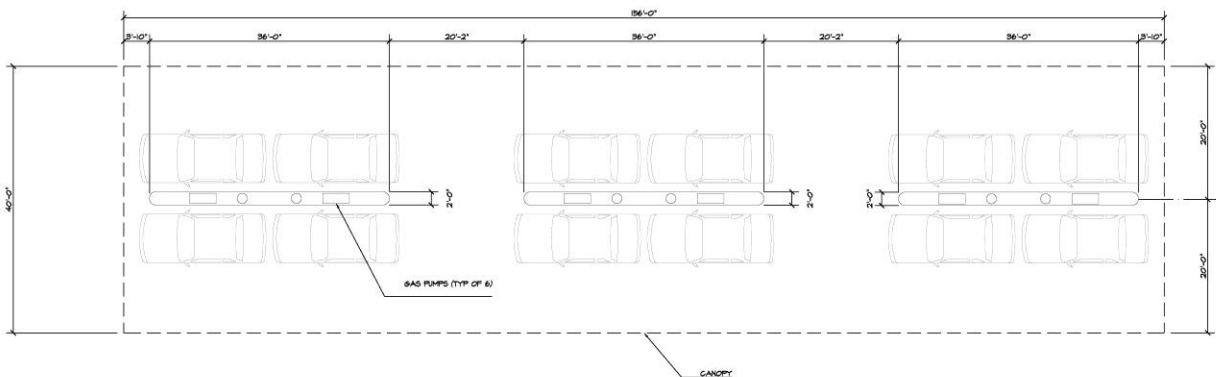
SOUTH ELEVATION



NORTH ELEVATION

- KEYED NOTES**
1. 5-COAT STUCCO FINISH OVER SHEATHING. PROVIDE E.J. WHERE SHOWN AND 6SH KEEP SCALED AT BASE TYP. - PROVIDE PAPER BACKED FIRE RESISTANT AND ADDITIONAL LAYER OF TYPE 17 PAPER OVER THE SHEATHING - PROVIDE LIGHT SAND TEXTURE TYPICAL.
 2. ANODIZED CLEAR ALUMINUM STOREFRONT FRAME - (KAWNEER "TRI-PART" 451 SERIES 2" x 4 (127) WITH DUAL PANE GLAZING.
 3. EXPANSION JOINT LOCATION - PAINT 2 COATS ENAMEL TO MATCH.
 4. 6SH PARAPET CAP FLASHING. PAINT TO GOATS TO MATCH BUILDING - REFER TO DETAIL XXX.
 5. INDICATES STREET ADDRESS NUMBERS LOCATED SO AS TO BE VISIBLE FROM THE STREET AND TO CONFORM WITH CITY REQUIREMENTS - NUMBERS TO BE 12" HIGH AND INTERNALLY OR EXTERNALLY ILLUMINATED DURING ALL EVENING DARKNESS HOURS.
 6. POTENTIAL LOCATION OF TENANT SIGNAGE (SIZE, TYPE AND LAYOUT TO BE DETERMINED) - ALL SIGN INSTALLATION TO BE PROVIDED (JACKS SEPARATE PRINT) TO MEET CITY'S SIGNAGE ORDINANCE.
 7. LOCATION OF HOLLOW METAL DOOR AND FRAME - PAINT (2) COATS ENAMEL TO MATCH ADJACENT STUCCO FINISH.
 8. VERTICAL MELLIONS TO BE SPACED EQUALLY.
 9. LOCATION OF THIN BRICK.
 10. LOCATION OF METAL ANKING.
 11. LOCATION OF ROOF LINE BEYOND.

THESE PLANS, SPECIFICATIONS, AND CONDITIONS ARE THE PROPERTY OF CENTRAL VALLEY ENGINEERING & SURVEYING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CENTRAL VALLEY ENGINEERING & SURVEYING, INC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.



CANOPY FLOOR PLAN
SCALE: 1/8"=1'-0"



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PROJECT
C-STORE GAS STATION AND CAR WASH
1625 S. BUCHANAN ROAD
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CANOPY FLOOR PLAN

CVEAS Job #: 16081

Date: 6-25-17

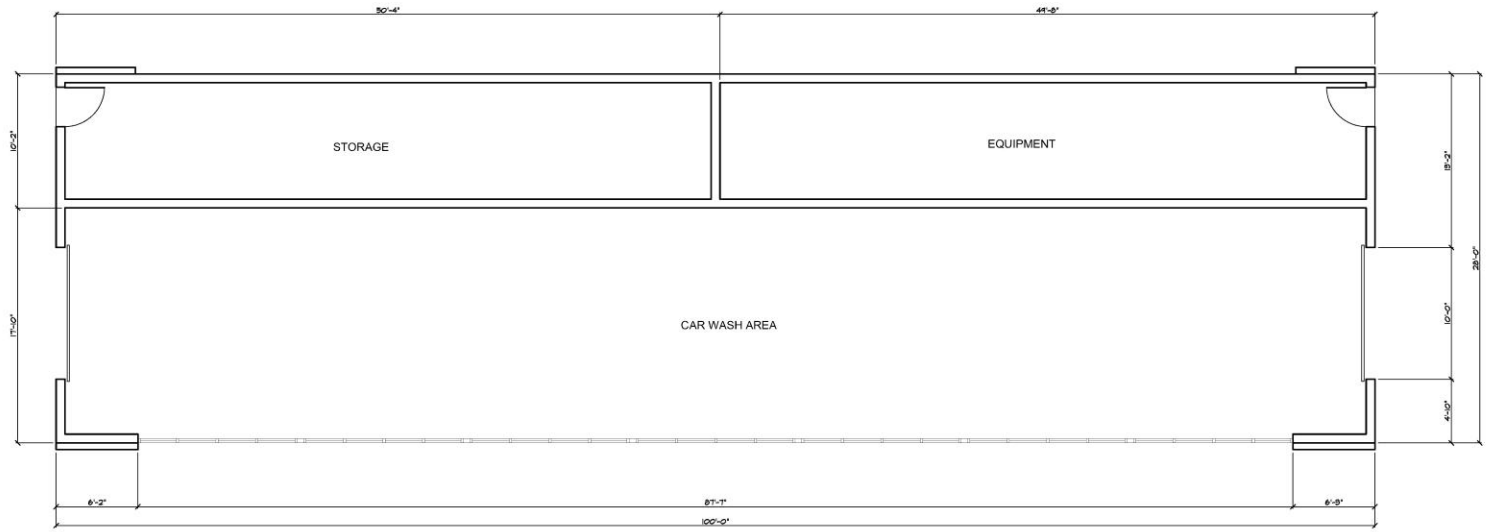
Drawn By: MSE

Checked By: RL

Scale: AS NOTED

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CAR WASH FLOOR PLAN
SCALE: 1/8"=1'-0"

CVEAS
CENTRAL VALLEY
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PROJECT
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REVISIONS

Revisions	Date
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CAR WASH FLOOR PLAN

CVEAS Job #	10081
Date	6-25-17
Drawn By	MSE
Checked By	RL
Scale	AS NOTED

REGISTERED PROFESSIONAL ENGINEER
No. C 77825
Exp. 06-30-17
CIVIL
STATE OF CALIFORNIA

A2.1

PROJECT
C-STORE GAS STATION AND CAR WASH
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FLOOR PLAN
STORE

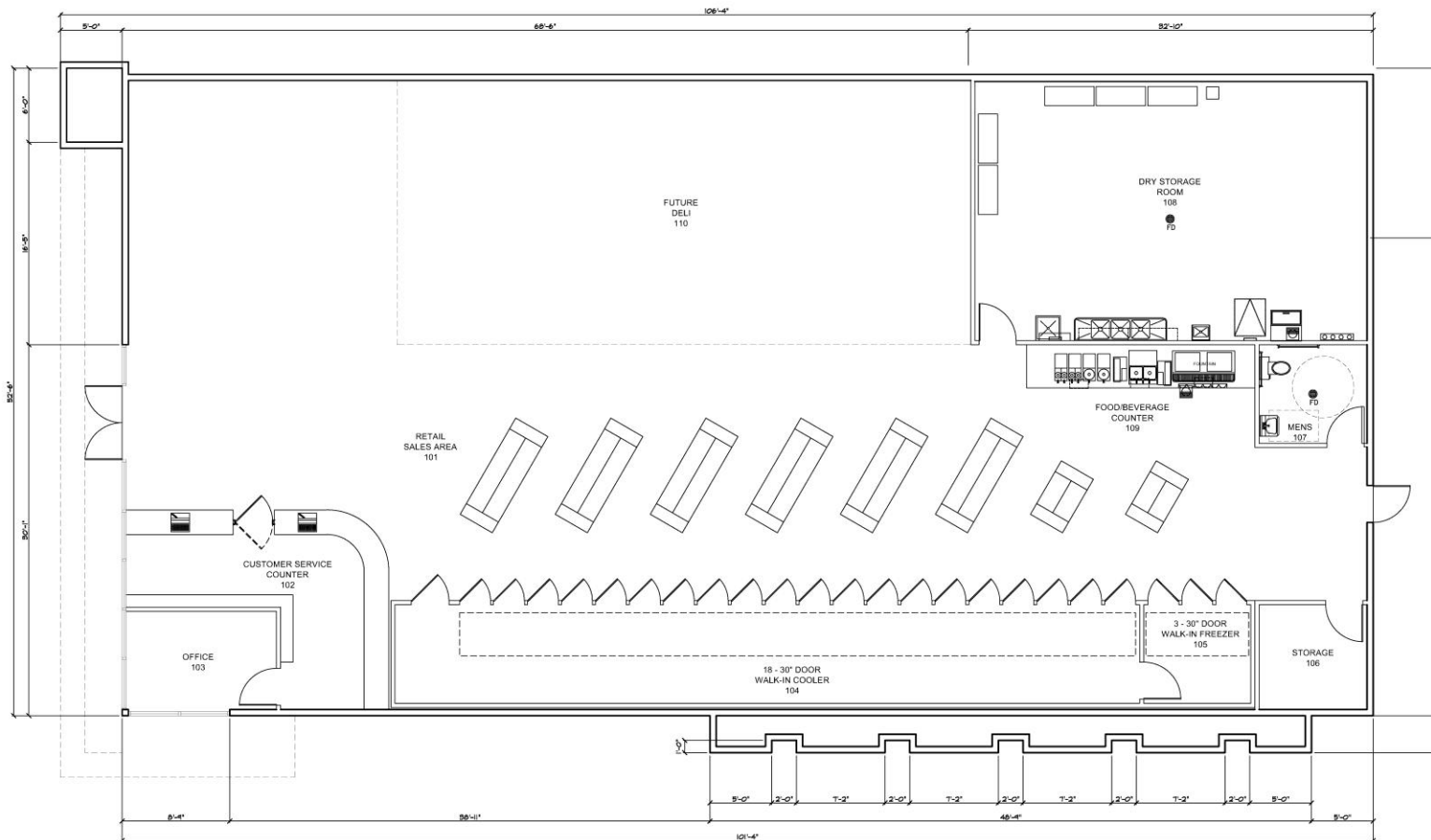
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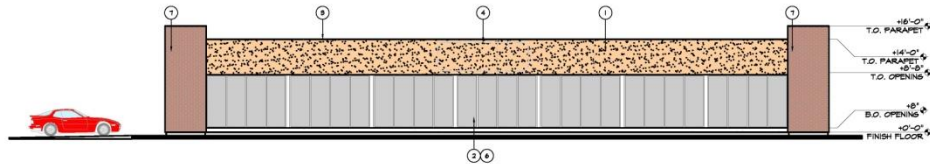
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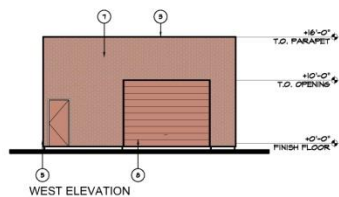
FLOOR PLAN
 SCALE: 1/4"=1'-0"

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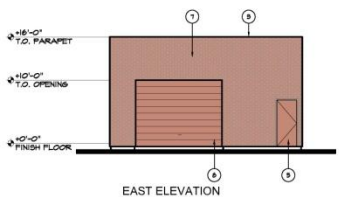




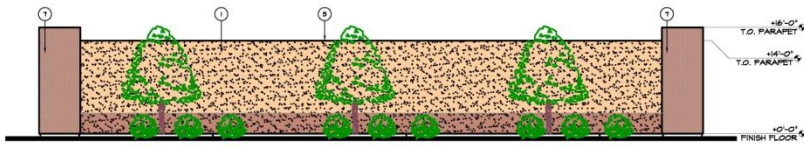
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

- ### KEYED NOTES
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 - 6 VERTICAL MULLIONS TO BE SPACED EQUALLY.
 - 7 LOCATION OF THIN BRICK.
 - 8 LOCATION METAL ROLL UP DOOR.

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CAR WASH EXTERIOR ELEVATIONS

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Date : 6-25-17

Drawn By : MSE

Checked By : RL

Scale : AS NOTED

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