



City of Pittsburgh Zoning Administrator Agenda

November 16, 2020

Zoning Administrator Agenda *(Virtual Meeting)*

02:00 PM

Please click the link below to join:

<https://us02web.zoom.us/j/83557616017?pwd=TWVxSEloUnhyU1BYVFp4N3VCeUtMUT09>

Enter Meeting ID: 835 5761 6017

Enter Password: 513665

To join by Telephone:

Dial: +1 669 900 9128

Meeting ID: 835 5761 6017

Password: 513665

CALL TO ORDER

DELETIONS, WITHDRAWALS OR CONTINUANCES

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

PUBLIC HEARING

1. All-N-1 Auto Body, AP-20-1537 (ZA)

This is a public hearing on a request for Zoning Administrator approval to reestablish a major auto repair use at 105 Bliss Avenue. The property is located within the Railroad Avenue Specific Plan (RASP) and has a land use designation of Transit-Oriented Development - High. Assessor's Parcel No. 088-171-034.

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)



Memorandum

MEMO: November 16, 2020
TO: Zoning Administrator
FROM: Celina Palmer, Assistant Planner
RE: **All-N-1 Auto Body, AP-20-1537 (ZA)**

ORIGINATED BY: Adolfo Argueta Esquivel, 5 East Rose Ave., Bay Point, CA 94565

SUBJECT: This is a public hearing on a request for Zoning Administrator approval to reestablish a major auto repair use at 105 Bliss Avenue. The property is located within the Railroad Avenue Specific Plan (RASP) and has a land use designation of Transit-Oriented Development - High. Assessor's Parcel No. 088-171-034.

RECOMMENDATION: Staff recommends the Zoning Administrator adopt Resolution No. 363 approving Planning Application No. 20-1537, subject to conditions.

BACKGROUND:

The subject site was originally developed for a major auto repair use in 1980. Several different automotive repair uses have occupied the site since then, including Lombard Towing Service, American Collision Center, and Black Diamond Collision Center. The site was most recently occupied by an office use called Black Diamond Staffing. That business shut down in May 2019 and the site has been vacant since then.

This planning application was filed on October 15, 2020. The Notice of Intent to Conduct a Zoning Administrator Public Hearing for this item was provided to the Planning Commission on October 27, 2020.

PROJECT DESCRIPTION:

Existing Conditions: The subject site is a 23,000-square-foot parcel located on the north side of Bliss Avenue, south of State Route (SR) 4, east of Railroad Avenue, and west of Harbor Street. The site includes a 5,280-square-foot, single-story building along the western property line. The structure contains an office area, electrical storage room, paint storage room, break room, two restrooms, a finish and detail area, spray booth, and autobody/prep area. There is an existing 60-foot-long by 20-foot-high wall located next to the front of the building which screens the 7,200-square-foot processing area from Bliss Avenue. Next to the back of the building, along the rear property line is an

approximately 8-foot tall wooden fence that screens the same area from SR 4. The southern portion of the parcel closest to Bliss Avenue contains a parking lot with parking spaces for 13 vehicles.

Surrounding Land Uses:

North: SR-4
West: La Pinata Restaurant
South: Various auto repair uses
East: Hernandez Collision and Towing

Proposed Project: The project is a request to re-establish the major automotive repair use that previously occupied the site. The proposed use would include auto repair and auto painting. All work would be performed in the shop area behind the screen walls. The shop would accommodate 3-4 cars in the prep area and 6-7 cars in the finish and detail area. Cars awaiting pick up would be stored in the storage area behind the screen walls. The front portion of the site closest to Bliss Avenue would be used for customer and employee parking. A site plan is provided in Attachment 2 of this report. There are no site or building improvements proposed to occur as part of this application. The applicant has requested operating hours for the business be Monday through Friday, 8:00 AM to 5:00 PM and Saturday, 9:00 AM to 3:00 PM.

CODE COMPLIANCE:

General Plan/Zoning: The subject site has a General Plan land use designation of Mixed Use and a Railroad Avenue Specific Plan (RASP) land use designation of Transit Oriented Development (TOD) – High. In accordance with the RASP, permitted uses within the TOD – High designation shall be the same as those of the M (Mixed Use) District. Major auto repair uses are not allowed within the M District.

The site was previously occupied with a major auto repair use; however, that use was abandoned in May of 2019. Pittsburg Municipal Code (PMC) section 18.76.040, states that “a nonconforming use that is abandoned or discontinued from a structure located in the ... Railroad Avenue Specific Plan PD District may be re-established in that existing structure provided that a certificate of occupancy for the structure was issued prior to June 20, 2007.” Since the certificate of occupancy for the structure in question was issued in 1980, the previous non-conforming use of the site may be re-established with approval of a Zoning Administrator permit.

Parking: Per the schedule in PMC section 18.78.040(F), a major auto repair use requires one off-street parking space per 500 square feet of service area. The proposed service area of the business is 5,280 square feet and would require ten (10) off-street parking spaces. The existing parking lot on the site has 13 off-street parking spaces, in compliance with the PMC.

Required Findings: In order to approve a reestablishment of a non-conforming use within the Railroad Avenue Specific Plan, the Zoning Administrator must make findings pursuant to PMC section 18.76.040 (D)(3) that the proposed business:

- a) will occupy an existing structure that, based on the architecture and design of the structure, could not appropriately accommodate a conforming use without significant remodeling of the structure;
- b) will not be a detriment 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 create a nuisance or enforcement problem within the neighborhood;
- e) will not encourage marginal development within the neighborhood; and
- f) will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city.

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

Public Noticing: On or prior to November 6, 2020, notice of the November 16, 2020 public hearing was posted at City Hall, near the subject 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, 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 "Navy Street", "William Way" and "Mosaic Apartment" neighborhoods.

STAFF ANALYSIS:

Staff believes that the Zoning Administrator can make the required findings to approve the re-establishment of the major automotive repair use on the proposed site, subject to certain conditions.

The proposed use would occupy an existing structure that was specifically designed for automotive repair uses. In order for the site to accommodate most other uses encouraged in the RASP, a significant and likely un-feasible amount of remodeling would need to occur. Re-establishing the automotive repair use on site would bring a new business to a currently vacant site, consistent with the design of the site, and would

have positive impacts for the city's tax base and the neighboring property values in the immediate area.

Staff believes that the proposed business would not create a nuisance or enforcement problem nor would it affect the orderly development of property in the area, if conditions are added to: 1) require that all work be completed within the building; and 2) ensure that the property owner provides dedication of right-of-way (ROW) frontage along Bliss Avenue for future roadway and pedestrian improvements. The dedication of ROW is especially important for orderly development in the area because of the site's close proximity to the Pittsburg Center BART Station and the need to accommodate increased pedestrian traffic from the station.

Other key conditions included in the proposed resolution include the following:

- Prohibiting the storage of boats and recreational vehicles on the site;
- Requiring permanent, fixed bicycle parking for at least two bicycles;
- Requiring submittal of a landscape and irrigation plan for the frontage areas not currently landscaped and maintained by the City;
- Prohibiting vehicle washing outdoors, unless the methods to be used comply with the National Pollutant Discharge Elimination System permit standards; and
- Prohibiting vehicle dismantling and/or storage of wrecked or non-operable vehicles.

REQUIRED ACTION:

Move to adopt Resolution No. 363, approving Planning Administrator Application No. 20-1537, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 363
2. Site Plan, dated October 15, 2020
3. Public Hearing Notice/Vicinity Map

PROPOSED
BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Zoning Administrator)
Approval for the Re-Establishment of a)
Major Auto Repair Business at 105 Bliss) Resolution No. 363
Avenue, for "All-N-1 Auto Body, AP-20-)
1537 (ZA)." APN 088-171-034)

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On October 15, 2020, Adolfo Argueta Esquivel, on behalf of All-N-1 Auto Body filed Planning Application No. 20-1537, requesting Zoning Administrator approval to reestablish a major automotive repair use at 105 Bliss Avenue. The property is located within the Railroad Avenue Specific Plan (RASP) and has a land use designation of Transit-Oriented Development - High. APN 088-171-034.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Railroad Avenue Specific Plan (RASP), and Pittsburg Municipal Code (PMC) Title 18 (Zoning).
- C. PMC section 18.76.040.D, states "Upon approval by the zoning administrator, a non-conforming use that is abandoned or discontinued from a structure located in the M district or the Railroad Avenue specific plan PD district may be re-established in that existing structure; provided, that a certificate of occupancy for the structure was issued prior to June 20, 2007".
- D. On October 27, 2020, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda, pursuant to the requirements PMC section 18.76.040 (D).
- E. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities" of the State CEQA Guidelines, Section 15301.
- F. On November 6, 2020, notice of the November 16, 2020, public hearing was posted at City Hall, near the subject 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, 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 “Navy Street”, “William Way” and “Mosaic Apartment” neighborhoods.

G. Pursuant to PMC section 18.76.040.D.3, in considering the reestablishment of a nonconforming use pursuant to this section, the zoning administrator may approve the use only after determining that the proposed use:

1. will occupy an existing structure that, based on the architecture and design of the structure, could not appropriately accommodate a conforming use without significant remodeling of the structure;
2. is not a detriment 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 create a nuisance or enforcement problem within the neighborhood;
5. will not encourage marginal development within the neighborhood; and,
6. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city.

H. On November 16, 2020, the Zoning Administrator for the City of Pittsburg held a public hearing on Application No. 20-1537, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Zoning Administrator Staff Report entitled, “All-N-1 Auto Body, AP-20-1537 (ZA),” dated November 16, 2020, 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 Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. Reestablishment of a major automotive repair business at the project site:

- a. Will result in occupancy of an existing structure that, based on the architecture and design of the structure, could not appropriately accommodate a conforming use without significant remodeling of the structure, in that the facility was originally designed to be a major automotive repair use with existing office, painting spray booth, and auto body preparation area.
- b. Will not be a detriment to the health, safety and general welfare of the city, if the applicant complies with all of the requirements of the Planning Department, Engineering Department, Contra Costa County Fire Protection District and all applicable local, state, and federal agencies.
- c. Will not adversely affect the orderly development of property within the city, if the property owner dedicates right-of-way frontage along Bliss Avenue for future roadway and pedestrian improvements.
- d. Will not create a nuisance or enforcement problem within the neighborhood, if a condition is included to require all auto repair and auto painting related work to be completed within the building.
- e. Will not encourage marginal development within the neighborhood, in that the business will occupy a vacant space that could otherwise contribute to blight in the area.
- f. Will 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 a new business at the project site will bring in new tax revenues for the city and improve a currently vacant site, showing reinvestment in property in the area.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Zoning Administrator Application No. 20-1537, subject to the following conditions.
 1. Conformance with Project Plans. The project shall be operated in substantial compliance with the approved site plan, date-stamped October 15, 2020, and attached to this resolution as Exhibit "A," except as hereinafter may be modified. Operation of the approved business in a manner inconsistent with this Zoning Administrator approval shall be grounds for revocation of the approval.
 2. Work. All auto repair and auto painting related work shall occur within the building.

3. Storage. There shall be no boats or recreational vehicles on the property and no storage of vehicles, trailers, material, equipment, parts or debris within the parking lot area adjacent to Bliss Avenue.
4. Dedication. The property owner shall dedicate right-of-way (ROW) along the entire length of the Bliss Avenue frontage of their property in order to accommodate future roadway and pedestrian improvements. This offer of dedication shall be submitted to the Engineering Department within 90 days of this approval. As part of the dedication to be offered within 90 days of this approval, the property owner shall enter into an agreement with the City which allows the property owner use of the dedicated property frontage for the approved use (as defined in this resolution), until such time that the Engineering Department determines that the property frontage is needed for the widening of Bliss Avenue to accommodate an ultimate 82 foot wide total ROW.
5. Bicycle Parking. Permanent, fixed bicycle parking for at least two (2) bicycles shall be provided on-site. The new bicycle rack shall conform in design to the City's Standard Detail; however, the color and location shall be reviewed and approved by the Planning Division prior to installation of the rack. Installation of the bicycle rack shall occur within 30 days of this approval.
6. Landscaping. The applicant shall submit a landscape and irrigation plan for the frontage areas along Bliss Avenue that are not currently landscaped and maintained by City staff (as indicated on the site plan in Exhibit "A" to this resolution). The plan shall be submitted within 30 days of adoption of this resolution and will be subject to review and approval by the Planning Division. Upon approval of the plan by Planning staff, all landscaping improvements shall be installed within 30 days of the date of approval of the plan.
7. Landscaping. All landscaping on site shall be kept weed free and maintained in a healthy condition.
8. Site Maintenance. The applicant shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, on perimeter fencing, or on the street gutters and sidewalks.
9. Site Maintenance. All paved surfaces on site shall be maintained in good condition and cleaned at least once a year, between July 15 and October 15 (prior to the rainy season). The applicant shall apply Best Management Practices when maintaining paved surfaces. The applicant shall follow the surface cleaning measures as outlined by the Bay Area Stormwater Management Agencies Association (BASMAA) guidelines. The applicant is encouraged to visit the site at www.basmaa.org for free training for surface cleaning, or to seek a professional surface cleaner that has received BASMAA certification.

10. Site Maintenance. The business owner shall ensure that vehicles stored on-site are maintained so as not to leak oil or other potentially hazardous fluids onto the ground. The business owner shall inspect the site 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.
11. Signage. This resolution does not approve on-site signage. No permanent wall signs, or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division.
12. Vehicle Washing. Vehicle washing shall not occur outdoors, unless the methods used comply with National Pollutant Discharge Elimination System permit standards, and no rinse water or soap shall be allowed to enter the City's storm drain system (Pittsburg Municipal Code section 13.28). Low pressure water-only rinsing may occur outdoors on display vehicles as long as the runoff enters landscaped areas or areas designed to treat stormwater.
13. Vehicle Dismantling. Vehicle dismantling and/or storage of wrecked or non-operable vehicles shall be prohibited on site.

Standard Conditions

14. 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 the Standard Conditions of Development, and this Resolution, this Resolution shall prevail. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.
15. Other Agency Requirements: The applicant shall comply with all the requirements of the Building Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, State Water Resources Control Board, Bay Area Air Quality Management District, Contra Costa Health Services, 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.
16. 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.

17. 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, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
18. Expiration: This approval will expire on November 16, 2021, unless the use has been legally established prior to the expiration date, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Zoning Administrator.

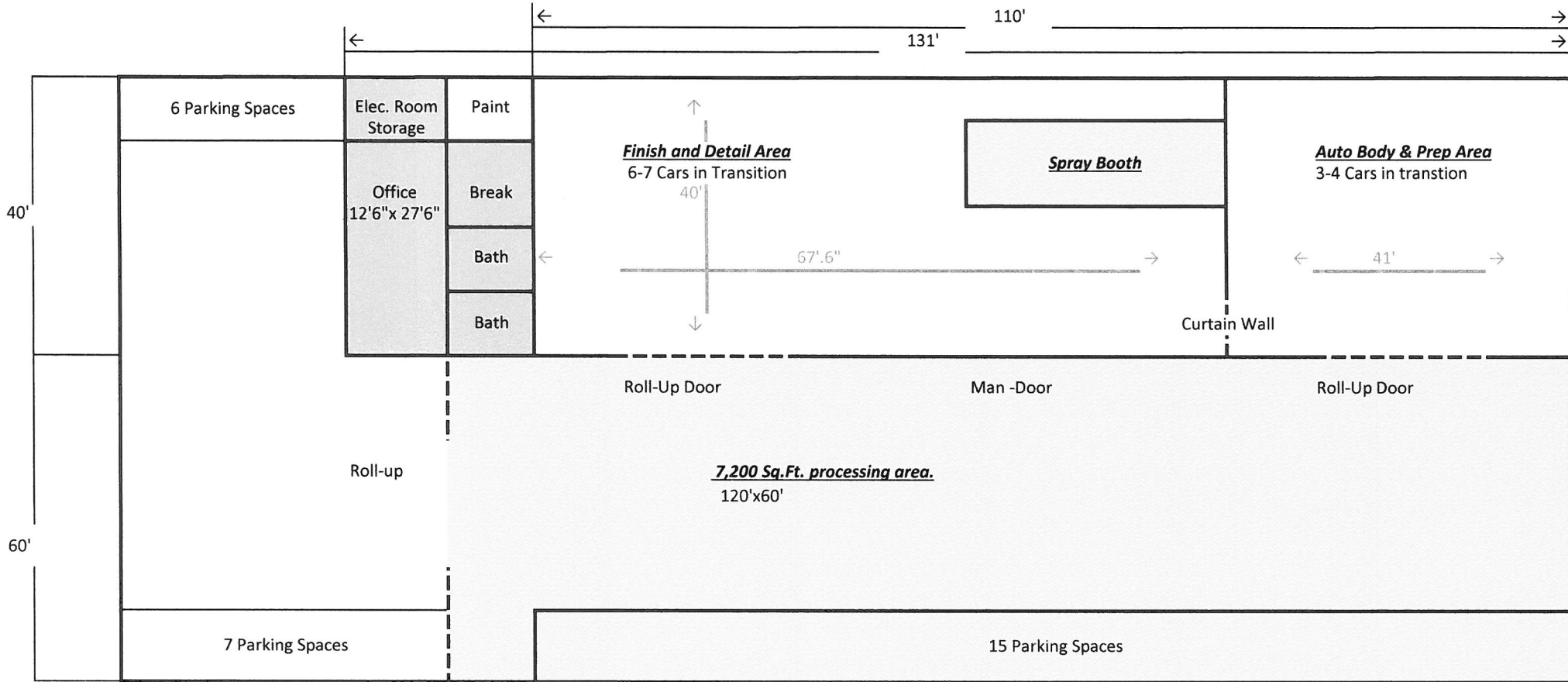
Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 16th day of November, 2020, by the Zoning Administrator of the City of Pittsburg, California.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

105 Bliss Ave



Interior Bulid = 5,280 Sq. Ft.

Office/Storage/Bath/Break = 840'

Mezzanine above office and bath space = 721'

Shop space = 4,400

Property = 23,087 Sq. Ft.

*Not to Scale









Planning Application

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

TYPE OF APPLICATION REQUESTED:

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

STAFF USE ONLY

Application Number: AP-20-1537 Date Filed: 10.15.2020

PROJECT INFORMATION:

Project Name (Business/Development): All-N-1 Auto Body
 Address/Location of Project: 105 Bliss Ave., Pittsburg, CA 94565
 Assessor's Parcel No(s): 088-171-034-7
 Mapping Address (Latitude/Longitude): 38-01534/-121.887006
 Existing General Plan / Zoning Designations: Mixed Use/PD
 Proposed General Plan / Zoning Designations: None
 Existing Use: Land use = Auto repair County use = Industrial/ Auto Repair
 Proposed Use: Auto body repair and painting
 Size of Existing Structure(s): 5,280 SF
 Size of Proposed Additions / New Structure(s): None
 Amount of New Impervious Surfaces (s.f. or acres)¹: None
 Property Size (s.f. or acres): 23,087 SF No. of Existing Lots: 1 Proposed: 1
 Days/Hours of Operation: Mon - Fri 8-5pm and Sat. 9-3pm
 No. of Employees, Existing: 4 Proposed: 4
 No. of On-Site Parking Stalls, Existing: 13 Proposed: 13
 HCP Land Cover Type: Urban Cortese List: Yes No

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

Proposed Project/Use Description:

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

The property will be used for auto body repair and painting. The bldg was purpose built to be an automotive repair and body shop and has been used continuously in this capacity for 40+ years. There is an existing permitted paint booth that has been active and used continuously for the last 10+ years by previous tenants. The site is perfect for auto use as it has a 20' high screen wall that encloses a 7200 SF work area which allows for storage of 20+ cars. The area in front of the screen wall allows 13 car parking for customer and employees. All work will be performed in the shop area. In the shop, applicant will have up to 3 cars in prep area and up to 5 cars in paint area. Cars in process or waiting for pickup will be stored in storage area behind screen walls. No cars will be stored in the front of the bldg. Also, the storage area will be screened from the highway so as not to cause a nuisance for motorists on Hwy 4. Also, there is an active auto body shop next door to this property, Hernandez Auto Body. The tenant will be a far cleaner use as all working cars will be stored behind the screen walls and all work will be performed in the shop building.

APPLICANT INFORMATION:

Applicant Name: Adolfo Aargueta Esquivel Primary Contact: 925-681-8689 (Call Jeff B. # Below)
E-Mail: alln1autobody@gmail.com Phone: _____
Mailing Address: 5 East Rose Ave., Bay Point, CA 94565

Property Owner(s): Redwood Property Investors (Jeff Berbower - Main point of Contact)
E-Mail: jeff@redwood-property.com Phone: 925-334-4370
Mailing Address: 360 Grand Ave. #340, Oakland, CA 94610

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ Date: _____
Property owner/manager (attach notary):  Date: 10-15-2020

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

SUBMITTAL REQUIRMENTS: (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



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: November 16, 2020
TIME: 2:00 p.m.
PLACE: Zoom Teleconference (see public advisory on last page)

Concerning the following matter:

ALL-N-1 Auto Body, AP-20-1537 (ZA)

This is a public hearing on a request for Zoning Administrator approval to reestablish a nonconforming major auto repair use, located at 105 Bliss Avenue in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number: 088-171-034.

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

Why am I receiving this notice?

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

Where can I get more information about this project?

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

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

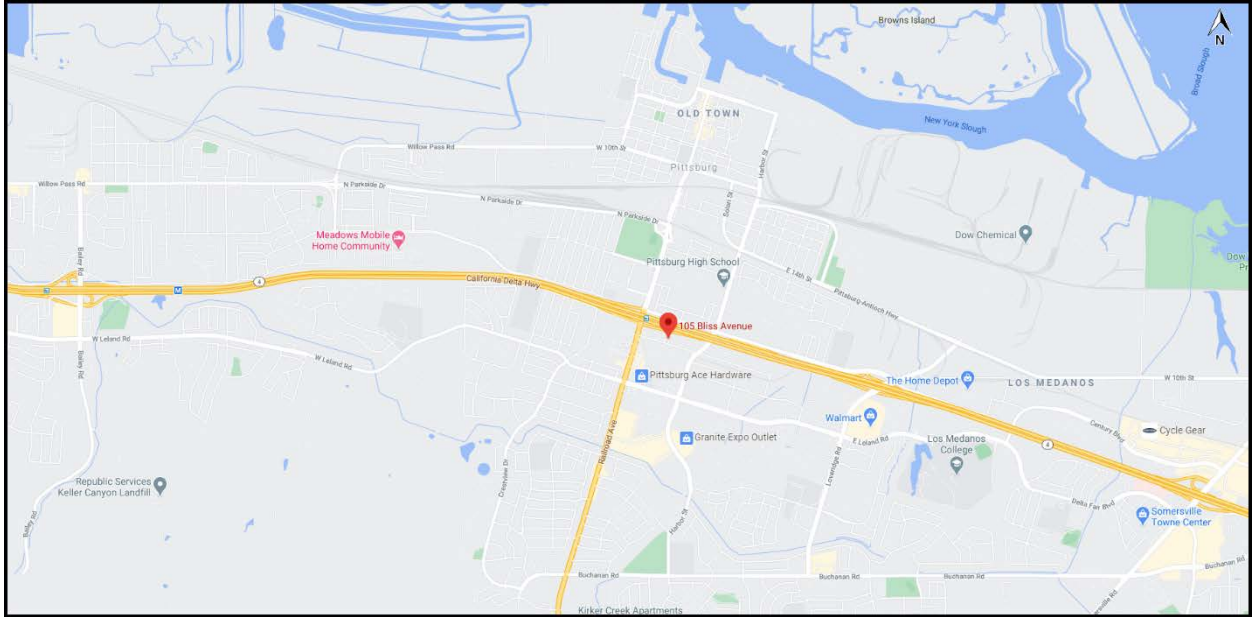
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.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

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

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

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

Project Title: ALL-N-1 Auto Body, AP-20-1537 (ZA)
Location: 105 Bliss Avenue, APN: 088-171-034



**PUBLIC ADVISORY:
CITY HALL WILL NOT BE OPEN TO THE PUBLIC**

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the meeting of the Zoning Administrator for **November 16, 2020** will be conducted telephonically through Zoom.

Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, City Hall will not be open for the meeting. The Zoning Administrator will be participating telephonically and will not be physically present at City Hall.

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