



City of Pittsburg Planning Commission Agenda

September 8, 2022

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

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

Planning Commission Members

**Elissa Robinson, Chair
Ivelina Popova, Commissioner
Arlene Kobata, Commissioner
Dionne Adams, Commissioner
Sarah Foster, Commissioner
Alvin Jackson, 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

REORGANIZATION (VICE-CHAIR)

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of August 9, 2022
2. **Extension of Use Permit and Design Review Approval for Rege Ministorage and Trucking Yard, AP-22-0042 (EXT)**
This is a request to extend the Use Permit and Design Review approval originally granted by the Planning Commission on June 9, 2020, in Resolution No. 10139 (AP-18-1319 (UP, DR)) allowing construction of a ministorage and trucking yard on a 4.65-acre site located at 103 Avila Road in the OS-O (Open Space Overlay) District. Assessor's Parcel No. 091-020-019.

PUBLIC HEARINGS

3. **R & G Auto Body, AP-22-0073 (UP)**
This is an application filed by Jose Quijada, owner of R & G Auto Body, requesting approval of a Use Permit to legalize an existing Auto Body business within a 4,000-square foot (sq. ft.) space (Suites C and D) within an existing, 9,440 sq. ft. commercial warehouse located at 660 Garcia Avenue. The property is in the IP (Industrial Park) District Assessor's Parcel No. 088-392-008.

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.

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits three notices of intent to exercise delegated design review authority for:

1) Administrative Design Review to legalize new paint colors applied to the exterior façade of the space leased by Shoe Palace. The project is located at 2110 Railroad Ave., Ste. 130, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 087-030-086;

2) Administrative Design Review to re-paint an existing furniture store (Lanzafame Furniture) located in Downtown Pittsburgh. The project is located at 711 Railroad Avenue (APN 085-172-009) in the Pedestrian Commercial (CP) Zoning District and Downtown Commercial General Plan Designation; and

3) Administrative Design Review and Minor Modification to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The project is located at 1100 Bailey Road in the Open Space Zoning District and Open Space General Plan Designation.

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.pittsburgca.gov.

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

August 9, 2022

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, August 9, 2022, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Commissioners Adams, Foster, Jackson, Kobata

Absent: Commissioner Popova

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Associate Planner Celina Palmer, Associate Planner Alison Hodgkin, Permit Center Supervisor Shelby Rose, Permit Technician Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Foster 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.

CONSENT

1. Minutes of July 12, 2022

On motion by Commissioner Foster seconded by Commissioner Adams to approve the Minutes of July 12, 2022, and carried by the following vote:

AYES: Adams, Foster, Jackson, Kobata, Robinson
NAYES: None
ABSTAIN: None
ABSENT: Popova

PUBLIC HEARING

2. Consideration of a Resolution Approving Design Review of the Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)

A public hearing for design review approval for the installation of the following: 1) one 280 square foot attached outdoor patio on the southern elevation; 2) one 2,288 square foot veranda on the eastern elevation; 3) eight turrets with heights ranging between 26 to 42 feet tall; and, 4) a domed roof with the maximum height of 50 feet tall on the existing building located at 2120 Crestview Drive, in the GQ (Governmental Quasipublic) District. Assessor's Parcel No. 087-030-080.

Associate Planner Celina Palmer gave a presentation

Applicant Ramesh Suman spoke on behalf of the project

Chair Robinson opened the public hearing

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

On motion by Commissioner Foster to approve the design review for Sri Guru Ravidass Template Modifications, AP-22-0037 (DR), seconded by Commissioner Kobata and carried by the following vote:

AYES: Adams, Foster, Jackson, Kobata, Robinson
NAYES: None
ABSTAIN: None
ABSENT: Popova

3. Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

A public hearing on a request for a recommendation for City Council approval of a 17-lot, single-family residential, subdivision on a 1.8-acre parcel located at 360 Central Avenue in the RS-5 (Single-Family Residential) district. Assessor's Parcel No. 086-151-002. The requested approvals include: 1) a General Plan Map Amendment to change the parcel's land use designation from Low Density Residential to Medium Density Residential, 2) a Zoning Map Amendment to rezone the parcel from RS-5 (Single-Family Residential) to PD (Planned Development) District, 3) a Vesting Tentative Map for a 17-lot Major Subdivision and 4) Design Review of landscape and architectural plans

Associate Planner Alison Hodgkin gave a presentation

Applicant Louis Parsons spoke on behalf of the project

Chair Robinson opened the public hearing

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

On motion by Commissioner Jackson to recommend Planning Commission provided City Council with a recommendation to adopt the resolution to approve AP-21-1599 (GP, RZ, SUBD, DR), seconded by Commissioner Kobata and carried by the following vote:

AYES: Adams, Foster, Jackson, Kobata, Robinson

NAYES: None

ABSTAIN: None

ABSENT: Popova

COMMISSION CONSIDERATIONS

There were no commission considerations.

ZONING ADMINISTRATOR REPORT

4. The Zoning Administrator submitted one notice of intent to exercise delegated design review authority: 1) to apply new siding, trim and paint colors to the exterior facades of the building located at 552 West 10th St., in the CS-O (Service Commercial with a Limited Overlay, City Council Ordinance No. 06-1277) District. Assessor's Parcel Number 085-270-020.

STAFF COMMUNICATIONS

Secretary Funderburg introduced the newly appointed Commissioner, Dionne Adams. Commissioner Adams was appointed on Thursday, August 4, 2022 at City Hall by the City Clerk.

Commissioner Perkins resignation was announced to the Commission by Secretary Funderburg. Commissioner Perkins was thanked for his time on the commission and wished the best in his future endeavors.

Associate Planner Celina Palmar was acknowledged by Secretary Funderburg for her work in the Planning Division for the last 8 years and informed the Commission that Celina will be leaving the Division and City at the end of the week.

COMMITTEE REPORTS

Chair Robinson reported on the Land Use Subcommittee Meeting of July 29, 2022.

Director of Community and Economic Development, Jordan Davis reported on the upcoming downtown walking tour at the end of August or early September.

ADJOURNMENT

The meeting was adjourned at 8:22 p.m. to August 23, 2022.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 13, 2022**

ITEM: Extension of Use Permit and Design Review Approval for Rege Ministorage and Trucking Yard, AP-22-0042 (EXT)

ORIGINATED BY: Dave and Kathy Rege, dave@regetrucking.com, 510-599-9076

SUBJECT: This is a request to extend the Use Permit and Design Review approval originally granted by the Planning Commission on June 9, 2020, in Resolution No. 10139 (AP-18-1319 (UP, DR)) allowing construction of a ministorage and trucking yard on a 4.65-acre site located at 103 Avila Road in the OS-O (Open Space Overlay) District. Assessor's Parcel No. 091-020-019.

RECOMMENDATION: Staff recommends the Planning Commission adopt the attached Resolution (Attachment 1) extending Use Permit and Design Review approval for Application No. 18-1319 (UP, DR), subject to revised conditions.

BACKGROUND: This project was initially presented to the Planning Commission on June 9, 2020. At that meeting, the Planning Commission adopted Resolution No. 10139 (Attachment 2), granting Use Permit and Design Review approval of site development plans to construct a Ministorage and Contractor Yard. Pursuant to Condition No. 32 of Resolution No. 10139, Use Permit and Design Review approval was set to expire on June 9, 2022, unless the use was legally established prior to the expiration date, or a written request for an extension was filed with the Planning Division.

Due to difficulties the applicant experienced in obtaining bids and supplies caused by COVID-19, and recent supply chain and financial issues, the applicant filed a written request (Attachment 3) for a three-year extension of the Use Permit and Design Review approval granted on June 9, 2020, in Resolution No. 10139 for AP-18-1319 (UP, DR).

PROJECT DESCRIPTION: Please refer to the attached staff report (Attachment 4) entitled, "Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR)," dated June 9, 2020, for a detailed description of the project.

CODE COMPLIANCE:

Pittsburg Municipal Code (PMC) sections 18.28.080 (Extension of initial period for use permit or variance) and 18.36.240 (Duration of approval) allow the Planning Commission to extend the duration of Use Permit and Design Review approval, upon a showing of good cause and if a written request for an extension is filed within the effective period of approval.

The staff report in Attachment 4 provides a detailed description of the project's consistency with the General Plan, Zoning Ordinance, the required Use Permit and Design Review Findings, and Design Review and Development Guidelines (DRDGs).

ANALYSIS: The General Plan land use designation, zoning classification and development standards applicable to the project site have not changed since the project was approved with adoption of Resolution No. 10139 on June 9, 2020.

As previously mentioned, due to unforeseen supply chain issues related to COVID-19, the applicant has not been able to apply for building permits. As such, staff believes there is good cause for an extension of the Use Permit and Design Review approval at this time.

ACTION REQUIRED: In order to approve this request as recommended, the Planning Commission must move to adopt the attached Resolution, approving an extension of the term for three years of Use Permit and Design Review approval for Application No. 18-1319 (UP, DR).

ATTACHMENTS:

1. Proposed Resolution
2. Adopted Resolution No. 10139
3. Applicant Request for Extension, dated April 21, 2022
4. Planning Commission Staff Report, dated June 9, 2020 (without attachments)
5. Approved Plans
6. Vicinity Map

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Extending the Term of Use Permit and Design) Resolution No. 10198
Review Approval of Site Development Plans,)
for "Rege Ministorage and Trucking Yard, AP-)
22-0042 (EXT).")

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 3, 1992, in Resolution No. 92-7846, the Pittsburgh City Council approved annexation of the approximately five-acre project site located at 103 Avila Road (Assessor's Parcel No. 091-020-019) into the City of Pittsburgh. At the time, the site was being used for a variety of unpermitted service commercial and light industrial uses including vehicle storage, asphalt manufacturing, and outdoor storage of materials.
- B. On November 18, 1991, the City Council adopted Ordinance No. 91-1016, amending the zoning map to establish an overlay to the Open Space Zoning District (OS-O 1016) to allow for more flexibility in permitted or conditionally permitted uses in Open Space Districts.
- C. On August 26, 2003, the City of Pittsburgh Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Planning Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission.
- D. On August 23, 2005, after significant site cleanup by the property owner, the Planning Commission adopted Resolution No. 9577 approving a Use Permit (AP-03-27) to establish a construction material hauling/demolition contractor yard on the approximately five-acre site referenced above.
- E. On May 21, 2007, the City Council adopted Ordinance No. 07-1284, amending Ordinance No. 91-1016 to include additional conditionally permitted uses in the OS-O 1016 District.
- F. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, amending the categories of eligible projects and revising the procedures for delegating design review authority for certain types of projects to the Zoning Administrator.

Resolution No. 10198

- G. On February 20, 2018, upon application by the property owner (AP-17-1253 [RZ]), the City Council adopted Ordinance No. 18-1440 allowing "Warehousing and Storage, Limited" uses in the OS-O District, subject to Use Permit approval and provided that: 1) such uses would occupy structures of a temporary nature and be screened from Avila Road and State Route 4; and 2) any temporary and/or portable structures have a maximum of height of 12 feet.
- H. On February 23, 2018, the property owner filed Application No. 18-1319, requesting a Use Permit amendment and Design Review approval of plans to allow a ministorage and contractor yard on the five-acre site located at 103 Avila Road.
- I. Staff determined the project was categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 4, 'Minor Alterations to Land' of the state CEQA Guidelines, section 15304. Class 4 exempts minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. Staff determined no trees existed on the project site, no grading of the site would occur as part of the ministorage facility and no permanent building structures were proposed with the application.
- J. On or prior to May 29, 2020, notice of the June 9, 2020, public hearing was posted in accordance with requirements in Pittsburg Municipal Code (PMC) Chapter 18.14 (Notices and Hearings).
- K. On June 9, 2020, the Planning Commission held a public hearing on Use Permit and Design Review Application No. 18-1319 (UP, DR), at which time oral and/or written testimony was considered. Based on the Planning Commission Staff Report entitled, "Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR)," all the information contained in the Planning Division files on the project, and all the written and oral testimony presented at the June 9, 2020, meeting, the Planning Commission passed and adopted Resolution No. 10139 approving the proposal.
- L. Resolution No. 10139 specified that Use Permit and Design Review approval would expire on June 9, 2022, unless the use had been legally established prior to the expiration date, or a written request for an extension was filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.
- M. PMC Section 18.28.080 grants the Planning Commission authority to extend the duration of Use Permit approval and PMC Section 18.36.240 grants the Planning Commission authority to extend the duration of Design Review approval if a written request is submitted within the effective period of approval.
- N. On April 21, 2022, Dave Rege, the property owner, on behalf of Rege Trucking, Inc., applied for an Extension of Approval application with the Planning Division to extend the term of the Use Permit and Design Review approval granted under Resolution No. 10139, adopted on June 9, 2020.

- O. The approved development (AP-18-1319 [UP, DR]) and the currently requested Extension of Approval (AP-22-0042 [EXT]) are governed by and in conformance with the applicable goals, policies, development standards and guidelines contained in the 2020 Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- P. Since the adoption of Resolution No. 10139, there have been no overlay changes, and no General Plan, Specific Plan, or zoning ordinance amendments, related to this property.
- Q. On September 13, 2022, the Planning Commission considered the request for the extension of the term of Use Permit and Design Review approval for Application No. 18-1319 (UP, DR).

Section 2. Findings

- A. Based on the Planning Commission Staff Report titled, “Extension of Use Permit and Design Review Approval for Rege Ministorage and Trucking Yard, AP-22-0042 (EXT),” dated September 13, 2022, all the information contained in the Planning Division files on this project, incorporated here by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on evidence presented to the Planning Commission on September 13, 2022, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The design of the project is in substantial conformity with the project plans approved with AP-18-1319 (UP, DR) date-stamped June 20, 2020, and the identical set of project plans submitted with AP-22-0042 (EXT) date-stamped May 11, 2022.
 - 3. The request for extension of the Use Permit and Design Review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240 and Resolution No. 10139.
 - 4. There is good cause to support the extension of Use Permit and Design Review approval for this project in that the General Plan land use designation and zoning classification for the site have not changed since the initial project approval on June 9, 2020, and staff does not anticipate any changes to the development standards which would potentially require additional conditions.

5. The property owner has attempted to move the project forward; however, due to unforeseen issues related to COVID-19 and recent supply chain and financial issues, has not yet submitted Building and Grading Permits for the project.
6. Extension of the Use Permit and Design Review approval for this project will allow for the development of a currently vacant parcel and afford the property owner more time to prepare Building and Grading Permit applications.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby extends approval of Use Permit and Design Review for Application No. 18-1319 (UP, DR), subject to all of the conditions of Resolution No. 10139, with the following exceptions:

1. Delete Condition No. 32 in its entirety and substitute with the following new Condition No. 32, to read as follows:
 32. Expiration of Approval: Use Permit and Design Review approval for the project shall expire on September 13, 2025, unless a Building Permit or Grading Permit has been issued. The approval shall be valid for no more than six months from the date of Building or Grading Permit issuance, unless work is commenced and diligently pursued prior to the expiration of the Building or Grading Permit. The Director of Community and Economic Development may approve a further extension of up to six (6) months to the Use Permit and Design Review approval if delays directly resulting from COVID-19 necessitate an extension, which shall be determined at the sole discretion of the Director of Community and Economic Development.
2. Add New Condition No. 33, to read as follows:
 33. Applicant shall install a 5,000-gallon water tank for each phase of construction, for a total of three (3) 5,000-gallon water tanks onsite for firefighting purposes for the duration of operation.
3. Add New Condition No. 34, to read as follows:
 34. Applicant shall install a 3,500-gallon water tank for landscape irrigation and dust control purposes and keep water tank onsite for these purposes for the duration of operation.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 13th day of September, 2022, 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 was adopted by the Planning Commission of the City of Pittsburg on September 13, 2022.

JOHN L. FUNDERBURG III, SECRETARY
PITTSBURG PLANNING COMMISSION

701.03

PC

RESO

10139

06-9-20

VP



City of Pittsburg

Community Development Department – Planning Division

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

Date: 6/10/20

SUBJECT: RESOLUTION NO. 10139

Dear Applicant,

Enclosed is a copy of the resolution adopted by the PLANNING COMMISSION. 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. 10139
Standard Conditions of Development

Let us know how we did! You are invited to complete an online customer service satisfaction survey to provide feedback on our planning services. We value your input and look forward to hearing how we might improve our customer experience. The survey takes less than five minutes and can be filled out at <https://goo.gl/ZZaf73>.

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting a Use Permit Amendment and)
Design Review Approval for Ministorage)
and Contractor Yard Facilities at 103, 105,)
107, 109, and 111 Avila Road, for "Rege)
Ministorage and Trucking Yard, AP-18-)
1319 (UP, DR).")

Resolution No. 10139

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On February 23, 2018, Dave Rege filed Use Permit and Design Review Application No. 18-1319, requesting a use permit amendment and design review approval of plans to allow a ministorage and contractor yard on a five-acre site located at 103, 105, 107, 109, and 111 Avila Road in the OS-O (Open Space with Limited Overlay, City Council Ordinance No. 18-1440) District. Assessor's Parcel No. 091-020-019.
- B. In 1992, the project site was annexed into the City of Pittsburg. At the time, the site was being used for a variety of unpermitted service commercial and light industrial uses including vehicle storage, asphalt manufacturing, and outdoor storage of materials.
- C. On August 23, 2005, after significant site cleanup by the new property owner, the Planning Commission adopted Resolution No. 9577 legalizing a pre-existing contractor yard on the five-acre site referenced above.
- D. On February 5, 2018, upon application by the property owner, the City Council adopted Ordinance No. 18-1440 allowing "Warehousing and Storage, Limited" uses in the OS-O District, subject to use permit approval and provided that: 1) such uses be of a temporary nature and screened from Avila Road and State Route 4; and 2) any temporary and/or portable structures have a maximum of height of 12 feet.
- E. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 4, 'Minor Alterations to Land' of the state CEQA Guidelines, section 15304. Class 4 exempts minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. There are currently no trees on the project site and the applicant does not intend to grade the site as part of the ministorage facility. No permanent building structures are proposed with the application.
- F. On or prior to May 29, 2020, notice of the June 9, 2020, public hearing was posted at City Hall, near the project site, and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code

(PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Avila", "San Marco", and "San Marco Villas" Nextdoor neighborhoods.

- G. On June 9, 2020, the Planning Commission held a public hearing on Use Permit and Design Review Application No. 18-1319, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Conditional Use Permit

2. The proposed uses will:

- a) Be in accordance with the objectives of the Zoning Ordinance if conditions of approval are adopted requiring the applicant: 1) maintain the existing slatted chain-link fence along the southern property line to screen the site from the street; and 2) replace the fence with a new masonry wall within a year of widening Avila Road.
- b) Be in accordance with the purpose of the land use district in which they are located, in that they are conditionally permitted uses in the OS-O District.
- c) Not be detrimental to the health, safety, and general welfare of the City, if conditions of approval are adopted to prohibit: 1) mechanical, plumbing or electrical installations or connections to any shipping container; 2) on-site repair or maintenance of contractor vehicles and equipment; 3) storage of contractor vehicles and equipment leaking oil and other potentially hazardous fluids; and 4) discharges of liquids into a public or private sewage system, watercourse, body of water, or the ground, except in compliance with California Water Code, Division 7, Article 4.
- d) Not adversely affect the orderly development of property within the City, in that they will be located near other similar uses along Avila Road including a recreational vehicle and boat storage facility at 101 Avila Road.
- e) Not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that they will be located in an isolated area away from residential neighborhoods that could be negatively affected by their industrial character.

- f) Be consistent with site's 'Open Space' General Plan land use designation, in that the structures will be portable and their placement on the site will not diminish the open nature of the southwest hills due to the site's limited visibility from State Route 4 and other major vantage points.
- g) Not create a nuisance or enforcement problem within the neighborhood, in that they 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.
- h) Not encourage marginal development within the neighborhood if the applicant complies with all the adopted conditions of approval.
- i) 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, if conditions of approval are adopted requiring the applicant annex into Community Facilities District (CFD) 2005-1 for public safety services and CFD 2017-1 for fire facilities and fire safety and emergency services prior to operation of the ministorage facility.
- j) Not be inconsistent with the City's approved funding priorities, in that they will not require City funding in order to operate.

Design Review

3. The design of the mini-storage facility 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 conditions of approval are adopted to: 1) require that shipping containers be arranged in an orderly fashion, consistent with the project plans; 2) prohibit the stacking of shipping containers; and 3) require that shipping containers be kept clean and in good condition.
- b) Be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the facility will not be inhabited by people and other uses operating in the area are required to comply with PMC chapter 9.44 (Noise).
- c) Not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, if a condition of approval is adopted requiring the applicant to install a masonry wall and landscape buffer along the southern property line upon widening of Avila Road.
- d) Be in harmony with proposed developments on land in the general area. The nearest proposed developments include the Faria/Southwest Hills Residential Subdivision and a 13,000-housing-unit redevelopment project at the former

Concord Naval Weapons Station. The ministorage facility will not be visible from either of those project sites due to the area's topography.

- e) Conform to the criteria set forth in the City's Development Review Design Guidelines (DRDGs), if conditions of approval are adopted requiring the applicant to provide a trash enclosure and maintain the existing slatted chain-link fence along the southern property line to screen the site's parking areas from the street.

B. The staff report entitled, "Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR)," dated June 9, 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 Use Permit and Design Review Application No. 18-1319, subject to the conditions listed below. The conditions listed shall take the place of all prior conditions adopted through Planning Commission Resolution No. 9577.

The following conditions shall apply to the ministorage use:

1. Hours of Operation: The ministorage facility shall be operated between the hours of 6:00 AM to 6:00 PM, daily.
2. Shipping Container Arrangement: Shipping containers shall be arranged in substantial conformity with the project plans date-stamped June 20, 2020. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
3. Shipping Container Installation: Shipping containers shall not be set on any type of foundation. They shall be kept in a temporary state so that they can be removed easily.
4. Shipping Container Dimensions: Shipping containers shall have a maximum dimension of 8 feet (width) by 20 feet (length) by 9 feet (height).
5. Shipping Container Stacking: Shipping containers shall not be stacked on top of each other.
6. Condition of Shipping Containers: Shipping containers shall be kept clean and in good condition with no visible signs of deterioration, weathering, discoloration, rust holes or breaks.
7. Connections to Shipping Containers: No mechanical, plumbing or electrical installations or connections shall be made to any shipping container.
8. Trash Enclosure: A roofed trash enclosure shall be provided on site. The enclosure shall be designed in accordance with the City's standard specifications and shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.

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

- Final Site Plan
- Grading and Drainage Plan
- Utilities Plan
- Lighting and Photometric Plan
- Landscaping and Irrigation Plan
- Stormwater Control Plan
- Stormwater Pollution Prevention Plan

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

11. NPDES Plan Review Fee: The applicant shall pay a National Pollutant Discharge Elimination System (NPDES) plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of stormwater pollution prevention plans (SWPPP). The current fee is:

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

This fee shall be due payable prior to issuance of engineering permits for the ministorage facility.

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

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

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

13. Public Safety Services CFD: Prior to issuance of any building or engineering permits for the ministorage facility, the applicant shall deliver written confirmation in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1). CFD 2005-1 provides funding for an

increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342.

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

The following conditions shall apply to the contractor yard use:

15. Hours of Operation: The contractor yard may be operated 24-hours a day, seven days a week.
16. Contractor Vehicle and Equipment Parking: Contractor vehicles and equipment shall be parked in substantial conformity with the project plans date-stamped June 20, 2020. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion. There shall be no parking of contractor vehicles or equipment on any unpaved portions of the site.
17. Vehicle and Equipment Repair: On-site repair or maintenance of vehicles and equipment shall be prohibited.
18. Surface Maintenance: Vehicles shall be maintained so as not to leak oil or other potentially hazardous fluids onto the ground. The site shall be inspected regularly for spills or leaks from stored vehicles, and any spills or leaks shall be immediately cleaned using dry clean-up methods such as rags or other absorbent material for cleanup of leaks and spills. No part of the site shall be cleaned by hosing the area down with water, unless the wastewater is collected and properly discarded into a sanitary sewer.
19. Vehicle and Equipment Washing: Vehicle and equipment washing shall not occur on site, unless the methods used comply with the National Pollutant Discharge Elimination System permit, and no rinse water or soap shall be allowed to enter the City's storm drain system pursuant to PMC section 13.28.
20. Construction Material Storage: Any construction materials kept on site shall be organized in piles with a height no greater than eight feet.

The following conditions shall apply to both uses:

21. Existing Site Screening: The applicant shall maintain the existing eight-foot-tall, slatted chain-link fence along the southern property line to screen the site from Avila Road. The other fences securing the site perimeter shall also be maintained and repaired as deemed necessary by the City Planner.

22. Revocable Encroachment Permit: The applicant shall obtain a revocable encroachment permit from the City's Engineering Division to continue utilizing portions of the public right-of-way that have been previously dedicated by the applicant along Avila Road. The permit shall be obtained within 30 days of the date of adoption of this resolution.
23. Deferred Improvements: After Avila Road is widened, the applicant shall have one year to install an eight-foot-tall masonry wall along the Avila Road site frontage. The wall shall be set back at least 15 feet from the back of sidewalk. Within that setback, the applicant shall install permanent landscaping and irrigation subject to review and approval by the City's Planning and Engineering divisions.
24. Noise: Each use shall comply with PMC chapter 9.44 (Noise).
25. Discharges: Neither use shall discharge liquids of any kind into a public or private sewage system, watercourse, body of water, or the ground, except in compliance with California Water Code, Division 7, Article 4.
26. Property Maintenance: The entire site shall be kept in a neat and orderly manner, free of weeds, loose trash, and litter (PMC section 18.82.050).
27. Graffiti Removal: Graffiti shall be removed on any part of the property within 48 hours of its appearance.
28. Grounds for Revocation: Operation in a manner inconsistent with that described in the staff 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 this use permit (PMC section 18.28.100).
29. 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.
30. Other Agency Requirements: The applicant shall comply with all the requirements of the City of Pittsburg 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.
31. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, the City may select its own legal counsel at applicant's sole cost and

expense. The applicant may select its own legal counsel to represent the applicant's interests at the applicant's sole cost and expense. The applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to the City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by the 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.

32. Expiration of Approval: Use permit and design review approval shall expire on June 9, 2022, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Croskey, seconded by Commissioner Nguyen, the foregoing resolution was passed and adopted the 9th day of June, 2020, by the Planning Commission of the City of Pittsburg, California by the following vote:

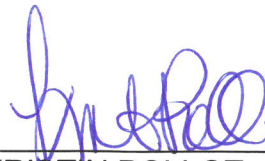
AYES: Bhasin, Croskey, Moreno, Nguyen, Robinson

NAYES: None

ABSTAIN: None

ABSENT: Coniglio, Foster

I hereby certify that the above Resolution No. 10139 was adopted by the Planning Commission of the city of Pittsburg on June 9, 2020.



KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

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 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 built (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.

To: Pittsburgh Planning Commission

We Request an Extension of Approval to be applied to Resolution No. 10139. The approval was dated June 10, 2020 for the Rege Ministorage and Trucking Yard.

We are requesting this extension due to the difficulties in obtaining bids and supplies caused by the Covid pandemic and the recent supply chain and financial issues.

We would appreciate a three year extension in order to put these and the inflationary issues well behind us.

Thank You.

Respectfully,

Dave & Kathy Rege

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 9, 2020**

ITEM: Rege Ministorage and Trucking Yard, AP-18-1319 (UP, DR).

ORIGINATED BY: Dave Rege, PO Box 507, Clayton, CA. 94517

SUBJECT: This is a public hearing on a request for a use permit amendment and design review approval of plans to allow a ministorage and trucking yard on a five-acre site located at 103, 105, 107, 109, and 111 Avila Road in the OS-O (Open Space with Limited Overlay, City Council Ordinance No. 18-1440) District. Assessor's Parcel No. 091-020-019.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10139, approving Use Permit and Design Review Application No. 18-1319, subject to conditions.

BACKGROUND:

The project site is a five-acre parcel located on the northside of Avila Road, approximately 4,000 feet east of Willow Pass Road (see Attachment 2, Location Map). It was annexed into the City in 1992. Prior to its annexation, the site had been used for a variety of unpermitted service commercial and light industrial uses including vehicle storage, asphalt manufacturing, and outdoor storage of materials.

In 2002, the site was purchased by the applicant, Mr. Dave Rege. Over the next few years, Mr. Rege cleaned up the property and established two companies on the site – Rege Trucking (a construction material hauling service utilizing several 18-wheel tractor trailers) and Downrite Demolition (a demolition service utilizing excavators, bobcats, dump trucks, and other similar equipment). Mr. Rege also began leasing his outdoor space to other contractors for storage of their vehicles, equipment, and construction materials.

In 2005, the Planning Commission approved Use Permit Application No. 03-27 legalizing Mr. Rege's trucking yard. As part of the use permit, Mr. Rege was required to do the following: 1) dedicate a 20-foot-wide strip of land along the site frontage to facilitate the future widening of Avila Road; 2) obtain a revocable encroachment permit to allow continued use of the dedicated frontage until it is needed for the widening; and 3) install a 15-foot-wide landscape strip and an eight-foot-tall masonry wall along the new southern property line at the time Avila Road is widened. The required dedication was recently completed, but Mr. Rege has not yet obtained a revocable encroachment permit for use of the dedicated frontage. Since the widening will not occur anytime soon, Mr. Rege has installed landscaping and an eight-foot-tall, slatted, chain-link fence along the former southern property line to provide temporary screening in accordance with the provisions of the use permit.

PROJECT DESCRIPTION:

Existing Conditions: The project site is irregularly shaped, and it slopes down from an elevation of 520 feet at the southwestern boundary near Avila Road to an elevation of 440 feet at the northeastern boundary near State Route 4 (see Attachment 3, Site Photos). Access to the property is from Avila Road through five gated driveways. There is landscaping and an eight-foot-tall, slatted, chain-link fence located along the former southern property line. Six-foot-tall chain-link fences divide the site into roughly six areas. A total of 76 cars and 56 contractor vehicles including 18-wheel tractor-trailers can be parked throughout those areas. Roughly 70-percent of the site is covered with compacted gravel. The remaining portion, located toward the northeast side of the property, is unimproved.

The site has limited access to utilities. Although there is electrical service present, there is no sewer or water service. Water is imported and stored in two above-ground tanks (8,500-gallon total capacity) located along the rear property line. There are three portable restrooms throughout the site which are serviced weekly by Honey Bucket. There are also three light and security camera poles located in the western half of the property. Trash is collected in 40-gallon containers and picked up by Mt. Diablo Resource Recovery on a regular basis.

The existing trucking yard operates 24 hours a day, seven days a week, but most contractor vehicles leave the site between 5:30 a.m. and 6:30 a.m. and return between 3:30 p.m. and 5:30 p.m. on weekdays. As part of Mr. Rege's existing use permit, the site must be kept clean and free of litter, debris, and refuse. However, the use permit does allow outdoor storage of construction material piles with a maximum height of eight feet. No flammable or combustible liquid storage tanks can be kept on site.

Surrounding Land Uses:

North:	Caltrans right-of-way (SR-4)
West:	Caltrans right-of-way (SR-4)
South:	Concord Police Association, contractor yards, vacant grazing land
East:	Avila Road RV & Boat Storage

See Attachment 4, Map of Surrounding Uses.

Proposed Project: Mr. Rege requests a use permit amendment and design review approval to develop a ministorage facility on his property. The facility would include up to 273 shipping containers which would be organized into rows and placed on top of the existing compacted gravel surfaces (see Attachment 5, Project Plans). The containers would have a maximum dimension of 8' by 20' by 9' (LWH) and would be leased or rented to the public for storage of personal property. The proposed hours of operation are 6:00 a.m. to 6:00 p.m., daily. Mr. Rege does not propose construction of any

buildings as part of the ministorage facility. Improvements would be limited to the following:

- New asphalt driveways to provide vehicle and fire access between shipping container pods;
- New landscaped, bio-retention areas to remove contaminants and sedimentation from on-site stormwater runoff;
- Two additional light and security camera poles throughout the site; and
- An additional 1,000 to 5,000-gallon water tank for the county fire protection district's use.

It has not yet been determined whether the ministorage facility would be developed by Mr. Rege or a third-party developer. If an interested third party is identified, Mr. Rege would terminate the existing trucking yard so that the ministorage facility can be developed in one phase. If an interested third party cannot be found, Mr. Rege might phase out the trucking yard over an extended period and develop the ministorage facility in three separate stages as shown on the project plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan and Zoning: The project site has a General Plan land use designation of 'Open Space' and is zoned 'OS-O (Open Space with Limited Overlay) District' (Ordinance No. 91-1016, as amended by Ordinance Nos. 07-1284 and 18-1440). The land use designation and zoning district are intended to promote open space at Pittsburg's western city boundary, but the district allows a limited range of other uses, including single-family residential (at a density of 0.05 dwelling units per acre); cemeteries; animal services (including boarding, grooming, and hospitals); commercial recreation and entertainment; full-service restaurants; commercial schools; vehicle storage; RV parks; warehousing and storage, limited (including ministorage facilities); and contractor yards (including trucking yards).

Some of the uses listed above are permitted in the OS-O District by right, others including ministorage facilities and trucking yards, require a use permit with design review approval for any new structures. The development regulations for projects in the OS-O District are to be specified as part of the approval process. However, the OS-O District sets forth the following limitations for ministorage uses: 1) that they be of a temporary nature; 2) that they be screened from Avila Road and not visible from State Route 4; and 3) that any temporary or portable structures have a maximum height of 12 feet. As proposed, the ministorage facility would comply with these limitations.

Development Review Design Guidelines (DRDGs): The City's DRDGs provide a framework for the design review of residential, commercial, and industrial projects. Because no buildings are proposed as part of Mr. Rege's application, only two DRDGs

would apply – DRDG IV.a and DRDG IV.r. These DRDGs require a trash enclosure to be provided on site and parking areas to be screened from the street.

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 uses:

1. are in accord with the objectives of the Zoning Ordinance, the purposes of the land use district in which they are located and are appropriate to the specific location;
2. are 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. are 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. are consistent with the City's approved funding priorities.

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

- A. the proposed ministorage facility 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 proposed ministorage facility 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 proposed ministorage facility is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the proposed ministorage facility is in harmony with proposed developments on land in the general area; and
- E. the proposed ministorage facility 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 4, 'Minor Alterations to Land' of the state CEQA Guidelines, section 15304. Class 4 exempts minor alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees. There are currently no trees on the project site and Mr. Rege does not intend to grade the site as part of the ministorage facility. No building structures are proposed with the application.

Public Notice: On or prior to May 29, 2020, notice of the June 9, 2020, public hearing was posted at City Hall, near the project site, and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Avila", "San Marco", and "San Marco Villas" Nextdoor neighborhoods.

ANALYSIS:

Staff believes that the Commission can make the required findings to grant use permit and design review approval for the proposed project. The proposed uses would be in accordance with the objectives of the OS-O District, if conditions of approval are adopted requiring that the applicant: 1) maintain the existing slatted chain-link fence along the southern property line to screen the site from the street; and 2) replace the fence with a new masonry wall within a year of widening Avila Road.

The proposed uses would not be detrimental to the health, safety, and general welfare of the City, if conditions of approval are adopted to prohibit: 1) mechanical, plumbing or electrical installations or connections to any shipping container; 2) on-site repair or maintenance of contractor vehicles and equipment; 3) storage of contractor vehicles and equipment leaking oil and other potentially hazardous fluids; and 4) discharges of liquids into a public or private sewage system, watercourse, body of water, or the ground, except in compliance with the California Water Code.

The proposed uses would not adversely affect the orderly development of property within the City, in that they would be located near other similar uses along Avila Road including a recreational vehicle and boat storage facility located at 101 Avila Road. They would also not adversely affect the preservation of property values, since they would be in an isolated area away from residential neighborhoods which could be negatively affected by their industrial character.

The proposed ministorage facility would conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality if conditions of approval are adopted to: 1) require that shipping containers be arranged in an orderly fashion, consistent with the project plans; 2) prohibit the stacking of shipping containers; and 3) require that shipping containers be kept clean and in good condition.

The ministorage facility would be in harmony with proposed developments on land in the general area. The nearest proposed developments include the Faria/Southwest Hills Residential Subdivision and a 13,000-housing-unit redevelopment project at the former Concord Naval Weapons Station. The ministorage facility would not be visible from those project sites due to the area's topography.

Lastly, the ministorage would conform to the criteria set forth in the City's Development Review Design Guidelines if conditions of approval are adopted requiring that the applicant provide a trash enclosure and maintain the existing slatted chain-link fence along the southern property line to screen the site's parking areas from the street.

ACTION REQUIRED:

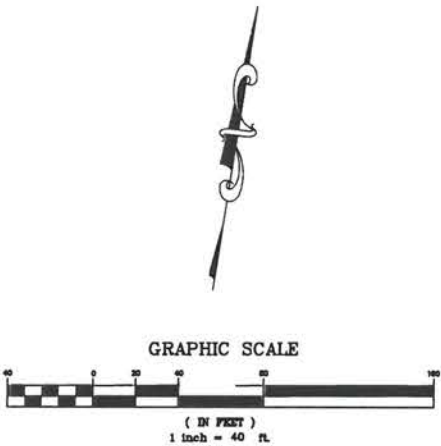
Move to adopt Resolution No. 10139 approving Use Permit and Design Review Application No. 18-1319, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10139
2. Location Map
3. Site Photos
4. Map of Surrounding Uses
5. Project Plans
6. Public Hearing Notice

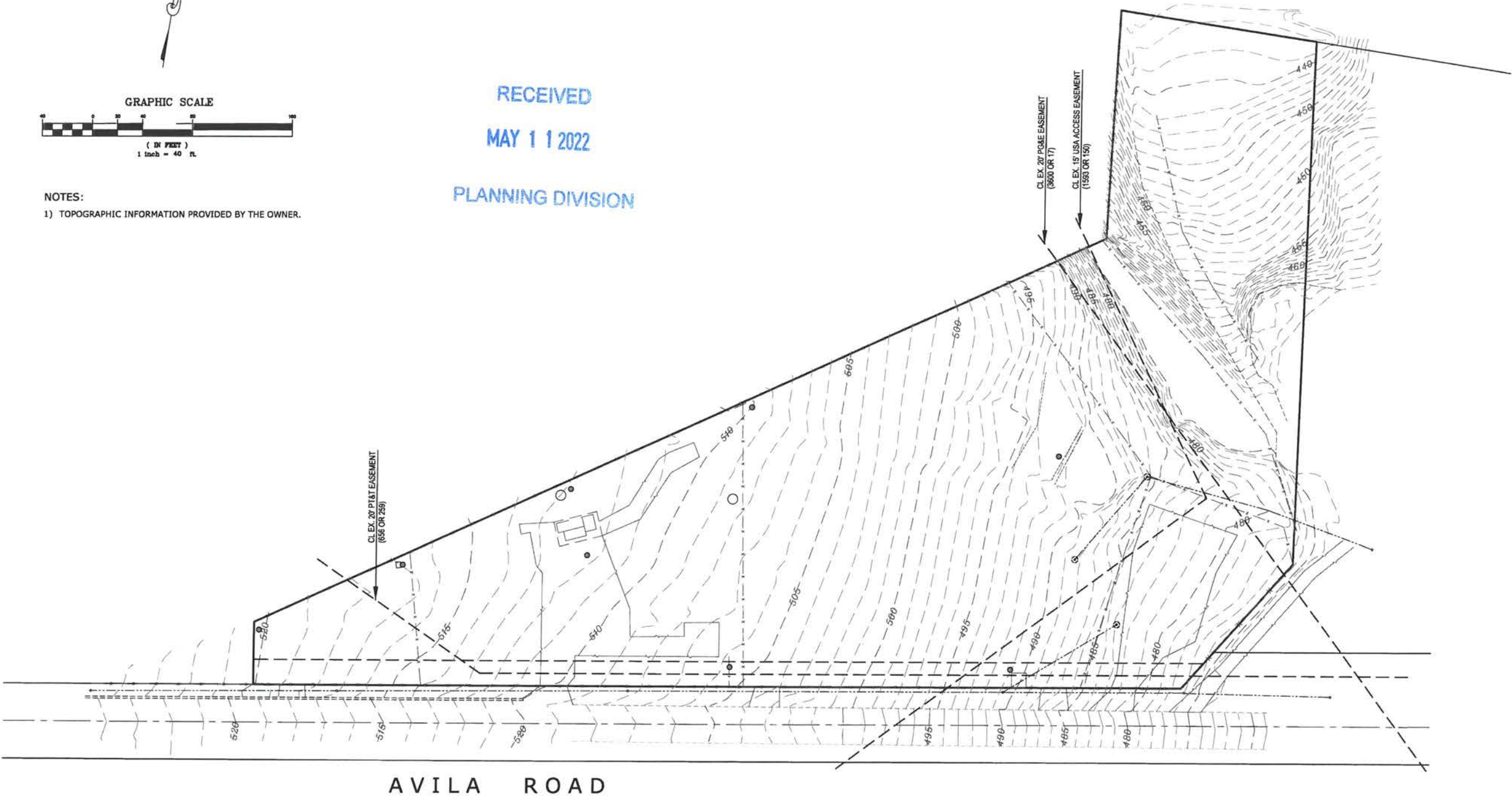
Prepared by: Hector J. Rojas, AICP, Senior Planner

Project Plans



RECEIVED
MAY 11 2022
PLANNING DIVISION

NOTES:
1) TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER.



Existing Topography

PITTSBURG

CONTRA COSTA COUNTY

CALIFORNIA

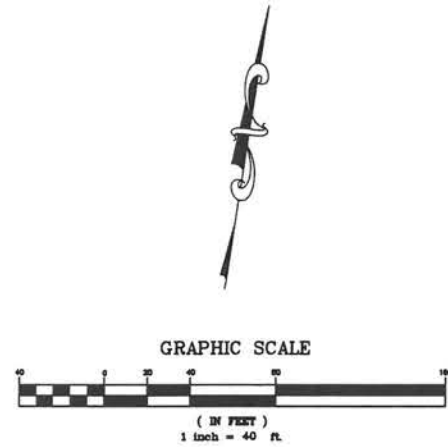
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE

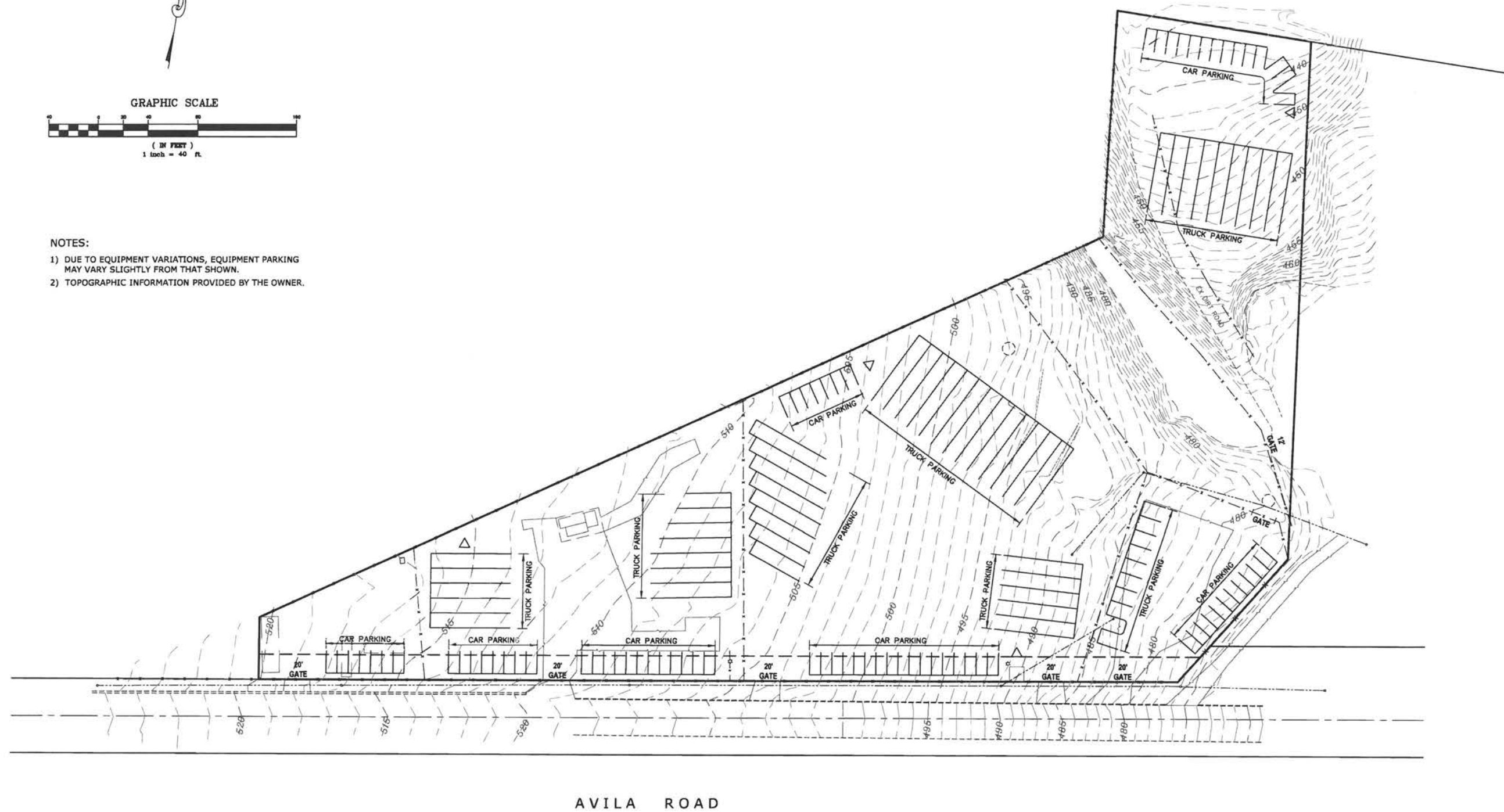


DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378
deboltcivil@earthlink.net

Date:
6/04/2018
Scale:
1" = 40'
By:
JED / M
Job No.:
05269



- NOTES:
- 1) DUE TO EQUIPMENT VARIATIONS, EQUIPMENT PARKING MAY VARY SLIGHTLY FROM THAT SHOWN.
 - 2) TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER.



Existing Site Plan - Contractor Yard

REGE TRUCKING YARD
PERMIT AP-16-1180

PITTSBURG

CONTRA COSTA COUNTY

CALIFORNIA

JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/18

#	REVISIONS	DATE

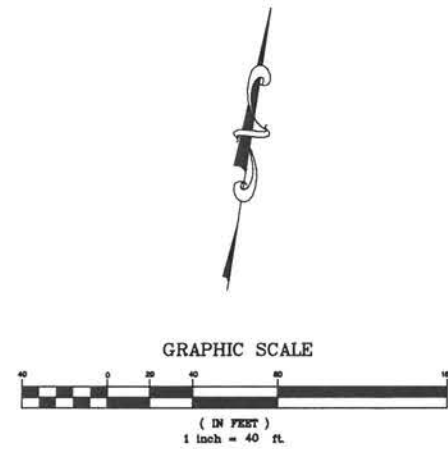


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Date:
1/05/2017
Scale:
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By:
JED / JJ
Job No.:
05269

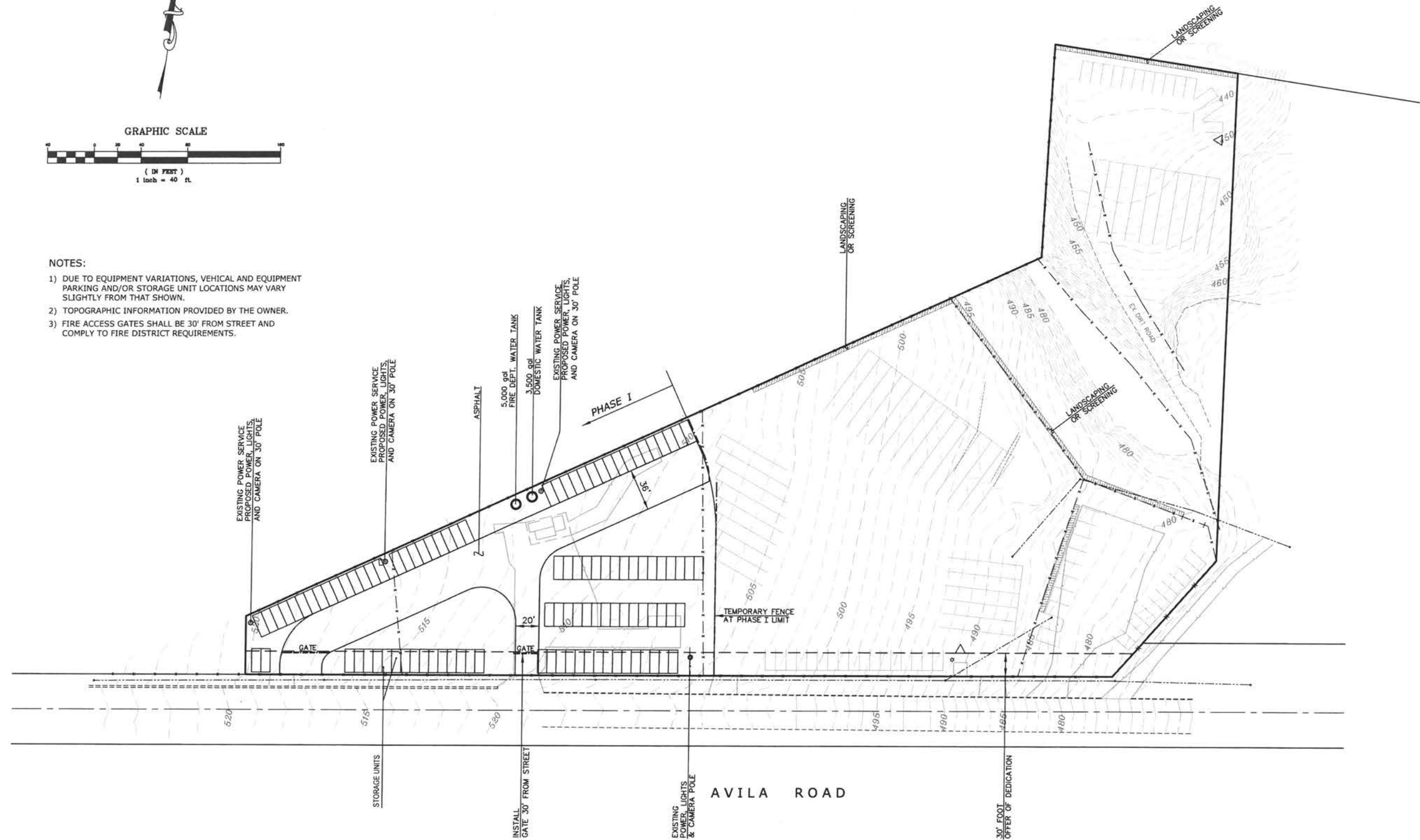
BY: JED/ JJ 05/05/2017 1:17:17 PM

SHEET 1 OF 1 SHEET



NOTES:

- 1) DUE TO EQUIPMENT VARIATIONS, VEHICAL AND EQUIPMENT PARKING AND/OR STORAGE UNIT LOCATIONS MAY VARY SLIGHTLY FROM THAT SHOWN.
- 2) TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER.
- 3) FIRE ACCESS GATES SHALL BE 30' FROM STREET AND COMPLY TO FIRE DISTRICT REQUIREMENTS.



Ministorage (PHASE I)

AVILA STORAGE PLAN

PITTSBURG

CONTRA COSTA COUNTY

CALIFORNIA

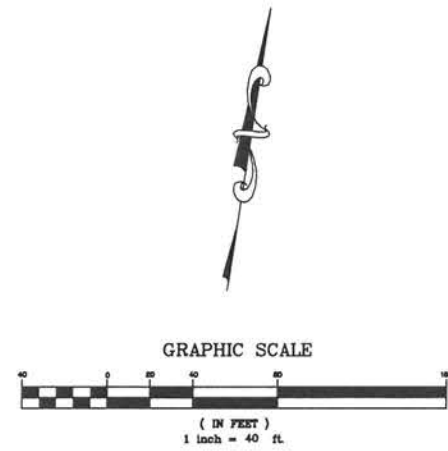
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE



DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
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Fax: 925/837-4378
deboltcivil@earthlink.net

Date:
6/20/2019
Scale:
1" = 40'
By:
JED / JJ
Job No.:
05209

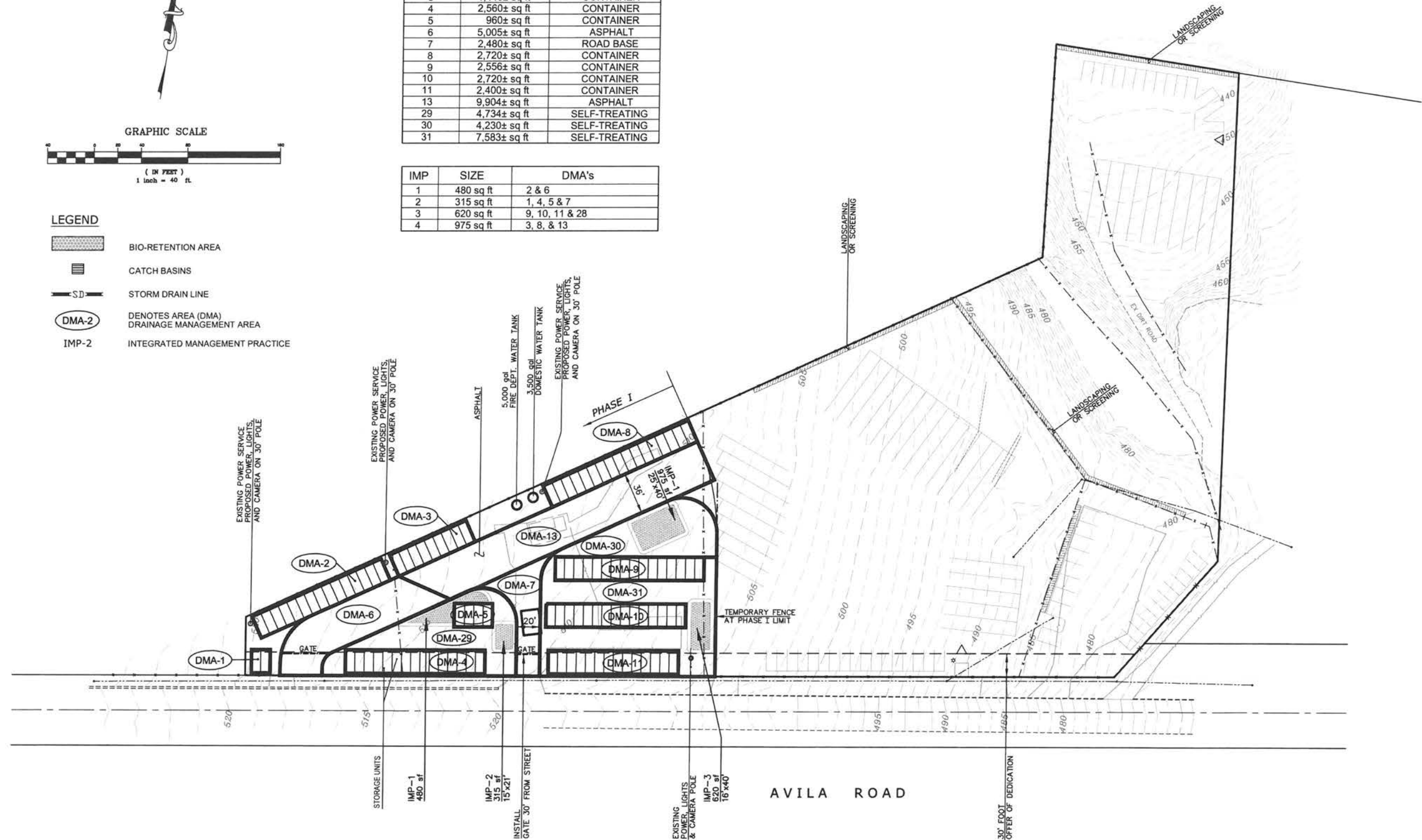


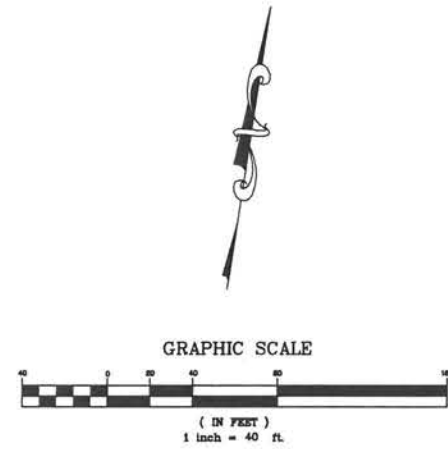
LEGEND

-  BIO-RETENTION AREA
-  CATCH BASINS
-  STORM DRAIN LINE
-  DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
-  IMP-2 INTEGRATED MANAGEMENT PRACTICE

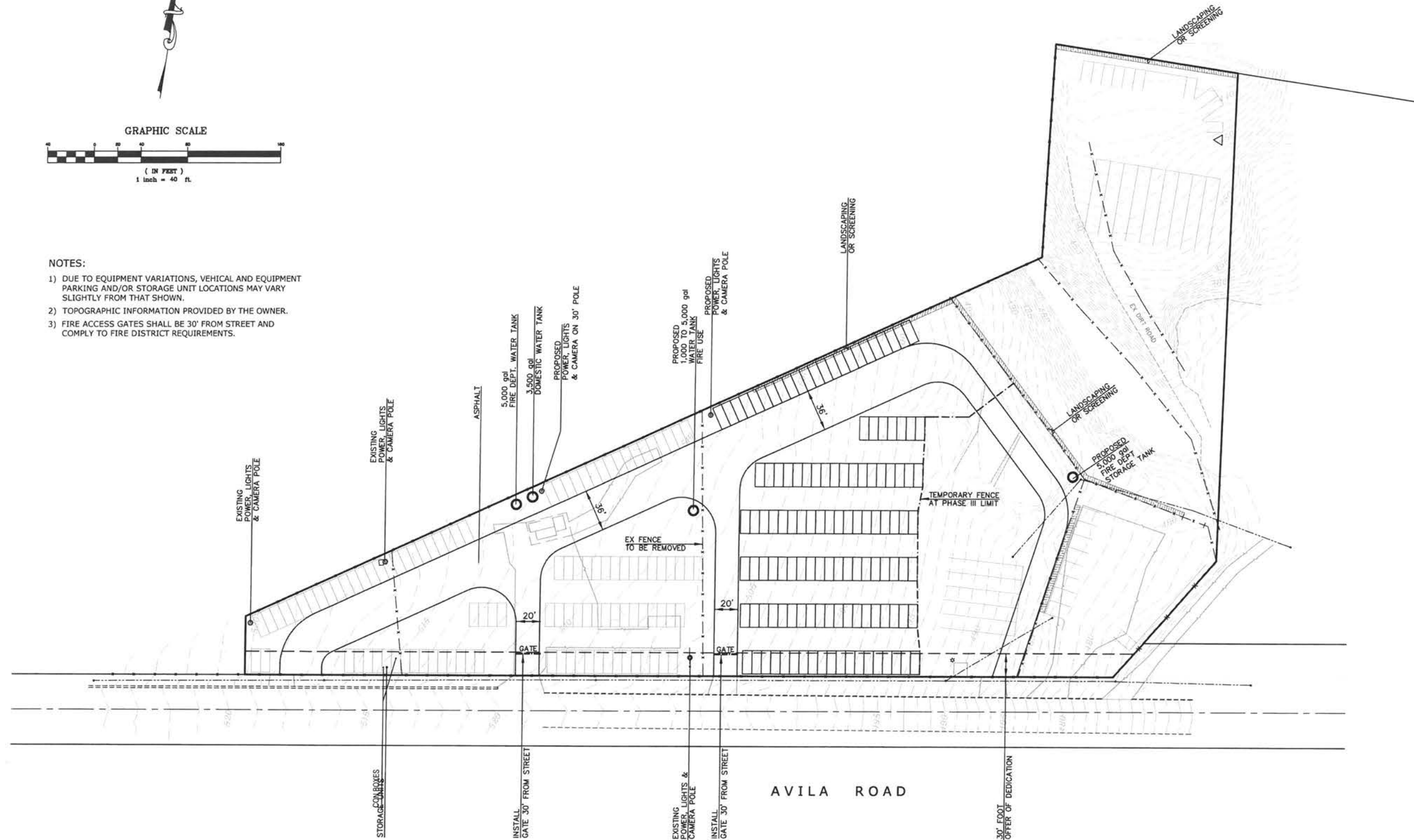
DMA	AREA	CONTAINER
1	320± sq ft	CONTAINER
2	2,400± sq ft	CONTAINER
3	1,440± sq ft	CONTAINER
4	2,560± sq ft	CONTAINER
5	960± sq ft	CONTAINER
6	5,005± sq ft	ASPHALT
7	2,480± sq ft	ROAD BASE
8	2,720± sq ft	CONTAINER
9	2,556± sq ft	CONTAINER
10	2,720± sq ft	CONTAINER
11	2,400± sq ft	CONTAINER
13	9,904± sq ft	ASPHALT
29	4,734± sq ft	SELF-TREATING
30	4,230± sq ft	SELF-TREATING
31	7,583± sq ft	SELF-TREATING

IMP	SIZE	DMA's
1	480 sq ft	2 & 6
2	315 sq ft	1, 4, 5 & 7
3	620 sq ft	9, 10, 11 & 28
4	975 sq ft	3, 8, & 13





- NOTES:
- 1) DUE TO EQUIPMENT VARIATIONS, VEHICAL AND EQUIPMENT PARKING AND/OR STORAGE UNIT LOCATIONS MAY VARY SLIGHTLY FROM THAT SHOWN.
 - 2) TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER.
 - 3) FIRE ACCESS GATES SHALL BE 30' FROM STREET AND COMPLY TO FIRE DISTRICT REQUIREMENTS.



Ministorage (PHASE II)

AVILA STORAGE PLAN

PITTSBURG

CONTRA COSTA COUNTY

CALIFORNIA

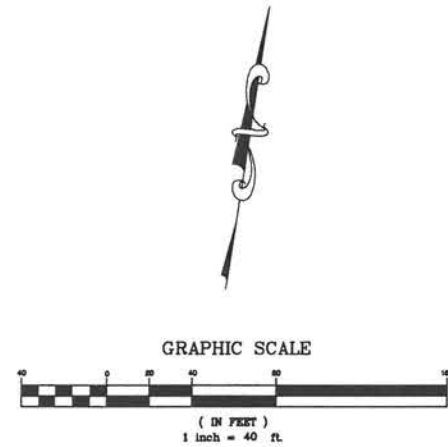
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE



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Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378
deboltcivil@earthlink.net

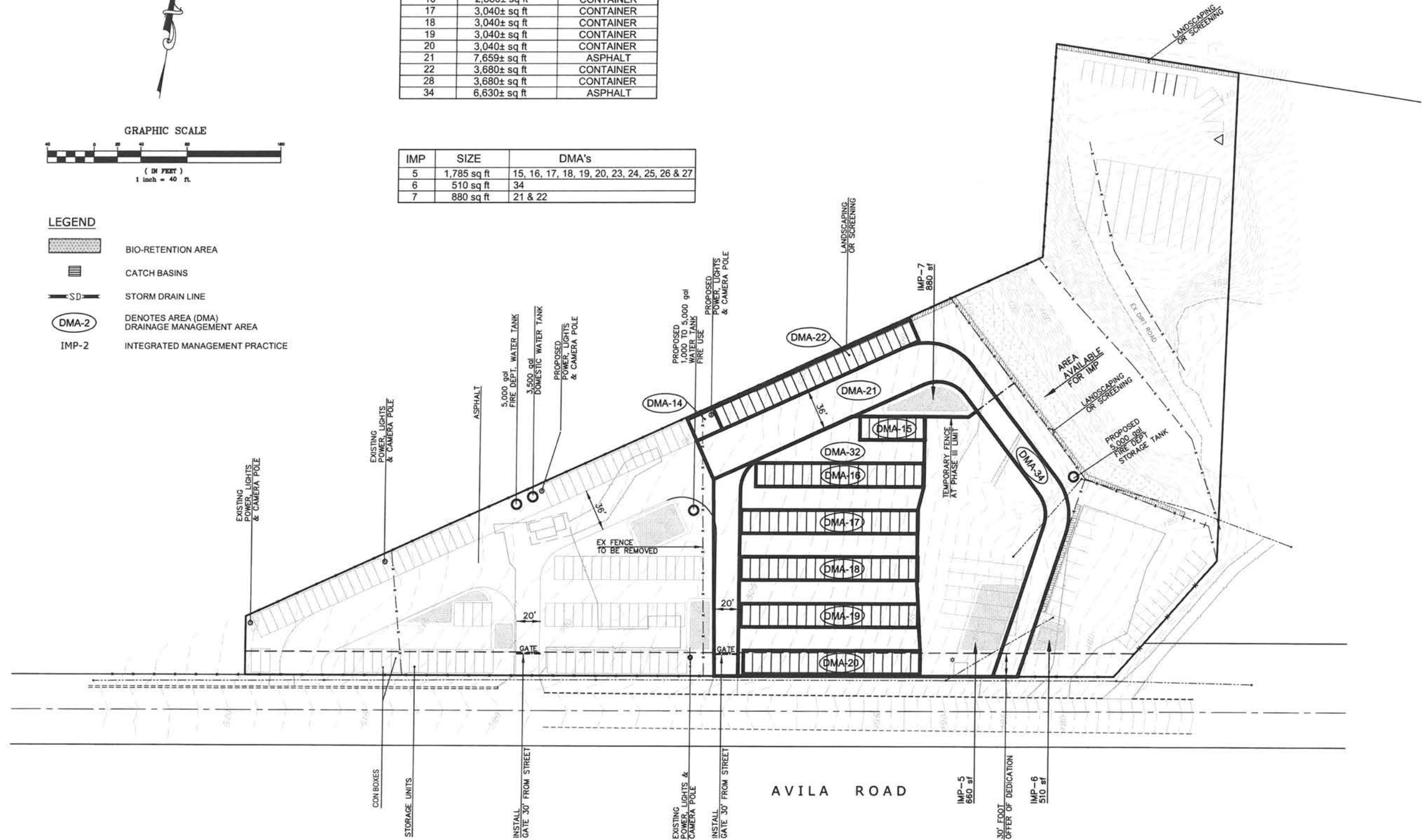
Date:
6/20/2019
Scale:
1" = 40'
By:
JED / JJ
Job No.:
05269



DMA	AREA	CONTAINER
14	480± sq ft	SELF-TREATING
15	1,120± sq ft	CONTAINER
16	2,880± sq ft	CONTAINER
17	3,040± sq ft	CONTAINER
18	3,040± sq ft	CONTAINER
19	3,040± sq ft	CONTAINER
20	3,040± sq ft	CONTAINER
21	7,659± sq ft	ASPHALT
22	3,680± sq ft	CONTAINER
28	3,680± sq ft	CONTAINER
34	6,630± sq ft	ASPHALT

IMP	SIZE	DMA's
5	1,785 sq ft	15, 16, 17, 18, 19, 20, 23, 24, 25, 26 & 27
6	510 sq ft	34
7	880 sq ft	21 & 22

- LEGEND**
- BIO-RETENTION AREA
 - CATCH BASINS
 - STORM DRAIN LINE
 - DMA-2 DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
 - IMP-2 INTEGRATED MANAGEMENT PRACTICE



PHASE II
STORM WATER CONTROL PLAN

AVILA STORAGE PLAN

PITTSBURG

CONTRA COSTA COUNTY

CALIFORNIA

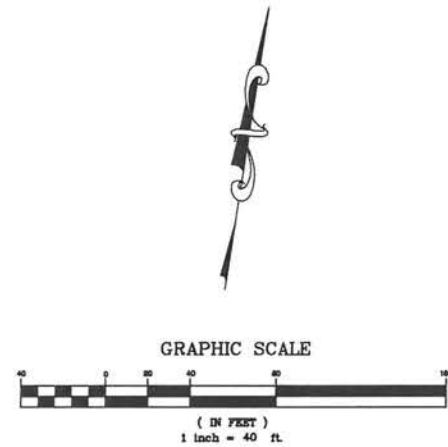
JAMES E. DIGGINS' R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE
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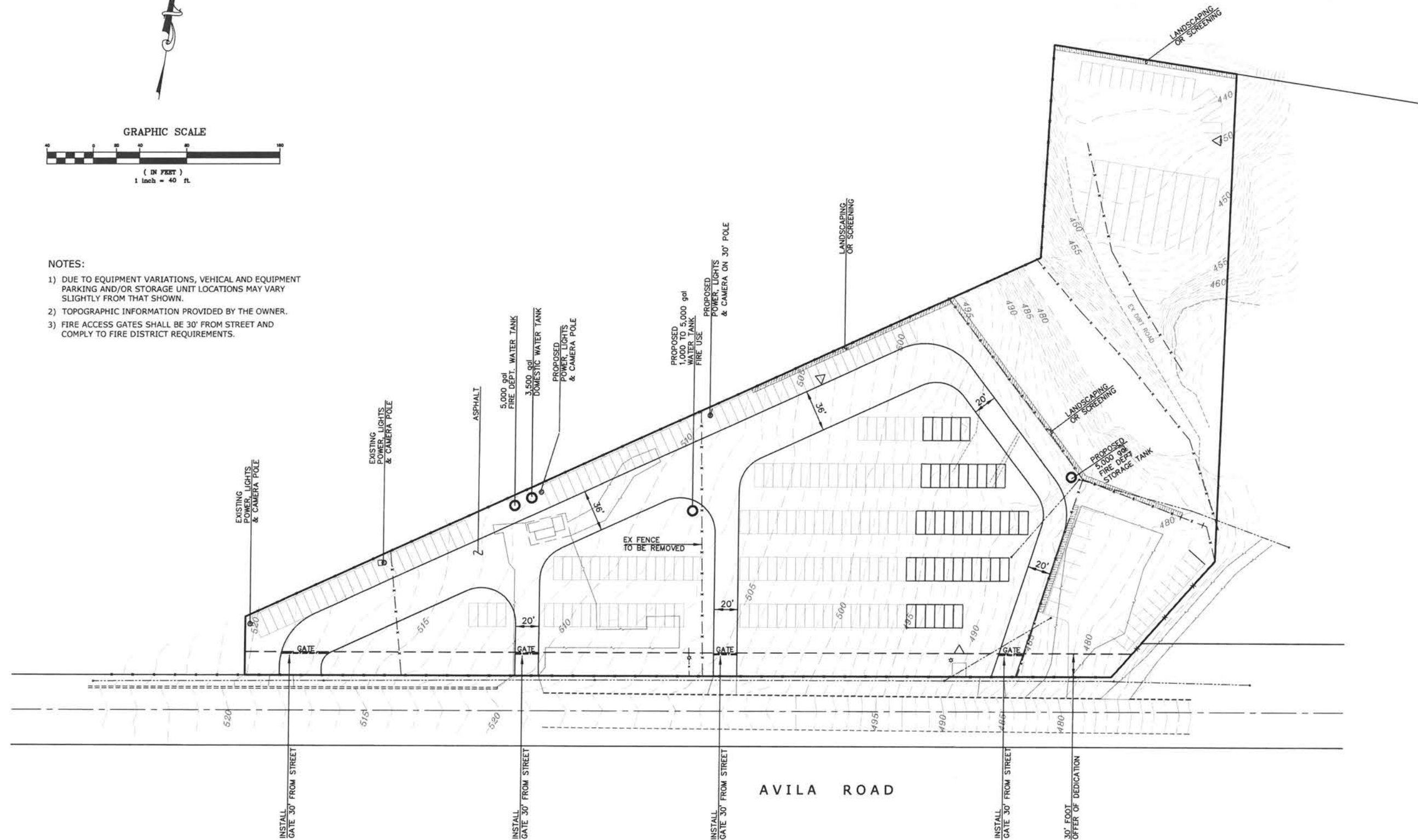


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Tel: 925/837-3780
Fax: 925/837-4378
deboltcivil@earthlink.net

Date:
6/20/2019
Scale:
1" = 40'
By:
JED / M
Job No.:
05269



- NOTES:
- 1) DUE TO EQUIPMENT VARIATIONS, VEHICAL AND EQUIPMENT PARKING AND/OR STORAGE UNIT LOCATIONS MAY VARY SLIGHTLY FROM THAT SHOWN.
 - 2) TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER.
 - 3) FIRE ACCESS GATES SHALL BE 30' FROM STREET AND COMPLY TO FIRE DISTRICT REQUIREMENTS.



Ministorage (PHASE III)

AVILA STORAGE PLAN

PITTSBURG

CONTRA COSTA COUNTY

CALIFORNIA

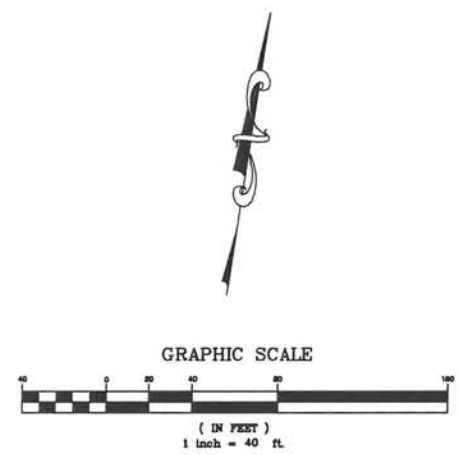
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE



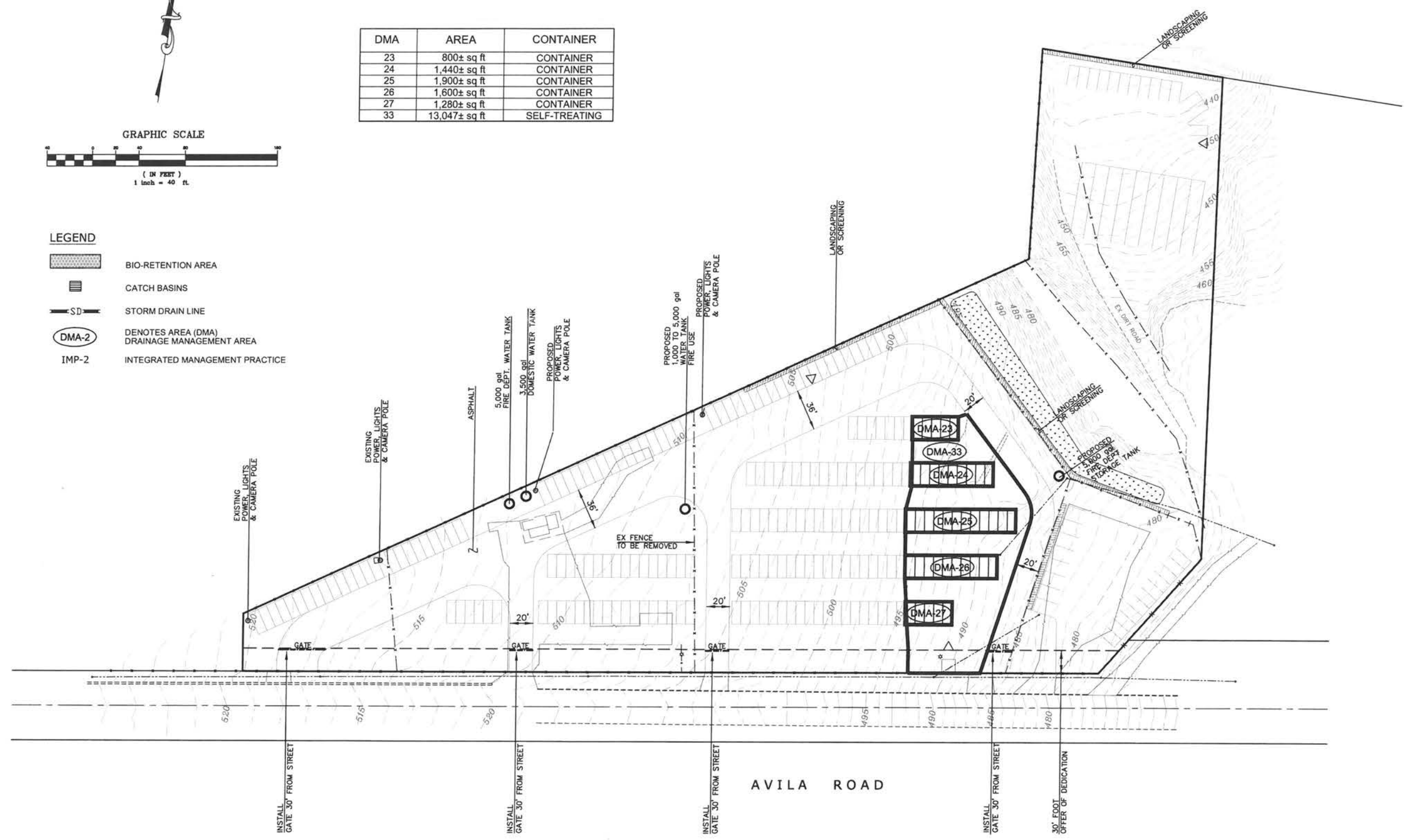
DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378
deboltcivil@earthlink.net

Date:
6/20/2019
Scale:
1" = 40'
By:
JED / JJ
Job No.:
05260



DMA	AREA	CONTAINER
23	800± sq ft	CONTAINER
24	1,440± sq ft	CONTAINER
25	1,900± sq ft	CONTAINER
26	1,600± sq ft	CONTAINER
27	1,280± sq ft	CONTAINER
33	13,047± sq ft	SELF-TREATING

- LEGEND**
- BIO-RETENTION AREA
 - CATCH BASINS
 - STORM DRAIN LINE
 - DENOTES AREA (DMA) DRAINAGE MANAGEMENT AREA
 - INTEGRATED MANAGEMENT PRACTICE



**PHASE III
STORM WATER CONTROL PLAN**

AVILA STORAGE PLAN

PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

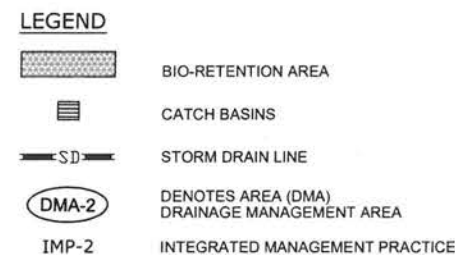
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE



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811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
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deboltcivil@earthlink.net

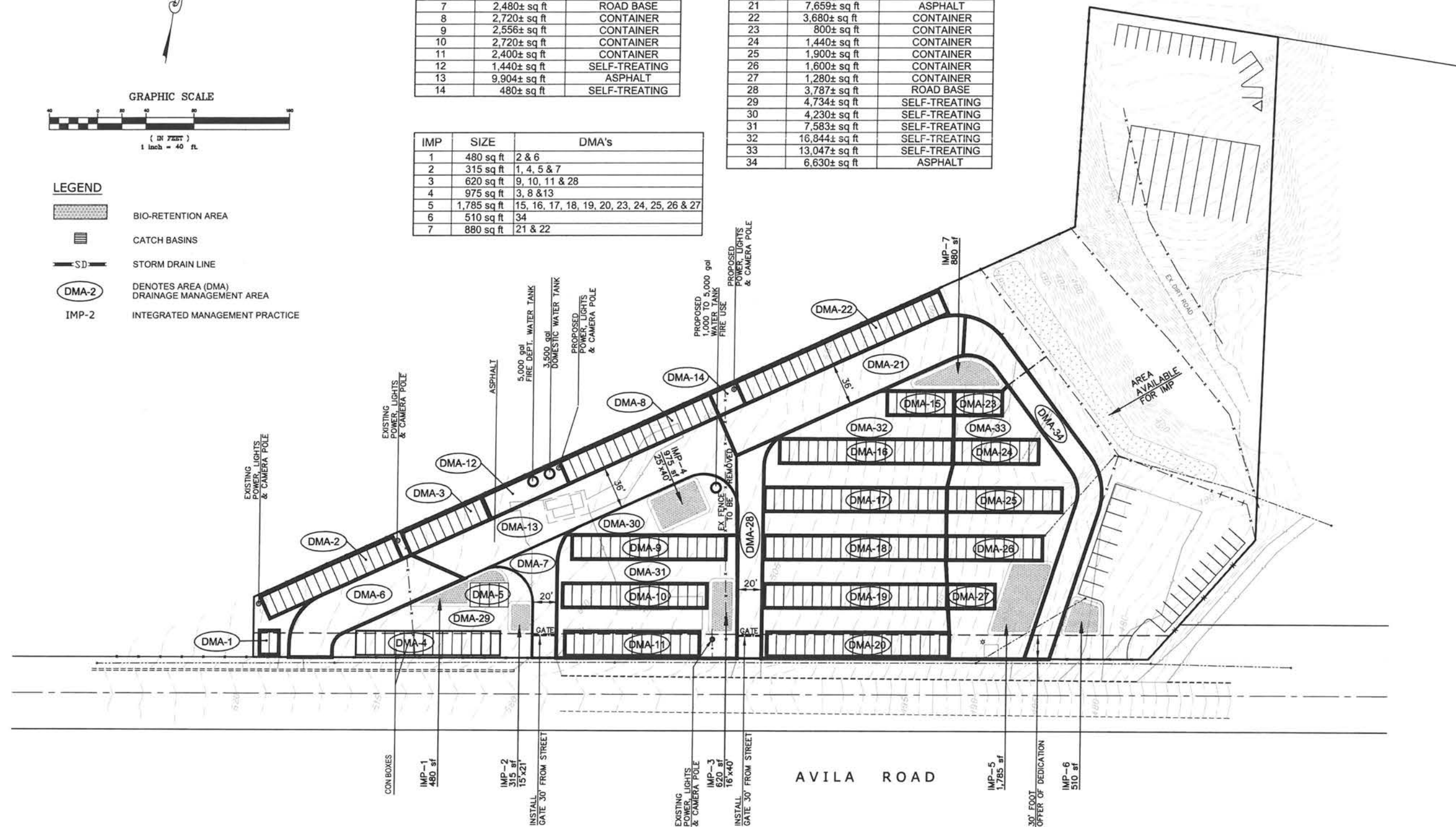
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By: JED / BJ
Job No.: 05269



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1	320± sq ft	CONTAINER
2	2,400± sq ft	CONTAINER
3	1,440± sq ft	CONTAINER
4	2,560± sq ft	CONTAINER
5	960± sq ft	CONTAINER
6	5,005± sq ft	ASPHALT
7	2,480± sq ft	ROAD BASE
8	2,720± sq ft	CONTAINER
9	2,556± sq ft	CONTAINER
10	2,720± sq ft	CONTAINER
11	2,400± sq ft	CONTAINER
12	1,440± sq ft	SELF-TREATING
13	9,904± sq ft	ASPHALT
14	480± sq ft	SELF-TREATING

IMP	SIZE	DMA's
1	480 sq ft	2 & 6
2	315 sq ft	1, 4, 5 & 7
3	620 sq ft	9, 10, 11 & 28
4	975 sq ft	3, 8 & 13
5	1,785 sq ft	15, 16, 17, 18, 19, 20, 23, 24, 25, 26 & 27
6	510 sq ft	34
7	880 sq ft	21 & 22

DMA	AREA	CONTAINER
15	1,120± sq ft	CONTAINER
16	2,880± sq ft	CONTAINER
17	3,040± sq ft	CONTAINER
18	3,040± sq ft	CONTAINER
19	3,040± sq ft	CONTAINER
20	3,040± sq ft	CONTAINER
21	7,659± sq ft	ASPHALT
22	3,680± sq ft	CONTAINER
23	800± sq ft	CONTAINER
24	1,440± sq ft	CONTAINER
25	1,900± sq ft	CONTAINER
26	1,600± sq ft	CONTAINER
27	1,280± sq ft	CONTAINER
28	3,787± sq ft	ROAD BASE
29	4,734± sq ft	SELF-TREATING
30	4,230± sq ft	SELF-TREATING
31	7,583± sq ft	SELF-TREATING
32	16,844± sq ft	SELF-TREATING
33	13,047± sq ft	SELF-TREATING
34	6,630± sq ft	ASPHALT



Overall

STORM WATER CONTROL PLAN

AVILA STORAGE PLAN

PITTSBURG

CONTRA COSTA COUNTY

CALIFORNIA

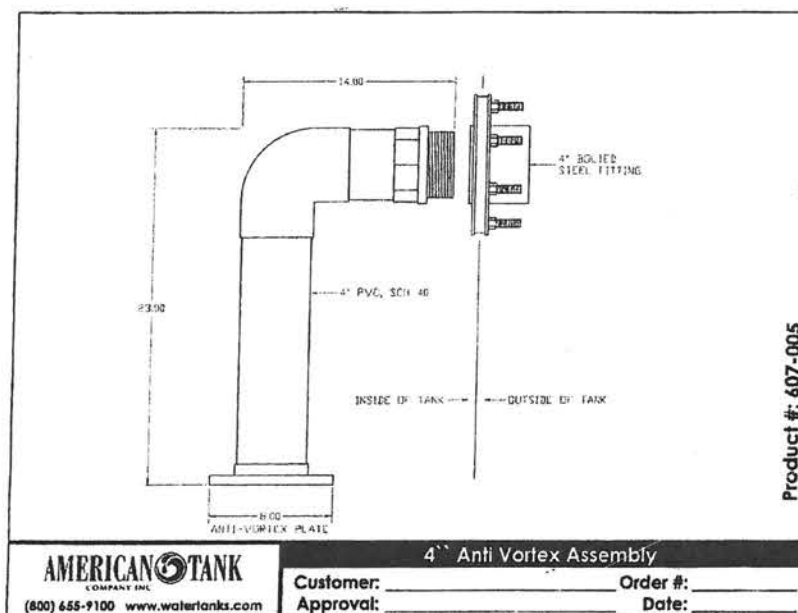
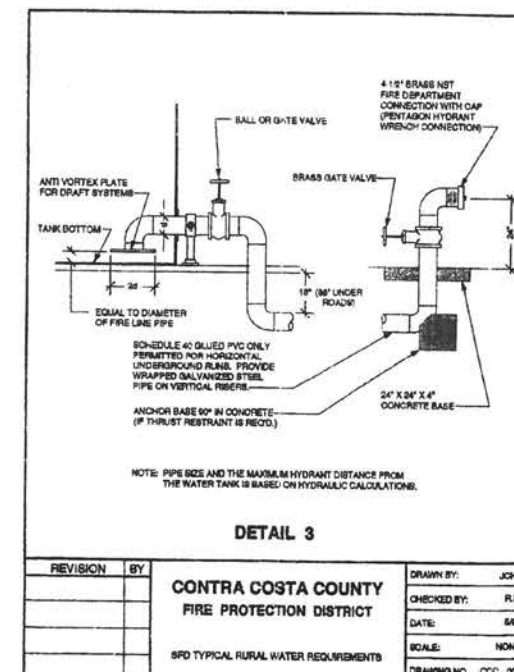
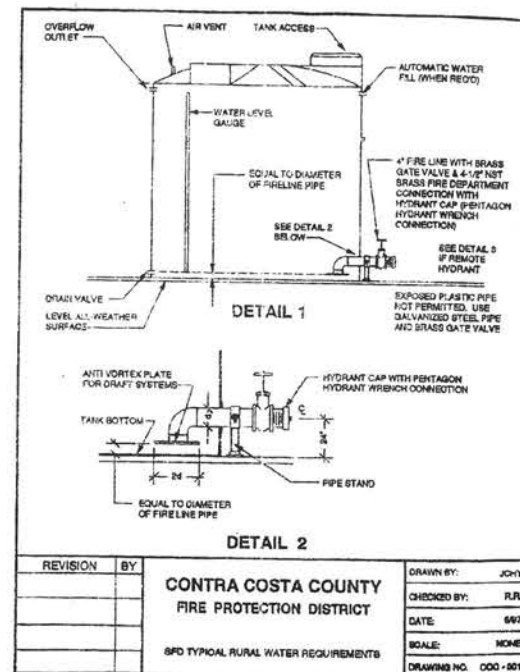
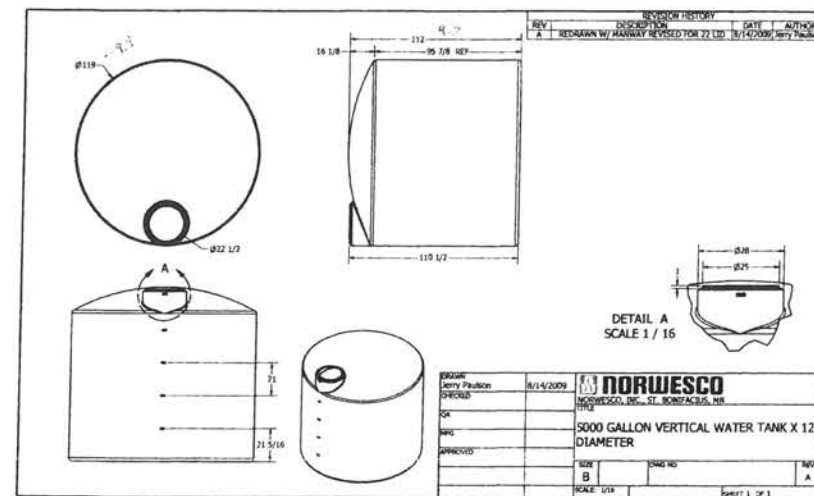
JAMES E. DIGGINS R.C.E. 27818
RENEWAL DATE: 03/31/20

#	REVISIONS	DATE
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Tel: 925/837-3780
Fax: 925/837-4378
deboltcivil@earthlink.net

Date:
6/11/2019
Scale:
1" = 40'
By:
JED / kl
Job No.:
05269



- NOTES:
- 1) DUE TO EQUIPMENT VARIATIONS, VEHICAL AND EQUIPMENT PARKING AND/OR STORAGE UNIT LOCATIONS MAY VARY SLIGHTLY FROM THAT SHOWN.
 - 2) TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER.
 - 3) FIRE ACCESS GATES SHALL BE 30' FROM STREET AND COMPLY TO FIRE DISTRICT REQUIREMENTS.

FIRE DEPARTMENT EXHIBIT

AVILA STORAGE PLAN

PITTSBURG

CONTRA COSTA COUNTY

CALIFORNIA

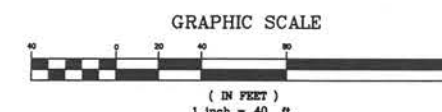
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RENEWAL DATE: 03/31/20

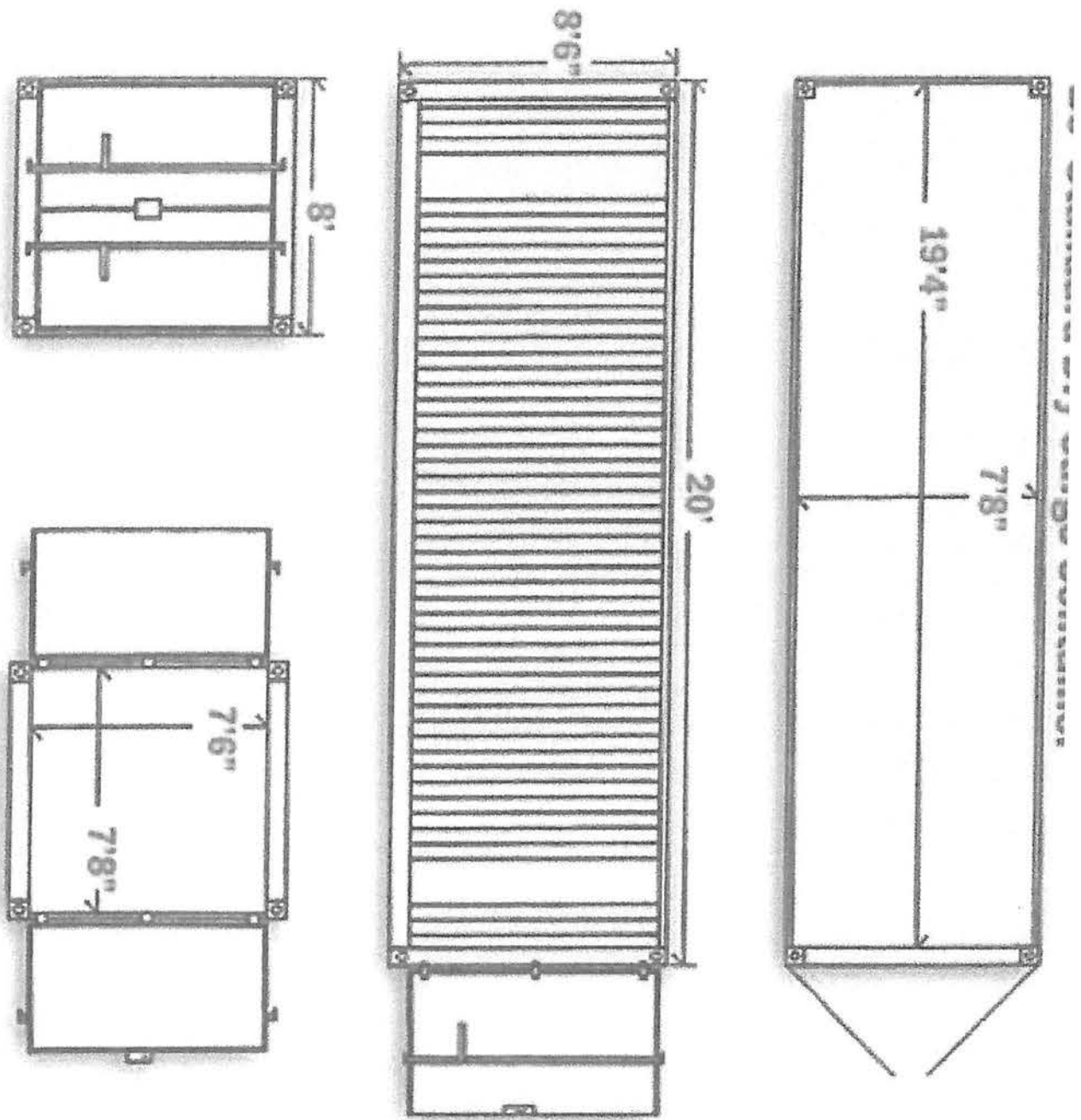
#	REVISIONS	DATE



DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, California 94526
Tel: 925/837-3780
Fax: 925/837-4378
deboltcivil@earthlink.net

Date: 12/03/2018
Scale: 1" = 40'
By: JED / LJ
Job No.: 05269

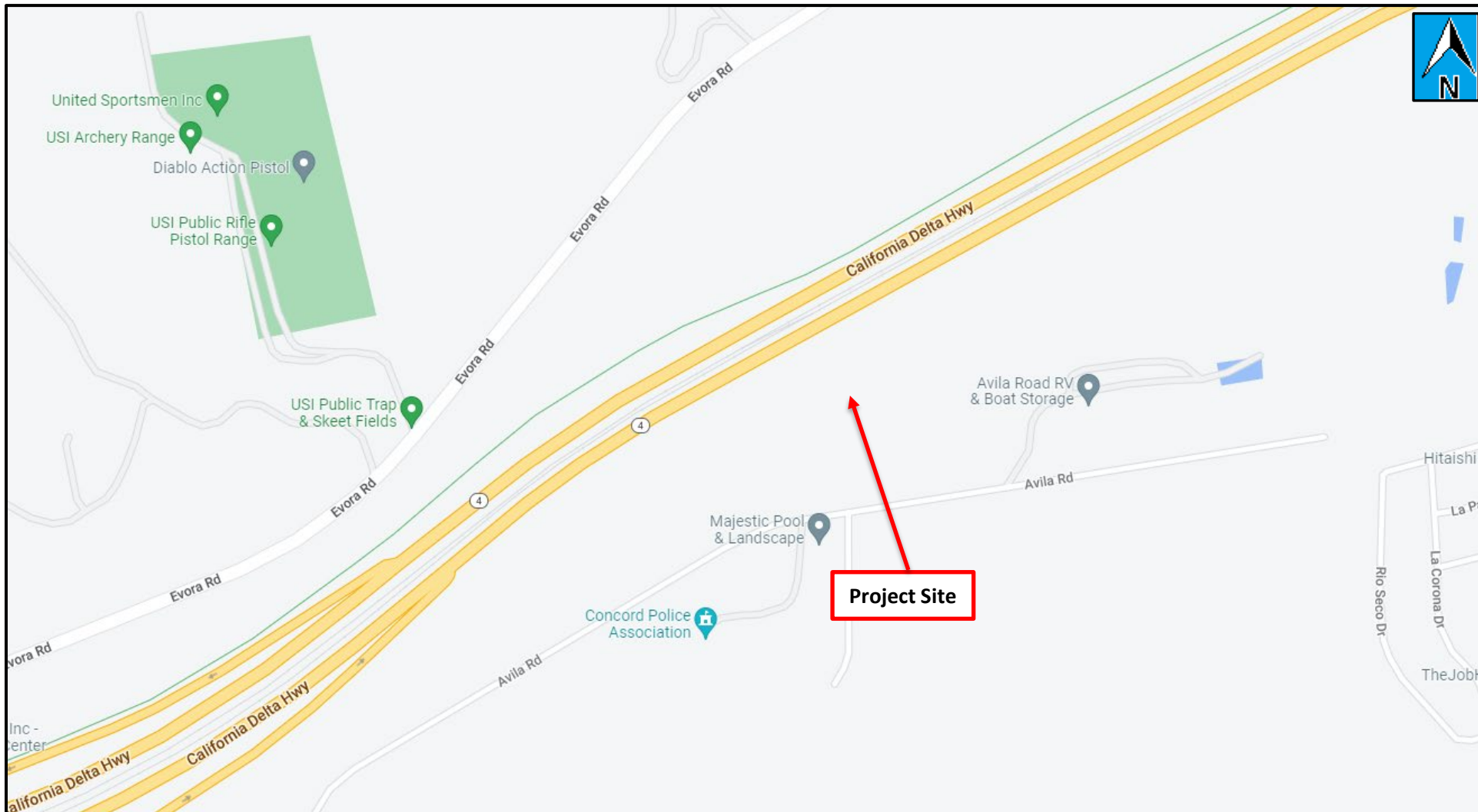




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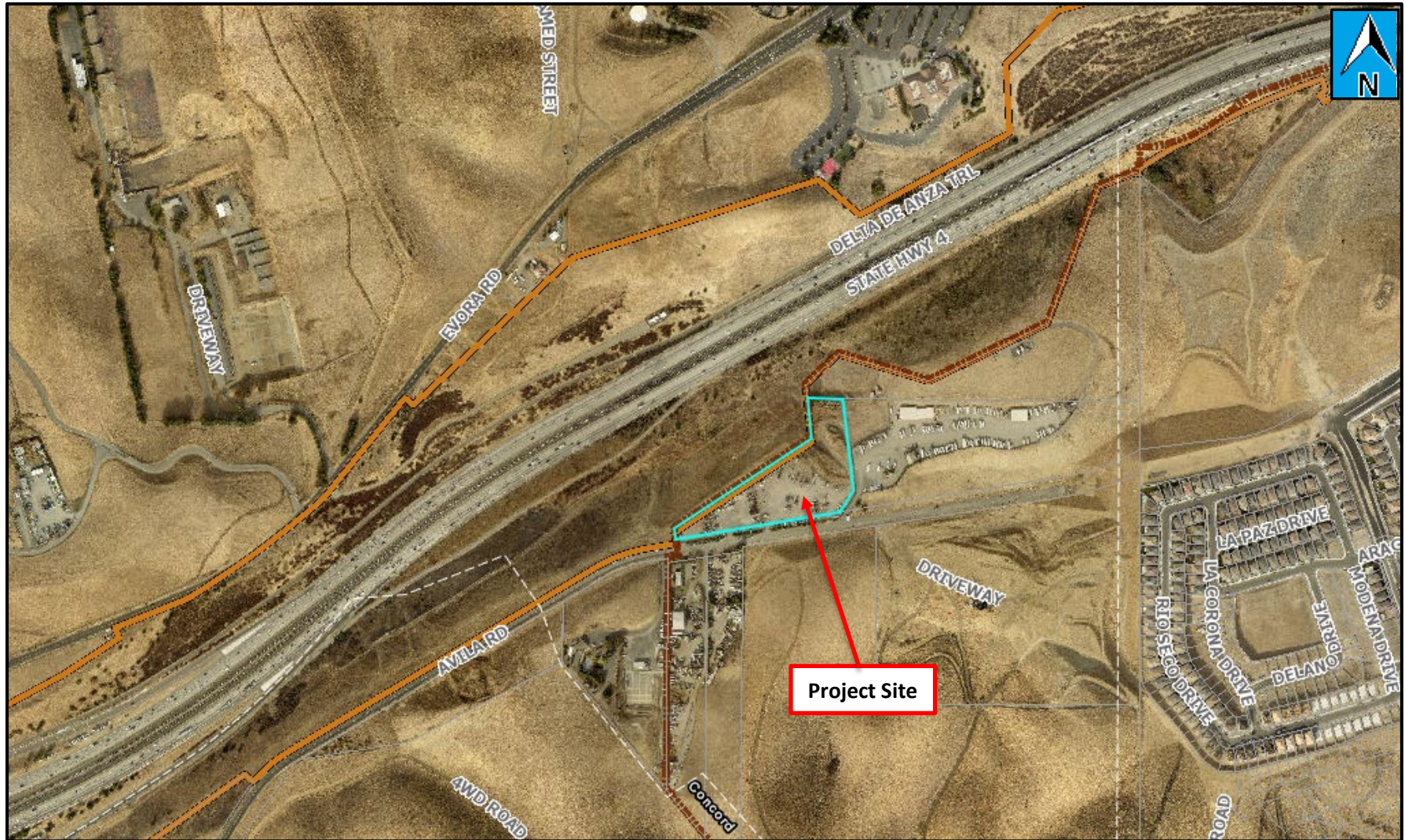
Rege Ministorage and Trucking Yard (EXT) – Vicinity Map

AP-22-0042	103 Avila Rd
Extension of Use Permit and Design Review	APN: 091-020-019



Rege Ministorage and Trucking Yard (EXT) – Aerial Map

AP-22-0042	103 Avila Rd
Extension of Use Permit and Design Review	APN: 091-020-019



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 13, 2022**

ITEM: R & G Auto Body, AP-22-0073 (UP)

ORIGINATED BY: Jose Quijada, jrquijada69@icloud.com, 925-822-2109

SUBJECT: This is an application filed by Jose Quijada, owner of R & G Auto Body, requesting approval of a Use Permit to legalize an existing Auto Body business within a 4,000-square foot (sq. ft.) space (Suites C and D) within an existing, 9,440 sq. ft. commercial warehouse located at 660 Garcia Avenue. The property is in the IP (Industrial Park) District Assessor's Parcel No. 088-392-008. 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.

RECOMMENDATION: Staff recommends the Planning Commission adopt a Resolution (Attachment 1), approving Use Permit Application No. 22-0073, subject to conditions.

BACKGROUND: The existing, 4,000 sq. ft. tenant space occupied by the Auto Body business is one of five tenant spaces (suites) within an existing 9,440-sq. ft. commercial warehouse. The existing commercial warehouse was constructed in 1979 and is primarily devoted to automotive uses.

On August 9, 2022, the applicant filed Use Permit Application No. 22-0073 (UP) to legalize an existing Auto Body business within an existing commercial warehouse in an industrial district. The warehouse is one of many in the general vicinity that currently provide a range of automobile-related services. The Auto Body business at this location is compatible with existing and allowed uses in the surrounding area.

The applicant for the Auto Body business does not operate any other Auto Body businesses in the area; if approved, this would be the only location in operation for the business owner.

PROJECT DESCRIPTION:

Existing Conditions: The parcel is approximately 0.58 acres and is located just south of Garcia Avenue in an industrial area of Pittsburg. The parcel is square in shape, measuring approximately 150 feet by 167 feet, and contains one, 9,440 sq. ft. commercial warehouse building with five tenant spaces (Suites A – E). The Auto Body business occupies Suites C and D, which, when combined total 4,000 sq. ft.

Surface parking is located on the west side of the parcel and is accessible from an approximately 28-foot-wide driveway along Garcia Avenue. The north side of the parcel, facing Garcia Avenue, contains an approximately 25-foot (ft.) wide landscaping strip on either side of the driveway. The landscaping strips contains eight mature trees total.

Entrances to all five tenant spaces are located on the west building façade opposite the parking lot. Each suite in the commercial warehouse building includes one, approximately 12-ft. commercial roll up garage door and a single, standard-sized pedestrian-entry door. The east building façade contains five, rear-exit doors (one for each suite) all of which open up to a 20-ft. rear yard planted in grass.

See Attachment 2 for Existing Conditions Photos.

Surrounding Land Uses:

North: Garcia Avenue (adjacent) and Light Industrial Uses (100 ft.)

West: Parking Lot and Light Industrial Uses (20 ft.)

South: Light Industrial Uses (20 ft.) and Single-Family Residential (400 ft.)

East: Light Industrial Uses (20 ft.)

The property is surrounded on all sides by similar commercial warehouse buildings. Surrounding businesses include Bush Motor Works, Brian's Auto Glass, Delta Muffler, ASAP Towing, Nick's Auto Center, BMW Motor Works and Lehr Auto Electric. Beyond the commercial warehouse building to the south of the parcel is a gated, single-family residential community along E Leland Rd (Rockridge).

See Attachment 3 for Map of Surrounding Land Uses.

Proposed Project: The applicant is requesting approval of a Use Permit to legalize an Auto Body business within an existing, multi-tenant, steel-sheeted commercial warehouse building at 660 Garcia Avenue. The applicant occupies two of the five, commercial tenant spaces (Suites C and D) which total 4,000 sq. ft.

The Auto Body business would operate between the hours of 8:00 am to 5:00 pm Monday – Friday and would have two employees onsite at any given time. All vehicle storage associated with the Auto Body business would take place indoors.

Suites C and D contain an office area just inside the pedestrian entry (~208-sq. ft.), a Frame Machine (~115 sq. ft.), a Paint Shed (~400 sq. ft.) and two restrooms (~50 sq. ft.) The remaining floor area (~3,177 sq. ft.) is devoted to general workspace and parking vehicles. There are two aisles for parking within Suites C and D; four spaces on the north side and three spaces on the south side. Each parking space would measure 9 by 18 ft., providing storage for a maximum total of seven vehicles.

See Attachment 4 for the Project Site and Floor Plans.

CODE COMPLIANCE:

Pittsburg General Plan 2020: The project site is located in the 'East Leland Subarea' of the General Plan (GP) and has a land use designation of *Business Commercial*. The Business Commercial 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 is consistent with GP Land Use Goal 2-G-2, in that the project would promote large-scale office/business development on a parcel designated Business Commercial which is accessible from regional transportation systems. The Auto Body business is located in an existing Industrial Park adjacent to other automobile-related businesses. Additionally, the project complies with GP Land Use Goal 2-G-3, in that it is located in an area where existing commercial development is concentrated, rather than sporadically spread in linear commercial strips throughout the city.

Zoning: The project site is located within the Industrial Park (IP) Zoning District which is intended to provide sites in landscaped settings for service-oriented commercial and light industrial uses with limited customer presence and turnover, including industrial office centers, research and development facilities, limited industrial activities (including production and assembly but no raw materials processing or bulk handling), limited and warehouse type retail and commercial activities, and small-scale warehousing distribution.

The Auto Body use is included in the definition of “Automobile and Recreational Vehicle Repair, Major” in PMC 18.08.080(30)(a) which is a conditionally permitted use in the IP District. The project provides a service-oriented industrial use with limited customer presence and turnover in the East Leland Subarea which is located within one-half mile of the Railroad Avenue BART Station.

Development Standards: The applicant is not proposing any exterior or interior alterations to the existing tenant space at this time.

Off-Street Parking. The existing parking lot for the property currently contains 16 parking spaces, eight of which are designated for Suites C and D specifically.

PMC section 18.78.040, Schedule A, sets forth standards for off-street parking for Vehicle Sales and Service uses. This section specifies that the parking requirement for “Automobile and Recreational Vehicle Repair, Major” is one space per each 500 sq. ft. of gross floor area. Given the total floor area of the tenant space is 3,680 sq. ft., the Auto Body business is required to provide a total of eight parking spaces. No additional parking is required beyond the eight spaces provided for the Auto Body business.

With regards to bicycle parking, PMC section 18.78.045 specifies a minimum number of bicycle parking stalls that must be provided on new non-residential sites based on the number of required off-street parking stalls for the use. According to this section of the PMC, for projects requiring eight off-street parking spaces, one bicycle parking stall is required.

Signage. The applicant has two existing wall signs on the property which have been reviewed and found to be consistent with PMC Chapter 19.12. The property is not

subject to a Master Sign Program. Any additional signage proposed will require review and approval of a separate sign permit.

Landscaping. PMC Table 18.54.115 requires 15% minimum site landscaping in the IP District. The parcel currently contains two landscape strips totaling approximately 4,500 sq. ft., which exceeds the minimum site landscaping requirement of 3,800 sq. ft. Therefore, pursuant to the provisions for existing landscaping in PMC 18.84.325, no additional landscaping is required.

Required Findings – Use Permit: Pursuant to PMC section 18.16.040, in order to approve the Use Permit for the Auto Body business, the Planning Commission must find that the project:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the city;
- C. will not adversely affect the orderly development of property within the city;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law;
- I. is consistent with the city's approved funding priorities; and,
- J. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.

A full analysis of how the project meets the required Use Permit findings is provided in the Resolution (Attachment 1).

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. The project qualifies for a Class 1 categorical

exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

If the project is approved, Planning Staff will file a Notice of Exemption with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office.

Public Notice: On or before September 2, 2022, a notice of the September 13, 2022, public hearing for the project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted 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 all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Mosaic Apartments" neighborhood.

See Attachment 5 for the Public Hearing Notice.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to grant Use Permit approval for the project, as it would continue to provide a commercial business within the City and have a positive impact on the City's tax base. See Attachment 1 for a full analysis of how the project meets the required Use Permit findings.

ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit application No. 22-0073, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map
4. Project Site and Floor Plans
5. Public Hearing Notice/Vicinity Map

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Use Permit to Allow an Auto)
Body Business, located at 660 Garcia)
Avenue, for "R&G Auto Body, AP-22-0073)
(UP)." Assessor's Parcel No. 088-392-) Resolution No. 10199
008.)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 9, 2022, Jose Quijada filed Planning Application No. AP-22-0073 (UP), requesting approval of a use permit to legalize an existing Auto Body business within an existing 4,000 square-foot (sq. ft.) commercial space (Suites C and D) within an existing, 9,440 sq. ft. multi-tenant, commercial warehouse located at 660 Garcia Avenue. The property is in the IP (Industrial Park) District. Assessor's Parcel No. 088-392-008.
- B. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- C. On or prior to September 2, 2022, notice of the September 13, 2022, 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 Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Mosaic Apartments" neighborhood.
- D. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
 - 1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
 - 2. is not detrimental to the health, safety, and general welfare of the city;
 - 3. will not adversely affect the orderly development of property within the city;

4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
 5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem within the neighborhood;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law;
 9. is consistent with the city's approved funding priorities; and,
 10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian oriented atmosphere along the primary downtown corridor.
- E. On September 13, 2022, the Planning Commission held a public hearing on Planning Application No. 22-0073 (UP), at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "R&G Auto Body, AP-22-0073 (UP)," dated September 13, 2022, 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 Auto Body business use will:
 - a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location, in that the purpose of the Industrial Park (IP) District is to provide sites for service-oriented commercial and light industrial uses with limited customer presence and turnover, including industrial office centers, research and development facilities, limited industrial activities (including production and assembly but no raw materials processing or bulk handling), limited and warehouse-type retail and commercial activities, and small-scale warehousing distribution. Approval of the requested use permit allowing an Auto Body business would provide a service-oriented commercial and light industrial use with limited customer presence and turnover.

- b) not be detrimental to the health, safety, and general welfare of the city, in that the proposed Auto Body business will be required to meet health and safety requirements of the Pittsburg Economic and Community Development Department, the Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services and the Bay Area Air Quality Management District.
- c) not adversely affect the orderly development of property within the city, in that approval of the use permit will allow the applicant to continue to occupy a site located in an area where infrastructure is already present, and the applicant is not proposing building improvements or expansions that could impact the orderly development of the surrounding area.
- d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city, in that the continued occupancy of the tenant space will increase property values as well as the city's tax base.
- e) be consistent with the General Plan in that the project site is located in the 'East Leland Subarea' of the General Plan and has a land use designation of *Business Commercial*, which is intended to provide sites for custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and support commercial uses. The proposed Auto Body business is also consistent with GP Land Use Goal 2-G-3, in that it is located in an area where existing commercial development is concentrated, rather than sporadically spread in linear commercial strips throughout the city.
- f) not create a nuisance or enforcement problem within the neighborhood, in that the proposed use 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.
- g) not encourage marginal development within the neighborhood, in that the proposed Auto Body business will occupy a space located within an existing industrial area primarily devoted to automobile uses and does not involve construction of a new building or building addition.
- h) not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law, in that the proposed Auto Body business will operate in a building that has been designed to utilize existing infrastructure. Further, the proposed project is located on private property and will be maintained privately.
- i) not be inconsistent with the city's approved funding priorities, in that the proposed use is on private property, to be maintained privately, and does not propose or require any city funding.
- j) will not be located in the Pedestrian Commercial (CP) District.

- B. The staff report entitled, “R&G Auto Body, AP-22-0073 (UP),” dated September 13, 2022, is referenced hereto as additional support for the findings.

Section 3. Decision

- A. Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 22-0073 (UP), subject to the following conditions:
1. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.
 2. The approved use shall be operated in substantial conformity with the project plans dated August 9, 2022, 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.
 3. At all times during operation of the business, the business operator shall maintain a City Business License.
 4. The hours of operation for the business shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Friday. The project applicant shall provide a written request to modify the hours of operation. The City Planner may adjust these hours of operation at their discretion and provide a memo to the Planning Commission documenting the change.
 5. Vehicle dismantling shall not occur on the project site.
 6. Wrecked or inoperable vehicles shall not be stored outside the building for any amount of time.
 7. All vehicle repairs and work conducted on-site in conjunction with the business shall occur inside the building.
 8. A maximum of two vehicles awaiting service, or pick-up from service, may be parked outdoors at any one time. They shall only be parked in two spaces that are clearly marked and designated for either pick-up or delivery of vehicles related to the proposed use.
 9. The applicant shall maintain permanent, fixed bicycle parking for at least one (1) bicycle on-site pursuant to PMC section 18.78.045. The final location of the bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution.

10. The applicant shall ensure the use does not produce an unreasonable, disturbing, or unnecessary emission of odors at the property line of the site, in accordance with PMC section 18.82.045.
11. Onsite cleaning/washing of vehicles is prohibited on the project site.
12. All vehicle repairs and work conducted on-site in conjunction with the business shall occur inside the building.
13. All vehicles shall be stored inside not to exceed a maximum total of seven stored vehicles at any one time. Outdoor storage of vehicles, parts, materials, tires, drums, barrels, etc., shall be prohibited at the project site. There shall be no boats or recreational vehicles on the property and no outside storage of trailers, miscellaneous material, equipment, parts or debris.
14. No automobile sales shall be permitted on site, in conjunction with the business.
15. Existing exterior signage is approved as part of this Use Permit. Any additional signs, beyond the two wall signs currently installed, must be reviewed and approved by the Planning Division under a separate sign permit application.
16. The applicant shall not place any temporary structures, signs, or banners onsite or offsite, or hold any temporary uses not covered in this use permit or permitted as an ancillary use on the site, without first applying for the appropriate permits and receiving appropriate approvals from the Planning Division and Engineering Division as required.
17. The site shall be kept clean and free of all litter, debris, and refuse at all times. For the cleanup of trash and leaf debris on and around the premises, the applicant shall ensure that dry cleanup methods such as sweeping are used whenever possible, in lieu of hosing the area down with water. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
18. All paved surfaces on site shall be maintained in good condition and cleaned at least once a year, between July 15 and October 15 (just prior to the rainy season). Cleaning of paved surfaces shall incorporate Best Management Practices that capture and clean the dirty water prior to discharging it to the storm drain.
19. Employees shall be trained on how to implement and use current Best Management Practices related to vehicle maintenance, chemical storage (as applicable), and general site maintenance, including those activities' potential for storm water and ground pollution and how to minimize those potentials.

Contra Costa County Health Services – Hazardous Materials Program Conditions

20. To prevent accidental spills from entering the City's storm drains, all potentially hazardous materials shall be stored in aboveground containers located at a designated area indoors. The aboveground containers shall be placed within a secondary containment area, such as a leak-proof tub or diked concrete area, in

case of primary container failure, and shall be subject to inspection by the City's Development Services Department and Contra Costa County Fire Protection District upon request.

21. The applicant shall ensure that vehicles parked on-site are maintained so as not to leak oil or other potentially hazardous fluids onto the ground. The applicant shall inspect the site regularly for spills or leaks from parked vehicles, and any spills or leaks shall be immediately cleaned using dry cleanup methods such as rags or other absorbent material for cleanup of leaks and spills. No part of the site shall be cleaned by hosing the area down with water, unless the wastewater is collected and properly discarded into a sanitary sewer.
22. If incidental potentially hazardous materials (such as vehicle oil or other fluids) are collected and/or stored onsite, they must be maintained inside the building only and the applicant must obtain an Environmental Protection Agency (EPA) identification number and a permit with Contra Costa Health Services Hazardous Materials Program.
23. The applicant shall ensure that employees of the business do not discharge oil or other vehicle fluids wastewater or any cleaning agents into any exterior storm drain system or to any storm drain inlets or catch basins. Wastewater from any on-site cleaning must be properly discarded, with permission from Delta Diablo as appropriate, to the sanitary sewer.
24. The applicant shall obtain an industrial discharge permit from the State Water Resources Control Board for their automotive repair operations.
25. If the business uses, handles, or stores hazardous materials (chemicals) in quantities of greater than 55 gallons (liquid), 500 pounds (solid) or 200 cubic feet (gas), then a Hazardous Materials Response Plan and Chemical Inventory shall be submitted to the Contra Costa Health Services Hazardous Material Program.

Contra Costa County Fire Protection District Conditions

26. The applicant shall submit a minimum of two (2) complete sets of building plans and specifications for the subject project to the Fire District. After the tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including but not limited to: 1) Fire sprinklers, if needed, 2) Fire alarm, if needed and 3) Spray booths. Plans shall be submitted to the Fire District for review and approval *prior to* construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC. Contact the Fire District (minimum of 2 working days in advance) at 925-941-3300 ext. 3902 to schedule an inspection of the access and hydrant installation prior to construction or the storage of combustible materials on the job site.
27. Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 16 / 20 feet unobstructed width, and not less than 13 feet 6

inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 35 / 45 feet and must be capable of supporting the imposed fire apparatus loading of 22 / 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the Fire District standard in (503) CFC.

28. Access roadways of less than 28 feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING – FIRE LANE clearly marked (22500.1) CVC, (503.3) CFC.

Access roadways of 28 feet or greater, but less than 36 feet unobstructed width shall have NO PARKING – FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING – FIRE LANE clearly marked (22500.1) CVC, (503.3) CFC.

29. Plans shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal (105.4.1) CFC, (901.2) CFC, (107) CBC.

Bay Area Air Quality Management District (BAAQMD)

30. Applicant shall apply for a BAAQMD permit using the Online Permitting System at <https://www.baaqmd.gov/permits/apply-for-a-permit/online-permitting-system>.

Standard Conditions of Development

31. 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.
32. The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
33. Business License: It shall be the responsibility of the applicant to maintain an updated business license containing an accurate description of the use at the site.
34. Business owner agrees to indemnify, defend, and hold harmless the city, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval,

or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, city may select its own legal counsel at applicant's sole cost and expense. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner shall pay for city's costs of defense, whether directly or by timely reimbursement to city on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by city in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

35. This use permit will expire on September 13, 2023, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 13th day of September, 2022, 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. was adopted by the Planning Commission of the City of Pittsburg on September 13, 2022.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Existing Condition Photos
R&G Auto Body AP-22-0073 (UP)



Fig. 1 Front of Warehouse Building
Looking North from Project Site toward Garcia Ave



Fig. 2 – Front of Warehouse Building
Looking South from Garcia Ave Driveway Entrance to Property



Fig. 3 – Suite C Pedestrian Entry
Looking West from Parking Lot at Front of Warehouse Building



Fig. 4 – South Side Yard of Warehouse



Fig. 5 – East Rear Yard of Warehouse



Fig. 6 – Parking Lot
Looking West from Warehouse Building



Fig. 7 – Parking Lot
Looking Southwest from Warehouse Building



Figs. 8 and 9 – Existing Landscaping along Garcia Ave

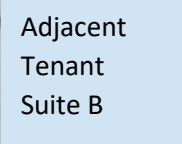
R&G Auto Body (AP-22-0073) - Surrounding Land Uses



Project Site: 660 Garcia Avenue, Suites C and D

660 Garcia Ave
Suites C and D
Pittsburg CA
94565

FLOOR PLAN



Adjacent
Tenant
Suite E



City of Pittsburg

Community and Economic 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: September 13, 2022
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

R & G Auto Body, AP-22-0073 (UP)

This is an application filed by Jose Ramon Quijada, owner of R&G Auto Body, requesting approval of a Use Permit to legalize an Auto Body business within an approximately 3,680-square foot (sq. ft.) space (Suites C and D) within an existing, 9,440 sq. ft. commercial warehouse located at 660 Garcia Avenue. The property is in the IP (Industrial Park) District. Assessor's Parcel No. 088-392-008.

Environmental Determination

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.

PROJECT PLANNER: Alison Hodgkin, (925) 252-6987 or ahodgkin@pittsburgca.gov

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 prior to the meeting or provided orally 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.

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*

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: R & G Auto Body, AP-22-0073 (UP)
Location: 660 Garcia Avenue, APN 088-392-008



City of Pittsburgh

Community Development Department - Planning Division
65 Civic Avenue
Pittsburgh, CA 94565

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 13, 2022**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits three notices of intent to exercise delegated design review authority for: **1)** Administrative Design Review to legalize new paint colors applied to the exterior façade of the space leased by Shoe Palace. The project is located at 2110 Railroad Ave., Ste. 130, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 087-030-086; **2)** Administrative Design Review to re-paint an existing furniture store (Lanzafame Furniture) located in Downtown Pittsburg. The project is located at 711 Railroad Avenue (APN 085-172-009) in the Pedestrian Commercial (CP) Zoning District and Downtown Commercial General Plan Designation; and **3)** Administrative Design Review and Minor Modification to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The project is located at 1100 Bailey Road in the Open Space Zoning District and Open Space General Plan Designation.

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge receipt of the attached Notices of Intent to Exercise Design Review Authority.

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.

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority.

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 their intent to exercise delegated design review authority. Copies of resolutions approving any delegated design review application must also be provided to the Commission.

PROJECT DESCRIPTIONS:

1. Shoe Palace, AP-22-0017 (ADR)

This is an application filed by Al Baba of Baba Builders Company, on behalf of Michael Musleh, requesting Administrative Design Review approval to legalize new paint colors applied to the exterior façade of the space leased by Shoe Palace located at 2110 Railroad Ave., Ste. 130, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 087-030-086.

This project is delegated to staff under Category 3 (Minor Building Remodels, limited to changes in building colors, awnings, fenestration, and finishes) of Planning Commission Resolution No. 9918.

2. Re-painting of Existing Furniture Store (Lanzafame Furniture), AP-22-0065 (ADR)

This is an application filed by Eastbay Furniture & Appliance Store, requesting Administrative Design Review approval to re-paint an existing furniture store (Lanzafame Furniture) located in Downtown Pittsburg.

The project is located at 711 Railroad Avenue (APN 085-172-009) in the Pedestrian Commercial (CP) Zoning District and Downtown Commercial General Plan Designation.

This project is delegated to staff under Category 3 (Minor Building Remodels, limited to changes in building colors, awnings, fenestration, and finishes) of Planning Commission Resolution No. 9918.

3. T-Mobile Wireless Telecommunications Facility, Enclosure Addition to House a Backup Generator, AP-22-0070 (ADR and MM)

This is an application filed by Robert Ramirez on behalf of T-Mobile, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The project is located at 1100 Bailey Road in the Open Space Zoning District and Open Space General Plan Designation.

This project is delegated to staff under Category 2 (Wireless Communication Equipment), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to new or replacement antennas on existing poles and their related equipment.

GENERAL PLAN/CODE COMPLIANCE:

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

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

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

ATTACHMENTS:

1. Notice of Intent Shoe Palace, AP-22-0017 (ADR)
2. Notice of Intent Re-painting of Existing Furniture Store (Lanzafame Furniture), AP-22-0065 (ADR)
3. Notice of Intent Existing T-Mobile Wireless Telecommunications Facility, Enclosure Addition to House a Backup Generator, AP-22-0070 (ADR and MM)
4. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT

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

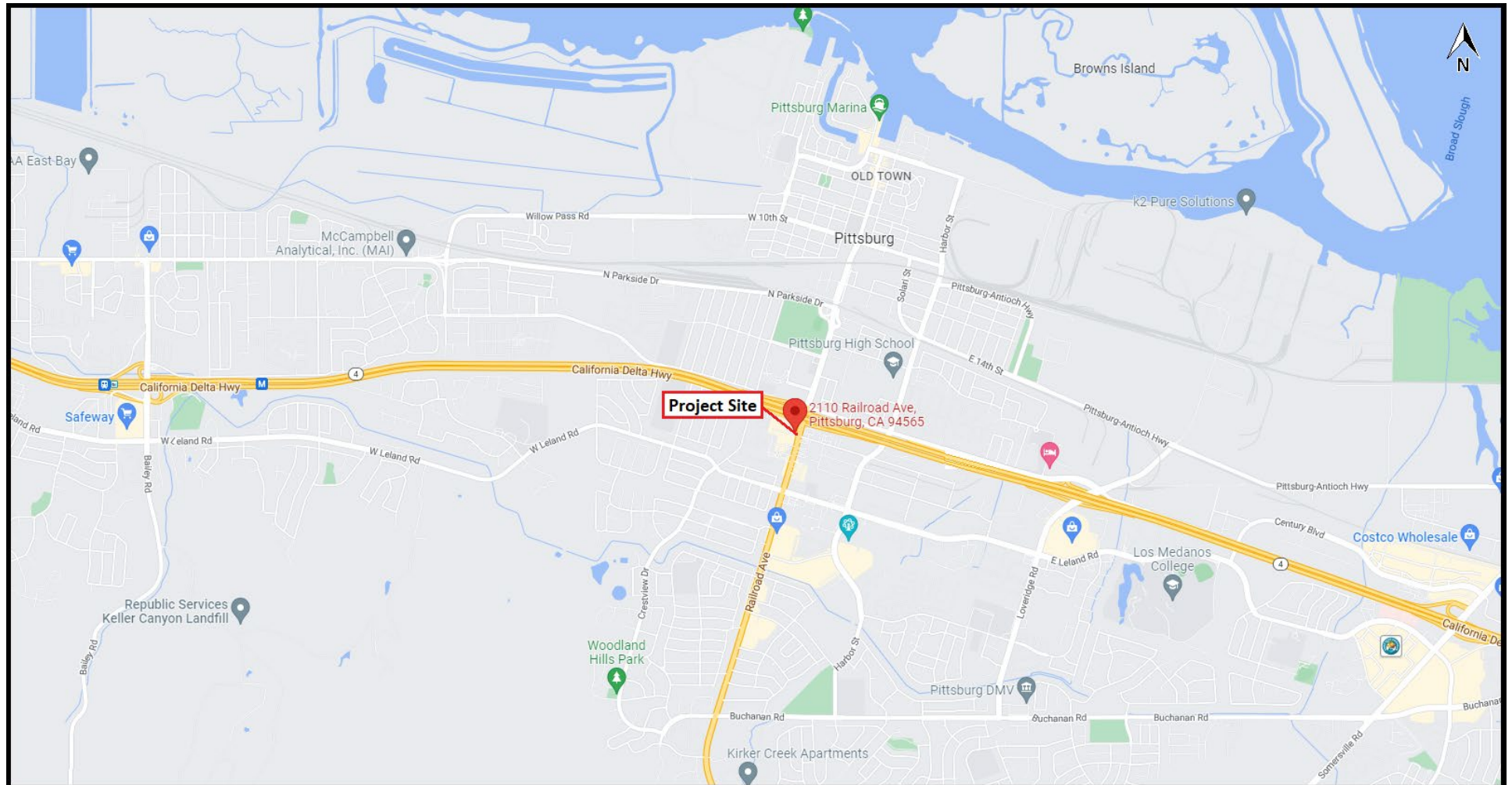
SHOE PALACE, AP-22-0017 (ADR).

This is an application filed by Al Baba of Baba Builders Company, on behalf of Michael Musleh, requesting Administrative Design Review approval to paint new paint colors on the exterior façade of the space leased by Shoe Palace located at 2110 Railroad Ave., Ste. 130, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Proposed paint colors will match the adjacent building, 2108 Railroad Avenue, Assessor's Parcel Number 087-030-086.

This project is delegated to staff under Category 3 (Minor Building Remodels, limited to changes in building colors, awnings, fenestration, and finishes) of Planning Commission Resolution No. 9918.

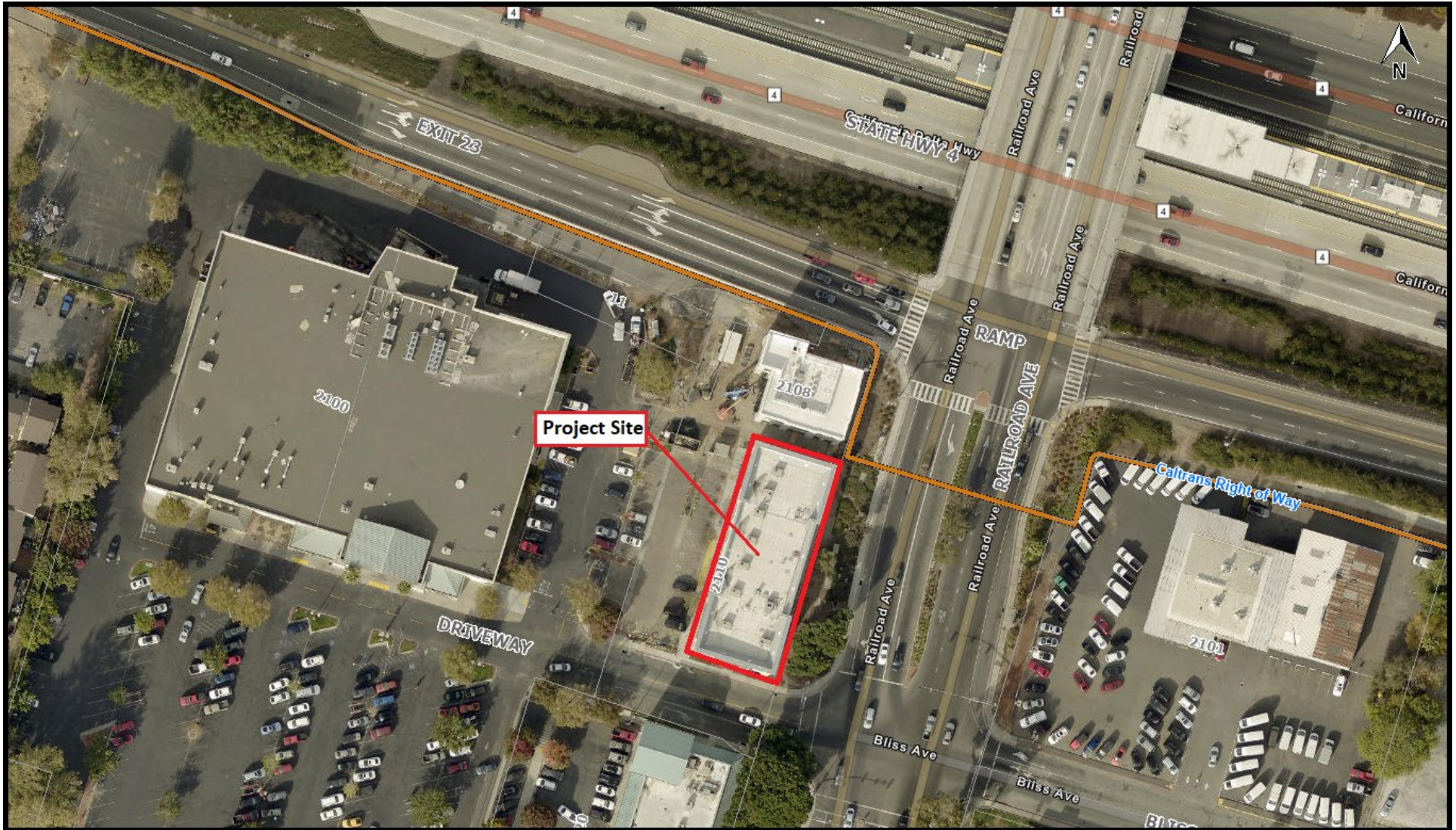
Shoe Palace (ADR) – Vicinity Map

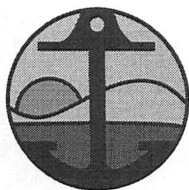
AP-22-0017	2110 Railroad Avenue
Administrative Design Review	APN: 087-030-086



Shoe Palace (ADR) – Aerial Map

AP-22-0017	2110 Railroad Avenue
Administrative Design Review	APN: 087-030-086





Planning Application

City of Pittsburgh
Community and Economic Development Department – Planning Division
65 Civic Avenue, Pittsburgh, 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: AP-22-0017

Date Filed: 3/3/22

PROJECT INFORMATION:

Project Name (Business/Development): Shoe Palace

Address/Location of Project: 2110 Railroad Ave

Assessor's Parcel No(s): _____

Mapping Address (Latitude/Longitude): _____

Existing General Plan / Zoning Designations: n/a

Proposed General Plan / Zoning Designations: n/a

Existing Use: Shoe store

Proposed Use: Shoe store

Size of Existing Structure(s): 5,000 sq ft

Size of Proposed Additions / New Structure(s): n/a

Amount of New Impervious Surfaces (s.f. or acres)¹: n/a

Property Size (s.f. or acres): _____ No. of Existing Lots: _____ Proposed: n/a

Days/Hours of Operation: _____

No. of Employees, Existing: _____ Proposed: n/a

No. of On-Site Parking Stalls, Existing: _____ Proposed: n/a

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.)

Paint the exterior of the building

APPLICANT INFORMATION:

Applicant Name: Baba Builders Co. **Primary Contact:** Al Baba

E-Mail: vsbbco@aol.com **Phone:** 415-716-2398

Mailing Address: P.O. Box 1430 San Bruno, CA 94066

Property Owner(s): 421 E18th Property Partnership c/o Michael Nader Musleh

E-Mail: musleh@gmail.com **Phone:** (415)308-2538

Mailing Address: P.O. Box 320171 SF Ca 94132

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ **Date:** _____

Property owner/manager (attach notary): Michael Musleh **Date:** 2/3/22

(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

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

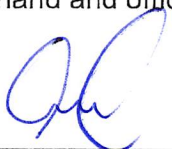
State of California
County of San Francisco)

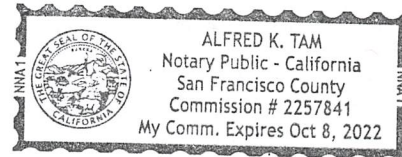
On 02/03/2022 before me, Alfred K. Tam, Notary Public
(insert name and title of the officer)

personally appeared MICHAEL MUSLEH,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



NOTICE OF INTENT

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

Re-painting of existing furniture store, AP-22-0065 (ADR).

This is an application filed by Eastbay Furniture & Appliance Store, requesting Administrative Design Review approval to re-paint an existing furniture store (Lanzafame Furniture) located in Downtown Pittsburg. The project is located at 711 Railroad Avenue (APN 085-172-009) in the Pedestrian Commercial (CP) Zoning District and Downtown Commercial General Plan Designation.

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

AP-22-0065	711 Railroad Avenue
Administrative Design Review	Assessor's Parcel No. 085-172-009



East Bay Furniture & Appliance Store – Aerial Map

AP-22-0065	711 Railroad Avenue
Administrative Design Review	Assessor's Parcel No. 085-172-009



AP-22-0065 - Lanza fame furniture sign and paint

Menu Help

File Date: [07/14/2022](#)Application Detail: [Detail](#)Application Status: [Submitted](#)

Assigned To:

Description of Work: [We plan on changing the outer color of the building especially pertaining to the blue strip to a more neutral earth tone preferably charcoal. We also plan on adding a wall sign in place of the current sign with Metal LED backlit letters.](#)

Application Type: [Planning Project](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	IMG_5751.jpg	PLANNING	Owner's Authori...	Owners authorizatio...	image/jpeg	Uploaded	07/14/2022
	image0.jpeg	PLANNING	Project Plans	Side of building re...	image/jpeg	Uploaded	07/14/2022
	IMG_4565.JPG	PLANNING	Project Plans	Sign	image/jpeg	Uploaded	07/14/2022
	IMG_4572.jpg	PLANNING	Project Plans	Front of building	image/jpeg	Uploaded	07/14/2022

[Show all](#)Address: [711 RAILROAD Ave, PITTSBURG, CA 94565](#)Owner Name: [LANZAFAME CHRISTOPHER TRE](#)Owner Address: [PITTSBURG CA](#)Application Name: [Lanza fame furniture sign and paint](#)Parcel No: [085172009](#)

Contact Info:	Name	Organization Name	Contact Type	Status
	yousef J Skafi	East Bay Furniture	Applicant	Active
	LANZAFAME CHRISTOPHER TRE	LANZAFAME CHRIS...	Property Owner	Active
	yousef J Skafi	East Bay Furniture	Responsible Party	Active

Licensed Professionals Info: Primary License Number License Type Name Business Name Business License #

Total Fee Assessed: [\\$0.00](#)Total Fee Invoiced: [\\$0.00](#)Balance: [\\$0.00](#)

No record(s) updated by expression.

Custom Fields: GENERAL INFORMATION

Location 711 Railroad Ave: front and side of building	Are you the owner of the property? No	Proposed General Plan Downtown Commercial
Proposed Zoning Designations -	Existing Use Furniture retail	Proposed Use furniture retail
Size of Existing Structure(s) (Sqft) 10,000 Sq Ft	Size of Proposed Additions (SqFt) N/A	Size of Proposed New Structure (SqFt) N/A
Amount of New Impervious Surfaces (SqFt) N/A	Project Size N/A	Project Size Unit -
Number of Existing Lots N/A	Number of Proposed Lots N/A	RSP/ORD No -
Days Hours of Operation 11-6 7 days a week	Number of Employees Existing 3	Number of Employees Proposed 3
Number of On-Site Parking Stalls Existing N/A	Number of On-Site Parking Stalls Proposed N/A	Existing Sign Permit Yes

APPROVAL DATES

Approval Valid Through Date	Approval Date
-	-

GIS INFORMATION

Existing General Plan	Existing Zoning Designations	HCP Boundaries
-	-	-
School District -		

APPLICATION TYPE

Application Type	Application Subtype	Notes
Sign Review	Wall Sign	Metal LED backlit letters
Design Review	Administrative/Awnings...	charcoal instead of blue

REFERRALS

Referred To Department	Referred to Contact	Referred to Email	Date Referred
------------------------	---------------------	-------------------	---------------

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application				
	Intake				
	Building				
	Review				
	Engineering				
	Review				
	Transporation				
	Review				
	Planning				
	Review				
	External				
	Agencies				
	Review				
	Public Works				
	Review				
	Review				
	Consolidation				
	Staff Report				
	Plans				
	Distribution				
	Public				
	Meeting				
	Decision				
	Notification				
	Appeal				
	Period				
	Case				
	Complete				

Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity
Application Comments:	View ID	Comment	Date				
Initiated by Product:	ACA						
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments		
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments		

7/14/2022

To: City Planning Department

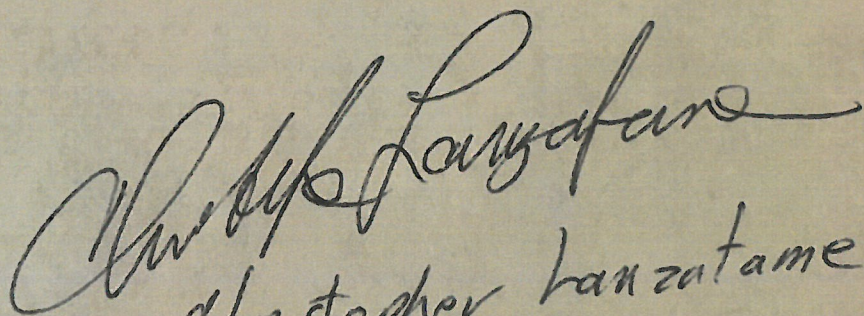
Re: Paint and signage authorization

Address: 711 Railroad Ave

Pittsburg, CA 94565

To whom it may concern,

I, Christopher Lanzafame, owner of what was previously Lanzafame Furniture, and the property at 711 Railroad Ave. authorize new tenant, East Bay Furniture, to paint the exterior of the building and install a new wall sign within the requirements and regulations of the city of Pittsburg. For further information please contact me at 925-698-9252

A handwritten signature in cursive script, reading "Christopher Lanzafame".

Christopher Lanzafame, owner

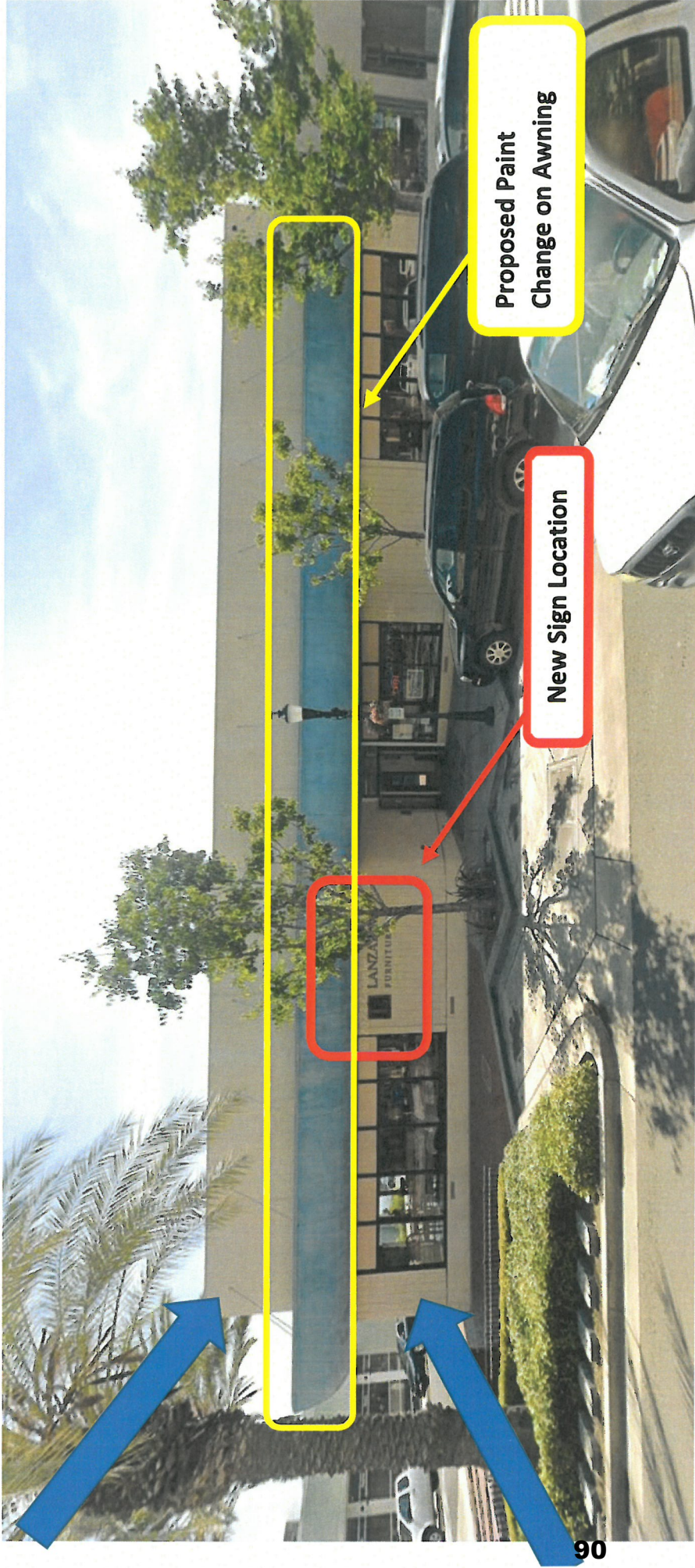
711 Railroad Avenue



Existing



Proposed



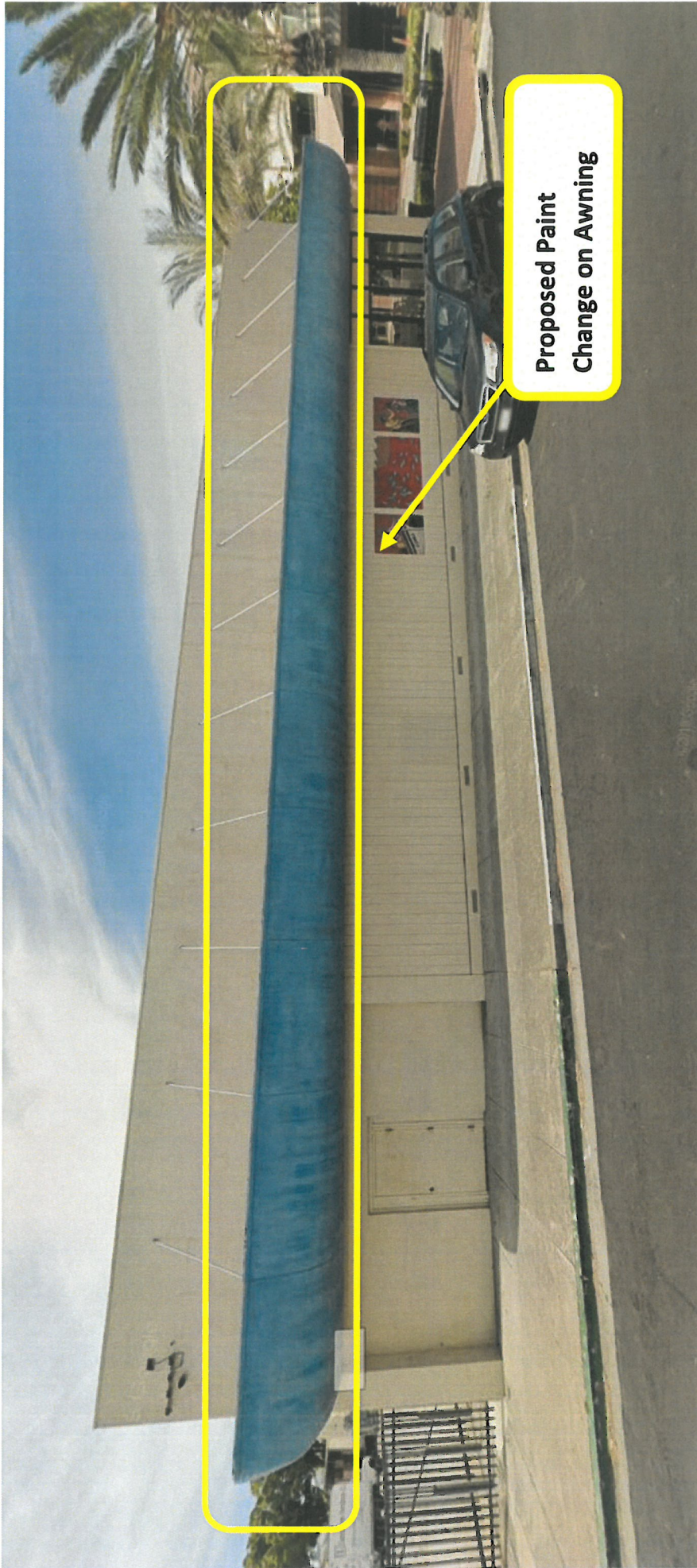
Project Address: 711 Railroad Avenue, Pittsburgh (view of project site from Railroad Avenue)

Project Description: Repaint existing furniture store façade, install new business signage, repaint façade

Red Rectangle: Existing sign location to be replaced with modern signage (Sign Permit [Wall Sign] Subject to Design Standards in 'Old Town Pittsburgh' Guidelines)

Yellow Rectangle: Existing Blue Awning to be repainted black (Administrative Design Review Required)

Blue Arrow: Repair cracks and chipped areas, and repaint above and below the blue awning but keeping the same beige color



View from project site from East Seventh Street

NOTICE OF INTENT

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

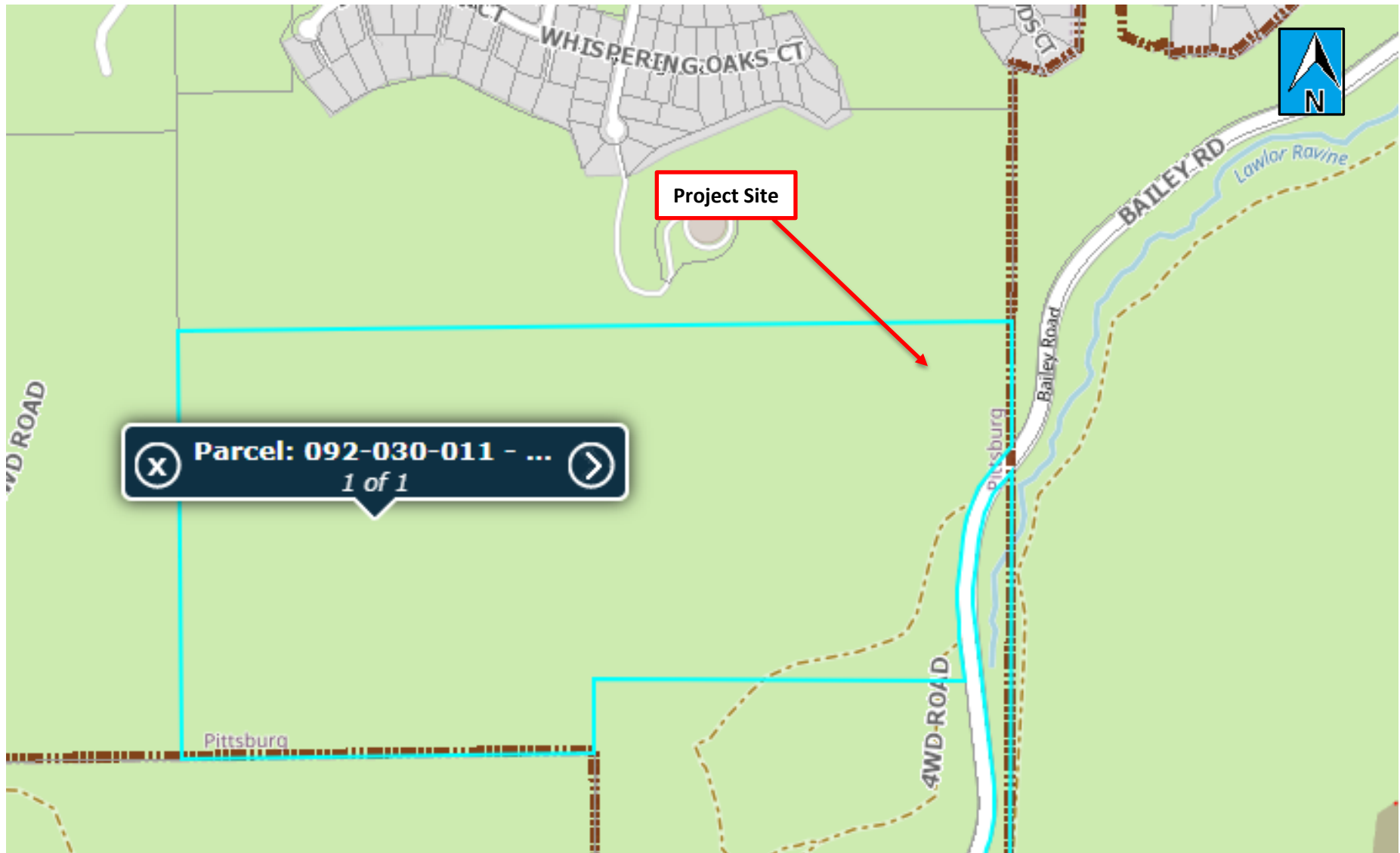
T-Mobile Wireless Telecommunications Facility, Enclosure Addition to House a Backup Generator, AP-22-0070 (ADR and MM).

This is an application filed by Robert Ramirez on behalf of T-Mobile, requesting Administrative Design Review and Minor Modification approval to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The project is located at 1100 Bailey Road in the Open Space Zoning District and Open Space General Plan Designation.

This project is delegated to staff under Category 2 (Wireless Communication Equipment), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to new or replacement antennas on existing poles and their related equipment.

T-Mobile (ADR and MM) – Vicinity Map

AP-22-0070	1100 Bailey Road, Pittsburg
Administrative Design Review and Minor Modification Approval	APN: 092-030-011



T-Mobile (MM and ADR) – Aerial Map

AP-22-0070	1100 Bailey Road
Administrative Design Review and Minor Modification Approval	APN: 092-030-011



The T-Mobile logo, featuring a magenta 'T' followed by the word 'Mobile' in black, with a registered trademark symbol (®) to the right.

JURISDICTION: CITY OF PITTSBURG

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1855 GATEWAY BLVD. SUITE 900 CONCORD, CA 94520

HEAD WEST TOWARD CLAYTON RD. TURN LEFT TOWARD CLAYTON RD. TURN RIGHT ONTO CLAYTON RD. TURN RIGHT ONTO MARKET ST. USE THE RIGHT 2 LANES TO TAKE THE STATE ROUTE 242 N RAMP TO PITTSBURG. MERGE ONTO CA-242 N. USE THE LEFT 3 LANES TO MERGE ONTO CA-4 E TOWARD STOCKTON/ PITTSBURG. TAKE EXIT 20A FOR BAILEY RD S. TURN RIGHT ONTO BAILEY RD. PASS BY BURGER KING (ON THE RIGHT). DESTINATION WILL BE ON THE RIGHT.

APPROVAL		
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE.		
<u>PRINT NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
LANDLORD:		
ZONING MGR:		
DEVELOP. MGR:		
CONST. MGR:		
PROJECT MGR:		
SR. RF ENGINEER:		
RF ENGINEER:		
OPERATIONS:		
SAC REP.:		
UTILITIES:		
REAL ESTATE MGR:		

CODE COMPLIANCE

1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2019
2. CALIFORNIA BUILDING CODES 2019
3. CALIFORNIA ELECTRICAL CODES 2019
4. CALIFORNIA MECHANICAL CODES 2019
5. CALIFORNIA PLUMBING CODES 2019
6. ANSI / EIA-222 G
7. LOCAL BUILDING CODES
8. CITY / COUNTY ORDINANCES
9. CALIFORNIA FIRE CODE 2019 EDITION
10. ASCE 7-2019
11. ACI 318-2014
12. STEEL CONSTRUCTION MANUAL, 15TH EDITION

DRIVING DIRECTION

FROM T-MOBILE OFFICE: 1855 GATEWAY BLVD. SUITE 900 CONCORD, CA 94520

HEAD WEST TOWARD CLAYTON RD. TURN LEFT TOWARD CLAYTON RD. TURN RIGHT ONTO CLAYTON RD. TURN RIGHT ONTO MARKET ST. USE THE RIGHT 2 LANES TO TAKE THE STATE ROUTE 242 N RAMP TO PITTSBURG. MERGE ONTO CA-242 N. USE THE LEFT 3 LANES TO MERGE ONTO CA-4 E TOWARD STOCKTON/ PITTSBURG. TAKE EXIT 20A FOR BAILEY RD S. TURN RIGHT ONTO BAILEY RD. PASS BY BURGER KING (ON THE RIGHT). DESTINATION WILL BE ON THE RIGHT.

95

ROOFING & WATERPROOFING NOTES

1. CONTRACTOR SHALL CONTACT THE BUILDING OWNER TO DETERMINE IF ROOF IS UNDER WARRANTY. CONTRACTOR SHALL GUARANTEE THAT ANY AND ALL NEW ROOFING WORK MEETS THE SPECIFICATION OF ANY EXISTING ROOFING WARRANTIES SUCH THAT THE WARRANTY IS NOT MADE INVALID AS A RESULT OF THIS WORK. IF IT IS DETERMINED THAT THE ARCHITECT'S DETAILING IS INADEQUATE OR IMPROPER OR IF ANY OTHER DISCREPANCY IS FOUND, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE CLIENT PROJECT MANAGER IN WRITING. ULTIMATELY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE ORIGINAL ROOF MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL USE METHODS AND MATERIALS SIMILAR AND COMPATIBLE WITH EXISTING MATERIALS & CONDITIONS FOR ROOF PATCHING, NEW PENETRATIONS, ETC.
3. THE CONTRACTOR SHALL PROPERLY SEAL ALL NEW ROOF & BUILDING ENVELOPE PENETRATIONS SUCH THAT THE INTEGRITY OF THE ORIGINAL BUILDING ASSEMBLY AND ALL APPLICABLE WARRANTIES ARE MAINTAINED.
4. IF IT DEEMED NECESSARY TO REMOVE EXISTING FINISHED AND/OR MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECONSTRUCTING FINISHES AND MATERIALS TO LINE-NEW CONDITIONS. CONTRACTOR SHALL MAINTAIN THE ORIGINAL COLORS, TEXTURES & FINISHES UNLESS SPECIFICALLY NOTED TO THE CONTRARY OR APPROVED T-MOBILE CONSTRUCTION MANAGER IN ADVANCE.
5. AT THE CLIENT CONSTRUCTION MANAGER'S DISCRETION, THE CONTRACTOR SHALL PROVIDE ROOFTOP WALKPADS TO ALL NEW EQUIPMENT INCLUDING ANTENNAS AND BTS UNITS AND ALONG COAX CABLE ROUTING. ON CONVENTIONAL ROOFING, THE WALK PADS SHALL BE "DUCK BOARDS" AS MANUFACTURED BY APC OR EQUAL. ON SPECIAL ROOFING SYSTEMS SUCH AS SINGLE MEMBRANE ROOFS WILL REQUIRE A SPECIFIC PRODUCT AS NOTED ON PLANS OR AS REQUIRED BY NOTES 1 & 2 ABOVE.

PENETRATION AT FIRE RATED ASSEMBLIES NOTES

1. AT THE CLIENT PROJECT MANAGER'S DIRECTION, THE CONTRACTOR SHALL PROVIDE "HILT" HIGH PERFORMANCE FIRESTOP SYSTEM #FS601 AT ALL FIRE RATED PENETRATIONS INSTALLED PER MANUFACTURER'S LATEST INSTALLATION SPECIFICATIONS.
2. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE CONSTRUCTED SO AS TO MAINTAIN AN EQUAL OR GREATER FIRE RATING.

GENERAL NOTES

1. THE LATEST EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201 "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" ARE INCLUDED IN THESE SPECIFICATIONS AS IF COMPLETELY REPRODUCED HEREIN.
2. THESE NOTES SHALL BE CONSIDERED A PART OF THE WRITTEN SPECIFICATION.
3. THIS FACILITY IS AN UNOCCUPIED TELECOMMUNICATIONS SITE AND IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.
4. PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS PARTICIPATING SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL FIELD CONDITIONS AFFECTING THE PROPOSED PROJECT INCLUDING DEMOLITION, ELECTRICAL, MECHANICAL AND STRUCTURAL INSTALLATIONS, AS WELL AS WITH THE CONSTRUCTION AND CONTRACT DOCUMENTS AND SHALL CONFIRM THAT THE PROJECT CAN BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH THE CONSTRUCTION. SHOULD ANY ERRORS, OMISSION, OR DISCREPANCIES BE FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY SYNERGY AND THE PROJECT ARCHITECT / ENGINEER IN WRITING. IN THE EVENT OF DISCREPANCIES FOUND, THE GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY SYNERGY AND THE PROJECT ARCHITECT / ENGINEER IN WRITING. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL INCLUDE THE MORE COSTLY OR EXTENSIVE WORK IN THE BID, UNLESS SPECIFICALLY DIRECTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR, OMISSION, OR INCONSISTENCY AFTER THE START OF THE CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT / ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE PROJECT ARCHITECT / ENGINEER.
5. THE CONTRACTOR SHALL INCLUDE IN THE BID ALL MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE THE WORK AS INDICATED OR IMPLIED BY THESE DRAWINGS.
6. THE CONTRACTOR SHALL PROVIDE CONTINUOUS SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKERS ARE ON THE SITE AND SHALL SUPERVISE AND DIRECT ALL WORK. USING THE BEST SKILLS AND ATTENTION, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES AND SEQUENCES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7. WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED, AND SHALL MEET OR EXCEED THE FOLLOWING MINIMUM REFERENCE STANDARDS FOR QUALITY AND PROFESSIONAL CONSTRUCTION PRACTICE:
- NBCA

NATIONAL ROOFING CONTRACTORS ASSOCIATION
O' HARE INTERNATIONAL CENTER
10255 W. HIGGINS ROAD, SUITE 600
ROSEMONT, IL 60018
- SMACNA

SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
4201 LAFAYETTE CENTER DRIVE
CHANTILLY, VA 20151
- ILP

INTERNATIONAL INSTITUTE FOR LATH AND PLASTER
P.O. BOX 1663
LAFAYETTE, CA 94549
8. INSTALL ALL EQUIPMENT AND MATERIALS PER THE LATEST EDITION OF THE MANUFACTURER'S INSTALLATION SPECIFICATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED, OR WHERE LOCAL CODES OR REGULATIONS PRECEDENCE.
9. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL GIVE ALL NOTICES AND SHALL COMPLY WITH ALL APPLICABLE LOCAL CODES, REGULATIONS, LAWS AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REMEDY ALL FAULTY, INFERIOR, AND/OR IMPROPER MATERIALS, DAMAGED GOODS, AND/OR FAULTY WORKMANSHIP FOR ONE (1) YEAR AFTER THE PROJECT IS COMPLETE AND ACCEPTED UNDER THIS CONTRACT, UNLESS NOTED OTHERWISE IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR. EXCEPTION: THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT FOR ALL WORK DONE, COSIGNED BY THE GENERAL CONTRACTOR, TO MAINTAIN THE ROOFING IN A WATER TIGHT CONDITION FOR A PERIOD OF TWO (2) YEARS STARTING AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT, UNLESS OTHERWISE WRITTEN IN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR.

GENERAL NOTES (CONTINUATION)

11. THE GENERAL CONTRACTOR MUST PERFORM WORK DURING PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISRUPTION OF NORMAL ACTIVITY.
12. ALL EXPOSED METAL SHEET SHALL BE HOT-DIPPED GALVANIZED.
13. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA CONSTRUCTION.
14. THE GOVERNING AGENCIES, CODE AUTHORITIES, AND BUILDING INSPECTORS SHALL PROVIDE THE MINIMUM STANDARDS FOR CONSTRUCTION TECHNIQUES, MATERIALS, AND FINISHES USED THROUGHOUT THE PROJECT TRADE STANDARDS AND/OR PUBLISHED MANUFACTURERS SPECIFICATIONS MEETING OR EXCEEDING DESIGN REQUIREMENTS SHALL BE USED FOR INSTALLATION.
15. PRIOR TO STARTING CONSTRUCTION OF THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK.
16. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN A PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES.
17. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDUMS, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT DRAWINGS TO THE ARCHITECT/ENGINEER AND THE LANDLORD/LESSOR AT THE CONCLUSION OF THE PROJECT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE FROM THE START TO THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE AT ALL TIMES FOR THE LANDLORD/LESSOR PERSONNEL.
19. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY POWER, WATER AND TOILET FACILITIES.
20. ALL CONSTRUCTION PHASES OF THE PROJECT SHALL CONFORM TO THE CURRENT GOVERNING CODES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING THE WORK. THE ENGINEER WILL NOT ADVISE OR PROVIDE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.
22. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING PROFESSIONAL KNOWLEDGE AND SKILLS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND/OR INSPECTIONS TO COMPLETE THE PROJECT. BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR THE REPRESENTATIVE. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF THE SAID DOCUMENT.
24. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE UNLESS OTHERWISE NOTED.
25. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHALL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH THE FIRE RATE ASSEMBLIES.
26. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
27. WHERE SPECIFIED, MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR RECORDING THE RESULTS.
28. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
29. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT DAILY. PREMISES SHALL BE LEFT IN A CLEAN/SWEPT CONDITION AT ALL TIMES.
30. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS. IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT/ENGINEER SHALL BE NOTIFIED FOR CLARIFICATIONS.
31. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
32. CONTRACTORS SHALL BID WALK THE PROJECT TO ASCERTAIN CONDITIONS WHICH MAY ADVERSELY AFFECT THE WORK OR COST THEREOF.
33. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, THE DIMENSIONS, ELEVATIONS, ETC. NECESSARY FOR THE PROPER CONSTRUCTION AND ALIGNMENT OF THE NEW WORK TO THE EXISTING WORK. THE CONTRACTOR SHALL MAKE ALL MEASUREMENTS NECESSARY FOR THE FABRICATION AND ERECTION OF STRUCTURAL MEMBERS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUBCONTRACTOR(S).
34. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK. GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS, PRIOR TO STARTING WORK.
35. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
36. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
37. NO CHANGES ARE TO BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ARCHITECT/ENGINEER. UNAUTHORIZED CHANGES RENDER THESE DRAWINGS VOID.
38. ANY REFERENCES TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE HERE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFIED.

GENERAL NOTES (CONTINUATION)

39. A PRE-CONSTRUCTION CONFERENCE OF REPRESENTATIVES FROM AFFECTED AGENCIES SHALL BE HELD ON THE JOB AT LEAST ONE (1) WEEK PRIOR TO BEGINNING CONSTRUCTION.
40. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE, AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL PROVIDE FIELD MEASUREMENTS AS NECESSARY TO COMPLETE ALL WORKS AND THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN. SYNERGY IS NOT RESPONSIBLE FOR ANY ERRORS RESULTING FROM THIS PRACTICE WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON PLANS.
41. DETAILS INCLUDED HEREIN ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB CONDITIONS OR SITUATIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE SCOPE OF WORK.

SITE PREPARATION NOTES

1. THE PREPARATION OF THE SITE FOR CONSTRUCTION SHALL INCLUDE THE REMOVAL OF ALL BROKEN CONCRETE, TREE TRUNKS AND ANY OTHER DEBRIS THAT MIGHT DAMAGE THE FOOTINGS OF THE NEW STRUCTURE.
2. BACKFILL ALL TRENCHES WITH CLEAN, STERILE SOIL HAVING A SAND EQUIVALENT OF 30% OR GREATER. BACKFILL IN 8 INCH LAYERS, MOISTURE CONDITIONED AND PROPERLY COMPACTED. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO PONDING OCCURS.
3. ALL FOUNDATION FOOTINGS SHALL EXTEND INTO AND BEAR AGAINST NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. FOOTINGS SHALL EXTEND INTO SOIL DEPTH AS INDICATED IN PLANS.
4. SHOULD ANY LOOSE FILL, EXPANSIVE SOIL, GROUND WATER OR ANY OTHER UNEXPECTED CONDITIONS BE ENCOUNTERED DURING THE EXCAVATION FOR THE NEW FOUNDATION, THE ARCHITECT/ENGINEER SHALL BE NOTIFIED AND ALL FOUNDATION WORK SHALL CEASE IMMEDIATELY.
5. WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4 INCHES OF EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.
6. THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED BY PROBING OR TESTING TO CHECK FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
7. PROOF ROLL THE SURFACE OF THE EXPOSED SUBGRADE WITH A LOADED TANDEM AXLE DUMP TRUCK. REMOVE ALL SOILS WHICH PUMP OR DO NOT COMPACT PROPERLY AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.
8. FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8 INCHES LOOSE LIFTS AND THE MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698. COMPACT TO A MINIMUM OF 90% RELATIVE COMPACTION
9. ANY STRUCTURAL DRAWINGS HERE IN REPRESENT THE FINISHED STRUCTURE. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
10. THE ARCHITECT/ENGINEER IS NOT RESPONSIBLE FOR COMPLICATIONS, DAMAGES, INJURY, OR DEATH ARISING OUT OF ANY KIND OF NEGLIGENCE PRIOR TO COMPLETION OF THE FINISHED STRUCTURE.
11. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
12. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, MATERIAL SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
13. PRIOR TO PROCEEDING WITH ANY WORK WITHIN AN EXISTING FACILITY, THE CONTRACTOR SHALL BE FAMILIAR HIMSELF WITH EXISTING STRUCTURAL AND OTHER CONDITIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY BRACING, SHORING AND OTHER SAFEGUARDS TO MAINTAIN ALL PARTS OF THE EXISTING WORK IN A SAFE CONDITION DURING THE PROCESS OF DEMOLITION AND CONSTRUCTION AND TO PROTECT FROM DAMAGE THOSE PORTIONS OF THE EXISTING WORK WHICH ARE TO REMAIN.

SHOP DRAWING REVIEW

1. REVIEW BY THE ARCHITECT/ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DESIGN CONCEPT AND THE CONTRACT DOCUMENTS. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLIANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, NOR DEPARTURES THERE FROM. THE CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, FOR SELECTION FABRICATION PROCESSES.

LANDLORD/LESSOR NOTES

1. A PRECONSTRUCTION CONFERENCE OF REPRESENTATIVES FROM APPLICABLE AGENCIES SHALL BE HELD ON SITE AT LEAST ONCE PRIOR TO BEGINNING CONSTRUCTION AT WHICH TIME A CONSTRUCTION SCHEDULE AND 24-HOUR CONTACT INFORMATION SHALL BE PROVIDED TO LANDLORD/LESSOR.
2. CONTRACTOR SHALL MAINTAIN ACCESS TO THE SITE AT ALL TIMES FOR LANDLORD/LESSOR PERSONNEL. OPEN TRENCHES SHALL BE PROPERLY PLATED AT THE END OF EACH WORKING DAY TO ALLOW FOR 24-HOUR LANDLORD/LESSOR ACCESS TO THE SITE.
3. THE CONTRACTOR AND CELL CARRIER SHALL BE RESPONSIBLE FOR ANY DAMAGE DUE TO CONSTRUCTION ACTIVITIES TO THE EXISTING SITE AND SHALL RETURN DAMAGED FACILITIES TO EXISTING CONDITION OR BETTER AT NO COST TO THE LANDLORD/LESSOR.
4. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (DIG ALERT) AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION AT 1-800-422-4133.
5. ALL NEW AND EXISTING FACILITIES OWNED BY THE REPRESENTED CELLULAR CARRIER SHALL BE PROPERLY TAGGED IDENTIFYING THE OWNER'S NAME AND 24-HOUR PHONE NUMBER.
6. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE SITE IS SECURE DURING BOTH WORKING AND NON-WORKING HOURS.

ACCESSIBILITY EXCEPTION NOTES

1. SECTION 1103.2.7: LIMITED ACCESS SPACES – SPACES NOT CUSTOMARILY OCCUPIED AND ACCESSED ONLY BY LADDERS, CATWALKS, CRAWL SPACES, FREIGHT ELEVATORS OR VERY NARROW PASSAGEWAYS SHALL NOT BE REQUIRED TO COMPLY WITH THESE REQUIREMENTS OR TO BE ON AN ACCESSIBLE ROUTE.
2. SECTION 1103.2.9: EQUIPMENT SPACES – SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH THIS REQUIREMENT OR TO BE ON AN ACCESSIBLE ROUTE. MACHINERY SPACES INCLUDE, BUT ARE NOT LIMITED TO, ELEVATOR PITS OR ELEVATOR PENTHOUSES; MECHANICAL ELECTRICAL OR COMMUNICATIONS EQUIPMENT ROOMS; PIPING OR EQUIPMENT CATWALKS; WATER OR SEWAGE TREATMENT PUMP ROOMS AND STATIONS; ELECTRIC SUBSTATIONS AND TRANSFORMER VAULTS; AND HIGHWAY AND TUNNEL FACILITIES.

GENERAL RF NOTES

1. ALL ANTENNAS AND ANTENNA CABLE SHALL BE FURNISHED BY THE CELL CARRIER AND INSTALLED BY ANTENNA INSTALLATION CONTRACTOR.
2. PRIOR TO INSTALLATION OF ANTENNAS THE CONTRACTOR SHALL VERIFY THAT THE AZIMUTH AND DIMENSIONS SHOWN ON THE PLANS MATCH ACTUAL FIELD CONDITIONS.
3. ANTENNA INSTALLATION CONTRACTOR SHALL PROVIDE ALL CONDUIT, CABLE TRAYS, GROUND KITS, CLAMPS, GROUNDS, ETC., FOR COMPLETE INSTALLATION OF ANTENNAS AND CABLES SHOWN AND INTENDED AS REQUIRED FOR A COMPLETE OPERATING SYSTEM IN ACCORDANCE WITH T-MOBILE WIRELESS STANDARDS.
4. ANTENNA CONDUIT SHALL INCLUDE FACTORY-MADE LARGE RADIUS SWEEPS AT ALL CHANGES IN DIRECTION. SWEEP RADIUS SHALL BE AS REQUIRED TO MEET COAX MANUFACTURER'S MINIMUM BENDING RADIUS.
5. ALL UNDERGROUND CONDUIT SHALL BE SCHEDULE 40 PVC WITH STEEL BENDS. ALL EXPOSED CONDUIT ABOVE GRADE LEVEL SHALL BE IMC OR RIGID GALVANIZED. ALL EXPOSED CONDUIT PROTECTED IN A BUILDING OR ON A ROOF SHALL BE EMT OR UV STABILIZED, PAINTED, SCHEDULE 80 PVC.
7. VERIFY ROUTE AND LENGTH OF CABLE PRIOR TO CUTTING. ADJUST INDICATED ROUTE AS REQUIRED TO CLEAR EXISTING OBSTRUCTIONS AND MAINTAIN REQUIRED CLEARANCE FROM EXISTING EQUIPMENT AND FACILITIES.
8. MAXIMUM LENGTH OF 7/8 INCH COAXIAL CABLE SHALL BE 140 FEET. MAXIMUM LENGTH OF 1-5/8 INCH COAXIAL CABLE SHALL BE 240 FEET.
9. VERIFY MODEL NUMBERS OF ANTENNAS WITH T-MOBILE WIRELESS SERVICES.
10. THE CONTRACTOR SHALL PROVIDE TESTING OF ANTENNAS AND SHALL PROVIDE DOCUMENTATION TO THE CELL CARRIER PROJECT MANAGER.
11. INSTALL EMBOSSED ALUMINUM IDENTIFICATION TAGS AT THE END OF THE MAIN COAXIAL CABLE RUNS, ALONG WITH THE END OF THE JUMPER CABLE LOCATED WITHIN THE PLINTH SECTION OF THE BTS UNIT.

T-Mobile
Stick Together

1855 GATEWAY BLVD, SUITE 900
CONCORD, CA 94520

PROJECT INFORMATION:

(HARDENING NATIONAL - 25KW DIESEL)

BA01703A
BA703 1100 BAILEY ROAD

1100 BAILEY RD,
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/04/21

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

A	03/18/20	90% CD, ISSUED FOR REVIEW	VHB
B	07/24/20	REVISED CD	VJA
C	08/04/20	90% CD, REVISED PER STRUCTURAL REDLINES	VHB
D	08/26/20	100% REVISED CD	VHB
E	09/30/20	100% REVISED CD	VHB
F	08/04/21	REVISED CD PER CC COMMENTS	VJA

PLANS PREPARED BY:



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DRAWN BY: CHK.: APV.:

VHB	AB	AB
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LICENSURE:



SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: REVISION:

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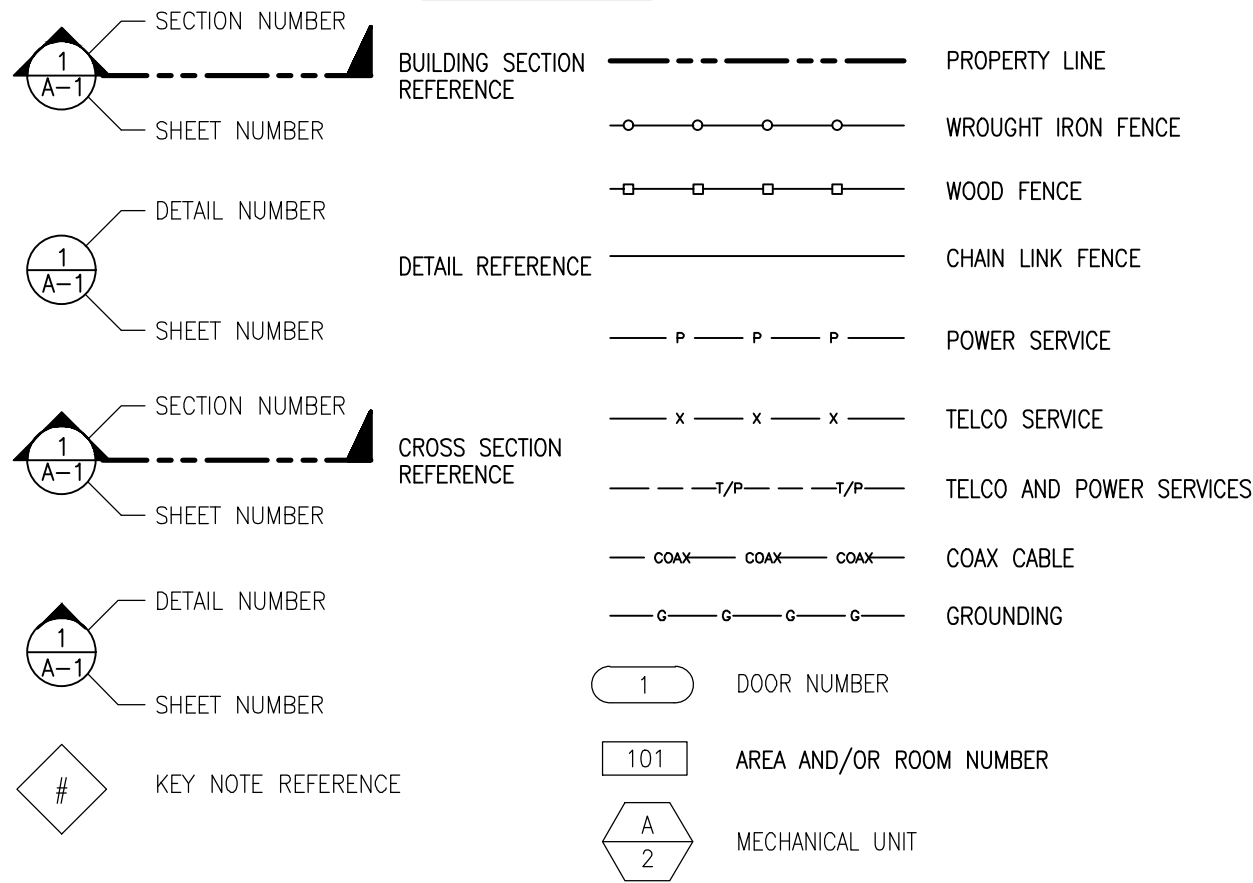
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BA01703A

ABBREVIATIONS

AB	ANCHOR BOLT	LAM	LAMINATED
AC	ASPHALTIC CONCRETE	LBS	POUNDS
A.C.	AIR CONDITIONING	LT	LIGHT
ADJ	ADJUSTABLE	LA	LIGHTNING ARRESTOR
A.F.F.	ABOVE FINISH FLOOR	LNA	LOW NOISE AMPLIFIER
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
APPROX.	APPROXIMATELY	MAT	MATERIAL
A.G.L.	ABOVE GRADE LEVEL	MAX	MAXIMUM
A.M.S.L.	ABOVE MEAN SEA LEVEL	MECH	MECHANICAL
BD	BOARD	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BLKG	BLOCKING	ML	METAL LATH
BOT	BOTTOM	MO	MASONRY OPENING
BSMT	BASEMENT	MS	MACHINE SCREW
BTS	BASE TRANSGEIVER STATION	MTD	MOUNTED
		MTL	METAL
C	COURSE(S)	(N)	NEW
CEM	CEMENT	NIC	NOT IN CONTRACT
CL	CHAIN LINK	NO	NUMBER
CLG	CEILING	NTS	NOT TO SCALE
CLR	CLEAR		
COL	COLUMN	OA	OVERALL
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	OPNG	OPENING
CONT	CONTINUOUS	OPP	OPPOSITE
CORR	CORRIDOR		
CO	CONDUIT ONLY	PARTN	PARTITION
		PL	PLATE
		PLAS	PLASTER
		PLYWD	PLYWOOD
DIA	DIAMETER	POC	POINT OF CONNECTION
DBL	DOUBLE	PROP	PROPERTY
DEPT	DEPARTMENT	PT	PRESSURE TREATED
DEMO	DEMOLITION		
DIM	DIMENSION		
DN	DOWN	R	RISER
DR	DOOR	REQD	REQUIRED
DTL	DETAIL	RD	ROOF DRAIN
DWG	DRAWING	RM	ROOM
		RMS	ROOMS
		RO	ROUGH OPENING
(E)	EXISTING		
EA	EACH	SC	SOLID CORE
ELEC	ELECTRIC	SCHED	SCHEDULE
ELEV	ELEVATION	SECT	SECTION
EQUIP	EQUIPMENT	SHT	SHEET
EXP	EXPANSION	SIM	SIMILAR
EXT	EXTERIOR	SPECS	SPECIFICATIONS
		SS	STAINLESS STEEL
FA	FIRE ALARM	STL	STEEL
FB	FLAT BAR	STOR	STORAGE
FF	FINISH FLOOR	STRUCT	STRUCTURAL
FH	FLAT HEAD	SUSP	SUSPENDED
FIN	FINISH(ED)	SW	SWITCH
FLR	FLOOR	SWBO	SWITCHBOARD
FOS	FACE OF STUDS		
FS	FINISH SURFACE	THK	THICK
FT	FOOT, FEET	TI	TENANT IMPROVEMENT
FTG	FOOTING	TMA	TOWER MOUNTED AMPLIFIER
FW	FINISH WALL	TOS	TOP OF SURFACE
F.G.	FINISH GRADE	TS	TUBE STEEL
FUT	FUTURE	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED		
GL	GLASS	VCT	VINYL COMPOSITION
GR	GRADE		
GYP	GYPSUM		
GFCI	GROUND FAULT CIRCUIT	VERT	VERTICAL
		V.I.F.	VERIFY IN FIELD
GND	GROUND	VG	VERTICAL GRAIN
HC	HOLLOW CORE	W/	WITH
HDW	HARDWARE	WD	WOOD
HTR	HEATER	WR	WATER RESISTANT
HM	HOLLOW METAL	WT	WEIGHT
HORIZ	HORIZONTAL		
HR	HOUR	XFMR	TRANSFORMER
HT	HEIGHT		
HV	HIGH VOLTAGE		
		⊗	AT
ID	INSIDE DIMENSION	┌	CHANNEL
INS	INSULATION	└	CENTERLINE
INT	INTERIOR	∠	ANGLE
		┘	PROPERTY LINE
JT	JOINT		

SYMBOLS



GENERAL NOTES

1. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND CURRENT GOVERNING CODES AND SPECIFICATIONS.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND CONDITIONS OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS. ANY DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE STRUCTURAL ENGINEER IMMEDIATELY AND SHALL BE RESOLVED BEFORE PROCEEDING WITH THE WORK.
3. STRUCTURAL DRAWINGS SHALL WORK IN CONJUNCTION WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
4. DESIGN, MATERIALS, EQUIPMENT, AND PRODUCTS OTHER THAN THOSE DESCRIBED OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
5. ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED TO THEIR ACCURACY. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS. SHOULD CONDITIONS BECOME APPARENT THAT DIFFER FROM THE CONDITIONS SHOWN, THEY SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE PROFESSIONAL ENGINEER. PROFESSIONAL ENGINEER WILL THEN PREPARE ADDITIONAL DRAWINGS AS MAY BE NEEDED TO ACCOMMODATE THE CONDITIONS AS BROUGHT TO THEIR ATTENTION.
6. MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE. ISOLATORS, FASTENERS, AND OTHER ELEMENTS PROVIDING STABILITY FOR MECHANICAL EQUIPMENT SHALL BE CAPABLE OF TRANSMITTING CODE REQUIRED LOADS, BUT IN NO EVENT LESS THAN A SHEAR LOAD EQUIVALENT TO 0.45 TIMES THE OPERATING WEIGHT OF THE EQUIPMENT.
7. WATERPROOFING: SEE ARCHITECTURAL DRAWINGS.
8. THE FOUNDATION DESIGN IS BASED ON THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE TABLE 1806.2. ALLOWABLE SOIL BEARING VALUE IS 1500.
9. THE NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.
10. TYPICAL DETAILS MAY NOT NECESSARILY BE CUT ON PLANS, BUT APPLY UNLESS NOTED OTHERWISE.

CONCRETE

1. ALL POURED-IN-PLACE CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. UNLESS OTHERWISE NOTED, CEMENT TO BE TYPE-8 FROM TESTED STOCK PER ASTM C150.
2. CONCRETE FORM TOLERANCES SHALL BE WITHIN THE STANDARDS SET BY THE AMERICAN CONCRETE INSTITUTE.
3. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS OR OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING DEPARTMENT INSPECTOR PRIOR TO THE POURING OF ANY CONCRETE.
4. NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR LOCATIONS.
5. FORM EXPOSED CORNERS OF COLUMNS, BEAMS, WALLS, ETC. WITH 3/4 INCH CHAMFERS UNLESS DETAILED OTHERWISE.
6. PROVIDE LIGHT BROOM FINISH ON ALL EXPOSED CONCRETE UNLESS NOTED OTHERWISE.

STRUCTURAL STEEL

1. THE LABOR, MATERIALS AND EXECUTION REQUIRED FOR ALL CONCRETE WORK AS INDICATED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THOSE APPLICABLE PORTIONS OF CHAPTER 22 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE.
2. STRUCTURAL STEEL NOT ENCASED IN CONCRETE SHALL BE SHOP PAINTED WITH TNEC99 METAL PRIMER OR APPROVED EQUIVALENT.
3. UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE ASTM A307. THIS INCLUDES EXPANSION/ADHESIVE ANCHORS. BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS.
4. UNLESS NOTED OTHERWISE ALL WELDS PER THE LATEST EDITIONS OF THE AWS STANDARDS SHALL CONFORM TO AISC SPECIFICATIONS. WELDING SHALL BE PERFORMED BY WELDERS HOLDING VALID CERTIFICATES AND HAVING CURRENT EXPERIENCE IN THE TYPE OF WELD SHOWN ON THE DRAWINGS OR NOTES. THESE DRAWINGS DO NOT DISTINGUISH BETWEEN SHOP AND FIELD WELDS.
5. CONTRACTOR IS PERMITTED TO CUT AND WELD ANTENNA SUPPORT ASSEMBLY ARMS AS NECESSARY TO MEET THE LENGTH REQUIREMENTS IN THE FIELD. WELDS SHALL CONSIST OF A 3/16 INCH FILLET ALL THE WAY AROUND FOR 1/4 INCH THICK STEEL OR LESS AND 3/8 INCH FILLET WELD FOR STEEL 1/2 INCH THICK OR LESS. CONTRACTOR SHALL RESTORE CORROSION BARRIER WITH AN APPROVED PAINT IN ACCORDANCE WITH BS 729:1971 AND PREN 1029.

STRUCTURAL STEEL (CONTINUED)

6. MATERIAL CONFORMANCE:

A. WIDE FLANGE STEEL SECTIONS PER ASTM A572 OR A992 WITH FY = 50 KSI

B. PIPES SECTIONS PER ASTM A501 WITH FY = 36 KSI

C. TUBE STEEL SECTIONS PER ASTM A500 WITH FY = 46 KSI

D. COLD FORMED STEEL PER ASTM A653 WITH FY = 50 KSI

E. WELDING ELECTRODES PER AWS CODE, E70XX UNLESS NOTED OTHERWISE ON PLANS

F. ALL OTHER MISCELLANEOUS STEEL SHALL BE ASTM A36 WITH FY = 36 KSI UNLESS NOTED OTHERWISE ON THE PLANS

ADHESIVE / MECHANICAL ANCHORS

1. ALL POST-INSTALLED ANCHORS SHALL BE PER SIMPSON OR HILTI MANUFACTURING AS INDICATED ON THE PLANS.
2. MECHANICAL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:

FOR HILTI KWIK BOLT TZ2 ANCHORS, INSTALLATION SHALL COMPLY WITH ICC-ES ESR-4561 FOR ANCHORS TO MASONRY AND ICC-ES ESR-4266 FOR ANCHORAGE TO CONCRETE.

ADHESIVE ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING APPROVAL CODES:

FOR SIMPSON SET-XP EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC-ES ESR-2508 FOR ANCHORAGE TO CONCRETE, IAPMO UES ER-265 AND LARR 25965 FOR ANCHORAGE TO MASONRY.
FOR HILTI HIT-HY 200 EPOXY ANCHORS, INSTALLATION SHALL BE IN ACCORDANCE WITH ICC ESR-3187 FOR ANCHORAGE TO CONCRETE.

3. ALLOW A MINIMUM OF 72 HOURS AFTER NEW CONCRETE IS PLACED PRIOR TO LOCATING MECHANICAL OR ADHESIVE ANCHORS. ALL MECHANICAL/ADHESIVE ANCHORS REQUIRE SPECIAL STRUCTURAL INSPECTION PER THE BUILDING CODE.

SPECIAL STRUCTURAL INSPECTION – STRUCTURAL ONLY

1. SPECIAL STRUCTURAL INSPECTION IS TO BE PROVIDED FOR THE ITEMS LISTED BELOW IN ADDITION TO THE INSPECTIONS CONDUCTED BY THE BUILDING JURISDICTION. SPECIAL STRUCTURAL INSPECTION IS REQUIRED FOR THE FOLLOWING:

VERIFICATION AND STANDARD INSPECTION	INSPECTION TYPE		REFERENCE
	CONTINUOUS	PERIODIC	
STEEL CONSTRUCTION WELDING AT FLOOR AND ROOF DECK WELDS FOR REINFORCING STEEL FOR STRUCTURAL STEEL			AWS D1.3
			AWS D1.4, ACI 318
HIGH STRENGTH BOLTING RCS		X	AISC 360-16, 2014
		X	ACI 318
CONCRETE CONSTRUCTION REINFORCING STEEL POST-INSTALLED ANCHORS			ACI 318
USE OF REQUIRED DESIGN MIX			ACI 318
MASONRY CONSTRUCTION			TMS 402 AND 602/ ACI 530
REINFORCING STEEL GROUT PLACEMENT CLEANOUTS PRIOR TO CLOSURE POST-INSTALLED ANCHORS			

2. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN THAT IT CONFORMS TO THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE DEVIATIONS FROM THE DESIGN DRAWINGS OR SPECIFICATIONS AND ALL DEVIATIONS MUST BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH THE WORK. ALL REQUESTS FOR DEVIATIONS SHALL BE INITIATED BY THE CONTRACTOR VIA A WRITTEN REQUEST FOR INFORMATION.
3. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ENGINEER OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE SPECIAL INSPECTOR ACCESS TO ALL ITEMS REQUIRING SPECIAL INSPECTION. INSPECTOR IS NOT AUTHORIZED TO OPERATE CONTRACTOR'S EQUIPMENT.
5. FOR ADDITIONAL INFORMATION ON SPECIAL STRUCTURAL INSPECTIONS, CONTACT THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.

MASONRY

GENERAL:
HOLLOW CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90, MEDIUM WEIGHT, GRADE N, F'M = 2,000 PSI, RUNNING BOND, MORTAR TYPE S, 2,000 PSI. GROUT 2,000 PSI. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN 5 TO 10 MINUTES LATER. PROVIDE CLEANOUTS IF GROUT LIFT EXCEEDS 5'-0" IN BLOCK WALLS. MAXIMUM GROUT LIFT SHALL BE 6'-0". WHEN APPROVED BY THE STRUCTURAL ENGINEER AND BUILDING OFFICIAL, GROUT LIFTS MAY BE GREATER THAN 6'-0" IF IT CAN BE DEMONSTRATED BY CONTRACTOR THAT THE GROUT SPACES CAN BE PROPERLY FILLED. FILL CELLS SOLIDLY WITH GROUT IN LIFTS AND STOP POURS 1 1/2" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR POINTS. UNLESS NOTED OTHERWISE ON THE PLANS, PLACE CONTROL JOINTS IN MASONRY WALLS SUCH THAT NO STRAIGHT RUNS OF WALL EXCEEDS 24'-0". CONTROL JOINTS SHALL NOT OCCUR AT WALL CORNERS, INTERSECTIONS, ENDS, WITHIN 24" OF CONCENTRATED POINTS OF BEARING OR JAMBS, OR OVER OPENINGS UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS. ALL MASONRY BELOW FINISHED FLOOR OR GRADE SHALL BE GROUTED SOLID.

VERTICAL REINFORCING:

1 #5 IN CENTER OF GROUT AT CENTER OF WALL, CONTINUOUS FULL HEIGHT OF WALL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" O.C. UNLESS NOTED OTHERWISE. TIE AT 8'-0" VERTICALLY, WITH SINGLE WIRE LOOP TIE BY A.A. WIRE PRODUCTS COMPANY. DOWEL VERTICAL REINFORCING TO FOUNDATION WITH DOWELS TO MATCH VERTICAL REINFORCING.

HORIZONTAL REINFORCING:

2 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT ELEVATED FRAMING ASSEMBLIES. 1 #5 IN MINIMUM 8" DEEP GROUTED CONTINUOUS BOND BEAM AT TOP OF PARAPETS AND FREESTANDING WALLS. PLACE THESE BARS CONTINUOUS THRU CONTROL JOINTS PER TYPICAL DETAIL TO MAINTAIN BOND BEAM CONTINUITY. INSTALL BENT BARS PER TYPICAL DETAILS TO MATCH HORIZONTAL BOND BEAM REINFORCING AT CORNERS AND INTERSECTIONS. STANDARD WEIGHT (NO. 9 GAGE WIRE) DUR-O-WAL OR DUR-O-WIRE (OR EQUIVALENT) LADDER TYPE JOINT REINFORCEMENT AT 16" O.C.

LAP SPLICES:

LAP SPLICES FOR VERTICAL AND HORIZONTAL REINFORCING SHALL BE PER TYPICAL DETAIL. DO NOT SPLICE WITHIN 8'-0" OF CONTROL JOINTS. LAP HORIZONTAL LADDER TYPE JOINT REINFORCING 12" MINIMUM.

FOR ADDITIONAL REINFORCING INFORMATION, SEE REINFORCING SECTION OF G.S.N., PLANS, SCHEDULES AND DETAILS.

NOTES:

1. PROVIDE ANCHORS, ANCHOR BOLTS AND EXPANSION BOLTS PER THIS SCHEDULE UNLESS NOTED ON PLANS OR DETAILS.
2. EXPANSION OR ADHESIVE BOLTS USED IN MASONRY SHALL HAVE I.C.B.O. APPROVAL IN MASONRY.
3. AT "ANCHORS" USE 3/16" FILLET WELD ("S").
4. THICKNESS OF DRY PACK DOES NOT APPLY TOWARDS EMBEDMENT.
5. BOLT/PLATE EDGE CLEARANCES PER THE FOLLOWING – TYP U.N.O.

3/4" DIA. OR LESS ----- 1-1/4"

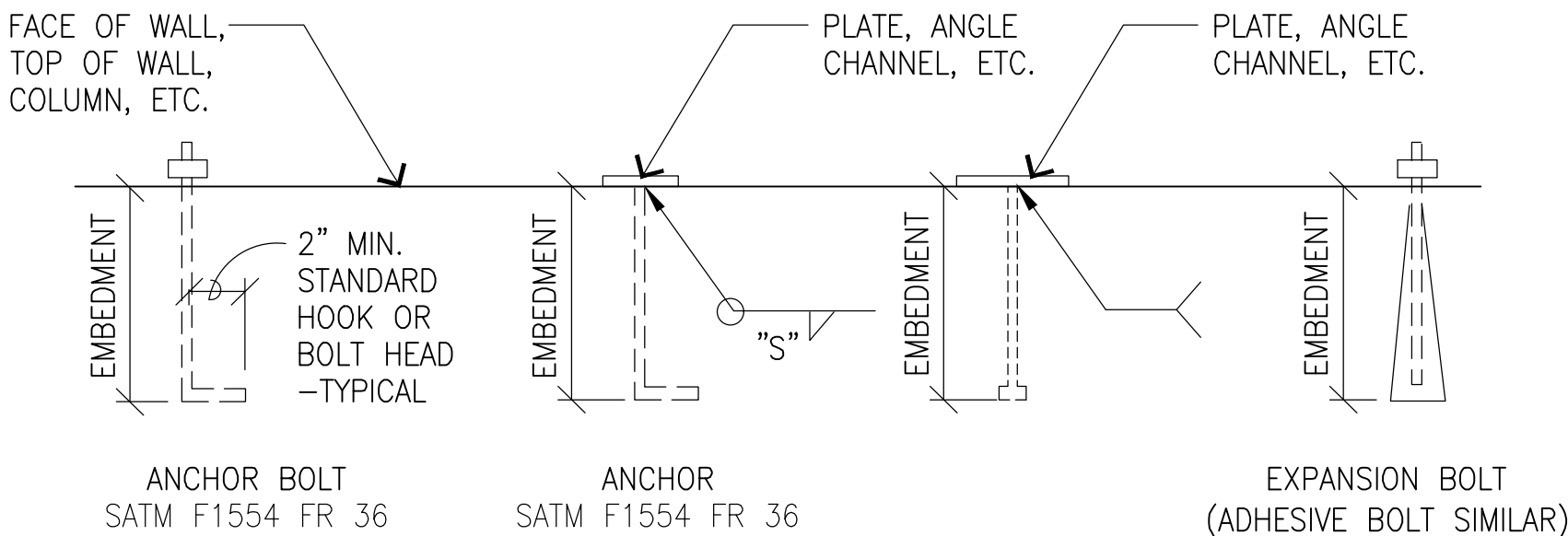
7/8" DIA. ----- 1 1/2"

1" DIA. ----- 1 3/4"

1 1/8" DIA. ----- 2"

1 1/4" DIA. ----- 2 1/4"

OVER 1 1/4" DIA. ----- 1.75xDIA.



TYPICAL ANCHOR, ANCHOR BOLT, AND EXPANSION BOLT SCHEDULE AND BOLT/PLATE EDGE CLEARANCE

CONC PSI BAR LOCATION SIZE (METRIC)	CLASS B TENSION SPLICE LENGTHS						COMP BARS	
	f'c = 3,000 PSI		f'c = 4,000 PSI		f'c = 5,000 PSI		f'c = ≤ 3,000	
	REGULAR	TOP	REGULAR	TOP	REGULAR	TOP	STD LAP	ENCLOSED W/ SPIRAL TIES
#3 (10)	24"	31"	19"	24"	17"	22"	12"	12"
#4 (13)	32"	41"	25"	32"	22"	29"	15"	12"
#5 (16)	39"	51"	31"	40"	28"	36"	19"	14"
#6 (19)	47"	61"	37"	48"	33"	43"	23"	17"
#7 (22)	69"	89"	54"	70"	49"	63"	26"	20"
#8 (25)	78"	102"	62"	80"	55"	72"	30"	23"
#9 (29)	88"	115"	70"	91"	63"	81"	34"	25"
#10 (32)	99"	129"	79"	102"	70"	91"	84"	28"
#11 (36)	110"	143"	87"	113"	78"	101"	42"	31"

NOTES:

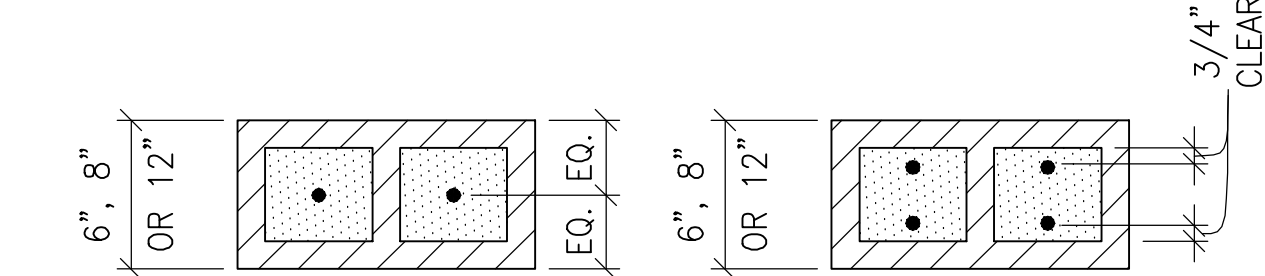
1. TOP BARS ARE ANY HORIZONTAL BARS PLACED SO THAT MORE THAN 12" OF FRESH CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.
2. LAP SPLICES SHALL BE CLASS "B" TENSION LAP SPLICES PER LATEST EDITION OF ACI 318 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS OR SCHEDULES.
3. CONTACT STRUCTURAL ENGINEER IF CLEAR SPACING OF REINFORCEMENT IS LESS THAN OR EQUAL TO 2 BAR DIAMETERS (≤2DB), OR IF CLEAR COVER IS LESS THAN THE BAR DIAMETER (DB).
4. THIS TABLE IS BASED ON NORMAL WEIGHT CONCRETE.
5. FOR ADDITIONAL INFORMATION, SEE G.S.N., PLANS, SCHEDULES AND DETAILS.

LAP SCHEDULE FOR REINFORCING STEEL

SCALE:
N.T.S.

1

REBAR SIZE (METRIC)	REBAR GRADE	MASONRY LAP SPLICE LENGTH					
		STEEL AT CENTER OF WALL			STEEL AT FACE OF WALL (& BOND BEAMS)		
		6" WALL	8" WALL	12" WALL	8" WALL	12" WALL	
#4 (10)	60	17"	17"	17"	21"	21"	
#4 (13)	60	26"	26"	26"	32"	32"	
#5 (16)	60	40"	32"	32"	50"	50"	
#6 (19)	60	N/A	58"	58"	100"	100"	
#7 (22)	60	N/A	80"	80"	N/A	135"	
#8 (25)	60	N/A	N/A	115"	N/A	189"	



NOTES:

1. LAPS APPLY TO BOTH VERTICAL AND HORIZONTAL REINFORCING.
2. PROVIDE BENT BARS TO MATCH HORIZONTAL BOND BEAM REINFORCING, AT CORNERS AND WALL INTERSECTION TO MAINTAIN BOND BEAM CONTINUITY.
3. DO NOT SPLICE HORIZONTAL BARS WITHIN 8'-0" OF CONTROL JOINTS.
4. FOR LADDER TYPE HORIZONTAL REINFORCING, SEE G.S.N.
5. LAP LENGTHS HAVE BEEN CALCULATED FOR BOTH WORKING STRESS AND ULTIMATE STRENGTH DESIGN. WORST CASE VALUES HAVE BEEN USED.

WORKING STRESS OR ULTIMATE STRENGTH MASONRY LAP SPICES FOR REINFORCING STEEL – I.B.C.

LAP SPLICES FOR REINFORCING STEEL

SCALE:
N.T.S.

2

GENERAL STRUCTURAL NOTES

4 ANCHOR / BOLT SCHEDULE

SCALE:
N.T.S.

3

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PROJECT INFORMATION:

(HARDENING NATIONAL - 25KW DIESEL)

BA01703A
BA703 1100 BAILEY ROAD

1100 BAILEY RD,
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/04/21

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

A	03/18/20	90% CD, ISSUED FOR REVIEW	VHB
B	07/24/20	REVISED CD	VJA
C	08/04/20	90% CD, REVISED PER STRUCTURAL REDLINES	VHB
D	08/26/20	100% REVISED CD	VHB
E	09/30/20	100% REVISED CD	VHB
F	08/04/21	REVISED CD PER CC COMMENTS	VJA

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a division of **advantage engineers**

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CONSULTANT:

Synergy
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DRAWN BY: CHK.: APV.:

VHB AB AB

LICENSURE:



SHEET TITLE:

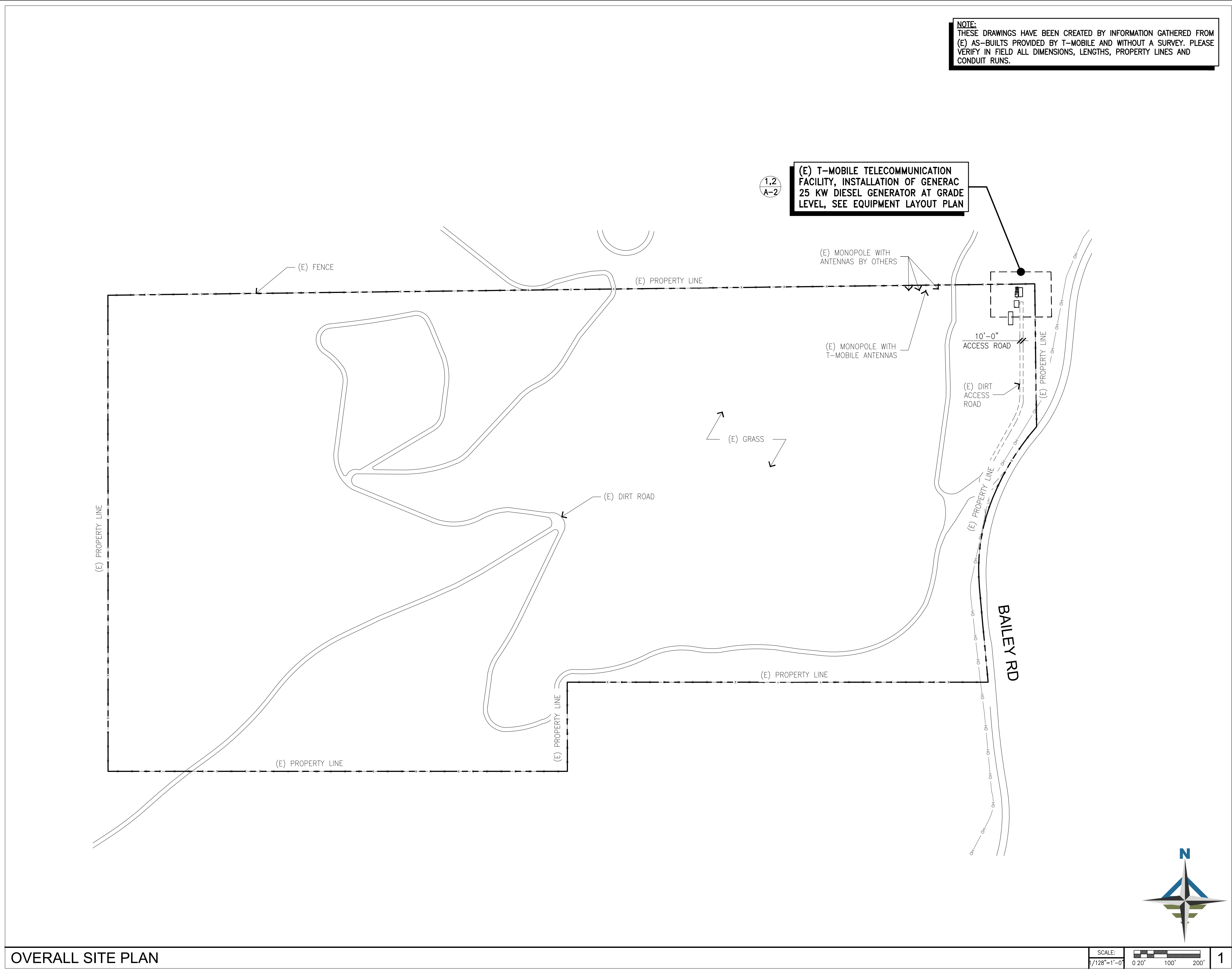
GENERAL STRUCTURAL
NOTES AND TYPICAL
DETAILS

SHEET NUMBER: REVISION:

T-4

F

BA01703A



NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM
(E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE
VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND
CONDUIT RUNS.

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DRAWN BY: VHB
CHK.: AB
APV.: AB

LICENSURE:


SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **A-1**
REVISION: **F**
BA01703A

KEYNOTES:

- 1
- (E) LEASE AREA BY OTHERS
- 2
- (E) T-MOBILE FIBER CIENA & UAM BELOW
- 3
- (E) T-MOBILE FTP BOX
- 4
- (E) T-MOBILE TELCO BOX
- 5
- (E) T-MOBILE SERVICE LIGHT
- 6
- (E) T-MOBILE SERVICE PEDESTAL
- 7
- (E) T-MOBILE RBS 6131 EQUIPMENT CABINET
- 8
- (E) ±6'-0" HIGH CMU WALL
- 9
- (E) T-MOBILE PULL BOX
- 10
- (E) T-MOBILE GPS ANTENNA

- 11
- (E) 6'-0" SITE ACCESS GATE
- 12
- (N) PORTABLE FIRE EXTINGUISHER WITH 18 LBS CAPACITY B:C RATING INSTALLED INSIDE APPROVED RED CABINET
- 13
- (N) T-MOBILE ATS
- 14
- (N) T-MOBILE DISCONNECT SWITCH
- 15
- (N) 9'-7" WIDE DOUBLE SWING CHAIN LINK FENCE GATE WITH PRIVACY SLAT
- 16
- (N) T-MOBILE GENERAC 25 KW DIESEL GENERATOR WITH TANK ON (N) CONCRETE SLAB
- 17
- (N) 6'-0" HIGH CMU WALL ON (N) CONCRETE PAD

FIRE DEPARTMENT NOTES:

1.
- AT NO TIME WILL ANY FLAMMABLE OR COMBUSTIBLE LIQUID (e.g. PETROLEUM GASOLINE, DIESEL, OR SIMILAR) WILL BE STORED ON SITE.
2.
- PROVIDE PORTABLE FIRE EXTINGUISHER WITH 18 LBS CAPACITY AND A B:C RATING. EXTINGUISHER WILL BE PROVIDED IS SUFFICIENT.
3.
- THE AREA NEEDS TO BE CLEAR OF WEEDS, GRASS, BRUSH, TRUSH AND ANY OTHER COMBUSTIBLE MATERIALS WITH A MINIMUM OF TEN (10) FEET IN ALL DIRECTIONS FROM GENERATOR.

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LICENSURE:



SHEET TITLE:

EQUIPMENT LAYOUT
PLANS

SHEET NUMBER: REVISION:

A-2

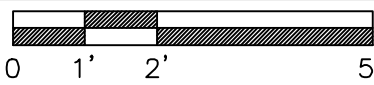
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(N) EQUIPMENT LAYOUT PLAN

SCALE:

3/8"=1'-0"

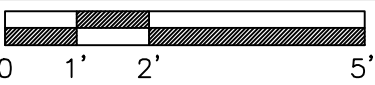


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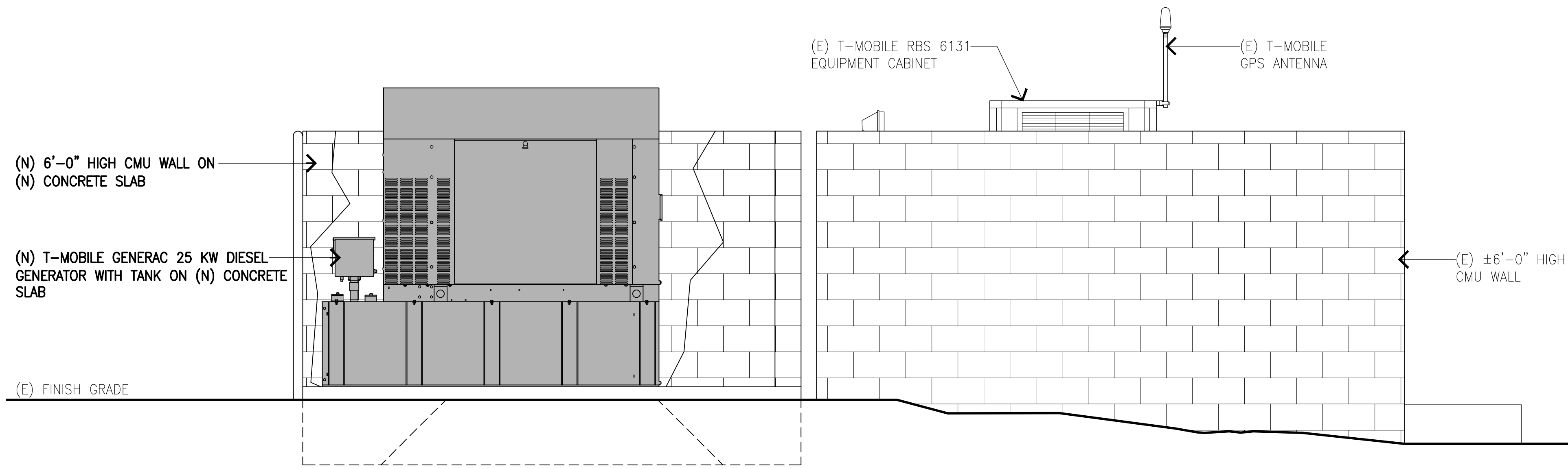
(E) EQUIPMENT LAYOUT PLAN

SCALE:

3/8"=1'-0"



1



WEST ELEVATION

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

0

1'

2'

4'

1

NOT USED

2

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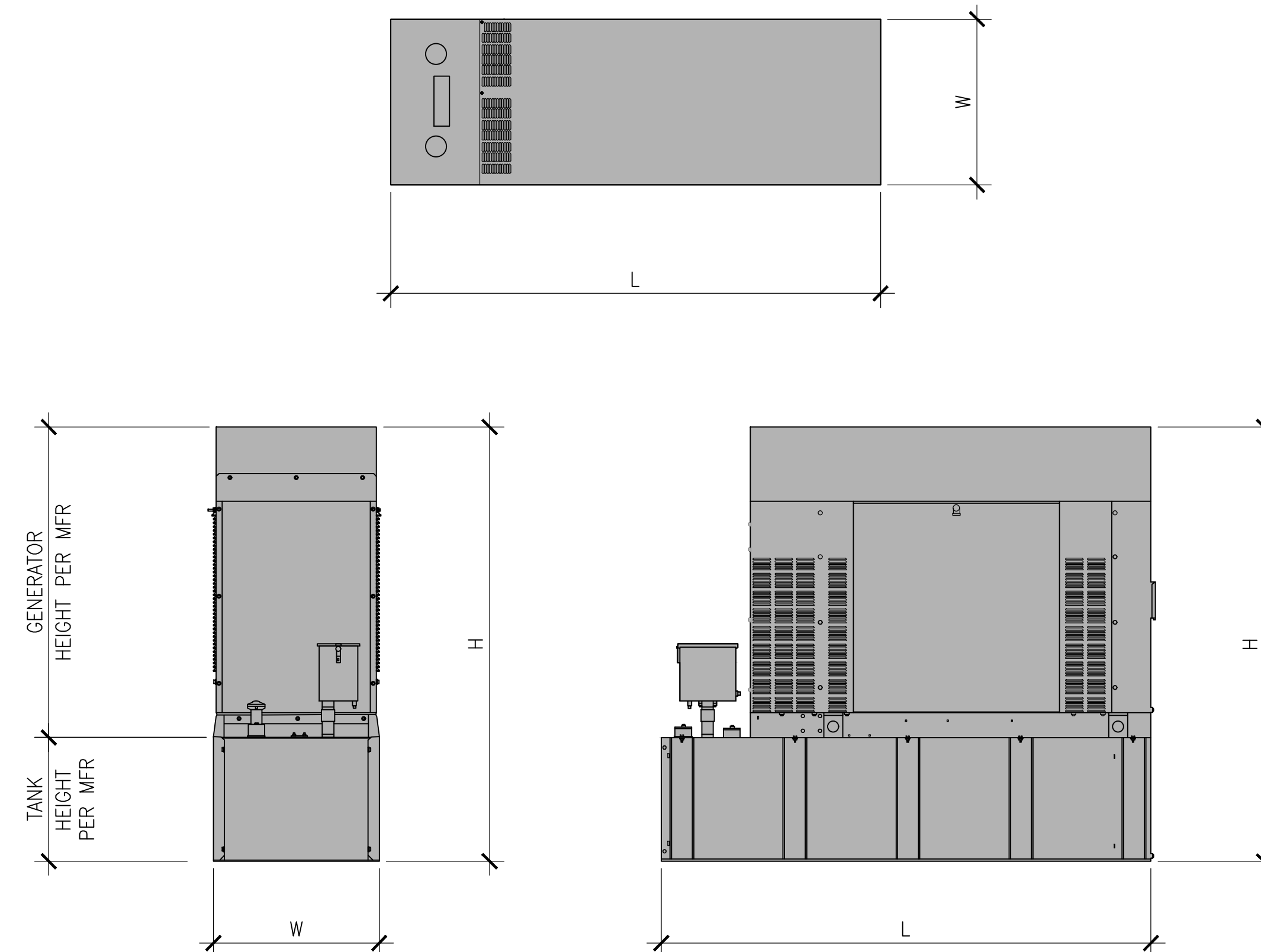
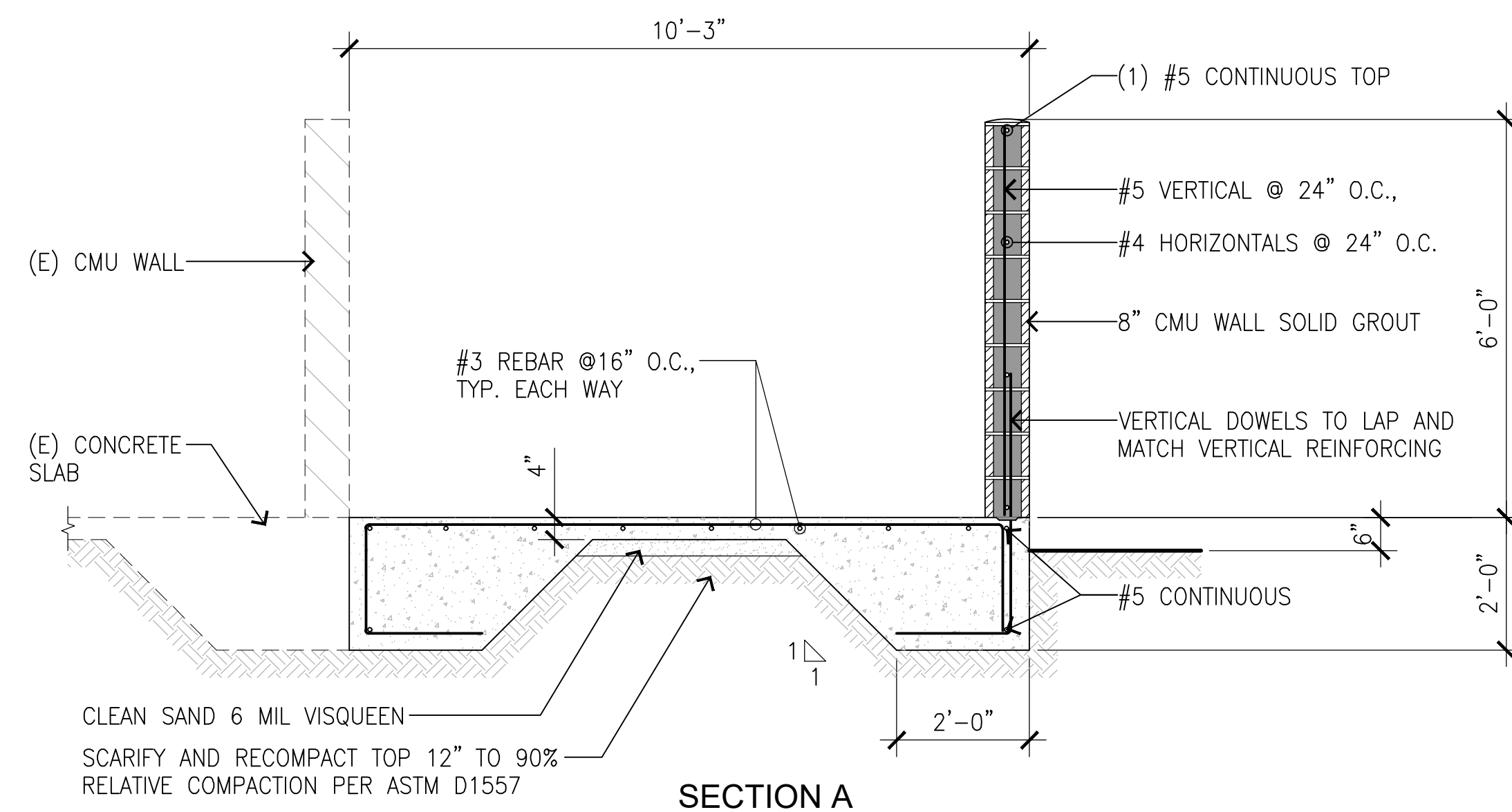
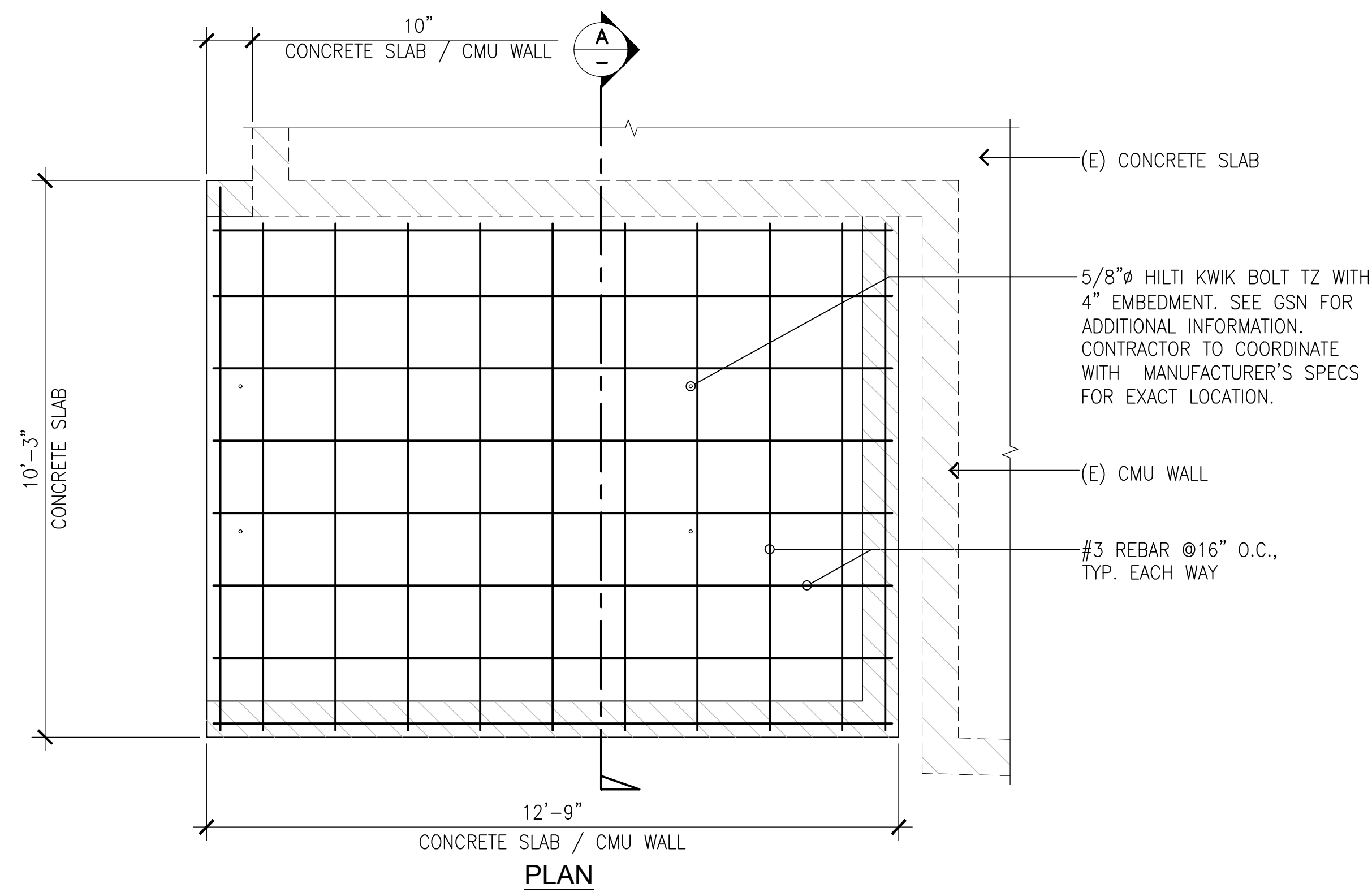
EQUIPMENT ELEVATION

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A-3

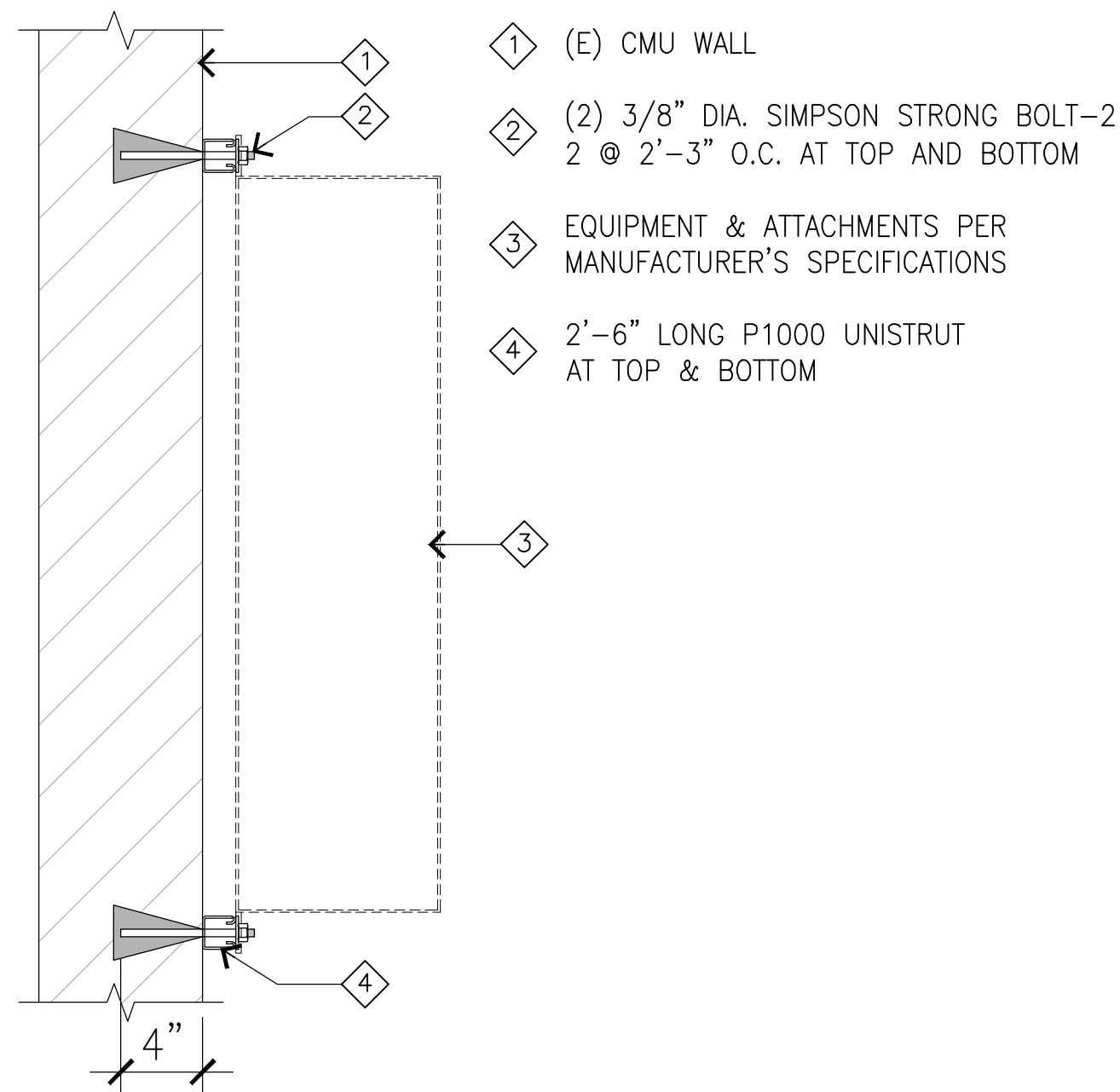
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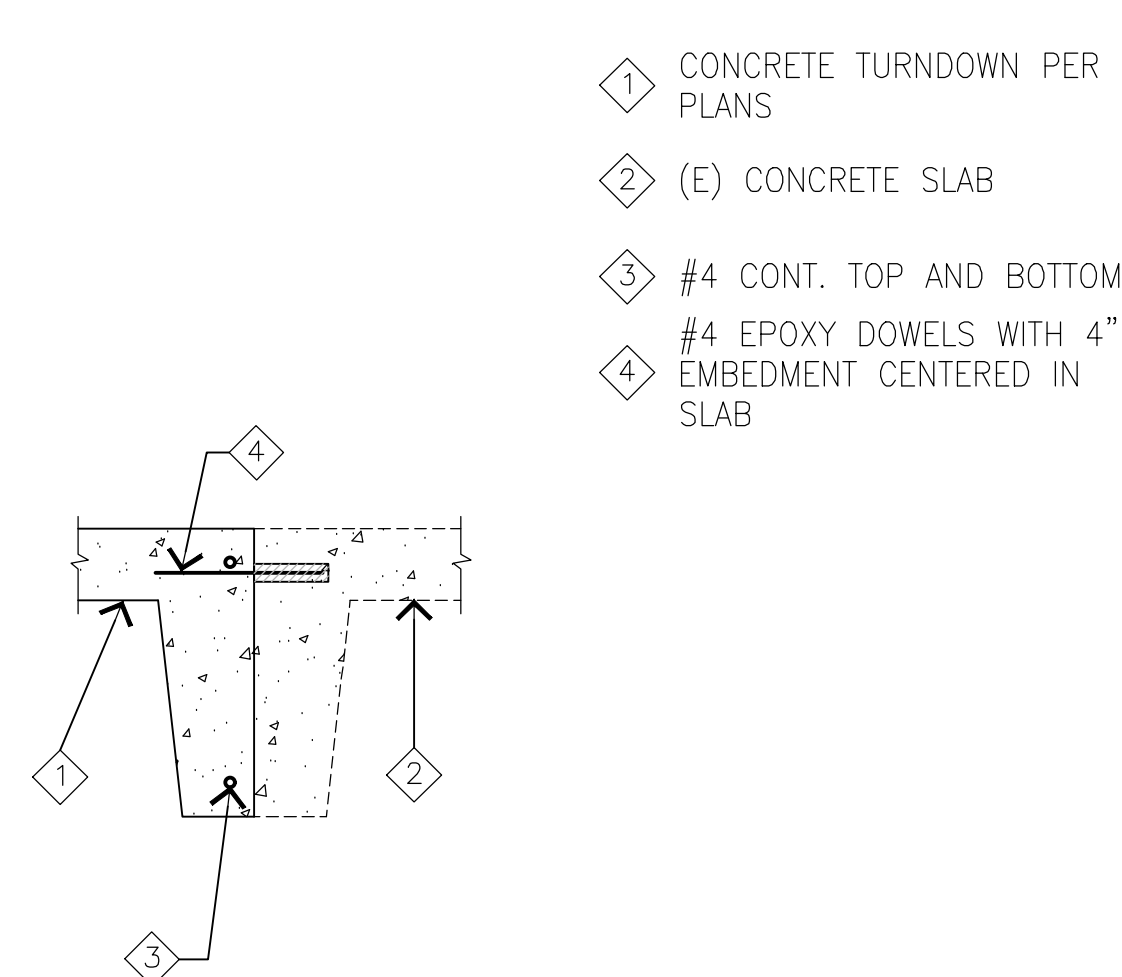


MECHANICAL SPECIFICATIONS		
DIMENSIONS – L x W x H	IN	103.4 x 35.0 x 91.7
UNIT WEIGHT WITHOUT SKID	LBS	2,946
UNIT WEIGHT WITH SKID	LBS	2,984
SOUND OUTPUT AT 23ft	A	65
ELECTRICAL SPECIFICATIONS		
SYSTEM VOLTAGE	VOLT	12 VDC
BATTERY CHARGE ALTERNATOR		STANDARD
BATTERY SIZE		GROUP 27F
BATTERY VOLTAGE	VDC	12VDC
GROUND POLARITY		NEGATIVE
OPERATION DATA		
POWER RATINGS		SINGLE–PHASE 120/240 V @0.4pf, STANDBY 25KW, Amps: 104, CIRCUIT BREAKER SIZE AMPS: 125
MOTOR STARTING CAPABILITIES	skVA	120/240 V, SINGLE–PHASE AT 0.4pf (168)
RATED ENGINE SPEED	rpm	1,800 STANDBY

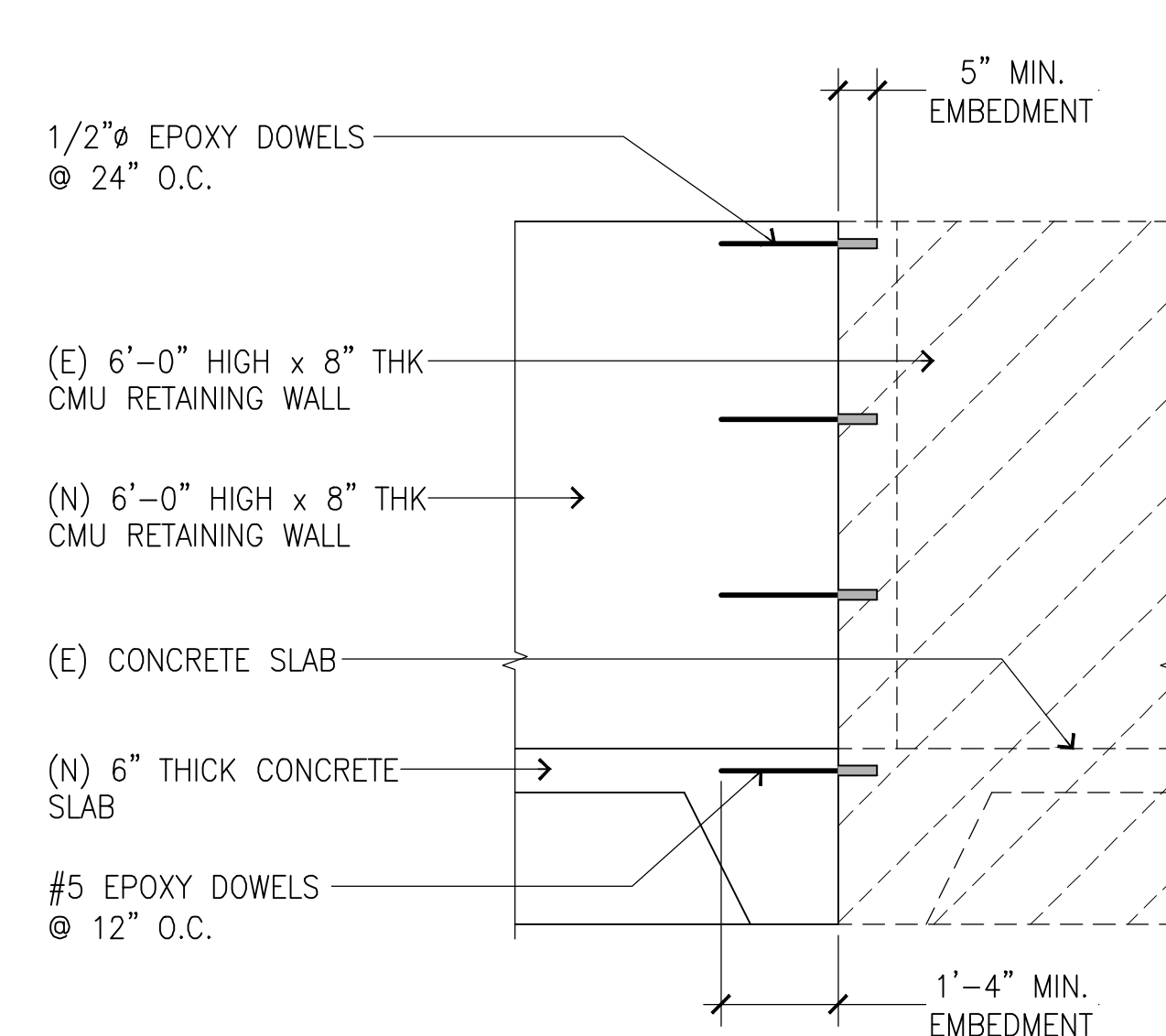
CMU AND SLAB DETAIL



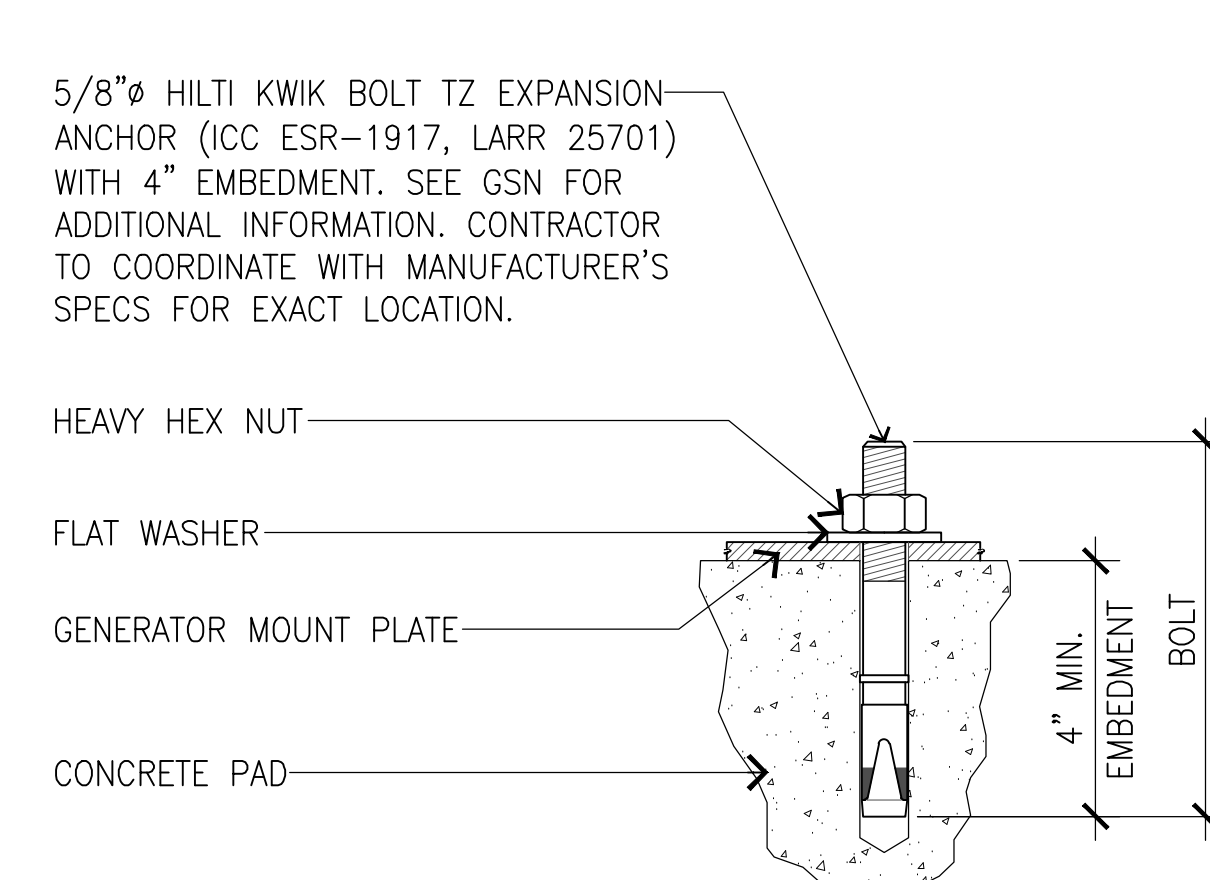
ATS ATTACHMENT TO WALL DETAIL



CONCRETE SLAB AT (E) CONCRETE SLAB



CMU WALL @ (E) CMU WALL



NOTE:

1. BOLTS CAN BE INSTALLED 2 DAYS AFTER POURING CONCRETE PROVIDED THE KWIK BOLTS ARE ONLY TIGHTENED TO A SNUG TIGHT CONDITION
2. APPLY HILTI HIT-RE 500-SD EPOXY TO ALL GAPS TO PREVENT WATER/MOISTURE BUILD UP.

EQUIPMENT MOUNTING BOLT



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DRAWN BY: _____ CHK.: _____ APV.: _____

VHB	AB	AB
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LICENSURE: =



SHEET TITLE:==

DETAILS AND SPECIFICATIONS

SHEET NUMBER: _____ REVISION: _____

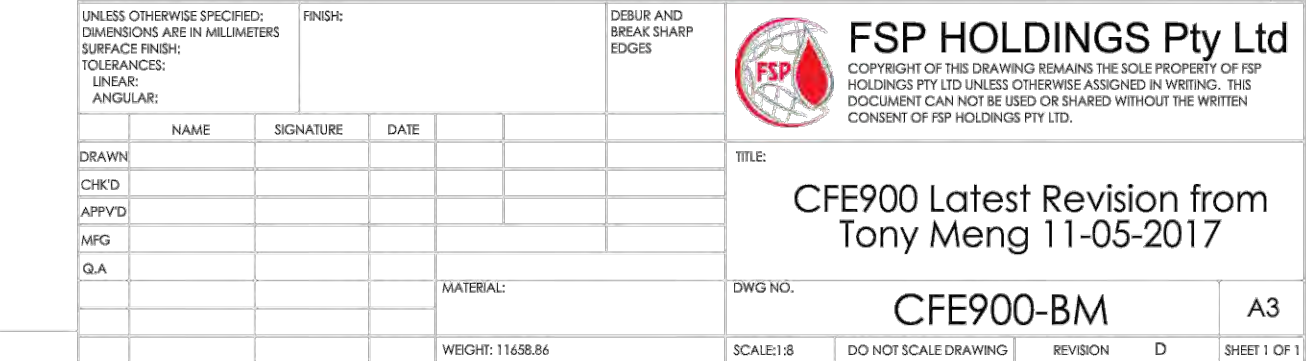
D-1

F

BA01703A



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

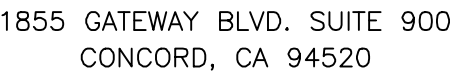


3

1. WIND DESIGN DATA

ULTIMATE WIND VELOCITY	=	110 MPH
EXPOSURE	=	C
INTERNAL PRESSURE COEFFICIENT	=	0.18
2. <u>SEISMIC DESIGN DATA</u>		
SITE CLASS	=	D
RISK CATEGORY	=	II
SEISMIC IMPORTANCE FACTOR (I)	=	1.0
MAPPED SPECTRAL RESPONSES	$S_S = 1.5$	$S_1 = 0.6$
	$S_{DS} = 1.4$	
SEISMIC DESIGN CATEGORY	=	D
RESPONSE MODIFICATION (R_p)	=	2.5
AMPLIFICATION FACTOR (a_p)	=	1.0
ANALYSIS PROCEDURE	=	EQUIVALENT LATERAL FORCE

2



PROJECT INFORMATION

(HARDENING NATIONAL - 25KW DIESEL)

BA01703A
BA703 1100 BAILEY ROAD

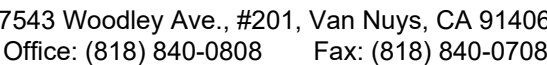
1100 BAILEY RD,
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:3

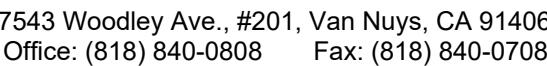
08/04/21

ISSUED FOR:

REV.:____DATE:____DESCRIPTION:____BY:____

PLANS PREPARED BY:

CONSULTANT:



DRAWN BY:==

CHK.: $\equiv$ APV.:

LICENSURE:



SHEET TITLE:

SHEET NUMBER:=====REVISION:=====

BA01703A

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

Model Numbers
25kW: G0071920

Standby Power Rating
25 kW, 31.25 kVA, 60 Hz



Image used for illustration purposes only

CODES AND STANDARDS

Not all codes and standards apply to all configurations.
Contact factory for details.



POWERING AHEAD

For over 50 years, Generac has led the industry with innovative design and superior manufacturing. Generac ensures superior quality by designing and manufacturing most of its generator components, including alternators, enclosures and base tanks, control systems and communications software.

Generac's gensets utilize a wide variety of options, configurations and arrangements, allowing us to meet the standby power needs of practically every application. Generac searched globally to ensure the most reliable engines power our generators. We choose only engines that have already been proven in heavy-duty industrial application under adverse conditions.

Generac is committed to ensuring our customers' service support continues after their generator purchase.

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

OPERATING DATA

POWER RATINGS

Standby			
Single-Phase 120/240 VAC @1.0pf	25 kW	Amps: 104	Circuit Breaker Size Amps: 125

MOTOR STARTING CAPABILITIES (skVA)

skVA vs. Voltage Dip at 30%	
120/240 V, Single-Phase at 0.4pf	166 Amps

FUEL CONSUMPTION RATES*

Percent Load	Diesel gal/hr (L/hr)
25%	0.85 (3.2)
50%	1.28 (4.8)
75%	1.65 (6.2)
100%	2.10 (7.9)

* Fuel supply installation must accommodate fuel consumption rates at 100% load.

COOLING

Standby	
Air Flow (Radiator and Alternator)	cfm (m³/min) 2,800 (79)
Coolant System Capacity	gal (l) 2.5 (9.5)
Temperature Deration	3% for every 5°F above 25°C or 1.7% for every 5°F over 77°F
Altitude Deration	1% for every 100 m above 915 or 3% for every 1,000 ft over 3,000 ft
Maximum Ambient Temperature Operating Range	°F (°C) -20 - 122 (-28 - 50)
Maximum Radiator Backpressure	in H ₂ O 0.5

COMBUSTION AIR REQUIREMENTS

Standby	
Flow at Rated Power cfm (m³/min)	87.9 (2.5)

ENGINE

EXHAUST

Standby		Standby	
Rated Engine Speed	RPM 1,800	Exhaust Flow (Rated Output)	cfm (m³/min) 268.4 (7.6)
		Exhaust Temp (Rated Output - Post Silencer)	°F (°C) 865 (463)

Deration - Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Dealer for additional details. All performance ratings in accordance with ISO3040, ISO114, ISO3628 and DIN6271 standards.

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

STANDARD FEATURES

ENGINE SYSTEM

- Block Heater
- Oil Drain Extension
- Fan Guard
- Factory Filled Oil and Coolant

GENERATOR SET

- Sound Attenuated Aluminum Enclosure
- Internal Genset Vibration Isolation
- Separation of Circuits - High/Low Voltage
- Wrapped Exhaust Piping
- Standard Factory Testing
- Ready to Accept Full Load in <10 Seconds
- External Emergency Stop Push Button

ENCLOSURE

- Lockable Doors- Keyed Lock with Padlock Hasp
- Rust Proof Hardware
- RhinoCoat™ Textured Polyester Powder Coat

Electrical System

- Battery
- Battery Charging Alternator
- Battery Cables
- Battery Tray
- Rubber-Booted Engine Electrical Connections
- Solenoid Activated Starter Motor
- Smart Battery Charger
- Battery Disconnect

ALTERNATOR SYSTEM

- 2/3 Pitch
- Skewed Stator
- Sealed Bearings
- Low Temperature Rise <120°C
- Low THD <5%

Cooling System

- Closed Coolant Recovery System
- Factory-Installed Radiator
- 50/50 Ethylene Glycol Antifreeze
- Radiator Drain Extension
- Can Operate at up to 122°F (50°C) Ambient Temperature

Fuel System

- Primary Fuel Filter
- Stainless Steel Fuel Lines

FUEL TANK

- 48 Minimum Hour Run Time
- UL142 Listed
- Lockable Fuel Cap

CONTROL SYSTEM



Evolution™ Controller

- Two-Line Plain Text LCD Display
- Programmable Start Delay Between 10-30Seconds
- 10 Second Engine Start Sequence
- 5 Second Engine Warm Up
- 1 Minute Engine Cool-Down
- Starter Lock-Out
- Smart Battery Charger
- Automatic Voltage Regulation with Over and Under Protection
- Automatic Low Oil Pressure Shutdown
- Over-speed Shutdown
- High Temperature Shutdown
- Overcrank Protection
- Safety Fused
- Failure to Transfer Protection
- Low Battery Protection
- 50 Event Run Log
- Future Set Capable Exerciser
- Incorrect Wiring Protection
- Internal Fault Protection

OPTIONAL SHIPPED LOOSE AND FIELD INSTALL KITS

GENERATOR SET

- Paint Kit
- Scheduled Maintenance Kit

FUEL TANK

- Fuel Fill Drop Tube
- Spill Box
- 90% Fuel Audible Alarm
- Tank Risers
- Spill Box Drainback Kit
- Vent Extension Support Kit
- Overflow Prevention Valve

- Common External Fault Capability
- Governor Failure Protection
- 0802 Diagnostic Port

Alarms

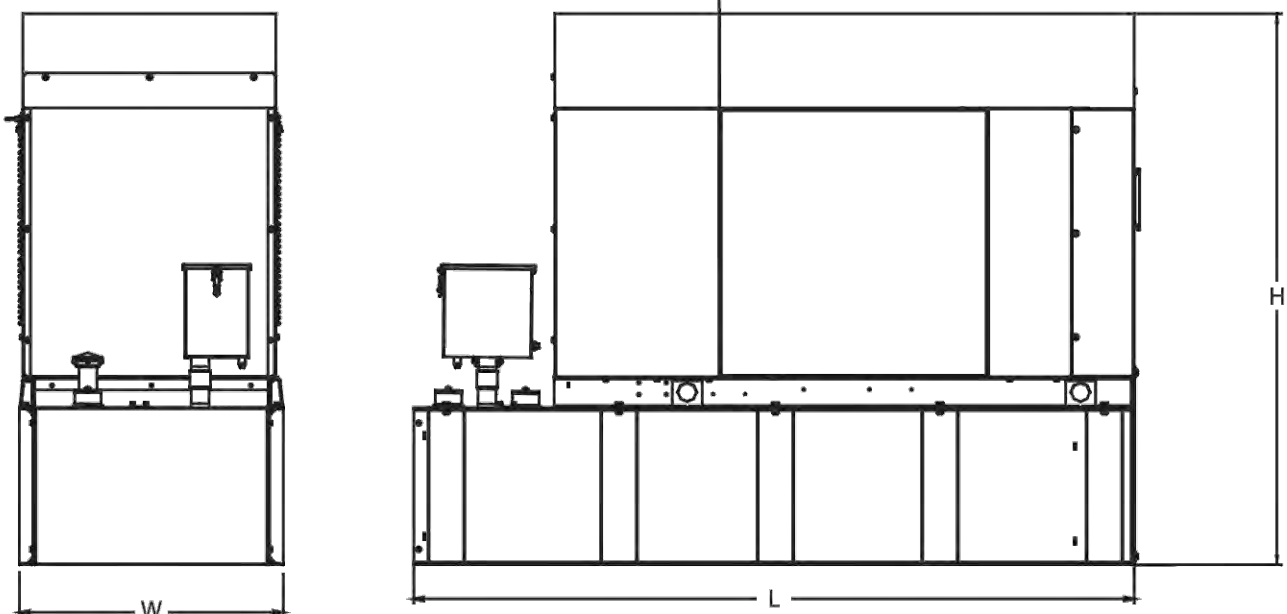
- Door Open
- Fuel Level
- 90% Full
- 50% Low Fuel
- 10% Shutdown
- Generator Running
- Not in Auto
- Common Shutdown

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

DIMENSIONS AND WEIGHTS*



Weights and Dimensions

Unit Weight - lbs	Unit Weight with Skid - lbs	Dimensions (L x W x H) - in
2,946	2,984	103.4 x 35.0 x 91.7

25kW Fuel Consumption

Fuel Tank Gross Total Capacity	240
Fuel Tank Gross Usable Capacity	229
Fuel Tank Net Usable Capacity (Run Hours Based on Net Usable Capacity)	206
Run Hours 100% Load	98
Run Hours 75% Load	125
Run Hours 50% Load	161

Sound Emission Data

Rated Load Sound Output at 23ft - dB(A)	65
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* All measurements are approximate and for estimation purposes only. Drawing is for illustration purposes only, not to scale.

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.

Generac Power Systems, Inc. | P.O. Box 8 | Waukesha, WI 53189
P: (262) 544-4811 ©2018 Generac Power Systems, Inc. All rights reserved. All specifications are subject to change without notice.

Part No. 1000003603
Rev. 9/06/24/18

RD025 | 2.2L | 25kW

INDUSTRIAL DIESEL GENERATOR SET
EPA Certified Stationary Emergency

GENERAC INDUSTRIAL POWER

APPLICATION AND ENGINEERING DATA

ENGINE SPECIFICATIONS

General		Cooling System	
Make	Perkins	Cooling System Type	Pre-Lubed, Self-Sealing
EPA Emission Compliance	Stationary Emergency	Fan Type	Pusher
Cylinder #	4	Fan Speed (RPM)	1,860
Type	In-Line	Fan Diameter - mm (in)	18.0 (457.2)
Displacement - in³ (L)	135.2 (2.216)	Fuel System	
Bore - in (mm)	3.30 (84.0)	Fuel Type	Ultra Low Sulfur Diesel Fuel
Stroke - in (mm)	3.94 (100.0)	Fuel Specification	ASTM
Compression Ratio	23.3:1	Fuel Pump Type	Mechanical Engine Driven Gear
Intake Air Method	Turbocharged/Aftercooled	Injector Type	Mechanical
Piston Type	Aluminum Alloy	Fuel Supply Line mm (in)	7.94 (0.31) ID
Crankshaft Type	Cast Iron OHV	Fuel Return Line mm (in)	4.76 (0.19) ID
Engine Block Type	Aluminum	Fuel Filtering (microns)	25
Engine Governing		Engine Electrical System	
Governor	Electronic	System Voltage	12 VDC
Frequency Regulation (Steady State)	±0.25%	Battery Charger Alternator	Standard
Lubrication System		Battery Size	Group 27F
Oil Pump Type	Gear	Battery Voltage	12 VDC
Oil Filter Type	Full Flow Spin-On Canister	Ground Polarity	Negative
Crankcase Capacity - L (qts)	10.6 (11.2)		

ALTERNATOR SPECIFICATIONS

Standard Model	Generac	Standard Excitation	Direct
Poles	4	Bearings	Sealed Ball
Field Type	Rotating	Coupling	Flexible Disc
Insulation Class - Rotor	F	Prototype Short Circuit Test	Yes
Insulation Class - Stator	H	Voltage Regulator Type	Full Digital
Total Harmonic Distortion	<5%	Regulation Accuracy (Steady State)	±1.0%
Telephone Interference Factor (TIF)	<50		

STATEMENT OF EXHAUST EMISSIONS 2018 PERKINS DIESEL FUELED GENERATOR

The measured emissions values provided here are proprietary to Generac and it's authorized dealers. This information may only be disseminated upon request, to regulatory governmental bodies for emissions permitting purposes or to specifying organizations as submittal data when expressly required by project specifications, and shall remain confidential and not open to public viewing. This information is not intended for compilation or sales purposes and may not be used as such, nor may it be reproduced without the expressed written permission of Generac Power Systems, Inc. The data provided shall not be meant to include information made public by Generac.

Generator Model:	RD025	EPA Certificate Number:	JH3XL2.22TCC-003
KW Rating:	25	CARB Certificate Number:	Not Required
Engine Family:	JH3XL2.22TCC	SCAQMD CEP Number:	Not Required
Engine Model:	404D-22TAG	Emission Standard Category:	Tier 4 Interim
Rated Engine Power (BHP)*:	48.8	Certification Type:	Stationary Emergency CI (40 CFR Part 60 Subpart IIII)
Fuel Consumption (gal/hr)*:	2.77		
Aspiration:	Turbo/Aftercooled		
Rated RPM:	1800		

*Engine Power and Fuel Consumption are declared by the Engine Manufacturer of Record and the U.S. EPA.

Emissions based on engine power of specific Engine Model. (These values are actual composite weighted exhaust emissions results over the EPA 5-mode test cycle.)

CO	NOx + NMHC	PM	Grams/kW-hr Grams/bhp-hr
0.72 0.54	5.08 3.79	0.116 0.087	

- The stated values are actual exhaust emission test measurements obtained from an engine representative of the type described above.
- Values based on 5mode testing are official data of record as submitted to regulatory agencies for certification purposes. Testing was conducted in accordance with prevailing EPA protocol, which is typically accepted by SCAQMD and other regional authorities.
- No emissions values provided above are to be construed as guarantees of emission levels for any given Generac generator unit.
- Generac Power Systems, Inc. reserves the right to revise this information without prior notice.
- Consult state and local regulatory agencies for specific permitting requirements.
- The emission performance data supplied by the equipment manufacturer is only one element required toward completion of the permitting and installation process. State and local regulations may vary on a case-by-case basis and local agencies must be consulted by the permit application/equipment owner prior to equipment purchase or installation. The data supplied herein by Generac Power Systems cannot be construed as a guarantee of installability of the generating set.

Mobile®
Stick Together®

1855 GATEWAY BLVD., SUITE 900
CONCORD, CA 94520

PROJECT INFORMATION:

(HARDENING NATIONAL - 25KW DIESEL)

BA01703A
BA703 1100 BAILEY ROAD

1100 BAILEY RD,
PITTSBURG, CA 94565
CONTRA COSTA COUNTY

CURRENT ISSUE DATE:

08/04/21

ISSUED FOR:

CONSTRUCTION

REV.: DATE: DESCRIPTION: BY:

A	03/18/20	90% CD, ISSUED FOR REVIEW	VHB
B	07/24/20	REVISED CD	VJA
C	08/04/20	90% CD, REVISED PER STRUCTURAL REDLINES	VHB
D	08/26/20	100% REVISED CD	VHB
E	09/30/20	100% REVISED CD	VHB
F	08/04/21	REVISED CD PER CC COMMENTS	VJA

PLANS PREPARED BY:

Synergy
a division of advantage engineers

7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

Synergy
a division of advantage engineers

7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY: CHK.: APV.:

VHB AB AB

LICENSURE:



SHEET TITLE:

GENERATOR
SPECIFICATIONS

SHEET NUMBER: REVISION:

D-3

F

BA01703A

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible)
Projects and Revising the Procedures for) Resolution No. 9918
Delegating Design Review Authority of Certain)
Types of Projects to the Zoning Administrator)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."
- B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.
- C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.
- D. Pittsburgh Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission*, grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

- E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.
- F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.
- G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).
- I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 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 sq. ft. 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 Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION