



AGENDA

COMMUNITY AND ECONOMIC DEVELOPMENT SUBCOMMITTEE

February 14, 2024

5:00 PM

City Hall

First Floor Conference Room, 4B

65 Civic Avenue

Pittsburg, CA 94565

Subcommittee Members

Jelani Killings, Vice Mayor

Dionne Adams, Councilmember

Planning Commission Representatives on Land Use

Ivelina Popova, Commissioner

Elissa Robinson, Commissioner

1. Public Comment for Non-Agenda Items

2. Pittsburg Power Company *(Vice Mayor Killings, Councilmember Adams)*

- a. Pittsburg Power Company Strategic Plan.** Staff will provide an overview of the Draft PPC Strategic Plan and next steps. *Subcommittee feedback requested.*

3. Land Use *(Vice Mayor Killings, Councilmember Adams, Commissioner Popova, Commissioner Robinson)*

- a. East Street Estates.** *Subcommittee feedback requested.*
- b. Bliss Avenue.** At the December 11, 2023, CED meeting, staff introduced plans showing development concepts for the Bliss Avenue corridor. Staff is returning with updated concepts. *Subcommittee feedback requested.*

4. Economic Development *(Vice Mayor Killings, Councilmember Adams)*

- a. Fiscal Year 2024-2025 Goals.** Staff will give an overview of the draft FY 2024-2025 Goals that fall within the Economic Development Priority Area. *Subcommittee feedback requested.*
- b. Economic Development Updates.** Staff will provide general updates about Division activities. *Informational item only.*

5. Subcommittee and Staff Reports or Remarks

6. Adjournment

POWERING PITTSBURG'S FUTURE

**A VISION TO ILLUMINATE THE PPC's
ENERGY DELIVERY OPPORTUNITY.**





HISTORY

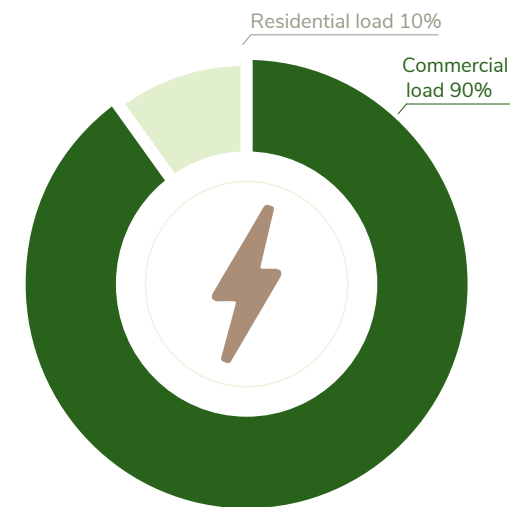
In the late 1990's, Pittsburg Power Company (PPC) was established by the City of Pittsburg as a Joint Powers Authority, creating a publicly owned utility as an agency of the City. Shortly after formation, PPC acquired the gas and electric franchise of the decommissioned Mare Island Naval Shipyard for a nominal cost.

Since then, PPC has successfully operated the Mare Island utility distribution system under the name Island Energy.

Island Energy has distributed gas and electric services to industrial, commercial and residential retail customers on Mare Island Vallejo at lower rates than PG&E for more than 25 years. Island Energy has grown more than 65 percent in the last five years and currently has 380 residential customers and 225 commercial customers.

Now, PPC is ready to recognize the full potential of this City-owned asset by capturing new load increments for new developments planned throughout the region, including new developments on Mare Island and throughout Contra Costa County, and potentially elsewhere.

This document provides a high-level overview of the PPC's strategic expansion plan for its energy services.



**ISLAND ENERGY
CUSTOMER BREAKDOWN**

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PITTSBURG'S BRIGHT IDEA

As one of only 47 cities in the state of California that owns its own electric utility, the City of Pittsburg has a tremendous opportunity to expand its service-delivery footprint.

PPC currently delivers gas and electric service to more than 600 customers on Mare Island in Vallejo, in the name of Island Energy. However, there is significant potential to capture new load increments as the Contra Costa County region continues to develop, particularly along the SR-4 corridor. Under state law, PPC is not restricted within California as to where it may provide service.

The benefits of this endeavor are wide-reaching.

Because PPC is a publicly owned utility that operates as a not-for-profit entity, the agency will potentially be able to offer lower rates than its investor-owned competitors. And because PPC is a smaller, nimbler organization that

operates closer to its customer, it will endeavor to provide timely and tailored customer service to those it serves.

Having a dedicated utility will also bolster economic development activities within the City by streamlining the planning and CEQA permitting process to new power connectivity.

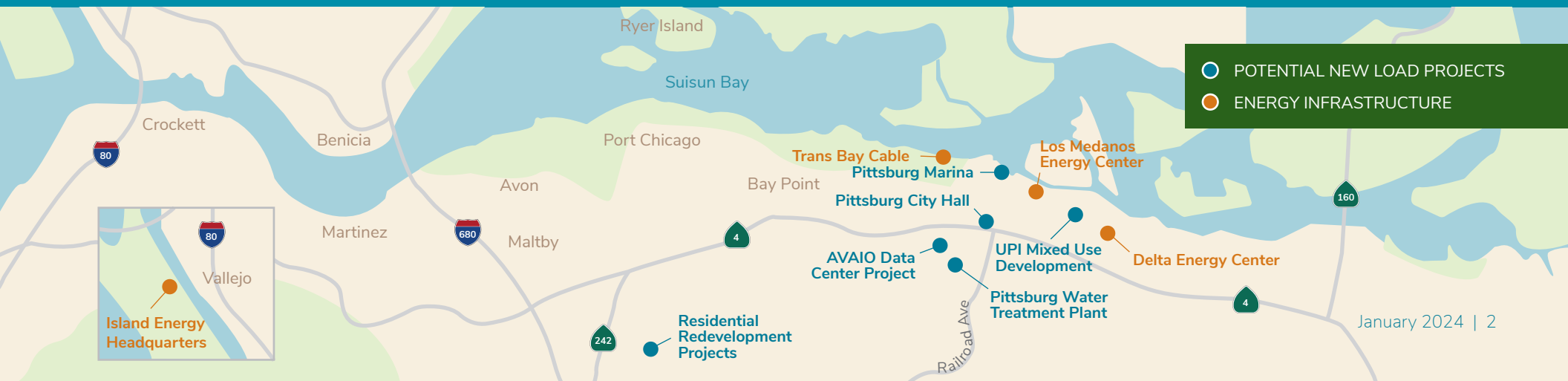
The City of Pittsburg also wins from this expansion since new income from this effort will help diversify City revenue streams, allowing the City to continue providing public programs, projects and community services that make Pittsburg one of the more desirable communities for residents in northern California.

Expanding PPC's service territory is not without challenges including long development timelines; complicated regulatory approval processes; fierce competition; upfront investment to build

interconnecting and distribution infrastructure; human capital; and the need for detailed internal coordination.

Congruent with the technical expansion, PPC will develop a comprehensive marketing plan to launch the effort to the public.

Preliminary highlights of both plans are included in this strategic document.



ENERGIZING THE OPPORTUNITY

PPC is embarking on an effort to expand its service-delivery footprint beyond its current service territory on Mare Island in Vallejo.

To do this, PPC must take on the ambitious effort to secure funding, observe regulatory requirements, obtain approvals from state regulators, and create the management and technical team necessary to execute the expansion. It must also position itself in the marketplace as the preferred provider for new electrical load in the region.

While it will be a challenge to go up against legacy investor-owned, for-profit entities in the marketplace, PPC has a unique value proposition that will be amplified through a comprehensive marketing effort.

And because PPC can service the entire region – not just the City of Pittsburg – the effort has the potential to return significant dividends once completed, especially when you consider the future development still to come in and around northern California.



1996

City of Pittsburg formally establishes Pittsburg Power Company as a California Joint Powers Authority and acquires the gas and electric utility from the U.S. Navy upon its decommissioning of the Mare Island Base.

2001

PPC participates in the development of two major natural gas power generation facilities in Pittsburg – the Los Medanos Energy Center (LMEC – 540MW) and the Delta Energy Center (DEC – 880MW). Both LMEC and DEC are now owned and operated by Calpine Corporation.

2015

With support from the City and PPC, a 25.4 MW ground-mounted solar PV project consists of 83,000 solar modules was built and commissioned in 2015.

1997

PPC begins delivering gas and electric utility to Mare Island in Vallejo under the name “Island Energy.”

2004

PPC participates in the Trans Bay Cable project, an energy infrastructure project chosen by the Californian Independent System Operator (CAISO). This cable originates at a switchyard in the City of Pittsburg and travels more than 53 miles under the San Francisco Bay to transfer power from generation resources in Pittsburg to San Francisco. Trans Bay Cable was awarded the Project Finance North American Infrastructure Award in 2007. The facility entered commercial operation in 2010.

2017

On August 2017, the City of Pittsburg, PPC and Energy Delivery Solutions entered into an Exclusive Negotiating Rights Agreement to pursue development of a technology park within the City of Pittsburg.

CAPTURING NEW LOADS

As part of the expansion analysis, the City has already identified several upcoming developments within Pittsburg where PPC could provide energy delivery and related services. These developments will need reliable, high-electric load delivery and would help drive return on investment for the expansion effort.

The developments are charted on the map below and include:

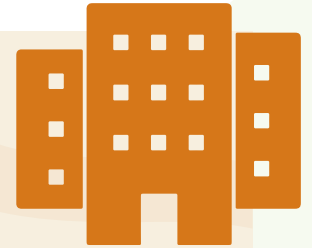
- City-owned facilities like the water treatment plant, public buildings, parks, waterfront and marina
- Technology Park
- UPI Site Development
- New large residential developments

PPC is also exploring establishing renewable energy generating assets, such as solar photovoltaic systems to serve City-owned facilities. Alternative power generation technologies, such as fuel cell and energy storage battery systems, could fully satisfy the energy demand of the City operated water treatment plant. Finally, PPC could invest in interconnection points within the City of Pittsburg to help further propel the expansion.

Outside of these primary targets, PPC will look at industrial (e.g. data centers), new large residential developments, public utility projects (e.g. desalinization plants, water treatment plants), large mixed-use developments, commercial developments and manufacturing facilities.

CRITERIA FOR TARGETED NEW LOAD OPPORTUNITIES

- Industrial
- New large residential developments
- Public utility projects
- Large mixed-use developments
- Commercial developments
- Manufacturing facilities



2018

With support from the City and PPC, a 200 MW megawatt lithium-ion battery energy storage is designed and under construction by LS Power and expected to be operational in 2022.

2020

PPC files for an Interconnect Agreement for the Technology Park development in Pittsburg and begins work with PG&E regarding potential approval. Agreement could be reached as soon as 2024.

2023

Service expansion update is completed and finds that there is a positive cost-benefit to the City of Pittsburg in investing in the expansion of PPC.

FUTURE

PPC becomes an energy service provider with competitive pricing and tailored energy services.

2019

The City Council adopted a Project Development Agreement (PDA) between the City, PPC and EDS to set terms and conditions for development of the technology park.

2022

PPC engages with technical consultant to develop a comprehensive study and implementation strategy for serving new electric load beyond Mare Island, and more specifically within the city limits of Pittsburg and potentially adjacent communities.

2025
(Anticipated)

PPC serves City owned facilities with alternative and sustainable energy.



ILLUMINATING THE BENEFITS

Benefits of expansion touch both potential customers and the Pittsburg community as a whole.

With PPC serving certain City-owned facilities, Pittsburg will have more budgetary control on rapidly rising energy costs. The move will also support the sustainable energy solution in the region.

New PPC customers who choose the local provider over for-profit competitors will enjoy lower rates than Investor-Owned utilities, a less bureaucratic process, more diverse power sources and a highly customer-centric experience.

Additionally, the Pittsburg community benefits from this entrepreneurial effort since revenue generated would be designated for City use, including supporting city projects like the 8th Street Linear Park, Truck Bypass Route and Central Park developments; community services like park security services and sidewalk enhancements; and community events like fireworks, holiday ice skating and car shows.

As revenue grows, the City will be able to further expand these types of services while supporting municipal budget stability through this diversified revenue stream.

Finally, local control of the utility would allow PPC to be as creative as they can with energy efficiency and electric vehicle charger rebates that would benefit the local community's pocketbook while simultaneously improving the environment.

LIGHTING UP REVENUE GENERATION

In order to make this vision a reality, the PPC must commit to investing the appropriate resources to undertake such a large initiative. This will include funding for additional PPC staff; development costs for new infrastructure; and third-party professional resources who specialize in engineering and marketing.

In 2022, Pittsburg Power Company generated about \$3 million in revenue and had \$2.8 million in operating expenses. Island Energy has reached the \$10 million mark for its retail electric and natural gas retail services on Mare Island.

The majority of PPC's revenue is generated from franchise agreements from energy projects that PPC helped to develop, such as the 8th Street Corridor Transmission Project and the Trans Bay Cable Project.

The majority of PPC's costs are sponsorships for local youth programs, public and community services, support of the new energy project initiative and help to balance the general fund.

A key driver of this effort's timeline is the fact that two key franchise agreements with Calpine (Delta and Los Medanos Energy Centers) will sunset in 2025, leaving an estimated \$1.2 million revenue gap in PPC's budget. Recognizing this, PPC is taking immediate action to begin the process of expanding PPC's service territory to capture additional revenue sources.



THE TECHNICAL PLAN

In order to bring this vision to life, PPC must coordinate closely with PG&E since it owns all regional transmission infrastructure currently delivering power to the region. Since Pittsburg is a transmission hub for PG&E, its power availability and transmission capability is some of the best in California.

To do this, PPC must be granted an interconnect agreement with PG&E in order to begin delivering its power from the PG&E transmission system.

It may sound simple, but the process is lumbering and lengthy.

For starters, there are substantial costs involved when an alternate provider interconnects with PG&E's system. Second, it is a lengthy process administered by PG&E (based on service territory) governed by the North American Electric Reliability Corporation.

Expected process times from application to authorization to proceed can be one to three years, or longer, per opportunity.



In order to bring Pittsburg Power Company's vision to life, a two-prong approach is needed to expand the utility's footprint: a robust technical engineering plan to physically bring service to the region and a compelling marketing campaign to grow market share and achieve PPC's business objectives.



Interconnect agreements are currently being handled on a project-specific basis; however, PPC is in discussions with Western Area Power Administration, which holds a system-wide interconnect agreement, to see if there is potential synergy from collaborating on this expansion effort with PG&E. Regardless of the outcome of this collaboration, there would be a number of significant regulatory hurdles to overcome.

Presently, PPC has filed for an interconnect agreement for the Technology Park development and has been in active communication with PG&E about the potential approval and responding to various technical questions regarding the request. Assuming PPC can address all of the questions, the two parties could enter into an interconnect agreement as soon as the third quarter of 2024.

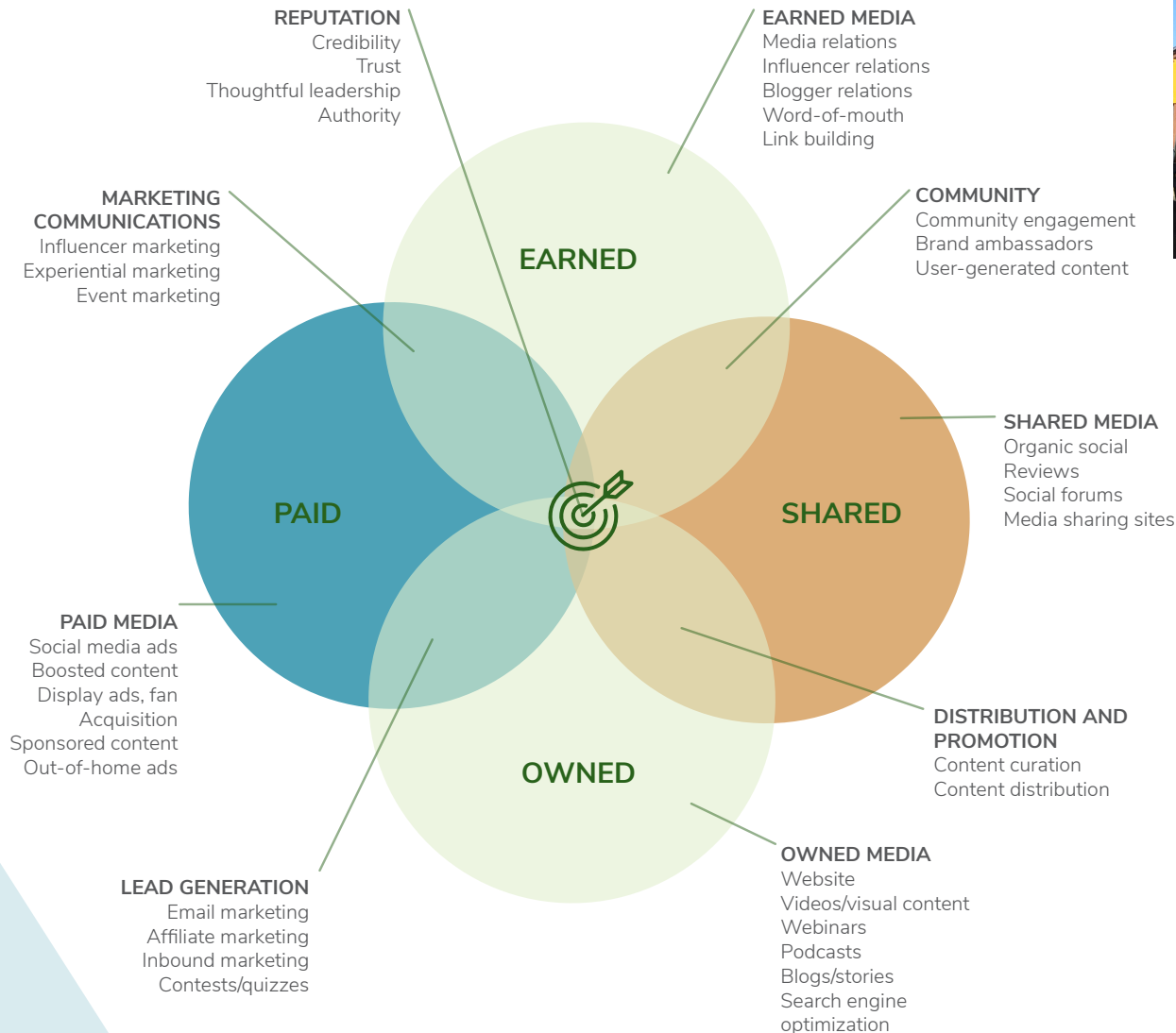
While the PG&E interconnection process is time consuming, PPC has teamed up with industry experts to perform analysis to best estimate likely system upgrades and costs. This expertise allows for PPC to make

educated new customer requests that optimize project size against system capability. This expertise can lead to reduced impact interconnection costs and a faster more streamlined interconnection. Current studies are underway related to the interconnection of large facilities in and around Pittsburg. This same analysis can be applied to any region in California for any size opportunity.

PG&E is currently conducting a System Impact Study, to be followed by a Facilities Assessment Study, leading to the Interconnection Agreement. This fee usually covers various upgrades PG&E asserts they must make for the interconnect to happen.

Congruent to this process, the PPC has done its own analysis of the regional transmission system and it appears there is a good amount of capacity available.

THE MARKETING PLAN



Concurrent to the technical aspect of PPC's expansion, the City has retained a professional service firm, JPW Communications, to prepare a comprehensive strategic marketing and communications plan to take the utility to market.

The plan will include both internal and external communication efforts and will outline the PPC's marketing objectives, target audiences, competitive positioning, and tactics to achieve its goals.

Tactics will contemplate paid, earned, shared and owned media opportunities and a new brand identity to propel the utility's expansion.

The following graphic outlines a menu of options that will be explored as part of the marketing effort.

THE CHALLENGES

While the technical tests determined there is indeed a possibility to expand PPC's service area, this process will be a progressive multi-year effort.

The timeline for acquiring new customers includes four to five years to frame and acquire new client load, two to three years to set up interconnect agreements, and then the time it takes for construction to take place to build the necessary infrastructure such as substations.

PPC will also be entering a market that is dominated by existing entities like investor owned PG&E that have established infrastructure and clientele. A strong commercial posture, marketing effort and meaningful value proposition will be key to capturing market share in this landscape.

PPC will also be reliant on PG&E's cooperation and technical assistance. By expanding its services, PPC will be required to maintain a professional and cordial relationship with PG&E to ensure its commercial and technical approach isn't thwarted in the future. This will require a high-level of acumen by City staff and consultants throughout the process.

Finally, to be successful in positioning itself as the energy provider of choice for new residential and commercial customers, PPC and the City will require a high degree of internal alignment and collaboration on a shared vision for this process.

NEXT STEPS TOWARDS AN ENERGIZED FUTURE

Pittsburg is in an excellent position to capitalize on the opportunity to expand PPC's customer base and service area over the next several years.

While the loss of revenue in the form of expiring franchise agreements seems daunting, work has already started to not only offset this decrease but add to the City's revenue by acquiring new customers, illuminating a path forward.

PPC has always kept an entrepreneurial mindset and drive for partnership with private enterprises to develop energy development projects, as demonstrated by the successes of the Delta and Los Medanos Energy Centers, and the Trans Bay Cable project. Through the rapid growth of the utility operation on Mare Island, PPC has accumulated industrial knowledge, operational and regulatory procedures, and human resources in the financial and managerial aspects of a Public Owned Utility. PPC would leverage this experience and knowledge to continue working with private enterprises and develop comprehensive energy projects to serve new load increments in the Contra Costa County region.

With the right planning and tactics, the City can realize the full potential of this unique asset, ensuring Pittsburg's financial future.





FOR MORE INFORMATION, PLEASE CONTACT:

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Island Energy

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Community and Economic Development Department – Planning Division

MEMORANDUM

Date: February 14, 2024
To: Community and Economic Development Subcommittee Members
From: Alison Hodgkin, Associate Planner
Re: Item No. 3.b. – East Street Estates

BACKGROUND

In March and May of 2000, the Planning Commission adopted a series of resolutions granting approval of a Use Permit, Design Review, Vesting Tentative Map and two Variances allowing the applicant, Veritel Homes, LLC, to develop an eight-lot, single-family residential, subdivision known as “East Street Estates” (proposed Project).

The Final Subdivision Map for East Street Estates was recorded on June 30, 2006, creating the eight vacant parcels located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street. However, the Design Review term of approval expired on June 30, 2009.

On October 17, 2019, the applicant filed Planning Application No. 19-1470, requesting Design Review approval for the previously approved, eight, detached, single-family dwellings on eight, vacant parcels. The application was deemed complete in July 2021.

PROJECT SITE/EXISTING CONDITIONS

The approximately 0.63-acre project site is vacant and undeveloped and includes eight individual lots previously subdivided (Subdivision 8409). Individual lots range from 3,440 sq. ft. to 3,560 square feet (sq. ft.) in size. Six of the eight lots are 3,440 sq. ft. and the two remaining lots, on the far west end of the project site adjacent to East Street, are 3,560 sq. ft. and 3,496 sq. ft. respectively.

The land is generally flat and contains ruderal vegetation, two mature Cedar trees and one mature Oak tree (protected trees not approved for removal). Existing sidewalks surround the property on the north, west and south sides of the project site.

Six PG&E light poles line the perimeter of the property and are connected to the larger network of overhead utility lines characteristic of older neighborhoods in the *Downtown Subarea*.

Correspondence in the project file from April 2008 indicates PG&E approval to allow the applicant to install electrical conduit behind the sidewalk fronting each lot for future undergrounding of overhead PG&E facilities. However, pursuant to Pittsburgh Municipal Code (PMC) 17.28.020(G), General Plan Section 11.5, Policy 11-P-33, and as a condition of approval the engineering division is requiring, the applicant to underground all existing and proposed utilities within the project area and along frontage streets surrounding the project site. This requirement would be a condition of approval prior to building permit issuance.

PROPOSED PROJECT

The architectural plans for the proposed project include five, two-story, single-family residence models. Each proposed residence would range in size from 2,552 sq. ft. to 2,720 sq. ft. The house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile roofing material, stucco siding and trim, board and batten siding, columns with cultured stone veneer, gable vents and two variations of garage doors with window lights. Models 1A and 2B include wooden railing at porch, and all models, except for Model 1A, include shutters and corbels.

Six of the eight residences would include four bedrooms and two residences would include three bedrooms. All eight residences would include a two-car garage, front porch, four bedrooms, three full bathrooms (with the exception of Model 1A which provides two full and one-half bathroom), kitchen, dining area, living room, washer and dryer, as well as space for three trash bins and a private, fenced yard. Note: the residences on Lots 1 and 8 would also include an approximately 278-sq. ft. attached Accessory Dwelling Unit (ADU) to meet the city's affordable housing requirements in PMC Chapter 18.86.

Each lot would conform to existing property development regulations for the RS-4 District which include a 28-ft. maximum height limit, 15-ft. minimum front yard, 10-ft. required rear yard and a 4-ft.-4-inch (in.) to 4-ft. - 6-in. minimum side yard setback (10% of the lot width). Each lot would include front and corner yard drought-tolerant landscaping, wood composite materials and automatic irrigation systems consistent with landscape standards in Chapter 18.84 PMC.

The proposed Project would be subject to conditions of approval requiring the widening of East Street to allow two-way traffic, reconstruction of the sidewalk, curb, gutter and driveway approaches on East 9th Street and crosswalk re-striping to the 8th Street Greenbelt open space area.

Next Steps

Staff requests subcommittee members provide feedback on the proposed project.

Attachment:
Project Plan Set



Rec'd by
Planning M
11-8-23

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NOT FOR SUBMITTAL
NOT FOR CONSTRUCTION
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DEMARCO, ALBERTO

SERGIO CRUZ

DESIGN REVIEW SET

DESIGN REVIEW

EAST STREET ESTATES

PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS

399, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

DATE	H.O.	REVISION
1/10/2023		PLAN CHECK
DATE	10/03/2023	
SCALE	As Noted	
DRAWN BY	S. Cruz	
CHECKED BY	T. Ken sin	
CAD FILE	.dwg	
PROJECT NAME	East Street Estates	
PROJECT NUMBER	AYCON 201906	

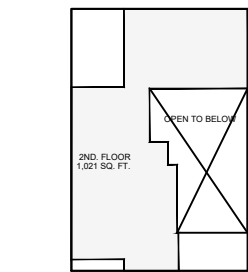
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SCHEMATIC
PERSPECTIVE
ARCHITECTURE STUDIO © 2020

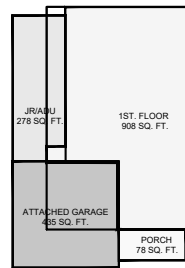
10/03/23

c:\arcxen design studio\architecture-engineering\projects\arcxen\2019 arcxen projects\201906 east street estate\

Thursday, September 3, 2020

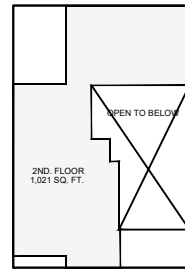


2ND FLOOR PROPOSED AREA
N.T.S.

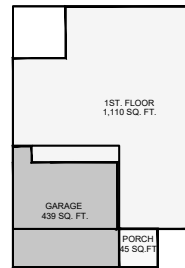


1ST FLOOR PROPOSED AREA
N.T.S.

1 MODEL 1A W/ ADU
LOTS No's 1 & 8

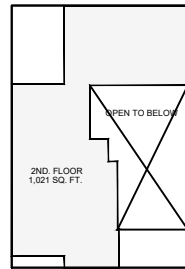


PROPOSED 2ND FLOOR AREA
N.T.S.

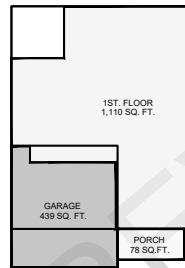


PROPOSED 1ST FLOOR AREA
N.T.S.

2 MODEL 1B
LOTS No's 2 & 7

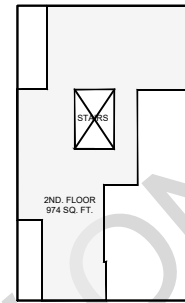


PROPOSED 2ND FLOOR AREA
N.T.S.

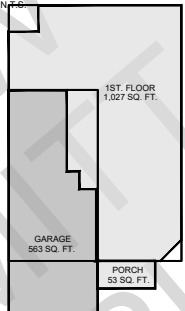


PROPOSED 1ST FLOOR AREA
N.T.S.

3 MODEL 1C
LOTS No's 3 & 6

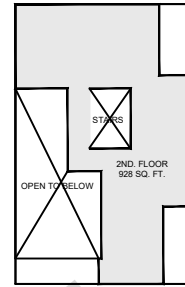


PROPOSED 2ND FLOOR AREA
N.T.S.

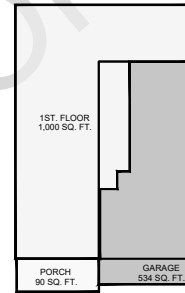


PROPOSED 1ST FLOOR AREA
N.T.S.

4 MODEL 2A
CORNER LOT
NO. 4

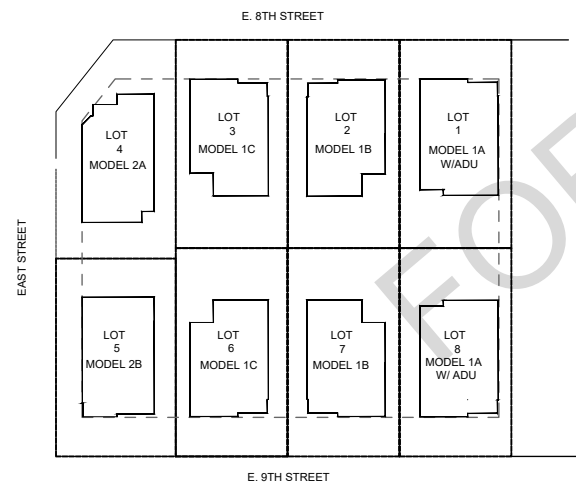


PROPOSED 2ND FLOOR AREA
N.T.S.



PROPOSED 1ST FLOOR AREA
N.T.S.

5 MODEL 2B
CORNER LOT
NO. 5



KEY PLAN
N.T.S.

PROJECT DEVELOPMENT DATA AND PROPOSED AREAS CALCULATION:																				
ZONING CLASSIFICATION: RS-4 DISTRICT																				
SINGLE FAMILY RESIDENTIAL																				
EXISTING SUBDIVISION #8409																				
LOT = 27,697 SQ. FT.																				
SUBDIVISION:																				
LOT	HOME MODEL	APN	ADDRESS	LOT AREA (SQ. FT.)	ZONING REQUIREMENTS (PMC Title 18 Schedule 18.50.105)					PROPOSED FLOOR AREAS (Sq. Ft.)					PROPOSED TOTAL BUILDING AREA (Sq. Ft.)	PROPOSED MAX. HT. (Ft. IN.)	PROPOSED LOT COVERAGE (%)	PROPOSED F.A.R.	SCHEMATIC DIAGRAM (BELOW)	
					Setbacks Front	Setbacks Side	Setbacks Rear (1)	Max. Height (ft.)	Lot Coverage (Max. %)	1st Floor Living	2nd Floor Living	Attached 2-Car Garage	Porch	Attached ADU (Junior)						
1	MODEL 1A	085-186-032	412 E. 8TH ST.	3,440	15'-0"	4'-4"	10'-0"	28	50	908	1,021	435	78	278	2,720	26'-5"	49	0.79	1 / -	
2	MODEL 1B	085-186-033	408 E. 8TH ST.	3,440	15'-0"	4'-3"	10'-0"	28	50	1,110	1,021	439	45		2,615	26'-5"	46	0.76	2 / -	
3	MODEL 1C	085-186-034	404 E. 8TH ST.	3,440	15'-0"	4'-4"	10'-0"	28	50	1,110	1,021	439	78		2,648	26'-5"	47	0.77	3 / -	
4	MODEL 2A	085-186-035	400 E. 8TH ST.	3,561	15'-0"	10'-0"	10'-0"	28	50	1,027	974	563	53		2,617	26'-10"	46	0.73	4 / -	
5	MODEL 2B	085-186-036	399 E. 9TH ST.	3,496	15'-0"	10'-0"	10'-0"	28	50	1,000	928	534	90		2,552	26'-1"	46.5	0.73	5 / -	
6	MODEL 1C	085-186-037	403 E. 9TH ST.	3,440	15'-0"	4'-4"	10'-0"	28	50	1,110	1,021	439	78		2,648	26'-5"	47	0.77	3 / -	
7	MODEL 1B	085-186-038	407 E. 8TH ST.	3,440	15'-0"	4'-3"	10'-0"	28	50	1,110	1,021	439	45		2,615	26'-5"	46	0.76	2 / -	
8	MODEL 1A	085-186-039	411 E. 8TH ST.	3,440	15'-0"	4'-4"	10'-0"	28	50	908	1,021	435	78	278	2,720	26'-5"	49	0.79	1 / -	
Total= 27,697										TOTAL ADU'S FOR INCLUSIONARY HOUSING AREA=556					Total=21,135					
NOTES: (1) Tentative Map approved prior 6/20,2007																				

PROJECT DEVELOPMENT DATA AND AREAS CALCULATION

SCALE: NOT TO SCALE



MEASURING, AS-BUILT & DRAFTING SERVICES
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DRAWING AUTHOR:

SERGIO CRUZ
Sr. Designer/Drafter

DATE:

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
399, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

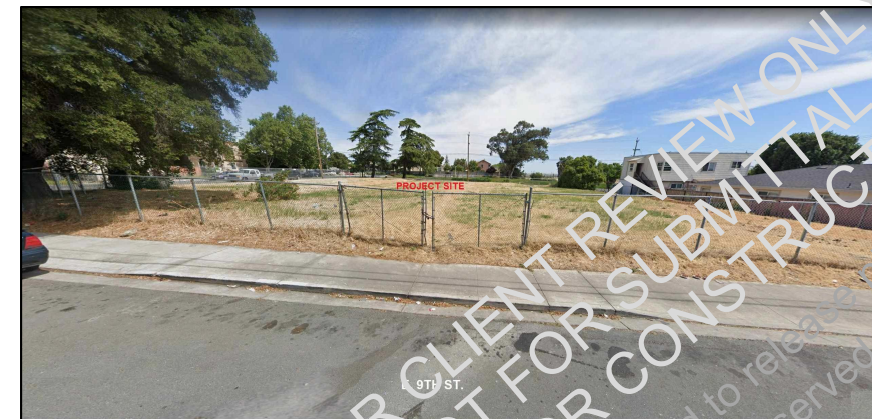
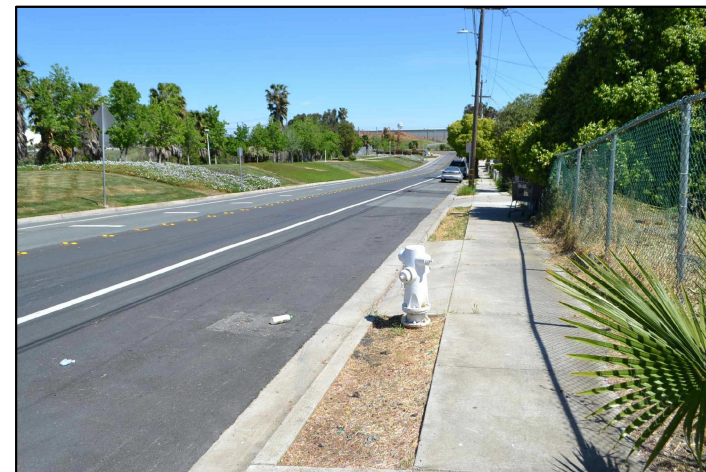
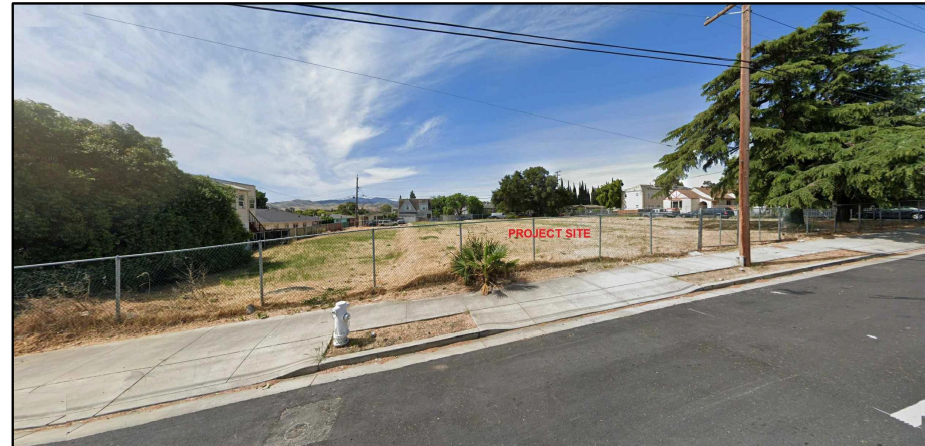
DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE: 10/03/2023
SCALE: As Noted
DRAWN BY: S. Cruz
CHECKED BY: T. Kenslinke
CAD FILE: .dwg
PROJECT NAME: East Street Estates
PROJECT NUMBER: Arcxen201906

A1.1.1

PROJECT DEVELOPMENT
DATA & AREAS

10/03/2023



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SERGIO CRUZ
Sr.Designer/Drafter

DATE:

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DESIGN REVIEW

PROJECT ADDRESS:
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412 E. 9th Street
Pittsburg, California 94565

[illegible]

A1.3

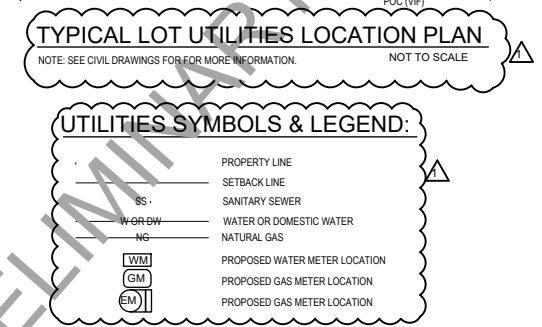
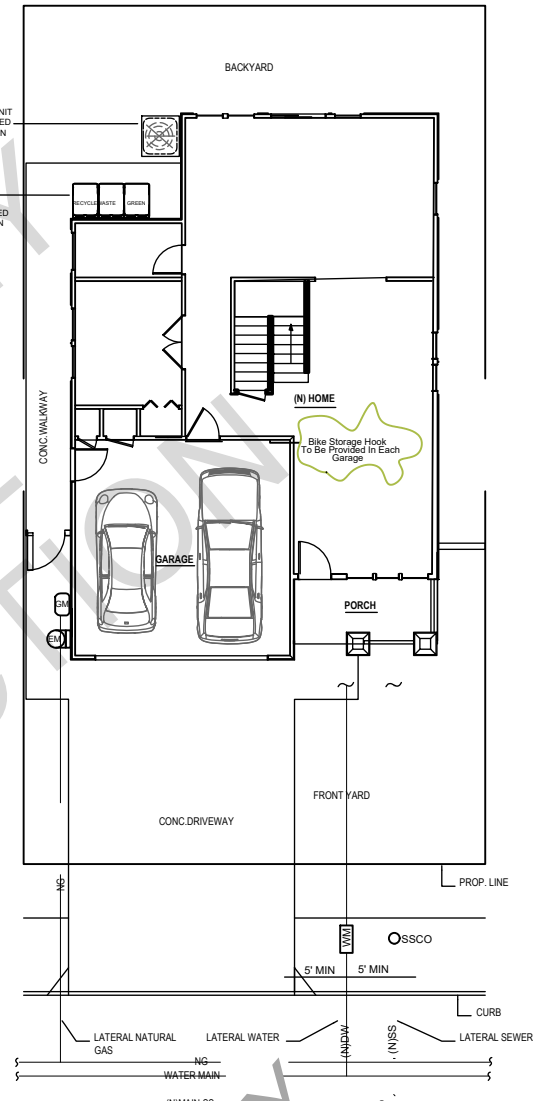
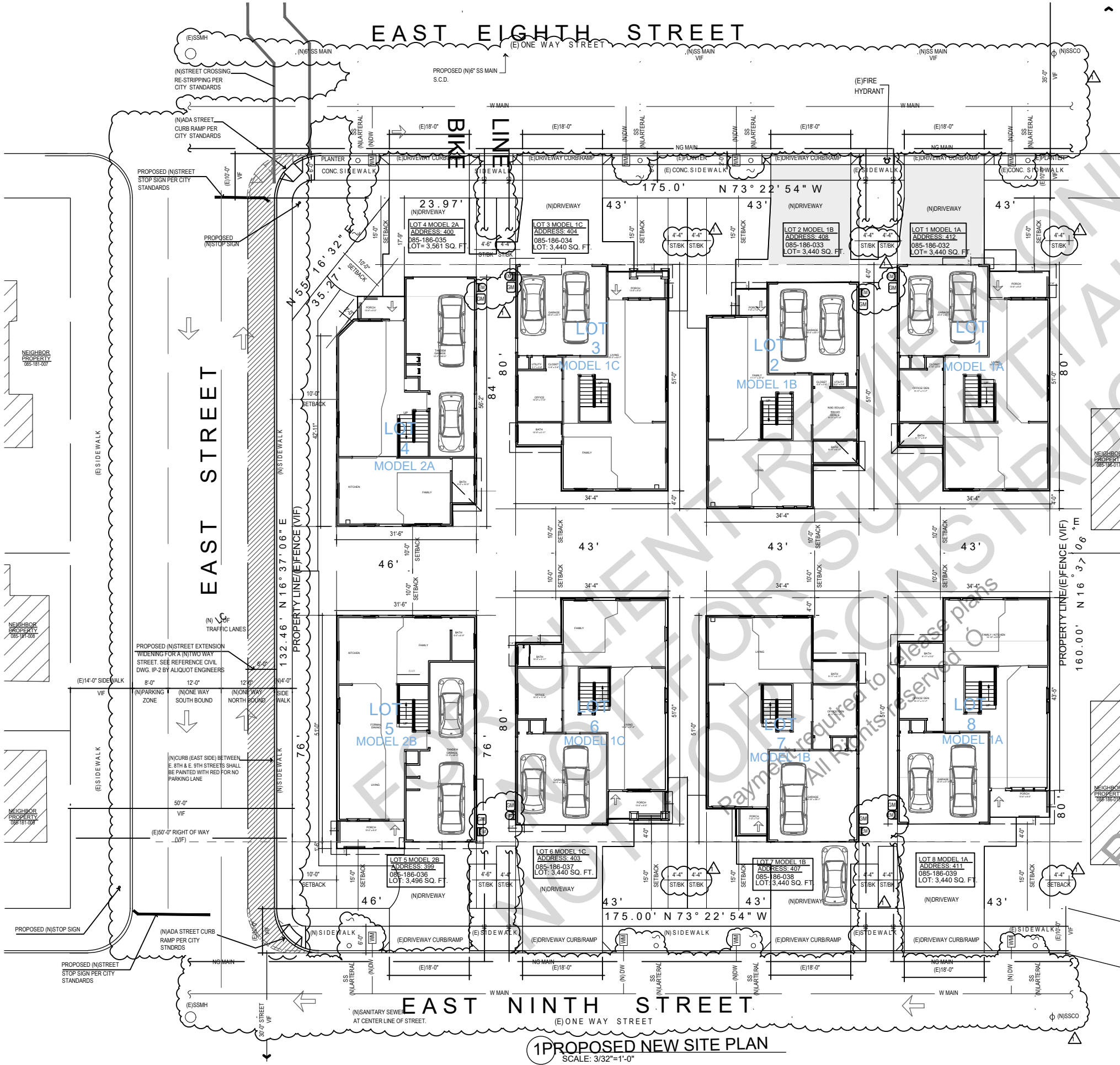
SITE PHOTOS

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10/03/2023

c:\arcxen design studio\architecture+engineering\projects\arcxen\2019 east street\08 new homes\days
- 2020 east street estates dr set 1.dwg

Friday, September 4, 2020



- DRAWING NOTES:**
- FOR ZONING COMPLIANCE REFER TO ZONING DATA AND AREAS CALCULATION TABLE ON SHEET A1.1
 - FOR ADDITIONAL UTILITY LINES AND CONNECTIONS REFER TO APPROVED VESTING TENTATIVE MAP PLANS BY LUKE & ASSOCIATES. SEE REFERENCE SHEETS TM-1
 - ALL SIDE AND REAR YARDS SHALL HAVE BOARD TO BOARD WOOD FENCING
 - FOR ADDITIONAL STREETS IMPROVEMENTS REFER TO CIVIL IMPROVEMENT PLANS ON SHEET IP-1 & IP-2 BY ALIQUOT CIVIL ENGINEERS & SURVEYORS.
 - NEW STREET SIGNING SHALL BE IN COMPLIANCE WITH THE LATEST CITY OF PITTSBURG STANDARDS

DESIGN STUDIO
ARCXEN

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SERGIO CRUZ
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PITTSBURG, CALIFORNIA
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PROJECT ADDRESS:
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412 E. 9th Street
Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE: 10/03/2023

SCALE: As Noted

DRAWN BY: S.Cruz

CHECKED BY: T.Kenslinke

CAD FILE: East Street Estates.dwg

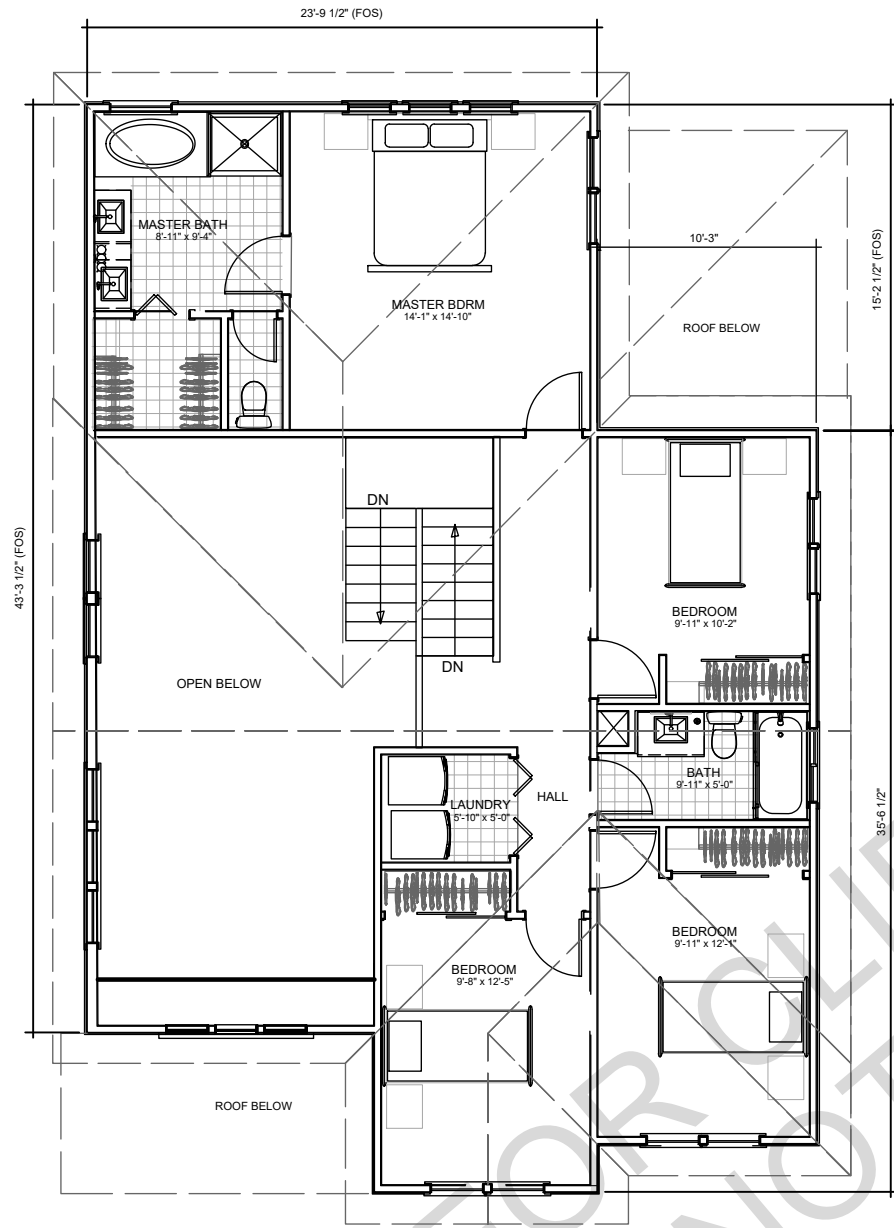
PROJECT NUMBER: Arcxen201906

REF. NORTH

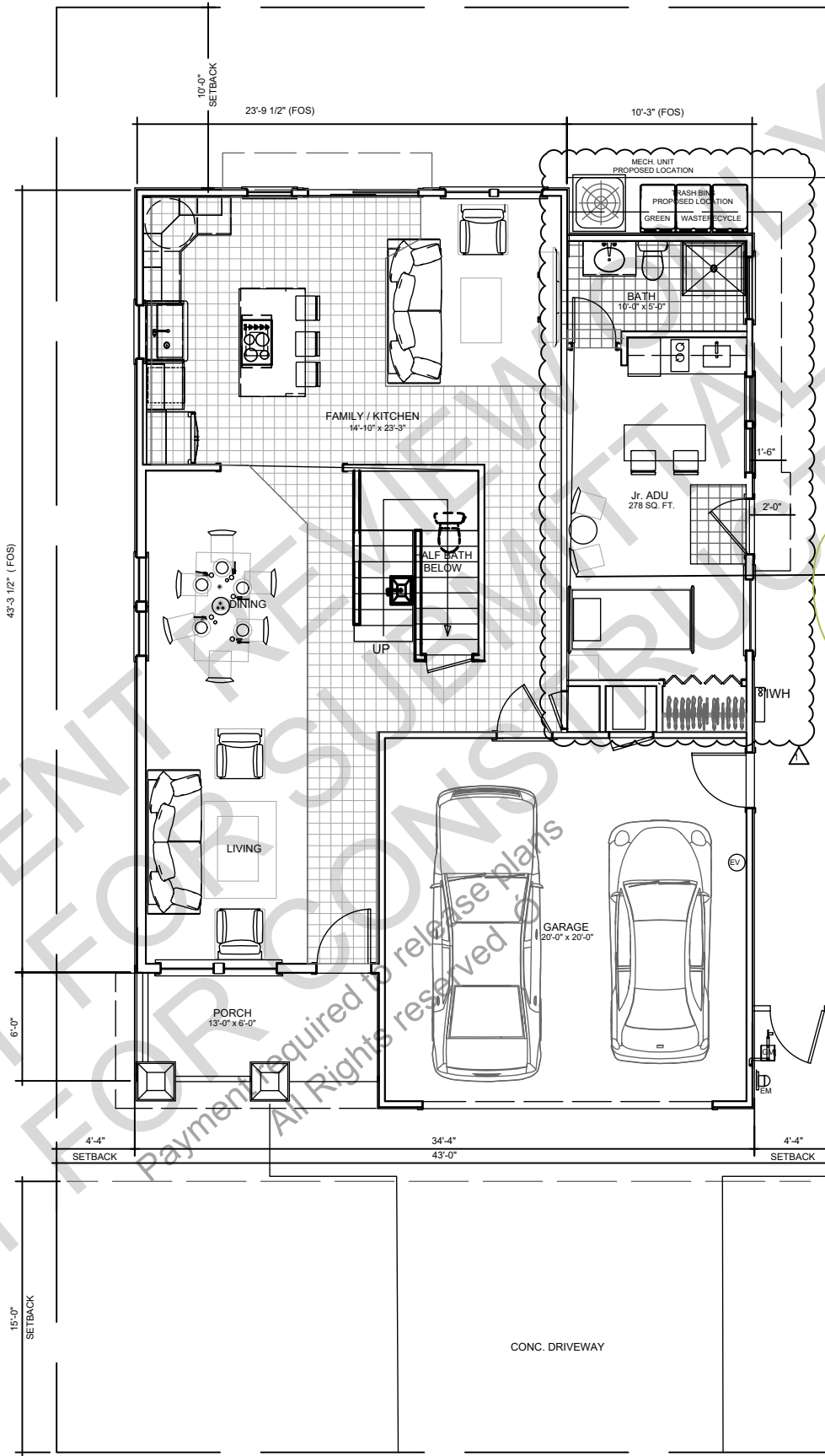
A2.2
PROPOSED NEW
SITE PLAN

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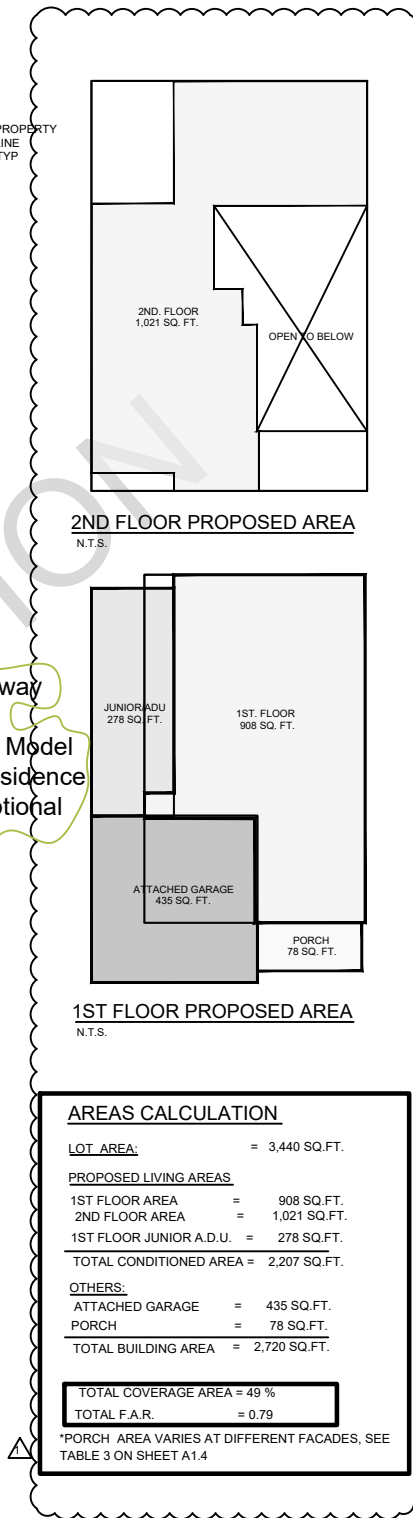
10/03/2023



2 PROPOSED TYPICAL 2ND FLOOR PLAN - MODEL 1A
SCALE: 1/4"=1'-0"



1 PROPOSED TYPICAL 1ST FLOOR PLAN - MODEL 1A
SCALE: 1/4"=1'-0"



LOTS NO'S
1 & 8
MODEL 1A W/ Jr. ADU



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Sr. Designer/Drafter DATE:

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DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE:	10/03/2023
SCALE:	As Noted
DRAWN BY:	S.Cruz
CHECKED BY:	T.Kenslinke
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arcxen201906

A3.1
MODEL 1A
FLOOR PLANS

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DRAWING AUTHC

SERGIO CRUZ
Sr. Designer/Drafter DATE

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08/29/2020	1	PLAN CHECK
DATE: 10/03/2023		
SCALE:	As Noted	
DRAWN BY:	S. Cruz	
CHECKED BY:	T. Kenslin	
CAD FILE:	dw	
PROJECT NAME:	East Street Estates	
PROJECT NUMBER:	Arcxen20190	

A3.2

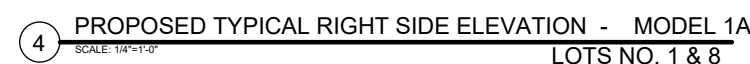
MODEL 1A
EXTERIOR
ELEVATIONS

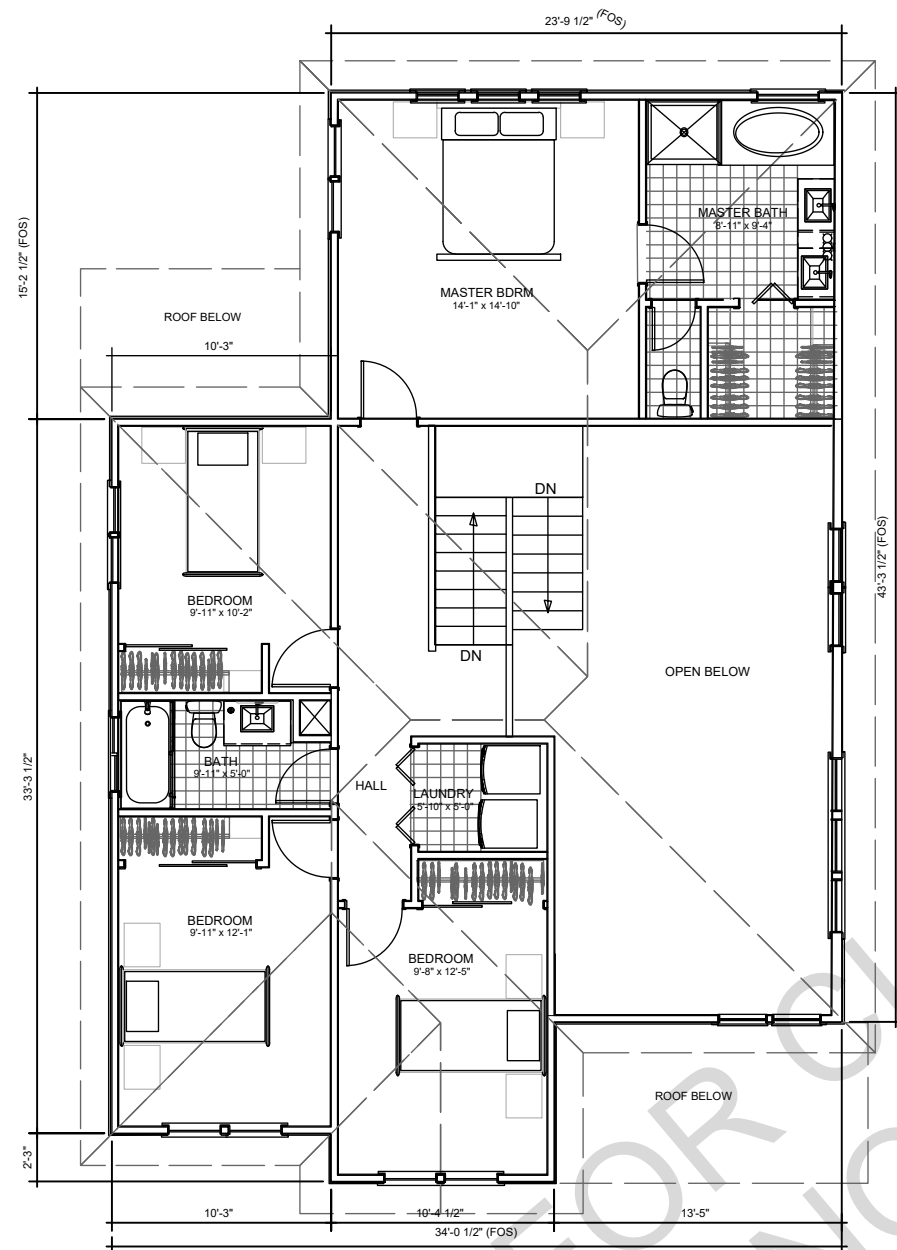
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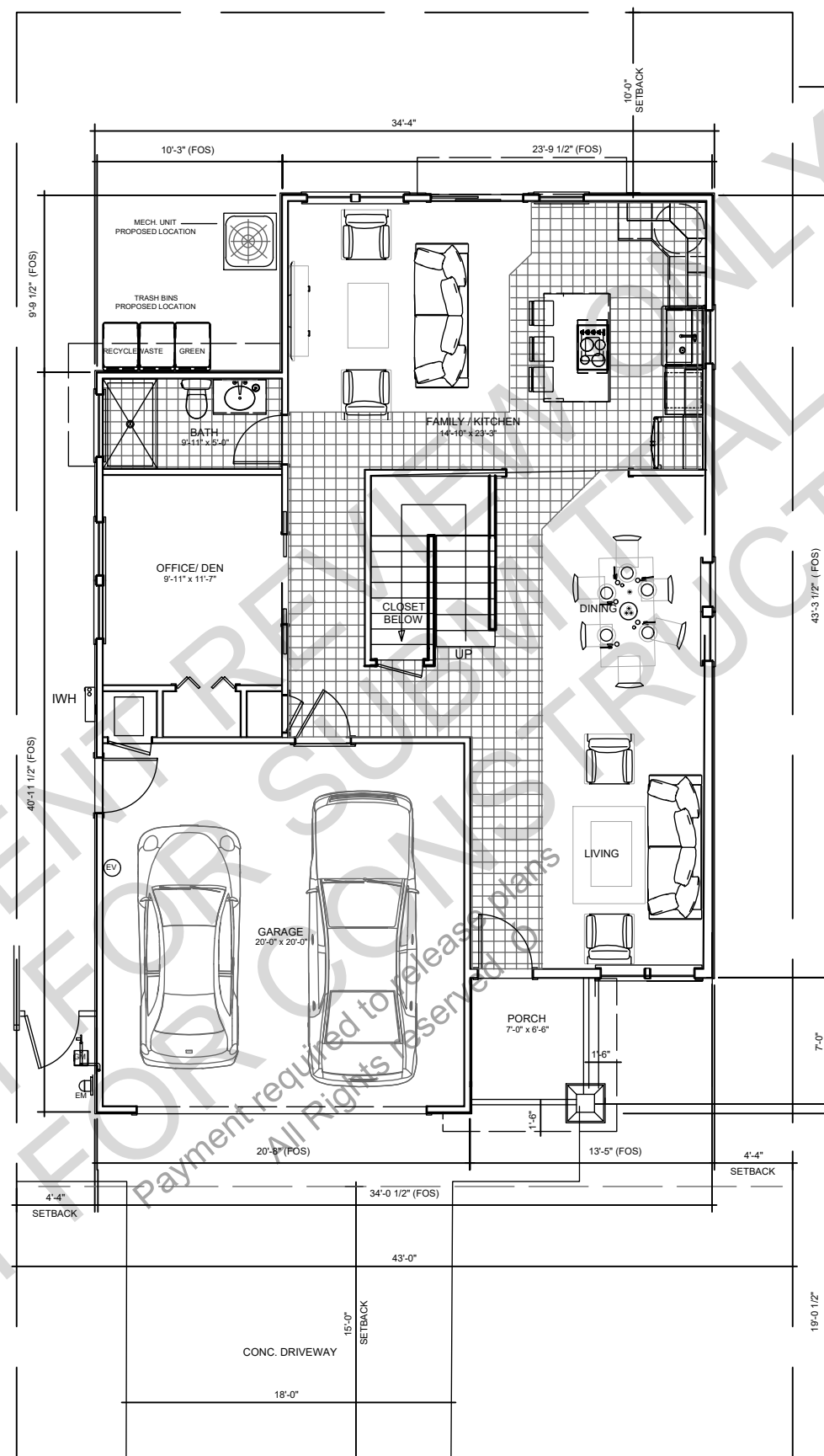


- ## MATERIAL LEGEND
- A. HIP & GABLE ROOFS: FLAT CONCRETE TILE ROOF
 - B. COLORED STUCCO BODY
 - C. FOAM STUCCO TRIM
 - D. FACADE ACCENT WITH HARDIE PLANK BOARD & BATTEN WALL SIDING WITH 1X3 BATTENS @ 12" O.C. & 2X10 BELLY BAND W/ FLASHING AT BOTTOM
 - E. GABLE VENT
 - F. DECORATIVE TAPERED COLUMNS WITH CULTURED STONE VENEER AT BASES AND WOODEN RAILING AT PORCH
 - G. SECTIONAL GARAGE DOORS
 - H. VINYL CLAD PORTICO AND SLIDING GLASS DOORS WITH STUCCO TRIM AND ACCENT SILL AND UNTEL AT FACADE
 - I. DECORATIVE 3 DIMENSIONAL FOAM WINDOW SILL ACCENT





2 PROPOSED TYPICAL 2ND FLOOR PLAN - MODELS 1B & 1C (SIMILAR)
SCALE: 1/4"=1'-0"



1 PROPOSED TYPICAL 1ST FLOOR PLAN - MODELS 1B & 1C (SIMILAR)
SCALE: 1/4"=1'-0"

PROPERTY
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DRAWING AUTHOR:

SERGIO CRUZ
Sr.Designer/Drafter DATE:

DESIGN REVIEW SET

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DESIGN REVIEW

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Street and 400, 404, 408 &
412 E. 9th Street
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DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE:	10/03/2023
SCALE:	As Noted
DRAWN BY:	S. Cruz
CHECKED BY:	T. Kensi
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arxcen2019

DRAWING NOTES:

1. PORCH AND FRONT FACADE OF HOMES FOR LOTS 3, & 6 VARY TO PROVIDE VISUAL CHANGE AT STREET VIEW, SEE MODEL 1C FRONT ELEVATION ON DRAWING A3.6

CALGREEN NOTES:

1. THIS MODEL WILL BE PROVIDED WITH PV SOLAR READY W/ MIN. OF 2 SPACES MARKED AS DEDICATED FUTURE SOLAR INSTALLATION IN THE MAIN ELECTRICAL DISTRIBUTION PANEL, TYPICAL ALL MODELS.
2. THIS MODEL WILL BE PROVIDED WITH A MIN. OF ONE EV CHARGING STATION WITH DEDICATED POWER PLUG AT GARAGE, TYPICAL ALL MODELS.

LOTS No's 2 & 7
MODEL 1B

LOTS No's 3 & 6
MODEL 1C (SIMILAR)

A3.4

MODELS 1B & 1C FLOOR PLANS

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DRAWING AUTHOR

SERGIO CRUZ
Sr. Designer/Drafter DATE:

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DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE: 10/03/2023

SCALE : As Noted

DRAWN BY : S.Cruz

CHECKED BY : T.Kenslin

CAD FILE : .dwg

PROJECT NAME: **East Street Estates**

PROJECT NUMBER: Arcxen201906

A3.5

MODEL 1B & 1C
EXTERIOR
ELEVATIONS

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1 PROPOSED TYPICAL RIGHT ELEVATION - MODEL 1B & 1C (SIMILAR)
SCALE: 1/4"=1'-0" LOTS NO. 2 & 7 AND 3 & 6

2 PROPOSED TYPICAL FRONT ELEVATION - MODEL 1B
SCALE: 1/4"=1'-0" LOTS NO. 2 & 7

NOTE: SEE DWG A3.6 FOR MODEL 1C FRONT ELEVATION

MATERIAL LEGEND

- A. HIP & GABLE ROOFS: FLAT CONCRETE TILE ROOF
- B. COLORED STUCCO BODY
- C. STUCCO FOAM TRIM
- D. FACADE ACCENT WITH HARDIE PLANK BOARD & BATTEN WALL SIDING WITH 1X3 STRIPS @ 12" O.C. & 2X10 BELLY BAND W/ FLASHING AT BOTTOM
- E. GABLE VENT
- F. DECORATIVE TAPERED COLUMNS WITH CULTURED STONE VENEER AT BASES AND WOODEN RAILING AT PORCH
- G. SEVEN (7) GARAGE DOORS
- H. VINYL DUAL PANE WINDOWS AND GLASS DOORS WITH STUCCO TRIM AND ACCENT SILL AND LINTEL AT FACADE
- I. DECORATIVE 3 DIMENSIONAL FOAM WINDOW SILL ACCENT COMPOSITE SHUTTERS
- J. CORPUS



3 PROPOSED TYPICAL REAR ELEVATION - MODEL 1B & 1C (SIMILAR)
SCALE: 1/4"=1'-0" LOTS NO. 2 & 7 AND 3 & 6

4 PROPOSED TYPICAL LEFT SIDE ELEVATION - MODEL 1B & 1C (SIMILAR)
SCALE: 1/4"=1'-0" LOTS NO. 2 & 7 AND 3 & 6



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[illegible]

CALGREEN NOTES:

1. THIS MODEL WILL BE PROVIDED WITH PV SOLAR READY W/ MIN. OF 2 SPACES MARKED AS DEDICATED FUTURE SOLAR INSTALLATION IN THE MAIN ELECTRICAL DISTRIBUTION PANEL, TYPICAL ALL MODELS.
2. THIS MODEL WILL BE PROVIDED WITH A MIN. OF ONE EV CHARGING STATION WITH DEDICATED POWER PLUG AT GARAGE, TYPICAL ALL MODELS.

CORNER LOT
NO. 4
MODEL 2A

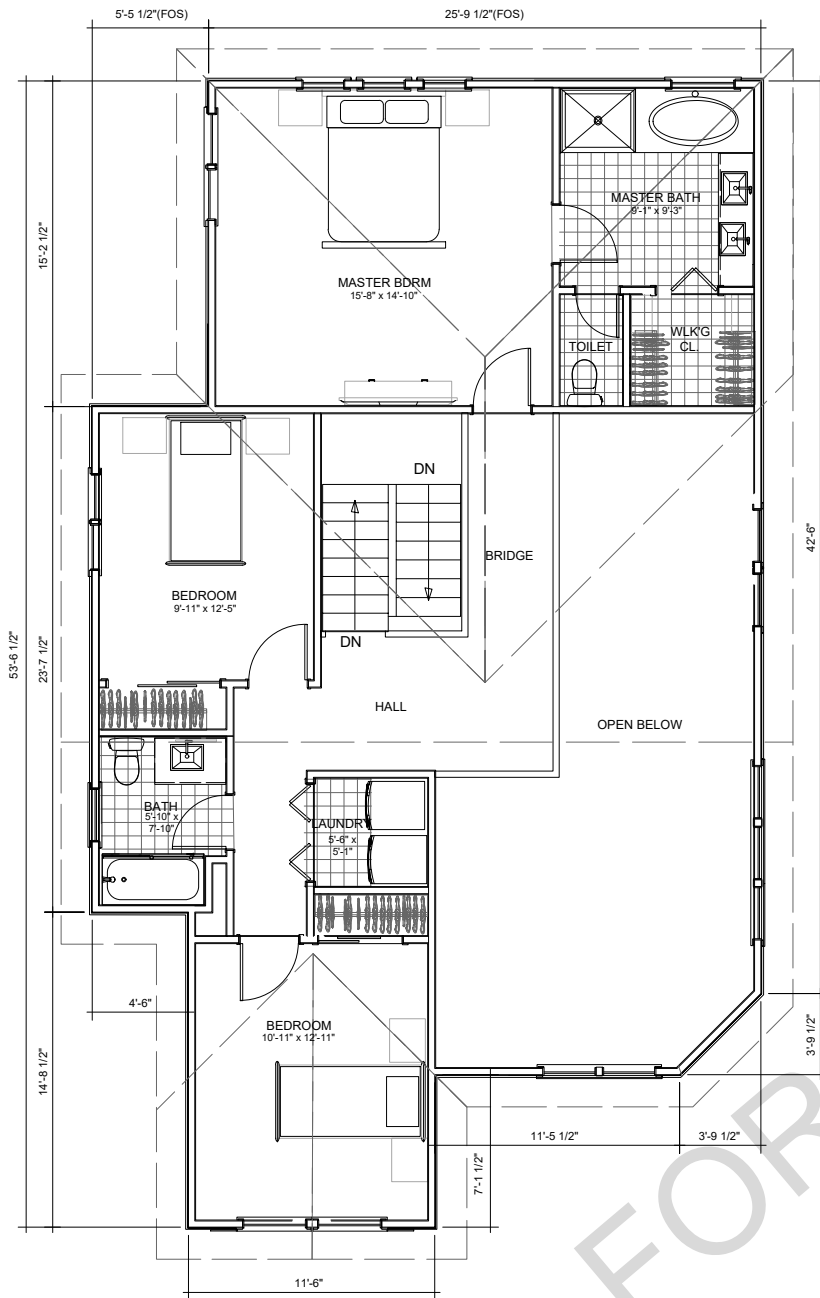
A4.1

MODEL 2A

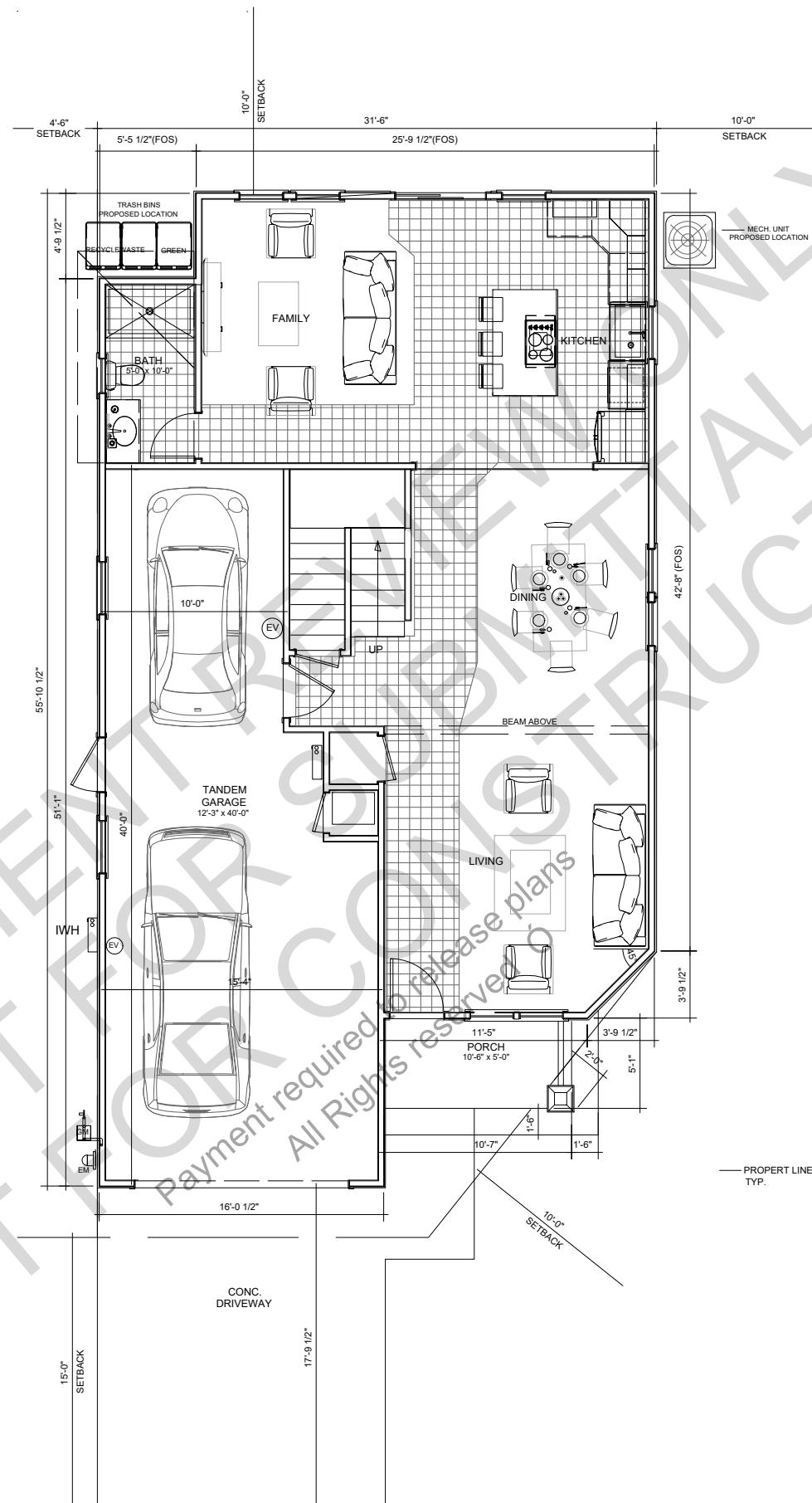
FLOOR PLANS

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0/03/2023



2 PROPOSED TYPICAL 2ND FLOOR PLAN - MODEL 2A
SCALE: 1/4"=1'-0" CORNER LOT NO. 4



1 PROPOSED TYPICAL 1ST FLOOR PLAN - MODEL 2A
SCALE: 1/4"=1'-0"
CORNER LOT NO. 4



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SERGIO CRUZ
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PITTSBURG, CALIFORNIA
DESIGN REVIEW

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DATE	NO.	REVISION
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DATE			10/03/2023		
SCALE :			As Noted		
DRAWN BY :			S.Cruz		
CHECKED BY :			T.Kenslink		
CAD FILE :			.dwg		
PROJECT NAME:			East Street Estates		
PROJECT NUMBER:			Arcxen201906		

CALGREEN NOTES:

1. THIS MODEL WILL BE PROVIDED WITH PV SOLAR READY W/ MIN. OF 2 SPACES MARKED AS DEDICATED FUTURE SOLAR INSTALLATION IN THE MAIN ELECTRICAL DISTRIBUTION PANEL, TYPICAL ALL MODELS.
2. THIS MODEL WILL BE PROVIDED WITH A MIN. OF ONE EV CHARGING STATION WITH DEDICATED POWER PLUG AT GARAGE, TYPICAL ALL MODELS.

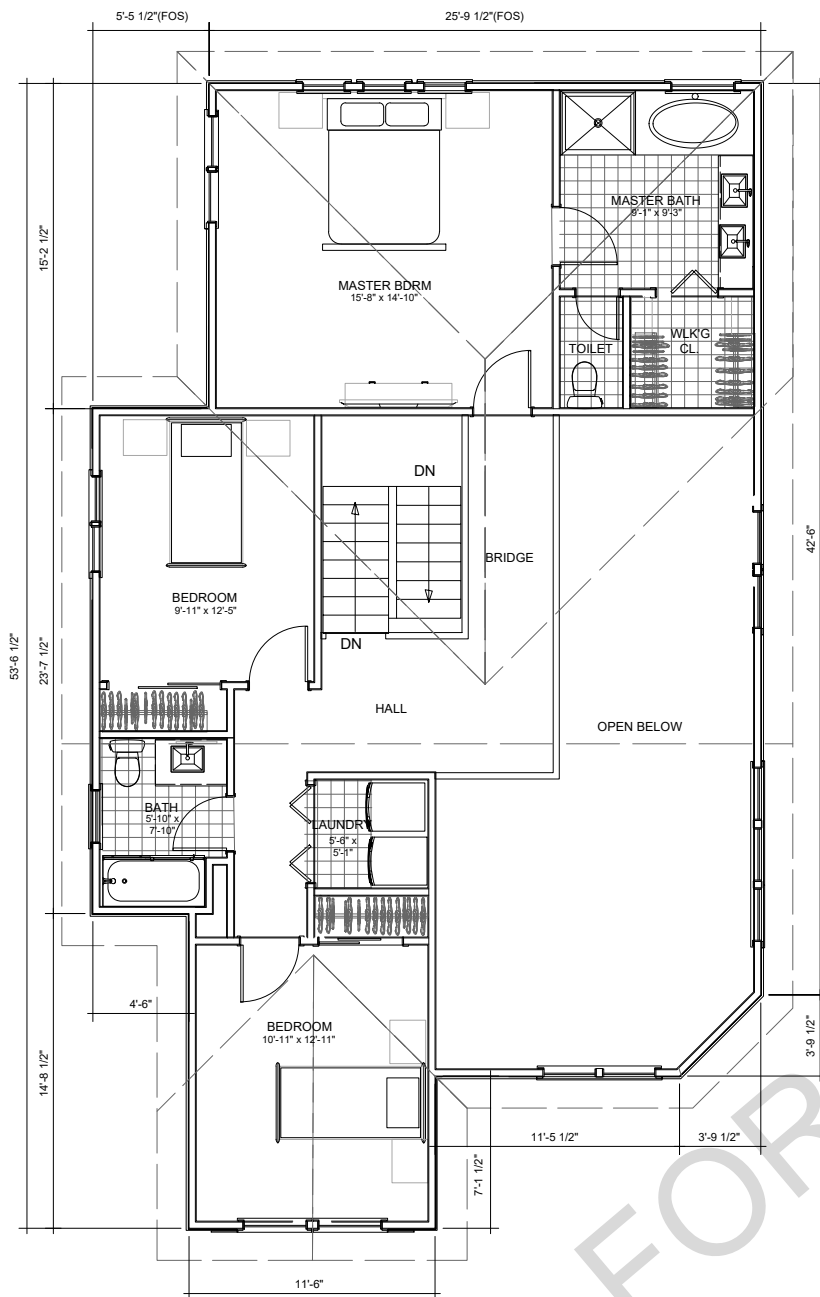
CORNER LOT
NO. 4
MODEL 2A

A4.1

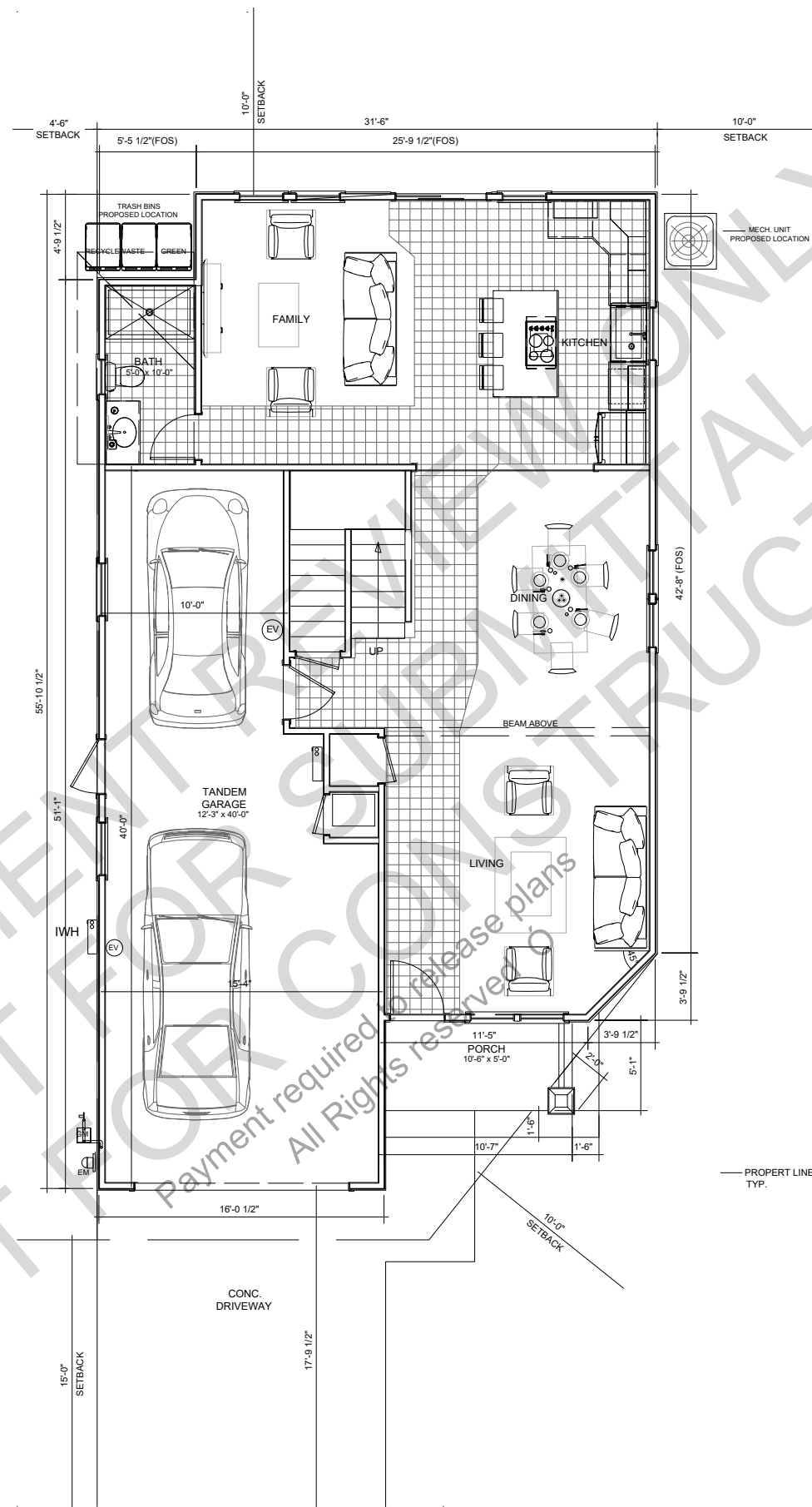
MODEL 2A
FLOOR PLANS

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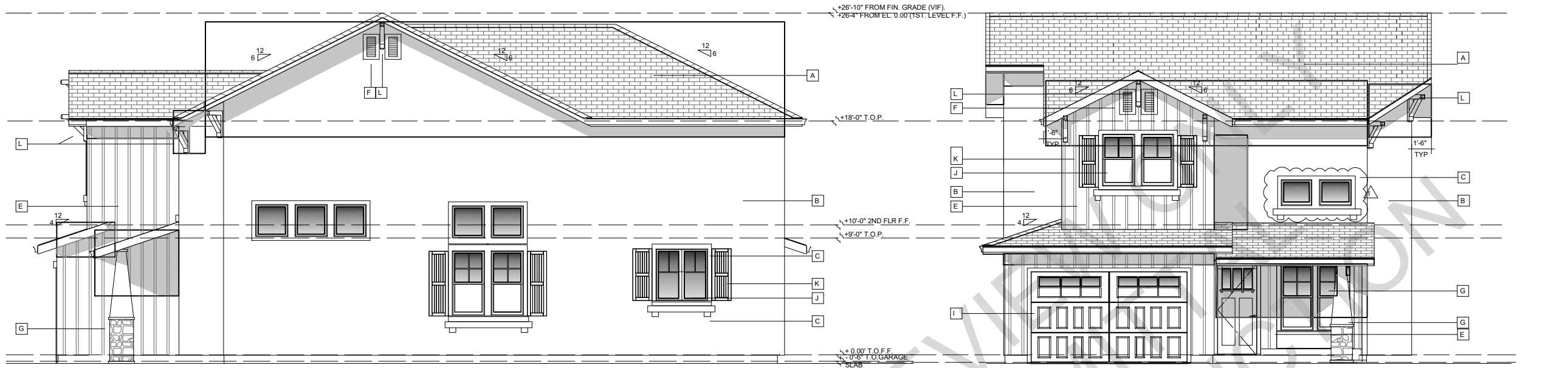
2 PROPOSED TYPICAL 2ND FLOOR PLAN - MODEL 2A
SCALE: 1/4"=1'-0" CORNER LOT NO. 4



1 PROPOSED TYPICAL 1ST FLOOR PLAN - MODEL 2A
SCALE: 1/4"=1'-0" CORNER LOT NO. 4

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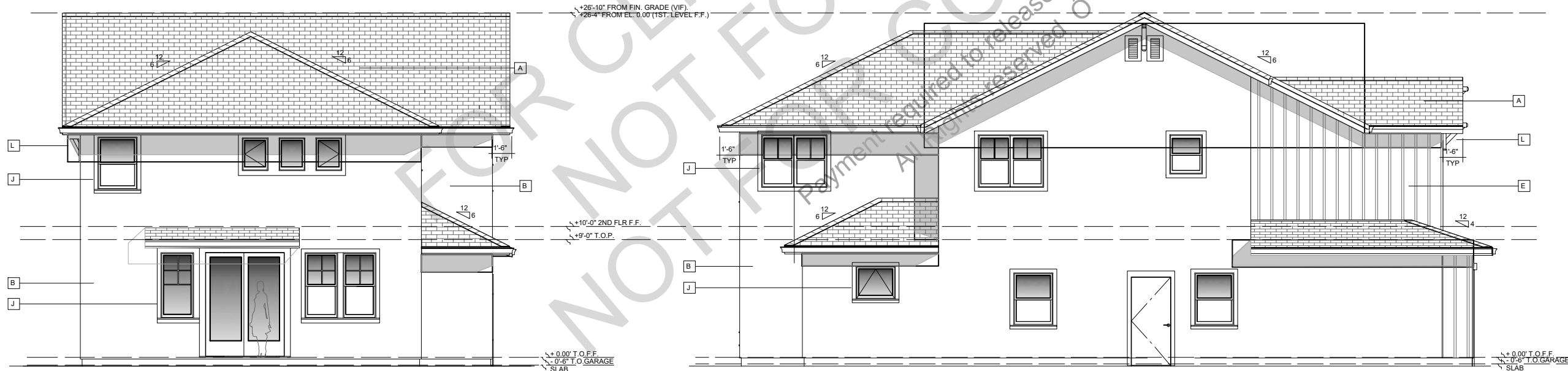
Thursday, September 3, 2020



1 PROPOSED TYPICAL RIGHT SIDE ELEVATION - MODEL 2A
SCALE: 1/4"=1'-0"
CORNER LOT NO. 4

2 PROPOSED TYPICAL FRONT ELEVATION - MODEL 2A
SCALE: 1/4"=1'-0"
CORNER LOT NO. 4

MATERIAL LEGEND	
A.	HIP & GABLE ROOFS: FLAT CONCRETE TILE ROOF
B.	COLORADO STUCCO BODY
C.	STUCCO FOAM TRIM ACCENT SILL AND LINTEL
D.	NOT USED
E.	FACADE ACCENT WITH HARDIE PLANK BOARD & BATTEN WALL SIDING WITH 1X3 BATTENS @ 12" O.C. AND 2X10 BOTTOM BELLY BAND W/ FLASHING
F.	GABLE VENTS
G.	COLUMN WITH CULTURED STONE VENEER AT BASES AT PORCH
H.	NOT USED
I.	SECTIONAL GARAGE DOORS
J.	VINYL DUAL PANE WINDOWS & PATIO DOORS WITH STUCCO TRIM
K.	MUCK SHUTTERS
L.	CORBELS



3 PROPOSED TYPICAL REAR ELEVATION - MODEL 2A
SCALE: 1/4"=1'-0"
CORNER LOT NO. 4

4 PROPOSED TYPICAL LEFT SIDE ELEVATION - MODEL 2A
SCALE: 1/4"=1'-0"
CORNER LOT NO. 4



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DRAWING AUTHOR:

SERGIO CRUZ
Sr. Designer/Drafter DATE:

DESIGN REVIEW SET

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PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
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08/29/2020	1	PLAN CHECK
10/03/2023		
SCALE:	As Noted	
DRAWN BY:	S. Cruz	
CHECKED BY:	T. Kenslinke	
CAD FILE:	.dwg	
PROJECT NAME:	East Street Estates	
PROJECT NUMBER:	Arcxen201906	

A4.2

MODEL 2A
EXTERIOR
ELEVATIONS

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10/03/2023

c:\arcxen design studio\architecture\engineering\projects\arcxen\2019\arcxen\201906 east street estate, pittsburg, ca - 8 new homes\dwgs - v2020\floor plan- east estates 5a.dwg

Thursday, September 3, 2020



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CHECKED BY:	T. Kenslinke
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arcxen201906

- DRAWING NOTES:
- ALL EXTERIOR DIMENSION ARE TO FACE OF STUD (FOS), TYPICAL
 - THIS HOUSE WILL BE PROVIDED WITH PHOTO-VOLTAIC SOLAR READY W/ MIN. OF 2 SPACES MARKED FOR DEDICTED FUTURE SOLAR INSTALLATION IN THE MAIN ELECTRICAL DISTRIBUTION PANEL, TYPICAL ALL THE HOUSE MODELS.
 - THIS HOUSE WILL BE PROVIDED WITH A MIN. OF ONE EV CHARGING STATION AT EACH GARAGE, WITH DEDICATED POWER PLUG, TYPICAL ALL THE HOUSE MODELS

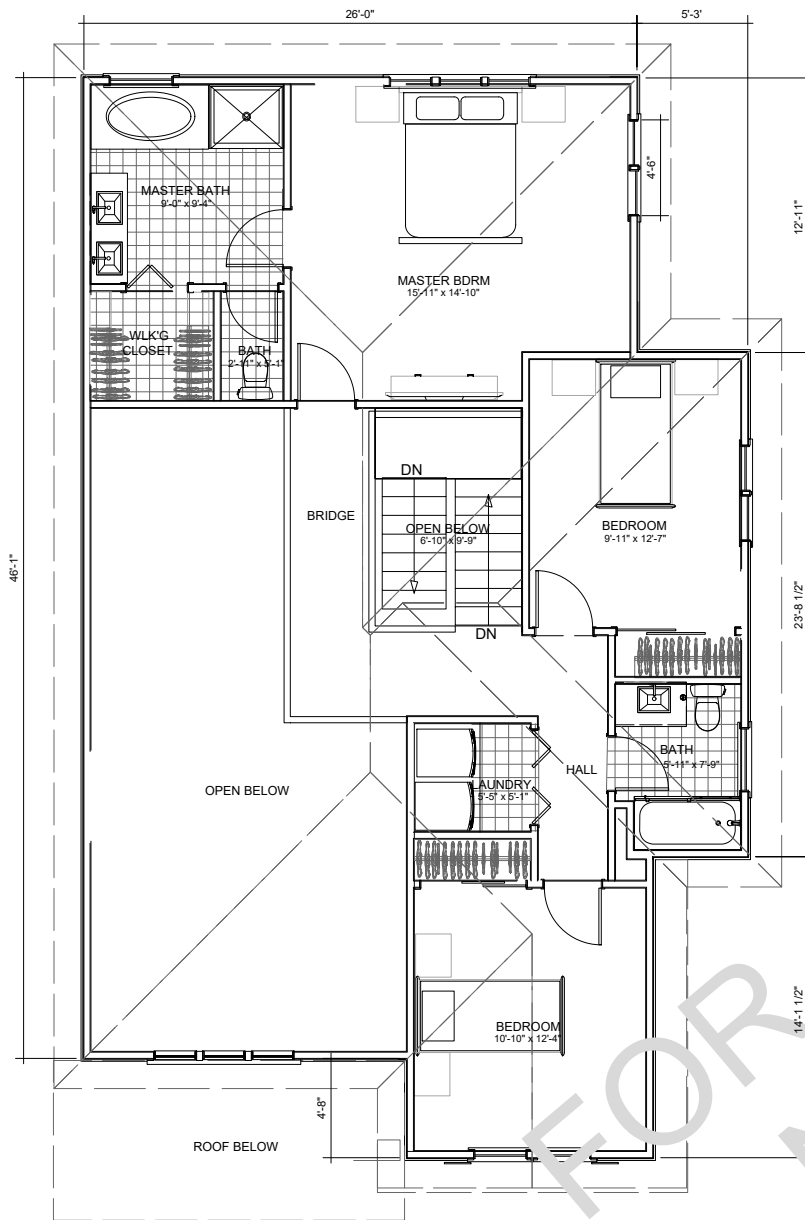
CORNER LOT
NO. 5
MODEL 2B

A5.1

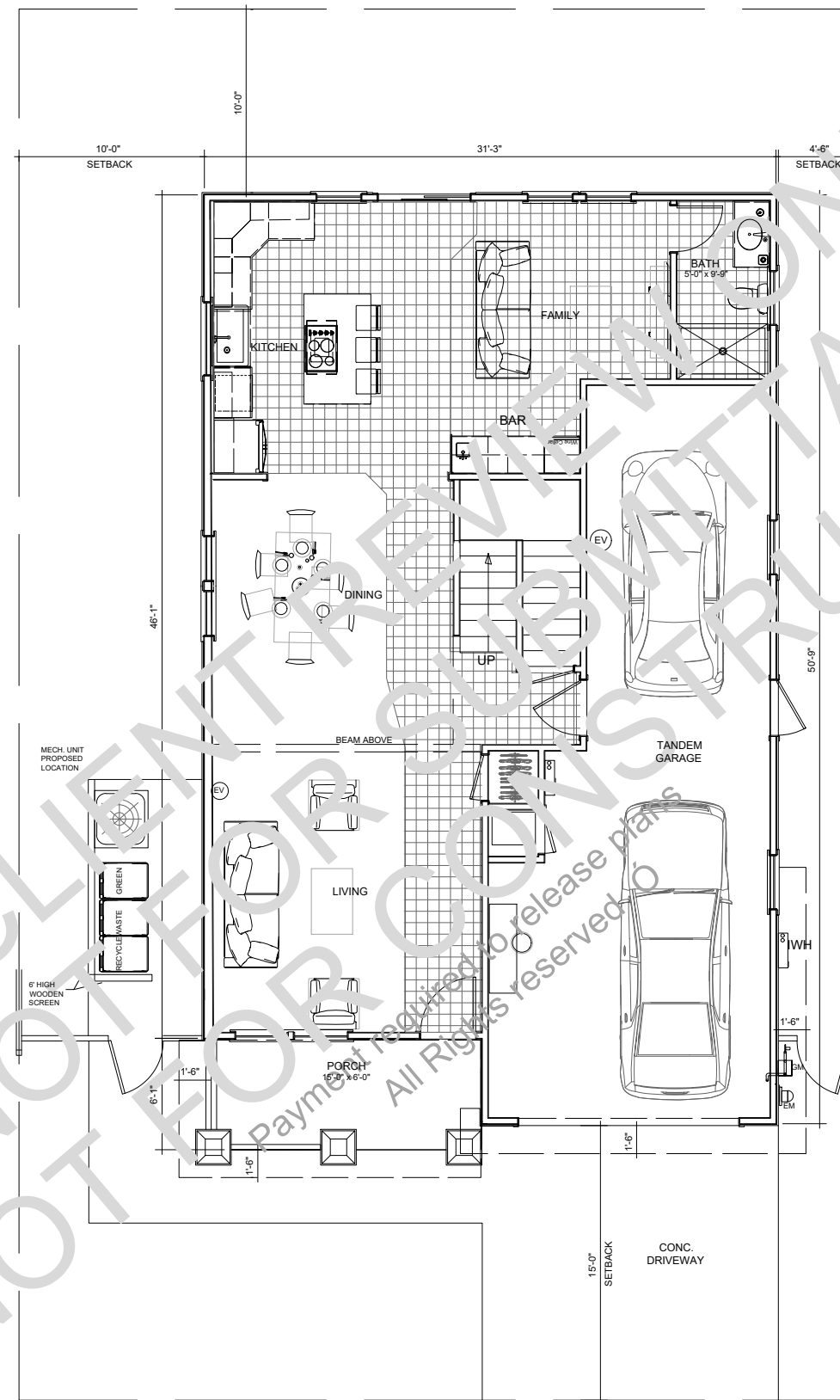
MODEL 2B
FLOOR PLANS

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10/03/2023



2 PROPOSED TYPICAL 2ND FLOOR PLAN - MODEL 2B
SCALE: 1/4"=1'-0"
CORNER LOT NO. 5



1 PROPOSED TYPICAL 1ST FLOOR PLAN - MODEL 2B
SCALE: 1/4"=1'-0"
CORNER LOT NO. 5

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DRAWING AUTHOR

SERGIO CRUZ
Sr. Designer/Drafter

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
9, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

DATE	NO.	REVISION
29/2020	1	PLAN CHECK
DATE:	10/03/2023	
AUTHOR:	As Noted	
DRAWN BY:	S.Cruz	
CHECKED BY:	T.Kenslink	
FILE:	dwg	
PROJECT NAME:	East Street Estates	
PROJECT NUMBER:	Arcxnen201906	

A5.2

MODEL 2B
EXTERIOR
ELEVATIONS

EN DESIGN STUDIO © 2020 All Rights Reserve.

03/2023

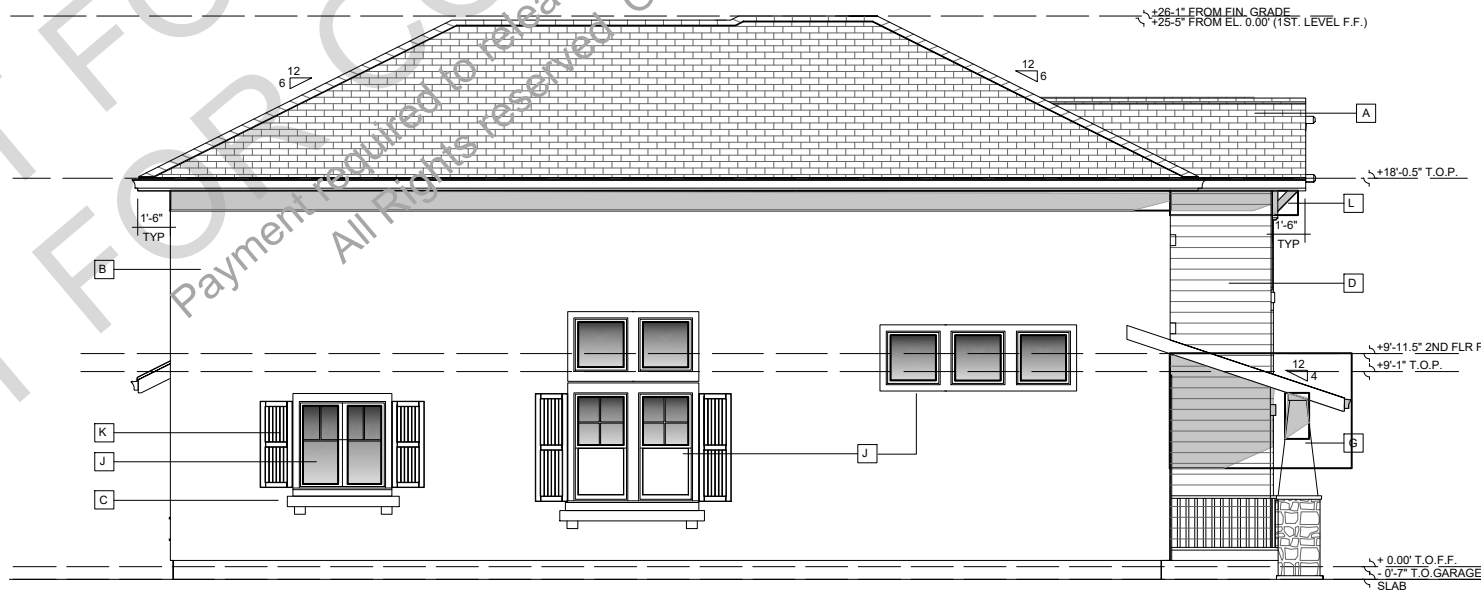


1 PROPOSED TYPICAL RIGHT SIDE ELEVATION - MODEL 2B
SCALE: 1/4"=1'-0" CORNER LOT NO. 5

2 PROPOSED TYPICAL FRONT ELEVATION - MODEL 2B
SCALE: 1/4"=1'-0" CORNER LOT NO. 5

MATERIAL LEGEND

- A. HIP & GABLE ROOFS: FLAT CONCRETE TILE ROOF
- B. COLORED STUCCO BODY
- C. STUCCO TRIM ACCENT SILL AND LINTEL AT FACADE
- D. FACADE ACCENT WITH HARDIE HORIZONTAL SIDING
- E. NOT USED
- F. GABLE VENT
- G. COLUMN WITH CULTURED STONE VENEER AT BASES AT PORCH
- H. NOT USED
- I. SECTIONAL GARAGE DOORS
- J. VINYL DUAL PANE WINDOWS & PATIO DOORS WITH STUCCO TRIM
- K. MUCK SHUTTERS
- L. CORBELS



3 PROPOSED TYPICAL REAR ELEVATION - MODEL 2B
SCALE: 1/4"=1'-0" CORNER LOT NO. 5

4 PROPOSED TYPICAL LEFT SIDE ELEVATION - MODEL 2B
SCALE: 1/4"=1'-0" CORNER LOT NO. 5



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DRAWING AUTHOR:

ERGIO CRUZ
Designer/Drafter

100

DESIGN REVIEW SET

EAST STREET ESTATES

DESIGN REVIEW

PROJECT ADDRESS:
403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Fresno, California 94565

[illegible]

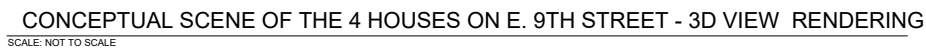
DATE: 10/03/2023
 FILE: As Noted
 DRAWN BY: S.Cruz
 CHECKED BY: T.Kenslinke
 FILE: .dwg
 PROJECT NAME: East Street Estates
 PROJECT NUMBER: Arcxen201906

A6.1

STREETS 3D VIEWS RENDERING

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3/2023



c:\arcxen design studio\architecture+engineering\^projects\^arcxen\2019 arcxen projects\201906 east street estate pittsburg, ca - 8 new homes\--dwgs - v2020\floor plan- east estates 5a.dwg

Thursday, September 3, 2020

11

c:\arxen\design_studio\architecture\engineering\projects\arxen\2019\arxen\projects\201906\east street estate, pittsburg, ca - 8 new homes-dwg- v2020\floor plan- east estates 3d.dwg

Friday, September 11, 2020



CONCEPTUAL SCENE ON EAST STREET - 3D VIEW RENDERING



CONCEPTUAL PERSPECTIVE - 3D VIEW RENDERING



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DRAWING AUTHOR:

SERGIO CRUZ
S.D. Designer/Drafter DATE:

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS:
399, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

DATE: 10/03/2023
SCALE: As Noted
DRAWN BY: S.Cruz
CHECKED BY: T.Kenslinke
CAD FILE: .dwg
PROJECT NAME: East Street Estates
PROJECT NUMBER: Arcxen201906

A6.2

STREETS 3D
VIEWS RENDERINGS

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DRAWING AUTHOR:

ERGIO CRUZ
r.Designer/Drafter

DESIGN REVIEW SET
OCT. 12, 2019

EAST STREET ESTATES

PITTSBURG, CALIFORNIA

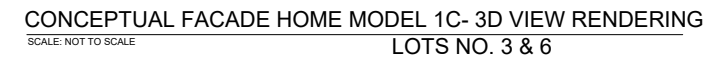
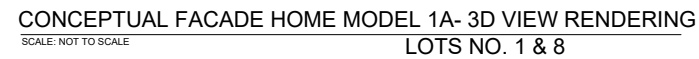
DESIGN REVIEW

PROJECT ADDRESS:
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Street and 400, 404, 408 &
412 E. 9th Street
Fresno, California 94565

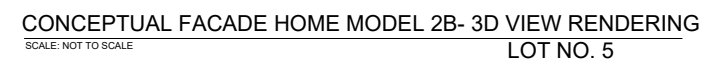
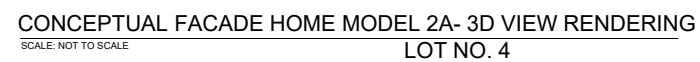
TE	NO.	REVISION
29/2020	0	DESIGN REVIEW
TE	10/03/2023	
FILE:	As Noted	
ISSUED BY:	S.Cruz	
APPROVED BY:	T.Kenslinke	
FILE:	.dwg	
SUBJECT NAME:	East Street Estates	
SUBJECT NUMBER:	Arcxen201906	

A7.1

EXTERIOR COLORS & MATERIALS



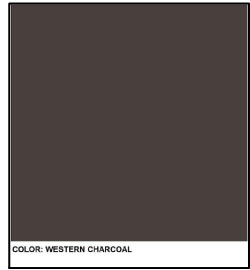
NOTES:
1. FOR COLOR AND MATERIAL LEGEND SEE SHEET A7.2
2. THESE 3D RENDERINGS REPRESENT AN APPROXIMATE VIEW OF THE HOUSES FRONT ELEVATION FOR THE PURPOSE OF PROVIDING AN IDEA OF THE PROPOSED FINAL COLORS AND MATERIALS.



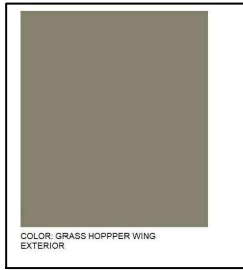
EXTERIOR COLORS & MATERIALS



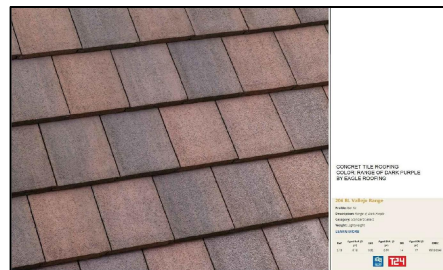
16 DECORATIVE BRACKET:
COLOR: PER EXTERIOR ELEVATION



12a ENTRY DOOR
COLOR: WESTERN CHARCOAL

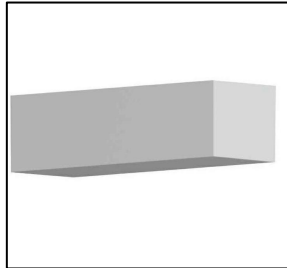


12 DOORS, & ROOF BRACKETS
COLOR: GRASS HOPPER WING

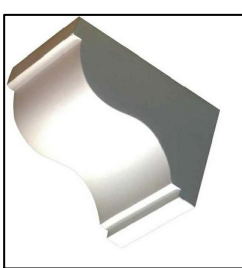


7 ROOFING: CONCRETE TILE
COLOR: BLEND OF PURPLE

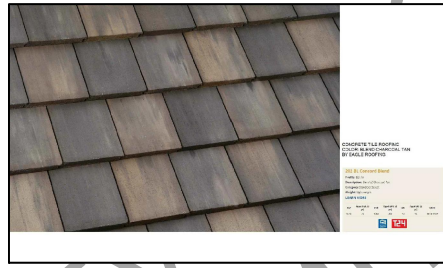
COLOR & MATERIAL LEGEND	
MODEL 1A:	1 5 7 9 10 12a 17 18a 21 22 24
MODEL 1B:	4 6 8 9 10 1a 12 16 17 18c 20 22
MODEL 1C:	2 5 7 9 10 1b 13 16 17 18b 20 22
MODEL 2A:	1 6 7 9 10 1a 14 16 17 18d 20 22
MODEL 2B:	3 6 7 9 10 1a 14 16 17 18d 20 22 24



17 STUCCO FOAM WINDOW SILL & TRIM
COLOR: PER EXTERIOR ELEVATION



13 DOORS, & ROOF BRACKETS
COLOR: SHIPWRECK



8 ROOFING: CONCRETE TILE
COLOR: BLEND CHARCOAL



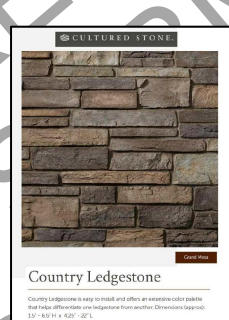
1 SIDING : BOARD & BATTEN J.HARDIE
COLOR: RAFTER BROWN



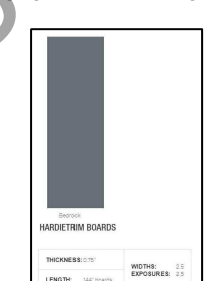
18 ALUMINUM SECTIONAL OVERHEAD GARAGE DOOR
COLOR: PER EXTERIOR ELEVATION



14 DOORS, ROOF BRACKETS & COLUMNS
COLOR: SPHAGNUM MOSS



9 STONE VENEER: CULTURED STONE
COLOR: C. LEDGESTONE



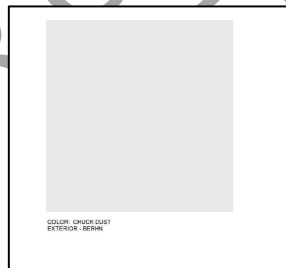
2 SIDING : BOARD & BATTEN J.HARDIE
COLOR: RAFTER BROWN



20 COMPOSITE GABLE VENT
COLOR: WHITE



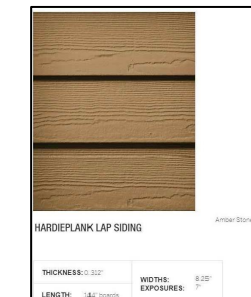
21 COMPOSITE GABLE VENT
COLOR: WHITE



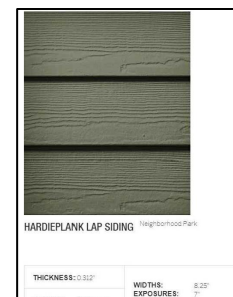
15 COLUMNS, DOORS
FYPON - COLOR: WHITE



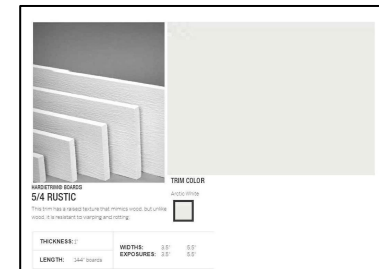
10 CRAFTMA WINDOW - VINYL
COLOR: WHITE



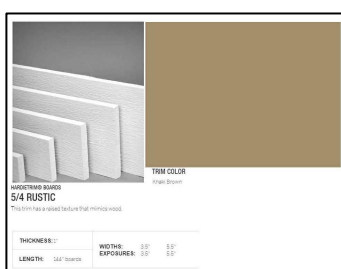
3 SIDING: HARDIEPLANK J.HARDIE
COLOR: AMBERS STONE



4 SIDING: HARDIEPLANK J.HARDIE
COLOR: NEIGHBORHOOD PARK



22 EXTERIOR TRIM: HARDIE TRIM & SILL
COLOR: ARTIC WHITE



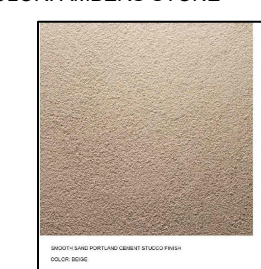
23 EXTERIOR TRIM: HARDIE TRIM
COLOR: KHAKI BROWN



24 FYPO OR WOOD RAILING
COLOR: WHITE



11 WINDOW SHUTTERS: COMPOSITE
COLOR: 11a DARK BROWN
11b MIDNIGHT BLUE



5 SIDING: STUCCO PORTLAND
CEMENT - COLOR: BEIGE



6 SIDING: STUCCO PORTLAND
CEMENT- COLOR: DARK BROWN

EXTERIOR COLORS & MATERIALS



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DRAWING AUTHOR:

SERGIO CRUZ
Sr Designer/Drafter

DATE:

DESIGN REVIEW SET
OCT. 12, 2019

EAST STREET ESTATES PITTSBURG, CALIFORNIA DESIGN REVIEW

PROJECT ADDRESS:
399, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

DATE	NO.	REVISION
08/29/2020	1	DESIGN REVIEW

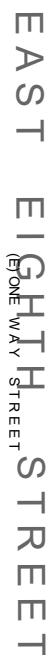
DATE:	10/03/2023
SCALE:	As Noted
DRAWN BY:	S.Cruz
CHECKED BY:	T.Kenslinke
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arcxen201906

A7.2

EXTERIOR COLORS & MATERIALS

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10/03/2023



1. ALL LOTS FRONT, YARDS, AND CORNER SIDE YARDS SHALL BE IN COMPLIANCE WITH THE CITY OF PITTSBURGH MUNICIPAL CODE (PMC) SECT. 18.A.300.
2. THE PROPOSED LANDSCAPE DESIGN IS BASED ON DROUGHT-TOLERANT PLANTS THOUGHT TO BE SUITABLE FOR THE SITE. THE DESIGN IS BASED ON THE ASSUMPTION OF A DROUGHT CONTROLLED CLIMATE.
3. LANDSCAPE OF LOTS 1 THROUGH 3 ARE MIRRORED SIMILAR TO LANDSCAPING ON LOTS 6 THROUGH 8.
4. PLANT THE LOT 4 AND 5 TREES SAVED. 2 EXISTING CROWN TREES ON LOT 4 SHALL NOT BE REMOVED. PLANT THE LOT 4 AND 5 TREES SAVED ON LOT 4 AND 5.
5. PROVIDE ECO-STONE PAVING TO DRIVEWAYS ON LOTS 5 ONLY.
6. NEARBY LANDSCAPE BY OWNER, TYPICAL.
7. FOR FENCE AND FENCE DETAILS, SEE CIVIL ENGINEERING REFERENCE PLAN 02.
8. PROVIDE (2) 11/2" SOD, 40 STEEPLES UNDER DRIVEWAYS FOR COMPLETE IRRIGATION. TYP.
9. THE LANDSCAPE SHALL COMPLY WITH STANDARDS OF THE CURRENT MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MEMO).
10. THE FINAL PLANTING LANDSCAPE PLANS SHALL INCLUDE:
 1. A SOILS MANAGEMENT REPORT
 2. A MAINTENANCE SCHEDULE
 3. A LANDSCAPE ARCHITECTURE ARCHITECT OR DESIGNER THAT THE LANDSCAPE IS IN COMPLIANCE WITH THE MUNICIPAL CODE SECT. 18.A.300.
 4. REQUIREMENTS OF THE CITY OF PITTSBURGH MUNICIPAL CODE SECT. 18.A.300.

LOT	LOT AREA Sq. Ft.	COVERAGE %
1	3,440	10.9
2	3,440	14.2
3	3,440	10.3
4	3,451	10.4
5	3,486	10.0
6	3,440	13.2
7	3,440	11.6
8	3,440	12.8

TREES (TO BE 15 GALLON SIZE)		
SYMB.	SCIENTIFIC NAME	COMMON NAME
T-1	MAGNOLIA X SOULANGEANA	Sauzei Magnolia

SHRUBS (TO BE 5 GALLON SIZE)		
SYMB.	SCIENTIFIC NAME	COMMON NAME
S-1	HORSEDE BUSH	DONONKIA VISCOSA
S-2	RAHAPHOLES INDICA	BALLERINA INDIAN HAMM HORN
ACCENT SHRUBS: (1 GALLON SIZE)		

EAST STREET ESTATES

PITTSBURG, CALIFORNIA

DESIGN REVIEW

	S-3	WESTRINGIA FRUTICOSA	LOW HORIZON WESTRINGIA
	S-4	RHOCHODENDRON SNEEZY	SNEEZY RHOCHODENDRON
	S-5	DIETES X NOLA ALBA	KATIRIA AFRICAN IRIS
	S-6	ELIAMI BLUE FESCUE GRASS	FETUSOA GLAUCA
	S-7	BLUE OAT GRASS	HELODIOCHRON SEMIHYMENS
	S-8	PROVASKIA ATRIPHICOLA	LOEFT BLUE ROSSING FLAX
	S-9	PHOSMILUM AESTER	JESTER NEW ZEALAND FLOE
	S-10	PENNISTEMUM SETICULUM	FLOROWORKS FOUNTAIN GRASS
	LOW GROUND COVER TO MEDIAL STRIPS		
	S-11	ROSA NOLLA	FLOWER CARPET CORAL GROUNDCOVER ROSE
	S-12	CENTENNIAL HYBRID WILD LILAC	1 GALLON @ 24°C.
	GROUND COVERS		

* INDICATES DROUGHT TOLERANT PLANTS

REF. NORTH

L1.1

PROPOSED CONCEPTUAL LANDSCAPING PLAN

10/03/2023

[illegible]

DRAWING AUTHOR

SERGIO CRUZ
Sr. Designer/Drafter

DATE _____

DESIGN REVIEW SET

PROJECT ADDRESS:
3399, 403, 407 & 411 E. 9th
Street and 400, 404, 408 &
412 E. 9th Street
Pittsburg, California 94565

ARCHEN DESIGN
10/03/2023



Community and Economic Development Department – Planning Division

Memorandum

MEMO: February 14, 2024
TO: Community and Economic Development Subcommittee Members
FROM: Maurice Brenyah-Addow, Senior Planner
RE: Item No. 3.b.- Bliss Avenue Development Plan

At the December 11, 2023, CED meeting, staff introduced plans showing initial development concepts needed to guide a successful Transit-Oriented Development (TOD) for the Bliss Avenue corridor starting with the City-owned sites. The conceptual plan, provided by Placeworks was intended to demonstrate the feasibility of a robust mixed-use concept that would assist in establishing design parameters and standards for developers to follow in accomplishing the City's goals. Below is a summary of key CED comments and feedback:

- Option 2 which depicted a podium was preferred
- The need for multiple access points was preferred
- The need to address traffic congestion/circulation along Railroad Ave. was a priority
- The development site on the corner of Harbor/Bliss was too massive and needed to be spread out over the parcel and residential buildings setback further from the street
- More off-street parking areas on the Railroad Avenue parcel
- Open spaces were appreciated within the areas along Railroad Ave. (safety and vagrants hangout)
- Complete Streets
- Provide outdoor spaces and places for residents to socialize and interact
- Provide additional data to support the hotel concepts. This is on-going task and will be reviewed and provided as the plan progresses
- Provide conceptuials with show some landscaping and building elevations
- Show streetscape context (photo simulations or callouts)

Based on the feedback above, Placeworks has updated the concepts as shown in the attachments for the committee's review and comments.

NEXT STEPS

Staff is requesting feedback on the updated concepts from the CED Subcommittee.
Attachments:

1. Bliss Avenue Updated Development Concepts (with and without hotel)
2. Bliss Avenue Initial Development Concepts (A and B)



MEMORANDUM

To: Community and Economic Development Subcommittee

From: Robert Carrera, Economic Development Manager

Re: **Agenda Item No. 4.b: Economic Development Division Updates**

New Pittsburg Businesses in Quarter 4 of Calendar Year 2023

The following memo provides a summary of notable storefront and home-based businesses that opened and fully processed business licenses during the 4th quarter of calendar year 2023. This list of businesses is provided by business licensing data and the following businesses fully processed and received business licenses between October 1st, 2023, and December 31st, 2023. This list represents a partial list of noteworthy businesses opened during this timeframe.

Dulce's Party Supplies (644 Bailey Road)

Located at the Oak Hills Shopping Center, this business was opened by the same family that operates Dulce's Antojitos, adjacent to this business and opened since 2009. The Ortega family are a great example of an entrepreneurial family seeing growth and success here in the Pittsburg community.

My My My Apps (Home-Based Business)

This home-based business is made up of phone and tablet app developers and designers that make custom apps for their clients. Examples of their portfolio include Crewbella, GreenHouse, and Eduvate.

Hynes Enterprises, LLC (Home-Based Business)

Dr. Julianna Hynes, Ph.D specializes in global leadership development and advancement, with a specific focus on women's leadership. She is also a coach, facilitator, and author. Her website is www.juliannahynes.com.

Jackson PR Enterprises (Home-Based Business)

Jasmon Saaquoi is a communications specialist who founded Jackson PR Enterprises back in 2013 in Oakland. For nearly 20 years, she has been providing marketing and communications consulting services. As a dual citizen in Liberia, she recent opened a branch in Monrovia, Liberia to expand her services on a global scale. Learn more about her services at www.jacksonprenterprises.net.

Alpha and Omega Firearms Training (Home-Based Business)

Rodgers Anderson brings over 40 years of firearm experience to teach clients the fundamentals

of shooting firearms and using a firearm in self-defense. Learn more and book your appointment at www.alphaandomegafirearmstraining.com.

LaOriginalSF (Home-Based Business)

Mario Arseno Jr. gets everyone onto the dance floor with his salsa music band, La Original. He can be booked for special occasions by visiting www.laoriginalsf.com.

Chateau D'amog Designs LLC (Home-Based Business)

Originally started in 2021, this business creates customized attire, stickers, mugs, and more using your creative ideas and artwork and printing them onto merchandise. Inquire more about printing options by visiting www.chateaudamogdesigns.com.

Donna's Home Care Service LLC (Home-Based Business)

At-home care for elderly and disabled people is one of the most in-demand services as the United States population continues to get older. Pittsburgh is no exception. We are grateful to have the services of Donna Dunn White, who provides this critical home care to the region. Learn more at www.donnashomecare.net.

Opening Technologies, Inc. (1251 California Ave, Suite 300)

This business specializes in complex entrance ways for large commercial, office, and industrial uses to ensure that entryways meet the security and access requirements that these users require. Their location in Pittsburgh specializes in existing buildings.

[Premier Life Safety & Security Products | Opening Technologies](#)

Options Health (184 East Leland Road)

Serving the Contra Costa region for 40 years, Options Health provides professional healthcare, education, and support services to individuals and their families in the areas of pregnancy, sexual health, and parenting, all completely free. They bring their operations from Concord over to Pittsburgh, where they have purchased the site and embarked on a multi-year process to renovate the space that would become their permanent location. They celebrated with a ribbon cutting ceremony on December 7th, 2023.

[Free Pregnancy Tests, Abortion Alternatives, Pregnancy Counseling | Options Health](#)

Games of Pittsburgh (628 Bailey Road)

Specializing in the field of games such as Magic the Gathering, Yu-Gi-Oh!, Pokemon, and Vanguard, this business marks a great addition to the Oak Hills Shopping Center. Stores that specialize in card and board games have been growing in popularity, with Games of Pittsburgh being the sixth location in their chain of game stores.

BLISS AVENUE INITIAL DEVELOPMENT CONCEPT

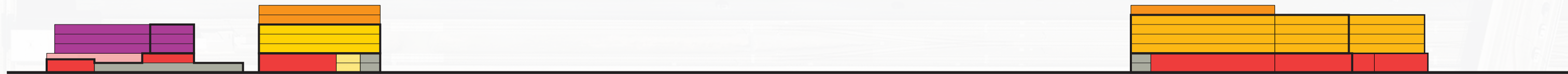
City of Pittsburg, CA
December 5, 2023

Total Tabulation

Housing Units: 316
Hotel: 105 rooms
Commercial: 41,000 sf
Parking: 522 spaces
Plaza: 9,000 sf
Open Space: 0.23 acre
Rooftop Open Space: 22,000 sf / 0.5 acre

PLAZA PODIUM SCHEME

Massing Section (from Bliss Avenue looking North) 1:125



Plan Concept Diagram 1:125



Railroad Avenue Site

Housing Units: 101
Housing Density: 103 du/ac
Hotel: 113 rooms
Commercial: 23,000 sf
Parking: 247 spaces (1- and 2-story parking podiums)
Plaza: 9,000 sf
Rooftop Open Space: 13,500 sf / 0.31 acre

- 5-story residential (above podium)
- 4-story residential (above podium)
- 3-story residential (above podium)
- Commercial
- Plaza/Patio

- Hotel (3-story above podium)
- Parking (2-story podium)
- Open Space/Park
- Rooftop Open Space

Harbor Street Site

Housing Units: 215
Housing Density: 116 du/ac
Commercial: 18,000 sf
Parking: 275 spaces (2-story parking podium)
Open Space: 0.23 acre
Rooftop Open Space: 8,500 sf / 0.19 acre

BLISS AVENUE INITIAL DEVELOPMENT CONCEPT

City of Pittsburg, CA

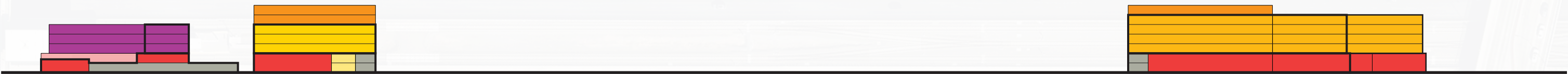
February 1, 2024

Total Tabulation

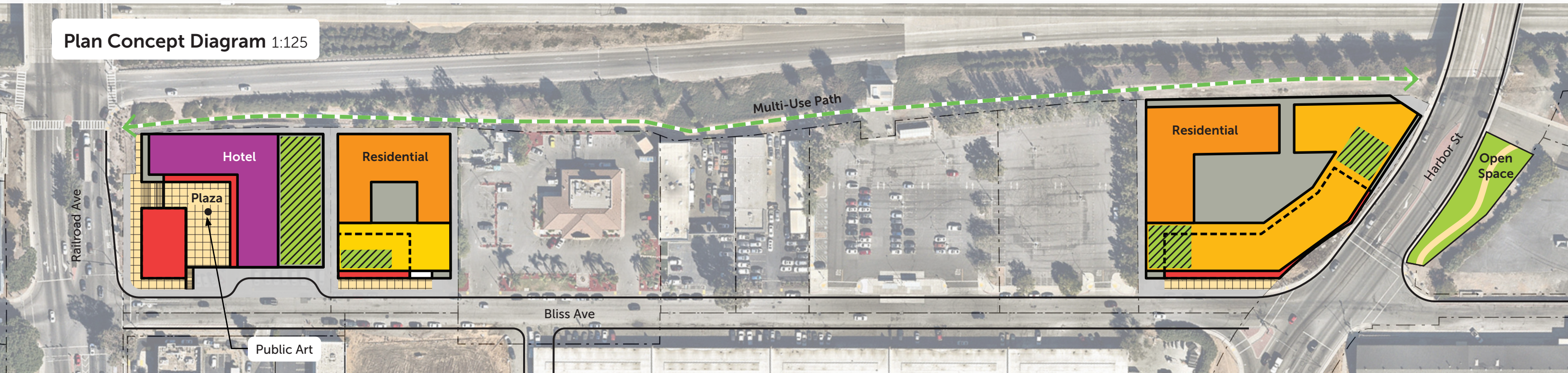
Housing Units: 316
Hotel: 105 rooms
Commercial: 41,000 sf
Parking: 522 spaces
Plaza: 9,000 sf
Open Space: 0.23 acre
Rooftop Open Space: 22,000 sf / 0.5 acre

PLAZA PODIUM SCHEME HOTEL ON RAILROAD AVENUE SITE

Massing Section (from Bliss Avenue looking North) 1:125



Plan Concept Diagram 1:125



Railroad Avenue Site

Housing Units: 101
Housing Density: 103 du/ac
Hotel: 113 rooms
Commercial: 23,000 sf
Parking: 247 spaces (1- and 2-story parking podiums)
Plaza: 9,000 sf
Rooftop Open Space: 13,500 sf / 0.31 acre

5-story residential (above podium)
4-story residential (above podium)
3-story residential (above podium)
Commercial
Plaza/Patio

Hotel (3-story above podium)
Parking (2-story podium)
Open Space/Park
Rooftop Open Space

Harbor Street Site

Housing Units: 215
Housing Density: 116 du/ac
Commercial: 18,000 sf
Parking: 275 spaces (2-story parking podium)
Open Space: 0.23 acre
Rooftop Open Space: 8,500 sf / 0.19 acre

BLISS AVENUE INITIAL DEVELOPMENT CONCEPT

City of Pittsburg, CA

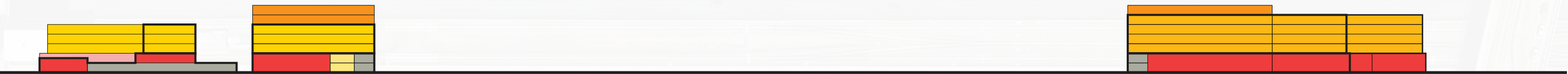
February 1, 2024

Total Tabulation

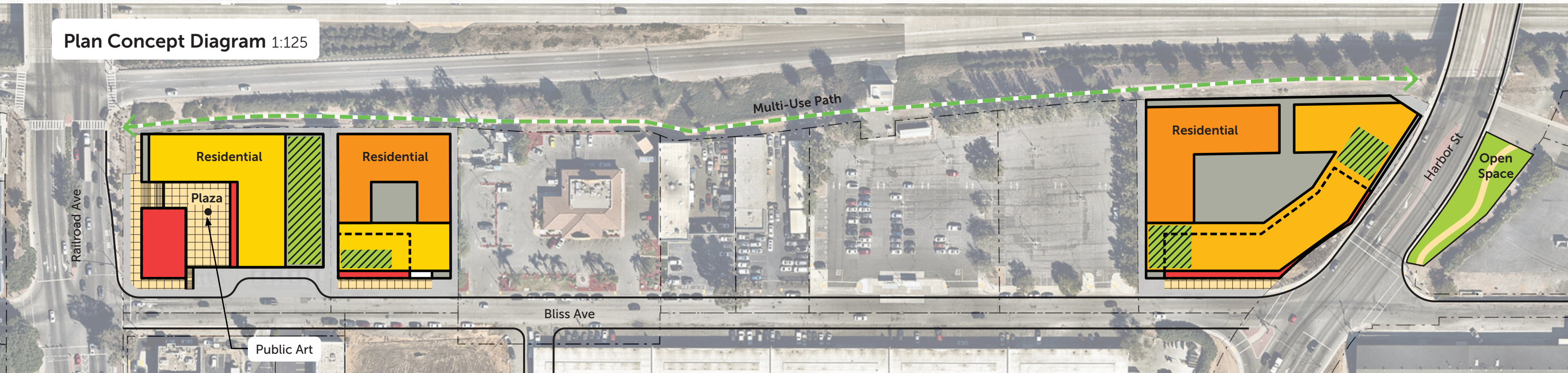
Housing Units: 371
Commercial: 41,000 sf
Parking: 522 spaces
Plaza: 9,000 sf
Open Space: 0.23 acre
Rooftop Open Space: 20,200 sf / 0.5 acre

PLAZA PODIUM SCHEME RESIDENTIAL ON RAILROAD AVENUE SITE

Massing Section (from Bliss Avenue looking North) 1:125



Plan Concept Diagram 1:125



Railroad Avenue Site

Housing Units: 156
Housing Density: 103 du/ac
Commercial: 23,000 sf
Parking: 247 spaces (1- and 2-story parking podiums)
Plaza: 9,000 sf
Rooftop Open Space: 11,700 sf / 0.27 acre

- 5-story residential (above podium)
- 4-story residential (above podium)
- 3-story residential (above podium)
- Commercial
- Plaza/Patio
- Parking (2-story podium)
- Open Space/Park
- Rooftop Open Space

Harbor Street Site

Housing Units: 215
Housing Density: 116 du/ac
Commercial: 18,000 sf
Parking: 275 spaces (2-story parking podium)
Open Space: 0.23 acre
Rooftop Open Space: 8,500 sf / 0.19 acre