



City of Pittsburg Planning Commission Agenda

04/09/2024

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

**Regular Meeting
7:00 P.M.**

Planning Commission Members

**Arlene Kobata, Chair
Sarah Foster, Vice-Chair
Donna Smith, Commissioner
Elissa Robinson, Commissioner
Frank Gordon, Commissioner
Deandra Stokes, Commissioner
Ivelina Popova, Commissioner**

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

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

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

This agenda was posted in City Hall on Friday, April 5, 2024

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of February 27, 2024
Minutes of March 12, 2024

COMMISSION CONSIDERATIONS

2. **East Street Estates, AP-19-1470 (DR)**
This is a public hearing on a request for Design Review approval of plans to construct eight, detached, single-family dwellings and site improvements on an existing, vacant, eight-lot Subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 square-foot minimum lot size) District. Assessor's Parcel Numbers: 085-186-032; -033, -034, -035, -036, -037, -038, -039.

Environmental Review: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332. The proposed project qualifies for a Class 32 categorical exemption because: (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) it is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value, as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

ZONING ADMINISTRATOR REPORTS

3. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits one notice of intent to exercise delegated design review authority: 1) to operate a custom redwood fence manufacturing and retail sales business within three existing structures located at 1830 Loveridge Road in the Service Commercial (CS) Zoning District. Applicant proposes multiple tenant improvements including: (1) installation of new lighting, (2) replacement of wood trim and gutters, (3) new exterior paint, (4) updated fencing, and (5) front parking lot improvements (new asphalt overlay and striping). Assessor's Parcel No. 073-190-002.

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

February 27, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Popova at 7:00 p.m. on Tuesday, February 27, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Popova, Vice-Chair Kobata, Commissioners Foster, Robinson, Smith

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Community and Economic Development John Funderburg, Senior Planner Maurice Berenyah-Addow, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of February 13, 2024

On motion by Commissioner Foster, seconded by Chair Popova to approve the consent item and carried by the following vote:

AYES: Foster, Kobata, Popova, Robinson, Smith
NAYES: None
ABSTAIN: None
ABSENT: None

PUBLIC HEARING

2. Consideration of a Resolution Granting a Use Permit, Design Review and Variance and adoption of an Initial Study Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the Linde Inc., Oakstone Northern California Expansion Project, AP-23-0046 (UP, DR, VA)

A public hearing on the consideration of a Resolution Granting a Use Permit, Design Review and Variance and adoption of an Initial Study Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the Linde Inc., Oakstone Northern California Expansion Project.

Senior Planner Maurice Berenyah-Addow gave a presentation.
Applicant Christian Lenci spoke on behalf of the project.

Chair Popova requested a five-minute recess starting at approximately 7:45 p.m. and reconvened at approximately 7:54 p.m.

Chair Popova opened the public hearing.

Public comment was received by the following:

Rick Franco with Adams Broadwell Joseph and Cardoza
Bruce Ohlson, Pittsburg resident.

There being no one to speak further on this item, Chair Popova closed the public hearing.

On motion by Vice-Chair Kobata, approving the consideration of a Resolution Granting a Use Permit, Design Review and Variance and adoption of an Initial Study Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the Linde Inc., Oakstone Northern California Expansion Project AP-23-0046 (UP, DR, VA), seconded by Commissioner Smith.

AYES: Foster, Kobata, Popova, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: None

STAFF COMMUNICATIONS

Secretary Funderburg provided information and discussed the tentative schedule for upcoming meetings.

The Planning Commission Academy that will be held in March by the League of California Cities.

General Plan comment period closed on Friday, February 9, 2024, comments have been received and Secretary Funderburg is working to address all comments.

One (1) item tentatively scheduled for March 12, 2024, meeting:

1. CP (Pedestrian Commercial) Zone Text Amendments – City initiated updates to the permitted uses in this zone.

There were no further staff communications.

COMMITTEE REPORTS

Chair Popova provided an update on the Community and Economic Development Subcommittee.

ADJOURNMENT

The meeting was adjourned at 8:47 p.m. to March 12, 2024.

Respectfully Submitted,

John Funderburg, Secretary

**MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION**

March 12, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Vice-Chair Kobata at 7:00 p.m. on Tuesday, March 12, 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Kobata, Vice-Chair Foster, Commissioners Gordon, Popova, Smith, Stokes, Robinson

Staff: Assistant Director of Community and Economic Development John Funderburg, Senior Planner Maurice Berenyah-Addow, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Vice-Chair Foster led the Pledge of Allegiance.

REORGANIZATION

Per Planning Commission by-laws, as the current sitting Vice-Chair, Commissioner Kobata assumed the role of Chair. In the order of seniority, Commissioner Foster assumed the role of Vice-Chair.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATION

A presentation on the current approved projects occurring throughout the city was presented to the Commission by Secretary Funderburg.

Chair Kobata opened public comment.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident

There being no one to speak further on this item, Chair Kobata closed the public comment.

ZONING ADMINISTRATOR REPROTS

2. The Zoning Administrator submitted two notices of intent to exercise delegated design review authority:

- 1) Century Plaza Commercial LLC to upgrade the façade and make tenant improvements to the existing storefront located at 4411 Century Blvd #4699 (former Toys R Us) with in the Century Plaza shopping center for a proposed new “Five Below” store and future tenants.
- 2) Mccampbell Analytical, Inc. to upgrade the façade and make tenant improvements to the existing commercial building located at 134 Willow Pass Road.

STAFF COMMUNICATIONS

Secretary Funderburg informed the Commissioners that there are no tentatively scheduled items for the March 27, 2024 meeting.

Secretary Funderburg informed the Commissioners that the Annual Planning Commission workshop will be held at the Marina Center on a Saturday in April, the date and time have yet to be determined.

COMMITTEE REPORTS

There are no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:39 p.m. to March 27, 2024.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 9, 2024**

ITEM: **East Street Estates, AP-19-1470 (DR)**

ORIGINATED BY: Veritel Homes, LLC, (925) 518-9000, keslinke@gmail.com

SUBJECT: This is a public hearing on a request for Design Review approval of plans to construct eight, detached, single-family dwellings and site improvements on an existing, vacant, eight-lot Subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 square-foot minimum lot size) District. Assessor's Parcel Numbers: 085-186-032; -033, -034, -035, -036, -037, -038, -039.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) approving Design Review Application No. 19-1470 (DR), subject to conditions.

BACKGROUND:

The project site is the former site of the Veterans' Hall owned by Contra Costa County (County) which was destroyed by a fire. In 1998, the County demolished the Hall and performed clean-up of the site, including removal of asbestos, lead paint and contaminated soil and an underground fuel storage tank.

Original Project Approvals, Time Extension and Expiration

On March 28, 2000, the Planning Commission adopted a series of resolutions allowing for the development of eight single family homes for the "East Street Estates" (proposed project). See resolutions below:

- Resolution No. 9155 approved Design Review of architectural plans (DR-00-05) for the eight, single-family residential units.
- Resolution No. 9156 approved a Use Permit (UP-00-01) allowing medium-density residential development for eight lots.
- Resolution No. 9157 approved a Variance (VA-00-01-setbacks) allowing for a decrease in required front, side, and street side yard setbacks for each of the eight units.

On May 23, 2000, following the approval of the original Design Review, Use Permit and Variance applications, the Planning Commission adopted two additional resolutions:

- Resolution No. 9167 approved a Vesting Tentative Map subdividing the 0.63-acre parcel into eight individual lots (Subdivision 8409).
- Resolution No. 9166 approved a second Variance (VA-00-03-lot size) allowing each lot to be less than the required 5,000-square foot (sq. ft.) minimum lot size.

Conditions related to expiration were included in the original East Street Estates project approval. Condition 17 of Resolution No. 9155 and Condition No. 5 of Resolution No. 9157 specified that the Design Review (DR-00-05) and Variance (VA-00-01-setbacks) approvals would expire on the one-year anniversary of the date that the Final Subdivision Map for the proposed project was filed with the County Recorder.

On June 30, 2006, the Final Subdivision Map for East Street Estates was recorded in Book 492, Page 31, under Instrument No. 06-208515. Therefore, expiration of the Design Review (DR-00-05) approval in Resolution No. 9155 and expiration of the Variance (VA-00-01-setbacks) approval in Resolution No. 9157 were set for June 30, 2007.

On May 21, 2007, the City Council adopted amendments to the zoning code in Ordinance No. 07-1284, removing the requirement in Chapter 18.84 PMC Article 15 for a Use Permit to build on a substandard lot, thereby eliminating the need to extend the initial Use Permit (UP-00-01) approved under Resolution No. 9156.

In June 2007, the applicant for the proposed project filed a written request to extend the Design Review (DR-00-05) and Variance (VA-00-01-setbacks) approvals for the original East Street Estates project approval for one year. On July 24, 2007, the Planning Commission approved Resolution No. 9720 granting the one-year time extensions.

In June 2008, the applicant for the proposed project subsequently filed an additional written request to extend the Design Review (DR-00-05) and Variance (VA-00-01-setbacks) approvals. On August 12, 2008, the Planning Commission approved Resolution No. 9764 granting the one-year time extensions.

The approvals expired on June 30, 2009, without a request for any additional extensions.

Current Project Request

As a result of the original project approvals expiring on June 30, 2009, the project applicant filed for a new Design Review application.

On October 17, 2019, the applicant filed Planning Application No. 19-1470, requesting Design Review approval for the previously-approved, eight, detached, single-family dwellings on eight, vacant parcels.

On November 21, 2019, the Planning Division issued a status letter to the applicant deeming the application incomplete and requesting additional information. Throughout the COVID-19 pandemic, the applicant worked diligently to provide staff with additional information to deem the application complete.

In July 2021, the application was deemed complete and a referral for the proposed project was circulated to local and state agencies and departments for review and comment.

PROJECT DESCRIPTION:

Existing Conditions

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

The land is generally flat and contains ruderal vegetation, two mature Cedar trees, one mature Oak tree and three large Oleander shrubs. There is an approximately six-foot (ft.) tall chain link fence around the entire perimeter of the property.

An existing, six-ft. wide sidewalk and remnant driveway aprons surround the property on the north side (adjacent to East 8th Street) and south side (adjacent to East 9th Street) of the project site. An existing, nine-ft. wide sidewalk surrounds the property on the west side (adjacent to East Street) of the project site.

The approximate width of the streets surrounding the project site, not including sidewalks, are listed below:

- East 8th Street (two-way): ~ 35-ft.
- East 9th Street (one-way, westbound): ~ 30-ft.
- East Street (one-way, southbound): ~ 50-ft.

Currently, there are six Pacific Gas and Electric Company (PG&E) light poles along the perimeter of the property; two on East 9th Street, three on East Street and one on East 8th Street.

The project site is approximately one mile from the Pittsburg Center Bay Area Rapid Transit (BART) station and is within a quarter mile of two bus stops located near the intersections of Railroad Avenue/Central Avenue and Harbor Street/Central Avenue (Tri Delta Transit Routes 381 and 387). Additionally, the project site is within 0.3 miles of Marina Vista Elementary School, 0.8 miles of Pittsburg High School, 0.4 miles of John Buckley Square, and 0.5 miles of the Downtown commercial core. See Attachment 2 for photos of the project site.

Surrounding Land Uses

North: 8th Street Greenbelt with residential Subdivision beyond (Village at New York Landing)

West: Mixed single-family and multifamily, one- and two-story residential structures

South: Mixed single-family and multifamily, one- and two-story residential structures with the East 10th Street Service Commercial corridor beyond

East: Mixed single-family and multifamily, one- and two-story residential structures

See Attachment 3 for a map of surrounding land uses.

Proposed Project

The proposed project, if approved, would allow for the development of eight, detached, single-family dwellings within the existing eight-lot Subdivision. Four of the dwellings would face East 8th Street and the remaining four dwellings would face East 9th Street.

Consistent with the Use Permit conditions approved under Resolution No. 9156, adopted on March 8, 2000, and the Final Subdivision Map recorded on June 30, 2006, lot sizes within the East Street Estates project area are slightly smaller (substandard) than the 4,000 sq. ft. minimum lot size currently allowed in the RS-4 District, averaging 3,462 sq. ft. per lot. Each proposed single-family dwelling would range in size from 2,552 sq. ft. to 2,720 sq. ft.

Each lot would conform to existing property development regulations for the RS-4 District which include a 28-ft. maximum height limit, 15-ft. minimum front yard, 10-ft. required rear yard and a 4-ft.- 4-inch (in.) to 4-ft. – 6-in. minimum side yard setback (10% of the lot width). Additional detail related to property development regulations is included in Attachment 6.

Architectural Plans

The architectural plans for the proposed project include five, two-story, single-family residence models: 1A (Lots 1 and 8), 1B (Lots 2 and 7), 1C (Lots 3 and 6), 2A (Lot 4) and 2B (Lot 5). The house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile roofing material, stucco siding and trim, board and batten siding, columns with cultured stone veneer, gable vents and two variations of garage doors with window lights. Models 1A and 2B include wooden railing at porch, and all models, except for Model 1A, include shutters and corbels.

All six, Model 1 residences would include a duo-car garage, front porch, four bedrooms, three full bathrooms (with the exception of Model 1A which provides two full and one-half bathroom), kitchen, dining area, living room, washer and dryer, as well as space for three trash bins and a private, fenced yard. Note: Model 1A on Lots 1 and 8 would also include an approximately 278-sq. ft. attached Accessory Dwelling Unit (ADU) to meet the city's affordable housing requirements in PMC Chapter 18.86. Both ADUs would be equipped with an exterior entry door and include a 'studio-style' living room/bedroom, kitchenette and bathroom. Buyers of the two, Model 1A residences would have the option of placing a lockable interior door to the main dwelling unit. Should the buyer of the Model 1A residences with the ADU choose to remove the optional interior door to the ADU, the space would be constructed as a wall. See Inclusionary Housing Requirements section of this staff report on page 9 for additional information.

The two, Model 2 residences would be located at the west end of the project site on Lots 4 (Model 2A) and 5 (Model 2B). Both Model 2 residences would include a tandem garage, three bedrooms and three full bathrooms, as well as all the remaining features of the Model 1B and 1C residences. The west elevations for the Model 2 residences on Lots 4 and 5 would face East Street and include additional second floor accent windows with grids as an added design feature.

Plans indicate four different exterior designs, colors and materials for the residences, and that each color scheme would occur only once on the East 8th (Lots 1 – 4) or East 9th (Lots 5 – 8) streetscape. Similarly, two garage door designs are provided so that garage design alternates every other house (DRDG 1.h).

Green Building Features

All dwellings would include solar-ready features consisting of a minimum of two dedicated spaces for future solar system installation. All dwellings would be provided with a minimum of at least one electric vehicle (EV) charging station at each garage. Driveways and hardscapes would be constructed with permeable surfaces such as pervious concrete, unit pavers or granular materials, consistent with the Low Impact Design parameters within the city's stormwater regulations. Plans indicate that rainwater capture barrels for storage and reuse would be provided as an option to all homeowners.

Off-Street Parking

Pittsburg Municipal Code (PMC) section 18.78.040, Schedule A, requires detached single-family residential uses to provide two parking spaces per unit, including one covered. All eight residences meet this requirement. PMC section 18.78.040(G) does allow exceptions to off-street parking requirements for residential infill units on property located within one-quarter mile of transit. Although the proposed project would qualify for this reduction in parking (see below), the applicant is not requesting a parking reduction.

Bus Routes

Bus Route 201 East and West bound on East 10th Street (less than 500 ft. from project site) and bus stop on corner of Harbor and East 10th Street (less than ¼ mile from project site).

Bicycle Facilities

East 8th Street is an active transportation route that includes an existing Class II bicycle lane. East 8th Street is complete with crosswalks, sidewalks and traffic calming measures.

Refuse

Plans indicate a gate would be installed on the garage side of each home where garbage and recycling bins would be stored during non-pick-up times.

Stormwater

Provisions regulating stormwater management and discharge control in Chapter 13.28 PMC, were updated effective February 15, 2005, requiring implementation of appropriate source control and site design and stormwater treatment measures for projects that create or replace one acre or more of impervious surface. Additional updates to Chapter 13.28 PMC, effective August 15, 2006, reduced the one-acre threshold to projects that create or replace 10,000 square feet or more of impervious surface.

These provisions do not apply to the proposed project because the project site does not exceed one acre and the Final Subdivision Map was recorded on June 30, 2006, prior to implementation of stormwater management and C3 requirements adopted in August 2006.

Landscaping

Compliance with all landscape standards in Chapter 18.84 PMC (Article VII - Landscaping, Irrigation and Hydroseeding) is a requirement for the proposed project.

The single Coast Live Oak tree on Lot 5 and the two mature Cedar trees on Lots 3 and 4 are protected trees not approved for removal. Conditions of approval require the applicant to ensure all grading, excavation and construction activities on the project site comply with provisions in PMC section 18.84.860. These standards regulate development on sites with protected trees not approved for removal, i.e., allow the city to require additional arborist studies if needed, require the developer to install a six-foot-tall chain link fence around the drip line of each tree, prohibit the developer from using certain chemicals and construction machinery within the drip line of each tree, allow the

city to require a project arborist on site during development if needed, and allow the city to require a security/performance bond as a condition of issuing a grading permit.

Each dwelling unit would be provided with complete front and corner yard drought-tolerant landscaping, wood composite materials and automatic irrigation systems. The conceptual Landscaping Plan indicates installation of six, 15-gallon Saucer Magnolia trees and a variety of five-gallon accent shrubs:

- 16 Hopseed Bush
- 3 Ballerina Indian Hawthorn
- 4 Low Horizon Westringia
- 9 Sneezy Rhododendron
- 8 Katrina African Iris
- 14 Blue Fescue Grass
- 10 Blue Oat Grass
- 6 Lacey Blue Russian Sage
- 15 Jester New Zealand Flax
- 21 Fireworks Fountain Grass

Eight, 1-gallon containers of Flower Carpet Coral Groundcover Rose and six, 1-gallon containers of Centennial Hybrid Wild Lilac would also be installed.

The percentage of front yard landscaping coverage per lot ranges from 10 – 14 percent. Planting areas on each lot would include a river rock bed. The driveway on Lot 5 would be constructed using eco-stone paving. All lots would receive a three-inch layer of cedar organic bark mulch.

Fencing

Board on board fencing on all side yards and rear yards would be provided on all dwellings.

Parcel Improvements

To avoid substandard development and to ensure that improvements within residential neighborhoods maintain consistent standards of design and to ensure that development is consistent with the Pittsburgh Municipal Code (PMC). The project will be subject to the following parcel improvements as discussed below.

Access and Circulation:

East Street currently only allows one-way, southbound traffic and on-street parking on both the west and east sides of the street. A condition of approval requires the Developer to widen East Street to allow for two-way traffic and parking along the west curb, by installing additional street paving and replacing curb, gutter, and sidewalk along the east side of East Street adjacent to the project site. The curb along the east side of

East Street adjacent to the sidewalk would be painted red, prohibiting on-street parking on the east side of the street.

Driveways:

Four driveway approaches on East 8th Street for Lots 1 – 4 and four driveway approaches on East 9th Street for Lots 5 – 8 and associated curb ramps have been constructed. As a condition of approval, the driveway approaches for Lots 5 – 8 on East 9th Street need to be revamped per city standard for ADA compliance. No driveway access would be provided from East Street. Driveways and hardscapes would be constructed with permeable surfaces such as pervious concrete, unit pavers or granular materials, consistent with the National Pollutant Discharge Elimination System (NPDES) regulations.

Sidewalks:

As a condition of approval, the perimeter curb, gutter and sidewalks on East 9th Street are required to be revamped per city standard. Curb reconstruction is required to include ADA street curb and ramps per city standard. The existing sidewalks on East 8th Street are in good condition and do not need to be revamped. The applicant is required to install an ADA ramp at the northeastern corner of the intersection of East Street and East 9th Street. Additionally, plans indicate that a new street crossing re-striping per city standard would be installed allowing for access from the corner of East Street and East 8th Street to the 8th Street Greenbelt open space area.

See Attachment 4 for the proposed Project Plans.

GENERAL PLAN/CODE COMPLIANCE:

Pittsburg General Plan 2020:

The project site is located in the Downtown subarea of the General Plan and is currently designated *Downtown Low Density Residential*. The Downtown Low Density Residential designation is intended to provide sites for residential development at densities ranging from 4 to 12 units per gross acre (average density assumed is 8 units per gross acre).

The proposed single-family residential project proposes a density of approximately 7.56 dwelling units per acre, and is therefore consistent with the uses and density envisioned by the General Plan for the *Downtown Low Density Residential* land use designation. A full analysis of the proposed project's consistency with all applicable General Plan goals and policies can be found in Attachment 5 to this report.

Zoning:

The property is located within the RS-4 (Single Family Residential – 4,000 sq. ft. minimum lot size) District. The proposed single-family residential project is a permitted

use within the RS-4 District, subject to Design Review approval by the Planning Commission. As shown in Attachment 6, with the exception of minimum lot size, the proposed use would meet the development regulations for properties located within the RS-4 District.

Development Review Design Guidelines:

The proposed development is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 7, the proposed project is consistent with the applicable DRDG sections, specifically those that call for: 1) high quality design and materials to be used; 2) reliefs, architectural treatments and tile roof material on all buildings; 3) drought-tolerant landscaping in all front and corner side yards; 4) variation between color and design schemes for each side of the Subdivision; and 5) board-on-board fencing in all side and rear yards.

The proposed project would also be in conformance with DRDG section IV, "Green Building Design Guidelines," if conditions are added to require that: 1) all air conditioning and other utility equipment be screened completely from view from all public right-of-ways; 2) all existing trees be incorporated into the project design; and 3) fixed bicycle parking for at least one bicycle be provided within every unit.

Inclusionary Housing Requirements:

The purpose of PMC Chapter 18.86 (Inclusionary Housing) is to implement General Plan policies by establishing minimum requirements, incentives, and alternative measures to ensure safe, decent and affordable housing for all segments of the city's population, regardless of household income. Pittsburg General Plan Housing Element Policy 1.5 encourages construction of Accessory Dwelling Units (ADUs) or "second units" to allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.

East Street Estates contains eight, detached, single-family dwellings within an existing, vacant, eight-lot Subdivision. Two of the eight dwellings contain a 278-sq. ft. ADU (Lots 1 and 8) which will be subject to a "Secondary Unit Regulatory Agreement and Declaration of Restrictive Covenants" (Affordable Housing Agreement).

The Affordable Housing Agreements for the residences on Lots 1 and 8 will contain specific occupancy regulations and rent restrictions for each ADU. For instance, in the Agreement, each ADU is restricted, in that, if rented, can only be occupied by households whose gross income does not exceed 30 percent of the Area Median Income (AMI) for Contra Costa County. The agreement explains that this covenant runs with the land in perpetuity and clarifies that future purchasers of the two lots that include the ADUs are responsible for meeting obligations in the Agreement.

The City's Inclusionary Housing Ordinance in PMC section 18.86.040(C) requires at least 20 percent of all new dwelling units to be lower-income owner units. East Street Estates is proposing that two of the eight proposed residences include rent-restricted ADUs, which is 25 percent of the project.

Required Findings:

Design Review approval for the proposed project can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:

- A. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structure is in harmony with proposed developments on land in the general area; and
- E. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.

Environmental:

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332. The proposed project qualifies for a Class 32 categorical exemption because: (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) it is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value, as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

If the proposed project is approved, a Notice of Exemption will be filed with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office.

Public Notice:

On or prior to March 28, 2024, notice of the April 9, 2024, public hearing was posted at City Hall and at or near the project site; and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "W 8th Street", and "The Village at New York Landing" neighborhoods.

See Attachment 8 for Public Hearing Notice.

Community and Economic Development Subcommittee:

On March 13, 2024, staff presented the proposed project to the Community and Economic Development Subcommittee, requesting feedback from subcommittee members. Subcommittee members asked questions of staff and the applicant. Discussion items included general support for infill development with high quality design in older neighborhoods, as well as Engineering Exactions and annexation into local Community Facilities Districts. The Applicant also agreed to a condition of approval that any successor to this development project be required to underground the overhead electrical utilities.

ANALYSIS:

As shown in Attachment 5, the proposed project is consistent with applicable policies contained within the General Plan. Most notably, the proposed project is consistent with Land Use Element Goals 2-G-5 and 2-G-6, which promote vacant infill development and Housing Element Goal G-1, INFILL which encourages the City to foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburg's regional fair share housing needs for people of all income levels. As described in the City's Housing Element, owner-occupied housing units are more likely to have three or four bedrooms, and the City currently maintains a significant supply of rental units with two or fewer bedrooms. The proposed project would help meet the need for market-rate housing with more than two bedrooms.

The proposed project will also pay its share of the costs for the construction of facilities needed to serve the development consistent with General Plan policies 3-P-1, 3-P-13, and 7-P-2 in that the Developer would be required to widen East Street, install fire hydrants, reconstruct driveway approaches, curbs and sidewalks along East 9th Street and restore previously excavated trench work.

Further, staff believes that the proposed project's high-quality design would make these units desirable. The proposed project would contribute to the improvement of the area

by developing a long-standing vacant parcel. The proposed project is subject to the city's Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution No. 9864. The proposed project is consistent with the applicable DRDG sections that apply to this development, i.e., Section I (Residential - Single Family/Duplex) and Section VI (Green Building Design Guidelines).

With the inclusion of conditions of approval for the development, staff believes that the Planning Commission can make the required findings to approve the proposed architectural and site development plans.

ACTION REQUIRED:

Move to adopt a Resolution approving Design Review Application No. 19-1470, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Site Photos
3. Map of Surrounding Land Uses
4. Project Plans, dated October 3, 2023
5. General Plan Consistency Table
6. Property Development Regulations Table
7. Consistency with DRDGs
8. Public Hearing Notice

Prepared by: Alison Spells, AICP, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting Design Review Approval to	)	
Construct Eight, Detached, Single-Family	)	Resolution No.
Dwellings and Site Improvements within	)	
an Existing Subdivision Located at 399,	)	
403, 407, 411 East 9th Street and 400,	)	
404, 408, 412 East 8th Street for "East	)	
Street Estates, AP-19-1470 (DR)."	)	

The Planning Commission of the City of Pittsburgh DOES RESOLVE as follows:

Section 1. Background

- A. On October 17, 2019, the applicant, Veritel Homes, Inc., filed Design Review Application No. 19-1470, requesting Design Review approval to construct eight, detached, single-family dwellings and site improvements on an existing, vacant, eight-lot Subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 square-foot minimum lot size) District. Assessor's Parcel Numbers: 085-186-032; -033, -034, -035, -036, -037, -038, -039.
- B. The proposed project is governed by the Pittsburgh General Plan, Pittsburgh Municipal Code (PMC) Title 18 (Zoning) and the Development Review Design Guidelines (DRDGs).
- C. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'Infill-Development Projects' of the state CEQA Guidelines, section 15332. It qualifies for this CEQA exemption because, as described in the staff report, it would: a) be consistent with the City's general plan and zoning; b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses; c) be built on a site having no value as habitat for endangered, rare or threatened species; d) result in no significant impacts to traffic, noise, air quality, or water quality; and e) built on a site that is adequately served by utilities and public services.
- D. On or prior to March 28, 2024, notice of the April 9, 2024, public hearing was posted at City Hall and at or near the project site; and on the 'Public Notices' section of the city's website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "W 8th Street", and "The Village at New York Landing" neighborhoods.

- E. On April 9, 2024, the Planning Commission held a public meeting on Design Review Application No. 19-1470, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “East Street Estates, AP-19-1470 (DR),” and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Design Review:

2. The project will:

- a) conform with good taste, good design and in general will contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that the proposed project will provide attractive, modern-looking single-family homes within a highly-landscaped environment.
- b) be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that vinyl dual pane windows and sliding glass doors will be installed and construction will be designed in conformance with all 2022 California Building Codes.
- c) not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the proposed project would develop a long-standing vacant parcel with high-quality house model designs thereby improving the appearance of neighborhood. Additionally, conditions of approval would ensure installation of site improvements to increase circulation within the neighborhood.
- d) be in harmony with proposed development on land in the general area, in that the proposed project is surrounded to the north by the 8th Street Greenbelt and to the west, south and east by existing one- and two-story residential development.

- B. The staff report entitled “East Street Estates, AP-19-1470 (DR),” dated April 9, 2024, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby grants design review approval for “East Street Estates, AP-19-1470 (DR),” subject to the following conditions listed below.

City of Pittsburg Planning Division

1. The project shall be constructed in substantial conformity with the Architectural and Street Elevation Plans dated October 3, 2023, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval of this proposal, as applicable. Where there is a conflict between the conditions of approval of Resolution No. 8931 and the specific conditions identified herein, the specific conditions of this resolution shall apply.
3. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
4. The Developer shall comply with all the requirements of the City's Community Development Department Planning, Building, and Engineering Divisions, Contra Costa County Fire Protection District, Contra Costa County Environmental Health and all applicable local, state and federal agencies. It is the responsibility of the Developer to check with each agency for requirements that may pertain to their project.
5. Compliance with landscape standards in Chapter 18.84 PMC (Article VII - Landscaping, Irrigation and Hydroseeding) shall be required. The Community and Economic Development Department (Planning Division) and Public Works Department (Engineering Division) shall review and approve front yard landscaping plans before the Developer may begin construction on the project. Landscaping plans shall emphasize water and energy efficiency, soil retention, and fire resistance. Plants shall be selected such that, at maturity, they shall not impose on the public right-of-way, obstruct visibility of traffic, or interfere with overhead utility lines. Landscaping and irrigation shall be installed prior to occupancy of the homes.
6. Shutters and "accent sill and lintel" shall be placed on the second story windows of the west elevations of residences on Lots Four (4) and Five (5) facing East Street.
7. Fencing for corner side yards on Lots Four (4) and Five (5) shall conform to requirements for fences and wall heights in PMC section 18.84.205.

8. All utility boxes and/or transformers shall be undergrounded. Where undergrounding is deemed infeasible or not recommended by Pacific Gas & Electric (PG&E), utility boxes and/or transformers would be masked by either faux stone utility box covers or a landscape screen (DRDG 2.h).
9. Developer shall provide a photometric analysis and joint trench plan to determine the appropriate streetlight spacing for the project (DRDG 6.B.2).
10. The single Coast Live Oak tree on Lot Five (5) and the two mature Cedar trees on Lots Three (3) and Four (4) are protected trees not approved for removal and shall be maintained and preserved. The Developer shall ensure all grading, excavation and construction activities on the project site comply with provisions in PMC section 18.84.860(A) – (I). The following regulations apply to all activities as specified, within 25 feet of the drip line of protected trees that are not approved for removal, regardless of whether new development will occur or other trees have been approved for removal:
 - A. Required Plans and Additional Studies. Prior to the granting of a building or grading permit, the applicant shall provide to the city planner a site plan showing all protected trees as defined by this article. If grading, excavation or construction is proposed within the drip line of protected trees not approved for removal, specific plans shall be submitted to the city planner that indicate how work within the drip line is to be carried out without critically harming the tree. Additional arborist's studies may be required to support the grading, excavation, or construction proposed.
 - B. Demolition and Grading. Prior to and during any demolition, grading or construction, all protected trees not approved for removal within the construction limits for any project shall be protected by a six-foot-high chain link (or other material approved by the city planner) fence installed around the drip line of each tree. All fence sections shall be clearly marked with a sign stating "This is a Tree Protection Zone (TPZ) and disturbance of this area is not allowed." The sign shall also list contact information for the contractor and the arborist and clearly state that a violation of the TPZ will result in a stop work order.
 - C. Prohibited Activities within the Drip Line. No oils, gas, chemicals, liquid waste, solid waste, heavy construction machinery or other construction materials shall be stored or allowed to stand within the drip line of any protected tree. No equipment may be washed within the drip line of any protected tree.
 - D. Excavation and Construction within Drip Line. The existing ground within the drip line of any protected tree shall not be cut, filled or compacted unless otherwise approved by the city planner. Excavation adjacent to any tree when permitted shall be in such a manner so as to minimize root damage. Utility services, drainage lines, sewer, sub-drains, irrigation lines, and any services requiring excavation shall be designed to stay outside the drip line of existing trees when at all feasible. If excavation for such lines is permitted within the

drip line, it should be arched around the tree as much as possible. Tunneling, boring, hydraulic or high-pressure air trenching, rather than trenching, shall be the favored means of installation. Being the shortest distance between two points does not justify encroaching within the drip line of a tree.

- E. Attachments. No signs or wires, except those needed for support of the tree, shall be attached to any protected tree.
 - F. Herbicides. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
 - G. Damage. The city planner shall be notified by the owner, developer, contractor or any agent thereof of any damage that occurs to a protected tree during construction so that professional methods of treatment accepted by the city planner may be administered. The repair of the damage shall be at the expense of the responsible party and shall be by professional standards, approved by the city planner. Failure to comply will result in a stop work order.
 - H. Project Arborist. The city planner shall require an arborist to be on site at such times during development as the city planner determines appropriate. Such arborist shall be retained by the project developer. The approved arborist shall provide the city planner his or her qualifications along with a written certification that he or she has reviewed this article and will abide by it. Following completion of the development, the arborist shall certify that the development was performed properly in conformance with this chapter and good forestry practices.
 - I. Security/Performance Bond. The city may require the applicant, as a condition of issuing a grading permit, to post a security bond or cash deposit pursuant to the requirements of PMC 15.88.070.
11. Material to be used on exterior walls shall be a combination of stucco and brick veneer, in a design to be approved by the Planning Division.
12. There shall be four unique color schemes for the exterior walls of the homes. Each color scheme shall occur no more than once on either streetscape. Final color selection for exterior walls shall be reviewed and approved by the Planning Division.
13. For the homes on Lots Four and Five, second floor, street-facing side elevation windows shall feature additional design details, such as shutters, accent sill and lintel, small gables or other roof detail as approved by the Planning Division.
14. All windows installed on front and street side elevations of each home shall be quarter-paneled. All window frames shall be bordered with a minimum of two-inch stucco enhanced trim.
15. All fencing for the project shall be board-on-board wood fencing and comply with fence height requirements for rear, side and corner side (Lots Four and Five) yards pursuant to PMC section 18.84.205(B).

17. The developer shall obtain an engineering permit for 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street within one year of approval by the Planning Commission, or this design review approval will become null and void. Planning approval shall be valid for no more than six months from the date the engineering permit is issued, unless the developer has begun active construction of the project under the valid building permit, or has requested the Planning Commission extend the design review approval.
18. Should development of the project be transferred or sold to a Successor in interest, Engineering Condition #7 related to installation of electrical conduit behind the sidewalk fronting the lots on East 8th and East 9th Streets for future undergrounding of overhead PG&E facilities will become invalid and the Successor shall be required to underground the overhead electrical utilities pursuant to PMC 17.28.020(G).
19. The Developer shall install, on each residence, minimum four-inch-high block style numbers that contrast with the building facade for address identification. The numbers shall be in a color that is contrasting to the background surface they are adhered to and shall be readily visible from the street.
20. Irrigation and maintenance of each landscape strip and tree well, installed between the sidewalk and curb and located at the perimeter of the property, shall be the responsibility of the owner of the property on which the landscape strip or tree well fronts. Each landscape strip and tree well shall be irrigated by an automatic irrigation system that has an underground connection to the water service of the closest residence in the East Street Estates development. Selection of tree(s) shall be subject to approval by the City Public Works Department.

City of Pittsburg Building Division

1. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CRC Sec. R106.
2. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC Sec. R106.
3. The preparation of plans and documents shall be prepared by a registered design professional where required per statutes of the City of Pittsburg where the project is being built. The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.

On plans not required to have a design professional and are designed by a plans designer shall sign every sheet.

4. The Site Plan shall show the size and location of the new construction and existing structures on the site and distances from lot lines and other structures, and include where the residence ties into sewer, power and water from the street.
5. All supporting documents are included but are not limited to, truss plans and calculations with a letter of approval for the trusses by the EOR. Energy calculations and all other pertinent information for this project.

City of Pittsburg Engineering Division

1. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval of this Project, as applicable.
2. The Developer shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code section 65907. In the event the City becomes aware of any such claim, action, or proceeding, the City shall promptly notify the Developer and shall cooperate fully in the defense. If the City fails to promptly notify the Developer, or if the City fails to cooperate fully in the defense, the Developer shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both the following occur: (a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The Developer shall not be required to pay or perform any settlement unless the settlement is approved by the Developer.
3. The Conditions of Approval set forth herein include certain fees, dedications, requirements, reservation requirements, and other exactions. Pursuant to Government Code section 66020 (d) (1), these conditions constitute written notice of a statement of the amount of fees, and a description of the dedications, reservations and other exactions. The Developer is hereby notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and exactions, pursuant to Government Code section 66020 (a) has begun. If you, the Developer, fail to protest within this 90-day period by complying with all of the requirements in section 66020, you, the Developer, will be legally barred from later challenging such exactions.
4. The Developer shall comply with all the requirements of the City Building Division, City Engineering Division, Contra Costa County Fire Protection District, and all applicable local, state and federal agencies.
5. It is the responsibility of the Developer to check with each agency for requirements that may pertain to the Project.

6. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Waters and Sewers) and Chapter 15.88 (Grading, Erosion, and Sediment Control) of the PMC as determined applicable by the City Engineer. Issuance of a site development permit shall be required whereby specific engineering requirements shall be made as conditions of approval. All new and existing sidewalk curb and gutter fronting the project limits shall be constructed in accordance with current City Standard Specifications, or as otherwise approved by the City Engineer. Note: The existing driveway approaches on Lots 5 – 8 on East 9th Street and the existing curb, gutter and sidewalks on East 9th Street shall be revamped per city standard to achieve ADA compliance.
7. The Developer shall install electrical conduit behind the sidewalk fronting the lots on East 8th and East 9th Streets for future undergrounding of overhead PG&E facilities. The installation of the conduit shall be complete prior to issuance of any building permits for the residences.
8. The Developer shall comply with all applicable requirements of Title 18 (Zoning), except as may be modified by this resolution or applicable variances.
9. The Developer shall comply with all requirements of Title 15 (Building and Construction) and Title 17 (Subdivisions) as determined applicable by the City Engineer.
10. All applicable fees, deposits and sureties in amounts approved by the City Engineer shall be paid and deposited as required by the Pittsburg Municipal Code, except as modified by this approval.
11. The Developer shall provide fire hydrants at locations approved by the Contra Costa County Fire Protection District.
12. The Developer shall restore previously excavated trench work according to current City of Pittsburg trench restoration details. In addition, the Developer shall overlay with new paving to the centerlines of East 8th and East 9th Streets directly adjacent to the project and restore all crosswalk striping and pavement delineations as appropriate.
13. The Developer shall make accommodations for the widening of East Street to allow two-way traffic and parking along the west curb, by installing additional street paving and replacing curb, gutter, and sidewalk along the east side of East Street adjacent to the Project, at a depth to be verified by the City Engineer. Curb reconstruction shall include installation of an ADA ramp at the northeastern corner of the intersection of East Street and East 9th Street. Developer shall restore paving on East Street, from 8th Street to 9th Street and provide all appropriate signage and striping.
14. The curb shall be painted red or shall have signs posted prohibiting parking along the eastern curb of East Street between East 8th and East 9th Streets.

15. The Developer shall not encroach to install landscaping or pavement upon the abandoned rail right-of-way adjacent to Lot Four, unless the Developer has obtained written permission to do so from the owner of the right-of-way.
16. The Developer shall delineate the northwestern property line of Lot Four by installing fencing, landscaping or shrubbery not to exceed three feet in height.
17. The Developer shall follow the mitigation measures identified in the soils report to ensure adequate soil stability and proper drainage of the site.

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

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

- Site Plan
- Grading and Drainage Plan
- Utilities Plan
- Landscaping and Irrigation Plan
- Joint Trench Plan
- Offsite Improvements Due to Project Impacts

19. Geotechnical Report.

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

20. Permit Coverage under the State General Construction Permit.

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

Engineering Fees and Deposits: The Developer shall submit an updated Engineer's estimate for the cost of improvements for the determination of the following fees:

21. Improvement Plan Check Fee. The total improvement plan review fee is 4.5% of the engineer's estimate for the cost of improvements. An initial payment of 50% of the

estimated total improvement plan review fee is to be submitted to the Engineering Division with the engineer's estimate **with the first plans submittal**. The remainder of the fee shall be due payable prior to the issuance of an engineering site development permit.

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

<u>Percent of Engineer's Estimate</u>	<u>Total Estimated Project Costs</u>
7.5%	greater than or equal to \$500,000
5%	\$500,001 - \$5 million
4.6%	\$5 million or less

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

23. Grading Plan Check Deposit

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

24. Grading Inspection Fee

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

The developer shall pay the following fees prior to the issuance of Building permits:

25. Facility Reserve Charge

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 Division, for water and sewer service in the amounts in effect when the Developer obtains a building permit. The Developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City.

26. Local Traffic Mitigation Fee (LTMF)

The Developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the Developer obtains a building permit. The Developer understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of

improvement costs by the total number of Dwelling Unit Equivalencies (“DUE”) in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

27. Regional Traffic Mitigation Fee

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

28. Sanitary Sewer Inspection Fee

The Developer shall pay the sanitary sewer inspection fee as set forth in the City’s Master Fee Schedule. The Sanitary Sewer Close Circuit Television Inspection Fee is \$1,040 flat fee for the first 1,000 feet, plus \$1.56/linear foot for each additional linear foot over 300 feet.

29. Storm Drain Inspection Fee

The Developer shall pay the storm drain inspection deposit as set forth in the City’s Master Fee Schedule. The Storm Drain Close Circuit Television Inspection Fee is \$1,040 flat fee for the first 1,000 feet, plus \$1.56/linear foot for each additional linear foot over 300 feet.

30. Geographical Information System

The Developer shall pay the Geographic Information System fee as set forth in the City’s Master Fee Schedule, at the rate in place at the time of Engineering Permit issuance for construction of Site Improvements. The current fee is \$119 per dwelling unit (for residential projects) and \$124 per unit plus \$0.06/sf (for non-residential projects).

31. NPDES Plan Review Fee

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

- \$4,092 for the first 10,000 sf up to 1st acre
- Add additional \$151/acre for projects greater than 1 acre, up to the first 5 acres
- Add additional \$33/acre for projects greater than 5 acres

32. NPDES Site Inspection Deposit

The Developer shall pay an NPDES inspection deposit for city staff’s inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices in accordance with the City’s Municipal Regional Stormwater NPDES Permit. The current rate is:

- \$15,000 for the first 10,000 sf up to 1st acre

- \$30,000 for projects greater than 1 acre

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

33. All water and sewer facilities shall be constructed according to current City, County and Central Sanitation District's standard plans and specifications. The Developer shall evaluate the existing, receiving storm, sewer and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the Developer.

34. The Developer shall relinquish the abutter's rights for all corner lots.

Engineering Exactions:

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

36. Annexation Documentation for CFD 2007-1. Community Facilities District 2007-1 is for Park Maintenance. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The Developer shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the issuance of the first Building Permit.

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

Contra Costa County Fire Protection District Conditions

1. The Permittee shall pay all fire facility impact fees at the time of the issuance of the first building permit, at the then-current rate.
2. The Permittee shall request that the Project site be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or developer will provide an alternative funding mechanism acceptable

to the Contra Costa Fire Protection District for the provision of fire protection and emergency response services.

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

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

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

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

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

- Fire pump if required
- Photovoltaic

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

Contra Costa County Environmental Health Conditions

1. A permit from CCEH is required for any well or soil boring prior to commencing drilling activities, including those associated with water supply, environmental investigation and cleanup, or geotechnical investigation.
2. Any abandoned wells (water, environmental, or geotechnical) and septic tanks must be destroyed under permit from CCEH. If the existence of such wells or septic tanks are known in advance or discovered during construction or other activities, these must be clearly marked, kept secure, and destroyed pursuant to CCEH requirements.
3. It is recommended that the project be served by public sewer and public water.
4. Hazardous construction and demolition materials should be separated from those that can be recycled or disposed.

5. Debris from construction or demolition activity must go to a solid waste or recycling facility that complies with the applicable requirements and can lawfully accept the material (e.g., solid waste permit, EA Notification, etc.). The debris must be transported by a hauler that can lawfully transport the material. Debris bins or boxes of one cubic yard or more owned by the collection service operator shall be identified with the name and telephone number of the agent servicing the container.
6. Non-source-separated waste materials must not be brought back to the contractor's yard unless the facility has the appropriate solid waste permit or EA Notification.

Standard Conditions

1. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
2. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
3. Indemnification: The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. The applicant may select its own legal counsel to represent the applicant's interests at the applicant's sole cost and expense. The applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
4. Expiration of Approval: Design review approval for the project shall expire on April 9, 2026, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 9th day of April 2024, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on April 9, 2024.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2
Existing Site Photos

East Street Estates, AP-19-1470 (UP)



① SITE VIEW FROM E. 8TH & EAST ST. CORNER



② SITE VIEW FROM E. 8TH STREET LOOKING SOUTH



③ SITE VIEW FROM E. 8TH STREET LOOKING SOUTH



④ SITE VIEW FROM E. 8TH STREET LOOKING EAST



⑤ SITE VIEW FROM E. 8TH STREET LOOKING WEST



⑥ SITE VIEW FROM EAST STREET LOOKING NORTH

Attachment 3
Surrounding Land Uses

East Street Estates, AP-19-1470 (UP)





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CONCLUSIONS

SERGIO CRUZ

DESIGN REVIEW SET

DESIGN REVIEW

EAST STREET ESTATES

PITTSBURG, CALIFORNIA
DESIGN REVIEW

PROJECT ADDRESS

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

DATE	NO.	REVISION
10/03/23	1	PLAN CHECK
10/03/2023		
DATE		
SCALE	As Noted	
DESIGNED BY	S. CAULFIELD	
CHECKED BY	T. KENNEDY	
CAD FILE	.dgn	
PROJECT NAME	East Street Estates	
PROJECT NUMBER	Arroyo 20100	

A0.1

SCHEMATIC
PERSPECTIVE
JACQUEMINE DESIGN STUDIO © 2020 jacqueline

10/03/23

Rec'd by
Planning M
11-8-23

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WOOD COMPO

TE MATERIALS, AND AUTOMATIC IRRIGATION

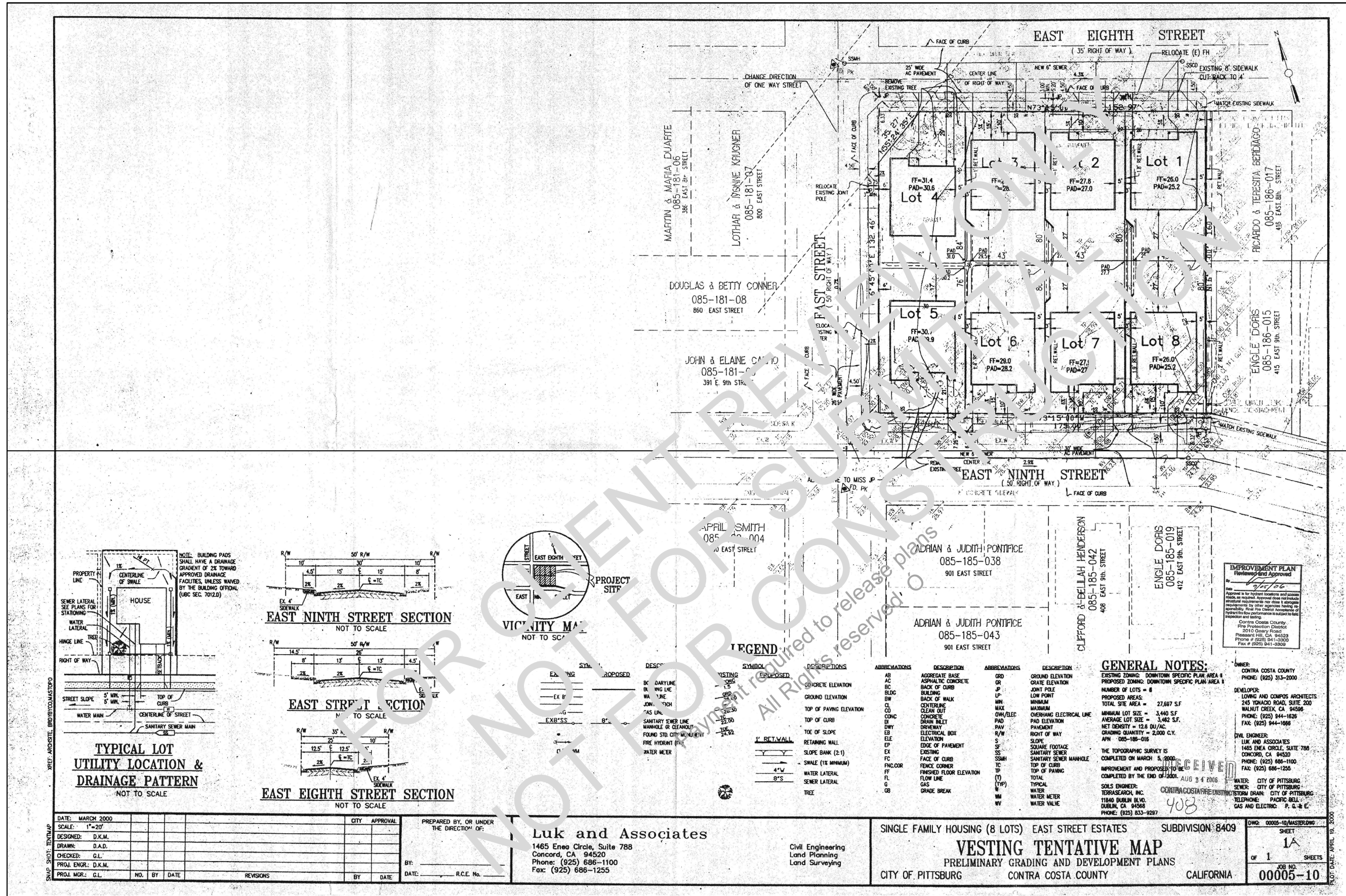
ATION SYSTEM

42

10/03/2023

DATE: 2020-01-01





GRADING NOTES:

1. ALL GRADING, SITE PREPARATION, PLACING AND COMPACTION OF FILL, TO BE DONE IN ACCORDANCE WITH THE CITY OF PITTSBURG GRADING ORDINANCE CHAPTER 15.88.
2. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
3. ANY DEVIATION FROM APPROVED PLAN REQUIRES APPROVAL OF THE CITY ENGINEER.
4. SILT AND TEMPORARY EROSION CONTROL PLANS REQUIRED FOR WORK DURING RAINY SEASON (OCTOBER 1, THROUGH APRIL 15).
5. ALL GRADING OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS OF THE SOILS ENGINEER, TERRASEARCH INC., AND ARE SUBJECT TO HIS OBSERVATION.
6. THE CONTRACTOR IS TO BE FAMILIAR WITH TERRASEARCH SOILS REPORT PROJECT NO. 8571.01, APRIL 4, 2000 AND ANY SUBSEQUENT AMENDMENTS THERETO.
7. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHER UTILITIES NOT SHOWN AT THE SITE.
8. PRIOR TO ISSUANCE OF BUILDING PERMITS, THE ENGINEER SHALL PROVIDE CERTIFICATION THAT LINES AND GRADES WERE SET IN THE FIELD IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND THAT THE PADS WERE GRADED TO WITHIN 0.1 FEET OF THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN. ALSO, A GRADING REPORT PREPARED BY THE SOILS ENGINEER SHALL BE SUBMITTED TO INCLUDE LOCATIONS AND ELEVATIONS OF FIELD DENSITY TESTS AND STATEMENT THAT THE SITE IS ADEQUATE FOR THE INTENDED USE AND THAT PADS ARE PROPERLY COMPACTED.
9. ALL ORGANIC MATERIAL, INCLUDING GRASS AND WEEDS SHALL BE STRIPPED PRIOR TO ANY GRADING OPERATION AND TRANSPORTED AWAY FROM AREAS THAT ARE TO RECEIVE STRUCTURE OR ENGINEERED FILL. STRIPPING SHALL BE USED FOR LANDSCAPING OR MOUNDING IN NON-STRUCTURAL FILLS ONLY.
10. STAKING FOR GRADING WILL BE PROVIDED BY ALIQUOT. 48 HOURS NOTICE IS REQUIRED PRIOR TO THE TIME THE STAKES ARE REQUIRED. ONE SET OF STAKES WILL BE PROVIDED; ANY ADDITIONAL STAKING COSTS WILL BE AT THE CONTRACTORS' EXPENSE.
11. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT REY COSTANTINO OF ALIQUOT ASSOC. FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
12. IF DURING CONSTRUCTION, GRADING OR EXCAVATION, ANY ITEMS OF POTENTIAL HISTORIC OR SCIENTIFIC INTEREST ARE OR DISCOVERED, THE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED AND THE DIRECTOR SHALL HAVE THE AUTHORITY TO STOP WORK IN THE AREA OF ANY FIND, PENDING VERIFICATION OF THE DISCOVERY AND ESTABLISHMENT OF DEVELOPMENT METHODS FOR PROTECTION AND TREATMENT OF AREAS OF SIGNIFICANT INTEREST.
13. NOT USE
14. STOCKPILING OF MATERIALS SHALL BE SUBJECT TO CITY APPROVAL AND SHALL BE REMOVED OR RELOCATED WHEN REQUIRED FOR PUBLIC HEALTH OR SAFETY.
15. ALL GRADED SURFACES AND MATERIALS, WHETHER FILLED, EXCAVATED, TRANSPORTED OR STOCKPILED, SHALL BE WETTED, PROTECTED OR CONTAINED IN SUCH A MANNER AS TO PREVENT ANY NUISANCE FROM DUST, OR SPILLAGE UPON ADJOINING PROPERTY OR STREETS. EQUIPMENT AND MATERIALS ON THE SITE SHOULD BE USED IN SUCH A MANNER AS TO AVOID EXCESSIVE DUST.
16. ALL GRADING AND NOISE THEREFROM, INCLUDING, BUT NOT LIMITED TO WARNING EQUIPMENT MOTORS IN RESIDENTIAL ZONES OR WITHIN ONE THOUSAND (1,000) FEET OF ANY RESIDENTIAL OCCUPANCY HOTEL, MOTEL OR HOSPITAL, SHALL BE LIMITED BETWEEN THE HOURS OF 7:00 A.M. AND 5:30 P.M. WEEKDAYS UNLESS OTHER HOURS ARE APPROVED BY THE CITY ENGINEER, UPON RECEIPT OF EVIDENCE THAT AN EMERGENCY EXISTS WHICH WOULD CONSTITUTE A HAZARD TO PERSONS OR PROPERTY.
17. WHENEVER ANY PORTION OF THE WORK REQUIRES ENTRY INTO ADJACENT PROPERTY FOR ANY REASON, THE PERMIT APPLICANT SHALL OBTAIN A RIGHT OF ENTRY FROM THE ADJACENT PROPERTY OWNER OR HIS AUTHORIZED REPRESENTATIVE IN A FORM ACCEPTABLE TO THE CITY, AND SHALL FILE A COPY OF THE FULLY EXECUTED RIGHT OF ENTRY WITH THE CITY PRIOR TO ISSUANCE OF THE GRADING PERMIT AND/OR APPROVAL OF THE GRADING PLAN.
18. PONDING OF STORM WATER, EXCEPT WITHIN SEDIMENT DETENTION BASINS, PARTICULARLY DURING WORK STOPPAGE FOR RAINY WEATHER, SHOULD NOT BE PERMITTED. BEFORE THE GRADING IS HALTED BY RAIN, POSITIVE SLOPES SHOULD BE PROVIDED TO CARRY THE SURFACE RUNOFF TO STORM DRAINAGE STRUCTURES IN A CONTROLLED MANNER AND TO PREVENT EROSION DAMAGE.
19. ALL SURFACE DEBRIS, VEGETATION, AND SOFT OR COMPRESSIBLE SOIL IN AREAS TO BE GRADED SHOULD BE REMOVED AS NECESSARY FOR PROJECT REQUIREMENTS.
20. TREE ROOTS SHOULD BE REMOVED TO AT LEAST 3 FEET BELOW PROPOSED GRADE AT CUT LOTS AND AT LEAST 3 FEET BELOW EXISTING GRADE IN FILL LOTS. THE DEPTH OF REMOVAL OF THESE MATERIALS SHOULD BE DETERMINED BY THE SOILS ENGINEER.
21. ACTUAL DEPTHS OF REMOVAL OF STRIPPING WILL BE DETERMINED BY THE SOILS ENGINEER IN THE FIELD DURING GRADING. SUBJECT TO APPROVAL OF THE LANDSCAPE ARCHITECT, STRIPPINGS AND ORGANICALLY-CONTAMINATED SOILS WHICH ARE NOT SUITABLE FOR USE AS ENGINEERED FILL MAY BE USED IN LANDSCAPE AREAS. ANY TOPSOIL WHICH WILL BE RETAINED FOR FUTURE USE IN LANDSCAPE AREAS WHERE IT WILL NOT INTERFERE WITH THE MASS GRADING.
22. NOT USE
23. EXCAVATIONS RESULTING FROM DEMOLITION AND STRIPPING WHICH EXTEND BELOW FINAL GRADES SHOULD BE CLEANED TO FIRM UNDISTURBED SOIL AS DETERMINED BY THE SOILS ENGINEER. FOLLOWING CLEARING AND GRUBBING, ALL DEPRESSIONS IN AREAS TO BE FILLED SHOULD BE SCARIFIED, MOISTURE CONDITIONED AND BACKFILLED WITH COMPACTED, ENGINEERED FILL.
24. AREAS TO RECEIVE FILL SHOULD BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE-CONDITIONED AND RECOMPACTED TO PROVIDE ADEQUATE BONDING WITH THE INITIAL LIFT OF FILL. ALL FILLS SHOULD BE PLACED IN THIN LIFTS. THE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES OR THE DEPTH OF PENETRATION OF THE COMPACTION EQUIPMENT USED, WHICHEVER IS LESS.
25. ALL PAVEMENT SUBGRADES SHOULD BE SCARIFIED TO A DEPTH OF 12 INCHES BELOW FINISHED SUBGRADE ELEVATION, MOISTURE CONDITIONED TO 3 PERCENT ABOVE OPTIMUM, AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION AND IN ACCORDANCE WITH CITY REQUIREMENTS.
26. PONDING OF STORM WATER MUST NOT BE PERMITTED IN THE LOTS OR PAVED AREAS DURING PROLONGED PERIODS OF INCLEMENT WEATHER.
27. STRIPPINGS AND TOPSOIL SHALL BE STOCKPILED ON THE APPROVED LOCATION, THEN PLACED IN ACCORDANCE WITH ENGINEER'S RECOMMENDATIONS TO A MINIMUM THICKNESS OF 6 INCHES OVER EXPOSED OPEN SPACE CUT SLOPES WHICH ARE 3:1 OR FLATTER, AND TRACK WALLED TO THE SATISFACTION OF ENGINEER.
28. ALL AREAS MUST BE FINISHED GRADED TO ELEVATIONS AND GRADES INDICATED ON THE DRAWINGS. IN AREAS TO RECEIVE TOPSOIL AND LANDSCAPE PLANTING, FINISH GRADING SHALL BE PERFORMED TO A UNIFORM 6 INCHES BELOW THE GRADES AND ELEVATIONS INDICATED ON THE DRAWINGS, AND BROUGHT TO FINAL GRADE WITH TOPSOIL.
29. EXCESS EARTH MATERIALS AND DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER. LOCATION OF DUMP SITE AND LENGTH OF HAUL ARE THE CONTRACTOR'S RESPONSIBILITY.
30. EARTHWORK CUT = 483 C.Y. FILL = 275 C.Y. CONTRACTOR TO PERFORM HIS OWN DIRT TAKE-OFF TO HIS OWN SATISFACTION.
31. FOR STREET IMPROVEMENT PLANS, SEE ALIQUOT DRAWINGS IP-1 TO IP-5.
32. BENCHMARK: BRASS DISC ON STAIRS OF POST OFFICE- BM #4, ELEVATION 22.27 FT.

DRAWING: Y:\202057\GRADING\G1 - TILESHEET DATE: 10-06-2004

SUBDIVISION 8409

"EAST STREET ESTATES" GRADING PLANS

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

APRIL 2004

OWNER/DEVELOPER

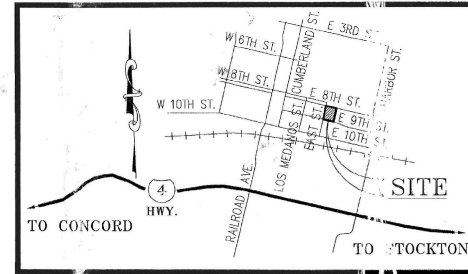
CHATEL PROPERTIES INC.
951 LA GONDA WAY
DANVILLE, CA. 94526
(925) 314-9500
(925) 314-9500 (FAX)

CIVIL ENGINEERS

ALIQUOT ASSOCIATES, INC.
1390 SOUTH MAIN STREET, SUITE 310
WALNUT CREEK, CA. 94596
(925) 476-2300
(925) 476-2350 (FAX)

SOILS ENGINEER

TERRASEARCH, INC.
11840 DUBLIN BLVD.
DUBLIN, CA. 94568
(925) 833-9297
(925) 833-9548 (FAX)
PROJECT NO. 8571.01



VICINITY MAP
NO SCALE

ALIQUOT
PLANNERS
CIVIL ENGINEERS
SURVEYORS
1390 SOUTH MAIN STREET
SUITE 310
WALNUT CREEK, CA. 94596
(925) 476-2300
FAX (925) 476-2350



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DRAWING AUTHOR:

SERGIO CRUZ
Sr. Designer/Drafter DATE:

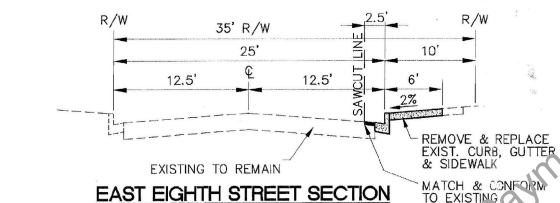
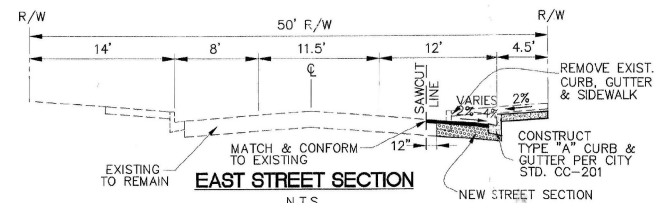
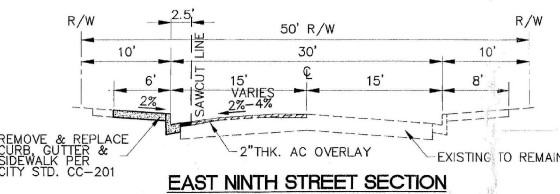
DESIGN REVIEW SET

EAST STREET ESTATES PITTSBURG, CALIFORNIA DESIGN REVIEW

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

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

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



SHEET INDEX:

- G1: TITLE SHEET/NOTES
G2: GRADING PLAN & DETAILS
EC-1: EROSION CONTROL PLAN
EC-2: EROSION CONTROL DETAILS

APPLICABLE CITY STANDARD DETAILS:

CC 201	STANDARD CURB AND GUTTER
CC 202	RESIDENTIAL DRIVEWAY APPROACH (MODIFIED)
CC 204	CURB, GUTTER AND SIDEWALK
CC 206 &	
CC 206A	WHEEL CHAIR RAMP
CC 207	CONSTRUCTION JOINT: NEW SIDEWALKS TO EXISTING CURB & GUTTER, STANDARD SANITARY SEWER MANHOLE, SANITARY SEWER RODDING INLET
S 301	SANITARY SEWER SERVICE
S 302	TIME REQUIREMENTS FOR AIR TEST (SEWER)
S 303	PLASTIC PIPE FOR SEWER
S 304	CONCRETE THROST BLOCKING
S 305	RESIDENTIAL HYDRANT INSTALLATION
W 401	WATER METER INSTALLATION
W 406	VALVE THRUST ANCHOR
W 409	PARKING DELINEATION PATTERNS
T 603	STOP INTERSECTION
T 605	TRAFFIC SIGNS
T 606	GUTTER
T 607	STREET NAME SIGNS
M 701	ARROW
M 712	STREET LIGHT STANDARD

SOILS ENGINEER'S NOTE:

THIS PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT: PROJECT NO. 8571.01

DATED: 4 APRIL 2000

TERRASEARCH, INC.

APN# 085-186-031



THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AND THE COUNTY PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS (2 WORKING DAYS) PRIOR TO BEGINNING ANY EXCAVATION IN THE VICINITY OF UNDERGROUND FACILITIES.

RECORDED GRADING PLANS - SUBDIVISION 8409
SCALE: N.T.S.

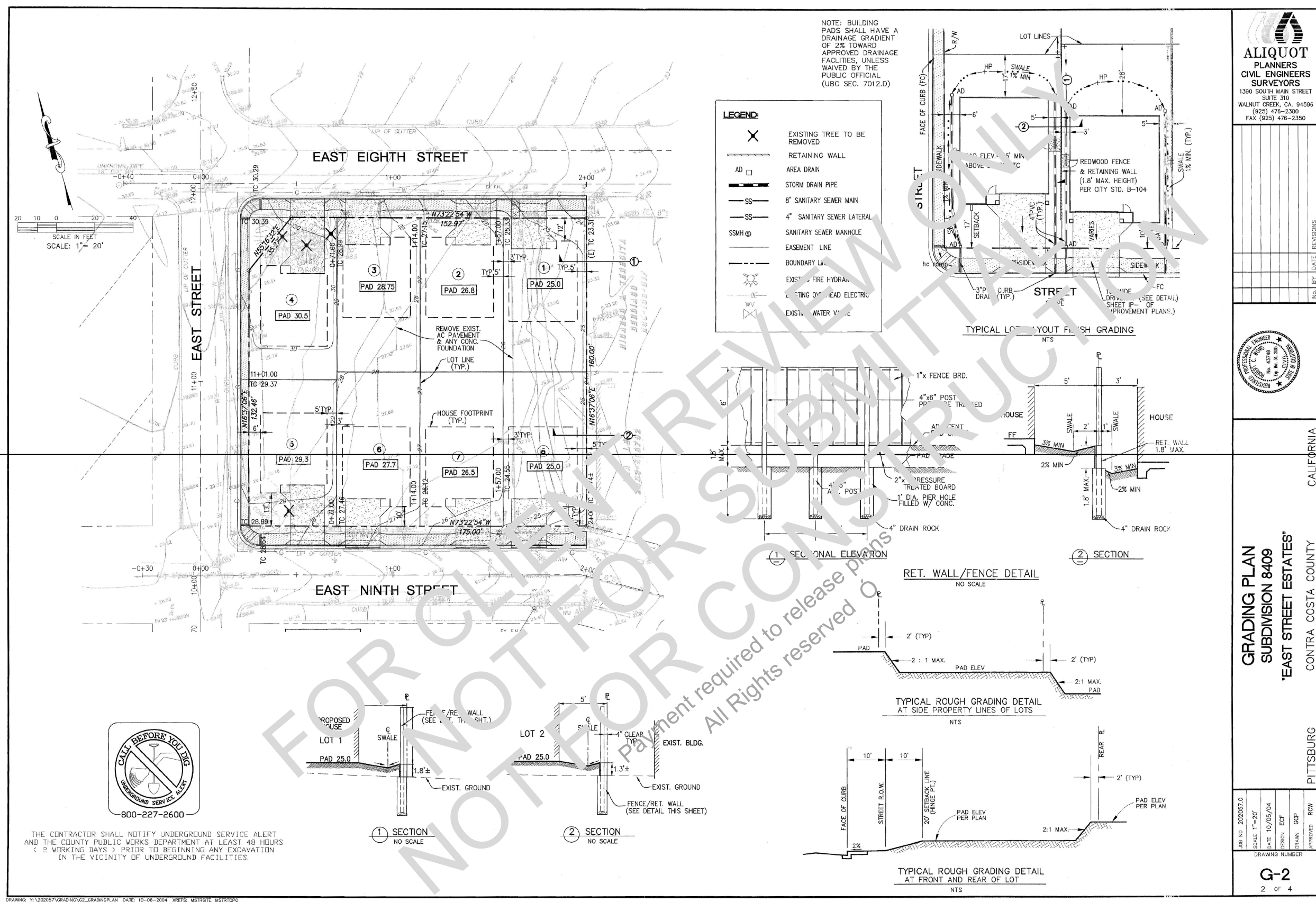
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G-1

GRADING PLAN
FOR REFERENCE

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10/03/2023



1 RECORDED GRADING PLANS - SUBDIVISION 8409
SCALE: N.T.S.

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DRAWING AUTHOR

SERGIO CRUZ
Sr. Designer/Drafter

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

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

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

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

G-2

GRADING PLAN FOR
REFERENCE

10/03/2023

[illegible]



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- V2020 east street estates.dwg
Thursday, September 3, 2020

EROSION CONTROL NOTES:
TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON OCTOBER 1 TO APRIL 15.

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN, WHICH INTERFERE WITH THE WORK, SHALL BE RELOCATED OR MODIFIED WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.

2. EXCEPT AS OTHERWISE DIRECTED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED BY CONTRACTOR DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).

3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" AND THE PROVISIONS OF THE SF REGIONAL WATER CONTROL BOARD'S "EROSION AND SEDIMENT CONTROL FIELD MANUAL, THIRD EDITION" OR NEWER, UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. SCHEDULE AN ENGINEERING INSPECTION BY CALLING AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.

4. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO PREVENT SEDIMENT-LOADED RUNOFF TO ANY STORM DRAIN SYSTEM.

5. THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (2-3" MINIMUM STONE THICKNESS FOR THE FULL WIDTH OF 20' AND 50' LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE CITY INSPECTOR. TEMPORARY ENTRANCE WILL BE ON EAST EIGHT STREET.

6. CONTRACTOR MUST PROVIDE AN EMERGENCY STANDBY WORKCREW AVAILABLE AT ALL TIME ALONG WITH A PROMINENTLY POSTED PHONE NUMBER TO CONTACT STANDBY CREW. CONTRACTOR SHALL PROVIDE CITY NAME AND PHONE NUMBER OF CREW BY CALLING.

7. AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED BY THE PROJECT ENGINEER REGULARLY AND THE CONTRACTOR DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES AND SWALES WILL BE REPAIRED IMMEDIATELY IF IT'S RAINING OR AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.

8. AS A PART OF THE EROSION CONTROL MEASURES, UNDERGROUND STORM DRAIN FACILITIES AND CONCRETE SHALL BE INSTALLED COMPLETE AS SHOWN ON THE IMPROVEMENT PLANS.

9. TEMPORARY STOCKPILES OF SUPPLIES ON SITE NECESSARY TO HANDLE EMERGENCY FIELD CONDITION SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES & COVERED TO THE SATISFACTION OF THE CITY INSPECTOR.

10. WHEN DIRECTED BY THE INSPECTOR OR SHOWN ON EROSION CONTROL PLAN, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS AND SURROUNDING VEHICLE & STORAGE AREAS.

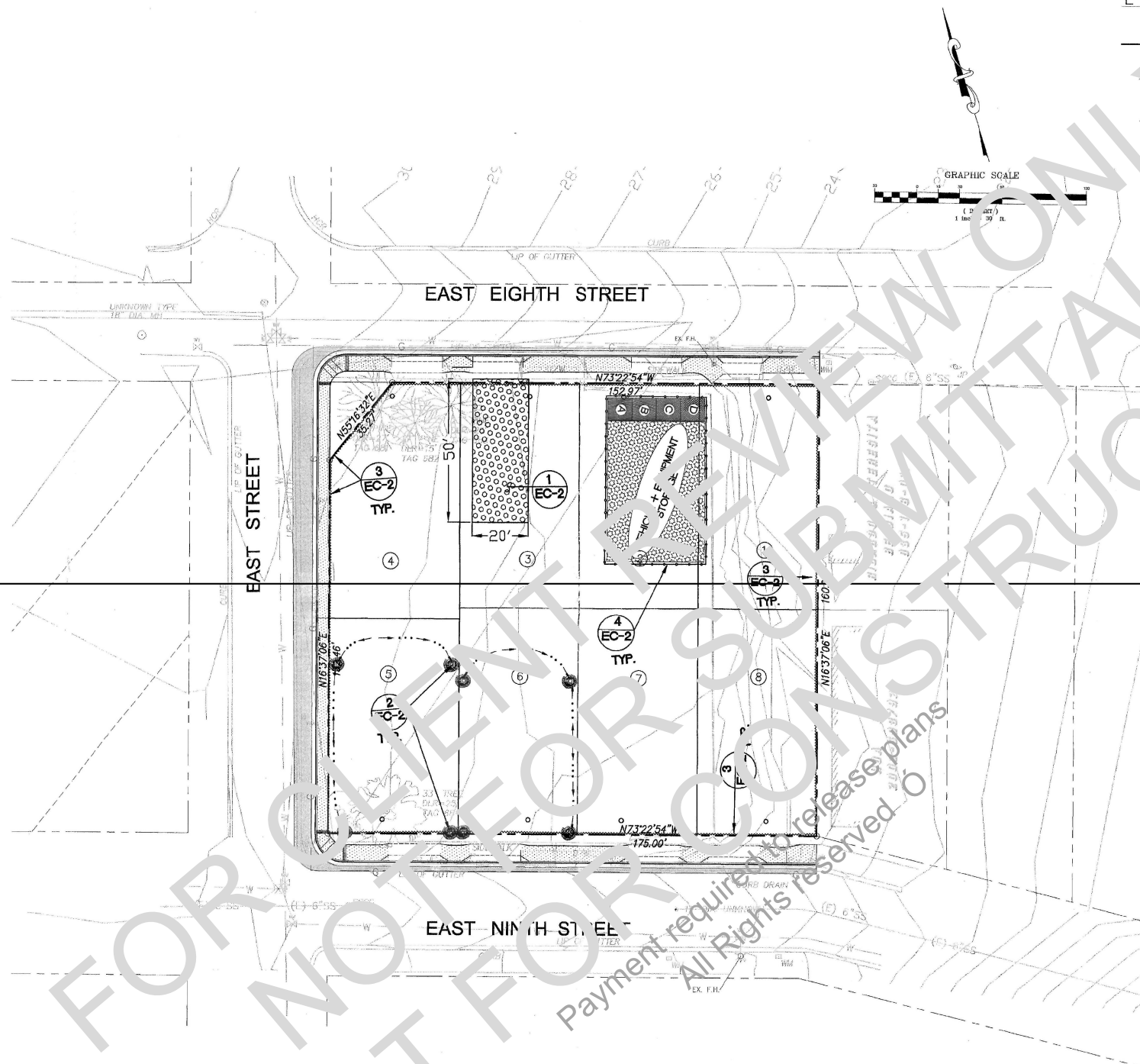
11. SEWER OR STORM DRAIN TRENCHES THAT ARE CUT THROUGH "DIRKS" OR "DIRK" INLET DIRKS, SHALL BE FLOODED WITH GRAVEL BAGS FROM TOP OF PIPE TO TOP OF DIKE. SEWER LINES SHALL FIRST BE CASED IN CONCRETE BEFORE WATLES ARE PLACED.

12. AFTER STORM DRAIN, SANITARY SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUND SIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.

13. ALL CATCH BASIN & INLETS PRIOR TO PAVING WILL BE EQUIPPED WITH WATTLE BARRIER PLACED 2" MIN. BELOW TOP OF GROUND LEVEL SEE DETAIL #2.

14. THE CONTRACTOR INSTALL STRAW WATTLE ON SITE AS SHOWN ON THIS SHEET, WHICH MAY BE ADJUSTED FOR DRIP LINE OF TREES. THE CONTRACTOR MAY SUBSTITUTE STRAW WATTLE PER FIELD CONDITIONS AND CITY INSPECTOR'S APPROVAL BEFORE HAND. STRAW WATTLE NEEDS TO BE KEPT TAUT AND SECURE AT ALL TIMES, SEE DETAIL #2.

15. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THESE PLANS IN THE FIELD, SUBJECT TO APPROVAL OF THE CITY INSPECTOR. EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGES WHILE STREETS AND BUILDING PADS ARE BEING INSTALLED.



LEGEND

- PROPERTY LINE
- STRAW WATTLE
- EARTHEN BERM
- CONSTRUCTION ENTRANCE
- AREA DRAIN
- AREA DRAIN WITH SEDIMENT WATTLE
- VEHICLE AND EQUIPMENT STORAGE
- EQUIPMENT STORAGE
- WASTE STORAGE AREA
- HAZARDOUS MATERIALS
- DUMPSTERS FOR NON-HAZARDOUS WASTE

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PLANNERS
CIVIL ENGINEERS
SURVEYORS
1390 SOUTH MAIN STREET
SUITE 310
WALNUT CREEK, CA. 94596
(925) 476-2300
FAX (925) 476-2350



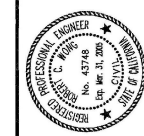
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DRAWING AUTHOR:

SERGIO CRUZ
Sr. Designer/Draftsman DATE:

DESIGN REVIEW SET



EROSION CONTROL PLAN
EAST STREET ESTATES
SUBDIVISION 8409

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

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

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

DATE: 10/03/2023
SCALE: As Noted
DRAWN BY: S. Cruz
CHECKED BY: T. Kenslinke
GAD FILE: .dwg

PROJECT NAME: East Street Estates
PROJECT NUMBER: Arcxen201906

JOB NO. 2020057.1
SCALE 1"=20'
DATE 10/05/2023
DESIGN ECF
DRAWN JLP
APPROVED RCW
DRAWING NUMBER
EC-1
3 OF 4

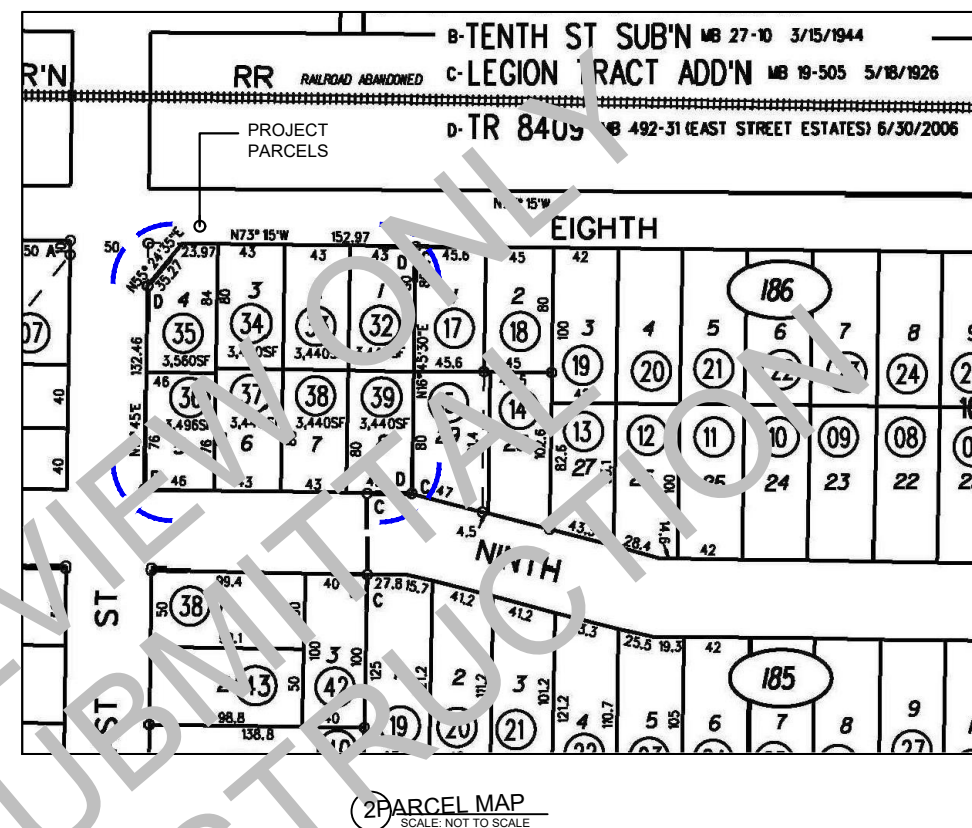
RECORDED EROSION CONTROL PLANS
SUBDIVISION 8409
SCALE: N.T.S.

FOR REFERENCE ONLY

EC-1
EROSION CONTROL
PLANS
FOR REFERENCE

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10/03/2023



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DRAWING AUTHOR

SERGIO CRUZ
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PRELIMINARY

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
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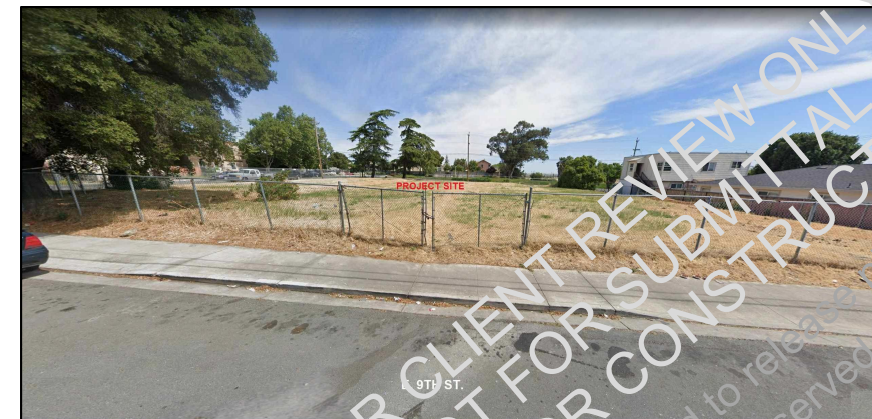
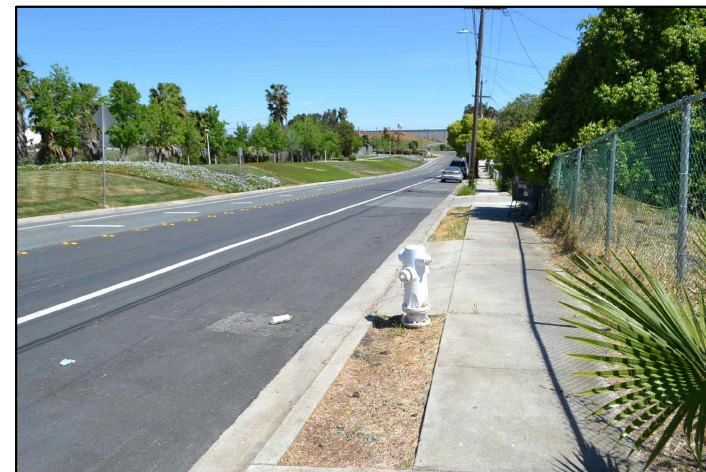
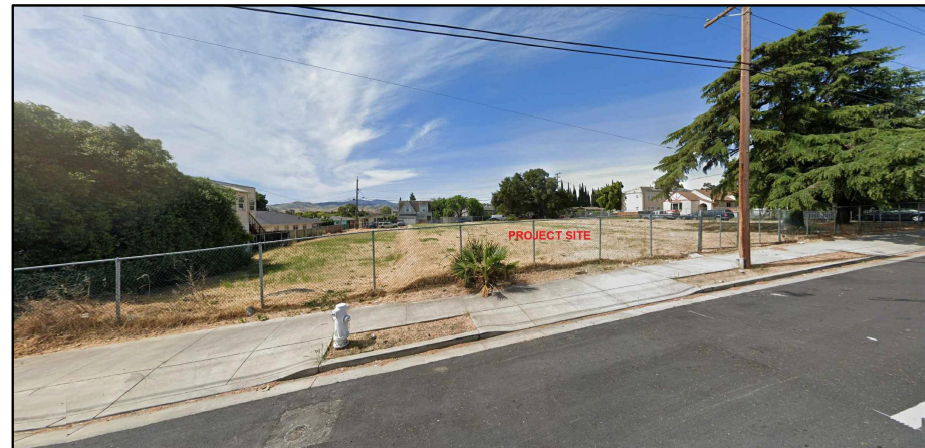
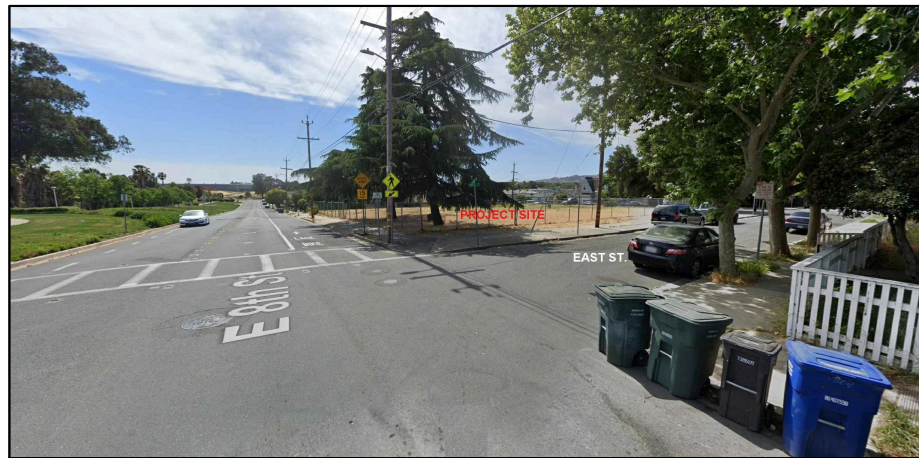
DATE	NO.	REVISION
08/29/2020	0	DESIGN REVIEW
DATE: 10/03/2023		
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DRAWN BY :		S. Cruikshank
CHECKED BY :		T. Kensi
CAD FILE :		dwg
PROJECT NAME:		East Street Estates
PROJECT NUMBER:		Arcoen201901

A1.2

PARCEL MAP & SITE VICINITY PHOTOS

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DATE	NO.	REVISION
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DATE: 10/03/2023

SCALE: As Noted

DRAIN BY: S. Cruz

CHECKED BY: T. Kensi

CAD FILE: .dwg

PROJECT NAME: East Street Estates

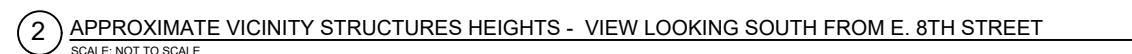
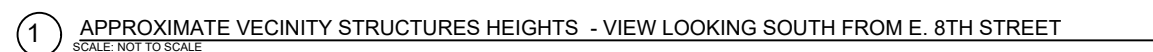
PROJECT NUMBER: Arcxen20190

A1.3

SITE PHOTOS

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EAST STREET ESTATES
PITTSBURG, CALIFORNIA
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A1.4

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DRAWING METHOD

SERGIO CRUZ
Sr. Designer/Drafter DATE:

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PITTSBURG, CALIFORNIA
DESIGN REVIEW

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

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

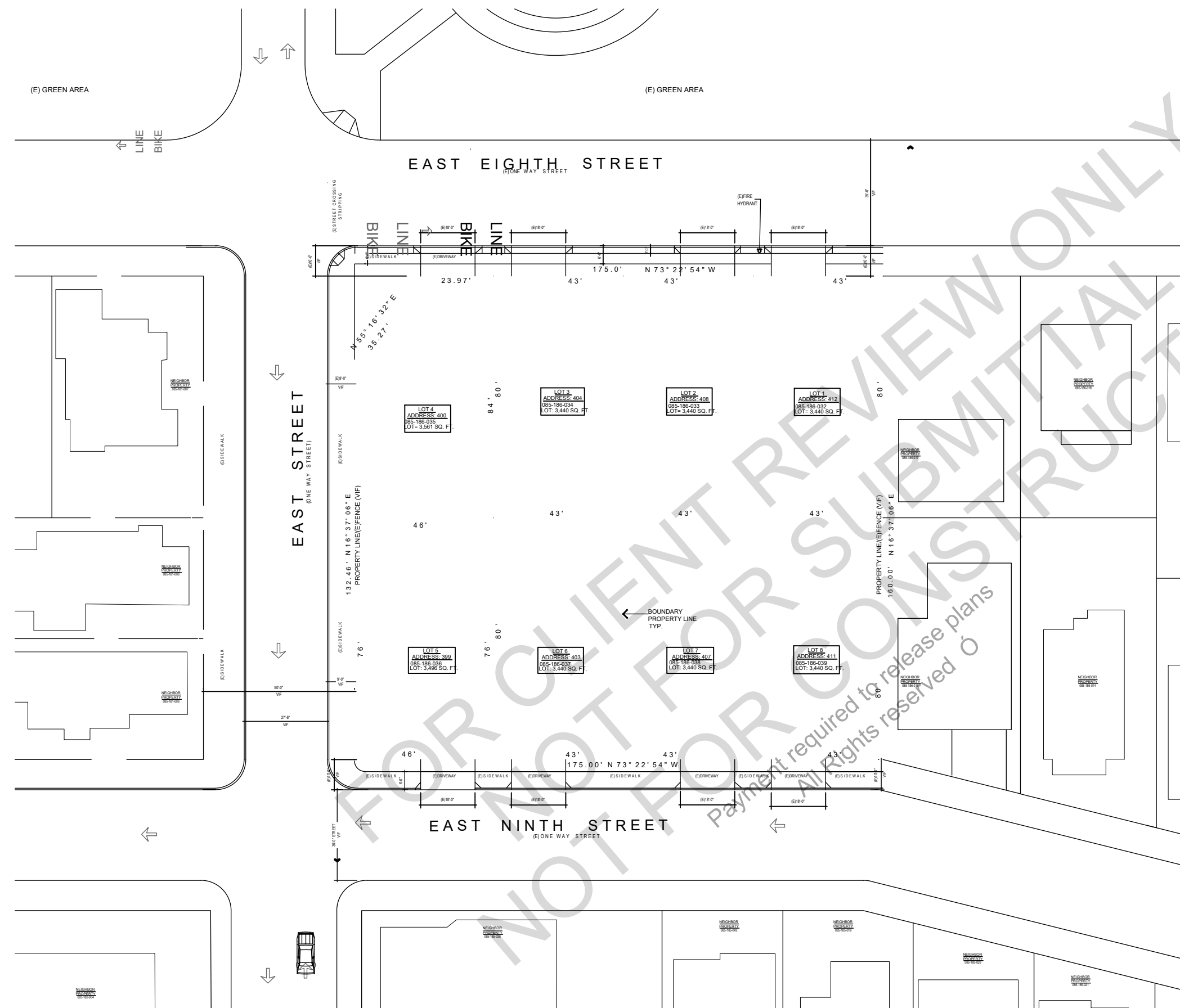
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SCALE:	As Noted
DRAWN BY:	S. Cruz
CHECKED BY:	T. Kenslink
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arctxen201906

A2.1

EXISTING SUB-DIVISION
SITE PLAN

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DRAWING NOTES:

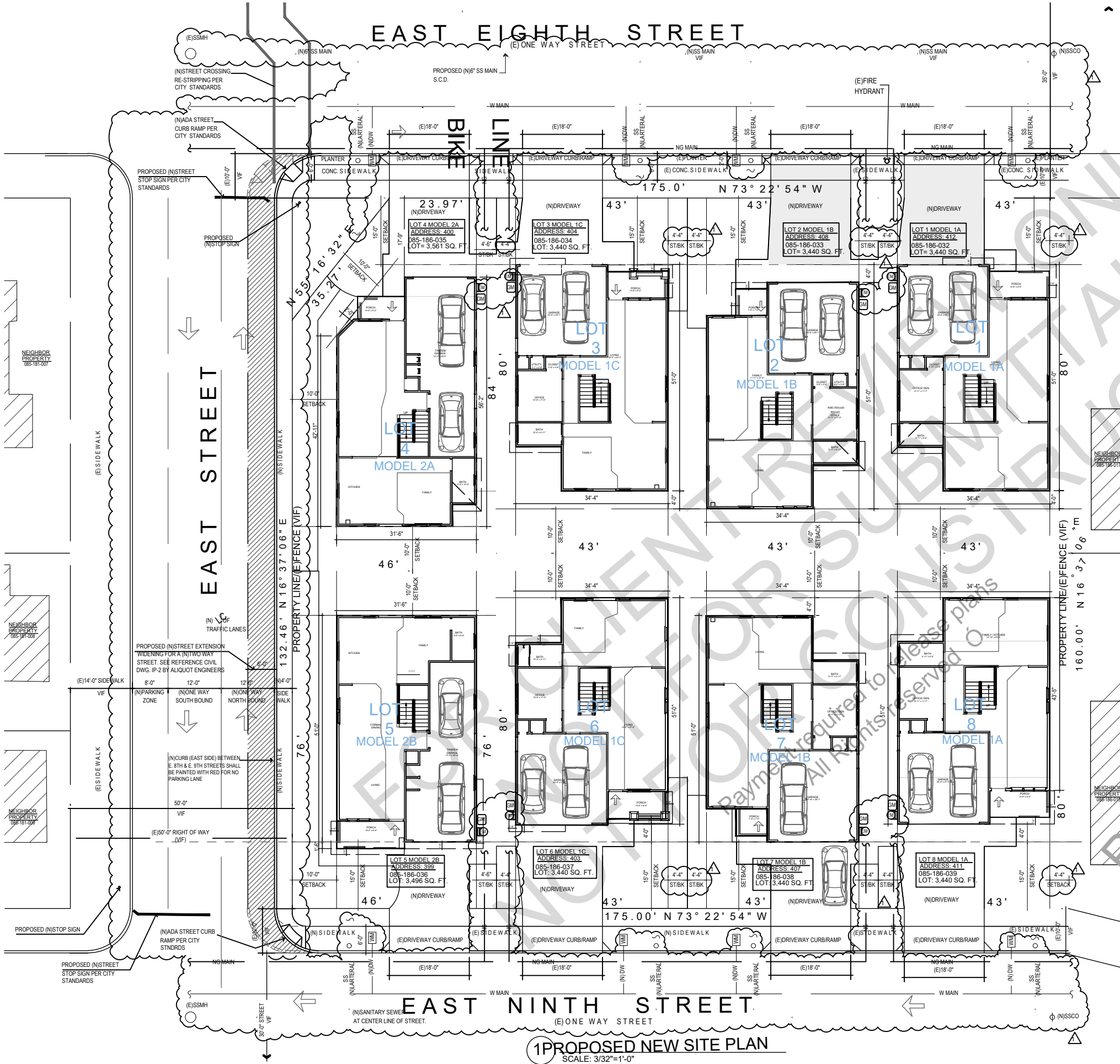
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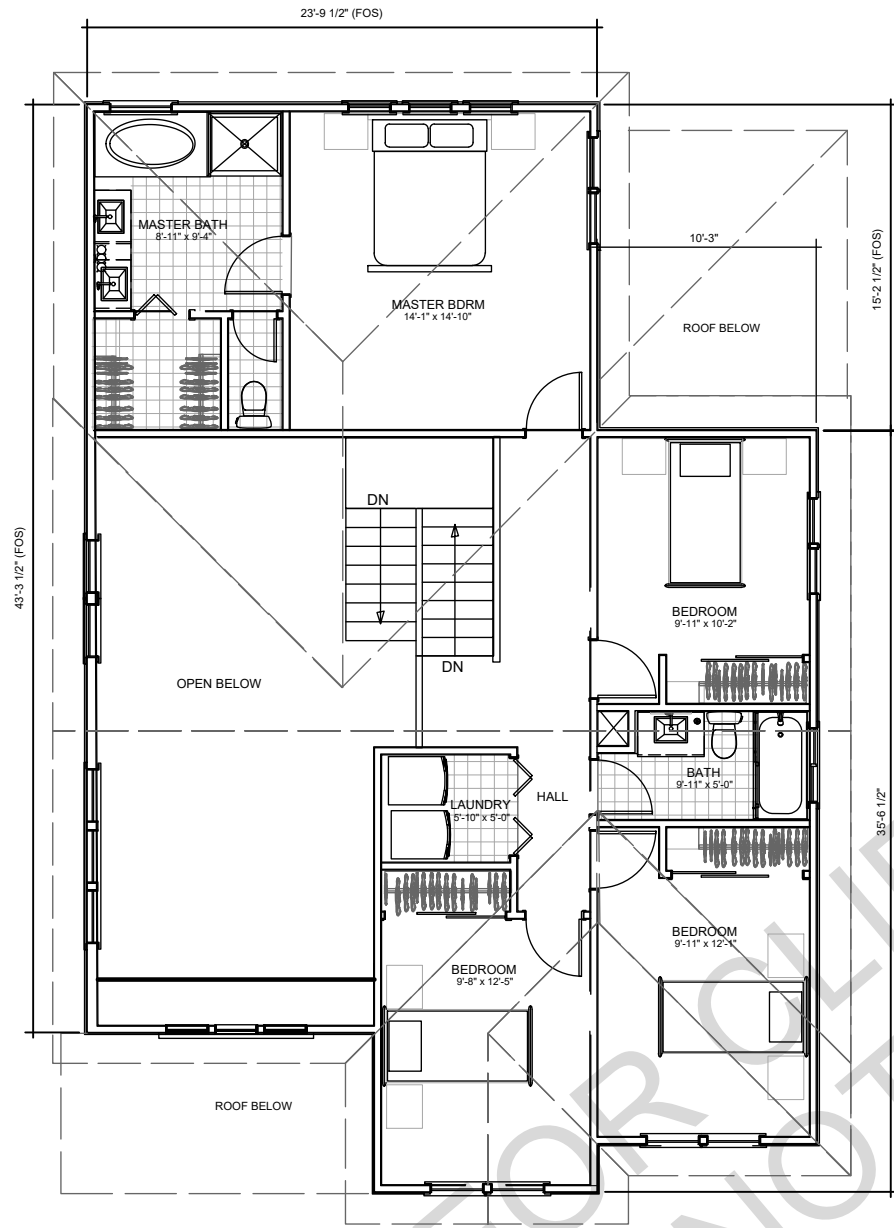


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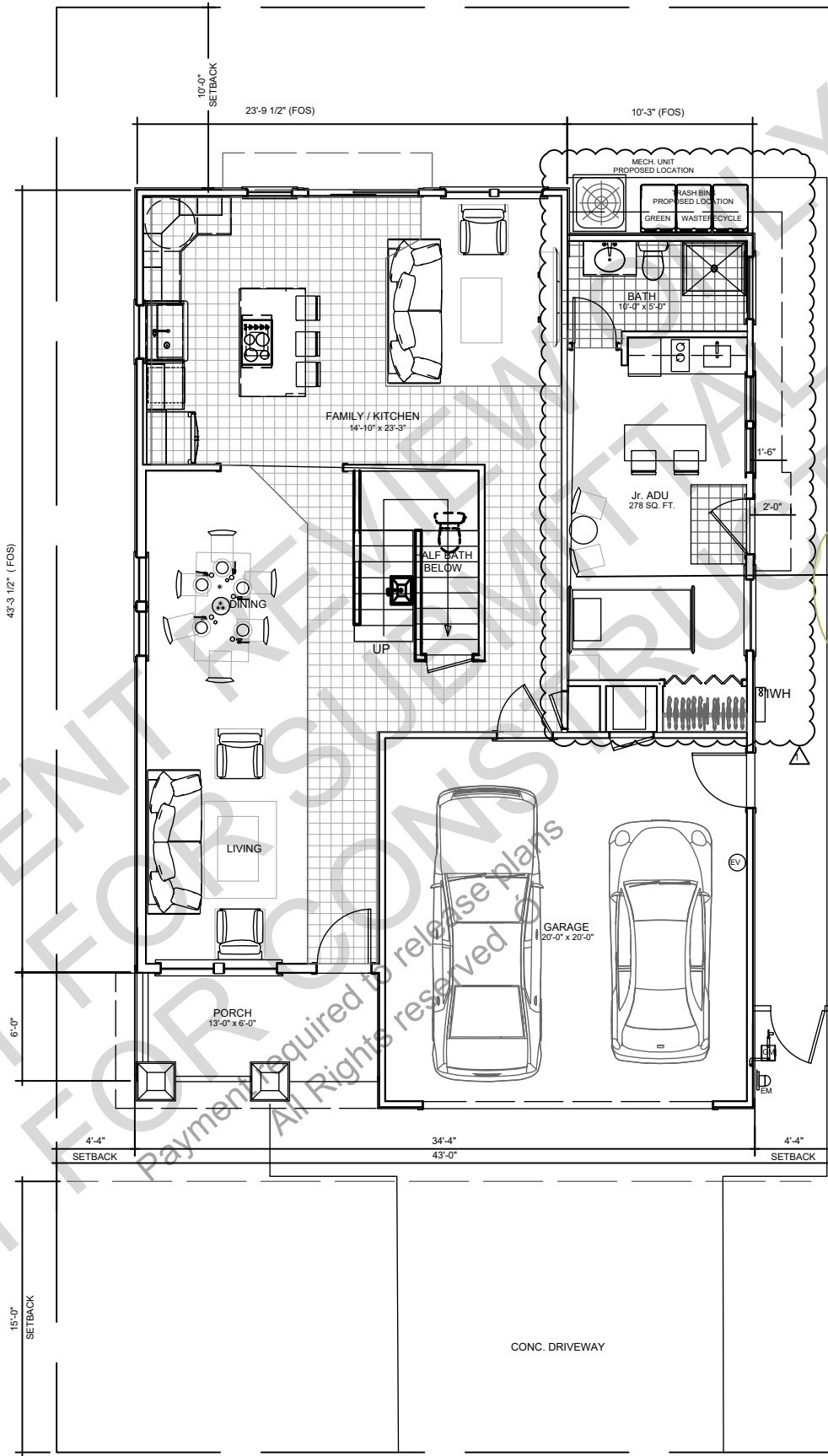
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1 EXISTING SITE PLAN SUB-DIVISION # 8409
SCALE: 1/16"=1'-0"

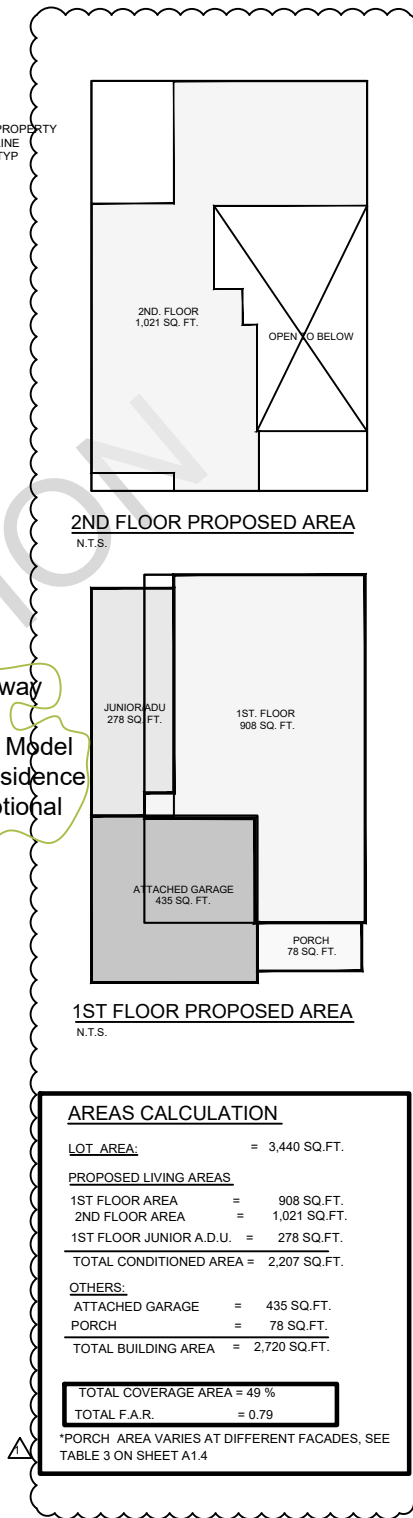




2 PROPOSED TYPICAL 2ND FLOOR PLAN - MODEL 1A
SCALE: 1/4"=1'-0"



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



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



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SERGIO CRUZ
Sr. Designer/Drafter DATE:

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

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

A3.1
MODEL 1A
FLOOR PLANS

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Sr Designer/Drafter DATE: _____

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PITTSBURG, CALIFORNIA
DESIGN REVIEW

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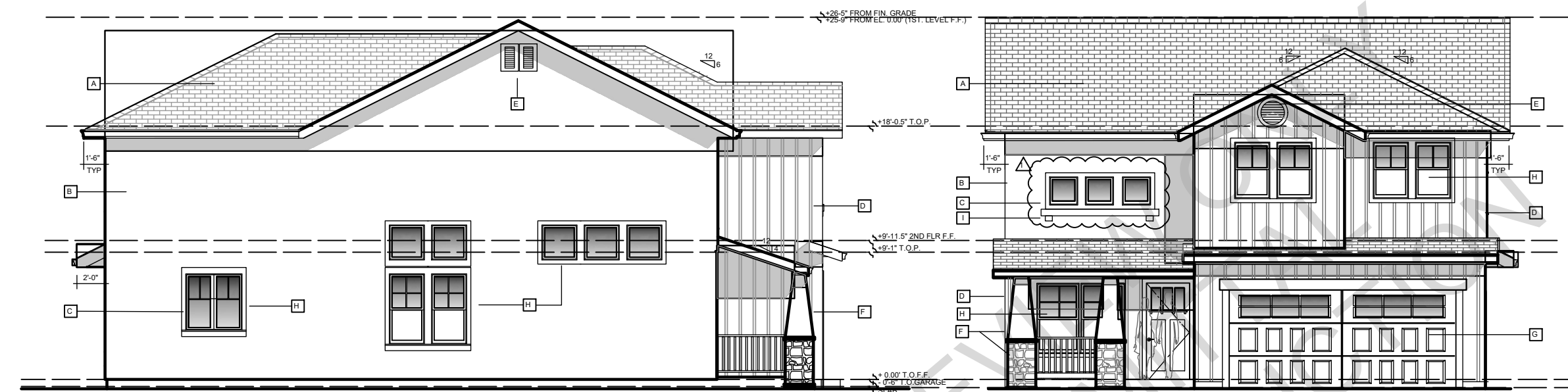
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SCALE:	As Noted
DRAWN BY:	S.Cruz
CHECKED BY:	T.Kenslink
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arccxen201906

A3.2

MODEL 1A
EXTERIOR
ELEVATIONS

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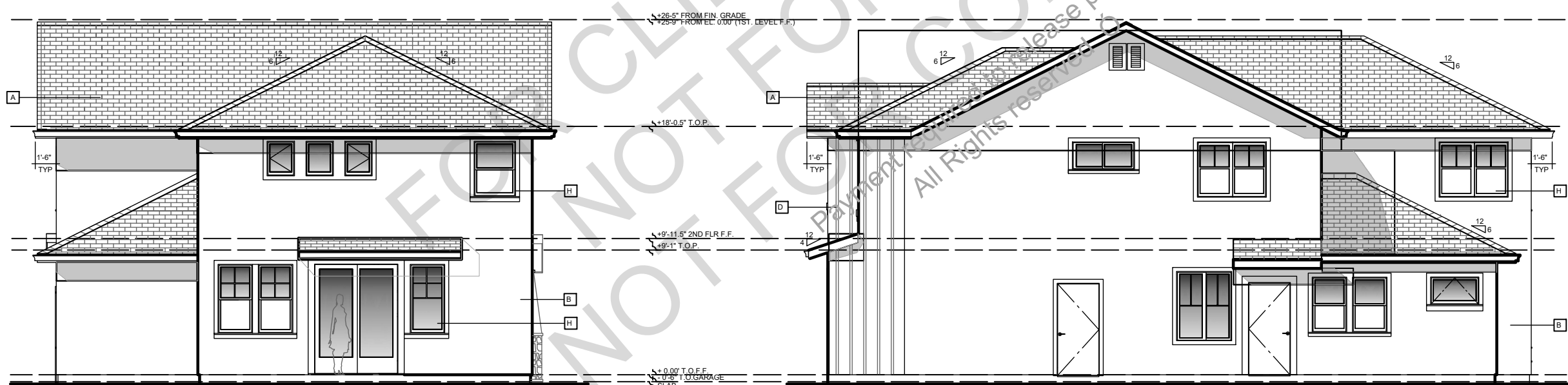
10/03/2023



1 PROPOSED TYPICAL LEFT SIDE ELEVATION - MODEL 1A
SCALE: 1/4"=1'-0" LOTS NO. 1 & 8

2 PROPOSED TYPICAL FRONT ELEVATION - MODEL 1A
SCALE: 1/4"=1'-0"

- ## MATERIAL LEGEND
- A. HIP & GABLE ROOFS: FLAT CONCRETE TILE ROOF
 - B. COLORED STUCCO BODY
 - C. FOAM STUCCO TRIM
 - D. FACADE ACCENT WITH HARDIE PLANK BOARD & BATTEN WALL SIDING WITH 1" X 6 BATTENS @ 12" O.C. & 2X10 BELLY BAND W/ FLASHING AT BOTTOM
 - E. GABLE VENT
 - F. DECORATIVE TAPERED COLUMNS WITH CULTURED STONE VENEER AT BASES AND WOODEN RAILING AT PORCH
 - G. SECTIONAL GARAGE DOORS
 - H. VINYL DUAL PANE WINDOWS AND SLIDING GLASS DOORS WITH STUCCO TRIM AND ACCENT SILL AND INTEL AT FACADE
 - I. DECORATIVE 3 DIMENSIONAL FOAM WINDOW SILL ACCENT



3 PROPOSED TYPICAL REAR ELEVATION - MODEL 1A
SCALE: 1/4"=1'-0" LOTS NO. 1 & 8

4 PROPOSED TYPICAL RIGHT SIDE ELEVATION - MODEL 1A
SCALE: 1/4"=1'-0" LOTS NO. 1 & 8

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Sr.Designer/Drafter

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[illegible]

DATE: 10/03/2023

SCALE: As Noted

DRAWN BY : S.Cruz

CHECKED BY : T.Kenslin

CAD FILE: .dwg

PROJECT NAME: **East Street Estates**

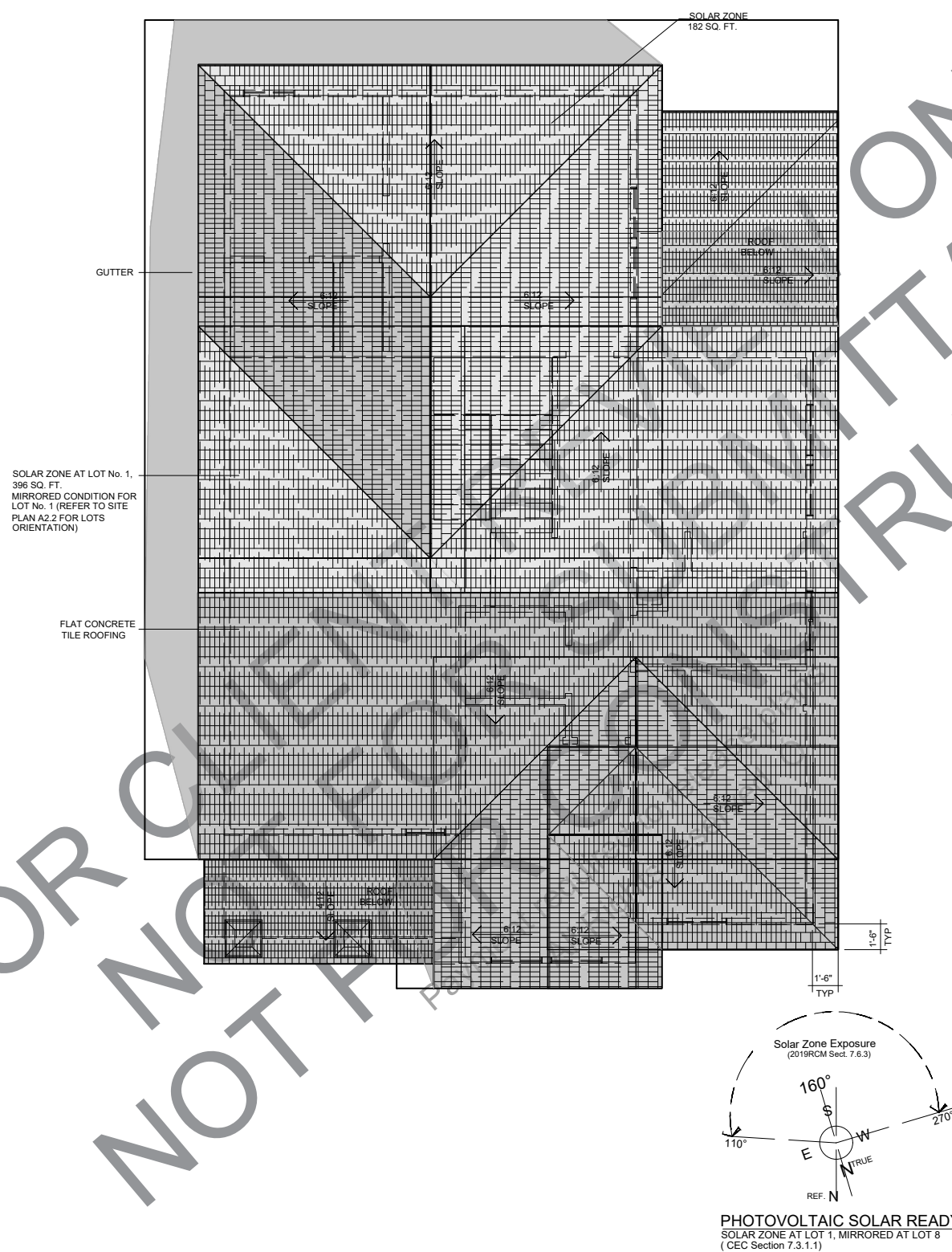
PROJECT NUMBER: Arcxen201906

A3.3

MODEL 1A
ROOF PLAN

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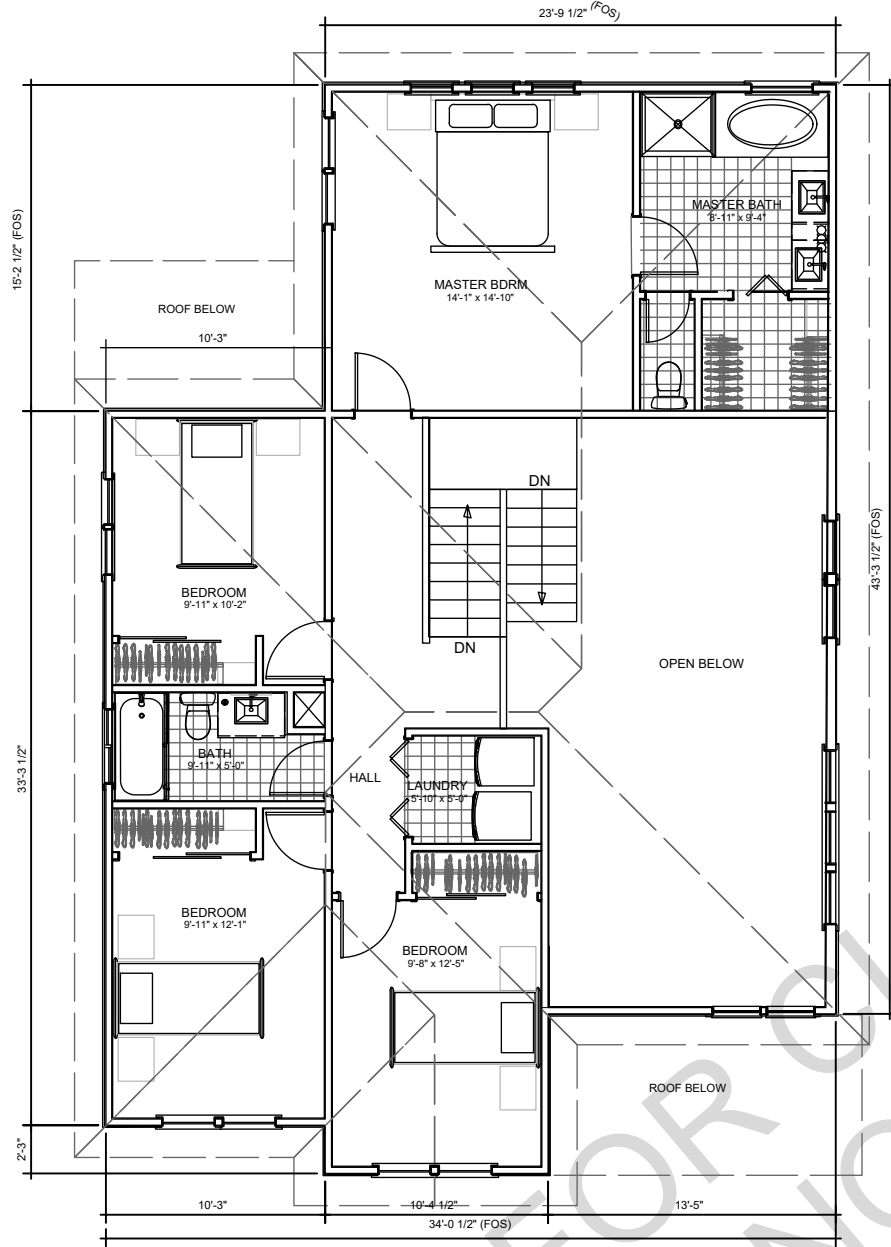
10/03/2023



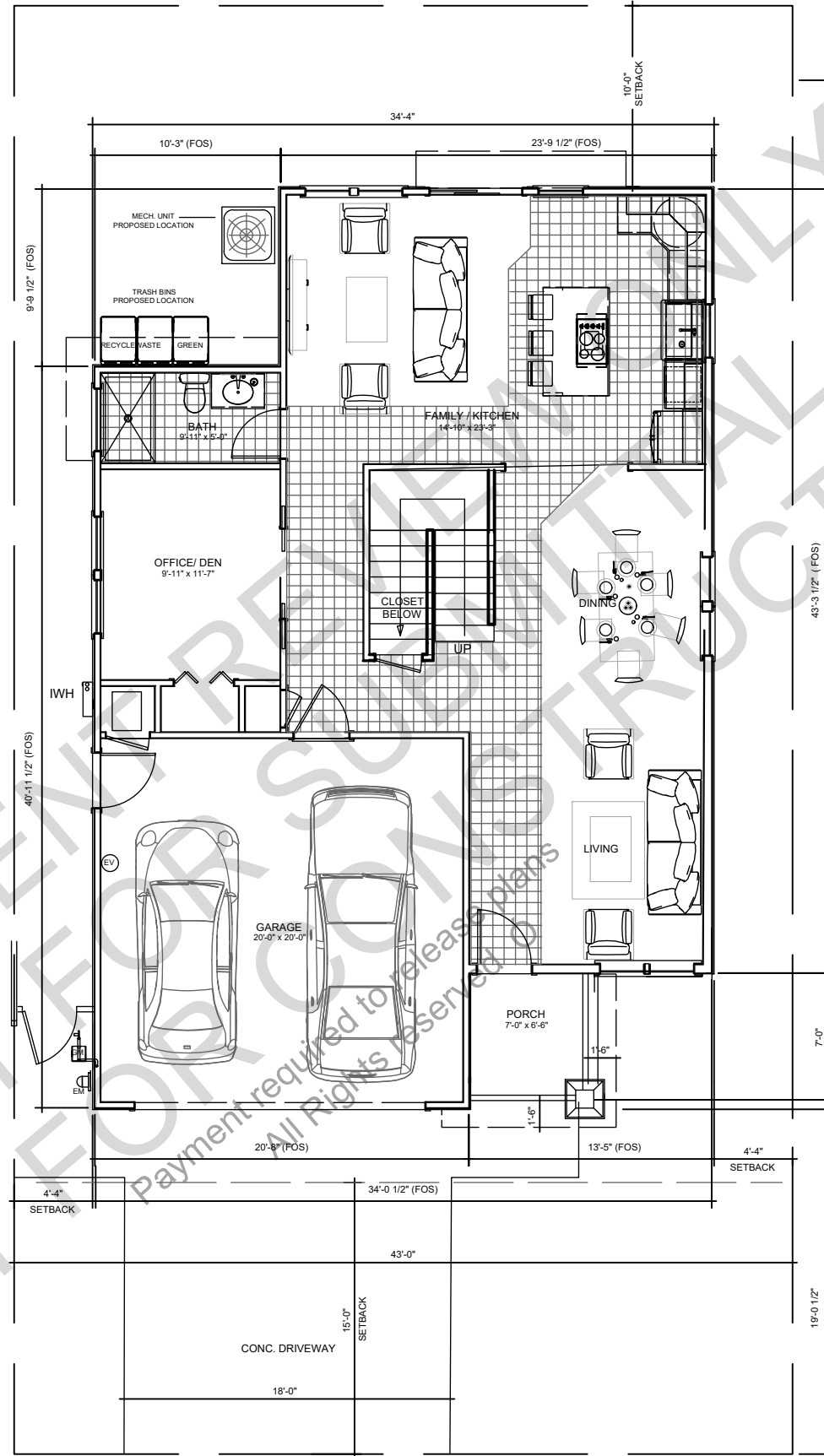
1 PROPOSED TYPICAL ROOF PLAN - MODEL 1A
SCALE: 1/4"=1'-0"
LOTS 1 & 8

c:\arcxen design studio\architecture+engineering\projects\arcxen\201906 east street estate, pittsburg, ca - 8 new homes-01.dwg - v2020\floor plan- east estates 5a.dwg

Thursday, September 3, 2020



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



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

DRAWING NOTES:

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

CALGREEN NOTES:

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

LOTS No's 2 & 7
MODEL 1B
LOTS No's 3 & 6
MODEL 1C (SIMILAR)



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SERGIO CRUZ
Sr. Designer/Drafter DATE:

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PITTSBURG, CALIFORNIA
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DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK

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

A3.4

MODELS 1B & 1C
FLOOR PLANS

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10/03/2023

DRAWING AUTHOR

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DRAWN BY:	S.Cruz
CHECKED BY:	T.Kenslink
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PROJECT NUMBER:	Arccxen201906

A3.5

MODEL 1B & 1C
EXTERIOR
ELEVATIONS

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10/03/2023



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

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

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

MATERIAL LEGEND

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



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

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





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SERGIO CRUZ
Sr. Designer/Drafter

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412 E. 9th Street
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DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK
DATE:	10/03/2023	
SCALE:	As Noted	
DRAWN BY:	S.Cruz	
CHECKED BY:	T.Kenslin	
CAD FILE:	.dwg	
PROJECT NAME:	East Street Estates	
PROJECT NUMBER:	Arcxen201906	

CALGREEN NOTES

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

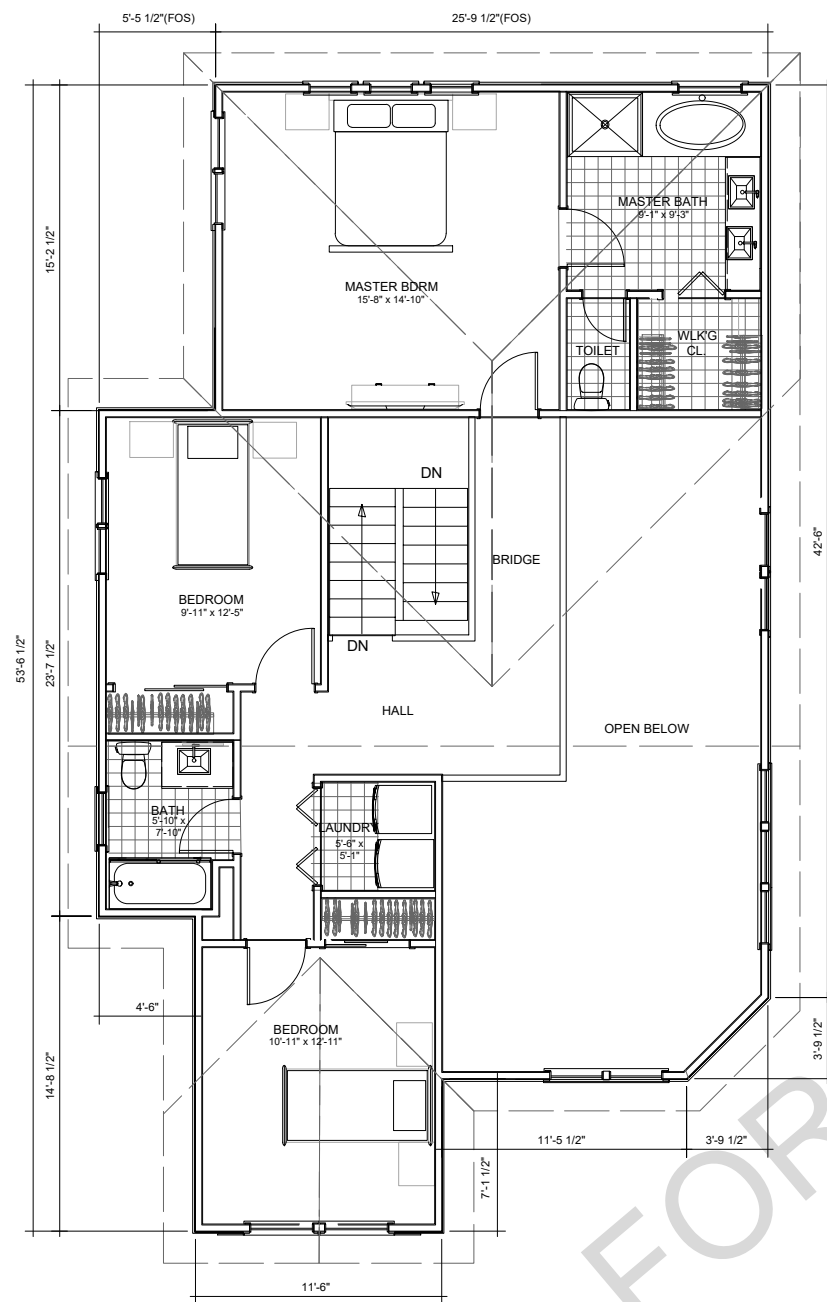
CORNER LOT
NO. 4
MODEL 2A

A4.1

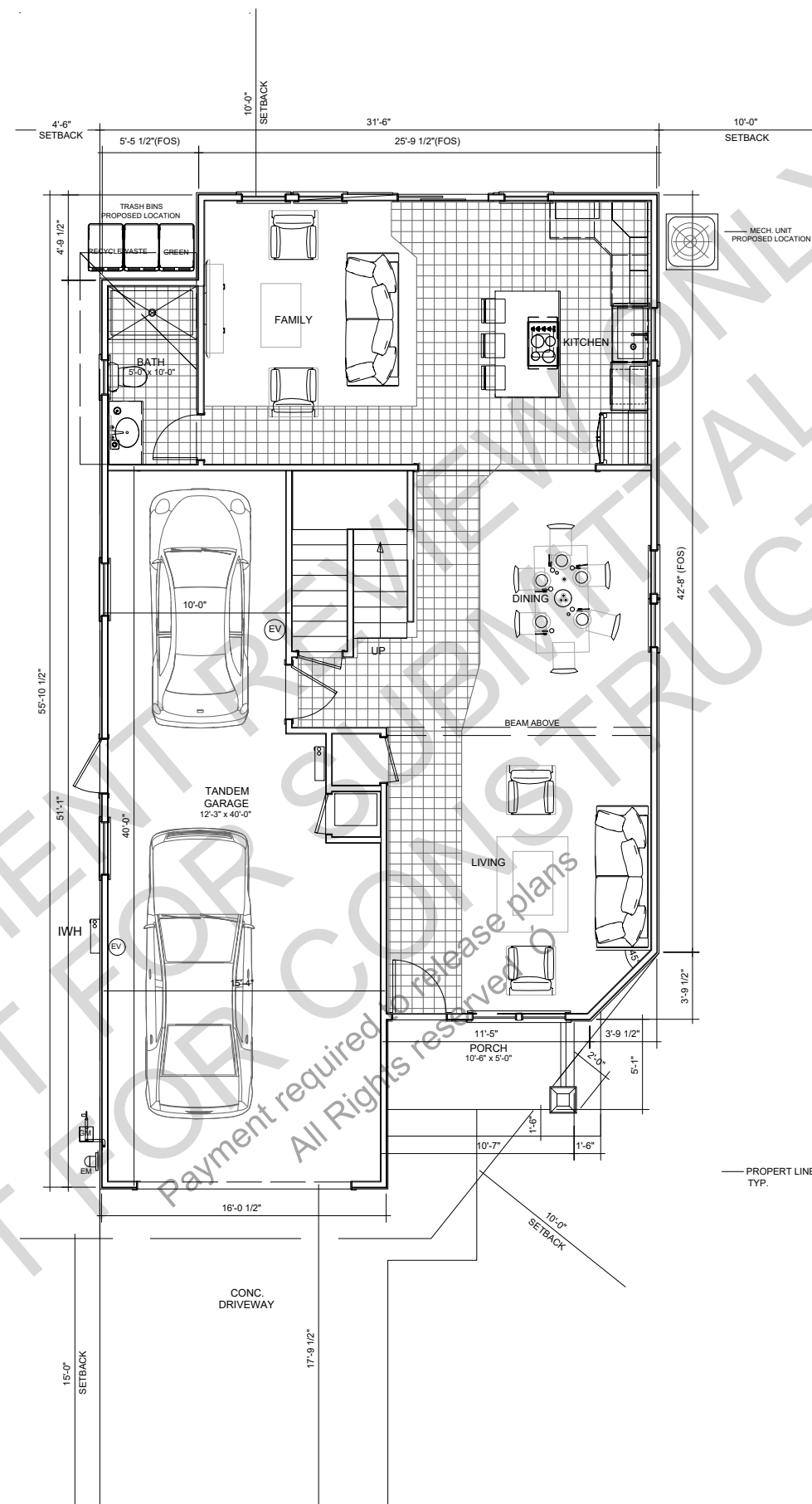
MODEL 2A FLOOR PLANS

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10/03/2023



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



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



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DRAWING AUTHOR:

SERGIO CRUZ
Sr. Designer/Drafter DATE:

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

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

DATE	NO.	REVISION
08/29/2020	1	PLAN CHECK
DATE 10/03/2023		
SCALE : As Noted		
DRAWN BY : S.Cruz		
CHECKED BY : T.Kenslink		
CAD FILE :	.dwg	
PROJECT NAME: East Street Estates		
PROJECT NUMBER: Arcxen201906		

CALGREEN NOTES:

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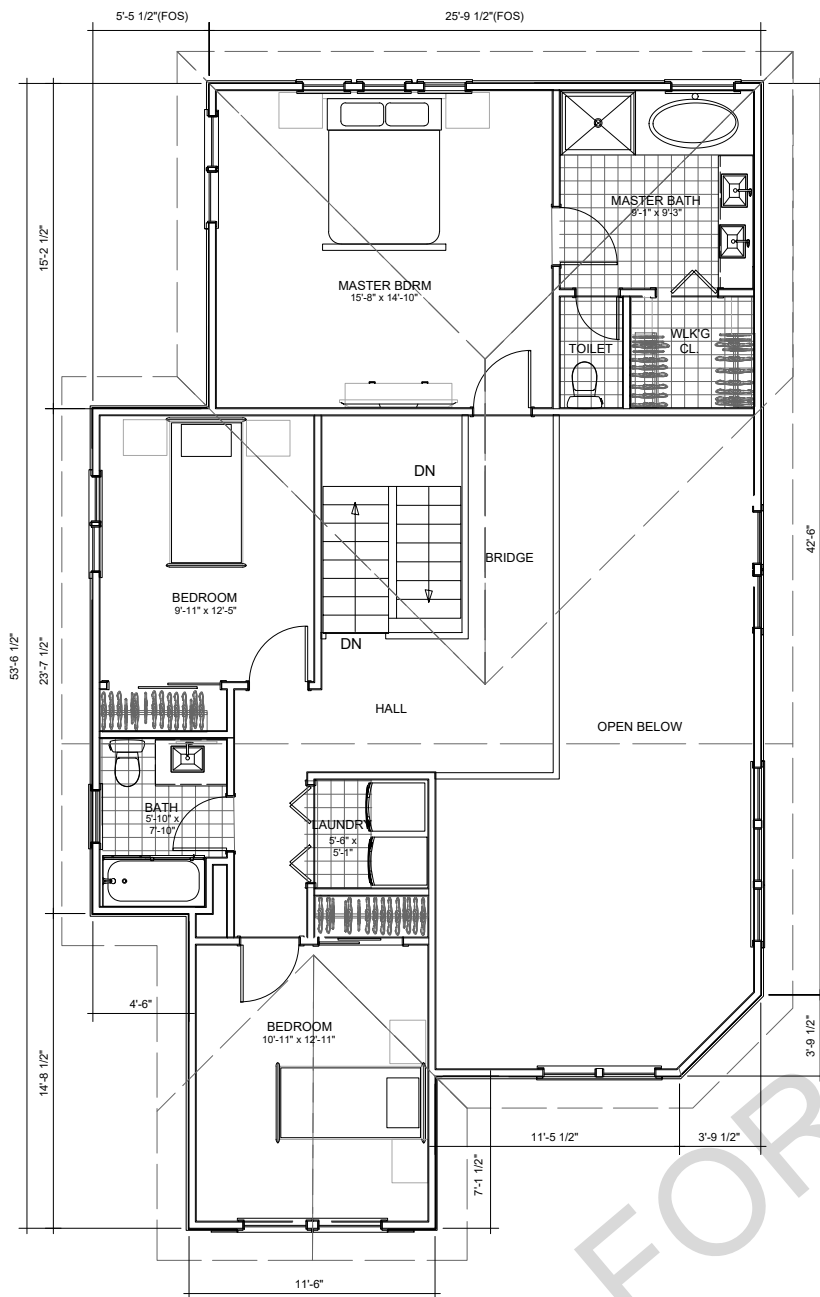
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NO. 4
MODEL 2A

A4.1

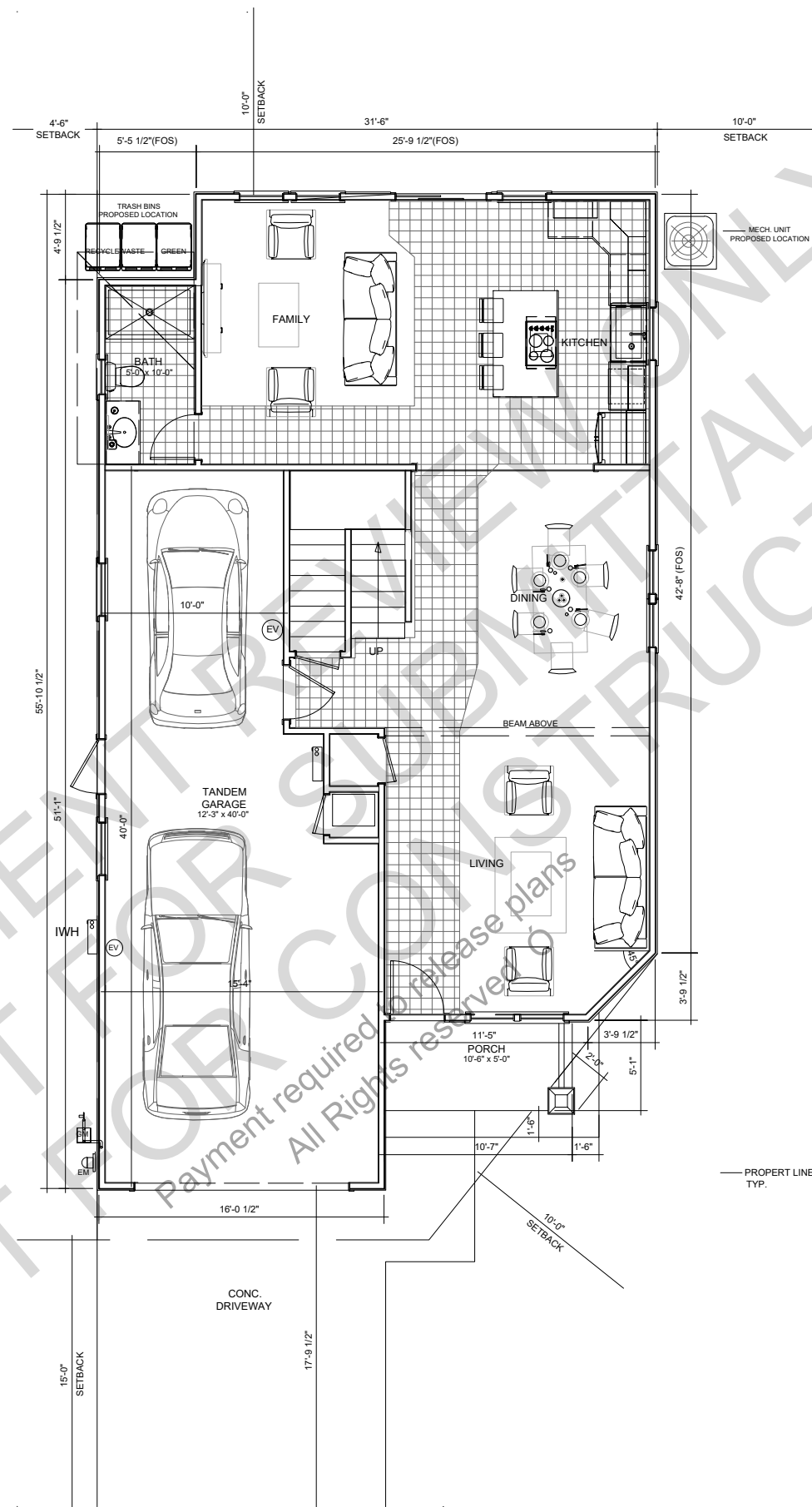
MODEL 2A FLOOR PLANS

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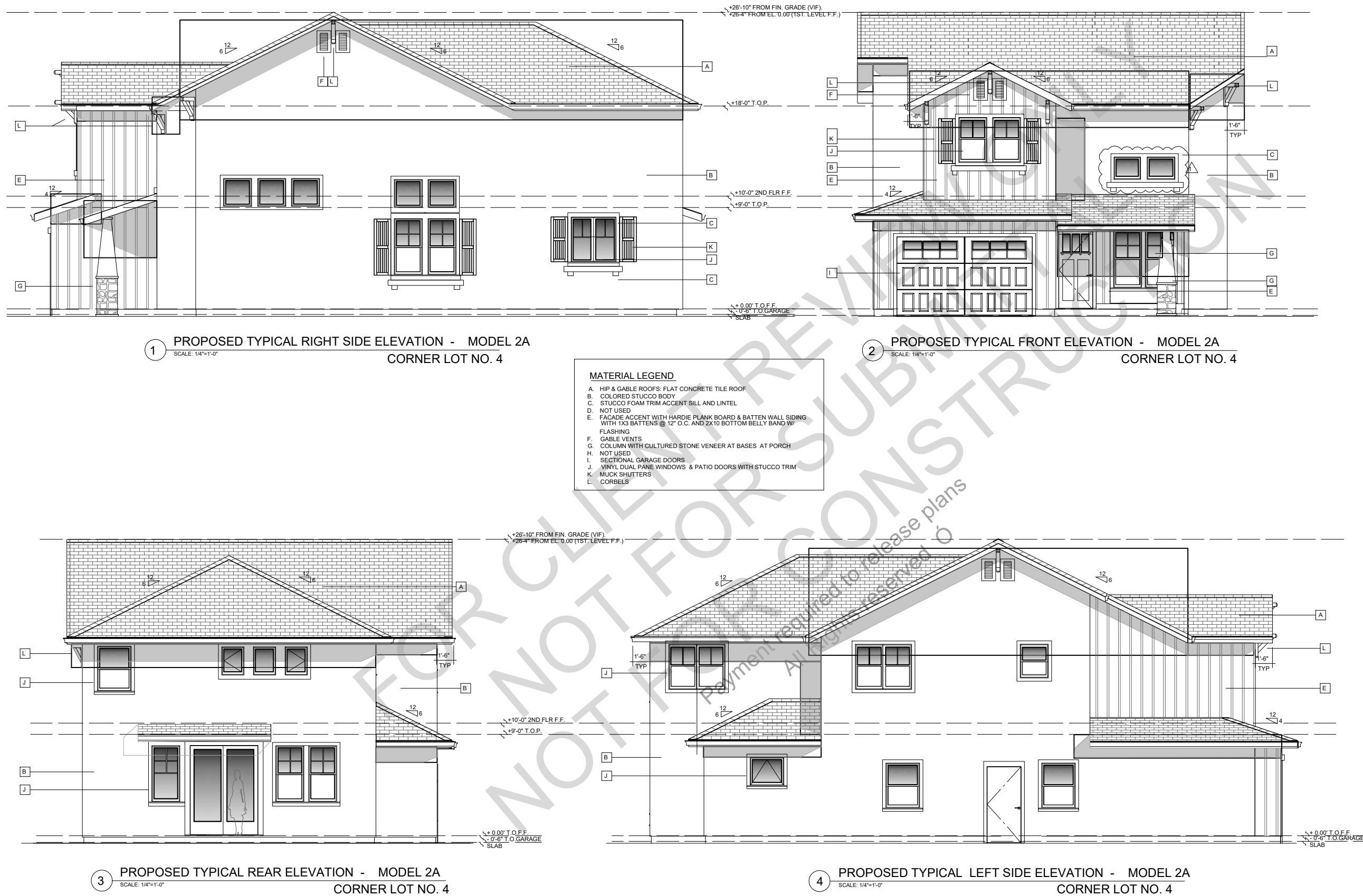
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SCALE: 1/4"=1'-0" CORNER LOT NO. 4



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

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Thursday, September 3, 2020



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SCALE:	As Noted	
DRAWN BY:	S. Cruz	
CHECKED BY:	T. Kenslinke	
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PROJECT NAME:	East Street Estates	
PROJECT NUMBER:	Arcxen201906	

A4.2

MODEL 2A
EXTERIOR
ELEVATIONS

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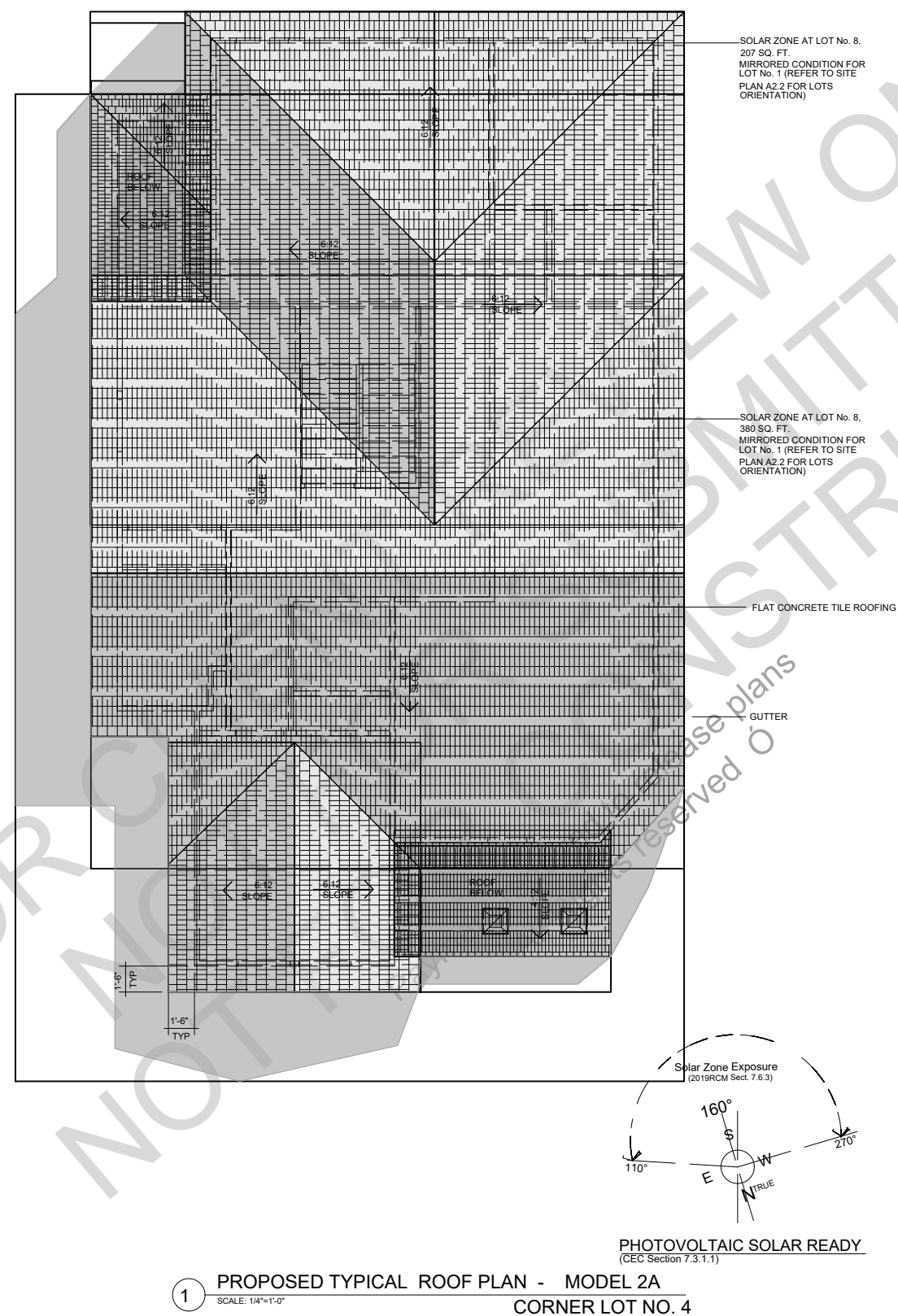
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A4.3

MODEL 2A
ROOF PLAN

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m a r i n . n a p a . s a n t a c l a r a . s o n o m a
& s o l a n o . s a c r a m e n t o c o u n t i e s
t 8 8 8 - 8 7 7 - 3 3 0 5 w w w . a r c x e n . c o m

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

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

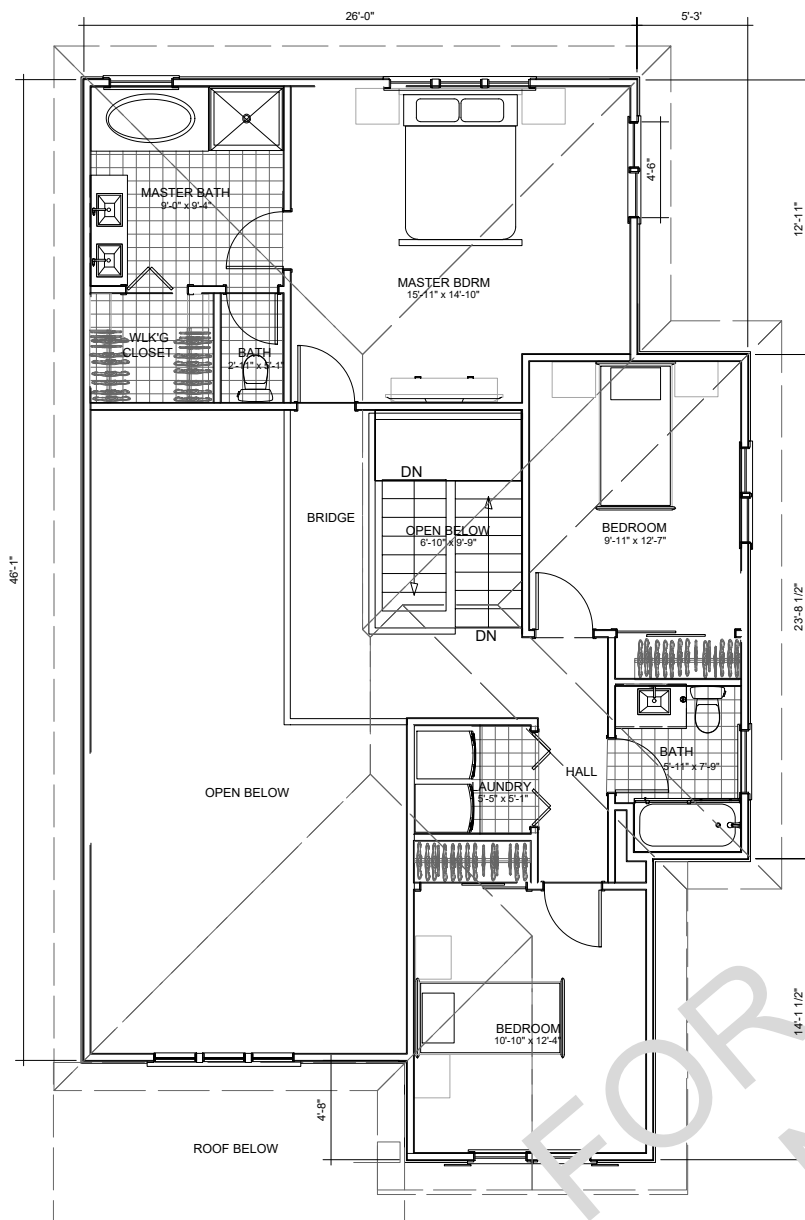
CORNER LOT
NO. 5
MODEL 2B

A5.1

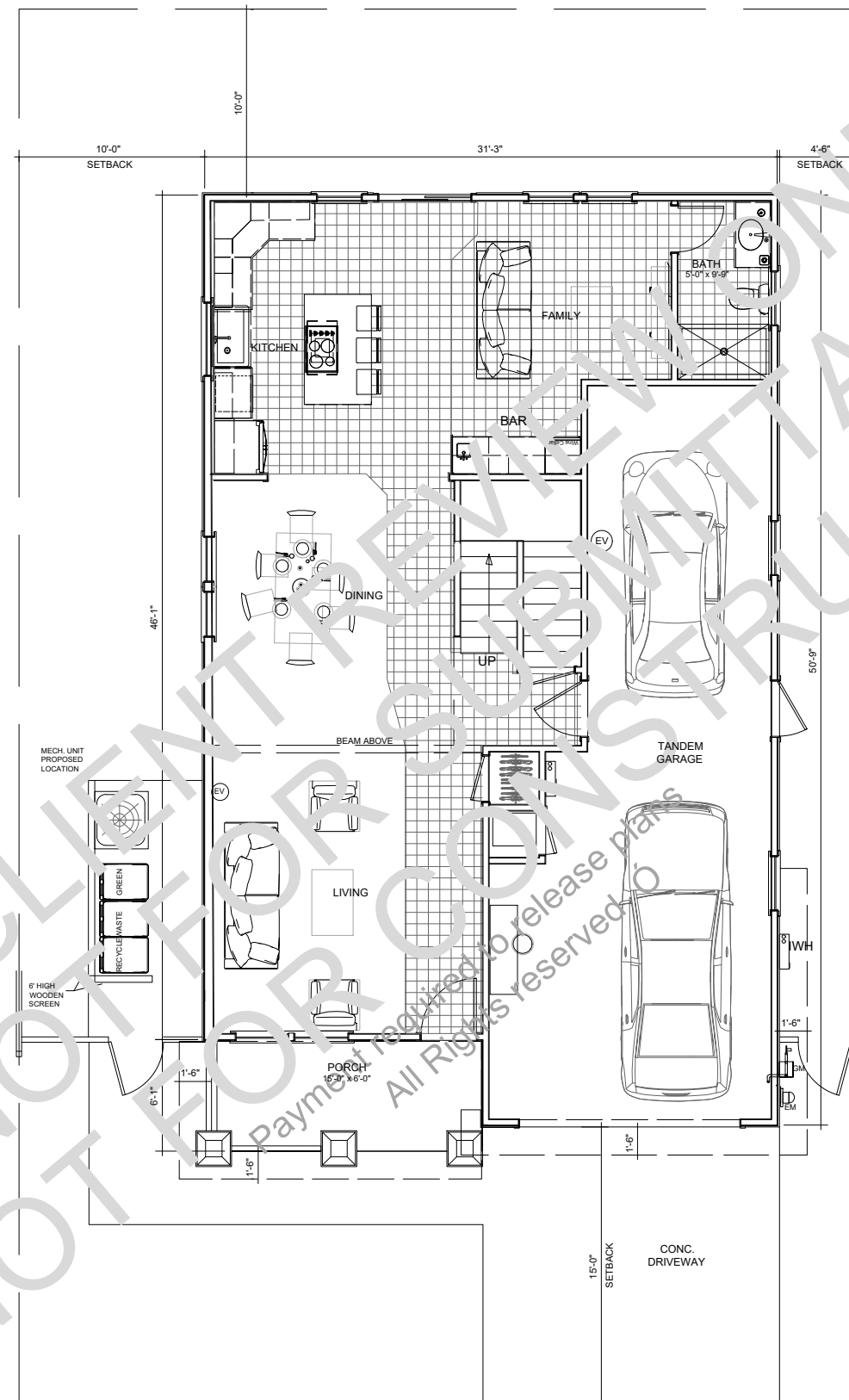
MODEL 2B
FLOOR PLANS

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10/03/2023



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



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

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DRAWING AUTHOR

SERGIO CRUZ
Sr. Designer/Draftsman

SERGEIO CRUZ
Sr. Designer/Drafter

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DRAWN BY:	S.Cruz	
CHECKED BY:	T.Kenslink	
FILE:	.dwg	
PROJECT NAME:	East Street Estates	
PROJECT NUMBER:	Arcxen201906	

A5.2

MODEL 2B
EXTERIOR
ELEVATIONS

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03/2023

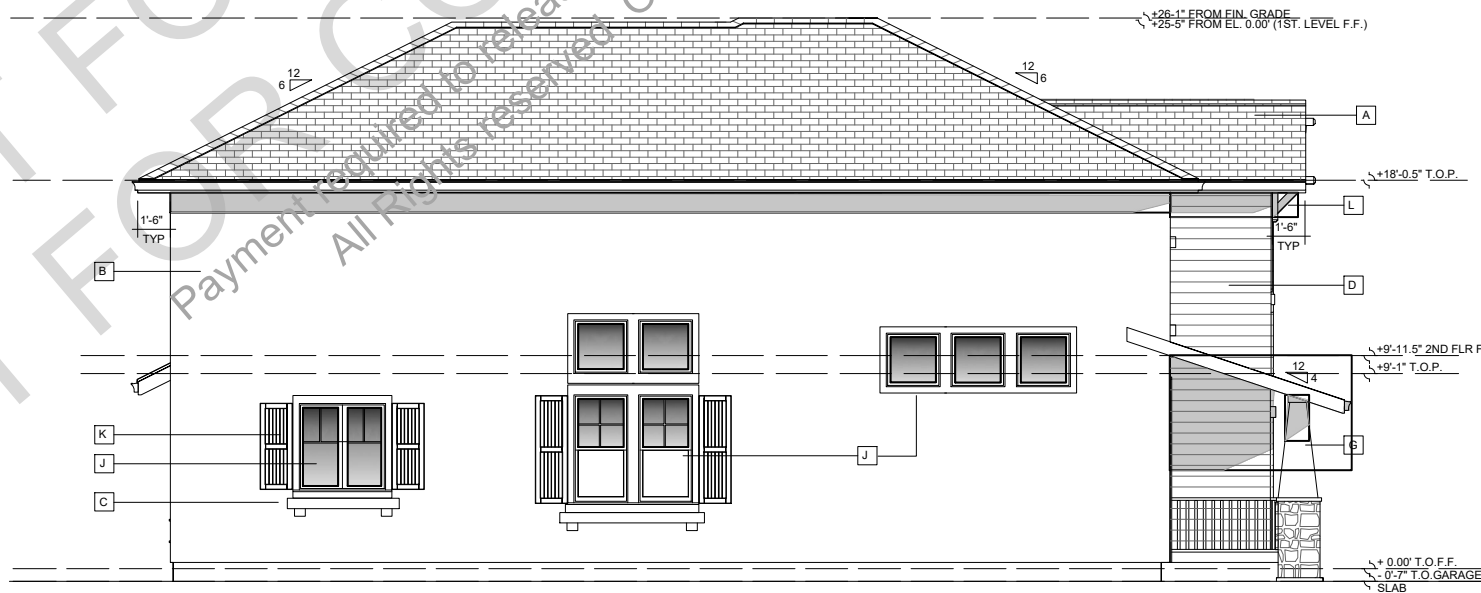


1 PROPOSED TYPICAL RIGHT SIDE ELEVATION - MODEL 2B
SCALE: 1/4"=1'-0"

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

MATERIAL LEGEND

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



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

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

DRAWING AUTHOR

DESIGN REVIEW SET

EAST STREET ESTATES
PITTSBURG, CALIFORNIA
DESIGN REVIEW

[illegible]

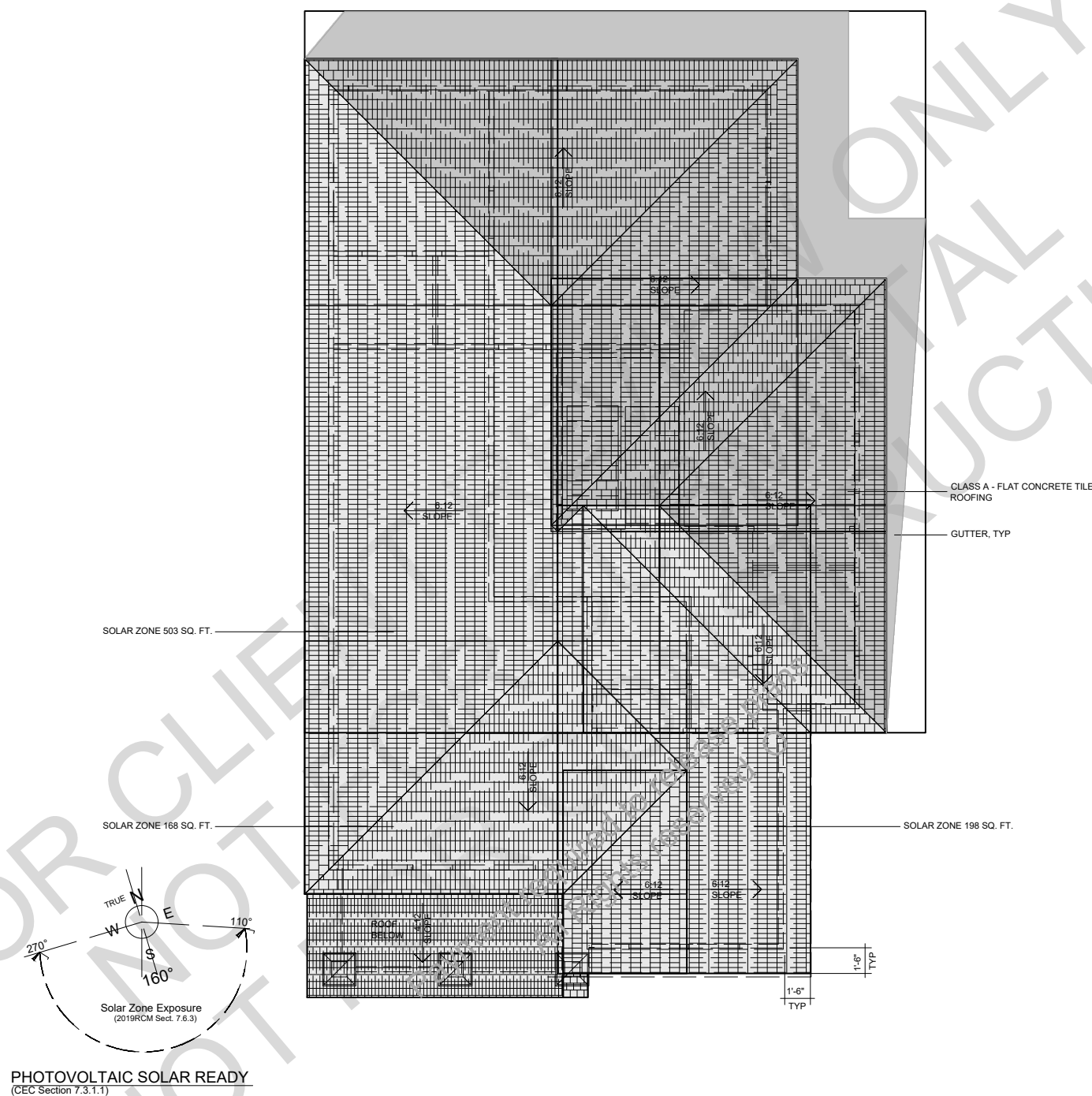
DATE:	10/03/2023	
SCALE:	As Noted	
DRAWN BY:	S.Cruz	
CHECKED BY:	T.Kenslin	
CAD FILE:	.dwg	
PROJECT NAME:	East Street Estates	
PROJECT NUMBER:	Arcxen20190	

A5.3

MODEL 2B
ROOF PLAN

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PHOTOVOLTAIC SOLAR READY

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



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Designer/Drafter

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EAST STREET ESTATES

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[illegible]

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

A6.1

STREETS 3D VIEWS RENDERING

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3/2023



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

Friday, September 11, 2020



CONCEPTUAL SCENE ON EAST STREET - 3D VIEW RENDERING



CONCEPTUAL PERSPECTIVE - 3D VIEW RENDERING



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m a r i n . n a p a . s a n t a c l a r a . s o n o m a
& s o l a n o . s a c r a m e n t o c o u n t i e s
t 8 8 8 - 8 7 7 - 3 3 0 5 w w w . a r c x e n . c o m

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S.D. Designer/Drafter DATE:

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

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

A6.2

STREETS 3D
VIEWS RENDERINGS

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r.Designer/Drafter

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OCT. 12, 2019

EAST STREET ESTATES

PITTSBURG, CALIFORNIA

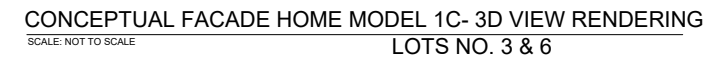
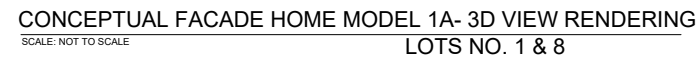
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412 E. 9th Street
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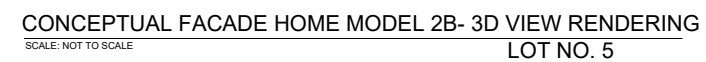
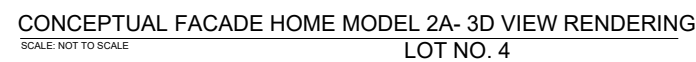
TE	NO.	REVISION
29/2020	0	DESIGN REVIEW
DATE: 10/03/2023		
FILE:	As Noted	
ISSUED BY:	S.Cruz	
APPROVED BY:	T.Kensilinke	
FILE:	.dwg	
PROJECT NAME: East Street Estates		
PROJECT NUMBER: Arcxen201906		

A7.1

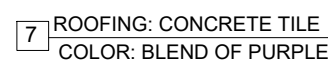
EXTERIOR COLORS & MATERIALS



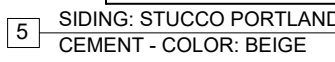
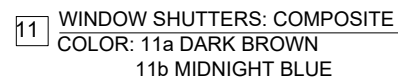
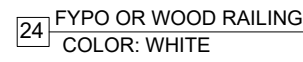
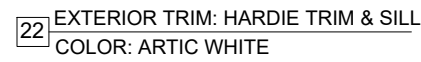
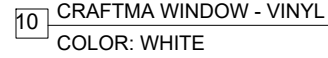
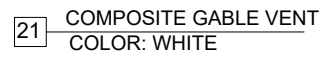
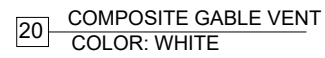
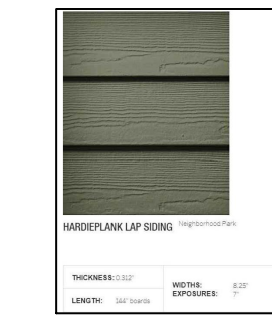
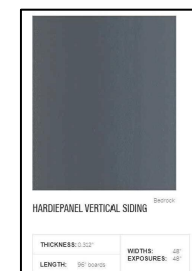
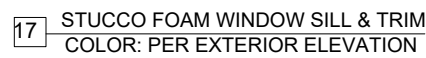
NOTES:
1. FOR COLOR AND MATERIAL LEGEND SEE SHEET A7.2
2. THESE 3D RENDERINGS REPRESENT AN APPROXIMATE VIEW OF THE HOUSES FRONT ELEVATION FOR THE PURPOSE OF PROVIDING AN IDEA OF THE PROPOSED FINAL COLORS AND MATERIALS.



EXTERIOR COLORS & MATERIALS



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



EXTERIOR COLORS & MATERIALS

EAST STREET ESTATES

SBURG, CALIFORNIA
DESIGN REVIEW

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CHECKED BY:	T.Kenslinke
CAD FILE:	.dwg
PROJECT NAME:	East Street Estates
PROJECT NUMBER:	Arccxen201906

A7.2

EXTERIOR COLORS & MATERIALS

10/03/2023

Attachment 5
General Plan Consistency Table
East Street Estates, AP-19-1470 (DR)

General Plan Goal/Policy	Analysis
Land Use Element	
Guiding Principle: Promotion of infill development. In order to minimize encroachment into the hillsides, reverse and prevent blight, promote economic development, and efficiently provide services, the Plan encourages use and revitalization of vacant and underutilized sites. These include areas in and around Downtown (West Tenth Street and Harbor Street), around Railroad Avenue and East Leland Road, the Pittsburg/Bay Point BART station, and complementary and viable uses on vacant sites in existing neighborhoods.	Consistent. The proposed project would be infill development that would revitalize a long-standing vacant and underutilized site.
2-G-5: Promote a diversity of housing types, including opportunities for hillside estate development, as well as smaller lot, infill, and high-density housing.	Consistent. The proposed project would be smaller lot and infill development.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites	Consistent. The proposed project would be on a vacant and underutilized site, surrounded by existing residential development.
Growth Management	
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would be on a vacant and underutilized site, surrounded by existing development.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The proposed project would be located on a site that is currently served by public facilities and infrastructure.
3-P-13: Review and update the City's transportation impact fee schedule, requiring developers to pay the costs necessary to mitigate impacts of their development projects on the local and regional transportation system.	Consistent. The proposed project would be subject to conditions requiring payment of Local and Regional Traffic Mitigation Fees and other Engineering Exactions.
Urban Design	
4-G-18: Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles.	Consistent. The proposed project is subject to a variety of parcel improvements as conditions of approval. Such conditions will improve the circulation, streets and sidewalks surrounding the proposed development.
4-P-3: As part of the development review process, limit building heights and massing where views of the hills from adjacent properties and public spaces could be preserved.	Consistent. The proposed project is compliant with the maximum building height established for the RS-4 zoning district and would not obscure views from adjacent properties or public spaces.

Transportation	
7-P-2: Use the adopted Regional and Local Transportation Impact Mitigation Fee ordinances to ensure that all new development pays an equitable pro-rata share of the cost of transportation improvements. Review the Traffic Impact Mitigation Fee schedule annually and update every five years at a minimum.	Consistent. The proposed project would be subject to conditions requiring payment of Local and Regional Traffic Mitigation Fees and other Engineering Exactions.

Attachment 6
Property Development Regulations Table
East Street Estates, AP-19-1470 (DR)

RS-4 (Single-Family Residential, 4,000 square-foot minimum lot size) District		
Development Regulations:	Required:	Proposed:
Minimum lot area (sq. ft.):	4,000 sq. ft.*	3,440 – 3,561 sq. ft.
Minimum lot width (ft.):	40 ft.	43 – 46 ft.
Minimum Yards (ft., in.):		
Front:	15 ft.	15 ft.
Side:	3 – 5 ft. **	4 ft. 3 in. – 4 ft. 6 in.
Corner Side:	10 ft.	10 ft.
Rear:	15 ft. ***	10 ft.
Maximum front yard:	N/A	N/A
Maximum height of structures (ft., in.):	28 ft., 0 in.	26 ft., 1 in. – 26 ft., 10 in.
Minimum height of structures (ft.):	N/A	N/A
Maximum lot coverage:	50%	46 – 49%
Maximum nonresidential FAR:	N/A	N/A
Minimum site landscaping required:	0%	10.9 – 14.2%
Parking Required:	PMC section 18.78.040 – Schedule A specifies that single-family residential uses are required to provide two off-street parking spaces per unit, including one covered.	Two per unit, both covered. Additional Street Parking available.

* Consistent with the Use Permit approved under Resolution No. 9156, adopted on March 8, 2000, and the Final Subdivision Map recorded on June 30, 2006, lot sizes within the East Street Estates Subdivision are permitted to be smaller than the 4,000 sq. ft. minimum lot size currently allowed in the RS-4 District. The average lot size within East Street Estates is 3,462 sq. ft.

** Interior side yard setbacks shall be a minimum 10 percent of the lot width, with a three-foot minimum and a five-foot maximum required.

*** The minimum required rear yard may be reduced to 10 feet for a residential property located in a subdivision with a tentative map approved prior to June 20, 2007. East Street Estates Final Subdivision Map was recorded on June 30, 2006

Attachment 7
Development Review Design Guidelines
 East Street Estates, AP-19-1470 (DR)

Design Review Guideline	Meets Guideline?
Section I: Residential (Single Family/Duplex)	
1.a: Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2"x4" (wood or styrofoam/stucco) window and door reveal treatment on all building elevations.	Yes. The proposed homes incorporate reliefs and architectural treatments on all building elevations.
1.b: Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.	Yes. The proposed homes incorporate tile roof material.
1.c: Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation.	Yes. The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
1.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	Yes. The depth of the front yard alternates for each proposed lot.
1.e: Decorative masonry walls should be provided between all arterial streets and future homes.	N/A. No homes are proposed along arterial streets.
1.f: Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).	Yes. The roof slope of the proposed homes is greater than 4:12.
1.g: Provide articulated garage doors on all garages.	Yes. The proposed homes will have articulated garage doors.

Attachment 7
Development Review Design Guidelines
 East Street Estates, AP-19-1470 (DR)

1.h: Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.	Yes. Two garage door designs are provided so that garage design alternates every other house.
1.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	N/A. Seventy-foot wide lots are not proposed as part of the project.
1.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	Yes. The applicant has provided five different floor plans, all of which have a garage frontage of no more than 60% of the allowable lot frontage.
1.k: Provide board-on-board fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.	Yes. Six-foot-high, wood, board-on-board fencing will be installed along all side and rear yards.
1.l: The architectural treatments (such as sidings, shingles, window, and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.	Yes. Architectural treatments on the front facades of all homes are carried around to the sides and rear elevations of the buildings.
Section II. Neighborhood / Subdivision Design	
2.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate.	N/A. Given the unique shape of the project site, an entry monument is not proposed or appropriate.

Attachment 7
Development Review Design Guidelines
East Street Estates, AP-19-1470 (DR)

2.b: Perimeter wall and/or sound wall pilasters should not be greater than 50 feet on center.	N/A. No perimeter walls, sound walls or masonry walls are proposed as part of the project.
2.c: Sound walls exceeding 6 feet in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.	
2.d: All masonry walls should include a wall cap.	
2.e: Retaining walls, exceeding three feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound walls.	N/A. No retaining walls are proposed in the plan set.
2.f: Masonry or sound walls should be staggered when adjacent to public right of ways.	N/A. No masonry or sound walls are adjacent to the public right of way.
2.g: Single story units should be located on corner lots whenever possible.	N/A. None of the 8 units are single-story.
2.h: Developer should select, at least one of the schemes provided in Appendix 1 of the DRDGs for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.	Conditionally. A condition of approval would require all utility boxes and/or transformers to be undergrounded. Where undergrounding is deemed infeasible or not recommended by Pacific Gas & Electric (PG&E), utility boxes and/or transformers would be masked by either faux stone utility box covers or a landscape screen.
2.i: Construct fence/walls at top-down slope banks. Design fence at top of slope to take advantage of potential views.	N/A. The site is relatively flat and will not require fences/walls at top-down slope banks.

Attachment 7
Development Review Design Guidelines
 East Street Estates, AP-19-1470 (DR)

2.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	N/A. The development does not include any three-way intersections.
2.k: Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.	Yes. Oak tree on lot 5 is to be saved. The two, existing cedar trees on lot 4 may be saved to incorporate into the landscaping or remove if required for new construction.
2.l: Landscaped portions of set-backs, excluding sidewalk along public streets, should not be less than the height of the fence or sound wall.	N/A. The front and corner side yards of all lots will comply with Pittsburg Municipal Code (PMC) section 18.84.300.
2.m: Landscaping areas shall not be less than three feet wide, between the curbs.	N/A. The front and corner side yards of all lots will comply with Pittsburg Municipal Code (PMC) section 18.84.300.
2.n: Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.	N/A. Use of sound walls is not required. No cul-de-sacs, parks or open space is proposed as part of the project.
Section VI. Green Building Design Guideline	
6.A.1: Solar energy systems should be an option to the homebuyer by the builder.	Yes. All dwellings include solar-ready features consisting of a minimum of two dedicated spaces for future solar system installation marked in the main electrical distribution panel, in compliance with the city of Pittsburg Green Building Design Guidelines.
6.A.2: For homes without solar energy systems, green roofs or cool roofs, roofing should include the following features: a) A minimum of 300 square feet of unobstructed roof area facing within 30 degrees of south. b) South facing sloped roofs should be at an angle of approximately 38 degrees.	

Attachment 7
Development Review Design Guidelines
 East Street Estates, AP-19-1470 (DR)

6.A.3: The external design of homes should feature up to date energy efficiency technologies: a) For infill housing, homes without solar energy systems should be covered with a cool roof. b) Roof overhangs should be sized to block the high summer sun but allow the lower winter sun to enter windows.	Conditionally. The project is required to meet the Residential Mandatory Measures specified under the 2022 California Green Building Standards Code, Part 11.
6.A.4: Deciduous trees of approved native species should be planted to the south and west of the home to shade the home during summer and allow solar heat gain during winter.	Yes. The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
6.A.5: Secure and convenient storage for at least two bicycles should be provided.	Yes. Fixed bicycle parking for at least one bicycle be provided within every unit.
6.A.6: Outdoor design and features should maximize landscaping water conservation.	Yes. The project would provide drought-tolerant landscaping, including shrubs, drought-tolerant ground cover and bark.
6.B.1: Non-invasive, drought tolerant shade trees should be planted in the landscaping strips that are located between curb and sidewalk such that tree canopies will shade as much street surface as possible. Shade trees should be selected and placed so that they will not block solar access to neighboring structures' south-facing roofs.	Yes. Non-invasive, drought tolerant trees will be used for landscaping and are placed to shade as much street surface as possible.
6.B.2: Streetlights and street trees should be spaced so that street lighting is not blocked and made less effective by street trees.	Conditionally. As a Condition of Approval, the Developer will provide a photometric graph and table to determine the appropriate streetlight spacing for the project.

Attachment 7
Development Review Design Guidelines
 East Street Estates, AP-19-1470 (DR)

6.B.3: Subdivisions should be designed to maximize potential solar energy generation	Yes. All dwellings include solar-ready features consisting of a minimum of two dedicated spaces for future solar system installation marked in the main electrical distribution panel, in compliance with the city of Pittsburgh Green Building Design Guidelines.
6.B.4: Subdivisions should be designed around common open space areas that promote neighborhood community building. Such open spaces can include bicycle and pedestrian only plaza spaces, community garden spaces, or vegetated open space. Privately maintained open space should total $\frac{3}{4}$ acres for every square mile or portion thereof, with a minimum of $\frac{3}{4}$ acres for any project greater than 12 acres No individual privately maintained common open space location should be smaller than $\frac{1}{4}$ acre.	N/A. No common open space areas are provided as part of the proposed subdivision. However, immediately north of the project site is the 8th Street Greenbelt, a linear park.
6.B.5: Vehicular Connectivity: Local streets should form a well-connected network that provides for safe, direct, and convenient vehicular access.	Yes. 8th, 9th and East Streets are all part of a well-connected street network.
6.B.6: Bicycle/Pedestrian Connectivity: Subdivisions should include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external bicycle and pedestrian facilities and streets.	Yes. East 9th Street is an active transportation route in the city that includes an existing Class II bicycle lane. East 9th is complete with crosswalks, sidewalks and traffic calming measures.

Attachment 7
Development Review Design Guidelines
East Street Estates, AP-19-1470 (DR)

6.B.7: New streetlight electrical grid systems should be planned to supply future curbside electric vehicle charging stations. A 220/240V electrical supply should be extended to curbside spaces. The conduit should connect to an installed charging unit or an electrical pedestal or a well where a charging station may be installed in the future. Spacing of charging units, pedestals, or wells should be at least one per 50 potential curbside parking spaces in residential subdivisions.

N/A. The project does not incorporate curbside parking to meet the minimum off-street parking requirements nor does the project consist of more than 50 parking spaces.



Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

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

DATE: April 9, 2024
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

East Street Estates, AP-19-1470 (DR)

This is a public hearing on a request for design review approval to construct eight new single-family dwellings in an existing subdivision located at 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street, in the RS-4 (Single-Family Residential, 4,000 sf min. lot size) District. Assessor's Parcel Nos.: 085-186-032; -033, -034, -035, -036, -037, -038, -039.

Environmental Determination

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332. The proposed project qualifies for a Class 32 categorical exemption because: (a) it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) it is located within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value, as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

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

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

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

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

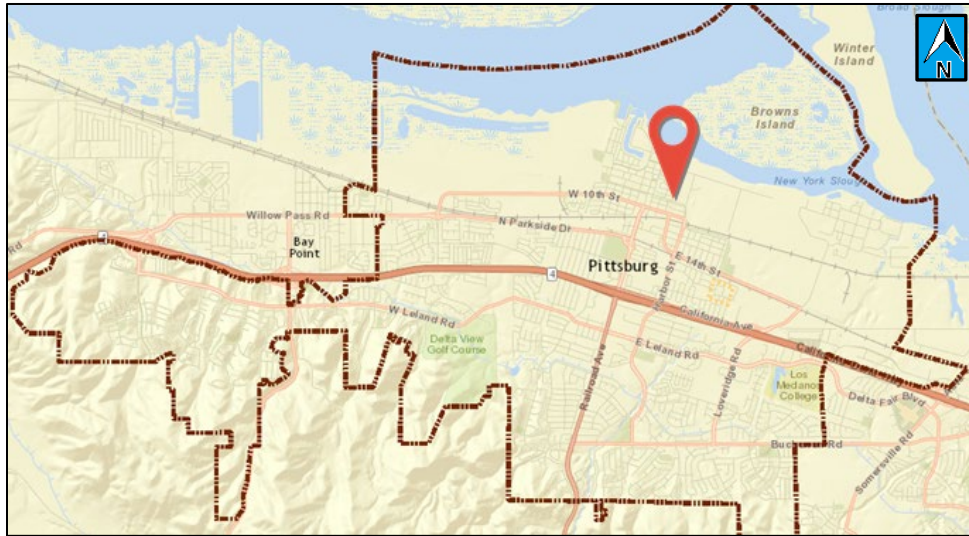
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public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

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

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: East Street Estates, AP-19-1470 (DR)

Location: 399, 403, 407, 411 East 9th Street and 400, 404, 408, 412 East 8th Street. Assessor's Parcel Numbers: 085-186-032; -033, -034, -035, -036, -037, -038, -039.



City of Pittsburg
California

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



NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
April 9, 2024**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority: 1) to operate a custom redwood fence manufacturing and retail sales business within three existing structures located at 1830 Loveridge Road in the Service Commercial (CS) Zoning District. Applicant proposes multiple tenant improvements including: (1) installation of new lighting, (2) replacement of wood trim and gutters, (3) new exterior paint, (4) updated fencing, and (5) front parking lot improvements (new asphalt overlay and striping). Assessor's Parcel No. 073-190-002.

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge receipt of the one attached Notice of Intent to Exercise Design Review Authority.

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.
7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the

Planning Commission Staff Report

originally approved models. Must comply with approved zoning development standards.

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

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

PROJECT DESCRIPTION:

Since the last Planning Commission meeting, staff has received one application requesting design review approval which qualifies within one or more of the nine categories of delegated authority established by Resolution No. 9918.

Resawn Industries, LLC – Façade & Tenant Improvements, AP-24-0020 (ADR)

This is a Zoning Administrator consideration of an Application for Administrative Design Review by Justin Lena, of Resawn Industries, LLC, to operate a custom redwood fence manufacturing and retail sales business within three existing structures located at 1830 Loveridge Road in the Service Commercial (CS) Zoning District. Applicant proposes multiple tenant improvements including: (1) installation of new lighting, (2) replacement of wood trim and gutters, (3) new exterior paint, (4) updated fencing, and (5) front parking lot improvements (new asphalt overlay and striping). Assessor's Parcel No. 073-190-002

The site is designated as "Business Commercial" in the 2020 Pittsburg General Plan and is within the "Service Commercial" (CS) Zoning District. The use classification for the proposed business would be a combination of both "Custom Manufacturing" and "Retail and Wholesale Sales (Home Improvement Sales and Service)," both of which are permitted uses in the CS District.

This project is delegated to staff under Category 3 (Minor Building Remodels) and Category 4 (Changes to Existing Parking Lots) of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to

Planning Commission Staff Report

notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent.

ATTACHMENTS:

1. Notice of Intent Resawn Industries, LLC – Façade & Tenant Improvements, AP-24-0020 (ADR)
2. Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

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

Resawn Industries, LLC – Façade & Tenant Improvements, AP-24-0020 (ADR)

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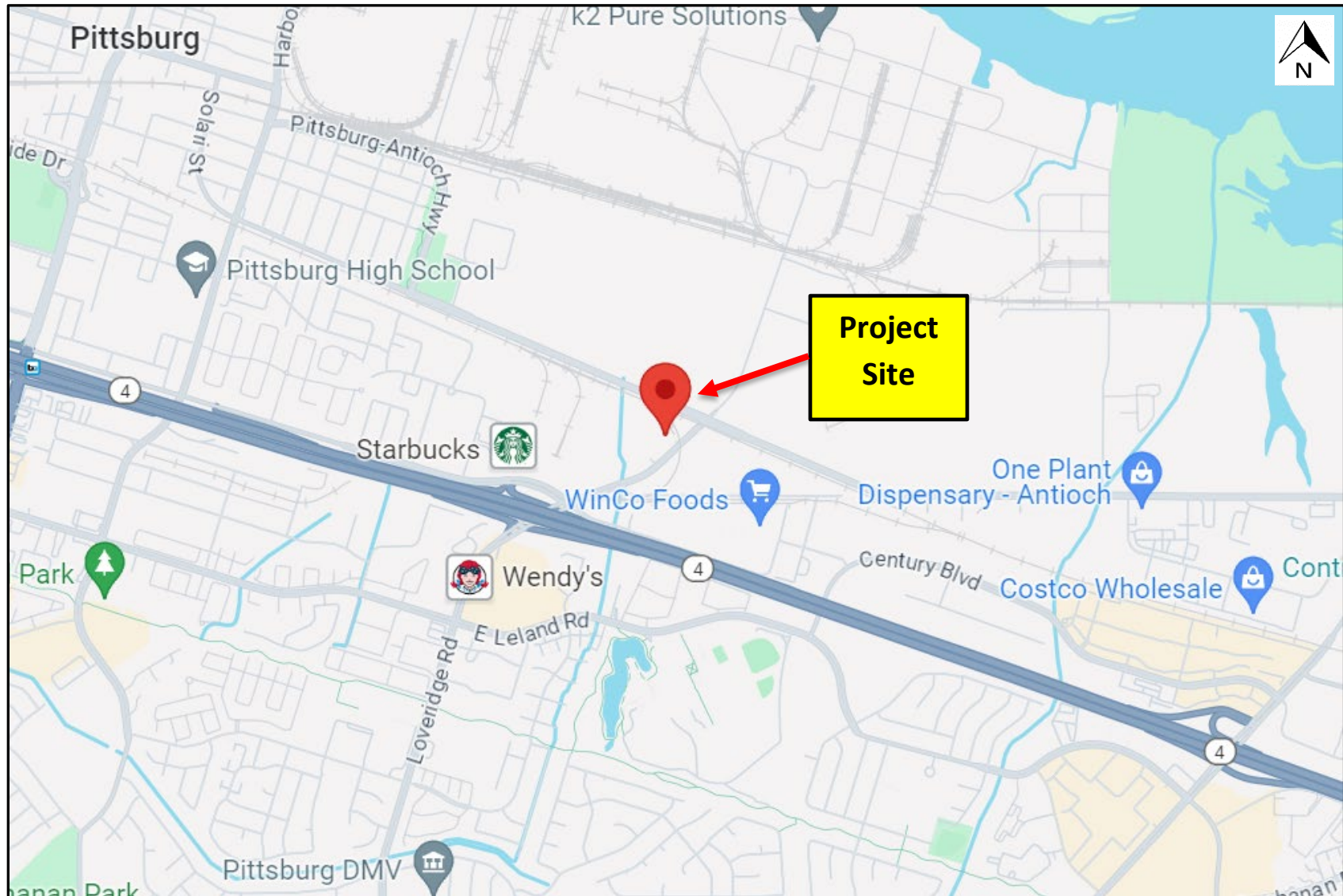
Resawn Industries – Aerial Map

AP-24-0020 (ADR)	1830 Loveridge Rd.
Administrative Design Review	APN: 073-190-002



Resawn Industries – Vicinity Map

AP-24-0020 (ADR)	1830 Loveridge Rd.
Administrative Design Review	APN: 073-190-002



Resawn Industries

***Proposal for 1830 Loveridge Rd
Pittsburg, CA***

Custom Manufacturing
service and retail sales

To: Alison Hodgkin 

General operations

Resawn Industries is a family owned and operated company that specializes in custom manufacturing and distribution of redwood fence products. We are at heart a fast paced construction supply vendor that also operates in custom manufacturing of fence components.

Day to day:

- ***Wood planks are delivered by truckload. Unitized 1x4,2x4,2x8 etc***
- ***No Logs or trees or bark or any type of primary raw materials.***
- ***Planks are processed, assembled and packaged for retail sales.***

General Operations

- *2-4 trucks of planks are delivered to the site per week. Depending on season.*
- *Those same trucks are then loaded with finished product and sent out.*
- *All Trucking and delivery's are done between 4am-7am Monday to Thursday*
- *We should Fabricate around 30,000 of finished products per week or 2 truckloads.*
- *4 Truckloads of inbound materials should be stored onsite at all times. These can be stored inside. Some materials may need to be stored outside in the "overflow area" with city approval.*

General Operations

- ***Byproducts are carefully stored in 40 yard roll off containers. These are in a covered storage area out of site from the road. Those products are taken to an offsite recycling facility and made into mulch.***
- ***Our Equipment will consist of forklifts, saws and bobtail trucks. All stored indoors.***
- ***There is existing Fencing surrounding the property at about 7-8' Tall. We will add high quality privacy screening in any material storage area.***

General Operations

- *All employee parking will be onsite in a designated area. (See site map)*
- *Any materials stored outside during shipping or receiving will not be visible from the road*
- *Retail, Showroom and product sales can be conducted in the front office area. (With city approval)*
- *Customer parking and all as needed requirements are already onsite.*

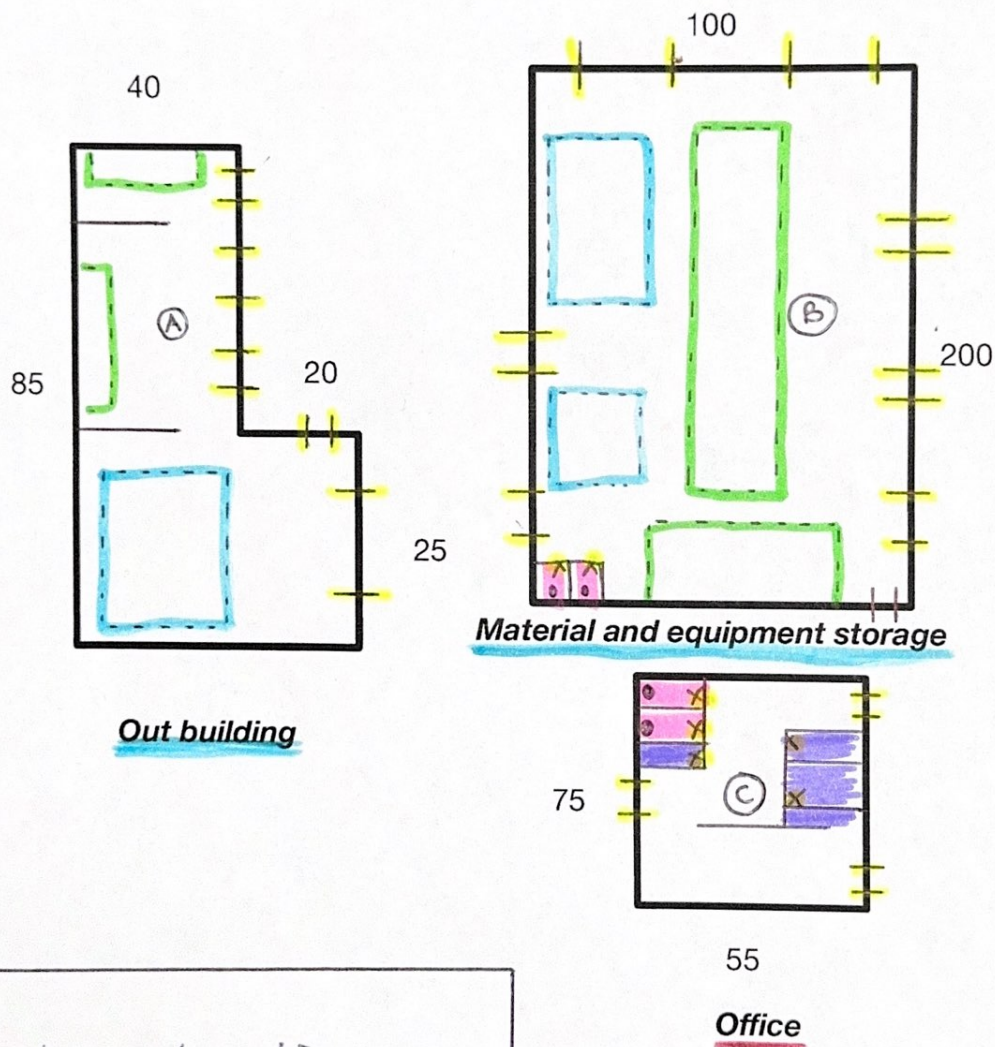
Site Plan Layout



Tenant Improvements

- **Clean and prune all trees and bushes onsite**
- **Clean drainage ditches at front of property and landscape**
- **Install all LED lighting on exterior for safety and security.**
- **Add to existing fences and use high quality privacy screening.**
- **Repair all wood trims on building and paint all exterior.**
- **Remove and replace gutters.**
- **Repair and overlay front asphalt with new customer parking striping.**

Floor Plan Layout



LEGEND:

-  ROLL UP/SWING/EXIT/ DOORS (EXISTING)
-  BATHROOMS (EXISTING)
-  OFFICES (EXISTING)
-  EQUIPMENT STORAGE
-  MATERIAL STORAGE

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

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

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."
- B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.
- C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.
- D. Pittsburgh Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission*, grants primary design review authority to the Planning

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

- E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.
- F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.
- G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).
- I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
 - 2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.
 4. Changes to Existing Parking Lots.
 5. Changes to Existing Landscaping.
 6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.
 7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
 8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

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

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

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION