



# City of Pittsburg

## Land Use Sub-Committee Meeting Agenda

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July 18, 2018  
4:30 p.m.

City Hall  
First Floor Conference Room, 4B  
65 Civic Avenue  
Pittsburg, CA 94565

Council Members  
Marilyn Craft  
Juan Antonio Banales

Planning Commission Members  
Elissa Robinson  
Durie Foster

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- 1. Public Comment for Non-Agenda Items**
  - 2. Mt. Diablo Resource Recovery Recycle Smart Program, 555 California Ave.**  
Mt. Diablo Resource Recovery has filed an application for a zoning text amendment to allow for a “small recycling facility” and “mail order or direct selling establishment,” subject to use permit approval, within the existing building located at 555 California Avenue. *Subcommittee feedback on the potential use of this site as a small recycling facility and mail order and direct sales establishment, ancillary to the existing permitted use is requested.*
  - 3. 1160 E. Leland Road Carwash**  
Northgate Commercial has a client that would like to purchase a 1.36-acre site located at 1160 E. Leland Road for construction of a standalone carwash. The site is zoned CC (Community Commercial) and carwashes are not currently allowed in this zone. Northgate is considering whether to submit an application for City Council approval of an overlay district to allow carwashes as a conditionally permitted use at this site. *Subcommittee feedback/direction is requested.*
  - 4. Miscellaneous Project Updates**



## PLANNING DIVISION Memorandum

**MEMO:** July 18, 2018  
**TO:** Land Use Subcommittee Members  
**FROM:** Cathy Munneke, Contract Planner

**RE:** Item No. 2, Mt. Diablo Resource Recovery Recycle Smart Program, 555 California Ave.

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**Background:** The proposed project has been brought before the Land Use Subcommittee on two previous occasions, first in 2015, and again in 2017. On both occasions, the Subcommittee was generally supportive of the request for a zoning text amendment to allow the proposed uses, subject to a use permit. While concerns related to safety, security, outdoor storage/debris, noise, grocery carts accumulating in the area, and the picking through of garbage bins in the nearby neighborhoods were raised during these meetings, specific recommendations to help alleviate these concerns have been suggested and supported by the applicant.

On June 13, 2017, the Planning Commission adopted Resolution No. 10064, recommending City Council approval of the proposed zoning text amendments. On July 17, 2017, a public hearing was held before the City Council to consider the zoning text amendment to allow a “small recycling facility” and “mail order or direct selling establishment,” (as defined by Pittsburg Municipal Code (PMC) sections 18.08.080(27)(b) and 18.08.080(26)(e)) subject to use permit approval, as ancillary uses to the existing office use at 555 California Avenue. Following the public hearing, this item was continued to a date uncertain to allow staff and the applicant additional time to meet with neighboring residents and address concerns raised during the meeting.

On May 8, 2018, the applicant held an informational meeting, and invited residents of the neighboring Stone Harbor subdivision to tour the site and provide feedback to the applicant.

**Proposed Project:** The project contains two distinct elements: First, as previously mentioned, Mt. Diablo is requesting a zoning text amendment to allow the establishment of a “small recycling facility” and “mail order or direct selling establishment,” subject to a use permit, in order to facilitate implementation of the Recycle Smart Program on site. Second, the applicant is seeking the requisite use permit to legally establish the facility. The applicant intends to continue the primary use of the building as an administrative office and payment center, which is permitted.

Memo: Mt. Diablo Resource Recovery Recycle Smart Program, 555 California Ave.

As part of the use permit portion of the application, the proposed retail/mail order or direct selling use would be limited to an 1,805 s.f. area within the enclosed warehouse on the eastern (front) end of the building (Attachment 2). This area would utilize display tables and include two new offices: one for sales persons who would handle both the online sales and future walk-in customers, and one for the warehouse manager. All proceeds would be distributed to non-profit organizations.

The proposed recycling area, where recycling bins and a small scale would be located, would occupy a 500 s.f. portion (2.5%) of the 20,000 s.f. building (Attachment 2) and would be located at the southwestern end (back) of the building along California Avenue, more than 130 feet from the nearest residence. The use would utilize only small intake equipment, and no large processing equipment. Collected recyclables would be stored inside the building and removed from the site daily to control odor. There would be no outside storage of bins or materials, and trucks would be kept at the Loveridge Road facility. Operations would be limited to the hours of 9:00 a.m. and 3:00 p.m., and noise levels are not anticipated to exceed 60 decibels.

The proposed zoning text amendment and use permit request is part of "Recycle Smart," a comprehensive effort by Mt. Diablo to provide resource recovery to the fullest extent possible. To date, the applicant estimates that over 2,000,000 pounds of recyclable materials have been diverted from the landfill. The potential relocation of the buyback center from the heavily industrial Loveridge Road facility to 555 California would provide a more convenient, safer alternative for the community to recycle.

**Discussion:** The proposed zoning text amendments have previously been recommended for approval by the Planning Commission and are currently pending approval by the City Council. While the project includes two separate entitlements, and approval of the zoning text amendment does not represent the final approval of the use, staff recognizes that the two are directly tied together.

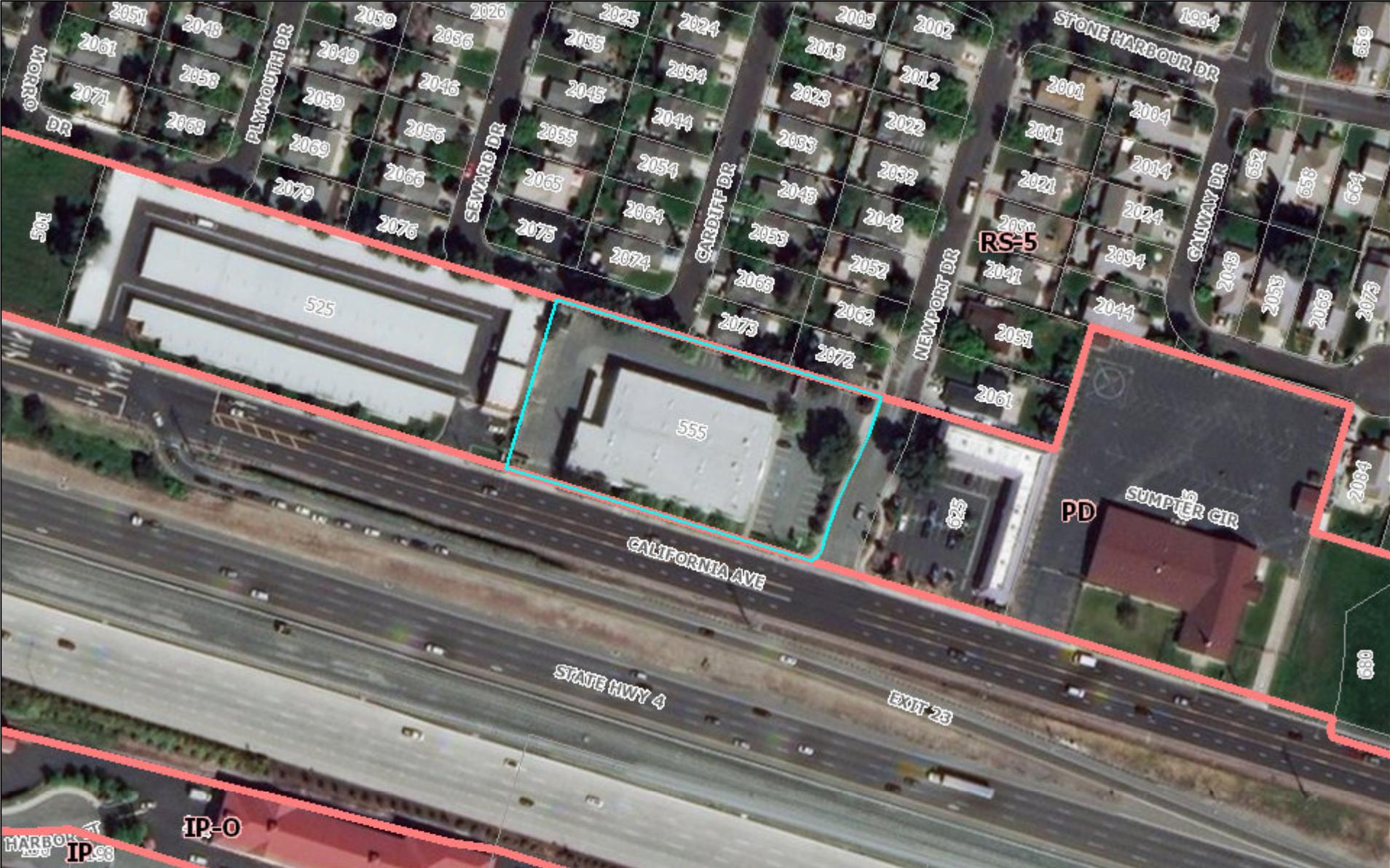
Staff has worked with the applicant to draft potential conditions of approval intended to address concerns raised during the public hearing (Attachment 3). Staff is requesting further feedback from the Subcommittee on the potential use of this site as a small recycling facility and mail order and direct sales establishment, ancillary to the existing permitted use. Staff is also requesting feedback on proposed draft conditions of approval intended to help mitigate potential concerns raised during the public meetings.

**Recommendation:** Staff recommends the Subcommittee discuss the proposal and provide direction to staff and the applicant.

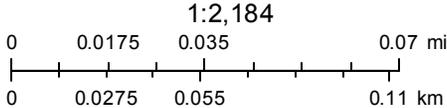
Attachments:

1. Location Map
2. Project Plans
3. Draft Use Permit Conditions of Approval

# Attachment 1 - Location Map



7/13/2018, 4:28:30 PM



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## Attachment 3 - Selected Draft Use Permit Conditions of Approval

### *Recycle smart and Buyback Use Permit Conditions*

1. The small recycling facility shall accept only glass, aluminum cans, plastic containers, papers and reusable items.
2. The small recycling facility shall not use power-driven processing equipment.
3. The small recycling facility shall be located within the existing building. No outdoor operations, including but not limited to outside storage or sorting of materials, is allowed.
4. The business operator shall maintain service with a private pest control company at all times.
5. Public business hours shall be limited to the hours of 9:00 a.m. and 3:00 p.m. (maximum hours) during weekdays only. The small recycling buy-back facility shall be closed on the day the surrounding Stone Harbour neighborhood trash collection occurs.
6. Loading and delivery of materials shall be limited to the hours of 7:00 a.m. to 5:00 p.m. weekdays and Saturday.
7. It shall be the business owner's responsibility to ensure that all possible measures are taken to avoid large trucks on site outside of 8:00 a.m. to 5:00 pm.
8. The business operator shall ensure no idling of trucks takes place on the premises.
9. The facility may not exceed noise levels of 60 dBA as measured at the property line of residentially zoned or occupied property, or otherwise not exceed 70 dBA.
10. No trucks shall enter the site via the California Avenue driveway. The business operator shall make all reasonable efforts to ensure that vehicles existing the site do not block California Avenue or the adjacent sidewalk.
11. The business operator shall be required to refuse accepting any materials brought to the site via shopping carts. The business operator shall maintain signage, approved by the Planning Division and subject to all requirements of Title 19 of the PMC, at both entry gates stating: "No Grocery Carts Allowed on Premises."
12. The business operator shall install and maintain signage within the existing pylon sign, approved by the Planning Division and subject to all requirements of Title 19 of the PMC.
13. The developer shall provide permanent, fixed bicycle racks or lockers for 8 bicycles. The final design and location of the bicycle racks shall be subject to approval by the Planning Division.
14. The developer shall plant one (1) tree minimum at project entry off Newport Drive in island between parking and entry. The tree species shall be selected for energy efficiency and drought tolerance, and adaptability and relationship to the city's climatic, soil, geological and topographical conditions.
15. The developer shall repair sections of missing gate lattice on existing trash structure.

16. The developer shall repair and finish (to match existing) chipped or broken portions of sound wall bordering Stone Harbor subdivision.
17. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.
18. There shall be no outdoor display or storage of any kind.
19. The business owner shall ensure that items offered for sale do not spill or leak oil or other hazardous contaminants. The business operator shall ensure that accidental spills or leaks of oil or other hazardous contaminants are immediately cleaned using dry cleanup methods.
20. The business owner shall work with a City-approved theft prevention specialist.

*Railroad Avenue Specific Plan Community Facilities District:*

21. If not already completed, the property owner shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2014-01 Railroad Avenue Specific Plan Area Community Facilities District (CFD 2014-1), prior to operation of the small recycling facility.



**PLANNING DIVISION**  
**Memorandum**

**MEMO:** July 18, 2018  
**TO:** Land Use Subcommittee Members  
**FROM:** Hector J. Rojas, AICP, Senior Planner  
**RE:** Item No. 3, 1160 E. Leland Carwash

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Northgate Commercial has a client that would like to purchase a 1.36-acre site located at 1160 E. Leland Road (see Attachment 1, Location Map) for construction of a standalone, automated carwash. The site is zoned CC (Community Commercial) and carwashes are not currently allowed in this zone. Northgate's client is considering whether to apply for City Council approval of an overlay district to allow carwashes as a conditionally permitted use at this site. Northgate Commercial is requesting the Subcommittee's feedback on the potential overlay district.

Development plans have not been prepared yet, but Northgate's client would like to construct something like the recently renovated Superior Carwash located at 3590 Railroad Avenue (see Attachment 2, Superior Carwash). Attachment 3 shows a map of automated carwashes located throughout Pittsburg. There is an automated carwash located immediately east of the site at Arco Gas Station.

Attachments:

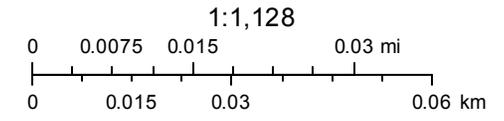
1. Location Map
2. Picture of Superior Carwash
3. Map of Automated Carwashes in Pittsburg

# Attachment 1 - Location Map



7/13/2018, 9:38:19 AM

- Zoning
- Graded Slope
- Boundary**
- 1- 3 DU / AC
- Undeveloped
- 150' Ridgeline Buffer
- Pittsburg-Concord Ridgeline
- Centerline Stationing



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Attachment 2 – Picture of Superior Carwash



# Attachment 3 - Map of Automated Carwashes

## Carwash Locations

- ARCO
- Shell
- Superior Carwash
- Chevron
- Shell
- ARCO
- Project Location

