City of Pittsburg
Planning Commission AMENDED Agenda

06/25/2024

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, June 21, 2024

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

1. **Consideration of a Resolution Approving Design Review and Variance Applications to Construct a 40-Foot Mono-Eucalyptus Telecommunications Facility on Assessor's Parcel Number 094-030-004, AP-24-0026 (DR, VA).**
   Staff will be requesting a continuance on this item to a date to be determined. Once a date has been determined, staff will re-notice the item for the Planning Commissions consideration and prepare a staff report.

2. **Bancroft Gardens II Continuance, AP-16-1170 (DR)**
   Staff will be requesting a continuance on this item to a date to be determined. Once a date has been determined, staff will re-notice the item for the Planning Commissions consideration and prepare a staff report.

COMMENTS FROM THE AUDIENCE

CONSENT

3. **Minutes**
   Minutes of May 28, 2024
   Minutes of June 11, 2024

PUBLIC HEARINGS

4. **Consideration of a Resolution Approving Design Review and Sign Review Applications for Discovery Office Building, AP-23-0161 (DR, SR)**
   This consideration item includes a request for approval of Design Review and Sign Review to construct a two-story office building, an attached wall sign, two detached warehouses, and hard and soft scape improvements to establish an "Office, Business, and Administrative" use for Discovery Builders, Inc. at 1000 Center Drive. Assessor's Parcel Number (APN) 086-100-037.

   Environmental Review: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15061(b)(3) the project is complying with intended uses and development patterns in the greater Civic Center Campus area. As such, it can be seen with

certainty that there is no possibility that the development in question may have a significant effect on the environment.

The proposed project is also categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15304(b), Minor Alterations to Land, because the project consists of a minor private alteration of land which does not involve removal of healthy, mature, scenic trees. Rather, the proposed development would install approximately 50 trees.

The proposed development is further categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15332, in that the proposed development is considered “In-Fill”. The proposed project will not require the use of utilities and public services beyond that of the ability of the City; the proposed project is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan; the proposed project occurs within City Limits on a project site of no more than five acres and is completely surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species and is mapped as “Urban” by the Eastern Contra Costa County Habitat Conservancy; and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

If the Commission adopts a resolution approving the proposed project, Staff will file a Notice of Exemption with the Governor’s Office of Planning and Research (OPR) State Clearinghouse Contra Costa County Clerk-Recorder’s Office pursuant to Public Resources Code Sections 21108(b) and 21152(b).

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.

PLANNING DIVISION
Memorandum

MEMO: June 25, 2024

TO: Planning Commission

FROM: Jordan Davis, Secretary

RE: Mono-Eucalyptus Telecommunications Facility, AP-24-0026 (DR, VA)

Staff will be requesting a continuance on this item to a date to be determined. Once a date has been determined, staff will re-notice the item for the Planning Commissions consideration and prepare a staff report.

PLANNING DIVISION
Memorandum

MEMO: June 25, 2024

TO: Planning Commission

FROM: Jordan Davis, Secretary

RE: Bancroft Gardens II Continuance, AP-16-1170 (DR)

Staff will be requesting a continuance on this item to a date to be determined. Once a date has been determined, staff will re-notice the item for the Planning Commissions consideration and prepare a staff report.

DRAFT MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

May 28, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, May 28, 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

Absent: Commissioner Robinson

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

PLEDGE OF ALLEGIANCE

Commissioner Popova led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

Planning staff requested a continuance on item No. 1, a public hearing for a Use Permit for HIMC Barber Studio, AP-24-0035 to a date to be determined. Planning staff will re-notice the item for Planning Commissions consideration and prepare a staff report, once a date has been determined.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

2. Minutes
   Minutes of April 9, 2024
   Minute of April 23, 2024

On a motion by Commissioner Foster, to approve the consent item(s), seconded by Commissioner Popova:

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

PUBLIC HEARING

3. Housing Element Update for the 2023-2031 Reporting Period (6th Cycle)(AP-23-0021(GP))

A public hearing on the City-initiated update of the City's Housing Element for the reporting period of 2023-2031. Planning staff requested the Planning Commission to consider making a recommendation on the Draft Housing Element to the City Council.

Beth Thompson with Denova gave a presentation.
Chair Kobata opened the public hearing.
There being no one to speak further on this time, Chair Kobata closed the public hearing.

On a motion by Commissioner Foster, recommending the Draft Housing Element to the City Council, AP-23-0021(GP), seconded by Commissioner Popova:

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

STAFF COMMUNICATIONS

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

Two (2) item is tentatively being presented at the June 11, 2024, meeting:

1. AP-24-0033 – City Initiated Rezones for consistency with the recently adopted 2040 General Plan

2. 2023 General Plan Annual Progress Report – Report and update

Two (2) item is tentatively being presented at the June 25, 2024, meeting:

1. AP-16-1170 – Design Review approval for 28 new single-family homes. The project site is located west of Birchwood Drive and is within the RS-6 (Single-Family residential, minimum 6,000 square foot lot) zoning district.

2. AP-23-0161 – Design Review approval for a commercial building development includes the construction of one 20,000 square foot, two-store building to be utilized for Office, Business, and Administrative uses; and two 5,000 square foot, corrugated metal detached warehouses with six roll-up doors each, for general business storages. The project site is located at 1000 Center Drive across from City Hall.

There were no further staff communications.

COMMITTEE REPORTS

Committee assignments were made for the following Subcommittees:

TransPlan – Commissioner Foster, Alternate Commissioner Gordon

Recognition – Commissioner Chair, Alternate Commissioner Smith

Community and Economic Development – Commissioner Popova and Commissioner Robinson, Alternate Commissioner Stokes

ADJOURNMENT

The meeting was adjourned at 7:40 p.m. to June 11, 2024.

Respectfully Submitted,

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John Funderburg, Secretary

DRAFT MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

June 11, 2024

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Kobata at 7:00 p.m. on Tuesday, June 11 2024, in the Council Chambers at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Kobata, Vice-Chair Foster, Commissioners Gordon, Robinson

Absent: Commissioner Popova, Smith, Stokes

Staff: Assistant Director of Community and Economic Development John Funderburg, Associate Planner Alison Spells, Assistant Planner Ariana Ruiz, Administrative Analyst I Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Kobata led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawal, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

There were no consent items.

PUBLIC HEARING

1. Crash Champions Freestanding Sign, AP-24-0016 (SR)

A public hearing requesting approval to construct a 5-foot-tall freestanding sign, located at 3001 North Park Boulevard. The proposed sign is located along the southwest corner of the project site. The project is within the CS (Service Commercial) District. Assessor's Parcel No. 088-151-012.

Assistant Planner Ariana Ruiz gave a presentation
Applicant David Ford spoke on behalf of the project.
Chair Kobata opened the public hearing.
Public comments was received by Bruce Ohlson, Pittsburg resident.
There being no one to speak further on this time, Chair Kobata closed the public hearing.

On a motion by Commissioner Robinson, approving the construction of a 5-foot-tall freestanding sign, located at 3001 North Park Boulevard. The proposed sign is located along the southwest corner of the project site. The project is within the CS (Service Commercial) District AP-24-00161(SR), seconded by Commissioner Gordon:

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

2. Resolution Recommendation Ceity Council Approval of Zoning Map Amendments to Implement the City of Pittsburg 2040 General Plan Land Use Map, AP-24-0033 (RZ).

A public hearing requesting City-initiated request for approval of five Zoning Map Amendments to implement land use designations consistent with the 2040 General Plan Land Use Map, as required by Government Code Section 65860. The Pittsburg City Council adopted the 2040 General Plan and certified the Final Environmental Impact Report on May 6, 2024, under Resolution Nos. 24-14464 and 24-14463.

Associate Planner Alison Spells gave a presentation
Chair Kobata opened the public hearing.
Public comments was received by Bruce Ohlson, Pittsburg resident.
There being no one to speak further on this time, Chair Kobata closed the public hearing.

On a motion by Commissioner Foster, approving to adopt a resolution recommending City Council adoption of an Ordinance Amending the Zoning Map and Establishing Limited Overlay Districts to Implement the 2040 General Plan Land Use Map, AP-24-0033 (RZ), seconded by Commissioner Gordon:

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

ZONING ADMINISTRATOR REPROTS

3. Zoning Administrator submitted one notice of intent to conduct a Zoning Administrator public hearing for a Fence Height Exception pursuant to PMC 18.32.010.B.3. The Zoning Administrator also submitted one notice of intent to Exercise Delegated Design Review Authority

STAFF COMMUNICATIONS

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

Two (2) item is tentatively being presented at the June 25, 2024, meeting:

1. AP-16-1170 – Design Review approval for 28 new single-family homes. The project site is located west of Birchwood Drive and is within the RS-6 (Single-Family residential, minimum 6,000 square foot lot) zoning district.

2. AP-23-0161 – Design Review approval for a commercial building development includes the construction of one 20,000 square foot, two-store building to be utilized for Office, Business, and Administrative uses; and two 5,000 square foot, corrugated metal detached warehouses with six roll-up doors each, for general business storages. The project site is located at 1000 Center Drive across from City Hall.

There are no items tentatively scheduled for the July 9, 2024, meeting:

There were no further staff communications.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 8: 00 p.m. to June 25, 2024.

Respectfully Submitted,

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John Funderburg, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
June 25, 2024

ITEM: **Consideration of a Resolution Approving Design Review and Sign Review Applications for Discovery Office Building, AP-23-0161 (DR, SR).**

ORIGINATED BY: Discovery Builders (C/O Josh Randles), 3240 Stone Valley Rd W, Alamo, CA 94507

SUBJECT: This consideration item includes a request for approval of Design Review and Sign Review to construct a two-story office building, an attached wall sign, two detached warehouses, and hard and soft scape improvements to establish an "Office, Business, and Administrative" use for Discovery Builders, Inc. at 1000 Center Drive. Assessor's Parcel Number (APN) 086-100-037.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution approving Design Review, and Sign Review Application No. AP-23-0161, subject to conditions.

BACKGROUND:

On December 1, 2023, Discovery Builders, Inc. (c/o Josh Randles) submitted Application No. AP-23-0161 (DR, SR) for Design Review and Sign Review of plans to construct a 20,000 square foot office building, a wall sign, two 5,000 square foot storage structures, and associated hard and soft-scape improvements.

PROJECT DESCRIPTION:

Existing Conditions: The project is located on an approximate 2.86-acre site along the south side of Center Drive, bounded to the north by Civic Avenue, to the west by Center Drive, to the south by Pittsburg Superior Courthouse (Richard E. Arnason Justice Center), and to the east by Pittsburg Unified School District (PUSD) Offices. The site is primarily paved and utilized as an overflow parking lot. The parking facility includes existing light poles and hardscape planter islands. A portion of the project site is unpaved and consists of pervious soils, including ruderal vegetation and low-lying non-native grasses. The westernmost edge of the proposed development area consists of a line of non-native trees. An existing bioretention swale is located in the northwest corner of the project site. Pedestrian pavement exists primarily along the northern boundary of the project parcel, and the western boundary has segments of sidewalk improvements.

See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North: City Park

West: City Hall
South: Pittsburg Superior Courthouse, Contra Costa County Library – Pittsburg Branch
East: Pittsburg Unified School District (PUSD) Offices

The parcel is bounded to the north by Civic Avenue, to the west by Center Drive, to the south by Pittsburg Superior Courthouse, and to the west by PUSD Offices The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has a Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential and Public/Institutional. The proposed development project is also within close proximity of the newly opened Starbucks Development and under-construction Courtyard by Marriott Hotel.

See Attachment 3 for a map of surrounding land uses.

Proposed Project: The proposed project would construct a 20,000 square-foot, two-story building to establish an "Office, Business, and Administrative" use, an attached wall sign, and two, 5,000 square feet, single-story, detached accessory structures, referred to as "warehouses" for general business storage. The proposed development also includes an approximate 1,530 square foot carport for the storage of eight automobiles to be used as an executive parking area and a trash enclosure. Improvement plans for the proposed development would include all associated site landscaping, hardscaping, and improvements, including the installation of a flagpole. In addition to the proposed structures to be constructed, the proposed development also consists of the development of 33 new parking spaces, as well as rehabilitation of the existing 111 parking spaces located in the overflow parking lot area nearest Civic Avenue. As part of the proposed development, the applicant would install a minimum of five electric vehicle charging stations (EVCS) parking spaces for employees and client use, as well as the installation of 12 bicycle parking spaces.

Existing sidewalks would remain along the project site perimeter. Damaged sidewalks along Civic Avenue would be repaired, and a new six-foot-wide sidewalk would be installed to connect the sidewalk along Center Drive to Civic Avenue. In addition, a Class II bicycle path would be developed along the northern project site boundary, from Center Drive to Railroad Avenue.

The proposed office building height would be a maximum of 35 feet, two inches tall, and the height of the detached warehouses would be 18 feet tall. The proposed office building would have associated business signage, and all blank walls visible from the right-of-way would be treated with dense vegetation so as to not provide any appearance of rear structures. All structures proposed, including the office building, detached warehouses, and executive parking canopy maintain the overall development pattern in the project vicinity in having a rectangular footprint. The exterior building design of the office can be characterized as contemporary and upscale. The proposed finishing materials of all structures proposed would be neutral in color to complement the adjacent developments within the Civic Center Campus, such as Pittsburg City Hall

and Pittsburg Superior Courthouse. The detached warehouses are constructed of corrugated metal and would be painted to complement the primary office structure on site. Each warehouse consists of a total of six roll-up doors for the loading and unloading of general business storage and overflow vehicles.

The project site would exceed the requirement of 10% landscaping, and would include the planting of 51 new trees. The proposed tree and shrub species require a low to moderate amount of water and thrive in full sun, which is suitable for the site. The proposed planting for the project site overall includes drought-tolerant plants, shrubs, groundcover, and trees. All species of shrubs and groundcover proposed range in coverage and are fast growing. The development proposes a balance of deciduous and evergreen species, as well as ornamental and native planting. The proposed tree species have varying seasons of interest in terms of blooming period and fall foliage.

In addition, softscape site improvements include the removal of concrete islands within the existing parking facilities and replacement of the concrete with landscaping, as well as removal and replacement of landscaping along the proposed building frontage at Center Drive. An additional improvement includes the removal and replacement of landscaping along the proposed development's northern of Civic Avenue for an enhanced, refreshed appearance that incorporates C.3 requirements and drought-tolerant considerations. The proposed conditions of approval further codify the listed hard and soft-scape improvements.

As for site operations, the proposed office building would be occupied as an office for Discovery Builders, Inc. and would operate Monday to Friday from 7:00 A.M. to 6:00 P.M. with approximately 50-60 employees on site, and 100 employees company-wide. The main business parking lot access would be off Center Drive, but would still allow for site access off of Civic Avenue.

More details related to the proposed project's layout, design, and landscaping may be reviewed in the Architectural and Landscape Plan Set, included as Attachment 7 to this report.

GENERAL PLAN/CODE COMPLIANCE:

Pittsburg General Plan 2040: The proposed development of an office building is part of a larger development of Civic Center Campus. The Civic Center Campus encompasses City Hall, Contra Costa County Superior Court – Pittsburg Branch, and Contra Costa County Library – Pittsburg Branch. Civic Center development block is bounded to the north by Civic Avenue, and to the east by Railroad Avenue. Railroad Avenue is a major arterial roadway, as specified in the 2040 General Plan. Consistent with the 2040 General Plan Policy 2-P-4.2, the proposed office use is located on a campus of other commercial and public/institutional businesses and/or uses that have direct frontage off Railroad Avenue, a major arterial roadway. The proposed office development would further support existing uses established in the project site vicinity in that it provides for the potential to employ residents of surrounding neighborhoods, increasing potential

consumers in nearby local eateries and café shops, and with close proximity to the Pittsburg Center BART Station, it further encourages the use of public transportation as a means to commute. Consistent with 2040 General Plan Goal 2-4, development of the proposed office building would promote business development in a range of sectors that contribute to the local and regional economy, provide high-wage and skilled jobs for Pittsburg residents.

Further, the 2040 General Plan designation of the Mixed Use – Railroad Avenue Specific Plan Area was established to allow for greater flexibility of land uses around and accessible by transit and "include[s] high density and intensity office, residential, and community services and retail that support the Pittsburg Center BART station and promote economic development." The proposed development project would further compliance with the General Plan land use designation.

Railroad Avenue Specific Plan: The Railroad Avenue Specific Plan (RASP) was adopted in 2009 to implement the goals for the Railroad subarea of the General Plan. The RASP envisions a vibrant, walkable, mixed-use, and transit-oriented activity center around the Pittsburg Center BART Station, complete with housing options, neighborhood retail, public amenities, open space, and strong employment uses. Land use policies applicable to the project site include RASP Policy 3-P-1, which encourages the creation of a vibrant, mixed-use, transit-oriented development district nearest the Pittsburg Center BART station and General Plan Policy 2-P-9.1 which encourages further economic development along the Railroad Avenue corridor. More employment opportunities would generate a greater demand for goods and services along the Railroad Avenue corridor. Further, RASP Policy 3-P-9 encourages the retainment and expansion of a variety of employment opportunities in the Specific Plan Area and doing so by providing a range of land uses in close proximity to the Pittsburg Center BART station. Consistent with these policies, the proposed project would add to the goal of a pedestrian-oriented environment and grow the City of Pittsburg economically by creating a demand for goods and services within an area that is currently underserved.

Land Use: The project site is located within the RASP PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of 'Transit Oriented Development – Residential' (TOD-R) and Public/Institutional. The TOD-R designation is intended to "provide opportunities for multi-family residential development in a well-designed walkable environment within one-half mile of local and regional transportation facilities. TOD-R land uses provide for Neighborhood Commercial (CN) uses if within proximity to a Major Arterial Roadway. Further, the "Public/Institutional classification allows for schools, government offices, transit sites, public utilities, and other facilities with a unique public character. Other permitted uses on Public/ Institutional sites located within one-half mile of the Pittsburg Center BART Station includes residential uses, offices, restaurants and office-supporting commercial uses" (RASP Pg. 50). The proposed project would satisfy the intent of the TOD-R and Public/Institutional designations as the project site proposes a permitted Public/Institutional and Neighborhood Commercial use of "Office, Business, and

Administrative". This use classification is further defined within PMC Section 18.08.080 (22).

For the area within the Civic Center subarea of the RASP, the Specific Plan allows up to 304,400 square feet of Public/Institutional uses Since the adoption of the RASP in 2009, there have been no applications filed with the City of Pittsburg Planning Division to develop within the Civic Center Subarea for public/institutional uses. The project is within the limitations of the square footage and area for Public/Institutional development.

Property Development Regulations: The RASP states that the property development regulations for the TOD-R land use designation shall follow Chapter 4 of the RASP – Land Use, Design, and Development, Section 4.4 – Development Standards. Standards for the Public/Institutional land use designations shall be the same as those specified for the base land use designations in the General Plan and applicable base zoning districts set forth in Title 18 of the PMC (RASP Pg. 80). The proposed property development regulations for the project are in compliance with the RASP, General Plan, and PMC. Compliance is further detailed in Attachment 4 of this report.

RASP Architectural and Site Design Criteria (RASP Criteria Chapter 4.5): Projects located within the RASP must comply with the RASP Architectural and Site Design Criteria (ASDC) cited in Chapter 4.5 of the RASP. As shown in Attachment 5 of this report, the proposed project complies or conditionally complies with the RASP ASDC Criteria. To ensure all RASP ASDC Criterion are met, Conditions of Approval have been included for compliance, and can be reviewed in Attachment 9 to this report.

Development Review Design Guidelines (DRDGs): The City's DRDGs provide additional framework for the Design Review of development projects. As shown in Attachment 6 of this report, the proposed project complies with the DRDGs. Conditions of Approval are still included related to these Guidelines to ensure all Guidelines within the City-adopted DRDG take effect at the time of Building Permit and are properly maintained. The proposed Conditions of Approval to this project are included as Attachment 9 to this report.

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

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

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

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

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

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

Environmental Review: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15061(b)(3) the project is complying with intended uses and development patterns in the greater Civic Center Campus area. As such, it can be seen with certainty that there is no possibility that the development in question may have a significant effect on the environment.

The proposed project is also categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15304(b), Minor Alterations to Land, because the project consists of a minor private alteration of land which does not involve removal of healthy, mature, scenic trees. Rather, the proposed development would install approximately 50 trees.

The proposed development is further categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15332, in that the proposed development is considered “In-Fill”. The proposed project will not require the use of utilities and public services beyond that of the ability of the City; the proposed project is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan; the proposed project occurs within City Limits on a project site of no more than five acres and is completely surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species and is mapped as “Urban” by the Eastern Contra Costa County Habitat Conservancy; and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

If the Commission adopts a resolution approving the proposed project, Staff will file a Notice of Exemption with the Governor’s Office of Planning and Research (OPR) State Clearinghouse Contra Costa County Clerk-Recorder’s Office pursuant to Public Resources Code Sections 21108(b) and 21152(b).

Public Notice: On or prior to May 31, 2024, notice of the June 11, 2024 public hearing was posted at City Hall, near the project site, and on the ‘Public Notices’ section of the City’s website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the Applicant, to the property owner, to owners and occupants of property located within 300 feet of the project site, to local service agencies expected to provide services to the building, and to individuals who had

previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091.

At the June 11, 2024 Planning Commission public hearing, a continuance for this item was requested by staff to a date specific of June 25, 2024. The requested continuance was granted by the Planning Commission.

The Public Hearing Notice is included as Attachment 8 of this report.

ANALYSIS:

As discussed in the RASP, there are sizeable underutilized or vacant lands within the Specific Plan Area that provide major opportunities for future transformation (RASP pg. 22). The proposed development is located just west of Railroad Avenue, which is the retail corridor serving the nearby industrial workforce, governmental offices, other professionals and people living in the surrounding neighborhoods (RASP Pg. 21). The proposed development is an opportunity for the transformation of an underutilized and currently vacant parcel within the Specific Plan Area, and more specifically, within the Civic Center Campus.

The Civic Center Campus is comprised of City Hall, Contra Costa County Superior Courthouse, the Pittsburg Branch Contra Costa County Library, City recreation buildings, and Pittsburg Unified School District offices, and is located just north of State Route 4. In this Civic Center Railroad Avenue Specific Plan subarea, low-rise buildings and adjacent underutilized surface parking may provide an opportunity for future consolidation of civic uses, and an increase in the density of new development (RASP Pg. 21). The proposed development is an addition to the Civic Center Campus and provides an adjacent low-rise development that would better utilize an underutilized surface parking lot and vacant land.

Approval of the proposed project would further compliance with General Plan Policy 2-P-4.2, in that it would foster encouragement of development and intensification of employment centers, including high quality, professional office campuses, business parks, and industrial parks, along with innovation districts, related mixed-use development and open spaces. Civic Center, as well as the location of the proposed development, is located in an area fully served by public facilities and services, located just west of a major arterial with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.

Pedestrian and bicyclist connectivity would be further improved by the proposed development with the connection of a missing sidewalk location, as identified in Figure 2.7 of the RASP. The proposed sidewalk connection is located along the western edge of the proposed project's frontage along Center Drive. A Condition of Approval to install a minimum six-foot-wide sidewalk to further pedestrian connectivity within the RASP, and more specifically, within one-quarter mile of the Pittsburg Center BART Station, is further codified within the proposed Conditions of Approval for this development.

Design Review Findings:

Staff believes the Planning Commission can make the Design Review findings required to approve the Discovery Office Project, AP-23-0161.

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

Design Review Finding B: The project would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that, the project, if approved, would be conditioned to comply with all applicable Building Codes at time of development that are in place to mitigate the potential impact of exterior and interior noise and vibrations.

Design Review Finding C: The proposed project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that the proposed development is compatible with surrounding land uses in the area. The proposed project's final buildout will materially appreciate the general area surrounding the project site by occupying a vacant and underutilized site within the Pittsburg community.

Design Review Finding D: The proposed project would be in harmony with adjacent development in that adjacent development also consist of neutral color schemes and heavily landscaped areas. The office and business-storage warehouse structures have rectangular footprints and varying roof heights. Adjacent developments such as City Hall and Pittsburg Superior Court are both office uses with varying roof heights. In addition to the building height variations, the structures proposed in this development would be two stories tall. The Pittsburg Superior Court and City Hall are both three stories in height, and a two-story structure would offer a needed variation in building massing. The proposed development structures and landscaping improvements would overall create a visual appeal in the project area, and the proposed use is the same as those in the project vicinity, ultimately ensuring harmony between the developments.

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

The proposed project would conform to the RASP Criteria, City's DRDGs, and PMC Title 18, if Conditions of Approval to the project are included in the Resolution and are

adopted by the Planning Commission. The proposed Conditions of Approval to this project are included as Attachment 9 to this report.

ACTION REQUIRED:

Move to adopt a Resolution approving Design Review and Sign Review Permit Application No. 23-0161, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Site Photos
3. Map of Surrounding Uses
4. Property Development Regulations Table
5. RASP Architectural and Site Design Criteria Table (ASDC)
6. Development Review Design Guidelines Table (DRDG)
7. Project Architectural and Landscape Plan Set, dated March 13, 2024
8. Public Hearing Notice
9. Conditions of Approval (COA)

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting Design Review and Sign	)	Resolution No. _____
Review Approval for the Discovery	)	
Office Building Development at	)	
1000 Center Drive, AP-23-0161	)	
Assessor's Parcel No. 086-100-037	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On December 1, 2023, Discovery Builders, Inc. (c/o Josh Randles) submitted Application No. AP-23-0161 (DR, SR) for Design Review and Sign Review of plans to construct a 20,000 square foot office building, a wall sign, two 5,000 square foot storage structures, and associated hard and soft-scape improvements at 1000 Center Drive, along the south side of Civic Avenue, between Center Drive and Railroad Avenue (APN: 086-100-037).

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

C. The Project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). The Project is categorically exempt from the provisions of CEQA. Pursuant to CEQA Guidelines Section 15061(b)(3) the project is complying with intended uses and development patterns in the greater Civic Center Campus area. As such, it can be seen with certainty that there is no possibility that the development in question may have a significant effect on the environment.

D. The Project is also categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15304(b), Minor Alterations to Land, because the project consists of a minor private alteration of land which does not involve removal of healthy, mature, scenic trees. Rather, the proposed development would install approximately 50 trees.

E. The Project is further categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15332, in that the proposed development is considered "In-Fill". The proposed project will not require the use of utilities and public services beyond that of the ability of the City; the proposed project is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan; the proposed project occurs within City Limits on a

project site of no more than five acres and is completely surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species and is mapped as "Urban" by the Eastern Contra Costa County Habitat Conservancy; and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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

1. 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;

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

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

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

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

G. On or prior to May 31, 2024, notice of the June 11, 2024 public hearing was posted at City Hall, near the project site, and on the 'Public Notices' section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the Applicant, to the property owner, to owners and occupants of property located within 300 feet of the project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091.

H. At the June 11, 2024 Planning Commission public hearing, a continuance for this item was requested by staff to a date specific of June 25, 2024. The requested continuance was granted by the Planning Commission.

I. On June 25, 2024, the Planning Commission held a public hearing on Planning Application No. 23-0161, at which time oral and/or written testimony was considered.

<u>Section 2. Findings</u>

A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Approving Design Review and Sign Review Applications for Discovery Office Building, AP-23-0161 (DR, SR)" dated June 25, 2024 all the information

contained in the Planning Division files on this project, incorporated here by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on June 25, 2024, the Planning Commission finds that:

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

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

Design Review Findings:

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

4. Design Review Finding B: The project would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that, the project, if approved, would be conditioned to comply with all applicable Building Codes at time of development that are in place to mitigate the potential impact of exterior and interior noise and vibrations.

5. Design Review Finding C: The proposed project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that the proposed development is compatible with surrounding land uses in the area. The proposed project's final buildout will materially appreciate the general area surrounding the project site by occupying a vacant and underutilized site within the Pittsburg community.

6. Design Review Finding D: The proposed project would be in harmony with adjacent development in that adjacent development also consist of neutral color schemes and heavily landscaped areas. The office and business-storage warehouse structures have rectangular footprints and varying roof heights. Adjacent developments such as City Hall and Pittsburg Superior Court are both office uses with varying roof heights. In addition to the building height variations, the structures proposed in this development would be two stories tall. The Pittsburg Superior Court and City Hall are both three stories in height, and a two-story structure would offer a needed variation in building massing. The proposed development structures and landscaping improvements would overall create a visual appeal in the project area, and the proposed use is the same as those in the project vicinity, ultimately ensuring harmony between the developments.

7. Design Review Finding E: The application conforms with the criteria set forth in the City adopted Development Review Design Guidelines, in that the proposed structure has an articulated entry and similar neutral color pallet as surrounding structures in the vicinity. All Development Review Design Guidelines would be conditioned upon the Applicant, as detailed in the Conditions of Approval document, included as Attachment 9 to this report.

B. The staff report entitled, Consideration of a Resolution Approving Design Review and Sign Review Applications for Discovery Office Building, AP-23-0161 (DR, SR) dated June 25, 2024 is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 23-0161, subject to the following conditions:

1. Please see Attachment 9 of the Staff Report for Conditions of Approval to the proposed project.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by _____, the foregoing resolution was passed and adopted the 25th day of June 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 June 25, 2024.

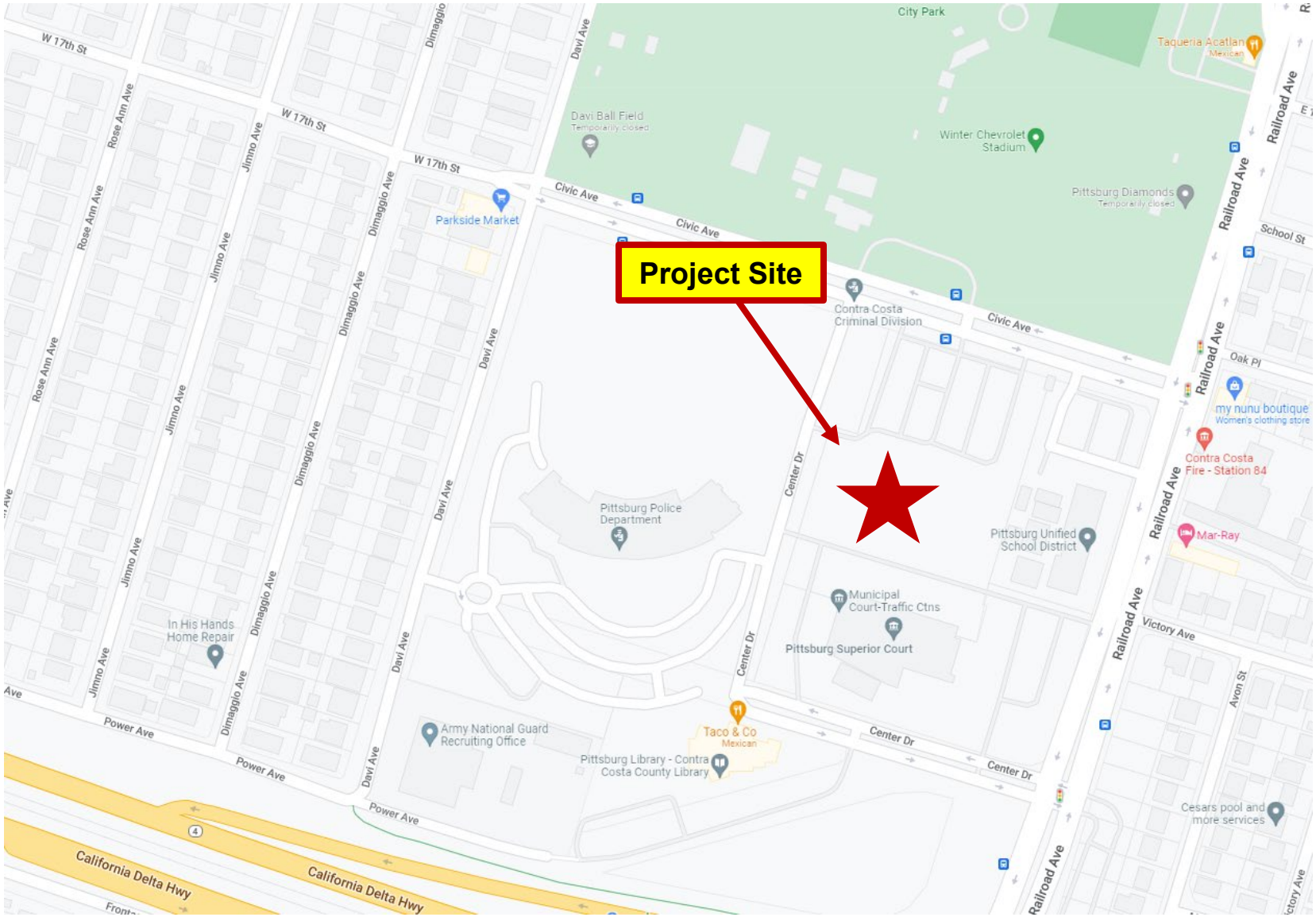
_____

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

AP-23-0161
Discovery Office Building
Planning Commission Staff Report Attachment 2 – Project Site Photos

AP-23-0161
Discovery Office Building
Planning Commission Staff Report Attachment 2 – Project Site Photos

AP-23-0161
Discovery Office Building
Planning Commission Staff Report Attachment 3 – Surrounding Land Uses



(North: City Park, East: Pittsburg Unified School District Offices, South: Pittsburg Superior Courthouse, West: City Hall)

AP-23-0161
Discovery Office Building
Planning Commission Staff Report Attachment 4 – Property Development Regulations

Development Regulations for Transit Oriented Development Residential (TOD-R) and Public/Institutional Districts*	**Requirement:**	**Proposed Project:**
Maximum Height	25' Minimum and 45' Maximum	35'
Front Yard Setback	0' – 15' per RASP; Designated by DR per PMC.	92'
Side Setback	0' – 5'	5'
Rear Setback	0' – 10'	5'
Minimum Site Landscaping 10% of total lot area to be landscaped.	Minimum 10%.	Greater than 10%.
Minimum Automobile Parking Minimum of one space per residential unit.	Minimum of 60 automobile parking spaces.	111 automobile parking spaces, including 2 new ADA spaces and 5 EVCS.
Minimum Bicycle Parking Minimum of one bicycle parking space per 2,500 square feet of gross building area.	12 bicycle parking spaces required per RASP.	12 bicycle parking spaces.

The project site is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Transit Oriented Development- Residential (TOD-R) and Public/Institutional. The RASP states that the property development regulations for the TOD-R land use designation shall follow Chapter 4.4 (Development Standards) of the RASP and that the property development regulations for the Public/Institutional shall follow the Pittsburg Municipal Code (PMC). This discretionary design review application allows for discretionary review of the design, including the development regulations. As for properties within the Public/Institutional land use designation, development regulations are as specified by a use permit or design review where required pursuant to the PMC.

AP-23-0161
Discovery Office Building
Planning Commission Staff Report Attachment 5 –
RASP Architectural and Site Design Criteria (ASDC) Table

ASDC Criteria No.	Meets Criteria?
1: Maximize the number of units and building entries fronting the street.	**Yes.** The proposed project proposes an office building with building entries fronting the street.
2: Orient building and store entrances to the street with maximized storefront transparency through inclusion of windows, doors, or outdoor areas incorporated into the structure.	**Yes.** Street-front entry proposed. The fronts of the proposed structures are architecturally treated with windows, window treatments, and doors.
3: There shall be at least 70% transparency for ground level retail uses and a minimum of 60% transparency for ground level office uses.	**Yes.** The project proposes windows on the ground floor of the proposed office building.
4: Emphasize the primary entry of buildings (e.g. Entrance lobby) with special architectural elements.	**Yes.** The primary entry of the office building will be enhanced with business signage and dense landscaping. The frontage will also be accompanied by a flagpole.
5: All building facades, including parking garages, facing public rights-of-way shall engage the pedestrian through well-articulated building facades by incorporating elements such as cornices, lintels, sills, awnings, fenestration, varied materials and colors, columns and other architectural elements and features.	**Conditionally.** Attractive exteriors would be provided on all four sides of the building. Consistent design elements, materials, colors, and landscaping would be used throughout the project to create a visually cohesive development. A Condition of Approval on the project would condition the Developer to ensure 360-degree architecture is installed, as proposed on the architectural plan set dated June 19, 2024.
6: Residential buildings shall incorporate porches, stoops, and balconies to provide variation on all elevations.	**Not applicable.** This criterion applies to residential development. The proposed development is an office building and this criterion is therefore not applicable.
7: Prohibit expanses of blank wall in excess of 10-feet along any portion of a building visible from public right-of-way or a parking facility. Where this is necessary due to interior layout of the building, the structure shall contain a mural, display, window box or other decorative element to break up the massing.	**Conditionally.** The sides of the building would contain windows and window treatments. No blank walls on the office building would exceed 10' in length. However, a Condition of Approval has been added to ensure the blank siding of the detached warehouse is screened from view of public right of way.
8: Use varied materials, forms, and colors on buildings to provide visual interest to break up the massing of the structures and to provide visual interest to pedestrians.	**Yes.** The proposed development includes various materials on the exterior façade of the proposed structure and associated landscaping, which will ultimately create visual interest to pedestrians.
9: Step back upper stories of buildings over three stories in height to mask building height and reduce massing on the street level.	**Not applicable.** The proposed project does not exceed three stories in height.
10: Articulate front facades with windows, both along the ground floor and upper	**Conditionally.** See comment under ASDC Criterion No. 5.

residential floors. Carry all exterior materials including veneer, finishes or materials utilized on the front of the structure around to all sides of the buildings.	
11: Incorporate outdoor stairs, railings, fences, gates, and other outdoor utilitarian elements that are decorative, painted or stained, composed of high-quality materials, and architecturally compatible with the structure to which they are accessory.	**Conditionally.** The outdoor utilitarian elements will be designed as to complement the proposed development, will be painted or stained, and composed of high-quality materials.
12: Incorporate variations in building elements including roof silhouettes, fenestration patterns and colors in adjoining residential units.	**Not applicable.** This criterion applies to residential development. The proposed development is an office building and this criterion is therefore not applicable.
13: In areas classified Business Commercial, encourage the use of steel and corrugated metal as an accent material to define lintels, create awnings and enhance roof form. Wood and stucco should be used sparingly within industrial areas.	**Not applicable.** This criterion does not apply because the project site does not have a RASP land use designation of Business Commercial.
14: All developments must provide a trash enclosure in accordance with Title 18 of the PMC. Shared trash enclosures are encouraged among adjacent uses provided that the enclosure is sized appropriately to handle the refuse and recycling needs of all uses.	**Conditionally.** The final design and locations of the trash enclosures shall be subject to approval by the City Planner, shall meet the requirements of the PMC and shall be sized to ensure compliance with requirements of SB 1383 of 2016 (three total bins required – refuse, recyclables, organics – in addition to the grease trap), shall comply with Appendix 2 of the City's DRDG regarding trash enclosures, and comply with all Mount Diablo Resource Recovery Requirements
15: Locate all utilities, utility boxes or equipment underground or on the roof and screened from view.	**Conditionally.** To satisfy this criterion, staff recommends the Commission adopt a condition of approval requiring all air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburg's DRDGs, as detailed in Attachment 9 of the Staff Report (COA).
16: Parking garages shall be developed as mixed-use structures with ground floor frontage along heavily utilized pedestrian pathways devoted to commercial uses.	**Not applicable.** This criterion does not apply because the project does not involve a parking garage. Private parking is proposed upon the surface level of the project site.
17: Private developments in the Transit Village and Civic Center sub-areas shall include publicly accessible greenways, trails	**Not applicable.** In review of the project in relation to this criterion, it was determined that pedestrian crossing is not required through the

and paths for pedestrians and bicyclists in accordance with the land use and circulation plans set forth in the Specific Plan.	project site, as the site is bounded by existing development to the east and south. However, the development is conditioned to provide enhanced pedestrian crossing at the Center Drive access point, as well as a 6' continuous sidewalk along Center Drive and Civic Avenue, in addition to the requirement to install a Class II bicycle pathway along Civic Avenue.
18: Public bicycle parking lockers shall be installed on the ground floor of parking garages at a ratio of one bicycle parking locker per 50 parking spaces.	**Not applicable.** This criterion does not apply because the project does not involve a parking garage. Bicycle parking accommodating 12 bicycles is proposed upon the surface level of the project site.
19: Utilize ecologically conscious designs that include natural light, shade, and energy efficient materials.	**Conditionally.** The project, if approved, would be subject to all current CALGreen Codes as well as current Building and Fire Codes for site sustainability. Additional Conditions of Approval have been added to ensure the City is compliant with the adopted City of Pittsburg Sustainability Plan.
20: Projects should include sustainable site and building design elements such as improved insulation, operable windows, energy efficient lighting and appliances, solar energy sources built into the development, natural ventilation and permeable paving materials.	
21: The ground floor of live-work lofts shall not be used exclusively for storage of materials.	**Not applicable.** This criterion does not apply because the project does not involve a live-work use.
22: Residential developments located within 500 feet of a travel lane on State Route 4 shall have central heating, ventilation, and air conditioning (HVAC) systems with high efficiency filters. Air intake systems for the HVAC systems shall be located as far away from the roadway as possible and shall include an ongoing HVAC maintenance plan.	**Not applicable.** This criterion does not apply because the project does not include residential development and it is not located within 500 feet of a travel lane on State Route 4.
23: All residential projects must comply with development standards and amenities applicable to all multi-family residential and senior projects set forth in Chapter 18.50, Residential Districts, of the PMC unless otherwise specified within the Specific Plan.	**Not applicable.** This criterion does not apply because the project does not include multi-family residential development.
24: All fences in the Transit Village, Civic Center, High School Village, Industrial/Mixed Use and Railroad Avenue Retail Corridor shall comply with the height standards for commercial and residential uses (where applicable) set forth in Chapter 18.84, Special Land Use Regulations Applicable to Specific	**Yes.** Fencing compliant with the Specific Plan is proposed as part of this development. Discretionary design review allows for additional items to be included in the proposed development. There is a specific Condition of Approval proposed pertaining to fencing material, height, and location.

Uses, in the PMC. Wrought iron and wood fencing is encouraged in these sub-areas. Chain-link fencing is permitted at the discretion of the City Planner and must be vinyl clad in a dark color material with winged slats. Razor wire and barbed wire are not permitted within any of these sub-areas.	
25: All accessory structures and accessory dwelling units must comply with applicable standards set forth in Title 18 of the PMC.	**Yes.** The proposed development complies with all standards of the PMC and applicable Specific Plan.
26: Greenways, trails, and paths for pedestrians and bicyclists that are incorporated into site design and development shall not be fenced, gated or hidden by the wall of a building in such a manner to eliminate the visual connection from the street, public right-of-way, and/or buildings and the greenway, trail and/or path. Structures adjacent to greenways, trails and/or paths shall incorporate balconies and windows to overlook the paths, and all effort shall be made to allow visual connections through and along the paths.	**Not applicable.** The proposed development does not propose any pathways. The exterior improvements pertaining to the sidewalk and bike path would be publicly accessible and designed to meet ADA requirements.

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	**Yes.** The on-site parking is proposed to be surrounded with landscaping along the front and bioretention areas along the west property lines. Parking lot islands that are currently concreted will be removed and replaced with landscaping.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	**Not applicable.** This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	**Conditionally.** There are no protected trees on site, as defined by the PMC. The landscaping proposed shall comply with the plan set dated June 19, 2024, which includes preservation of a few existing trees on site, and removal and replacement of others. Over 50 trees would be planted as part of this development project.

IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	**Conditionally.** A condition of approval states, all air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen. Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a Building Permit.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	**Yes.** Building sizes and masses vary on site.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	**Yes.** The applicant is proposing a varying roof height on the proposed office structure.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	**Yes.** The project will have an articulated entrance with signage, landscaping, and a flag pole.
IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	**Yes.** There will be exterior lighting around entire facility. All building elevations have been addressed in Design Review.

IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	**Yes.** The proposed structure's materials and colors (neutral with bold accents) are in keeping with the character of the area.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	**Conditionally.** Equipment will screened if installed on rooftop.
IV.k: All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	**Yes.** The building has an articulated entryway.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	**Conditionally.** All gutters and downspouts shall be placed behind exterior walls. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	**Yes.** Dense landscaping is proposed to aid public view of the new development, specifically the detached warehouse visible from Civic Avenue.

IV.o: Prototype or “theme” architecture is discouraged.	**Yes.** The applicant’s architecture proposal ties in similar architecture from surrounding parcels to create a cohesive environment. The development does not proposed “theme” architecture.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	**Yes.** The proposed structure’s features are in keeping with the character of the area, in design, color, and materials.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	**Yes.** The paint on the proposed structure will be continued around the entire building. Additionally, the structure will be broken up with windows, landscaping, and lighting to create contrast to the paint.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	**Yes.** The trash enclosure shall meet all PMC Title 18, SB 1383, RASP, and DRDG standards.
Green Building Design Guideline	**Meets Guideline?**
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	**Conditionally.** Compliance with California Building Code, the roof would be required to install a solar photovoltaic (PV) system.
VI.D.2: Parking lot impacts should be minimized.	**Yes.** The planting of trees will aid in minimizing parking lot impacts.

VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	**Yes.** Permeable pavers may be used at the Center Drive entryway. In addition the site's impervious development area is designed to direct flows into bio-retention facilities for treatment.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	**Yes.** The facility includes five EV (electric vehicle) charging stations.
VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	**Yes.** The project is conditioned to comply with the Pittsburg Sustainability Plan, and all applicable California Building Codes at time of development.

VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	**Yes.** Reclaimed water will be utilized on site, as available.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	**Not applicable.** The proposed development is part of the Civic Center Campus and proposes an office use for compatibility with surrounding land uses. Surrounding land uses includes two food-service options for employees. While the development will employ 100 people, only 50-60 employees would be on site at any given time.
VI.D.8: Street side building faces should encourage walking.	**Conditionally.** A Condition of Approval requires the installation of sidewalk facilities along the western property line, further encouraging walking.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	**Yes.** The project includes a secure bike parking facility adjacent to the office. While not enclosed, the bike parking facility will be monitored by security cameras.

CENTER DR. & CIVIC AVE.
PITTSBURG, CALIFORNIA

CONSULTANT

DESIGNER
DISCOVERY DESIGN GROUP, LLC.
3240 STONE VALLEY ROAD WEST
SUITE 2
ALAMO, CA 94507
(925) 682-6419

CIVIL ENGINEER
APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE., STE. 50
MARTINEZ, CA 94553
(925) 476-8499

LANDSCAPE ARCHITECT
MLSA LANDSCAPE ARCHITECTURE
306 CANYON FALLS DRIVE, FOLSOM, CA 95630
RIPON, CA 95366
(916) 989-3372

DEVELOPED FOR

DISCOVERY BUILDERS INC.

3240 STONE VALLEY ROAD WEST. SUITE 2., ALAMO, CA. 94507

PHONE: (925) 682-6419 FAX: (925) 689-7741

CALIFORNIA STATE CONTRACTOR LIC. NO. 753652

SHEET INDEX

ARCHITECTURAL

A0	COVER / GENERAL INFO
A1	PHOTO SIMULATION / SATELLITE MAP / OVERALL SITE PLAN
A1.1	ARCHITECTURAL / OVERALL SITE PLAN
A2	SITE PLAN / TRAFFIC FLOW / LIGHTING / BIKE RACK / TRASH ENCLOSURE / FLAG POLE
A3	SITE PLAN / EXISTING PARKING LOT
A4	SITE PLAN / OVERALL RIGHT SIDE ELEVATION
A5	FIRST FLOOR / MAIN BUILDING
A6	SECOND FLOOR / MAIN BUILDING
A7	EXTERIOR ELEVATIONS / MAIN BUILDING / COLOR BOARD / FLAG POLE
A8	FLOOR PLAN / WAREHOUSE
A9	EXTERIOR ELEVATIONS / WAREHOUSE
A10	SECTIONS / SIGN / DETAILS
N/A	COLOR BOARD

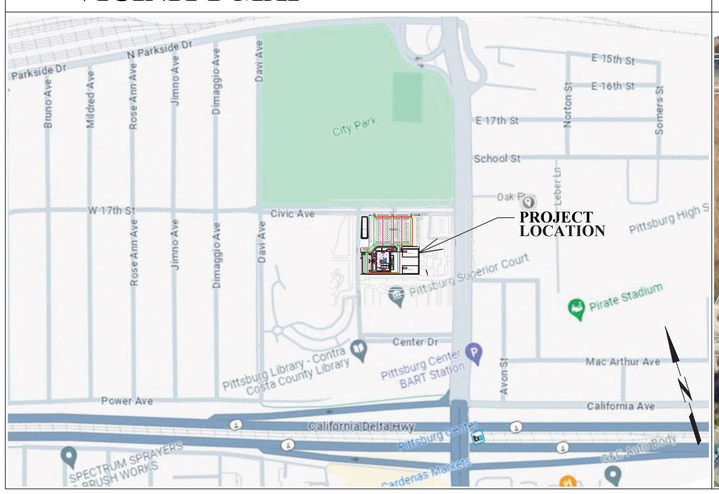
CIVIL ENGINEER

C1	PRELIMINARY SITE DEVELOPMENT PLAN / TITLE SHEET
C2	GENERAL NOTES AND DETAILS
C3	SECTIONS AND DETAILS
C4	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C5	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
C6	PRELIMINARY C.3 STORM WATER CONTROL PLAN
FA-1	FIRE ACCESS AND HYDRANT EXHIBIT

LANDSCAPE ARCHITECT

P1	PRELIMINARY LANDSCAPE PLAN

VICINITY MAP



KEY PLAN

DISCOVERY DESIGN GROUP, LLC.
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Alamo, California 94507
PH: (925) 682-6419

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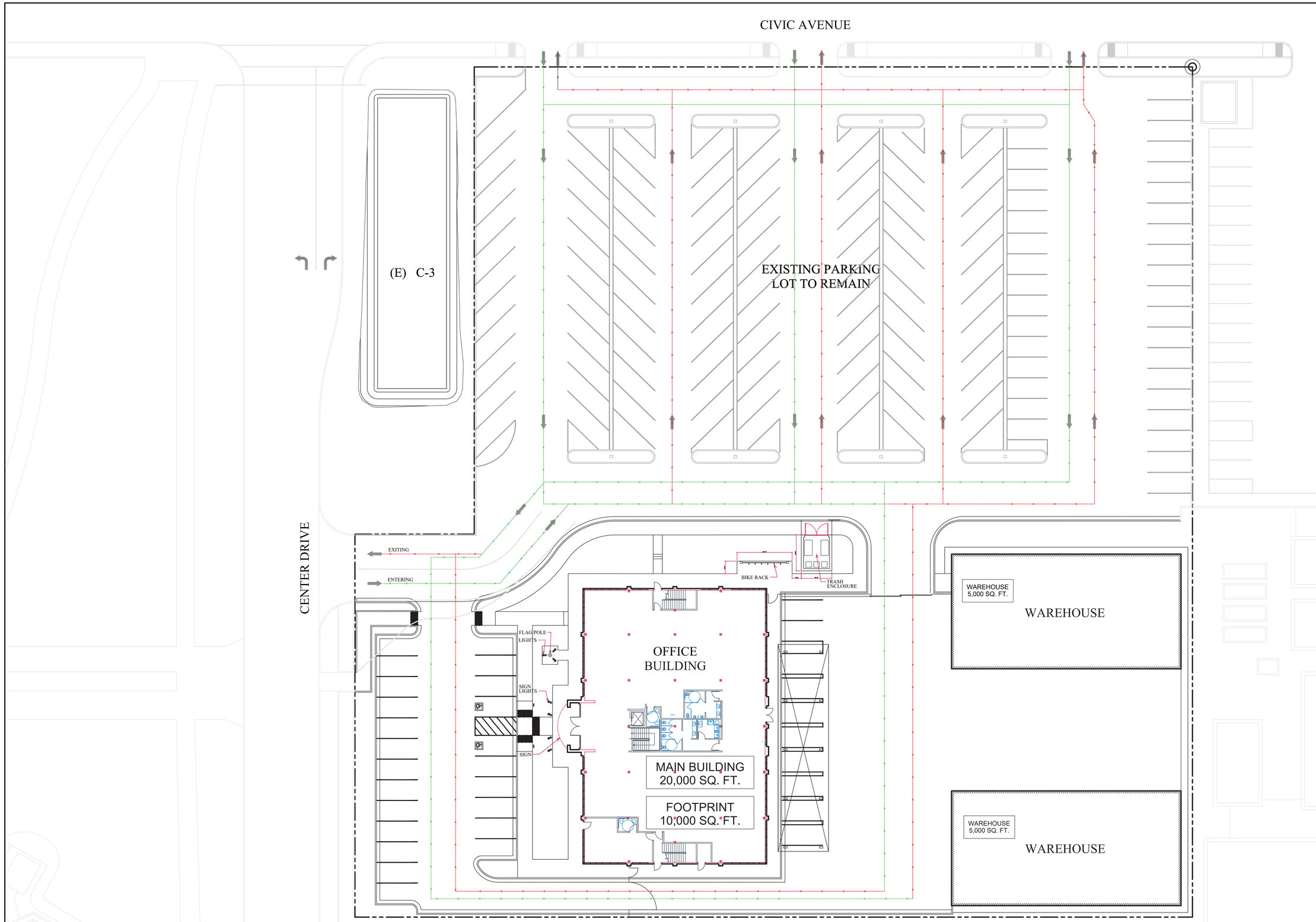
1000 CENTER DRIVE
PITTSBURG, CA

CENTER DR. & CIVIC AVE.
1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
COVER SHEET
GENERAL INFO

Date	Issues & Revisions
06/19/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

SHEET
A-0



SITE PLAN

NOT TO SCALE

DISCOVERY DESIGN GROUP, LLC.
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Alamo, California 94507
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PITTSBURG, CA

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1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
ARCHITECTURAL
OVERALL SITE PLAN

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-1.1

ED BALUYUT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\CIVIC DR ELEVATION STUDY\DRB\CIVIC DR_DRB PACKAGE 3 13 24.DWG

Q:\Drafting\Autocad\CAD\(1) CURRENT CD'S\Civic dr elevation study\DRB\CIVIC DR_DRB PACKAGE 3 13 24.dwg, 3/15/2024 10:34:13 AM, DWG To PDF.pc3

SITE PLAN

NOT TO SCALE

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Alamo, California 94507
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1000 CENTER DRIVE
PITTSBURG, CA

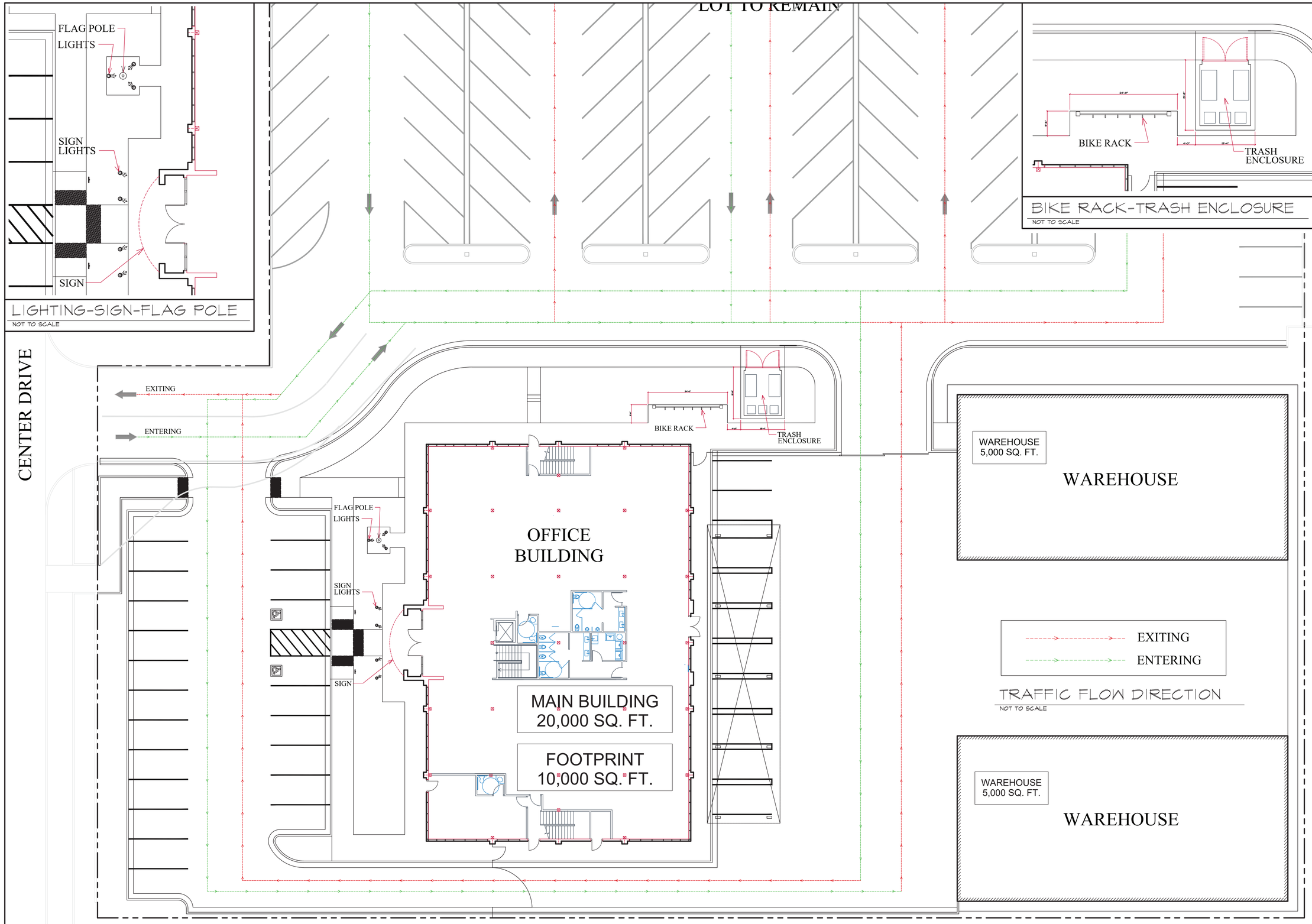
CENTER DR. & CIVIC AVE.
1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
PHOTO SIMULATION
SATELLITE MAP
OVERALL SITE PLAN

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-1

ED BALUYUT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD (1) CURRENT CD'S\CIVIC DR ELEVATION STUDY\DRB\CIVIC DR_DRB PACKAGE 3 13 24.DWG



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Alamo, California 94507
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CENTER DR. & CIVIC AVE.
1000 CENTER DRIVE
PITTSBURG, CA

CENTER DR. & CIVIC AVE.
1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
SITE PLAN /
TRAFFIC FLOW / LIGHTING /
BIKE RACK /
TRASH ENCLOSURE /
FLAG POLE

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-2

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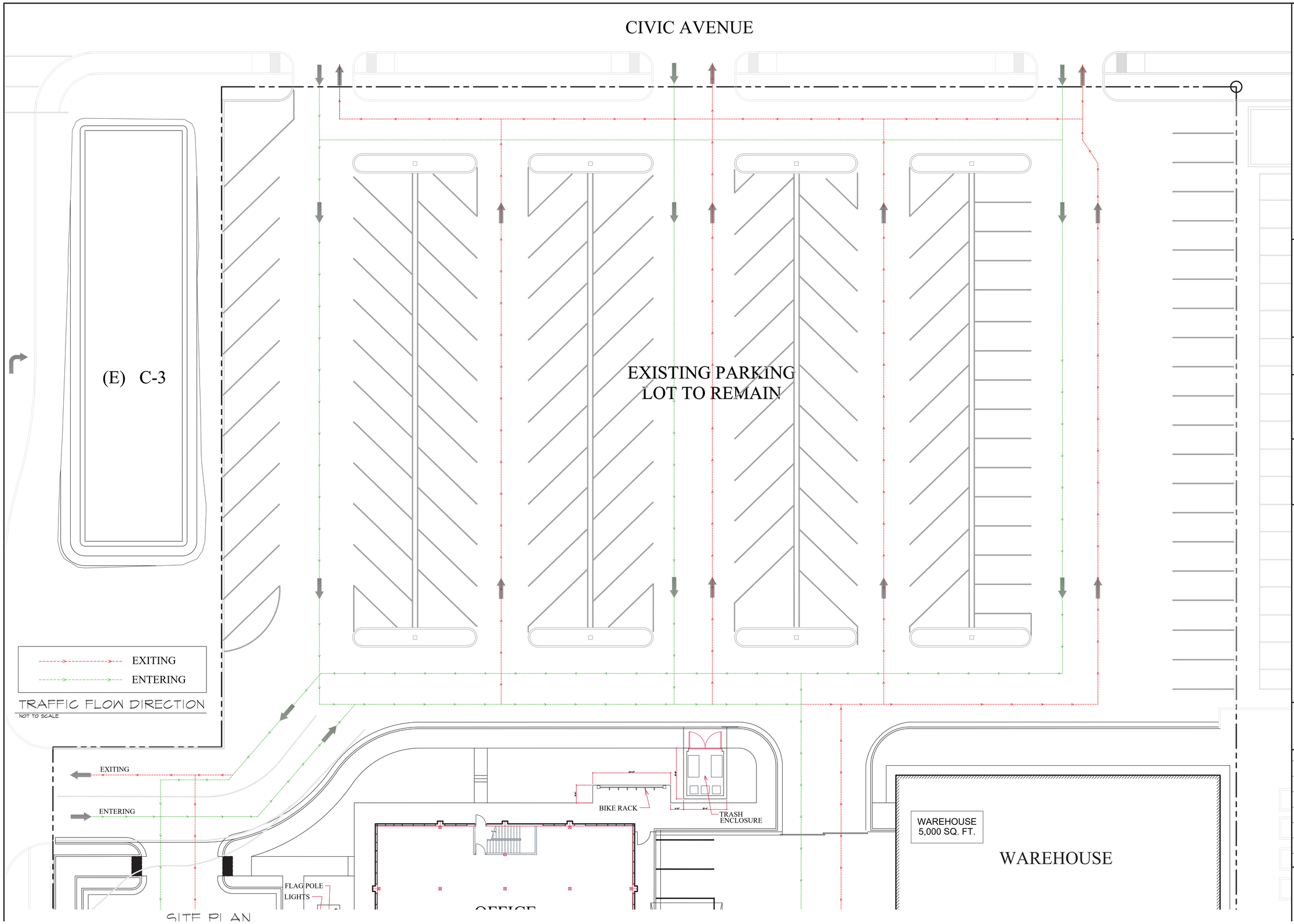

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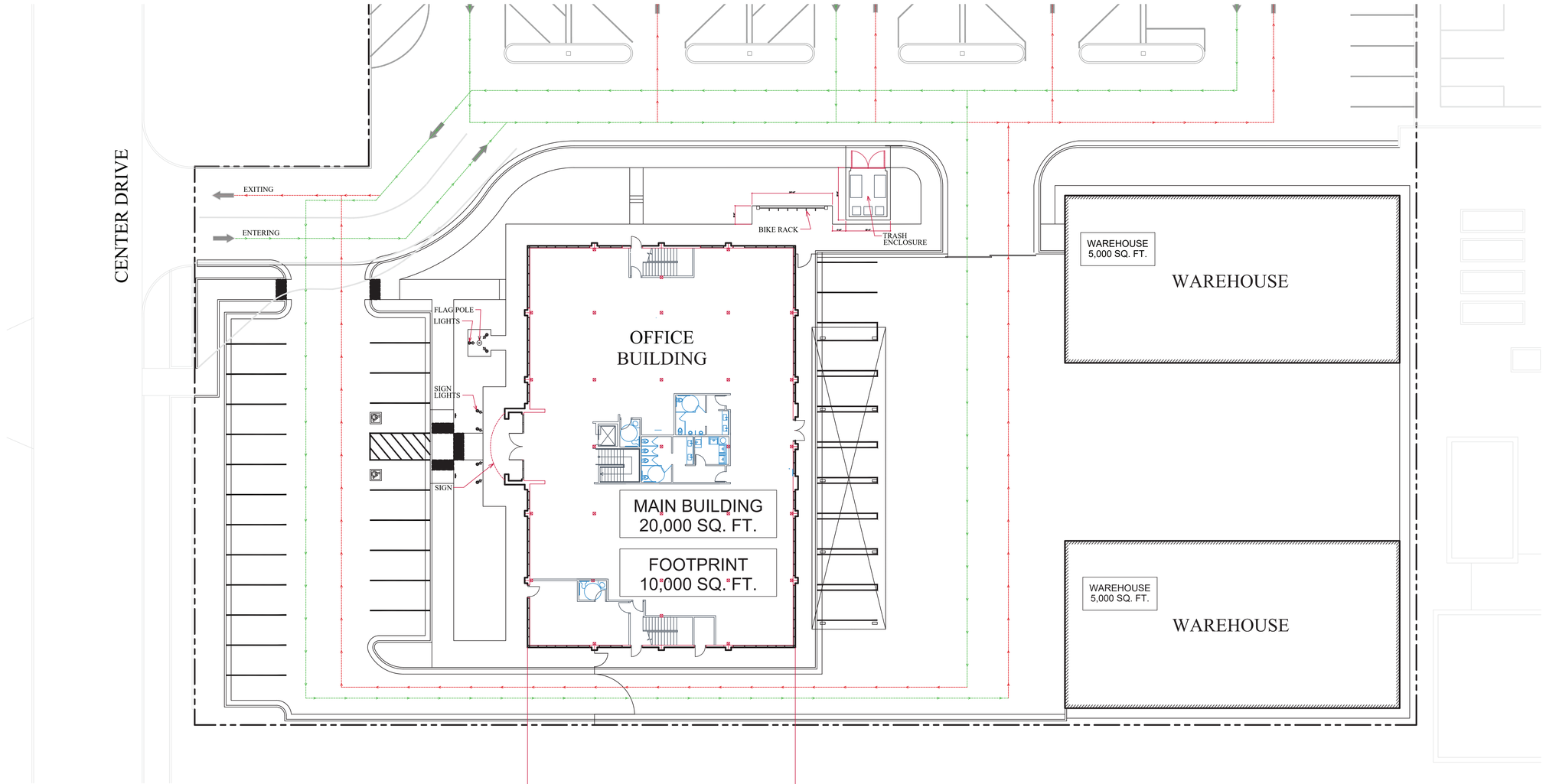
1000 CENTER DRIVE
PITTSBURG, CA

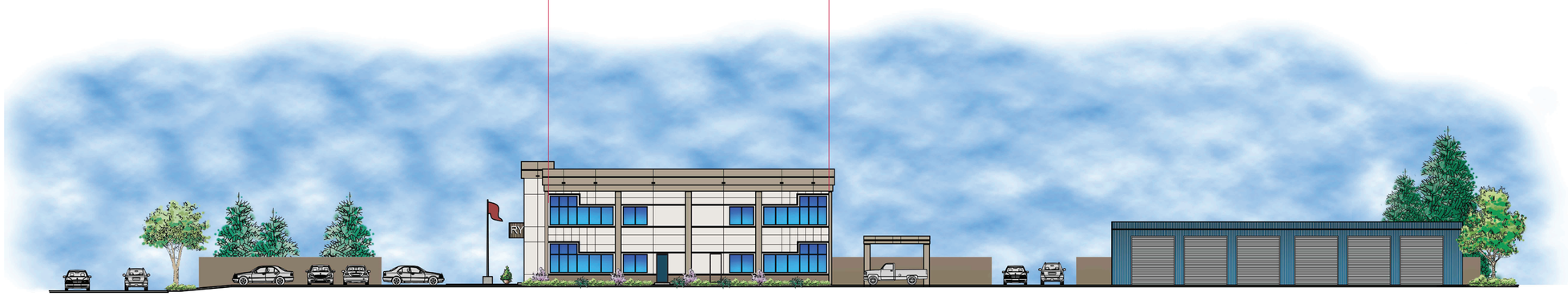
SHEET TITLE
SITE PLAN
EXISTING
PARKING LOT

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-3

ALLPLOT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\CIVIC DR ELEVATION
V:\DEBCIVIC DR_DRB PACKAGE\3-15-24.DWG





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

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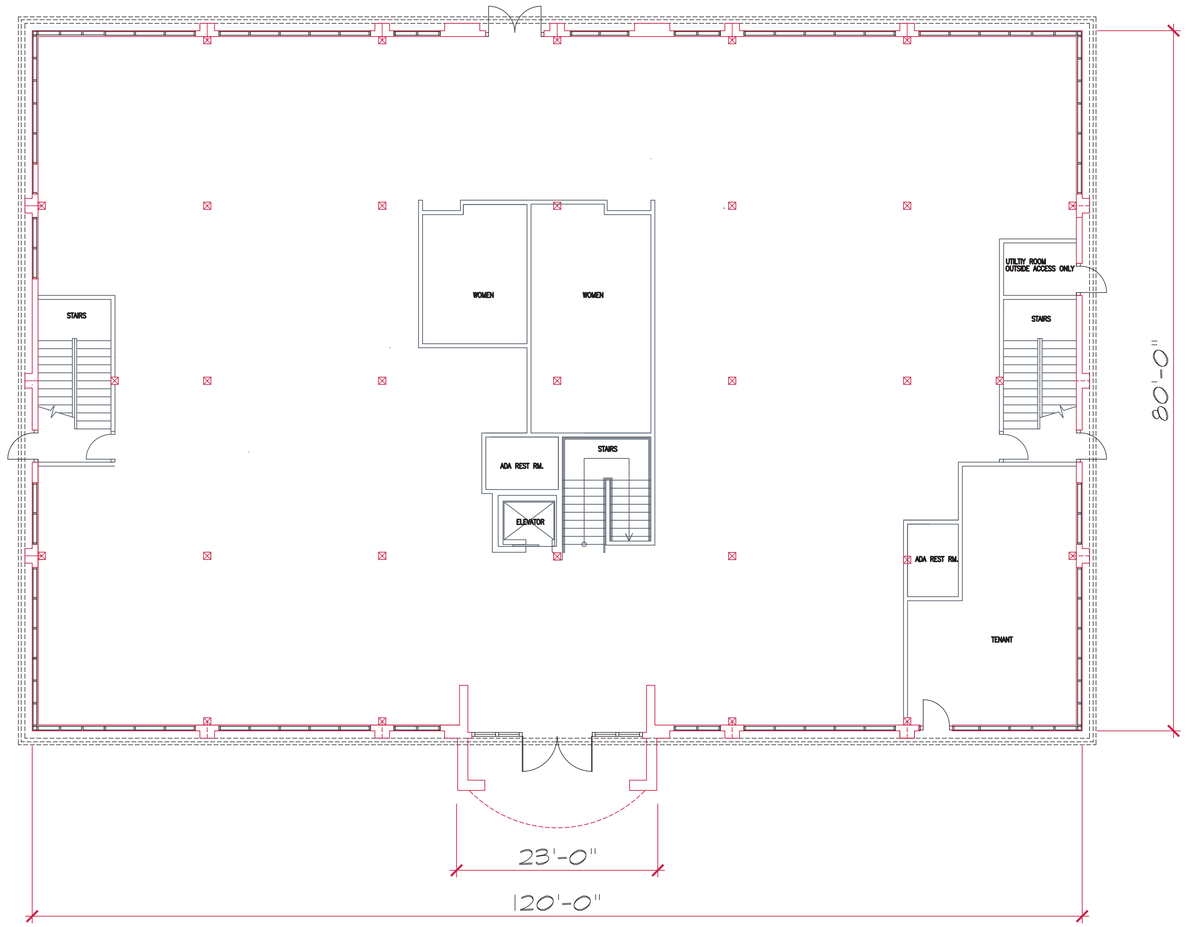
CENTER DR. & CIVIC AVE.
1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
SITE PLAN
OVERALL RIGHT
SIDE ELEVATION

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-4

ED BALUYUT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD (1) CURRENT CD'S\CIVIC DR ELEVATION STUDY\DRB\CIVIC DR_DRB PACKAGE 3 13 24.DWG



FIRST FLOOR - MAIN BUILDING

SCALE: 1/8" = 1'-0"

AREA CALCULATIONS	
APPROX. FIRST FLOOR	10,000 SQ.FT.
APPROX. SECOND FLOOR	10,000 SQ.FT.
APPROX. TOTAL SQ. FT.	20,000 SQ.FT.

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1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
FIRST FLOOR
MAIN BUILDING

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-5

ED BALUYUT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD (1) CURRENT CD'S\CIVIC DR ELEVATION STUDY\DRB\CIVIC DR_DRB PACKAGE 3 13 24.DWG

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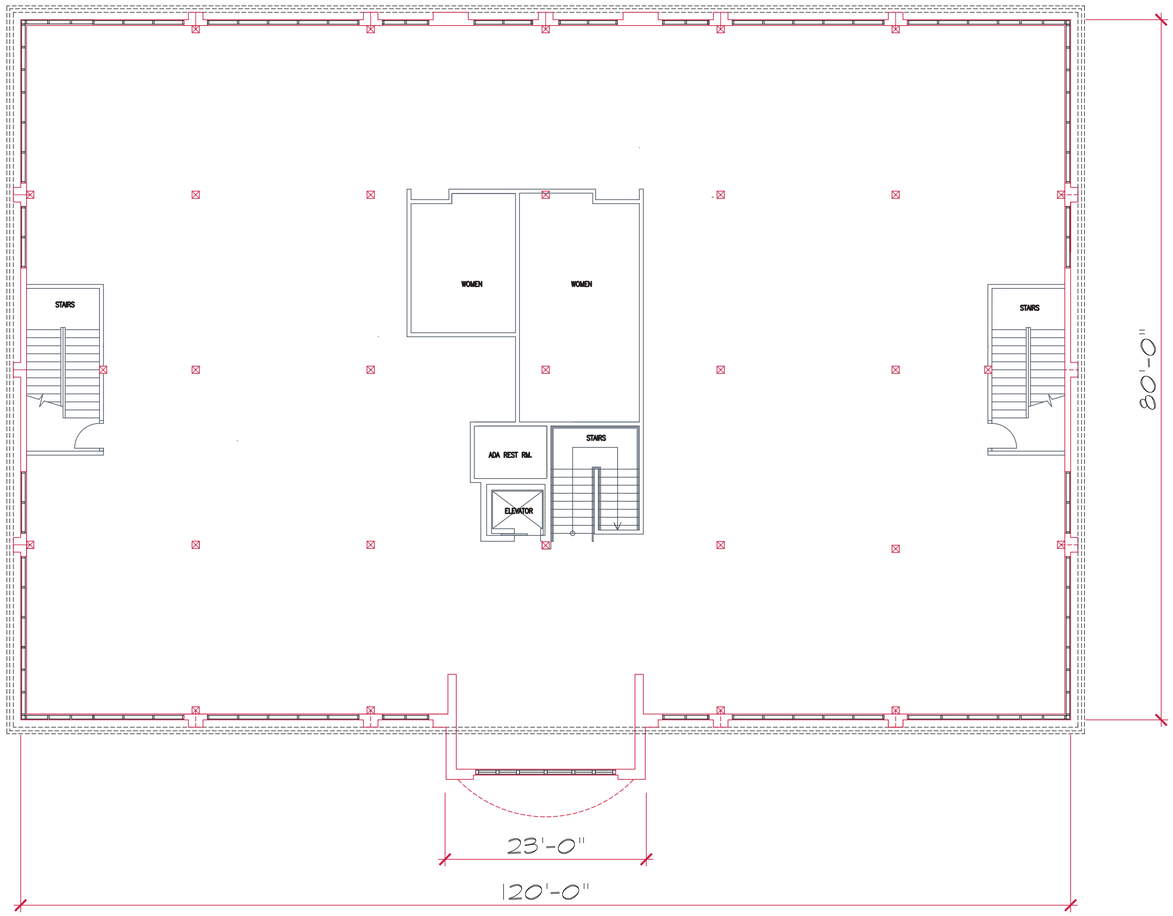

SECOND FLOOR - MAIN BUILDING

SCALE: 1/8" = 1'-0"

AREA CALCULATIONS	
APPROX. FIRST FLOOR	10,000 SQ.FT.
APPROX. SECOND FLOOR	10,000 SQ.FT.
APPROX. TOTAL SQ. FT.	20,000 SQ.FT.

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1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
SECOND FLOOR
MAIN BUILDING

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-6

ED BALUYUT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\CIVIC DR ELEVATION STUDY\DRB\CIVIC DR_DRB PACKAGE 3 13 24.DWG

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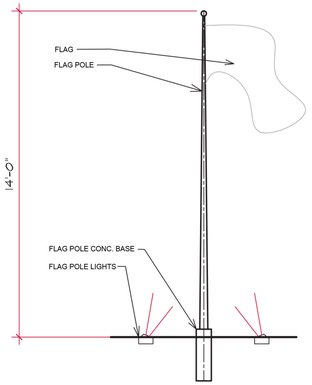
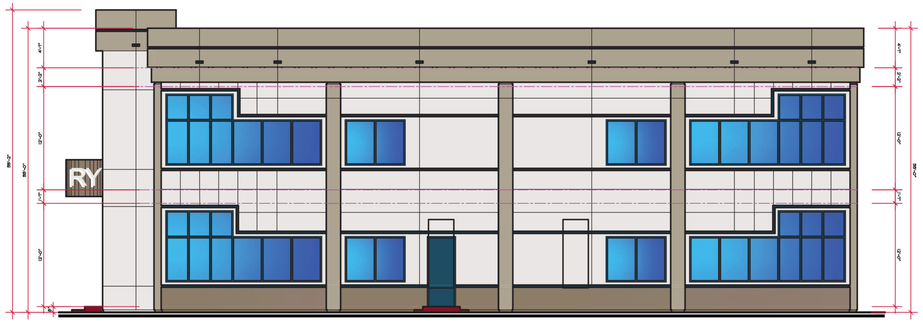


FLAG POLE

FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS

REAR ELEVATION

SCALE: 1/8" = 1'-0"

LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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PITTSBURG, CA

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1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE

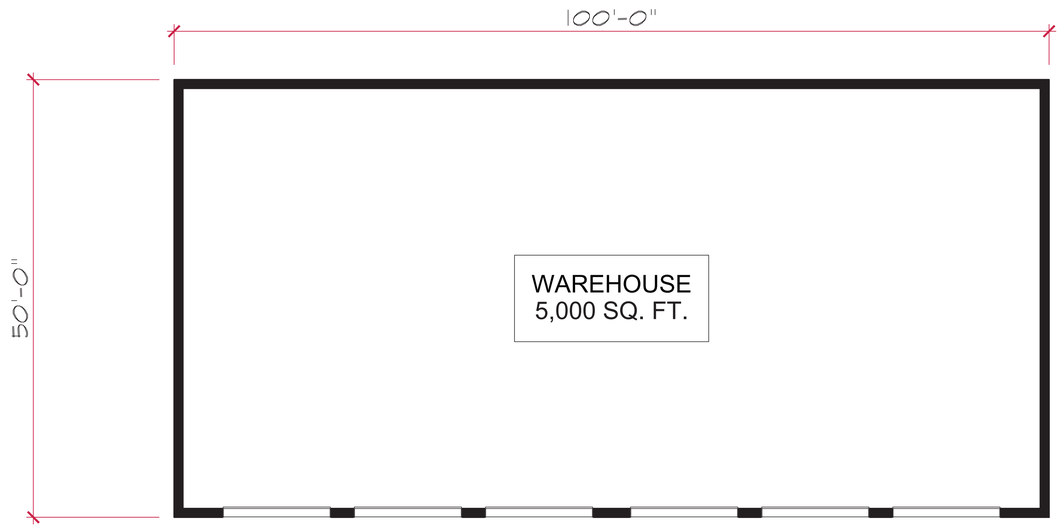
EXTERIOR ELEVATIONS
COLOR BOARD
FLAG POLE DETAIL

Date	Issues & Revisions
08/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-7

ED BALUYUT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD\(1) CURRENT CD'S\CIVIC DR ELEVATION STUDY\DRB\CIVIC DR_DRB PACKAGE 3 13 24.DWG

Q:\Drafting\Autocad\CAD\(1) CURRENT CD'S\civic dr elevation study\DRB\CIVIC DR_DRB PACKAGE 3 13 24.dwg 3/15/2024 10:05:15 AM, DWG To PDF.pc3



FLOOR PLAN - WAREHOUSE

SCALE: 1/8" = 1'-0"

AREA CALCULATIONS	
APPROX. FLOOR PLAN	5,000 SQ.FT.
APPROX. TOTAL SQ. FT.	5,000 SQ.FT.

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CENTER DR. & CIVIC AVE.
1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
FLOOR PLAN
WAREHOUSE

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-8

ED BALUYUT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD (1) CURRENT CD'S\CIVIC DR ELEVATION STUDY\DRB\CIVIC DR_DRB PACKAGE 3 13 24.DWG

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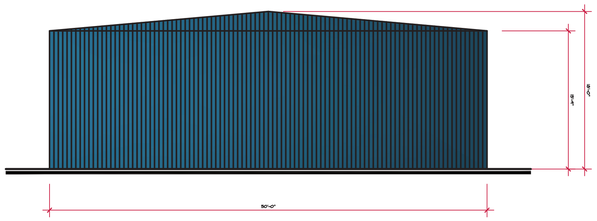
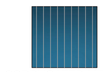
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



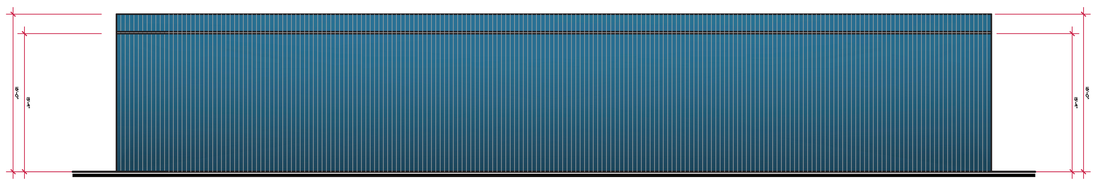
RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



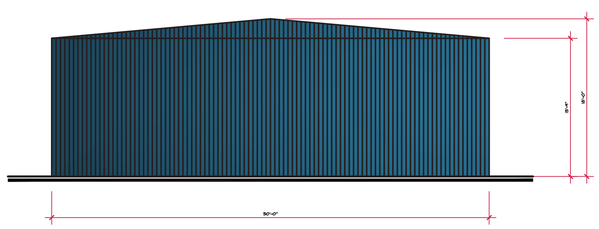
CORRUGATED METAL

MATERIALS



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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PITTSBURG, CA

SHEET TITLE
WAREHOUSE ELEVATIONS

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-9

ED BALUYUT 3/15/2024 ARCH EXPAND D (24.00 X 36.00 INCHES) Q:\DRAFTING\AUTOCAD\CAD (1) CURRENT CD'S\CIVIC DR ELEVATION STUDY\DRB\CIVIC DR_DRB PACKAGE 3 13 24.DWG

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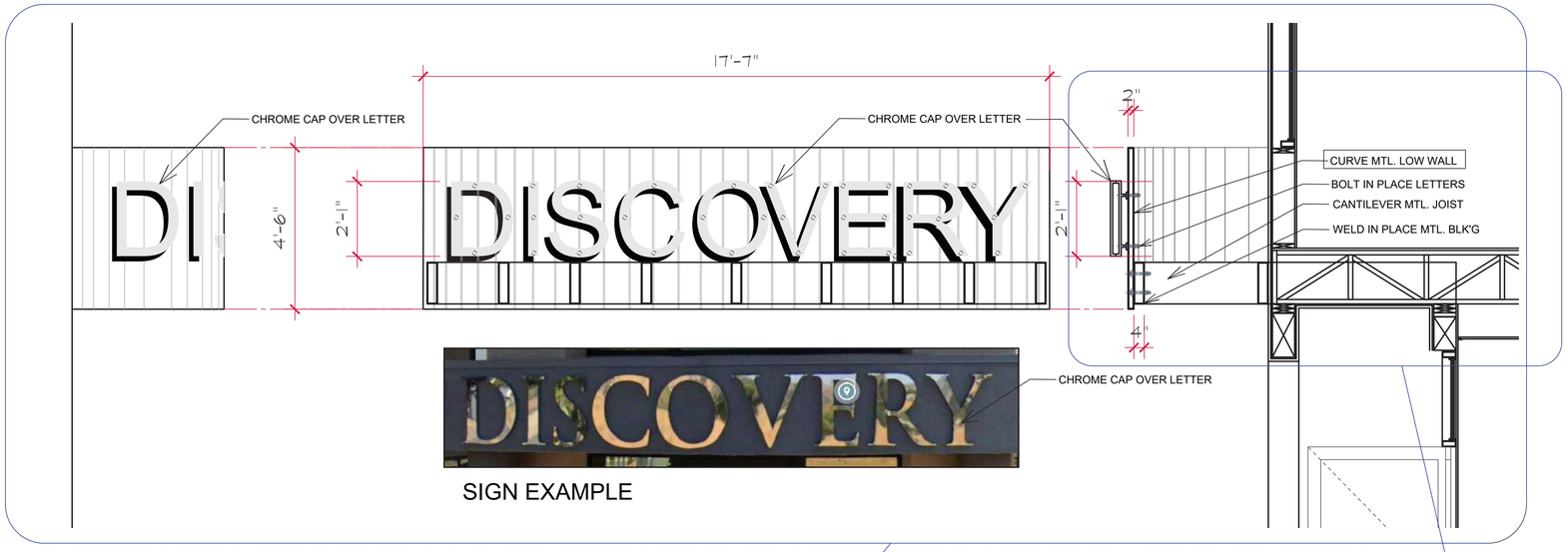
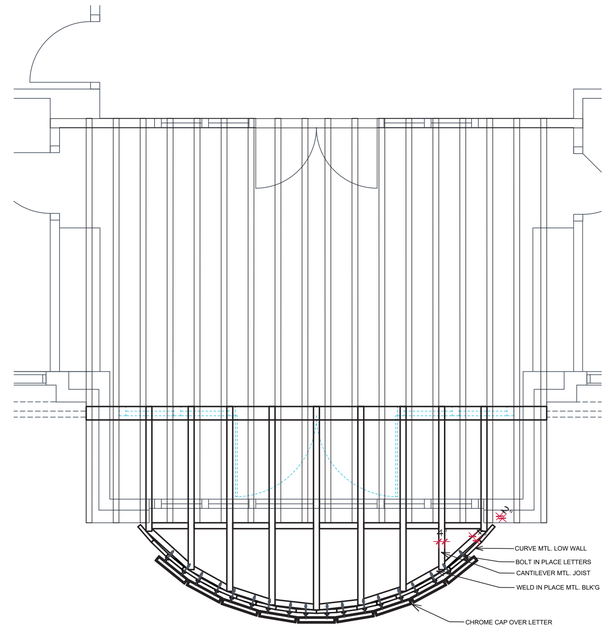
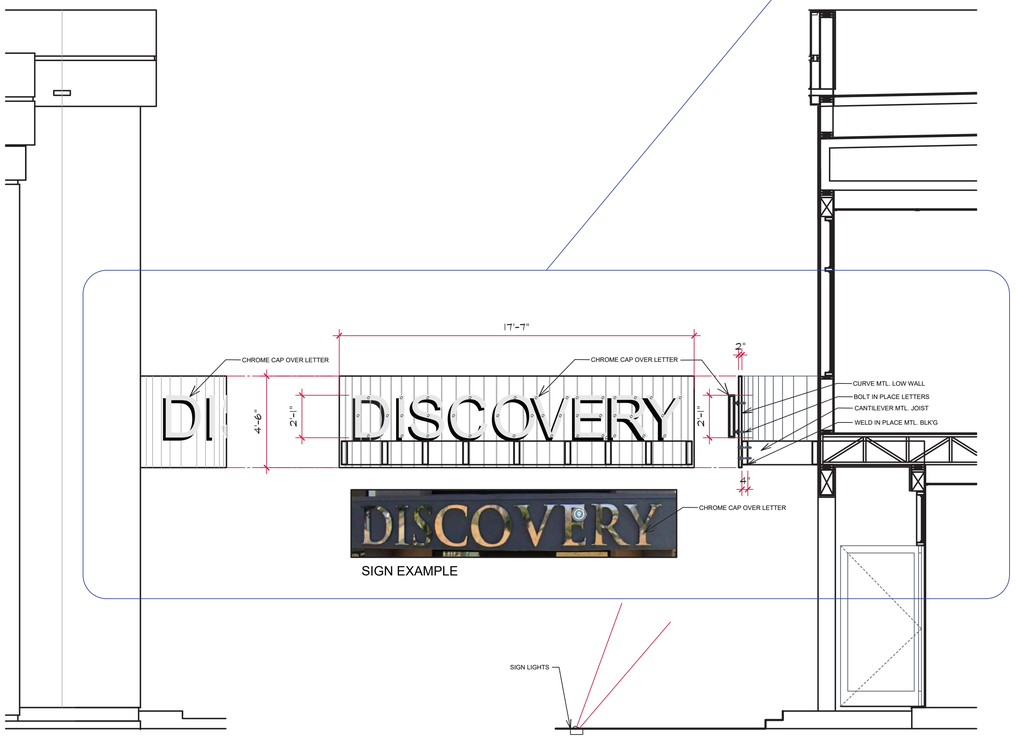


SIGN EXAMPLE

ENLARGE PARTIAL RIGHT SIDE ELEVATION / SIGN ELEVATION / RIGHT SIDE SECTION ELEVATION / DETAIL

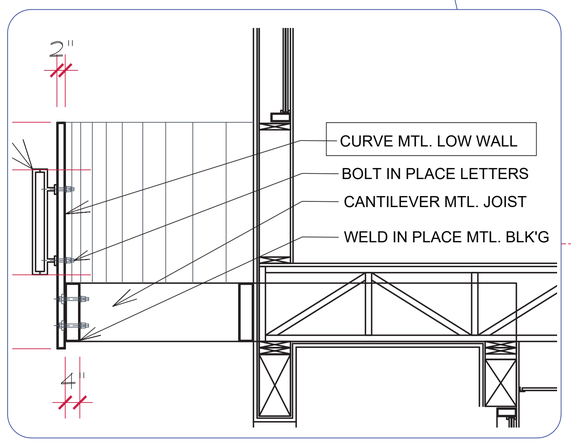


SIGN / FRAMING PLAN / DETAIL NOTES

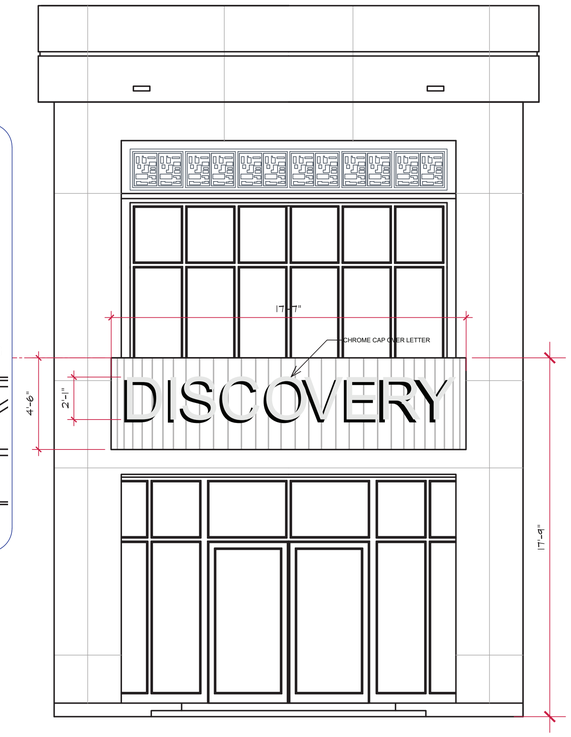


SIGN EXAMPLE

PARTIAL RIGHT SIDE ELEVATION / SIGN ELEVATION / RIGHT SIDE SECTION ELEVATION



CURVE MTL. LOW WALL



FRONT ENTRY ELEVATION / SIGN

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Alamo, California 94507
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PITTSBURG, CA

CENTER DR. & CIVIC AVE.
1000 CENTER DRIVE
PITTSBURG, CA

SHEET TITLE
SECTIONS
SIGN
DETAILS

Date	Issues & Revisions
03/14/24	Plan Check Set
	Plan Check/ Comments #1
	Prelim. Bid Set
	Issue to Consultants
	Permit Set
	Issue to Fire Dept.
	FIRE DEPT COMMENT

A-10

1000 CENTER DRIVE

PITTSBURG, CA

BUILDING	FLAT ROOF	BODY 1 & COLUMN STUCCO	BODY 2 STUCCO	BODY 3 STUCCO	METAL PANEL	WINDOW & METAL ACCENT
OFFICE BUILDING	46 ACOUSTIC WHITE	KM5771 APPLE HILL	46 ACOUSTIC WHITE	KM4595 CLAY BATH	TIC TAC - NICKEL	BLACK

BUILDING	BODY 1
CARPORT	KM5777 APPLE HILL

BUILDING	WALLS & ROOF
WAREHOUSE	CORRUGATED METAL

METAL PANEL: MOZ LASER CUT PANELS OR EQUIVALENT

PAINT: KELLY MOORE OR EQUIVALENT

DISCOVERY DESIGN GROUP

Discovery Builders Inc.

REVISED: 06/18/24

PRELIMINARY SITE DEVELOPMENT PLAN
1000 CENTER DRIVE

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

ABBREVIATIONS

AB	– AGGREGATE BASE
AC	– ASPHALT CONCRETE
BC	– BEGINNING OF CURVE
BGL	– BOTTOM OF GRAVEL LAYER
BR	– BIO–RETENTION AREA
BRW	– BOTTOM OF RETAINING WALL
BUAD	– BUBBLE–UP AREA DRAIN
BVCE	– BEGIN VERTICAL CURVE ELEVATION
BVCS	– BEGIN VERTICAL CURVE STATION
C&G	– CURB & GUTTER
CB	– CATCH BASIN
CC	– CURB CUT
CCCo	– CONTRA COSTA COUNTY
CL	– CENTER LINE, CLASS
CO	– CLEANOUT
CONC	– CONCRETE
COP	– CITY OF PITTSBURG
CR	– CURB RETURN
DET	– DETAIL
DI	– DRAIN INLET
DWY	– DRIVEWAY
DWG	– DRAWING
EC	– END OF CURVE
EG	– EXISTING GROUND ELEVATION
ELEV	– ELEVATION
EP	– EDGE OF PAVEMENT
ESMT	– EASEMENT
EVCE	– END VERTICAL CURVE ELEVATION
EVCS	– END VERTICAL CURVE STATION
EXIST/EX	– EXISTING
F	– FIRE
FC	– FACE OF CURB
FDC	– FIRE DEPARTMENT CONNECTION
FF	– FINISH FLOOR ELEVATION
FG	– FINISH GRADE ELEVATION
FH	– FIRE HYDRANT
FL	– FLOWLINE
FS	– FIRE SERVICE
G	– GRATE ELEVATION
GB	– GRADE BREAK
H	– HIGH
HORIZ	– HORIZONTAL
HP	– HIGH POINT
INV	– INVERT
JT	– JOINT TRENCH
LF	– LINEAR FEET
LT	– LEFT
MAX	– MAXIMUM
MH	– MANHOLE
MIN	– MINIMUM
MISC	– MISCELLANEOUS
MON	– MONUMENT
N	– NORTH
NTS	– NOT TO SCALE
OC	– ON CENTER
PAE	– PRIVATE ACCESS EASEMENT
PCC	– PORTLAND CEMENT CONCRETE
PI	– POINT OF INTERSECTION
PL	– PROPERTY LINE
PRC	– POINT OF REVERSE CURVE
PSE	– PUBLIC SERVICE EASEMENT
PSDE	– PRIVATE STORM DRAIN EASEMENT
PSSE	– PRIVATE SANITARY SEWER EASEMENT
PUE	– PUBLIC UTILITY EASEMENT
PVAW	– PRIVATE VEHICLE ACCESSWAY
PVC	– POLYVINYL CHLORIDE
PVI	– POINT OF VERTICAL INTERSECTION
PVMT	– PAVEMENT
PWLE	– PRIVATE WATER LINE EASEMENT
RCP	– REINFORCED CONCRETE PIPE
RT	– RIGHT
R/W	– RIGHT OF WAY
S	– SLOPE, SOUTH
SD	– STORM DRAIN
SDWK	– SIDEWALK
SF	– SQUARE FEET
SO	– SIDE OPENING
SS	– SANITARY SEWER
SSCO	– SANITARY SEWER CLEANOUT
SSE	– SANITARY SEWER EASEMENT
SSMH	– SANITARY SEWER MANHOLE
SSRI	– SANITARY SEWER RODDING INLET
STA	– STATION
STD	– STANDARD
SXD	– SIDEWALK CROSS DRAIN
TB	– TOP OF BANK
TC	– TOP OF CURB
TEMP	– TEMPORARY
TGL	– TOP OF GRAVEL LAYER
TRW	– TOP OF RETAINING WALL
TSL	– TOP OF SOIL LAYER
TYP	– TYPICAL
VC	– VERTICAL CURVE
VERT	– VERTICAL
VG	– VALLEY GUTTER
WM	– WATER METER
WS	– WATER SERVICE

OWNER/DEVELOPER

DISCOVERY BUILDERS, INC.
3240 STONE VALLEY ROAD WEST, SUITE 2
ALAMO, CA 94507
(925) 682-6419

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

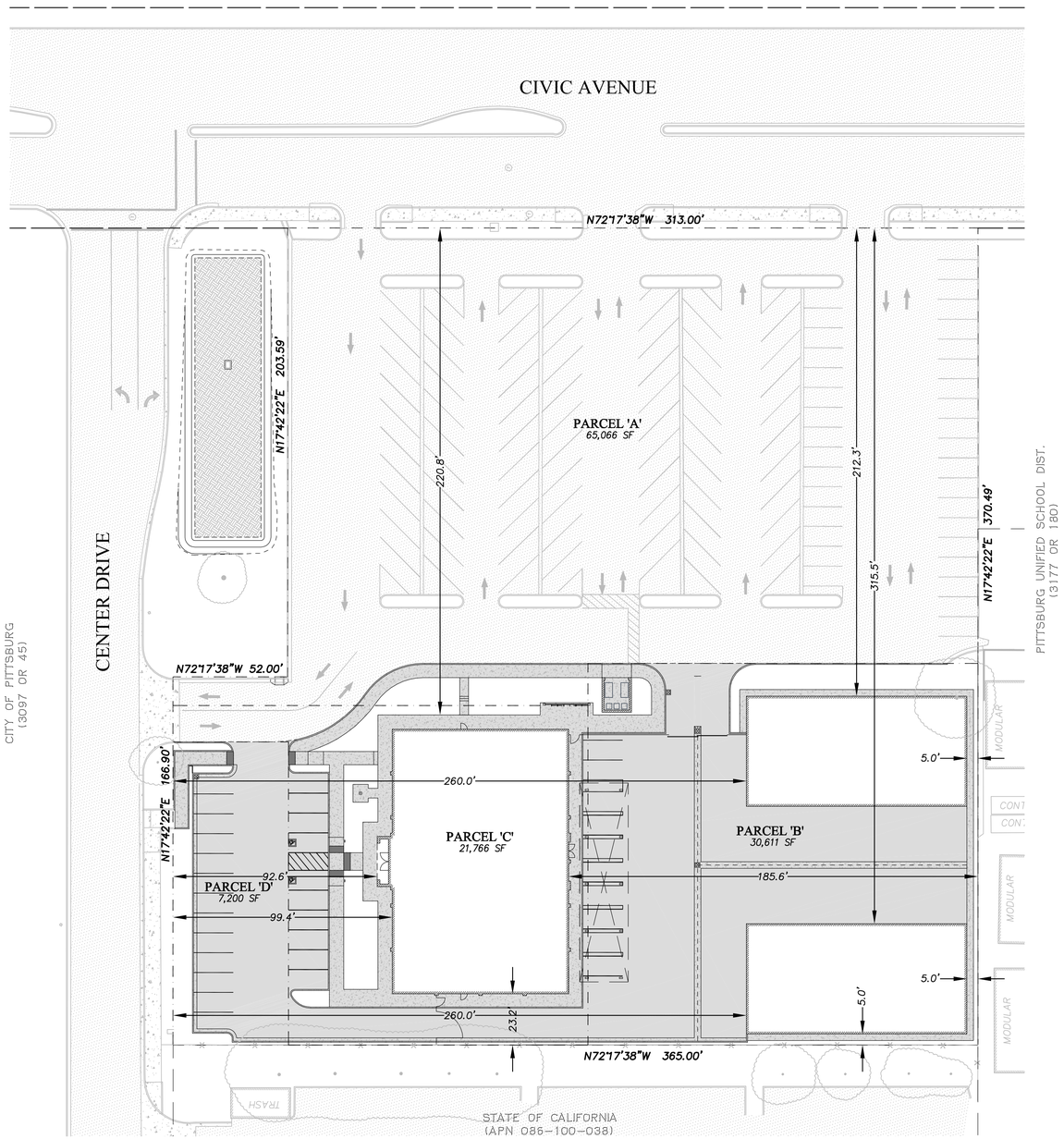
BENCHMARK

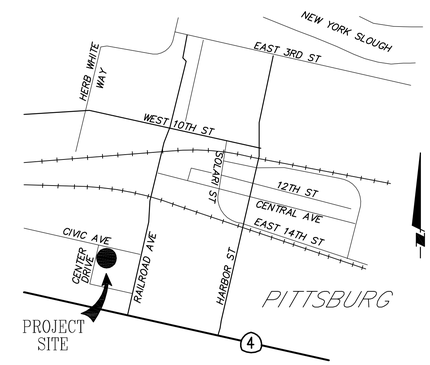
CCCO BM #171 EBMUD BRASS DISC ON CONCRETE STRUCTURE AT THE INTERSECTION OF RAILROAD AVE AND ALVARADO ST EL=105.39 (NGVD 29)

BASIS OF BEARINGS

THE BEARING TAKEN AS NORTH 77°05'40" EAST, BETWEEN THE FOUND BART MONUMENTS AS SHOWN ON THE RECORD OF SURVEY FILED IN 108 L.S.M. 47

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 feet





VICINITY MAP
NOT TO SCALE

LEGEND

EXISTING	PROPOSED	ITEM
		PAVEMENT
		SIDEWALK
		CURB & GUTTER
8" SS	8" SS	SANITARY SEWER MAIN
		SANITARY SEWER MANHOLE
8" SD	8" SD	STORM DRAIN LINE
		STORM DRAIN MH
		INLET OR CATCH BASIN
		FIRE HYDRANT
6" W	6" W	WATER LINE & VALVE
		WATER METER
		AIR RELEASE VALVE
		SIGN
		STREET LIGHT
		UTILITY POLE
		STREET MONUMENTS
71	75	CONTOURS
		DIRECTION OF DRAINAGE FLOW

SHEET INDEX

SHEET No.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES & DETAILS
C3	SECTIONS & DETAILS
C4	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C5	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
C6	PRELIMINARY C.3 STORMWATER CONTROL PLAN

811 DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA

NOTE:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.

REGISTERED PROFESSIONAL ENGINEER JOSE VIZCAY NINOSKA NO. 78203 CIVIL STATE OF CALIFORNIA

817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net
APEX CIVIL ENGINEERING & LAND SURVEYING

NO.	REVISIONS	BY	APP	DATE

PRELIMINARY SITE DEVELOPMENT PLAN
TITLE SHEET
1000 CENTER DRIVE
PITTSBURG, CA

SHEET
C1

DATE
03-11-2024

PROJECT #: 23113

1000 HARBOR STREET ~ PRELIMINARY SITE DEVELOPMENT PLAN ~ 03-11-2024

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PITTSBURG STANDARD SPECIFICATIONS AND DETAILS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT. ALL REVISIONS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.

2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRE–JOB CONFERENCE SHALL BE REQUESTED BY THE DEVELOPER THROUGH THE CITY ENGINEER, 925–252–4930.

3. APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.

4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM OTHER REGULATORY AGENCIES FOR PROJECTS WITHIN SENSITIVE AREAS OR WHICH HAVE SIGNIFICANT STORM WATER POLLUTION POTENTIAL. OTHER REGULATORY AGENCIES INCLUDE, BUT ARE NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, DEPARTMENT OF FISH AND GAME AND ARMY CORPS OF ENGINEERS.

5. A PERMIT SHALL BE REQUIRED FROM THE HEALTH SERVICES DEPARTMENT OF CONTRA COSTA COUNTY TO DRILL, REPAIR, OR ABANDON A WELL.

6. IF THE CITY OF PITTSBURG STANDARD PLANS AND RECOMMENDATIONS BY THE DEVELOPER'S ENGINEER AND/OR SOILS ENGINEER DIFFER, THE CITY ENGINEER SHALL DETERMINE WHICH SHALL APPLY.

7. ALL LANDSCAPING IS SUBJECT TO CITY INSPECTION. ANY CHANGE IN THE APPROVED LANDSCAPE PLAN MUST BE APPROVED BY THE CITY'S DESIGN REVIEW STAFF.

8. CITY STANDARD PLANS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   SD–7 SIDEWALK CROSS DRAIN
   CC–1 STANDARD CURB, GUTTER AND SIDEWALK
   CC–2 RESIDENTIAL DRIVEWAY APPROACH
   CC–6 WEAKENED PLANE JOINTS AND SCORE LINES
   MS–1 TRENCH BACKFILL AND RESURFACING

9. A TITLE REPORT DATED AT LEAST 6 MONTHS PRIOR TO DESIGN REVIEW APPROVAL DATE WILL BE REQUIRED AT THE TIME OF PROJECT APPROVAL.

10. THE PROJECT IS REQUIRED TO PROVIDE FRONTAGE IMPROVEMENTS. THIS INCLUDES BRINGING ALL SIDEWALK, CURB, GUTTER AND PAVING TO CENTERLINE ALONG THE PROJECT FRONTAGE INTO COMPLIANCE WITH CITY STANDARDS AND REPAIRING OR REPLACING ANY EXISTING FRONTAGE IMPROVEMENTS DETERMINED BY THE CITY ENGINEER TO BE DAMAGED, DURING OR PRIOR TO PROJECT CONSTRUCTION. THESE IMPROVEMENTS SHALL BE SHOWN AS PROPOSED NEW OR REPLACED ON THE PROJECT PLANS. SHOULD THE CITY ENGINEER DETERMINE THAT EXISTING IMPROVEMENTS MEET CITY STANDARDS, AND ARE IN ACCEPTABLE CONDITION, THE APPLICANT'S RESPONSIBILITY TO INSTALL/REPAIR/REPLACE THE IMPROVEMENTS WILL BE CONSIDERED MET.

11. AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK ASSOCIATED WITH THE FRONTAGE IMPROVEMENTS AND FOR ANY WORK LOCATED IN THE PUBLIC RIGHT–OF–WAY. THE ENCROACHMENT PERMIT APPLICATION IS TYPICALLY MADE BY THE GENERAL CONTRACTOR AND THE ENCROACHMENT PERMIT MUST BE ISSUED PRIOR TO A SITE DEVELOPMENT OR BUILDING PERMIT.

12. GRADING SHALL CONFORM TO THE GRADING ORDINANCE OF THE CITY OF PITTSBURG MUNICIPAL CODE. THE GRADING PLAN AND SITE IMPROVEMENT PLAN SHALL BE APPROVED BY THE CITY ENGINEER. ALL REVISIONS TO THE GRADING AND SITE IMPROVEMENT PLANS MUST BE APPROVED BY THE CITY'S ENGINEERING DEPARTMENT.

13. EXTERIOR PROPERTY CORNERS SHALL BE MARKED AS REQUIRED BY THE CITY ENGINEER PRIOR TO COMMENCING ANY GRADING OPERATIONS, AND SHALL BE MAINTAINED THROUGHOUT THE GRADING OPERATIONS. ALL PROPERTY CORNERS OR OFFSET MARKERS SHALL BE VISIBLE AT THE TIME OF THE ROUGH AND FINAL INSPECTIONS.

14. GRADING OR ANY OTHER OPERATION THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES AND A DUST PALLIATIVE MAY BE REQUIRED BY THE CITY ENGINEER.

15. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREETS SHALL BE SWEPT AS DIRECTED BY THE CITY INSPECTOR.

16. PROJECTS PROPOSED FOR CONSTRUCTION BETWEEN OCTOBER 1ST AND APRIL 15TH, MUST HAVE AN EROSION AND SEDIMENTATION CONTROL PROGRAM APPROVED, AND IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE, PRIOR TO THE START OF ON_SITE EARTHWORK. EARTHWORK THAT IS NECESSARY TO INSTALL EROSION AND SEDIMENTATION CONTROL FACILITIES, SUCH AS DRAINAGE DITCHES AND SEDIMENTATION BASINS, MAY PROCEED CONCURRENT WITH THE INSTALLATION OF THE CONTROL FACILITIES. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL BY SEPTEMBER 1, AND IMPLEMENTATION COMPLETED BY OCTOBER 1. ALL SITE WORK EXCEPT IMPLEMENTATION OF THE EROSION CONTROL PLAN WILL BE SUBJECT TO SUSPENSION BY THE CITY IF THE REQUIREMENTS OF THIS GENERAL NOTE ARE NOT MET.

17. PRIOR TO FOUNDATION INSPECTION, THE ENGINEER SHALL PROVIDE A REPORT STATING THAT LINES AND GRADES WERE SET IN THE FIELD IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND THAT THE PADS ARE GRADED TO WITHIN 0.2 FOOT (60MM) OF THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN. ALSO, A GRADING REPORT PREPARED BY A SOILS ENGINEER, SHALL BE SUBMITTED WHICH INCLUDES THE LOCATIONS AND ELEVATIONS OF FIELD DENSITY TESTS, AND COMPARES TEST RESULTS WITH RECOMMENDED COMPACTION REQUIREMENTS AS SPECIFIED IN A SOILS REPORT OR STANDARD PLANS AND SPECIFICATIONS. IF TESTS SHOW THAT ACTUAL COMPACTION HAS NOT EQUALED OR SURPASSED THAT WHICH WAS RECOMMENDED, THE SOILS ENGINEER SHALL PROVIDE THE PROPOSED ACTION TO BE TAKEN. WITHOUT ADDITIONAL INFORMATION FROM A SOILS ENGINEER OR A SOILS REPORT, ALL PADS SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT.

18. INSPECTION OF FINISH GRADING OF SWALES ADJACENT TO STRUCTURES SHALL BE PERFORMED BY THE ENGINEERING INSPECTOR PRIOR TO FINAL BUILDING INSPECTION.

19. ALL UNDERGROUND UTILITIES WITHIN THE RIGHT_OF_WAY OR ACCESS EASEMENT, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED AND BACKFILL COMPLETED PRIOR TO THE START OF CURB, SIDEWALK AND PAVING CONSTRUCTION.

20. ALL CONSTRUCTION STAKING SHALL INCLUDE, BUT NOT BE LIMITED TO, GRADING, CURBS, STREET IMPROVEMENTS AND STORM DRAINS, AND SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEYOR.

21. ALL TRENCH BACKFILL SHALL BE COMPACTED AS SHOWN IN CITY'S STANDARD PLANS OR AS RECOMMENDED BY THE SOILS ENGINEER. IF TESTS SHOW THAT THE ACTUAL COMPACTION HAS NOT EQUALED OR SURPASSED THAT WHICH IS RECOMMENDED, THE SOILS ENGINEER SHALL PROVIDE THE PROPOSED ACTION TO BE TAKEN.

22. ANY DAMAGED OR DISPLACED CURB, GUTTER, SIDEWALK, DRIVEWAY OR PAVEMENT SHALL BE REMOVED AND REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO CONSTRUCTION.

23. ALL NEW STORM DRAIN INLETS SHALL BE STENCILED OR STAMPED WITH CITY'S CLEAN WATER PROGRAM STANDARD LOGO, "NO DUMPING – DRAINS TO CREEK," PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION IMPROVEMENT OR THE FINAL BUILDING INSPECTION, WHICHEVER OCCURS FIRST.

24. CONTRACTOR SHALL PROVIDE ALL NECESSARY PUBLIC SAFETY DEVICES IN ACCORDANCE WITH CURRENT CALTRANS TRAFFIC CONTROL STANDARDS INCLUDING, BUT NOT LIMITED TO, LIGHTS, SIGNS, BARRICADES, AND FLAGPERSONS. IN ADDITION, TEMPORARY FENCING SHALL BE PROVIDED ALONG ALL PROPERTY LINES AS DIRECTED BY THE CITY.

25. PRIOR TO ISSUANCE OF ANY PERMITS, THE DEVELOPER SHALL SUBMIT A WASTE MANAGEMENT PLAN DEMONSTRATING HOW THEY INTEND TO RECYCLE, REUSE OR SALVAGE BUILDING MATERIALS AND OTHER DEBRIS (INCLUDING DIRT) GENERATING FROM DEMOLITION OF EXISTING STRUCTURES AND FROM CONSTRUCTION OF THE PROJECT. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, THE DEVELOPER SHALL SUBMIT A COMPLETED WASTE MANAGEMENT SUMMARY REPORT DOCUMENTING ACTUAL DEBRIS RECOVERY EFFORTS, INCLUDING QUANTITIES OF RECOVERED AND LANDFILLED MATERIALS, THAT OCCURRED THROUGHOUT THE PROJECT'S DURATION.

26. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER, OR THE CITY OF PITTSBURG PUBLIC WORKS.

27. CONTRACTOR SHALL POST EMERGENCY PHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.

28. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY.

29. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COMPENSATE FOR ANY FUTURE UNDERGROUND UTILITY TRENCH SPOILS BY SELECTIVELY UNDERCUTTING THE STREETS. CONTRACTOR IS RESPONSIBLE FOR HIS OWN GRADING CALCULATIONS. CONTRACTOR SHALL NOTIFY APEX CIVIL ENGINEERING & LAND SURVEYING, INC., AND THE SOIL ENGINEER IMMEDIATELY IF IN THE CONTRACTOR'S ESTIMATION A ROUGH DIRT BALANCE CAN NOT BE ACHIEVED AS PER THE DESIGN. APEX CIVIL ENGINEERING & LAND SURVEYING, INC. AND THE SOIL ENGINEER WILL PROVIDE RECOMMENDATIONS BASED ON THE CONTRACTOR'S ESTIMATE OF EXCESS OR SHORTAGE. ADDITIONAL IMPORT EXPORT, UNLESS DETAILED ON THE PLANS, WILL BE AT CONTRACTOR'S EXPENSE.

30. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES & INTERIM SEDIMENTATION & EROSION CONTROL MEASURES ON SITE AND ON HAUL ROUTES.

31. ALL STORM WATER RUNOFF SHALL BE CONTAINED WITHIN A SEDIMENTATION BASIN OR SEDIMENTATION TRAP PRIOR TO LEAVING THE PROJECT SITE OR ENTERING A PERMANENT STORM DRAIN SYSTEM. SEDIMENTATION BASINS AND TRAPS SHALL BE COMPLETED BY OCTOBER 15 AND MAINTAINED FROM OCTOBER 15 TO APRIL 15 EACH YEAR UNTIL ALL STREETS AND STORM DRAINAGE FACILITIES ARE COMPLETED WITHIN ITS DRAINAGE.

32. ALL DEBRIS SHALL BE HAULED AND DISPOSED OF OFF–SITE BY CONTRACTOR AS RECOMMENDED BY THE SOILS ENGINEER.

33. ALL GRADING, SITE PREPARATION AND PLACING & COMPACTING OF FILL SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. RECOMMENDATIONS OF THE SOILS REPORT SHALL BE STRICTLY ADHERED TO.

34. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (811) 48 HOURS PRIOR TO ANY EXCAVATION AND TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, CITY OF PITTSBURG NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE ONLY OBSTRUCTIONS ENCOUNTERED.

35. THE OFFICE OF APEX CIVIL ENGINEERING & LAND SURVEYING, INC., SHALL BE NOTIFIED AT (925) 476–8499 48 HOURS PRIOR TO THE REQUIRING OF ANY GRADE STAKES.

36. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE OWNER/DEVELOPER ON A TIME AND MATERIALS BASIS. THE CONTRACTOR WILL THEN BE BACK–CHARGED FOR SAID EXTRA WORK.

37. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

38. 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 APEX CIVIL ENGINEERING & LAND SURVEYING, INC. AT (925) 476–8499 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE SOILS ENGINEER 48 HOURS PRIOR TO STARTING EARTHWORK OPERATIONS.

40. EXISTING GROUND TOPOGRAPHY IS FROM SURVEY DATA DATED JANUARY 2018 PREPARED BY APEX CIVIL ENGINEERING & LAND SURVEYING, INC.

41. NO WORK SHALL COMMENCE UNTIL A GRADING PERMIT IS OBTAINED FROM THE CITY OF PITTSBURG.

42. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHT–OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.

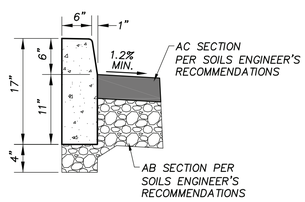
43. PRIOR TO ANY WORK ON ADJACENT PROPERTIES THE CONTRACTOR SHALL OBTAIN A COPY OF THE RIGHT OF ENTRY TO PERFORM THE WORK AND NOTIFY THE AFFECTED PROPERTY OWNER OR OCCUPANT 48 HOURS PRIOR TO START OF SAID WORK.

44. FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO CITY OF PITTSBURG STANDARD DRAWINGS & SPECIFICATIONS ARE AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT BY CALLING (925) 252–4930.

45. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR APEX CIVIL ENGINEERING & LAND SURVEYING, INC.

46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EARTHWORK GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION.

47. NO WORK SHALL BEGIN ON THIS PROJECT PRIOR TO A PRECONSTRUCTION CONFERENCE WITH CITY STAFF. CALL JOHN SAMUELSON, CITY ENGINEER, AT (925) 252–4930 TO ARRANGE FOR THIS CONFERENCE.



VERTICAL CURB DETAIL
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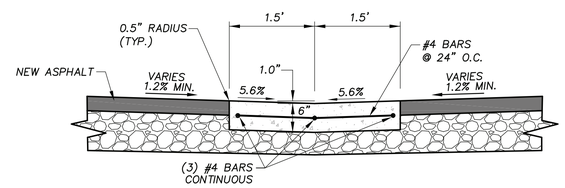


3' CONCRETE VALLEY GUTTER
NOT TO SCALE

817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net
APEX
CIVIL ENGINEERING & LAND SURVEYING

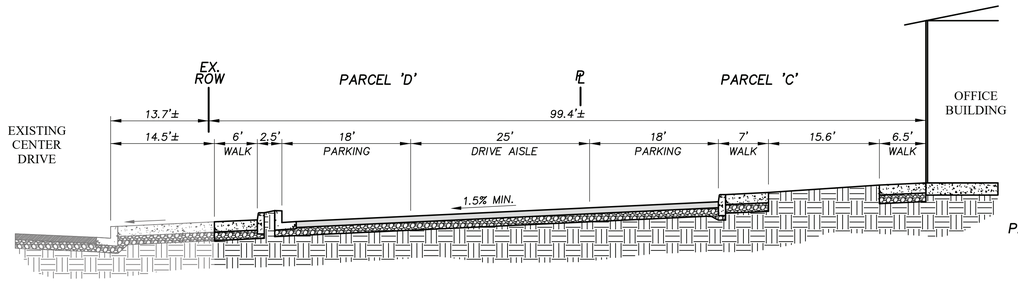
NO.	REVISIONS	BY	APP	DATE

PRELIMINARY SITE DEVELOPMENT PLAN
GENERAL NOTES AND DETAILS
1000 CENTER DRIVE
PITTSBURG, CA

SHEET
C2

DATE
03-11-2024

PROJECT #: 23113



SECTION A-A
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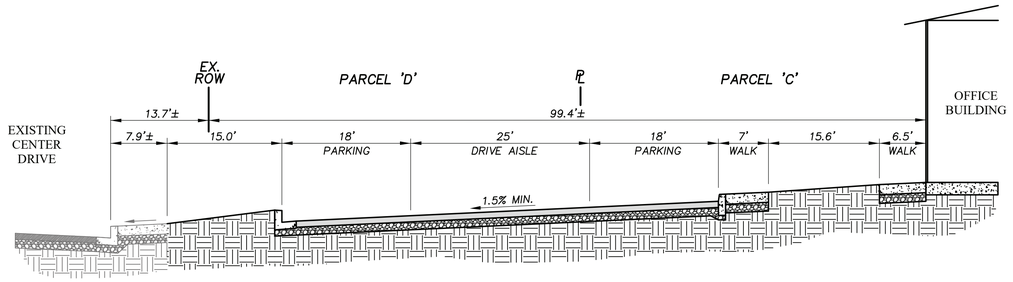
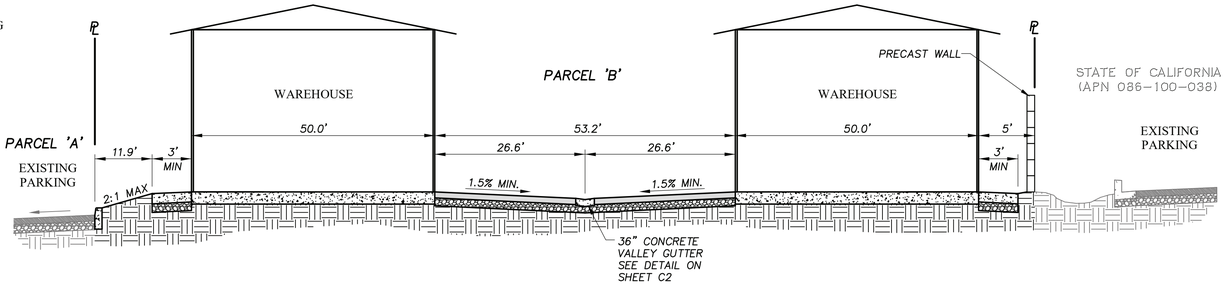


SECTION B-B
NOT TO SCALE



SECTION F-F
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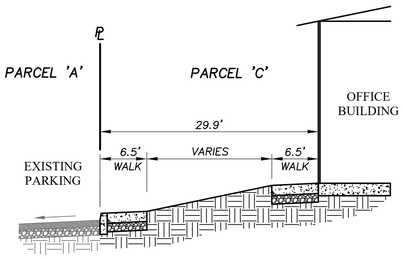
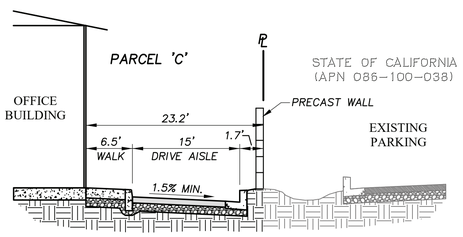


SECTION G-G
NOT TO SCALE



SECTION C-C
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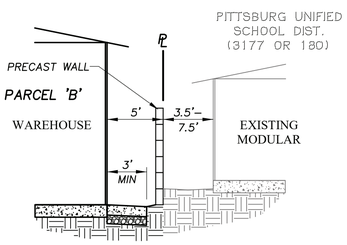

SECTION D-D
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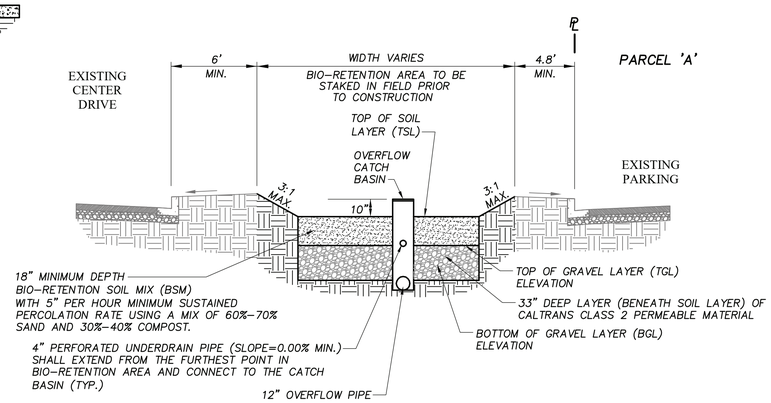

SECTION H-H
BIO-RETENTION AREA DETAIL
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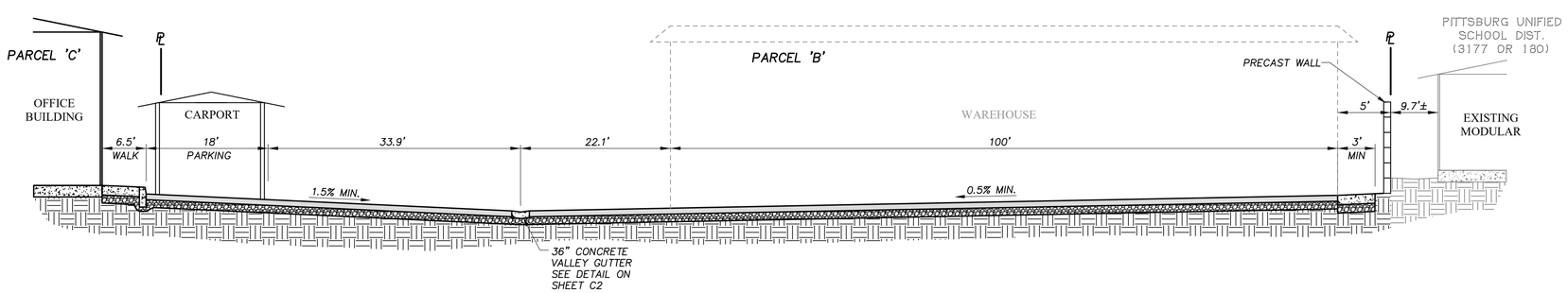

SECTION E-E
NOT TO SCALE

817 Arnold Drive, Ste. 50
Martinez, CA 94553
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www.apexce.net
APEX
CIVIL ENGINEERING & LAND SURVEYING

REGISTERED PROFESSIONAL ENGINEER
VICAY
NO. 78203
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	BY	APP	DATE

PRELIMINARY SITE DEVELOPMENT PLAN
SECTIONS AND DETAILS
1000 CENTER DRIVE
PITTSBURG, CA

SHEET
C3

DATE
03-11-2024

PROJECT #: 23113

TOPOGRAPHIC SURVEY & DEMOLITION PLAN
1000 CENTER DRIVE

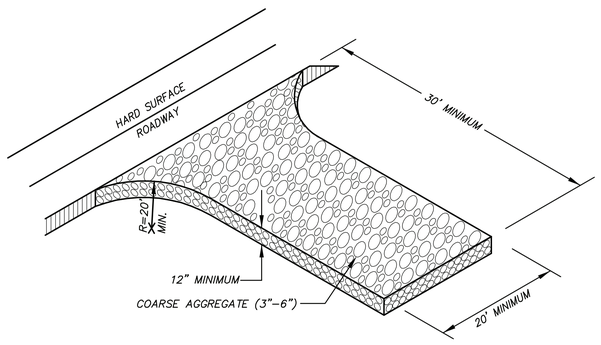
CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

OWNER/DEVELOPER

DISCOVERY BUILDERS, INC.
3240 STONE VALLEY ROAD WEST, SUITE 2
ALAMO, CA 94507
(925) 682-6419

GENERAL DEMOLITION NOTES:

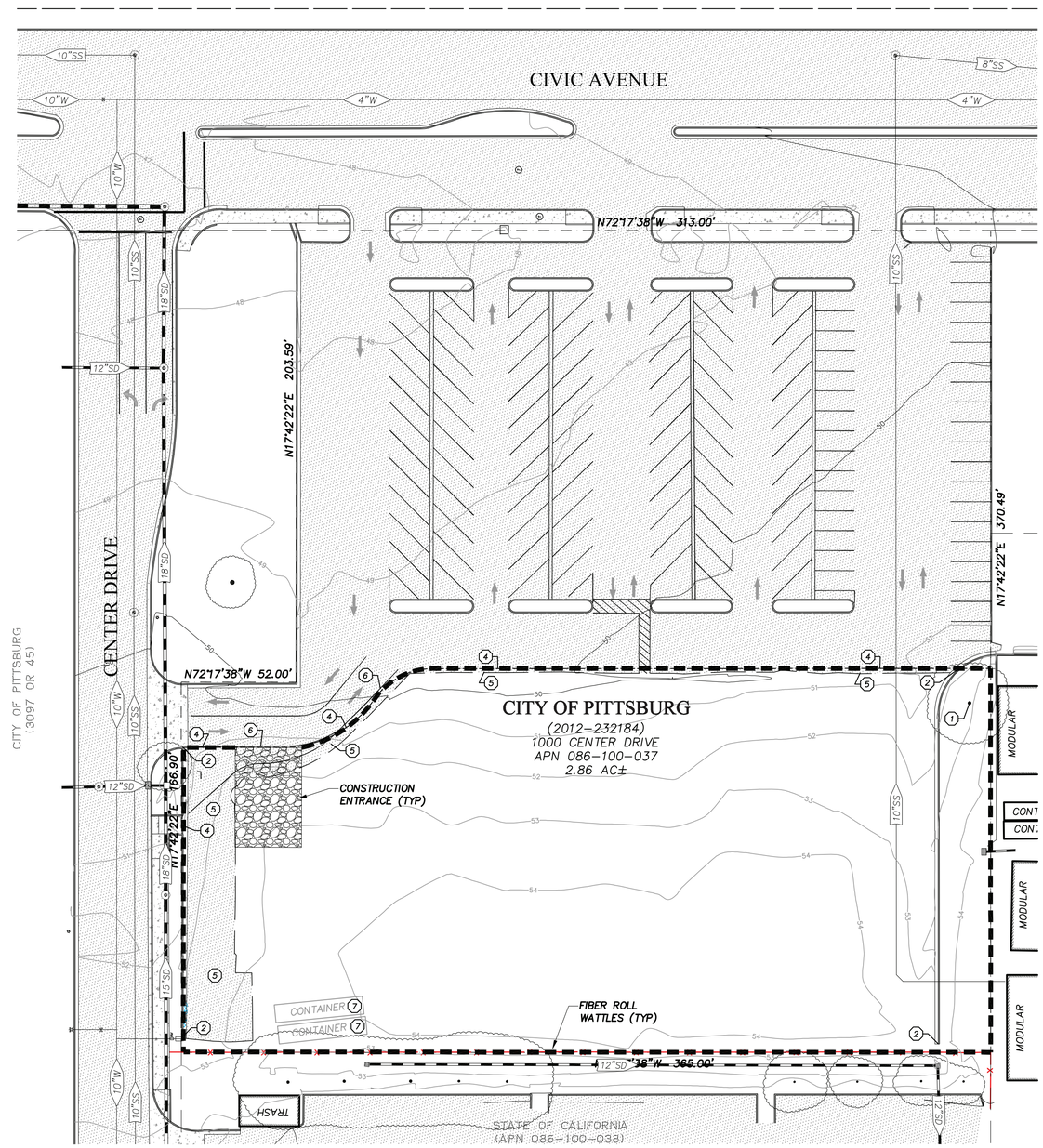
1. DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. A COPY OF THE DEMOLITION PERMIT IS REQUIRED TO BE ON SITE AT ALL TIMES.
2. NOISE-PRODUCING CONSTRUCTION ACTIVITY (INCLUDING PLAYING OF RADIO OR MUSIC) AND GRADING OPERATION SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7:00AM TO 5:00PM. SATURDAY AND SUNDAY; NONE, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
3. THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
4. THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
5. THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH.
6. THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
7. THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
8. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEPT WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.



STABILIZED GRAVEL CONSTRUCTION ENTRANCE

NOT TO SCALE

NOTE:
STABILIZED GRAVEL CONSTRUCTION ENTRANCE SHOULD BE REFRESHED AS NEEDED. ADDITIONAL MEASURES MAY BE REQUIRED TO PREVENT TRACKING ONTO CENTRAL AVENUE.



GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 feet

LEGEND

CONSTRUCTION GRAVEL ENTRANCE
FIBER ROLL WATTLES

DEMOLITION KEY LEGEND

1. EXISTING TREE TO BE REMOVED
2. BEGIN/END CURB AND GUTTER REMOVAL
3. REMOVE EX. CURB AND GUTTER
4. SAWCUT EX. ASPHALT/CONCRETE
5. REMOVE EX. ASPHALT
6. REMOVE EX. STRIPING
7. REMOVE EX. CONTAINERS

REGISTERED PROFESSIONAL ENGINEER VINCENT J. VIZCAY NO. 78203 CIVIL STATE OF CALIFORNIA

APEX CIVIL ENGINEERING & LAND SURVEYING
817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

NO.	REVISIONS	BY	APP	DATE

PRELIMINARY SITE DEVELOPMENT PLAN
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
1000 CENTER DRIVE
PITTSBURG, CA

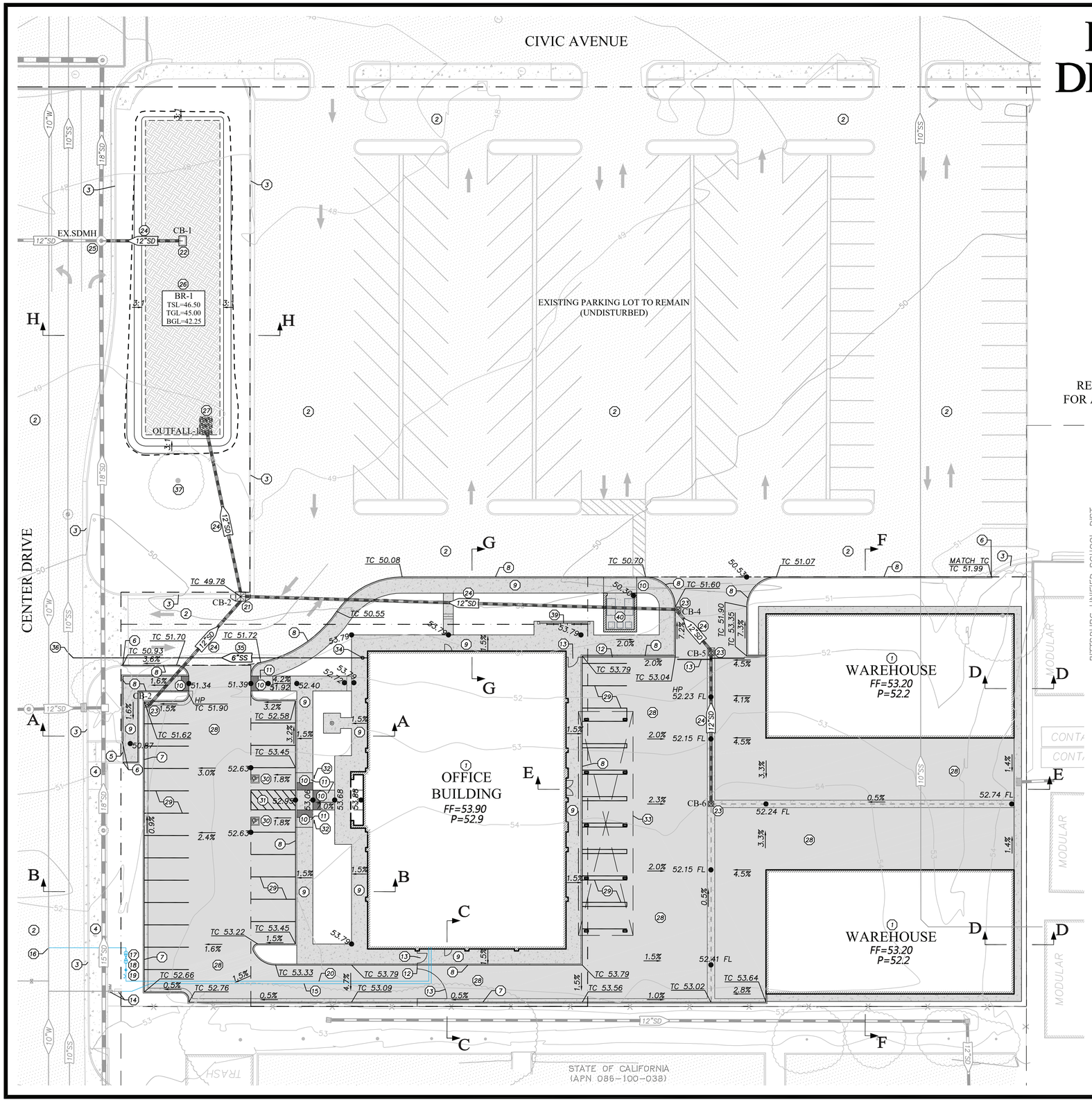
SHEET
C4

DATE
03-11-2024

PROJECT #: 23113

PRELIMINARY GRADING DRAINGE & UTILITY PLAN
1000 CENTER DRIVE

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet

SD/SS STRUCTURE SUMMARY

STRUCTURE #	TC/RIM ELEVATION	FLOW LINE ELEVATION
EX.SDMH	RIM 48.05±	12"FL 44.25 IN 18"FL 43.75 THRU
CB-1	G 47.33	12"FL 44.58 OUT
OUTFALL-1	N/A	12"FL 46.50 IN
CB-2	TC 49.78	12"FL 46.78 THRU
CB-3	G 51.12	12"FL 47.07 OUT
CB-4	G 51.69	12"FL 47.66 THRU
CB-5	G 52.15	12"FL 47.78 THRU
CB-6	G 52.02	12"FL 48.08 OUT

SECTIONS NOTE:
REFER TO SHEETS C2 & C3
FOR ALL SECTIONS & DETAILS

KEY LEGEND

1. BUILDING. SEE ARCHITECTURAL PLANS
2. EX. PAVEMENT TO REMAIN
3. EX. CURB AND GUTTER TO REMAIN
4. EX. SIDEWALK TO REMAIN
5. MATCH EX. CURB AND GUTTER
6. MATCH EX. SIDEWALK
7. TYPE S1-6 CURB, GUTTER AND SDWK PER CCCo STD DET CA71
8. 6" VERTICAL CURB PER DETAIL ON SHEET C2
9. CONCRETE WALKWAY (4"CONC/4"AB MIN)
10. DETECTIBLE WARNINGS (DOMES) PER CA BUILDING CODE 11B-705.1
11. ADA CURB RAMP PER 2022 CALTRANS STANDARD PLANS DETAIL A88A
12. FENCING PER LANDSCAPE PLAN
13. GATE FOR PERSON/VEHICLE (TYP) PER LANDSCAPE PLAN
14. CONNECT TO EX. WATER METER & BACKFLOW. ADJUST TO GRADE AS NEEDED
15. WATER SERVICE LINE
16. CONNECT TO EX. WATER MAIN PER COP STANDARDS
17. 6" DCDBP. WILKINS 350DA (OR EQUAL) WITH METAL CAGE
18. POST INDICATOR VALVE
19. FIRE DEPARTMENT CONNECTION
20. FIRE SERVICE LINE
21. STORM DRAIN INLET, TYPE G PER CCCo STD DET CD27
22. STORM DRAIN INLET, TYPE J PER CCCo STD STD CD29
23. CATCH BASIN, CHRISTY V64 (OR EQUAL)
24. 12" ADS N-12 WT PIPE @ S=0.5% MIN.
25. CONNECT TO EX. STORM DRAIN MANHOLE PER COP STANDARDS
26. BIO-RETENTION AREA. SEE SECTION H-H ON SHEET C3
27. COBBLESTONES AT PIPE OUTFALLS (TYP)
28. ASPHALT PAVEMENT AREA. SECTION PER SOILS ENGINEER'S RECOMMENDATION
29. 4" THICK WHITE THERMOPLASTIC PAINT STRIPE (TYP)
30. ADA PARKING SPACE WITH ACCESSIBILITY STALL EMBLEM
31. ADA ACCESS/NO PARKING STRIPED AREA
32. ADA PARKING SIGN
33. CARPORT / COVERED PARKING AREA
34. 6" SANITARY SEWER CLEANOUT
35. 6" PVC (SDR-26) SANITARY SEWER LATERAL @ S=2% MIN.
36. CONNECT TO EX. SANITARY SEWER
37. EX. TREE TO REMAIN
38. 3' WIDE CONCRETE VALLEY GUTTER (TYP) PER DETAIL ON SHEET C2
39. BIKE RACK. SEE ARCHITECTURAL PLANS
40. TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS

NOTES

1. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AND VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION TO ENSURE NO CONFLICTS EXIST.
2. WATER SERVICE LINES ON-SITE SHALL BE INSTALLED PER CITY OF PITTSBURG SPECIFICATIONS AND STANDARDS.
3. SANITARY SEWER LATERALS AND CLEANOUTS SHALL BE INSTALLED PER CITY OF PITTSBURG SPECIFICATIONS AND STANDARDS.
4. FINISHED FLOOR ELEVATION TO FINISHED GRADE ELEVATION AT THE EXTERIOR OF THE BUILDING FOOTPRINT SHALL BE A MINIMUM OF 8", OTHERWISE WATER PROOFING IS REQUIRED.
5. SEE ARCHITECTURAL & PLUMBING PLANS FOR FINAL LOCATION, DESIGN ELEVATIONS AND SLOPES OF ALL FEATURES AND PIPES WITHIN THE LIMITS OF THE BUILDING FOUNDATION.
6. ALL DOWNSPOUTS SHALL BE DISCHARGED TO HARDSCAPE SURFACES. IF LOCATED IN LANDSCAPE AREAS, A SPLASH BLOCK SHALL BE ADDED TO DIRECT DRAINAGE AWAY FROM THE BUILDING.
7. ALL CATCH BASINS SHALL BE FITTED WITH TRASH CAPTURE DEVICES.

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APEX
CIVIL ENGINEERING & LAND SURVEYING

NO.	REVISIONS	BY	APP	DATE

PRELIMINARY SITE DEVELOPMENT PLAN
PRELIMINARY GRADING, DRAINGE & UTILITY PLAN
1000 CENTER DRIVE
PITTSBURG, CA

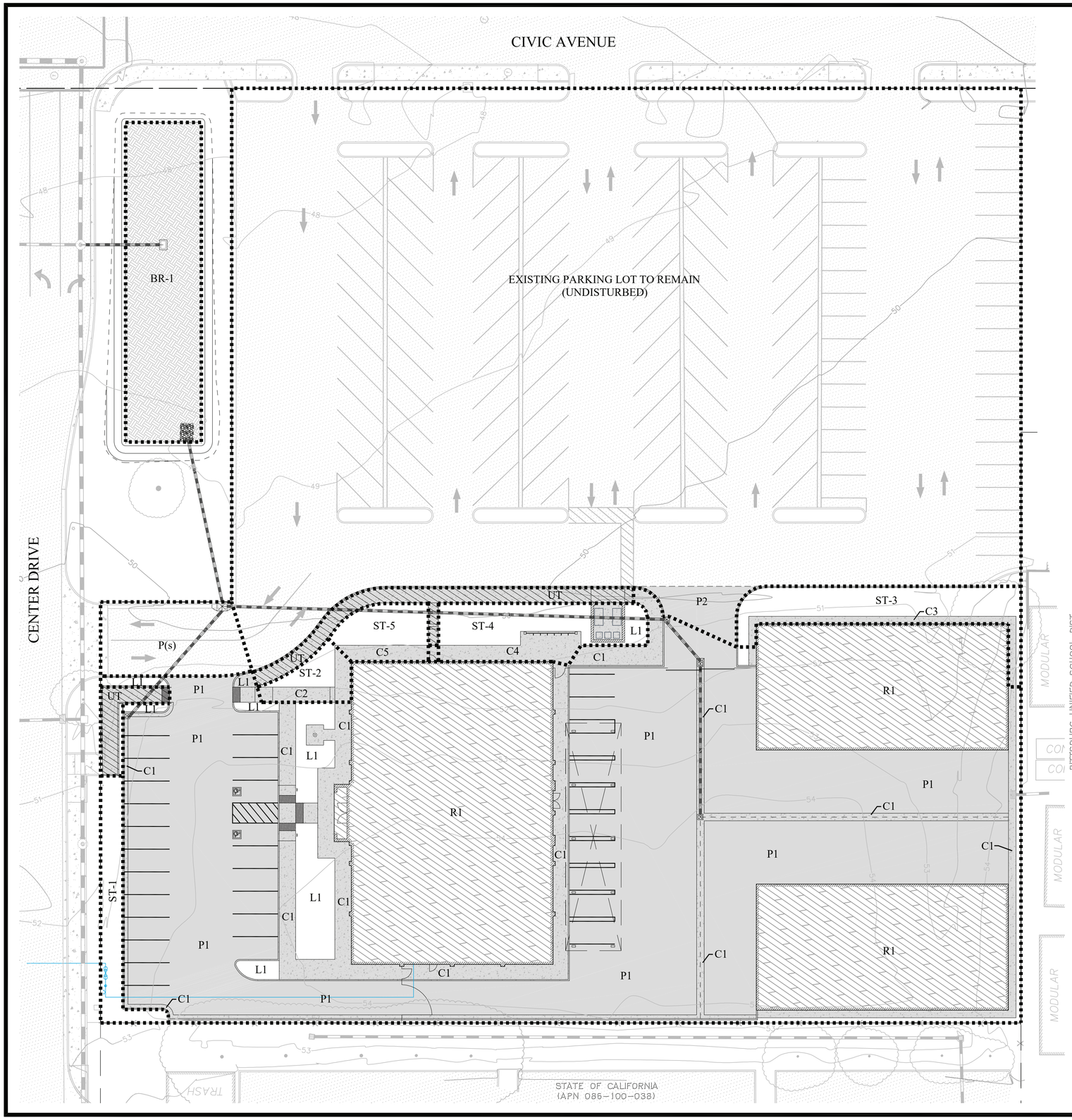
SHEET
C5

DATE
03-11-2024

PROJECT #: 23113

PRELIMINARY C.3 STORM WATER CONTROL PLAN
1000 CENTER DRIVE

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



GRAPHIC SCALE
20 10 0 20
(IN FEET)
1 inch = 20 feet

ABBREVIATIONS

- C – CONCRETE
- L – LANDSCAPE AREA
- OL – OFFSITE LANDSCAPE AREA
- OP – OFFSITE ASPHALT/PAVEMENT
- P – ASPHALT/PAVEMENT
- PL – FLOW–THROUGH PLANTER
- R – ROOFTOP
- SAO – SUBSTITUTE ASPHALT OVERLAY AREA
- SIA – SUBSTITUTE IMPERVIOUS AREA
- SR – SELF–RETAINING LANDSCAPE AREA
- ST – SELF–TREATING LANDSCAPE AREA
- UT – UNTREATED AREA

C.3 COMPLIANCE

REFER TO STORM WATER CONTROL PLAN REPORT FOR ADDITIONAL INFORMATION

C.3 STORM WATER CONTROL LEGEND

DRAINAGE MANAGEMENT AREAS (DMA):

LANDSCAPE AREA	L
NEW IMPERVIOUS AREA (PAVEMENT/CONCRETE)	P / C
UNTREATED AREA (CANNOT BE TREATED)	UT
NEW IMPERVIOUS AREA (ROOFTOP)	R
BIO-RETENTION AREA	BR-1
BMP TRIBUTARY BOUNDARY:	

PROJECT DATA FORM

PROJECT NAME/NUMBER	"1000 CENTER DRIVE"
PROJECT LOCATION	1000 CENTER DRIVE PITTSBURG, CA
NAME OF DEVELOPER	DISCOVERY BUILDERS, INC.
PROJECT TYPE AND DESCRIPTION	4 PARCELS (COMMERCIAL BUILDINGS)
PROJECT WATERSHED	KIRKER CREEK WATERSHED
TOTAL PROJECT SITE AREA (ACRES)	2.86 ACRES (124,642 SF)
TOTAL AREA OF LAND DISTURBED (ACRES)	1.38 ACRES (60,028 SF)
TOTAL NEW IMPERVIOUS SURFACE AREA (SQ. FT.)	52,793 SF
TOTAL REPLACED IMPERVIOUS SURFACE AREA	3,009 SF
TOTAL PRE-PROJECT IMPERVIOUS SURFACE AREA	66,554 SF
TOTAL POST-PROJECT IMPERVIOUS SURFACE AREA	114,481 SF
RUNOFF REDUCTION MEASURES SELECTED	☒ 1. DISPERSE RUNOFF TO VEGETATED AREA ☐ 2. PERVIOUS PAVEMENT (PAVERS) ☐ 3. CISTERNS OR RAIN BARRELS ☒ 4. BIO-RETENTION FACILITY OR FLOW-THROUGH PLANTER
50% RULE	N/A
PROJECT DENSITY	N/A
APPLICABLE SPECIAL PROJECT CATEGORIES	N/A
PERCENT LID AND NON LID TREATMENT	100% LID
HMP COMPLIANCE	YES

BIO-RETENTION AREA SUMMARY

IMP AREA NAME	DMA NAME	DMA AREA (SF)	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	IMP SIZING FACTOR	RAIN ADJUSTMENT FACTOR	MINIMUM AREA (SF)	REQUIRED IMP AREA (SF)	PROPOSED IMP AREA (SF)
BR-1	R1	19,781	1.0	19,781	0.05	1.295	1,281	3,714	3,800
	C1/P1	30,715	1.0	30,715	0.05	1.295	1,989		
	L1	7,439	0.7	5,207	0.05	1.295	337		
	P(s)	1,648	0.7	1,648	0.05	1.295	107		

UNTREATED AREA "UT" CONSISTS OF: IMPERVIOUS = 1,570 SF
IN LIEU OF TREATING THIS AREA "UT", A SUBSITUTE EQUIVALENT AREA WILL BE TREATED IN BR-1
SUBSTITUTE AREA "P(s)" CONSISTS OF: IMPERVIOUS = 1,648 SF
SUBSTITUTE AREA "P(s)" TREATS A GREATER AREA THAN WHAT IS REQUIRED BY THE UNTREATED AREA "UT" ✓

SELF-TREATING AREAS: (ST-1) = 960 SF (ST-2) = 505 SF (ST-3) = 1,357 SF (ST-4) = 638 SF (ST-5) = 1,624 SF

AREAS DRAINING TO SELF-TREATING AREAS CALCULATIONS

DMA NAME	AREA (SQ FT)	SURFACE TYPE	RUNOFF FACTOR	PRODUCT (AREA x RUNOFF FACTOR) [A]	RECEIVING SELF-TREATING DMA	RECEIVING SELF-TREATING DMA (SQ FT)	RATIO [A]/[B]
C2	306	CONCRETE	1.0	306	ST-2	505	0.61
C3	421	CONCRETE	1.0	421	ST-3	1,357	0.31

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www.apexce.net

APEX
CIVIL ENGINEERING & LAND SURVEYING

NO.	REVISIONS	BY	APP	DATE

PRELIMINARY SITE DEVELOPMENT PLAN
PRELIMINARY C.3 STORMWATER CONTROL PLAN
1000 CENTER DRIVE
PITTSBURG, CA

SHEET
C6

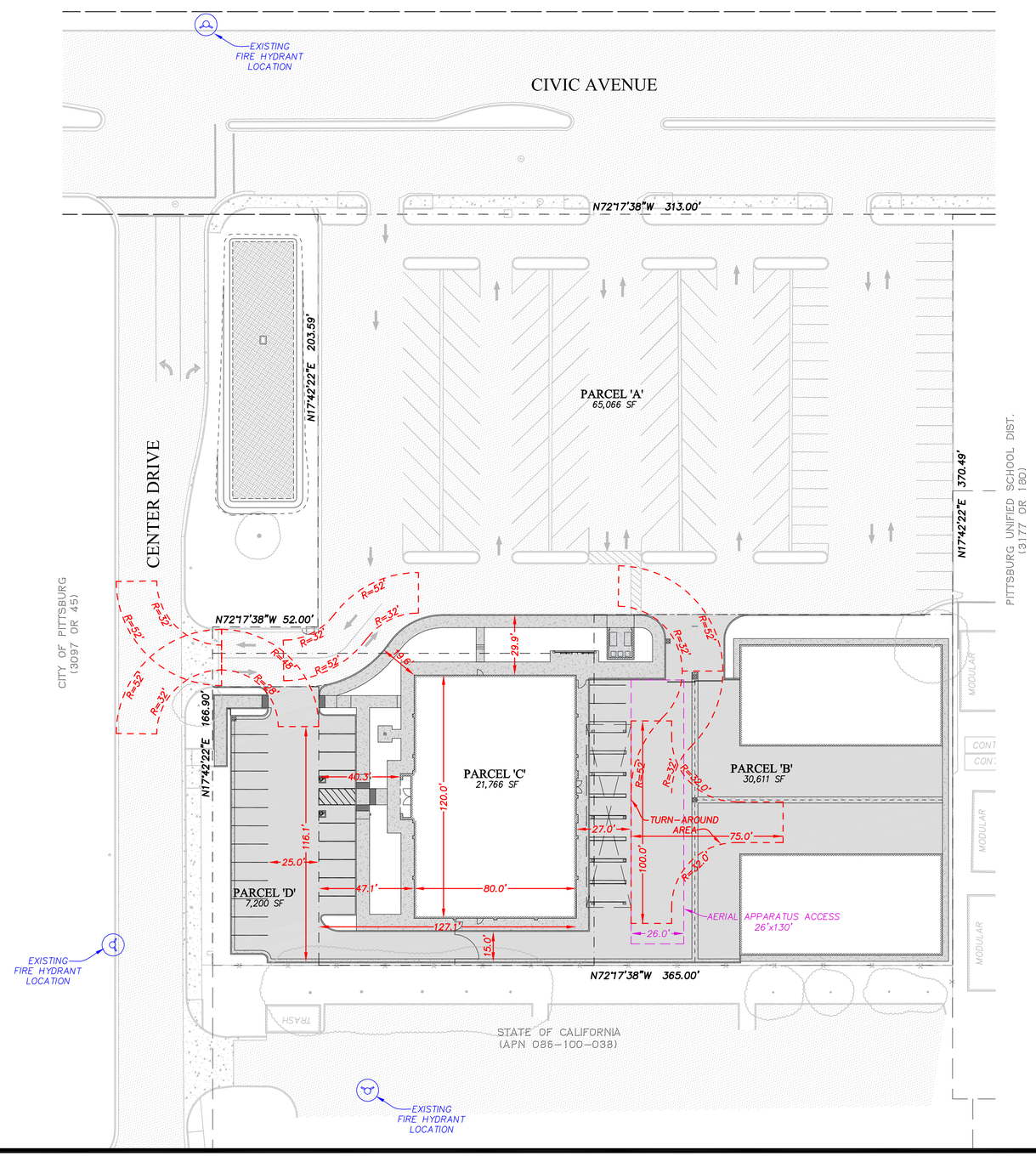
DATE
03-11-2024

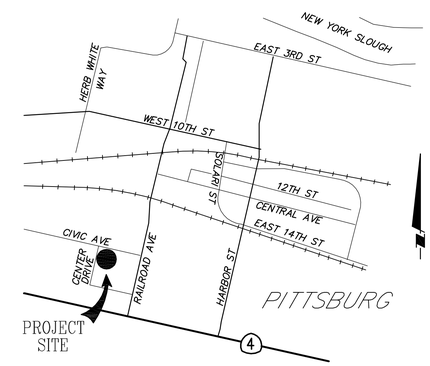
PROJECT #: 23113

FIRE ACCESS AND HYDRANT EXHIBIT
1000 CENTER DRIVE

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

GRAPHIC SCALE
30 15 0 30
(IN FEET)
1 inch = 30 feet





VICINITY MAP
NOT TO SCALE

EXISTING FIRE HYDRANT LOCATION

EXISTING AC PAVEMENT

PROPOSED ASPHALT ROADWAY TO SUPPORT 37 TON TRUCK LOADS

NOTES:
1) PROPOSED BUILDINGS TO BE WOOD FRAMED WITH STUCCO AND STONE VENEER.

2) SHARED PRIVATE ROADWAYS OR DRIVE AISLES TO BE 20' WIDE MINIMUM WITH MAX. 5% CROSS SLOPE AND WILL NOT EXCEED 8% IN THE DIRECTION OF TRAVEL.

REGISTERED PROFESSIONAL ENGINEER YITZCAY JOSEPH WINNICK NO. 78203 CIVIL STATE OF CALIFORNIA

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APEX
CIVIL ENGINEERING & LAND SURVEYING

NO.	REVISIONS	BY	APP	DATE

FIRE ACCESS AND HYDRANT EXHIBIT
1000 CENTER DRIVE
PITTSBURG, CA

SHEET
FA-1

DATE
06-13-2024

PROJECT #: 23113

1000 CENTER DRIVE

CENTER DRIVE AND CIVIC AVENUE, PITTSBURG, CALIFORNIA

PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME	QTY	SIZE	WATER USE	REMARKS
	TREES				
	PLATANUS ACERIFOLIA 'COLUMBIA'/ LONDON PLANE	20	15 GAL	LOW	STANDARD
	CERCIS OCCIDENTALIS/ WESTERN REDBUD	19	24" BOX	LOW	STANDARD
	MAGNOLIA GRANDIFLORA/ SOUTHERN MAGNOLIA	12	15 GAL	MED	STANDARD
	SHRUBS				
	ARTEMESIA 'POWIS CASTLE'/ SAGEBRUSH	38	5 GAL	MED	
	CALLISTEMON CITRINUS 'LITTLE JOHN'/ DWARF BOTTLEBRUSH	70	1 GAL	LOW	
	ERIGERON KARVINSKIANUS/ SANTA BARBARA DAISY	48	5 GAL	LOW	
	LIMONIUM PEREZII/ SEA LAVENDER	80	5 GAL	LOW	
	SALVIA GREGGII/ RED SAGE	52	1 GAL	LOW	
	TULBAGHIA VIOLACEA/ SOCIETY GARLIC	138	1 GAL	LOW	
	HEDGE SCREEN SHRUB				
	NERIUM OLEANDER/ OLEANDER	21	5 GAL	LOW	
	SWALE PLANTINGS				
	ACHILLEA MILLEFOLIUM/ YARROW	75	1 GAL	LOW	
	CAREX TUMULICOLA/ BERKELEY SEDGE	100	1 GAL	LOW	
	MUHLENBERGIA RIGENS/ DEER GRASS	85	1 GAL	LOW	

PLANTING NOTES:
1. PROPOSED LANDSCAPE AREA: 19,216 SQUARE FEET

TREES

PLATANUS

REDBUD

MAGNOLIA

FLAGPOLE

SHRUBS

SAGEBRUSH

DWARF BOTTLEBRUSH

DAISY

SEA LAVENDER

SAGE

SOCIETY GARLIC

BASIN PLANTINGS

YARROW

CAREX

DEER GRASS

HEDGE PLANTING

OLEANDER

BIKE RACK TO MATCH ADJACENT STARBUCKS DEVELOPMENT

MSLA
Landscape Architecture, Inc.
306 Canyon Falls Dr.
Folsom, CA 95630
916.989.3372
www.msladesign.com

PRELIMINARY

PRELIMINARY LANDSCAPE PLAN

JUNE 18, 2024

SHEET P1 OF TOTAL 1

C:\MSLA\Projects\2024\120424_Pittsburg_Office_Building\Exhibits\Preliminary\EXH_120424_Pittsburg_Office.dwg Jun 18, 2024-03:08 pm

City of Pittsburg
California

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

pittsburgca.gov

Community and Economic Development Department – Planning Division

NOTICE OF PUBLIC HEARING

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

DATE: **June 11, 2024**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Discovery Office Building, AP-23-0161 (DR, SR)

This is a public hearing on a request for approval of a Design Review and Sign Review application. Proposed development includes:

1. The construction of one 20,000 square foot, two-story building to be utilized as "Office, Business, and Administrative" use classification.
2. The construction of two 5,000 square foot, corrugated metal, detached warehouses with six roll-up doors each, for general business storage, including commercial vehicles and work trucks.
3. An approximate 1,530 square foot carport for the storage of eight automobiles (executive parking area).
4. Commercial, customer, and employee vehicle parking.
5. Associated site landscaping, hardscaping, and improvements, including the installation of a flagpole.

The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319). Project addresses: 1000 Center Drive, Pittsburg, CA 94565. Assessor's Parcel Number (APN): 086-100-037

Environmental Determination
The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 15303(c), 15304(b), and 15332.

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

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

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

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. Any persons requiring additional accommodation to review this notice, including visually impaired persons, may contact the Planning Main Line at (925) 252-4920.

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

City of Pittsburg Planning Division COA:

1. Conformity with Project Plans: The proposed project shall be constructed in substantial conformity with the plans dated June 19, 2024, except as may be hereinafter modified. Any changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

2. Site Maintenance: The site shall be kept clean and free of all graffiti, litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage shall be prohibited.

3. Business License. At all times during operation of the business, the business operator shall maintain a City of Pittsburg Business License.

4. Detached Warehouse Buildings and Covered Parking Structure. The two detached warehouse buildings and covered parking structure proposed as part of the development shall be architecturally compatible with main office building in terms of proposed color. Storage of items within the warehouse buildings shall be limited to general, non-hazardous business storage. North-facing detached warehouse building wall shall be screened by dense landscaping so as to not provide an appearance of a rear wall.

5. Exterior Materials. At time of Building Permit, the elevation plans shall clearly indicate the proposed types of materials for the finished product (paint, stucco, cementitious siding, wooden siding, brick, stone, etc.). Such materials shall be carried around the entire structure, creating 360-degree architecture.

6. Construction Operations. Construction Operations shall comply with the Pittsburg Municipal Code.

7. Construction Access. All construction-related access to the project site shall enter and exit the construction site from Civic Avenue. All construction-related vehicles are strictly prohibited from utilizing the Center Drive access point to enter the project site. Parking, idling, and staging is strictly prohibited along Center Drive, within the Pittsburg Superior Court Courthouse parking lot, and within the City of Pittsburg City Hall parking lot. This condition remains in effect until the sidewalk work commences along Center Drive, at which time it may be necessary to utilize the Center Drive access point.

8. Hours of Construction Activities. Applicant shall coordinate, to the greatest extent possible, the hours of use of heavy construction machinery with applicable Pittsburg Superior Courthouse representative(s). In the event of extenuating circumstances as determined by the City of Pittsburg, the City of Pittsburg Community and Economic Development Department has the authority to modify the hours of construction operations.

9. Fencing. Fencing shall be installed around perimeter of development area and shall be constructed of chain link or wrought iron material. Fencing along the southern side and/or eastern boundary of the development may be constructed of masonry material (i.e., masonry wall), so long as the wall is included on the improvement plans for the development. Any masonry wall constructed shall be painted to be compatible in color scheme as the proposed development. Any masonry wall constructed shall include a graffiti-resistant coating material. Detail regarding this shall also be included on the improvement plans for the proposed development. All fencing shall be allowed to be a maximum of eight feet in height. All fencing shall comply with the Pittsburg Municipal Code for location. If chain link fencing is installed, it shall be compliance with RASP ASDC No. 24 (pg. 97), which requires vinyl clad in a dark color material with winged slats.

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

11. Trash Enclosure. The Applicant shall ensure that a trash enclosure is provided. The Applicant shall ensure that the refuse facilities are properly maintained and provide adequate storage and pickup for all businesses utilizing the enclosure. Trash enclosure gates shall remain closed at all times, and bins shall not be left outside of the enclosure. The final design and location of the enclosure shall be subject to approval by the Zoning Administrator, shall meet the requirements of DRDG Standards, the PMC, and shall be sized to ensure compliance with requirements of SB 1383 of 2016 (three total bins required to accommodate storage of refuse, recyclables, and organics).

    a. The City Engineer reserves the right to require additional measures be taken to ensure proper maintenance of the refuse facility, including but not limited to requiring larger bins, an increased number of bins, and additional pickups to the maximum amount provided by the City-contracted refuse collection company. The final design of the trash enclosures shall subject to review and approval by the City Engineer.

    b. The trash enclosure must be plumbed to the sanitary sewer and be equipped with-and cold-water service.

c. Trash Enclosure shall have a roof covering and be screened with masonry walls that are similar in design to the main office building on site and have a minimum height of five feet.

d. Trash enclosure access gates or doors to any trash area are to be of opaque material.

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

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

12. CALGreen Nonresidential Voluntary Measures and Green Building. Pursuant to the RASP Chapter 4.5, Criterion 19 and 20 and Policy 4-P-4, the Applicant shall utilize ecologically conscious designs that include natural light, shade, and energy efficient materials. Project shall include sustainable site and building design elements such as improved insulation, energy efficient lighting and appliances, and solar energy sources built into the development and natural ventilation. The Applicant shall implement CALGreen Nonresidential Voluntary Measures, including but not limited to, higher energy efficiency construction practices and water conservation features. The Applicant shall provide cool roofs with pre-wired, solar-ready surfaces; b) improved insulation; and c) energy efficient lighting and appliances.

13. Solar and Electrified Building. In compliance with Pittsburg Sustainability Strategy E-2 to Decarbonize Electricity and Increase Use and Storage of Local Renewable Energy, and specifically Action E-2.2, requiring an increase in generation and storage of local renewable energy, the applicant shall install PV systems that meet minimum requirements of Tier 2 Voluntary Standards under CALGreen.

14. Automobile Parking. Compliant with Railroad Avenue Specific Plan standards, the Applicant shall provide a maximum of one parking space for every 333 square feet of commercial space.

15. Electric Vehicle Charging. Compliant with goals of the Pittsburg Sustainability Plan, the Applicant shall install a minimum of five (5) electric vehicle charging stations for use by both employees and customers of the proposed development. Final placement of electric vehicle charging stations shall be subject to review and approval by the Zoning Administrator.

16. Bicycle Parking. Pursuant to Railroad Avenue Specific Plan, creatively designed, secure and convenient storage for at least twelve bicycles shall be provided. The development shall install short-term bicycle parking facilities accommodating a minimum of twelve (12) bicycles. Final design of bicycle parking facilities is subject

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

17. Equipment Screening. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible. All air conditioning units and utility equipment (which cannot be undergrounded) shall be substantially screened from public view by way of a permanent screen or appropriately sized plant material (Appendix 1 of DRDG [Planning Commission Resolution 9864]). Wherever possible, locate all utilities, utility boxes or equipment that cannot be undergrounded on the roof and screened from view. The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit. An inspection of the equipment screening will be conducted prior to issuance of certificate of occupancy to ensure adequate compliance with this requirement, as determined by the Zoning Administrator.

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

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

19. Landscaping. Prior to issuance of a Building Permit, the applicant shall submit a detailed landscaping and irrigation plan and other documentation as required by Pittsburg Municipal Code Article VII, Landscaping Irrigation, and Hydroseeding, as well as state model water efficient landscaping ordinance or other local water efficient landscaping ordinance in effect at the time the applicant applies for a building permit. Prior to issuance of the certificate of occupancy, the applicant shall complete and submit all certifications confirming that the landscaping and irrigation were installed in compliance with the approved detailed landscaping and irrigation plan, as required pursuant to the applicable ordinance in effect at the time the applicant applies for a building permit.

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

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

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

d. Landscaping shall be comprised of a minimum of 10% of the total lot area.

e. Use light colored, or stamped, colored concrete, or other decorative material to provide clearly-delineated pedestrian-friendly pathways throughout surface parking lots and along pedestrian sidewalks within the project site.

f. Provide a minimum of one tree per every four parking spaces in surface parking lots in proposed Parcel D.

g. Landscaping shall replace the concreted islands on Parcel A.

20. Enhanced Pavement. Pursuant to Railroad Avenue Specific Plan, the Applicant shall incorporate permeable surfaces and pavers for parking lots, driveways, and alleys (RASP Ch. 4.5). Specifically, applicant shall provide enhanced pavement at the west entryways to the project site (access point to the project site along Center Drive).

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

22. Security Cameras. The applicant shall provide and privately-operate exterior security cameras as part of the proposed development. The proposed cameras shall be web-based, and the internet protocol (IP) addresses of each camera shall be provided to the Pittsburg Police Department at their request for investigative purposes.

23. Code Compliance: The proposed development shall be constructed in conformance with all applicable local, State, and Federal codes and requirements at the time of Development.

24. Peace and Order: The business operator(s) shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operators fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the

business necessitates an increased police presence, the Chief of Police may require the business owners to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner's/operator's sole expense.

City of Pittsburg Development Engineering Division COA:

1. Improvement and Grading Plan Review fees. These fees are based on the engineer's estimated costs for site improvements and grading, which shall be submitted with the initial application. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. The improvement plan check fee is 7% of the cost of the improvements. The grading plan check fee is 2.5% of the cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and engineer's cost estimate. These initial payments will be credited towards the final fees as determined at time of engineering permit. The remainder of the fees shall be due payable prior to issuance of an engineering permit.

2. Improvement and Grading Inspection fees. The applicant shall pay the improvement and/or grading inspection fee(s) to the Engineering Division prior to the issuance of a Single Parcel Development Permit. The current improvement inspection fee is 6.75% of the engineer's estimated cost for improvements. The grading inspection fee is 3% of the engineer's estimated 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.

3. Facility Reserve Charge. Prior to the issuance of a building permit, the applicant shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division for water and sewer service in the amounts in effect at the time of building permit issuance. The applicant 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.

4. Local Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect at the time of building permit issuance. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts

caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

5. Regional Traffic Mitigation Fee. Prior to issuance of a building permit, the applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect at the time of building permit issuance. 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.

6. GIS Update. Prior to the issuance of a Single Parcel Development Permit, the applicant shall pay the Geographic Information System (GIS) fee as set forth in the City's Master Fee Schedule. The current fee is $124 plus $0.06/sf of parcel improvements for non-residential uses.

7. Supplemental Studies. If additional engineering studies are deemed necessary by the City Engineer, i.e., geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the applicant, the applicant shall pay for all costs related to the extra work. The costs shall be paid at the time of first plan check submittal, and they may include all costs associated with the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant's engineer.

ENGINEERING SUBMITTALS:

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

    - A Site Plan
    - A Grading and Drainage Plan
    - A Utilities Plan
    - A Landscaping and Irrigation Plan
    - A Stormwater Control Plan and Report
    - An Erosion and Sedimentation Control Plan
    - Offsite Improvements due to Project Impacts

9. Geotechnical Report. The applicant shall submit a current geotechnical report that supports the design features incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted

to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of a Site Development Permit.

10. Parcel Map Waiver. The applicant shall submit electronic, pdf. files of a Parcel Map Waiver Application to the Engineering Division for review and approval through the Accela permitting portal. The plans shall be prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to do land surveying, to include but not be limited to the following:

    - Completed Application signed by the owner or authorized agent.
    - Application Fee of $2,575.00
    - A Title Report written within 90 days of the date of application submittal.
    - A Legal Description of the resulting parcel(s), by bearings and distances, signed by the preparer and identified as Exhibit "A".
    - A Plat Map of the resulting parcel(s) and identified as Exhibit "B".

    See Parcel Map Waiver Application for more information.

11. Easements. The applicant shall submit all appropriate documentation for any utility or reciprocal access agreements to the Engineering Department for review and approval.

12. Stormwater Pollution Protection During Construction. Prior to the issuance of a grading permit, the applicant shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures 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.

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

14. Soils Report. The applicant shall submit a Soils Report to the Engineering Division prior to issuance of a Grading Permit

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

UTILITIES and SITE IMPROVEMENTS:

16. Off-Site Capacity Evaluation. The applicant 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 applicant.

18. Sidewalk. The applicant shall provide a 6' sidewalk along the west side of the proposed bioretention basin from Civic Avenue south along Center Drive, connecting to the existing ramp on Center Drive. ADA curb ramps shall be installed at the driveway entrance from Center Drive. Prior to construction, a separate funding and reimbursement agreement shall be executed between the project developer and the City pertaining to this improvement.

17. Stormwater Pollutants. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

    - Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.
    - Providing covered trash, food waste, and compactor enclosures.
    - Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
    - Minimizing the amount of directly connected impervious surface area.
    - Marking all storm drains with "No Dumping, Drains to Delta" messages.
    - Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
    - Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo's authority and standards:

        ✓ Dumpster drips from covered trash and food compactor enclosures.
        ✓ Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.

- ✓ Fire sprinkler test water if discharge to onsite vegetated areas is not a feasible option.

18. Applicant shall locate and construct all wet utilities in conformance with the City standard Plans and Specifications in effect at the time of permit application submittal.

19. The applicant shall provide frontage improvements along the south side of Civic Avenue, from Center Drive to the eastern limit of Parcel A, unless otherwise indicated. Prior to construction, a separate funding and reimbursement agreement shall be executed between the project developer and the City pertaining to these frontage improvements. Frontage improvement to include:

    - Improvements to existing landscape areas along the south side of Civic Avenue, with green infrastructure to treat runoff from the parking area to the maximum extent practicable.
    - Class II bike path – from Center Drive to Railroad Avenue.
    - Slurry seal and thermoplastic re-striping on the east bound lane of Civic Avenue, from Center Drive to Railroad Avenue.
    - Removal and replacement of portions of damaged sidewalk from Center Drive to end of proposed Parcel A.
    - Grind and restore paving at the entrances to the parking lot.

20. Parking lot improvements. The applicant shall cape seal entire parking lot and re-stripe parking stalls, directional arrows, and “stop” legends.

21. Trash enclosure. The applicant shall re-orient the opening to the trash enclosure to open to the east, and be maintained in a closed and locked manner at all times.

    ENGINEERING EXACTIONS (CFD inclusion):

22. Annexation Documentation for CFD 2005-1. The applicant shall agree to annex into the Community Facilities District 2005-1, which is for public safety services. The fees collected will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, 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 any building or engineering permits.

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

24. Annexation Documentation for CFD 2016-1. Community Facilities District 2016-1 is for the continuous maintenance of offsite stormwater treatment facilities and other project amenities to be maintained by the City in perpetuity. The applicant shall participate in the creation of a supplemental to CFD 2016-1 for costs to maintain the new basin and Parcel D, proposed to be maintained by the City. The applicant shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the Maintenance of Project Facilities Community Facilities District (CFD 2016-1), prior to Certificate of Occupancy.

25. Annexation Documentation for CFD 2017-1. The applicant shall agree to annex into the Community Facilities District 2017-1, which is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The applicant shall deliver written approval in a manner acceptable to the Community Development Director, 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 Certificate of Occupancy.

26. Creation of New Landscape and Lighting Assessment or Community Facilities District. The applicant shall work with the City to establish a new funding mechanism to supplement the City's existing Citywide Landscaping and Lighting District. In addition, applicant agrees to annex the property obtained from the City into the newly created assessment or community facilities district. Applicant shall bear all costs related to establishing this new funding mechanism.

<u>City of Pittsburg Building Division Conditions of Approval:</u>

1. All new businesses must acquire a Business License and a Certificate of Occupancy permit prior to opening any business in the City of Pittsburg.

2. 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 CBC Sec. 107.

3. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.

4. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number

of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601, 903 and 1004.1.

5. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). 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.

6. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36" long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.

7. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.

8. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

9. All exterior and interior accessibility requirements for this project, shall be designed and built to chapter 11B of the California Building Code.

<u>PG&E Conditions of Approval:</u>

1. Our review indicates the proposed improvements do not appear to directly interfere with existing PG&E facilities or impact our easement rights.

2. Please note this is our preliminary review and PG&E reserves the right for additional future review as needed. This letter shall not in any way alter, modify, or terminate any provision of any existing easement rights. If there are subsequent modifications made to the design, we ask that you resubmit the plans to the email address listed below.

3. If the project requires PG&E gas or electrical service in the future, please continue to work with PG&E's Service Planning department: <u>https://www.pge.com/cco/.</u>

4. As a reminder, before any digging or excavation occurs, please contact Underground Service Alert (USA) by dialing 811 a minimum of 2 working days prior to commencing

any work. This free and independent service will ensure that all existing underground utilities are identified and marked on-site.

5. If you have any questions regarding our response, please contact the PG&E Plan Review Team at pgeplanreview@pge.com.

Contra Costa County Fire Protection District Conditions of Approval:

1. Access as shown plans appears to comply with Fire District requirements. The building is over 30 feet tall and is required to have Fire Access and Aerial Fire Apparatus Access, see details below.

   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

   Aerial Fire Apparatus Access is required where the vertical distance between grade plane and the highest roof surface exceeds 30 feet as measured in accordance with Appendix D, Section 105 of the 2022 CFC. Aerial access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof. At least one of the required routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building and shall be positioned parallel to one entire side of the building. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and building.

2. 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) eve, (503.3) CFC

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

4. The applicant shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. Any proposed locations are required to be approved by Fire District. (C103.1) CFC

7. A land development permit is required for access and water supply review and approval prior to submitting building construction plans.

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

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

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

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

9. The building as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2022 edition of NFPA 13. Submit to this office for review and approval prior to installation. (903.2} CFC, (R313.3) CRC, Contra Costa County General Plan/ Contra Costa County Ordinance 2022-34.

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

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

12. Flammable or combustible liquid storage tanks shall ***not*** be located on the site without obtaining approval and necessary permits from the Fire District. (3401.4) CFC

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

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

The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

15. The applicant shall submit building construction plans and specifications for the subject project to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landing). After the new construction/ tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, which may include, but not limited to the following.

- Private underground fire service water mains
- Fire sprinklers
- Standpipe
- Fire alarm
- Fire pump if required
- Photovoltaic
- Emergency Responder Radio Coverage System (ERRCS)

All plan submittals shall be submitted to the through the Fire District public portal (https://confire.vision33cloud.com/citizenportal/app/landing) 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

TO SCHEDULE A FIRE DISTRICT INSPECTION OF THE ACCESS AND HYDRANT INSTALLATION PRIOR TO CONSTRUCTION OR THE STORAGE OF COMBUSTIBLE MATERIAL ON THE JOB SITE, CONTACT THE FIRE DISTRICT (MINIMUM 2 WORKING DAYS IN ADVANCE) AT 925-941-3300 EXT 3902 OR SCHEDULE THROUGH THE FIRE DISTRICT PUBLIC PORTAL UNDER THE CORRECT PERMIT NUMBER.
https://confire.vision33cloud.com/citizenportal/app/landing

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

If you have any questions regarding this matter, please contact this office at (925) 941-3300.

City of Pittsburg Standard Conditions of Approval:

1. Grounds for Revocation: Operation in a manner inconsistent with that described in the report, violation of a zoning regulation or condition of this resolution, existence of a public nuisance, or conviction of a federal or state law or city ordinance in connection with the operation of the use shall be grounds for revocation of design review approval.

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

3. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community and Economic Development Department, Contra Costa County Fire Protection District, Contra Costa County Environmental Health Department, 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.

4. Indemnification: Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at 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.

5. Expiration of Approval: Design Review approval will expire on June 25, 2027, 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. The term of the use permit approval shall be co-terminus with the design review approval for this project.