City of Pittsburg
Planning Commission Agenda

05/27/2025

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

Regular Meeting
7:00 P.M.

Planning Commission Members

Sarah Foster, Chair
Donna Smith, Vice-Chair
Elissa Robinson, Commissioner
Frank Gordon, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner
Reily Kent, Commissioner

Any member of the public who wishes to address the Commission should complete a Speaker's Card, available on the public counter below the dais. Please note on the card the agenda item number, or, for items not listed on this agenda, a brief description of the issue on which you would like to address the Commission. Give the completed form to the Minutes Clerk or a staff member, who will give the card to the Commission Chair. The Chair will invite the speaker(s) to the podium at the appropriate time during the meeting. Each individual will be given three minutes to address the Commission, unless additional time is allowed as provided for spokespersons. Prior to speaking, each speaker is requested to state his or her name and business and city of residence in a clear and audible tone of voice. For items listed under the "Public Hearings" or "Commission Consideration" portions of this agenda, the public hearing or public comment period will follow a brief presentation on the item by Planning Department staff and/or the project applicant.

A decision by the Planning Commission is not final until the appeal period expires 10 calendar days after the date the decision occurred. The applicant, City Council member(s), City Manager, or any affected person may appeal the denial, approval, recommendation, or any condition of approval of an item within the 10-day appeal period. A completed appeal form and the applicable filing fee must be filed with the City Planner, 65 Civic Avenue, Pittsburg. The appeal form must include the name and address of the appellant and state the reasons for the appeal. The appeal will be set for City Council consideration and appropriate public notification given.

The Commission requests that you refrain from disruptive conduct during the meeting and that you observe the order and decorum of the Council Chamber. Please turn off or set to vibrate all cellular phones, and refrain from making personal, impertinent or slanderous remarks. Boisterous or disruptive behavior while the Commission is in session, and the display of signs in a manner that violates the rights of others or prevents others from watching or fully participating in the Planning Commission meeting is considered counterproductive and will not be tolerated, and the Commission Chair can order any person who engages in such conduct to leave the Council Chamber.

This agenda was posted in City Hall on Thursday, May 22, 2025

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

1. **Minutes**
   Minutes of April 8, 2025
   Minutes of April 22, 2025

2. **Civic Station Extension of Approval, AP-25-0005 (EXT)**
   This is a request for a two-year time extension of the Major Subdivision, Design Review, and tree removal permit, approved entitlement for the Civic Station 81-unit Multi-Family Residential development (AP-22-0031). Civic Station was originally approved under Planning Commission Resolution No. 10200, which will expire on September 27, 2025. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential. Assessor's Parcel No. 086-100-035.

   On July 6, 2009, the City Council certified the Environmental Impact Report (EIR) and adopted the Mitigation Monitoring and Reporting Program (MMRP) for the RASP through Resolution No. 09-11250. These mitigation measures were later incorporated into the RASP, which was adopted on November 2, 2009, via Ordinance No. 09-1319. The RASP EIR analyzed potential impacts, including traffic, associated with plan implementation. Under CEQA Guidelines Section 15183(a), no additional environmental review is required for projects consistent with the development densities analyzed in a certified EIR, unless project-specific impacts are identified. The project aligns with the residential development limits established by the RASP, specifically within the Civic Center subarea, which allows up to 230 units on 6.58 acres of TODR development. No other residential projects have been submitted for this subarea since the RASP's adoption, and the proposal remains within the approved limits. Therefore, further environmental review is not required.

A Notice of Determination (NOD) was filed on with the State Clearinghouse and the Contra Costa County Clerk-Recorder (2022-00380), per CEQA Guidelines Section 15153(b)(5). If the proposed Time Extension request is granted by the Planning Commission, an additional NOD would be filed, consistent with CEQA Guidelines Section 15153(b)(5).

PUBLIC HEARINGS

3. Pittsburg Solar RV & Boat Storage Caretaker's Quarters and Freestanding Sign, AP-25-0015 (UP, SR)

This is a public hearing on a request for approval of: 1) a Use Permit to allow a Caretaker's Quarters accessory to an existing commercial business, and 2) Sign Review to place a Freestanding Sign at the entrance to the Pittsburg Solar Recreational Vehicle (RV) & Boat Storage (dba: Luxe Guard RV & Boat Storage) facility located at 2515 Pittsburg-Antioch Highway, in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.

Environmental Review: The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303(e) (New Construction or Conversion of Small Structures) because it involves the construction of a new, small accessory (appurtenant) structure, i.e., Caretaker's Quarters and Freestanding Sign. No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

COMMISSION CONSIDERATIONS

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits two Notices of Intent to Exercise Delegated Design Review Authority.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the city of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Commission meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

GENERAL INFORMATION

Copies of the open session agenda packets that are distributed to the Planning Commission are on file in the office of the Planning Department, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning no fewer than 72 hours in advance of the meeting, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except city holidays). Additionally, if any reports or documents that are public records are distributed to the Planning Commission fewer than 72 hours before the meeting, those reports and documents will also be available for public inspection in the city's Planning Department and at the Commission meeting. The Pittsburg Library is also provided a full agenda packet for your convenience. As a courtesy, the agenda is also located on the city's website at pittsburgca.gov

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

April 8, 2025

A regular meeting of the Pittsburg Planning Commission was called to order by Vice-Chair Sara Foster at 7:00 p.m. on Tuesday, April 8, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Foster, Vice-Chair Smith, Commissioners Kent, Robinson, Stokes

Absent: Commissioner Gordon, Popova

Staff: Assistant Director of Community and Economic Development John Funderburg, Zuna Barker Health and Safety Officer, Senior Planner Alison Spells, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Kent led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT ITEM

1. Minutes
   Minutes of March 25, 2025

On a motion by Commissioner Robinson, approving the consent item(s), seconded by Commissioner Stokes:

AYES:	Foster, Kent, Smith, Stokes, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Gordon, Popova

PUBLIC HEARING

2. Recommendation to the City Council to adopt a Resolution for Text Amendment to the Safety Element of the 2040 General Plan to Refelcet the City's Adoption of the 2022 City o Pittsburg Local Hazard Mitigation Plan, AP-25-0016 (GP)

A public hearing was held requesting a recommendation to the City Council to adopt a Resolution or Text Amendment to the Safety Element of the 2040 General Plan to Refelcet the City's Adoption of the 2022 City of Pittsburg Local Hazard Mitigation Plan.

Senior Planner Alison Spells gave a presentation.
Chair Foster opened the public hearing.
There being no public comments at this time, Chair Foster closed the public hearing item.

On a motion by Commissioner Robinson, approving a recommendation to the City Council to adopt a Resolution or Text Amendment to the Safety Element of the 2040 General Plan to Refelcet the City's Adoption of the 2022 City o Pittsburg Local Hazard Mitigation Plan, AP-25-0016 (GP), seconded by Commissioner Smith:

AYES:	Foster, Kent, Smith, Stokes, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Gordon, Popova

STAFF COMMUNICATIONS

Secretary Funderburg discussed the tentative schedule for upcoming meetings.

One (1) items tentatively being presented at the April 22, 2025, meeting:

1. 2024 General Plan Annual Progress Report – Report and update.

There are no items tentatively schedule for the April 22, 2025, meeting.

There were no further staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:42 p.m. to April 22, 2025.

Respectfully Submitted,

_____
John Funderburg, Secretary

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

April 22, 2025

A regular meeting of the Pittsburg Planning Commission was called to order by Vice-Chair Sara Foster at 7:00 p.m. on Tuesday, April 22, 2025, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Foster, Vice-Chair Smith, Commissioners Kent, Robinson, Stokes

Absent: Commissioner Gordon, Popova

Staff: Assistant Director of Community and Economic Development John Funderburg, Associate Planner Kelsey Gunter, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT ITEM

There were no consent items.

PUBLIC HEARING

There were no public hearings.

COMMISSION CONSIDERATION

1. General Plan Annual Progress Report for Calendar Year 2024

A presentation was made to the Planning Commission by Associate Planner Kelsey Gunter to: 1) review the draft General Plan Annual Progress Report (ARP) for Calendar Year 2024; and 2) authorize its submittal to the City Council, Governor's Office of Land Use and Climate innovation (LCI), State Housing and Community Development Department (HCD), and Contra Costa Transportation Authority (CCTA).

Chair Foster opened the consideration item.

Public Comment was received by the following:

Bruce Ohlson, a Pittsburg resident.

There being no public comments at this time, Chair Foster closed the public hearing item.

On a motion by Commissioner Robinson, approving the review of the General Plan Annual Progress Report (ARP) for Calendar Year 2024; and authorizing its submittal to the City Council, Governor's Office of Land Use and Climate innovation (LCI), State Housing and Community Development Department (HCD), and Contra Costa Transportation Authority (CCTA)., seconded by Commissioner Smith:

AYES:	Foster, Kent, Smith, Stokes, Robinson
NAYES:	None
ABSTAIN:	None
ABSENT:	Gordon, Popova

STAFF COMMUNICATIONS

Secretary Funderburg informed the Planning Commission that there are no items schedule for the May 13, 2025, meeting and announced that the meeting will be cancelled.

Three (3) items tentatively being presented at the May 27, 2025, meeting:

1. AP-22-0031/Civic Station – Multi Family Development project requested for a two-year time extension of an approved major subdivision, design review, tree removal permit, and sign review. Located north of Civic Avenue, and to the south by City Hall, and to the west by Davi Avenue.

2. AP-25-0015/Pittsburg RV and Boat Storage – Use Permit application to construct a 527-square-foot Caretaker's Unit and Sign Review approval to construction a five-foot-tall two-sided illuminated freestanding sign. Located at 2515 Pittsburg-Antioch Highway in the CS (Service Commercial) Zoning District.

3. AP-25-0014/Express Rental Dumpsters – Use Permit application to establish an equipment rental use dumpster establishment on an approximately 1.27-acre leased area along the south portion of a 3.3-acre site on two, contiguous parcels at 2645 and 2635 Pittsburg-Antioch Highway in the Service Commercial (CS) District.

There were no further staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:17 p.m. to May 27, 2025.

Respectfully Submitted,

_____

John Funderburg, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 27, 2025

ITEM: **Civic Station Extension of Approval, AP-25-0005 (EXT).**

ORIGINATED BY: DeNova Homes (c/o Trent Sanson), (925) 685-0110

SUBJECT: This is a request for a two-year time extension of the Major Subdivision, Design Review, and tree removal permit, approved entitlement for the Civic Station 81-unit Multi-Family Residential development (AP-22-0031). Civic Station was originally approved under Planning Commission Resolution No. 10200, which will expire on September 27, 2025. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential. Assessor's Parcel No. 086-100-035

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) approving Planning Application No. 25-0005, extending Major Subdivision, Design Review, and tree removal permit entitlement approval for two-years for the Civic Station project, subject to conditions.

BACKGROUND: On September 27, 2022, the Planning Commission adopted Resolution No. 10200, approving a Major Subdivision to subdivide a 2.28-acre parcel into 11 residential lots for condominium purposes. The subdivision also includes 9 common parcels designated for private streets. The site is bordered by Civic Avenue to the north, Center Drive to the east, City Hall to the south, and Davi Avenue to the west. The approved project features three access points: a primary entrance from Civic Avenue, and additional access from Center Drive and Davi Avenue. As part of the entitlement, Design Review was granted for the construction of eleven three-story residential clusters comprising a total of 81 multi-family units, with a combined floor area of 169,608 square feet. The development also includes two private "pocket park" play areas and one private dog park. Additionally, the entitlement includes a Tree Removal Permit allowing for the removal of 45 out of the 51 existing trees on the site.

Pursuant to Standard Condition of Approval No. 5 of Planning Commission Resolution No. 10200, the applicant was given three years from the date of the project's public hearing to obtain a Building or Grading Permit for the project, or to submit a written request to the Planning Division for an extension of approval.

See Attachment 2 for Resolution No. 10200, adopted on September 27, 2022, and Staff Report.

On February 3, 2025, the applicant submitted a written request to the Planning Division seeking a two-year extension of the entitlement approval period. In accordance with Pittsburg Municipal Code (PMC) Sections 17.16.090 and 18.36.240, as well as the project's Conditions of Approval, such a request, when submitted within the active approval period, permits the reviewing authority to consider an extension. Because the

request was submitted prior to the expiration of the approved resolution, the Planning Commission is authorized to review and act on the extension request.

PROJECT DESCRIPTION: The applicant is requesting a two-year extension of the approvals for the Major Subdivision, Design Review, and Tree Removal Permit, which would extend the expiration date through September 27, 2027. The extension is requested to allow adequate time to complete final construction documents and obtain the required Building and Grading Permits necessary to begin site development.

No changes to the design, density, or scope of the previously approved project are proposed as part of this request. Furthermore, there have been no changes in local or state regulations that would affect the project entitlements since their original approval in 2022.

Project documents remain unchanged and include the Vesting Tentative Map (Attachment 3, dated July 29, 2022), Architectural Plans (Attachment 4, dated August 3, 2022), and Landscape Plans (Attachment 5, dated July 29, 2022).

GENERAL PLAN/CODE COMPLIANCE:

General Plan/Zoning: The General Plan land use designation and zoning classification for the site have not changed since the initial project approval on September 27, 2022.

Environmental: On July 6, 2009, the City Council certified the Environmental Impact Report (EIR) and adopted the Mitigation Monitoring and Reporting Program (MMRP) for the RASP through Resolution No. 09-11250. These mitigation measures were later incorporated into the RASP, which was adopted on November 2, 2009, via Ordinance No. 09-1319. The RASP EIR analyzed potential impacts, including traffic, associated with plan implementation. Under CEQA Guidelines Section 15183(a), no additional environmental review is required for projects consistent with the development densities analyzed in a certified EIR, unless project-specific impacts are identified. The project aligns with the residential development limits established by the RASP, specifically within the Civic Center subarea, which allows up to 230 units on 6.58 acres of TODR development. No other residential projects have been submitted for this subarea since the RASP's adoption, and the proposal remains within the approved limits. Therefore, further environmental review is not required.

A Notice of Determination (NOD) was filed on with the State Clearinghouse and the Contra Costa County Clerk-Recorder (2022-00380), per CEQA Guidelines Section 15153(b)(5). If the proposed Time Extension request is granted by the Planning Commission, an additional NOD would be filed, consistent with CEQA Guidelines Section 15153(b)(5).

Public Notice: On or prior to May 16, 2025, a "Notice of Public Meeting" for the May 27, 2025 public meeting on this item was posted at City Hall and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located

within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

See Attachment 6 for the Public Hearing Notice.

ANALYSIS: Staff finds that there is good cause to grant a two-year extension of approval, as the proposed project supports the continued orderly development of the Railroad Avenue Specific Plan (RASP) area—specifically advancing the development of a long-vacant site that has been designated for this type of multi-residential use since the RASP's adoption in 2009.

The project is consistent with the intended land use and residential density envisioned for the Civic Center subarea of the RASP and aligns with the goals and policies of the City's 2040 General Plan. Additionally, it does not exceed the maximum allowable density for the Planned Development (PD) District and remains in conformance with the conditions of approval originally established in 2022. With the incorporation of all previously adopted conditions from the 2022 Planning Commission approval, the project also meets the current standards set forth in the City's Development Review Design Guidelines.

Also, the project will contribute to the City's progress toward meeting its Regional Housing Needs Allocation (RHNA) by adding high-density, multi-family housing near transit. Its close proximity to the Pittsburg Center BART Station, combined with its high-quality architecture and residential amenities, makes it an attractive and strategic location for new housing. By facilitating development in this transit-oriented area, the project not only helps fulfill state and regional housing obligations, but also supports broader goals related to sustainability, access, and equitable growth.

The request is consistent with the provisions of the California Subdivision Map Act Section 66452.6, which allows for extensions of tentative map approvals when an application requesting an extension is filed before the expiration of the approved tentative map. In this case, the applicant has filed the time extension request prior to the date of expiration of September 27, 2025. Further, the applicant has identified ongoing supply chain issues and preparation of detailed construction plans as factors necessitating additional time for development of the site. These are typical steps for a project of this scale and are essential for ensuring compliance with all applicable City codes and building standards before construction begins.

ACTION REQUIRED:

Move to adopt a Resolution approving a two-year time extension of the Major Subdivision, Design Review, and Tree Removal Permit (AP-22-0031) for the Civic Station Project, Planning Application No. 25-0005 (EXT).

ATTACHMENTS:

1. Proposed Resolution
2. Adopted Resolution No. 10155 and Staff Report, dated September 27, 2022
3. Approved Vesting Tentative Map, date stamped July 29, 2022
4. Approved Architectural Plans, date stamped August 3, 2022
5. Approved Landscape Plans, date stamped July 29, 2022
6. Public Meeting Notice

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Extending the Major Subdivision, Design Review, And Tree Removal Permit Term of Entitlement Approval by Two Years for the Civic Station Development Project; AP-25-0005 (EXT).	))))	Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On April 8, 2022, DeNova Homes, Inc. (c/o Kerri Watt) submitted Application No. AP-22-0031 (SUBD, DR, TRP) requesting approval of a Major Subdivision, Design Review, and Tree Removal Permit application, with plans to construct an 81-unit condominium project along the south side of Civic Avenue, between Center Drive and Davi Avenue (APN: 086-100-035).

B. On September 27, 2022, the Planning Commission held a public hearing on Planning Application No. 22-0031, and adopted Resolution No. 10200, providing Major Subdivision, Design Review, and Tree Removal Permit approval for the development of 81 multi-family units on a 2.28-acre parcel. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential.

C. Standard Condition of Approval No. 5 of Planning Commission Resolution No. 10200 allowed the applicant three years from the date of the project's public hearing to obtain a Building or Grading Permit for the project, or to submit a written request to the Planning Division for an extension of approval.

D. On February 3, 2025, the applicant submitted a written request to the Planning Division seeking a two-year extension of the entitlement approval period, as authorized by Planning Commission Resolution 10200. In accordance with Pittsburg Municipal Code (PMC) Sections 17.16.090 and 18.36.240, as well as the project's Conditions of Approval, such a request, when submitted within the active approval period, permits the reviewing authority to consider an extension. The request was submitted prior to expiration of the resolution, thereby allowing the Planning Commission to consider the request.

E. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan and the Pittsburg Municipal Code (PMC).

F. The General Plan land use designation and zoning classification for the site have not changed since the initial project approval on September 27, 2022.

G. On May 27, 2025, the Planning Commission considered the request to approve Planning Application No. 25-0005, extending the entitlement approval for a period of two-years for the Civic Station project, subject to conditions.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Civic Station Extension of Approval, AP-25-0005 (EXT)," dated May 27, 2025, and based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on May 27, 2025, the Planning Commission finds that:

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

2. Since the adoption of Planning Commission Resolution No.10200, on September 27, 2022, there have been no General Plan or Zoning Ordinance amendments related to the affected property.

3. The Notice of Determination (NOD) for the project was prepared in compliance with the California Environmental Quality Act Guidelines Section 15153(b)(5), and there have been no changes to the project or with respect to the circumstances under which the project is being undertaken which require revisions to the environmental review.

4. The approved Civic Station project has not changed since the Planning Commission's approval of the project on September 27, 2022.

5. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC Sections 18.36.240, 17.16.090, and the project's Conditions of Approval.

6. There is good cause for a two-year extension of the approval at this time, as the proposed project supports the continued orderly development of the Railroad Avenue Specific Plan (RASP) area—specifically advancing the development of a long-vacant site that has been designated for this type of multi-residential use since the RASP's adoption in 2009.

7. The project will contribute to the City's progress toward meeting its Regional Housing Needs Allocation (RHNA) by adding high-density, multi-family housing near transit. Its close proximity to the Pittsburg Center BART Station, combined with its high-quality architecture and residential amenities, makes it an attractive and strategic location for new housing.

8. The request is consistent with the provisions of the California Subdivision Map Act Section 66452.6, which allows for extensions of tentative map approvals when an application requesting an extension is filed before the expiration of the approved tentative map. In this case, the applicant has

filed the time extension request prior to the date of expiration of September 27, 2025. Further, the applicant has identified ongoing supply chain issues and preparation of detailed construction plans as factors necessitating additional time for development of the site.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves AP-25-0005, extending the term of Major Subdivision, Design Review, and Tree Removal Permit approval for Planning Application No. 22-0031, subject to all of the conditions of Resolution No. 10200, with the exception of Standard Condition of Approval No. 5, which is replaced by the following:

5. Expiration of Approval. This Major Subdivision, Design Review, and Tree Removal Permit approval will expire on September 27, 2027, unless a Final Map has been recorded or a Building Permit has been "Issued" with the City of Pittsburg Building Division prior to the expiration date, or a written request for an extension is filed with the City of Pittsburg Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of May 2025, by the Planning Commission of the City of Pittsburg, California, by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on May 27, 2025.

_____
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Major Subdivision, Design Review, and Tree Removal Permit for "Civic Station", AP-22-0031 (SUBD, DR, TRP) Assessor's Parcel No. 086-100-035	))))	RESOLUTION NO. 10200

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On March 24, 2016, the Successor Agency for the Redevelopment Agency of the City of Pittsburg and Meadow Creek Group, LLC entered into a Purchase and Sale Agreement and Joint Escrow Instructions concerning Meadow Creek Group, LLC's acquisition of APN 086-100-035.

B. On January 6, 2017, DeNova Homes, Inc. (c/o Mike Evans) submitted Application No. AP-17-1215 (PPR) for a Preliminary Plan Review of plans to construct a 271-unit condominium project along the south side of Civic Avenue, between Railroad Avenue and Davi Avenue (APNs: 086-100-035 and -037). The project was placed on hold per request from Applicant and requested the project to be reactivated on April 8, 2022. The project has been reviewed by the Land Use Subcommittee on several occasions. Comments from these meetings have been incorporated into the resubmittal package received April 8, 2022.

C. On April 8, 2022, DeNova Homes, Inc. (c/o Kerri Watt) submitted Application No. AP-22-0031 (SUBD, DR, TRP) requesting approval of a Major Subdivision, Design Review, and Tree Removal Permit application, with plans to construct an 81-unit condominium project along the south side of Civic Avenue, between Center Drive and Davi Avenue (APN: 086-100-035).

D. The Project is governed by the Pittsburg General Plan, Railroad Avenue Specific Plan (RASP), Pittsburg Municipal Code (PMC) Title 18 ("Zoning"), Title 17 ("Subdivisions"), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).

E. The Project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP, which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

F. The RASP EIR analyzed the physical impacts of RASP implementation, which includes the Project site. CEQA provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that if the subsequent activities under review "are consistent with the development densities established by existing zoning, community plan or general plan for which an EIR was certified," the agency "shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site…". The Project is consistent with the General Plan and RASP and therefore, additional environmental review is not required under CEQA.

G. PMC section 17.20.060(C) specifies that Tentative Map (Major Subdivision) approval may be granted only if the Planning Commission can make the following required findings: (Government Code Sections 66473.5, 66474, 66474.5.)

1. The proposed map is consistent with the General Plan and any applicable Specific Plan, or other applicable provisions of this Code;

2. The site is physically suitable for the type of development;

3. The site is physically suitable for the proposed density of development;

4. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (notwithstanding the foregoing, the Planning Commission may approve such a Tentative Map if an Environmental Impact Report (EIR) was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR);

5. The design of the subdivision or the type of improvements will not cause serious public health problems; and

6. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. (The Planning Commission may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Planning Commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.)

a. The Planning Commission may modify or delete a Condition of Approval recommended in the Department's report, except a Condition required by this Code or the City Engineer related to public health and safety or by the City approved policies and standards. The Planning Commission may add additional requirements as a Condition of its approval.

b. The Planning Commission may require that the subdivider defend, indemnify, and hold harmless the city, its agents, officers, and employees from any claim, action, or proceedings against the City to attack the approval of a subdivision under Government Code Section 66474.9.

H. PMC section 18.36.220(B) specifies that the following findings must be made before approval of a Design Review. The Planning Commission may grant approval of a Design Review application if the proposed structures:

1. conform with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

2. will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

3. exterior design and appearance are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

4. are in harmony with proposed developments on land in the general area; and

5. conform with the criteria set forth in any applicable City adopted Development Review Design Guidelines (DRDG).

I. PMC Section 18.84.850(E) specifies that one of the following findings must be made before approval of a Tree Removal Permit. The Planning Commission may grant approval of a Tree Removal Permit if one of the following findings can be made:

1. The condition of the tree or trees with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure; or

2. The burden to the applicant in preserving the tree or trees greatly outweighs the tree's or trees' benefit to the public or environment; or

3. If part of a Development Plan, Subdivision or other Discretionary Project, preservation of the tree or trees would severely reduce the scale or feasibility of the development.

J. On or prior to September 16, 2022, notice of the September 27, 2022, public hearing was published in the newspaper, posted at City Hall, near the Project site, and on the 'Public Notices' section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the Developer, to the property owner, to owners of property located within 300 feet of the Project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Power Avenue", "Harbor & School Street", "Navy Street", and "William Way" Nextdoor neighborhoods.

K. On September 27, 2022, the Planning Commission held a public hearing on Planning Application No. 22-0031, at which time oral and/or written testimony was considered.

L. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Approving a Major Subdivision, Design Review, and Tree Removal Permit for Civic Station, AP-22-0031 (SUBD, DR, TRP)" dated September 27, 2022, all the information contained in the Planning Division files on this project, incorporated here by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on September 27, 2022, the Planning Commission finds that:

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

2. The proposed development will satisfy the findings required in Section 2 of this Resolution.

Section 2. Findings

Major Subdivision Findings:

1. Major Subdivision Finding A: The proposed map is consistent with the General Plan and any applicable Specific Plan, or other applicable provisions of this Code in that the General Plan Land Use Designation is 'Mixed-Use' which encourages a range of uses around and accessible to public transit, including residential development. Additionally, the RASP is the applicable Specific Plan to the project site and has designated this parcel as an area intended for Residential Transit Oriented Development, which is precisely what this project is proposing. The project would be required to adhere to all City Municipal Code requirements, Development Review Design Guidelines (as adopted by the City Council), as well as all Property Development Regulations, as specified in the applicable Specific Plan.

2. Major Subdivision Finding B: The site is physically suitable for the type of development in that the existing condition of the site is a vacant and underutilized

parcel in the City that consists of primarily level ground suitable for an infill development project. Furthermore, there are no structures requiring demolition prior to project buildout and offsite improvements to be utilized by the development are already established in the vicinity and in good condition (e.g., sidewalks, curbs, gutters, publicly travelled roadway, etc.).

3. Major Subdivision Finding C: The site is physically suitable for the proposed density of development in that the project site was included in an Environmental Impact Report (EIR) in 2009 which analyzed the proposal for residential development on this parcel. More specifically, the EIR classified this land as appropriate for future medium-to-high density residential development. Further, the EIR discussed the estimated vehicle trip generation per hour as well as mitigation measures and improvements of which this project would comply with.

4. Major Subdivision Finding D: The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (notwithstanding the foregoing, the Planning Commission may approve such a Tentative Map if an Environmental Impact Report (EIR) was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR) in that the project was referred to East Contra Costa County Habitat Conservancy staff to which they responded that the proposed site is exempt from the City's ECCC HCP/NCCP (East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan) Implementation Ordinance (Ordinance No. 07-1293), as the parcel is mapped as "Urban" landcover. As such, staff does not believe this project has the ability to cause substantial environmental damage or substantially and avoidable injure to fish or wildlife or their habitat. Furthermore, all applicable mitigation measures from the Specific Plan (RASP) governing the project site shall be incorporated into the project development as necessary and/or required.

5. Major Subdivision Finding E: The design of the subdivision or the type of improvements will not cause serious public health problems in that all construction that will follow approval of the Major Subdivision would be subject to the current California Green Buildings Standard Code (CGBSC), Title 24, and current Building Codes at time of development – all of which require specific energy-efficiency and sustainability measures to ensure public health is not affected by the development and rather, is improved and/or protected. Additional project improvements include the installation of bicycle racks and small community-use parks to encourage outdoor activity and exercise which will, in turn, benefit the health of future residents on site.

6. Major Subdivision Finding F: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision in that the City

of Pittsburg will enter into an Agreement with the project-site property owner for use and/or maintenance of the bioretention facility and/or any on-site City utilities.

7. The Planning Commission may modify or delete a Condition of Approval recommended in the Department's report, except a Condition required by this Code or the City Engineer related to public health and safety or by the City approved policies and standards. The Planning Commission may add additional requirements as a Condition of its approval.

8. The Planning Commission may require that the subdivider defend, indemnify, and hold harmless the city, its agents, officers, and employees from any claim, action, or proceedings against the City to attack the approval of a subdivision under Government Code Section 66474.9.

Design Review Findings:

9. Design Review Finding A: The proposed project would conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it would provide an attractive and modern-looking multi-family residential development exemplifying 360-degree architecture within a highly-landscaped environment that encourages the use of alternative modes of transportation by providing bicycle parking and geographically is relatively close access to the Pittsburg Center BART Station for local commuters.

10. Design Review Finding B: The project would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that, the project, if approved, would be conditioned to comply with all applicable Building Codes at time of development and to provide the following in order to meet the State noise standard: a) mechanical ventilation; b) windows and glass doors rated STC (Sound Transmission Class) 24 or higher; and c) vent ducts with at least two 90-degree turns.

11. Design Review Finding C: The proposed project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that adjacent development to the west is also residential which makes this project compatible with surrounding land uses in the area. The proposed project has the opportunity to raise property values of those in the vicinity and bring in additional development that will materially appreciate the general area surrounding the project site.

12. Design Review Finding D: The proposed project would be in harmony with adjacent development in that adjacent development also consist of neutral color schemes and heavily landscaped areas. The proposed multifamily cluster structures have rectangular footprints and varying roof heights. Adjacent developments such as City Hall and Pittsburg Superior Court also have roof heights that vary. In addition to the building height variations, the structures

proposed in this development would be three-stories tall. The Pittsburg Superior Court and City Hall are both also three stories in height. The proposed development would have cementitious siding (as does the Courthouse), and well-designed window treatments/accent details, ultimately creating visual appeal in the project area. The proposed development would permit multifamily residential housing adjacent to an existing developed residential area.

13. Design Review Finding E: The application conforms with the criteria set forth in any applicable City adopted Development Review Design Guidelines, in that the proposed structure has an articulated entry and similar neutral color pallet as surrounding structures in the vicinity. All Development Review Design Guidelines that the project does not meet would be conditioned upon the Developer, as detailed in the Conditions of Approval document, included as Attachment 12 to the Staff Report

Tree Removal Permit Findings:

14. As noted in the Arborist Report dated May 6, 2022, the proposed trees for removal have various health, structure, and form related issues, including but not limited to leaning, stunted, dead/dying, and drought/wind stressed. The condition of the tree or trees with respect to their health, structure, and form as detailed in the Arborist's Report warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure. Preserving the trees on site would severely reduce the scale or feasibility of the development.

    The full Arborist Report for the project site is included at Attachment 10 of the Staff Report.

A. The staff report entitled, ", Approving a Major Subdivision, Design Review, and Tree Removal Permit for "Civic Station", AP-22-0031 (SUBD, DR, TRP) dated September 27, 2022, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 22-0031, subject to the following conditions:

1. Please see Attachment 12 of the Staff Report for Conditions of Approval to the proposed project.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Popova, seconded by Kobata the foregoing resolution was passed and adopted the 27th day of September 2022, by the Planning Commission of the City of Pittsburg, California, by the following vote:

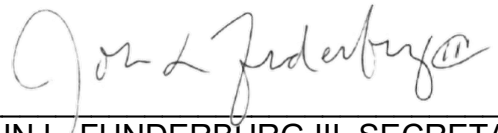
AYES: Jackson, Foster, Kobata, Popova, Robinson

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10200 was adopted by the Planning Commission of the City of Pittsburg on September 27, 2022.



JOHN L. FUNDERBURG III, SECRETARY
PITTSBURG PLANNING COMMISSION

City of Pittsburg Planning Division Conditions:

1. Plans. The project shall be constructed in substantial conformity with the Tentative Map (July 29, 2022), Architectural Plans (August 3, 2022) and Landscape Plans (July 29, 2022), except as hereinafter may be modified.

2. Site Maintenance. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.

3. Lighting. The developer shall provide a lighting and photometric plan showing the location, type, and design of all outdoor lighting including but not limited to exterior building lighting (fixed and freestanding), lights for pedestrian and/or automobile circulation, security, landscaping, and building accents. The lighting plan shall include light installation along all vehicular accessways and along major walkways. Such lighting shall be directed downward onto the driveways and walkways within the development and away from the adjacent properties in order to minimize light spill and glare. Lighting shall also be installed within all covered and/or enclosed parking areas. Final lighting design and location subject to review and approval by the City Planner and City Transportation Engineer prior to issuance of Building Permit.

    a. One (1) outdoor lighting sconce shall be placed near the front and rear entryways of each condominium/apartment unit. Final design of the sconces shall be subject to review and approval by the City Planner prior to the issuance of a Building Permit.

    b. The Developer shall provide a photometric graph and table to determine the appropriate streetlight spacing for the project. An approved lighting software program that clearly indicates the Average Luminance/Minimum Luminance Uniformity ratio of the roadway within the project area is to be used for the lighting calculations (see City Standard Detail T-1 for details). The Developer shall install single-head decorative luminaire poles with LED decorative (“Acorn”) post top light fixtures (as specified on Sheet T-5 of the City of Pittsburg Traffic and Lighting Details), with a height not to exceed 15 feet, throughout the development in accordance with the photometric graph and table.

4. Trash Collection Area. Pursuant to Pittsburg Municipal Code Section 17.40.040(H), trash collection areas shall be provided within 250 feet of the units they are designed to serve. Such areas shall have a roof covering and be screened with masonry walls that are similar in design to the the main apartment/condominium buildings on site and have a minimum height of five feet. Access gates or doors to any trash area are to be of opaque material.

    a. Trash enclosures shall be constructed with a low berm at their entrances, or its interior floor shall be sloped slightly so as to prohibit waste liquids from discharging out of the enclosure and entering a storm drain. Storm drains shall not be located within the drainage area of the enclosure.

    b. All developments must provide a trash enclosure in accordance with Title 18 of the PMC (RASP Ch. 4.5, No 14)

5. Refuse Management Plan. The Developer shall prepare and maintain a Refuse Management Plan to promote the safe, efficient, and timely pickup of refuse by Mount Diablo Resource Recovery. The Plan shall specify: 1) the proposed service level needed for the development; 2) the designated pickup days and timeframes; and 3) the proposed pick-up route by Mount Diablo Resource Recovery's trucks. The Plan shall be submitted to and approved by the City Planner and Mount Diablo Resource Recovery prior to issuance of the first Building Permit.

    a. At least one of the two proposed trash enclosures shall be constructed and operable prior to the first Certificate of Occupancy on site.

6. Trash Enclosure Size. The development proposes two trash enclosures. Both enclosures shall accommodate three dumpster bins (refuse, recyclables, organics) sized to ensure compliance with requirements of Senate Bill 1383 (2016). These trash enclosures must be plumbed to the sanitary sewer and be equipped with hot and cold-water service. The final design of the trash enclosures shall subject to review and approval by the City Engineer.

7. Green Building. Pursuant to the RASP Chapter 4.5, Criterion 19 and 20, the Developer shall utilize ecologically conscious designs that include natural light, shade, and energy efficient materials. Project should include sustainable site and building design elements such as improved insulation, operable windows, energy efficient lighting and appliances, solar energy sources built into the development and natural ventilation.

8. Automobile Parking. A minimum of one covered automobile parking space shall be provided for each unit pursuant to PMC Chapter 17.40.040(G).

    a. Any proposed private, attached two-car garages directly accessible to the dwelling unit shall be built to standards of the RS zone.

    b. As per the California Green Building Standards Code Book (Section 4.106.4.1 and 4.106.4.1.1), the Developer shall install prewiring for an electric vehicle charging station (EVCS) within each condominium/apartment garage.

9. Bicycle Parking. Pursuant to Development Review Design Guidelines section 6(A)(5), secure and convenient storage for at least two bicycles should be provided. Storage may either be a wall-mounted or designated area within the garage floor plan. Bicycle parking area shall include an electrical outlet for electric bicycle parking.

    a. As noted in the Architectural Plan Set dated August 3, 2022, the Developer has provided a 2' x 6' parking space with a nearby electrical outlet. Developer shall submit Building Permits in substantial compliance with this plan set.

    b. The "Welcome Package" for new residents shall include an optional wall-mounted bicycle rack to hold a minimum of one bicycle, free of charge to the resident.

    c. In addition to the private, secure bicycle parking area, the Developer shall install additional short-term bicycle parking facilities throughout the development accommodating a minimum of fifteen (15) bicycles.

i. Final design of bicycle parking facilities is subject to review by the City Planner at time of Building Permit. (Specifications: U-Rack, Be at least 32" tall and 18" wide [as measured from the leading edge of the tube], be designed for secure installation [flange-mounted racks: base plate should be a minimum of 3/8" thick; footers should be a minimum of 5" x 6" for square-tube racks/5" diameter for round-tube racks. In-ground racks: minimum 1.54" width pipe should extend a minimum of 10" below grade]).

10. Addressing. Prior to issuance of a certificate of occupancy for each building, the Developer shall install minimum six-inch high block style numbers on the façade of each apartment unit, or four-inch for condominium unit, for purposes of address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the closest drive aisle. The construction drawings submitted for each unit shall identify the location of the address box or number(s) on the unit façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street or shared driveways. Final design and location of numbers subject to review and approval by the City Planner.

11. Mailboxes. The developer shall install shared mailboxes to serve the residential units. The final design of the shared mailboxes shall be subject to review and approval by the Planning Division prior to installation. The final location of the shared mailboxes shall be subject to review and approval by the United States Postal Service (USPS) prior to installation.

12. Rooftop equipment. All rooftop mechanical equipment shall be fully screened from public view. In the event that the building is built, and it is discovered that any roof top mechanical equipment is visible (as seen by the naked eye) from any ground-level public vantage point, then the developer shall provide additional screening around the equipment to completely conceal it. Any additional screening required to comply with this agreement shall be subject to review and approval by the Planning and Building Divisions prior to the issuance of a certificate of occupancy.

    a. Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes, and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.

13. Equipment Screening. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible. All air conditioning units and utility equipment (which cannot be undergrounded) shall be substantially screened from public view by way of a permanent screen or appropriately sized plant material (City of Pittsburg DRDG II.h and III.a). The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit.

14. Exterior Materials. Articulate front facades with windows, both along the ground floor and upper residential floors. Carry all exterior materials, including veneer, finishes or materials utilized on the front of the structure around to all sides of the building.

    a. At time of Building Permit, the elevation plans shall clearly indicate the proposed types of materials for the finished product (paint, stucco, cementitious siding, wooden siding,

brick, stone, etc.). Such materials shall be carried around the entire structure, creating 360-degree architecture.

15. Balcony Design. Residential buildings shall incorporate porches, stoops, and balconies to provide variation on all elevations (RASP Ch. 4.5 No. 6 and No. 11). Railing shall be composed of high-quality materials and architecturally compatible with the structure to which they are accessory.

    a. Buildings 1, 2, 3, 4, 5, 7, 8, 10, and 11 shall have metal railing material on all balconies.

    b. Buildings 6 and 9 shall have either metal or wooden railing materials on both balconies.

16. Landscaping. Prior to issuance of a Building Permit, the developer shall submit a detailed landscaping and irrigation plan and other documentation as required by the state model water efficient landscaping ordinance or other local water efficient landscaping ordinance in effect at the time the developer applies for a building permit. Prior to issuance of the first certificate of occupancy for each of the buildings, the developer shall complete and submit all certifications confirming that the landscaping and irrigation were installed in compliance with the approved detailed landscaping and irrigation plan, as required pursuant to the applicable ordinance in effect at the time the developer applies for a building permit.

    a. The project shall incorporate the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.

    b. Prior to issuance of the first Certificate of Occupancy of each building, the Developer shall complete all installation of landscaping and automatic irrigation systems around that building, in accordance with Article VII (Landscaping, Irrigation and Hydroseeding) of PMC Chapter 18.84, or other applicable water efficient landscape ordinance, subject to approval by the Community and Economic Development Department.

    c. Prior to the last occupancy in each of Buildings 7 and 8, the common areas adjacent to those buildings shall be complete.

    d. The development abuts a public trailway along the southern project parcel boundary. The current trailway provides five (5) benches for public use/seating. Developer shall remove and replace each bench with the proposed bench design included on sheet L-4 of the proposed Landscape Plan Set.

    e. All setback areas fronting on or visible from an adjacent public street and all recreation, leisure and open space areas shall be landscaped in an attractive manner and provided with a method for the maintenance thereof;

    f. Decorative design elements such as fountains, pools, benches, sculpture, planters, exterior recreational facilities, and similar elements may be permitted providing such elements are incorporated as a part of the landscaping plans, except where otherwise prohibited;

    g. Permanent and automatic irrigation facilities shall be provided in all planted landscaped areas;

h. Landscaping shall be comprised of 10% of the total lot area. Landscaping may include decorative hardscape, plazas, rooftop gardens, water features, and public art installation (RASP pg. 88).

17. Enhanced Pavement. Pursuant to Railroad Avenue Specific Plan, the Developer shall incorporate permeable surfaces and pavers for parking lots, driveways, and alleys (RASP Ch. 4.5).

    a. Developer shall provide enhanced pavement at the north and east entryways to the project site (along Center Drive and Civic Avenue).

18. Drains. The developer shall label all onsite storm drains with "No Dumping Drains to River" stencils or other medium and similar message approved by the Engineering Division.

19. Tri Delta Transit and Existing Bust Stop. The existing bus stop along Civic Avenue shall remain in its current location. No bus shelter is proposed or required to be installed by Tri Delta Transit.

    a. Sightlines/visibility for the flag stop pole for stop #81938 – Civic Avenue & West 17th Street shall not be impaired prior to, at time of, or after construction.

    b. Tri Delta Transit requires the Developer to provide notification of the commencement of any proposed landscaping around flag stop pole and potential fencing off around the project that will require Tri Delta Transit to initiate a detour or relocation of the stop during project development. If the flag stop cannot be left in place during landscaping, it must be returned to its original location after landscaping has been completed.

    c. Although the interior streets on the project site are privately owned and maintained, Tri Delta Transit requires the Developer to permit their buses/paratransit vehicles to enter the property to provide paratransit door-to-door service.

20. Inclusionary Housing. The Developer is required to construct deed-restricted units at a minimum of 10% of total unit count (8 units) pursuant to PMC Section 18.86.080, which will increase the City's affordable housing stock.

    a. A covenant shall be recorded limiting the amount of rent that may be charged for each deed-restricted affordable unit consistent with the terms and conditions set forth in the Affordable Housing Agreement. Prior to the City's issuance of the first Certificate of Occupancy, the Developer agrees to enter into an Affordable Housing Agreement with the City consistent with applicable law, including Pittsburg Municipal Code Chapter 18.86.

    b. A note shall be included with the above language on the Final Condominium Map for the project.

21. Security Cameras. The developer shall provide three exterior security cameras at each entry point to the project site as part of the proposed development.

    a. Location and installation details to be reviewed and approved by the City of Pittsburg Police Department prior to Building Permit issuance.

b. The proposed cameras shall be web-based, and the internet protocol (IP) addresses of each camera shall be provided to the Pittsburg Police Department for investigative purposes.

22. Crime Free Multi-Housing Program. The Developer and any subsequent property owners shall participate in the Crime Free Multi-Housing Program offered by the Pittsburg Police Department.

23. Flag Poles and Replacement Fee. The City-owned flag poles south of Building 10 shall be removed as part of the proposed development project.

    a. The City of Pittsburg Public Works Staff will be responsible for the removal, relocation, and reinstallation associated with the flag poles to a location approved by the City Manager.

    b. A Condition of Approval to this project includes a Removal and Relocation Fee not to exceed $10,000.00 due to the City of Pittsburg Engineering Division at time of the removal of the City-owned flag poles.

24. California Millennium Time Capsule Monument. The project site currently contains the California Millennium Time Capsule Monument. A Condition of Approval to this project includes the removal of the Monument, including all construction labor and associated cost. The Monument shall be returned to the City of Pittsburg's Engineering Division upon completion of removal.

25. Tree Removal Permit. The current project site contains a total of fifty-one (51) trees. Forty-five (45) of these trees will be removed if the Tree Removal Permit is approved and six (6) of these trees will be protected.

    a. Tree Preservation. In the arborist report dated May 6, 2022, six (6) trees will be protected on site and will remain on site for the duration of pre-construction, construction, and post-construction activities. These trees are identified in the Arborist Report as Tree Numbers: 1, 28, 29, 30, 31, and 32. Any future proposed removal of these trees shall be subject to a new Tree Removal Permit application with the City of Pittsburg's Planning Division, subject to review by the City Planner.

    b. Tree replacement. Of the forty-five (45) proposed trees proposed for removal, nine (9) are considered "protected", as defined in PMC Section 18.84.835 (F). The nine protected trees shall be replaced with thirty-six (36) 24" box trees, pursuant to PMC Section 18.84.855 (A). The remaining thirty-six (36) trees proposed for removal are not considered protected; however, the Developer must provide a replacement plan. As proposed, the Developer plans install thirty-six (36) 15-gallon trees in replacement of the thirty-six trees proposed for removal. Any change in the proposed replacement plan, landscape plan, and/or species list shall be reviewed and approved by the City Planner prior to installation.

        i. Pursuant to PMC Section 18.84.855 (B), if any replacement tree fails to survive for a period of one year from the date of installation, the applicant shall replace the tree at the applicant's sole expense.

    c. Tree Maintenance. The majority reason for removal of the forty-five (45) trees is due

to poor quality of the tree (structure, leaning, root system, rot, etc.), as described in the arborist report dated May 6, 2022. To ensure this does not happen again with the proposed trees, the Developer shall be conditioned to ensure proper installation, irrigation, and maintenance of all trees on site pursuant to PMC Section 18.84.865. If the development does not remain in compliance with this Condition, the property owner will be subject to Administrative Citation through a Notice of Violation pursuant to PMC Section 18.84.870.

26. RASP EIR Mitigation Measures. The developer shall comply with the environmental impact mitigation measures identified below:

    a. **AQ-1.1 Implement dust control measures.** To reduce particulate matter emissions during construction, the City shall ensure that all development proposed under the Railroad Avenue Specific Plan complies with the dust control strategies developed by BAAQMD. These dust control strategies shall include:

        i. Cover all trucks hauling construction and demolition debris from the site;

        ii. Water all exposed or disturbed soil surfaces at least twice daily;

        iii. Use watering to control dust generation during demolition of structures or break-up of pavement;

        iv. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas;

        v. Sweep daily (with water sweepers) all paved parking areas and staging areas during the earthwork phases of construction;

        vi. Provide daily clean-up of mud and dirt carried onto paved streets from the site;

        vii. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);

        viii. Limit traffic speeds on unpaved roads to 15 mph;

        ix. Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and

        x. Replant vegetation in disturbed areas as quickly as possible.

    b. **AQ-1.2 Reduce emissions from heavy-duty diesel-powered equipment.** The City shall ensure that all development proposed under the Railroad Avenue Specific Plan implements measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment during demolition and construction:

        i. Keep all construction equipment in proper tune in accordance with manufacturer's specifications.

ii. Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the San Francisco Bay Area.

iii. Use diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts) to the extent that it is readily available in the San Francisco Bay Area.

iv. Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the San Francisco Bay Area (this does not apply to diesel-powered trucks traveling to and from the site.

v. Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the San Francisco Bay Area.

vi. Limit truck and equipment idling time to five minutes or less.

vii. Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.

c. **AQ-6.1 Develop and implement a plan to reduce operational air emissions.** Prior to approval of building entitlements and permits, the project developers shall be required to demonstrate to the City that stationary source emissions reduction measures have been included to reduce operational emissions resulting from development in the project area to the maximum extent practicable. A plan for reducing stationary sources shall be approved by City staff. The plan shall include measures such as, but not limited to, incorporating energy-saving appliances for heating and air conditioning units and energy efficient lighting.

d. **NO-1.1 Implement construction best management practices to reduce construction noise.** The construction contractor(s) shall implement the following measures during the construction under the Railroad Avenue Specific Plan:

i. Restrict construction activities to the hours of 8:00 a.m. to 5:00 p.m.

ii. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible).

iii. Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or

iv. electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to 10 dBA. External jackets on the tools

themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.

v. Construction contractor shall use “quiet” gasoline-powered compressors or other electric-powered compressors and use electric rather than gasoline or diesel-powered forklifts for small lifting.

vi. Stationary noise sources, such as temporary generators, shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.

vii. Erect temporary plywood noise barriers around the construction site, to shield adjacent uses.

viii. Prohibit trucks from idling along residential streets serving the construction site.

e. **NO-3.1 Implement site and architectural design measures to reduce noise levels for new residential development with ambient noise levels greater than 65 dBA CNEL.** Per the General Plan, new development located near a roadway that produces noise levels greater than 65 dBA CNEL (measured at the façade of a proposed residential use) shall be required to have an acoustical analysis prepared by a qualified acoustical engineer to ensure that all feasible site planning and architectural design measures were incorporated to reduce interior noise levels to a maximum of 45 dB CNEL. Measures to achieve acceptable noise levels include adjusting the configuration of the proposed residential buildings and placing exterior living areas such as patios and balconies away from high traffic roadways. Recommendations from the acoustical study must be incorporated into building and site design and submitted to the City for approval prior to issuance of a building permit.

f. **BIO-1 Conduct a nesting bird survey within the Specific Plan Area.** Project applicants shall be required to comply with the following activities prior to construction during the nesting season, March 1st to August 1st. Outside the specified time period, no mitigation would be required.

1. Between March 1st and August 1st, the applicant shall have a qualified biologist conduct nest surveys 30 days prior to any demolition/construction activities that are within 500 feet of potential nest trees. A pre-construction survey report shall be submitted to (California Department of Fish and Wildlife, CDFW) and the City of Pittsburg that includes, at a minimum: (1) a description of the methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited, and persons contacted; and (2) a map showing the location(s) of any bird nests observed on the project site. This report shall be consistent with the requirements from the East Contra Costa County (Habitat Conservation Plan). If no active nests of the Migratory Bird Treaty Act, California Department of Fish and Game, or U.S. Fish and Wildlife Service protected species are identified then no further mitigation is required.

2. Should active bird nests be located in the survey area, the applicant, in consultation with the City of Pittsburg and CDFW, shall delay construction in the vicinity of active nest sites during the breeding season (March 1st through August 1st) while the nest is occupied with adults and/or young.

3. A qualified biologist shall monitor any occupied nest to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the CDFW but will be a minimum of 100 feet. The buffer zone shall be delineated by highly visible temporary construction fencing.

4. No intensive disturbance (e.g., heavy equipment operation associated with construction or use of cranes) or other project related activities that could cause nest abandonment or forced fledging, shall be initiated within the established buffer zone of an active nest between March 1st and August 1st.

5. If demolition/construction activities are unavoidable within the buffer zone, the project applicant shall retain a qualified biologist to monitor the nest site to determine if construction activities are disturbing the adult or young birds. If abandonment occurs the biologist shall consult with CDFG or USFWS for the appropriate salvage measures. This could include taking any nestlings to a local wildlife rehabilitation center.

6. Trees that support active nests which are to be removed shall only be removed during the non-breeding, non-nesting season.

g. **CR-1 Treatment of unexpected paleontological resources.** Should paleontological resources be identified at project construction sites during any phase of construction, the construction contractor/supervisor shall cease operation at the site of the discovery and immediately notify the City of Pittsburg Planning Department. The project applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less- than-significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City of Pittsburg Planning Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, specific plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

City of Pittsburg Engineering Division Conditions

Engineering Fees and Deposits:
(All fees to be levied in accordance with the Master Fee Schedule in effect at the time of Engineering permit issuance, unless otherwise noted.)

27. Major Subdivision Map Processing Fee The applicant shall pay the subdivision map processing fee according to the following amounts as applicable to the project:

1st – 3rd Final Map Check		4th Final Map Check+
5-50 lots	$4,000	$4,000 + $800/ea. additional map check
51-150 lots	$4,500	$4,500 + $1,065/ea. additional map check
151 or more	$5,000	$5,000 + $1,330/ea. additional map check

50% of this fee shall be submitted with the first plan submittal. The remaining balance shall be paid in full to the Engineering Division prior to the City Council's approval of the final map.

28. Improvement Plan Check Fee The total improvement plan review fee is 4.5% of the engineer's estimate for the cost of improvements. An initial payment of 50% of the estimated total improvement plan review fee is to be submitted to the Engineering Division with the engineer's estimate with the first plans submittal. The remainder of the fee shall be due payable prior to the issuance of an engineering site development permit.

29. Improvement Inspection Fee The applicant shall pay an improvement inspection fee according to the following rates as applicable to the project:

Percent of Engineer's Estimate	Total Estimated Project Costs
7.5%	≤ $500,000
5%	$500,001 - $5 million
4.6%	$5 million<

The improvement inspection fee shall be due payable prior to the issuance of an engineering site development permit.

30. Grading Plan Check Deposit

The total grading plan review fee is 2.5% of the engineer's estimated cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. An initial payment of 50% of the estimated total grading plan review fee is to be submitted to the Engineering Division with the engineer's estimate with the first plans submittal. The remainder of the fee shall be due payable prior to issuance of a grading permit.

31. Grading Inspection Fee

The grading inspection fee is 3% of the engineer's estimated for the cost of grading. The grading inspection fee may also be based upon an approved engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

32. In Lieu Parkland Dedication Fee The applicant shall pay an in-lieu parkland dedication fee equivalent to providing 5 acres of park area per one thousand persons residing within the new development and shall be based on the fair market value of developed parkland, or as established with separate agreement as approved by the City Engineer.

33. Facility Reserve Charge The applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the

Engineering Division, for water and sewer service in the amounts in effect when the applicant obtains a building permit.

34. Local Traffic Mitigation Fee The applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the applicant obtains a building permit. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

35. Regional Traffic Mitigation Fee The applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect when the applicant obtains a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.

36. Sanitary Sewer CCTV Inspection Fee The applicant shall pay the sanitary sewer CCTV inspection deposit as set forth in the City's Master Fee Schedule. The current deposit amount is $1,000 for the first 1,000 linear feet of sewer main, plus $1.50/linear foot of additional sewer pipe.

37. Storm Drain CCTV Inspection Fee The applicant shall pay the storm drain CCTV inspection deposit as set forth in the City's Master Fee Schedule. The current deposit amount is $1,000 for the first 1,000 linear feet of storm drain main, plus $1.50/linear foot of additional storm drain pipe.

38. Geographical Information System The applicant shall pay the Geographic Information System fee as set forth in the City's Master Fee Schedule. The current fee is $119/dwelling unit for residential uses.

39. NPDES Plan Review Fee The applicant shall pay a National Pollutant Discharge Elimination System ("NPDES") plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of Storm Water Pollution Prevention Plans ("SWPPP"). The current fee is:

- $3,934.00 for the first 10,000 sf up to 1st acre
- Add additional $145/acre for projects greater than 1 acre, up to the first 5 acres
- Add additional $32/acre for projects greater than 5 acres

40. NPDES Site Inspection Deposit The applicant shall pay an NPDES inspection deposit for city staff's inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices

in accordance with the City's Municipal Regional Stormwater NPDES Permit. The current rate is:

- $15,000 for the first 10,000 sf up to 1st acre
- $30,000 for projects greater than 1 acre

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

41. Supplemental Studies.

If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

42. Engineering Submittals: The applicant shall submit electronic, pdf. files of the engineering plans to the Engineering Division for review and approval through the Accela permitting portal. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

43. Final Map The applicant shall submit the final map with closure calculations, prior to City Council's approval of each final map, improvement, or grading plans. Applicant must, however, provide the City with the recorded vellum copy of the approved final map prior to City Council's Acceptance of the project for completion.

44. Improvement Plans The improvement plans should include, but not be limited to, the following:

- Site Plan
- Demolition Plan
- Grading and Drainage Plan
- Utilities Plan
- Landscaping and Irrigation Plan
- Joint Trench and Photometric Plans
- Signing and Striping Plan
- Offsite Improvements Due to Project Impacts

45. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of an engineering permit.

National Pollutant Discharge Elimination System (NPDES):

46. Permit Coverage under the State General Construction Permit. The applicant shall submit a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board for coverage under the Construction general Permit, and a copy of the Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The Stormwater Pollution Prevention Plan shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

47. Consistency with Stormwater Control Plan Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/ or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

48. Operations and Maintenance Plan The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.

49. Operation and Maintenance Agreement and Right of Entry The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.

50. Encroachment for C.3 Facility The applicant shall enter into a Memorandum of Understanding (MOU) for the construction and continuous maintenance of the project's C.3 facilities on City property. This MOU shall be executed with the City prior to issuance of any Building Permits. Alternatively, the applicant has the option to annex the project into Community Facilities District 2016-1 for the continuous maintenance of the offsite stormwater facilities constructed on City property. The applicant understands that annexation into the CFD will require the establishment of Supplemental No. 2 (Tax Zone 3) to the Rate and Method

of Apportionment of the special tax. The cost to establish this supplemental tax zone shall be borne by the applicant.

Utilities

51. Existing Water and Sewer Service Mains Applicant understands that the current condition of existing water and sewer services serving the project are in need of replacement.

Approximately 700 lineal feet of existing 10" cast iron waterline (between existing City valves 16580 and 17375) are to be replaced with 10" C-900 (Class 200) water pipe. Existing valves to also be replaced with two new gate valves. Applicant to re-line or replace approximately 1,700 lineal feet of existing 10" PVC sewer line with new SDR26 sewer main, including all appurtenant manholes. Applicant agrees to enter into a reimbursement agreement with the City for the removal and replacement of these off-site facilities prior to issuance of the Engineering permit.

52. Right of Way Irrigation System For any irrigation to be installed within the public right-of-way and to be maintained by the City, The applicant shall provide a Central Irrigation System that is compatible with Rainmaster DX 3 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a Greentech representative prior to the City's acceptance of the installation.

53. Right of Way landscape Design For any landscaping to be installed within the public right-of-way and to be maintained by the City The applicant shall design the landscaping within the areas of public right-of-way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current City standard details.

54. SIC Lines The City's SIC "Signal Interconnect Communication" lines run from Civic Avenue to City Hall through the project area. The applicant shall relocate these communication lines as approved by the City Engineer as no existing conduit runs will be allowed under any housing units.

55. Electrical Service to City Hall The electrical meter on Davi Avenue controls power for pathway lighting and misc. lighting near city hall and parking lot lights on East Side of Center Drive. The applicant shall relocate the conduits that serve these facilities as no conduits will be allowed under housing units.

Traffic and Frontage Improvements

56. Applicant shall install a Class IV Bike Path and provide vertical delineation, likely plastic vertical delineators, and thermoplastic striping on Civic Avenue, fronting the limits of the project parcel. The bike path is to be constructed within the existing shoulder and shall not require relocation of the existing southern curb.

57. Applicant shall install Sharrows for Class III Bike Path on Davi Avenue

58. Applicant understands that on-site street parking will not be permitted as to maintain fire truck and emergency access.

59. Applicant shall modify the existing median on Center Avenue to accommodate a left turn pocket of 50 feet in length into the project's main entrance on Center Drive.

60. Applicant shall modify the striping for the project entrances along Davi Avenue and Center Drive.

Site Design Conditions:

61. Sump Area Drainage The applicant shall provide a safe release of drainage from sump areas, without conveying water over private property, allowing water to drain without damaging private or public improvements in the event of blockage of the storm drain system.

62. Water Conveyance The applicant shall provide proper water line size to meet the domestic and fire protection demands for the subdivision.

63. Fire Hydrants The applicant shall provide fire hydrant locations approved by Contra Costa County Fire Prevention District.

64. Water Use Calculations The applicant shall provide estimated water use calculations to show compliance with the City's water efficient landscape ordinance.

65. Garbage Enclosures The applicant shall provide covered trash enclosures, large enough to accommodate regular trash, recyclables, and organics. These trash enclosures must be plumbed to the sanitary sewer, and be equipped with hot and cold water service. Final design of trash enclosures shall be designed in compliance with Mount Diablo Resource Recovery's enclosure and vehicle access specifications, as approved by the City Engineer.

66. Screening The applicant shall provide appropriate screening for Building 5 which overlooks the City's Police Impound Yard. Final design of screening shall be approved by the Assistant Planning Director.

Engineering Exactions (CFD inclusion):

67. Annexation Documentation for CFD 2005-1 Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the recordation of the first Final Map.

68. Annexation Documentation for CFD 2007-1 Community Facilities District 2007-1 is for Park Maintenance. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The applicant shall deliver written approval

in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the recordation of the first Final Map.

69. Annexation Documentation for CFD 2014-1 Community Facilities District 2014-1 is for the Railroad Avenue Specific Plan area. The rate of the CFD fee is subject to City Council Resolution No. 14-12094. The applicant shall pay the one-time CFD fee for Community Facilities District (CFD 2014-1), prior to issuance of any building permits.

70. Annexation Documentation for CFD 2017-1 Community Facilities District 2017-1 is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the recordation of the first final map.

City of Pittsburg Transportation Engineering Conditions:

1. Provide signage plan and areas where red curbs would be painted during design to prevent sight distance issues.

2. Provide photometric plan for lighting.

Contra Costa County Fire Protection District Conditions:

1. The Contra Costa County Fire Protection District has development impact fees established in City of Pittsburg. Proposed projects within the development impact areas will need to pay the fees prior to Building Permit issuance.

2. Access as shown on plans complies with Fire District Requirements. Plans note that no edge of roofline will exceed 30 feet. Any increase in height would require aerial ladder access.

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

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

4. Note, any access gates for Fire District apparatus shall be a minimum of 2-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information

on ordering the key-operated switch. (D103.5) CFC

5. The Developer shall provide an adequate and reliable water supply for fire protection as set forth in California Fire Code. (5071.) CFC

6. The Developer shall provide 5 hydrants of the East Bay type in compliance with Chapter 5 and Appendix D of the California Fire Code. The proposed locations are acceptable to the Fire District with the exception of one. The hydrant at main entrance to development near Civic should be moved to a location in front of Building 8 across from entrance driveway. (C103.1) CFC

7. Provide emergency escape and rescue openings in Group R occupancies of type V construction. Basements and sleeping rooms below the fourth story above grade plane shall have at lease one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way.

8. Landscaping, signage, and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows. Provide drawings that show compliance with ground ladder access to sleeping rooms.

9. A Land Development Permit is required for access and water supply review and approval prior to submitting building construction plans.

   The Developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

   All existing or proposed hydrant locations,
   Fire apparatus access to include slope and road surface,
   Aerial fire apparatus access,
   Elevations of building,
   Size of building and type of construction,
   Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
   Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
   Striping and signage plan to include "NO PARKING-FIRE LANE" markings.

   Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18” clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

   This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

10. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 22 / 37 tons.

11. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13R. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan / Contra Costa County Ordinance 2019-37.

12. New buildings shall have approved radio coverage for emergency responders. An emergency responder radio coverage system shall be installed when the Conditions of CFC 510.4.1 are not met. Testing shall be conducted, and the results submitted to the Fire District prior to the building final. (510.1) CFC

13. The Developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC

14. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC

15. The owner or the owner's authorized agent shall be responsible for the development, implementation, and maintenance of a written plan in compliance with NFPA 241, establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch. 33) CFC

    The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

    The Developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction / tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

    a. Private underground fire service water mains
    b. Fire sprinklers
    c. Standpipe
    d. Fire alarm
    e. Fire pump if required
    f. Photovoltaic if proposed

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

Contra Costa County Mosquito & Vector Control District:

1. Developer retains the responsibility to ensure that the structures, devices, other project elements, and all additional facets of the property do not produce or harbor vectors, or otherwise create a nuisance. Developer is required to take measures to abate any nuisance.

2. No feature of the project shall create areas of stagnant water that exist in excess of 72 hours. A thorough operation and maintenance plan should include steps to preclude vector production and contingencies to remedy such issues if they arise.

Standard Conditions:

1. Other Agency Requirements. The Applicant shall comply with all the requirements of the City of Pittsburg Community and Economic Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the Developer to contact each local, state, or federal agency for requirements that may pertain to this project.

2. Sales Tax on Construction Materials. The Applicant, subsequent developers, or their contractors, subcontractors, agents, or affiliates shall use best reasonable efforts to pay local sales tax in connection with the purchase, acquisition, and/or supply of goods and materials, as well as any new or replacement equipment and supplies purchased during the course of operation. Sales tax(es) shall be apportioned and paid at the applicable sales tax rate in effect for the City as administrated by the California Department of Tax and Fee Administration (CDTFA). At no point may Applicant or its contractors, subcontractors, agents or affiliates contractually agree to waive or share sales and use taxes from this Project with any other city, county or entity in the State of California, including another jurisdiction where they have offices or conduct business. The City of Pittsburg will be the sole jurisdiction of record to the transfer of title. Developer and its contractors, subcontractors, agents and affiliates shall comply with the Sales and Use Tax Requirements ("Requirements") set forth below and all CDTFA requirements.

3. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution/Staff Report shall govern.

4. Indemnification. Developer 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. Developer may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Developer 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.

5. Expiration of Approval. This Major Subdivision, Design Review, and Tree Removal Permit approval will expire on September 27, 2025, unless a Final Map has been recorded or a Building Permit has been “Issued” with the City of Pittsburg Building Division prior to the expiration date, or a written request for an extension is filed with the City of Pittsburg Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 27, 2022

ITEM: **Consideration of a Resolution Approving a Major Subdivision, Design Review, and Tree Removal Permit for Civic Station, AP-22-0031 (SUBD, DR, TRP).**

ORIGINATED BY: DeNova Homes, Inc. (C/O Kerri Watt), 1500 Willow Pass Court, Concord, CA 94520

SUBJECT: This project involves three separate applications. The first is a public hearing on a request for approval of a Major Subdivision to subdivide a 2.28-acre parcel into 11 residential parcels for condominium purposes, connected by 9 common parcels for private streets. The second application includes a request for approval of Design Review to construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 130,184 square feet as well as two "pocket park" private play areas. The third application includes a Tree Removal Permit. The parcel is bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential. Assessor's Parcel Number (APN) 086-100-035.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution approving Major Subdivision, Design Review, and Tree Removal Permit Application No. AP-22-0031, subject to conditions.

BACKGROUND:

On March 24, 2016, the Successor Agency for the Redevelopment Agency of the City of Pittsburg and Meadow Creek Group, LLC entered into a Purchase and Sale Agreement and Joint Escrow Instructions concerning Meadow Creek Group, LLC's acquisition of APN 086-100-035.

On January 6, 2017, DeNova Homes, Inc. (c/o Mike Evans) submitted Application No. AP-17-1215 (PPR) for a Preliminary Plan Review of plans to construct a 271-unit condominium project along the south side of Civic Avenue, between Railroad Avenue and Davi Avenue (APNs: 086-100-035 and -037). The project was placed on hold per request from Applicant and requested the project to be reactivated on April 8, 2022. The project has been reviewed by the Land Use Subcommittee on several occasions. Comments from these meetings have been incorporated into the resubmittal package received April 8, 2022.

On April 8, 2022, DeNova Homes, Inc. (c/o Kerri Watt) submitted Application No. AP-22-0031 (SUBD, DR, TRP) requesting approval of a Major Subdivision, Design Review, and

Tree Removal Permit application, with plans to construct an 81-unit condominium project along the south side of Civic Avenue, between Center Drive and Davi Avenue (APN: 086-100-035).

PROJECT DESCRIPTION:

Existing Conditions: The project is located on a 2.28-acre site along the south side of Civic Avenue, bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The site generally flows from east to west, with various elevations creating an undulating terrain, and is irrigated using recycled water provided by Delta Diablo Sanitary District. It is mostly unimproved and contains pervious soils with ruderal vegetation including some low-lying grasses and several non-native trees. At the northeast corner of the site, there is an existing on-site monument sign indicating the location of Civic Center (City Hall) and the address of 65 Civic Avenue.

There are way-finding signs located on the eastern edge of the project site providing information about environmentally friendly gardens ("Living Green Gardens"). City flagpoles and the California Millennium Time Capsule Monument are located at the southeast corner of the project site. A walking trail along the southern border of the parcel separates the proposed development from City Hall. A bus stop for Tri Delta Transit is located along the Civic Avenue frontage serving weekday route 380 (Eastbound), and weekend/holiday route 392 (Eastbound).

See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North:	City Park
West:	Parkside Market (Grocery), Parkside Manor Subdivision (Recorded in 1950 - Low Density Residential)
South:	Civic Center (City Hall), Pittsburg Library (Contra Costa County Library)
East:	Pittsburg City Hall, Pittsburg Superior Court, PUSD (Pittsburg Unified School District) Offices

See Attachment 3 for a map of surrounding land uses.

Proposed Project: The proposed project would subdivide a 2.28-acre parcel into 11 residential parcels for condominium purposes and 9 common parcels for private streets. The proposed residential parcels range in size from approximately .11 to .19 acres. The private street parcels range in size from approximately .04 to .20 acres. The project would construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 130,184 square feet of building area (living area, garage, and deck). Proposed dwelling clusters have a maximum height of 36 feet. Out of the proposed 81 units, a total of 9 would be ADA (American with Disabilities Act)-Accessible. The project proposes various floor plans, including 1–4-bedroom units. All units would have an attached one or two-car garage on the first floor with a 2' x 6' (12 square-foot) dedicated bicycle parking

space and electrical outlet for electric bicycle charging. A garage bike hangar is proposed as an option at time of move-in for each resident. Each unit would have a private balcony on the second or third story, depending on the plan. The project also includes a Tree Removal Permit to remove 45 non-native trees from the project site. A Tree Replacement Plan is discussed in further detail below in the "Analysis" section of this report.

Five of the proposed multifamily buildings would be located along the adjacent streets (Davi Avenue, Center Drive, Civic Avenue) with main unit entry access from the sidewalk ultimately creating a city-feel in a Residential Transit Oriented Development designated area. The remaining six multifamily buildings would be located on the interior of the project site with views of the open green space separating City Hall from the proposed development. Additionally, garage access would be located on the interior of the project site, not visible from the Public Right-Of-Way (PROW). Existing sidewalks would remain along the project site perimeter while drive aisles would be constructed on the interior of the project site providing vehicular access to each unit. There are three points of entry into the project site one on Davi Avenue, one on Civic Avenue, and one on Center Drive. Both Civic Avenue and Center Drive would have enhanced pavement at their entry points to the project site, while the interior drive aisles are proposed to be paved asphalt. Off-street automobile parking is available in the personal garages attached to each unit, and off-site parking is available on the streets along Davi Avenue, Center Drive, and Civic Avenue. The Railroad Avenue Specific Plan requires a minimum of one and a maximum of one and one-half parking spaces for every residential unit (81 spaces minimum, 121 spaces maximum). The proposed project would provide 119 automobile parking spaces.

The proposed multi-family buildings would stand approximately 36 feet tall with a floor-to-area ratio (FAR) of .92. The exterior building design can be characterized as contemporary and sophisticated. The proposed multifamily dwelling clusters generally have a rectangular footprint with varied eave heights. The exterior façade would consist of stucco finish and horizontal siding. The proposed stucco finish would be a neutral color to complement the adjacent developments such as Pittsburg City Hall and Pittsburg Superior Court. There would be two color schemes proposed with the development. Color scheme one proposes the stucco colors "Cobblestone Street" and "Batwing" while color scheme two proposes the colors "Cobblestone Street" and "Champagne". The stucco finish would be broken up with accent-colored horizontal siding of either "Stone Hearth" and "Red Velvet" for the first color scheme, or "Stone Hearth" and "Inglenook Olive" for the second color scheme. All front doors would be painted one of three accent colors with options of "Jasper Park", "Mama Racoon", or "Victoria Red". Each unit would have an attached private balcony that would be partially screened from public view with metal vertical railing. An exception is proposed to allow for patio railing on the interior buildings 6 and 9 to be of wooden material. Patio railing would be painted to match the stucco color of the building's façade, for consistency. Each unit would be equipped with a private one or two-car garage painted "Bat Wing" or "Stone Hearth" to match the exterior stucco.

All color scheme details are included in the Architectural Plan Set page A018, included as Attachment 7 to this report.

Bicycle parking for a minimum of 68 bicycles is required pursuant to the Railroad Avenue Specific Plan (RASP). The City's adopted Development Review Design Guidelines (DRDG) require a minimum of 2 secure bicycle parking spaces per unit (DRDG 6.A.5) for a total of 162 bicycle parking spaces required. As aforementioned, each garage would include a 2'x6' bicycle parking space to accommodate the required 162 bicycle parking spaces. An electrical outlet is proposed nearby the dedicated 2'x6' bicycle parking area to accommodate the rising demand for electrical bicycle charging. This satisfies the RASP and DRDG bicycle parking requirement. Provided that the project location is within a designated transit-oriented development area, a Condition of Approval would require additional creatively designed bicycle racks accommodating a minimum of 15 bicycles be located throughout the development. The Developer has proposed on-site bicycle parking detailed in the Landscape Plan Set, included in this Report at Attachment 8. As such, the Developer proposes to provide four bicycle parking locations throughout the project site, accommodating 24 bicycle parking spaces, more than the 15 as requested by the City. The final locations of the bicycle racks are subject to review by the City Planner at time of Building Permit. (RASP Chapter 6.3.3).

The proposed development includes two "pocket park" private play areas for resident-use only. The private play areas would have benches for outdoor seating and minimal play equipment subject to review by the City Planner. A Condition of Approval would require all existing benches along the public walkway on the south boundary of the project site to be removed and replaced in kind, with modern benches to match the proposed benches in adjacent "pocket park" private play areas. Bench details can be found in the Landscape Plan Set on page L-4. The private play areas are currently proposed to be open spaces (i.e. no fencing). The Developer requests to be able to fence off the private play areas at a later time, if needed, in order to create more separation between the private community of "Civic Station" and the general public that has access to the existing trail bounding the project site to the south. If fencing is installed, it is proposed to be constructed of a wood-look, concrete, 2-rail fence roughly 42" in height. This fencing is to be subject to review and approval by the City Planner at time of installation.

Landscaping: The project site would be 32% landscaped, shading 21% of the project site. The landscaped areas would include planting 165 new trees in addition to the six trees preserved in the Arborist Report dated May 6th, 2022, for a total of 171 trees on site. The eight proposed tree species require a low to moderate amount of water and thrive in full sun, which is suitable for the site. The proposed planting for the project site overall includes drought-tolerant plants, shrubs, groundcover, and trees. All species of shrubs and groundcover proposed range in coverage and are fast growing. The development proposes a balance of deciduous and evergreen species, as well as ornamental and native planting. The proposed tree species have varying seasons of interest in terms of blooming period and fall foliage.

Additional hardscape areas of the site are permitted under the RASP for landscaping which include benches, play areas, walking paths, and decorative paving materials to provide clearly delineated pedestrian-friendly pathways throughout the project site and entrances to the development project.

See Attachment 8 for Landscape Plan Set.

Inclusionary Housing: The purpose of PMC Chapter 18.86 (Inclusionary Housing) is to implement General Plan Policies by establishing minimum requirements, incentives, and alternative measures to ensure safe, decent, and affordable housing for all segments of the City's population, regardless of household income, can be provided. Pittsburg General Plan Housing Element Chapter 5 Goal II promotes the expansion of the City's affordable housing stock, including that which accommodates special needs households. The proposed project, Civic Station, would provide nine ADA (Americans with Disabilities Act) Accessible units to further implement this Goal. Chapter 5 Goal III works to eliminate housing discrimination. The Civic Station Project would provide fair housing opportunities for all people, regardless of age, sex, race, and all other discriminatory measures.

SB 330 (Housing Crisis Act of 2019): The California State Senate enacted Senate Bill 330 (SB 330) in October of 2019 to carry out the following:

- Prevent local governments from downzoning unless they upzone an equivalent amount elsewhere within their boundaries.
- Suspend the enactment of local downzoning and housing construction moratoriums.
- Require timely processing of housing permits that follow zoning rules.

Until 2025, the new law requires cities and counties to slash the time it takes to process permits for housing that meets the local government's existing rules, and it caps the number of public hearings on a housing project proposal at five. Cities and counties are also prohibited from increasing fees or changing permit requirements once the project applicant has submitted all the preliminary required information. Additionally, urban areas are barred from changing building design standards, reducing the number of housing units allowed (downzoning), establishing a population cap, or enacting moratoriums on new housing construction. With limited exceptions, housing developments will only be subject to those ordinances and policies in effect when the completed preliminary application is submitted.

GENERAL PLAN/CODE COMPLIANCE:

Pittsburg General Plan (2020): The project site is located within the 'Railroad' subarea of the General Plan and has a 'Mixed-Use' designation. The project is consistent with the General Plan as it would provide a greater mix of uses near the Pittsburg Center BART Station. The construction of housing within the Mixed-Use designation would generate an additional demand for retail and service establishments along the Railroad Avenue corridor. The proposed project would help achieve the General Plan's Goal 2-G-5 by promoting a diversity of housing types in the surrounding area by adding a denser housing project in a mostly single-family residential area. Additionally, the project works to promote General Plan Goal 2-P-18 by constructing more than 20 units within a multi-

family housing project that would create a large-scale, high-density, and professionally maintained development.

Railroad Avenue Specific Plan: The Railroad Avenue Specific Plan (RASP) was adopted in 2009 to implement the goals for the Railroad subarea of the General Plan. The RASP envisions a vibrant, walkable, mixed-use, and transit-oriented activity center around the Pittsburg Center BART Station, complete with housing options, neighborhood retail, public amenities, open space, and strong employment uses. Land use policies applicable to the project site include General Plan Goal 2-G-20 which encourages the development of a mixed-use, pedestrian-oriented village surrounding the BART Station, and General Plan Goal 2-G-19 which encourages further economic development along the Railroad Avenue corridor. More housing would generate a greater demand for goods and services along the Railroad Avenue corridor. Consistent with these policies, the proposed project would add to the goal of a pedestrian-oriented environment and grow the City of Pittsburg economically by creating a demand for goods and services within an area that is currently underserved.

Land Use: The project site is located within the RASP PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of 'Transit Oriented Development – Residential' (TODR). This designation is intended to "provide opportunities for multi-family residential development in a well-designed walkable environment within one-half mile of local and regional transportation facilities. TOD Residential land uses provide sites for multi-family apartments, condos, row houses, apartments, townhouses, court homes, and cluster housing" (RASP Chapter 3.3.1). The proposed project would satisfy the intent of the TODR designation as the project site proposes a multi-family housing development (condominiums) within close proximity to both local and regional transportation facilities. The project site is located within one-half mile of the Pittsburg Center BART Station, and is immediately south of a Tri Delta Transit bus stop.

Property Development Regulations: The RASP states that the property development regulations for the TODR land use designation shall follow Chapter 4 of the RASP – Land Use, Design, and Development, Section 4.4 – Development Standards. For the TODR land use designation, there is an allowed 20-50 dwelling units per acre, a maximum structure height of 45 feet, minimal setback requirements, and a maximum of one and a half parking spaces for every residential unit. Specific design criteria for the TODR land use designation are also included in this section that the project would be conditioned to satisfy. The proposed property development regulations for the project are in compliance with the RASP and are shown in Attachment 4 of this report.

RASP Architectural and Site Design Criteria (RASP Criteria Chapter 4.5): Projects located within the RASP must comply with the RASP Architectural and Site Design Criteria (ASDC) cited in Chapter 4.5 of the RASP. As shown in Attachment 5 of this report, the proposed project complies or conditionally complies with the RASP ASDC Criteria. To ensure all RASP ASDC Criterion are met, Conditions of Approval have been included for compliance, and can be reviewed in Attachment 12 to this report.

Development Review Design Guidelines (DRDGs): The City's DRDGs provide additional framework for the Design Review of development projects. As shown in Attachment 6 of this report, the proposed project complies with the DRDGs. Conditions of Approval are still included related to these Guidelines to ensure all Guidelines within the City-adopted DRDG take effect at time of Building Permit and are properly maintained. The proposed Conditions of Approval to this project are included as Attachment 12 to this report.

Required Findings – Major Subdivision: In accordance with PMC section 17.20.060(C), Tentative Map approval may be granted only if the Planning Commission can make findings: (Government Code Sections 66473.5, 66474, 66474.5.)

A. The proposed map is consistent with the General Plan and any applicable Specific Plan, or other applicable provisions of this Code;

B. The site is physically suitable for the type of development;

C. The site is physically suitable for the proposed density of development;

D. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (notwithstanding the foregoing, the Planning Commission may approve such a Tentative Map if an Environmental Impact Report (EIR) was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR);

E. The design of the subdivision or the type of improvements will not cause serious public health problems; and

F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. (The Planning Commission may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Planning Commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.)

    1. The Planning Commission may modify or delete a Condition of Approval recommended in the Department's report, except a Condition required by this Code or the City Engineer related to public health and safety or by the City approved policies and standards. The Planning Commission may add additional requirements as a Condition of its approval.

2. The Planning Commission may require that the subdivider defend, indemnify, and hold harmless the city, its agents, officers, and employees from any claim, action, or proceedings against the City to attack the approval of a subdivision under Government Code Section 66474.9.

Required Findings – Design Review: In accordance with PMC section 18.36.220(B), Design Review approval may be granted only if the Planning Commission can make findings that:

A. The structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

B. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

C. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;

D. The structure is in harmony with proposed developments on land in the general area; and

E. The application conforms with the criteria set forth in any applicable City adopted Development Review Design Guidelines.

Required Finding – Tree Removal Permit: In accordance with PMC Section 18.84.850(E), Tree Removal Permit approval may be granted only if the applicable decision-making body determines that:

A. The condition of the tree or trees with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure; or

B. The burden to the applicant in preserving the tree or trees greatly outweighs the tree's or trees' benefit to the public or environment; or

C. If part of a development plan, subdivision or other discretionary project, preservation of the tree or trees would severely reduce the scale or feasibility of the development.

Environmental Review: On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures

included in the MMRP were subsequently incorporated into the RASP, which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

The RASP EIR analyzed the traffic and other potential impacts of the RASP implementation. The California Environmental Quality Act (CEQA) provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that, if the subsequent activities under review "are consistent with the development densities established by existing zoning, community plan or General Plan for which an EIR was certified," the agency "shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site…".

The proposed project is consistent with the residential development intensities established by the RASP and therefore, additional environmental review is not required under CEQA. For the area within the Civic Center subarea of the RASP, the Specific Plan allows up to 230 residential units – 6.58 acres of TODR development (RASP, Table 3.1). Since the adoption of the RASP in 2009, there have been no applications filed with the City of Pittsburg Planning Division to develop within the Civic Center Subarea residentially. The project is within the limitations of the allowable units and area for TODR development and does not require additional environmental review under CEQA.

If the proposed project is approved, Planning Staff would file a Notice of Determination (NOD) with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office pursuant to CEQA Guidelines, section 15094.

Public Notice: On or prior to September 16, 2022, notice of the September 27, 2022 public hearing was posted at City Hall, near the project site, and on the 'Public Notices' section of the City's website; was published in the East Bay Times Newspaper of Contra Costa County; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the Applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Power Avenue", "Harbor & School Street", "Navy Street", and "William Way" Nextdoor neighborhoods.

The Public Hearing Notice is included as Attachment 11 of this report.

ANALYSIS:

Staff believes the Planning Commission can make the Major Subdivision, Design Review, and Tree Removal Permit findings required to approve the Civic Station project.

Major Subdivision Findings:

Major Subdivision Finding A: The proposed map is consistent with the General Plan and any applicable Specific Plan, or other applicable provisions of this Code in that the General Plan Land Use Designation is 'Mixed-Use' which encourages a range of uses around and accessible to public transit, including residential development. Additionally, the RASP is the applicable Specific Plan to the project site and has designated this parcel as an area intended for Residential Transit Oriented Development. The project would be required to adhere to all City Municipal Code requirements, Development Review Design Guidelines (as adopted by the City Council), as well as all Property Development Regulations, as specified in the applicable Specific Plan.

Major Subdivision Finding B: The site is physically suitable for the type of development in that the existing condition of the site is a partially disturbed parcel in the City that consists of primarily level ground suitable for an infill development project. Furthermore, there are no structures requiring demolition prior to project buildout and offsite improvements to be utilized by the development are already established in the vicinity and in good condition (e.g., sidewalks, curbs, gutters, publicly travelled roadway, etc.).

Major Subdivision Finding C: The site is physically suitable for the proposed density of development in that the project site was included in the RASP Environmental Impact Report (EIR) in 2009 which analyzed the proposal for residential development on this parcel. More specifically, the EIR classified this land as appropriate for future medium-to-high density residential development. Further, the EIR discussed the estimated vehicle trip generation per hour as well as mitigation measures and improvements of which this project would comply with.

Major Subdivision Finding D: The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (notwithstanding the foregoing, the Planning Commission may approve such a Tentative Map if an Environmental Impact Report (EIR) was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR) in that the project was referred to East Contra Costa County Habitat Conservancy staff to which they responded that the proposed site is exempt from the City's ECCC HCP/NCCP (East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan) Implementation Ordinance (Ordinance No. 07-1293), as the parcel is mapped as "Urban" landcover. As such, staff does not believe this project has the ability to cause substantial environmental damage or substantially and avoidable injure to fish or wildlife or their habitat. Furthermore, all applicable mitigation measures from the Specific Plan (RASP) governing the project site shall be incorporated into the project development and conditions of approval as necessary and/or required.

Major Subdivision Finding E: The design of the subdivision or the type of improvements will not cause serious public health problems in that all construction that will follow approval of the Major Subdivision would be subject to the current California Green

Buildings Standard Code (CGBSC), Title 24, and current Building Codes at time of development – all of which require specific energy-efficiency and sustainability measures to ensure public health is not affected by the development and rather, is improved and/or protected. Additional project improvements include the installation of bicycle racks and small community-use parks to encourage outdoor activity and exercise which will, in turn, benefit the health of future residents on site.

Major Subdivision Finding F: The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision in that the City of Pittsburg will enter into an Agreement with the project-site property owner for use and/or maintenance of the bioretention facility and/or any on-site City utilities.

a. The Planning Commission may modify or delete a Condition of Approval recommended in the Department's report, except a Condition required by this Code or the City Engineer related to public health and safety or by the City approved policies and standards. The Planning Commission may add additional requirements as a Condition of its approval.

b. The Planning Commission may require that the subdivider defend, indemnify, and hold harmless the city, its agents, officers, and employees from any claim, action, or proceedings against the City to attack the approval of a subdivision under Government Code Section 66474.9.

<u>Design Review Findings:</u>

Design Review Finding A: The proposed project would conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it would provide an attractive and modern-looking multi-family residential development exemplifying 360-degree architecture within a highly-landscaped environment that encourages the use of alternative modes of transportation by providing bicycle parking and geographically is relatively close access to the Pittsburg Center BART Station for local commuters.

Design Review Finding B: The project would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that, the project, if approved, would be conditioned to comply with all applicable Building Codes at time of development and to provide the following in order to meet the State noise standard: a) mechanical ventilation; b) windows and glass doors rated STC (Sound Transmission Class) 24 or higher; and c) vent ducts with at least two 90-degree turns.

Design Review Finding C: The proposed project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that adjacent development to the west is also residential which makes this project

compatible with surrounding land uses in the area. The proposed projects final buildout will materially appreciate the general area surrounding the project site.

Design Review Finding D: The proposed project would be in harmony with adjacent development in that adjacent development also consist of neutral color schemes and heavily landscaped areas. The proposed multi-family cluster structures have rectangular footprints and varying roof heights. Adjacent developments such as City Hall and Pittsburg Superior Court also have roof heights that vary. In addition to the building height variations, the structures proposed in this development would be three-stories tall. The Pittsburg Superior Court and City Hall are both also three stories in height. The proposed development would have cementitious siding), and well-designed window treatments/accent details, ultimately creating visual appeal in the project area. The proposed development would permit for multi-family residential housing adjacent to an existing developed residential area.

Design Review Finding E: The application conforms with the criteria set forth in the e City adopted Development Review Design Guidelines, in that the proposed structure has an articulated entry and similar neutral color pallet as surrounding structures in the vicinity. All Development Review Design Guidelines would be conditioned upon the Applicant, as detailed in the Conditions of Approval document, included as Attachment 12 to this report.

Tree Removal Permit Finding:

As noted in the Arborist Report dated May 6, 2022, the proposed trees for removal have various health, structure, and form related issues, including but not limited to leaning, stunted, dead/dying, and drought/wind stressed. The condition of the tree or trees with respect to their health, structure, and form as detailed in the Arborist's Report warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure. Preserving the trees on site would severely reduce the scale or feasibility of the development.

The full Arborist Report for the project site is included at Attachment 10 of this report.

Protected Trees and Tree Replacement Plan:

PMC Section 18.84.835(F) defines a "protected tree" as any of the following:

1. A California native tree, as identified in the Calflora online database of wild California plants, that measures at least 50 inches in circumference (15.6 inches diameter) at four and one-half feet above grade, regardless of location or health; or

2. A tree of a species other than a California native that measures at least 50 inches in circumference at four and one-half feet above grade and is either on an undeveloped property, located on public property or within the right-of-way, or located on private property and is found to provide benefits to the subject property as well as neighboring properties, subject to determination by the city planner; or

3. A tree required to be planted, relocated, or preserved as a condition of approval of a tree removal permit or other discretionary permit, and/or as environmental mitigation for a discretionary permit.

The project site consists of 51 trees, none of which are native to the State of California. Of the 51 trees on site, six of them are considered protected under PMC Section 18.84.835(F)(2), in that they are a species not native to California, but have a circumference of 50 inches or greater, measured at four and one-half feet above grade. The protected trees, as detailed in the Arborist Report dated May 6, 2022, are identified as tree numbers: 1, 28, 29, 30, 31, and 32. The remaining 45 trees are not considered protected as defined by the PMC and are proposed for removal. The 45 trees to be removed pose a conflict with the proposed development and would reduce the feasibility of the development, in that the trees are in areas that would be affected by proposed grading and construction activities. The proposed project would install 165 new trees, in addition to the six preserved trees with this Discretionary Tree Removal Permit application. In total, the trees on site would shade the development 21%, providing the future residents with privacy and visually interesting foliage. The proposed landscape installation consists of drought tolerant planting and tree species that require a low to moderate amount of water.

As a Condition of Approval for the project and included in Attachment 11 of this report, it would require proper installation, maintenance, and watering of all proposed trees to ensure the same health, structure, and form related issues do not occur.

Development Review Design Guidelines (DRDG), Railroad Avenue Specific Plan (RASP), Pittsburg Municipal Code (PMC) Title 17 and 18 Project Consistency:

The proposed project would conform to the RASP Criteria, City's DRDGs, and PMC Title 17 and 18, if Conditions of Approval to the project are included in the Resolution and are adopted by the Planning Commission. The proposed Conditions of Approval to this project are included as Attachment 12 to this report.

ACTION REQUIRED:

Move to adopt a Resolution approving Major Subdivision, Design Review, and Tree Removal Permit Application No. 22-0031, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Site Photos
3. Map of Surrounding Uses
4. Property Development Regulations Table
5. RASP Architectural and Site Design Criteria Table (ASDC)
6. Development Review Design Guidelines Table (DRDG)

7. Project Architectural Plan Set, dated August 3, 2022
8. Project Landscape Plan Set, dated July 29, 2022
9. Tentative Map for Condominium Purposes, dated July 29, 2022
10. Project Arborist Report, dated May 6, 2022
11. Public Hearing Notice
12. Conditions of Approval (COA)

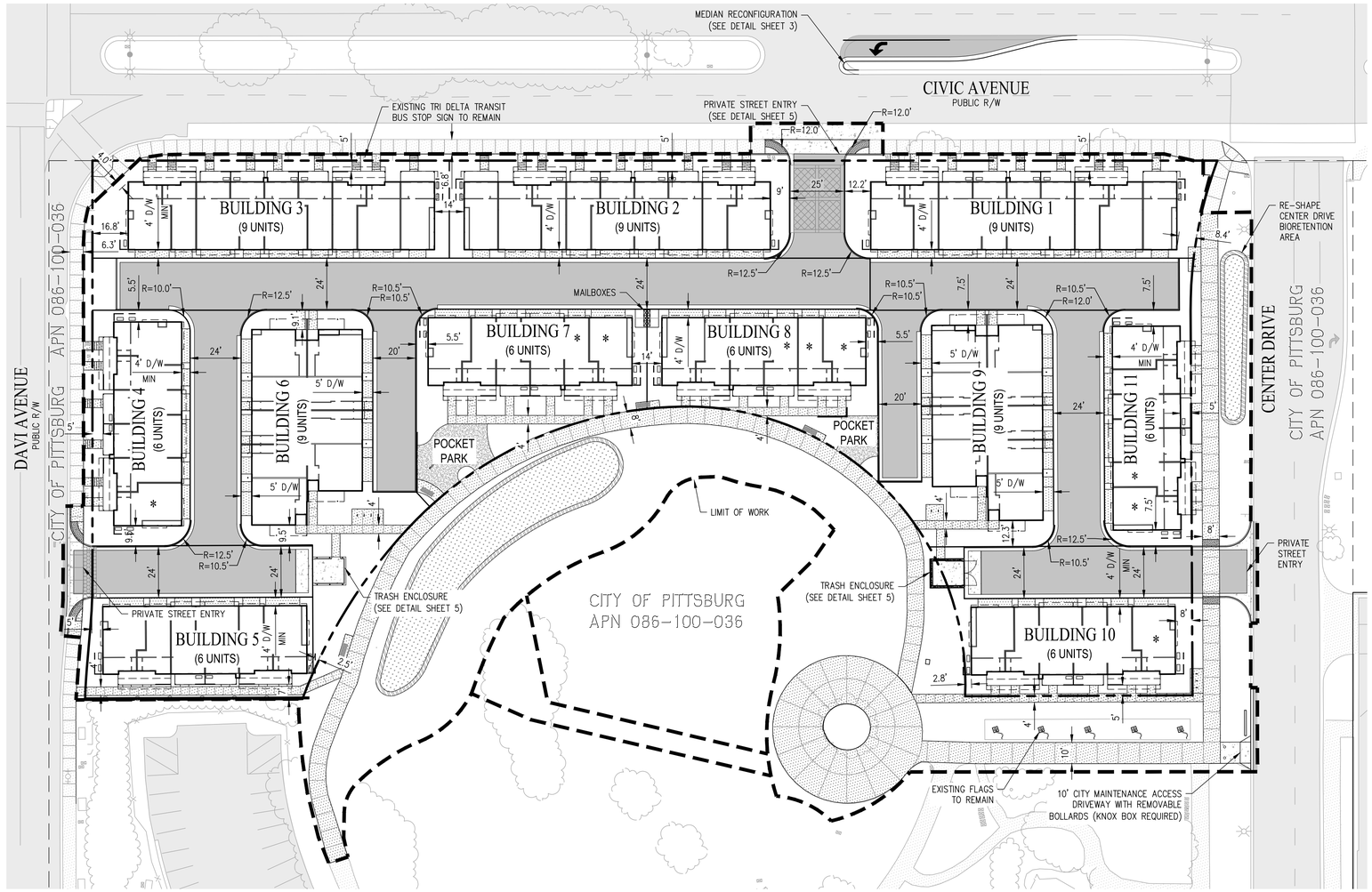
Prepared by: Kelsey Gunter, Assistant Planner

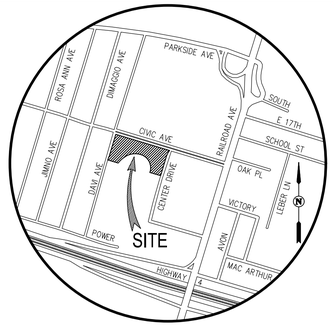
GENERAL NOTES:

1. OWNER/DEVELOPER: DENOVA HOMES, INC.
   1500 WILLOW PASS COURT
   CONCORD, CA 94520
   KERRI WATT
   PHONE: (925) 605-9304
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
   2633 CAMINO RAMON, SUITE 350
   SAN RAMON, CA 94583
   ANGELO OBERTELLO, R.C.E. NO. 64345
   PHONE: (925) 866-0322
3. APN: 086-100-035
4. EXISTING ZONING: PD – PLANNED DEVELOPMENT
5. EXISTING GENERAL PLAN LAND USE: MIXED USE
6. FEMA FLOOD ZONE:
   ZONE X: AREA OF MINIMAL FLOOD HAZARD.
   FLOOD INSURANCE RATE MAP NO. 06013C0119G DATED AUGUST 30, 2015.
7. NUMBER OF PARCELS: 9
8. NUMBER OF LOTS: 11
   81 TOTAL UNITS, 9 ACCESSIBLE UNITS
9. GROSS SITE AREA: 2.28 AC
10. UTILITIES:
    SEWER: CITY OF PITTSBURG
    WATER: CITY OF PITTSBURG WATER DEPARTMENT
    RECYCLED WATER: DELTA DIABLO SANITATION DISTRICT
    STORM DRAIN: CITY OF PITTSBURG
    GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
    WASTE COLLECTION: MT. DIABLO RESOURCE RECOVERY
11. FIRE PROTECTION DISTRICT: CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
12. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
13. BASIS OF BEARINGS: N70°00'45"W PER RECORD OF SURVEY RS 3897 (155 LSM 4).
14. BENCHMARK: COUNTY BENCHMARK #1200
    A PK NAIL SET IN CONCRETE LANDING OF COUNTY BUILDING PITTSBURG 0.5' FROM WALL AT N/O OF ENTRANCE.
    ELEV: 54.801 FEET (NGVD29)

ABBREVIATIONS

AC	ACRE
ARV	AIR RELEASE VALVE
BFP	BACKFLOW PREVENTION DEVICE
BLDG	BUILDING
BU	BUBBLE UP
BW	BOTTOM OF WALL
CC	CURB CUT
CV	CHECK VALVE
CCC	CONTRA COSTA COUNTY
EG	EXISTING GROUND
ELEC	ELECTRICAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FLUSH CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FIRE SERVICE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JT	JOINT TRENCH OR DRY UTILITY
LF	LINEAR FEET
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MDRR	MOUNT DIABLO RESOURCE RECOVERY
MIN	MINIMUM
PAD	BUILDING PAD ELEVATION
PVAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
P–	PRIVATE
RP	REDUCED PRESSURE ASSEMBLY
R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SDFM	STORM DRAIN FORCE MAIN
SF	SQUARE FEET
SSE	SANITARY SEWER EASEMENT
ST	STREET
STD	STANDARD
S/W	SIDEWALK
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
TSD	TREATED STORM DRAIN
TSM	TOP OF SOIL MIX
TRC	TOP OF ROLLED CURB
TVC / VC	TOP OF VERTICAL CURB
TW	TOP OF WALL
WM	WATER METER





VICINITY MAP
NOT TO SCALE

LEGEND

- EXISTING ADJACENT PROPERTY LINE
- PROJECT BOUNDARY
- BUILDING OVERHANG
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK/PATHWAY
- EXISTING SIDEWALK/PATHWAY TO REMAIN
- BIORETENTION AREA
- * ACCESSIBLE UNIT

SHEET INDEX

SHEET NUMBER	TITLE
1	SITE PLAN
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	TREE TABLES
4	PROPOSED LOTS
5	STREET SECTIONS
6	PRELIMINARY GRADING & DRAINAGE PLAN
7	GRADING SECTIONS
8	PRELIMINARY UTILITY PLAN
9	PRELIMINARY STORMWATER CONTROL PLAN
10	STORMWATER DETAILS
11	FIRE ACCESS PLAN

TRACT 9605 - TENTATIVE MAP FOR CONDOMINIUM PURPOSES

SITE PLAN

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 30' DATE: JULY 29, 2022

0 30 60 90

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SHEET NO. 1 OF 11 SHEETS

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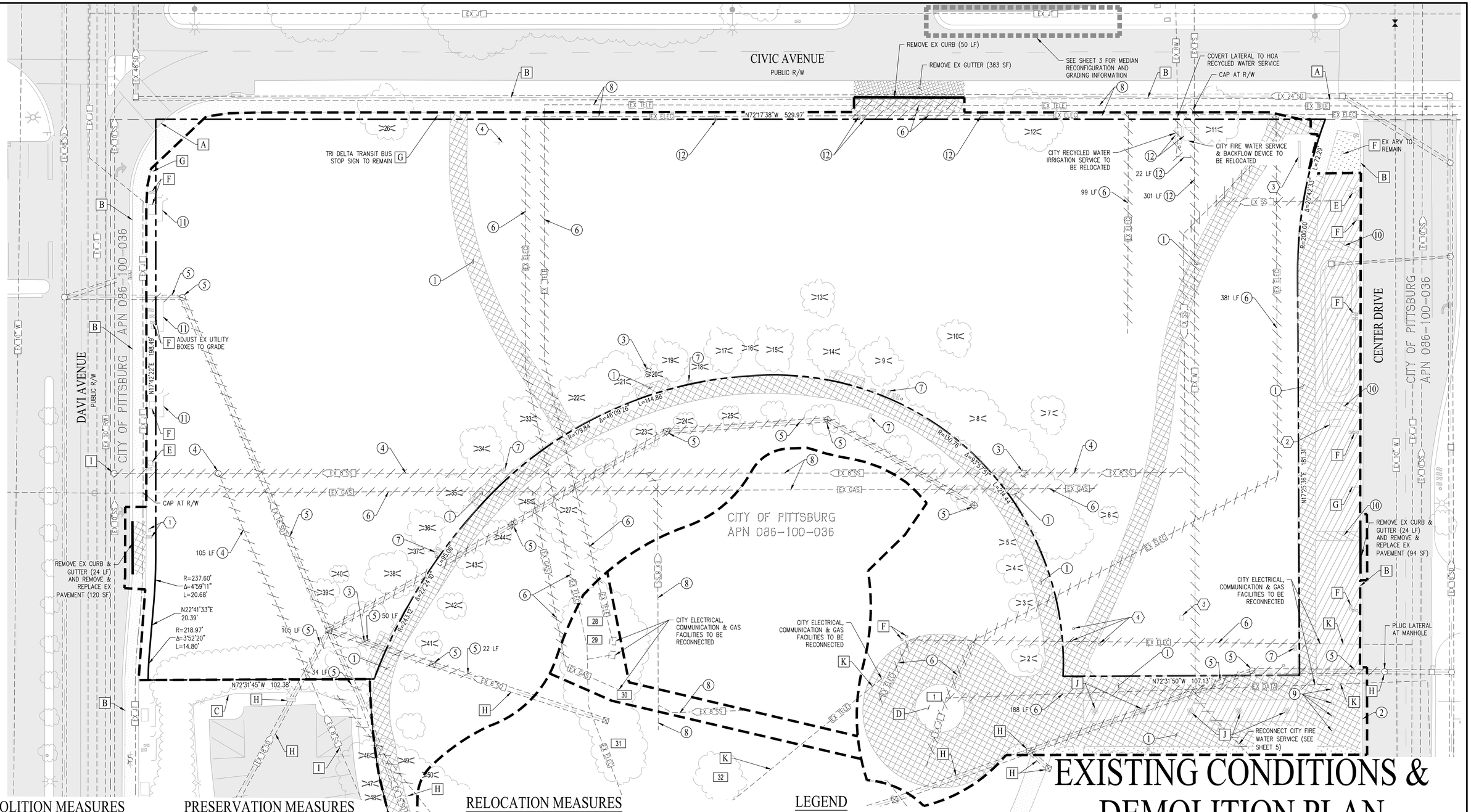

EXISTING CONDITIONS & DEMOLITION PLAN

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

DEMOLITION MEASURES

1. DEMOLISH EXISTING SIDEWALK
2. DEMOLISH EXISTING DRIVEWAY
3. DEMOLISH EXISTING ELECTROLIERS
4. DEMOLISH AND REMOVE EXISTING SANITARY SEWER FACILITIES
5. DEMOLISH AND REMOVE EXISTING STORM DRAIN FACILITIES
6. DEMOLISH AND REMOVE EXISTING JOINT TRENCH FACILITIES
7. REMOVE EXISTING UTILITY STRUCTURE
8. SLURRY BACKFILL & ABANDON EX PIPE IN PLACE
9. DISPOSE OF EXISTING BOLLARDS
10. DEMOLISH AND DISPOSE OF DG PATH
11. DEMOLISH AND REMOVE EXISTING WALL
12. DEMOLISH AND REMOVE EXISTING WATER FACILITY

PRESERVATION MEASURES

- A. PRESERVE AND PROTECT EXISTING CURB RAMP
- B. PRESERVE AND PROTECT EXISTING CURB, GUTTER, AND SIDEWALK
- C. PRESERVE AND PROTECT EXISTING FENCE
- D. PRESERVE AND PROTECT EXISTING LANDSCAPE
- E. PRESERVE AND PROTECT EXISTING STREET LIGHT
- F. PRESERVE AND PROTECT EXISTING UTILITY BOX
- G. PRESERVE AND PROTECT EXISTING STREET SIGN
- H. PRESERVE AND PROTECT IN PLACE EXISTING STORM DRAIN FACILITIES
- I. PRESERVE AND PROTECT IN PLACE EXISTING SANITARY SEWER FACILITIES
- J. PRESERVE AND PROTECT IN PLACE EXISTING FLAG POLES
- K. PRESERVE AND PROTECT EXISTING JOINT TRENCH FACILITIES

RELOCATION MEASURES

1. RELOCATE EXISTING METER PEDESTAL
2. RELOCATE EXISTING UTILITY BOX
3. RELOCATE CITY MONUMENT SIGN & MONOLITH
4. RELOCATE/REMOVE WAY-FINDING SIGNS

NOTES:

1. EXISTING VEGETATION TO BE REMOVED UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
3. REFER TO JOINT TRENCH PLAN AND STREET LIGHT PLANS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL SEQUENCE THE DEMOLITION ACTIVITIES AS NECESSARY TO MAINTAIN ROADS OPEN.
5. SEE ARBORIST'S REPORT TREE TABLES ON SHEET 3.

LEGEND

- ADJACENT PARCEL BOUNDARY
- PROJECT BOUNDARY
- LIMIT OF WORK
- EXISTING PAVEMENT TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING CONCRETE TO BE DEMOLISHED
- EXISTING LANDSCAPE TO BE REMOVED & REPLACED IN KIND
- EXISTING LANDSCAPE TO BE REMOVED
- >6< EXISTING TREE TO BE REMOVED
- 1 EXISTING TREE TO REMAIN

0 20 40 60

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TREES TO BE REMOVED

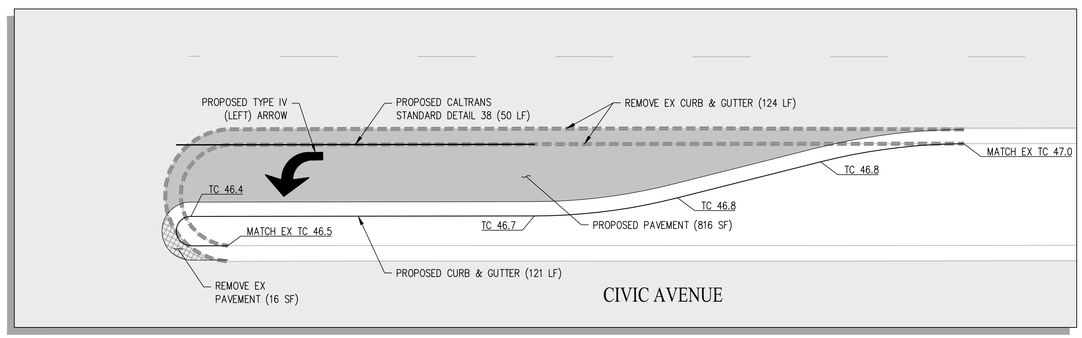
Tag #	Trunk Circum-ference (inches)	Diam-eter	Name	Scientific name	Health	Structure	Form	Notes
2	31	9.9	sweetgum	Liquidambar styraciflua	fair	fair	fair	Limited rooting zone
3	30	9.6	sweetgum	Liquidambar styraciflua	poor	poor	poor	Limited rooting zone, suppressed
4	25	8.0	sweetgum	Liquidambar styraciflua	poor	poor	poor	Limited rooting zone, suppressed
5	18	5.7	sweetgum	Liquidambar styraciflua	very poor	very poor	very poor	Limited rooting zone
6	53	16.9	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Limited rooting zone, drought, wind & cold stressed
7	48	15.3	jacaranda	Jacaranda mimosifolia	poor	fair	fair	drought, wind & cold stressed
8	49	15.6	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Unbalanced structure, drought, wind & cold stressed
9	44	14.0	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Unbalanced structure, drought, wind & cold stressed
10	21	6.7	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Unbalanced structure, drought, wind & cold stressed
11	80	25.5	southern magnolia	Magnolia grandiflora	fair	fair	fair	Limited rooting zone. Codominant scaffolds with included bark, salt burn
12	42	13.4	southern magnolia	Magnolia grandiflora	poor	fair	poor	Limited rooting zone. Drought stressed. Thin, stunted. Measured at 4' below scaffolds.
13	25	8.0	jacaranda	Jacaranda mimosifolia	very poor	poor	poor	Drought stressed. Dying back
14	40	12.7	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Unbalanced structure, drought, wind & cold stressed
15	33	10.5	jacaranda	Jacaranda mimosifolia	fair	fair	fair	Drought cold & wind stressed
16	30	9.6	jacaranda	Jacaranda mimosifolia	poor	fair	poor	Drought cold & wind stressed
17	32.5	10.4	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Drought cold & wind stressed . Codominant scaffolds
18	33.5	10.7	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Drought cold & wind stressed. Unbalanced . Codominant scaffolds with included bark. A few flowers.
19	28.5	9.1	jacaranda	Jacaranda mimosifolia	very poor	fair	very poor	Dying back. Drought, wind, cold.
20	30	9.6	jacaranda	Jacaranda mimosifolia	very poor	fair	poor	Top dieback. Drought, cold , wind.
21	38	12.1	jacaranda	Jacaranda mimosifolia	very poor	poor	very poor	Minimal foliage
22	38	12.1	jacaranda	Jacaranda mimosifolia	poor	fair	poor	Top dieback.
23	12,12	7.6	sweetgum	Liquidambar styraciflua	poor	very poor	very poor	Stunted, leaning, trunk decay.
24	14.5	4.6	sweetgum	Liquidambar styraciflua	very poor	very poor	very poor	Dying
25	16,12	8.9	sweetgum	Liquidambar styraciflua	poor	poor	poor	Trunk leaning. Stunted.
26	25,23,31	25.2	southern magnolia	Magnolia grandiflora	poor	poor	poor	Drought stressed. Multi upright trunks with included bark . Debris around trunk.
27	80	25.5	Canary island pine	Pinus canariensis	good	good	good	42' radius protection
33	36.5	11.6	jacaranda	Jacaranda mimosifolia	poor	fair	poor	Sparse live foliage, stunted
34	36	11.5	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Sparse live foliage, stunted
35	31	9.9	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Sparse live foliage. Unbalanced
36	30	9.6	jacaranda	Jacaranda mimosifolia	very poor	fair	very poor	Minimal live foliage
37	38	12.1	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Sparse live foliage
38	46	14.6	jacaranda	Jacaranda mimosifolia	very poor	fair	poor	Minimal live foliage
39	28	8.9	jacaranda	Jacaranda mimosifolia	very poor	fair	poor	Minimal live foliage
40	22.5	7.2	jacaranda	Jacaranda mimosifolia	very poor	poor	poor	Minimal live foliage. Trunk leaning.
41	15	4.8	sweetgum	Liquidambar styraciflua	poor	poor	poor	Stunted. Unbalanced. Trunk wounds.
42	19	6.1	sweetgum	Liquidambar styraciflua	poor	poor	poor	Trunk leaning. Stunted. Trunk wounds.
43	23.5	7.5	sweetgum	Liquidambar styraciflua	poor	fair	poor	Stunted. Sparse.
44	20	6.4	sweetgum	Liquidambar styraciflua	poor	fair	fair	Stunted. Sparse.
45	15	4.8	sweetgum	Liquidambar styraciflua	poor	poor	poor	Minimal structure. Stunted. Sparse. Trunk wounds.
46	63.5	20.2	Aleppo pine	Pinus halepensis	good	good	good	Uplifting sidewalk
47	37	11.8	Aleppo pine	Pinus halepensis	fair	poor	poor	Suppressed. Unbalanced
48	51	16.2	Aleppo pine	Pinus halepensis	fair	fair	fair	Leaning. Unbalanced.
49	70.5	22.5	Aleppo pine	Pinus halepensis	good	fair	fair	Leaning. Unbalanced.
50	50.5	16.1	Aleppo pine	Pinus halepensis	good	good	good	Leaning.
51	61	19.4	Aleppo pine	Pinus halepensis	good	poor	fair	Codominant upright trunks. Unbalanced.

TREES TO BE PRESERVED

Tag #	Trunk Circum-ference (inches)	Diam-eter	Name	Scientific name	Health	Structure	Form	Notes
1	54	17.2	deodar cedar	Cedrus deodara	fair	fair	fair	Memorial tree. Limited rooting zone, 9' radius, sparse mulch
28	65	20.7	Canary island pine	Pinus canariensis	good	good	good	36' radius protection. Shaded deadwood.
29	74	23.6	Canary island pine	Pinus canariensis	fair	fair	fair	45' radius protection. Shaded deadwood. Water draining to root crown
30	86	27.4	Canary island pine	Pinus canariensis	fair	fair	fair	45' radius protection. Unbalanced. Trunk growth.
31	63.5	20.2	Canary island pine	Pinus canariensis	fair	good	fair	35' radius protection.
32	52	16.6	Canary island pine	Pinus canariensis	good	good	good	30' radius protection

SOURCE:

ARBORIST REPORT FOR TREES LOCATED AT 65 CIVIC CENTER AVENUE, PITTSBURG CA, BY TREES, BUGS, DIRT LANDSCAPE CONSULTING & TRAINING DATED MAY 6, 2022.



CIVIC AVENUE MEDIAN RECONFIGURATION

SCALE: 1"=10'

TREE TABLES

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

0 20 40 60

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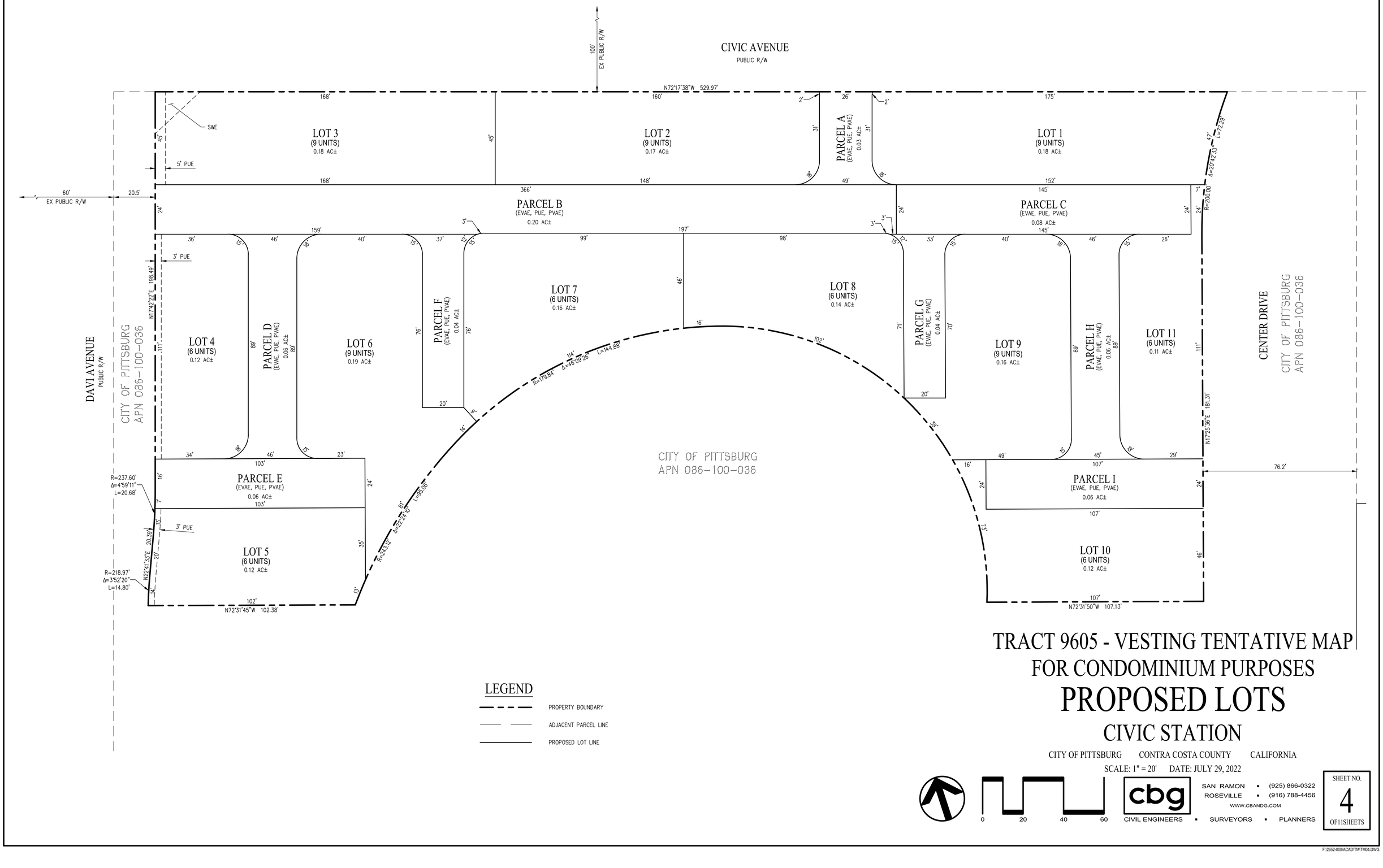

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PARCEL LINE
- PROPOSED LOT LINE

TRACT 9605 - VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PROPOSED LOTS
CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

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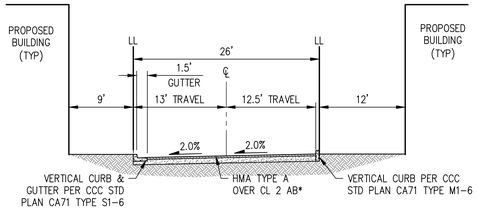
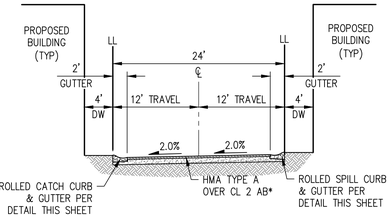
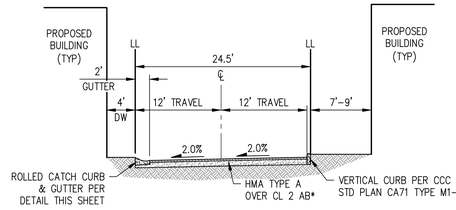


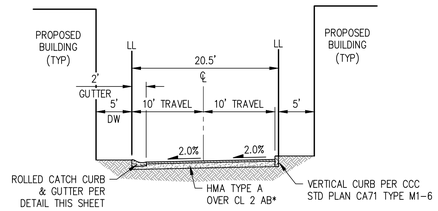
A TYPICAL 25' ALLEY
(VERTICAL CURB AND GUTTER & VERTICAL CURB)



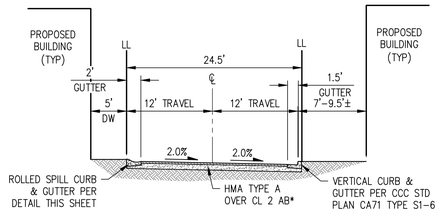
B TYPICAL 24' ALLEY
(ROLLED CURB AND GUTTER & ROLLED CURB & GUTTER)



C TYPICAL 24' ALLEY
(ROLLED CURB AND GUTTER & VERTICAL CURB)

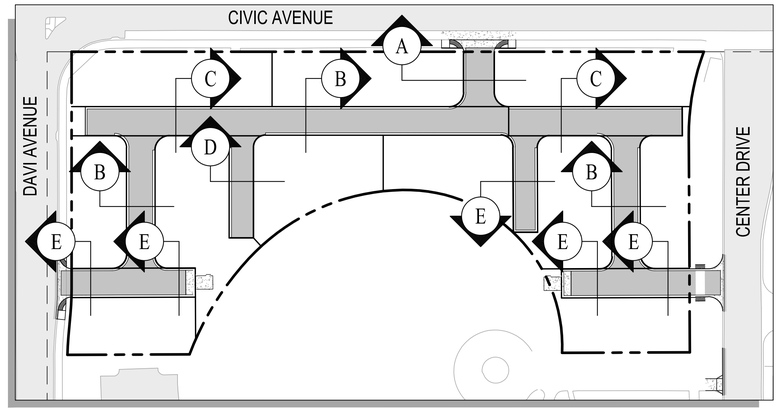


D TYPICAL 20' ALLEY
(ROLLED CURB AND GUTTER & VERTICAL CURB)

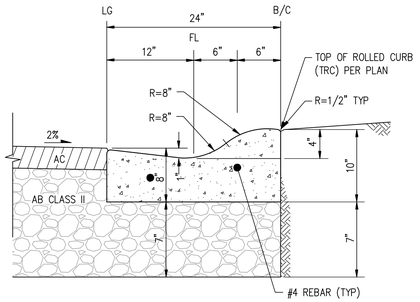


E TYPICAL 24' ALLEY
(ROLLED CURB AND GUTTER & VERTICAL CURB & GUTTER)

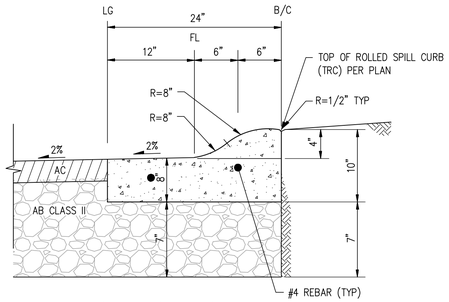
NOTE:
* PAVEMENT SECTION SHALL PER GEOTECHNICAL RECOMMENDATION



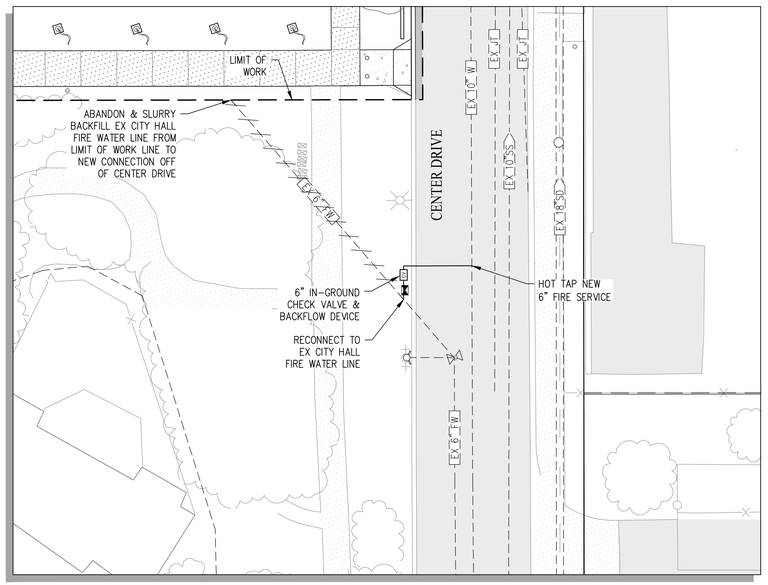
STREET KEY MAP
NOT TO SCALE



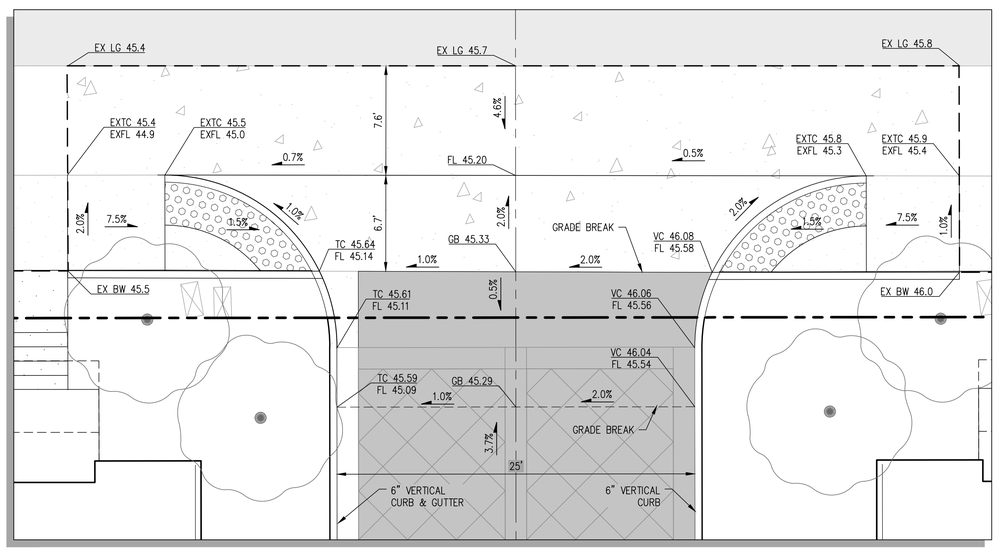
ROLLED CATCH CURB DETAIL
NOT TO SCALE



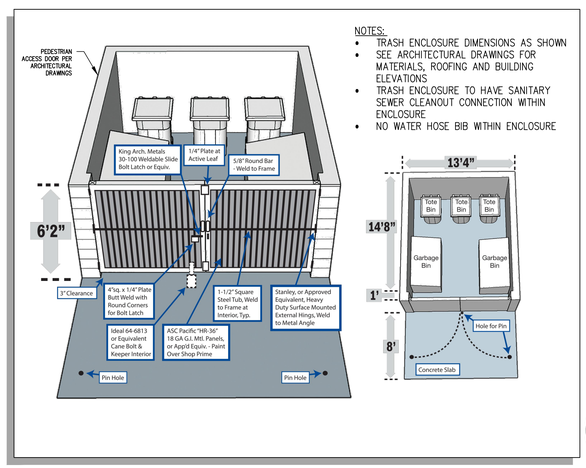
ROLLED SPILL CURB DETAIL
NOT TO SCALE



CITY HALL FIRE WATER LINE RECONNECTION
SCALE: 1"=20'



TYPICAL PRIVATE STREET ENTRY DETAIL
SCALE: 1"=5'



MDRR TRASH ENCLOSURE DIMENSIONING DETAIL
SCALE: NOT TO SCALE

STREET SECTIONS & DETAILS

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

0 20 40 60

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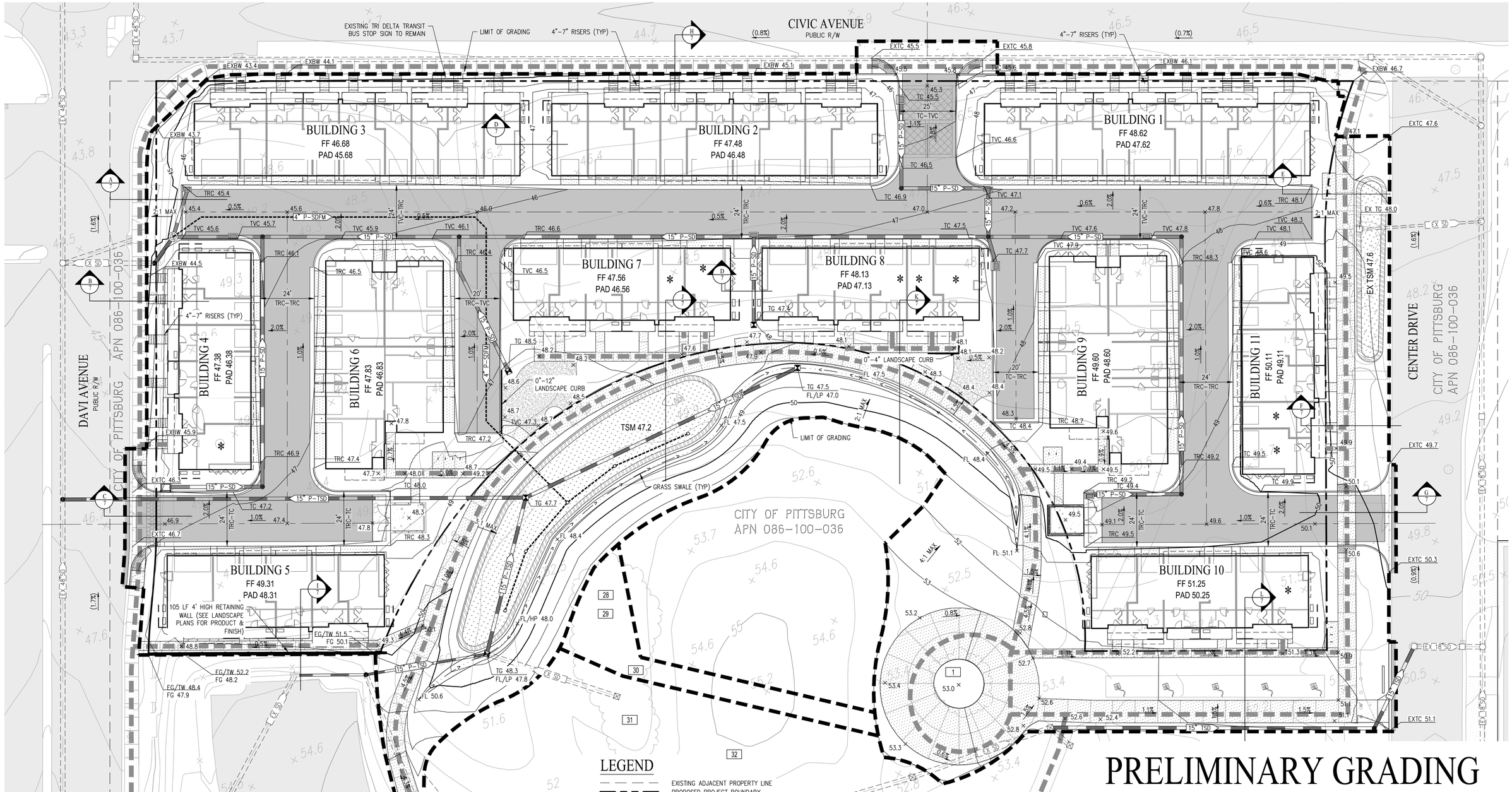

LEGEND

- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROJECT BOUNDARY
- 15" SD — PROPOSED STORM DRAIN
- 15" P-SD — PRIVATE STORM DRAIN
- 15" TSD — TREATED STORM DRAIN
- 15" SDFM — STORM DRAIN FORCE MAIN
- EX 24"SD — EXISTING STORM DRAIN
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- EXISTING SIDEWALK TO REMAIN
- * ACCESSIBLE UNIT
- ADA PATH OF TRAVEL
- LIMIT OF WORK/GRADING

NOTES:

1. DRIVEWAY APRON SLOPES ASSUMED TO BE 2-10%
2. GARAGE SLOPES ASSUMED TO BE 1-2%
3. FINISHED FLOOR TO BACK OF GARAGE STEP ASSUMED TO BE 0-12"
4. FINISHED FLOOR TO PORCH STEP ASSUMED TO BE 0-6"
5. PORCH SLOPE ASSUMED TO BE 2%
6. HANDRAIL NEEDED AT ALL EXTERIOR STEPS EXCEEDING 1 RISER
7. HANDRAIL EXTENSION ASSUMED 1' BEYOND TOP AND BOTTOM RISER
8. PATHWAY GRADING ASSUMED NOT TO EXCEED 4.5%

PRELIMINARY GRADING & DRAINAGE PLAN

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

0 20 40 60

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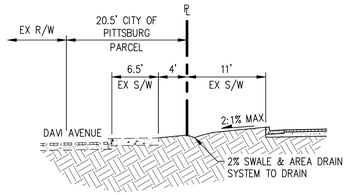
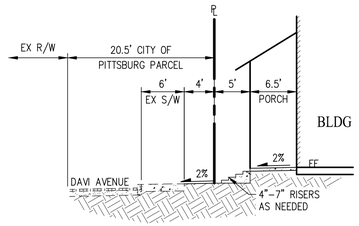


SECTION A
NOT TO SCALE



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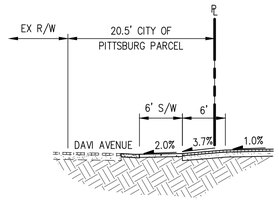

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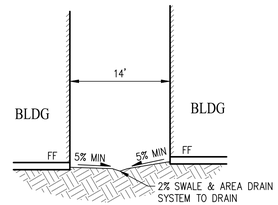

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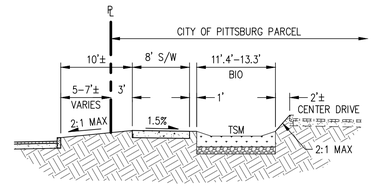

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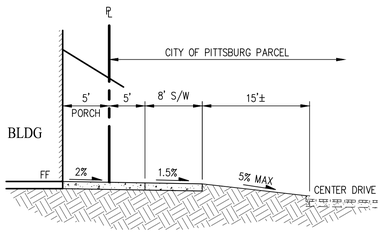

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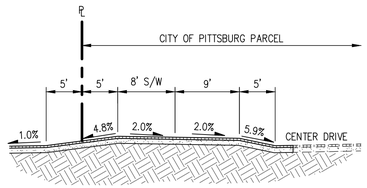

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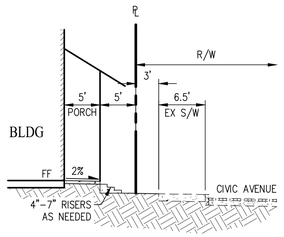

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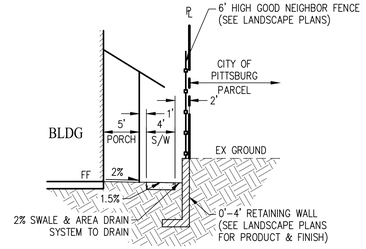

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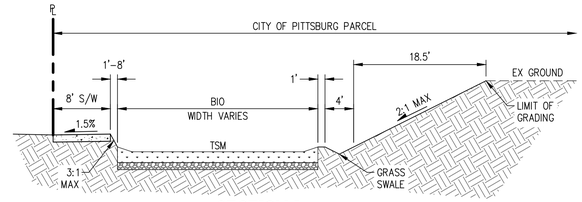

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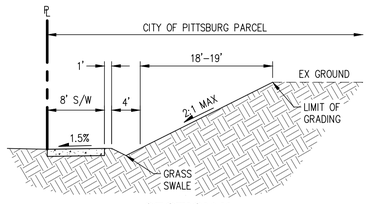

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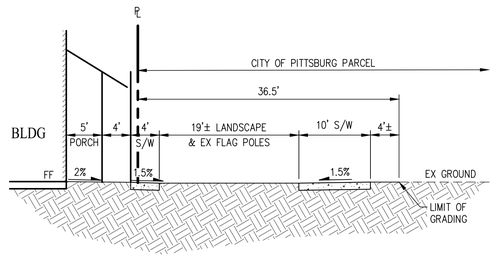

SECTION L
NOT TO SCALE

GRADING SECTIONS

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

0 20 40 60

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SHEET NO. 7 OF 11 SHEETS

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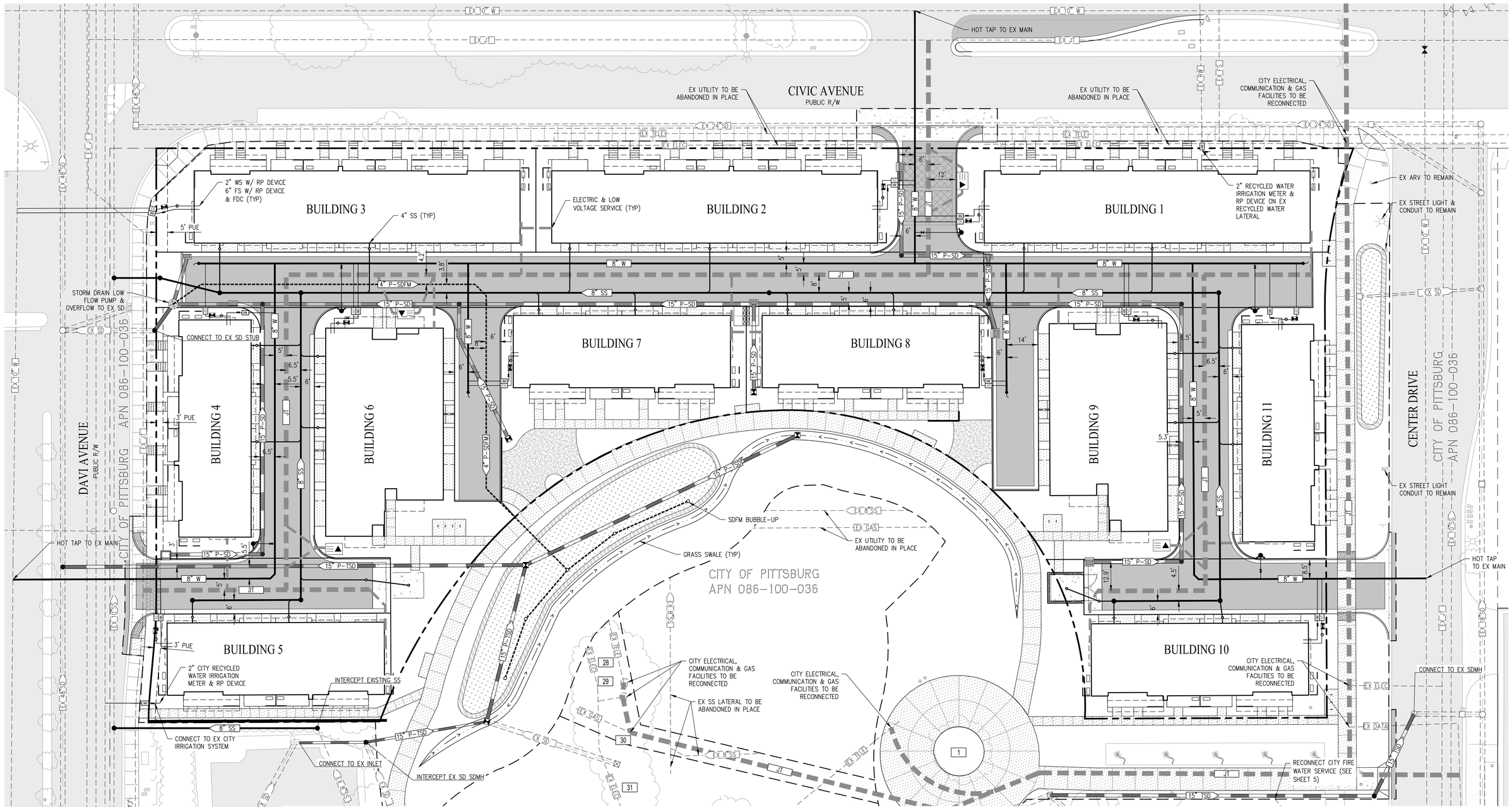

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED PROJECT BOUNDARY
- BUILDING OVERHANG
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- EXISTING SIDEWALK TO REMAIN
- STORM DRAIN PIPE
- SANITARY SEWER MAIN
- SEWER LATERAL
- WATER MAIN
- JOINT TRENCH
- BUILDING WATER SERVICE
- BUILDING FIRE SERVICE
- FIRE HYDRANT
- STORM DRAIN LOW FLOW PUMP
- STORM DRAIN FORCE MAIN
- BIORETENTION AREA
- BLOWOFF
- CATCH BASIN (CALTRANS TYPE G3 (D73B)
- CATCH BASIN (CALTRANS TYPE G6 (D73B))
- FIELD INLET
- SANITARY SEWER CLEANOUT
- STORM DRAIN BUBBLE-UP
- STORM DRAIN/SANITARY SEWER MANHOLE
- TRANSFORMER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING RECYCLED WATER
- EXISTING JOINT TRENCH

NOTES:

1. ADDITIONAL PUES WILL BE REQUIRED FOR FINAL JOINT TRENCH BOXES, WATER METERS & FIRE HYDRANTS.
2. FINAL PUE LOCATIONS TO BE DETERMINED AND MAPPED WITH THE FINAL MAP AND PROJECT CONSTRUCTION DOCUMENTS.

PRELIMINARY UTILITY PLAN

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

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CIVIC AVENUE
PUBLIC R/W

BUILDING 3
BUILDING 2
BUILDING 1
BUILDING 4
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 11
BUILDING 5
BUILDING 10

DMA 1

STORM DRAIN LOW FLOW PUMP & OVERFLOW TO EX SD

EXISTING BIO FOOTPRINT

DAVI AVENUE
PUBLIC R/W

CENTER DRIVE

CITY OF PITTSBURG
APN 086-100-036

GRASS SWALE (TYP)

EX 48"SD
EX 24"SD
EX SD
15" P-SD
4" P-SDFM
15" P-TSD

LEGEND

- DMA BOUNDARY
- 15" SD — PROPOSED STORM DRAIN
- EX 48"SD — EXISTING STORM DRAIN
- PROPOSED BIORETENTION
- EXISTING CENTER DR BIORETENTION BASIN TO BE RESHAPED (EX TREATMENT SQUAREFOOTAGE TO BE MAINTAINED)
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK TO REMAIN

PRELIMINARY STORMWATER CONTROL PLAN

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

0 20 40 60

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SHEET NO. 9 OF 11SHEETS

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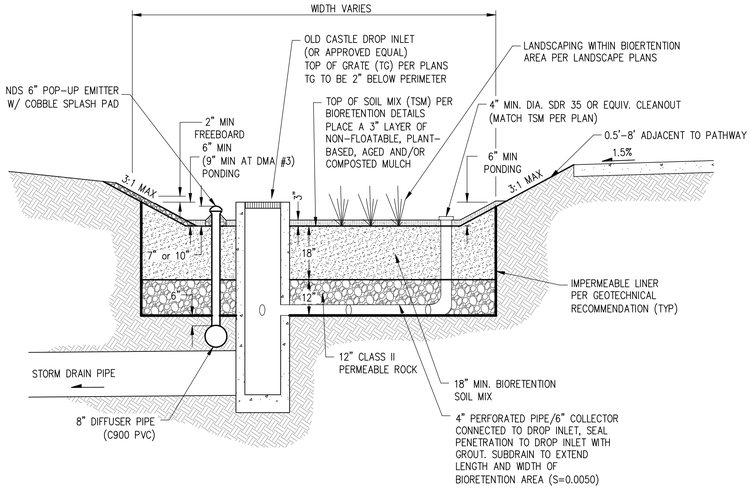
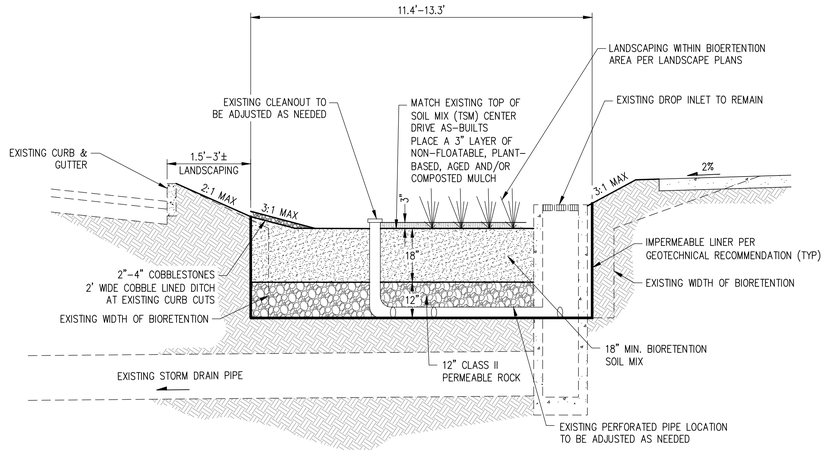


BIORETENTION AREA

NOT TO SCALE



CENTER DRIVE RE-SHAPED BIORETENTION AREA

NOT TO SCALE

Project Name: Civic Station
Project Type: Treatment Only
APN: 086-100-035
Drainage Area: 110,471
Mean Annual Precipitation: 12.8

IV. Areas Draining to IMPs

IMP Name: IMP1
IMP Type: Bioretention Facility
Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor
DMA 1A	36,420	Concrete or Asphalt	1.00	36,420
DMA 1B	45,705	Conventional Roof	1.00	45,705
DMA 1C	25,226	Landscape	0.10	2,523
			Total	84,648
			Area	

IMP Sizing			
IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
0.040	1.000	3,386	3,390

Report generated on 6/30/2022 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

IMP CALCULATOR OUTPUT

STORMWATER DETAILS

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

0 20 40 60

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SHEET NO. 10 OF 11 SHEETS

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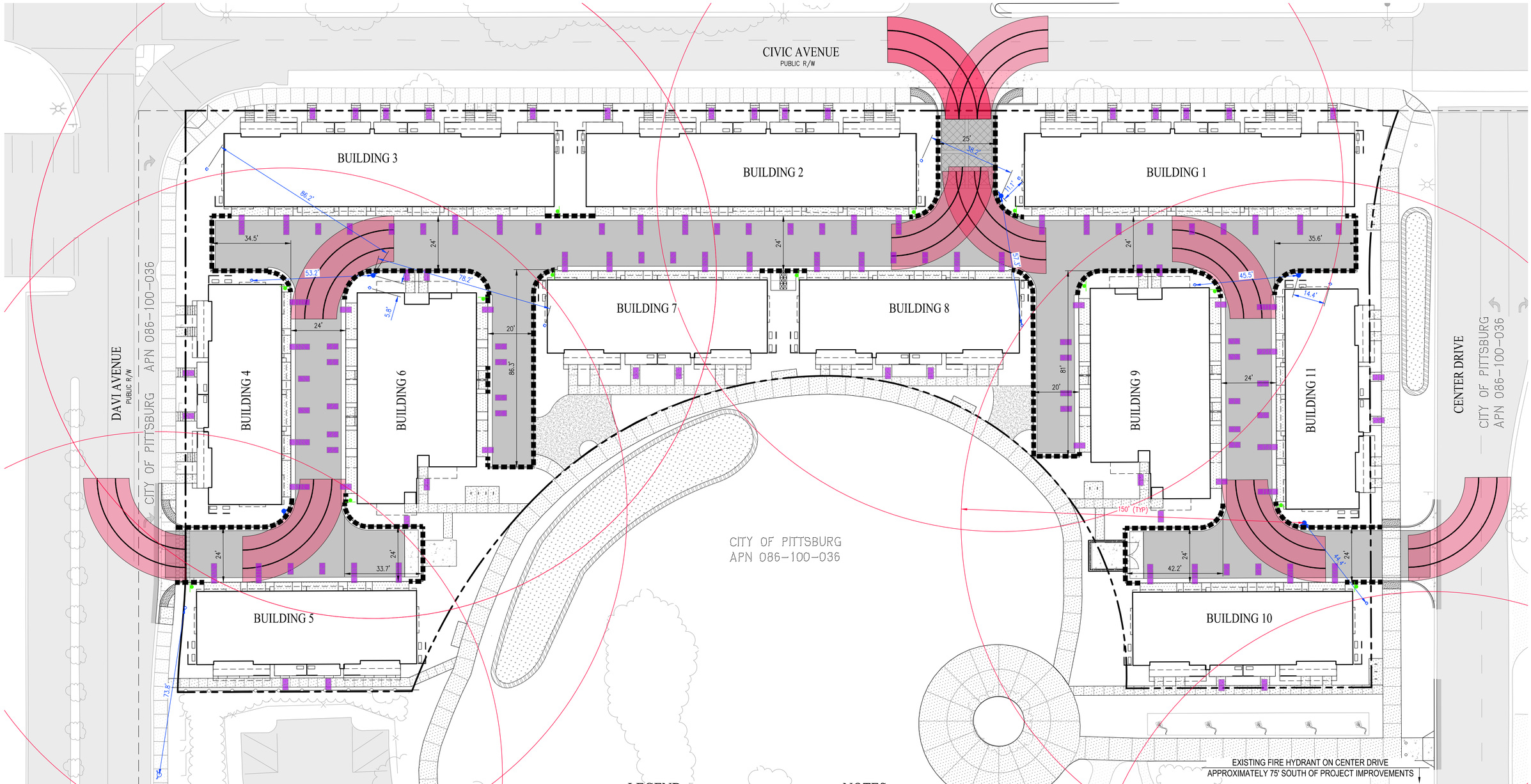

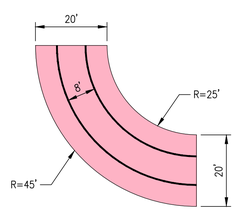

CCCFPD FIRE ACCESS TURNING TEMPLATE

NOT TO SCALE

LEGEND

- EXISTING RIGHT OF WAY
- PROPOSED PROJECT BOUNDARY
- BUILDING OVERHANG
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- EXISTING SIDEWALK TO REMAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- RED CURB PAINTED WITH THE WORDS "NO PARKING – FIRE LANE"
- R26(CA) NO PARKING ANYTIME SIGN
- LADDER PAD LOCATION – SEE ARCHITECTURAL DRAWINGS FOR DETAILS

NOTES:

1. ALL BUILDINGS NOT TO EXCEED 30' IN HEIGHT FROM FINISHED GRADE TO BOTTOM OF ROOF EAVE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILED INFORMATION.
2. ACCESS ROADWAYS OF LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR RED CURBS PAINTED WITH THE WORDS "NO PARKING – FIRE LANE" CLEARLY MARKED.
3. LADDER PADS ARE TO BE CLEAR OF OBSTRUCTIONS AND LOCATED WITH FINAL BUILDING PERMIT PLANS AND SITE CONSTRUCTION DOCUMENTS.

FIRE ACCESS PLAN

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

0 20 40 60

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SHEET NO. 11 OF 11 SHEETS

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CIVIC STATION

PITTSBURG, CA

AUGUST 3, 2022

PROJECT SQUARE FOOTAGES	
SITE	99,141
TOTAL LIVING	90,973
TOTAL BUILDING (LIVING+GARAGE+DECK)	130,184
FAR (LIVING ONLY)	0.92
FAR (GROSS BUILDING)	1.31

DENOVA HOMES
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

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Brentwood, CA 94513
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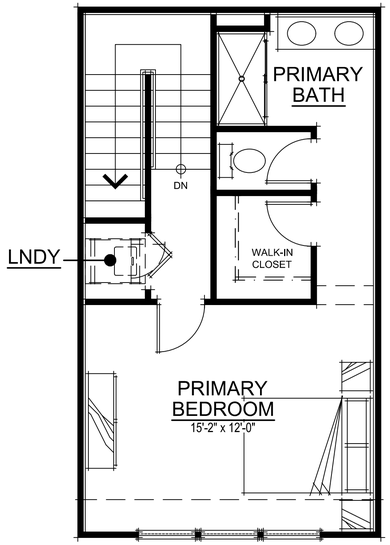
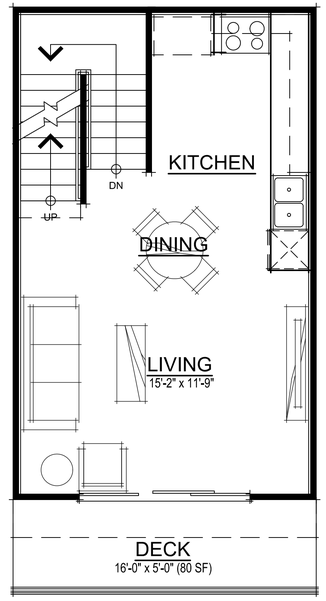
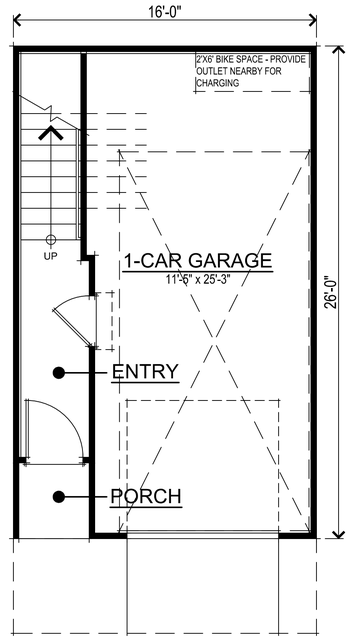
SDG architects



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	91 SQ. FT.
SECOND FLOOR	419 SQ. FT.
THIRD FLOOR	381 SQ. FT.
TOTAL LIVING	891 SQ. FT.
1-CAR GARAGE	311 SQ. FT.
DECK	80 SQ. FT.

0 1' 2' 3' 4' 8'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

UNIT B2B1 FLOOR PLANS
A001

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1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

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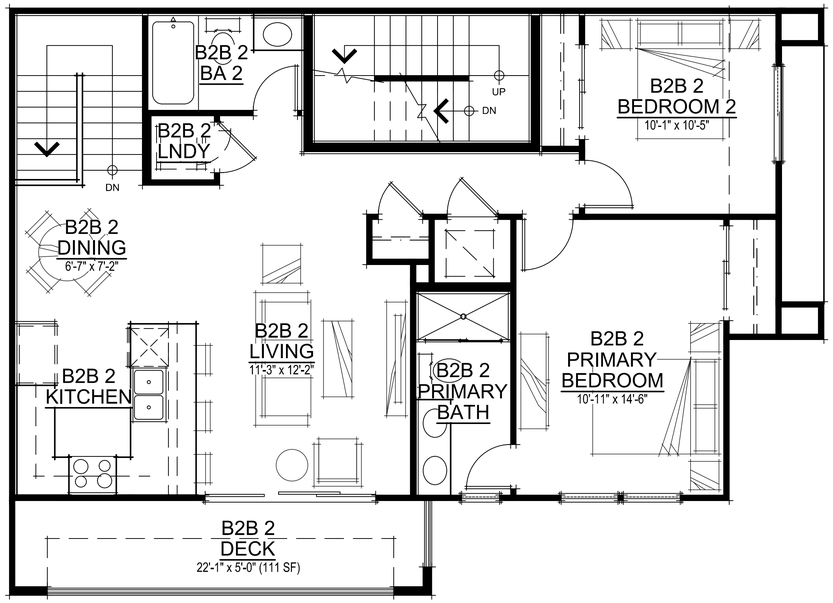
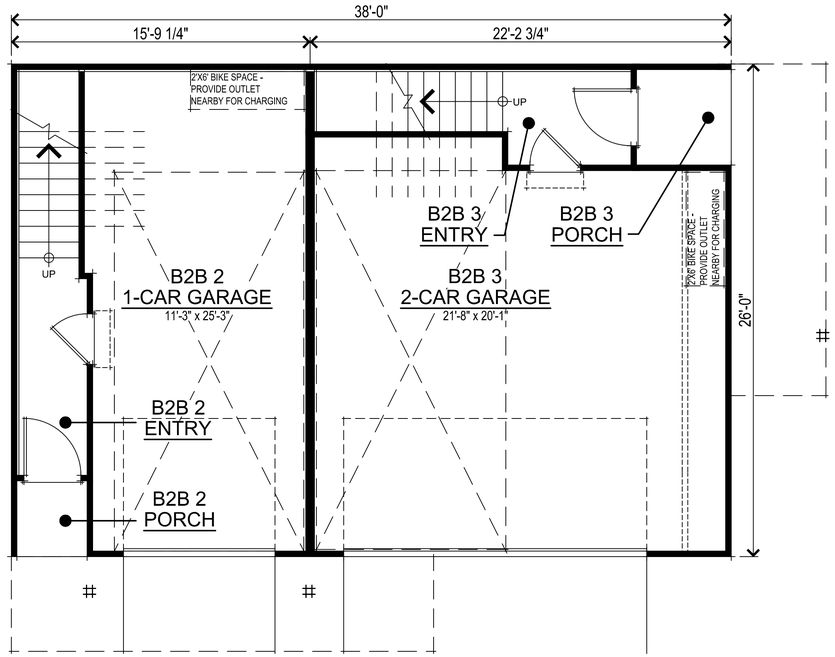


SECOND FLOOR PLAN



FIRST FLOOR PLAN

B2B 2 SQUARE FOOTAGES	
B2B-2 FIRST FLOOR	91 SQ. FT.
B2B-2 SECOND FLOOR	917 SQ. FT.
B2B-2 TOTAL LIVING	1008 SQ. FT.
B2B-2 1-CAR GARAGE	305 SQ. FT.
B2B-2 DECK	111 SQ. FT.

B2B 3 SQUARE FOOTAGES	
B2B-3 FIRST FLOOR	80 SQ. FT.
B2B-3 THIRD FLOOR	1035 SQ. FT.
B2B-3 TOTAL LIVING	1115 SQ. FT.
B2B-3 2-CAR GARAGE	472 SQ. FT.
B2B-3 DECK	88 SQ. FT.

0 1' 2' 3' 4' 8'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

UNITS B2B2 AND B2B3 FIRST & SECOND FLOOR PLANS
A002

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THIRD FLOOR PLAN

0 1' 2' 3' 4' 8'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

UNITS B2B2 AND B2B3 THIRD FLOOR PLAN
A003

DeNova Homes
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925.685.0110

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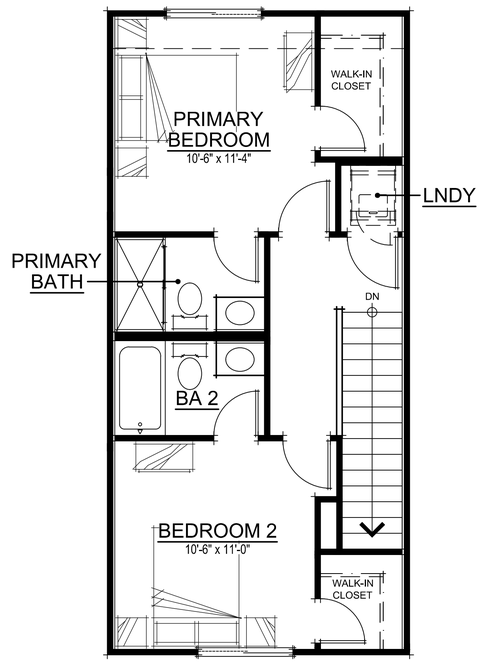
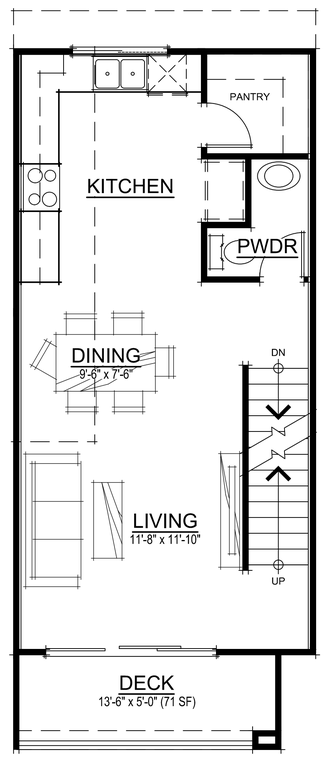


THIRD FLOOR PLAN



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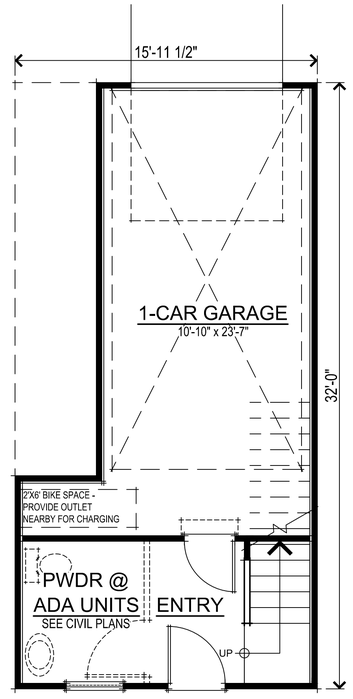

FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	513 SQ. FT.
THIRD FLOOR	500 SQ. FT.
TOTAL LIVING	1143 SQ. FT.
1-CAR GARAGE	295 SQ. FT.
DECK	71 SQ. FT.

0 1' 2' 3' 4' 8'

UNIT TF1-1 FLOOR PLANS

A004

307.080 Civic Station
Pittsburg, CA
August 3, 2022

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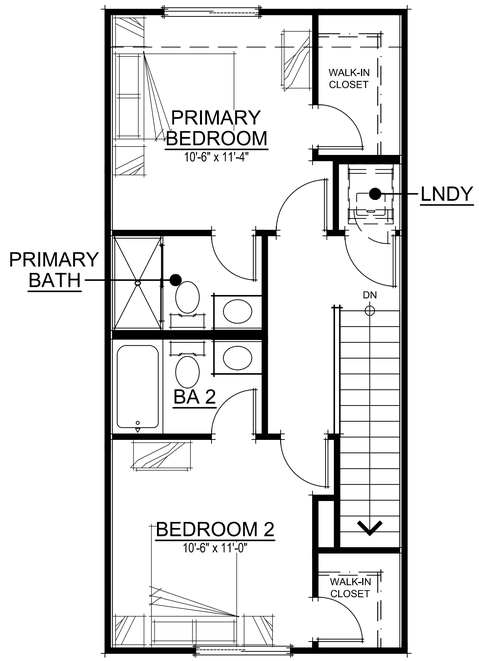
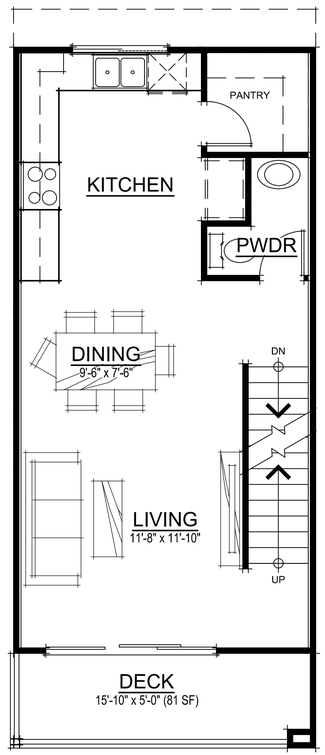
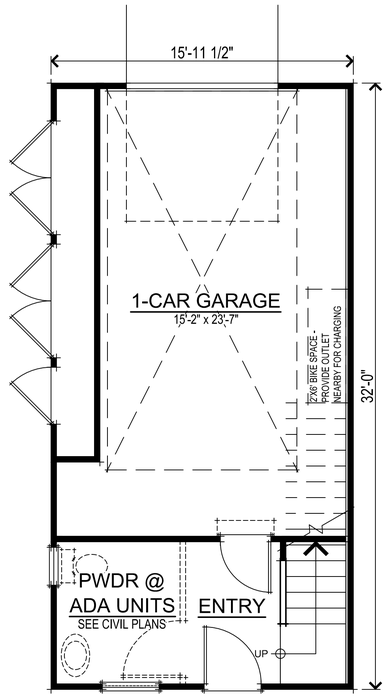


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	513 SQ. FT.
THIRD FLOOR	500 SQ. FT.
TOTAL LIVING	1143 SQ. FT.
1-CAR GARAGE	384 SQ. FT.
DECK	81 SQ. FT.

0 1' 2' 3' 4' 8'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

UNIT TF1-2 FLOOR PLANS
A005

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1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

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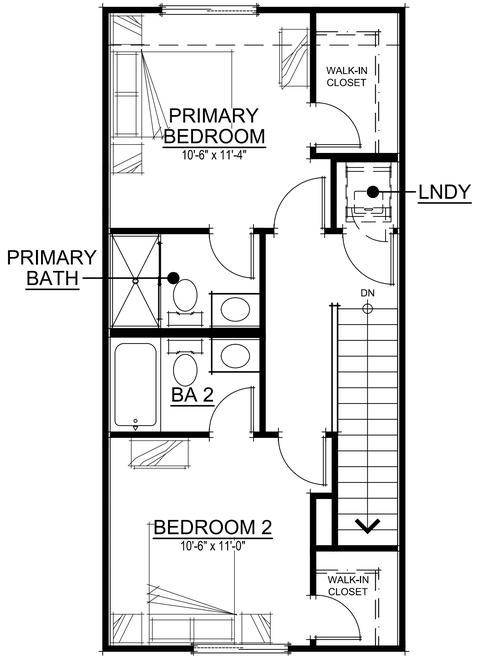
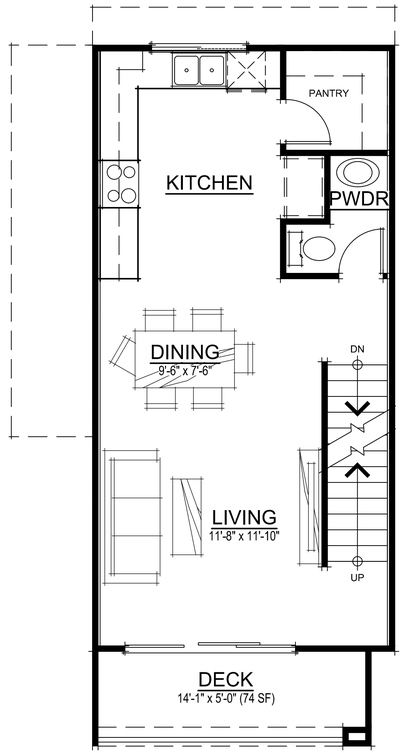
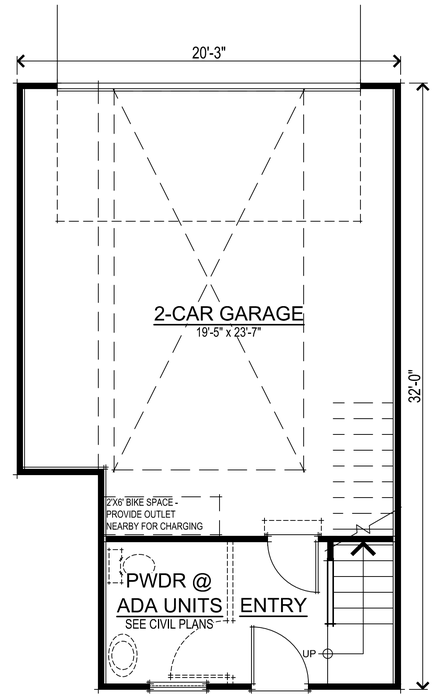


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGES	
FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	513 SQ. FT.
THIRD FLOOR	500 SQ. FT.
TOTAL LIVING	1143 SQ. FT.
2-CAR GARAGE	473 SQ. FT.
DECK	74 SQ. FT.

0 1' 2' 3' 4' 8'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

UNIT TF1-3 FLOOR PLANS
A006

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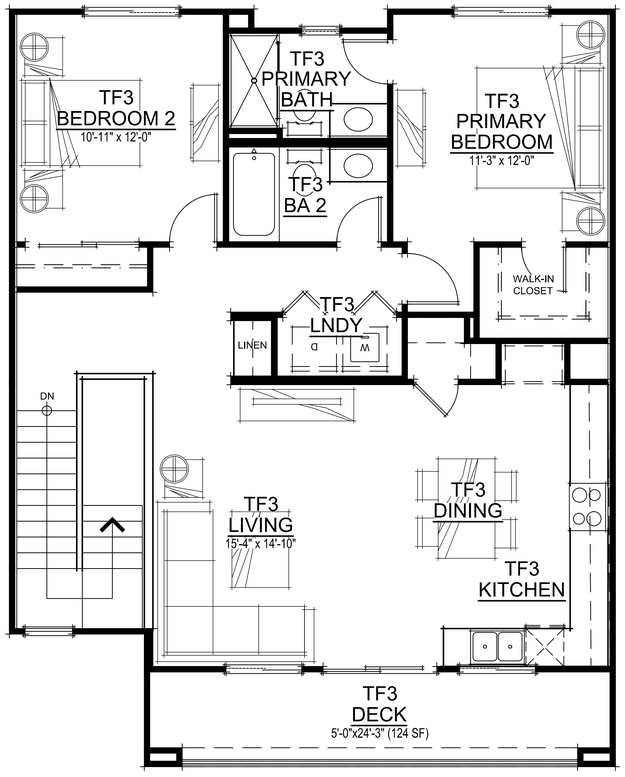
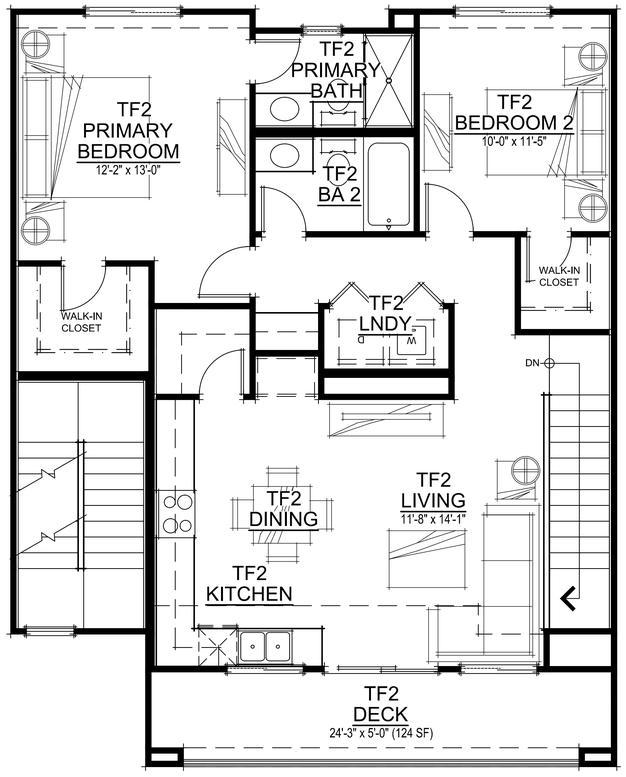
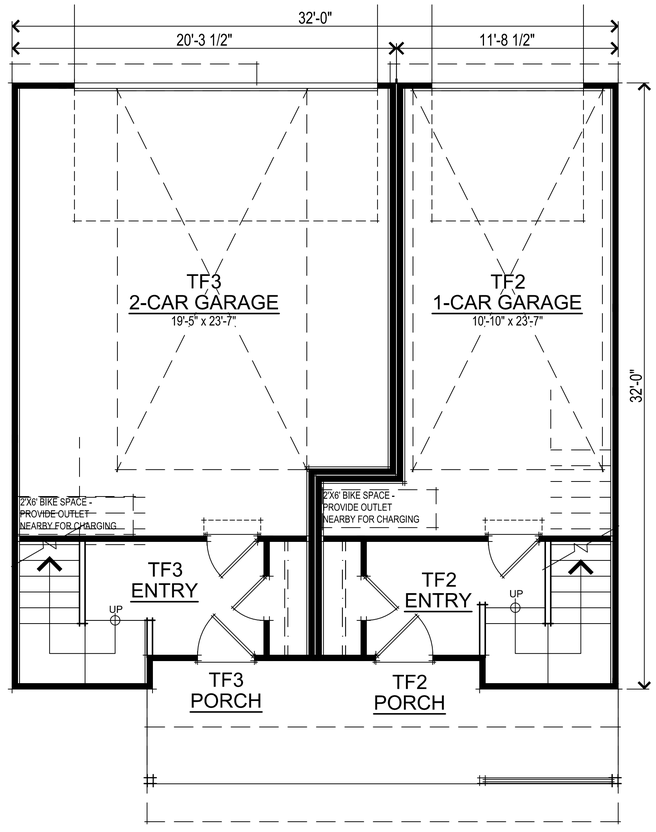


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

TF3 SQUARE FOOTAGES	
TF3 FIRST FLOOR	117 SQ. FT.
TF3 THIRD FLOOR	1100 SQ. FT.
TF3 TOTAL LIVING	1217 SQ. FT.
TF3 2-CAR GARAGE	472 SQ. FT.
TF3 DECK	124 SQ. FT.

TF2 SQUARE FOOTAGES	
TF2 FIRST FLOOR	117 SQ. FT.
TF2 SECOND FLOOR	963 SQ. FT.
TF2 TOTAL LIVING	1080 SQ. FT.
TF2 1-CAR GARAGE	295 SQ. FT.
TF2 DECK	124 SQ. FT.

0 1' 2' 3' 4' 8'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

UNITS TF2 AND TF3 FLOOR PLANS
A007

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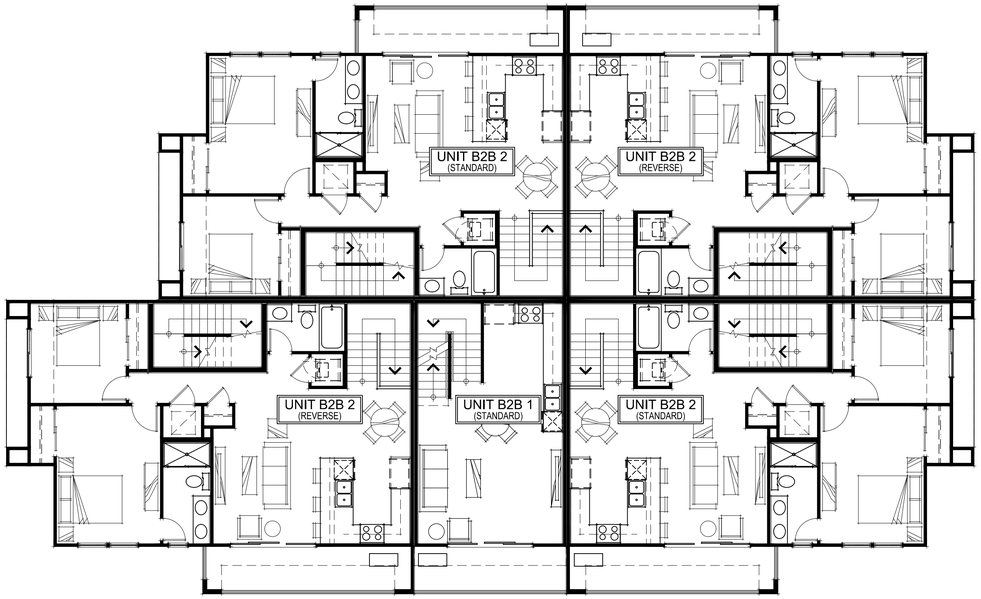
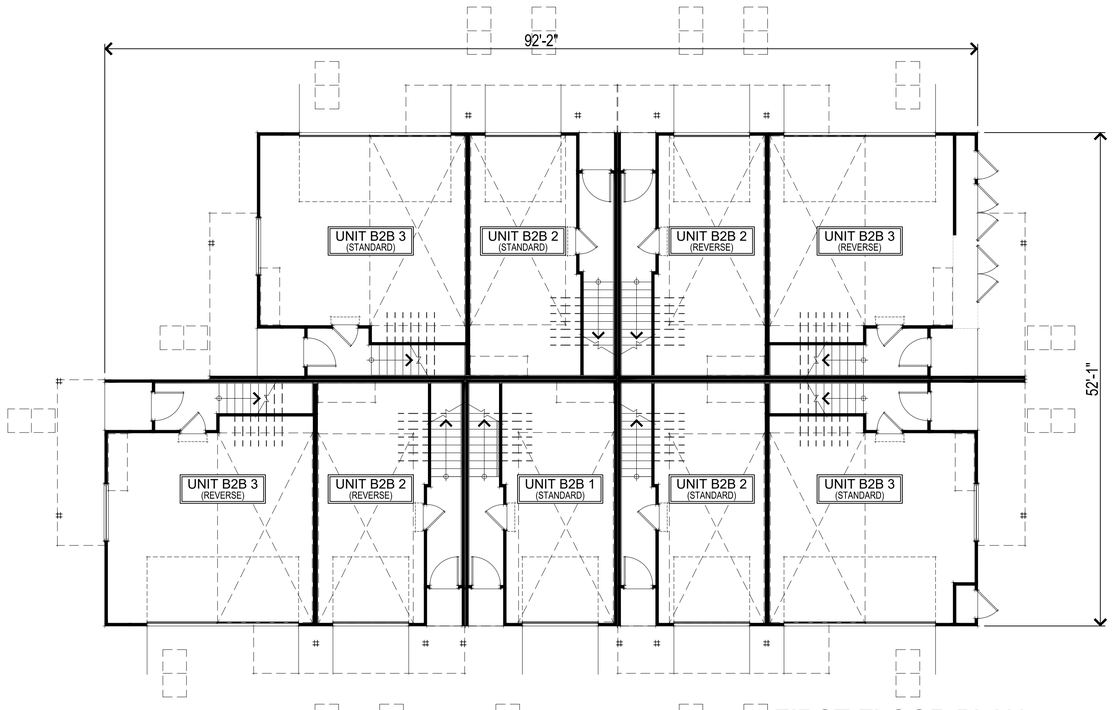


SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLANT MATERIAL, SIGNAGE AND OTHER OBSTRUCTIONS SHALL BE CLEAR OF THE POSITIONING OF GROUND LADDERS.

0 2' 4' 6 8' 16'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

9 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A008

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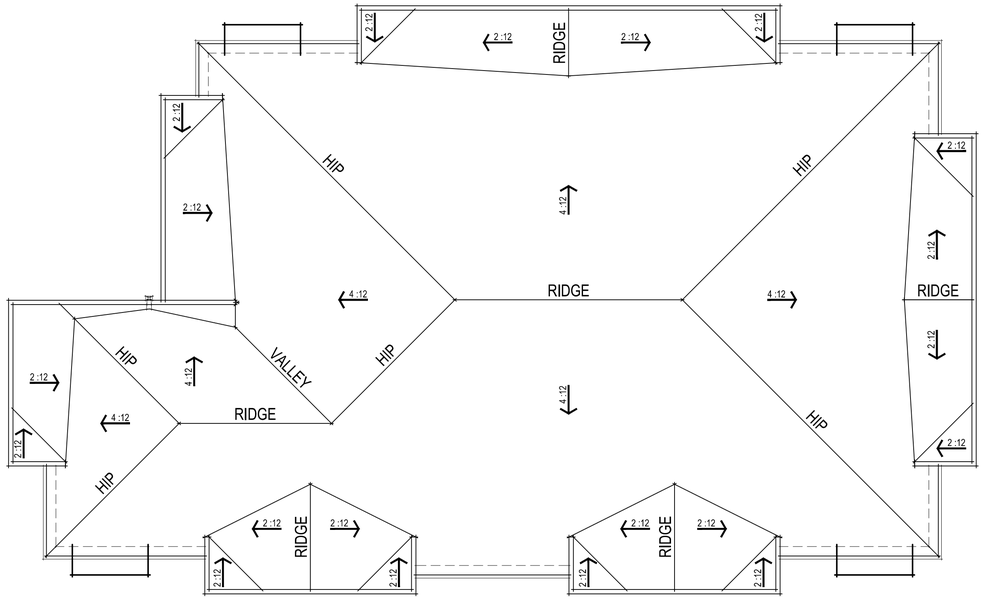
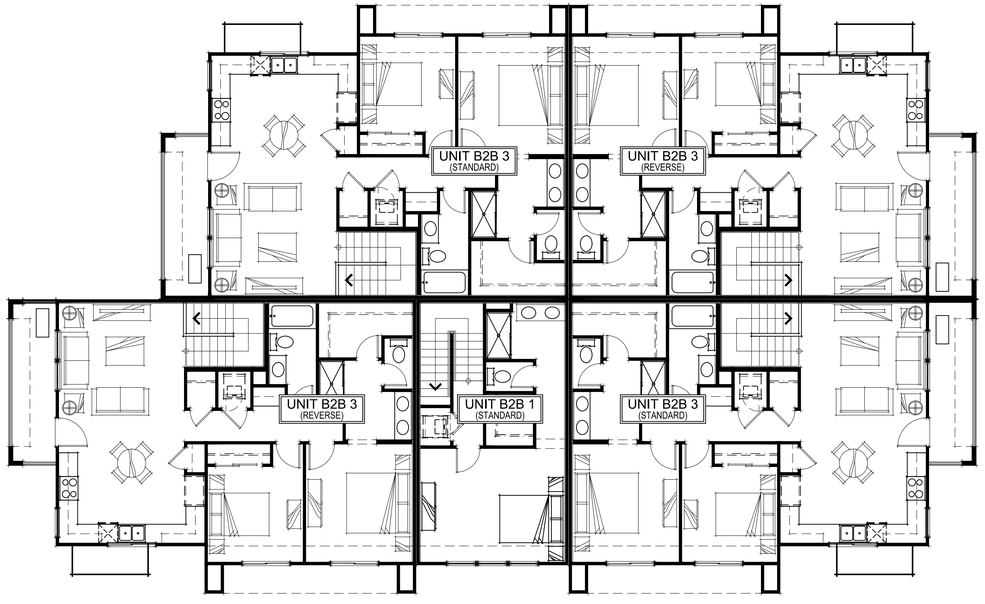


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

9 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A009

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LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

307.080 Civic Station
Pittsburg, CA
August 3, 2022

0 2' 4' 6 8' 16'

9 UNIT B2B BLDG ELEVATIONS
A010

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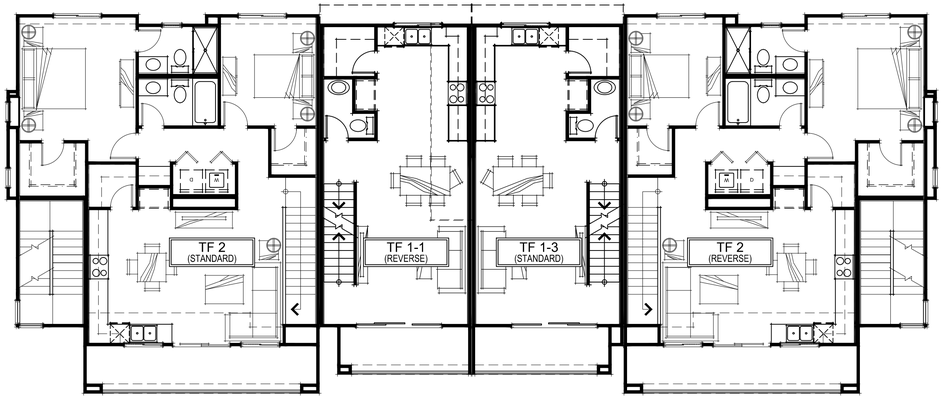
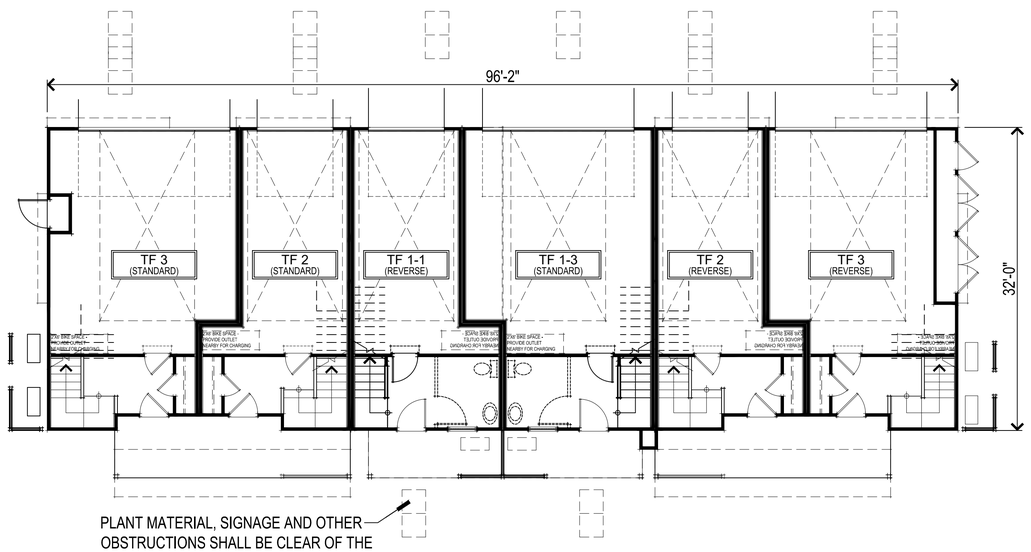


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

6 UNIT TF BLDG FIRST & SECOND FLOOR PLANS
A011

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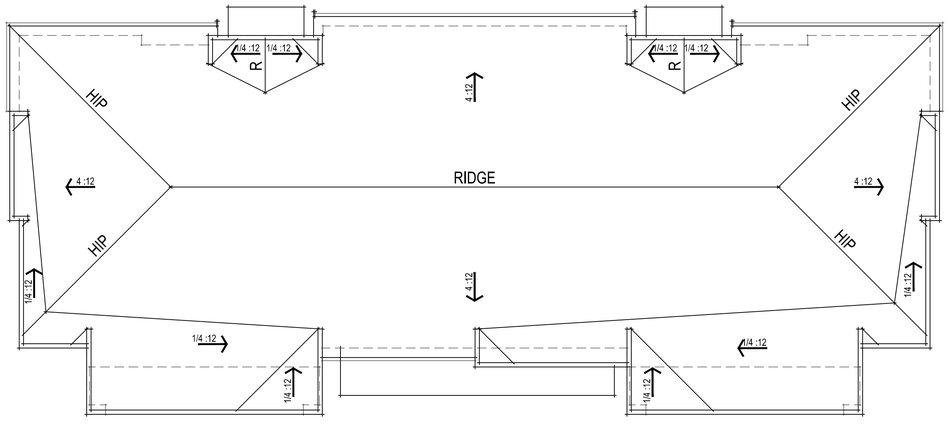
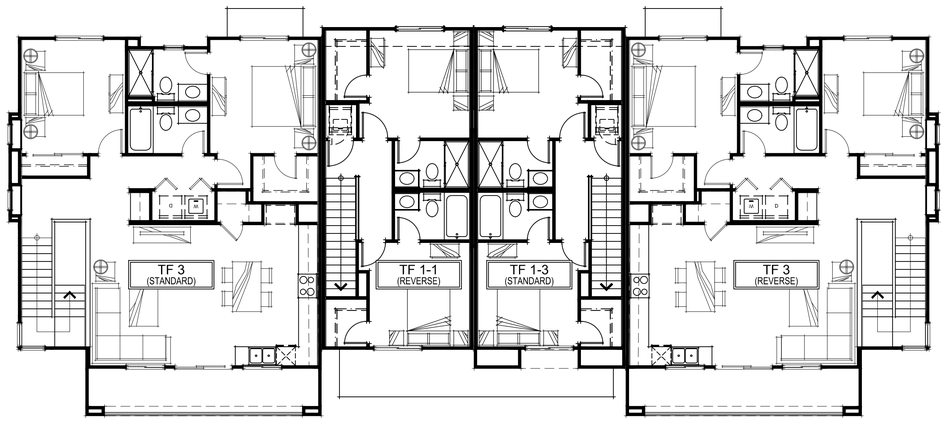


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

6 UNIT TF BLDG THIRD FLOOR & ROOF PLANS
A012

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LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

307.080 Civic Station
Pittsburg, CA
August 3, 2022

0 2' 4' 6 8' 16'

6 UNIT TF BLDG ELEVATIONS
A013

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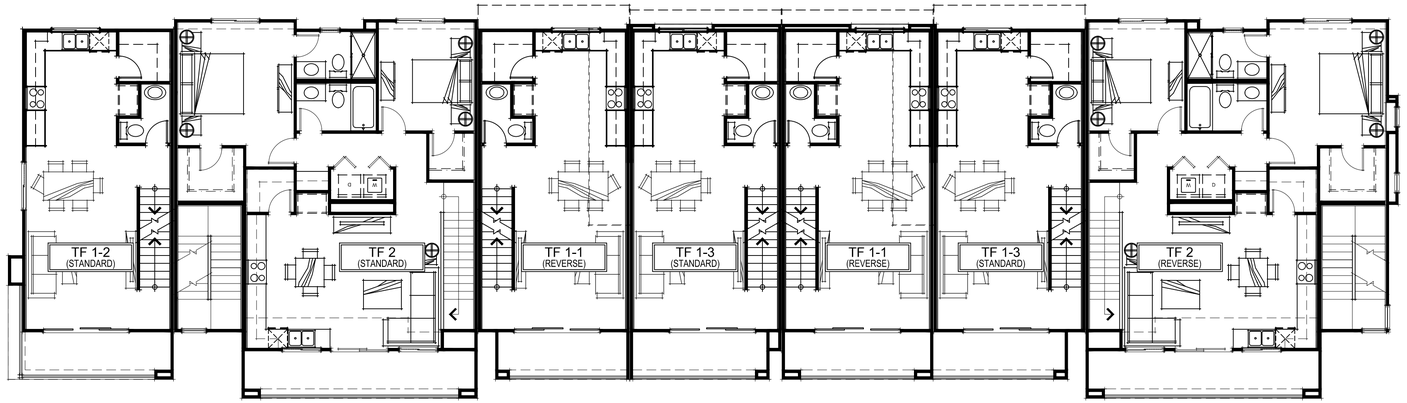

SECOND FLOOR PLAN

PLANT MATERIAL, SIGNAGE AND OTHER OBSTRUCTIONS SHALL BE CLEAR OF THE POSITIONING OF GROUND LADDERS.

FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

9 UNIT TF BLDG FIRST & SECOND FLOOR PLANS
A014

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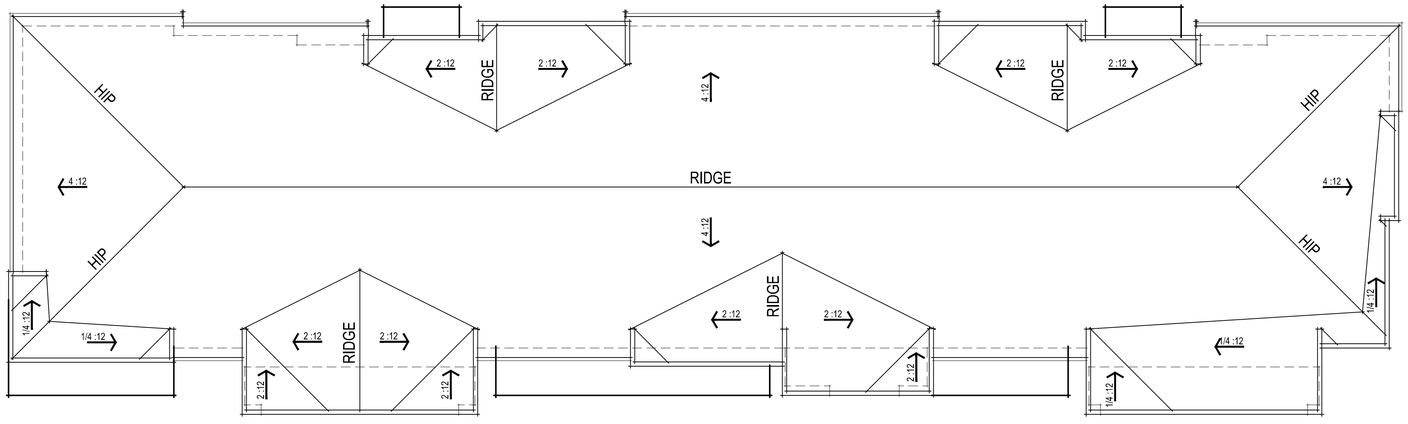

ROOF PLAN

THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.080 Civic Station
Pittsburg, CA
August 3, 2022

9 UNIT TF BLDG THIRD FLOOR & ROOF PLANS
A015

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LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

307.080 Civic Station
Pittsburg, CA
August 3, 2022

0 2' 4' 6 8' 16'

9 UNIT TF BLDG ELEVATIONS
A016

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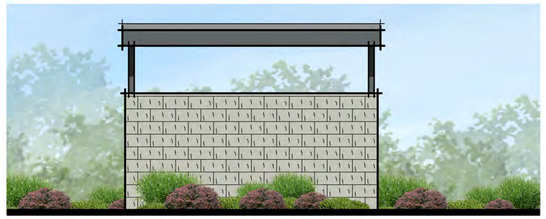
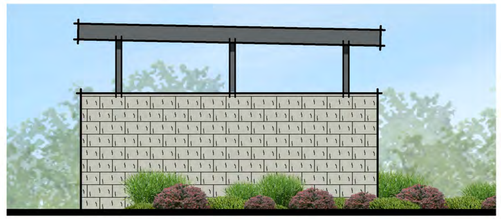
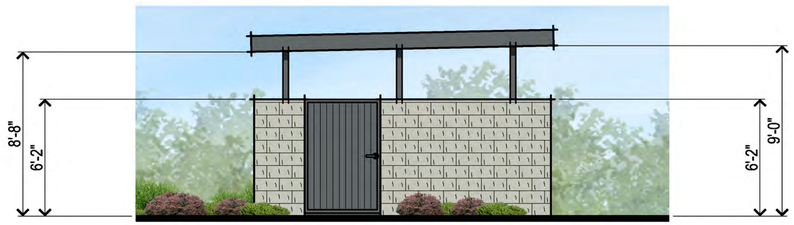


REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

FRONT ELEVATION

ROOF PLAN

FLOOR PLAN

307.080 Civic Station
Pittsburg, CA
August 3, 2022

0 1' 2' 3' 4' 8'

TRASH ENCLOSURE
A017

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COLOR SCHEME 1

Roofing
CertainTeed - Weathered Wood

Stucco 1
KM 4571 Cobblestone Street

Stucco 2 /
Garage Doors
KM 4581 Bat Wing

Garage Doors /
Siding 1
KM 4896-3 Stone Hearth

Siding 2
KMA 45 Red Velvet

Entry Door 1
Awnings
KMA 89-5 Black Oak

Entry Door 2
KM 5072 Jasper Park

Entry Door 3
KM 4589 Mama Racoon

Entry Door 4
HLS 4234-5 Victoria Red

Note: *All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

COLOR SCHEME 2

Roofing
CertainTeed - Weathered Wood

Stucco 1
KM 4571 Cobblestone Street

Stucco 2

HLS 4207 Champagne

Garage Doors /
Siding 1
KM 4896-3 Stone Hearth

Siding 2
HLS 4294 Inglenook Olive

Entry Door 1
Awnings
KMA 89-5 Black Oak

Entry Door 2
KM 5072 Jasper Park

Entry Door 3
KM 4589 Mama Racoon

Entry Door 4
HLS 4234-5 Victoria Red

PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
3. ALL SHRUBS AND GROUNDCOVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	STREET/ SHADE TREES				
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GAL	MOD	21
	MAGNOLIA G. 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	24"BOX	MOD	19
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24"BOX	LOW	7
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	MOD	5
	QUERCUS ILEX	HOLLY OAK	15 GAL	LOW	7
	ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA	24"BOX	MOD	11
	SMALL/ACCENT TREES				
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	V. LOW	4
	PODOCARPUS M. 'MAKI'	PODOCARPUS	15 GAL	MOD	91

SITE CALCULATIONS

TOTAL SITE AREA	99,317 SF
TOTAL LANDSCAPE AREA	31,816 SF
PERCENTAGE OF LANDSCAPE AREA	32%
TOTAL AREA SHADED BY PROPOSED TREES	21,369 SF
ESTIMATED PERCENTAGE OF SITE SHADED BY PROPOSED TREES	21%

*REFER TO SHEET L-3 FOR PROPOSED PLANT PALETTE.

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CONCORD, CALIFORNIA 94520
(925)685-0110

CIVIC STATION

Pittsburg, California

OVERALL LANDSCAPE SITE PLAN

CONCEPTUAL LANDSCAPE PLAN
JULY 29, 2022

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

SCALE: 1" = 20'-0" (0' 10' 20' 40') NORTH

L-1

Project No. 00222

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IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR 'BIORETENTION." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y-BV OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL BIORETENTION AREAS SHALL BE IRRIGATED USING MP ROTATOR SPRAY IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET DELTA DIABLO SANITATION DISTRICT REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.

9. OVERHEAD IRRIGATION: DRIP OR SUBSURFACE IRRIGATION SYSTEM SHALL BE UTILIZED INSTEAD OF OVERHEAD IRRIGATION IF:

- LOCATED WITHIN 24" OF ANY NON-PERMEABLE SURFACE UNLESS THE NON-PERMEABLE SURFACE DRAINS DIRECTLY INTO PLANTING AREA BEING IRRIGATED.
- WITHIN ANY PLANTING AREA NARROWER THAN 10' IN ANY DIMENSION.
- IN ANY LOCATION WHERE THE GEOMETRY OF THE PLANTING AREA DOES NOT CONFORM TO THE SPRAY PATTERN OF THE OVERHEAD SPRINKLER AND WOULD RESULT IN OVERSPRAY ONTO THE ADJACENT PAVEMENT. PMC 18.84.310(B)(3)

CIVIC AVENUE

DAVI AVENUE

CENTER DRIVE

BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
BLDG 11

REPAIR/REPLACE EXISTING IRRIGATION DAMAGED DURING CONSTRUCTION, TYP.

Water Efficient Landscape Worksheet

Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information

Site Name → Civic Station
Site Type → Residential — Allowed ETAF: 0.55
Annual Eto (inches/yr) → 45.4

Hydrozone or Planting Description (a)	Plant Factor (PF)		Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (PF/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
					SUBTOTAL →	0	0	0
Special Landscape Areas								
SHRUBS (LOW/MOD)					1	26,761	26,761	753,269
BIO (LOW/MOD)					1	5,055	5,055	142,288
TREES (LOW/MOD)					1	1,155	1,155	32,511
					SUBTOTAL →	32,971	32,971	928,068
					**Estimated Total Water Use (ETWU) →			928,068
					Maximum Allowed Water Allowance (MAWA) →			928,068

(a) Hydrozone #/Planting Description
1.) Front Lawn
2.) low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(*) ETWU (Annual Gallons Required)=
Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

(**) MAWA (Annual Gallons Allowed)=
(Eto) x (0.62) x [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas
Total ETAF x Area 0
Total Area 0
Average ETAF

All Landscape Areas
Total ETAF x Area 32,971
Total Area 32,971
Sitewide ETAF 1.00

Notes:

Average ETAF (ET adjustment Factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF PITTSBURG WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR BIORETENTION.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

LANDSCAPE AREA

PLANTING TYPE	IRRIGATION TYPE	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
TREES, SHRUBS & GROUNDCOVERS	DRIP	26,761 SF	84%
BIO TREATMENT	MP ROTATOR	5,055 SF	16%
TOTAL LANDSCAPE AREA		**31,816 SF**	**100%**

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- BIORETENTION AREAS - MP ROTATOR SPRAY

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CIVIC STATION

Pittsburg, California

HYDROZONE PLAN

CONCEPTUAL LANDSCAPE PLAN
JULY 29, 2022

vanderToolen Associates
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Walnut Creek, CA 94596
tel: 925.274.1305
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SCALE: 1" = 20'-0" NORTH

L-2

Project No. 00222

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STREET/SHADE TREES

GINKGO BILOBA 'PRINCETON SENTRY'

MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'

PISTACHIA CHINENSIS 'KEITH DAVEY'

SMALL/ACCENT TREES

CERCIS OCCIDENTALIS

PODOCARPUS MACROPHYLLUS 'MAKI'

LARGE/SCREEN SHRUBS

CISTUS SPP.

DODONAEA VISCOSA `PURPUREA`

HETEROMELES ARBUTIFOLIA

RIBES SANGUINEUM

WESTRINGIA FRUTICOSA

MEDIUM/FOUNDATION SHRUBS

CALLISTEMON VIMINALIS `LITTLE JOHN`

RHAPHIOLEPIS INDICA 'PINK DANCER'

SALVIA SPP.

YUCCA FILAMENTOSA

ZAUSCHNERIA CALIFORNICA `SCHIEFFLIN`S CHOICE`

SMALL/ACCENT SHRUBS

ACHILLEA MILLEFOLIUM

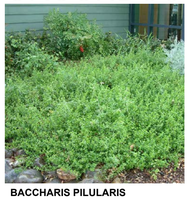
ERIGERON GLAUCUS

MIMULUS X 'JELLY BEAN SCARLETT'

PHORMIUM X JESTER

KNIPHOFIA UVARIA

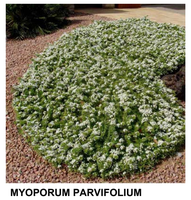
GROUNDCOVERS


BACCHARIS PILULARIS `TWIN PEAKS #2`

CEANOTHUS X `CENTENNIAL`

FRAGARIA CHILOENSIS

HELIANTHEMUM NUMMULARIUM `HENFIELD BRILLIANT`


MYOPORUM PARVIFOLIUM

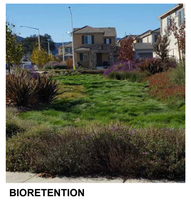
GRASSES/BIORETENTION

BOUTELOUA GRACILIS

CAREX BARBARAE

LOMONDRA LONGIFOLIA

MUHLENBERGIA RIGENS


BIORETENTION

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
	STREET/ SHADE TREES				
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	15 GAL	MOD	21
	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY SOUTHERN MAGNOLIA	24"BOX	MOD	19
	PISTACIA CHINENSIS `KEITH DAVEY`	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	7
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	MOD	5
	QUERCUS ILEX	HOLLY OAK	15 GAL	LOW	7
	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOVA	24"BOX	MOD	11
	SMALL/ACCENT TREES				
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	LOW	4
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI PODOCARPUS	15 GAL	MOD	91
	LARGE/SCREEN SHRUBS				
	ARCTOSTAPHYLOS DENSIFLORA `HOWARD MCMINN`	HOWARD MCMINN MANZANITA	5 GAL	LOW	
	CEANOTHUS RIGIDUS `SNOWBALL`	CEANOTHUS SNOWBALL	5 GAL	LOW	
	CISTUS SPP.	ROCKROSE	5 GAL	LOW	
	DODONAEA VISCOSA `PURPUREA`	PURPLE LEAFED HOPSEED BUSH	5 GAL	LOW	
	GREVILLEA X `NOELLII`	GREVILLEA	5 GAL	LOW	
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW	
	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	5 GAL	LOW	
	RHAPHOLEPIS INDICA `CLARA`	INDIAN HAWTHORN	5 GAL	LOW	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	LOW	
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW	
	MEDIUM/FOUNDATION SHRUBS				
	CALLISTEMON VIMINALIS `LITTLE JOHN`	DWARF BOTTLE BRUSH	5 GAL	LOW	
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW	
	LIMONIUM PEREZII	STATICE	5 GAL	LOW	
	PHORMIUM SPP.	NEW ZEALAND FALX	5 GAL	LOW	
	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED MOCK ORANGE	5 GAL	LOW	
	RHAPHIOLEPIS INDICA `PINK DANCER`	INDIAN HAWTHORN	5 GAL	LOW	
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	2 GAL	LOW	
	SALVIA SPP.	SAGE	5 GAL	LOW	
	TEUCRIUM FRUTICANS `COMPACTA`	BUSH GERMANDER	5 GAL	LOW	
	YUCCA FILAMENTOSA	ADAM'S NEEDLE	5 GAL	LOW	
	ZAUSCHNERIA CALIFORNICA `SCHIEFFLIN`S CHOICE`	CALIFORNIA FUCHSIA	5 GAL	LOW	
	SMALL/ACCENT SHRUBS				
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW	
	ERIGERON GLAUCUS	BEACH DAISY	1 GAL	LOW	
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	LOW	
	HEMEROCALLIS SPP.	DAYLILY	1 GAL	MOD	
	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL	LOW	
	MIMULUS X `JELLY BEAN SCARLET`	RED MONKEYFLOWER	1 GAL	LOW	
	PHORMIUM X `JESTER`	VARIEGATED MOUNTAIN FLAX	5 GAL	LOW	
	GROUNDCOVERS				
	BACCHARIS PILULARIS `TWIN PEAKS #2`	TWIN PEAKS COYOTE BRUSH	1 GAL	LOW	
	CEANOTHUS X `CENTENNIAL`	CENTENNIAL CEANOTHUS	1 GAL	LOW	
	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	1 GAL	MOD	
	HELIANTHEMUM NUMMULARIUM `HENFIELD BRILLIANT`	HENFIELD BRILLIANT ROCK ROSE	1 GAL	LOW	
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	LOW	
	GRASSES/BIORETENTION				
	BOUTELOUA GRACILIS	BLUE GRAMA	1 GAL	LOW	
	CAREX BARBARAE	SANTA BARBARA SEDGE	1 GAL	MOD	
	DESCHAMPSIA ELONGATA	SLENDER HAIRGRASS	1 GAL	LOW	
	ELYMUS CONDENSATUS `CANYON PRINCE`	NATIVE BLUE RYE	1 GAL	LOW	
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW	
	FESTUCA RUBRA	CREEPING RED FESCUE	1 GAL	LOW	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	
	LIRIOPE MUSCARI	LILYTURF	1 GAL	MOD	
	LOMONDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL	LOW	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	
	TURF SOD BIOINFILTRATION SOD	AVAILABLE AT DELTA BLUEGRASS 800.637.8873	SOD	LOW	

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

CIVIC STATION
Pittsburg, California

PLANT IMAGERY AND PROPOSED PLANT PALETTE
CONCEPTUAL LANDSCAPE PLAN
JULY 29, 2022

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1305
www.vandertoolen.com

L-3
Project No. 00222

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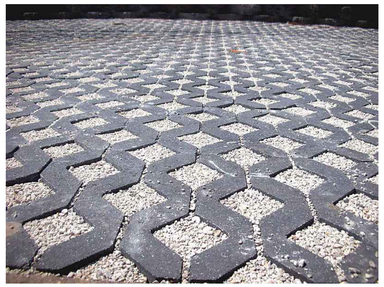
A DECORATIVE PAVING
STAMPED ASPHALT



B EVA PAVING
GRAVEL FILLED TURF BLOCK

C NATURAL PLAY STRUCTURES
GLASS FIBER REINFORCED CONCRETE (GFRC) LOW BALANCE BEAM, LOG HOPPERS & FALLEN LOG TUNNEL

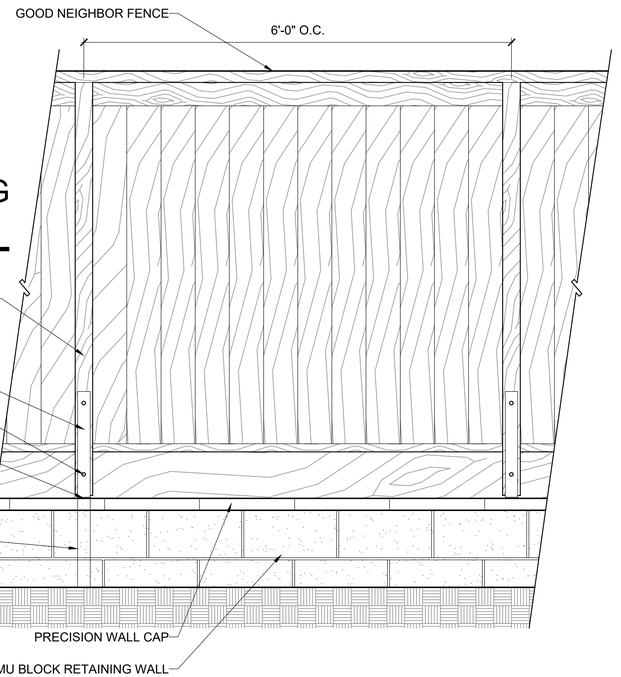
D BENCH
(4) TOTAL

E BIKE RACK
(12) TOTAL RACKS - (24) TOTAL SPACES

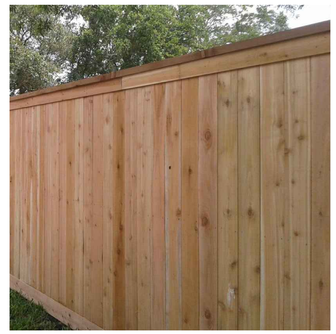
F TRASH & RECYCLING RECEPTACLE
(1) TOTAL

G CLUSTER MAILBOX
(6) TOTAL

H A/C SCREEN
COLOR TO MATCH ARCHITECTURE



I 6' HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL
SCALE: 1" = 1' - 0"



GOOD NEIGHBOR FENCE

PRECISION CMU BLOCK

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

CIVIC STATION
Pittsburg, California

SITE AMENITIES
CONCEPTUAL LANDSCAPE PLAN
JULY 29, 2022

vanderToolen Associates
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L-4
Project No. 00222

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City of Pittsburg
California

65 Civic Avenue
Pittsburg, CA 94565
P: (925) 252-6900
F: (925) 252-4814

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: **May 27, 2025**

TIME: **7:00 PM**
PLACE: **Pittsburg City Hall, Council Chambers (Third Floor)**
65 Civic Avenue
Pittsburg, CA 94565

Concerning the following matter:

Civic Station Time Extension, AP_25-0005 / AP-22-0031 (SUBD, DR, TRP)

This is a Notice of Public Hearing for a Time Extension Application filed by DeNova Homes, Inc. (c/o Kerri Watt), requesting approval of a two-year Time Extension for the Civic Station Development. This Time Extension request would extend the approval timeframe of the major subdivision, design review, and tree removal permit, approved entitlement for a period of two years (AP-22-0031). Civic Station was originally approved under Planning Commission Resolution No. 10200, which is currently scheduled to expire on September 27, 2025.The approved Major Subdivision subdivided a 2.28-acre parcel into 11 residential parcels for condominium purposes, connected by 9 common parcels for private streets. The parcel is bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The project has three access points - main access off Civic Avenue, one on Center Drive, and one on Davi Avenue. The entitlement included approval of Design Review to construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 169,608 square feet as well as two “pocket park” private play areas and one private dog park. The entitlement also included a Tree Removal Permit for removal of 45 of the 51 trees on site. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential. Assessor’s Parcel No. 086-100-035

PROJECT PLANNER: Kelsey Gunter, (925) 252-4824 or kgunter@pittsburgca.gov

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

Where can I get more information about this project? What can I do if I have comments on the project?
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements. Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body’s action on the matter will become a part of the administrative record.

Para información en español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Civic Station Time Extension, AP-25-0005 (AP-22-0031)
Location: APN: 086-100-035

City of Pittsburg

Community and Economic Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 27, 2025

ITEM: **Pittsburg Solar RV & Boat Storage Caretaker's Quarters and Freestanding Sign, AP-25-0015 (UP, SR).**

ORIGINATED BY: Chris Koenig, chris@pacificprop.net, 925-314-3849

SUBJECT: This is a public hearing on a request for approval of: 1) a Use Permit to allow a Caretaker's Quarters accessory to an existing commercial business, and 2) Sign Review to place a Freestanding Sign at the entrance to the Pittsburg Solar Recreational Vehicle (RV) & Boat Storage (dba: Luxe Guard RV & Boat Storage) facility located at 2515 Pittsburg-Antioch Highway, in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.

RECOMMENDATION:

Staff recommends the Commission adopt a Resolution (Attachment 1), approving Use Permit and Sign Review Application No. 25-0015, subject to conditions.

BACKGROUND:

The project was initially presented to the Planning Commission on June 14, 2022. At that meeting, the Planning Commission adopted Resolution No. 10190, granting Use Permit and Design Review approval to establish an RV and boat storage facility, construct 191,920 sq. ft. of solar covered canopies, and a 1,243-sq. ft. leasing office building on the 12.5-acre lot at 3468 Pittsburg-Antioch Highway.

Pursuant to Condition No. 1 of Resolution No. 10190, Use Permit and Design Review approval was granted based on conformity with project plans date-stamped October 7, 2021, as presented to the Planning Commission in the staff report dated June 14, 2022.

Following approval of Planning Commission Resolution No. 10190, the applicant requested approval from the Planning Division for a series of changes to the project:

On May 16, 2023, the applicant applied for a Fence Height Exception to increase the height of the perimeter fence surrounding the property from 10 to 13 feet. The Fence Height Exception (AP-23-0072, FHE) was approved on July 7, 2023, under Zoning Administrator Resolution No. 401.

On September 5, 2023, the applicant applied for Administrative Design Review to place a 90,000-gallon fire-protection water tank on the project site to satisfy Contra Costa County Fire Protection District (CCCFPD) requirements. The Administrative Design Review (AP-23-0127, ADR) request for the fire-protection water tank was approved on September 25, 2023, under Zoning Administrator Resolution No. 409.

On September 5, 2023, the applicant applied for Commercial Design Review to replace the originally approved 1,243-sq. ft. leasing office building with a 1,136-sq. ft. prefabricated commercial structure (leasing office). The Commercial Design Review (AP-23-0125, DR) for the revision to the leasing office building was approved on January 23, 2024, under Planning Commission Resolution No. 10239.

PROJECT DESCRIPTION:

Existing Conditions: The project site is a predominantly flat, 12.5-acre parcel surrounded by industrial and commercial uses. The recently-constructed existing RV & Boat Storage facility on the project site consists of nine solar-covered canopies ranging in size from 13,721 to 38,381 sq. ft. covering a total area of approximately 191,920 sq. ft. Each canopy is approximately 25 feet (ft) tall. There is an existing 13-ft-tall perimeter security fence surrounding the property. At the entrance to the property, there is a 1,136-sq. ft. prefabricated commercial structure serving as a leasing office building and six paved vehicle parking stalls.

Proposed Project: The current application is a request for two additional approvals for the project site: 1) Caretaker's Quarters and 2) a Freestanding Sign.

Caretaker's Quarters:
The first request is for approval of a Use Permit to allow a pre-manufactured Caretaker's Unit within the fenced portion of the site as an accessory use. The proposed Caretaker's Unit would be 40 feet long and 14 feet wide, measuring a total of 527-sq.ft. and include one bedroom, one bathroom, a kitchen and a living room.

The proposed Caretaker's Unit would be fully obscured from public view behind the 13-ft-tall perimeter fence. The exterior body of the proposed Caretaker's Unit would consist of hardie cement fiber gray vertical siding with white trim and white accent end walls and doorway.

See Attachment 2 for the Plans for the Caretaker's Unit.

Freestanding Sign:
The second request is for Sign Review approval to construct a five-foot-tall, seven and one-half feet wide, and one foot in depth, two-sided, illuminated Freestanding Sign advertising the business. The proposed Freestanding Sign would be located in the landscaped area outside the fenced portion of the site at the driveway entrance to the property. The proposed Freestanding Sign would be located 29 feet south of the front property line fronting Pittsburg-Antioch Highway, opposite the leasing office building.

The proposed 38.33-square foot sign would be double-sided, constructed of aluminum and painted in satin black. The lettering on both sides of the sign would be identically cut using a router with the business logo (Luxe Guard RV & Boat Storage). All lettering would be backed with white acrylic and illuminated, with the exception of the word

"Guard," which would be flat cut-out aluminum painted in gold. The top cap and sign base would be painted gray.

See Attachment 3 for the Sign Package.

GENERAL PLAN/CODE COMPLIANCE:

2040 General Plan:

The project site is located in the 'Loveridge Subarea' of the 2040 General Plan and has a land use designation of '*Service Commercial*'. This land use designation is intended to provide sites for commercial business with potentially intense levels of noise or traffic, including automobile sales and services, building materials, nurseries, equipment rentals, contractors, wholesaling, warehousing, storage, and similar uses; offices, retail uses, restaurants, and convenience stores allowed as ancillary uses; and residential uses permitted above ground floor commercial uses. The primary use of the site includes storage of recreational vehicles and boats, which is consistent with the intent of the Service Commercial land use designation.

Zoning:

Use Permit
The property is located within the CS (Service Commercial) District. The proposed use falls under the classification of 'Caretaker's Quarters' as defined by the PMC section 18.06.200. Per PMC section 18.52.010, this use classification is permitted as an accessory use in the CS District upon approval of a Use Permit.

Sign Ordinance
Pittsburg Municipal Code (PMC) 19.16.080 regulates the sign area and sign height for Freestanding Signs advertising heavy and light manufacturing, industrial business parks, mini-storage, warehousing and distribution operations, processing plants, research facilities and similar uses.

PMC section 19.16.080(B)(2) applies to parcels greater than five acres and states the maximum sign area is one square foot for each 2,000 square feet contained on the site or 200 square feet, whichever is less. Given the parcel is 12.5 acres, or 544,500 square feet, this would allow for a 272-sq.ft. sign, which exceeds the maximum allowable 200 square feet. The proposed 38.33 square-foot Freestanding Sign meets the standards as permitted under PMC 19.16.080(B)(2).

PMC 19.16.080(C)(2) states that the height of the Freestanding Sign for a parcel having one to three businesses may not exceed eight feet in height. The proposed Freestanding Sign is five feet tall and therefore meets the height regulations for freestanding signs in PMC 19.16.080(C)(2).

Required Use Permit Findings:

In accordance with PMC section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the project:

A. is in accord with the objective of PMC Title 18 (Zoning), the purposes of the land use district in which it is located and is appropriate to the specific location;

B. is not detrimental to the health, safety, and general welfare of the City;

C. will not adversely affect the orderly development of property within the City;

D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;

E. is consistent with the objectives, policies, general land uses and programs identified in the General Plan and any applicable specific plan;

F. will not create a nuisance or enforcement problem within the neighborhood;

G. will not encourage marginal development within the neighborhood;

H. will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending constraints imposed by law; and,

I. is consistent with the City's approved funding priorities.

Required Sign Review Findings:

Pursuant to PMC 19.12.020, the Planning Commission may approve a freestanding sign upon making one or more of the following findings:

1. the business is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building;

2. the sign is necessary to provide the business with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises;

3. the size or width of the property upon which the business or use is located is such that a sign placed on the building would not adequately identify the premises occupied by that use;

4. the architectural style, material, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 (Design Review) of the Zoning Ordinance; or

5. the sign is part of a master identification sign for a shopping center of four more individual businesses.

Freestanding signs must also meet each of the following sign regulations as listed within PMC section 19.12.020 (B -F):

B. No portion of a freestanding sign may be placed in or project over or into a public right-of-way.

C. A freestanding sign must be placed on the premises and adjacent to a public right-of-way to which the business or use has direct access.

D. The area around the base of a freestanding sign must be attractively landscaped unless its location restricts or prohibits such landscaping.

E. The sign structure supporting a freestanding sign must be attractively designed and adequately engineered to support the sign without the use of unsightly braces, poles or wires.

F. A freestanding sign may not exceed the height specified for the particular land use. The height is measured from the finished grade to the highest elevation of the sign structure.

Environmental: The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303(e) (New Construction or Conversion of Small Structures) because it involves the construction of a new, small accessory (appurtenant) structure, i.e., Caretaker's Quarters and Freestanding Sign. No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

Public Notice: On or prior to May 17, 2025, notice of the May 27, 2025, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in neighborhoods surrounding the project site. See Attachment 4 for the hearing notice.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to grant Use Permit and Sign Review approval for the proposed project.

Use Permit:
The proposed Caretaker's Quarters would not be detrimental to the health, safety, and general welfare of the city, nor would it create a nuisance or enforcement problem within the neighborhood, in that it would help improve safety by allowing for additional natural surveillance to occur in the area by the on-site caretaker.

Sign Review:
The proposed Freestanding Sign is situated in a location that would adequately identify the premises occupied by the use, is attractively designed and would enhance the appearance along the project frontage area.

See Attachment 1 for a full analysis of how the proposed project meets the required Use Permit and Sign Review findings.

ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit and Sign Review Application No. 25-0015, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Plans for the Caretaker's Unit
3. Sign Package
4. Public Hearing Notice/Vicinity Map

Prepared by: Alison Spells, Senior Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approval of a Use Permit and Sign Review Approval for a Caretaker's Quarters Accessory to an Existing Commercial Business and Installation of a Freestanding Sign at 2515 Pittsburg-Antioch Highway for "Pittsburg Solar RV & Boat Storage," in the CS (Service (Commercial) District. Assessor's Parcel No. 074-100-018, AP-25-0015 (UP, SR)	)	Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On August 5, 2021, the applicant, Chris Koenig, submitted a Use Permit and Design Review Application (AP-21-1588) to establish a solar-canopied recreational vehicle (RV) and boat storage facility located at 2515 Pittsburg-Antioch Highway, in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.

B. On June 14, 2022, the Planning Commission adopted Resolution No. 10190, granting Use Permit and Design Review approval to establish the RV and boat storage facility, construct 191,920 sq. ft. of solar covered canopies, and a 1,243-sq. ft. leasing office building on the 12.5-acre property.

C. Pursuant to Condition No. 1 of Resolution No. 10190, Use Permit and Design Review approval was granted based on conformity with project plans date-stamped October 7, 2021, as presented to the Planning Commission in the staff report dated June 14, 2022. Following approval of Planning Commission Resolution No. 10190, the applicant requested approval from the Planning Division for a series of changes to the project.

D. On May 16, 2023, the applicant applied for a Fence Height Exception to increase the height of the perimeter fence surrounding the property from 10 to 13 feet. The Fence Height Exception (AP-23-0072, FHE) was approved on July 7, 2023, under Zoning Administrator Resolution No. 401.

E. On September 5, 2023, the applicant applied for Administrative Design Review to place a 90,000-gallon fire-protection water tank on the project site to satisfy Contra Costa County Fire Protection District (CCCFPD) requirements. The Administrative Design Review (AP-23-0127, ADR) request for the fire-protection water tank was approved on September 25, 2023, under Zoning Administrator Resolution No. 409.

F. On September 5, 2023, the applicant applied for Commercial Design Review to replace the originally approved 1,243-sq. ft. leasing office building with a 1,136-sq. ft. prefabricated commercial structure (leasing office). The Commercial Design Review (AP-23-0125, DR) for the revision to the leasing office building was approved on January 23, 2024, under Planning Commission Resolution No. 10239.

G. On March 4, 2025, the applicant filed Planning Application No. 25-0015 requesting Use Permit approval for a Caretaker's Quarters on the property and Sign Review approval to install a Freestanding Sign for the Solar RV & Boat Storage facility.

H. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning).

I. The Pittsburg Solar RV and Boat Storage Project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Title 14 of the California Administrative Code, Section 15303(e) (New Construction or Conversion of Small Structures) because it involves the construction of a new, small accessory (appurtenant) structure, i.e., Caretaker's Unit and Freestanding Sign. No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

J. On or before May 17, 2025, a notice of the May 27, 2025, public hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in neighborhoods surrounding the project site.

K. On May 27, 2025, the Planning Commission held a public hearing on Planning Application No. AP-25-0015 (UP, SR), at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Pittsburg Solar RV & Boat Storage Caretaker's Quarters and Freestanding Sign, AP-25-0015 (UP, SR)" and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning

Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Use Permit:

2. Consistent with the required Use Permit findings in PMC section 18.16.040, the proposed Caretaker's Quarters use:

    a. Is in accord with the objective of the Zoning Ordinance (PMC Title 18), the purposes of the land use district in which it is located and is appropriate to the specific location, in that Caretaker's Quarters, as defined in PMC section 18.06.200, are a conditionally permitted use in the CS District.

    b. Will not be detrimental to the health, safety, and general welfare of the City, would not adversely affect the preservation of property values, nor would it create a nuisance or enforcement problem within the neighborhood, in that the proposed Caretaker's Quarters would help improve safety by allowing for additional natural surveillance to occur in the area by the on-site caretaker.

    c. Will not adversely affect orderly development on properties throughout the City, nor would it encourage marginal development within the neighborhood, in that, the proposed Caretaker's Quarters is located on a large commercial property surrounded by a 13-foot-tall perimeter fence and would be completely obscured from public view.

    d. Will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints, in that the proposed Caretaker's Quarters will be maintained and operated at the cost of the applicant.

    e. Is consistent with the City's approved funding priorities in that there is no public money involved in this project.

Sign Review:

3. PMC section 19.12.020(A) requires at least one of five findings to be met in order for the Planning Commission to permit a Freestanding Sign. The proposed Freestanding Sign meets the finding in PMC 19.12.020(A)(3), which states that "the size or width of the property upon which the business or use is located is such that a sign placed on the building would not adequately identify the premises occupied by that use." The proposed Freestanding Sign meets this requirement for two reasons. First, the

frontage of the leasing office measures 28 feet, which is significantly narrower than the property's 610-foot frontage. Secondly, the City's Development Review Design Guidelines (DRDGs) do not allow for blank walls on street-facing elevations of commercial buildings. Therefore, a condition of approval for the leasing office building requires trellises be placed over the windows on the north elevation (facing Pittsburg-Antioch Highway). For this reason, a sign placed on the building would not be feasible nor would it adequately identify the business.

4. Consistent with the regulations for Freestanding Signs in PMC section 19.12.020 (B) – (F), the proposed Freestanding Sign complies with height requirements and will not be placed in or project over or into a public right-of-way. The proposed Freestanding Sign will be located on the project site adjacent to a public right-of-way to which the business has direct access. Additionally, the area around the base of the proposed Freestanding Sign will be attractively landscaped and the sign structure supporting the Freestanding Sign will be attractively designed and adequately engineered to support the sign without the use of unsightly braces, poles or wires.

Section 3. Decision

A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 25-0015, subject to the following conditions:

City of Pittsburg, Planning Division

1. Substantial Conformance: The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution and as presented in the project plans/proposal, date stamped May 8, 2025, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.

2. Accessory Use: The caretaker's quarters shall be secondary or accessory in nature to the primary commercial or industrial use of the property. The caretaker's quarters shall not be sold off separately or severed from the commercial or industrial use of the property.

3. Caretaker: The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on site or on contiguous lots under the same ownership.

4. Deed Restriction: The property owner shall record a deed restriction as a condition of project approval, stating that the caretaker unit shall not be rented to a person other than the caretaker.

5. All landscaping removed, damaged, or destroyed as part of installation of the

Freestanding Sign shall be replaced per approved Landscape Plans.

City of Pittsburg, Engineering Division:

6. The Applicant shall ensure the new sign is located outside of the City's utility easement.

7. The location of the easement shall be established based on the legal documents.

City of Pittsburg, Code Enforcement

8. Public Nuisance
The applicant shall operate the business and maintain the property in a manner that does not result in a public nuisance as defined in Chapter 1.20 of Pittsburg Municipal Code (PMC). Adherence to the provisions in PMC is required at all times. Particularly, PMC sections 18.82.050 (Building Exteriors), 1.20.020 (G - Abandoned Materials), (F – Materials Visible from Public Right of Way), (C – Graffiti Removal), (J – Inoperable Vehicles), 18.78.070 (A - Prohibited Vehicles and Vessels), 5.04.050 (Business License), 8.04.280 (Garbage Service). Should the City find the applicant is noncompliant with any section of the PMC, then an Administrative Citation will be issued. Each offense on the Administrative Citation may be deemed as a separate offense and fines of $100, $200, and $500 can be assessed for each offense.

Contra Costa County Fire Protection District

9. Caretaker Residence is required to be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13D or Section R313.3 of the 2022 California Residential Code. Submit to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County General Plan/ Contra Costa County Ordinance 2022-34.

10. Access as shown on plans complies with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

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

12. Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING - FIRE LANE signs posted, allowing for parking on one

side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

13. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

14. Plans shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901 .2) CFC, (107) CBC

15. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

16. A land development permit is required for access and water supply review and approval prior to submitting building construction plans. The developer shall submit scaled site improvement plans indicating:

    - All existing or proposed hydrant locations,
    - Fire apparatus access to include slope and road surface
    - Elevations of building,
    - Size of building and type of construction,
    - Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
    - Striping and signage plan to include "NO PARKING-FIRE LANE" markings

    This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

17. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

18. Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

<u>Contra Costa Environmental Health</u>

19. If an onsite water supply well is used for this project, it must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.

20. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.

21. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.

22. If this project is not served by sanitary sewer and an onsite wastewater disposal system (septic system) is needed for this project, a permit from CCEH is required prior to installation. The new septic system, including disposal field replacement area must comply with current standards. Holding tanks for sewage disposal are prohibited unless these are owned and maintained by a public entity.

23. If the project will require a small public water system, these systems must operate under permit from CCEH. The water supply (e.g. well) must meet current standards, including construction, yield, water quality, and setbacks. A hydrogeological study may be required to ensure adequate water supply.

24. If the proposed lot line adjustment involves properties served by an onsite waster disposal system (septic system). The new lot configurations must accommodate the septic system(s), including the disposal field replacement area(s), without conflicting with current standards(e.g., setbacks to property lines).

25. It is recommended that the project be served by public sewer and public water wherever possible.

26. These comments do not limit an applicant’s obligation to comply with all applicable laws and regulations. If the proposed project is subject to regulation by CCEH, the project tenant must apply for all applicable health permits. Should you have any questions, please do not hesitate to contact Environmental Health at (925) 608-5500 or CoCoEH@cchealth.org.

<u>Standard Conditions</u>

27. Standard Conditions of Development
The Standard Conditions of Development, as adopted by the Pittsburg Planning Commission by Resolution No. 8931, shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.

28. Design of Storm Drain, Water, and Sewer Facilities
The design and construction of storm drain, water, and sewer facilities shall be in

accordance with PMC Section 17.28.020.

29. Compliance with PMC Title 12, 13, and 15
All site development shall comply with PMC Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.

30. Other Agency Requirements
The Developer shall comply with all the requirements of the Community and Economic Development Department and all other applicable local, state, and federal agencies.

31. Indemnification
Developer 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 developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer 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.

32. Expiration of Approval: Use Permit approval for the project shall expire on May 27, 2028, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of May 2025, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:
NAYES:
ABSTAIN:
ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on May 27, 2025.

_____
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

PITTSBURG RV/BOAT STORAGE

3468 PITTSBURG/ ANTIOCH HIGHWAY

PITTSBURG, CA

PROJECT DIRECTORY

APPLICANT

Chris Koenig
23 Railroad Ave, Ste 164
Danville, CA 94526
Phone: (925) 314-3849
Cell: (925) 984-5683
Email: chris@pacificprop.net

ARCHITECT

FCGA Architecture
301 Hartz Ave. Suite 213
Danville, CA 94526
Contact: Oskar Gomez
Phone: (510) 691-8618
Email: oskar@fcgainc.com

CIVIL ENGINEER

Robert A. Karen & Associates, Inc
707 Beck Ave,
Fairfiled, CA 94533
Contact: Tony Perfetto
Phone: (707) 435-9988
Email: tperfetto@rakengineers.com

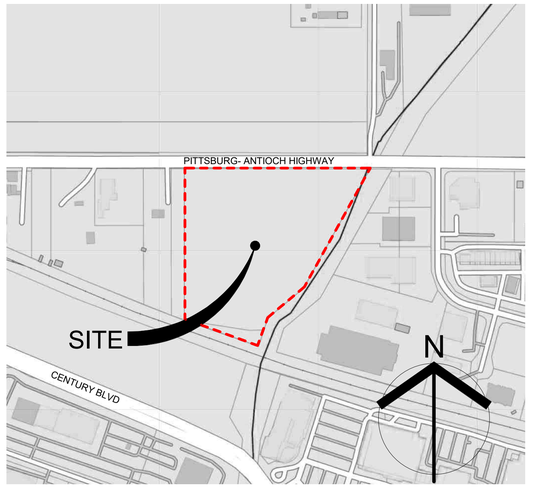
PROJECT DISCRIPTION

NEW CARETAKER BUILDING AT EXISTING RV/BOAT STORAGE.

TABLE OF CONTENTS

A0 COVER SHEET
A1 SITE PLAN

VICINITY MAP



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COVER SHEET

A0

3.4.25

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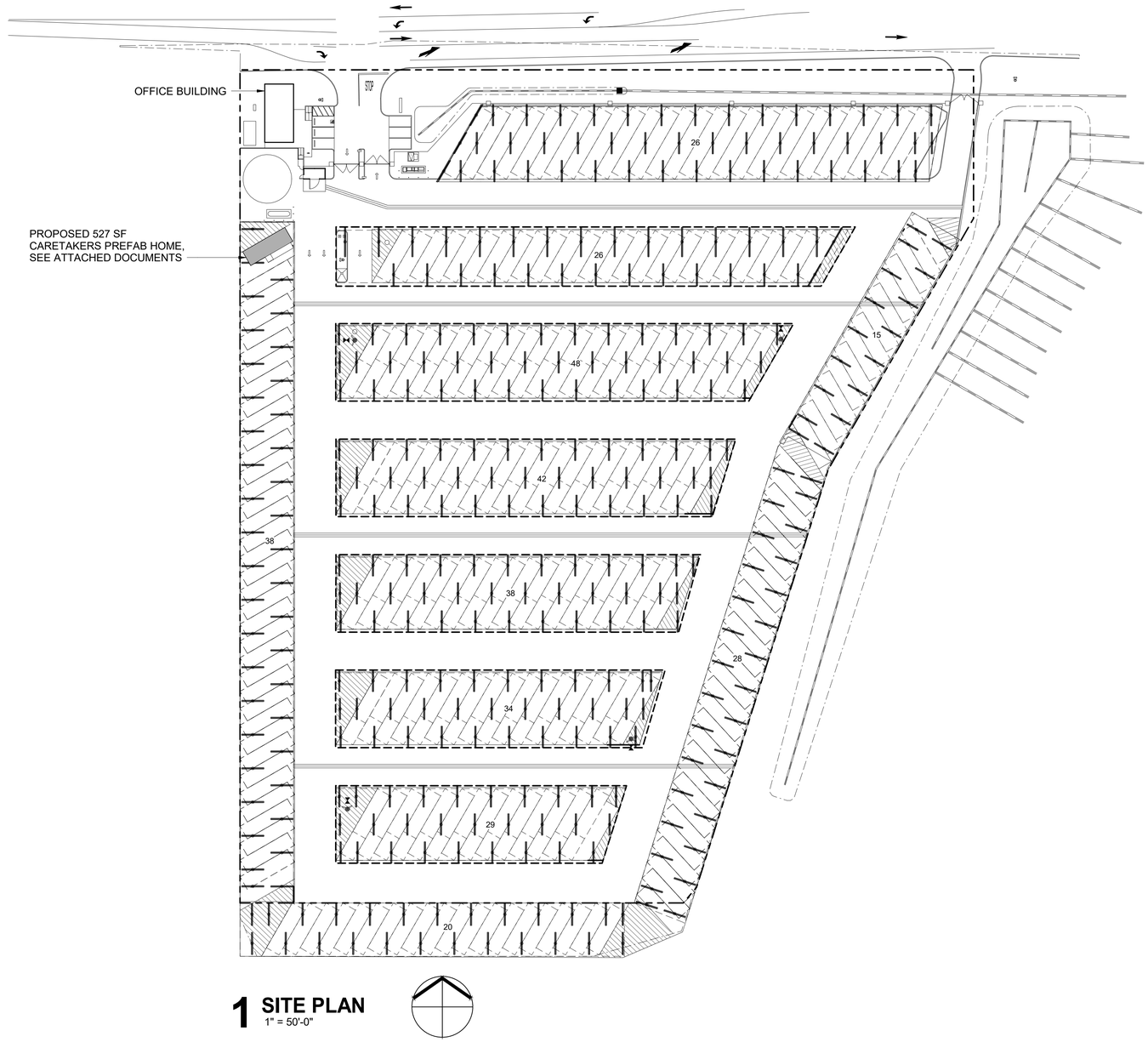


1 **SITE PLAN**
1" = 50'-0"

PROJECT DATA:

GENERAL PLAN DESIGNATION:		CS
ZONING DESIGNATION:		CS
SITE AREA:	12.50AC OR	544,848 SF
TOTAL BUILDING AREA: CANOPIES-		191,920 SF

FLOOR AREA RATIO:
1,663 sqft / 544,848 sqft = 0.30%

BUILDING HEIGHTS: REFERENCE MF DRAWINGS

PERCENT LANDSCAPED AREA:
20,145 sqft / 544,848 sqft = 3.7%

REQUIRED PARKING SPACES:
1,663 sqft / 500 sqft = 4

 # OF RV/BOAT STALLS: 344

PROVIDED PARKING SPACES: 6 TOTAL
- 1 VAN ACCESSIBLE STALL
- 5 STANDARD PARKING STALLS

STALL BREAKDOWN

STALL TYPE	TOTAL
- 60' STALL	26
- 50' STALL	1
- 45' STALL	101
- 40' STALL	57
- 35' STALL	40
- 30' STALL	48
- 25' STALL	40
- 20' STALL	31

FCGA architecture

PITTSBURG RV/BOAT STORAGE

3468 PITTSBURG/ ANTIOCH HIGHWAY
PITTSBURG, CA

SITE PLAN
1" = 50'-0"

A1
3.4.25

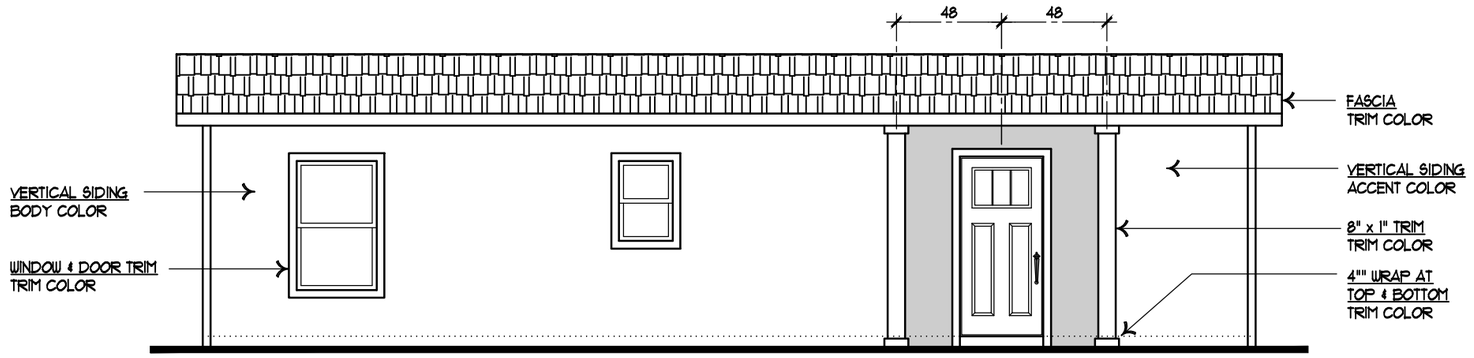
Imagine

TEM14401A / 1 bed / 1 bath / 527 sq. ft. / 14x40

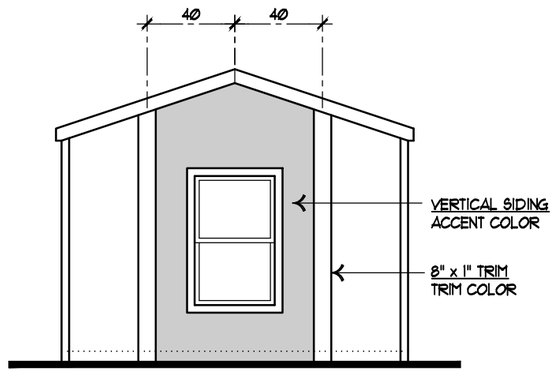
Alternate Door Location Available

- Finished Drywall Throughout
- Kwikset® Door Hardware Throughout
- Samsung® Stainless Steel Appliances
- Rheem® Hybrid Heat Pump Water Heater
- ecobee® Smart Thermostat
- Carrier® Furnace

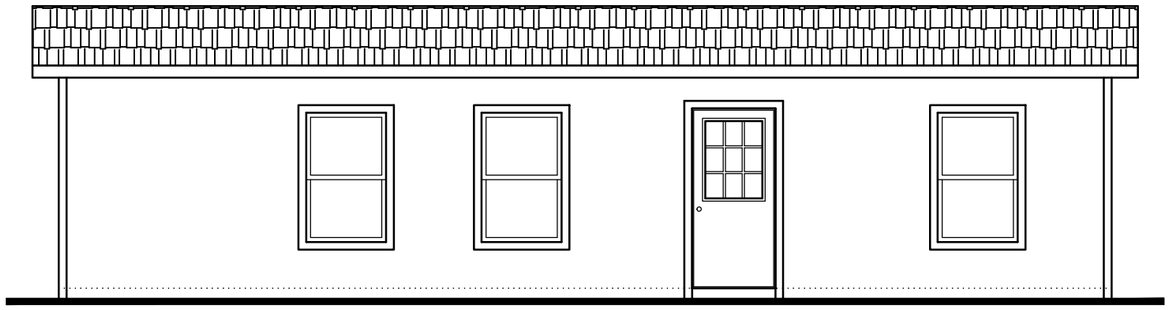
The home series, floor plans, photos, renderings, specifications, features, pricing, materials and availability shown will vary by retailer and state, and are subject to change without notice.



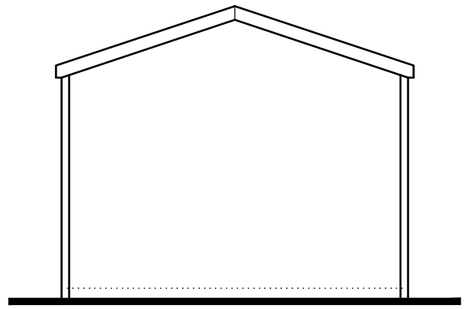
FRONT SIDEWALL



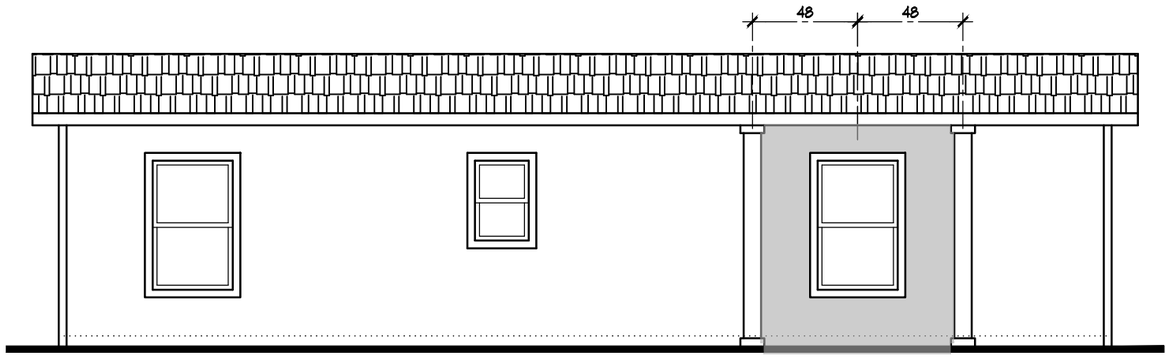
FRONT ENDWALL



REAR SIDEWALL



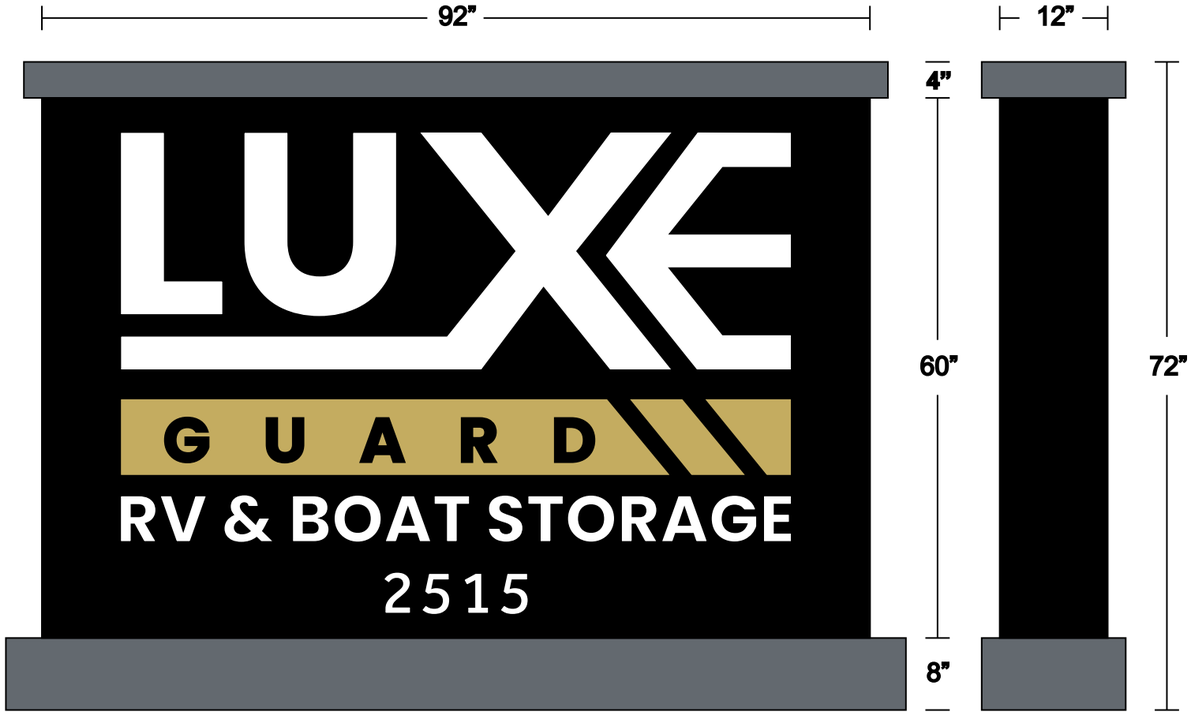
REAR ENDWALL



FRONT SIDEWALL WITH OPTION WINDOW

4" FLAT WINDOW AND DOOR TRIM THROUGHOUT.

CMH Manufacturing West, Inc Perris Division • (951) 657-1611	DRAWING TITLE: *STANDARD EXTERIOR*			PRODUCT: TEMPO: IMAGINE	DWG#: TM-1440-1A		
				SQ. FT.: 526	DATE: 1-30-24	4"	
APPROVAL REF:	S.N. REF:	CMH FILE INFO ONLY: PERRIS DIVISION	DRAWN BY: G. BUE	SHEET: 2-A	REVISED: GB 2-1-24		



SCALE: 3/4” = 1’-0”

(1) 2-sided LED illuminated monument sign
Routed alum faces, BACKED with white acrylic
Faces attached with Countersunk face screws

GUARD

Gold Nugget 3630-141 translucent
GUARD letters FCO alum, same thickness as faces
Top & Bottom base texcoat & paint SW 6257 Gibraltar
Satin Black Matthews

38.33 sq ft

RECEIVED
CITY OF PITTSBURG
PLANNING DIVISION
05-08-2025
Alison Spells

All construction shall comply with the
2022 CA Building Code, 2022 CA Plumbing Code,
2022 CA Mechanical Code, 2022 CA Electrical Code,
2022 Green Building Standards Code, 2022 CA
Energy Code.

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Ph: 707.552.0110
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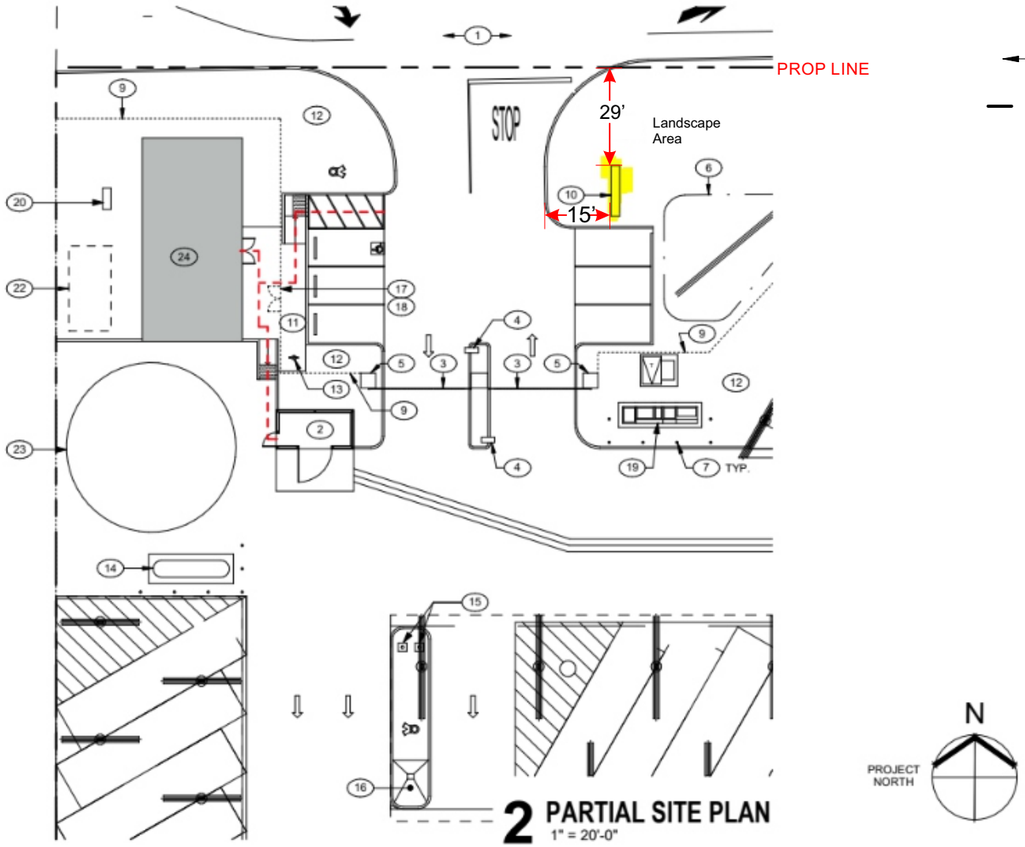
www.fastsigns.com/503
C45-1023488

LANDLORD APPROVAL:		DESIGN, SPECIFICATIONS, & COLOR APPROVALS:	
THE UNDERSIGNED CONSENTS TO THE INSTALLATION AND MAINTENANCE OF THIS SIGN ON MY PROPERTY, PER DRAWING		THIS DRAWING IS THE PROPERTY OF FASTSIGNS® AND ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY FASTSIGNS®.	
PROPERTY OWNER NAME			
PROPERTY OWNER / AUTH. AGENT SIGNATURE	DATE	CUSTOMER	DATE

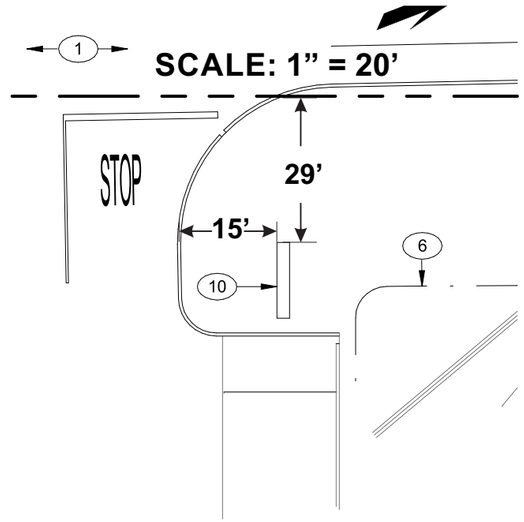
Luxe Guard RV & Boat Storage
2515 Pittsburg / Antioch Hwy
Pittsburg, CA 94565
AP# 074-100-018
Sales: Walter Perlic

SCOPE:
Fabricate & Install (1) LED Illuminated Monument Sign,
Property: 12.5 Acres, 544,848 sq ft
Sign Sq Ft: 38.33

Plans Prepared By
Mark Barber 2-13-2025



2 PARTIAL SITE PLAN
1" = 20'-0"



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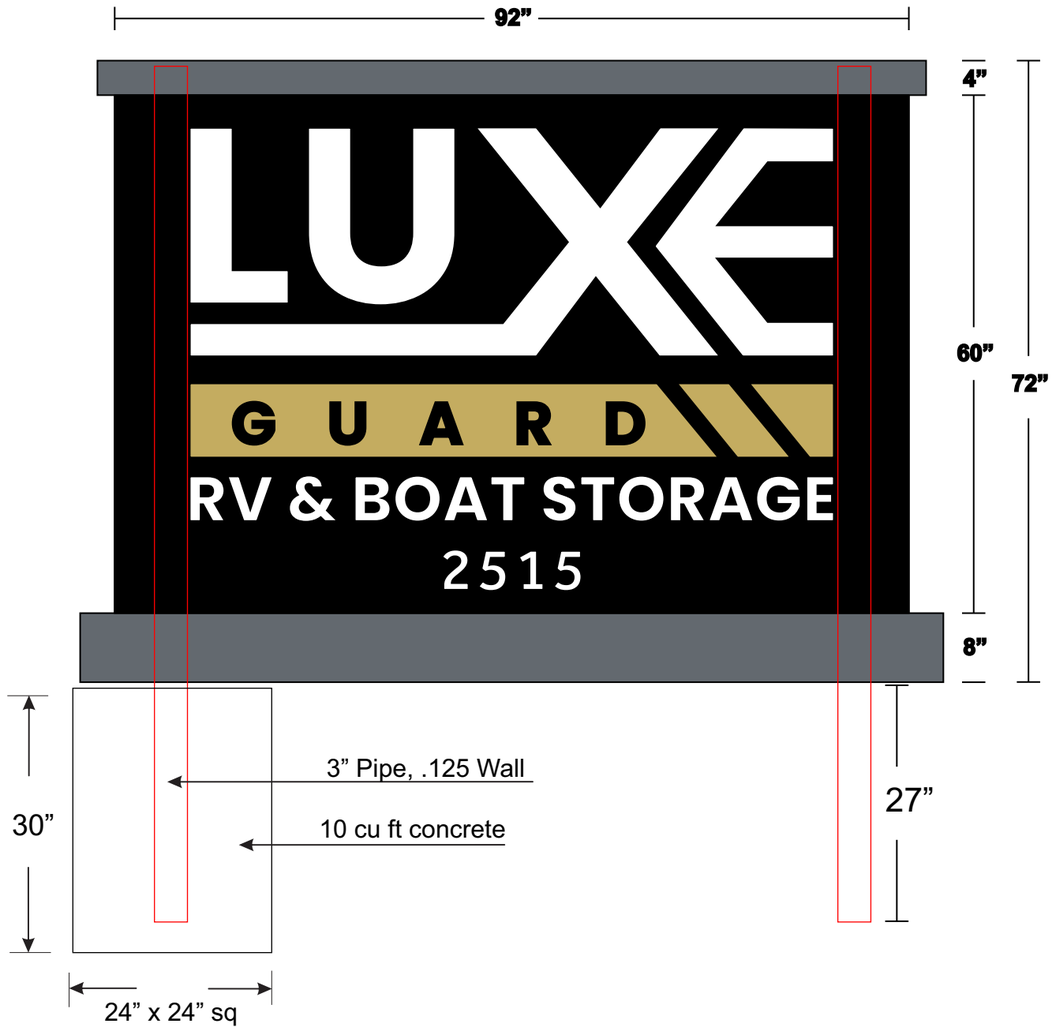

Footing

$$\frac{23 \times 22.6 \times 5.5}{2} = \frac{1429.45}{144.00} = \frac{9.93}{5.00} = 1.99$$

Make Footing: (Each) 2’ x 2’ sq x 2.5’ deep

20 cu ft concrete = 2880 lbs.

Support Pipe

$$\frac{3.83 \times 6 \times 22.6 \times 3 \times 12}{21500 \times 1.33} = \frac{18696.53}{28{,}595} = 0.65 \text{ s (in}^2\text{) req}$$

3” Pipe, .125 wall = .73s3 / use (2) 3” x .125” wall pipes

Page 3

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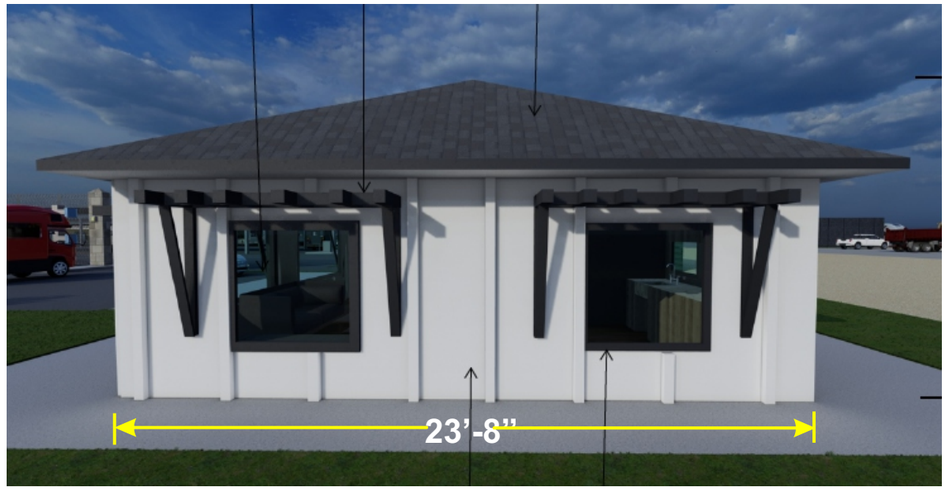
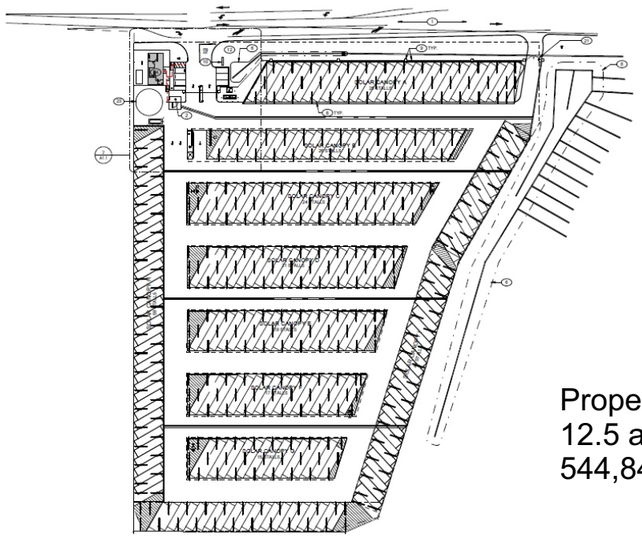
Plans Prepared By
Mark Barber 2-13-2025



Front Elevation, No area for building signage



Property:
12.5 acres
544,848 sq ft

19.16.080 Manufacturing, research, warehouse and industrial uses.

This section applies to heavy and light manufacturing, industrial business parks, mini-storage, warehousing and distribution operations, processing plants, research facilities and similar uses.

A. Identification. A permanent sign is limited to the name and graphic logo of the business, types of service rendered, the principal brand names or classification of the product and the street address.

B. Area. The maximum sign area allowed to be placed on a parcel is as follows:

1. For a parcel less than five acres. One square foot for each 1,000 square feet contained on the site or one square foot of sign area for each two lineal feet of building frontage, whichever is greater. No sign may exceed 100 square feet for an individual business;

2. For a parcel of five acres or more. One square foot for each 2,000 square feet contained on the site or 400 square feet, whichever is less. No sign may exceed 200 square feet;

2-16-24, Aviana, Planning Dept,
This is code for RV Storage

544,848 sq ft divided by 200 = 2724

Allowed 200 sq ft max!

1 SITE PLAN

FASTSIGNS
More than fast. More than signs.™
100 W American Canyon Rd., K8
American Canyon, CA 94503
Ph: 707.552.0110
503@fastsigns.com
www.fastsigns.com/503
C45-1023488

LANDLORD APPROVAL:		DESIGN, SPECIFICATIONS, & COLOR APPROVALS:	
THE UNDERSIGNED CONSENTS TO THE INSTALLATION AND MAINTENANCE OF THIS SIGN ON MY PROPERTY, PER DRAWING		THIS DRAWING IS THE PROPERTY OF FASTSIGNS® AND ALL RIGHTS TO ITS USE FOR REPRODUCTION ARE RESERVED BY FASTSIGNS®.	
PROPERTY OWNER NAME			
PROPERTY OWNER / AUTH. AGENT SIGNATURE	DATE	CUSTOMER	DATE

Luxe Guard RV & Boat Storage
2515 Pittsburg / Antioch Hwy
Pittsburg, CA 94565
AP# 074-100-018
Sales: Walter Perlic

SCOPE:
Fabricate & Install (1) LED Illuminated Monument Sign,
Property: 12.5 Acres, 544,848 sq ft
Sign Sq Ft: 38.33

Plans Prepared By
Mark Barber 2-13-2025

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

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the **PLANNING COMMISSION** of the City of Pittsburg will conduct a public hearing on:

DATE: **May 27, 2025**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Pittsburg Solar RV & Boat Storage Caretaker's Quarters and Freestanding Sign, AP-25-0015 (UP, SR)

This is a public hearing on a request for approval of: 1) a Use Permit to allow a Caretaker's Quarters accessory to an existing commercial business, and 2) Sign Review to place a Freestanding Sign at the entrance to Pittsburg Solar RV & Boat Storage (dba: Luxe Guard RV & Boat Storage) facility located at 2515 Pittsburg-Antioch Highway, in the CS (Service Commercial) District. Assessor's Parcel No. 074-100-018.

Environmental Determination
The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303(e) (New Construction or Conversion of Small Structures) because it involves the construction of a new, small accessory (appurtenant) structure, i.e., Caretaker's Quarters and Freestanding Sign.

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

---

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

Where can I get more information about this project?
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

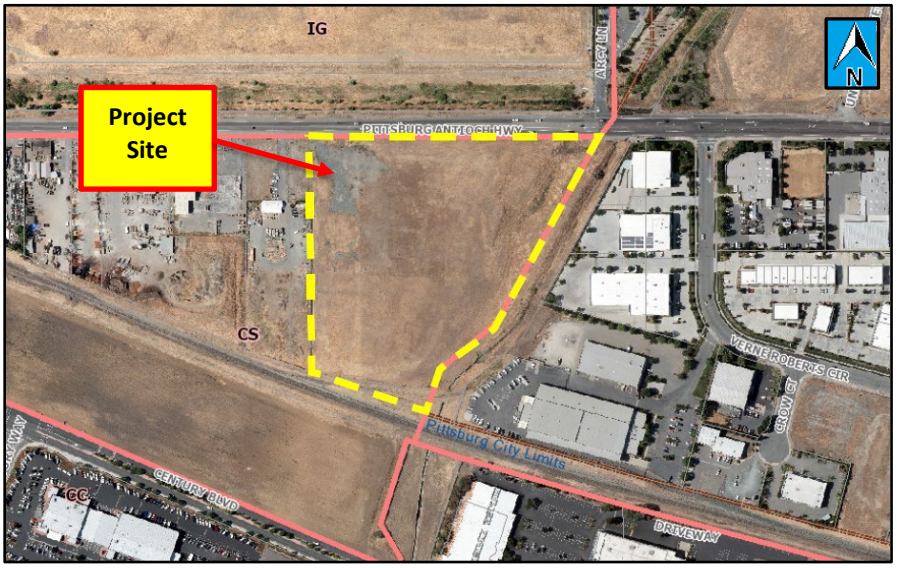
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public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

Para información en español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Pittsburg Solar RV & Boat Storage Caretaker's Quarters and Freestanding Sign, AP-25-0015 (UP, SR)

Location: 2515 Pittsburg-Antioch Highway, APN: 074-100-018



City of Pittsburg

Community and Economic Development Department - Planning Division
65 Civic Avenue
Pittsburg, CA 94565

NOTICE OF PUBLIC HEARING

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 27, 2025

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits two Notices of Intent to Exercise Delegated Design Review Authority.

RECOMMENDATION:

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

BACKGROUND:

Delegated Design Review Authority

Delegated Design Review Authority: Planning Commission Resolution No. 9444, as later amended by Resolution No. 9918, allows for delegation of nine categories of design review applications from the Planning Commission to the Zoning Administrator, as follows:

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

The intent of the delegation is to allow a more efficient approval process for non-controversial design review applications, without compromising the integrity of the design review process or removing from public scrutiny those projects that would be most visible or of high interest to the general public. Prior to approving any delegated design review application, the Zoning Administrator must notify the Commission of his or their intent to exercise delegated design review authority. Copies of resolutions approving any delegated design review application must also be provided to the Commission.

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received two applications requiring Delegated Design Review Authority under Resolution No. 9918:

1. **Burger King Restaurant – Façade Improvements/Remodel (AP-25-0027 /ADR, SR)**

This is an application by Amir Sahebalzamany of QSR West, on behalf of Burger King Restaurant requesting approval of Administrative Review, to update exterior design elements at the existing structure located at 2162 Railroad Avenue. Applicant proposes multiple façade improvements including: (1) removal of existing roof canopy, (2) installation of brick wall panel, wood cladding and LED strip lighting, (3) replacement of existing wall signage, (4) refacing of existing pylon sign, (5) replacement of drive-thru canopy and clearance bar, (6) replacement of existing directional signs, (7) repair and restriping of parking lot, and (8) updated exterior paint. Assessor's Parcel No. 087-030-060.

The site is designated as "Mixed Use (Railroad Avenue)" in the 2040 Pittsburg General Plan and is within the PD-1319 (Planned Development, Ordinance No. 09-1319) Zoning District.

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

2. **Tractor Supply Company – Re-façade and Site Modifications (AP-25-0039 /ADR)**

This is an application by Bob Garrison on behalf of Century Plaza Commercial LLC requesting approval of Administrative Design Review to upgrade the existing façade and modify the existing site of the existing tenant space located at 4105 and 4405 Century Blvd., within the Century Plaza shopping center.
Exterior modifications include upgraded façade, installation of metal roof over the outdoor display area; new chain-link fencing, and improvements to the existing parking lot, including outdoor storage and installation of a dumpster.

The site is classified “Regional Commercial” in the Pittsburg General Plan land use map and is zoned CC (Community Commercial) District. Assessor’s Parcel No’s: 074-460-004 & -015.

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

GENERAL PLAN/CODE COMPLIANCE:

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

Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent.

ATTACHMENTS:

1. Burger King Restaurant – Façade Improvements/Remodel AP-25-0027(ADR), NOI
2. Tractor Supply Company – Re-façade and Site Modifications AP-25-0039 (ADR), NOI
3. PC Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT TO PLANNING COMISSION RESOLUTION NO. 9918

Burger King Restaurant – Façade Improvements/Remodel, AP-25-0027 (ADR, SR)

This is a Zoning Administrator consideration of an Application for Administrative Design Review and Sign Review by Amir Sahebalzamany of QSR West, on behalf of Burger King Restaurant, to update exterior design elements at the existing structure located at 2162 Railroad Avenue. Applicant proposes multiple façade improvements including: (1) removal of existing roof canopy, (2) installation of brick wall panel, wood cladding and LED strip lighting, (3) replacement of existing wall signage, (4) refacing of existing pylon sign, (5) replacement of drive-thru canopy and clearance bar, (6) replacement of existing directional signs, (7) repair and restriping of parking lot, and (8) updated exterior paint. Assessor's Parcel No. 087-030-060.

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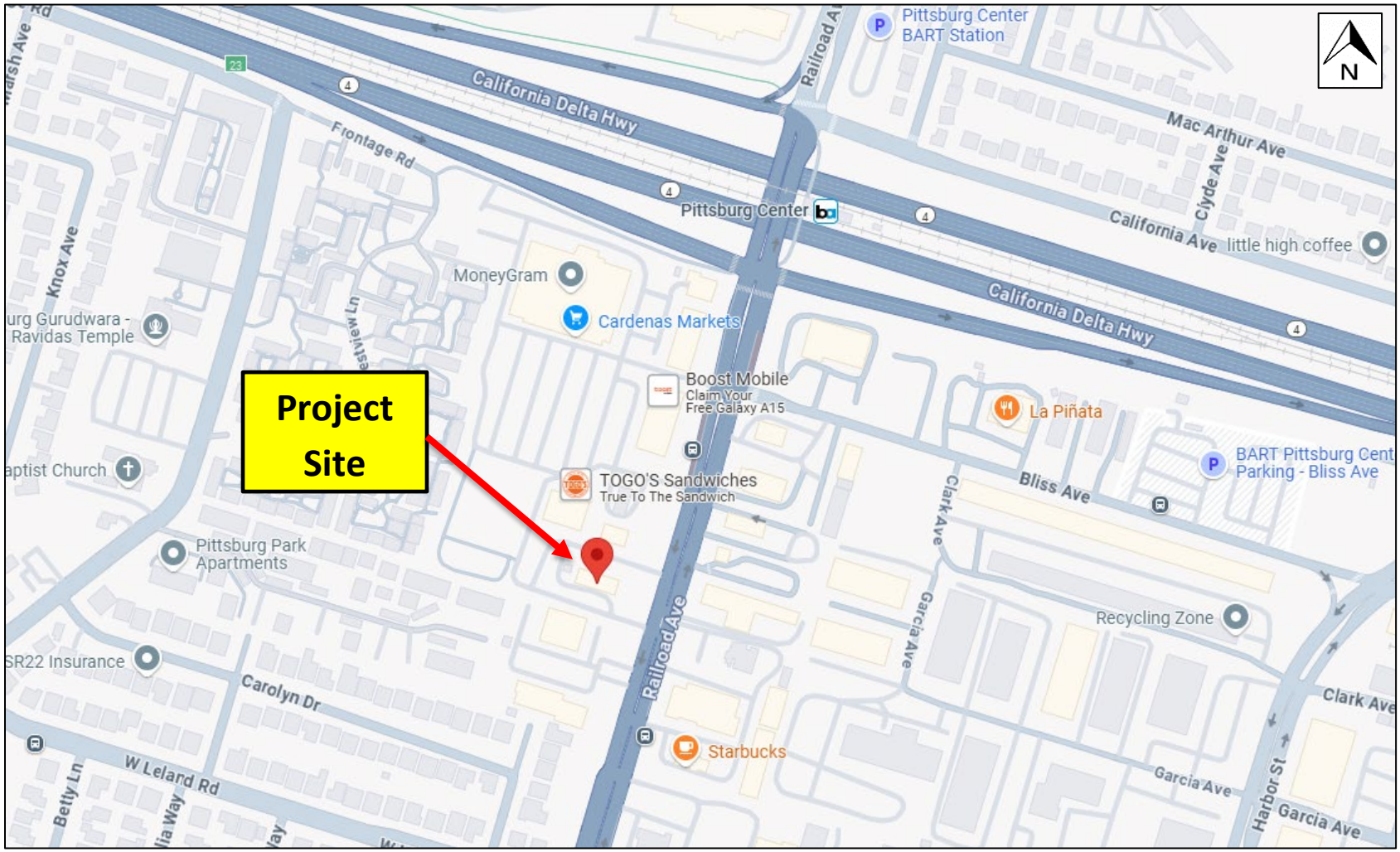
This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

Burger King Restaurant – Aerial Map

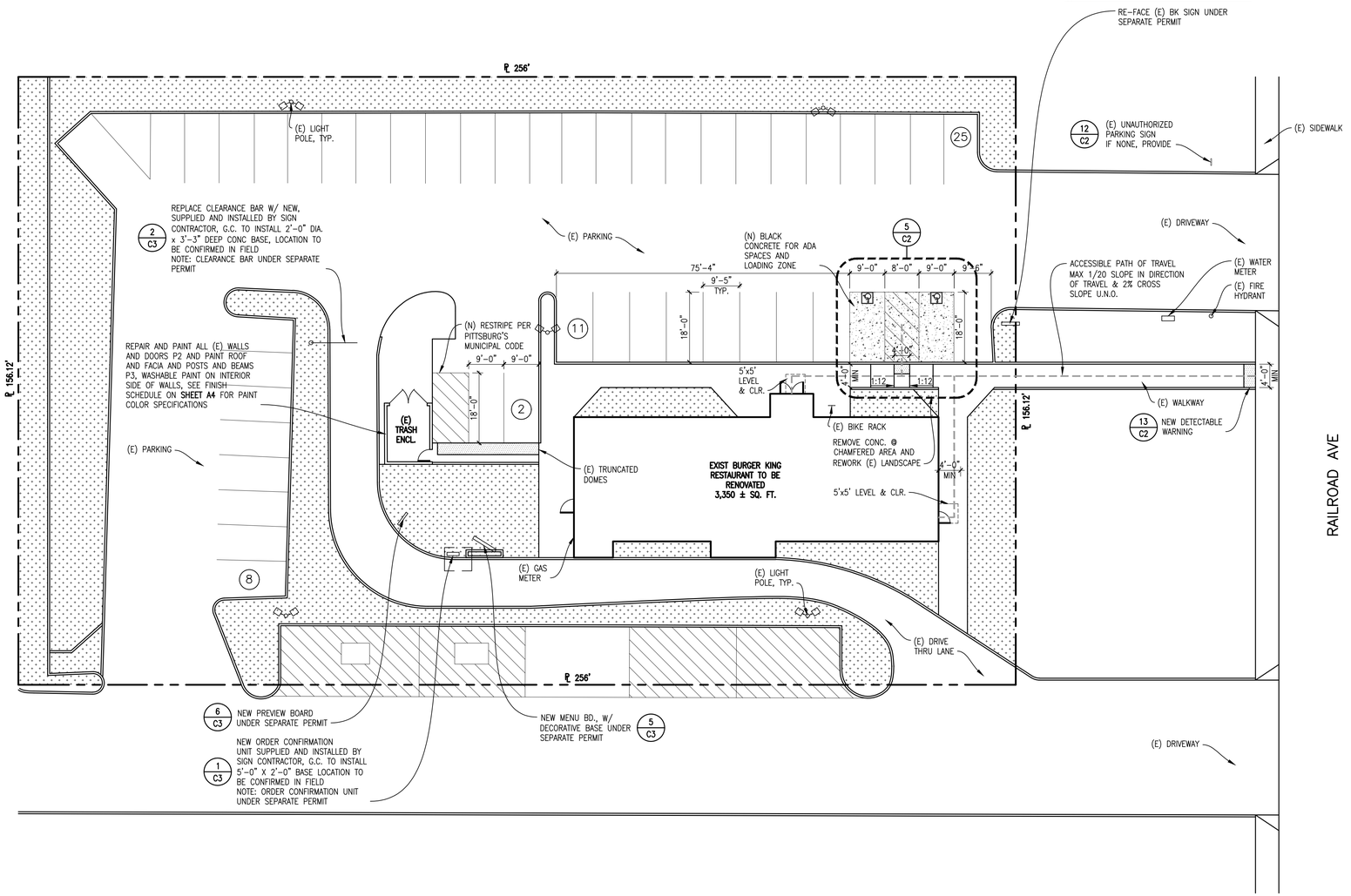
AP-25-0027 (ADR, SR)	2162 Railroad Avenue
Administrative Design Review and Sign Review	APN: 087-030-060

Burger King Restaurant – Vicinity Map

AP-25-0027 (ADR, SR)	2162 Railroad Avenue
Administrative Design Review and Sign Review	APN: 087-030-060



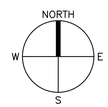
Received by AES in Planning on April 16, 2025



NOTE:
- FOR ORDER CONFIRMATION UNIT, RUN 120 VOLT CIRCUIT AND DATA LINE, DATA LINE IS TO RUN BACK TO OFFICE, LINES ARE TO BE RUN IN SEPARATE 1" CONDUITS
- FOR MENU BOARD AND PREVIEW BOARD, RUN 120 VOLT CIRCUIT

SITE PLAN

SCALE: 1/16" = 1'-0"



SITE PLAN NOTES

1. REVIEW CONDITION OF EXISTING CONCRETE FLAT WORK AND CURB, REPAIR AS REQUIRED. SEE DETAILS **1 THRU 4 ON SHEET C2** FOR CONCRETE CURB AND FLATWORK.
2. NEW CONCRETE FLATWORK TO HAVE #4'S AT 16" O.C. E.W. OVER 2" OF SAND.
3. REVIEW CONDITION OF EXISTING ASPHALT PAVING AND CONCRETE FLATWORK AT DRIVE THRU LANE AND PARKING LOT, REPAIR AS REQUIRED. ENTIRE LOT TO RECEIVE NEW SLURRY COAT.
4. REVIEW CONDITION OF EXITING GUTTERS AND REPAIR OR REPLACE AS REQUIRED.
5. RE-STRIPE PARKING SPACES AND DIRECTIONAL ARROWS.
6. REVIEW CONDITION OF EXISTING LAWN, TREES, SHRUBS, PLANTING BEDS, LANDSCAPE TIES, FENCES, AND DECORATIVE WALLS AND IRRIGATIONS SYSTEMS AND REPAIR AS REQUIRED.
7. SEE DETAILS **1 AND 2 ON SHEET C2** FOR CONCRETE CURB AT WALKWAY AND LANDSCAPE.
8. SEE DETAILS **3 AND 4 ON SHEET C2** FOR CONCRETE FLATWORK TOOL JOINT AND EXPANSION JOINT.
9. CURB RAMPS SHALL BE MAXIMUM 6" HIGH AND 6'-0" LONG WITH MAXIMUM 1:12 SLOPE.
10. ACCESSIBILITY DETAILS ARE LISTED ON **SHEET C2** FOR COMPLIANCE PURPOSES. VERIFY ALL ITEMS AND IF NONE EXIST, PROVIDE. IF DAMAGED/UNREADABLE OR NON-COMPLIANT, REPLACE.
11. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48. (**11B-403.3**)
12. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SERVING THEM SHALL NOT BE STEEPER THAN 1:48. ACCESS AISLES SHALL BE AT THE SAME LEVEL AS THE PARKING SPACES THEY SERVE. CHANGE S IN LEVEL ARE NOT PERMITTED. (**11B-502.4**)
13. DETECTABLE WARNING PRODUCT APPROVAL – ONLY APPROVED DIVISION OF THE STATE ARCHITECT, ACCESS COMPLIANCE (DS/AC) APPROVED DETECTABLE WARNING PRODUCTS AND DIRECTIONAL SURFACES SHALL BE INSTALLED IN ACCORDANCE WITH CBC SECTION **11B-705**. THE EXCEPTION FOR RAMPS STEEPER THEN 1:15 NO LONGER APPLIES.
14. PROVIDE UNAUTHORIZED VEHICLES IN ACCESSIBLE PARKING SPACE IF NONE EXIST. SEE DETAIL **12 ON SHEET C2**.
15. REPAIR & PAINT ALL PARKING LOT LIGHTS PAINT, COLOR SHALL BE ANODIZED BRONZE, SILVER BLACK OR NATURAL CONCRETE. VERIFY COLOR WITH OWNER. CONCRETE BASE SHALL REMAIN NOT PAINTED.
16. ANY EXISTING BOLLARDS TO BE PAINTED RED OR YELLOW.
17. ALL EXITING LIGHT POLES TO HAVE NEW LED LAMP. CONTRACTOR SHALL VERIFY FIXTURE QUANTITIES OF LAMP TO BE REPLACED.
18. REPAIR ALL DIRECTIONAL SIGNS & PAINT PER FINISH SCHEDULE.
19. PAINT INTERIOR AND EXTERIOR WALLS, GATE AND DOOR OF TRASH YARD TO MATCH BUILDING WAINSCOT COLOR. REPAIR GATE AND DOOR AS REQUIRED.
20. PROVIDE A SEPARATE PRICE TO GRIND AND OVERLAY ASPHALT FOR THE ENTIRE SITE.

LEGEND

EXISTING LANDSCAPE AREA

NEW CONCRETE FLATWORK, SEE DETAILS **3/C2** AND **4/C2** FOR TOOL JOINT (T.J.) AND CONTROL JOINT (C.J.)

PROPERTY INFO

APN: 087-030-060-5

LEGAL DESCRIPTION: PCL MAP 75 PG 7 PCL A

LOT SIZE: 0.92 ACERAGE

BLDG SQ FT: 3,350

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
PH 310 452-5533 FAX 310 450-4742

REV.	DATE	DESCRIPTION

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LICENSED ARCHITECT
JOHN S DODSON
NO. C27716
EXP. 5/31/25
STATE OF CALIFORNIA

LOCATION

STORE #2505
2162 RAILROAD AVE
PITTSBURG, CA 94565

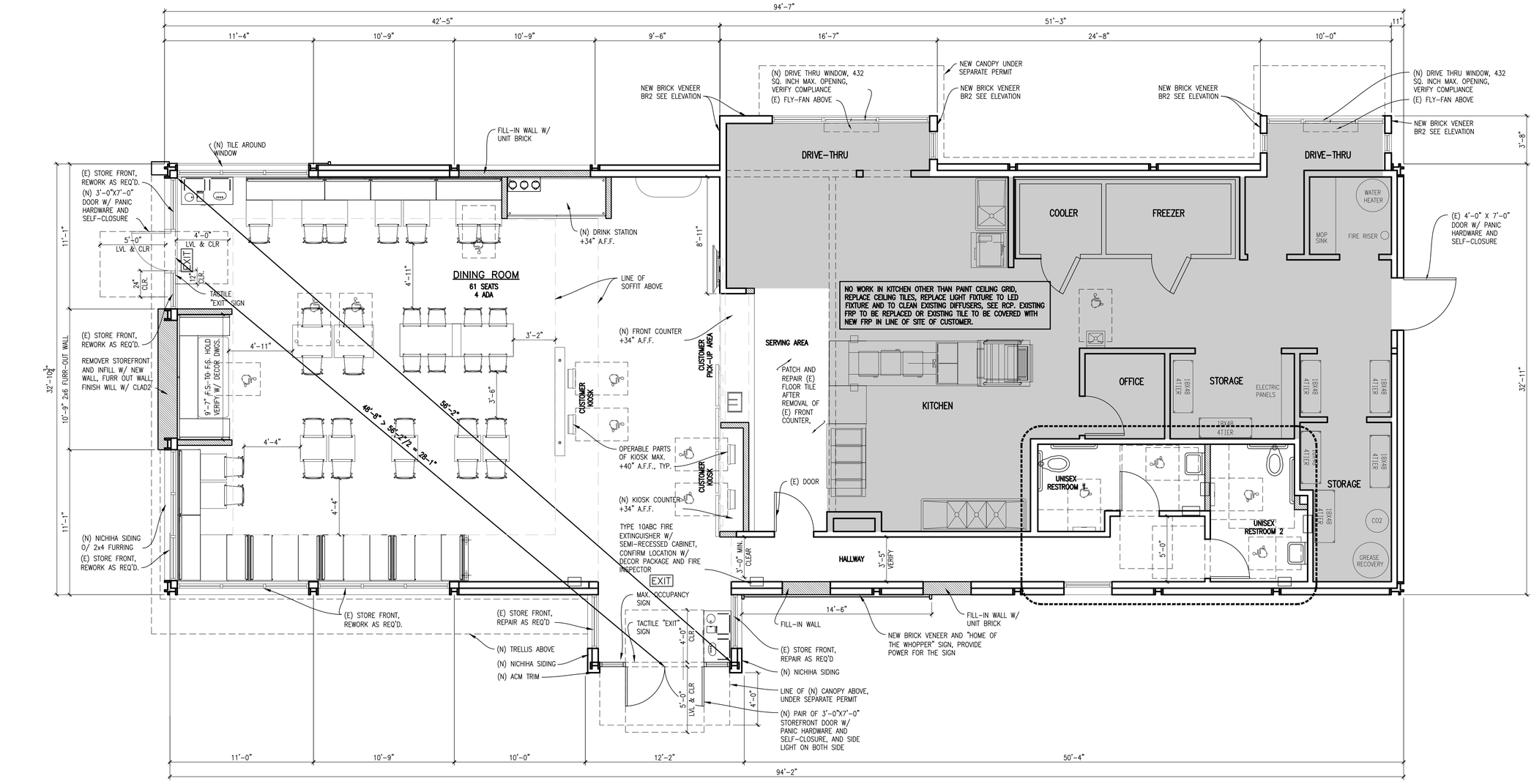
DATE
4/15/2025
JOB NO.

DRAWN BY | CHECKED BY

FILE NAME
C1 Site Plan.dwg

SITE PLAN

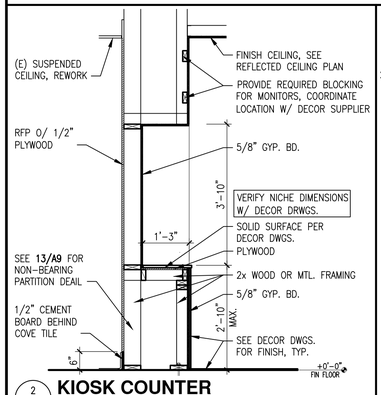
C1



NORTH
W E
S

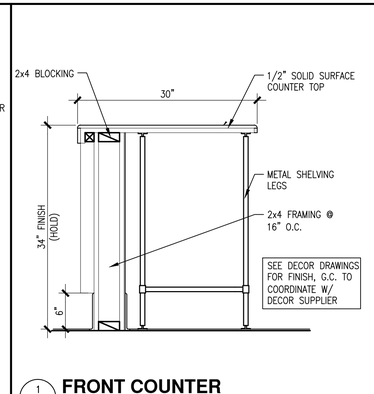
FLOOR PLAN

SCALE: 1/4" = 1'-0"



2/A1 **KIOSK COUNTER**

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



1/A1 **FRONT COUNTER**

SCALE: N.T.S.

FLOOR PLAN NOTES

GENERAL

1. RESTROOM WALLS AND AT DRINK STATION, CEILINGS AND FLOORS ARE SMOOTH, DURABLE AND NON-ABSORBANT. COVE BASE AT FLOOR/WALL JUNCTION TO HAVE 3/8" RADIUS & MIN 4" HEIGHT. SEE DRAWING **1 and 2 ON SHEET A1.2**.
2. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL.
3. SEE DETAILS **1 THRU 6 ON SHEET CS2** FOR BATHROOM ACCESSIBILITY REQUIREMENTS. DETAILS ARE LISTED FOR CODE COMPLIANCE PURPOSES.
4. SEE DETAILS **7 THRU 15 ON SHEET CS2** FOR OTHER ACCESSIBILITY REQUIREMENTS. DETAILS ARE LISTED FOR CODE COMPLIANCE PURPOSES.
5. SEE DETAIL **1 ON SHEET A9** FOR TYPICAL EXPANSION JOINT FOR EXTERIOR PLASTER.
6. EXISTING STOREFRONT FRAME AND GLASS SHALL BE CLEANED AND REPAIRED AS REQUIRED.
7. REPAIR EXISTING GYPSUM BOARD AND OTHER FINISH @ INTERIOR WHERE DISTURBED BY THIS WORK.
8. SEE ELEVATIONS FOR EXTERIOR FINISH.
9. SEE **SHEET A7** FOR WINDOW SCHEDULE.
10. PROVIDE BACKING FOR MONITORS AND SIGNAGE, VERIFY LOCATION WITH FURNITURE AND DECOR DRAWING.
11. INSTALL NEW FRP ON ALL KITCHEN WALLS VISIBLE FROM PUBLIC AREA.
12. REPLACE ALL BROKEN FLOOR TILES IN KITCHEN, SERVICE AND DRIVE THRU ARE, STORAGE, OFFICE AND EMPLOYEE ROOM IN KIND.
13. SEE DETAIL **11 ON SHEET A10** FOR CONCRETE SAW CUT IN-FILL.

KITCHEN

1. G.C. TO REPAIR & OR PAINT EXIST. CEILING GRID. GRID IS TO HAVE SMOOTH WASHABLE FINISH.
2. KITCHEN LIGHTS ARE TO BE REPLACED W/ LED LIGHT FIXTURES. ALL FIXTURES ARE TO HAVE LENSES.
3. ALL CEILING TILES @ KITCHEN, OFFICES, CHANGE ROOM & STORAGE AREAS ARE TO BE REPLACED W/ SMOOTH WASHABLE TILES W/ WHITE VINYL FINISH.
4. ALL VISIBLE SURFACES IN KITCHEN
5. TO RECEIVE NEW WHITE FRP.

RESTROOM

1. SEE **SHEET A1.1**.

HEALTH DEPARTMENT NOTES:

1. ALL EXTERIOR DOORS AND RESTROOM DOORS SHALL BE SELF-CLOSING.

SEE **SHEET A1.2** FOR KITCHEN AND RESTROOM FINISH SCHEDULE.

LEGEND

- EXISTING WALL
- NEW WALL
- EXIT — REPLACE (E) EXIST SIGN WITH NEW EXIT SIGN
- 30"X48" CLEAR SPACE
- DOOR # — SEE A7 FOR DOOR SCHEDULE
- WINDOW # — SEE A7 FOR WINDOW SCHEDULE

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LICENSED ARCHITECT
JOHN S DODSON
NO. C27716
EXP. 5/31/25
STATE OF CALIFORNIA

BURGER KING

LOCATION

STORE #2505
2162 RAILROAD AVE
PITTSBURG, CA 94565

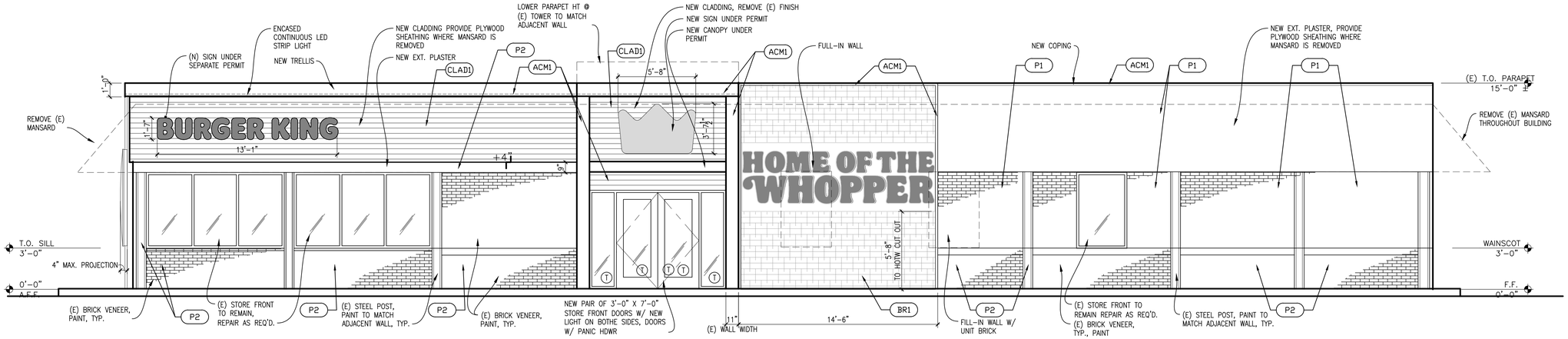
DATE
3/10/2025
JOB NO.

DRAWN BY CHECKED BY

FILE NAME
A1 Floor Plan.dwg

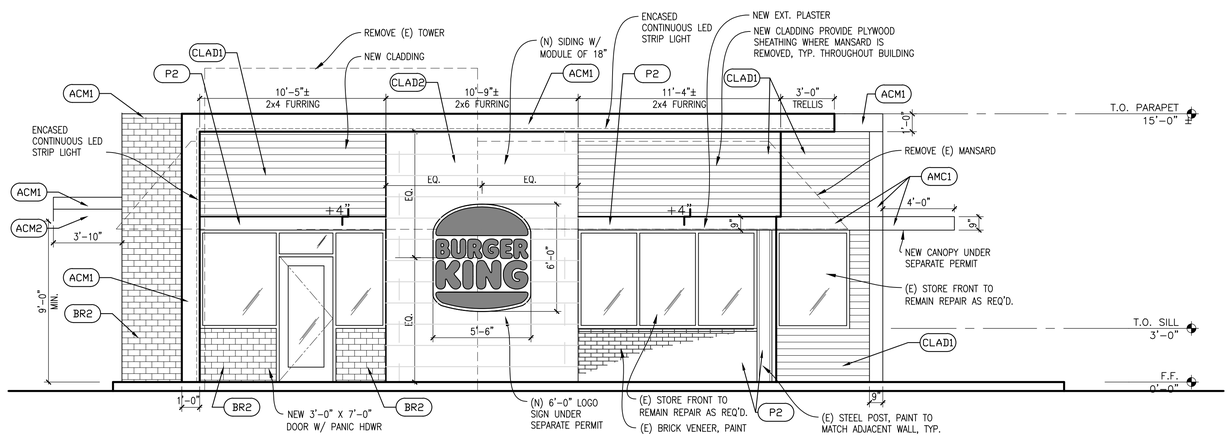
FLOOR PLAN AND NOTES

A1



PARKING LOT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

STORE #2505

ALL FINISHES AS PER "SIZZLE" FINISH SCHEDULE

GENERAL NOTES

1. ALL SIGNAGE UNDER SEPARATE PERMIT.
2. ALL EXISTING LIGHT BAND TO BE REMOVED AND INSTALL NEW. SEE DETAIL **8 ON SHEET A8.**
3. PATCH, REPAIR AND PAINT ALL EXISTING EXTERIOR PLASTER TO REMAIN. REFER TO DRAWINGS **1, 2 AND 6 ON SHEET A9** FOR STANDARD PLASTER DETAILS.
4. EXISTING STOREFRONT FRAME AND GLASS SHALL BE CLEANED AND REPAIRED AS REQUIRED.
5. NEW STOREFRONT FRAME FINISH SHALL BE BRONZE FINISH. EXISTING FRAMES TO BE PAINTED TO MATCH NEW STORE FRONT.
6. SEE **SHEET A7.1** FOR FINISH SCHEDULE.
7. SEE **SHEET A11** FOR EXTERIOR WALL DETAILS.
8. PROVIDE ALL NEW COPING, ACM1 OR PAINT COPING P3 THROUGHOUT.
9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ACM BORDER, PANELS AND CANOPIES BY SIGN CONTRACTOR TO ARCHITECT FOR COORDINATION.

SINAGE AREA CALCULATIONS

SINAGE AREA:

BURGER KING LOGO – BUN LARGE	5'-6" x 6'-0"	= 33 SF.
BURGER KING LOGO – CROWN:	5'-8" x 3'-7 1/2" = 20.5 SF. x2	= 41 SF.
BURGER KING WORDMARK – LARGE	13'-1" x 1'-7"	= 20.7 SF.
BURGER KING WORDMARK – SMALL	8'-3" x 1'-0"	= 8.3 SF.
HOME OF WHOPPER	14'-6" x 4'-4 1/2"	= 63.4 SF.

TOTAL SINAGE AREA: = **166.4 SF.**

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

TAG		MATERIAL	LOCATION	MATERIAL DESCRIPTION	PROSPECT MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION
ACM-1		ALUMINUM COMPOSITE METAL	CANOPIES	BLACK MATTE FRAME	LOCAL SUPPLIER	ACM	TO MATCH P-3	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
ACM-2		ALUMINUM COMPOSITE METAL	BOTTOM CANOPIES	ORANGE UNDER CANOPY	ALLEN INDUSTRIES	ACM	SHERWIN WILLIAMS LIGHT BROWN 6348	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
ACM-3		ALUMINUM COMPOSITE METAL	MAIN CANOPY	CANOPY CEILING	ALLEN INDUSTRIES	ACM	CLEAR ALUMINUM FINISH	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
BR-1		BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	Evolution Brick	Reversed Brick 1 1/2" Mixed Thickness	#95 - King Red + C-31 Type N Red Mortar by Brixmort #95 - King Red + C-31 Type N Red Mortar by Brixmort	1/2" Thin Brick + 1/2" Permaflase Panel 1/2" and 1" Thin Brick + 1/2" Permaflase Panel
BR-2		BRICK	WAINSCOT	WHOPPER BRICK WALL	Evolution Brick	1/2" Thin Brick	#401 Graphite + Dark Gray Pre-blend Mortar	1/2" Thin Brick + 1/2" Permaflase Panel
M-1		MORTAR FOR BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	SpecMix	pre-mixed mortar	SM690 Firestone	
M-2		MORTAR FOR BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	SpecMix	pre-mixed mortar	Dark Gray	
MS-1		METAL	MAIN ENTRANCE	WHOPPER SCREEN WALL	ALLEN INDUSTRIES	COSTUME LIGHTBOX SCREEN	SHERWIN WILLIAMS LIGHT BROWN 6348. BACKGROUND: SHERWIN WILLIAMS BROWN 6342	TBD
CLAD-1		CLADDING (WOOD)	MAIN ELEVATION, WAINSCOT & CEILING	FIBER CEMENT TEXTURED PANELS	NICHIHA	NEW VINTAGE WOOD	POPLAR	18" x 10'-0"
S-1		SEALANT FOR NICHIHA WOOD	SEALANT FOR NICHIHA WOOD	SEALANT	ADFAST	ADSEAL 458-14	YELLOWSTONE	2.96" x 10'-0"
CLAD-2		CLADDING (CONCRETE)	MAIN FAÇADE	FIBER CEMENT TEXTURED PANELS	NICHIHA	INDUSTRIALBLOCK CONCRETE SERIES	GRAY	18" x 10'-0"
ST-1		STUCCO	DINING EXTERIOR & BOH	EXTERIOR SMOOTH STUCCO FINISH	STO OR APPROVED EQUAL	TEXTURE: FINE SAND	MATCH PAINT COLOR DEPENDING ON LOCATION	N/A
P-1		PAINT	DINING EXTERIOR	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	SW 7017 (DORIAN GRAY) 244-C3	N/A
P-2		PAINT	BOH	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	SW 7019 (GAUNTLET GRAY) 244-C6	N/A
P-3		PAINT	METAL COLUMNS	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH ACM-1	2133-10 ONYX SEMI-GLOSS	N/A
SFS-1		STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	HOME OF THE WHOPPER RELIEF IN BRICK	LOCAL SUPPLIER	ALUMINUM STOREFRONT SYSTEM	BLACK MATTE	VARIES

ARMÉT DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS
1330 OLYMPIC BLVD.
SANTA MONICA, CALIFORNIA 90404
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LICENSED ARCHITECT JOHN S DODSON NO. C27716 EXP. 5/31/25 STATE OF CALIFORNIA

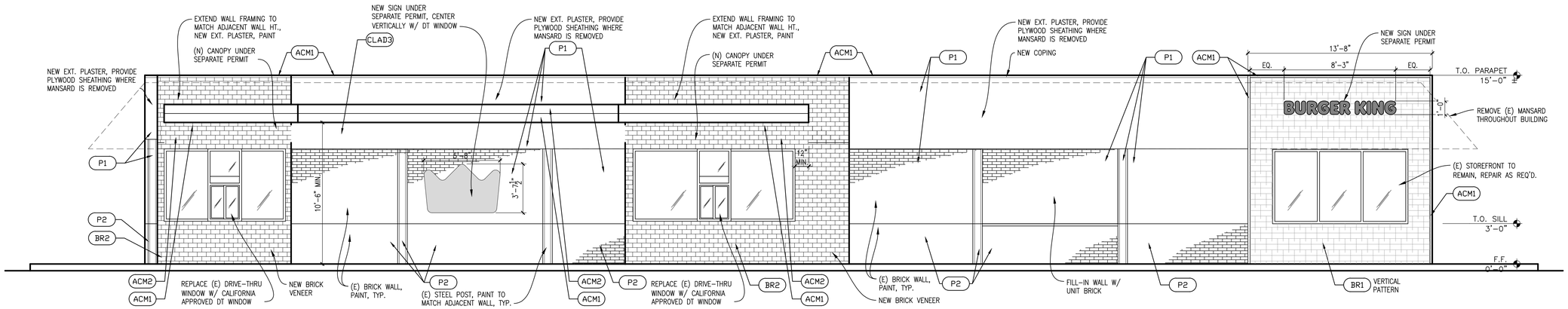
LOCATION

STORE #2505
2162 RAILROAD AVE
PITTSBURG, CA 94565

DATE 4/15/2025
JOB NO.
DRAWN BY CHECKED BY
FILE NAME A4&5 Elevations.dwg

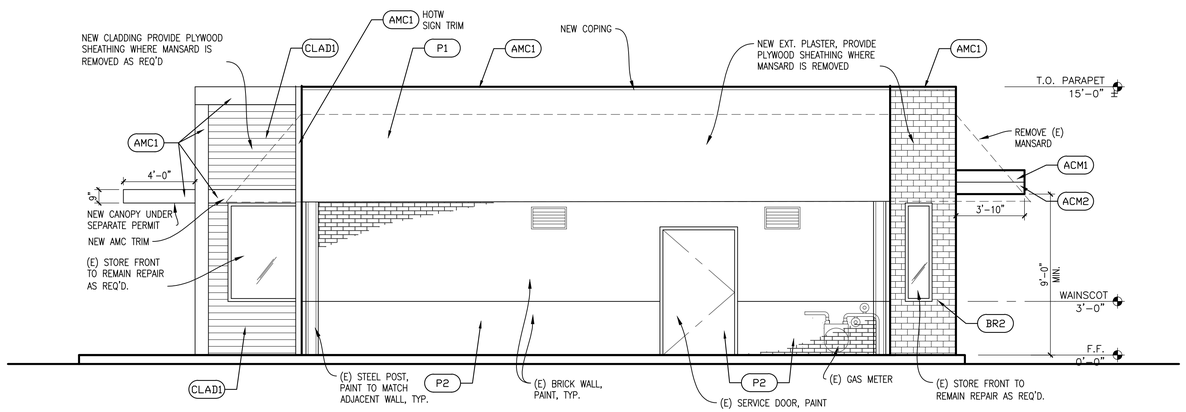
ELEVATIONS

A4



DRIVE-THRU ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES

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3. PATCH, REPAIR AND PAINT ALL EXISTING EXTERIOR PLASTER TO REMAIN. REFER TO DRAWINGS **1, 2 AND 6 ON SHEET A9** FOR STANDARD PLASTER DETAILS.
4. EXISTING STOREFRONT FRAME AND GLASS SHALL BE CLEANED AND REPAIRED AS REQUIRED.
5. NEW STOREFRONT FRAME FINISH SHALL BE BRONZE FINISH. EXISTING FRAMES TO BE PAINTED TO MATCH NEW STORE FRONT.
6. SEE **SHEET A7.1** FOR FINISH SCHEDULE.
7. SEE **SHEET A11** FOR EXTERIOR WALL DETAILS.
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9. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ACM BORDER, PANELS AND CANOPIES BY SIGN CONTRACTOR TO ARCHITECT FOR COORDINATION.

STORE #2505

ALL FINISHES AS PER "SIZZLE" FINISH SCHEDULE

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

TAG		MATERIAL	LOCATION	MATERIAL DESCRIPTION	PROSPECT MANUFACTURER	PRODUCT	FINISH/COLOR	DIMENSION
ACM-1		ALUMINUM COMPOSITE METAL	CANOPIES	BLACK MATTE FRAME	LOCAL SUPPLIER	ACM	TO MATCH P-3	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
ACM-2		ALUMINUM COMPOSITE METAL	BOTTOM CANOPIES	ORANGE UNDER CANOPY	ALLEN INDUSTRIES	ACM	SHERWIN WILLIAMS LIGHT BROWN 6348	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
ACM-3		ALUMINUM COMPOSITE METAL	MAIN CANOPY	CANOPY CEILING	ALLEN INDUSTRIES	ACM	CLEAR ALUMINUM FINISH	REFERENCE DESIGN DOCUMENTS 4MM THICKNESS
BR-1		BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	Evolution Brick	Reversed Brick 1 1/2" Mixed Thickness	#95 - King Red + C-31 Type N Red Mortar by Brixmont #95 - King Red + C-31 Type N Red Mortar by Brixmont	1/2" Thin Brick + 1/2" PermaBase Panel 1/2" and 1" Thin Brick + 1/2" PermaBase Panel
BR-2		BRICK	WAINSCOT	WHOPPER BRICK WALL	Evolution Brick	1/2" Thin Brick	#401 Graphite + Dark Gray Pre-blend Mortar	1/2" Thin Brick + 1/2" PermaBase Panel
M-1		MORTAR FOR BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	SpecMix	pre-mixed mortar	SM690 Firestone	
M-2		MORTAR FOR BRICK	MAIN ENTRANCE	WHOPPER BRICK WALL	SpecMix	pre-mixed mortar	Dark Gray	
MS-1		METAL	MAIN ENTRANCE	WHOPPER SCREEN WALL	ALLEN INDUSTRIES	COSTUME LIGHTBOX SCREEN	SHERWIN WILLIAMS LIGHT BROWN 6348. BACKGROUND: SHERWIN WILLIAMS BROWN 6342	TBD
CLAD-1		CLADDING (WOOD)	MAIN ELEVATION, WAINSCOT & CEILING	FIBER CEMENT TEXTURED PANELS	NICHIHA	NEW VINTAGE WOOD	POPLAR	18" x 10'-0"
S-1		SEALANT FOR NICHIHA WOOD	SEALANT FOR NICHIHA WOOD	SEALANT	ADFAST	ADSEAL 458-14	YELLOWSTONE	2.96" x 10'-0"
CLAD-2		CLADDING (CONCRETE)	MAIN FAÇADE	FIBER CEMENT TEXTURED PANELS	NICHIHA	INDUSTRIALBLOCK CONCRETE SERIES	GRAY	18" x 10'-0"
ST-1		STUCCO	DINING EXTERIOR & BOH	EXTERIOR SMOOTH STUCCO FINISH	STO OR APPROVED EQUAL	TEXTURE: FINE SAND	MATCH PAINT COLOR DEPENDING ON LOCATION	N/A
P-1		PAINT	DINING EXTERIOR	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	SW 7017 (DORIAN GRAY) 244-C3	N/A
P-2		PAINT	BOH	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	SW 7019 (GAUNTLET GRAY) 244-C6	N/A
P-3		PAINT	METAL COLUMNS	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH ACM-1	2133-10 ONYX SEMI-GLOSS	N/A
SFS-1		STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	HOME OF THE WHOPPER RELIEF IN BRICK	LOCAL SUPPLIER	ALUMINUM STOREFRONT SYSTEM	BLACK MATTE	VARIES

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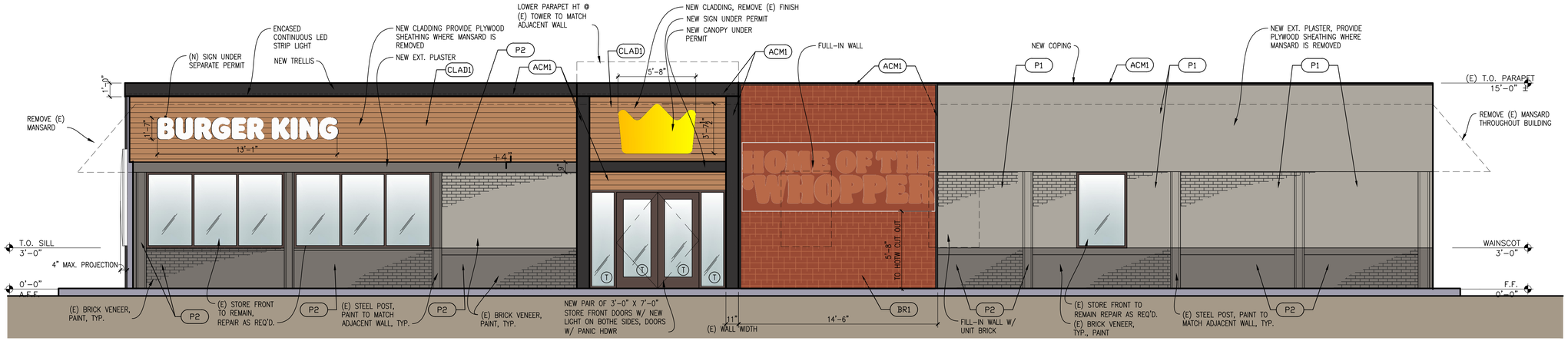
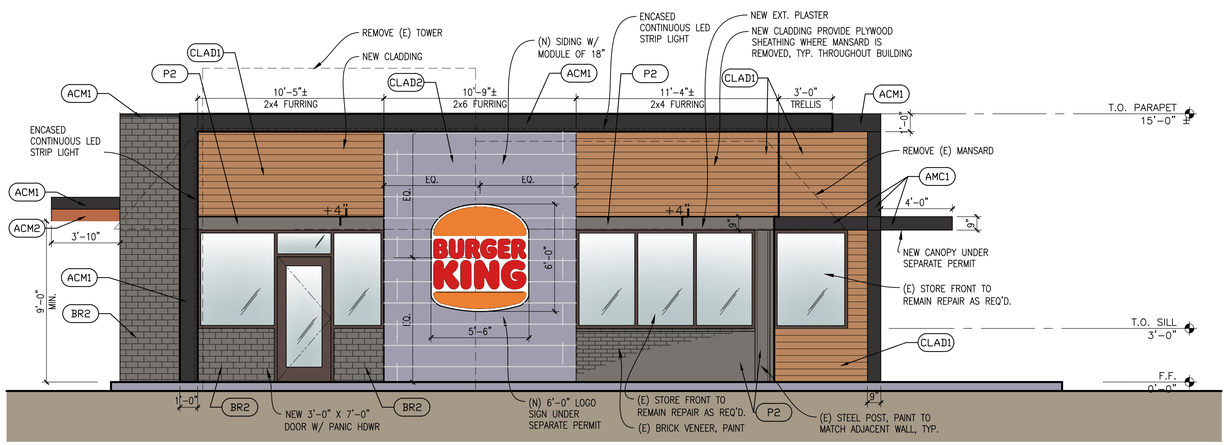


PARKING LOT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

STORE #2505

ALL FINISHES AS PER "SIZZLE" FINISH SCHEDULE

BURGER KING PROTOTYPE MATERIALS & FINISH SCHEDULE

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BR-2		BRICK	WAINSCOT	WHOPPER BRICK WALL	Evolution Brick	1/2" Thin Brick	#401 Graphite + Dark Gray Pre-blend Mortar	1/2" Thin Brick + 1/2" PermaBase Panel
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SINAGE AREA CALCULATIONS

SINAGE AREA:

BURGER KING LOGO – BUN LARGE	5'-6" x 6'-0"	= 33 SF.
BURGER KING LOGO – CROWN:	5'-8" x 3'-7 1/2" = 20.5 SF. x2	= 41 SF.
BURGER KING WORDMARK – LARGE	13'-1" x 1'-7"	= 20.7 SF.
BURGER KING WORDMARK – SMALL	8'-3" x 1'-0"	= 8.3 SF.
HOME OF WHOPPER	14'-6" x 4'-4 1/2"	= 63.4 SF.
TOTAL SINAGE AREA:		= **166.4 SF.**

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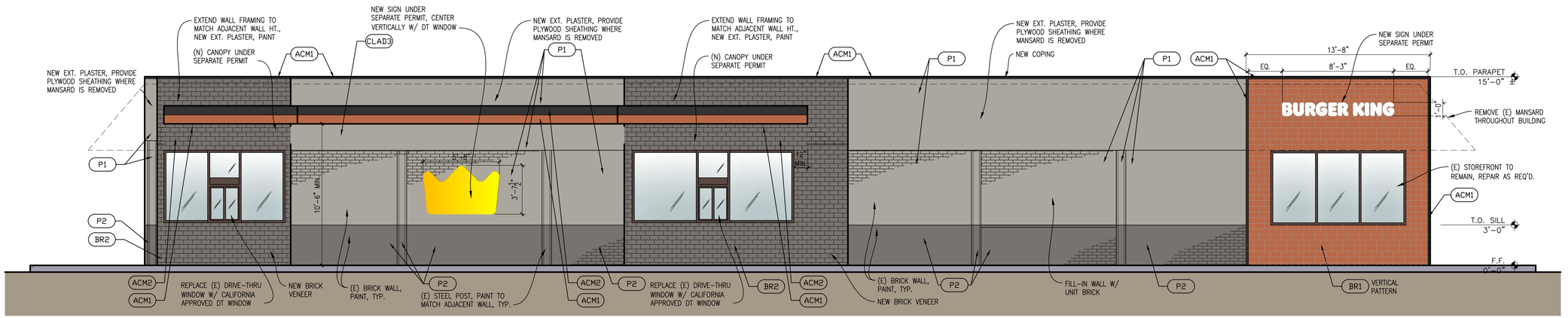

DRIVE-THRU ELEVATION

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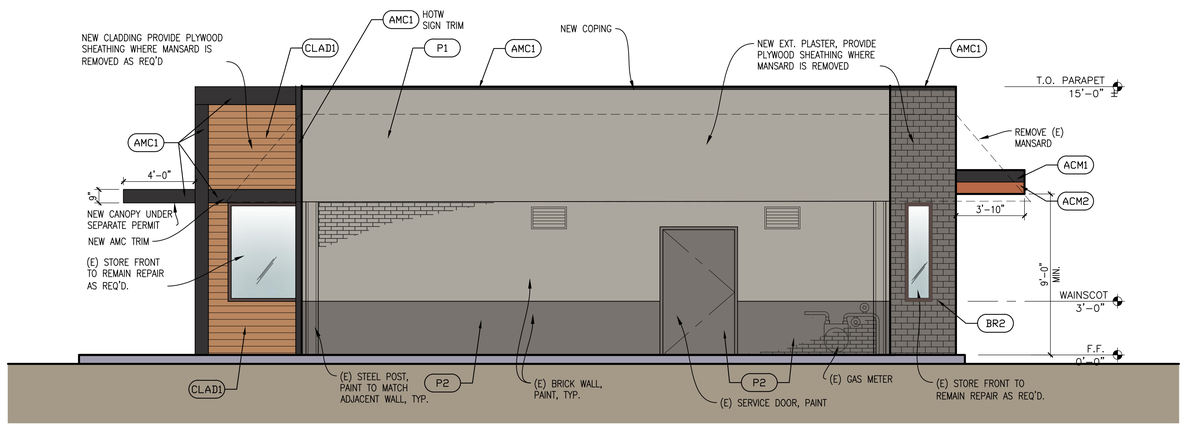

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P-1		PAINT	DINING EXTERIOR	EXTERIOR PAINT	SHERWIN-WILLIAMS	ACRYLIC LATEX - FLAT	SW 7017 (DORIAN GRAY) 244-C3	N/A
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P-3		PAINT	METAL COLUMNS	EXTERIOR PAINT	BENJAMIN MOORE	TO MATCH ACM-1	2133-10 ONYX SEMI-GLOSS	N/A
SFS-1		STOREFRONT SYSTEM	ALUMINUM STOREFRONT SYSTEM	HOME OF THE WHOPPER RELIEF IN BRICK	LOCAL SUPPLIER	ALUMINUM STOREFRONT SYSTEM	BLACK MATTE	VARIES

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NOTICE OF INTENT

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

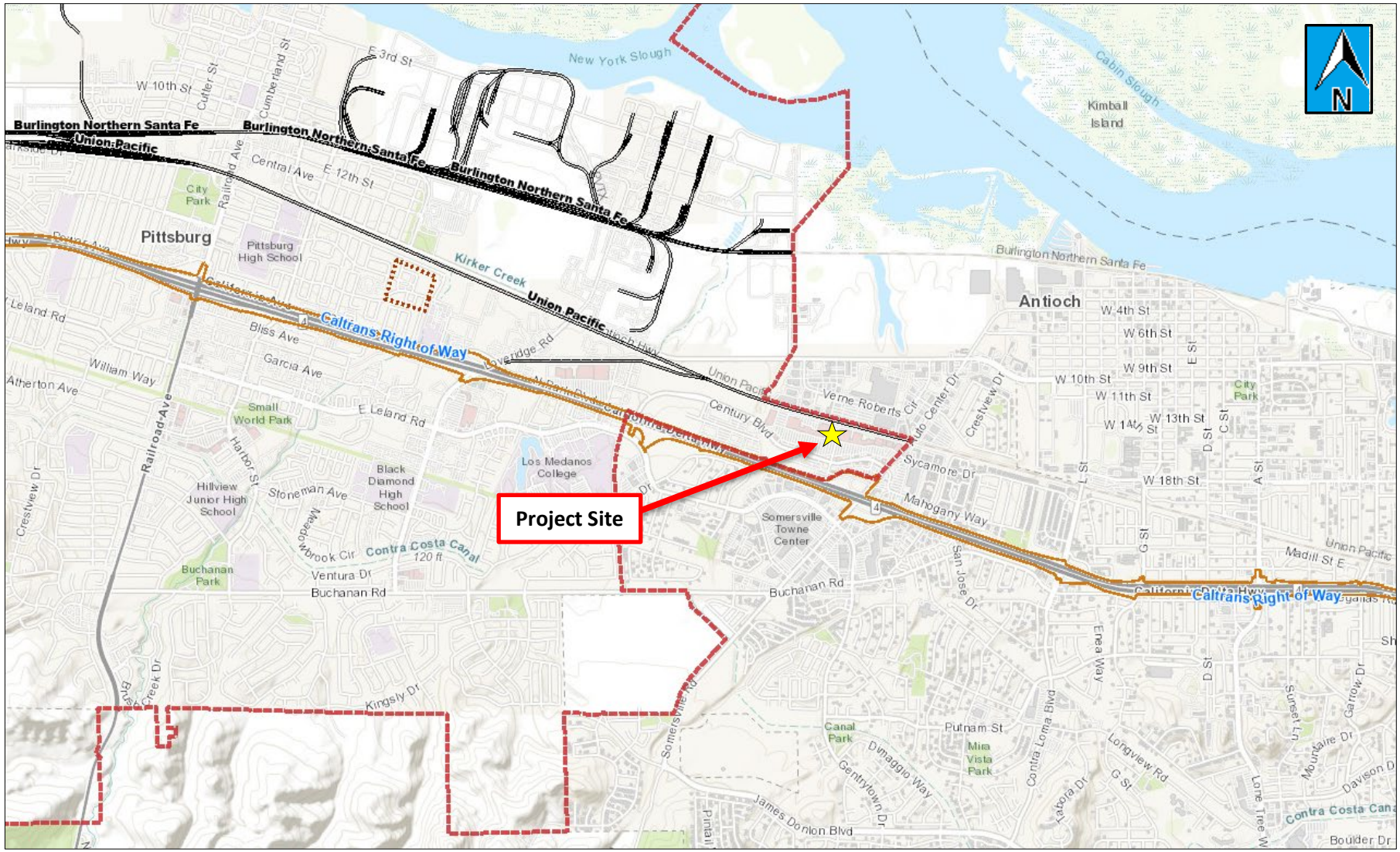
Tractor Supply Company – Re-façade and Site Modifications (AP-25-0039 [ADR]).

This is an application by Bob Garrison on behalf of Century Plaza Commercial LLC requesting approval of Administrative Design Review to upgrade the existing façade and modify the existing site of the existing tenant space located at 4105 and 4405 Century Blvd., within the Century Plaza shopping center. Exterior modifications include upgraded façade, installation of metal roof over the outdoor display area; new chain-link fencing, and improvements to the existing parking lot, including outdoor storage and installation of a dumpster. The site is classified “Regional Commercial” in the Pittsburg General Plan land use map and is zoned CC (Community Commercial) District. Assessor’s Parcel No’s: 074-460-004 & -015.

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

Tractor Supply Company (ADR) – Aerial View

AP-25-0039	4105 and 4405 Century Blvd
Administrative Design Review	APN's: 074-460-002 & -015



Tractor Supply Company (ADR) – Aerial View

AP-25-0039	4105 and 4405 Century Blvd
Administrative Design Review	APN's: 074-460-002 & -015

PROPOSED ELEVATION

EXISTING ELEVATION

Century Blvd
CENTURY PLAZA
TARGET
Proposed
Tractor Supply Company

RETROFIT BASE PLAN v2.0

- FIXTURE WALL
- 12' WIDE OPENING
- WAYFINDING SIGN
- OH LOADING DOOR

SITE LEGEND v2.0

- PROPERTY LINE
- DEMISED PREMISES
- GOOD NEIGHBOR SCOPE

GOOD NEIGHBOR OPTIONS:

- [ ] TIER 1 - LIGHT SHIELDING
- [ ] TIER 2 - SECURITY LIGHTING
- [ ] TIER 3 - PROPERTY TRASH SCREEN
- [ ] TIER 4 - FOD VISIBILITY SCREEN
- [ ] TIER 5 - PROPERTY VISIBILITY OR SOUND SCREEN (FENCE OR WALL)
- [ ] TIER 6 - PROPERTY LANDSCAPE BUFFER

DESIGN CHECKLIST v2.0

- [x] LGC
- [x] FOD
- [x] PROPANE
- [x] IOD
- [x] FEED CENTER
- [x] TRAILER & EQUIP.
- [x] SIDEWALK DISPLAY
- [x] PYLON SIGN
- [ ] FORAGE SHED
- [x] CUST. LOADING: SIDE
- [ ] STANDARD SIGNAGE (BLDG & SITE)
- [ ] HIGH CRIME SCOPE - CAP SCORE: _____
- [ ] GOOD NEIGHBOR SCOPE (SITE LEGEND)

BUILDING & OUTDOOR DISPLAY AREAS v2.0

	G+	PITTSBURG, CA
BLDG. FOOTPRINT:	**21,930**	**33,238**
SALES:	15,416	17,660
STOCK:	2,895	2,895
FEED:	2,050	1,275
TOTAL:	**20,361**	**20,982**
FOD:	16,110	10,890
LGC:	2,640	2,640
FORAGE (1,250):	0	0
TRAILER:	3,000	2,396
SIDEWALK:	3,745	844
IOD:	0	9,625
DISPLAY TOTAL:	**26,745**	**26,395**

TSC RESPONSIBILITY: INSTALL NEW EGRESS DOORS

LL RESPONSIBILITY: INSTALL DOOR, BUILD WALL AROUND RISER

FEED CENTER
1,275 SF
G+: 2,050 SF

EXIST ELEC. ROOM WITH NEW EXTERIOR DOOR BY LL

NEW EGRESS DOORS

LL FIRE RISER ROOM

NEW CURB RAMP

NEW 10x10 OH DOORS

STOCKROOM
2,895 SF
G+: 2,895 SF

MENS

WOMENS

MGR

LOUNGE

PET WASH

EXIST. WALL TO REMAIN

INDOOR DISPLAY
9,625 SF
G+: 0 SF

NEW 10x10 DOOR

FORKLIFT PATH TO CUST. LOADING

NEW ROOF LADDER

NEW DEMISING WALL BY LL

115'-0"

48'-3"

283'-6"

83'-6"

152'-0"

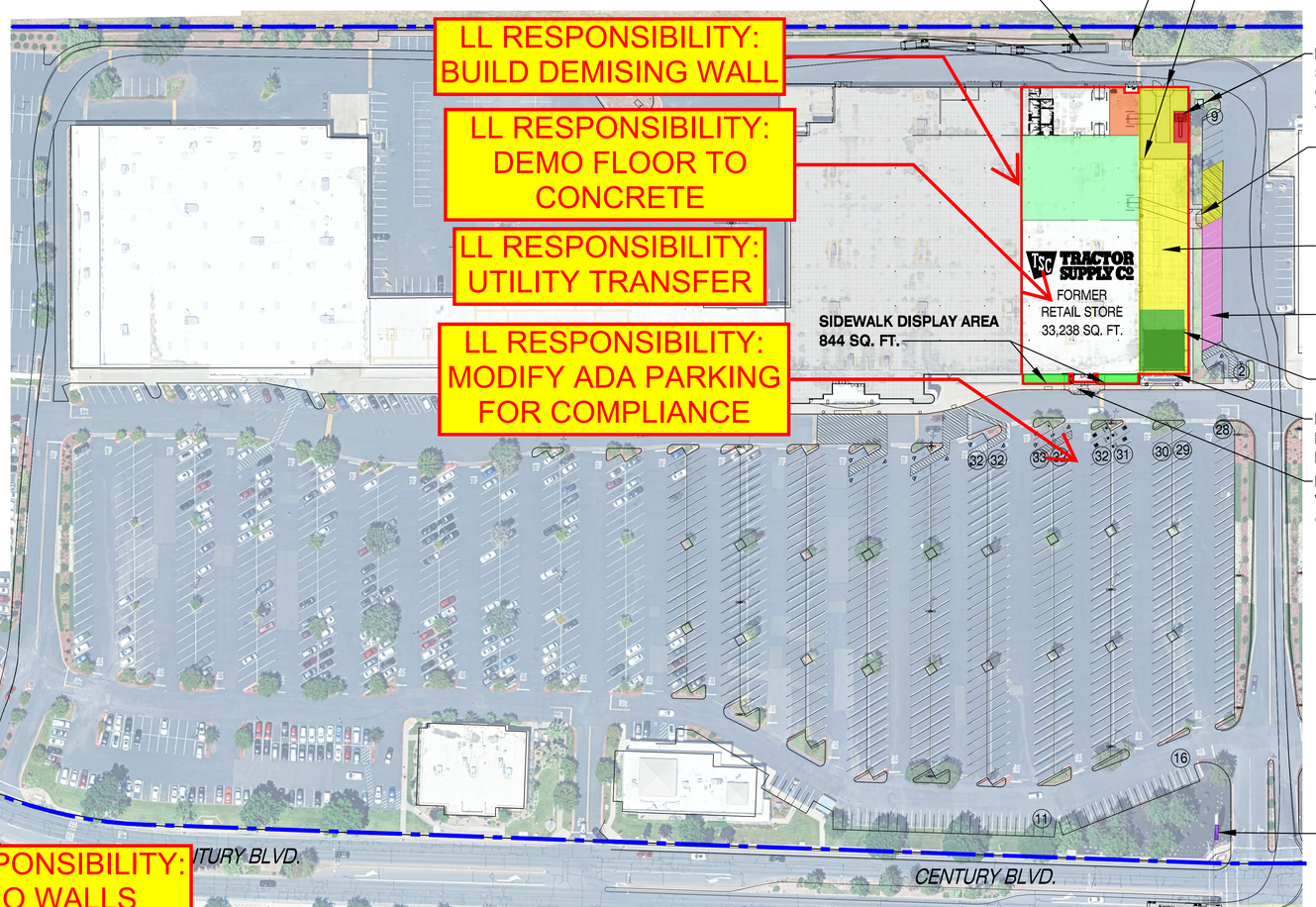
SALES FLOOR
17,660 SF
G+: 15,416 SF

EXISTING FENCING & DRAINAGE DITCH

ADJACENT TENANT

HVAC/PET WASH: ALL ELECTRIC

ALL NEW ACT TILES, RE-USE GRID



LL RESPONSIBILITY: DEMO WALLS

LL RESPONSIBILITY: DEMO SOFFIT

ADD NEW TSC 'DOGHOUSE' & EXTERIOR VESTIBULE

DEMO OF EXIST WALL & NEW EXTERIOR WALL BY LL

EXIST. ARCH TO REMAIN

PITTSBURG, CA

onyx | creative

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

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

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."

B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.

C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.

D. Pittsburg Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission,* grants primary design review authority to the Planning

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

E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.

F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.

G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.

H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).

I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:

1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.

2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.

4. Changes to Existing Parking Lots.

5. Changes to Existing Landscaping.

6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.

8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.

B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.

C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.

D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.

E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

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

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

NAYES:

ABSTAIN:

ABSENT: Diokno

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

KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION