



**CITY OF PITTSBURG
AGENDA**

MARCH 04, 2024

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**SPECIAL MEETING
COMMUNITY ADVISORY COMMISSION INTERVIEWS
5:30 P.M.**

**REGULAR MEETING
7:00 P.M.**

**CITY COUNCIL
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY**

PRESIDING

**Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice- Mayor/Chair
Dionne Adams, Council Member/Board Member
Angelica Lopez, Council Member/Board Member
Shanelle Scales-Preston, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
S.L. Floyd, Housing Authority Member
Annie Hill Herring, Housing Authority Member**

Pittsburg City Council regular meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

5:30 PM - SPECIAL MEETING FOR COMMUNITY ADVISORY COMMISSION INTERVIEWS

1. Community Advisory Commission Interviews

7:00 PM - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

2. Red Cross Month

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

CONSIDERATION

3. Adoption of City Council Minute Order Appointing a Board Member to Fill a Vacant Seat on the Pittsburg Enhanced Infrastructure District Public Financing Authority Board

On September 18th, 2023, the City Council adopted Resolution No. 23-14366, forming an Enhanced Infrastructure Financing District (EIFD) and created a Public Financing Authority (PFA) that will provide oversight on the EIFD's activities. Staff is recommending the City Council adopt a minute order to appoint a member of the public to fill a vacant seat on the EIFD PFA Board.

4. Introduction and Waive First Reading of an Ordinance Amending the Pittsburg Municipal Code to add Chapter 8.14, "Illegal Dumping"

Illegal dumping has increasingly become an issue throughout the region over the past decade, creating a public nuisance as well as a concern for the health and

safety of residents and the overall aesthetic of the City. Removal of illegally dumped trash and debris place an undue financial burden on the City, businesses, and residents. The proposed ordinance would add Chapter 8.14, "Illegal dumping," to the Pittsburg Municipal Code (PMC) to establish the prohibition and enforcement action related to illegal dumping.

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SUCCESSOR AGENCY AND SOUTHWEST PITTSBURG GHAD II CONSENT CALENDAR

5. Minutes of February 5, 2024 and February 20, 2024
6. Adoption of a City Council Resolution Accepting the Plans and Specifications and Awarding Project 3024 - Buchanan Road Slope Repair

Project 3024 - Buchanan Slope Repair (the "Project") provides repairs to the slope damaged by the 2022/23 winter storm season. If adopted, this resolution will accept the project plans and specifications and authorize the City Manager to award a construction contract to Ground Control Inc.

7. Adoption of a City Council Resolution Accepting the Public Improvements for Subdivision 9235 Vista Del Mar II

The public improvements constructed within Subdivision 9235, Vista Del Mar II are complete and ready to be accepted for continuous maintenance. This tract consists of 166-homes and is located North of West Leland Road, South of State Route 4.

8. Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9550 Liberty II

The Final Map, Improvement Plans, and Subdivision Improvement Agreement for Subdivision 9550, Liberty II Subdivision are ready for approval. This Resolution will authorize the City Manager to execute the Subdivision Improvement Agreement and approve the Final Map and Improvement Plans.

9. Adoption of a City Council Resolution Accepting the Fiscal Year 2023/24 Rubberized Pavement Grant from CalRecycle and Allocating Grant Funds to Project 2040

The California Department of Resources, Recycling, and Recovery (CalRecycle) administers various grant programs to reduce, recycle, and reuse solid waste generated in California. The City has been awarded the CalRecycle 2023/24 Rubberized Pavement Grant. This resolution will accept the grant funds and allocate them to Project 2040, 2023/24 Pavement Management (the "Project").

10. Adoption of a City Council Resolution Establishing the Maximum Number of Condominium Conversions for Calendar Year 2024

Section 17.44.070 of the Pittsburgh Municipal Code (PMC), limits the number of apartments (multifamily rental units) that can be converted annually to condominiums to an amount established by the City Council at the beginning of each calendar year. If approved by Council, the proposed resolution would establish the maximum number of condominium conversions for the year 2024.

11. Adoption of a City Council Resolution Allocating Additional Funds, Accepting the Plans and Specifications, and Awarding Project 2019 - BART Pedestrian & Bicycle Connectivity

Project 2019-BART Pedestrian & Bicycle Connectivity (the "Project") is for the construction of pedestrian/bicycle trails and bicycle lanes around the Pittsburgh Center BART Station to provide better access. If approved, this resolution will accept the plans and specifications for the Project and award a construction contract to Redgwick Construction Co.

12. Adoption of Two Ordinances for the Objective Design Standards 2023 Project: 1) Adding Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code; and 2) Amending the Zoning Map for Certain Multi-family Housing and Mixed-use Development Projects to Further Housing Production Consistent with State Law

On October 2, 2023, the City Council held a public hearing on a City-initiated request for adoption of two Ordinances for the Objective Design Standards 2023 Project: 1) adding Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code; and 2) amending the Zoning Map for certain multi-family housing and mixed-use development projects to further housing production consistent with state law. The City Council introduced and waived further reading of two Ordinances approving the Objective Design Standards 2023 Project. This item has been continued from the November 6, 2023, the November 20, 2023, the December 18, 2023, and the February 5, 2024 City Council hearings. The Ordinance is now ready for City Council adoption.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)
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ADJOURNMENT TO MARCH 18, 2024

NOTICE TO PUBLIC

GENERAL INFORMATION

Copies of the open session agenda packets, as distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except City holidays). Full agenda packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled residents. 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 Council 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)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Agendas and Live Meetings page. Past meetings and approved minutes are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov - Agendas and Live Meetings), on Comcast Channel 24 Delta TV, AT&T U-Verse Channel 99 Delta TV. Contact the City Clerk's office at (925) 252-4850 for more information

City Council Agency/Liaison/Subcommittee Assignments as of February 20, 2024

OUTSIDE AGENCY BOARDS	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
ABAG	Dionne Adams / Jelani Killings Alternate	Standing	Annual		G. Evans
Delta Diablo*	Juan Banales / Shanelle Scales-Preston Alternate	Standing	2nd Wednesday	4:30 PM	J. Samuelson
East Co. Co. County Habitat Conservancy	Angelica Lopez / Juan Banales Alternate	Standing	4th Monday Bi-Monthly	2:00 PM	J. Davis
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Annual		J. Samuelson
MCE Clean Energy Board	Shanelle Scales-Preston / Angelica Lopez Alternate	Standing	Quarterly	7:00 PM	D. Buchanan
TRANSPLAN / ECCRFFA	Shanelle Scales-Preston / Juan Banales Alternate	Standing	2nd Thursday	6:30 PM	J. Samuelson
Tri-Delta Transit (2 reps)**	Shanelle Scales-Preston & Dionne Adams / Jelani Killings Alternate	Standing	4th Wednesday	4:00 PM	J. Samuelson

LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of California Cities	Shanelle Scales-Preston / Jelani Killings Alternate	Standing	3rd Thursday		G. Evans
Los Medanos Health Advisory Committee	Shanelle Scales-Preston & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Juan Banales / Jelani Killings Alternate	Standing	1st Thursday	6:30 PM	G. Evans
Pittsburg Police Activities League (PAL)	Shanelle Scales-Preston & Angelica Lopez / Dionne Adams Alternate	Standing	Monthly		S. Albanese
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Dionne Adams Alternate	Standing	Quarterly		M. Aliotti

SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Budget Sustainability	Juan Banales & Jelani Killings	Ad Hoc	As needed		G. Evans
Community and Economic Development	Jelani Killings & Dionne Adams / Juan Banales Alternate	Standing	2nd Wednesday	5:00 PM	J. Davis
Finance Management	Juan Banales & Jelani Killings / Shanelle Scales-Preston Alternate	Standing	3rd Friday	4:00 PM	P. Rodrigues
Government Performance	Juan Banales & Jelani Killings	Ad Hoc	4th Friday	4:00 PM	J. Brizel
Infrastructure and Transportation	Shanelle Scales-Preston & Dionne Adams / Juan Banales Alternate	Standing	4th Thursday	5:30 PM	J. Samuelson
Life Enrichment	Dionne Adams & Angelica Lopez / Shanelle Scales-Preston Alternate	Standing	3rd Wednesday	5:30 PM	K. Simonton
Pittsburg Arts and Community Foundation	Shanelle Scales-Preston & Jelani Killings	Standing	As needed		K. Simonton
Public Safety	Shanelle Scales-Preston & Angelica Lopez / Jelani Killings Alternate	Standing	1st Wednesday	5:30 PM	S. Albanese
Tobacco, Cannabis, Alcohol Policy Review	Shanelle Scales-Preston & Jelani Killings	Ad Hoc	As needed		G. Evans

*Stipend of \$170 per month

** Stipend of \$100 per month



City of Pittsburg

65 Civic Avenue • Pittsburg, California 94565

Proclamation

AMERICAN RED CROSS MONTH - MARCH 2024

WHEREAS, in honor of those that turn compassion into action, Red Cross month falls in the month of March; and

WHEREAS, the Red Cross society has been saving lives since the 1800s and is made up of volunteers who offer to help others in times of crisis; and

WHEREAS, according to statistics, the American Red Cross responds to an emergency every eight minutes which means that in every 24-hour period, the Red Cross responds to approximately 180 emergencies; and

WHEREAS, Red Cross Bay Area Chapter serves nearly 4.5 million people across the counties of Alameda, Contra Costa, San Francisco and San Mateo; and

WHEREAS, multiple atmospheric rivers impacted California last winter and spring, with severe weather that upended lives. Over 1,200 Red Cross workers supported safe refuge for displaced families and delivered vital supplies, financial assistance and more; and

WHEREAS, the Northern California Coastal Region Red Cross Home Fire Campaign was a success where 1,294 free smoke alarms were installed, 462 homes made safer, thanks to volunteers, local fire departments and partners; and

WHEREAS, each year, more than 120 students across the Bay Area gather for a transformative experience. The Red Cross Leadership Development Center, a four-day conference, empowers students with leadership skills and disaster preparedness; and

WHEREAS, we dedicate the month of March to the American Red Cross to support their mission to prevent and alleviate human suffering in the face of emergencies by mobilizing the power of volunteers and the generosity of donors.

NOW, THEREFORE, I, Juan Antonio Banales, on behalf of the City Council of the City of Pittsburg, do hereby honor the American Red Cross Bay Area Chapter for their mission and contributions to the City of Pittsburg.



Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk

ATTEST: March 4, 2024



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of City Council Minute Order Appointing a Board Member to Fill a Vacant Seat on the Pittsburg Enhanced Infrastructure District Public Financing Authority Board

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

On September 18th, 2023, the City Council adopted Resolution No. 23-14366, forming an Enhanced Infrastructure Financing District (EIFD) and created a Public Financing Authority (PFA) that will provide oversight on the EIFD's activities. Staff is recommending the City Council adopt a minute order to appoint a member of the public to fill a vacant seat on the EIFD PFA Board.

FISCAL IMPACT

There is no fiscal impact resulting from the recommended action.

RECOMMENDATION

By Minute Order, appoint a member of the public to fill a vacant seat on the EIFD PFA Board in compliance with the Pittsburg EIFD by-laws.

It is further recommended that City Council appoint a member of the public that is currently an appointed member of the City's Planning Commission or Community Advisory Commission.

BACKGROUND

As mentioned above, the City Council adopted Resolution No. 23-14366 on September 18th, 2023, which authorized the process of forming an EIFD and created a PFA. Pursuant to Section 53398.51.1(a) of the California Government Code, PFA membership must be composed of the following:

(1) If a district has only one participating affected taxing entity, the public financing authority's membership shall consist of three members of the legislative body of the participating entity, and two members of the public chosen by the legislative body. The appointment of the public members shall be subject to the provisions of Section 54974.

(2) If a district has two or more participating affected taxing entities, the public financing authority's membership shall consist of a majority of members from the legislative bodies of the participating entities, and a minimum of two members of the public chosen by the legislative bodies of the participating entities. The appointment of the public members shall be subject to the provisions of Section 54974.

The PFA met for the first time on November 6th, 2023. In this meeting, the Authority adopted by-laws and instructed staff to begin preparation of the Infrastructure Financing Plan (IFP), the governing document of the Pittsburgh EIFD. In those by-laws, it was established that membership of the PFA will consist of the Mayor, Vice-Mayor, one City Councilmember serving on the Finance and Administration Subcommittee, the City Treasurer (whom is considered a member of the public in compliance with CGC Section 53398.51.1(a)), and one additional member of the public appointed by the City Council. The PFA is currently at four members with one vacant position.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

Appointing the fifth member to the PFA will adhere to the adopted by-laws of the Pittsburgh EIFD by establishing a five-member board of directors. This group will oversee the ongoing process of EIFD formation and provide comments and direction on the Infrastructure Financing Plan (IFP) currently under development.

Appointing a public member that is already on the City's Planning or Community Advisory Commissions will provide the City Council with a group of candidates that have displayed the commitment necessary to serve on the PFA Board, have been interviewed by the City Council, vetted by the City Clerk's Office, and familiar with the municipal review and planning processes. Time commitment for such a member would have little to no impact on their current capacity on a commission assignment, as the PFA board currently meets the same day right before the City Council meeting. The formation process will require their attendance to at least four meetings within a span of four months; the first meeting being the introduction of the IFP, and the remaining three being the public hearing on the adoption of the IFP and formation of the Pittsburgh EIFD. After that, annual oversight will constitute the PFA meeting on first Monday of the months of May and November, per the Pittsburgh EIFD by-laws.

Report Prepared By: Robert Carrera, Economic Development Manager



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Introduction and Waive First Reading of an Ordinance Amending the Pittsburg Municipal Code to add Chapter 8.14, "Illegal Dumping"

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

Illegal dumping has increasingly become an issue throughout the region over the past decade, creating a public nuisance as well as a concern for the health and safety of residents and the overall aesthetic of the City. Removal of illegally dumped trash and debris place an undue financial burden on the City, businesses, and residents. The proposed ordinance would add Chapter 8.14, "Illegal dumping," to the Pittsburg Municipal Code (PMC) to establish the prohibition and enforcement action related to illegal dumping.

FISCAL IMPACT

There is no direct fiscal impact to the City or required funding allocation resulting from adoption of the proposed ordinance.

It is estimated that the City spends more than \$100,000 annually to remove trash and debris illegally placed along roadways or other public areas. Staff believes the prospect of increased fines to \$1,000 (the maximum allowed by law) and the ability of the City to find liable the owner or operator of a vehicle used in illegal dumping will deter illegal dumping and reduce City costs and/or compensate the City for cleanup activities.

RECOMMENDATION

Introduce and waive first reading of an ordinance amending the Pittsburg Municipal Code and adding Chapter 8.14, "Illegal dumping."

BACKGROUND

Illegal dumping, or the unauthorized disposal of waste in public or private areas, has become a growing concern within Pittsburg and the larger region. In calendar year 2021, 1,224 tons of garbage and debris, including 1,032 tons from homeless encampments, and eight large appliances, including refrigerators, washers and dryers, were dumped in the City

and removed by Public Works. In calendar year 2022, 288 cubic yards of garbage and 231 large appliance items were illegally dumped in and removed by the City.

Although littering is a crime under State law, prosecution activities have been reduced in recent years, and does not appear to be a deterrent to the action of illegal dumping.

SUBCOMMITTEE FINDINGS

This item was presented to Public Safety Subcommittee on November 7, 2023. The Subcommittee generally supported the proposed ordinance going before the City Council for consideration.

STAFF ANALYSIS

Items dumped illegally are often large, heavy, and may be hazardous or contain hazardous materials. Thus, cleanups require City staff use specialized equipment to retrieve and dispose of these items. Items are often dumped at night or during the early morning hours where the chance of being seen or caught has historically been low.

However, advancements in camera technology and the expansion of the City's camera network make identifying the person or vehicle used in illegally dumping trash or debris increasingly likely. The proposed ordinance would place liability on an owner or operator of a motor vehicle that violates the ordinance if the vehicle is used, or the owner or operator reasonably should have known the vehicle was being used in the commission of illegal dumping.

Notably, a violation of the proposed ordinance would constitute a misdemeanor, and the City may seek compliance by any remedy allowed under the PMC and any other remedy allowed by law, including but not limited to the administrative citation procedures set forth in PMC Section 1.20.030. The amount of the administrative fine is \$1,000 for each violation, which includes each individual act of disposing garbage at the same location and/or each day disposed garbage remains where it was disposed. The City Manager is authorized to offer community service, if available, in lieu of a fine, and the City may collect any past due administrative fine as a personal obligation.

Pursuant to the proposed ordinance, an ongoing illegal dumping violation may be abated by the City, and the costs of abatement may be charged to the person committing the violation, including the owner of a property that allows illegal dumping to remain for an extended period of time. Any cost of abatement unpaid after 45 days from the date of mailing of the invoice may be recovered as a personal obligation.

ATTACHMENT: Proposed Ordinance

Report Prepared By: Steve Albanese, Chief of Police
Jordan Davis, Director of Community and Economic Development

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adding Chapter 8.14, "Illegal Dumping,")
to the Pittsburg Municipal Code)

ORDINANCE NO. 24-

WHEREAS, pursuant to the City's police power under Article XI Section 7 of the California Constitution, the City Council of the City of Pittsburg has the authority to enact and enforce ordinances and regulations for the public peace, morals, and welfare of the City and its residents; and

WHEREAS, incidents of dumping garbage or debris where it is not allowed in the City of Pittsburg has increased sharply in the past three years; and

WHEREAS, disposal of garbage and debris where it is not allowed is a threat to public health and welfare, creates blight in the City, and creates a burden on City resources; and

WHEREAS, in calendar year 2021, 1,224 tons of garbage (including 1,032 tons from homeless encampments) and eight large appliance items (e.g. refrigerators, washers, dryers) were dumped in the City; and

WHEREAS, in calendar year 2022, 288 cubic yards of garbage and 231 large appliance or bulky items were illegally dumped in the City; and

WHEREAS, there is a need for more effective deterrence to reduce the disposal of garbage where it is not allowed.

NOW, THEREFORE, the City Council of the City of Pittsburg does ORDAIN as follows:

Section 1. Findings. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporated by reference.

Section 2. Amendment. Chapter 8.14 of the Pittsburg Municipal Code is hereby added as follows:

Chapter 8.14
ILLEGAL DUMPING

Sections:

8.14.010 Purpose.
8.14.020 Definitions.

8.14.030 Prohibition.

8.14.040 Exceptions.

8.14.050 Separate violations.

8.14.060 Liability of owner or operator of motor vehicle.

8.14.070 Enforcement.

8.14.010 Purpose. *The purpose of this chapter is to deter the improper disposal of garbage and reduce blight.*

8.14.020 Definitions. *Garbage means any form of refuse, rubbish, trash, solid waste or recyclable materials, whether inorganic or organic, and all matter defined in chapters 8.04, 8.06, and 8.09.*

8.14.030 Prohibition. *No person shall dispose of garbage where disposal is not expressly allowed. Unlawful disposal of garbage is a public nuisance.*

8.14.040 Exceptions. *This chapter does not prohibit the following:*

- A. Placement of garbage for pick up by the holder of a solid waste franchise in compliance with requirements for pick up, whether regular service, on-call, or bulky pick up or any other pick up offered by the franchise holder.*
- B. Emergency or extraordinary circumstances as determined in the discretion of any individual authorized to enforce this chapter.*
- C. Disposal of a small amount of garbage. This means discarding less than two pounds by weight or one square foot by volume of garbage consisting of beverage containers, packaging, wrappers, wastepaper, receipts, cardboard, gum, or similar items.*

8.14.050 Separate Violations. *Each of the following is a separate violation of this chapter:*

- A. Each individual act of disposing garbage at the same location.*
- B. Each day disposed garbage remains where it was disposed.*

8.14.060 Liability of owner or operator of motor vehicle. *To the full extent permitted by law, an owner or operator of a motor vehicle violates section 8.14.030 if the vehicle is used, or the owner or operator reasonably should have known the vehicle was being used, in the commission a violation of section 8.14.030.*

8.14.070 Enforcement.

- A. A violation of this chapter constitutes a misdemeanor. The city may seek compliance with this chapter by any remedy allowed under this code and*

any other remedy allowed by law, including but not limited to the administrative citation procedures set forth in Section 1.20.030.

B. The amount of the administrative fine is \$1,000 for each violation. The city manager is authorized to offer community service, if available, in lieu of a fine. The city may collect any past due administrative fine as a personal obligation.

C. A violation of this chapter may be abated, and the costs of abatement charged to the person committing the violation. Any cost of abatement unpaid after 45 days from the date of mailing of the invoice may be recovered as a personal obligation.

D. The remedies provided in this chapter are cumulative and not exclusive. This chapter may be enforced by the city manager and any city staff designated in writing by the city manager.

Section 3. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

Section 4. Effective Date. This Ordinance shall effective thirty (30) days after its adoption.

Section 5. Publication. The Ordinance shall be posted and published in accordance with the California Government Code.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on March 4, 2024, and was adopted and ordered published at a regular meeting of the City Council held on _____ by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: February 5, 2024

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

CITY COUNCIL/AGENCY MEMBERS

Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice-Mayor/Chair
Dionne Adams, Council/Agency Member
Angelica Lopez, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Banales called the regular meeting to order at 7:03 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA after having convened at 5:40 P.M. for a Special Meeting for Planning Commission Interviews.

ROLL CALL

Member Lopez was absent and excused.

PLEDGE OF ALLEGIANCE

Mayor Banales led the Pledge of Allegiance.

PRESENTATIONS

2. New Employee Introduction

PROCLAMATIONS

3. Black History Month

CITY MANAGER REPORTS/REMARKS

City Manager Evans thanked staff for working diligently on fixing an electric panel outage that could have affected the County Board of Supervisor's retreat held at City Hall in the Council Chambers. He also gave an update on Community events.

PUBLIC COMMENTS

There were no public comments.

COMMITTEE REPORTS

There were no Committee reports.

PUBLIC HEARING

4. Adoption of a City Council Resolution Approving a General Plan Map Amendment and Vesting Tentative Map for a Major Subdivision; and Introduction and Waive First Reading of an Ordinance Approving an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (GP, PD/RZ, SUBD)

Mayor Banales asked if there were any Conflicts of Interest from Council before hearing the item. Member Adams recused herself from dais at 7:25 P.M. City Attorney Mooney noted that Member Adams' recusal was due to real property interest.

Joshua Taylor and Doug Chen, representatives from Discovery Builders, spoke in favor of the project.

Bruce Ohlson, Pittsburg, mentioned he would like to see a condition in the approval that would require the developer to work with other entities on a bike and pedestrian connectivity from Concord border to John Henry Johnson Park on W. Leland Road.

Motion by Vice Mayor Killings, seconded by Member Adams and adopted by the following vote:

AYES: Killings, Scales-Preston, Banales

ABSENT: Adams [Recused], Lopez

Member Adams returned to the dais at 7:44 P.M.

CONFLICT OF INTEREST STATEMENT

There were no conflict of interests statements.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

City Manager Evans noted that item #11 on the consent calendar was being pulled and brought back at a later date.

On Motion by Vice Mayor Killings, seconded by Member Adams and adopted by the following vote:

AYES: Adams, Killings, Scales-Preston, Banales

ABSENT: Lopez

5. Minutes of December 18, 2023 and January 16, 2024.

6. Adoption of a City Council Resolution Accepting Project 2241 - East Leland Road

Pavement Maintenance as Complete and Authorize the City Engineer to File a Notice of Completion.

7. Adoption of a City Council Resolution Accepting Project 2033 - Loveridge Road Maintenance Project as Complete and Authorize the City Engineer to File a Notice of Completion.

8. Adoption of a City Council Resolution Authorizing the Extension of an Agreement with Darktrace for 4 more years for their Detect & Respond System for Citywide Usage.

9. Adoption of a City Council Resolution to Accept Grant Funds from Keller Canyon Mitigation Fund for FY 23/24 Recreation Programs.

10. Adoption of a City Council Resolution Authorizing Execution of a General Services Agreement with Western Train Company for Train Replacement and Carousel Repairs.

11. Adoption of Two Ordinances for the Objective Design Standards 2023 Project: 1) Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code; and 2) Amending the Zoning Map for Certain Multi-family Housing and Mixed-use Development Projects to Further Housing Production Consistent with State Law.

Item #11 on Consent Calendar was pulled and not voted on. Item will be brought back at a later date.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

COUNCIL MEMBER REMARKS

There were no remarks from Council Members.

ADJOURNMENT

The meeting was adjourned at 7:46 P.M. to February 20, 2024.

Respectfully submitted,

Alice E. Evenson, City Clerk

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: February 20, 2024

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

CITY COUNCIL/AGENCY MEMBERS

Juan Antonio Banales, Mayor/Chair
Jelani Killings, Vice-Mayor/Chair
Dionne Adams, Council/Agency Member
Angelica Lopez, Council/Agency Member
Shanelle Scales-Preston, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

Mayor Banales called the regular meeting to order at 7:06 P.M. in the Council Chamber at City Hall, 65 Civic Avenue Pittsburg, CA after having convened at 6:02 P.M. for the following Closed Session:

1. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Section 54956.9(d)(2):
Number of cases: One

City Attorney Mooney stated that City Council met in Closed session. There were no reportable actions taken.

ROLL CALL

All Members were present.

PLEDGE OF ALLEGIANCE

Mayor Banales led the Pledge of Allegiance.

PRESENTATIONS

2. Quarterly Overview of Use of Force by Law Enforcement Personnel and Overview of Internal Affairs Investigations.

CITY MANAGER REPORTS/REMARKS

There were no reports from City Manager.

PUBLIC COMMENTS

Sarah Foster, Pittsburg, expressed concern with broken glass in the Delta. She suggested a ban on Glass in Pittsburg.

COMMITTEE REPORTS

Council Member Scales-Preston attended the Infrastructure and Transportation Subcommittee meeting as well as the Public Safety Subcommittee meeting.

Vice Mayor Killings attended the Community and Economic Development Subcommittee Meeting.

CONSIDERATION

3. Adoption of a City Council Minute Order to Appoint Candidates to the Planning Commission.

On motion by Member Scales-Preston, seconded by Vice Mayor Killings, to appoint Frank Gordon to the Planning Commission for the 4-year term beginning March 1, 2024 through February 28, 2028 and carried unanimously.

On motion by Member Adams, seconded by Member Scales-Preston, to appoint Sarah Foster to the Planning Commission for the 4-year term beginning March 1, 2024 through February 28, 2028 and carried unanimously.

On motion by Vice Mayor Killings, seconded by Member Scales-Preston, to appoint Arlene Kobata (Siu Ling) to the Planning Commission for the 4-year term beginning March 1, 2024 through February 28, 2028 and carried unanimously.

On motion by Member Lopez, seconded by Member Adams, to appoint Deandra Stokes to the Planning Commission for the 4-year term beginning March 1, 2024 through February 28, 2028 and carried unanimously.

CONFLICT OF INTEREST STATEMENT

Vice Mayor Killings stated he would recuse himself from voting on Consent Item #7.

Member Adams stated she would recuse herself from voting on Consent Item #10 and would leave dais if item was pulled for discussion.

City Attorney stated that these recusals were due to real property interest because of personal residence.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

On Motion by Mayor Banales, seconded by Member Scales-Preston and carried unanimously.

4. Receive and File the Treasurer's Report for the Quarter Ending December 31, 2023.
5. Adoption of a City Council Resolution Authorizing Execution of Second Amendment to Consultant Agreement for Project 8336-Americana Park Bypass Channel.
6. Adoption of a City Council Resolution Adopting Caltrans Local Assistance Procedure Manual Chapter 10: Consultant Selection.
7. Adoption of a City Council Resolution Authorizing the Execution of First Amendment to Consulting Services Agreement Between the City of Pittsburg and RCH Group, Planning & Environmental Consulting, Inc.
8. Adoption of a City Council Resolution Allocating Additional Funds, Accept the Plans and Specifications, and Awarding Project 3118-Corporation Yard Fueling System Replacement.
9. Adoption of a City Council Resolution Authorizing the City Manager to Execute a Contract for Janitorial Services with Impec Group.
10. Adoption of a City Council Ordinance Approving an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (GP, PD/RZ, SUBD).

Item #10 on Consent Calendar was pulled and voted on separately.

Member Adams left the dais at 7:31pm

Christin Kim, representative of Discovery Builders Inc. (DBI) spoke against the project. Asked for City Council to consider removing the item, revising and reintroducing with first reading at a later date, removing any reference to Planning application AP-21-1584.

On Motion by Vice Mayor Killings, seconded by Member Lopez and adopted by the following vote:

AYES: Killings, Lopez, Scales-Preston, Banales
ABSENT: Adams [Recused]

Member Adams returned to the Dais at 7:35pm

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

COUNCIL MEMBER REMARKS

Member Adams gave kudos to Kolette Simonton, Director of Recreation for a positive collaboration with MBK Pittsburg. This collaboration gave Pittsburg High School students the opportunity to attend the 21st Annual Black College Expo, where two current recreation staff members were accepted to universities.

Vice Mayor Killings commended Member Scales-Preston for a successful First Annual Accolades Ceremony that took place on February 17, 2024 at the Pittsburgh Youth Development Center.

ADJOURNMENT

The regular meeting was adjourned at 7:38 P.M. to March 04, 2024.

Mayor Banales adjourned the regular meeting noting that there would be a special joint City Council and Planning Commission workshop starting after a five (5) minute recess.

Respectfully submitted,

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting the Plans and Specifications and Awarding Project 3024 - Buchanan Road Slope Repair

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

Project 3024 - Buchanan Slope Repair (the "Project") provides repairs to the slope damaged by the 2022/23 winter storm season. If adopted, this resolution will accept the project plans and specifications and authorize the City Manager to award a construction contract to Ground Control Inc.

FISCAL IMPACT

The proposal from Ground Control Inc. is \$1,194,900.15 for the Project. Funding for construction of the Project will be provided by General Fund Reserves previously allocated on June 19, 2023 with Resolution No. 23-14326.

The Budget Summary is attached to this report.

RECOMMENDATION

Staff recommends that the City Council accept the plans and specifications and authorize the City Manager to execute a construction contract for the Project with Ground Control Inc. for a total amount of \$1,194,900.15.

Staff recommends that the City Council allocate a construction contingency of \$119,490 for any unanticipated costs and contract change orders.

Staff further recommends that the City Engineer be authorized to approve contract change orders in an amount not to exceed 50% of the construction contingency, and the City Manager be authorized to approve change orders in an amount not to exceed the approved project budget.

BACKGROUND

In January 2023, the Buchanan Road slope was damaged and significantly eroded during unusual atmospheric river storm events.

On January 17, 2023, the City Council adopted Resolution No. 23-14235 ratifying Proclamation of a Local Emergency Regarding Storms. On March 6, 2023, the City Council adopted Resolution No. 23-14257 Renewing and Continuing the Local Emergency Regarding Storms.

On June 19, 2023, the City adopted Resolution No. 23-14326 allocating \$2,000,000 of the General Fund Reserve to the Project. On January 09, 2024, staff advertised the Project for construction bids. On February 6, 2024, staff received 5 bid proposals for the Project construction. The low bid has been checked for arithmetical errors, completeness, and conformance with the bid requirements.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The Project provides repair of a significant slope failure that occurred during storm events in 2022/23. The affected slope spans approximately 200 feet in length and stands at an elevation of 30 feet, posing a potential threat to stability of the surrounding area.

The Project's objective is to repair the failed slope through excavation of the damaged area and reconstructing the embankment using engineering fill. Additionally, stabilization measures will be implemented to enhance the stability of the reconstructed slope. These measures include the use of geotextile fabrics and the construction of retaining wall structures. The overall goal is to fortify the slope and mitigate the risk of future failures.

ATTACHMENTS: Resolution
 Project Budget Summary

Report Prepared By: Alex Ruiz, Assistant Engineer

Project Budget Summary
Emergency- Buchanan Road Slope Repair
Project No. 3024

2/13/2024

Project Funding:	Transfer-In from General Funds		\$2,000,000
		Funding Total	\$2,000,000
Project Expenditures:			
Design:			
(Code 2122)	Prepare Plans, Specifications and Cost Estimate, and Construction Support		\$165,360
		Subtotal	\$165,360
Miscellaneous:			
(Code 1399)	Advertising		\$1,000
		Subtotal	\$1,000
Staff Augmentation			
(Code 2199)	During Design		\$23,402
		Subtotal	\$23,402
Staff Time			
(Code 1101)	Staff Cost During Design and Construction		\$40,000
		Subtotal	\$40,000
Admin Overhead			
(Code 2372)	Staff Cost During Design and Construction		\$40,000
		Subtotal	\$40,000
Construction			
(Code 2281)	Construction Base Bid		\$1,194,900
	Construction Contingency 10%		\$119,490
		Subtotal	\$1,314,390
Estimated Total Expenditures			\$1,584,152

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Plans and Specifications)
and Awarding Project 3024 - Buchanan)
Road Slope Repair Project)

RESOLUTION NO. 24-

WHEREAS, Project 3024 - Buchanan Road Slope Repair (the "Project") will provide the repair of a significant slope failure that occurred during storm events in 2022/23; and

WHEREAS, in January 2023, the effect of multiple storms resulted in damage to approximately two hundred feet of roadway slope on the southern side of Buchanan Road between Quercus Lane and Heights Avenue; and

WHEREAS, on January 17, 2023, the City Council adopted Resolution No. 23-14235 Ratifying Proclamation of a Local Emergency Regarding Storms; and

WHEREAS, on March 6, 2023, the City Council adopted Resolution No. 23-14257 Renewing and Continuing the Local Emergency Regarding Storms; and

WHEREAS, on June 19, 2023, the City adopted Resolution No. 23-14326 allocating \$2,000,000 of the General Fund Reserve to the Project; and

WHEREAS, on January 9, 2024, staff advertised the Project for construction bids; and

WHEREAS, on February 6, 2024, project construction bids were received, and Ground Construction Inc. was the lowest responsive, responsible bidder with a base bid amount of \$1,194,900.15; and

WHEREAS, staff recommends that the City Council accept the plans and specifications; and

WHEREAS, staff recommends the City Council award a contract to Ground Control Inc. in the amount not to exceed \$1,194,900.15 for the Project; and

WHEREAS, staff further recommends establishing a construction contingency in the amount of \$119,490 for unanticipated costs and contract change orders; and

WHEREAS, staff recommends that the City Engineer or his designee be authorized to approve contract change orders for a total amount not to exceed 50% of the contingency and the City Manager be authorized to approve change orders for a total amount not to exceed the approved project budget; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburgh hereby accepts the plans and specifications, awards the contract to Ground Control Inc., authorizes a construction contingency in the amount of \$119,490, authorizes the City Engineer or his designee to approve contract change orders for a total amount not to exceed 50% of the contingency, and authorizes the City Manager to approve change orders for an amount not to exceed the approved project budget.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting the Public Improvements for Subdivision 9235 Vista Del Mar II

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

The public improvements constructed within Subdivision 9235, Vista Del Mar II are complete and ready to be accepted for continuous maintenance. This tract consists of 166-homes and is located North of West Leland Road, South of State Route 4.

FISCAL IMPACT

When the public improvements are accepted, there will be increased maintenance service costs that will be partially offset by the typical revenues collected from private residences.

RECOMMENDATION

Staff recommends the City Council adopt the attached Resolution accepting the public improvements as complete and assume responsibility for maintenance of these facilities.

BACKGROUND

On October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the final Environmental Impact Report (EIR) for the Vista Del Mar Project was prepared in accordance with California Environmental Quality Act (CEQA) guidelines.

On November 29, 2004, the City Council approved Resolution No. 04-10197 approving CEQA findings, and adopting a statement of overriding considerations and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project.

On January 20, 2009, the City Council adopted Ordinance No. 08-1312 approving the Alves Ranch Master Plan and EIR addendum.

On July 15, 2019, the City Council adopted Ordinance No. 19-1470 approving the Zoning Map Amendment and the Fourth Amendment to the Development Agreement for the Alves Ranch Project.

On October 31, 2019, the Fourth Amendment to the Development Agreement relating to the changes in the zoning classification from Commercial Office to Community Commercial and modify the number of affordable housing units to be constructed was executed.

On March 2, 2020 the City Council adopted Resolution No. 20-13754 approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans, for Subdivision 9235, Vista Del Mar II.

SUBCOMMITTEE FINDINGS

This item was not presented at a subcommittee.

STAFF ANALYSIS

The subdivision improvements have been constructed in accordance with the approved plans. Upon acceptance, the City will release the payment and performance bond. The Developer shall provide a Warranty Bond to be released only upon correction of any defects or failures, including cause of failure or defect, of the subdivision improvements to the satisfaction of the City Engineer.

ATTACHMENTS: Resolution

Report Prepared By: Jolan Longway, Development Services Supervisor

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Public Improvements)
for Subdivision 9235 Vista Del Mar II)

RESOLUTION NO. 24-

WHEREAS, on October 18, 2004, the City Council adopted Resolution No. 04-10168 certifying that the final Environmental Impact Report (EIR) for the Vista Del Mar project was prepared in accordance with California Environmental Quality Act (CEQA) guidelines; and

WHEREAS, on November 29, 2004, the City Council approved Resolution No. 04-10197 approving CEQA findings, and adopting a statement of overriding considerations and a Mitigation and Monitoring and Reporting Program (MMRP) for the Vista Del Mar project; and

WHEREAS, on January 20, 2009, the City Council adopted Ordinance No. 08-1312 approving the Alves Ranch Master Plan and EIR addendum; and

WHEREAS, on July 15, 2019, the City Council adopted Ordinance No. 19-1470 approving the Zoning Map Amendment and Fourth Amendment to the Development Agreement for the Alves Ranch Project; and

WHEREAS, on October 31, 2019, the Fourth Amendment to the Development Agreement relating to the changes in the zoning classification from Commercial Office to Community Commercial and modify the number of affordable housing units to be constructed was executed; and

WHEREAS, on March 2, 2020, the City Council adopted Resolution No. 20-13754 approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans, for Subdivision 9235, Vista Del Mar II; and

WHEREAS, William Lyon Homes, hereinafter referred to as “Developer” entered into a Subdivision Improvement Agreement with the City of Pittsburg for the construction of certain public improvements, described and set forth therein; and

WHEREAS, the City Engineer has determined that said improvements have been completed in accordance with the agreement and approved construction plans, fee obligations have been met, and therefore recommends approval of the Developer’s request for acceptance for continuous maintenance.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby accepts the dedication of Alves Ranch Road and assumes continuous maintenance for the roadway improvements in perpetuity. Be it further resolved that the City Council accepts those areas designated on the Final Map for Subdivision 9235 as “Public Utility Easement” or “PUE”, “Public Access Easement” or “PAE”, and “Emergency Vehicle Access Easement” or “EVAE”.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Final Map, Subdivision Improvement Agreement, and Improvement Plans for Subdivision 9550 Liberty II

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

The Final Map, Improvement Plans, and Subdivision Improvement Agreement for Subdivision 9550, Liberty II Subdivision are ready for approval. This Resolution will authorize the City Manager to execute the Subdivision Improvement Agreement and approve the Final Map and Improvement Plans.

FISCAL IMPACT

Costs for plan review and processing of the project plans are revenue neutral. Staff costs are recovered through typical revenues collected for major subdivision projects in Fund 110 (General Fund).

RECOMMENDATION

City Council adopt the attached resolution authorizing the City Manager to execute the Subdivision Improvement Agreement for Subdivision 9550, Liberty II Subdivision and approving the Final Map and Improvement Plans.

BACKGROUND

On August 19, 2022 the Planning Commission adopted Resolution 10196 recommending the City Council approve a General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for a 17-lot single-family residential development adjacent to 360 Central Avenue, known as the Liberty II subdivision.

On September 19, 2022, the City Council approved the General Plan Map Amendment, Rezoning, Vesting Tentative Subdivision Map, and Design Review, with the adoption of Resolution 22-14162.

On October 3, 2022 City Council Adopted Ordinance 22-1502 approving the project proposal in its entirety including the proposed Zoning Map Amendment.

SUBCOMMITTEE FINDINGS

On April 16, 2021, Planning staff presented the conceptual plan (AP-21-1556 PPR) to the Land Use Subcommittee (LUS).

STAFF ANALYSIS

The Final Map, and Improvement and Grading Plans for Subdivision 9550, Liberty II Subdivision, are in substantial conformance with the approved Vesting Tentative Map, subdivision regulations, and construction standards.

Approval of the Final Map, Improvement Plans, and Subdivision Improvement Agreement is statutorily exempt from environmental review under Article 18, Section 15268 “Ministerial Projects”, of the Guidelines for the Implementation of the California Environmental Quality Act.

ATTACHMENTS: Resolution
 Subdivision Improvement Agreement

Report Prepared By: Davino Lucido, Assistant Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Final Map, Improvement)
And Grading Plans, and Subdivision)
Improvement Agreement for Subdivision)
9550 Liberty II)

RESOLUTION NO. 24-

WHEREAS, on August 19, 2022, the Planning Commission adopted Resolution No. 10196 recommending the City Council approve a General Plan Amendment, Rezoning, Vesting Tentative Map, and Design Review for a 17-lot single-family residential development adjacent to 360 Central Avenue, known as the Liberty II subdivision; and

WHEREAS, on September 19, 2022, the City Council approved the General Plan Map Amendment, Rezoning, Vesting Tentative Subdivision Map, and Design Review, with the adoption of Resolution No. 22-14162; and

WHEREAS, on October 3, 2022, City Council adopted Ordinance No. 22-1502 approving the project proposal in its entirety including the proposed Zoning Map Amendment; and

WHEREAS, the City Engineer certifies that the Final Map, Improvement and Grading Plans for Subdivision 9550, are in substantial conformance with the approved Vesting Tentative Map; and

WHEREAS, staff recommends that the City and Liberty II Developers, LLC. (Developer) enter into a Subdivision Improvement Agreement (the "Improvement Agreement") guaranteeing satisfactory completion by the developer of all improvements related to Subdivision 9550, Liberty II Subdivision; and

WHEREAS, the Developer will pay all other required fees and provide all necessary bond requirements as outlined in the Improvement Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the Final Map and Improvement and Grading Plans, authorizes the City Engineer or designee to sign the plans, and authorizes the City Manager to execute the Subdivision Improvement Agreement.

BE IT FURTHER RESOLVED, that the City Engineer is authorized and directed to file the fully executed Subdivision Improvement Agreement with the Office of the Recorder of the County of Contra Costa, State of California.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on 4th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk

Recorded At The Request Of:
CITY OF PITTSBURG

Return Recorded Copy To:

CITY OF PITTSBURG
ENGINEERING RECORDS
65 CIVIC AVENUE
PITTSBURG, CA 94565-1518

SUBDIVISION IMPROVEMENT AGREEMENT
Subdivision 9550
Liberty II

THIS AGREEMENT is made and entered into on _____, 2024 by and between Liberty II Developers, LLC., a California corporation (hereinafter referred to as "Developer") and the City of Pittsburg, a municipal corporation, (hereinafter referred to as "City").

WHEREAS, Developer will construct certain public and private improvements in connection with Subdivision 9550, Liberty II for which Improvement Plans have been approved and are on file in the office of the City Engineer. Said improvements include, but are not limited to, those shown and described on the approved Improvement Plans for said subdivision.

NOW, THEREFORE, DEVELOPER AGREES TO:

1. Comply with and/or satisfy all conditions of approval as imposed by the City Council and/or its Commissions.
2. Construct all infrastructure improvements as indicated in the approved Improvement Plans and Grading Plans in compliance with the City's Standard Specifications and the City's Standard Details.
3. All subdivision improvements shall be completed within thirty six (36) months from the date of approval of the Final Map by the City Council.
4. Incorporate all reasonable modifications to the approved plans during construction as directed by the City Engineer, when required by field conditions and/or public safety.
5. Obtain written approval from the City Engineer prior to performance of any construction not in compliance with the approved plans and specifications.

6. Conform to all applicable provisions of state and federal law and the Pittsburgh Municipal Code.
7. Comply with all of the Contra Costa Fire Protection District's requirements including, but not limited to fire flow, residual pressure, hydrant locations, and accessibility.

Pay the following fees and deposits to the City, prior to the execution of this Agreement:

8. The Improvement Plan Review Fee in the amount of Fifteen Thousand, Eight Hundred Seventy-Seven Dollars (\$15,877). An initial payment Eleven Thousand Seven Hundred Fifty-Four Dollars (\$11,754) was paid to the Engineering Department for initial review of the improvement plans. The remaining balance is to be paid in the amount of Four Thousand, One Hundred Twenty-Three (\$4,123).
9. An Improvement Inspection Fee of Twenty-Six Thousand, Four Hundred and Sixty-Two Dollars (\$26,462).
10. The Grading Plan Review Fee in the amount of One Thousand Seventy-Five Dollars (\$1,075). An Initial Payment of Five Hundred Thirty-Eight Dollars (\$538) was paid to the Engineering Department for initial review of the grading plans. The remaining balance is to be paid in the amount of Five Hundred Thirty-Seven (\$537).
11. A Grading Inspection Fee of One Thousand, Two Hundred Ninety Dollars (\$1,290).
12. A Sanitary Sewer Closed Circuit Television Inspection Deposit in the amount of One Thousand Forty Dollars (\$1,040).
13. A Sanitary Storm Closed Circuit Television Inspection Deposit in the amount of One Thousand Forty Dollars (\$1,040).
14. A Geographical Information System Fee (G.I.S.) in the amount of One Thousand Eight Hundred Seventy Dollars (\$1,870).
15. The developer shall pay an NPDES Plan Review fee of Four Thousand Four Hundred and Sixty-Two Dollars (\$4,364).
16. The developer shall pay an NPDES inspection deposit of Thirty Thousand Dollars (\$30,000).

The Developer shall pay the following fees prior to the issuance of Building Permits:

17. The Developer shall pay the Parkland Dedication In-Lieu Fee, (PMC Chapter 17.32) to the Engineering Department at the valuation rate in effect at the time of Building Permit Issuance.

18. The Developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The FRC shall be paid to the Engineering Department prior to the issuance of a Building Permit.

The Developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") to the Engineering Department in the amount in effect when Developer obtains a Building Permit.

The Developer shall pay the Regional Traffic Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") to the Engineering Department in the amount in effect when Developer obtains a Building Permit.

19. Provide certificates on a form approved by the City for the following insurance coverage:

- a. Workers' Compensation Insurance, and
- b. Liability insurance in the amount of One Million Dollars and No Cents (\$1,000,000.00) Personal Injury, and Five Hundred Thousand Dollars and No Cents (\$500,000.00) Property Damage.

Said insurance coverage shall be maintained in full force and effect throughout the life of this Agreement and all policies shall provide for at least thirty (30) days prior notice to City before cancellation. Should said coverage(s) lapse at any time, City shall have the right to:

- a. Procure said insurance(s) on behalf of the Developer and Developer shall reimburse City for any and all costs incurred thereof; or
- b. Order all subdivision construction stopped until new certificate(s) of coverage are provided and deemed satisfactory to the City.

20. Developer shall defend, indemnify and hold harmless the City, its officers and employees from any and all actions or causes of action filed by any person or persons claiming damage as a result of this approval or the public improvement work required hereunder and to pay any and all reasonable

attorney's fees incurred by the City as a result of any legal action which may arise in connection therewith.

21. Developer shall provide a surety in the amount of Three Hundred Fifty-Two Thousand, Eight Hundred Twenty-Four Dollars (\$352,824) prior to City Council's approval of the Final Map and Improvement Plans. The surety shall be in accordance with the State Subdivision Map Act, and as approved by the City Engineer.
22. Prior to acceptance of the subdivision as complete by the City Council, the Developer shall submit a copy of the recorded Final Map and record drawings for grading and subdivision improvements.
23. The Developer shall provide a Warranty Bond in the amount of Thirty-Five Thousand, Two Hundred Eighty-Two Dollars (\$35,282). This warranty bond shall be released only upon correction of any defects or failures, including cause of failure or defect, of the subdivision improvements to the satisfaction of the City Engineer.
24. Warranty all improvements installed pursuant to this Agreement for twelve (12) months after the City Council's acceptance date for the public improvements as complete.

IT IS MUTUALLY STIPULATED AND AGREED THAT:

1. The public improvements installed in connection with this Agreement shall not be considered accepted as complete until the City Council adopts a resolution accepting said improvements as being in compliance with the approved plans and specifications and any approved modifications thereto.

Public improvements are those specifically defined as being located within public or proposed public roadways or easements and accepted by City Council resolution. Other improvements shall be constructed in accordance with the City's Standard Specifications and Standard Details and shall be appropriately inspected by the City, but will not be maintained by the City.

Adoption of said resolution, periodic and/or progress inspections, acceptance of any portion of said work, or approvals of any other nature shall not bind the City to accept any modification made to the approved plans without the City Engineer's approval.

2. Time is of the essence in this Agreement and the obligations undertaken herein shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have executed this Agreement on this date first written above.

CITY OF PITTSBURG

Liberty II Developers, LLC.

Garrett Evans, City Manager

Albert D. Seenno, III

ATTEST:

President

Alice E. Evenson, City Clerk

APPROVED AS TO FORM:

City Attorney

Developer must attach Notary Statement



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting the Fiscal Year 2023/24 Rubberized Pavement Grant from CalRecycle and Allocating Grant Funds to Project 2040

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

The California Department of Resources, Recycling, and Recovery (CalRecycle) administers various grant programs to reduce, recycle, and reuse solid waste generated in California. The City has been awarded the CalRecycle 2023/24 Rubberized Pavement Grant. This resolution will accept the grant funds and allocate them to Project 2040, 2023/24 Pavement Management (the "Project").

FISCAL IMPACT

The Project was funded with \$225,000 RMRA funds (Fund 228), \$500,000 HUTA funds (Fund 203), \$650,000 from Measure M, \$1,251,300 from General Fund Surplus, and \$600,000 General Funds (Fund 110) for a total Project budget of \$3,226,300.

The Grant will reimburse the City for eligible project costs. Reimbursement will not exceed \$250,000 as described in the grant application.

The Grant requires no match funds.

RECOMMENDATION

Staff recommends that the City Council accept the grant funding and allocate the funds to the Project.

BACKGROUND

On February 7, 2022, the City Council adopted Resolution No. 22-14049 authorizing staff to submit applications for CalRecycle grants and authorizing the City Manager to execute all necessary agreements to implement the grant program.

On July 18, 2022, the City Council adopted Resolution No. 22-14125 approving the Annual Budget and Five-Year Capital Improvement Program for Fiscal Years 2022/23 through 2026/27 allocating \$225,000 RMRA funds (Fund 228), \$500,000 HUTA funds (Fund 203), \$650,000 from Measure M, \$1,251,300 from General Fund Surplus, and \$600,000 from the General Fund (Fund 110) to the Project.

On September 11, 2023, staff applied for the 2023/24 CalRecycle Rubberized Pavement Grant.

On February 8, 2024, the City was awarded the CalRecycle 2023/24 Rubberized Pavement Grant in an amount not to exceed \$250,000.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

The City plans to perform maintenance and rehabilitation on local roads within the Project to extend useful life and improve driving conditions. The CalRecycle 2023/24 Rubberized Pavement Grant will reimburse the City for eligible costs as described in the grant program in an amount not to exceed \$250,000.

ATTACHMENTS: Resolution

Report Prepared By: Savon Reese, Assistant Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Fiscal Year 2023/24)
Rubberized Pavement Grant from)
CalRecycle and Allocating Grant Funds)
to Project 2040 – 2023/24 Pavement)
Maintenance)

RESOLUTION NO. 24-

WHEREAS, the California Department of Resources, Recycling, and Recovery (CalRecycle) administers various grant programs to reduce, recycle, and reuse solid waste generated in California; and

WHEREAS, on February 7, 2022, the City Council adopted Resolution No. 22-14049 authorizing staff to submit applications for CalRecycle grants and authorizing the City Manager to execute all necessary agreements to implement the grant program; and

WHEREAS, on July 18, 2022, the City Council adopted Resolution No. 22-14125 approving the Annual Budget and Five-Year Capital Improvement Program for Fiscal Years (FY) 2022/23 through 2026/27 allocating \$225,000 RMRA funds (Fund 228), \$500,000 HUTA funds (Fund 203), \$650,000 from Measure M, \$1,251,300 from General Fund Surplus, and \$600,000 from the General Fund (Fund 110) to Project 2040, 2023/24 Pavement Management (the "Project"); and

WHEREAS, the pavement management method planned for streets included in the Project are eligible for the rubberized pavement grant funding; and

WHEREAS, on September 11, 2023, staff applied for the CalRecycle Rubberized Pavement Grant; and

WHEREAS, on February 8, 2024, the City of Pittsburg was awarded the CalRecycle 2023/24 Rubberized Pavement Grant in an amount not to exceed \$250,000; and

WHEREAS, staff requests that grant funding from the CalRecycle 2023/24 Rubberized Pavement Grant be allocated to the Project; and

WHEREAS, the above recitals are true and correct and have served as a basis, in part, for the findings and actions of the City Council set forth below.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby accepts the CalRecycle 2023/24 Rubberized Pavement Grant and allocates funds received from this grant to the Project.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 4th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST BY:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Establishing the Maximum Number of Condominium Conversions for Calendar Year 2024

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

Section 17.44.070 of the Pittsburg Municipal Code (PMC), limits the number of apartments (multifamily rental units) that can be converted annually to condominiums to an amount established by the City Council at the beginning of each calendar year. If approved by the City Council, the proposed resolution would establish the maximum number of condominium conversions for the year 2024.

FISCAL IMPACT

There is no fiscal impact associated with the establishment of the maximum number of condominium conversions for the year 2024.

RECOMMENDATION

City Council adopt the attached resolution allowing a maximum of 506 multifamily rental units to be converted to condominiums in 2024.

BACKGROUND

In 1986, the City Council adopted Ordinance No. 86-897 amending the subdivision ordinance (PMC Title 17) to limit the number of multifamily rental units that may be converted annually to individually-owned condominiums. Pursuant to that ordinance and current PMC section 17.44.070, the number of multifamily rental units that may be converted is a policy decision to be made by the City Council, set on an annual basis at the beginning of each calendar year.

The total number of multifamily rental units eligible to be converted is derived by calculating the total number of existing multifamily rental units in the City (in buildings with two or more residential units) and subtracting the total number of multifamily rental units with existing, approved condominium maps.

Staff determined the number of multifamily rental units by conducting a query of specific use codes in the Contra Costa County database, including duplex, triplex, fourplex, combinations, and apartments. The total number of multifamily rental units found in the City of Pittsburg was 5,144. Of these units, 81 have an existing, approved condominium map (Civic Station). If subtracted from the total number of existing multifamily rental units in the City of Pittsburg, the net total number of multifamily rental units eligible for conversion under the condominium conversion ordinance is 5,063.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a Subcommittee.

STAFF ANALYSIS

For the past 36 years, the City Council has adopted a policy of allowing up to 10 percent of its existing multifamily rental housing stock to be converted to condominiums annually. However, no condominium conversions have been approved (or requested) since 2006, when the Planning Commission approved the conversion of Creekside Senior Apartments (88 units) though the Planning Commission subsequently rescinded this action.

Staff recommends a continued policy of allowing up to 10 percent of multifamily rental units without pre-existing final or tentative condominium maps to be converted to condominiums for this calendar year. This policy decision would allow a maximum of 506 multifamily rental units to be converted to condominiums during the 2023 calendar year. This would be consistent with past actions and ensures housing opportunities and housing affordability for low and moderate-income households.

ATTACHMENT: Resolution

Report Prepared By: Alison Hodgkin, Associate Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Establishing the Maximum Number of)
Condominium Conversions for Calendar)
Year 2024, in Accordance with Section)
17.44.070 of the Pittsburgh Municipal Code)

RESOLUTION NO. 24-

WHEREAS, Pittsburgh Municipal Code section 17.44.070 provides in part that the maximum number of multifamily rental units that may be approved for condominium conversion in any one calendar year shall be limited to a number established by City Council resolution at the beginning of that same calendar year; and,

WHEREAS, based on the above, the City Council wishes to establish the maximum number of multifamily rental units that may be approved for conversion to condominiums during the 2024 calendar year; and,

WHEREAS, staff has determined that as of January 1, 2024, there are 5,063 multifamily rental units in buildings of two or more units in the City that are not covered by pre-existing final condominium maps.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby establishes the maximum number of apartment units that may be approved for conversion to condominiums during the calendar year 2024 is 506 units.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Allocating Additional Funds, Accepting the Plans and Specifications,
and Awarding Project 2019 - BART Pedestrian & Bicycle Connectivity

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

Project 2019-BART Pedestrian & Bicycle Connectivity (the “Project”) is for the construction of pedestrian/bicycle trails and bicycle lanes around the Pittsburg Center BART Station to provide better access. If approved, this resolution will accept the plans and specifications for the Project and award a construction contract to Redgwick Construction Co.

FISCAL IMPACT

The bid proposal from Redgwick Construction Co. is \$7,098,307 for the Project. This total reflects the base bid in the amount of \$5,730,417 plus Alternate “A” in the amount of \$547,150 and Alternate “D” in the amount of \$820,740. Funding for construction will be provided from the previously allocated of \$3,870,000 One Bay Area Grant 2 (OBAG2), \$700,000 Safe Routes to BART (SR2B), \$600,000 Pedestrian & Bicycle Trail Fund (PBTF), \$515,050 Measure J (Fund 203), \$58,000 Transportation Development Act (TDA), \$300,000 Local Traffic Mitigation Fund (LTMF), \$25,000 Measure M Funds and \$2,925,000 of Local Traffic Mitigation Fund (Fund 303) allocated with this Resolution.

If approved, the total Project budget will be \$8,993,050.

RECOMMENDATION

Staff recommends the City Council adopt the attached Resolution, allocating an additional \$25,000 of Measure M Funds and \$2,925,000 of Local Traffic Mitigation Fund (Fund 303), accepting the plans and specifications, and award a contract with Redgwick Construction Co. for a total amount of \$7,098,307 for the construction of the Project.

Staff recommends that the City Council allocate a construction contingency of \$709,831 (10% of the contract amount) for unanticipated costs and contract change orders.

Staff further recommends that the City Engineer be authorized to approve contract change orders in a total amount not to exceed 50% of the construction contingency and the City Manager be authorized to approve change orders in an amount not to exceed 100% of the contingency amount.

BACKGROUND

On May 6, 2019, the City Council adopted Resolution No. 19-13624 accepting the \$3,870,000 OBAG-2 grant, \$600,000 PBTF grant, \$58,000 TDA grant, and allocating \$50,000 from the Measure J Fund (Fund 204).

On June 11, 2019, four Statement of Qualifications (SOQ) were received from various consultants and were evaluated by staff. Harrison Engineering Inc. was ranked as the most qualified based on the SOQ they submitted.

On December 16, 2019, the City Council adopted Resolution No. 19-13732 approving the consultant agreement for the Project between the City and Harrison Engineering, Inc.

On December 21, 2020, the City Council adopted Resolution No. 20-13864 accepting the \$700,000 Safe Routes to BART (SR2B) Grant fund and allocating \$300,000 from the Local Traffic Mitigation Fund (Fund 303).

On June 19, 2023, the City Council adopted Resolution No. 23-14318 allocating an additional \$465,050 from Measure J (Fund 204) to the Project

On January 17, 2024, staff advertised the Project for bids. Bids for construction of the Project were opened on Thursday, February 15, 2024, and Redgwick Construction Co. was the lowest responsive bidder with a base bid in the amount of \$5,730,417, plus Alternate "A" in the amount of \$547,150 and Alternate "D" in the amount of \$820,740 for a total of \$7,098,307.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The Project will improve the pedestrian/bicycle access to the Pittsburg Center BART Station. Including, but is not limited to, the construction of the 10' wide Class I trail in the green space on the west side of Railroad Avenue from the Delta DeAnza Trail to Highway 4, an 8' wide Class I trail from the existing BART parking lot located on Bliss Avenue to Railroad Avenue, an 10' wide Class I trail on the south side of California Avenue from Railroad Avenue to Harbor Street, and construction of a Class II bicycle lanes on Railroad Avenue from 17th Street to California Avenue. The Class II bicycle lanes will be 5' wide. Additional improvements such as "Alternate A" – The trail lighting along California Avenue and "Alternate D" – Railroad Avenue trail lighting will also be part of this project.

Staff received four (4) bid proposals for the construction of the Project. The low bid has been checked for arithmetical errors, completeness, and conformance with the bid requirements. The bid proposal submitted by Redgwick Construction Co. was the lowest responsive, responsible bid.

Budget Summary			
Project 2019 - BART Pedestrian & Connectivity			
Project Funding			
	One Bay Area Grant 2 (OBAG2)	\$	3,870,000
	Pedestrian & Bicycle Trail Fund (PBTF)	\$	600,000
	Safe Routes to BART (SR2B)	\$	700,000
	Transportation Development Act (TDA)	\$	58,000
	Local Traffic Mitigation Fund (LTMF)	\$	300,000
	Measure J	\$	515,050
	Funding Total	\$	6,043,050
Project Expenditures			
Design: (Code 2122)	Consultant Design	\$	933,950
	Subtotal	\$	933,950
Miscellaneous: (Code 1399)	Advertising	\$	1,000
	Reproduction	\$	1,000
	Postage	\$	500
	Subtotal	\$	2,500
Construction: (Code 2281)	Construction	\$	5,730,417
	Alternate A - California Lighting	\$	547,150
	Alternate D - Railroad Avenue Path Lighting	\$	820,740
	Construction Contingency	\$	709,831
	Subtotal	\$	7,808,138
Staff Time: (Code 1101)	Staff Costs	\$	124,231
	Subtotal	\$	124,231
Admin: (Code 2372)	Administrative Costs	\$	124,231
	Subtotal	\$	124,231
	Estimated Total Expenditures	\$	8,993,050
	Budget Surplus/(Deficit)	\$	(2,950,000)
Additional Funding:	Local Traffic Mitigation Fund (LTMF)	\$	2,925,000
	Measure M Funds	\$	25,000
	Additional Funds	\$	2,950,000
	Budget Surplus/(Deficit)	\$	-

ATTACHMENT: Resolution

Report Prepared By: Khristin Labao, Associate Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Allocating Additional Funding, Accepting)
the Plans and Specifications, and)
Awarding a Contract for Project 2019,)
BART Pedestrian & Bicycle Connectivity)

RESOLUTION NO. 24-

WHEREAS, Project 2019 – BART Pedestrian & Bicycle Connectivity (the “Project”) is for the construction of pedestrian and bicycle trails and bicycle lanes around the Pittsburgh Center BART Station to provide better access; and

WHEREAS, on May 6, 2019, the City Council adopted Resolution No. 19-13624 accepting the \$3,870,000 OBAG-2 grant, \$600,000 PBTF grant, \$58,000 TDA grant, and allocating \$50,000 from the Measure J Fund (Fund 204), establishing a budget in the amount of \$4,578,000; and

WHEREAS, on June 11, 2019, four Statement of Qualifications (SOQ) were received from various consultants and were evaluated by staff. Harrison Engineering Inc. was ranked as the most qualified based on the SOQ they submitted; and

WHEREAS, on December 16, 2019, the City Council adopted Resolution No. 19-13732 approving the Consultant Agreement for the Project between the City and Harrison Engineering, Inc.; and

WHEREAS, on December 21, 2020, the City Council adopted Resolution No. 20-13864 accepting the \$700,000 Safe Routes to BART (SR2B) Grant fund and allocating \$300,000 from the Local Traffic Mitigation Fund (LTMF) (Fund 303), establishing an updated budget of \$5,587,000; and

WHEREAS, on June 19, 2023, the City Council adopted Resolution No. 23-14318 allocating an additional \$465,050 from Measure J (Fund 204) to the Project, establishing an update budge of \$6,043,000; and

WHEREAS, on January 17, 2024, staff advertised the Project for bids. Bids for construction of the Project were opened on Thursday, February 15, 2024, and Redgwick Construction Co. was the lowest responsive bidder with a base bid in the amount of \$5,730,417, plus Alternate “A” in the amount of \$547,150 and Alternate “D” in the amount of \$820,740 for a total of \$7,098,307; and

WHEREAS, staff recommends that the City Council allocate an additional \$2,925,000 from the Local Traffic Mitigation Fund (Fund 303) and \$25,000 from Measure M Funds; and

WHEREAS, staff recommends that the City Council accept the plans and specifications; and

WHEREAS, staff recommends that the City Council award a contract with Redgwick

Construction Co. in the amount of \$7,098,307 for construction of the Project; and

WHEREAS, staff further recommends establishing a contingency in an amount of \$709,831 for unanticipated costs and contract change orders; and

WHEREAS, staff recommends that the City Engineer or his designee be authorized to approve contract change orders for a total amount not to exceed 50% of the contingency and the City Manager be authorized to approve change orders for a total amount to not exceed 100% of the contingency amount.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburgh hereby allocates an additional \$2,925,000 from Local Traffic Mitigation Fund (Fund 303), \$25,000 from Measure M Funds, accepts the plans and specifications, awards a construction contract with Redgwick Construction Co. in the amount of \$7,098,307, authorizes a construction contingency in the amount of \$709,831, authorizes the City Engineer or his designee to approve contract change orders for a total amount not to exceed 50% of the contingency, and authorizes the City Manager to approve change orders for an amount not to exceed 100% of the contingency.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of March 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of Two Ordinances for the Objective Design Standards 2023 Project: 1) Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code; and 2) Amending the Zoning Map for Certain Multi-family Housing and Mixed-use Development Projects to Further Housing Production Consistent with State Law

MEETING DATE: March 4, 2024

EXECUTIVE SUMMARY

On October 2, 2023, the City Council held a public hearing on a City-initiated request for adoption of two Ordinances for the Objective Design Standards 2023 Project: 1) adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code; and 2) amending the Zoning Map for certain multi-family housing and mixed-use development projects to further housing production consistent with State law. The City Council introduced and waived further reading of two Ordinances approving the Objective Design Standards 2023 Project. This item has been continued from the November 6, 2023, the November 20, 2023, the December 18, 2023, and the February 5, 2024 City Council hearings. The Ordinance is now ready for City Council adoption.

FISCAL IMPACT

There is no direct fiscal impact associated with the adoption of the proposed ordinances. Staff believes the adoption of the ODS would result in high-quality development throughout the City, furthering property values and thus, the City's property tax revenue. The Project would also likely reduce staff time related to processing multi-family housing and mixed-use development projects.

RECOMMENDATION

City Council move to adopt two Ordinances approving a Zoning Map Amendment and a Zoning Text Amendment for Objective Design Standards 2023.

BACKGROUND

On May 9, 2023, the Planning Commission held a public hearing and unanimously adopted Resolution No. 10229, recommending City Council approval of the Project. On October 2, 2023, the City Council held a public hearing and introduced and waived further reading of two Ordinances to approve a Zoning Amendment and a Map Amendment for the Objective Design Standards 2023 Project.

SUBCOMMITTEE FINDINGS

In November of 2022, a proposal to establish a City-wide overlay to implement objective design standards for qualifying projects was presented to the City's Land Use Subcommittee. Potential concerns identified by the Subcommittee included building massing and "cookie-cutter-like" architectural design. Subsequently, the City scheduled a second Land Use Subcommittee Hearing in April of 2023, to further discuss the proposed standards. Based on feedback and comments City staff presented a set of regulations, now titled "Objective Design Standards 2023" with the addition of a new chapter to address the previously raised concerns. Chapter 5, entitled "Massing and Façade Articulation Standards", provides additional objective standards to address potential clustering or semblance among adjacent structures. The Subcommittee members remarked that the addition of Chapter 5 addressed the previously raised concerns and were overall supportive of seeing the project move forward.

STAFF ANALYSIS

After the City Council holds a public hearing and introduces an Ordinance on a given matter, approval of the matter is formalized by City Council adoption of the Ordinance by a majority vote at a meeting no fewer than five days after the public hearing. The Ordinance becomes effective 30 days after the date of its adoption.

ATTACHMENTS

1. Ordinance Adding Article XXI of Chapter 18.84 to the Pittsburgh Municipal Code
 - Exhibit A Objective Design Standards 2023
2. Ordinance Amending the Zoning Map, for Certain Multi-Family Housing and Mixed-Use Development Projects, to Further Housing Production Consistent with State Law
 - Exhibit A Objective Design Standards 2023 Overlay Map (Rezone)

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving Objective Design Standards 2023)
Adding Article XXI to Chapter 18.84 the)
Pittsburg Municipal Code) ORDINANCE NO. 24-

WHEREAS, the California Legislature has passed, and the Governor has signed a number of laws in recent years aimed at increasing the production of housing; and

WHEREAS, California Government Code Section 65913.4, as added by Senate Bill 35 of 2017, and as amended since, sets forth a ministerial approval process requiring objective design standards for specified residential housing projects; and

WHEREAS, staff has drafted a set of objective design standards to be applicable as set forth in an overlay district in compliance with state law; and

WHEREAS, the proposed amendments are governed by the applicable goals and policies of the Pittsburg General Plan and the Pittsburg Municipal Code (PMC); and

WHEREAS, PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to zoning text amendments; and

WHEREAS, on or prior to April 28, 2023, notice of the May 9, 2023, Planning Commission public hearing to consider this item was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times) as a 1/8 page advertisement; and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090 and 65091; and

WHEREAS, on May 9, 2023, the Planning Commission held the hearing to consider proposed Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ) and voted to adopt Resolution No.10229, recommending City Council approval of adding Article XXI to Chapter 18.84 of Title 18; and

WHEREAS, in order to adopt zoning text amendments, and in accordance with PMC sections 18.16.020 and 18.48.030, the City Council must find that:

1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;
2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

3. there is a community need for the change proposed; and
4. the change will be in conformity with the public convenience, general welfare, and good zoning practice; and

WHEREAS, on or prior to September 8, 2023, in accordance with Government Code section 65091 and Pittsburg Municipal Code (PMC) section 18.14.020, a “Notice of Public Hearing” for the September 18, 2023 public hearing to consider this item was posted at City Hall and on the ‘public notices’ page of the City’s website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times) as a 1/8 page advertisement; and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090 and 65091. The notice was also posted on www.nextdoor.com (“Nextdoor”); and

WHEREAS, on October 2, 2023, the City Council held a duly noticed public hearing on the Planning Commission’s recommendation for the City Council to approve the proposed amendment to Title 18; and

WHEREAS, this amendment of the municipal code is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the state CEQA Guidelines, section 15061, in that the activity in question consists of zoning text amendments that would not result in a physical impact on the environment.

NOW, THEREFORE, the City Council of the City of Pittsburg does ORDAIN as follows:

SECTION 1. Findings.

- A. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporated by reference.
- B. Based on the City Council Staff Report dated October 2, 2023, and entitled, “Introduction and Waive First reading of Two Ordinances for Objective Design Standards 2023: Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code and Amending the Zoning Map for Certain Multi-family Housing and Mixed-use Development Projects to Further Housing Production Consistent with State Law”, and based on all written and oral testimony presented at the meeting, the City Council finds that:
 1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed amendments are consistent with the objectives, policies, general land uses and programs in the General Plan. Most specifically, Land Use Element (LUE) Goal 2-P-2 which directs the City to update the City’s Zoning Ordinance and Subdivision Regulations for consistency with the General Plan.

3. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that the proposed amendments would allow consistency with recently adopted or enacted legislation on Objective Design Standards by the state.
4. There is a community need for the proposed amendments in that they make PMC Title 18 more current to administering land use policies within the City of Pittsburgh.
5. The proposed changes would be in conformity with the public convenience, general welfare, and good zoning practice, in that it removes ambiguities to make it clear and easier for both staff and the general public to understand and use as a guide in planning and processing development applications.

SECTION 2. Amendment. PMC Title 18 is hereby amended to add Article XXI to Chapter 18.84 as set forth below:

Article XXI. Objective Design Standards

18.84.980 Purpose.

The purpose of this article is to establish objective design standards, in compliance with state law, that protect and promote public health, safety, welfare and community aesthetics consistent with the goals, objectives and policies in the General Plan. This article establishes an application and review process for residential or mixed-use projects qualifying for ministerial approval under state law that further housing production.

18.84.985 Applicability.

A. Objective design standards shall apply to proposed development as identified in Objective Design Standards 2023.

B. The objective design standards shall be implemented through an overlay of zones.

C. Any applicant for a proposed development may select either to comply with the objective design standards or Title 18, Chapter 18.36.

18.84.990 Application Requirements.

Application requirements are set forth in Objective Design Standards 2023.

18.84.995 Standard of Review.

Proposed development subject to objective design standards and ministerial approval shall be considered in compliance with state law and requirements set forth in Objective Design Standards 2023.

SECTION 3. Approval and Adoption. The City Council hereby approves and adopts

Objective Design Standards 2023 attached as, "Exhibit A" to this Ordinance.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 5. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6. Publication. The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on October 2, 2023, and was adopted and ordered published at a regular meeting of the City Council held on March 4, 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk



Objective Design Standards 2023

Final Draft
July 2023



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Quick Code Guide for Developments Less Than Five Acres

The following graphic is intended as a summary guide.

1 Determine your Maximum Zoning Envelope ¹		
Identify your zone , see Section 2 (ODS Zone Standards)	a. Select your building type(s)	Table C of the ODS zone
	b. Comply with building placement standards	Table E of the ODS zone
	c. Comply with building form and height standards	Table D of the ODS zone
	d. Select from allowed uses	Title 18, Division III. Base District Regulations
	e. Comply with parking standards	Table G of the ODS zone
	f. Select your frontage type	Table F of the ODS zone
Identify your building type standards , see Section 4 (Building Types)	g. Comply with the standards	Tables A-F of the building type
¹ This process shall be applied to each design site.		
2 Connect Ground Floor to Adjacent Streetscape		
Apply your frontage type(s) , see Section 6 (Frontage Types)	a. Based on your selected frontage type(s), comply with the standards	Tables A-C of the frontage type
3 Proceed to Approval Process		
Identify your approval procedure , see Subsection 1.060 (Permits and Procedures)	a. Comply with the procedure standards	Subsection 1.060 (Permits and Procedures)

Quick Code Guide for Developments Over Five Acres with Widths along Front or Side Street Over 800 Feet

The following graphic is intended as a summary guide.

1 Design your Design Sites		
Identify Large Sites , see Subsection 3.050 (Large Sites)	a. Comply with the standards	Subsection 3.050 (Large Sites)
2 Determine your Maximum Zoning Envelope ¹		
Identify your zone , see Section 2 (ODS Zone Standards)	a. Select your building type(s)	Table C of the ODS zone
	b. Comply with building placement standards	Table E of the ODS zone
	c. Comply with building form and height standards	Table D of the ODS zone
	d. Select from allowed uses	Title 18, Division III. Base District Regulations
	e. Comply with parking standards	Table G of the ODS zone
	f. Select your frontage type	Table F of the ODS zone
Identify your building type standards , see Section 4 (Building Types)	g. Comply with the standards	Tables A-F of the building type
¹ This process shall be applied to each design site.		
3 Connect Ground Floor to Adjacent Streetscape		
Apply your frontage type(s) , see Section 6 (Frontage Types)	a. Based on your selected frontage type(s), comply with the standards	Tables A-C of the frontage type
4 Proceed to Approval Process		
Identify your approval procedure , see Subsection 1.060 (Permits and Procedures)	a. Comply with the procedure standards	Subsection 1.060 (Permits and Procedures)

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Section 1: Introduction

Subsections:

1.010	Purpose
1.020	Objective Design Standards
1.030	Applicability
1.040	Relationship to the City of Pittsburgh General Plan
1.050	Relationship to Title 18 (Zoning)
1.060	Permits and Procedures

1.010 Purpose

This Article XXI, Chapter 18.84 (City of Pittsburgh Objective Design Standards), shall hereafter be referred to as the "ODS." The ODS implements the City of Pittsburgh's General Plan vision through the application of ODS zones and standards that reflect a context-specific approach based upon the City of Pittsburgh's distinct development patterns.

1.020 Objective Design Standards

The ODS sets forth the standards for neighborhood design, building form, and uses within ODS zones. These standards reflect the community's vision for implementing the intent of the City of Pittsburgh General Plan to facilitate housing production and specifically infill housing production, through development that reinforces the character and scale of the City's walkable centers, neighborhoods, and corridors.

1.030 Applicability

- 1. **Rules for Construction of Language.** The following general rules for construction of language apply to the text of this ODS:
 - A. **Tenses and Numbers.** Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.
 - B. **Applicable.** The applicable standards of this ODS apply so as to not require stating the phrase "and all applicable standards" throughout this ODS.
 - C. **Conjunctions.** Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:
 - (1) "And" indicates that all connected items or provisions apply;
 - (2) "Or" indicates that the connected items or provisions may apply; and
 - (3) "Either/or" indicates that the connected items or provisions apply singly but not in combination.

2. ODS Implementation.

- A. This ODS apply to proposed development as identified in Table 1.030.A (Applicability).
- B. The standards in this ODS are implemented through an overlay of zones, see Figure 2.020.1 (ODS Overlay Map) for zones established in this ODS.
- C. Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Article XXI, Chapter 18.84 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Article XXI, Chapter 18.84 (Objective Design Standards). This shall not apply to projects eligible under Senate Bill 35.
- D. The standards in this ODS prevail unless stated otherwise. See Table 1.050.A: Relationship of Article XXI, Chapter 18.84 (Objective Design Standards) to Title 18 (Zoning) for reference.

Table 1.030.A: Applicability	
Development Type	ODS Applies
Objective Residential Development ¹	
Single-Unit Residential	No
Two-Unit Residential	Yes
Multi-Unit Residential	Yes
Affordable Housing ²	Yes
Objective Mixed-Use Development ¹	
At least 2/3 of square footage designated for residential units	Yes
At least 2/3 of square footage designated for Affordable Housing ²	Yes
Less than 2/3 of square footage designated for residential units	No
Other Development	
Non-Residential	No
Non-Objective Residential Development ³	No
Non-Objective Mixed-Use Development ³	No

¹ Includes Transitional and Supportive Housing, Emergency Shelters, and Farmworker Housing meeting all eligibility criteria and specific protections by development type per the Government Code.

² "Affordable Housing" refers to projects that contain the minimum percentage of affordable housing units to be eligible for Senate Bill 35 streamlining. See Government Code §65913.4(a)

³ Development that does not comply with objective General Plan, zoning, and subdivision standards of the City of Pittsburg

3. **Requirements.** As required by Table 1.030.A (Applicability), the standards in this ODS apply to all proposed development and improvements within ODS zones as identified below.

A. **General**

- (1) A design site is a portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. From the allowed types in the ODS zone, and in compliance with the listed standards, the following shall be selected for each design site:
 - (a) Only one primary building type per design site is allowed, except an Accessory Dwelling Unit and/or Junior Accessory Dwelling Unit, in compliance with Section 18.50.315 (Design and Development Standards) in Title 18 (Zoning) of the Municipal Code, may be included within a design site in addition to the primary building type. Parcels with enough land area to meet the ODS zone standards for minimum design site width and depth may have multiple design sites;
 - (b) At least one private frontage type; and
 - (c) At least one use type.
- (2) Building types and frontage types not listed in the ODS zone's standards are not allowed in that zone.
- (3) Uses. Refer to the underlying zone for the allowed uses and standards in Title 18, Division III. Base District Regulations.
- (4) New buildings and their improvements are subject to the City of Pittsburgh local standards for Fire Safety and Building Safety.

B. **Site Standards.** Section 3 (Site Standards)

- (1) **Screening.** The standards of Subsection 3.020 (Screening) apply to all new elements specified in Subsection 3.020 (Screening) for:
 - (a) All new development;
 - (b) Additions over 25 percent of the existing floor area of primary building;
 - (c) Reconstruction or reconfiguration of existing primary building that includes a remodel affecting more than 25 percent of existing floor area;
 - (d) Replacement of existing fencing or screening; and/or
 - (e) Installation of new equipment (e.g. HVAC, backflow preventer, etc.)
- (2) **Landscaping and Tree Standards.**
 - (a) Landscaping Standards. Refer to Article VII. Landscaping, Irrigation and Hydroseeding of Title 18 (Zoning) for applicable standards.
 - (b) Tree Standards. Refer to Article XIX. Tree Preservation and Protection of Title 18 (Zoning) for applicable standards

- (3) **Parking.** The standards of Subsection 3.030 (Parking) apply to the following:
 - (a) New development;
 - (b) Changes in land use; and/or
 - (c) Changes in intensity of buildings or structures made after the effective date of this ODS that cause an increase or decrease of 25 percent or greater in:
 - i. Gross floor area;
 - ii. Seating capacity;
 - iii. Units; and/or
 - iv. Parking spaces.
 - (d) Parking lot and access shall be redesigned in compliance with Subsection 3.030 (Parking) when additional parking of at least 25 percent from existing is proposed.
- (4) **Large Site Standards.** The standards of Subsection 3.040 (Large Sites) apply to new development on a project of at least five acres in area and at least 800 feet in length along the front or side street as follows:
 - (a) **Design Sites**
 - i. New buildings are required to be designed in compliance with the design site width and depth standards of the ODS zone.
 - ii. This ODS does not require the recordation of design site lines. The design site width and depth standards are for the purpose of consistently achieving pedestrian-oriented and scaled buildings.
 - (b) **Blocks and Thoroughfares**
 - i. Development sites shall be divided into new blocks in compliance with Subsection 3.040.7 (Block Size).
 - ii. New thoroughfares are required to form blocks in compliance with Table 3.040.7 (Block Size).
 - iii. When designing a new thoroughfare or retrofitting an existing thoroughfare, the standards in Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications, apply.
 - (c) **Applying Zones for Developments over 20 acres.**
 - i. Developments shall apply at least two zones using only the zones established in Section 2 (ODS Zone Standards) and in compliance with Table 3.040.B (Available Zones by General Plan Land Use Designation).
 - (d) **Civic Space Types.** See Section 7 (Civic Space Types).
- C. **Building Type Standards.** The standards of Section 4 (Building Types) apply to the following:
 - (1) New buildings (except public safety buildings); and
 - (2) Additions over 50 percent of the existing floor area of primary building (except public safety buildings).

- D. **Frontage Type Standards.** The standards of Section 6 (Frontage Types) apply to the following:
 - (1) New buildings;
 - (2) Existing buildings within 30 feet of the front or side street or public open space;
 - (3) Private property improvement on existing building within 30 feet of a front or side street; and
 - (4) Modification of pedestrian entrance(s) on existing building within 30 feet of a front or side street.
- E. **Civic Space Type Standards.** The standards of Section 7 (Civic Space Types) apply to the following:
 - (1) Development sites larger than three acres are required to create new civic space(s) in compliance with Section 7 (Civic Space Types).
- F. **Nonconforming Situations.** The standards of Chapter 18.76 (Nonconforming Uses and Structures) in Title 18 (Zoning) apply to all nonconforming situations
- G. **Permits and Procedures.** Applications for development are to be processed in compliance with the procedures identified in Subsection 1.060 (Permits and Procedures).

1.040

Relationship to the City of Pittsburg General Plan

This ODS implements the City's General Plan vision through a palette of ODS zones described in Section 2 (ODS Zone Standards). This ODS is applied to walkable environments, existing or new. Walkable is described as an environment that is pedestrian-oriented in nature, with a variety of housing choices, where bicycling and walking are viable daily options because services, retail, or restaurants are within 2,000 linear feet of most residences in the development.

1.050

Relationship to Title 18 (Zoning)

Table 1.050.A: Relationship of Article XXI, Chapter 18.84 (Objective Design Standards) to Title 18 (Zoning) identifies the relationship of Article XXI, Chapter 18.84 (Objective Design Standards) to Title 18 (Zoning) only for parcel(s) mapped with ODS zones subject to Article XXI, Chapter 18.84 (Objective Design Standards). All other content in Title 18 (Zoning) not identified in the table continue to apply.

Table 1.050.A: Relationship of Article XXI, Chapter 18.84 (Objective Design Standards) to Title 18 (Zoning)

Title 18 (Zoning)		Article XXI, Chapter 18.84 (Objective Design Standards)
Division/Chapter	Description	Status
Division I	General Provisions	Superseded by Chapter 1 (Introduction), except as noted otherwise.
Division II	Administration	Superseded by Subsection 1.060 (Permits and Procedures), except as noted otherwise.
Division III	Base District Regulations	
Chapter 18.50	Residential Districts: RM, RMD, RH, RHD	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Chapter 18.52	Commercial Districts: CC, CN, CP, CS, CSD	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Chapter 18.53	Mixed Use Districts: M	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Chapter 18.62	Planned Development Districts: PD	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Division IV	Overlay District Regulations	
Chapter 18.74	Residential and Commercial Districts: RM-O, RMD-O, CS-O	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Division V	General Land Use Regulations	
Chapter 18.78	Off-Street Parking and Loading	Superseded by Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone, and Subsection 3.030 (Parking), except as noted otherwise.
Chapter 18.80	Development Standards for All Uses	
	18.80.010 Building Projections	Superseded by Table E (Building Placement) of the ODS zone
	18.80.015 Flag Lot	Superseded by Table C (Building Types and Design Site Size) of the ODS zone
	18.80.025 Mechanical and Utility Equipment	Superseded by Subsection 3.020 (Screening), except as noted otherwise.
	18.80.050 Street Line, Minimum length	Superseded by Table E (Building Placement) of the ODS zone
Chapter 18.84	Special Land Use Regulations Applicable to Specific Uses	
	Article IV. Fences and Walls	Superseded by Subsection 3.020 (Screening), except as noted otherwise.
All Divisions within Title 18 (Zoning) apply unless specified by this table.		

1.060 Permits and Procedures

1. Procedures for Applications Filed Under Senate Bill 35

A. Applicability

- (1) This Subsection applies to housing development projects applying for approval under Government Code §65913.4 and replaces the City's procedures for reviewing discretionary applications.
- (2) Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Article XXI, Chapter 18.84 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Article XXI, Chapter 18.84 (Objective Design Standards).
- (3) This Subsection shall remain in effect for the same period as Senate Bill 35 provisions contained in Government Code §65913.4. Unless Senate Bill 35 provisions are extended by the State Legislature, this Subsection shall remain in effect only until January 1, 2026, and as of that date is repealed.
- (4) The California Environmental Quality Act (CEQA) does not apply to projects eligible under Senate Bill 35.
- (5) The Department of Housing and Community Development is charged with developing guidelines for implementing Senate Bill 35. These procedures may change if required by changes in those guidelines or in Government Code §65913.4.

- B. **Definitions.** Terms defined in Government Code §65913.4 shall apply to this Subsection and shall control in the event of a conflict between definitions in this ODS and definitions in Government Code §65913.4.

C. Application Filing

- (1) **Preliminary Application Filing.** An applicant shall file a notice of intent to submit a Senate Bill 35 application in the form of a preliminary application consistent with Government Code §65941.1.
 - (a) **Form.** A preliminary application shall be filed on a form provided by the City with the required fee. If the City has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.
 - (b) **Timeline.** Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full Senate Bill 35 application, provided scoping consultation has concluded consistent with Subsection 1.060.1.C.(1).(c) (Scoping Consultation).

(c) **Scoping Consultation**

- i. Upon receipt of the preliminary application, the City shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that should be noticed. The City shall provide a formal notice of the applicant's intent to submit a full application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with Government Code §65913.4(b).
- ii. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the City shall commence scoping consultation within 30 days of receiving that response.
- iii. Scoping consultation shall be conducted consistent with Government Code §65913.4(b). If, after scoping consultation is concluded, a development is not eligible for Senate Bill 35 streamlining, the City shall provide written documentation as required by Government Code §65913.4(b) to the applicant and any California Native American tribe that is a party to that scoping consultation.

- (2) **Full Application.** If the development remains eligible to apply under Senate Bill 35 after scoping consultation consistent with Government Code §65913.4(b) has concluded, an applicant may file a full Senate Bill 35 application on a form provided by the City with the required fee.

- D. **Completeness Review.** The City shall review an application for compliance consistent with Subsection 1.060.1.E (Compliance Review); there shall be no separate or additional time frame for completeness review. Only the items necessary to determine compliance with the provisions contained in Government Code §65913.4(a) shall be required.

E. **Compliance Review**

- (1) **Scope of Review.** The Review Authority's scope of review is limited to all of the provisions contained in Government Code §65913.4(a) and the objective standards in effect at the time of preliminary application submittal.
- (2) **Review Time frames and Review Authority**
 - (a) **Consistency Review.** The Zoning Administrator or his/her designee shall determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards within the following time frames:
 - i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.
 - ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.
 - (b) **Design Review or Public Oversight.** Any design review or public oversight (i.e., Planning Commission review) to determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards shall occur within the following time frames:
 - i. Within 90 calendar days of application submittal for applications that include 150 or fewer housing units.
 - ii. Within 180 calendar days of application submittal for applications that include 151 or more housing units.

(3) **Compliance Determination**

- (a) **Compliant Application.** If the application complies with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the City shall complete any design review or public oversight and any subdivision approval within the time frames listed in this Subsection 1.060.1.E (Compliance Review). Only objective design and subdivision standards may be applied. See Subsection 1.060.1.F (Decision on Project).
- (b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Review Authority shall make the following determination:
 - i. If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Review Authority shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.
 - ii. **Resubmitted Application.** If the project was found to be non-compliant, the applicant may resubmit the application for Senate Bill 35 streamlining, and the City shall review it for compliance with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards subject to the same timelines in this Subsection.
 - iii. **Project Ineligible.** If the project is ineligible for Senate Bill 35 streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval.

F. **Decision on Project**

- (1) **Project Approval and Findings.** The Review Authority shall approve the application if the Review Authority finds that the proposed development is compliant with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, including objective subdivision standards.
- (2) **Conditions of Approval.** The Review Authority may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the City.

G. **Post-decision Procedures**

- (1) **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards. If a public improvement is necessary to implement a development subject to this Subsection, and that public improvement is located on land owned by the City, the Review Authority shall process any approvals needed as required by Government Code §65913.4(h)(3).

(2) **Post-Approval Modifications**

- (a) **Post-Approval Modification Request.** An applicant or the City may request a modification to an approved development if that request is made prior to the issuance of the final building permit.
- (b) **Applicability of Objective Standards to Modifications.** The Review Authority shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:
 - i. The total number of residential units or total square footage of construction changes by 15 percent or more; or
 - ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health or safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.
- (c) **Post-Approval Modification Review Time frame and Decision.** The Review Authority shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.
- (3) **Expiration.** An application approved consistent with this Subsection shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with Government Code §65913.4(f).
- (4) **Extension.** At the discretion of the Review Authority, a one-year extension may be granted consistent with Government Code §65913.4(f)(3).

2. Procedures for applications filed consistent with the Housing Accountability Act

A. Applicability

- (1) This Subsection applies to housing development projects as defined by Government Code §65589.5(h)(2).
- (2) Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Article XXI, Chapter 18.84 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Article XXI, Chapter 18.84 (Objective Design Standards).
- (3) This Subsection shall remain in effect for the same period as provisions contained in the Government Code §65589.5 (Housing Accountability Act). Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in the Housing Accountability Act are deemed null and void.

- B. **Definitions.** Terms defined in Government Code §65589.5 shall apply to this Subsection and shall control in the event of a conflict between definitions in this ODS and definitions in Government Code §65589.5.

C. Application Filing

- (1) **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with Government Code §65941.1.
 - (a) A preliminary application shall be filed on a form provided by the City with the required fee. If the City has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.
 - (b) Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full application for the housing development.
- (2) **Full Application.** An applicant may file a full application for a housing development without filing a preliminary application. The full application shall be filed on a form provided by the City with the required fee.

- D. **Conflicting Procedures.** This Subsection provides additional procedures that shall be followed for applicable projects. If conflicts occur between the City's procedures and the procedures of this Subsection, this Subsection shall control.

E. Completeness Review

- (1) **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the City shall request the missing information from the applicant.
- (2) **Full Application**
 - (a) Once a full application is submitted, the City shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with Government Code §65943. Only information requested in the City's application forms can be requested. If the City does not provide written notification within this time frame, the application shall be deemed complete. The City shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.
 - (b) If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 180 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this time frame, the preliminary application shall expire and have no further force or effect.
 - (c) If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the City Council. The City shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. The initial appeal may be to the Planning Commission, but in that case the City Council shall still make a decision within 60 days. If the decision on the appeal is not made within this time frame, the application shall be deemed complete.

F. Compliance Review

- (1) **Scope of Review**
 - (a) **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:
 - i. A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.
 - ii. A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.
 - iii. Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with CEQA.

- iv. The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in Government Code §65589.5(o)(1)(D)).
 - v. The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.
- (b) **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.
- (2) **Review Time frames**
- (a) Applications for housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.
 - (b) Applications for housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.
- (3) **Review Authority.** The Review Authority shall be the Review Authority consistent with the City's procedures for the full application; however, if the Director of Planning & Building or his/her designee is not the Review Authority, the Director of Planning & Building or his/her designee may serve as the Review Authority, if necessary, to comply with Review Timelines described in Subsection 1.060.2.F.(2) (Review Time frames).
- (4) **Compliance Determination**
- (a) The Review Authority shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.
 - (b) A housing development is considered in compliance with this ODS, and shall not require a Zoning Map Amendment, if the housing development complies with objective General Plan standards but the zoning for the housing development site is inconsistent with the General Plan.
- (5) **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the City shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the full application is complete in connection with the approval of the housing development consistent with Government Code §65905.5. Meetings required by CEQA are exempt from the limit.

G. Findings and Decision

(1) Findings

- (a) If the proposed housing development complies with applicable objective General Plan, zoning, and subdivision standards and criteria, including design review standards, the Review Authority may only deny the housing development or conditionally approve the housing development at a lower density if the Review Authority makes written findings supported by a preponderance of the evidence in the record that:
 - i. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and
 - ii. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.
- (b) If the housing development includes 20 percent of units affordable to very low or low-income households, 100 percent of units affordable or moderate or middle income households, or an emergency shelter, the Review Authority shall approve the housing development unless the Review Authority makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in Government Code §65589.5(d).

(2) **Decision Time frames.** The Review Authority shall approve or deny the housing development within the following applicable period:

- (a) 90 days from Environmental Impact Report certification;
- (b) 60 days from Environmental Impact Report certification for an affordable housing development consistent with Government Code §65950(a)(3);
- (c) 60 days from adoption of a Negative Declaration; or
- (d) 60 days from determination of CEQA exemption.

H. **Post-Decision Procedures.** Post-decision procedures for the required permit (full application) shall be followed provided those procedures do not conflict with applicable Government Code sections for housing developments (i.e., Housing Accountability Act, Government Code §65589.5).

Figure 1.060.A: Process for Developments Eligible for Senate Bill 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

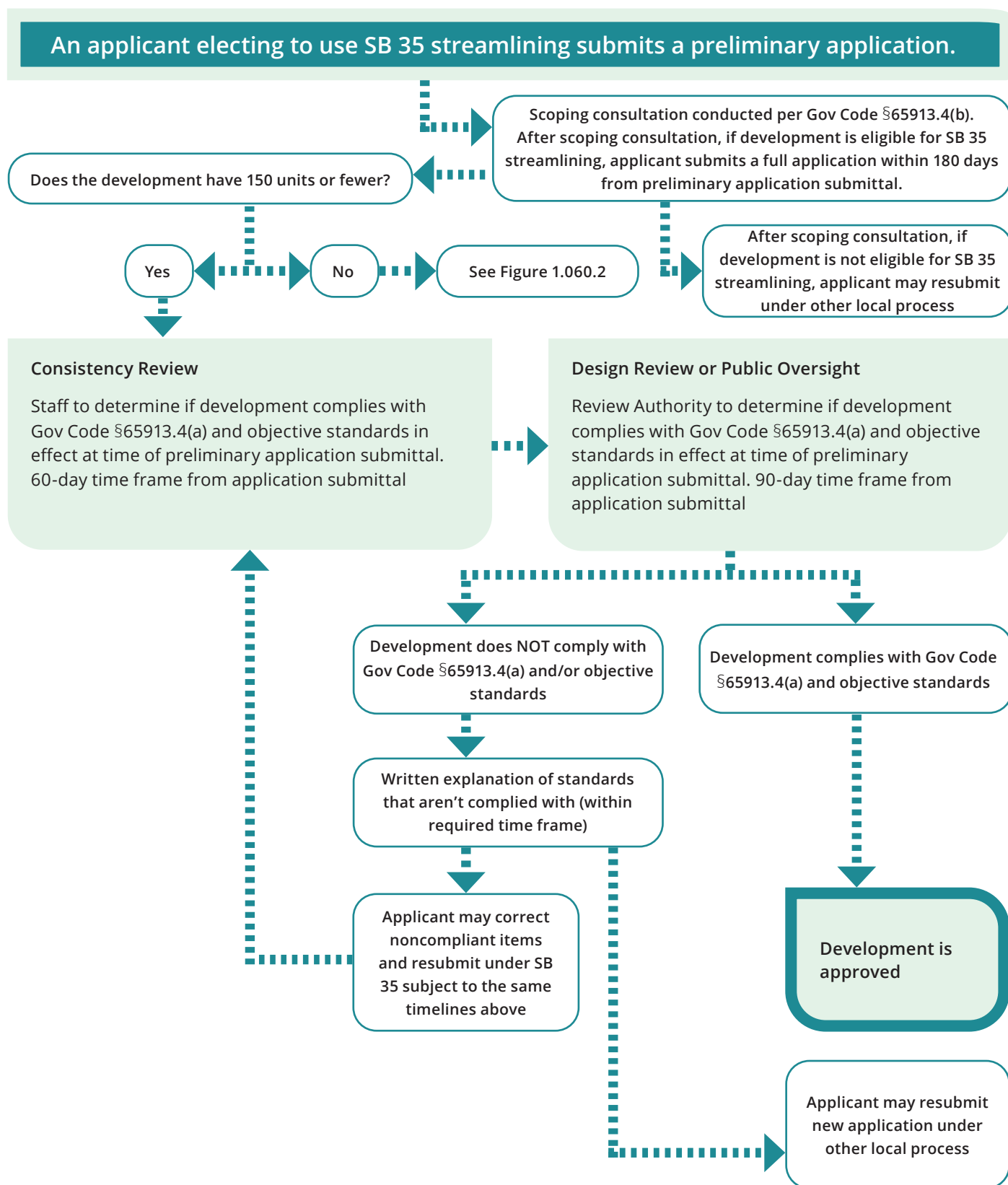


Figure 1.060.B: Process for Developments Eligible for Senate Bill 35 Streamlining with 151 units or More (Government Code §65913.4)

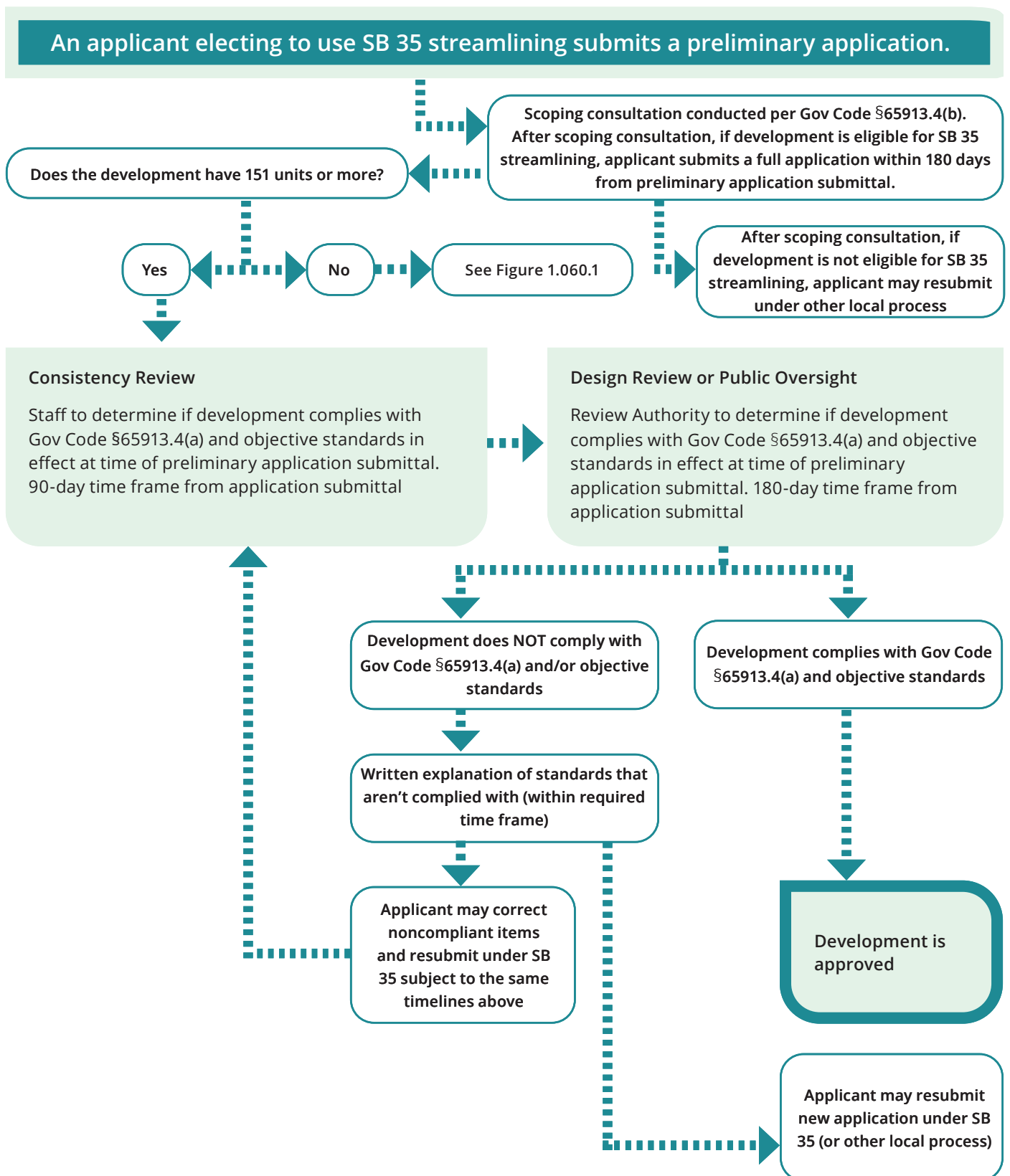
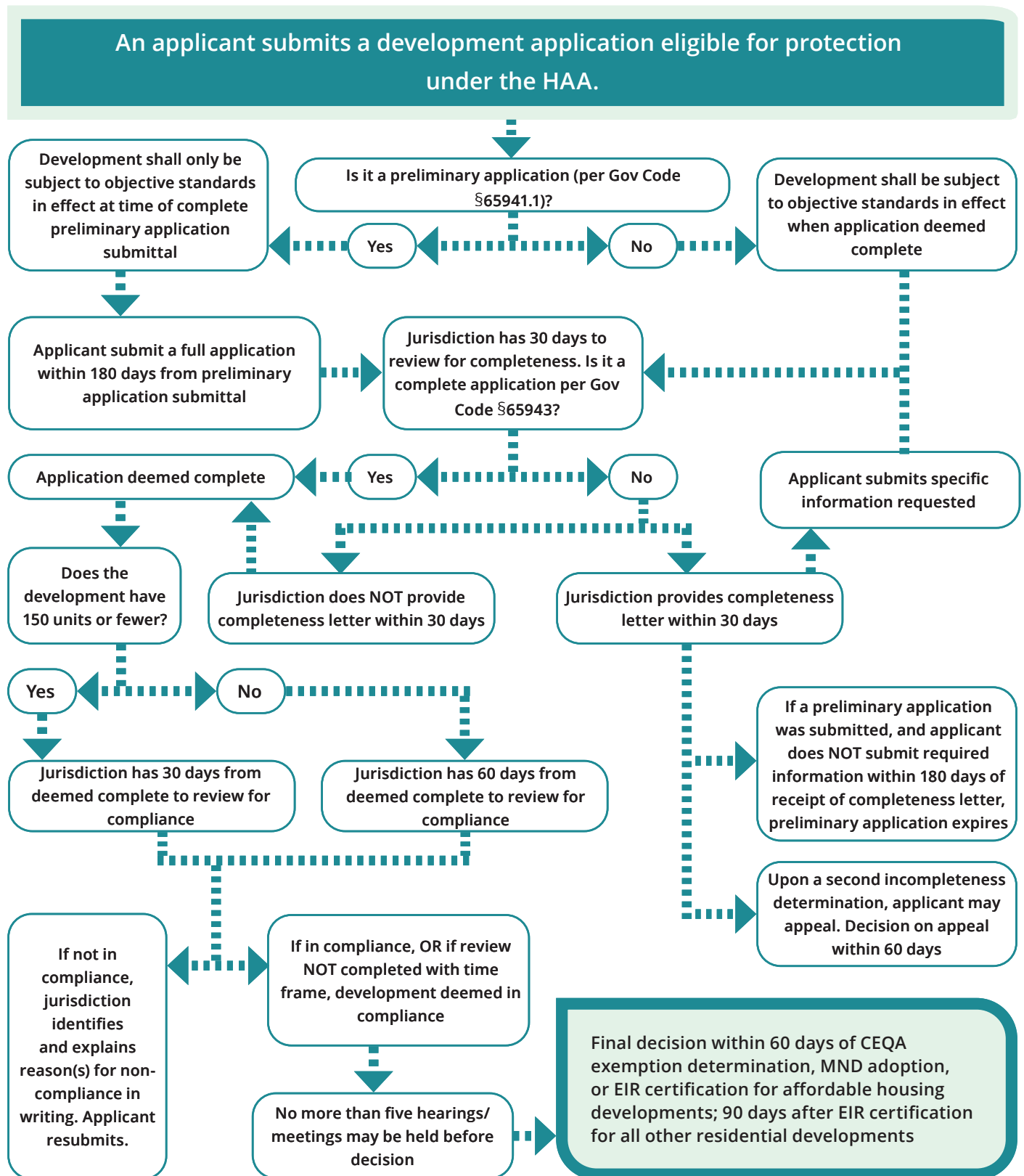


Figure 1.060.C: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)



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Section 2: ODS Zone Standards

Subsections:

2.010	Purpose
2.020	ODS Overlay Map
2.030	Overview of ODS Zones
2.040	T3 Neighborhood (T3N)
2.050	T4 Neighborhood (T4N)
2.060	T4 Main Street (T4MS)
2.070	T5 Neighborhood (T5N)
2.080	T5 Main Street (T5MS)
2.090	Allowed Uses

2.010 Purpose

This Section provides zones and standards to implement the City of Pittsburgh General Plan to generate and support the variety of physical character of the intended development.

2.020 ODS Overlay Map

The zones established in this Section are mapped on Figure 2.020.1 (ODS Overlay Map). In addition to identifying the zoning for each parcel, Figure 2.020.1 (ODS Overlay Map) identifies specific urban design requirements.

2.030 Overview of ODS Zones

Table 2.020.A (Overview of ODS Zones) provides an overview of each ODS zone and its intent. This information is to show how the broader transects have been applied, and as qualitative background information on the intended physical character, allowed range of uses, and direction for the detailed standards in each ODS zone. See referenced Subsection(s) for standards.

Figure 2.020.1 ODS Overlay Map

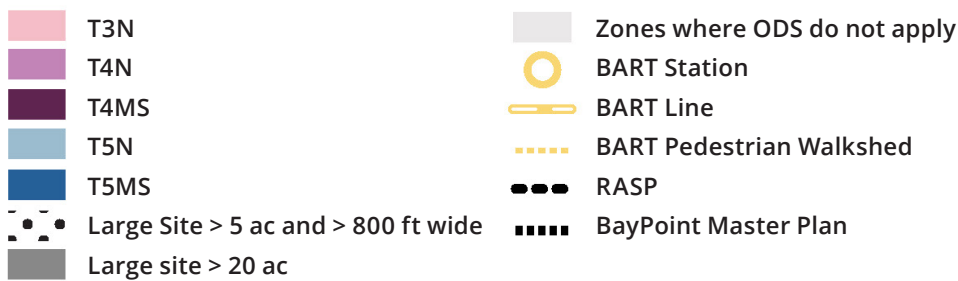


Figure 2.020.2 ODS Overlay Map - Area 1

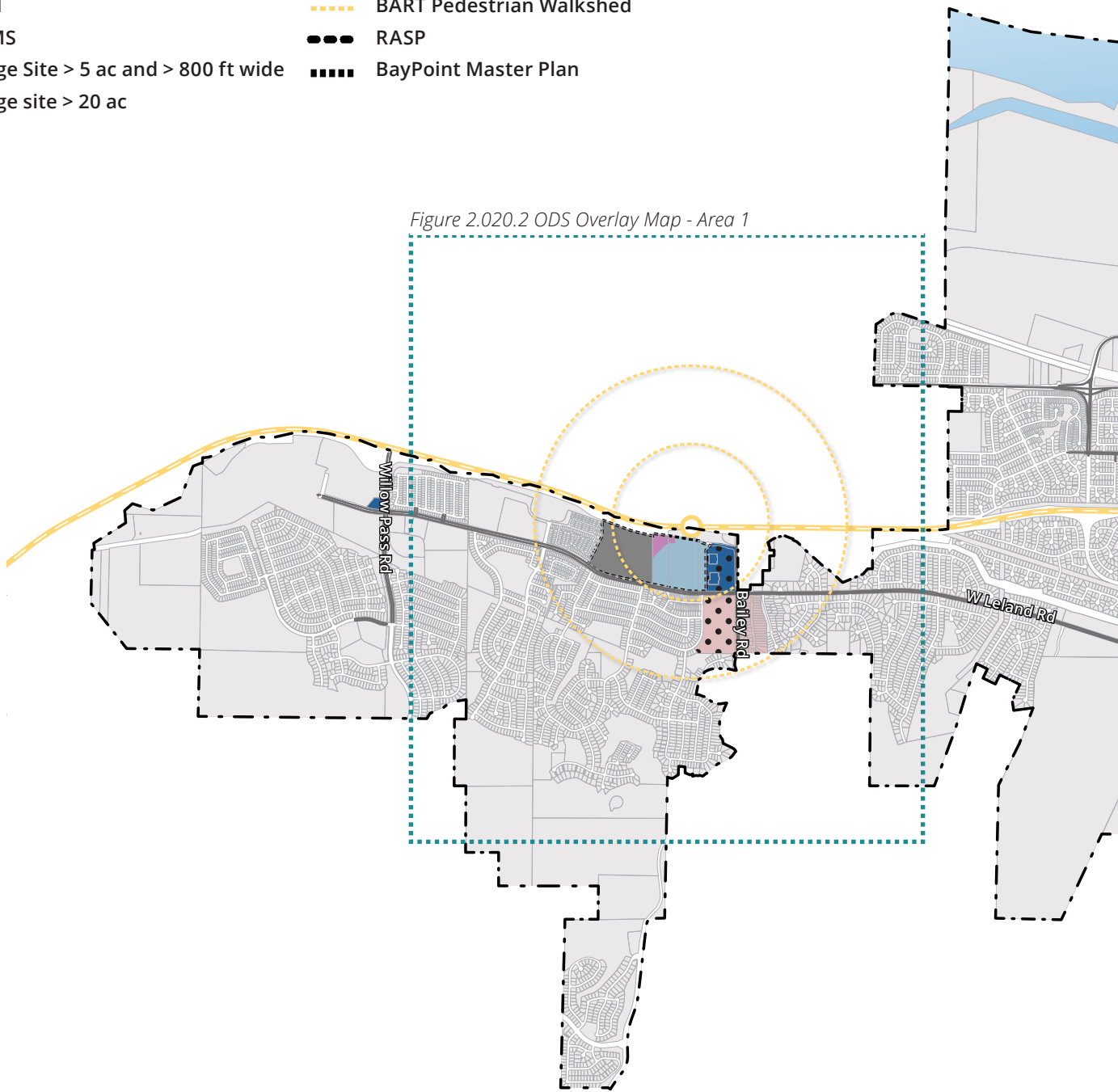


Figure 2.020.3 ODS Overlay Map - Area 2

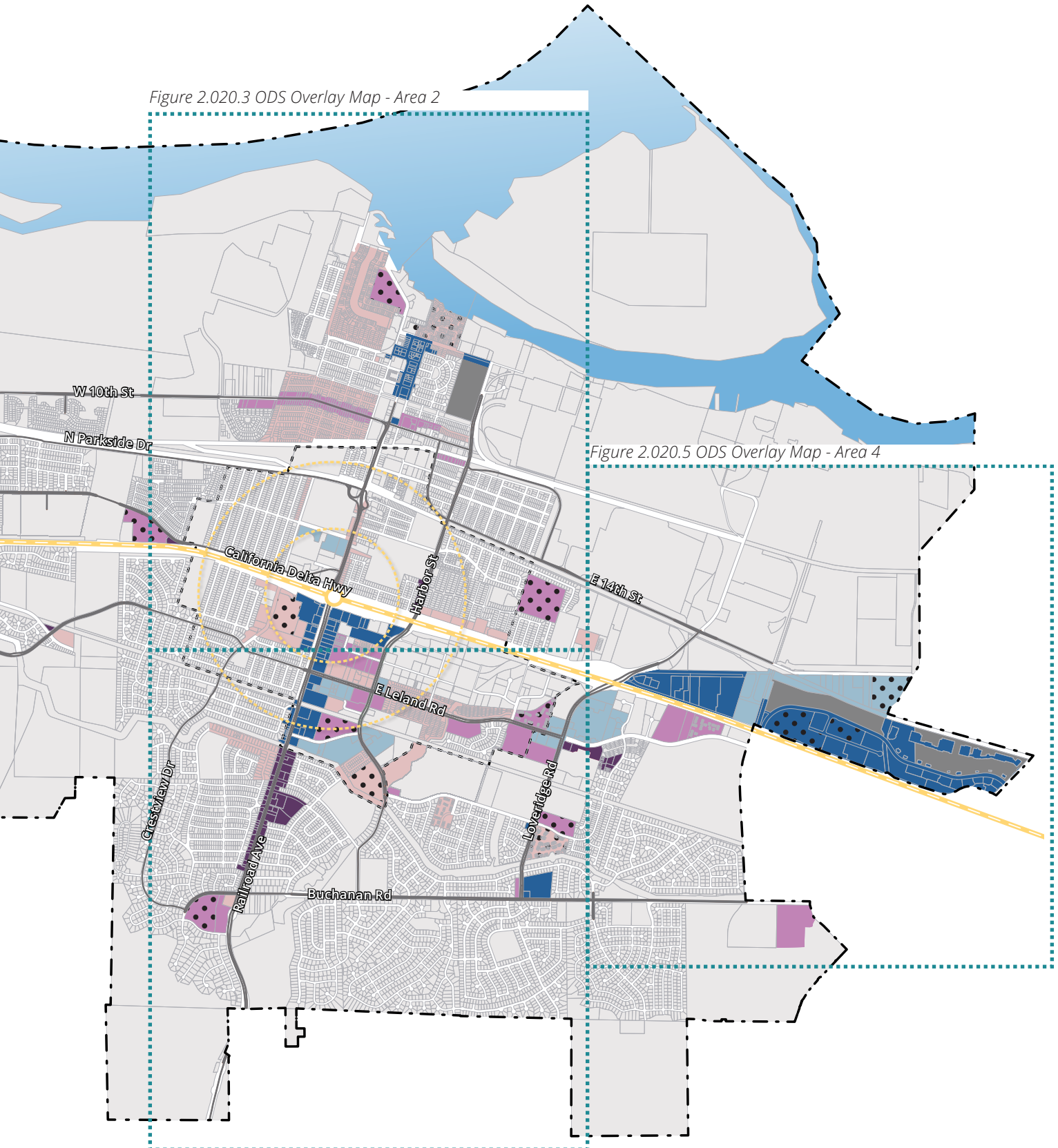


Figure 2.020.5 ODS Overlay Map - Area 4

Figure 2.020.4 ODS Overlay Map - Area 3

Figure 2.020.2 ODS Overlay Map - Area 1

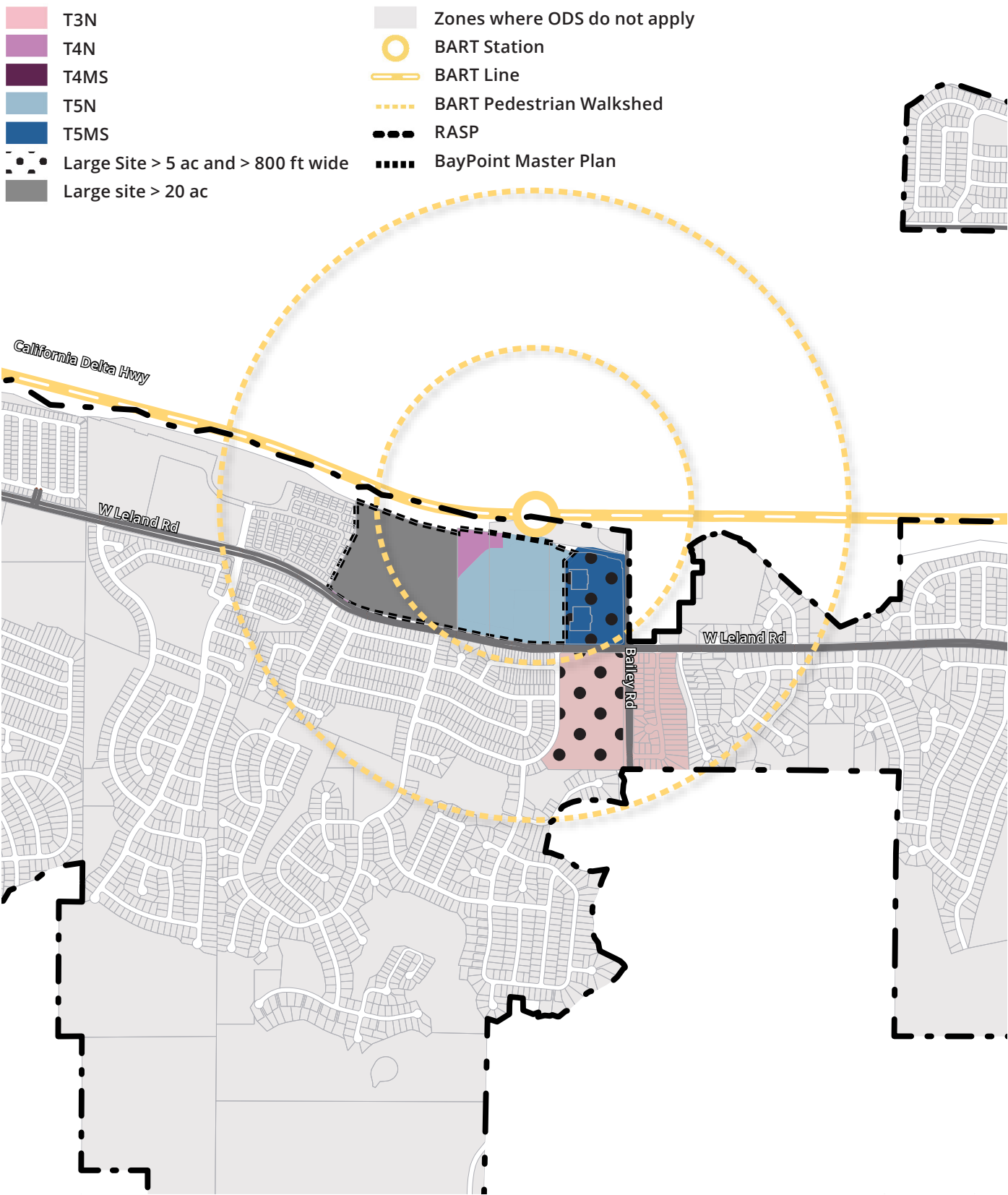


Figure 2.020.3 ODS Overlay Map - Area 2

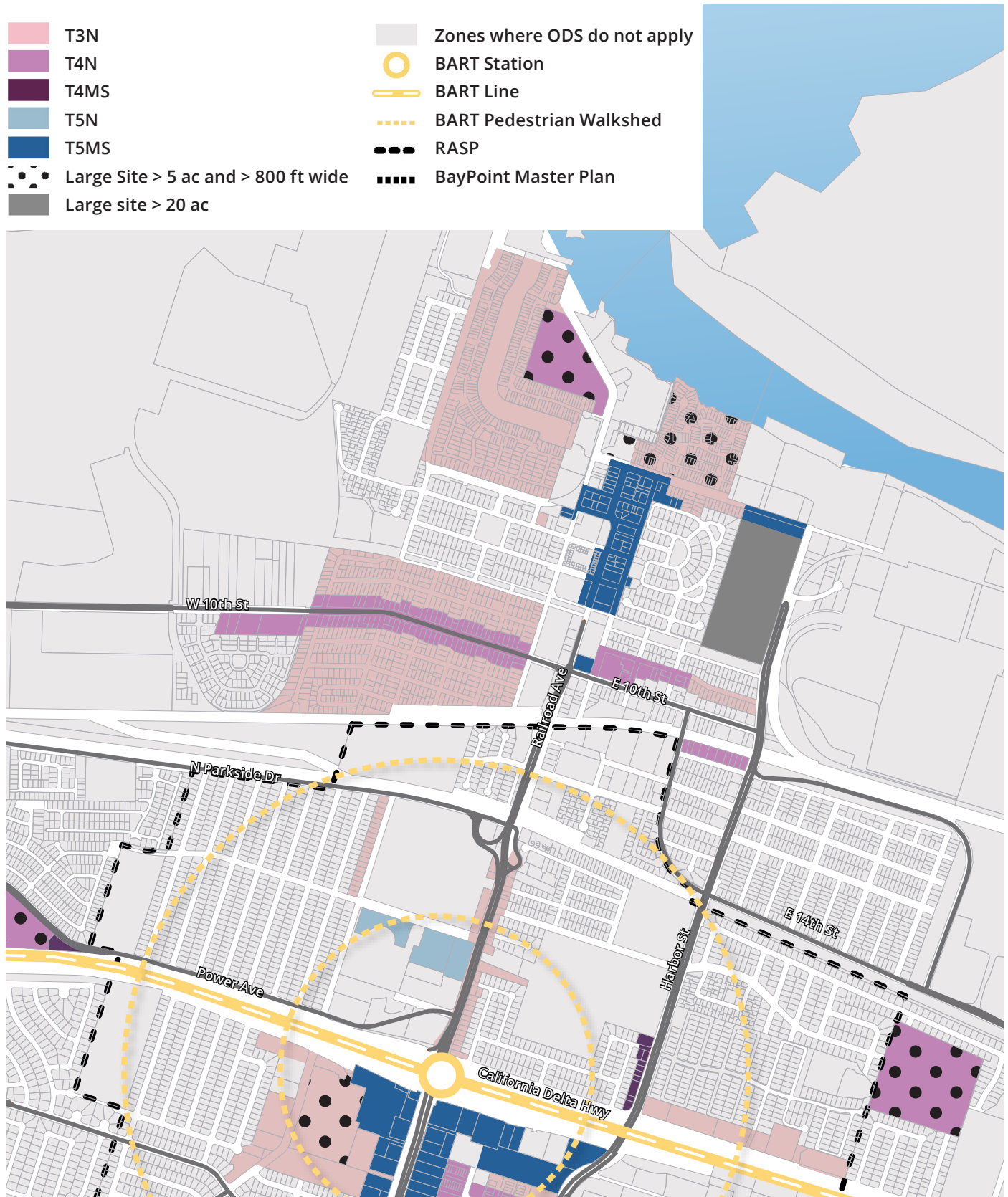


Figure 2.020.4 ODS Overlay Map - Area 3

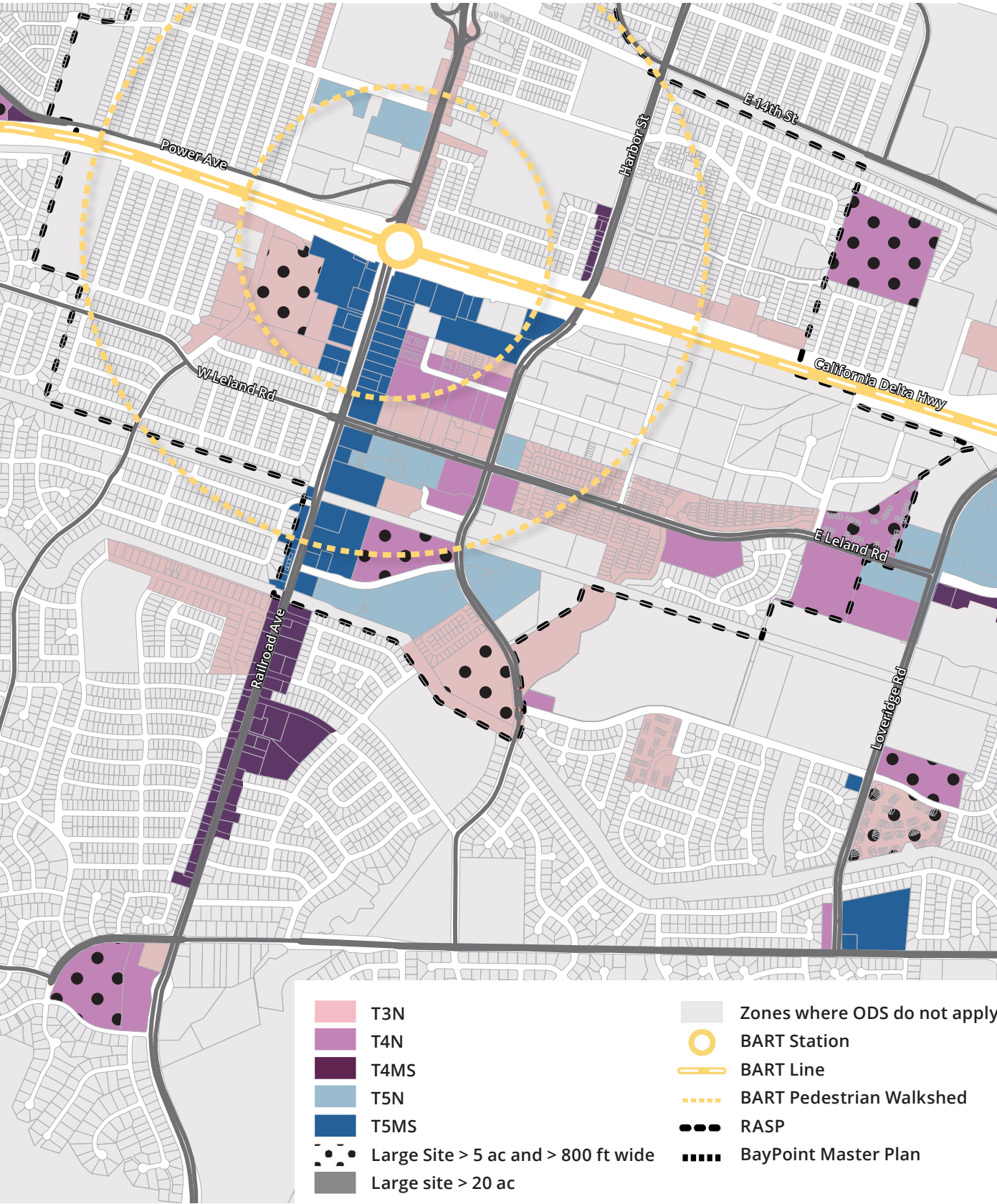


Figure 2.020.5 ODS Overlay Map - Area 4

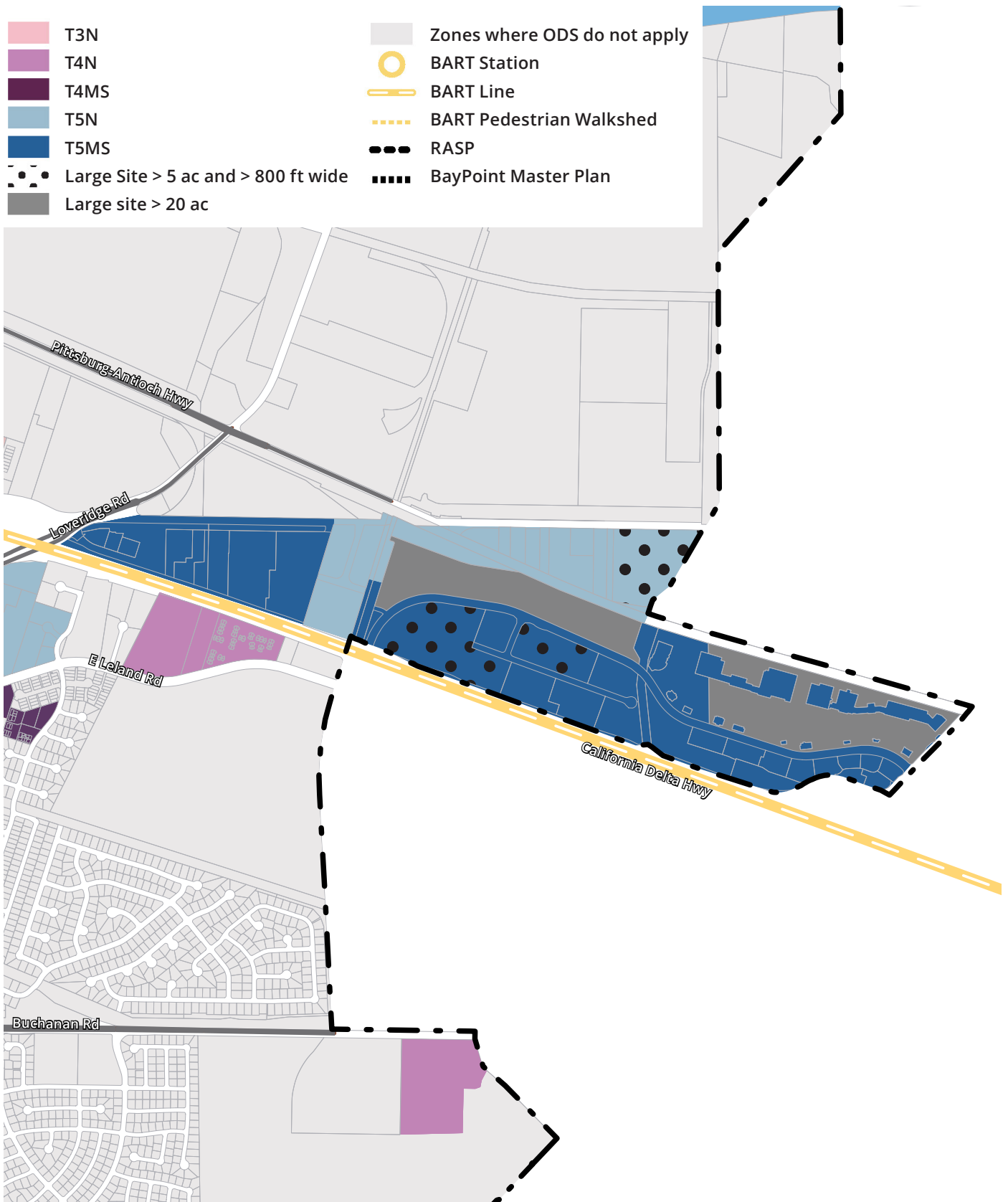


Table 2.030.A: Overview of ODS Zones

◀ Less Urban

T3 Neighborhood 2.040



Zone Abbreviation

T3N

Intent

A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Medium-to-Large Front Setbacks

Medium-to-Large Side Setbacks

Up to 3 Stories

T4 Neighborhood 2.050



Zone Abbreviation

T4N

Intent

A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Small-to-Medium Front Setbacks

Small-to-Medium Side Setbacks

Up to 4 Stories

Table 2.030.A: Overview of ODS Zones (Continued)

T4 Main Street 2.060



Zone Abbreviation

T4MS

Intent

A walkable district of medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form

Mostly Block-Scale Buildings

Primarily Attached Buildings

Medium Building Footprint

Small-to-None Front Setbacks

Small-to-None Side Setbacks

Up to 3 Stories

T5 Neighborhood 2.070



Zone Abbreviation

T5N

Intent

A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

Primarily Block-Scale Buildings

Primarily Attached Buildings

Medium-to-Large Building Footprint

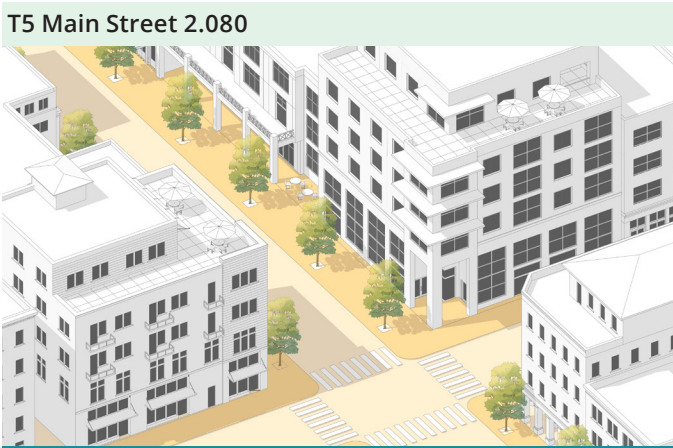
Small Front Setbacks

Small Side Setbacks

Up to 5 Stories

Table 2.030.A: Overview of ODS Zones (Continued)

More Urban 



Zone Abbreviation

T5MS

Intent

A walkable district of medium-to-large footprint, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form

Block-Scale Buildings

Primarily Attached Buildings

Medium-to-Large Building Footprint

Small-to-None Front Setbacks

Small-to-None Side Setbacks

Up to 5 Stories

2.040 T3 Neighborhood (T3N)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.040.A Intent

A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Table 2.040.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
House-Scale		
Duplex Side-by-Side	60' min.	110' min.
Duplex Stacked	50' min.	100' min.
Cottage Court	90' min.	120' min.
Townhouse	25' min.	100' min.

Design Site

Each design site shall have only one primary building type.
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Subsection 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.040.C Building Form

Primary Building		
Stories	3 max.	
To Highest Eave/Parapet	35' max.	C
Overall	40' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E
Common entries may be set at grade in compliance with local and federal accessibility standards.		

Habitable Space on Ground Floor along front facade

Depth	12' min. Cottage Court 30' min. All Other Building Types	F
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Ground Floor Clear Height

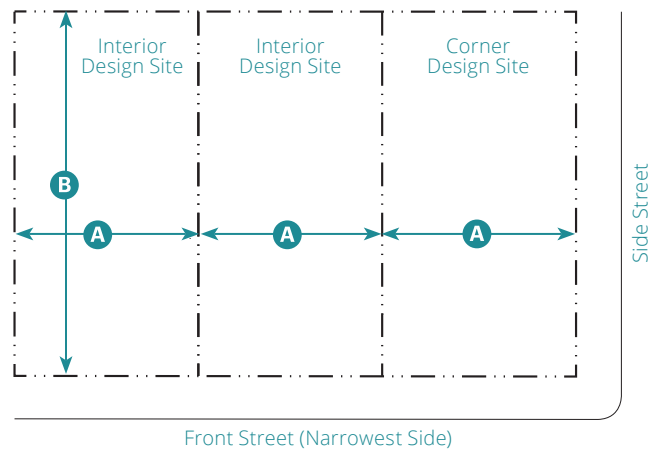
Residential Uses	9' min.	G
Non-Residential Uses	10' min.	G

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

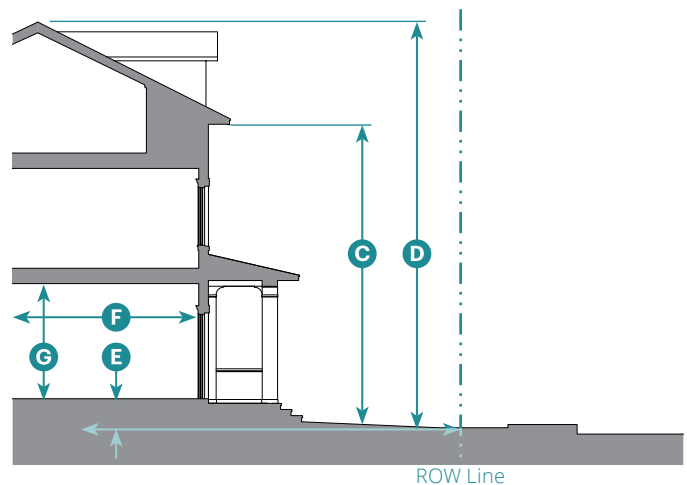
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
----------------------	--

Figure 2.040.1**Key**

--- ROW/ Design Site Line

Figure 2.040.2**Key**

--- ROW Line

Table 2.040.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building

Front (Facade Zone)	15' min. 25' max.	H
Side Street (Facade Zone)	15' min. 25' max.	I
Side	7' min.	J
Rear	20' min.	K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

No internal Side setback required between Townhouses in a Run

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 10 feet.

Building Facade

Facade Zone Defined By Building

Total length of facade required within the facade zone:

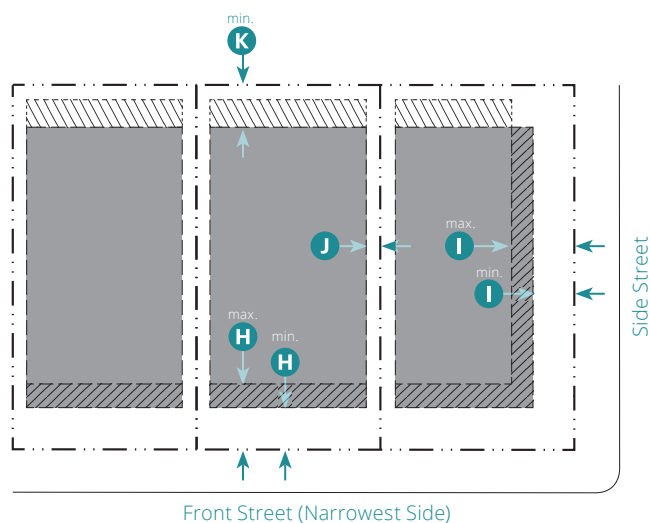
Front	60% min. exclusive of setbacks
Side Street	50% min. exclusive of setbacks

Table 2.040.E Frontages

Allowed Frontage Types Standards

Porch Projecting	6.040
Porch Engaged	6.050
Dooryard	6.060
Stoop	6.070

Figure 2.040.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.040.F On-Site Vehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	1.5 min. per unit

Allowed Non-Residential Uses per Building

≤ 1,000 sf	0 min.
≥ 1,000 sf	1.5 min. per 1,000 sf above first 1,000 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	2 min. per unit

Setback (Distance from ROW/ Design Site Line)

Front	45' min.	L
Side Street	25' min.	M
Side	5' min.	N
Rear	5' min.	O

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

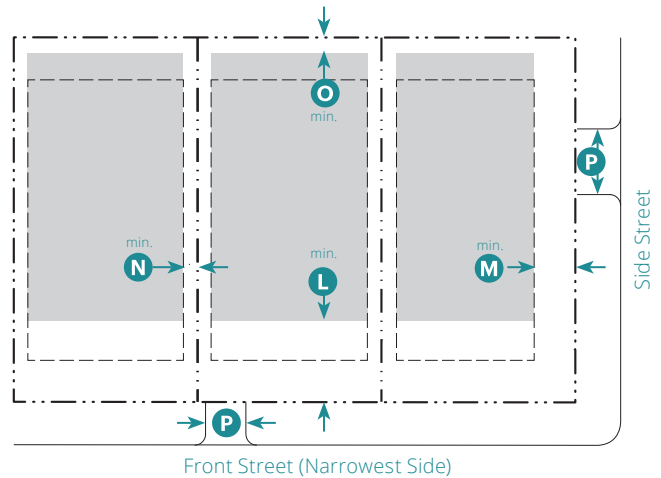
Driveway

Curb Cut/Width	P
One-Way	12' max.
Two-Way	Not Allowed

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.040.4**Key**

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

2.050 T4 Neighborhood (T4N)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.050.A Intent

A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Table 2.050.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
House-Scale		
Multiplex Small	60' min.	110' min.
Townhouse	18' min.	100' min.
Courtyard Building Small	100' min.	150' min.

Design Site

Each design site shall have only one primary building type.

Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.050.C Building Form

Primary Building		
Stories	4 max.	
To Highest Eave/Parapet	45' max.	C
Overall	50' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E

Common entries may be set at grade in compliance with local and federal accessibility standards.

Habitable Space on Ground Floor along front facade

Depth	30' min.	F
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Ground Floor Clear Height

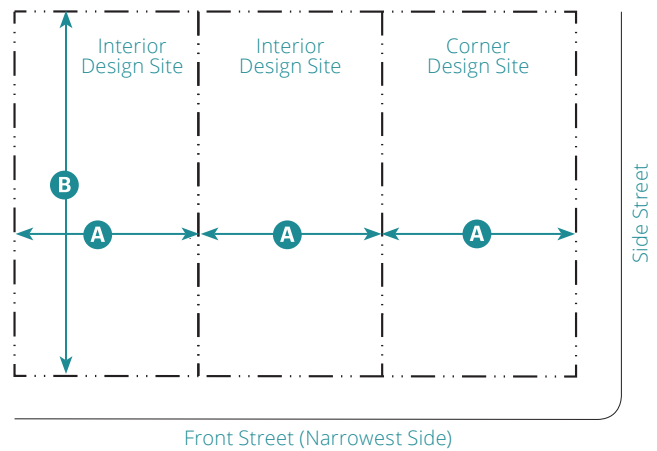
Residential Uses	9' min.	G
Non-Residential Uses	10' min.	G

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

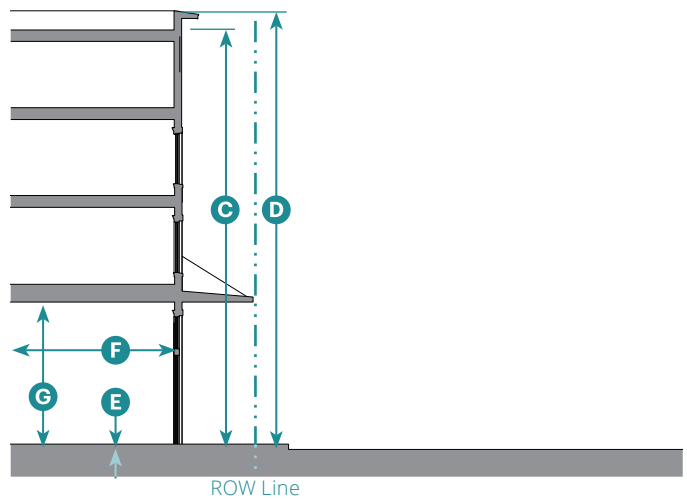
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
----------------------	--

Figure 2.050.1**Key**

--- ROW/ Design Site Line

Figure 2.050.2**Key**

--- ROW Line

Table 2.050.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building		
Front (Facade Zone)	10' min. 20' max.	H
Side Street (Facade Zone)	10' min. 20' max.	I
Side	5' min.	J
Rear	20' min.	K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

No internal Side setback required between Townhouses in a Run

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 8 feet.

Building Facade

Facade Zone Defined By Building

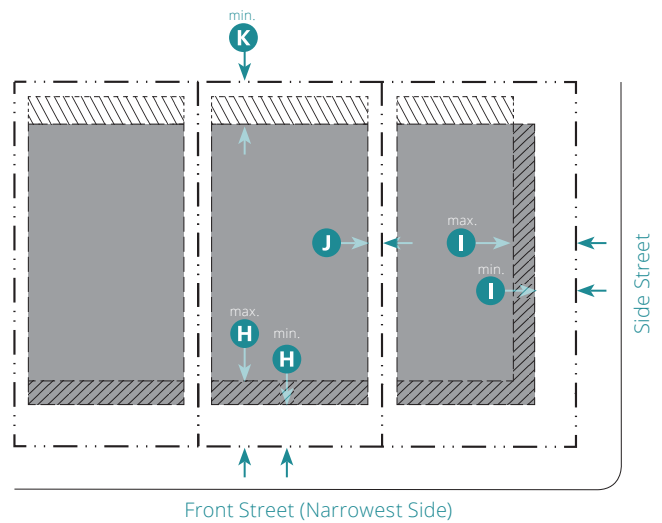
Total length of facade required within the facade zone:

Front	65% min. exclusive of setbacks
Side Street	55% min. exclusive of setbacks

Table 2.050.E Frontages

Allowed Frontage Types	Standards
Porch Projecting	6.040
Porch Engaged	6.050
Dooryard	6.060
Stoop	6.070

Figure 2.050.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.050.F On-Site Vehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	1.5 min. per unit

Allowed Non-Residential Uses per Building

≤ 1,500 sf	0 min.
≥ 1,500 sf	1.5 min. per 1,000 sf above first 1,500 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	2 min. per unit

Setback (Distance from ROW/ Design Site Line)

Front	40' min.	L
Side Street	20' min.	M
Side	5' min.	N
Rear	5' min.	O

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

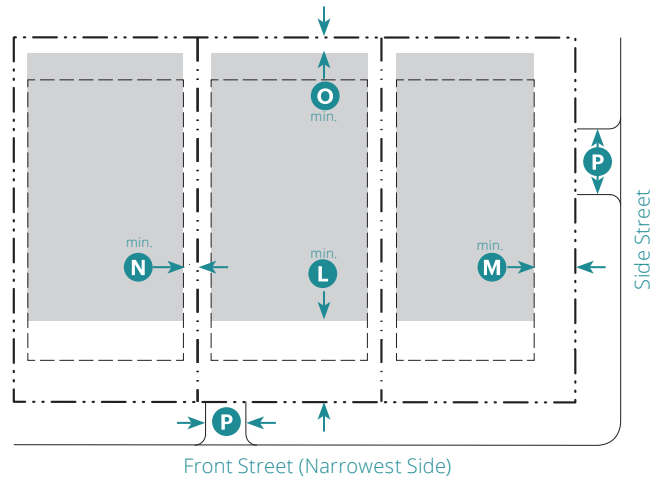
Driveway

Curb Cut/Width	P
One-Way	10' max.
Two-Way	Not Allowed

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.050.4**Key**

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

2.060 T4 Main Street (T4MS)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.060.A Intent

A walkable district of medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Table 2.060.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
House-Scale		
Courtyard Building Small	100' min.	140' min.
Block-Scale		
Townhouse	18' min.	100' min.
Main Street Building	25' min.	100' min.

Design Site

Each design site shall have only one primary building type.
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.060.C Building Form

Primary Building		
Stories	3 max.	
To Highest Eave/Parapet	35' max.	C
Overall	40' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E

Common entries may be set at grade in compliance with local and federal accessibility standards.

Habitable Space on Ground Floor along front facade

Depth	30' min.	F
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Ground Floor Clear Height

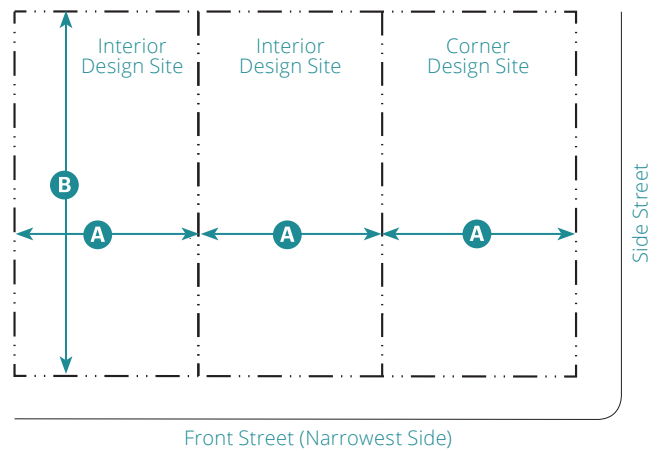
All Uses	12' min.	G
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Accessory Dwelling Unit/Junior Accessory Dwelling Unit

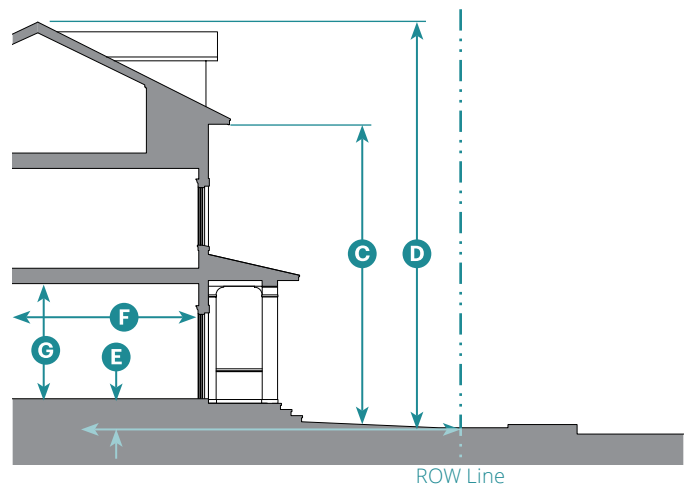
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
----------------------	--

Figure 2.060.1**Key**

--- ROW/ Design Site Line

Figure 2.060.2**Key**

--- ROW Line

Table 2.060.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building

Front (Facade Zone)	0' min.	10' max.	H
Side Street (Facade Zone)	0' min.	10' max.	I
Side	0' min.		J
Rear	10' min.		K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 5 feet, but shall not encroach within public ROWs.

Upper stories Architectural Features on Front and Side Street are allowed to encroach within public ROWs with a 10' min. of clearance.

Building Facade

Facade Zone Defined By Building

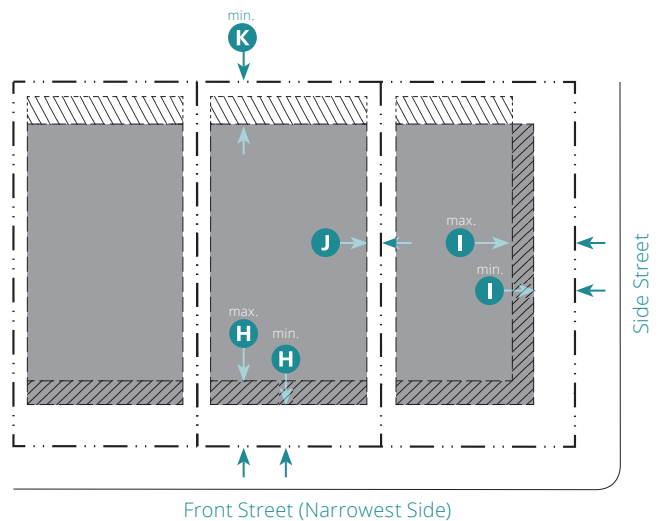
Total length of facade required within the facade zone:

Front	80% min. exclusive of setbacks
Side Street	70% min. exclusive of setbacks

Table 2.060.E Frontages

Allowed Frontage Types	Standards
Dooryard	6.060
Stoop	6.070
Forecourt	6.080
Shopfront	6.090
Terrace	6.100
Gallery	6.110

Figure 2.060.3



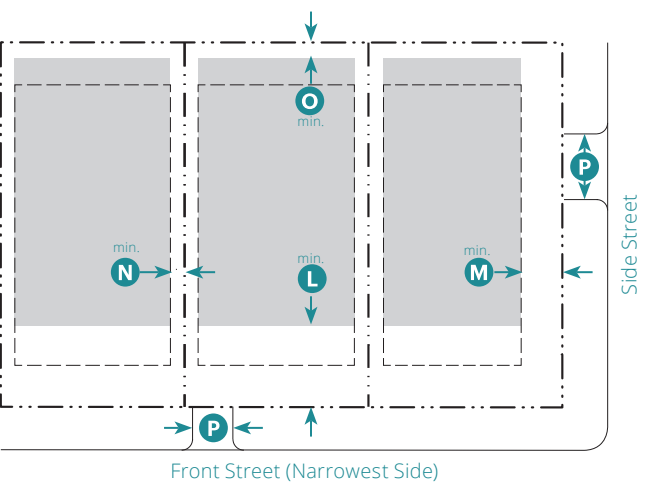
Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.060.F On-Site Vehicular and Bicycle Parking

Vehicular Spaces	
Residential Uses	
Studio or 1 Bedroom	0.75 min. per unit
2 or More Bedrooms	1.25 min. per unit
Allowed Non-Residential Uses per Building	
≤ 3,00 sf	0 min.
≥ 3,000 sf	1.5 min. per 1,000 sf above first 3,000 sf
Additional standards	Subsection 3.030 (Parking)
Bicycle Spaces	
Residential Uses	
Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	2 min. per unit
Setback (Distance from ROW/ Design Site Line)	
Front	30' min. L
Side Street	10' min. M
Side	0' min. N
Rear	5' min. O
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.	
Driveway	
Curb Cut/Width P	
One-Way	10' max.
Two-Way	14' max.
Curb cut width may exceed allowed max. width along alley.	
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.	
Driveway access on corner design sites required from side street or rear.	

Figure 2.060.4



Key

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

2.070 T5 Neighborhood (T5N)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.070.A Intent

A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Table 2.070.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
House-Scale		
Multiplex Large	60' min.	110' min.
Block-Scale		
Townhouse	18' min.	60' min.
Courtyard Building Large	110' min.	180' min.

Design Site

Each design site shall have only one primary building type.

Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.070.C Building Form

Primary Building		
Stories	5 max.	
To Highest Eave/Parapet	60' max.	C
Overall	65' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E

Common entries may be set at grade in compliance with local and federal accessibility standards.

Habitable Space on Ground Floor along front facade

Depth	30' min.	F
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Ground Floor Clear Height

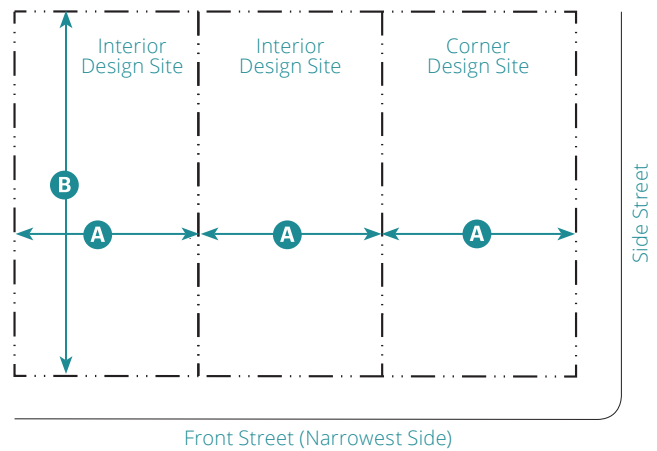
Residential Uses	9' min.	G
Non-Residential Uses	12' min.	G

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

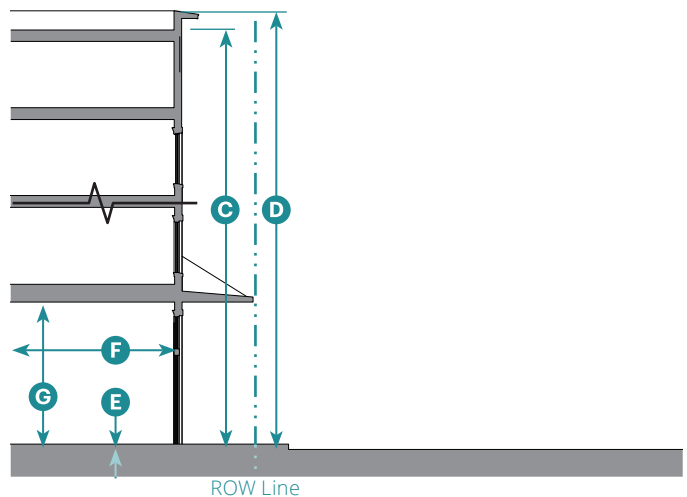
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
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Figure 2.070.1**Key**

--- ROW/ Design Site Line

Figure 2.070.2**Key**

--- ROW Line

Table 2.070.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building

Front (Facade Zone)	10' min. 15' max.	H
Side Street (Facade Zone)	10' min. 15' max.	I
Side	5' min.	J
Rear	15' min.	K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

No internal Side setback required between Townhouses in a Run

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 8 feet.

Building Facade

Facade Zone Defined By Building

Total length of facade required within the facade zone:

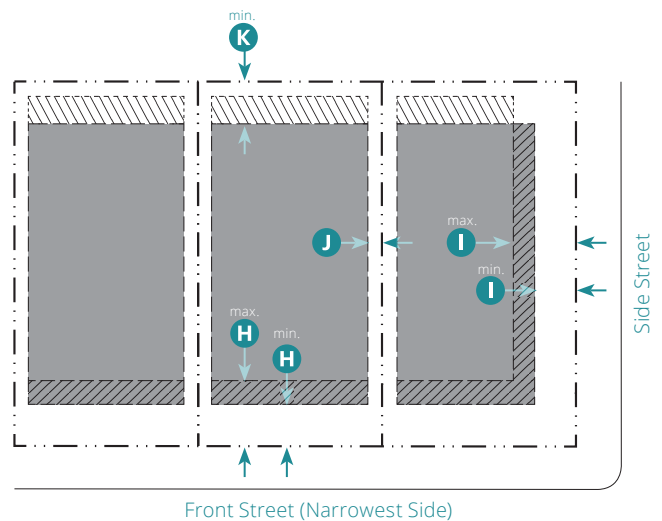
Front	75% min. exclusive of setbacks
Side Street	65% min. exclusive of setbacks

Table 2.070.E Frontages

Allowed Frontage Types Standards

Dooryard	6.060
Stoop	6.070
Forecourt	6.080
Terrace	6.100

Figure 2.070.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.070.F On-Site Vehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	1.5 min. per unit

Allowed Non-Residential Uses per Building

≤ 1,500 sf	0 min.
≥ 1,500 sf	1.5 min. per 1,000 sf above first 1,500 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	2 min. per unit

Setback (Distance from ROW/ Design Site Line)

Front	35' min.	L
Side Street	15' min.	M
Side	5' min.	N
Rear	5' min.	O

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

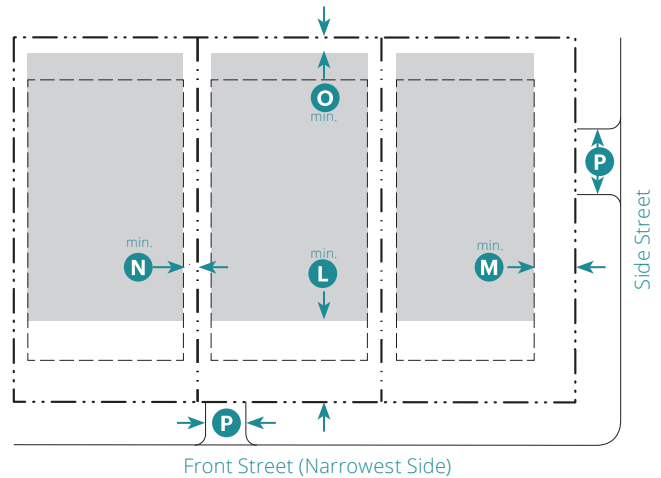
Driveway

Curb Cut/Width	P
One-Way	10' max.
Two-Way	14' max.

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.070.4**Key**

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

2.080 T5 Main Street (T5MS)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.080.A Intent

A walkable district of medium-to-large footprint, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Table 2.080.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
Block-Scale		
Courtyard Building Large	90' min.	170' min.
Main Street Building	25' min.	100' min.

Design Site

Each design site shall have only one primary building type. Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.080.C Building Form

Primary Building		
Stories	5 max.	
To Highest Eave/Parapet	60' max.	C
Overall	65' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E

Common entries may be set at grade in compliance with local and federal accessibility standards.

Habitable Space on Ground Floor along front facade

Depth	30' min.	F
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Ground Floor Clear Height

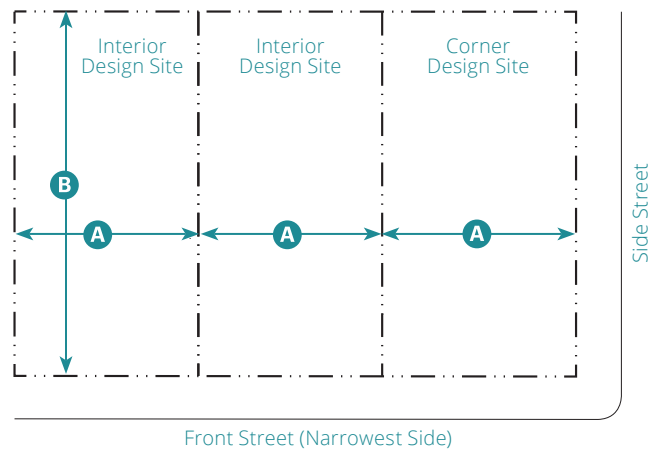
All Uses	14' min.	G
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Accessory Dwelling Unit/Junior Accessory Dwelling Unit

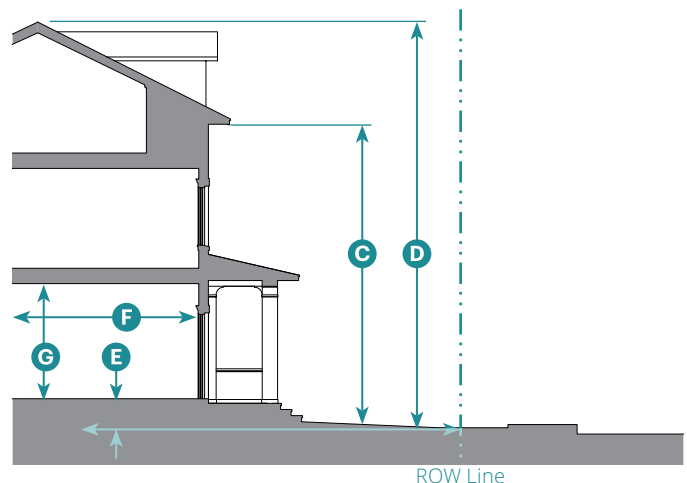
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
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Figure 2.080.1**Key**

--- ROW/ Design Site Line

Figure 2.080.2**Key**

--- ROW Line

Table 2.080.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building			
Front (Facade Zone)	0' min.	5' max.	H
Side Street (Facade Zone)	0' min.	5' max.	I
Side	0' min.		J
Rear	10' min.		K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 5 feet, but shall not encroach within public ROWs.

Upper stories Architectural Features on Front and Side Street are allowed to encroach within public ROWs with a 10' min. of clearance.

Building Facade

Facade Zone Defined By Building

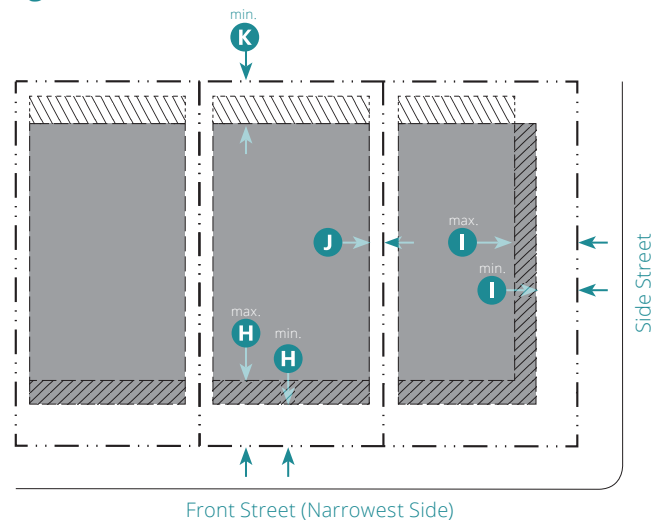
Total length of facade required within the facade zone:

Front	80% min. exclusive of setbacks
Side Street	70% min. exclusive of setbacks

Table 2.080.E Frontages

Allowed Frontage Types	Standards
Dooryard	6.060
Forecourt	6.080
Shopfront	6.090
Terrace	6.100
Gallery	6.110

Figure 2.080.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.080.F OnVehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom 0.75 min. per unit

2 or More Bedrooms 1.25 min. per unit

Allowed Non-Residential Uses per Building

≤ 5,00 sf 0 min.

≥ 5,000 sf 1.5 min. per 1,000 sf above first
5,000 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom 1 min. per unit

2 or More Bedrooms 2 min. per unit

Setback (Distance from ROW/ Design Site Line)Front 40' min. **L**Side Street 30' min. **M**Side 0' min. **N**Rear 5' min. **O**

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

DrivewayCurb Cut/Width **P**

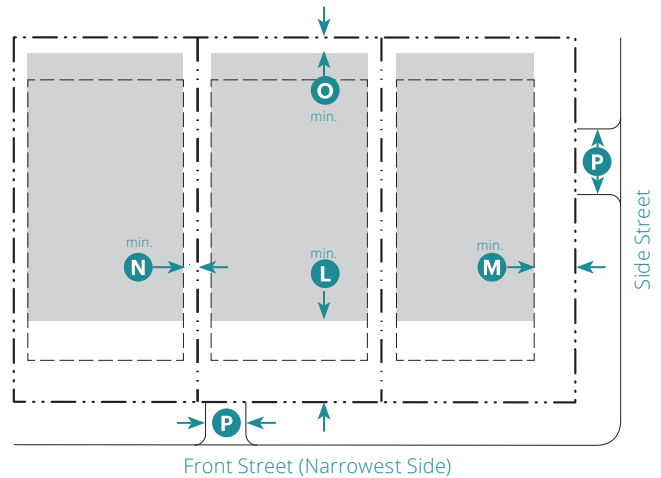
One-Way 10' max.

Two-Way 14' max.

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.080.4**Key**

--- ROW/ Design Site Line

■ Parking Area

--- Building Setback Line

2.090 Allowed Uses

Refer to the underlying zone for the allowed uses and standards in Title 18, Division III. Base District Regulations.

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Section 3: Site Standards

Subsections:

3.010	Purpose
3.020	Screening
3.030	Parking
3.040	Large Sites

3.010	Purpose
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This Section provides standards to ensure that new development accomplishes the following:

- 1. Makes a positive contribution to the development pattern of the area;
- 2. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
- 3. Respects the existing conditions of neighboring properties; and
- 4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

3.020 Screening

1. **Intent.** This Subsection provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **Height Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting design sites, all equipment shall comply with the following:
 - A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table 3.020.A (Maximum Height Allowed).
 - B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

Table 3.020.A: Maximum Height Allowed

ODS zone	Item	Maximum Height Allowed			
		Front	Side St.	Side	Rear
T3N	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	4' max.	4' max.	No max.	No max.
T4N	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	4' max.	4' max.	No max.	No max.
T4MS	Fences	X	X	6' max.	6' max.
	Free Standing Walls	X	X	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	3' max.	3' max.	No max.	No max.
T5N	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	4' max.	4' max.	No max.	No max.
T5MS	Fences	X	X	6' max.	6' max.
	Free Standing Walls	X	X	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	3' max.	3' max.	No max.	No max.

¹ Max. allowed height may be exceeded to the highest point of the equipment

² Excludes trees

Key

X = Item Not Allowed

3. **Courtyard Screening**

- A. Fences, walls and other screening installed to create a courtyard without a roof shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.

4. **Equipment Screening**

- A. The following mechanical equipment is exempt from screening:
 - (1) Free-standing or roof-mounted solar equipment; and
 - (2) Vents less than two feet in height.
 - B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.
 - (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.
 - (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and
 - (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.
 - (2) **Wall- and Ground-Mounted Equipment**
 - (a) Equipment and screening shall be in compliance with the setbacks of the ODS zone.
 - (b) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.
5. **Temporary Fencing.** Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land, which cannot otherwise be secured.
6. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.

7. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:
 - A. Within 10 feet of the point of intersection of:
 - (1) A vehicular access way or driveway and a street; and/or
 - (2) A vehicular access way or driveway and a sidewalk.
 - B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.
 - C. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.
8. **Maintenance.** Fences, walls, and other screening shall be maintained erect and in a state of good repair. A dilapidated, dangerous, or unsightly fence or wall shall be repaired, replaced, or removed, as the situation may warrant.

3.030

Parking

1. **Intent.** This Subsection prescribes standards for motor vehicle and bicycle parking areas, access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:
 - A. Consistency with the intended physical character of walkable environments;
 - B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and
 - C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.
2. **Parking Categories**
 - A. **On-site parking.** On-site parking is allowed in all ODS zones per Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone subject to the standards in this Subsection.
 - B. **Off-site parking.** Off-site parking is only allowed in developments of at least 5 acres per Subsection 3.040 (Large Sites).
3. **Bicycle Parking Standards.** Bicycle parking shall be provided in compliance with Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.
4. **General Vehicular Parking Standards**

- A. **Sharing of On-Site Parking.** Sharing of parking between different uses and developments is allowed.
- B. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:
- (1) Monday through Friday, 8 AM to 5 PM; or
 - (2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.
5. **Number of Motor Vehicle Parking Spaces Required**
- A. **Required Spaces.** The minimum number of on-site parking spaces required is listed in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.
- (1) Parking Spaces for the Handicapped shall meet the requirements of the California Administrative Code (Title 24, Part 2, Chapter 2-71).
- B. **Required Number of Parking Spaces**
- (1) When calculating the required number of parking spaces, numbers shall be rounded down to the closest whole number.
 - (2) Parking systems that stack individual vehicles are counted as three spaces for every horizontal space identified.
 - (3) **Calculating Required Parking for a Mixed-Use Development.** For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone shall be divided by the factor listed in Table 3.030.A (Shared Parking Factor for Two Uses). The required number of parking spaces shall be rounded up to the closest whole number.
- | | Residential | Lodging | Office | Retail |
|-----------------------|-------------|---------|--------|--------|
| Residential | 1.0 | 1.1 | 1.4 | 1.2 |
| Lodging | 1.1 | 1.0 | 1.7 | 1.3 |
| Office | 1.4 | 1.7 | 1.0 | 1.2 |
| Retail/
Commercial | 1.2 | 1.3 | 1.2 | 1.0 |
- C. **Exception in the Event of Changes of Use or Alterations to Existing Buildings or Structures.** If an existing building or structure is altered or existing land uses are changed, the existing number of parking spaces on a property may be retained, even if the resulting building, structure or land use would ordinarily be subject to a lower maximum parking allowance.
6. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with CA Green Standards Building Code, Title 24, Part 11.

7. Traffic-Reducing Parking Standards

A. Carshare Parking Spaces

- (1) Carshare parking spaces shall be provided in the amounts specified in Table 3.030.B (Required Carshare Parking Spaces).

Table 3.030.B: Required Carshare Parking Spaces

Residential Uses	Carshare Parking Spaces Required
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office/Research & Development Uses	Carshare Parking Spaces Required
≤ 10,000 sf	None
> 10,000 sf	1 per 10,000 sf

- (2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:
- (a) On the design site; or
 - (b) On another off-street site within 1,000 feet of the design site.
- (3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.
- (4) If no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.
- B. **Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the City. The minimum number of carpool spaces required is listed in Table 3.030.C (Required Carpool Parking Spaces).

Table 3.030.C: Required Carpool Parking Spaces

Office/Research & Development Uses	Carpool Parking Spaces Required
≤ 40 parking spaces	None
> 40 parking spaces	10% of the total number of spaces
Other Uses	Carpool Parking Spaces Required
All Other Uses	None

C. **Parking Costs Unbundled from the Cost of Other Goods and Services**

- (1) **Residential Uses.** All off-street parking spaces accessory to residential uses in structures of four dwellings or more shall be leased or sold separately from the rental or purchase fees for dwellings for the life of the dwellings, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. Renters or buyers of on-site inclusionary affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwellings.
- (2) **Non-Residential Uses.** All off-street parking spaces accessory to non-residential uses shall be leased or sold separately from the rental or purchase fees for non-residential building space for the life of the building, such that potential renters or buyers have the option of renting or buying building space at a price lower than would be the case if there were a single price for both the building space and the parking space.
- (3) **Exception.** Off-street parking spaces accessory to retail uses are not required to be leased or sold separately from retail space and may be offered to shoppers and other visitors free of charge for stays of up to two hours.

8. **Parking Spaces, Design and Layout**

A. **Access.** On-site parking areas shall be accessed per the following:

- (1) Parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.
- (2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.
- (3) On-site loading space(s) is not required.

B. **Driveways**

- (1) Access to Driveways
 - (a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and
 - (b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.
 - (c) Minimum 30 feet separation between driveways for all uses except developments of two or fewer dwelling units.
 - (d) Driveways shall comply with the Contra Costa County fire protection district for access road and fire lanes.

- (2) **Number of Driveways.** Table 3.030.D (Number of Driveways) specifies the maximum number of driveways for a development site based on the amount of lot frontage along arterial streets.

Table 3.030.D: Number of Driveways

Lot Frontage	Maximum Number of Driveways
Up to 150'	1
150' to 299'	2
Each additional 300'	1

- (3) Driveways shall be setback from design site lines as follows:
- (a) Minimum two feet from side design site lines; and/or
 - (b) No less than the minimum rear parking setback per the ODS zone.
- (4) Driveways shall extend to and include the area between the design site line and the edge of the street pavement.
- C. **Aisles.** Table 3.030.E (Aisle Widths) specifies the minimum dimensions for a aisles based on the angle for the parking spaces.
- (1) Driveways shall comply with the Contra Costa County Fire Protection District for access road and fire lanes.

Table 3.030.E: Aisle Widths

Angle of Parking Space	One-Way Traffic	Two-Way Traffic
90 degrees	25' min.	25' min.
60 degrees	16' min.	23' min.
45 degrees	12' min.	22' min.
30 degrees	11' min.	21' min.
0 degrees	12' min.	24' min.

- D. **Parking Space Dimensions.** Table 3.030.F (Parking Space Dimensions) specifies the minimum dimensions for parking spaces.

Table 3.030.F: Parking Space Dimensions

Use	Width	Depth
Residential	10' min.	20' min.
Non-Residential	9' min.	18' min.
All (Parallel Spaces)	10' min.	22' min.

- E. **Tandem Parking.** Tandem parking is allowed in all ODS zones for all uses, subject to on-site management.
- F. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

G. Materials

- (1) All parking area and driveway specifications to follow those specified by the Engineering Division of the City of Pittsburgh.
- (2) Parking area surfacing materials shall comply with all applicable Contra Costa County Fire Protection District Standards and City of Pittsburgh Standard Details and Specifications.

H. Location

- (1) **On-site Parking.** Location of on-site parking is regulated by the required setbacks in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone and the following:
 - (a) Parking lots shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area; and
 - (b) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.
 - (2) **Off-site Parking.** Location of Off-site parking is regulated by the required plan in Subsection 3.030.9 (Off-site Parking Plan)
- I. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

9. Off-site Parking Plan.

- A. All Off-site Parking Plans shall comply with the following standards:
- (1) A maximum of 150 feet of distance between parking and building entrances.

3.040 Large Sites

1. Developments of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to be designed per standards identified in Items A through G.
2. Developments over 20 acres are required to be designed per standards identified in Items A through H.
 - A. **Civic Space Required**
 - (1) A minimum of 10 percent of the total development area, after subtracting street right-of-ways, is required, meeting or exceeding standards per Item D (Standards and Formula for Dedication of Land) in Section 17.32.020 (Park Dedication).
 - (2) See Section 7 (Civic Space Types) for allowed types.
 - B. **Streets.**
 - (1) Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.
 - (2) New streets are required to meet the standards in Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications.
 - C. **Alleys**
 - (1) Existing alleys may be removed if street access is provided to the design sites on those blocks in compliance with the access standards of the ODS zone.
 - (2) Alleys may be added in compliance with Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications and in compliance with Table 3.040.A (Block Size).
 - D. **External Connectivity**
 - (1) The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.
 - (2) Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table 3.040.A (Block Size), for each direction (north, south, east, and west) in which development abuts vacant land.
 - (3) Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications.
 - (4) New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

E. **Block Size** (New Blocks and Blocks to be Modified)

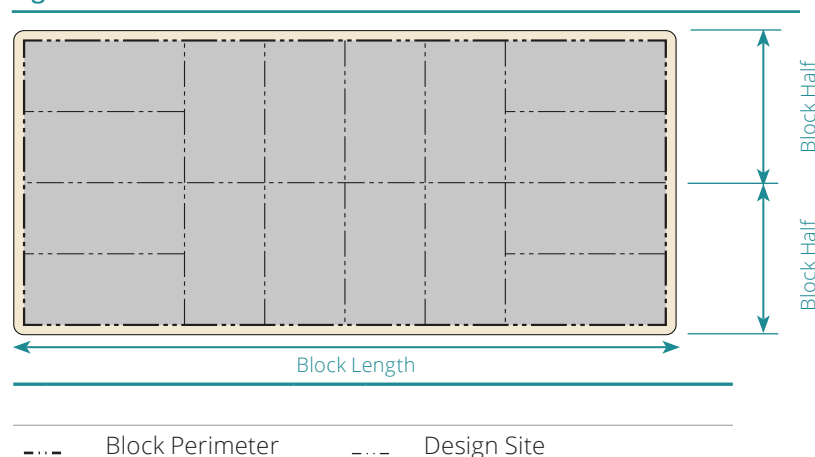
- (1) Individual block lengths and the total block perimeter shall be in compliance with the standards in Table 3.040.A (Block Size).
- (2) If a block contains multiple ODS zones, the most intense ODS zone is to be used to establish the standards for block size.
- (3) Blocks shall be a minimum width to result in two halves of developable design sites in compliance with the design site depth standards for the allowed building types in the ODS zone. A single half is allowed when adjoining an existing half-block.
- (4) Blocks may be uniquely shaped in compliance with the standards in Table 3.040.A (Block Size Standards).

Table 3.040.A: Block Size

Zone	Length	Perimeter	Length	Perimeter
	Without Passage		Passage Required ¹	
T3N	600' max.	2,000' max.	800' max.	2,400' max.
T4N	600' max.	2,000' max.	800' max.	2,400' max.
T4MS	450' max.	1,600' max.	N/A	N/A.
T5N	500' max.	1,800' max.	N/A	N/A
T5MS	450' max.	1,600' max.	N/A.	N/A

¹In compliance with the standards for a Passage in Subsection 7.060 (Passage)

Figure 3.040.1 Block Size



F. **Off-site Parking.** Off-site parking is allowed, per standards in Subsection 3.030 (Parking).

G. **Stormwater Management**

(1) Integrated Design

- (a) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.
- (b) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.
- (c) The stormwater management area(s) may connect with those of adjacent development(s).

Figure 3.040.2 Stormwater Management Diagram



H. Applying ODS zones for Developments over 20 acres

- (1) Developments shall apply at least two ODS zones using only the ODS zones established in Section 2 (Zone Standards) and in compliance with Table 3.040.B (Available Zones by General Plan Land Use Designation).
 - (a) Open sub-zones are allowed, but do not count as a second ODS zone.
- (2) Organization of zones.
 - (a) Low-intensity ODS zones (T3N, and T4N) shall be mapped around neighborhood streets, and open space.
 - (b) High-intensity ODS zones (T4MS, T5N, and T5MS) shall be mapped around a main street, civic or open space, transit stop, or civic building locations suitable for greater intensities.
 - (c) Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

Table 3.040.B: Available Zones by General Plan Land Use Designation

Zone	Land Use Designation														
	Residential		Downtown		Mixed Use					Commercial					
	MD	HD	MD	HD	CC	D	G	P/BP BART	Railroad Ave. SPA	D	C	M	PI	R	S
T3N	●	●	●	●					●				●		
T4N		●		●	●		●	●	●			●		●	●
T4MS						●				●	●				
T5N					●	●	●	●	●		●	●		●	●
T5MS						●			●	●	●				

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Section 4: Building Types

Subsections

4.010	Purpose
4.020	Building Types
4.030	Overview of Building Types
4.040	Duplex Side-by-Side
4.050	Duplex Stacked
4.060	Cottage Court
4.070	Multiplex Small
4.080	Multiplex Large
4.090	Townhouse
4.100	Courtyard Building Small
4.110	Courtyard Building Large
4.120	Main Street Building

4.010 Purpose

This Section provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

4.020 Building Types

1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 4.020.1 (Example of House-Scale and Block-Scale Buildings) for reference.
 - A. **House-Scale Buildings.** Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet in width overall; and
 - B. **Block-Scale Buildings.** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.
3. The design site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The design site size standard identifies the range of design site sizes on which the given building type is allowed to be built.
4. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context.

5. Each design site shall have only one primary building type, except as follows, and in compliance with all standards:
 - A. The Cottage Court may consist of up to nine individual buildings. See Subsection 4.040 (Cottage Court);
 - B. More than one primary building type is allowed on a parcel that identifies proposed multiple design site lines that meet the standards of this Subsection. See Figure 4.020.2 (Example of Multiple Design Sites on One Parcel).
 - (1) Examples
 - (a) A parcel large enough to accommodate multiple design sites but smaller than the size of a block; or
 - (b) A parcel large enough to create one or more new blocks. See Subsection 3.050 (Large Sites) for standards.
6. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.
7. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.
8. Wings are required to be smaller in size and height than the main body to visually reduce the overall size of a building. To further this objective, the standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned.
9. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the zone's standards (e.g., parking). These standards implement the Pittsburgh General Plan and do not allow more residential density than what is allowed by the applicable General Plan Land Use category.
10. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Section.
11. New buildings and their improvements are subject to the City's local standards for Fire Safety and Building Safety.

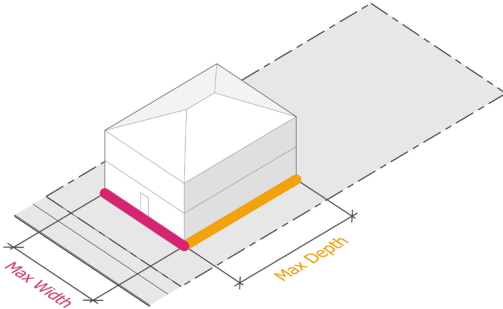
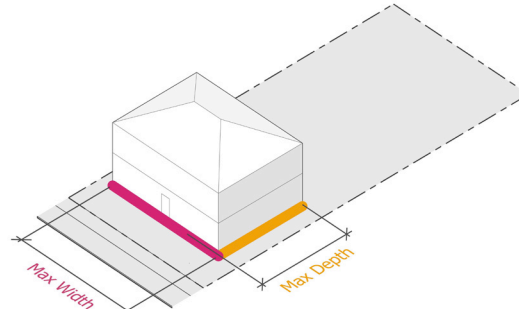
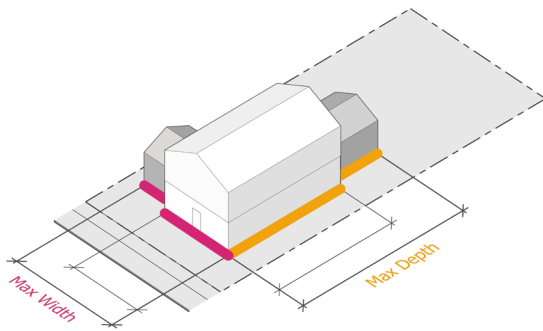
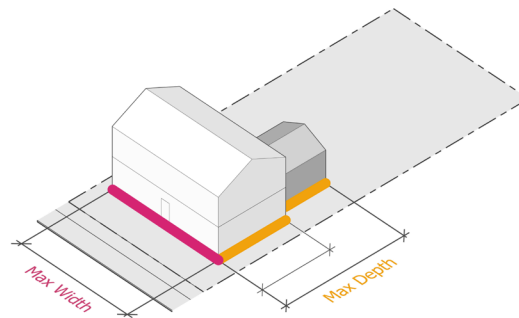
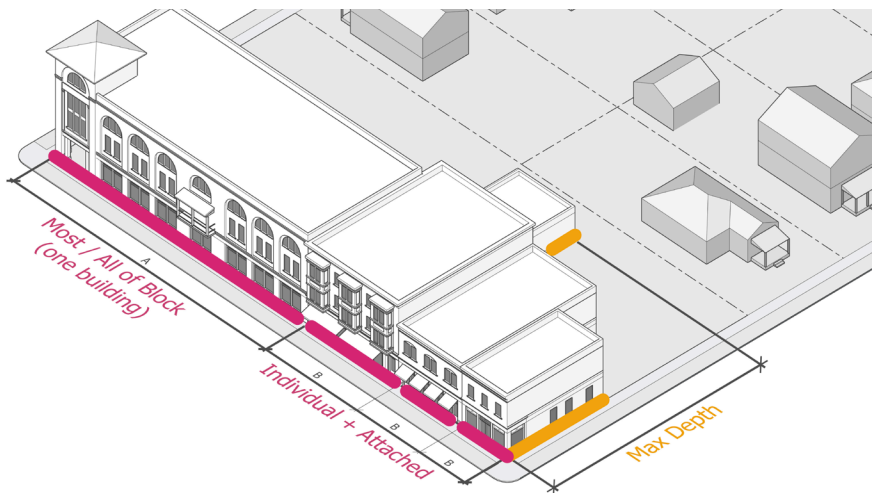
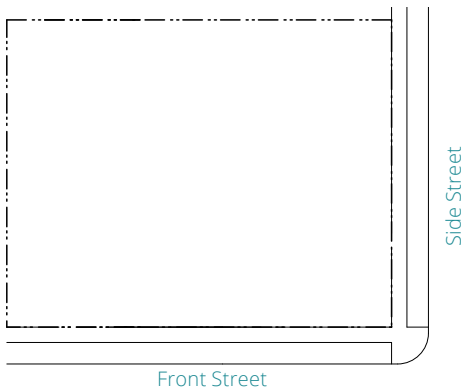
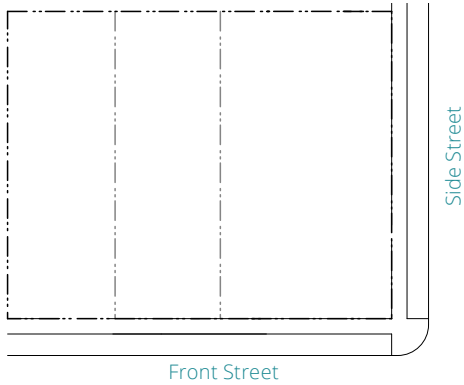
Figure 4.020.1 Example of House-Scale and Block-Scale Buildings**House-Scale Buildings***Main body only**Main body only**Main body with side and rear wings**Main body with rear wing***Block-Scale Buildings**

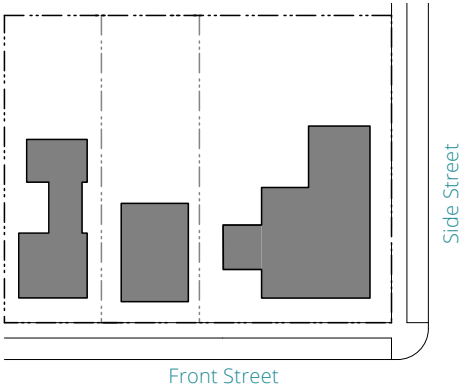
Figure 4.020.2 Example of Multiple Design Sites on One Parcel



One parcel



One parcel proposed for three design sites. Each design site is sized in compliance with the width and depth standards in Table C (Building Types and Design Site Size) of the ODS zone.



One parcel with three resulting primary buildings in compliance with required setbacks. Individual design sites are not required to be recorded as new parcels.

Larger examples of this approach are parcels that are large enough to make new block(s). See Subsection 3.050 (Large Sites) for standards.

Key

- - - Parcel Line
- - - Design Site Line
- Primary Building Type

4.030 Overview of Building Types

Table 4.030.A (Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone. See referenced Subsection(s) for standards.

Table 4.030.A: Overview of Building Types

Private Frontage Type	Specific Standards	Zones				
		T3N	T4N	T4MS	T5N	T5MS
Duplex Side-by-Side	4.040	P	X	X	X	X
Duplex Stacked	4.050	P	X	X	X	X
Cottage Court	4.060	P	X	X	X	X
Multiplex Small	4.070	X	P	X	X	X
Multiplex Large	4.080	X	X	X	P	X
Townhouse	4.090	P	P	P	P	X
Courtyard Building Small	4.100	X	P	P	X	X
Courtyard Building Large	4.110	X	X	X	P	P
Main Street Building	4.120	X	X	P	X	P

Key P = Allowed O = Allowed Only in Open Sub-Zone or Side Street X = Not Allowed

4.040 Duplex Side-by-Side



Example of Duplex Side-by-Side

Table 4.040.A Description

A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

Table 4.040.B Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side

General Note: Photos on this page are illustrative, not regulatory.

Table 4.040.C Building Size and Massing**Height**

Stories 2.5 max.

Main Body¹

Width 48' max. **(A)**

Depth 36' max. **(B)**

Wing(s)¹

Width 15' max. **(C)**

Depth 24' max. **(D)**

Separation between Wings 10' min. **(E)**

Offset from Main Body facade along Front Street, Side Street, or Civic Space 5' min. if 2 stories; 0' min. if 1 story **(E)**

¹ In compliance with Table E (Building Placement) of the ODS zone

Table 4.040.D Pedestrian Access

Main Entrance Location Front Street² **(F)**

Each unit shall have an entry facing the street on or within 15' of the front facade.

² On corner design sites, each unit shall front a different street.

Table 4.040.E Vehicle Access and Parking

Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(G)**

Table 4.040.F Open Space**Common Open Space**

Width 15' min. **(H)**

Depth 15' min. **(H)**

Required setbacks and driveways do not count toward open yard.

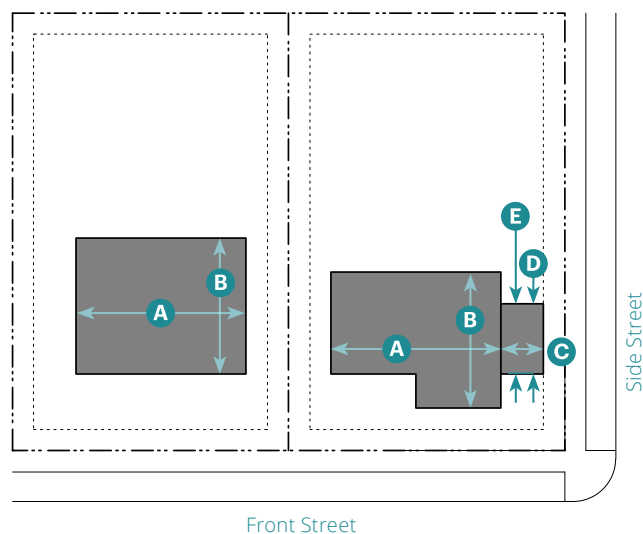
Required open space shall be located behind the main body of the building.

Table 4.040.G Miscellaneous**Fencing**

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

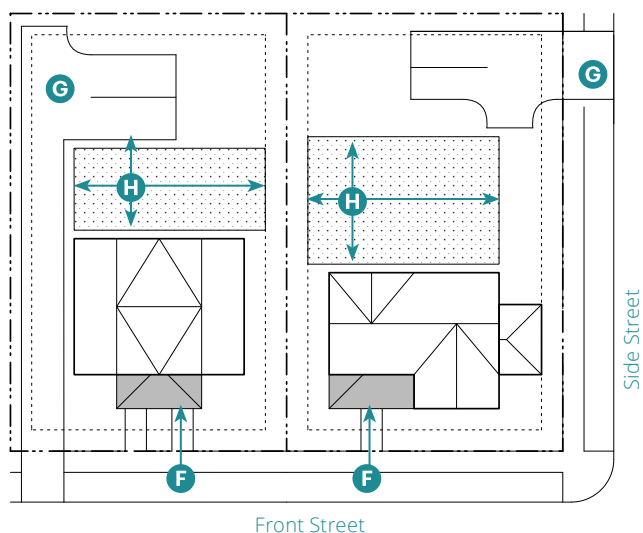
Visibility shall be maintained through the fencing.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- ▨ Common Open Spaces

4.050 Duplex Stacked



Example of Duplex Stacked

Table 4.050.A Description

A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods..

Table 4.050.B Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.



Example of Duplex Stacked



Example of Duplex Stacked

General Note: Photos on this page are illustrative, not regulatory.

Table 4.050.C Building Size and Massing**Height**

Stories 2.5 max.

Main Body¹

Width 36' max. **(A)**

Depth 48' max. **(B)**

Wing(s)¹

Width 15' max. **(C)**

Depth 24' max. **(D)**

Separation between Wings 10' min. **(E)**

Offset from Main Body facade along
Front Street, Side Street, or Civic Space 5' min. if 2 stories;
0' min. if 1 story **(E)**

¹ In compliance with Table E (Building Placement) of the ODS zone

Table 4.050.D Pedestrian Access

Main Entrance Location Front Street² **(F)**

Each unit shall have an entry facing the street on or within 15' of the front facade.

² On corner design sites, each unit shall front a different street.

Table 4.050.E Vehicle Access and Parking

Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(G)**

Table 4.050.F Open Space**Common Open Space**

Width 15' min. **(H)**

Depth 15' min. **(H)**

Required setbacks and driveways do not count toward open space.

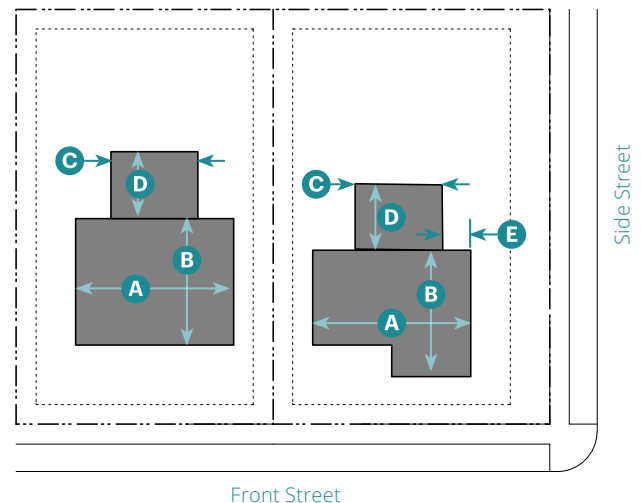
Required open space shall be located behind the main body of the building.

Table 4.050.G Miscellaneous**Fencing**

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

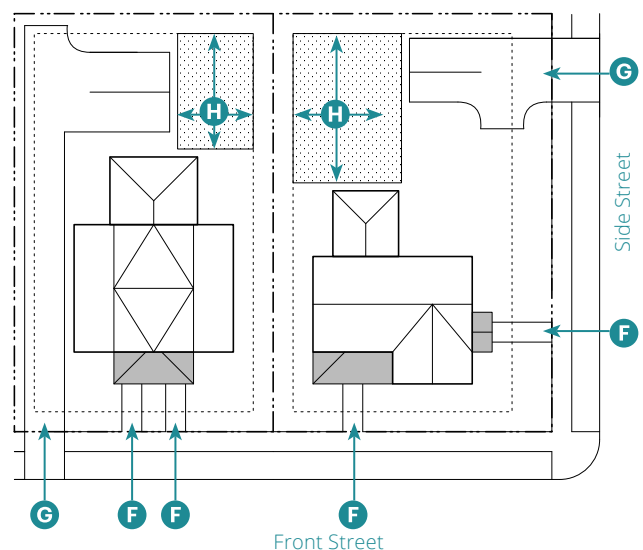
Visibility shall be maintained through the fencing.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- ▨ Common Open Spaces

4.060 Cottage Court



Example of Cottage Court

Table 4.060.A Description

A group of three to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open space becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

Table 4.060.B Number of Units

Units per Cottage	1 max.
Cottages per Design Site	3 min.; 9 max.



Example of Cottage Court



Example of Cottage Court

General Note: Photos on this page are illustrative, not regulatory.

Table 4.060.C Building Size and Massing**Height**

Stories 1.5 max.

Main BodyWidth 32' max. **(A)**Depth 32' max. **(B)**Separation between Cottages 7' min. **(C)****Table 4.060.D Pedestrian Access**Shared court shall be accessible from front street. **(D)**Pedestrian Path Setbacks from Building Entrance 6' min. **(E)**

Main entrance to units required from shared court.

Units on a corner may enter from the side street.

Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.

Table 4.060.E Vehicle Access and ParkingDriveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(F)**

Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of design site.

Table 4.060.F Open Space**Common Open Space**Width 15' min. **(G)**Depth 60' min. (3-4 units) **(H)**

70' min. (5-9 units)

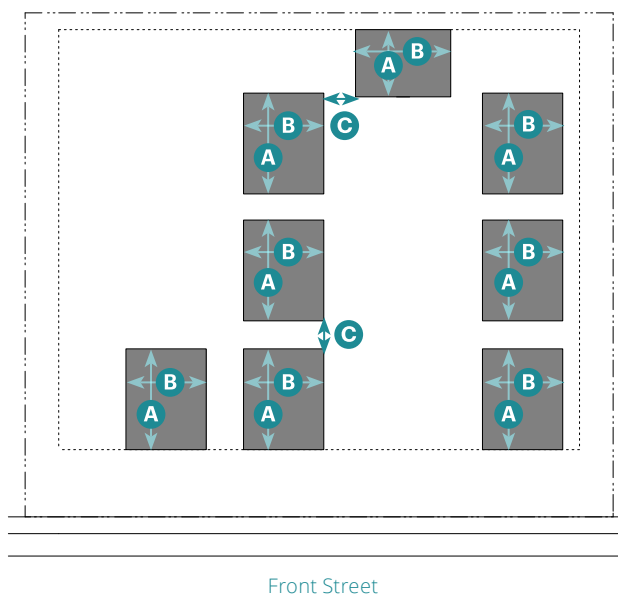
Required setbacks and driveways do not count toward open space.

Table 4.060.G Miscellaneous**Fencing**

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

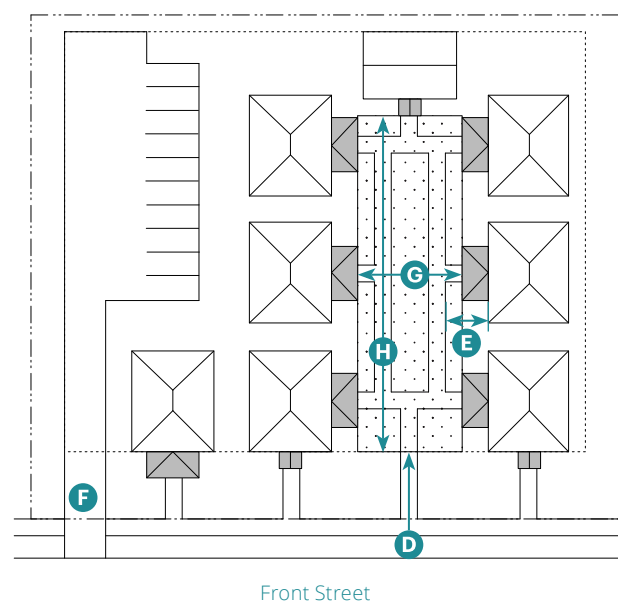
Visibility shall be maintained through the fencing.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- ▨ Common Open Spaces

4.070 Multiplex Small



Example of Multiplex Small

Table 4.070.A Description

A small-to-medium-sized, detached, House-Scale Building that consists of three to six side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

Table 4.070.B Number of Units

Units per Building	3 min.; 6 max.
Buildings per Design Site	1 max.



Example of Multiplex Small



Example of Multiplex Small

General Note: Photos on this page are illustrative, not regulatory.

Table 4.070.C Building Size and Massing

Height	
Stories	3 max.
Main Body	
Width	48' max. (A)
Depth	48' max. (B)
Wing(s) ¹	
Width	20' max. (C)
Depth	20' max. (D)
Separation between Wings	15' min.
Offset from Main Body	5' min. (E)

¹Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Table 4.070.D Pedestrian Access

Main Entrance Location	Front Street (E)
------------------------	-------------------------

Each unit may have an individual entry.

Table 4.070.E Vehicle Access and Parking

Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. (F)
--

Table 4.070.F Open Space

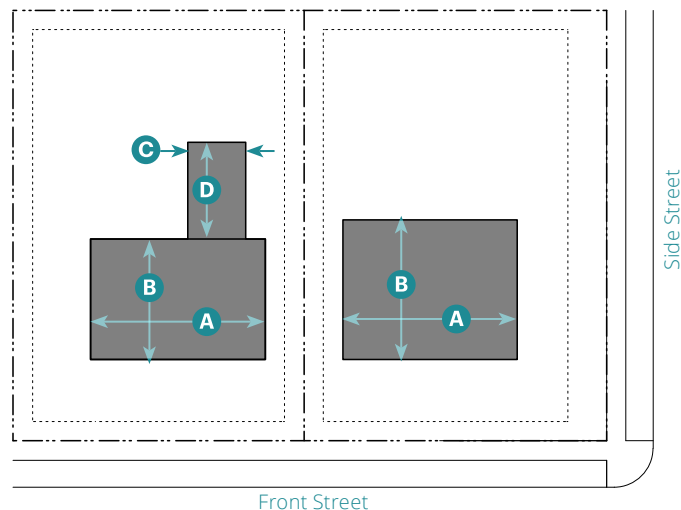
Common Open Space ²	
Width	15' min. (G)
Depth	15' min. (H)

Required setbacks and driveways do not count toward open space.

Required common open space shall be located behind the main body of the building.

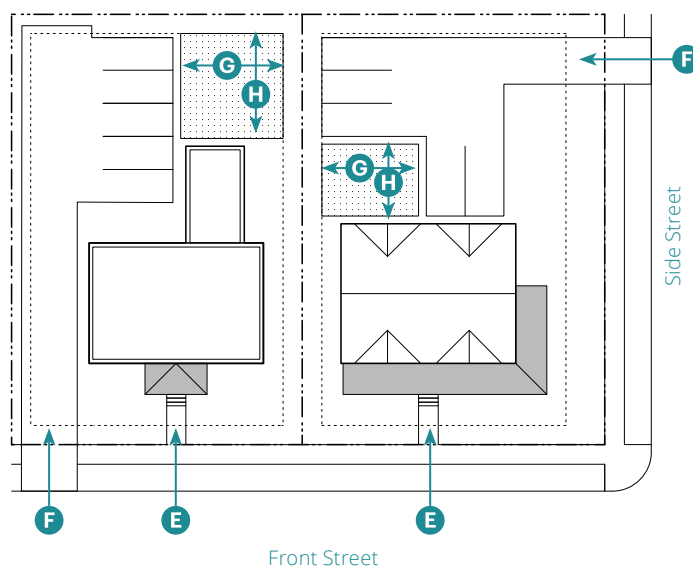
²Common open space is not required if the building is within 800' of public open space

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.080 Multiplex Large



Example of Multiplex

Table 4.080.A Description

A medium-to-large-sized, detached, House-Scale Building that consists of seven to 12 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

Synonym: Mansion Apartment

Table 4.080.B Number of Units

Units per Building	7 min.; 12 max.
Buildings per Design Site	1 max.



Example of Multiplex



Example of Multiplex

General Note: Photos on this page are illustrative, not regulatory.

Table 4.080.C Building Size and Massing

Height	T5N
Stories	3.5 max.
Main Body¹	
Width	60' max. (A)
Depth	60' max. (B)
Wing(s)¹	
Width	30' max. (C)
Depth	30' max. (D)
Separation between Wings	15' min.
Offset from Main Body	5' min. (E)

¹Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Table 4.080.D Pedestrian Access

Main Entrance Location	Front Street (E)
------------------------	-------------------------

Units located in the main body shall be accessed by a common entry along the front street.

On corner design sites, units in a wing may enter from the side street.

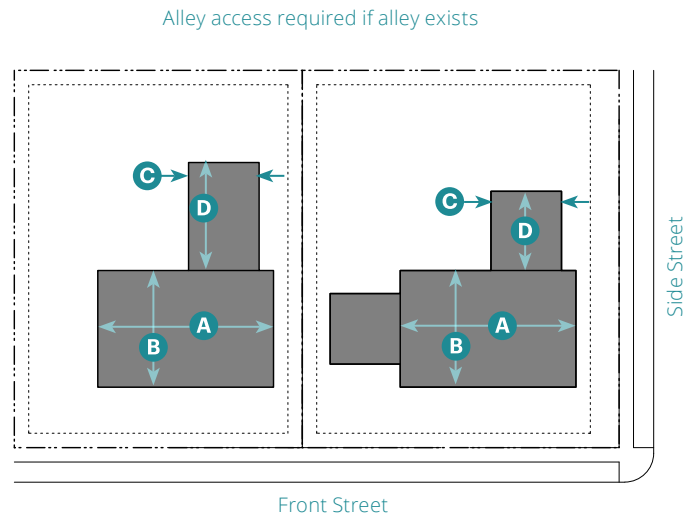
Table 4.080.E Vehicle Access and Parking

Driveway and parking location shall comply with	(F)
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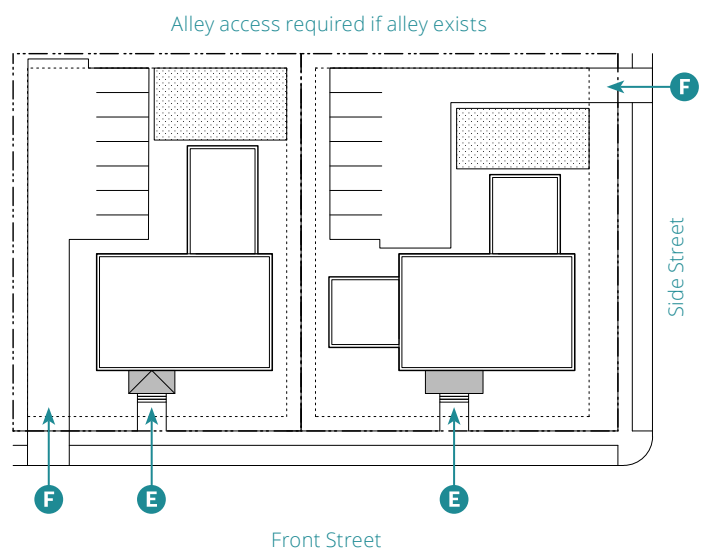
standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.

Table 4.080.F Open Space

Common or Private open space is not required.

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.090 Townhouse



Example of Neighborhood Townhouse

Table 4.090.A Description

A small-sized, typically attached, House-Scaled or Block-Scaled Building with a rear setback. Each Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

Synonym: Rowhouse

Table 4.090.B Number of Units

House-Scale	T3N/T4N
Units per Townhouse	1 max.
Townhouses per Design Site	1 max.
Townhouses per Run	2 min.; 5 max.
Block-Scale	T4MS/T5N
Units per Townhouse	3 max.
Townhouses per Design Site	1 max.
Townhouses per Run	4 min.; 8 max.



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

General Note: Photos on this page are illustrative, not regulatory.

Table 4.090.C Building Size and Massing

Height	T3N/T4N	T4MS/T5N
Stories	3 max.	
Main Body ¹		
Width per Townhouse	18' min.; 25' max.	A
Depth per Townhouse	50' max.	B
Width per Run	125' max.	200' max. C
Wing(s) ¹		
Width	14' max.	14' max. D
Depth	14' max.	14' max. E
Separation between Wings	10' min. F	

¹ Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Table 4.090.D Pedestrian Access

Main Entrance Location	Front Street	G
------------------------	--------------	----------

Each unit shall have an individual entry facing a street.

Table 4.090.E Vehicle Access and Parking

Driveway and parking location shall comply with	H
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standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.

Table 4.090.F Open Space

Private Open Space		
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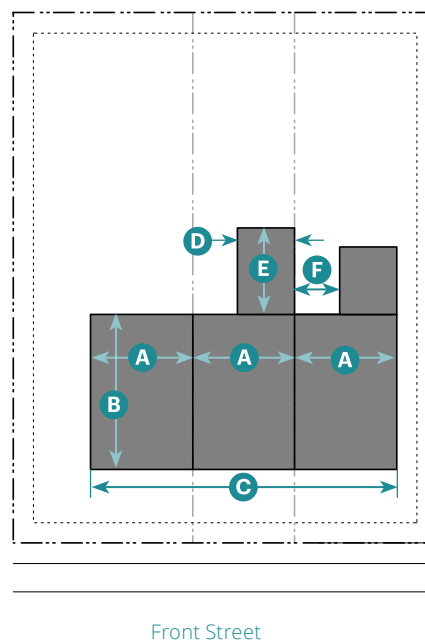
Width	8' min.	I
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Depth	8' min.	I
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Required setbacks and driveways do not count toward open space.

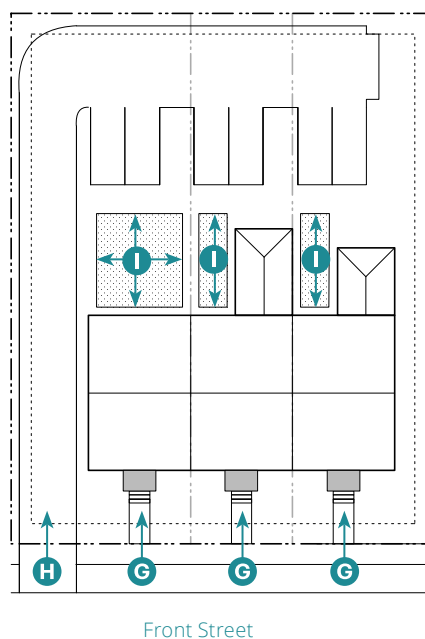
Required private open space shall be located behind the main body of the building.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.100 Courtyard Building Small



Example of Neighborhood Courtyard

Table 4.100.A Description

A detached, House-Scale Building that consists of up to 16 attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Synonym: Courtyard Apartment

Table 4.100.B Number of Units

Units per Building 10 min.; 16 max.

Buildings per Design Site 1 max.



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

General Note: Photos on this page are illustrative, not regulatory.

Table 4.100.C Building Size and Massing**Height**

Stories 3 max.

Main Body¹Width 100' max. **(A)**Depth 100' max. **(B)****Table 4.100.D Pedestrian Access**Main Entrance Location¹ Courtyard or Street **(C)**¹ The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.**Table 4.100.E Vehicle Access and Parking**Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(D)****Table 4.100.F Open Space**

Common Open Space	L-shaped	U-shaped	
Width	20' min.	25' min.	(E)
Depth	30' min.	50' min.	(F)

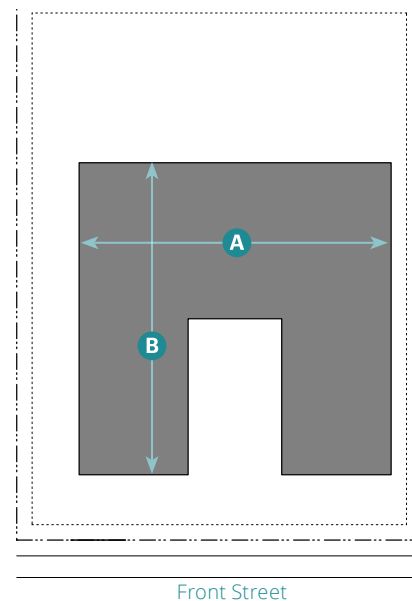
Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

Building shall define at least three walls of the courtyard.

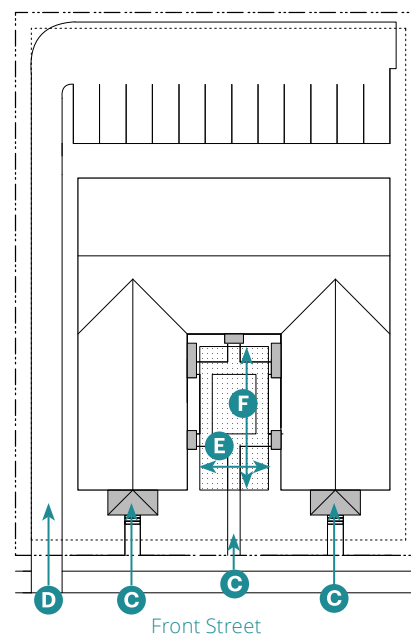
Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.110 Courtyard Building Large



Example of Neighborhood Courtyard

Table 4.110.A Description

A detached, House-Scale Building that consists of up to 24 attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Synonym: Courtyard Apartment

Table 4.110.B Number of Units

Units per Building 18 min.; 24 max.

Buildings per Design Site 1 max.



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

General Note: Photos on this page are illustrative, not regulatory.

Table 4.110.C Building Size and Massing

Height

Stories 5 max.

Main Body¹

Width 120' max. **A**

Depth 150' max. **B**

Table 4.110.D Pedestrian Access

Main Entrance Location¹ Courtyard or Street **C**

¹ The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.

Table 4.110.E Vehicle Access and Parking

Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **D**

Table 4.110.F Open Space

Common Open Space

Width 30' min. **E**

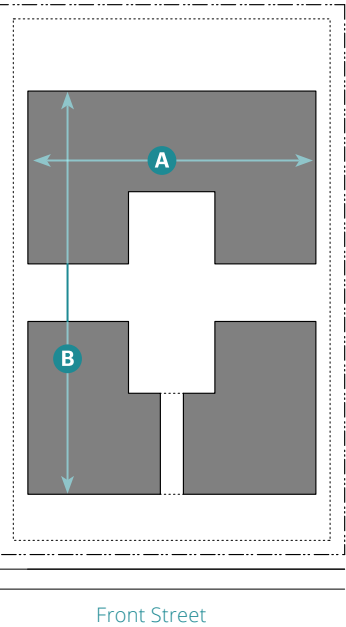
Depth 50' min. **F**

Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

Building shall define at least three walls of the courtyard.

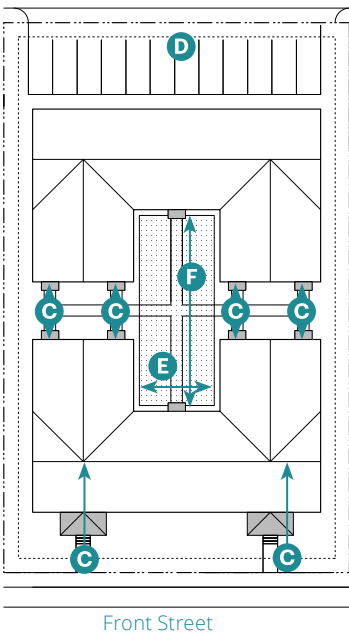
Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists



Key

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.120 Main Street Building



Example of Main Street Building

Table 4.120.A Description

A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

Table 4.120.B Number of Units

Units per Building	Unrestricted
Buildings per Design Site	1 max.



Example of Main Street Building



Example of Main Street Building

General Note: Photos on this page are illustrative, not regulatory.

Table 4.120.C Building Size and Massing

Height	T4MS	T5MS
Stories	3 max.	5 max.
Main Body		
Width	100' max.	200' max. A
Depth	100' max.	200' max. B

Table 4.120.D Pedestrian Access

Distance between Entries to 40' max.

Ground Floor Shops

Upper floor units shall be accessed by a common entry along the front or side street.

Ground floor shops shall have individual entries along the front or side street. **C**

Ground floor units allowed along side streets are required to be at least 30' from the front street. **D**

Table 4.120.E Vehicle Access and Parking

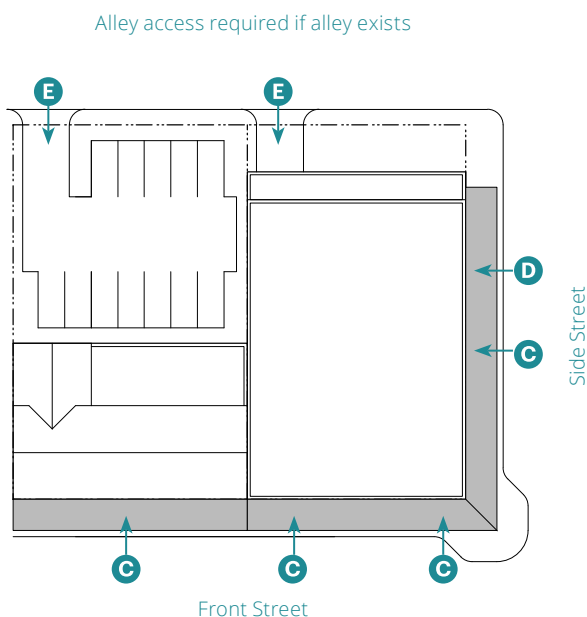
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **E**

Table 4.120.F Open Space

Common or private open space is not required.

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

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Section 5: Massing and Facade Articulation Standards

Subsections:

- 5.010 Purpose
- 5.020 Overview of Façade and Design Standards
- 5.030 Massing and Composition
- 5.040 Tripartite Facade Articulation
- 5.050 Architectural Recession(s)
- 5.060 Windows and Openings

5.010 Purpose

This Section provides standards intended to promote a pedestrian-scaled built environment by reducing the perceived mass of large buildings while allowing for creativity and innovation.

5.020 Overview of Façade and Design Standards

Table 5.020.A (Massing and Facade Articulation Standards Overview) provides an overview of the standards.

Table 5.020.A: Massing and Facade Articulation Standards Overview				
Standard	Building Length ¹			
	< 75'	75' to <100'	100'to <150'	≥150'
5.030 (Massing and Composition)	N	R	R	R
5.040 (Tripartite Facade Articulation)	N	R	R	R
5.050 (Architectural Recession(s))	N	N	R	R
5.060 (Windows and Openings)	N	N	R	R

¹ Building length includes main body and wings, as measured along street or civic space.

Key	R = Required	N = Not Required	A = Allowed	- = Not Allowed
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5.030 Massing and Composition

Table 5.030.A Description

Standards for the articulation of building facades to ensure that new development is harmonious in scale with existing development.

Table 5.030.B Applicability

Buildings ≥75' long

Table 5.030.C General Character

New facades and facade modifications along a street or civic space shall be designed to appear as multiple buildings no greater than 75' in length and not repeating the same massing and composition. **A**

Building facades shall be arranged in an orderly composition of window bays/ openings based on prevalent patterns of 3, 5 or 7 bays. **B**

Facades shall be designed in an orderly symmetrical or asymmetrical composition. **C**

The pattern shall be visually expressed through the spacing of openings, physical recesses, projections or other techniques.

The pattern may include the ground floor and its mezzanine.

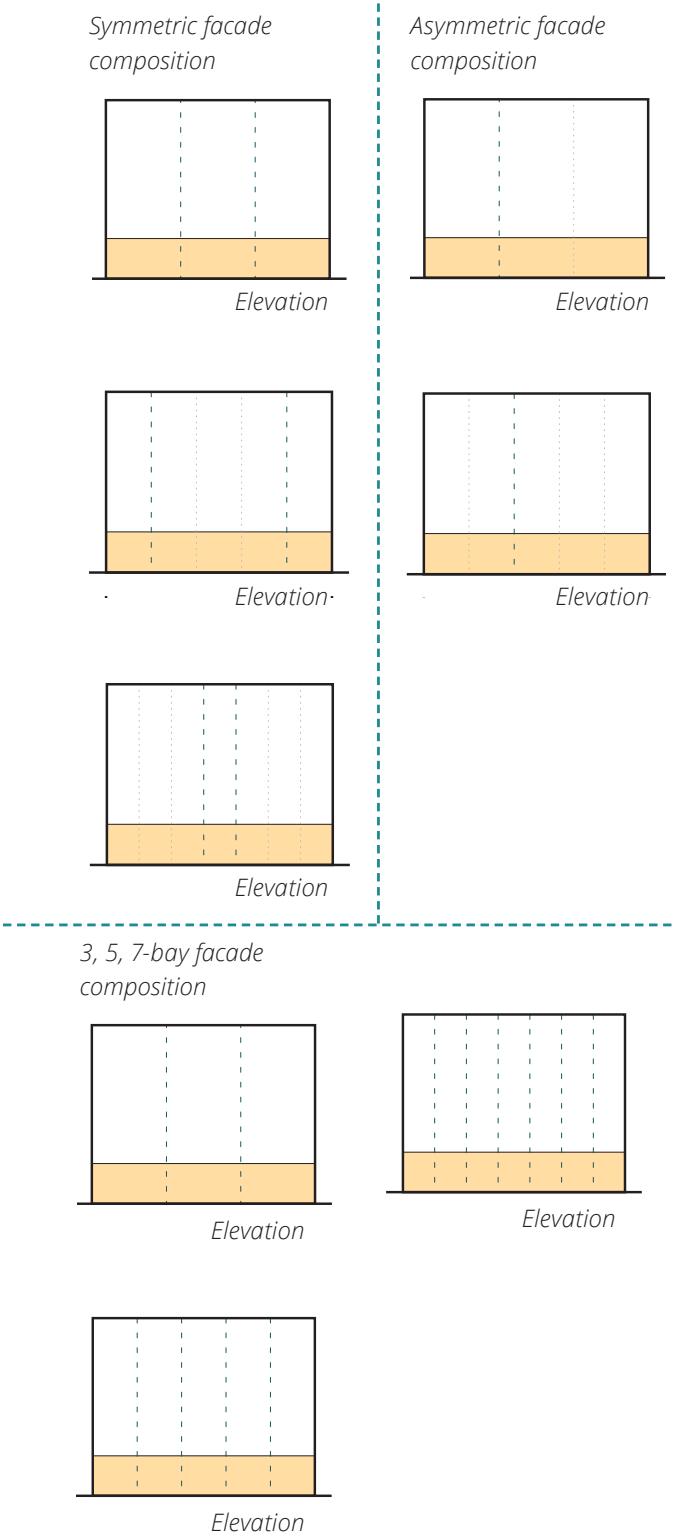


Figure 5.030.A: Diagram of Massing and Composition

5.040 Tripartite Facade Articulation

Table 5.040.A Description

This Subsection prescribes standards for the articulation of building facades to maintain visual quality. For new building facades, tripartite articulation is required, which is a method of visually organizing a building facade into three sections: a base, a middle and a top.

Table 5.040.B Applicability

Buildings $\geq 75'$ long

Table 5.040.C General Character

Combinations of colors, materials, and massing may be used to visually express a base, middle, and top.

New facades and facade modifications along a street or civic space shall be designed to visually express a base, middle, and top:

Building Base. The base shall be a minimum of one story **A** in height. For buildings taller than 3 stories the base may be up to 2-stories tall.

Building Middle. The middle shall be a minimum of one-story **B** in height.

Building Top. The top may include multiple stories **C** including building stepbacks but should not exceed the height of the building's middle. Parapets, cornices and entablatures may be used to articulate the top.

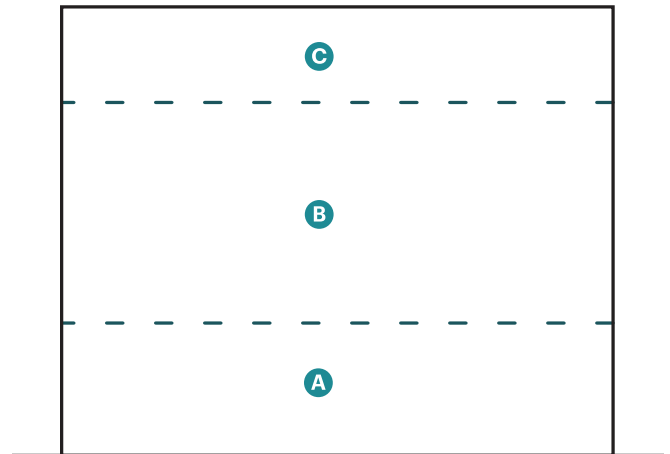


Figure 5.040.A: Diagram of Tripartite Facade Articulation

5.050 Architectural Recession(s)

Table 5.050.A Description

New facades and renovations along a street or civic space shall be designed to modulate the apparent size and scale of a building by recessing a portion(s) of the facade. Recessions shall be articulated using one or more frontage types to create a semi-public space, such as a forecourt or dooryard.

Table 5.050.B Applicability

Buildings ≥100' long

Table 5.050.C General Character

Frequency	Minimum one recession every 75' in facade length	A
Width	10' min.	B
Depth	10' min.	C

If ground floor is recessed, recession shall extend from ground to sky

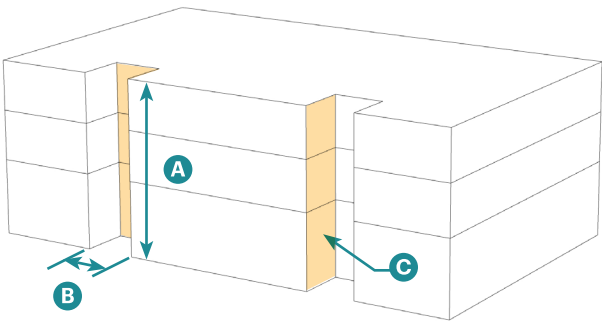


Figure 5.050.A: Diagram of Architectural Recessions

5.060 Windows and Openings

Table 5.060.A Description

This Subsection describes standards for the composition of window bays and openings.

Table 5.060.B Applicability

Buildings $\geq 100'$ long

Table 5.060.C General Character

New facades and facade modifications shall be designed to include an orderly composition of window bays and openings.

All building facades shall be designed to include square- or vertically-oriented windows and openings, including groupings of windows and openings, coordinated with the building facade composition as per Subsection 5.03 (Massing and Composition).

Location of balconies when used should be coordinated with windows and doors on the facade, and with the composition of bays on the building facade.

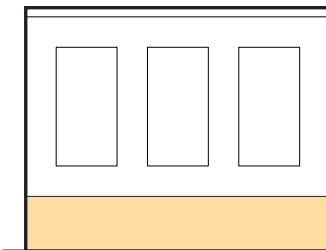
Buildings at least 100' in length along the street are required to include projected or recessed window bays.

Bay windows shall have either a square or a chamfer profile.

Square profile bay window



Elevation

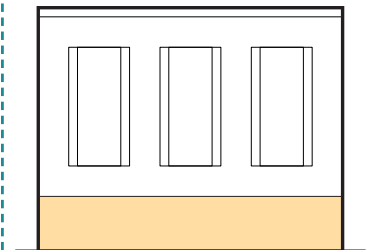


Plan

Chamfer profile bay window



Elevation



Plan

Figure 5.060.A: Diagram of Windows and Openings

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Section 6: Frontage Types

Subsections:

6.010	Purpose
6.020	Frontage Types
6.030	Overview of Frontage Types
6.040	Porch Projecting
6.050	Porch Engaged
6.060	Dooryard
6.070	Stoop
6.080	Forecourt
6.090	Shopfront
6.100	Terrace
6.110	Gallery

6.010	Purpose
	This Section provides the standards for frontage types. Frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

6.020	Frontage Types
	1. The names of the frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone. 2. Each building is required to include at least one private frontage type along the front street or adjacent civic space. Buildings with entries along a side street are required to include at least one private frontage type on those facades. The Cottage Court Building Type is only required to have frontages facing the court. 3. The habitable space on ground floor along front facade with a minimum depth as identified in Table D (Building Form) of the ODS zone, is required to be habitable/occupiable space in compliance with this Subsection. 4. Accessibility is provided through the allowed private frontage types for each zone. This requirement does not apply when base floor elevation (BFE) exceeds three feet from existing grade. 5. Private frontage types not listed in Table F (Frontages) of the ODS zone are not allowed in that zone. 6. Each building may have multiple private frontage types in compliance with the allowed types in Table F (Frontages) of the ODS zone. 7. Each private frontage type shall be located in compliance with the facade zone per Table E (Building Placement) of the ODS zone. 8. Standards are stated for the front and side street facades of a design site.

9. In addition to the ODS zone's standards, each private frontage is further refined through these standards to calibrate the type for its context.

6.030 Overview of Frontage Types

Table 6.030.A (Overview of Frontage Types) provides a summary of the allowed private frontage types in each ODS zone. See referenced Subsection(s) for standards.

Table 6.030.A: Overview of Frontage Types						
Private Frontage Type	Specific Standards	Zones				
		T3N	T4N	T4MS	T5N	T5MS
Porch Projecting	6.040	P	P	X	X	X
Porch Engaged	6.050	P	P	X	X	X
Dooryard	6.060	P	P	P	P	P
Stoop	6.070	P	P	P	P	X
Forecourt	6.080	X	X	P	P	P
Shopfront	6.090	X	X	P	X	P
Terrace	6.100	X	X	P	P	P
Gallery	6.110	X	X	P	X	P

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6.040 Porch Projecting

Table 6.040.A Description

The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

Table 6.040.B Size

Width, Clear	15' min. ¹	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	1' min. ²	D
Pedestrian Access Width	3' min.	E

¹ Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

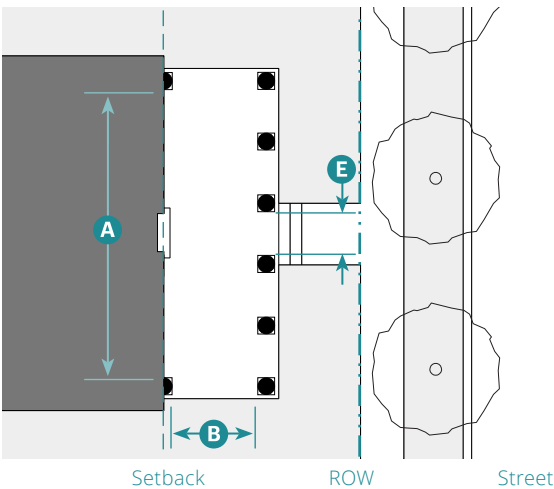
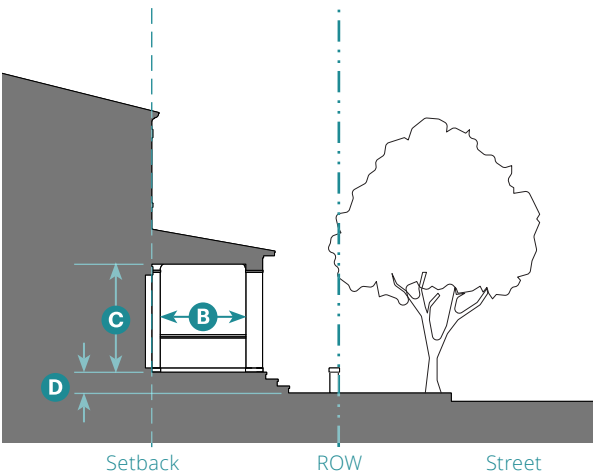
² Common entries may be set at grade per local and federal accessibility standards.

Table 6.040.C Miscellaneous

Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is 1'.



Example of a Projecting Porch



Key

--- ROW/ Design Site Line - - - - - Setback Line

6.050 Porch Engaged

Table 6.050.A Description

A portion of the main facade of the building projects into the front setback to create an area for a covered structure that projects from the rest of the facade that is set back. The resulting yard may be defined by a fence or hedge to spatially define the edge of the street. The Porch may be one or two stories and may have two or three adjacent sides that are engaged to the building with at least one side open.

Table 6.050.B Size

Width, Clear	15' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	1' min. ¹	D
Pedestrian Access Width	3' min.	E
Encroachment area of building facade		
Depth	6' max.	F
Width ²	1/3 min. of overall building facade.	G

¹ Common entries may be set at grade per local and federal accessibility standards.

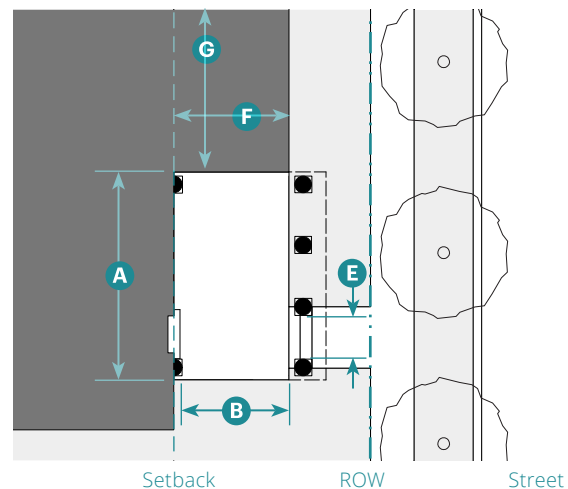
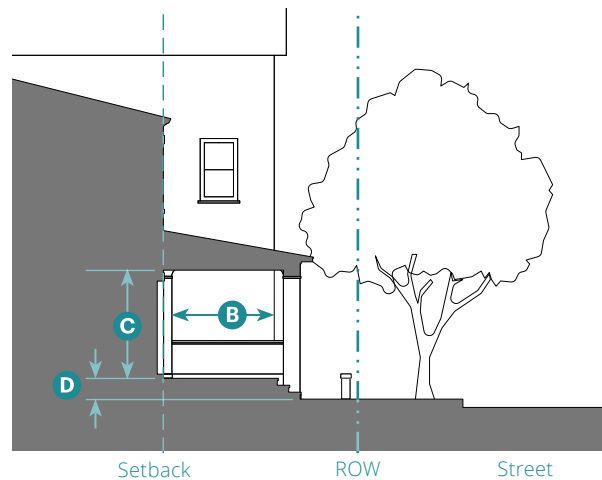
² Encroachment width may not exceed width of Porch (A).

Table 6.050.C Miscellaneous

Porch shall be open on two sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is 1'.



Example of an Engaged Porch



Key

--- ROW/ Design Site Line

--- Setback Line

6.060 Dooryard

Table 6.060.A Description

The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

Table 6.060.B Size

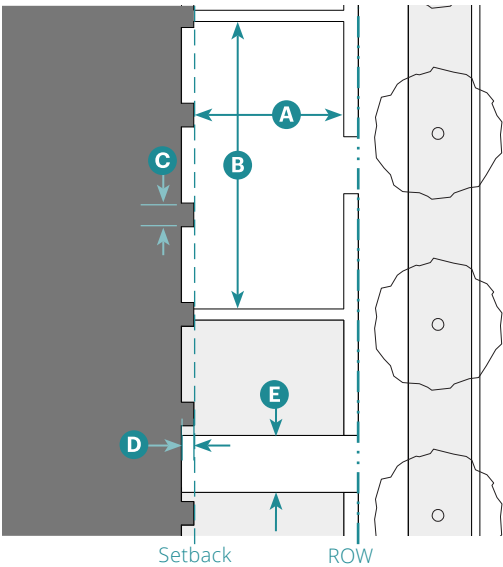
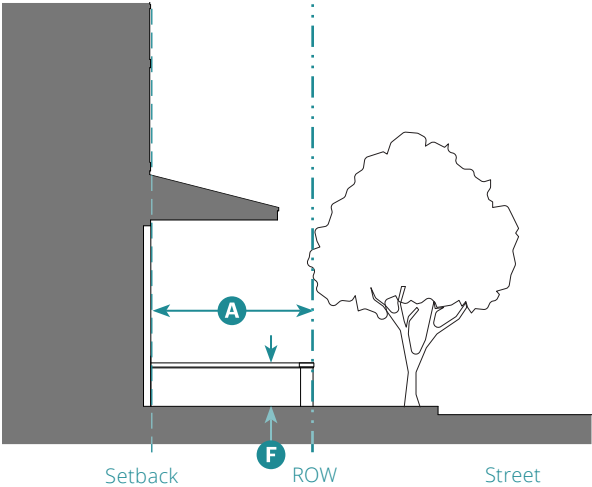
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access Width	3' min.	E
Height of Dooryard Fence/Wall	3' max.	F
above Finish Level		

Table 6.060.C Miscellaneous

Each Dooryard shall provide access to only one ground floor entry.



Example of a Dooryard



Key
--- ROW/ Design Site Line - - - - - Setback Line

6.070 Stoop

Table 6.070.A Description

The main facade of the building is near the front design site line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

Table 6.070.B Size

Width, Clear	4' min.	A
Depth, Clear	3' min.	B
Finish Level above Sidewalk	1' min. ¹	C
Depth of Recessed Entries	8' max.	D

¹ Common entries may be set at grade per local and federal accessibility standards.

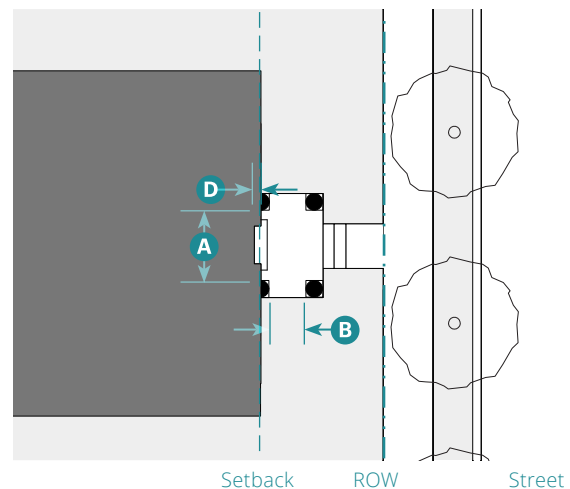
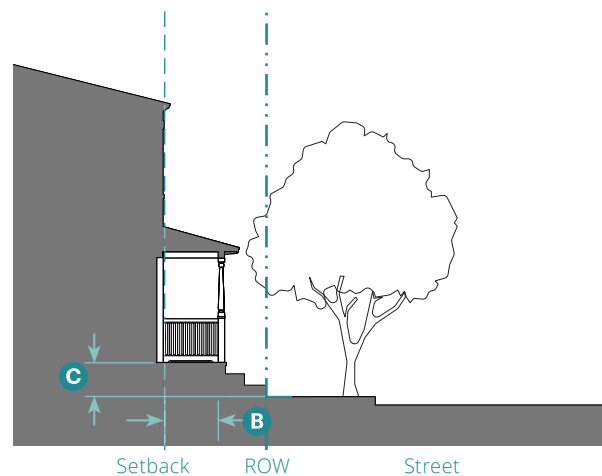
Table 6.070.C Miscellaneous

Entry doors shall be covered or recessed to provide shelter from the elements.

Gates are not allowed.



Example of a Stoop



Key

--- ROW/ Design Site Line

--- Setback Line

6.080 Forecourt

Table 6.080.A Description

The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

Table 6.080.B Size

Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Other frontages, awnings, and balconies may encroach into all sides of the Forecourt.	Max. 1/2 width of Forecourt	D

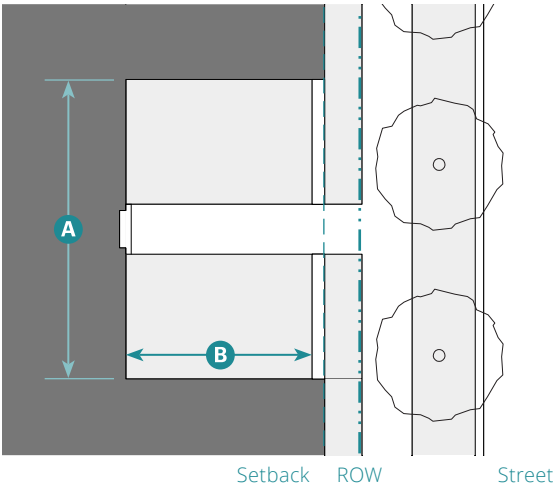
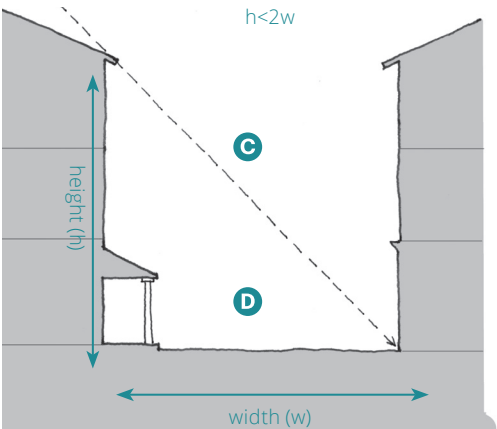
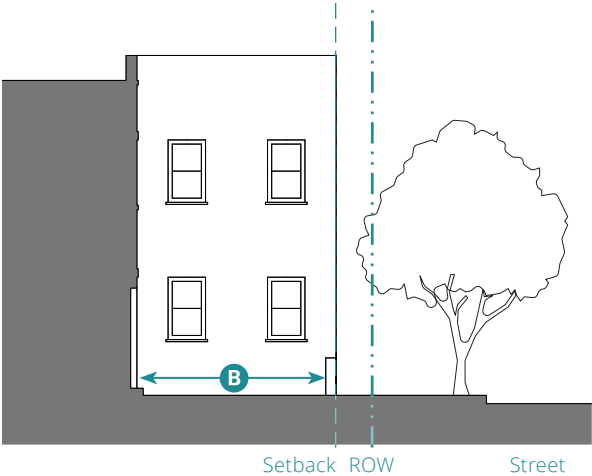
Table 6.080.C Miscellaneous

Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.



Example of a Forecourt with Shopfronts



Key

--- ROW/ Design Site Line - - - - - Setback Line

6.090 Shopfront

Table 6.090.A Description

The main facade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

Table 6.090.B Size

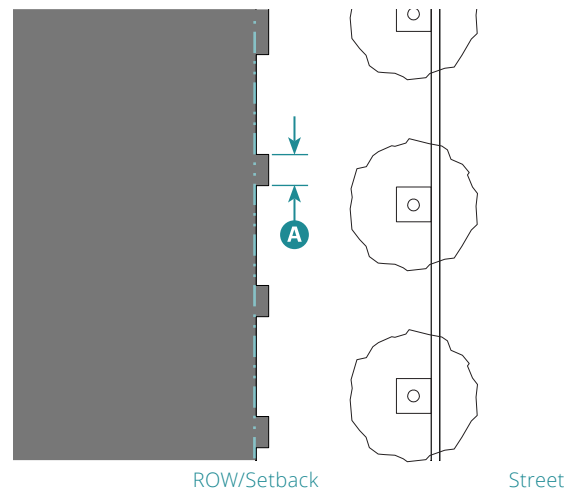
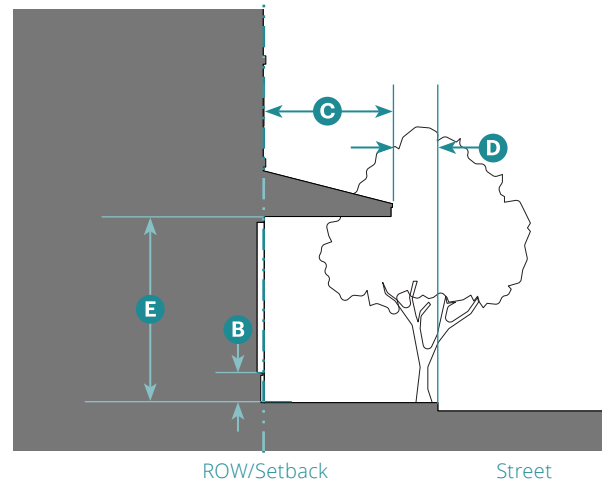
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 2' max.	B

Table 6.090.C Awning (Allowed/Not Required)

Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	10' min.	E



Example of a Shopfront



Key

--- ROW/ Design Site Line

--- Setback Line

6.100 Terrace

Table 6.100.A Description

The main facade is at or near the front design site line with steps leading to an elevated area providing pedestrian circulation along the facade to connect multiple entrances. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

Table 6.100.B Size

Depth of Terrace	8' min. residential	A
	10' min. non-residential	A
Finish Level above Sidewalk	3' max.	B
Distance between Stairs	25' max.	C

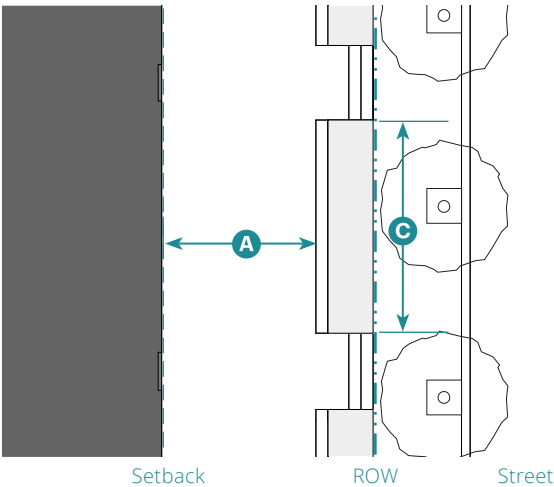
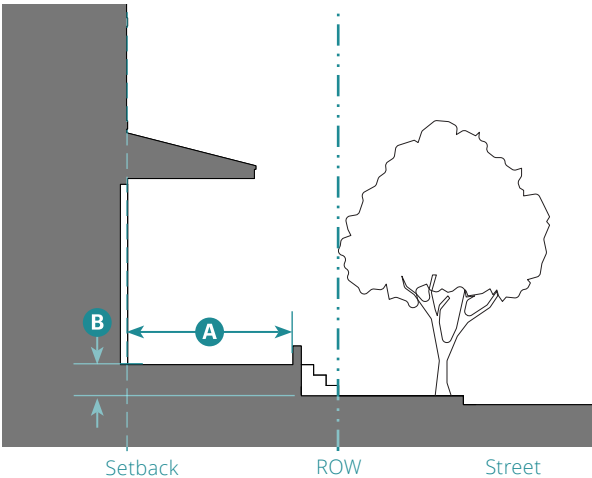
Table 6.100.C Miscellaneous

May be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

Ramps are required to be integrated along the terrace to connect multiple entrances of the building(s).



Example of a Terrace with low-wall seating



Key
--- ROW/ Design Site Line --- Setback Line

6.110 Gallery

Table 6.110.A Description

The main facade of the building is set back from the front design site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts may be included as allowed by the zone.

Table 6.110.B Size

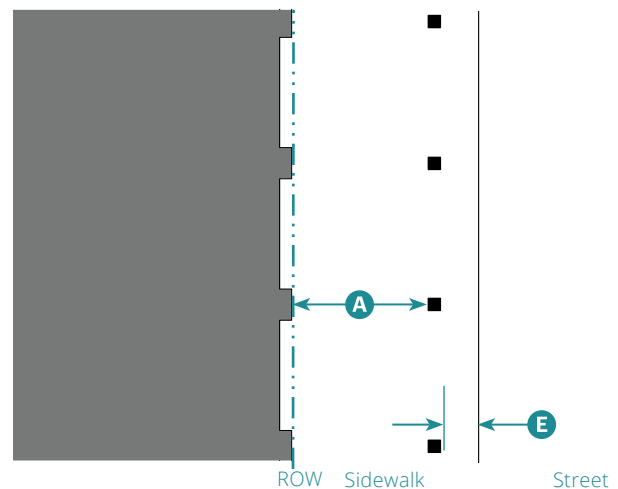
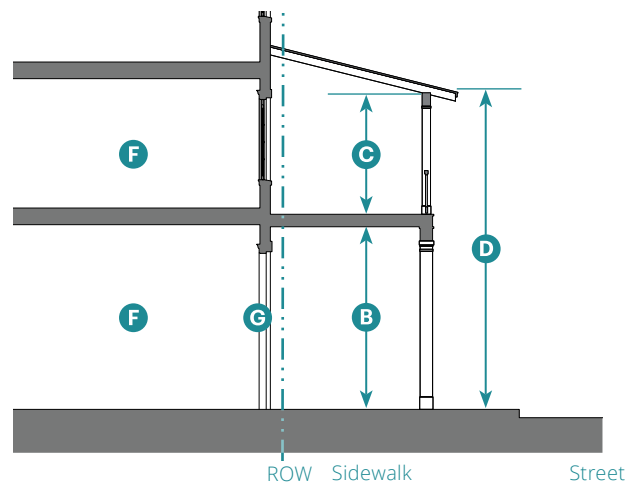
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Curb	18" min. (clear)	E

Table 6.110.C Miscellaneous

Habitable Space	F
Galleries shall also follow the standards of the Shopfront, see Subsection 6.090 (Shopfront).	G
Galleries shall have a consistent depth across the entire front and/or side street facade.	
Galleries are allowed to project over the sidewalk in the public ROW.	
The second story of the Gallery may be covered.	



Example of a two-story Gallery with an uncovered second story


Key

--- ROW/ Design Site Line --- Setback Line

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Section 7: Civic Space Types

Subsections:

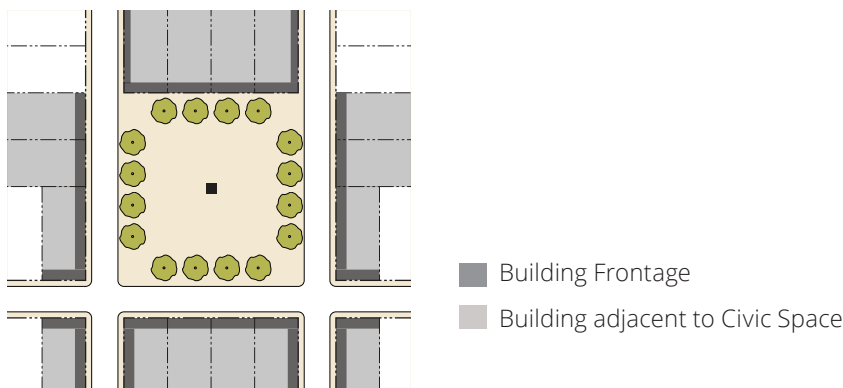
7.010	Purpose
7.020	Civic Space Types
7.030	Overview of Civic Space Types
7.040	Pocket Park/Plaza
7.050	Playground
7.060	Passage
7.070	Greenway
7.080	Plaza

7.010	Purpose
	This Section establishes the standards applicable to new civic spaces. These standards supplement the standards for each zone. Civic space is land in the public realm (publicly or privately owned) for civic gathering purposes.

7.020	Civic Space Types
	1. As required by Subsection 3.040 (Large Sites), design sites of least five acres are required to set aside a minimum area of 10 percent of the design site as civic space. One or more civic spaces may be used to meet the required area. 2. Each civic space is described as to its purpose and intent along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise. 3. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by: A. Single-loaded frontage streets (those with development on one side and open space on the other); B. Bike and pedestrian paths; or C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.

- 4. The facades on building design sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space. See Figure 7.020.1 (Building Frontage Adjacent to a Civic Space) for reference.

Figure 7.020.1 Building Frontage Adjacent to a Civic Space



7.030 Overview of Civic Space Types

Table 7.030.A (Overview of Civic Space Types) provides a summary of the allowed civic space types by zone. See referenced Subsection(s) for standards.

Table 7.030.A: Overview of Civic Space Types						
Private Frontage Type	Specific Standards	Zones				
		T3N	T4N	T4MS	T5N	T5MS
Pocket Park/Plaza	7.040	P	P	P	P	P
Playground	7.050	P	P	P	P	P
Passage	7.060	P	P	P	P	P
Greenway	7.070	P	P	X	X	X
Plaza	7.080	X	X	P	P	P

Key P = Allowed X = Not Allowed

7.040 Pocket Park/Plaza

Table 7.040.A Description

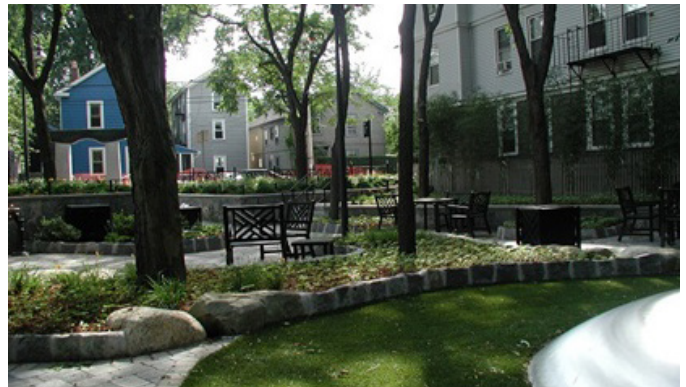
A small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes, intended as intimate spaces for seating or dining.

Table 7.040.B Size and Location

Size 50' x 50' min.

Street required on one of the Pocket Park/Plaza's sides

Facades on design sites attached to or across a street shall "front" on to the Pocket Park/Plaza.



Examples of a Pocket Park/Plaza

7.050 Playground

Table 7.050.A Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.

Table 7.050.B Size and Location

Size 40' x 60' min.



Examples of a Playground

7.060 Passage

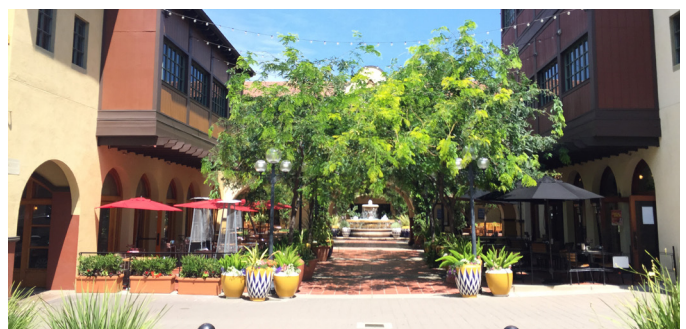
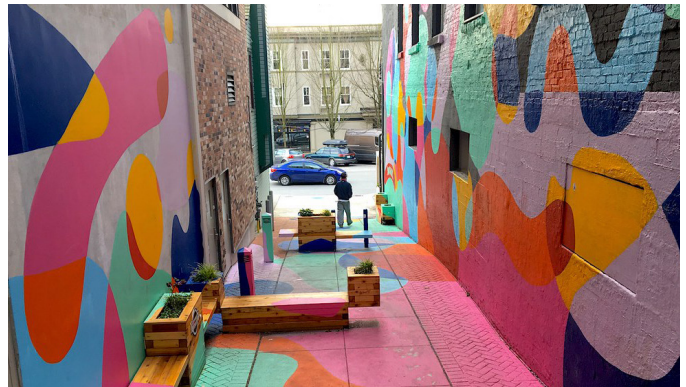
Table 7.060.A Description

A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential Shopfronts and/or residential ground floors and pedestrian entries as required by the zone.

Table 7.060.B Size and Location

Size	15' min. clear width between or through buildings
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Ground floor facades shall be in compliance with facade zone in Table E (Building Placement) and frontages allowed in Table F (Frontages) of the ODS zone.



Examples of a Passage

7.070 Greenway

Table 7.070.A Description

A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

Table 7.070.B Size and Location

Size	2 continuous blocks in length min.
Width	50' min.
Shall front at least one street	



Examples of a Greenway

7.080**Plaza****Table 7.080.A Description**

A community-wide focal point primarily for civic purposes and commercial activities.

Table 7.080.B Size and Location

Size 100' x 100' min.

Street required one of the Plaza's sides

Facades on design sites attached to or across a street shall "front" on to the Plaza.



Examples of a Plaza

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Section 8: Definitions

Subsections:

- 8.010 Purpose
- 8.020 Definitions
- 8.030 Measurement Methods

8.010 Purpose

This Section provides definitions for specialized terms and phrases used in this ODS. All other applicable definitions in Title 18 (Zoning) apply.

8.020 Definitions

A. Definitions

- Abutting.** Having a common property line or district boundary, or separated by a private or public street or easement.
- Access or Service Drive.** A public or private way of paving or right-of-way of not more than 30 feet affording means of access to property.
- Access Frontage or Service Road or Street.** A public or private street or right-of-way of not less than minimum standards as specified by the subdivision ordinance of the City affording means of access to property.
- Adjacent.** Sharing a common design site line, or having design site lines separated only by an alley.
- Adjacent Buildings.** Two or more buildings located upon adjacent design sites.
- Alley.** A public or private way to be used primarily for vehicular access to the back or side of a design site of real property that otherwise abuts a street.
- Apartment, Efficiency.** A dwelling unit in a multi-unit building, consisting of not more than one habitable room, excluding the kitchen or kitchenette and sanitary facilities, of a total floor area of not more than 400 square feet.
- Applicant.** Any individual, firm, or any other entity that applies to the City for the applicable permits to undertake any construction or development within the City.

Architectural Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a primary building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the primary building.

Awning. A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum, or similar material, which may be fixed in place or be retractable.

B. Definitions

Basement. A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining finished grade (as distinguished from a “cellar,” which is a story more than one-half below such level). A basement, when used as a dwelling, shall not be counted as a story for purposes of height measurement.

Bathroom. A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

Bay. Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Block-Scale, Building. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Elevation. The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building Facade. The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

1. **Building Facade, Front.** The exterior wall of a building adjacent to a street or civic space.
2. **Building Facade, Side Street.** The exterior wall of a building adjacent to a side street.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior design site line(s).

4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The facade(s) along the front and side street of the design site.

Building Frontage, Principal. The facade along the front of the design site, typically the narrower of sides and identified by an address.

Building, Primary. The building that serves as the focal point for all activities related to the principal use of the design site.

Building, Setback. See "Setback, Building."

Building Type. A structure defined by its combination of configuration, disposition, and function.

C. Definitions

Ceiling Height, Ground Floor. The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Cellar. That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story, for the purpose of height standards.

Center. Concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context.

Chamfered Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Civic Space. An outdoor area dedicated for public gathering and civic activities. See Section 7 (Civic Space Types).

Common Courtyard. An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

Common Open Space. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

Common Space (syn. Common Area). A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the design site.

Communication Equipment Building. A building housing operating electrical and mechanical equipment necessary for the conduct of a communications business with or without personnel.

Communications Tower. Any structure which supports an antenna.

Community Center. A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Condominium. An estate in real property consisting of an undivided interest in common in a portion of the property together with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, design site map, or condominium plan. The condominium may be commercial, industrial, residential, or any combination. [Civil Code §783, §1351(f)].

Corner Element. A physical distinction in a building at the corner of two streets or a street and public space.

Corner Entry. An entrance located on the corner of a building.

Cottage Court. See Subsection 4.060 (Cottage Court).

Council. The City Council of the City of Pittsburgh.

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking.

Courtyard Building, Large. See Subsection 4.110 (Courtyard Building Large).

Courtyard Building, Small. See Subsection 4.100 (Courtyard Building Small).

Coverage

1. **Coverage, Accessory Structures.** The sum of the footprint area of all structures on a design site.
2. **Coverage, Building.** The floor area of the largest story of a building divided by the total design site area.
3. **Coverage, Design Site.** The portion of the design site expressed as a percentage that is covered in buildings or other structures.

Co-working Space. A facilitated environment which may contain shared facilities including, but not limited to: conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses allowed in the zone in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research & development building may use equipment consistent with research & development uses. Co-working space may be interchangeably referred to as "incubator space."

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

D. Definitions

Dangerous or Objectionable Elements. Any land or building structure used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition or elements in such manner or in such amount as to adversely affect the surrounding area or adjoining premises.

Days. Calendar days unless this ODS specifies otherwise.

Defensible Space. A public, private, or semi-private residential environment whose physical characteristics—building layout and site plan—function to allow inhabitants themselves to become key agents in ensuring their security.

Department. Pittsburgh's Planning Department.

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Depth-to-Height Ratio. The relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

Design Site. A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

1. **Design Site, Corner.** A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.
2. **Design Site, Flag.** A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. **Design Site, Interior.** A design site abutting only one street.
4. **Design Site, Through.** A design site with two or more frontage lines that do not intersect.

Design Site Area. The total square footage or acreage of horizontal area included within the design site lines.

Design Site Coverage. See "Coverage."

Design Site Depth. The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

Design Site Line. The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
 - a. The frontage line in the case of a design site having a single frontage line;
 - b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;

- c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
 - d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
 - e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
 - f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. **Design Site Line, Rear.** That design site line opposite the front design site line.
 3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

Design Site Width. The horizontal distance between the design site lines measured perpendicular to the front design site line.

Detached. Separate or unconnected.

Development Site. The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

Diligently Pursued. Continued with constant or appropriate effort.

Display. An item or arrangement of items indoors that is not attached to a window, door or wall.

Disposition, Formal. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Disposition, Informal. Composed in an informal character with a mix of formal and natural characteristics.

Disposition, Natural. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

Dooryard. See Subsection 6.060 (Dooryard).

Drive-Through Service. Any business that either by design or operation provides services or products directly to occupants of a motor vehicle, except gasoline service stations.

Driveway. A vehicular lane within a design site, or shared between two design sites, usually leading to a garage, other parking, or loading area.

Dwelling, Group Living (syn. Co-housing). Dwellings designed for occupancy of groups living together and having a central dining facility.

E. Definitions

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane

of a vertical or horizontal regulatory limit by extending: into a setback, beyond the build-to-line into the public frontage, or above a height limit.

Entry. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Established Landscape. The point in time at which plants have developed roots into the soil adjacent to the root ball.

Establishment Period. The first year after installing a plant in a landscape.

External Employees. An employee who does not reside at his or her place of employment.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Subsection 8.030 (Measurement Methods).

Facility. An improvement, structure, or building that is designed and used for a particular purpose.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

Flood Hazard. The threat of overflow stormwaters having the capability to flood lands or improvements, transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of channels.

Floor Coverage. See "Coverage."

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Non-residential. The square footage area measurement of a floorplate dedicated to non-residential uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Flow Rate. The rate at which water flows through pipes and valves, measured in gallons per minute or cubic feet per second.

Footprint Area. The total square footage contained within a footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. See Subsection 6.080 (Forecourt).

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Design Site Line, Front."

Front Loaded. (Front Access). Design sites that provide vehicular access from the front of the design site.

Frontage, Private. The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

Frontage, Public. The area between the on-street parking and the back of the sidewalk.

Frontage Line. The design site line(s) of a design site fronting a street (public or private) or a civic space.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Gallery. See Subsection 6.110 (Gallery).

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include: bicycle sales, service, and rental; bookstores, except adult bookstores; apparel and accessories; bakeries; and food stores.

Glazing. Openings in a building in which glass is installed.

Grade. The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

Grade, Finished. The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

Grade, Pre-Development. The grade of a design site prior to any site improvements related to the proposed development.

Grading. Earthwork performed to alter the natural contours of an area.

Green Building Practices. A whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green building practices including, but not limited to, those described in the LEED™ rating system recognize the relationship between natural and built environments

and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment.

Greenway. See Subsection 7.070 (Greenway).

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to: bathrooms, closets, utility rooms, and storage spaces.

Gross Parking Area. The total area of parking space and drive included on a design site.

Gross Residential Acreage. The total area, measured in acres, included within the design site lines of a residential development.

Guest House. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building.

High Water-use or Non-drought-Tolerant Plant. A plant that will require regular irrigation for adequate appearance, growth, and disease resistance.

House-Scale Building. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

I. Definitions

Impervious. The area of any surface that prevents the infiltration of water into the ground including, but not limited to, roads, parking areas, concrete, and buildings.

Improved. An area which has been paved or planted and is permanently maintained as such.

Improvement. The product of any modification to a site structure or building, not including maintenance or repairs.

Infill. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

Irrigation Efficiency. The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system, characteristics, and management practices.

Irrigated Landscape Area. An entire design site less the building footprint, driveways, non-irrigated portions of parking lots, and other hardscape areas. Landscape areas encompass all portions of a development site to be improved with planting and irrigation. They include water bodies including, but not limited to, fountains, swimming pools, and ponds. Natural open spaces without irrigation systems are not included.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter J are defined at this time.

L. Definitions

L-Shaped (syn. Ell). A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscaping. Flowers, shrubs, trees, or other decorative material of natural origin.

LEED™ Rating System. The most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit dwelling or multiple-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Living Area. The interior habitable area of a dwelling unit, including basements and attics, but not including garages or any accessory structure.

Loading Dock(s). A platform where cargo from vehicles can be loaded or unloaded.

Loading Spaces, Off-street. Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

Lodging. See "Bed and Breakfast" or "Hotel or Motel."

Lot. See "Design Site."

Low-Water-Use or Extra Drought-Tolerant Plant. A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

M. Definitions

Main Body. The primary massing of a primary building.

Main Facade. The front facade of a building.

Main Street Building. See Subsection 4.120 (Main Street Building).

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Median. A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

Mixed-Use. Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Mobile Home. A vehicle, other than a motor vehicle, designed and equipped to contain one or more dwelling units to be used without a permanent foundation, and which is in excess of 8 feet in width and in excess of 40 feet in length.

Moderate Water-Use or Semi-Drought-Tolerant Plant. A plant that can survive throughout the year with occasional irrigation.

Multiplex, Large. See Subsection 4.080 (Multiplex Large).

Multiplex, Small. See Subsection 4.070 (Multiplex Small).

Multi-Unit Building. A residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

N. Definitions

Neighborhood Center. A walkable environment that provides a mix of civic, institutional, and/or commercial uses.

New Construction. Structures for which the "start of construction" commenced on or after the effective date of this ODS.

Nonconforming Design Site. A design site that was legally created before the effective date of this ODS and does not comply with the minimum area, depth, width, or other applicable standards of the zone it is located.

Nonconforming Site Improvement. A site improvement (e.g., fences, landscaping, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this ODS and does not conform to the present standards of the zone in which it is located.

Non-Street Frontage. Building facades that do not face a street or civic space.

O. Definitions

ODS Zone (syn. Transect Zone). One of several zones mapped on the ODS Overlay Map. See Figure 2.020.1 (ODS Overlay Map).

Off-Street Parking. The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

Open Space. See "Civic Space."

Open Space Easement. See "Scenic Easement or Open Space Easement."

Open Structure. An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures.

Oriel Window (syn. Upper Story Bay Window). A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

Outdoor Storage Building. A building used primarily for storage of goods and materials, and uninhabitable.

Overhead Doors. Doors constructed in horizontally hinged Subsections that are equipped with hardware that rolls the Subsections into an overhead position, clear of the opening.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel, Nonconforming. A legally created parcel which does not conform with current standards for area, width, frontage or other such standards for the zone in which the parcel is located because of annexation or amendments to the title.

Park and Recreational Area, Public. Include playgrounds, public gardens, outdoor sports grounds, indoor sports structures within a park area, tot lots, passive park areas, and other areas of use to the general public for recreation or outdoor diversions, not including commercial recreation facilities (see "Commercial Recreation Facility.")

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Parkway. That portion of a public right-of-way located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

Passage. See Subsection 7.060 (Passage).

Passageway. A pathway unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

Path of Travel. A continuous, unobstructed way of pedestrian passage.

Patio Cover. A one story, roofed structure, not more than 12 feet in height above adjacent finished grade, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the primary building.

Pedestrian Shed. An area centered on a destination including, but not limited to, a civic space, civic building, or main street. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge, about 1,500 feet. Pedestrian sheds are used for planning Walkable Urban areas.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

Pedestrian-Oriented Businesses. General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

Pedestrian-Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Pennant. Any lightweight flexible plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, in a series of three or more, designed to move in the wind.

Playground. See Subsection 7.050 (Playground).

Plaza. See Subsection 7.080 (Plaza).

Plot Plan. A plan for an individual residential design site within an approved subdivision. At a minimum, the plot plan shows the design site property lines with metes and bounds; street address; driveways; grading; proposed locations for structures; public and private improvements (e.g., utility service laterals); retaining walls; trees; and measurements to locate these improvements within the design site.

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Podium Top. A flat, elevated and open area above a podium that can be used as common area.

Pocket Park/Plaza. See Subsection 7.040 (Pocket Park/Plaza).

Porch. A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See Subsection 6.050 (Porch Engaged).
2. **Porch, Projecting.** See Subsection 6.040 (Porch Projecting).

Pre-Development Grade. The grade of a design site prior to any site improvements related to the proposed development.

Premises. An area of land with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit.

Primary Building. See "Building, Primary."

Primary Living Space. A space within the primary building that is designed as a living room, dining room, or bedroom.

Private Open Space. The area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

Private Street. Any street not a public street.

Public Property. Any property publicly owned outside of the designated public right-of-way.

Public Street. A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the City.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the design site.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Recreational Area. Areas of active play or recreation including, but not limited to, sports fields, school yards, picnic grounds, or other areas with intense foot traffic.

Relocation. The act or process of moving a structure or object from one property to another property or to a different location on the same property.

Renovation

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Residential. Premises used primarily for human habitation.

Residential Development. Any development that consists entirely of dwellings.

Right-of-Way (ROW). Land dedicated to transportation purposes and/or use by the general public.

Rowhouse. See Subsection 4.090 (Townhouse).

Runoff. Water which is not absorbed by the soil to which it is applied. Runoff usually occurs when water is applied at too great a precipitation rate, when water is applied to saturated soils, or when water is applied to a steep slope.

S. Definitions

Satellite Dish Antenna. Parabolic or spherical antenna whose purpose is to receive and/or transmit radio communication signals to and/or from satellites.

Scenic Easement or Open Space Easement. An easement granted to the public whereby the owner relinquishes or limits the right to construct improvements on the land.

Second Unit. See "Dwelling, Second Unit."

Semi-Public Utility Building. A building owned or operated by a non-profit organization, private institution, or foundation, and used to provide utility services to its members or those persons it serves.

Service Entries. Building access for service providers.

Service Facilities. On-site facilities that support grounds maintenance, landscaping, and minor repair service relative to a primary use.

Setback. The distance by which a structure, parking area, or other development feature is separated from a design site line, other structure, or development feature

1. **Setback, Front.** An area extending across the full width of the design site between the front design site line and the primary structure.
2. **Setback, Rear.** An area extending the full width of the design site between a rear design site line and the primary structure.
3. **Setback, Side.** An area between a side design site line and the primary structure extending between the front and rear setback.

Setback, Building. The mandatory clear distance between a design site line and a building.

Setback, Parking. The mandatory clear distance between a design site line and parking.

Setback, Non-Street Frontage. Any side or rear setback not contiguous to a public right-of-way. Such setback shall be measured laterally from the nearest part of that portion of a primary building facing said side or rear setback toward the nearest point of the design site line.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. See Subsection 6.090 (Shopfront).

Shopfront Base. A very low wall, that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

Sidewalk. A paved area along a street intended exclusively for pedestrian use and often installed between a street and design site frontages.

Single-Loaded, Building. A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

Site Plan. A base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

Special Architectural Elements. Church spires; belfries cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

Street, Front. Street located along the front design site line of a parcel.

Street, Side. Street located along a design site line of a parcel that is not along the front design site line.

Stoop. See Subsection 6.070 (Stoop).

Storefront. The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

1. **Story, First.** The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

Street. A public or permanent private thoroughfare which affords a primary means of access to design site(s).

1. **Street, Front.** Street located along the front design site line.
2. **Street, Side.** Street located along a design site line that is not the front design site line

Street Frontage. The lineal length of that portion of a design site abutting a street.

Street Frontage, Principal. The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree. A tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of-way.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Terrace. See Subsection 6.100 (Terrace).

Thoroughfares. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to design sites and open spaces, and that incorporates vehicular lanes and public frontages.

Townhouse. See Subsection 4.090 (Townhouse).

Transect. A cross-Subsection of the environment showing a range of different habitats. The Natural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism.

Transect Zone. See "ODS Zone."

Transit Station. A design site or structure used for the purpose of parking, loading, and unloading freight and passengers from train or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses stop to load and unload passengers, excluding a stop that is only utilized by a school bus route operated seasonally or only during school hours for the intended purpose of serving students. A transit stop may or may not include a shelter or a pullout.

Turf. A surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are cool-season grasses. Bermudagrass, kikuyugrass, seashore paspalum, St. Augustinegrass, zoysiagrass, and buffalo grass are warm-season grasses.

U. Definitions

Understory. The smaller trees and shrubs below the canopy of large trees.

Unit. See "Dwelling Unit."

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Usable Open Space. Common or private open space, excluding the following:

1. Required front setbacks;
2. Areas devoted to parking, driveways, and maneuvering areas;
3. Open space at grade less than 10 feet in its minimum dimension; and
4. Patios, balconies, or decks less than five feet in their minimum dimension.

V. Definitions

Visitability. A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

W. Definitions

Walkable Neighborhood Center. A Walkable Urban environment that provides a concentrated mix of civic, institutional, and/or commercial uses.

Walkable/Walkability. The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

Walkway. A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the facades of buildings.

Water Table, Architectural Feature. A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building.

X. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Y. Definitions

Yard. See "Setback."

Z. Definitions

Zero Design Site Line. A building or structure that is placed on the property line.

Zone. See "Transect Zone."

Zone Map. The zoning map(s) of the City of Pittsburg, California, together with all amendments.

Zoning Administrator. The duly designated and appointed zoning administrator of the City of Pittsburg.

Zoning Code. The Zoning Ordinance of the City of Pittsburg specified in Title 18.

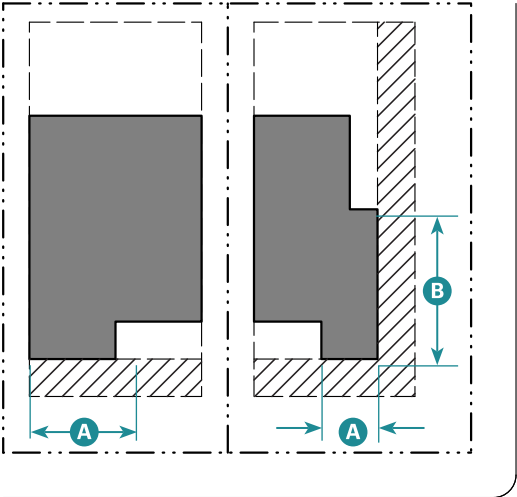
8.030 Measurement Methods

1. Primary Building within Facade Zone

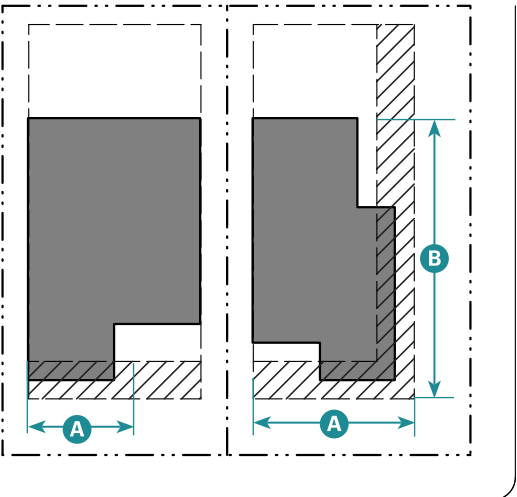
- A. **Applicability.** The facade zone standards apply to new primary buildings and their additions along the front and side street of a design site.
- B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.
 - (1) Identify the width of design site (e.g., 50 feet) and apply required front and side building setbacks (e.g., 5 feet and 5 feet).
 - (2) Subtract the horizontal length between each side setback and the adjacent side design site line from the total width of the design site. The result is the net buildable width of the design site (e.g., 40 feet).
 - (3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 50 feet). The result is the minimum length, in feet, of building facade that shall be placed in or abutting the facade zone (e.g., 20 feet).

Figure 8.030.1: Applying the Required Amount to the Facade Zone

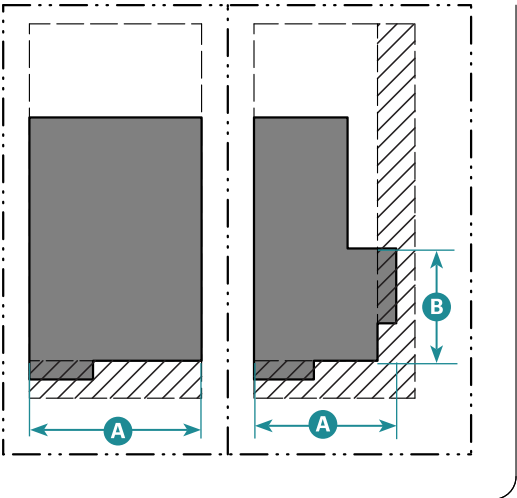
A. Abutting Facade Only



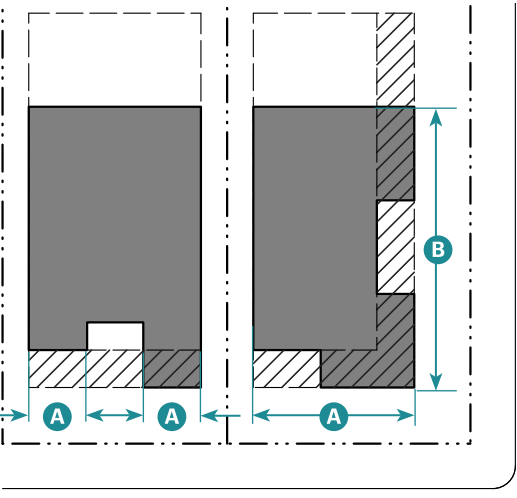
B. Within Facade Zone Only



C. Abutting and Within Facade Zone



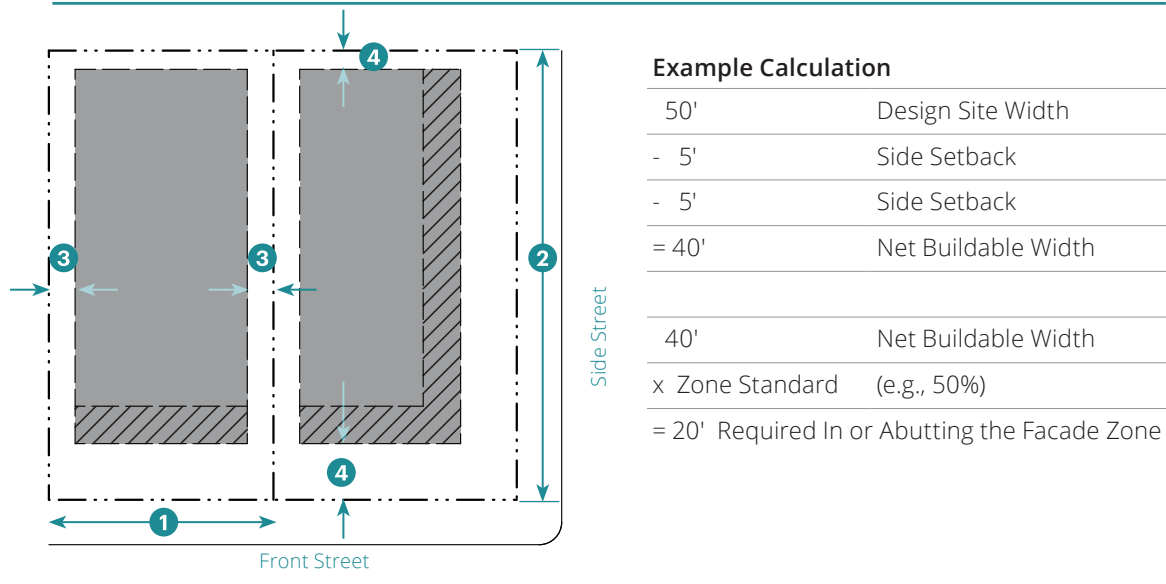
D. Abutting and at Front of Facade Zone



		Front Street	Side Street
	Facade Zone	50% min. ¹	50% min. ¹
	Buildable Area	A	B

¹This is an example. See Subsection 5 of the zone for the standard.

Figure 8.030.2: Determining the Required Amount Subject to the Facade Zone



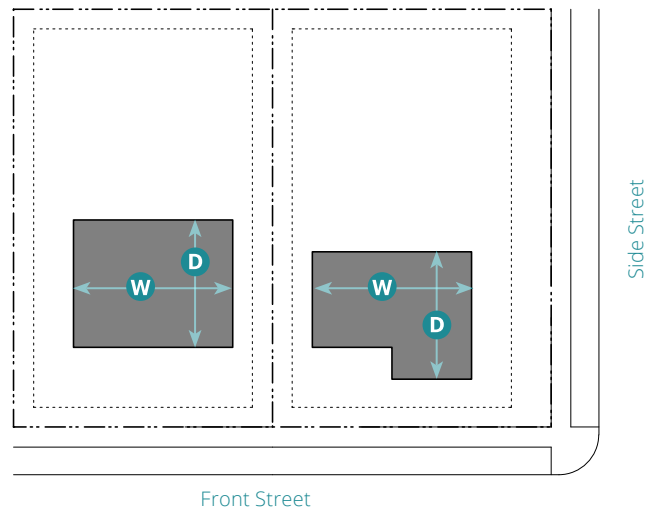
- ① Width of Design Site
- ② Depth of Design Site
- ③ Setback to be Subtracted from Design Site Width
- ④ Setback to be Subtracted from Design Site Depth

2. Measuring Building Types

A. Methodology. Measurement of width and depth.

(1) **Main Body.** The width and depth of the main body shall be measured as follows:

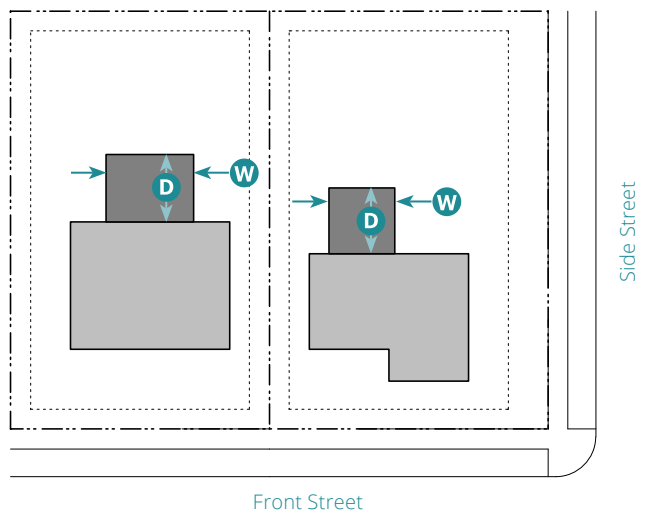
- (a) The width shall be parallel to the front.
- (b) The depth shall be perpendicular to the front.



**Figure 8.030.3:
Main Body**

- W** Width
- D** Depth

- (2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:
- (a) The width shall be the greater of the two dimensions of the footprint.
 - (b) The depth shall be the lesser of the two dimensions of the footprint.



**Figure 8.030.4:
Wings and Ancillary Structures**

- W** Width
- D** Depth

- (3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:
- (a) The width shall be parallel to the front
 - (b) The depth shall be perpendicular to the front.

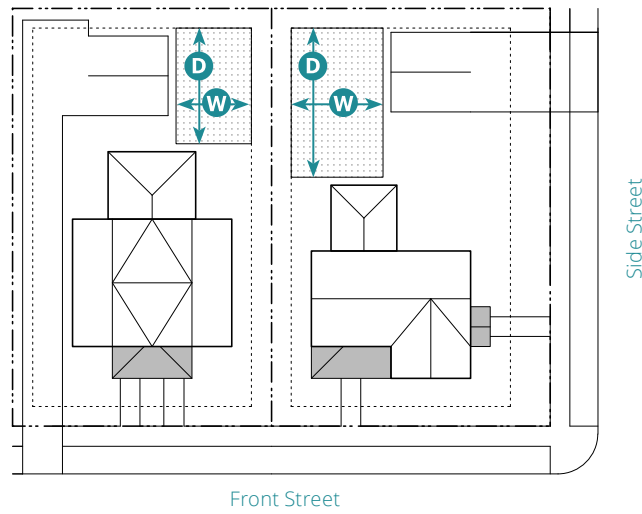


Figure 8.030.5:
Open Space(s)

W Width

D Depth

- (4) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:
- The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.
 - If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.
 - The depth shall be perpendicular to the width.

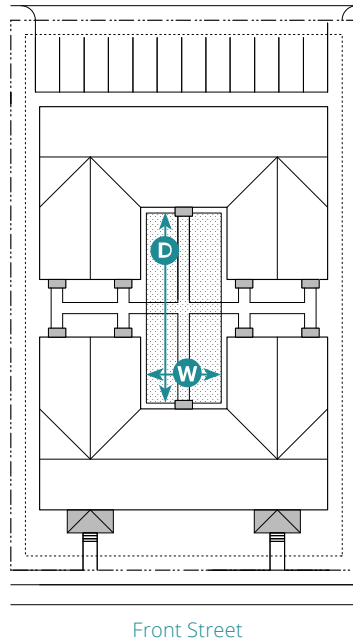


Figure 8.030.6:
Courtyard(s)

- W** Width
- D** Depth

- (5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.
- The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).
 - The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

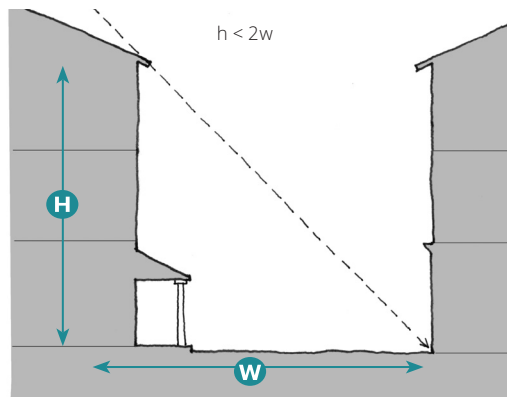


Figure 8.030.7:
Width-to-Height Ratio

- W** Width
- H** Height

(6) **Highest Eave/Top of Parapet.**

- (a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
- (b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.
- (c) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.
- (d) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.
- (e) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure 8.030.8: Top of Parapet and Flat Roof

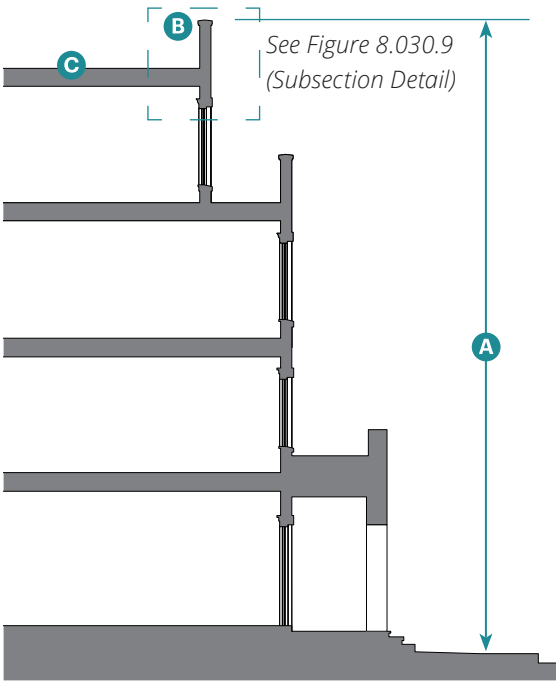


Figure 8.030.9: Subsection Detail of Top of Parapet and Flat Roof

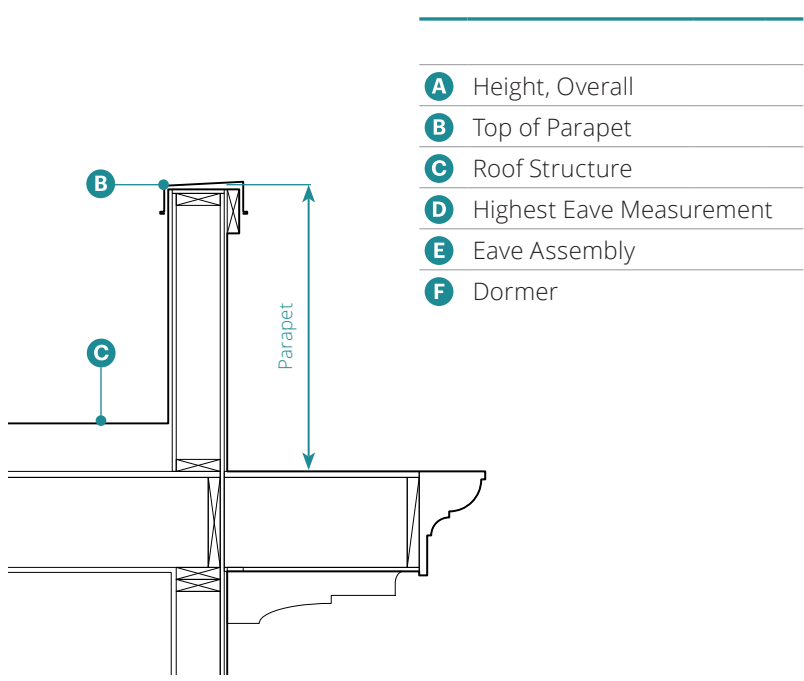


Figure 8.030.10: Highest Eave for Pitched Roof

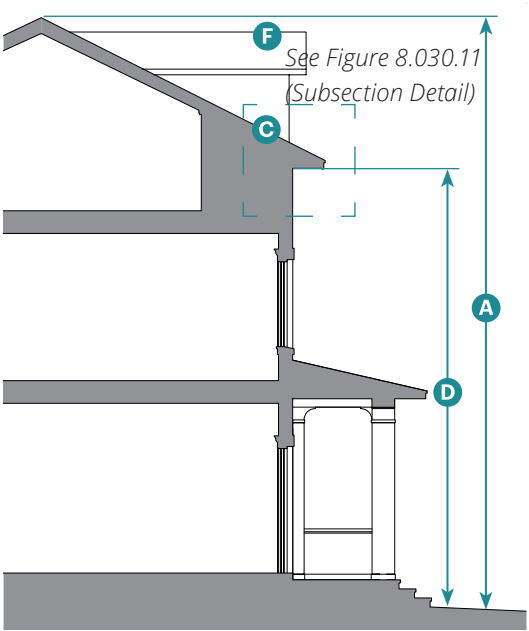
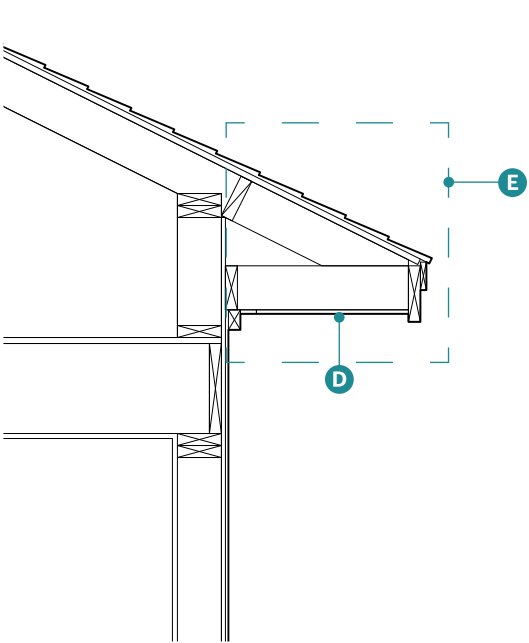


Figure 8.030.11: Subsection Detail of Highest Eave for Pitched Roof



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BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending the Zoning Map to Establish)
a Citywide Limited Overlay for Objective)
Design Standards 2023)

ORDINANCE NO. 24-

WHEREAS, the California Legislature has passed, and the Governor has signed a number of laws in recent years aimed at increasing the production of housing; and

WHEREAS, California Government Code Section 65913.4, as added by Senate Bill 35 of 2017 and as amended since, sets forth a ministerial approval process requiring objective design standards for specified residential housing projects; and

WHEREAS, staff has drafted a set of Objective Design Standards to be applicable as set forth in a limited Citywide overlay district in compliance with state law; and

WHEREAS, on or prior to April 28, 2023, notice of the May 9, 2023, Planning Commission public hearing to consider this item was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times) as a 1/8 page advertisement; and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090 and 65091; and

WHEREAS, On May 9, 2023, the Planning Commission held a duly noticed public hearing to consider proposed, "Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ)", and voted to adopt Resolution No.10231, recommending City Council approval; and

WHEREAS, on or prior to September 8, 2023, in accordance with Government Code section 65091 and Pittsburg Municipal Code (PMC) section 18.14.020, a "Notice of Public Hearing" for the September 18, 2023, public hearing on this item was posted at City Hall; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times) as a 1/8 page advertisement; and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090 and 65091. A copy of the notice was also placed on the "Public Notices" page of the City website on September 8, 2023. The notice was also posted on www.nextdoor.com ("Nextdoor"); and

WHEREAS, on October 2, 2023, the City Council held a duly noticed public hearing on the Planning Commission's recommendation for the City Council to approve the proposed amendment to the Zoning Map to establish a Citywide Limited Overlay for Objective Design Standards 2023; and

WHEREAS, this Zoning Map amendment is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of applicability of the state CEQA Guidelines, section 15061, in that the activity in question consists of zoning overlay related to objective design standards text amendments that would not result in a physical impact on the environment.

NOW, THEREFORE, the City Council of the City of Pittsburg does ORDAIN as follows:

SECTION 1. Zoning Map Amendment Approval and Adoption. The Zoning Map is hereby amended to add the Objective Design Standards 2023 Limited Overlay Map, attached as “Exhibit A” to this Ordinance.

SECTION 2. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 3. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 4. Publication. The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on October 2, 2023, and was adopted and ordered published at a regular meeting of the City Council held on March 4, 2024, by the following vote:

AYES:

NOES:

ABSTAINED:

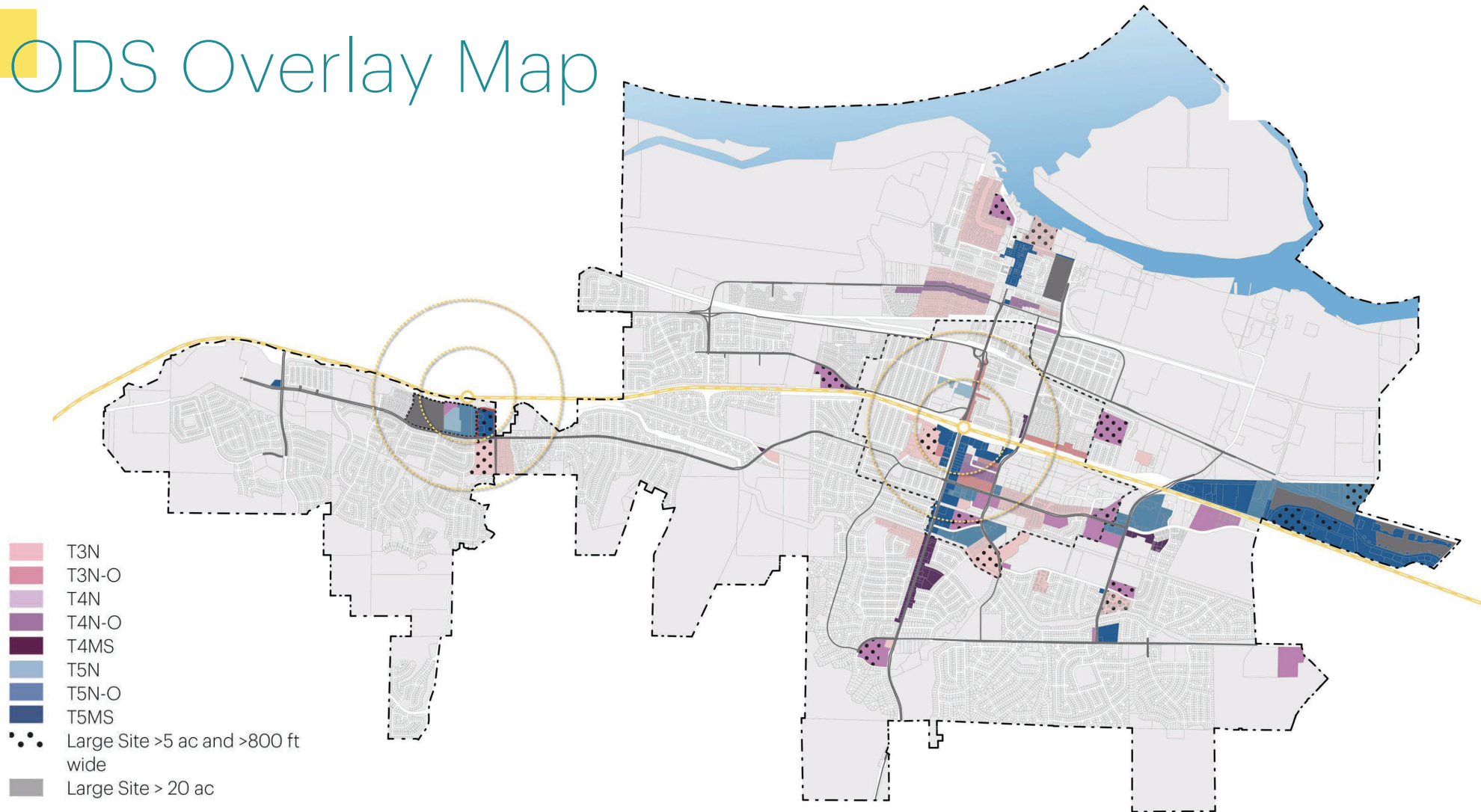
ABSENT:

Juan Antonio Banales, Mayor

ATTEST:

Alice E. Evenson, City Clerk

ODS Overlay Map



Pittsburgh Objective Design Standards