



ZONING ADMINISTRATOR AGENDA

June 19, 2024

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

1:30 P.M.

CALL TO ORDER

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE (For items not listed on the agenda.)

PUBLIC HEARING

1. 1000 Harbor Street (Athen's Painting) – Fence Height Exception, AP-24-0056 (FHE).

This is an application filed by Marc Newman, on behalf of Ikaros Holdings, LLC, requesting Zoning Administrator approval of a permit for a Fence Height Exception to construct a 10-foot-tall, metal security fence around the entire perimeter of the property located at 1000 Harbor Street in the CS (Service Commercial) District. The metal security fence also includes a sliding vehicle gate along the frontage of the property. Assessor's Parcel Nos. 073-060-002 and 073-060-007.

Pittsburg Municipal Code (PMC) section 18.84.205 (C)(1) states that the maximum fence height within any Commercial District is eight feet. PMC section 18.84.205 (C)(3) also states that the maximum fence height within the required front yard setback is three feet. The Fence Height Exception request has been filed to provide security to the new business and deter theft.

This project is delegated to the Zoning Administrator under PMC section 18.32.010(B)(3).

ADJOURNMENT

NOTICE TO PUBLIC

GENERAL INFORMATION

A decision by the Zoning Administrator 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 either the denial, approval 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 Planning Commission consideration and public notice given.

The Zoning Administrator requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the meeting. Please turn off or set to vibrate all cellular phones and pagers, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior during the meeting, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the meeting is a violation of Municipal Code, and the Zoning Administrator can direct any person who engages in such conduct to leave the meeting.

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 the meeting will be made available in appropriate alternative formats. If you need special assistance to participate in this meeting, or wish to request a specially formatted agenda, please contact the City Planner at 925-252-4920. Notification at least 24 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)



Community and Economic Development Department – Planning Division

Memorandum

MEMO: June 19, 2024
TO: Zoning Administrator
FROM: Alison Spells, Associate Planner
RE: 1000 Harbor Street - Fence Height Exception, AP-24-0056 (FHE)

ORIGINATED BY: Marc Newman, (510) 508-5666, marc@newmanarchitect.com

SUBJECT: This is a public hearing on a request for Zoning Administrator approval of a permit for a Fence Height Exception to construct a 10-foot-tall, metal security fence around the entire perimeter of the property located at 1000 Harbor Street in the CS (Service Commercial) District. The metal security fence also includes a sliding vehicle gate along the frontage of the property. Assessor's Parcel Nos. 073-060-002 and 073-060-007.

RECOMMENDATION: Staff recommends the Zoning Administrator adopt a Resolution (Attachment 1) approving Fence Height Exception Application No. 24-0056, subject to conditions.

BACKGROUND:

This application was filed on May 16, 2024. The Notice of Intent to Conduct a Zoning Administrator Public Hearing for this item was provided to the Planning Commission on June 11, 2024.

On June 27, 2023, the Planning Commission granted Design Review Approval under AP-22-0085 (DR) to construct two premanufactured commercial warehouse buildings to establish an office space and commercial location to store materials and equipment associated with an existing home-based painting business (Athens Painting & Commercial Coatings, Inc.).

PROJECT DESCRIPTION:

Existing Conditions: The project site is comprised of two parcels; Parcel 1 is an undeveloped trapezoidal parcel (0.13 acres) on the southern end of the project site and Parcel 2 is an undeveloped triangular parcel (0.23 acres) on the northern end of the project site. The combined total area of the project site is approximately 0.36 acres. The project site is located at the intersection of East 10th and Harbor Streets on the east edge of the Downtown Subarea.

On May 15, 2024, the applicant filed a Building Permit application for new construction (BP-24-0612). The Planning Division is requiring approval of a Fence Height Exception before providing clearance on the Building Permit. On May 28, 2024, the applicant filed a Single Parcel Development Permit application to merge the two parcels into one (SP-24-0004). The Planning Division provided clearance on the requested lot merger on June 5, 2024.

See Attachment 2 for photos of the project site.

Proposed Project: The project site is currently fully enclosed by a 6-foot-tall chain link fence. The existing chain link fence is proposed to be replaced by a 10-foot-tall Impasse II Gauntlet-Style fence with rolling gate. The Fence Height Exception request has been filed primarily to provide security to the new business and deter theft.

CODE COMPLIANCE:

The project site is zoned 'CS' (Service Commercial) District.

Pittsburg Municipal Code (PMC) Section 18.84.205 (C)(1) states that the allowable fence height within this Zoning Designation is a maximum of eight feet, with the exception of the front and corner side yards. PMC Section 18.84.205 (C)(3) states that the maximum height permitted is three feet within the front and corner side yard.

Required Findings: In order to approve a Fence Height Exception, the Zoning Administrator must make findings pursuant to PMC section 18.84.205 (F)(2) that the proposed fence:

- A. will not infringe upon the light, air circulation, or visual openness of surrounding properties;
- B. will not detract, impair, or destroy the characteristics of the established area; and,
- C. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.

Environmental: This item is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures" of the State CEQA Guidelines, section 15303.

Public Noticing: On or prior to Friday June 7, 2024, notice of the February 19, 2024, public hearing was posted at City Hall, near the subject 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 project 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 Next Door.

STAFF ANALYSIS:

The proposed Fence Height Exception for a 10-foot-tall metal security fence would not infringe upon the light, air circulation, or visual openness of the subject property or surrounding properties, given the proposed fence would be constructed on a commercial property using metal fence stakes spaced 3¼-inch apart allowing for openness throughout the project site. Adequate light, air and openness would continue to exist between adjacent properties.

The proposed 10-foot-tall metal security fence would not detract, impair or destroy the characteristics of the area, given the fencing materials would be high-quality and not chain link or wire mesh. The proposed 10-foot-tall Impasse II security fence is created with a modern and

stylish design. Additionally, the purpose of the fence would be to provide businesses in the area with additional protection, thereby improving the characteristics of the area.

The proposed 10-foot-tall metal security fence would not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, rather, the 10-foot-tall security fence will deter crime in the area and increase both privacy and safety which is a benefit to the general public welfare.

Therefore, staff supports the applicant's request for a Fence Height Exception, subject to conditions.

REQUIRED ACTION:

Move to adopt a Resolution, approving Fence Height Exception Application No. AP-24-0056, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans, dated April 26, 2024
3. Public Hearing Notice/Vicinity Map

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving a Fence Height)	
Exception for a 10-Foot-Tall Security)	Resolution No.
Fence Around the Perimeter of the)	
Property Located at 1000 Harbor Street,)	
AP-24-0056 (FHE). Assessor's Parcel)	
Numbers: <u>073-060-002 and 073-060-007.</u>)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On May 16, 2024, Marc Newman, on behalf of Ikaros Holdings, LLC, filed Fence Height Exception Application No. 24-0056, requesting Zoning Administrator approval to install a 10-foot-tall, metal security fence around the entire perimeter of the property located at 1000 Harbor Street in the CS (Service Commercial) District. The metal security fence would also install a sliding vehicle gate along the frontage of the property
- B. On June 11, 2024, the Zoning Administrator submitted to the Planning Commission a Notice of Intent to exercise delegated authority for the subject application pursuant to Pittsburg Municipal Code (PMC) section 18.32.010(B)(3).
- C. The fence height exception request is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures" of the State CEQA Guidelines, section 15303.
- D. On or prior to June 7, 2024, notice of the June 19, 2024, public hearing was posted at City Hall, near the subject 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 project 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.
- E. PMC section 18.84.205(F), *Exceptions to Fence Height Regulations*, allows for the maximum allowable fence height to be increased through the issuance of a fence height exception approved by the Zoning Administrator. In order to approve a fence height exception, the Zoning Administrator must make findings (PMC section 18.84.205.F.2) that the proposed fence structures:
 - 1. will not infringe upon the light, air circulation, or visual openness of surrounding properties;

2. will not detract, impair or destroy the characteristics of the established area; and,
 3. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.
- F. On June 19, 2024, the Zoning Administrator held a public hearing on Fence Height Exception Application No. 24-0056, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all oral and written testimony presented at the public hearing, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed fence would not infringe upon the light, air circulation, or visual openness of the subject property or surrounding properties, in that the fence would be constructed on a commercial property using metal fence stakes spaced 3¼-inch apart allowing for openness throughout the project site. Adequate light, air and openness would continue to exist between adjacent properties.
 3. The proposed fence does not detract, impair or destroy the characteristics of the established area, in that the fencing materials would be high-quality with a modern design and the purpose of the fence would be to provide the new business with additional security, thereby improving the characteristics of the area.
 4. The proposed fence would not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood, rather, the increased fence height will actually deter crime in the area and increase both privacy and safety which is a benefit to the general public welfare.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Fence Height Exception Application No. 24-0056, subject to the following conditions:

City of Pittsburg Planning Division Conditions

1. Site Plan. The existing fence shall remain substantially as presented in the approved site plan dated April 26, 2024, except as may be modified by the conditions below.
2. Fence Maintenance. The fence shall be maintained erect and in a state of good repair. A dilapidated, dangerous, or unsightly fence or wall shall be repaired, replaced, or removed, as the situation may warrant.
3. Encroachment Permit. The applicant shall provide the City of Pittsburg Engineering Division with a sight distance analysis within 30 days of this approval.
4. Property Maintenance. The entire site including paved, unpaved, and landscaped areas must be kept in a neat and orderly manner, free of weeds loose trash, debris, and other litter.

City of Pittsburg Building Division Conditions

5. All new businesses must acquire a Business License and a Certificate of Occupancy permit prior to opening any business in the City of Pittsburg.
6. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CBC Sec. 107.
7. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
8. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.
9. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's

responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.

Contra Costa County Fire Protection District Conditions

The following is required for Fire District approval in accordance with the 2022 California Fire Code (CFC), the 2022 California Building Code (CBC), and Local and County Ordinances and adopted standards:

10. The minimum vehicle gate width requirement for Fire District is 20 feet. It can be reduced depending on the circumstances.
11. A Knox Key operational switch would be required to be installed for electrically powered vehicle gate.
12. Submit plans to Fire District for approval.
13. An inspection is required after construction is complete. The developer shall submit building construction plans and specifications for the subject project to the through the Fire District public portal:
(<https://confire.vision33cloud.com/citizepnortal/app/landingq>).
14. All plan submittals shall be submitted to the through the Fire District public portal 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

Pacific Gas and Electric Company (PG&E) Conditions

15. The proposed new 10-foot-high fencing along the easterly side of Harbor Street is within the same vicinity of PG&E's underground existing electric distribution line that serve this location and surrounding area. Any new fence post footings to be conducted within 10 feet of PG&E's facilities will require a standby person to review project and be present during the work.
16. Please contact the Building and Renovation Center (BRSC) for facility map requests by calling 1-877-743-7782 and PG&E's Service Planning department at www.pge.com/cco for any modification or relocation requests, or for any additional services you may require.
17. Before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

Standard Conditions:

18. Construction. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.
19. Other Agency Requirements. The applicant shall comply with all requirements of the Pittsburg Building and Engineering Divisions, the Contra Costa County Fire Protection District, 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.
20. Standard Conditions. 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 this resolution and the Standard Conditions of Development, this Zoning Administrator resolution shall govern.
21. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorney's fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
22. Expiration. This approval will expire on June 19, 2025, unless a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Zoning Administrator. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

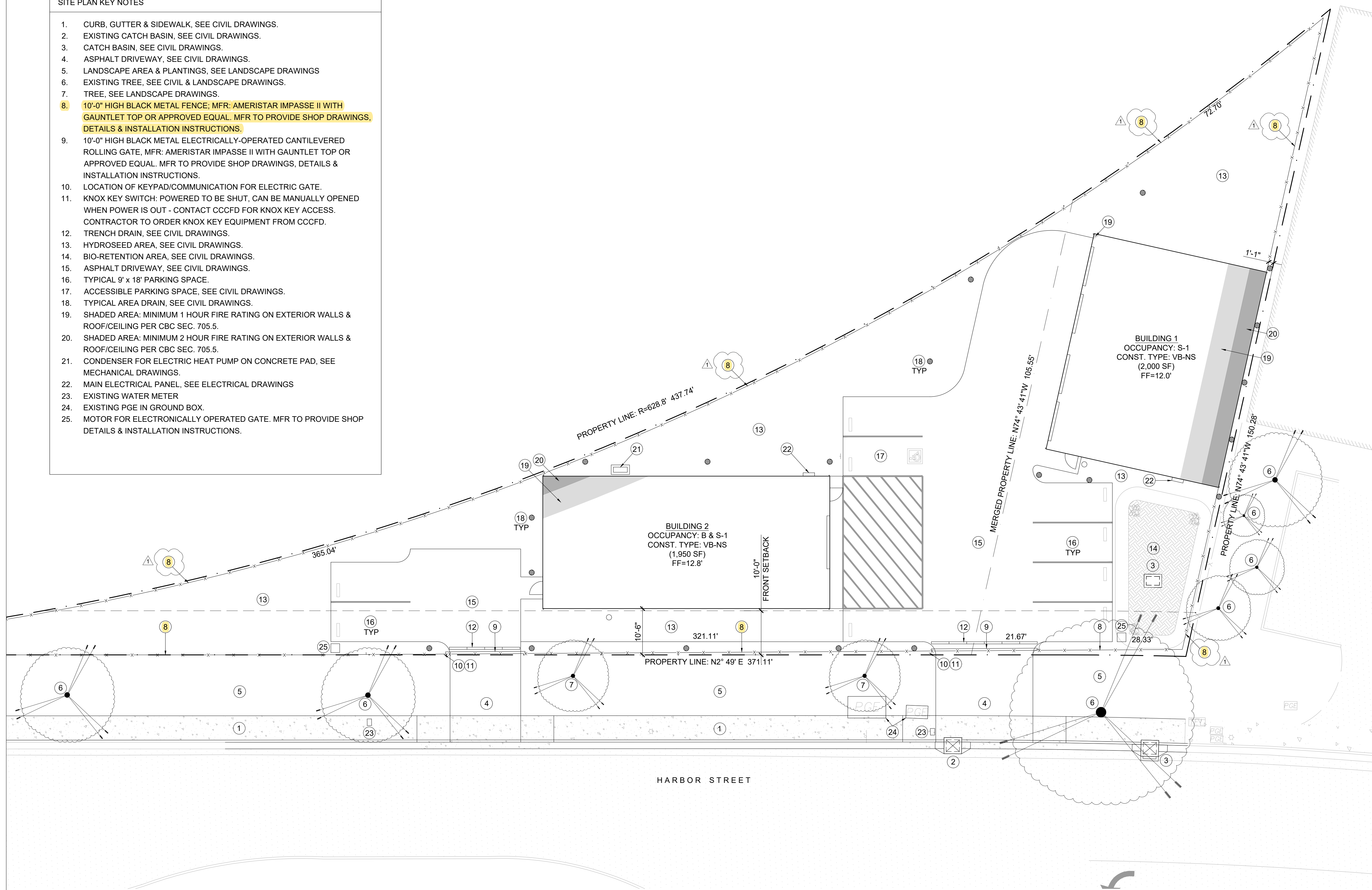
This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 19th day of June, 2024, by the Zoning Administrator of the City of Pittsburg, California.

JOHN FUNDERBURG
ZONING ADMINISTRATOR

SITE PLAN KEY NOTES

1. CURB, GUTTER & SIDEWALK, SEE CIVIL DRAWINGS.
2. EXISTING CATCH BASIN, SEE CIVIL DRAWINGS.
3. CATCH BASIN, SEE CIVIL DRAWINGS.
4. ASPHALT DRIVEWAY, SEE CIVIL DRAWINGS.
5. LANDSCAPE AREA & PLANTINGS, SEE LANDSCAPE DRAWINGS
6. EXISTING TREE, SEE CIVIL & LANDSCAPE DRAWINGS.
7. TREE, SEE LANDSCAPE DRAWINGS.
8. 10'-0" HIGH BLACK METAL FENCE; MFR: AMERISTAR IMPASSE II WITH GAUNTLET TOP OR APPROVED EQUAL. MFR TO PROVIDE SHOP DRAWINGS, DETAILS & INSTALLATION INSTRUCTIONS.
9. 10'-0" HIGH BLACK METAL ELECTRICALLY-OPERATED CANTILEVERED ROLLING GATE, MFR: AMERISTAR IMPASSE II WITH GAUNTLET TOP OR APPROVED EQUAL. MFR TO PROVIDE SHOP DRAWINGS, DETAILS & INSTALLATION INSTRUCTIONS.
10. LOCATION OF KEYPAD/COMMUNICATION FOR ELECTRIC GATE.
11. KNOX KEY SWITCH: POWERED TO BE SHUT, CAN BE MANUALLY OPENED WHEN POWER IS OUT - CONTACT CCCFD FOR KNOX KEY ACCESS. CONTRACTOR TO ORDER KNOX KEY EQUIPMENT FROM CCCFD.
12. TRENCH DRAIN, SEE CIVIL DRAWINGS.
13. HYDROSEED AREA, SEE CIVIL DRAWINGS.
14. BIO-RETENTION AREA, SEE CIVIL DRAWINGS.
15. ASPHALT DRIVEWAY, SEE CIVIL DRAWINGS.
16. TYPICAL 9' x 18' PARKING SPACE.
17. ACCESSIBLE PARKING SPACE, SEE CIVIL DRAWINGS.
18. TYPICAL AREA DRAIN, SEE CIVIL DRAWINGS.
19. SHADED AREA: MINIMUM 1 HOUR FIRE RATING ON EXTERIOR WALLS & ROOF/CEILING PER CBC SEC. 705.5.
20. SHADED AREA: MINIMUM 2 HOUR FIRE RATING ON EXTERIOR WALLS & ROOF/CEILING PER CBC SEC. 705.5.
21. CONDENSER FOR ELECTRIC HEAT PUMP ON CONCRETE PAD, SEE MECHANICAL DRAWINGS.
22. MAIN ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
23. EXISTING WATER METER
24. EXISTING PGE IN GROUND BOX.
25. MOTOR FOR ELECTRONICALLY OPERATED GATE. MFR TO PROVIDE SHOP DETAILS & INSTALLATION INSTRUCTIONS.



Design Firm:
Marc Newman Architect
 6945 Saroni Drive
 Oakland, CA 94611
 510-508-5666



Revision	Date
▲ Fence Revisions	6-10-24

Project Title:

New Storage & Office Buildings
 1000 Harbor Street, Pittsburg, CA 94565

APN #: 073-060-002 & 073-060-007

Issue Note:
 Permit Set
 4/26/24

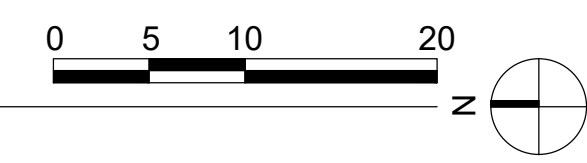
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 File Name:
 Plot Date: 6/10/24
 Sheet Title:

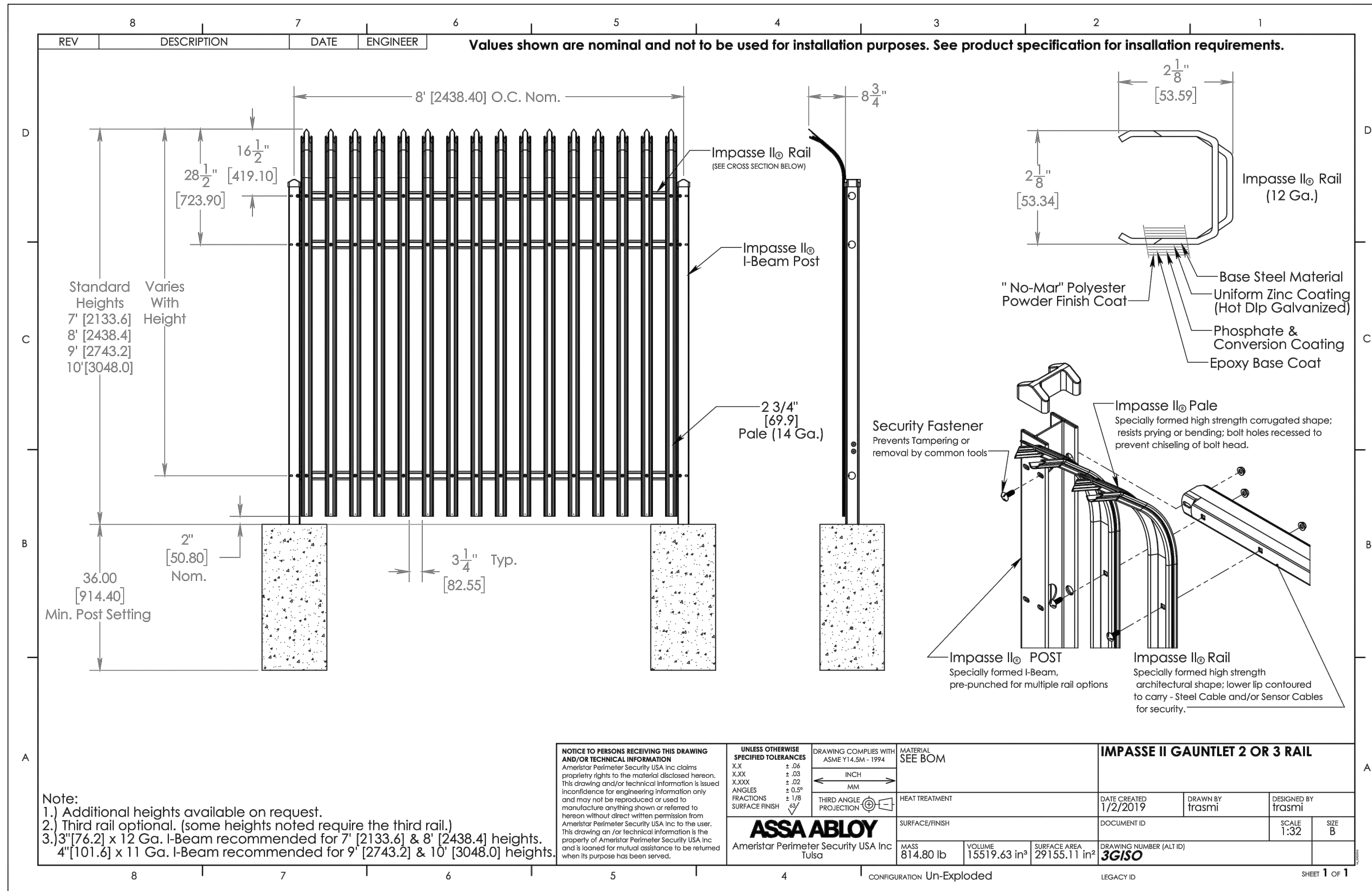
SITE PLAN

Sheet No.:
A1.0

1
 A1.1

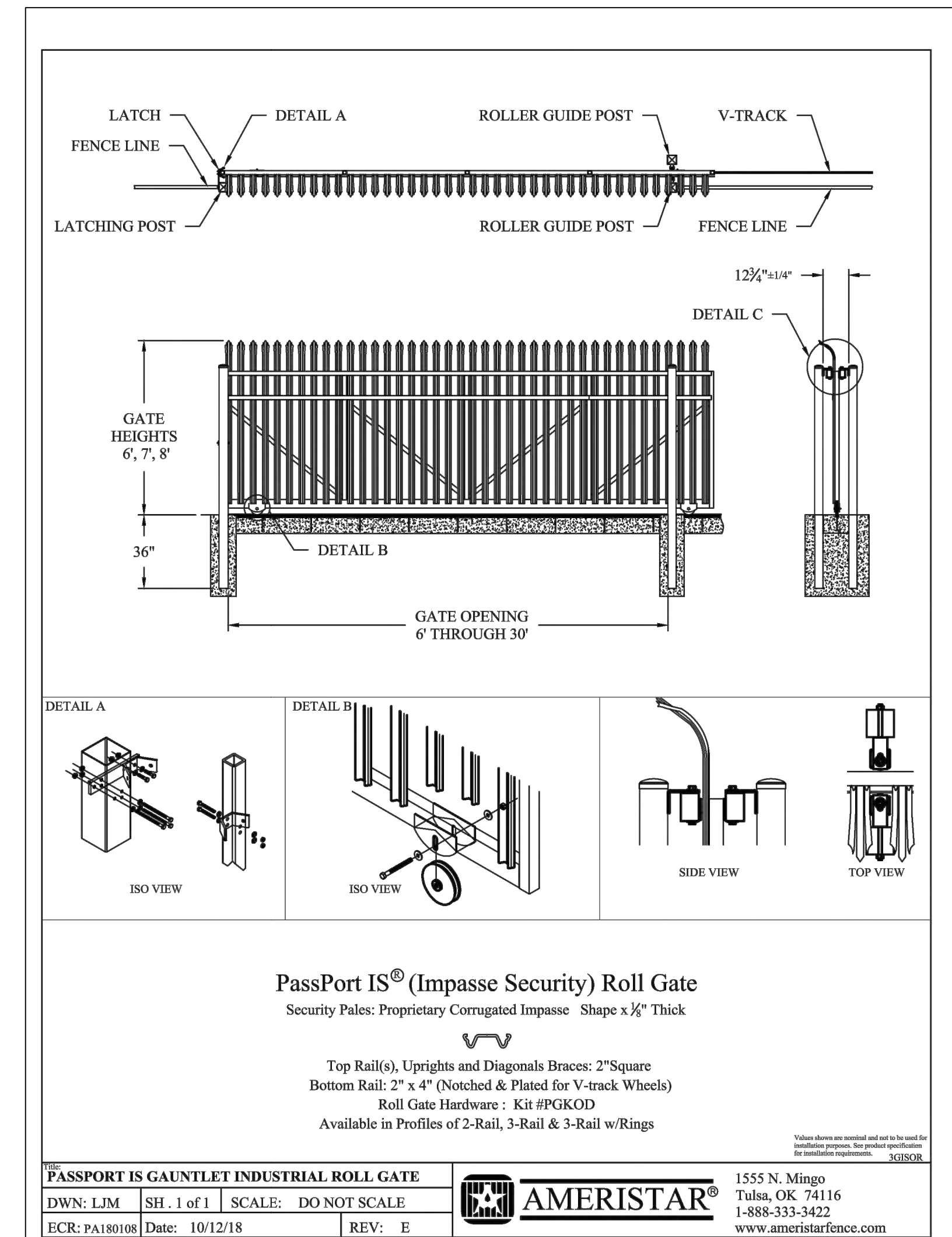
SITE PLAN
 SCALE: 1" = 10'-0"





Note:
 1. Additional heights available on request.
 2. Third rail optional. (some heights noted require the third rail.)
 3. 3" [76.2] x 12 Ga. I-Beam recommended for 7' [2133.6] & 8' [2438.4] heights.
 4. 4" [101.6] x 11 Ga. I-Beam recommended for 9' [2743.2] & 10' [3048.0] heights.

NOTICE TO PERSONS RECEIVING THIS DRAWING AND/OR TECHNICAL INFORMATION Ameristar Perimeter Security USA, Inc. claims proprietary rights to the material disclosed herein. This drawing and/or technical information is based on information for engineering information only and may not be reproduced or used by anyone without direct written permission from Ameristar Perimeter Security USA, Inc. to the user. This drawing and/or technical information is the property of Ameristar Perimeter Security USA, Inc. and is loaned for mutual assistance to be returned when its purpose has been served.	UNLESS OTHERWISE SPECIFIED TOLERANCES XX ± .04 XXX ± .03 XXXX ± .02 ANGLES ± 0.05° FRACTIONS ± 1/32 SURFACE FINISH	DRAWING COMPLIES WITH ASME Y14.5M - 1994 INCH THIRD ANGLE PROJECTION	MATERIAL SEE BOM	IMPASSE II GAUNTLET 2 OR 3 RAIL				
				DATE CREATED 1/2/2019	DRAWN BY Trasmii	DESIGNED BY Trasmii		
ASSA ABLOY Ameristar Perimeter Security USA, Inc. Tulsa		SURFACE/FINISH 3GISO	MASS 814.80 lb	VOLUME 15519.63 in³	SURFACE AREA 29155.11 in²	DRAWING NUMBER (ALT ID) 3GISO	SCALE 1:32	SHEET B
CONFIGURATION: Un-Exploded			LEGACY ID	SHEET 1 OF 1				

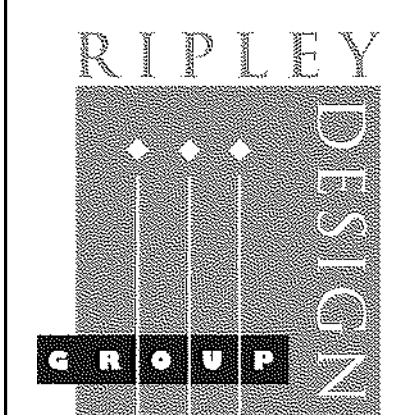


PassPort IS® (Impasse Security) Roll Gate
 Security Pales: Proprietary Corrugated Impasse Shape x 1/2" Thick

Top Rail(s), Uprights and Diagonals Braces: 2" Square
 Bottom Rail: 2" x 4" (Notched & Plated for V-track Wheels)
 Roll Gate Hardware: Kit #PGK00
 Available in Profiles of 2-Rail, 3-Rail & 3-Rail w/Rings

THE PASSPORT IS GAUNTLET INDUSTRIAL ROLL GATE

DWN: LIM	SH: 1 of 1	SCALE: DO NOT SCALE	AMERISTAR® 1555 N. Mingo Tulsa, OK 74116 1-888-333-3422 www.ameristarfence.com
ECR: PA180108	Date: 10/12/18	REV: E	



RIPLEY DESIGN GROUP, INC.
 Landscape Architecture
 Land Planning
 1615 Bonanza St., Suite 314
 Walnut Creek
 California 94596
 Tel 925.938.7377
 Fax 925.938.7436

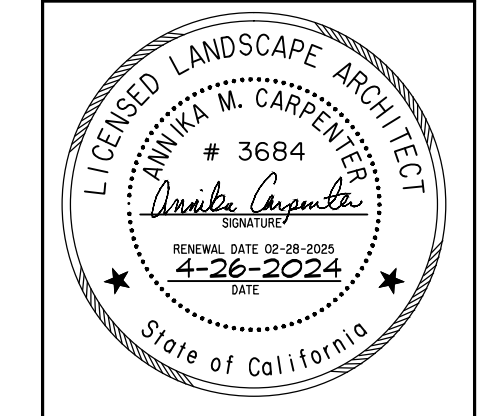
CLIENT:
ATHENS PAINTING & COMMERCIAL COATINGS, INC.

1000 HARBOR STREET
 PITTSBURG, CA
 94565

PROJECT:
ATHENS PAINTING

PITTSBURG,
 CALIFORNIA

CONSTRUCTION
 DETAILS



PROJECT #:
 DATE: APR. 26, 2024
 SCALE: AS SHOWN
 DRAWN BY: WPG
 CHECKED BY: AMC

REVISIONS:

SHEET
LC.4
 OF 13 SHEETS



Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the ZONING ADMINISTRATOR of the City of Pittsburg will conduct a public hearing on:

DATE: June 19, 2024
TIME: 1:30 p.m.
PLACE: First Floor Conference Room 4B at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Athens Painting – Fence Height Exception, AP-24-0056 (FHE)

This is a public hearing on a request for Zoning Administrator approval of a permit for a Fence Height Exception to construct a 10-foot-tall, metal security fence around the entire perimeter of the property located at 1000 Harbor Street in the CS (Service Commercial) District. The metal security fence also includes a sliding vehicle gate along the frontage of the property. Assessor's Parcel Nos. 073-060-002 and 073-060-007.

Environmental Determination

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, 'New Construction or Conversion of Small Structures' of the State CEQA Guidelines, section 15303 and under Class 32, 'Infill Development' of the State CEQA Guidelines, section 15300.2.

PROJECT PLANNER: Alison Spells, (925) 252-6987 or aspells@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?

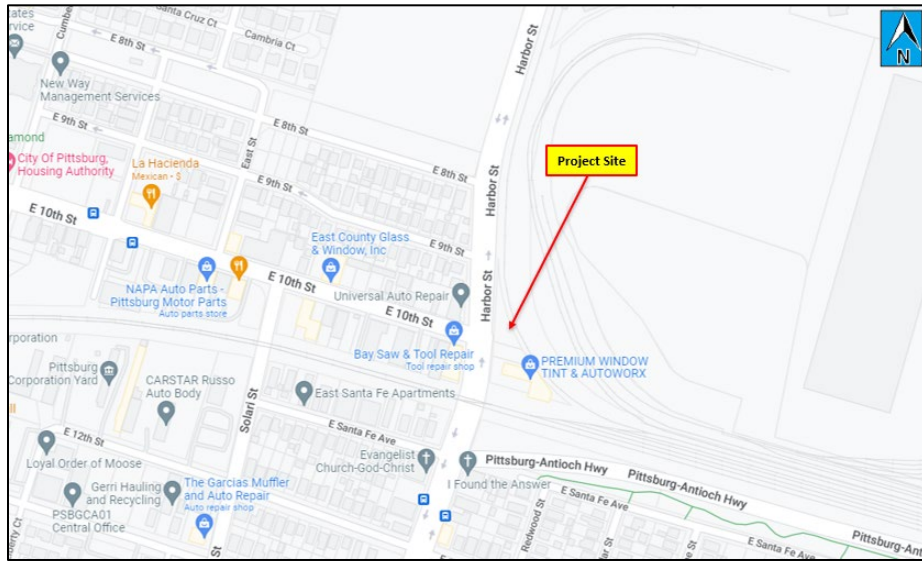
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 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: Athens Painting, AP-24-0056 (FHE)
Location: 1000 Harbor Street, APNs: 073-060-002 and 073-060-007



City of Pittsburg

Community and Economic Development Department - Planning Division

65 Civic Avenue
Pittsburg, CA 94565



NOTICE OF PUBLIC HEARING