CITY OF PITTSBURG
AGENDA

NOVEMBER 20, 2023

CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA
*****NOTE: MEETINGS ARE BACK AT CITY HALL*****

CLOSED SESSION
6:30 P.M.

REGULAR MEETING
7:00 P.M.

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

PRESIDING

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

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

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

AUDIENCE REMARKS

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

6:30 P.M. - CONVENE IN CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Section 54956.8

   Property: 1000 Civic Avenue; City negotiators: Garrett Evans, Jordan Davis Negotiating parties: Discovery Builders, Inc.; Under negotiation: Price and terms of payment

7:00 P.M. - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

2. Presentation by County Clerk-Recorder on 2024 Election Cycle

PROCLAMATIONS

3. Homelessness Awareness Month

CITY MANAGER REPORTS/REMARKS

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

PUBLIC COMMENTS

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

COMMITTEE REPORTS

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

HOUSING AUTHORITY

CONSENT CALENDAR

4. Minutes of August 21, 2023

COMBINED CITY COUNCIL AND HOUSING AUTHORITY CONSENT CALENDAR

5. Adoption of a City Council Resolution and Housing Authority Resolution Authorizing the Use of Housing Successor Agency Funds

   The City is proposing to enter into a Purchase and Sale Agreement (PSA) with Humewood Inc. (Seller) for the purchase of 2362 Dover Way, Pittsburg, also known as Assessor's Parcel Number 087-352-010 (Property).

HOUSING AUTHORITY MEMBER REMARKS

ADJOURNMENT OF THE HOUSING AUTHORITY

CITY COUNCIL MEETING

PUBLIC HEARING

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

   This is a public hearing on a request to adopt a resolution approving: 1) a General Plan Map Amendment to change the land use designation of the project site from High-Density Residential and Open Space to Low Density Residential and Open Space, 2) a Vesting Tentative Map for a 206-lot Major Subdivision, and 3) Design Review of landscape and architectural plans. This public hearing also includes a request to introduce and waive first reading of an ordinance approving an amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units for the Siena at San Marco Residential Subdivision (Units 16 and 17). The project site is located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1362 (Planned Development, Ordinance No. 12-1362) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

CONSIDERATION

7. Adoption of a City Council Resolution to Approve Acceptance of the Edward Byrne Memorial Justice Assistance Grant (JAG)

   The Pittsburg Police Department is seeking City Council authorization to accept and allocate $37,029 in JAG Grant funds towards the purchase of a Vigilant Public Safety Camera Expansion Package.

CONFLICT OF INTEREST STATEMENT

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

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

8. Receive and File the Treasurer's Report for the Quarter Ending September 30, 2023

   Attached is the Treasurer's Report for the fiscal quarter ending September 30, 2023. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City's and Agency's Investment Policies.

9. Adoption of a City Council Resolution Authorizing the City Manager to Execute a First Amendment to the Consulting Services Agreement between the City of Pittsburg and TRC Solutions, Inc.

   The City has a Consultant Agreement (Agreement) with TRC Solutions, Inc. (TRC) for environmental assessments and remediation planning services related to brownfield sites through the Brownfield Multipurpose Grant from the United States Environmental Protection Agency (US EPA). The City will be conducting remediation activities and requires additional project activities like bidding assistance, field oversight during remediation construction, and grant reporting.

10. Adoption of a City Council Resolution Accepting Project 3021 – City Park Tree Safety Maintenance as Complete

    Project 3021-City Park Tree Safety Maintenance (the Project), consisted of emergency removal and maintenance work to reduce stress on certain trees in City Park. This resolution will accept the contract as complete.

11. Adoption of a City Council Resolution to Approve Contract with Dell Technologies, LLC for the refresh of the Public Safety Camera Servers at Police Department

    The Pittsburg Police Department is seeking City Council authorization to award a contract for the refresh of the Public Safety Camera Server infrastructure being used by the department.

12. Adoption of a City Council Resolution Authorizing Application for a Outdoor Equity Grants Funds

    The Recreation Department is pursuing the State of California Outdoor Equity Grants Program for recreational programming for youth and seniors. The Conservancy requires City Council approval prior to application for this funding.

13. Adoption of a City Council Resolution to Accept the Plans and Specifications and Awarding Project 1801 Frontage Road Living Green Trail

    Project 1801-Frontage Road Living Green Trail ("the Project"), will construct a Class I trail, and parkway improvements along Frontage Road from Dover Way to Chelsea Way. Adoption of this resolution will accept the plans and specifications for the Project and authorize the City Manager to award a construction contract to Grade Tech, Inc.

14. Adoption of a City Council Resolution Approving the Purchase and Sale Agreement By between the City of Pittsburg and Humewood Inc.

    The City is proposing to enter into a Purchase and Sale Agreement (PSA) with Humewood Inc. for the purchase of 2362 Dover Way, Pittsburg, also known as Assessor's Parcel Number 087-352-010 (Property).

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

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

16. Adoption of Three Ordinances Terminating Development Agreements Between the City of Pittsburg and 1) SEECON Built Homes, Inc. for the Greystone Place Project, 2) Discovery Homes, Inc. for the Belle Harbor (Waterstone) Subdivision Project, and 3) Forecast Land Development LLC for the Liberty Subdivision Project

    In May 2023, staff conducted an annual review of compliance for Development Agreements and concluded that the Greystone Place, Belle Harbor, and Liberty Subdivision residential projects have been fully constructed, all conditions of approval have been satisfied and that the Development Agreements can be terminated. State law requires Development Agreements to be terminated by

using the same procedure to enter into the agreement.

The ordinances are now ready for City Council adoption.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

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

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)

ADJOURNMENT TO DECEMBER 4, 2023

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

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

PUBLIC HEARINGS

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

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

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

DISRUPTIVE CONDUCT

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

LIVE MEDIA BROADCASTING ADVISEMENT

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

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2023

Updated July 17, 2023

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

LIAISON TO	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
East Bay League of Calif. Cities	Shanelle Scales-Preston / Jelani Killings Alt.	Standing	3rd Thursday		G. Evans
Los Medanos Health Advisory Committee	Shanelle Scales-Preston & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Shanelle Scales-Preston / Juan Banales Alt.	Standing	1st Thursday	6:30 pm	G. Evans
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Dionne Adams Alt.	Standing	2nd Thursday Quarterly	4:00 pm	M. Aliotti
Pittsburg Police Activities League (PAL)	Shanelle Scales-Preston & Angelica Lopez / Dionne Adams Alt.	Standing	Monthly		S. Albanese

SUBCOMMITTEES	COUNCIL MEMBER(S)	TYPE	MEETS	TIME	STAFF
Community and Economic Development	Jelani Killings & Angelica Lopez / Juan Banales Alt.	Standing	As needed		J. Davis
Finance Management	Shanelle Scales-Preston & Juan Banales / Jelani Killings Alt.	Standing	As needed		P. Rodrigues
Government Performance	Juan Banales & Jelani Killings	Ad Hoc	As needed		J. Brizel
Infrastructure and Transportation	Juan Banales & Dionne Adams / Angelica Lopez Alt.	Standing	As needed		J. Samuelson
Life Enrichment	Dionne Adams & Angelica Lopez / Shanelle Scales-Preston Alt.	Standing	As needed		K. Simonton
Public Safety	Shanelle Scales-Preston & Jelani Killings / Dionne Adams Alt.	Standing	As needed		S. Albanese
Tobacco, Cannabis, Alcohol Policy Review	Shanelle Scales-Preston & Jelani Killings	Ad Hoc	As needed		G. Evans

*Stipend of $170 per month
**Stipend of $100 per month

City of Pittsburg
65 Civic Avenue • Pittsburg, California 94565

Proclamation

NATIONAL HOMELESS AWARENESS MONTH
November 2023

WHEREAS, the month of November is recognized as Homelessness Awareness Month in the United States; and

WHEREAS, there are approximately 2,372 homeless individuals in Contra Costa County based on the 2023 Point-In-Time Count; 719 sheltered and 1,653 unsheltered; and

WHEREAS, Pittsburg had 58 people who were unsheltered; and

WHEREAS, the purpose of this proclamation is to educate the public about the many reasons people are homeless and to encourage support for homeless assistance service providers and programs; and

WHEREAS, there are organizations and programs committed to sheltering and providing supportive services to people experiencing homelessness including Bay Area Community Services and the Contra Costa County Health, Housing, and Homeless Continuum of Care operating and managing Delta Landing, a 172-unit interim housing facility with basic healthcare, housing navigation, and case management services; and

WHEREAS, the City of Pittsburg is dedicated to assisting people who are experiencing homelessness through community collaboration and partnerships.

NOW, THEREFORE, I, Shanelle Scales-Preston, on behalf of the City Council of the City of Pittsburg, do hereby proclaim November 2023 as Homelessness Awareness Month and recognize Bay Area Community Services and C.O.R.E. for their efforts in addressing homelessness in Pittsburg.

Shanelle Scales-Preston

Shanelle Scales-Preston, Mayor

Alice E. Evenson

Alice E. Evenson, City Clerk
ATTEST: November 20, 2023

CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES

DATE: August 21, 2023

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

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

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

CALL TO ORDER

Chair Scales-Preston called the meeting of the Housing Authority to order at 9:15 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

All members were present.

CONSENT CALENDAR

On Motion by Member Floyd, seconded by Member Herring to adopt and carried unanimously.

8. Minutes of June 19, 2013

9. Disbursement List of April, May, June 2023

10. Adoption of a Housing Authority Resolution Approving the Section 8 Management Assessment Program Certification for Fiscal Year End June 30, 2023

11. Adoption of a Housing Authority Resolution Approving the Pittsburg Chamber of Commerce 2023-2024 Lease and Common Area Maintenance Offset.

12. Adoption of a Housing Authority Resolution Authorizing the Use of Housing Successor Agency Funds to Pay for a Portion of the Coordinated Outreach Referral and Engagement Program Agreement.

HOUSING AUTHORITY MEMBER REMARKS

There were no Housing Authority Member remarks.

ADJOURNMENT

The Housing Authority was adjourned at 9:17 P.M.

Respectfully submitted,

Alice E. Evenson, Secretary

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

TO: Chair and Governing Board Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a City Council Resolution and Housing Authority Resolution Authorizing the Use of Housing Successor Agency Funds

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

The City is proposing to enter into a Purchase and Sale Agreement (PSA) with Humewood Inc. (Seller) for the purchase of 2362 Dover Way, Pittsburg, also known as Assessor's Parcel Number 087-352-010 (Property).

FISCAL IMPACT

The purchase price of the Property could be as much as $580,000 (Purchase Price). The Purchase Price is conditional upon the completion and findings of a home, pest, and lead-based paint inspection reports. The anticipated costs related to the purchase such as closing costs, required lead-based paint testing, and rehabilitation work needed so that the Property may be suitable for leasing is approximately $35,000.

Staff is planning to spend no more than $615,000 of Permanent Local Housing Allocation (PLHA) grant funds to purchase and rehabilitate the Property. To use PLHA grant funds, the City will have to submit a draw-down request to the California Department of Housing and Community Development (HCD). It could take up to eight weeks from submission of the draw-down request to actual receipt of the funds. Therefore, staff is proposing to use Housing Success Agency (HSA) funds to complete the purchase and rehabilitation which will be reimbursed once PLHA funds are received.

RECOMMENDATION

The City Council and Governing Board of the Housing Authority of the City of Pittsburg (Housing Authority) adopt the Resolutions authorizing the use of HSA funds by approving a loan agreement.

BACKGROUND

In September 2017, the California Legislature approved Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing. The Act established the PLHA program administered by the California Department of Housing and Community Development (HCD). The PLHA provides a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units. Under the PLHA, funding is provided through formula grants to entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant program over a 5-year funding period, as well as through a competitive grant program for non-entitlement jurisdictions.

PLHA grant funds are to help increase the supply of housing for households at or below 60 percent of area median income (AMI). On April 17,2023, City Council Resolution 23-14276 authorized the City Manager to purchase properties with PLHA grant funds and transfer the properties to the Housing Authority of the City of Pittsburg (Housing Authority) for affordable housing purposes, and Housing Authority Resolution 23-366 authorized the Housing Authority to accept properties from the City. The Housing Authority will record regulatory agreements on the properties, ensuring that the properties will remain affordable for 55 years and lease them to Housing Choice Voucher recipients.

On August 21, 2023, City Council Resolution 23-14362 authorized the purchase of properties that fulfilled a set of criteria. Typically, the process in which the City purchases properties consists of consideration of the item in a City Council closed session meeting where price and terms would be discussed. Once authorization is given, staff would make an offer and conduct a site visit to inspect the condition of the property to determine the extent of the rehabilitation needed to make the property suitable for rental. Because of scheduling, this process could take as much as four weeks. Due to the real estate market, four weeks could result in lost opportunities because the seller will likely have accepted an offer already. City Council Resolution 23-14362 authorized the purchase of properties not yet identified so long as they meet the following criteria:

- The property is residential and has up to four bedrooms;
- A structural pest control inspection report for the property must be available, reviewed by the Chief Building Inspector, and the Chief Building Inspector must determine the condition of the property is acceptable in light of the estimated purchase price;
- Staff and Chief Building Inspector must complete a site visit and evaluate the condition of the property and estimated rehabilitation cost; and
- The purchase price, including closing costs and rehabilitation, will not exceed $650,000 in total.

SUBCOMMITTEE FINDINGS

The potential purchase of the Property was discussed in the Life Enrichment Subcommittee on October 26, 2023.

STAFF ANALYSIS

The Property is 1,349 square feet and has four bedrooms and two bathrooms. Because the Property is less than one mile from an elementary school and middle school, and is approximately one and a half mile from the high school, the Property is well suited for a family.

The Housing Authority serves a population whose income is below 60 percent AMI, making the purchase of the Property to be leased to Housing Choice Voucher recipients the appropriate use of the PLHA grant funds.

HCD's processing time of the City's draw-down request could take up to eight weeks which could impede the Seller's willingness to sell to the City. Using HSA funds will provide the necessary funding to complete the purchase and rehabilitation. The HSA funds will be reimbursed once the PLHA funds are received.

ATTACHMENTS: Housing Authority Resolution
City Council Resolution
Loan Agreement

Report Prepared By: Maria M. Aliotti, Assistant City Manager

BEFORE THE GOVERNING BOARD OF THE HOUSING AUTHORITY
OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the Use of Housing Successor)
Agency Funds) RESOLUTION NO. 23-

WHEREAS, in September 2017, the California Legislature approved Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing; and

WHEREAS, the Act established the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD); and

WHEREAS, the PLHA provides a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units; and

WHEREAS, PLHA grant funds are to help increase the supply of housing for households at or below 60 percent of area median income (AMI); and

WHEREAS, on April 17,2023, City Council Resolution 23-14276 authorized the City Manager to purchase properties with PLHA grant funds and transfer the properties to the Housing Authority of the City of Pittsburg (Housing Authority) for affordable housing purposes, and Housing Authority Resolution 23-366 authorized the Housing Authority to accept properties from the City.

WHEREAS, the Housing Authority will record regulatory agreements on the properties, ensuring that the properties will remain affordable for 55 years and lease them to Housing Choice Voucher recipients; and

WHEREAS, on August 21, 2023, City Council Resolution 23-14362 authorized the purchase of properties that fulfilled a set of criteria:

- The property is residential and has up to four bedrooms;
- A structural pest control inspection report for the property must be available, reviewed by the Chief Building Inspector, and the Chief Building Inspector must determine the condition of the property is acceptable in light of the estimated purchase price;
- Staff and Chief Building Inspector must complete a site visit and evaluate the condition of the property and estimated rehabilitation cost; and
- The purchase price, including closing costs and rehabilitation, will not exceed $650,000 in total; and

WHEREAS, the City is proposing to enter into a Purchase and Sale Agreement (PSA) with Humewood Inc. for the purchase of 2362 Dover Way, Pittsburg, also known as Assessor’s Parcel Number 087-352-010 (Property); and

WHEREAS, the Property is 1,349 square feet and has four bedrooms and two bathrooms. Because the Property is less than one mile from an elementary school and middle school, and is approximately one and a half mile from the high school, the Property is well suited for a family; and

WHEREAS, the Housing Authority serves a population whose income is below 60 percent AMI, making the purchase of the Property to be leased to Housing Choice Voucher recipients the appropriate use of the PLHA grant funds; and

WHEREAS, to use PLHA grant funds, the City will have to submit a draw-down request to HCD). It could take up to eight weeks from submission of the draw-down request to actual receipt of the funds. Therefore, staff is proposing to use Housing Success Agency (HSA) funds to complete the purchase and rehabilitation which will be reimbursed once PLHA funds are received.

NOW, THEREFORE, BE IT RESOLVED that the Governing Board of the Housing Authority hereby authorizes the use of HSA funds of up to $615,000 for the purchase and rehabilitation of the Property.

PASSED AND ADOPTED by the Governing Board of the Housing Authority of the City of Pittsburg at a regular meeting on the 20th day of November 2023, by the following votes:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Chair

ATTEST:

_____
Alice E. Evenson, Agency Secretary

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Loan Agreement Using Housing)
Successor Agency Funds) RESOLUTION NO. 23-

WHEREAS, in September 2017, the California Legislature approved Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing; and

WHEREAS, the Act established the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD); and

WHEREAS, the PLHA provides a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units; and

WHEREAS, PLHA grant funds are to help increase the supply of housing for households at or below 60 percent of area median income (AMI); and

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- The property is residential and has up to four bedrooms;
- A structural pest control inspection report for the property must be available, reviewed by the Chief Building Inspector, and the Chief Building Inspector must determine the condition of the property is acceptable in light of the estimated purchase price;
- Staff and Chief Building Inspector must complete a site visit and evaluate the condition of the property and estimated rehabilitation cost; and
- The purchase price, including closing costs and rehabilitation, will not exceed $650,000 in total; and

WHEREAS, the City is proposing to enter into a Purchase and Sale Agreement (PSA) with Humewood Inc. for the purchase of 2362 Dover Way, Pittsburg, also known as Assessor's Parcel Number 087-352-010 (Property); and

WHEREAS, the Property is 1,349 square feet and has four bedrooms and two bathrooms. Because the Property is less than one mile from an elementary school and middle school, and is approximately one and a half mile from the high school, the Property is well suited for a family; and

WHEREAS, the Housing Authority serves a population whose income is below 60 percent AMI, making the purchase of the Property to be leased to Housing Choice Voucher recipients the appropriate use of the PLHA grant funds; and

WHEREAS, to use PLHA grant funds, the City will have to submit a draw-down request to HCD). It could take up to eight weeks from submission of the draw-down request to actual receipt of the funds. Therefore, staff is proposing to use Housing Success Agency (HSA) funds to complete the purchase and rehabilitation which will be reimbursed once PLHA funds are received.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves a loan agreement authorizing the use of HSA funds of up to $615,000 for the purchase and rehabilitation of the Property.

PASSED AND ADOPTED by the Governing Board of the Housing Authority at a regular meeting on the 20th day of November 2023 by the following votes:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

A LOAN AGREEMENT BETWEEN THE CITY OF PITTSBURG AND THE HOUSING AUTHORITY OF THE CITY OF PITTSBURG

This Loan and Reimbursement Agreement (Agreement) is entered into November 20, 2023 (Effective Date) by and between the City of Pittsburg, a municipal corporation (City), and the Housing Authority of the City of Pittsburg, a public body corporate and politic (Housing Authority); the City and Housing authority are collectively referred to as the "Parties".

RECITALS

A. In September 2017, the California Legislature approved Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing. The Act established the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD).

B. The PLHA provides a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units for households at or below 60 percent of area median income.

C. On April 17,2023, City Council Resolution 23-14276 authorized the City Manager to purchase properties with PLHA grant funds and transfer the properties to the Housing Authority of the City of Pittsburg (Housing Authority) for affordable housing purposes, and Housing Authority Resolution 23-366 authorized the Housing Authority to accept properties from the City. The Housing Authority will record regulatory agreements on the properties, ensuring that the properties will remain affordable for 55 years and lease them to Housing Choice Voucher recipients.

D. On August 21, 2023, City Council Resolution 23-14362 authorized the purchase of properties not yet identified so long as they meet the following criteria:

- The property is residential and has up to four bedrooms;
- A structural pest control inspection report for the property must be available, reviewed by the Chief Building Inspector, and the Chief Building Inspector must determine the condition of the property is acceptable in light of the estimated purchase price;
- Staff and Chief Building Inspector must complete a site visit and evaluate the condition of the property and estimated rehabilitation cost; and
- The purchase price, including closing costs and rehabilitation, will not exceed $650,000 in total.

E. The City is proposing to enter into a Purchase and Sale Agreement (PSA) with Humewood Inc. for the purchase of 2362 Dover Way, Pittsburg, also known as

Assessor's Parcel Number 087-352-010 (Property). The Property is 1,349 square feet and has four bedrooms and two bathrooms. Because the Property is less than one mile from an elementary school and middle school, and is approximately one and a half mile from the high school, the Property is well suited for a family; and

F. The Housing Authority serves a population whose income is below 60 percent AMI, making the purchase of the Property to be leased to Housing Choice Voucher recipients the appropriate use of the PLHA grant funds. To use PLHA grant funds, the City will have to submit a draw-down request to HCD). It could take up to eight weeks from submission of the draw-down request to actual receipt of the funds.

G. The Parties propose to enter into this agreement pursuant to which the Housing Authority will loan to the City the monies necessary for the purchase and rehabilitation of the Property, which the City will be reimburse with current Local Agency Investment Fund interest once PLHA funds are received.

NOW THEREFORE, in consideration of the mutual covenants herein contained, the Housing Authority and the City hereby agree as follows:

1. Term.

This Agreement shall continue in full force and effect until the City has fully satisfied all repayment and reimbursement obligations it owes to the Housing Authority pursuant to this Agreement.

2. Reimbursement Payments; Subordination.

The Housing Authority shall loan the City an amount up to $615,000. City shall repay the loan with PLHA grant funds.

The Parties agree that all City obligations under this Agreement shall be subordinate to any and all existing indebtedness that the City has incurred prior to the Effective Date.

3. Further Assurances.

The Parties agree to execute, acknowledge and deliver to the other such other documents and instruments, and to undertake such other actions, as either shall reasonably request as may be necessary to carry out the intent of this Agreement.

4. No Third Party Beneficiaries.

There shall be no third party beneficiaries to this Agreement except as specifically set forth herein.

5. Venue and Governing Law.

This Agreement shall be construed and enforced in accordance with the laws of the State of California. Any action by any party to this agreement shall be brought in the appropriate court of competent jurisdiction within the County of Contra Costa, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location.

6. Severability.

If any term, provision, covenant or condition contained in this Agreement or the application thereof to any person, party, transaction or circumstance is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of this Agreement or the application of such provision to other persons, parties, transactions or circumstance shall not be affected thereby.

7. Counterparts.

This Agreement may be executed in multiple counterparts, each of which shall be an original and all of which together shall constitute one instrument.

8. Amendments.

This Agreement may be modified or amended, in whole or in part, only by an instrument in writing, executed by the Parties.

9. Effect of Waiver.

No waiver by a party of any provision of this Agreement shall be considered a waiver of any other provision or any subsequent breach of the same or any other provision, including the time for performance of any such provision. The exercise by a party of any remedy provided in this Agreement or at law shall not prevent the exercise by that party of any other remedy provided in this Agreement or at law.

10. Captions; Entire Agreement.

The section headings used in this Agreement are for convenience only and are not intended to affect the interpretation or construction of the provisions herein contained. This Agreement contains the entire agreement of the Parties with respect to the subject matter hereof. Any amendment to this Agreement, including oral modifications supported by new consideration, must be reduced to writing and signed by both parties before it will be effective. The parties have had an equal opportunity to participate in the drafting of this Agreement. The usual construction of an agreement as to the drafting party shall not apply to this Agreement.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

HOUSING AUHTORITY OF THE CITY OF PITTSBURG

_____
Garrett Evans, Executive Director

CITY OF PITTSBURG

_____
Garrett Evans, City Manager

ATTEST:

_____
Alice E. Evenson, Agency Secretary

APPROVED AS TO FORM:

_____
Donna Mooney, Agency Counsel

APPROVED AS TO FORM:

_____
Donna Mooney, City Attorney

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

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

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

This is a public hearing on a request to adopt a resolution approving: 1) a General Plan Map Amendment to change the land use designation of the project site from High-Density Residential and Open Space to Low Density Residential and Open Space, 2) a Vesting Tentative Map for a 206-lot Major Subdivision, and 3) Design Review of landscape and architectural plans. This public hearing also includes a request to introduce and waive first reading of an ordinance approving an amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units for the Siena at San Marco Residential Subdivision (Units 16 and 17). The project site is located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1362 (Planned Development, Ordinance No. 12-1362) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

FISCAL IMPACT

One-time revenues related to construction permits and other development fees and exactions are anticipated with this proposal. There is no impact to the General Fund if this project is approved.

RECOMMENDATION

City Council open the public hearing; take public comment; close the public hearing and take the following actions:

1. Adopt a resolution (Attachment 1) approving a General Plan Map amendment, Vesting Tentative Map for a Major Subdivision and Design Review; and

2. Introduce, waive further reading, and pass to second reading, an ordinance (Attachment 2) approving an amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District.

Please note: A condition of approval for the project has been included making approval of the Vesting Tentative Map for a Major Subdivision and Design Review contingent upon City Council adoption of the ordinance approving the amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District.

BACKGROUND

On July 21, 2021, Discovery Builders, Inc., filed Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD, DR), requesting: 1) an Amendment to the General Plan Map to change the land use designation of the project site from High-Density Residential and Open Space to Low Density Residential and Open Space, 2) an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units, 3) a Vesting Tentative Map for a 206-lot Major Subdivision (Siena at San Marco); to subdivide the project site into 206 individual lots for single-family residences, and 4) Design Review of landscape and architectural plans to construct residences at Siena at San Marco.

On July 27, 2023, the Planning Commission held a public hearing to consider the project. Following public testimony and deliberations, the Planning Commission adopted Resolution No. 10226 (Attachment 3), recommending the City Council adopt an ordinance and resolution to approve the Siena at San Marco Residential Subdivision (Units 16 and 17), subject to conditions.

Existing Conditions: Village C (62.52 acres) and Village O (25.90 acres) are vacant and undeveloped and bisected by West Leland Rd; Village C is on the north side of West Leland Road and Village O is on the south side of West Leland Road. Surrounding land uses are primarily residential, vacant rangeland and open space.

The project site is comprised of an approximately 48-acre portion of Village C (Unit 17) and an approximately 10-acre portion of Village O (Unit 16). The remaining 15-acre portion of Village C, while currently vacant, is slated for future development of San Marco Villas (Phase III – 270 multifamily units).

The project site (Units 16 and 17) consists of gently rolling hills and some leveled areas. Elevations within the Unit 17 portion of the project site range from 300 to 460 feet above mean sea level and there is a notable large hill in the central part of Unit 17 with a transmission tower and corridor through the middle of the site. Elevations within the Unit 16 portion of the project site range from 350 to 440 feet above mean sea level with a low area in the western portion of Unit 16, with the surrounding hill gently sloping toward the low area. The transmission line corridor through the project site houses two parallel Pacific Gas and Electric (PG&E) electrical transmission lines (230 and 115 kilovolt [kV]).

The project site is approximately one and one-half-mile from the Pittsburg/Bay Point Bay Area Rapid Transit (BART) station and is within a quarter mile of Tri Delta Transit Route 200 bus stops located near the intersection of West Leland Road and San Marco Boulevard.

See Photos of the Project Site in Attachment 4.

Surrounding Land Uses

Village C (~48 acres)

North:	Agricultural-Natural Resources Trust parcel (5 acres) (constructed detention basin), State Highway 4
West:	Avila Road RV & Boat Storage, Spilker, LLC property (vacant)
South:	West Leland Road and Units 11 and 12 (Positano)
East:	Future San Marco Villas III (~15 acres of Village C) – 270 multifamily units, Existing San Marco Villas I and II (Village B – 462 multifamily units)

Village O (~10 acres)

North:	West Leland Road
West:	Existing residential subdivision known as Positano (Village L)
South:	Residential Subdivision known as Positano (Village L)
East:	Eastern portion (~16 acres) of Village O (vacant)

See Map of Surrounding Land Uses in Attachment 5.

Proposed Project: The proposed project, if approved, would allow for the development of 181 single-family units on an approximately 48-acre portion of Village C (Unit 17) and 25 single-family units within all approximately 10 acres of Village O (Unit 16).

Village C. The San Marco Development Plan originally planned for 339 multifamily units (townhouse apartments) to be built in Village C. To date, 270 of the 339 multifamily units have been approved (San Marco Villas III), but not yet constructed which leaves 69 units remaining in Village C. The applicant proposes to transfer 112 units into Village C (98 units from Village M, nine units from Village B, and five units from Village O), which would increase the unit count in Village C to 181 total. All 181 units were planned as multifamily units under the original San Marco Development Plan. The proposed project, if approved, would map and construct all 181 units as single-family units instead of multifamily units.

Village O. The San Marco Development Plan originally planned for 291 multifamily units (townhouse apartments) to be built in Village O. To date, none of those units have been approved or constructed. The applicant proposes to convert 25 units within Village O from multifamily units to single family units.

Taken together, Units 16 and 17 (the Siena Subdivision – 206 total single family units) would be constructed on an approximately 58-acre portion of the larger San Marco site; 25 units on a 10-acre portion of Village O and 181 units on a 48-acre portion of Village C.

Project Entitlements.

Four approvals are requested for this project: 1) a General Plan Map Amendment, 2) an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362), 3) a Vesting Tentative Map for a Major Subdivision and 4) Design Review. Each approval is discussed in detail below.

1. General Plan Map Amendment

The proposed General Plan Map Amendment, if approved, would change the current land use designation of the project site from High-Density Residential and Open Space, which allows construction to a maximum of 25 dwelling units per acre (du/ac), to Low Density Residential and Open Space which allows for the construction of a maximum of 7 du/ac.

See Exhibit A of Attachment 1 (Resolution) for the proposed General Plan Map Amendment.

2. San Marco Development Plan and PD-1362 District Amendment (Zoning Map Amendment):

The proposed amendment to the Development Plan and PD-1362 District (Ordinance No. 12-1362), if approved, would:

a. Reassign 98 units from multifamily Village M, nine (9) units from multifamily Village B, and five (5) units from multifamily Village O to single family Village C; and
b. Convert 25 units from multifamily Village O to single family units in Village O.

See Exhibit A of Attachment 2 (Ordinance) for the proposed Amendment to the San Marco Development Plan and PD-1362 District.

3. Vesting Tentative Map for a Major Subdivision:

The proposed Major Subdivision, if approved, would subdivide the approximately 58-acre project site into 206, single-family residential lots. The proposed lot sizes range from 3,402 sq. ft. (minimum) to 16,375 sq. ft. (maximum) in Unit 16 and 3,375 sq. ft. (minimum) to 26,560 sq. ft. (maximum) in Unit 17. See discussion below for Vesting Tentative Map project development and design regarding access, open space, off-street parking, bicycle facilities, and infrastructure and utilities.

Access:

Vehicular access to Unit 17 would be from Siena Village Drive. Messina Circle, Livorno Drive, and Brindisi Drive would serve lots in the northern portion and Casina Circle, Giovanni Drive, Catania Court, Lucca Lane, and Pesara Lane would serve lots in the southern portion of Unit 17. Vehicular access Unit 16 would be from Street A. Street B would serve lots in the eastern portion of Unit 16.

All streets throughout the proposed subdivision would be public streets*. Six-foot-wide sidewalks on both sides of the street are required.

Proposed roadway widths are listed below:

Siena Village Drive:	40-ft. – 52-ft.
Giovanni Drive:	40-ft.
Casina and Messina Circles:	36-ft.
Brindisi and Livorno Drives:	36-ft.
Lucca and Pesaro Lanes**:	30-ft.
Catania Court:	30-ft.
Streets A and B:	36-ft.

*Lucca and Pesaro Lanes on the west side of Unit 17 would be private access easements, not public streets, and therefore do not include sidewalks.

**Note: Pursuant to California Vehicle Code section 22500.1 and California Fire Code section 503.3, roadways less than 36-ft. wide 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. This requirement will apply to Catania Court and both Lucca and Pesaro Lanes.

Open Space:

Unit 17
There are 11 open space lots of varying sizes throughout Unit 17; Parcels A (49,207 sq. ft.), B (406,631 sq. ft.) and J (222,321 sq. ft.) would be designated open space devoted to Geological Hazard Abatement District (GHAD). Parcel C would be a 2,888-sq. ft. pocket park, Parcel D (1,132 sq. ft.) would be devoted to Emergency Vehicle Access, Parcels E (668 sq. ft.), F (1,093 sq. ft.), G (2,468 sq. ft.) and H (4,366 sq. ft.) would be common area landscaping, Parcel I (1,924 sq. ft.) would be drainage maintenance access and Parcel K would be a 20,314-sq. ft. dog park. Parcels L and M are located across West Leland Road from Unit 17 and would be designated open space. Parcel N indicates a future West Leland Road.

Unit 16
There are four open space lots of varying sizes throughout Unit 16: Parcel A would be a pump station (5,079 sq. ft.), Parcels B (15,363 sq. ft.), C (6,443 sq. ft.) and D would be designated open space devoted to Geological Hazard Abatement District (GHAD).

Frontage improvements to West Leland Road and Santa Teresa Drive (curb, gutter and sidewalk) have already been provided by the applicant.

Off-Street Parking:

Each residence within the proposed subdivision would include a two-car garage, which satisfies the requirement for off-street parking in Pittsburg Municipal Code (PMC) Chapter 18.78.

Bicycle Facilities:

A Class IV bicycle facility along West Leland Road from Villa Drive to Santa Teresa Drive is required as part of this project. The applicant has also proposed two, wall-mounted bicycle racks in the garage of all 206 residences.

Infrastructure/Utilities:

Water
Based on a water supply analysis conducted by West Yost, dated July 27, 2022, the proposed subdivision is not anticipated to change the storage or pumping capacity findings or recommendations included in the City's 2015 Water System Master Plan or the City's 2020 Urban Water Management Plan. Further, the additional water demand due to the Project's land use changes represents only a 0.1 percent increase in the City's projected future maximum day and peak hour demands. Thus, the additional water demand is not anticipated to trigger the need for additional pipeline improvements.

Sewer
The City and the Delta Diablo Sanitation District would provide sewer services. The sewer master plan for the overall San Marco Development was previously reviewed and approved by the City, which has always showed the proposed sewers for Unit 17 be conveyed thru San Marco Villas and eventually discharged into San Marco Boulevard. The proposed sewer design and layout is consistent with the previously City approved master plan.

Stormwater
The Contra Costa County Flood Control District has previously reviewed and approved the San Marco Drainage Study which included the proposed project site.

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

These provisions do not apply to the proposed project because the Southwest Development Agreement for the San Marco Development occurred on April 3, 1990 (Ordinance No. 90-990), prior to implementation of stormwater management and C3 requirements adopted in February 2005.

Additionally, the applicant is not proposing more impervious surface than what was already approved under the current adopted San Marco Development Plan and PD-1362.

Stormwater from the project will not be treated on-site. Rather, it will flow through street drains and existing infrastructure along W Leland Road to the existing C3 basin near the corner of San Marco Boulevard and W Leland Road approximately between one-quarter and one-half mile from Unit 16 and 17 residences.

A condition of approval will require the applicant to evaluate the existing, receiving storm and sewer facilities for adequate capacity and provide the results to the City to identify any service or supply problems. If any service or supply problems arise, the applicant agrees to cover the cost for installation of additional facilities required to be constructed to accommodate the proposed project.

See Exhibit B of Attachment 1 (Resolution) for the proposed Major Subdivision 9550 and Vesting Tentative Map.

4. Design Review:

Design Review is required for Major Subdivisions in single-family land use districts and PD districts. Pursuant to PMC section 18.36.200, Design Review can be required for structures proposed in land use districts other than single-family residential. See discussion below for details regarding architectural plans, green building features, refuse, landscaping, fencing, noise and monument signage.

Architectural Plans:

The Master Plotting Plan for Units 16 and 17 includes six, two-story, and one, three-story single-family residence models. Unit 17 plans indicate 181 total residences: 33 Plan 1, 26 Plan 2, 30 Plan 3, 28 Plan 4, 34 Plan 5, 26 Plan 6 and four (4) Plan 7. Unit 16 plans indicate 25 total residences: seven (7) Plan 1, zero (0) Plan 2, five (5) Plan 3, zero (0) Plan 4, five (5) Plan 5, zero (0) Plan 6 and eight (8) Plan 7.

With the exception of Plan 7, all models have three exterior design options (Elevations A, B and C) and six total color schemes. Plan 7 models only have two exterior design options (Elevations A and B).

Elevation ‘A’ house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile roofing material, stucco body and trim, foam brackets, simulated stone veneer and roll-up garage doors with optional window lites.

Elevation ‘B’ designs include all Elevation ‘A’ features but provide options for mock shutters on windows. Elevation ‘C’ designs include all Elevation ‘A’ and ‘B’ features but have gable roofs, board and batten siding, wood trim, and mock vents. As a condition of approval, all street facing elevations throughout the subdivision would be required to provide Elevation ‘C’ design elements such as window grids, shutters and board and batten siding.

See Exhibits D1 and D2 of Attachment 1 (Resolution) for selected enhanced elevations.

The proposed single-family residence models (Plans 1 – 7) would range from 2,382 to 3,574 sq. ft. in total living area. All 206 proposed lots would include a concrete pathway leading up to a front porch/patio area ranging in size from 39 to 114 sq. ft.

> Plan 1. The floor plan for the 40, Plan 1 single-family residences shows a 380 sq. ft., two-car garage with two wall-mounted bicycle racks, a family room, a dining room, a kitchen with appliances, pantry, full bathroom and bedroom on the first floor. On the second floor, the Plan 1 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft.

Plan 2. The floor plan for the 26, Plan 2 single-family residences shows a 380 sq. ft., two-car garage with two wall-mounted bicycle racks, a family room, a dining room, a kitchen with appliances, full bathroom, and a bedroom with a walk-in closet on the first floor. On the second floor, the Plan 2 floor plan shows three bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft or optional fifth bedroom. Plan 2 floor plans also include a 245 sq. ft. covered patio.

Plan 3. The floor plan for the 35, Plan 3 single-family residences shows a 380 sq. ft., two-car garage with two wall-mounted bicycle racks, laundry facilities, a family room, a dining room, a kitchen with appliances, a half bathroom or 'powder' room and a bedroom with a full bathroom (in-suite) on the first floor. On the second floor, the Plan 3 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet) and a loft.

Plan 4. The floor plan for the 28, Plan 4 single-family residences shows a 380 sq. ft., two-car garage with two wall-mounted bicycle racks, a family room, a dining room, a kitchen with a 'nook' and appliances, full bathroom, and a bedroom with a walk-in closet on the first floor. On the second floor, the Plan 4 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft area. Plan 4 floor plans also include a 243 sq. ft. covered patio.

Plan 5. The floor plan for the 39, Plan 5 single-family residences shows a 380 sq. ft., two-car garage with two wall-mounted bicycle racks, a family room, a dining room, a kitchen with a 'nook' and appliances, a living room, a full bathroom and a bedroom on the first floor. On the second floor, the Plan 5 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft.

Plan 6. The floor plan for the 26, Plan 6 single-family residences shows a 380 sq. ft., two-car garage with two wall-mounted bicycle racks, a family room, a dining/living room, a 'nook,' a pantry, a kitchen with appliances, a half bathroom or 'powder room,' and a 'junior' master bedroom (including a 'junior' master bath and walk-in closet) on the first floor. On the second floor, the Plan 6 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft.

Plan 7. The floor plan for the 12, Plan 7 single-family residences shows a 719-sq. ft. three-car garage with two wall-mounted bicycle racks, and a storage area and crawl space on the entry level. On the main level, the Plan 7 floor plan shows a family room, a dining room, a living room, a kitchen with a 'nook,' a pantry and appliances, a half bathroom or 'powder room,' and a 'junior' master bedroom (including a 'junior' master bath and walk-in closet). On the upper level, the Plan 7 floor plan shows three bedrooms, two full bathrooms (including a master bath and walk-in closet) and laundry facilities.

See Exhibit C of Attachment 1 (Resolution) for the proposed Architectural Plans and Elevations.

Green Building Features:

Each proposed single-family residence would be equipped with an air conditioning unit and solar panels compliant with 2022 California Energy Code. Solar panels would be installed at the time of final occupancy through a separate permit. Additionally, the proposed project would include cool roofs and pre-wire for electric vehicle charging.

Refuse:

Each proposed single-family residence would be equipped with an approximately 8 sq. ft. concrete trash pad and the ability to accommodate three bins (refuse, recyclables, organics) at the curb in the front of each residence. All bins would be sized to ensure compliance with requirements of Senate Bill 1383 (2016). A Refuse Management Plan to promote safe, efficient and timely pickup of refuse by Mt. Diablo Resource Recovery (MDRR) is required prior to building permit issuance. A condition of approval will require a disclosure be provided to residents on Catania Court, Lucca and Pesaro Lanes (Unit 17) and on Street B (Unit 16) noting that, due to the narrow width of roadway, parking along the curb on designated pickup days will prevent the ability of MDRR to provide service to homes. An additional disclosure is required to be provided to residents of Lots 17 and 25 in Unit 16, noting that due to the length of the driveway, bins must be brought out to the main road (Street A) for service.

Landscaping:

Pursuant to Chapter 12.32 PMC, the Street Tree and Wall Plan indicates front yard landscaping would include at least one, 15-gallon container tree on each proposed residential lot. Street trees would consist of:

- 38 Red Maple
- 50 Chinese Pistache
- 90 London Plane Tree
- 100 Frontier Elm

Front-yard landscaping will be provided for each lot. Pre-emergent herbicide shall be provided for all planting areas. Planting areas shall receive a three-inch layer of light brown or black bark mulch dressing.

See Exhibit C of Attachment 1 (pages 49 – 51) for the proposed Street Tree Plan. Note: a condition of approval will require the 90 London Plane Tree be replaced with Saratoga Laurel or Sweet Bay and the 100 Frontier Elm be replaced with Australian Willow.

Fencing:

Each proposed lot would be fully fenced with a six-foot, board-on-board, wood fence with wood posts and include a latched yard gate. A six-foot, open view, wire fence would be installed adjacent to open spaces.

Noise:

Consistent with the City of Pittsburg General Plan Policy 12-P-6, sound walls and window upgrades are required for certain lots to ensure interior noise levels do not exceed 45 decibels Community Noise Equivalent Level (CNEL).

Three, six-ft. tall sound walls are required along the southern edge of the project site nearest West Leland Road. One, eight-ft. tall and one, 10-ft. tall sound wall is required along the northern edge of the project site nearest State Route 4. The final, eight-ft. tall sound wall will be located along the eastern edge of the project site to buffer noise from the future San Marco Villas Phase III development. The sound walls will be Sierra Precast ‘Classic Style’ as shown in the Street Tree and Wall Plan.

Additionally, upper-floor windows for 58 Unit 17 residences nearest to State Route 4 would receive window assembly upgrades with a higher than average Sound Transmission Class rating.

See Exhibit D3 of Attachment 1 (Resolution) for the Windows and Sound Walls Exhibit.

Monument Signs:

Project entry monument signage would be installed at street intersections, i.e., two at the west entrance to Unit 17, two at the east entrance to Unit 17, one at the west entrance to Unit 16 and one at the east entrance to Unit 16.

See Exhibit C of Attachment 1 (page 51) for the proposed Wall Plan.

GENERAL PLAN/CODE COMPLIANCE:

Pittsburg General Plan 2020

The project site is located within the larger San Marco Development area which is subject to the San Marco Development Agreement (DA) originally approved by the City Council on July 1, 1993.

The DA was subsequently amended on October 1, 2001, in Ordinance No. 01-1187, on July 19, 2010, in Ordinance No. 10-1326, on April 15, 2013, in Ordinance No. 13-1369 and on December 21, 2020, in Ordinance No. 20-1481.

The DA locked in the land use regulations at the time it was originally adopted. At the time the DA and PD plan were adopted, they were determined to be consistent with the applicable General Plan (1988).

The project site is located within the San Marco Development area in the Southwest Hills subarea of the General Plan and is currently designated a mixture of High-Density Residential and Open Space. The High-Density Residential designation is intended to provide sites for residential densities ranging from 14 to 25 units per acre. The proposed Low Density Residential designation is intended to provide sites for residential densities ranging from 1 to 7 units per acre.

The proposed project is a single-family development with a density of 3.57 units per acre which is inconsistent with the existing General Plan land use designation for the project site.

To address this inconsistency, the applicant is requesting the parcel be redesignated to Low Density Residential. If the proposed General Plan Amendment is approved, the maximum density for the project site would be reduced from 25 units per acre to 7 units per acre, which would allow for a maximum of 404 units on the 57.73-acre project site. The applicant is proposing a total of 206 units on the project site, which is less than the maximum that would be allowed.

Zoning/Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District (Zoning Map Amendment)

The current zoning for the site is PD-1362 (Planned Development District, Ordinance No. 12-1362) District, and the site is regulated by the conditions of approval set forth in the ordinance establishing the PD District. As previously discussed, the proposed project falls within the area designated as Villages C and O in the San Marco Development Plan area.

The requested PD District amendment would amend the current San Marco Development Plan to: 1) modify the land use table to transfer 98 units from multifamily Village M, nine (9) units from multifamily Village B, and five (5) units from multifamily Village O to single family Village C, and 2) convert 25 units from multifamily Village O to single family units in Village O.

The proposed transfer would not increase the total number of residential units (2,938) approved for construction within the San Marco Development area, pursuant to the provisions of the existing DA.

Pursuant to PMC section 18.62.070, amendments to adopted PD Districts are processed in the same manner as zoning map amendments.

Development Review Design Guidelines

The Development Review Design Guidelines (DRDG) were adopted by the Planning Commission on November 9, 2010, and are therefore not applicable to this project given the terms of the San Marco Development Agreement. Nevertheless, the guidelines provide a substantive framework specific to single family residential development and neighborhood/subdivision design for the subjective evaluation necessary as part of a design review application. As shown in Attachment 4, the proposed project is consistent with the applicable DRDG sections.

Inclusionary Housing Requirements

Development of the project site (Villages C and O) was envisioned in and is consistent with the current San Marco Development Plan. The San Marco Development Plan was determined to be consistent with the applicable General Plan (1988) at the time it was approved. The proposed project is exempt from Inclusionary Housing requirements in Chapter 18.86 PMC adopted in 2004 because the project is subject to the San Marco Development Agreement. The terms of the San Marco Development Agreement expressly prohibit the application of new City rules, regulations and policies that come into effect after July 1, 1993. As such, the current proposal is exempt and not subject to the Inclusionary Housing Ordinance.

East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP)

The City joined the East Contra Costa County Habitat Conservation Plan Association as a member agency with the adoption of City Council Resolution No. 00-9196 on June 19, 2000. On April 16, 2007, the City established procedures to implement the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) in PMC Chapter 15.108 (Ordinance No. 07-1293).

PMC section 15.108.030 (Applicability) describes development projects which are exempt from the City's HCP provisions. PMC section 15.108.030(A)(4) specifically exempts "*Development projects with vested rights as established by California law including Government Code Sections 65864 through 65869 (development agreements) and Sections 66498.1 through 66498.9 (vesting tentative maps) where such rights vested prior to adoption of the ordinance codified in this chapter*."

The San Marco Development falls within this exemption given execution of the Southwest Development Agreement for the San Marco Development occurred on April 3, 1990 (Ordinance No. 90-990), prior to implementation of HCP requirements and procedures adopted in 2007.

Required Finding – General Plan Map Amendment: In order to adopt a general plan amendment, the City Council must determine, in accordance with Government Code section 65358, that the amendment would be in the public interest.

Required Findings – Zoning Map Amendment: In order to approve zoning changes, the City Council must determine, in accordance with PMC section 18.48.030, that:

A. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;

B. in the case of a base district, overlay district or general land use regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;

C. a community need is demonstrated for the change proposed; and

D. its adoption would be in conformity with public convenience, general welfare and good zoning practice.

Required Findings – Vesting Tentative Map for a Major Subdivision: In order to approve a Vesting Tentative Map for a Major Subdivision, the City Council must determine, in accordance with PMC section 17.20.060(c), that:

A. the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provision of PMC;

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

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

D. the design of the subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

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

F. the design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Required Findings – Design Review: In order to grant Design Review approval for a project, the City Council must determine, in accordance with PMC section 18.36.220.B, 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 would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;

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

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

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

A full analysis of how the proposed project meets the required General Plan Map amendment, Vesting Tentative Map for a Major Subdivision and Design Review findings is provided in Section 2 (Findings) of the Resolution (Attachment 1). A full analysis of how the proposed project meets the required findings for an Amendment to an adopted PD Plan is provided in Section 2 (Findings) of the Ordinance (Attachment 2).

Environmental Review: On January 19, 1993, the City Council adopted Resolution No. 93-7888 certifying a Final Subsequent Environmental Impact Report (SEIR) for the entire, 639-acre, 2,938-unit project currently known as the San Marco Development (State Clearinghouse No. 1991073029).

CEQA Guidelines Section 15164(a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 (listed below) calling for preparation of a Subsequent EIR or ND have occurred.

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or ND due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, or the ND was adopted shows any of the following:

   A. The project will have one or more significant effects not discussed in the previous EIR or ND.

   B. Significant effects previously examined will be substantially more severe than shown in the previous EIR or ND.

   C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or ND would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

City staff prepared an Addendum for the proposed project to determine whether and to what extent the SEIR for the San Marco Subdivision remains sufficient to address the potential impacts of the proposed project, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.).

There are no substantial changes proposed by the proposed project or the circumstances in which the proposed project would be undertaken that would require major revisions of the prior certified SEIR. The proposed project does not require preparation of a new subsequent or supplemental EIR due to: 1) the involvement of new significant environmental effects, (2) a substantial increase in the severity of previously identified significant effects, or (3) new information of substantial importance. No mitigation measures or alternatives previously found not to be feasible would in fact be feasible, nor has the Siena at San Marco proponent declined to adopt any additional mitigation measures or alternatives that would substantially reduce one or more significant effects on the environment. Rather, all the impacts associated with the Modified Project are within the envelope of impacts addressed in the prior certified SEIR. Applicable mitigation measures from the prior certified SEIR are identified and discussed in the Addendum and are also recommended for adoption as Conditions of Approval. Based on the discussion in this analysis and in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

See Attachment 6 for a link to the CEQA Addendum.

Public Notice: On or before Friday, November 10, 2023, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.A, B and D, a “Notice of Public Hearing,” for the November 20, 2023, public hearing on this item was published in the East County Times; was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the “Public Notices” section of the City’s website and was mailed via first class or electronic mail to the applicant, to the property

owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Avila," "San Marco" and "San Marco Villas" neighborhoods.

See Attachment 7 for the Public Hearing Notice.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

Staff believes that the City Council can make the required findings to approve of the requested General Plan Map Amendment, Zoning Map Amendment, Vesting Tentative Map for a Major Subdivision and Design Review. The staff-recommended findings are provided in Section 2 (Findings) of Attachment 1 (Resolution) and Attachment 2 (Ordinance) and summarized below.

There is a community need for the proposed amendments and requested approvals. The proposed amendments and requested approvals would conform with public convenience, general welfare and good zoning practice. Currently, the entire San Marco Development area is designated for exclusively residential use in the approved PD Plan. The proposed amendments and requested approvals would not increase the total number of units already envisioned for the San Marco Development rather, would increase the number of small-lot, single-family units in the project, thereby increasing opportunities for homeownership for entry-level buyers in the community. As proposed, the architecture and site layout are complementary and consistent with the existing San Marco development project area. The proposed amendments and requested approvals would also place an increased number of residences in the San Marco development area closer to the Pittsburg/Bay Point BART station.

The proposed project is consistent with many of the goals and policies contained within the 2020 General Plan. For instance, the proposed project will: provide low-density, single-family residential in the Southwest Hills subarea (Goal 2-G-4), provide a dog park as a community amenity (Policy 2-P-6), utilize a PD zoning to achieve a high-quality design outcome (Policy 2-P-5), pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2), include a Class IV bicycle facility along West Leland Road from Villa Drive to Santa Teresa Drive and bicycle racks in each garage for secure bicycle parking (Policy 7-P-45), and include window assembly upgrades for upper-floor windows of Unit 17 residences nearest to State Route 4 to ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-4).

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

Additionally, there is no new information identifying new significant effects, nor is there an increase in the severity of previously identified impacts related to development of the project site. The conclusions from the prior certified SEIR remain unchanged when considering implementation of the proposed project.

ATTACHMENTS:

1. Resolution
    a. Exhibit A – General Plan Map Amendment
    b. Exhibit B – Vesting Tentative Map for Major Subdivision
    c. Exhibit C – Project Plans
    d. Exhibit D – Conditions of Approval
2. Ordinance
    a. Exhibit A – Amendment to San Marco Development Plan and PD-1362 Plan
3. Planning Commission Resolution No. 10226
4. Photos of Project Site
5. Map of Surrounding Uses
6. CEQA Addendum
7. Public Hearing Notice

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving a General Plan Map Amendment, Vesting Tentative Map for a Major Subdivision, and Design Review for "Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (GP, PD/RZ, SUBD, DR)."	RESOLUTION NO. 23-

WHEREAS, on July 21, 2021, Discovery Builders, Inc., filed Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD, DR), requesting: 1) an Amendment to the General Plan Map to change the land use designation of the project site from High Density Residential and Open Space to Low Density Residential and Open Space, 2) an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units, 3) a Vesting Tentative Map for a 206-lot Major Subdivision (Siena at San Marco); to subdivide the project site into 206 individual lots for single-family residences, and 4) Design Review of landscape and architectural plans to construct residences at Siena at San Marco. The project site is located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1362 (Planned Development, Ordinance No. 12-1362) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071; and

WHEREAS, the project site is located within the larger San Marco Development area which is subject to the San Marco Development Agreement (DA) originally approved by the City Council on July 1, 1993, as subsequently amended. The project site is regulated by the conditions of approval set forth in the PD-1362 (Planned Development District, Ordinance No. 12-1362) District; and

WHEREAS, a Final Supplemental Environmental Impact Report (SEIR) was prepared and certified in accordance with CEQA to examine the potential environmental effects of the original project (Final EIR for the San Marco Subdivision). The Pittsburg City Council certified the Final SEIR in Resolution No. 93-7888 on January 19, 1993, making the required findings under CEQA (State Clearinghouse No. 91073029). An Addendum to the certified Final SEIR has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed project (Siena at San Marco Units 16 and 17). The Addendum must be considered by the City Council with Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD, DR); and

WHEREAS, under Government Code section 65358, the City Council, upon recommendation of the Planning Commission, may amend the City's General Plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four general plan amendments to each required element may be adopted within one calendar year. In this calendar year so far, the City Council has adopted two amendments to the General Plan Land Use Element; and

WHEREAS, pursuant to PMC section 17.20.060(c), the City Council, upon

recommendation of the Planning Commission, may approve a tentative map if it finds that: a) the proposed map is consistent with the General Plan and any applicable specific plan, or other applicable provision of the PMC; b) the site is physically suitable for the type of development; c) the site is physically suitable for the proposed density of development; d) the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat; e) the design of the subdivision or the proposed improvements will not cause serious health problems; and f) the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision; and

WHEREAS, pursuant to PMC section 18.36.230, the City Council, upon recommendation of the Planning Commission, may grant design review approval if it finds 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 design guidelines; and

WHEREAS, on June 27, 2023, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 10226, recommending approval of requested General Plan Map amendment, amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District, Vesting Tentative Map and Design Review; and

WHEREAS, on or prior to Friday, November 10, 2023, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.A - D, a “Notice of Public Hearing,” for the November 20, 2023, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice; and

WHEREAS, on November 20, 2023, the City Council held a duly-noticed public hearing to: 1) introduce and waive further reading of an ordinance approving the proposed amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District; and 2) adopt this resolution approving the General Plan Map amendment, Vesting Tentative Map, and Design Review, at which time oral and/or written testimony was considered.

NOW THEREFORE, the City Council of the City of Pittsburg DOES RESOLVE as follows:

Section 1. Authority

A. Article XI, Section 7 of the California Constitution confers on cities the authority to regulate land use within their jurisdictions under the police power and to make and enforce ordinances to protect the public health, safety and welfare. Aesthetic reasons alone justify exercise of the police power (Metromedia, Inc. vs. City of San Diego [1980] 264 C3d 848, 164 CR 510).

B. The General Plan is the single most important planning document and represents the most comprehensive statement of the city's interests and welfare (Government Code section 65300; Citizens of Goleta Valley vs. Board of Supervisors [1990] 52 CA3d 553, 276 CR 410). In general, all land use decisions must be consistent with the general plan. Consistency exists between a city's land use action and the general plan when a city has officially adopted such a plan, and the various land uses approved are compatible with the objectives, policies, general land uses and programs specified in the plan (Lesher Communications, Inc. vs. City of Walnut Creek [1990] 52 C3d 531, 277 CR1).

C. The Subdivision Map Act (Government Code section 66410, et seq.) vests in cities the power to regulate and control the design and improvement of subdivisions within their boundaries (Government Code section 66411). "Improvement" is broadly defined to include any specific improvement or type of improvement, the installation of which is necessary to ensure consistency with the general plan (Government Code section 66419[b]).

D. A city may not approve a tentative map unless it finds that the proposed subdivision, together with the provisions of its design and improvement, is consistent with the General Plan (Government Code section 66473.5).

Section 2. Findings

A. Based on the City Council staff report entitled, "Amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (GP, PD/RZ, SUBD, DR)," dated November 20, 2023, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the City Council finds that:

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

2. City staff prepared an Addendum for the proposed project to determine whether and to what extent the Subsequent Environmental Impact Report (SEIR) for the San Marco Development area remains sufficient to address the potential impacts of the proposed project, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.). Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

General Plan Map Amendment:

3. The proposed amendment to the San Marco Development Plan and PD-1362 District is subject to the San Marco DA originally approved by the City Council on July 1, 1993, which was found to be consistent with the objectives, policies, general land uses and programs specified in the 1988 General Plan. Though the proposed amendment to the San Marco Development Plan and PD-1362 District is not subject to the 2020 General Plan, it is consistent with many of the goals and policies contained within the current document, and is therefore in the public interest, in that:

    a. The proposed project will provide low-density, single-family residential in the Southwest Hills subarea (Goal 2-G-4).

    b. The proposed project will provide a dog park as a community amenity (Policy 2-P-6).

    c. The proposed project will utilize a Planned Development (PD) zoning to achieve a high-quality design outcome (Policy 2-P-5).

    d. The proposed project will pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2). The proposed project will comply with conditions of approval requiring payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RT-DIM) in accordance with the Pittsburg Municipal Code. The proposed project will promote the public health, safety, and general welfare in that it requires the Developer to pay fees to finance unmet local and regional traffic improvement needs and annex the site into the City's Community Facilities District (CFD) 2007-1 for park

maintenance and the City's CFD 2017-1 for fire facilities and fire safety and emergency services.

e. The proposed project will be built in an area where public facilities and infrastructure are already available (Policy 3-P-1). A condition of approval will require the applicant to evaluate the existing, receiving storm and sewer facilities for adequate capacity and provide the results to the city to identify any service or supply problems. If any service or supply problems arise, the applicant agrees to cover the cost for installation of additional facilities required to be constructed to accommodate the proposed project.

f. The existing transportation system has adequate capacity to accommodate the proposed project (Policy 3-P-2). Residents of the proposed project will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.

g. The proposed project will provide safe and contiguous routes for pedestrians and bicyclists (Policy 3-P-17, 7-P-34, and 7-P-40) in that a Class IV bicycle facility along West Leland Road from Villa Drive to Santa Teresa Drive is required as part of this project.

h. The proposed project will include bicycle racks in each garage for secure bicycle parking (Policy 7-P-45).

i. The Developer will equitably share the costs associated with providing water and wastewater services to the proposed project through payment of the Pittsburg Facilities Reserve Charge (Policy 11-P-7 and 11-P-18).

j. The proposed project will include window assembly upgrades for upper-floor windows of Unit 17 residences nearest to State Route 4 to ensure interior noise levels do not exceed 45 dB CNEL. The proposed project will also include sound walls for Unit 17 residences nearest to State Route 4 and West Leland Road to ensure exterior noise levels do not exceed 65 dB CNEL (Policy 12-P-6).

k. The proposed project will comply with conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment (Housing Goal G-5 and Policy P-5.1).

Vesting Tentative Map:

4. The Vesting Tentative Map for the proposed 206-unit, Major Subdivision is consistent with the proposed General Plan land use designation of Low Density Residential, as described in Section 2.A.3 above.

5. The project site is physically suitable for the type of development proposed in that the site is vacant, that all project construction will occur at elevations below the major ridgelines within the southern hills, and the site is surrounded by existing infrastructure, minimizing the amount of work and investment needed to extend utilities and services to the site.

6. The project site is physically suitable for the proposed density of development, in that the site is surrounded by existing single- and multi-family, residential development. Further, the site is located within one and one-half mile of the Pittsburg/Bay Point BART station, less than a quarter-mile of two existing bus routes, a quarter-mile from the future San Marco Commercial Center and is adjacent to single- and multi-family homes, making it an appropriate location for residential low-density development.

7. The design of the proposed subdivision and accompanying improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat, if the project is required to comply with conditions of approval in Exhibit D and all applicable mitigation measures and conditions of approval as outlined in Exhibit D Attachment 4 - Appendix G of the "Addendum to the Subsequent Environmental Impact Report for the San Marco Development Plan (for Siena at San Marco, Units 16 and 17)," dated May 5, 2023.

8. The design of the subdivision and type of improvements proposed will not cause serious public health problems, in that the project site is not listed on the California Department of Toxic Substances Control Hazardous Waste and Substances Site List and conditions of approval will require all site improvements comply with all local, City, State and federal regulations.

9. The design of the subdivision and type of improvements proposed will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision, in that there are no existing public access easements on the site. The proposed map does include a new public street that will connect the development to existing public roadways, and the new street will be of sufficient width to accommodate automobile and emergency vehicle access into and around the site.

Design Review:

10. The proposed project 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, in that the

proposed house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco body and trim; simulated stone veneer; roll-up garage doors with optional window lites and a mixture of board and batten siding, wood trim, window grids, shutters and mock vents. The proposed project will also provide an attractive outdoor environment for residents. The Developer will install a variety of colorful, drought-tolerant landscaping and a decorative, masonry sound wall with wall caps and simulated stone veneer at each wall pilaster. Residential front yards will feature blooming street trees that will provide seasonal color throughout the subdivision.

11. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be required to install three, six-ft. tall sound walls along the southern edge of the project site nearest West Leland Road, one, eight-ft. tall and one, 10-ft. tall sound wall along the northern edge of the project site nearest State Route 4 and one, eight-ft. tall sound wall along the eastern edge of the project site to buffer noise from State Route 4, West Leland Road and the future San Marco Villas Phase III development. Additionally, upper-floor windows for 58 Unit 17 residences nearest to State Route 4 must receive window assembly upgrades with a higher than average Sound Transmission Class rating.

12. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the proposed project will enhance the neighborhood's appearance and value, in that it will result in a highly attractive environment utilizing a variety of compatible house and front yard landscape designs. The proposed project will add value to the community by attracting additional residential and commercial investment in the area.

13. The proposed project is in harmony with proposed developments on land in the general area, in that existing and proposed developments in the immediate vicinity of the project site are subject to the San Marco Development Plan, will be constructed by the same builder and include design elements compatible with other San Marco Subdivisions.

14. The proposed project will substantially conform to all applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single-family development.

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

DR),” dated November 20, 2023, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings and the authority set forth above, the City Council hereby takes the following actions:

A. Amends General Plan Figure 2-2 (Land Use Diagram) to change the land use designation of the project site, from High Density Residential and Open Space to Low Density Residential and Open Space as substantially presented in Exhibit A of this resolution;

B. Modifies other Land Use Element tables and charts as necessary to reflect the change in land use acreages and maintain internal consistency with the General Plan document;

C. Approves Vesting Tentative Map 9554 (Exhibit B) subdividing the project site into 206 lots for detached single-family homes, subject to the conditions as substantially presented in Exhibit D of this resolution; and

D. Approves design review of the accompanying architectural and landscape plans (Exhibit C), subject to the conditions as substantially presented in Exhibit D of this resolution.

Section 4. Effective Date of General Plan Map Amendment

The General Plan Map Amendment approved by this resolution shall become effective immediately.

Section 5. Effective Date of Vesting Tentative Map for Major Subdivision and Design Review

The Major Subdivision and Design Review approved by this resolution shall become effective on the effective date of the applicable ordinance amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District.

Section 6. Adoption

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

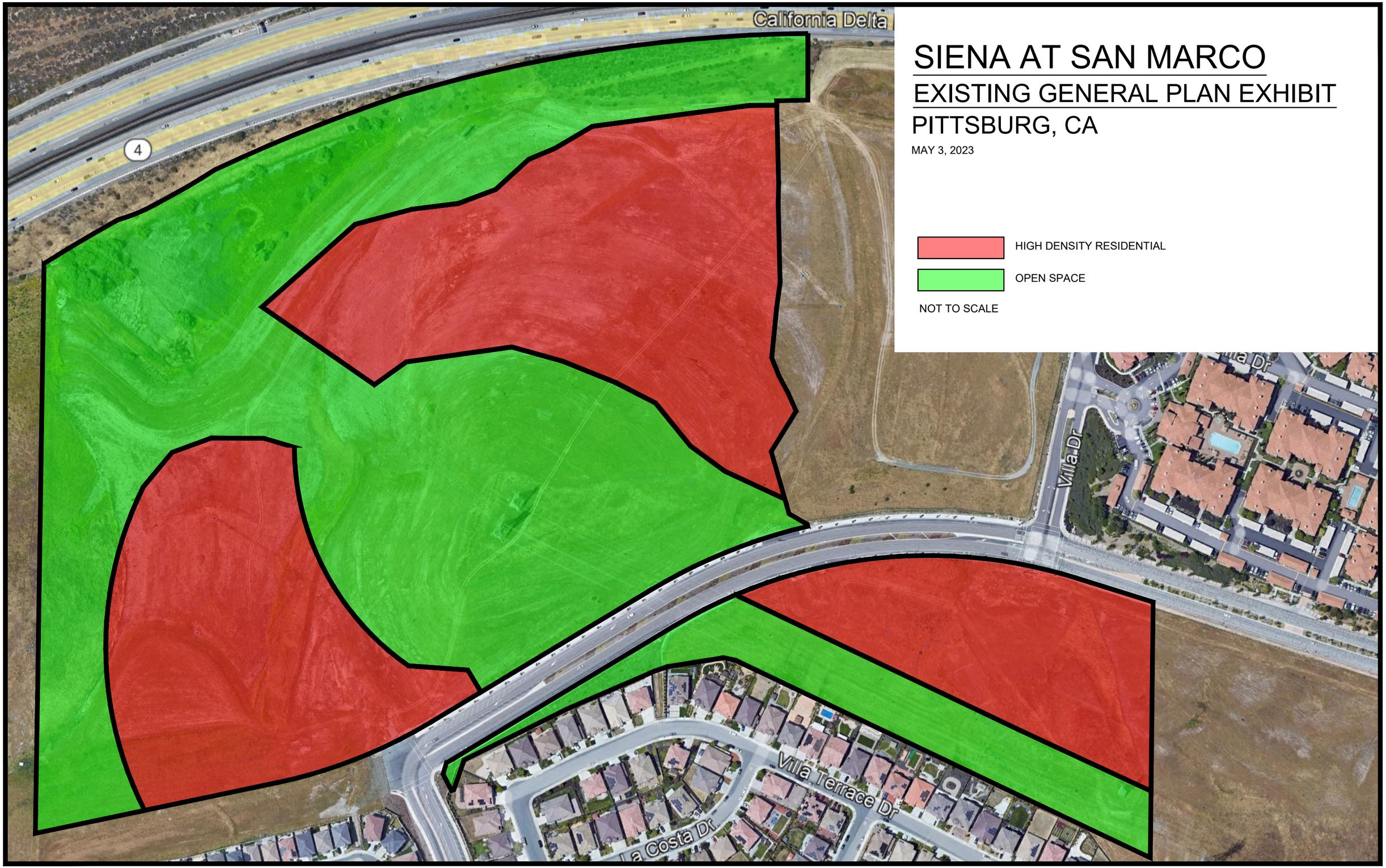
ABSENT:

_____
Shanelle Preston-Scales, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

Exhibit A - General Plan Map Amendment, Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR)



SIENA AT SAN MARCO

EXISTING GENERAL PLAN EXHIBIT

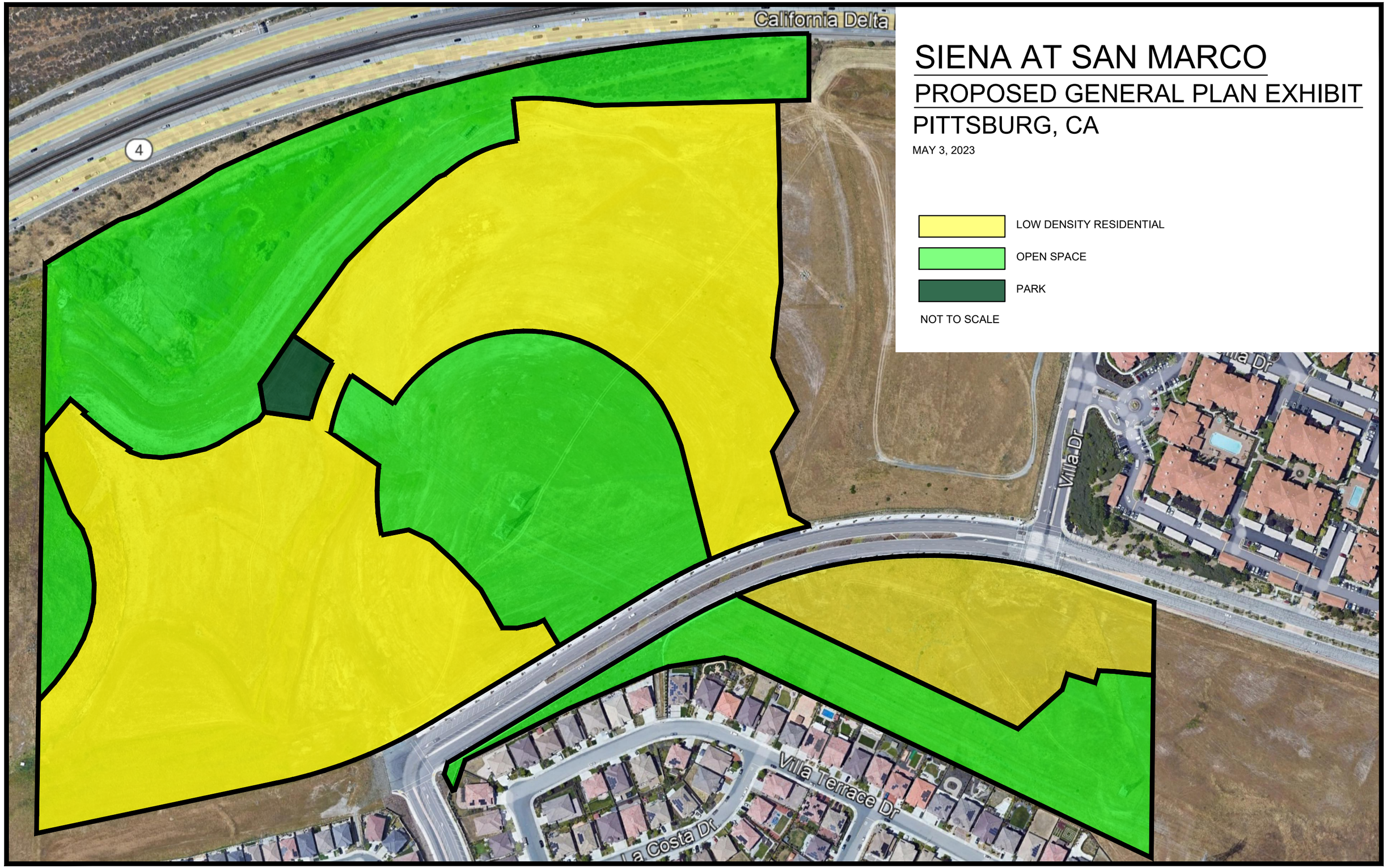
PITTSBURG, CA

MAY 3, 2023

HIGH DENSITY RESIDENTIAL

OPEN SPACE

NOT TO SCALE



SIENA AT SAN MARCO

PROPOSED GENERAL PLAN EXHIBIT

PITTSBURG, CA

MAY 3, 2023

LOW DENSITY RESIDENTIAL

OPEN SPACE

PARK

NOT TO SCALE

Exhibit B

VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO
CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC

BENCHMARK

CONTRA COSTA COUNTY BM NO. 1571,
BEING A STANDARD COUNTY DISK SET IN TOP OF CURB
AT NW CORNER OF SHIRLEY STREET & SOUTH BROADWAY AVENUE
ELEVATION = 133.693 (NGVD 29)

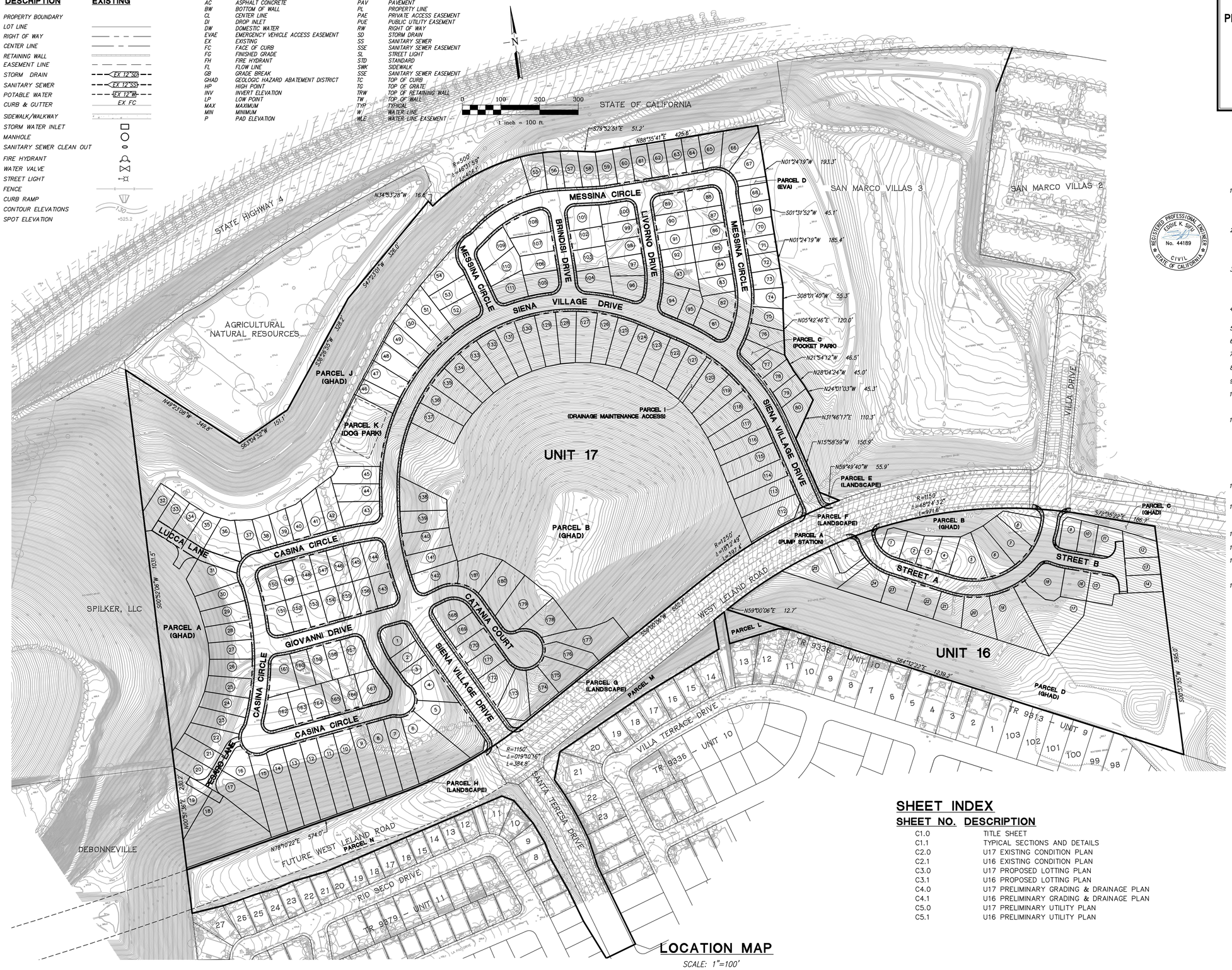
T.B.M. NO. 34: CUT X ON MEDIAN IN WEST LELAND ROAD, 270± EAST
OF INTERSECTION OF WEST LELAND ROAD AND SAN MARCO BOULEVARD
ELEVATION = 223.54 (NGVD 29)

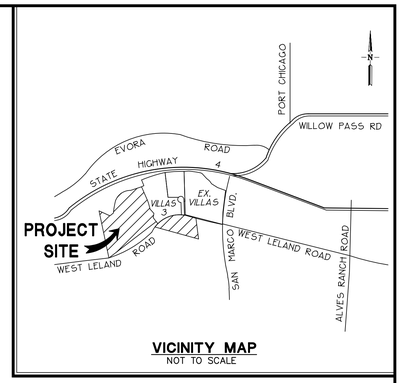
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	PROPERTY BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 12"SS
12"W	POTABLE WATER	EX 12"W
	CURB & GUTTER	EX FC
	SIDEWALK/WALKWAY	
	STORM WATER INLET	
	MANHOLE	
	SANITARY SEWER CLEAN OUT	
	FIRE HYDRANT	
	WATER VALVE	
	STREET LIGHT	
	FENCE	
	CURB RAMP	
130	CONTOUR ELEVATIONS	130
+ 525.2	SPOT ELEVATION	+525.2

ABBREVIATIONS

AB	AGGREGATE BASE	PAE	PUBLIC ACCESS EASEMENT
AC	ASPHALT CONCRETE	PAV	PAVEMENT
BW	BOTTOM OF WALL	PL	PROPERTY LINE
CL	CENTER LINE	PAE	PRIVATE ACCESS EASEMENT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DW	DOMESTIC WATER	RW	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
EX	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSE	SANITARY SEWER EASEMENT
FG	FINISHED GRADE	SL	STREET LIGHT
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	SWK	SIDEWALK
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GHAD	GEOLOGIC HAZARD ABATEMENT DISTRICT	TC	TOP OF CURB
HP	HIGH POINT	TG	TOP OF GRATE
INV	INVERT ELEVATION	TRW	TOP OF RETAINING WALL
LP	LOW POINT	TW	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
MIN	MINIMUM	W	WATER LINE
P	PAD ELEVATION	WLE	WATER LINE EASEMENT





VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1.	OWNER/DEVELOPER:	WEST COAST HOME BUILDERS, INC 4021 PORT CHICAGO HIGHWAY CONCORD, CA 94520 PHONE: (925) 682-6419 CONTACT: LOUIS PARSONS
2.	CIVIL ENGINEER:	RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 PHONE: (925) 227-9100 CONTACT: EDDIE SIEU, RCE #44189
3.	GEOTECHNICAL ENGINEER:	ENGEO INC. 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 PHONE: (925) 866-9000 CONTACT: THEODORE BAYHAM
4.	ASSESSOR PARCEL NUMBER:	091-050-047 091-050-050
5.	EXISTING LAND USE:	VACANT PARCEL
6.	EXISTING GENERAL PLAN:	HIGH DENSITY RESIDENTIAL
7.	PROPOSED GENERAL PLAN:	LOW DENSITY RESIDENTIAL
8.	PRESENT ZONING:	PLANNED DEVELOPMENT (PD)
9.	PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
10.	GROSS AREA:	a. UNIT 16 = 10.06± ACRES b. UNIT 17 = 47.67± ACRES TOTAL = 57.73± ACRES
11.	NUMBER OF LOTS PROPOSED:	a. UNIT 16 1. RESIDENTIAL LOTS = 25 2. OPEN SPACE LOTS = 4 TOTAL = 29 b. UNIT 17 1. RESIDENTIAL LOTS = 181 2. OPEN SPACE LOTS = 14 TOTAL = 195 c. TOTAL (UNIT 16+UNIT 17) = 224
12.	MINIMUM LOT SIZE:	UNIT 16: 3,363 SQUARE FEET (LOT 2) UNIT 17: 3,375 SQUARE FEET (LOT 70-72)
13.	MAXIMUM LOT SIZE:	UNIT 16: 16,225 SQUARE FEET (LOT 17) UNIT 17: 24,001 SQUARE FEET (LOT 18)
14.	WATER:	CITY OF PITTSBURG/ CCWD
15.	SEWAGE:	CITY OF PITTSBURG/ DETLA DIABLO
16.	STORM DRAINAGE	CITY OF PITTSBURG

17. *IT IS THE INTENT OF THE DEVELOPER TO FILE MULTIPLE FINAL MAPS AFTER THE VESTING TENTATIVE MAP APPROVAL.*

REGISTERED PROFESSIONAL ENGINEER
EDDIE K. SIEU
No. 44189
CIVIL
STATE OF CALIFORNIA

SHEET INDEX

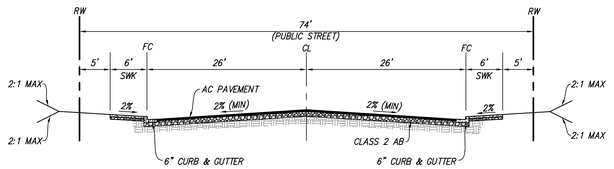
SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET
C1.1	TYPICAL SECTIONS AND DETAILS
C2.0	U17 EXISTING CONDITION PLAN
C2.1	U16 EXISTING CONDITION PLAN
C3.0	U17 PROPOSED LOTTING PLAN
C3.1	U16 PROPOSED LOTTING PLAN
C4.0	U17 PRELIMINARY GRADING & DRAINAGE PLAN
C4.1	U16 PRELIMINARY GRADING & DRAINAGE PLAN
C5.0	U17 PRELIMINARY UTILITY PLAN
C5.1	U16 PRELIMINARY UTILITY PLAN

LOCATION MAP
SCALE: 1"=100'

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

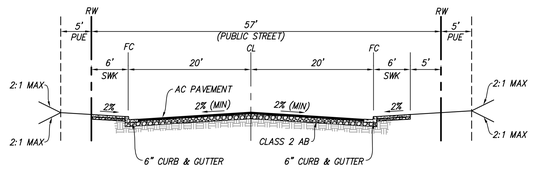
DATE: JUNE 1, 2023 JOB NO. 191073U17 **C1.0**

G:\JOBS\2019\191073\TM\CAD FILES\02-PLANNING\TENT-MAP\TM-C1.0(SHEET 1 OF 2).DWG 6/2/2023 10:09:35 AM DOMINIC CARLOS



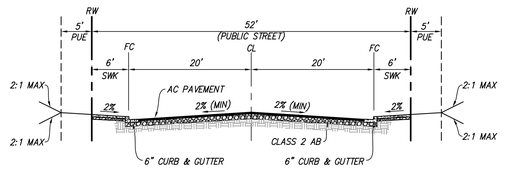
NOT TO SCALE

A SIENA VILLAGE DRIVE



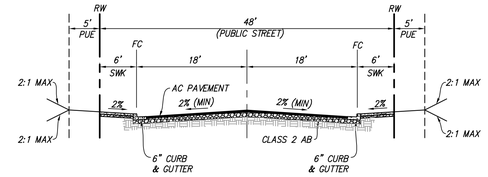
NOT TO SCALE

B SIENA VILLAGE DRIVE



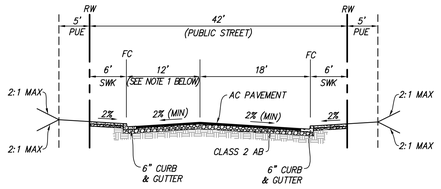
NOT TO SCALE

C SIENA VILLAGE DRIVE, GIOVANNI DRIVE



NOT TO SCALE

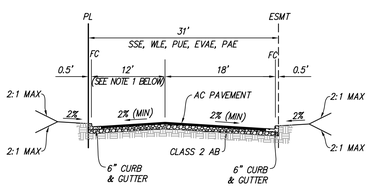
D CASINA CIRCLE, MESSINA CIRCLE, BRINDISI DRIVE, LIVORNO DRIVE, STREET A, STREET B



NOTE:-
1. "NO PARKING–FIRE LANE" SIGN OR RED CURBING SHALL BE PLACED AT THE STREET TO PROHIBIT PARKING ON THIS SIDE OF THE ROADWAY.

NOT TO SCALE

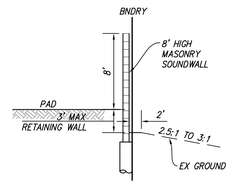
E CATANIA COURT



NOTE:-
1. "NO PARKING–FIRE LANE" SIGN OR RED CURBING SHALL BE PLACED AT THE STREET TO PROHIBIT PARKING ON THIS SIDE OF THE ROADWAY.

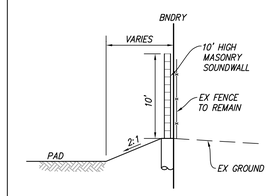
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F PRIVATE ACCESS EASEMENT



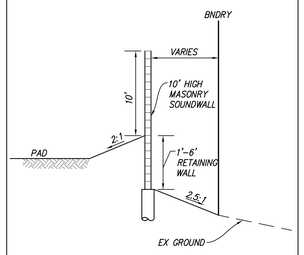
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G GRADING SECTION



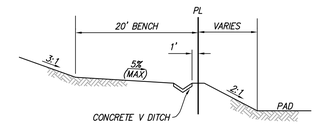
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H GRADING SECTION



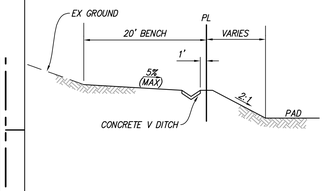
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I GRADING SECTION



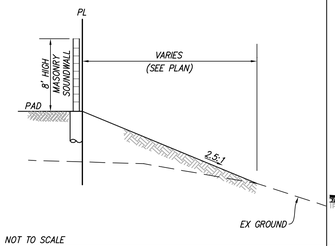
NOT TO SCALE

J GRADING SECTION



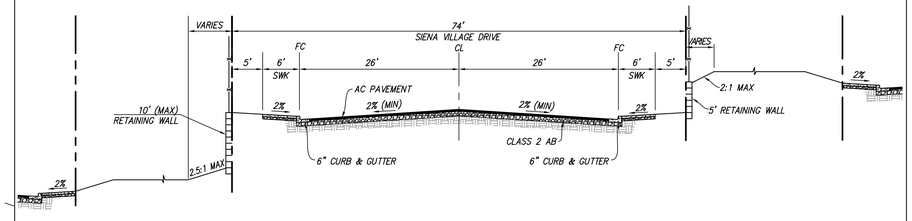
NOT TO SCALE

K GRADING SECTION



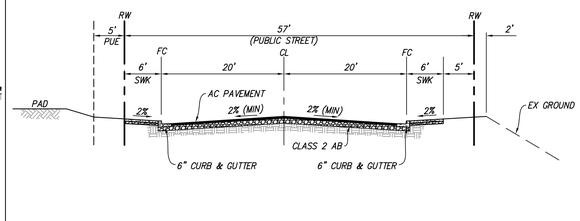
NOT TO SCALE

L GRADING SECTION



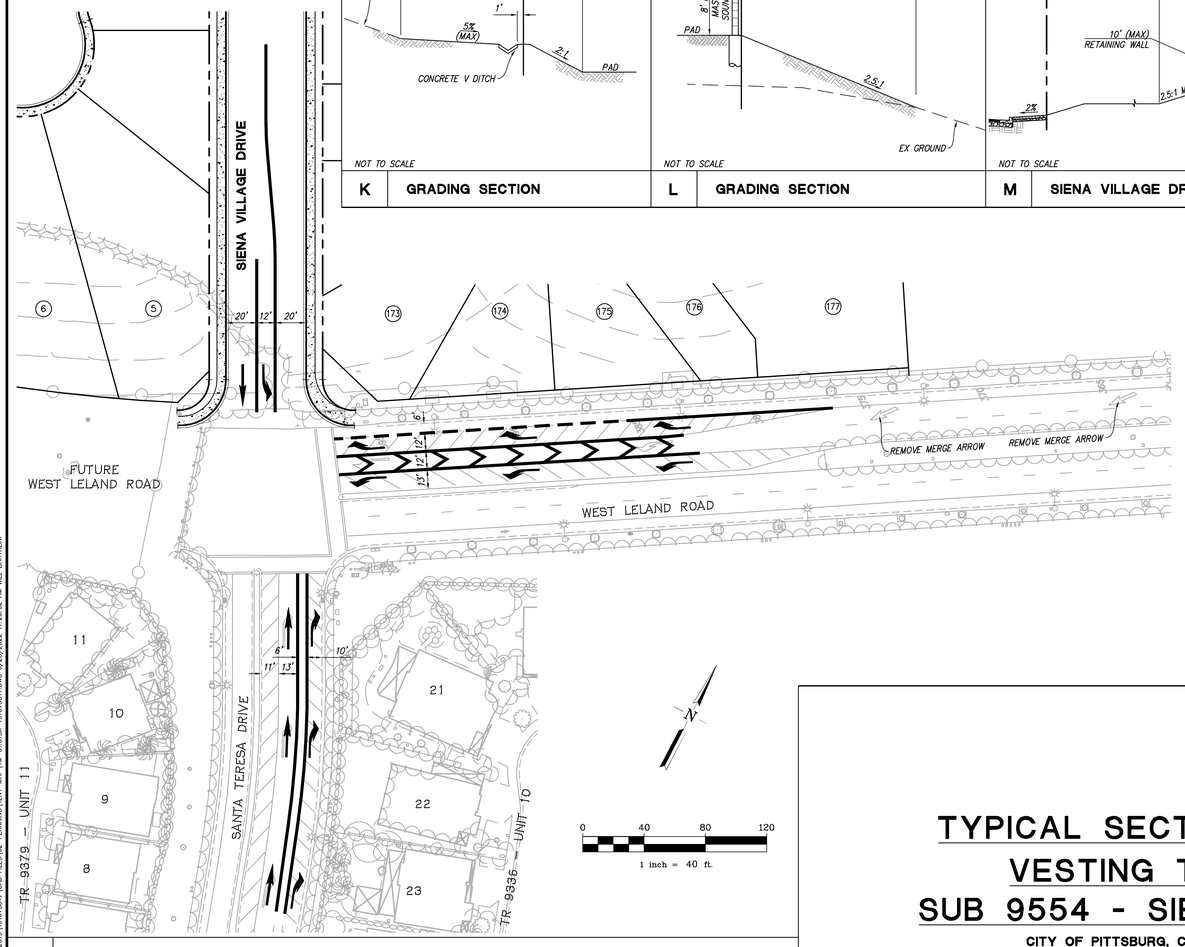
NOT TO SCALE

M SIENA VILLAGE DRIVE

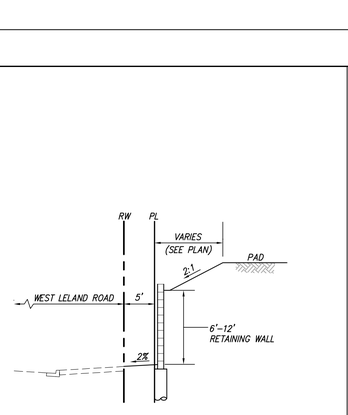


NOT TO SCALE

N SIENA VILLAGE DRIVE

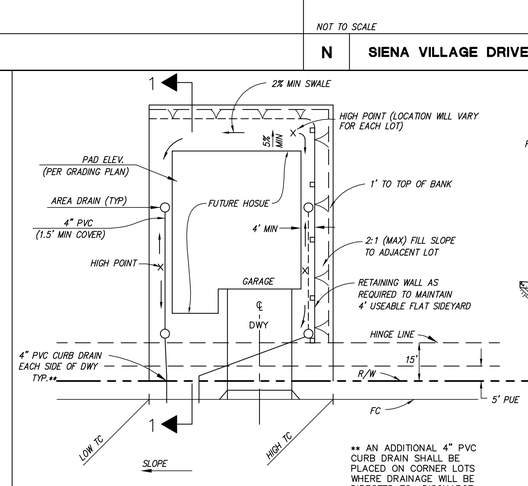


Q WEST LELAND ROAD INTERSECTION STRIPING



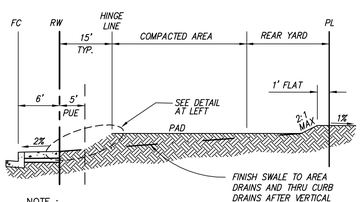
NOT TO SCALE

O GRADING SECTION



NOT TO SCALE

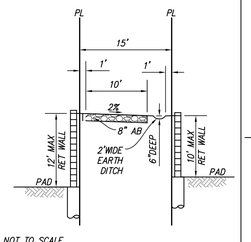
R TYPICAL LOT GRADING



TYPICAL LOT SECTION 1–1
NOT TO SCALE

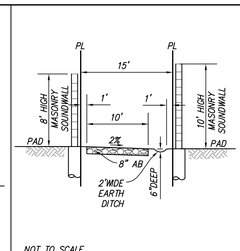
TYPICAL SECTIONS AND DETAILS
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.



NOT TO SCALE

P GRADING SECTION



NOT TO SCALE

Q GRADING SECTION

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227–9100 FAX: (925) 227–9300

DATE: JUNE 1, 2023 JOB NO. 191073U17

C1.1

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STATE HIGHWAY 4

AGRICULTURAL NATURAL RESOURCES

STATE OF CALIFORNIA

SPILKER, LLC

WEST COAST HOME BUILDERS, INC.

SAN MARCO VILLA 3

N

0 60 120 180

1 inch = 60 ft.

N49°25'09"W 549.8'

N47°23'01"E 326.0'

N34°53'28"W 16.8'

EX ABUTTER'S RIGHTS TO REMAIN

R=500.03' Δ=46°31'59" L=406.1'

N88°39'41"E 495.8'

EX SLOPE EASEMENT TO BE QUITCLAIMED

S63°04'52"W 151.1'

N38°26'55"E 328.2'

EX 48"SD

EX 10"SS

EX 12"W (Z3)

EX 20"W (Z4)

EX 30"SD

N01°24'19"W 193.3'

S01°31'52"W 45.1'

N01°24'19"W 185.4'

N05°42'46"E 120.0'

N21°54'12"W 46.5'

N28°04'24"W 45.0'

N24°01'03"W 45.3'

N13°46'17"E 110.3'

N13°55'54"W 150.0'

S59°49'40"E 55.9'

S00°52'06"W 1031.5'

EX 400' SLOPE EASEMENT TO BE QUITCLAIMED

EX 36"SD

N09°51'35"E 210.7'

EX 30"SD

EX 87.5' PG&E TOWER LINE EASEMENT

EX 50' PG&E TOWER LINE EASEMENT

R=1250.00' Δ=18°12'49" L=397.4'

WEST LELAND ROAD

S82°26'49"W 458.9'

N78°10'22"E 574.0'

N59°00'06"E 709.6'

S59°00'06"W 602.7'

EXISTING PARCEL LINE

R=650.00' Δ=678°35'28" L=266.0'

R=1150.00' Δ=12°57'01" L=259.9'

FUTURE ROADWAY EASEMENT

FUTURE WEST LELAND ROAD PUBLIC STREET RIGHT-OF-WAY

FUTURE WEST LELAND ROAD

TR 9879 – UNIT 11

TR 9336 UNIT 10

U17 EXISTING CONDITION PLAN
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.

SUBDIVISION 9554 UNIT 16 - SEE SHEET C2.1

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 1, 2023 JOB NO. 191073U17 C2.0

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SUBDIVISION 9753 UNIT 17 - SEE SHEET C2.0

SAN MARCO VILLAS 2

SAN MARCO VILLAS 3

VILLA DRIVE

WEST LELAND ROAD

EX COMM

EX 10"SS

EX 16"W (73)

EX 20"W (72)

EX 42"SD

EX 14"W (73)

EX 30"SD

S72°35'22"E 186.7'

R=1150.00'
Δ=48°24'32"
L=971.6'

S24°37'54"W 955.0'

UNIT 17
WEST COAST HOME BUILDERS, INC

UNIT 16
WEST COAST HOME BUILDERS, INC

EX 10"W (73)

EX 10"W (72)

EX 8"W

EX 8"SS

EX 8"SD

EX 87.5' PG&E TOWER LINE EASEMENT

EX 80' PG&E TOWER LINE EASEMENT

N59°00'06"E 12.7'

S64°32'22"E 1239.2'

TR 9336 – UNIT 10

TR 9313 – UNIT 9

13 12 11 10 9 8 7 6 5 4 3 2 1 103 102 101 100 99 98 97 96

SCATTERED BRUSH

0 40 80 120
1 inch = 40 ft.

U16 EXISTING CONDITION PLAN
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 1, 2023 JOB NO. 191073U17 **C2.1**

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SUBDIVISION 9554 UNIT 16 - SEE SHEET C3.1

U17 PROPOSED LOTTING PLAN
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 1, 2023 JOB NO. 191073U17

C3.0

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SUBDIVISION 9753 UNIT 17 - SEE SHEET C3.0

SAN MARCO VILLAS 3

SAN MARCO VILLAS 2

VILLA DRIVE

WEST LELAND ROAD

SIENA VILLAGE DRIVE (PUBLIC STREET)

STREET A (PUBLIC STREET)

STREET B (PUBLIC STREET)

PARCEL A (PUMP STATION) 5,079 SF

PARCEL B (GHAD) 15,363 SF

PARCEL C (GHAD) 6,443 SF

PARCEL D (GHAD) 213,579 SF

PARCEL E (LANDSCAPE) 668 SF

PARCEL F (LANDSCAPE) 1,098 SF

PARCEL G POCKET PARK 2,888 SF

EX. 50' PG&E TOWER LINE EASEMENT

EX. 51.5' PG&E TOWER LINE EASEMENT

TR 9336 – UNIT 10

TR 9313 – UNIT 9

U16 PROPOSED LOTTING PLAN
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.

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4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 1, 2023 JOB NO. 191073U17 C3.1

O:\JOBS\2019\191073\CAD FILES\U16-PLANNING\TENT-MAP\TM-C3.01U16-191073U16.DWG 6/1/2023 4:43:27 PM WILL BARTHLOW

U17 PRELIMINARY GRADING & DRAINAGE PLAN
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.

SUBDIVISION 9554 UNIT 16 - SEE SHEET C4.1

LEGEND

* ZONE 4 WEST LOTS TO BE SERVICED BY SHADY BROOK RESERVOIR WITH A BOTTOM ELEVATION OF 607'.

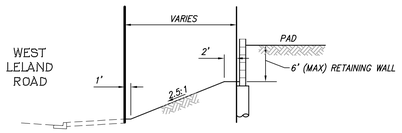
NOTE:
1. WATER ZONE 3 WEST IS SERVICED BY OAK HILLS RESERVOIR (T-8) WITH A BOTTOM ELEVATION OF 467'. THE MAXIMUM PAD ELEVATION FOR LOTS TO BE SERVICED BY THE OAK HILLS RESERVOIR SHALL BE AT 367'.

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
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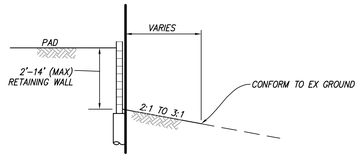
DATE: JUNE 1, 2023 JOB NO. 191073U17

C4.0

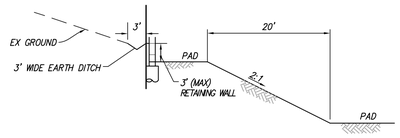
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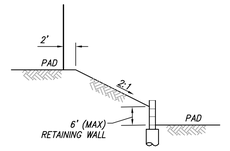
SECTION A-A
NOT TO SCALE



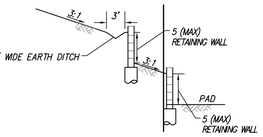
SECTION B-B
NOT TO SCALE



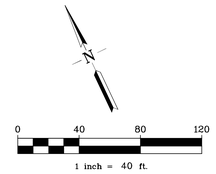
SECTION C-C
NOT TO SCALE

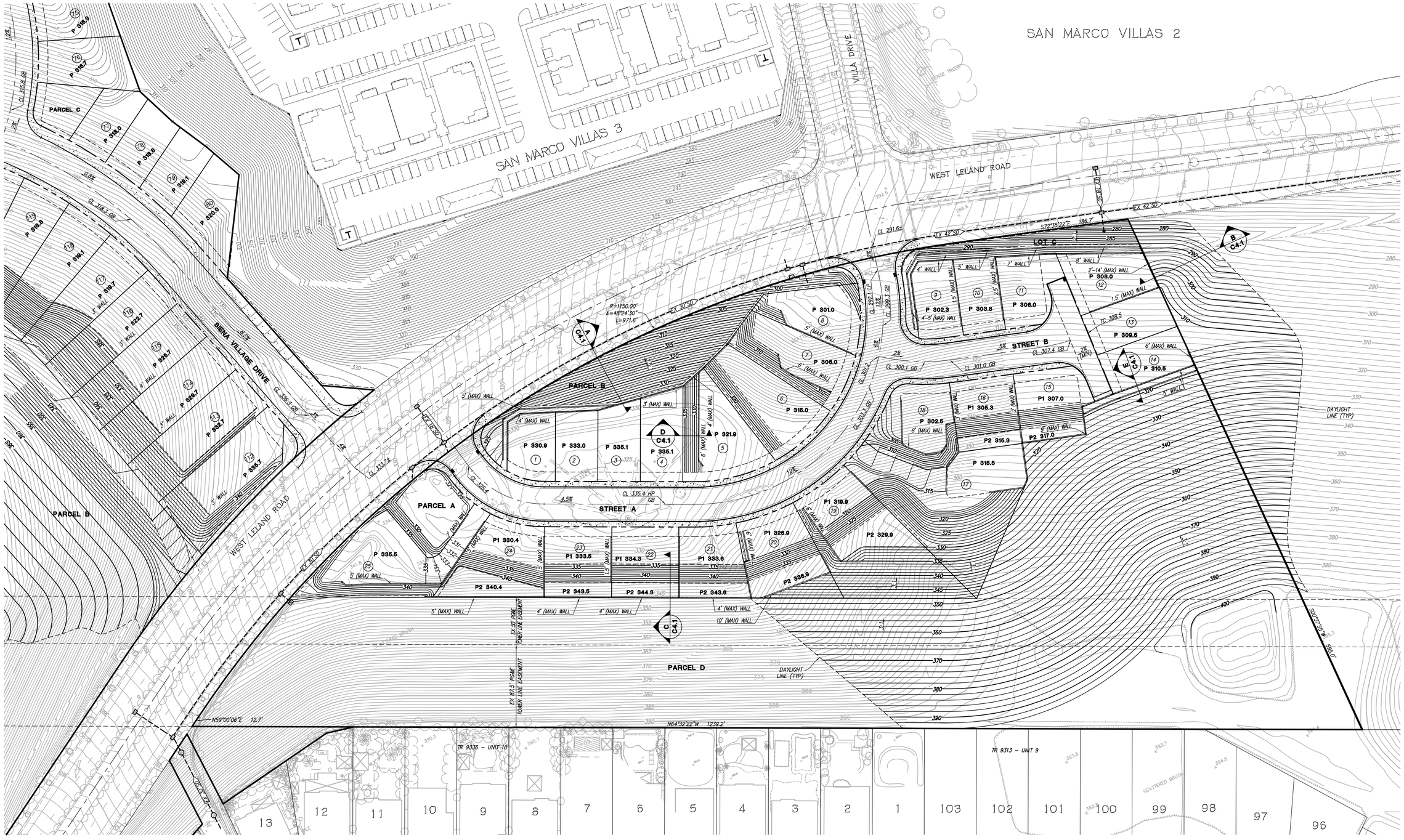


SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE





SUBDIVISION 9753 UNIT 17 - SEE SHEET C4.0

U16 PRELIMINARY GRADING & DRAINAGE PLAN
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.

NOTE:
1. *WATER ZONE 3 WEST IS SERVICED BY OAK HILLS RESERVOIR (T-8) WITH A BOTTOM ELEVATION OF 467'. THE MAXIMUM PAD ELEVATION FOR LOTS TO BE SERVICED BY THE OAK HILLS RESERVOIR SHALL BE AT 367'.*

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PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 1, 2023 JOB NO. 191073U17

C4.1

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U17 PRELIMINARY UTILITY PLAN
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.

NOTE:
1. WATER ZONE 3 WEST IS SERVICED BY OAK HILLS RESERVOIR (T-8) WITH A BOTTOM ELEVATION OF 467'. THE MAXIMUM PAD ELEVATION FOR LOTS TO BE SERVICED BY THE OAK HILLS RESERVOIR SHALL BE AT 367'.

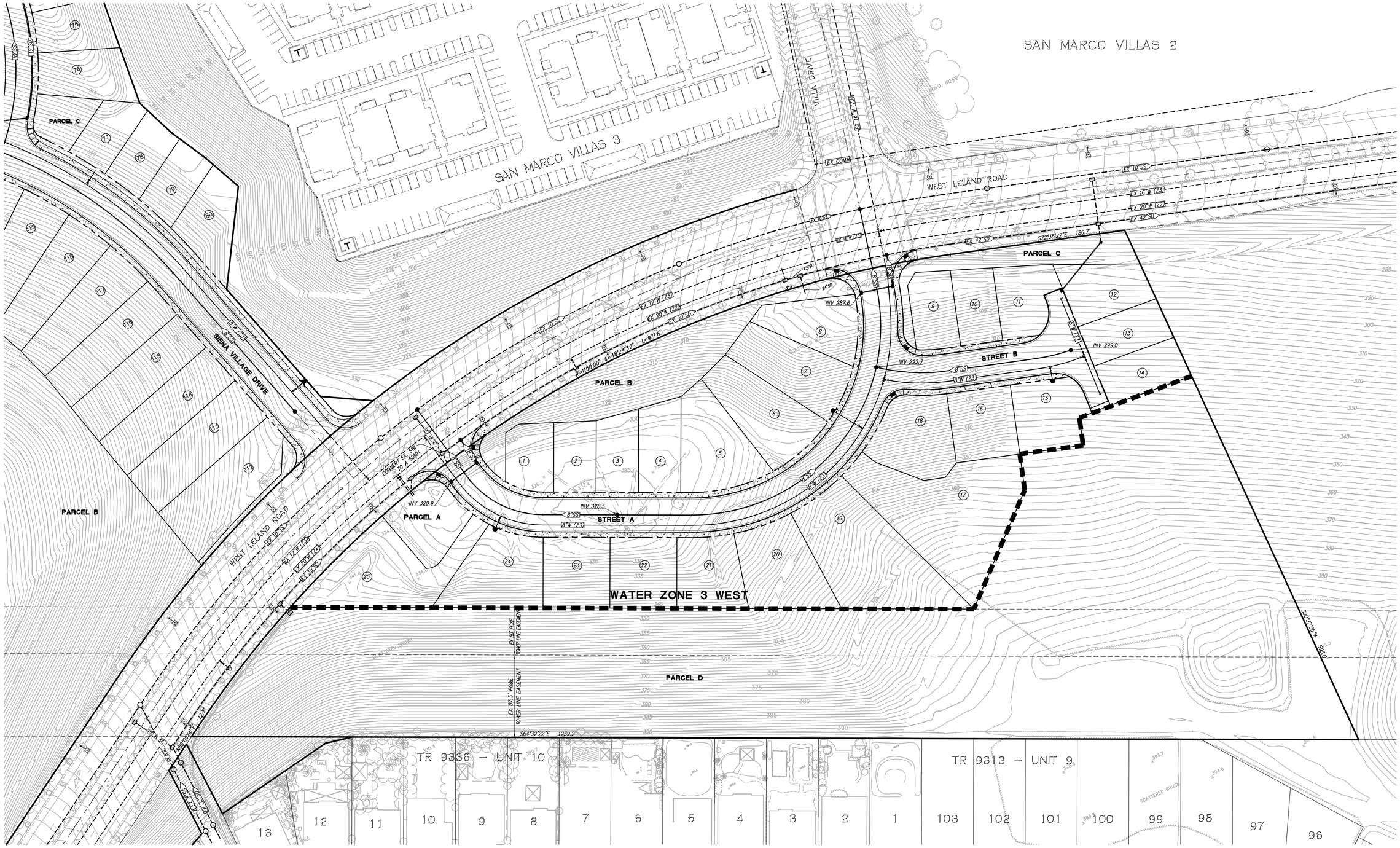
SUBDIVISION 9554 UNIT 16 - SEE SHEET C5.1

RUGGERI-JENSEN-AZAR
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 1, 2023 JOB NO. 191073U17 C5.0

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SUBDIVISION 9753 UNIT 17 - SEE SHEET C5.0



0 40 80 120

1 inch = 40 ft.

U16 PRELIMINARY UTILITY PLAN
VESTING TENTATIVE MAP
SUB 9554 - SIENA AT SAN MARCO

CITY OF PITTSBURG, CONTRA COSTA COUNTY, CALIFORNIA
FOR: WEST COAST HOME BUILDERS, INC.

NOTE:
1. WATER ZONE 3 WEST IS SERVICED BY OAK HILLS RESERVOIR (T-8) WITH A BOTTOM ELEVATION OF 467'. THE MAXIMUM PAD ELEVATION FOR LOTS TO BE SERVICED BY THE OAK HILLS RESERVOIR SHALL BE AT 367'.
2. UNIT 16 IS WITHIN ZONE 3 WEST WATER ZONE PER CITY OF PITTSBURG WATER SYSTEM MASTER PLAN PREPARED BY AKEL, DATED DECEMBER 2015.

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PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: JUNE 1, 2023 JOB NO. 191073U17 C5.1

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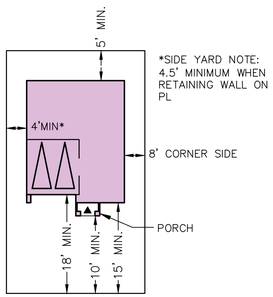
SAN MARCO UNIT 16 & 17

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP
Discovery Builders Inc.
Date 12/15/21

DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	5 TWO STORY	6 TWO STORY	7 THREE STORY	
COUNT	33	26	30	28	34	26	4	181
PERCENT	18.2%	14.3%	16.6%	15.5%	18.8%	14.4%	2.2%	100%



TYPICAL MINIMUM LOT SETBACKS

N.T.S.

MINIMUM LOT SETBACKS (TYP.)

SIENA AT SAN MARCO

SUBDIVISION 9554 UNITS 16 & 17

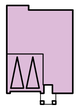
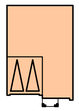
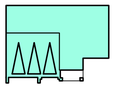
MASTER PLOTTING PLAN

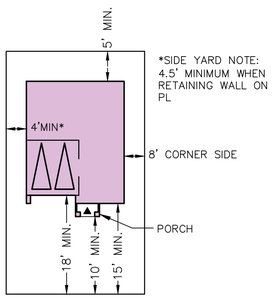
PITTSBURG, CA

DISCOVERY DESIGN GROUP

MAY 8, 2023 SCALE: 1'=80' SHEET 1 OF 2

DISTRIBUTION TABLE

PLAN#	1 TWO STORY	3 TWO STORY	5 TWO STORY	7 THREE STORY	
					
COUNT	7	5	5	8	25
PERCENT	28%	20%	20%	32%	100%



*SIDE YARD NOTE: 4.5' MINIMUM WHEN RETAINING WALL ON PL

TYPICAL MINIMUM LOT SETBACKS

N.T.S.

SIENA AT SAN MARCO
SUBDIVISION 9554 UNITS 16 & 17
MASTER PLOTTING PLAN

PITTSBURG, CA

DISCOVERY DESIGN GROUP

MAY 8, 2023 SCALE: 1'=30' SHEET 2 OF 2



Elevation A



Elevation C

MATERIAL LEGEND

A FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
FOAM BRACKETS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B

Plan 1

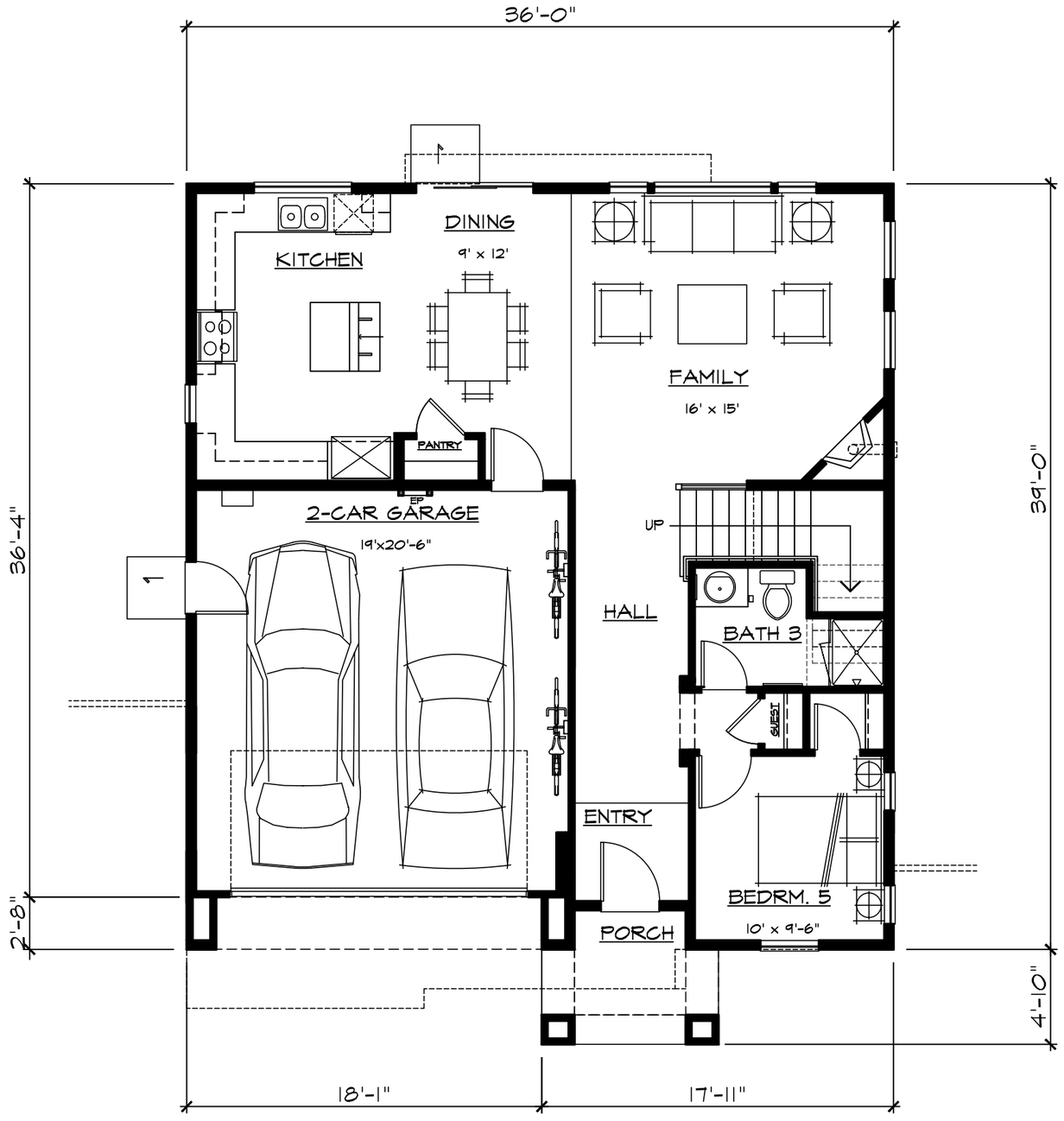
Front Elevations

SAN MARCO
UNIT 16 & 17

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 1
First Floor Plan

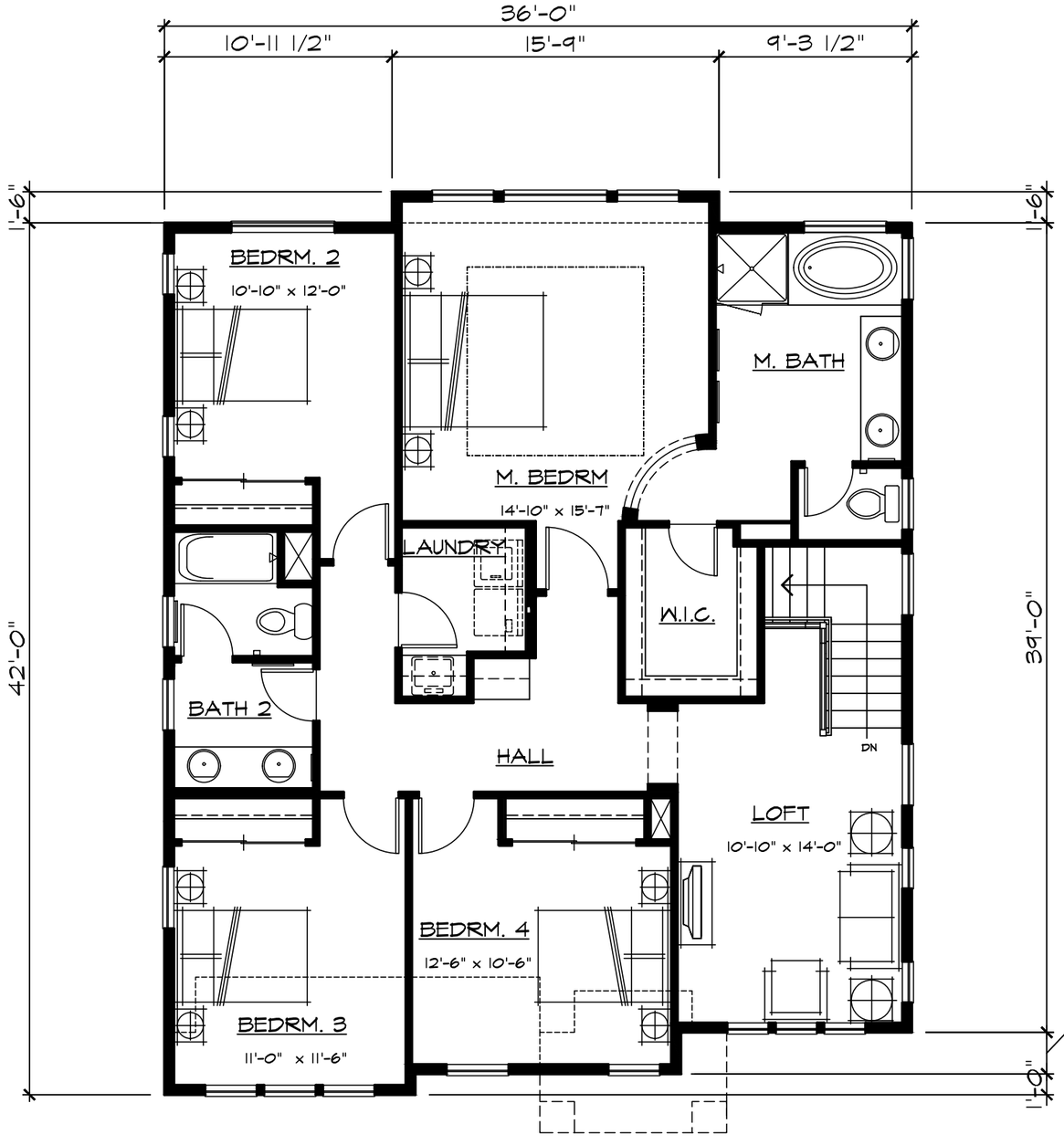
SQUARE FOOTAGE	
FIRST FLOOR	936 SF
SECOND FLOOR	1446 SF
TOTAL LIVING AREA	2382 SF
GARAGE	4040 SF
PORCH	91 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 1
Second Floor Plan

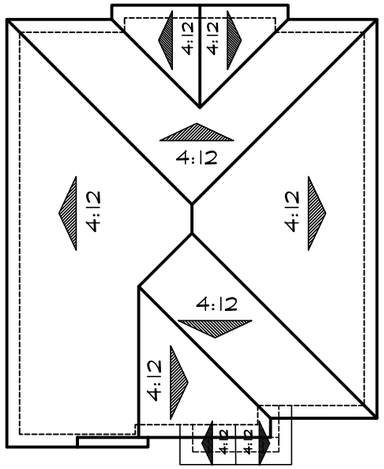
SQUARE FOOTAGE	
FIRST FLOOR	936 SF
SECOND FLOOR	1446 SF
TOTAL LIVING AREA	2382 SF
GARAGE	4040 SF
PORCH	91 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'A'

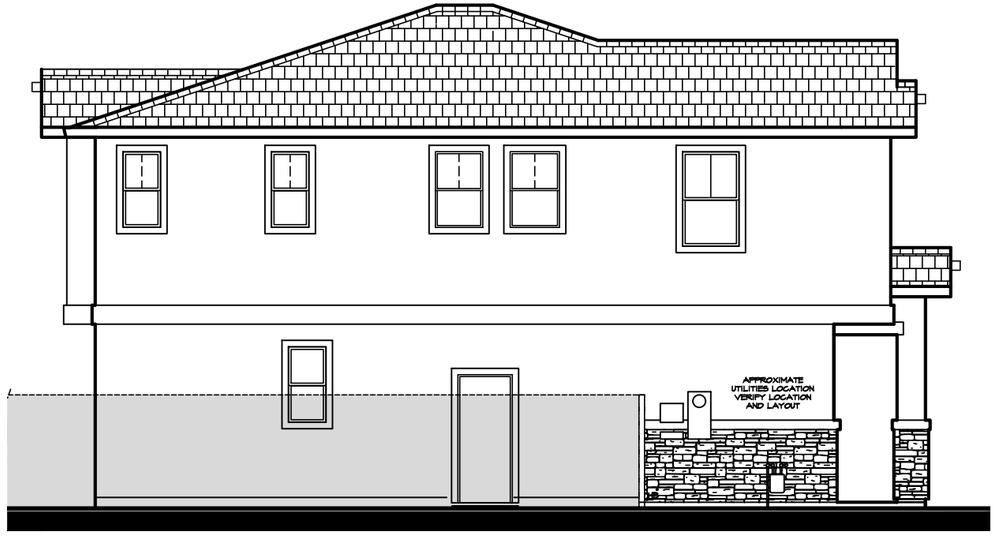
0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

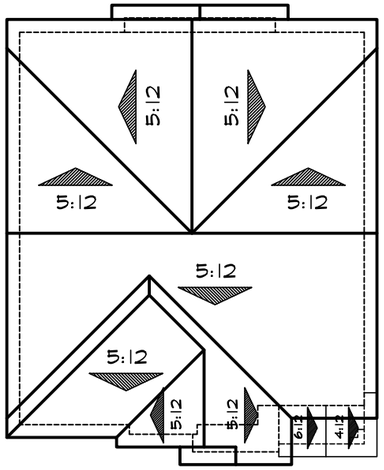
Plan 1
Elevations - 'A'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY DESIGN GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'B'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

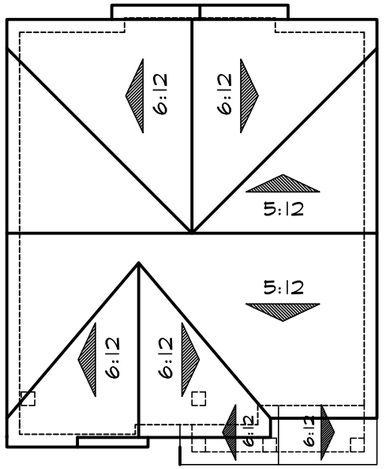
Plan 1
Elevations - 'B'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 1
Elevations - 'C'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Elevation A



Elevation C

MATERIAL LEGEND

A FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
FOAM BRACKETS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B

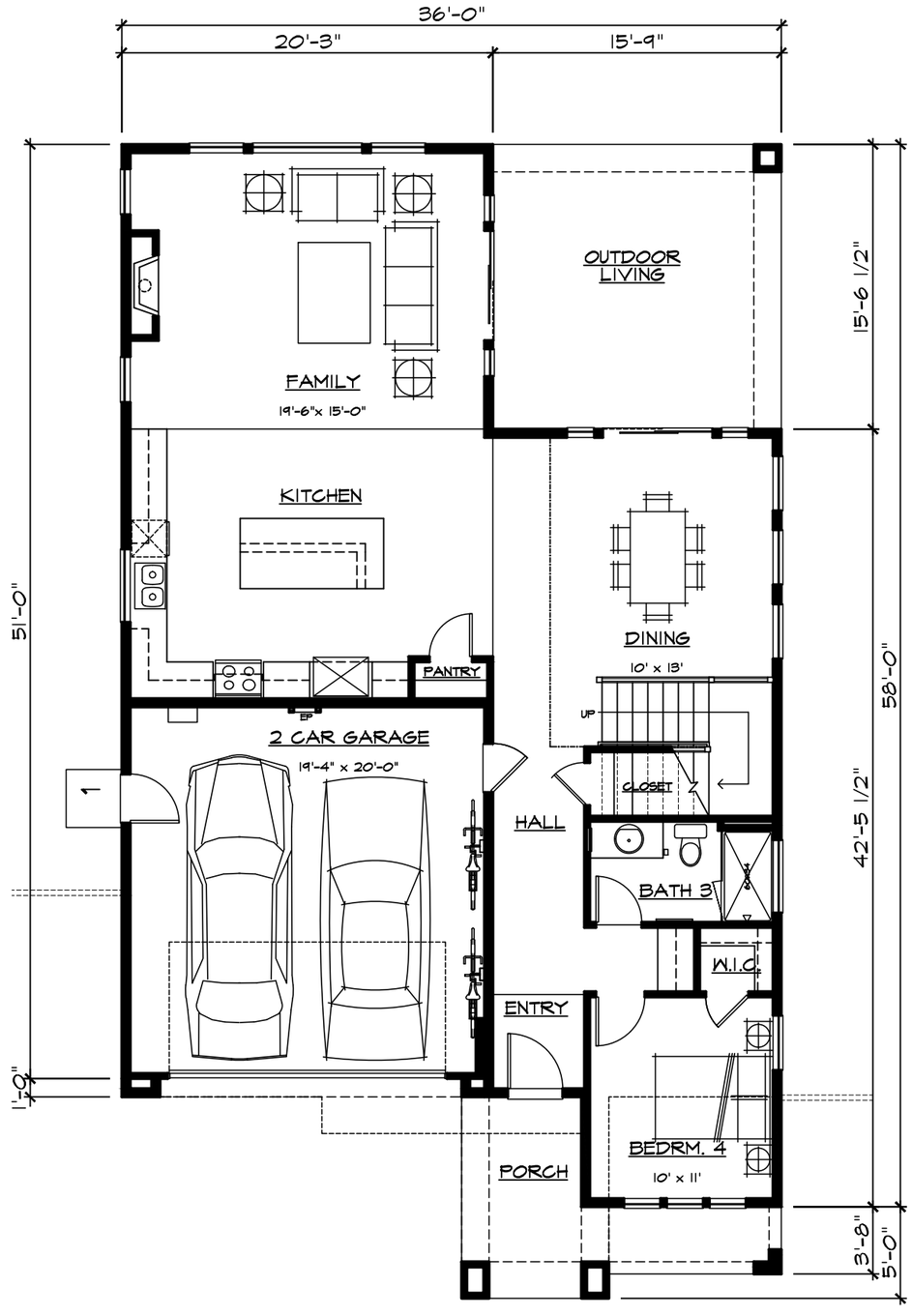
Plan 2
Front Elevations

SAN MARCO
UNIT 16 & 17

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 2
First Floor Plan

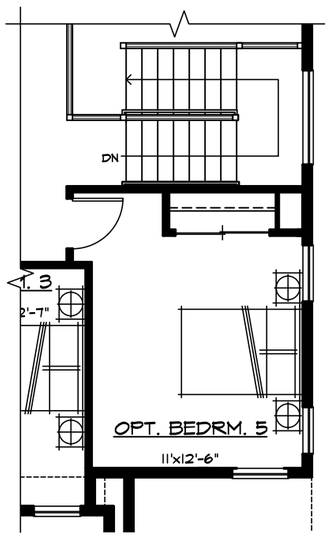
SQUARE FOOTAGE	
FIRST FLOOR	1271 SF
SECOND FLOOR	1408 SF
TOTAL LIVING AREA	2679 SF
GARAGE	402 SF
PORCH	114 SF
COVERED PATIO	245 SF

0 2 4 6 8 16

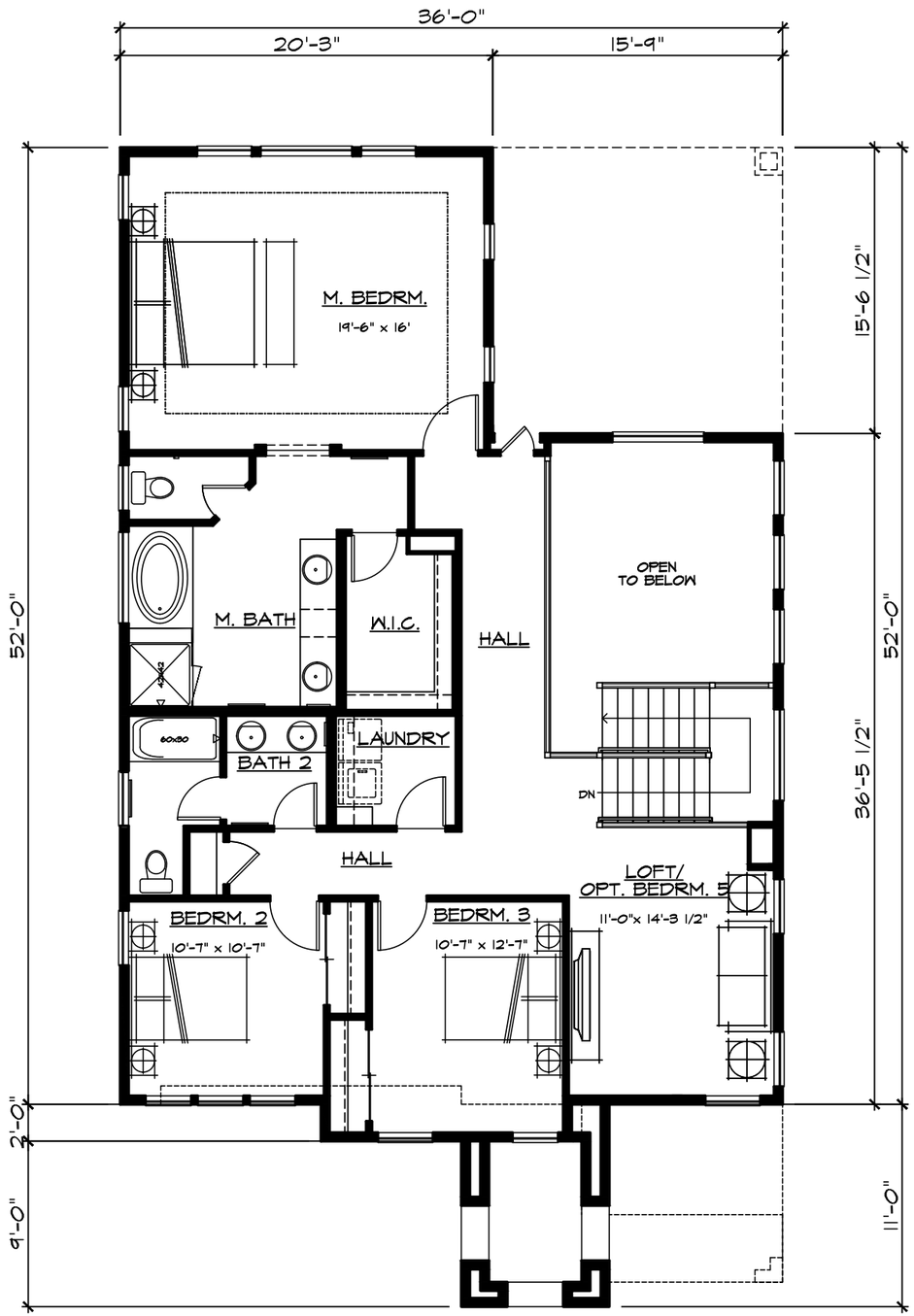
SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY DESIGN GROUP

Discovery Builders Inc.
Date 12/15/2021



Opt. Bedrm. 5



Plan 2
Second Floor Plan

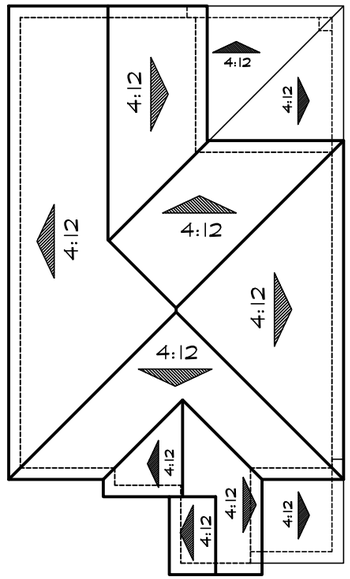
SQUARE FOOTAGE	
FIRST FLOOR	1271 SF
SECOND FLOOR	1408 SF
TOTAL LIVING AREA	2679 SF
GARAGE	402 SF
PORCH	114 SF
COVERED PATIO	245 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

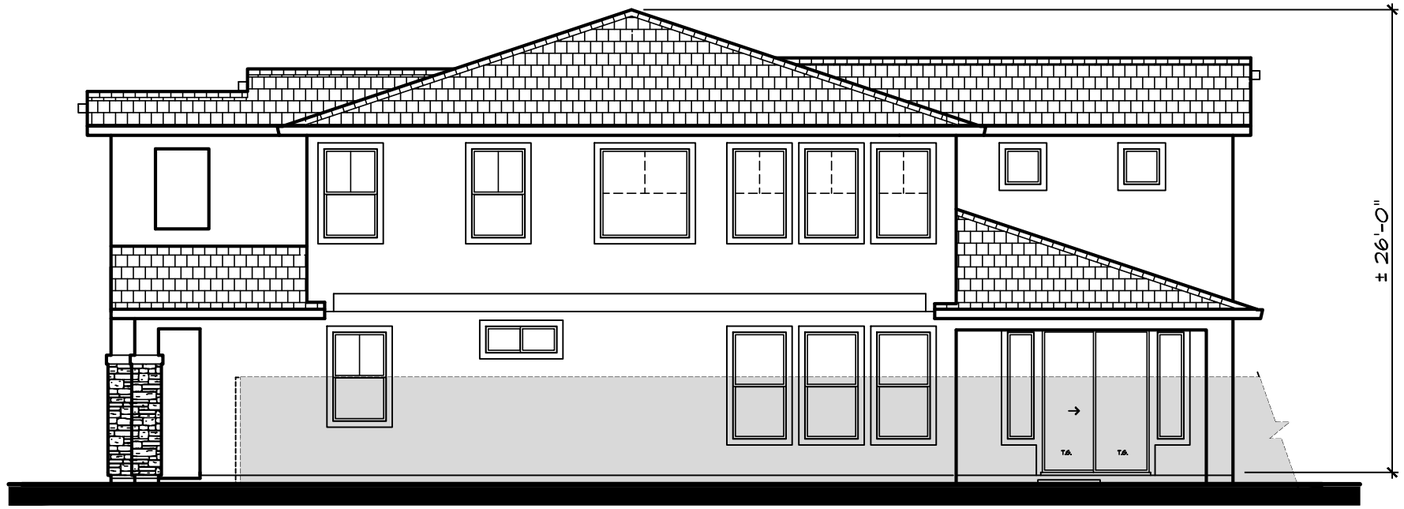
DISCOVERY DESIGN GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'A'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

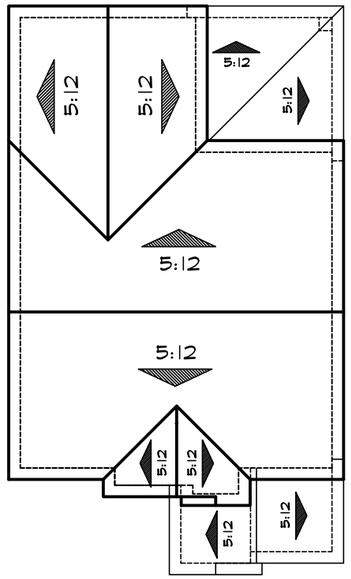
Plan 2
Elevations - 'A'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'B'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

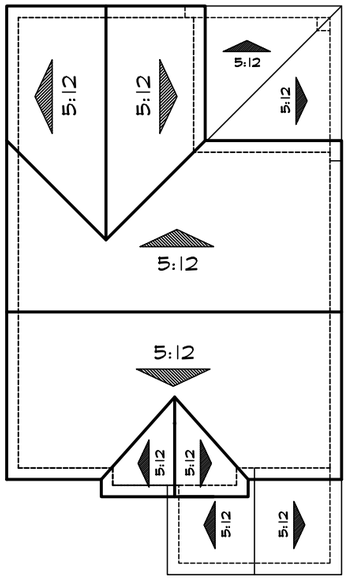
Plan 2
Elevations - 'B'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 2
Elevations - 'C'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Elevation A



Elevation C

MATERIAL LEGEND

A FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
FOAM BRACKETS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B

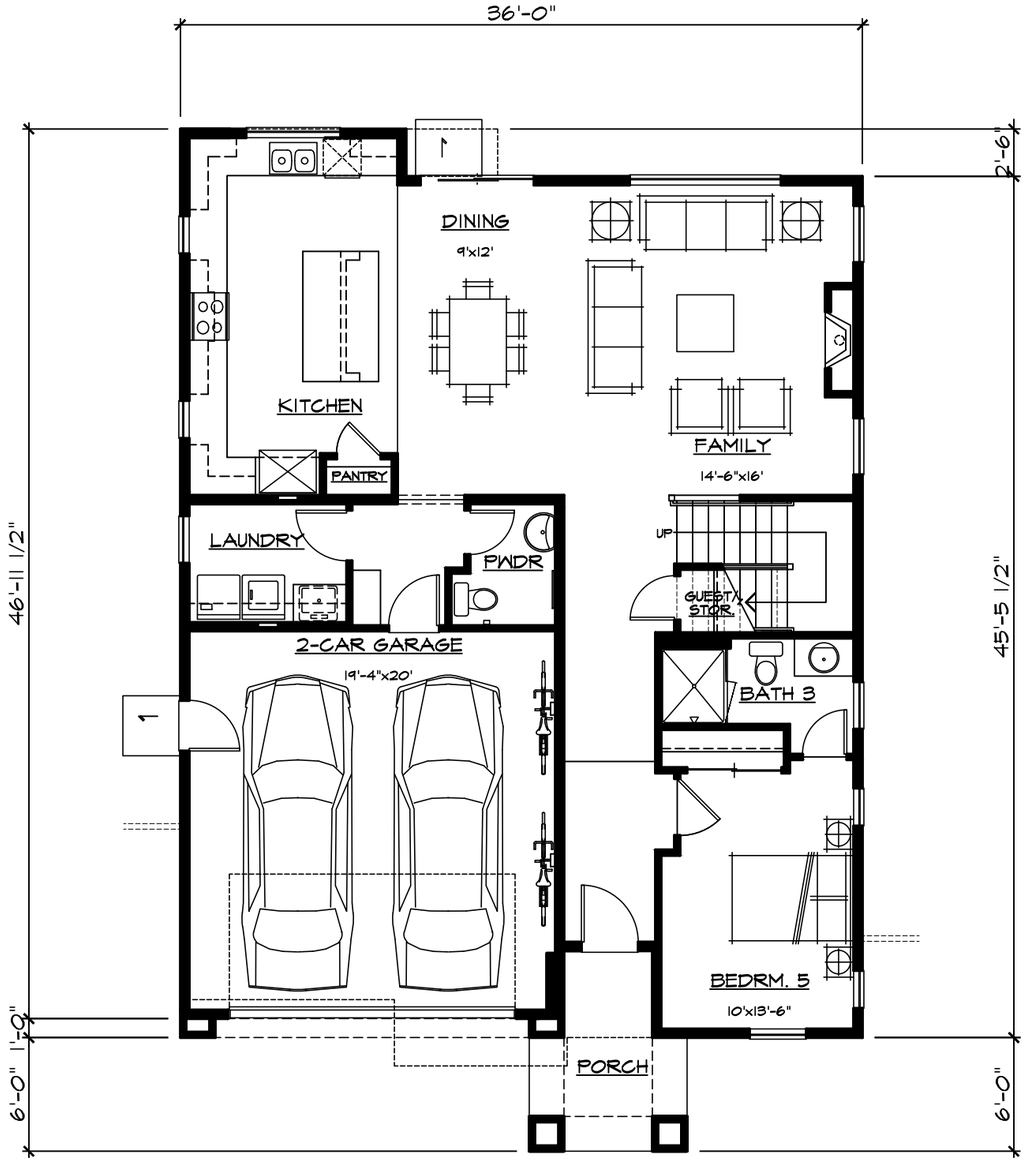
Plan 3
Front Elevations

SAN MARCO
UNIT 16 & 17

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 3
First Floor Plan

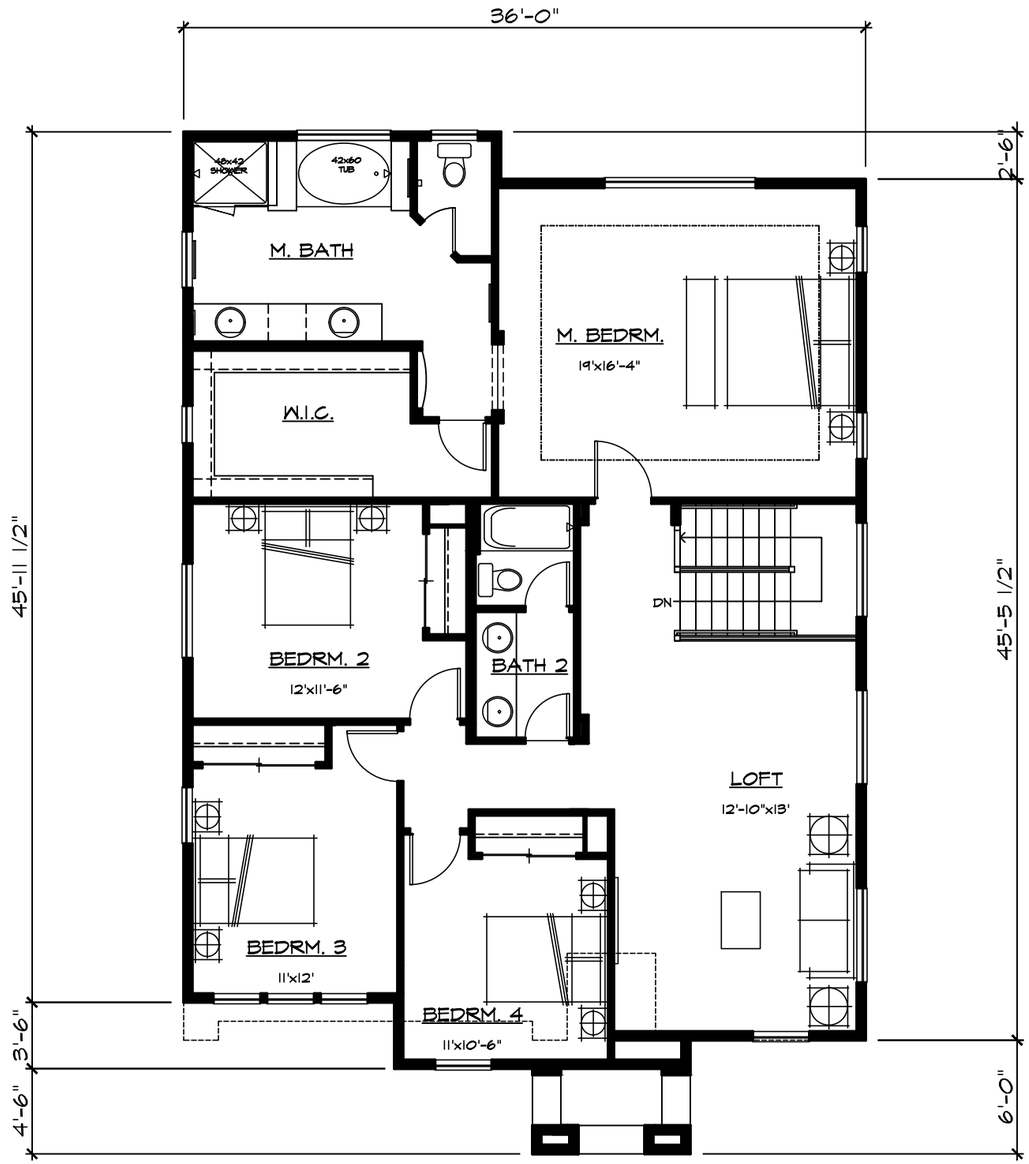
SQUARE FOOTAGE	
FIRST FLOOR	1218 SF
SECOND FLOOR	1609 SF
TOTAL LIVING AREA	2827 SF
GARAGE	407 SF
PORCH	71 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 3
Second Floor Plan

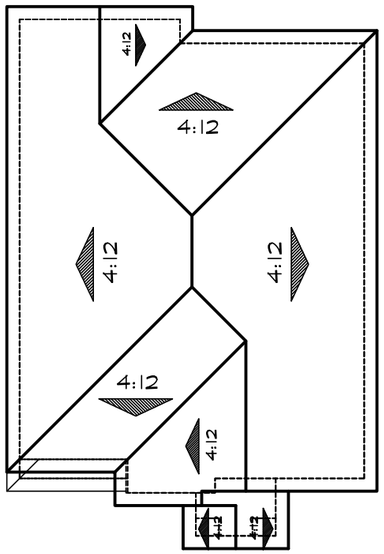
SQUARE FOOTAGE	
FIRST FLOOR	1218 SF
SECOND FLOOR	1609 SF
TOTAL LIVING AREA	2827 SF
GARAGE	407 SF
PORCH	71 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

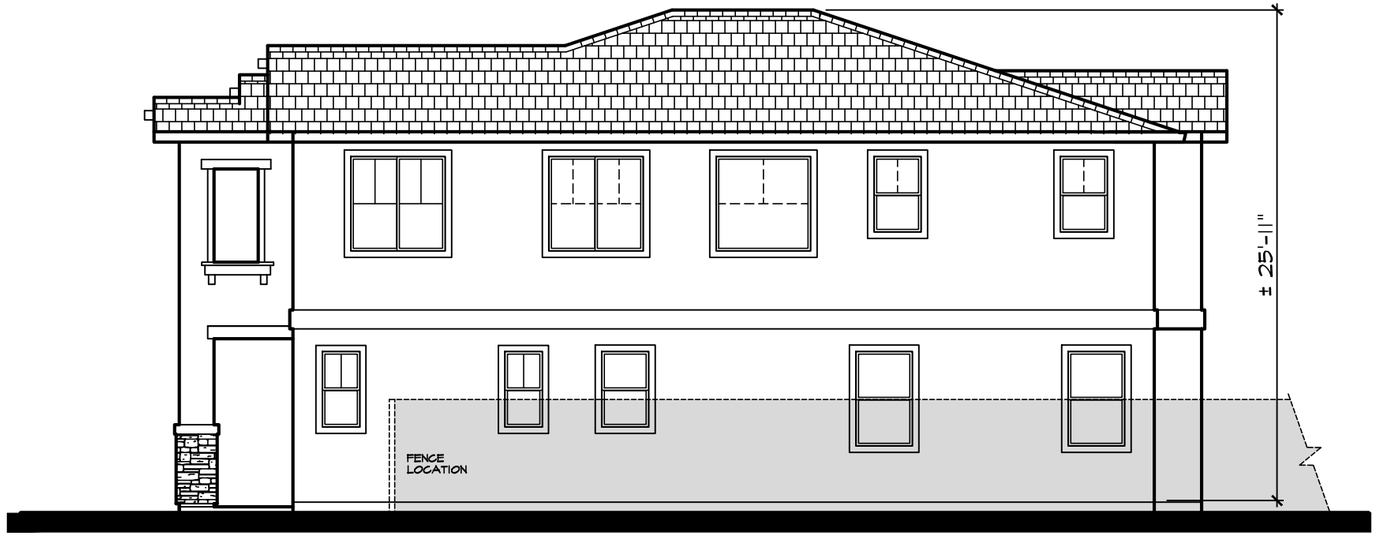
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'A'

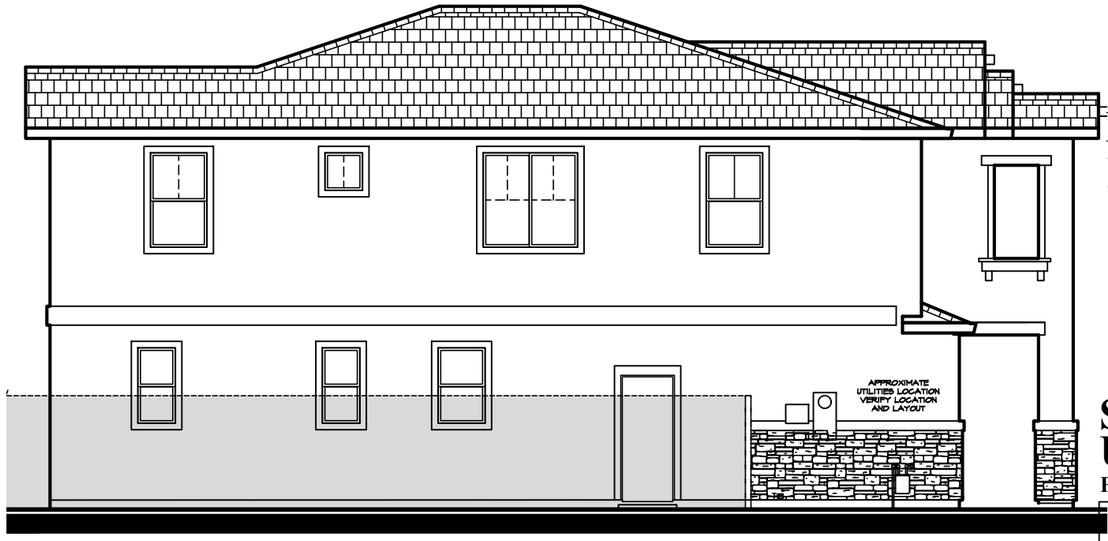
0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

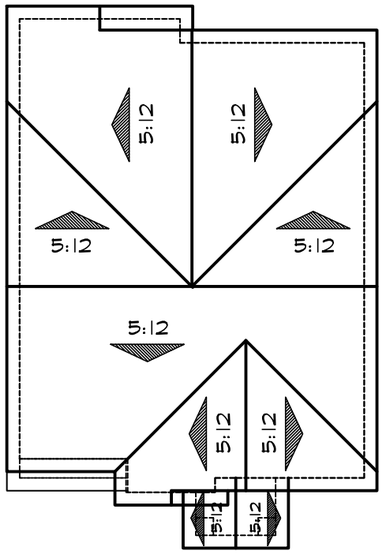
Plan 3
Elevations - 'A'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'B'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

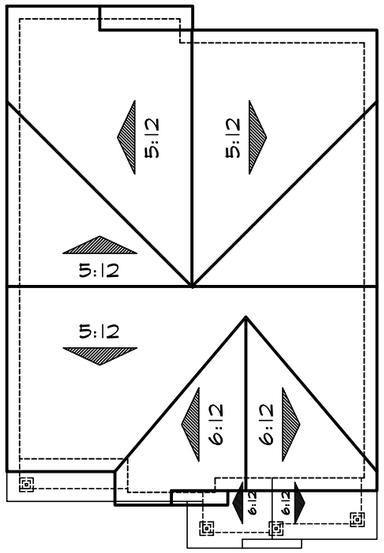
Plan 3
Elevations - 'B'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 3
Elevations - 'C'

0 2 4 6 8 16

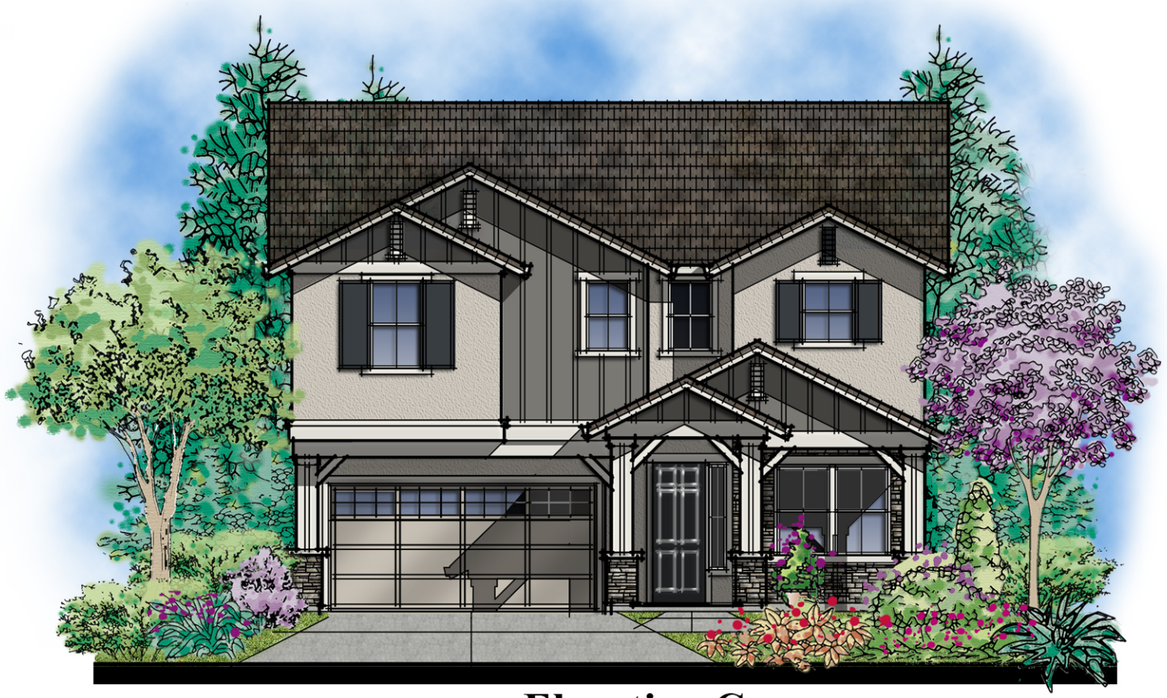
SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Elevation A



Elevation C

MATERIAL LEGEND

A FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
FOAM BRACKETS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



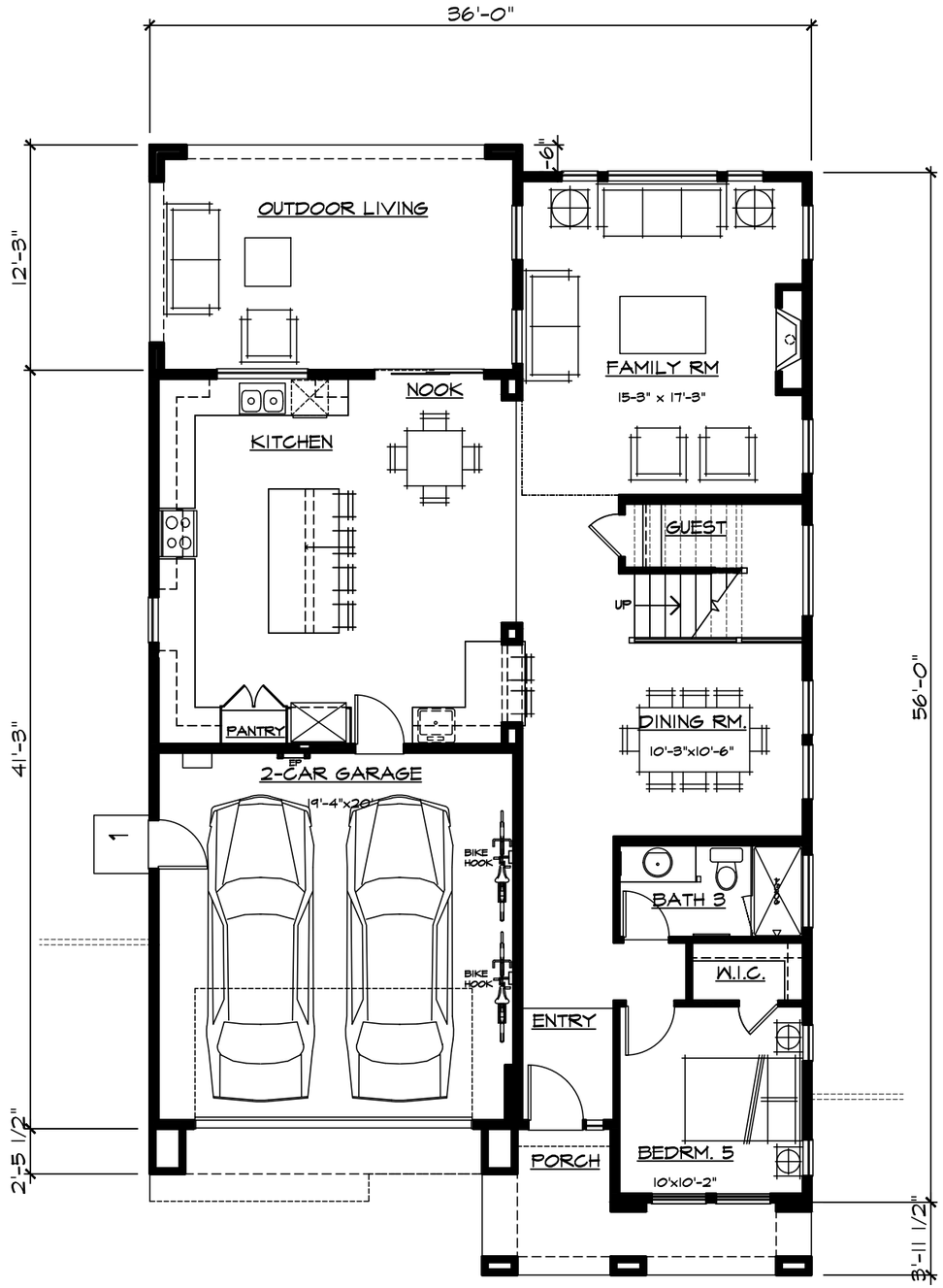
Elevation B

Plan 4
Front Elevations
SAN MARCO UNIT 16 & 17

PITTSBURG, CA

DISCOVERY DESIGN GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 4
First Floor Plan

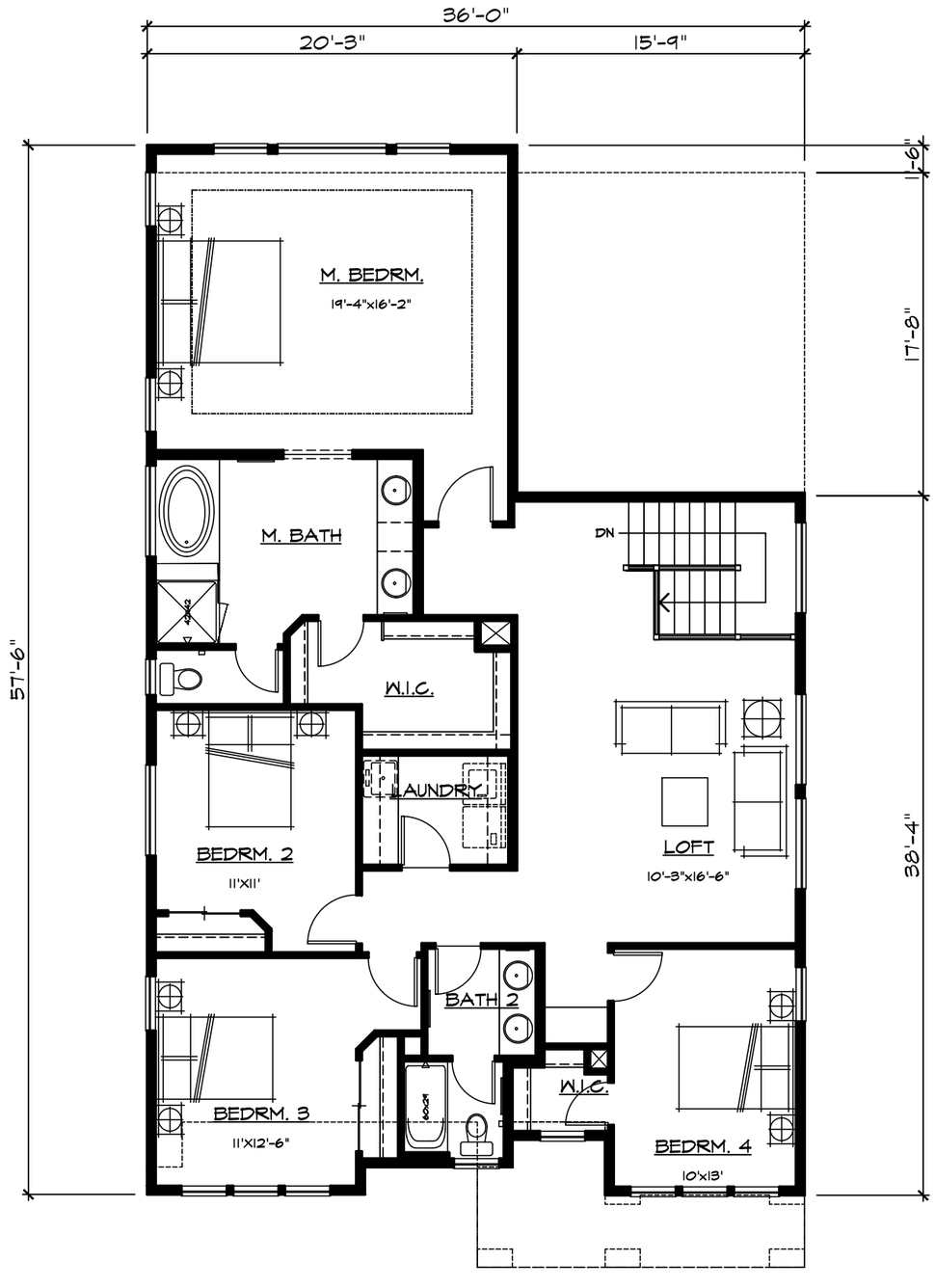
SQUARE FOOTAGE	
FIRST FLOOR	1298 SF
SECOND FLOOR	1665 SF
TOTAL LIVING AREA	2963 SF
GARAGE	405 SF
PORCH	94 SF
OUTDOOR LIVING	243 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 4
Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1298 SF
SECOND FLOOR	1665 SF
TOTAL LIVING AREA	2963 SF
GARAGE	405 SF
PORCH	94 SF
OUTDOOR LIVING	243 SF

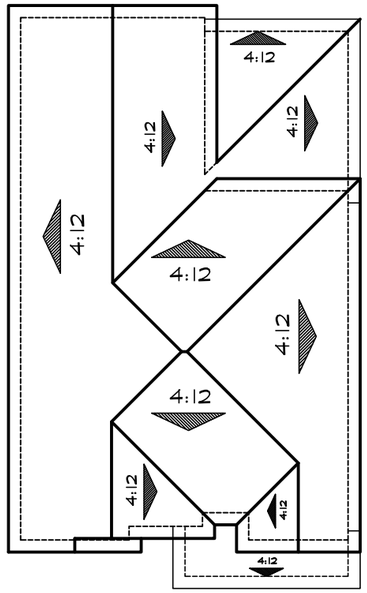
0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17

PITTSBURG, CA

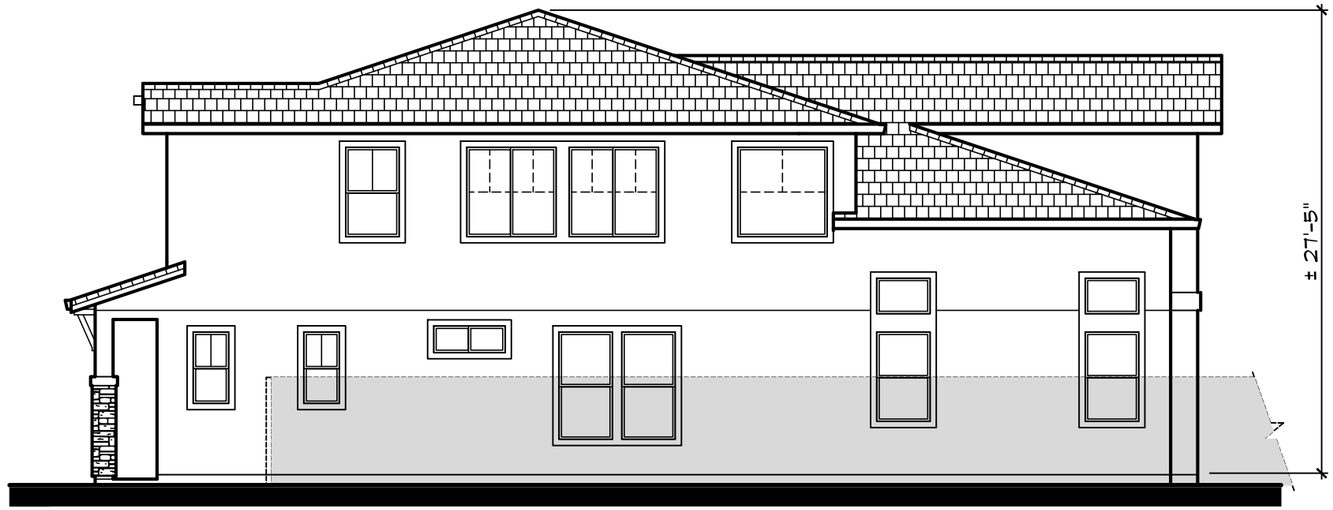
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'A'

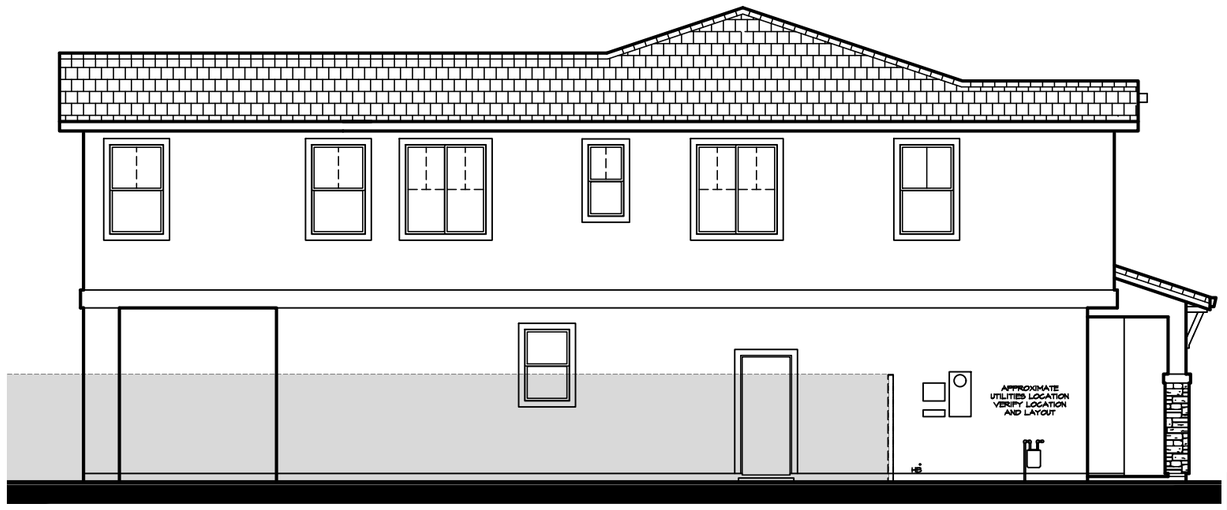
0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

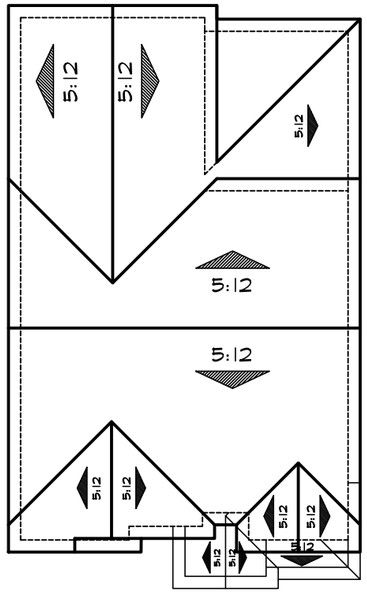
Plan 4
Elevations - 'A'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'B'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

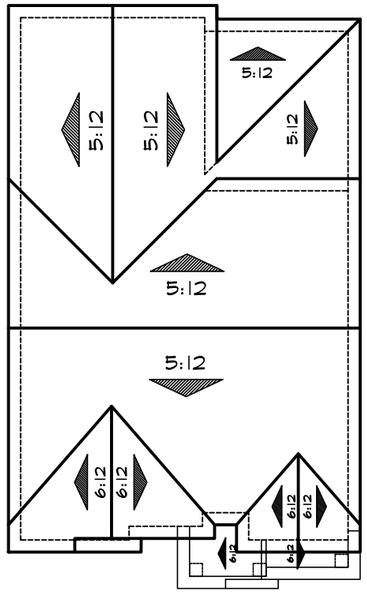
Plan 4
Elevations - 'B'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 4
Elevations - 'C'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Elevation A



Elevation C

MATERIAL LEGEND

A FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
FOAM BRACKETS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B

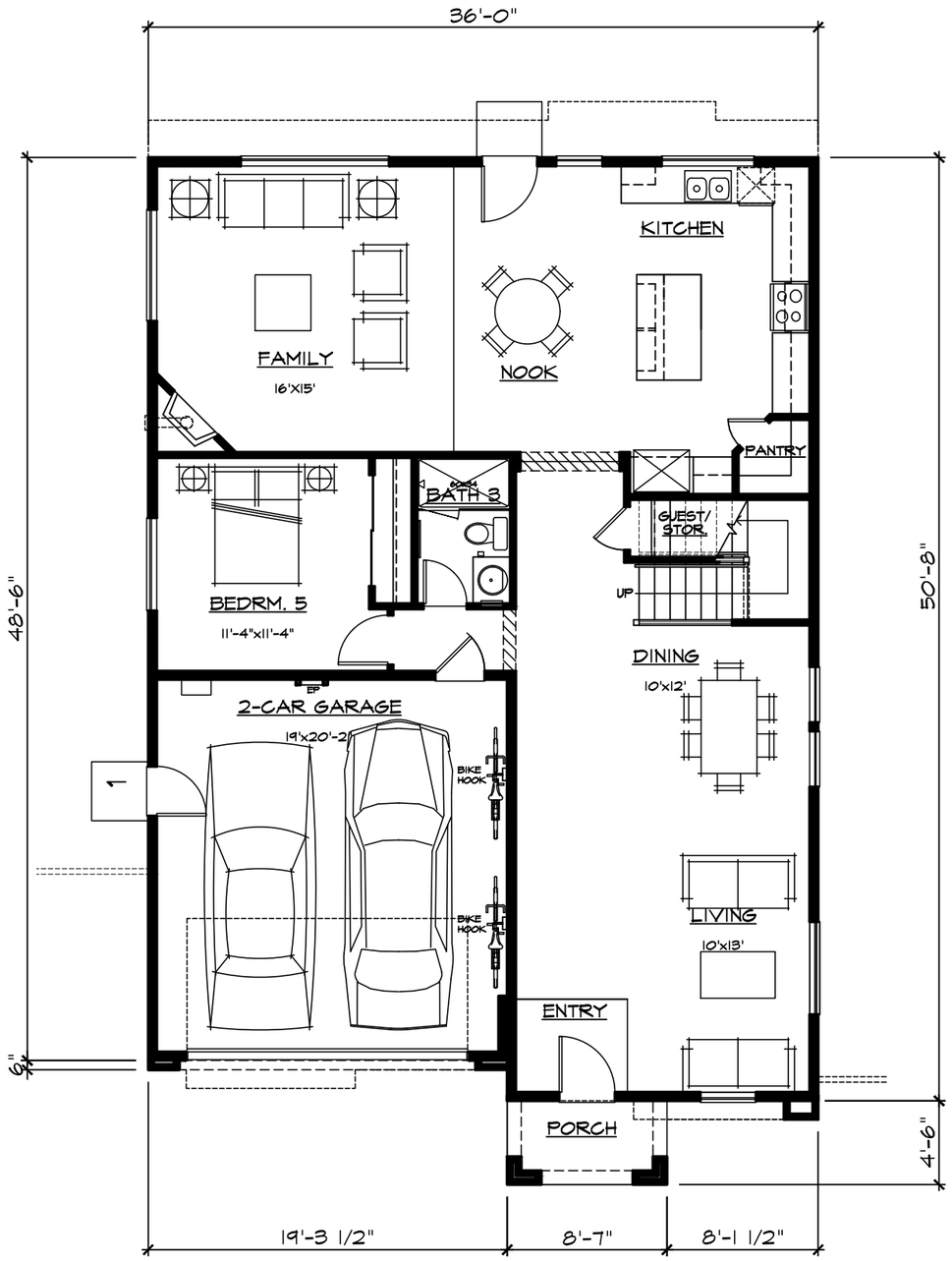
Plan 5
Front Elevations

SAN MARCO
UNIT 16 & 17

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 5
First Floor Plan

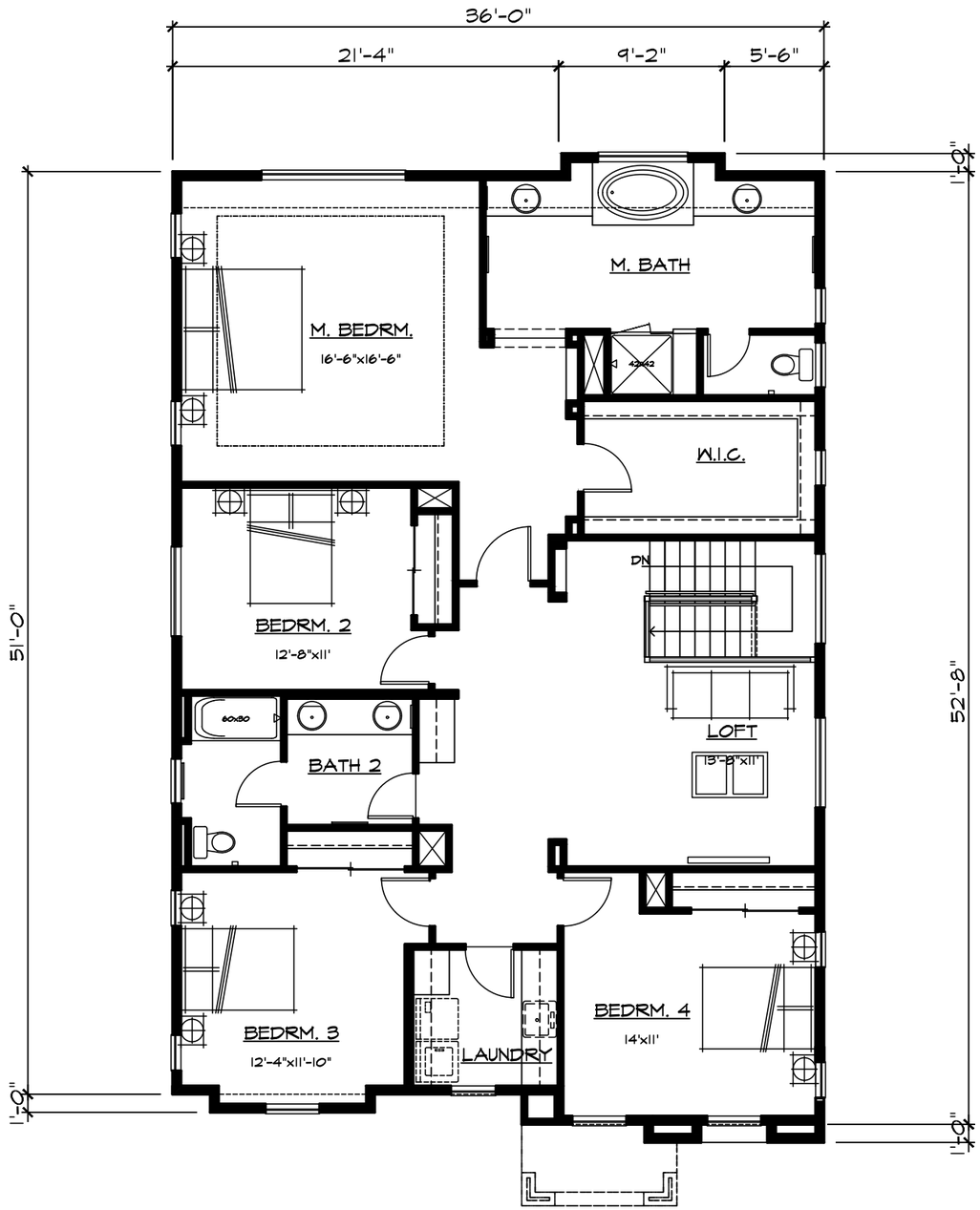
SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1820 SF
TOTAL LIVING AREA	3208 SF
GARAGE	395 SF
PORCH	39 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 5
Second Floor Plan

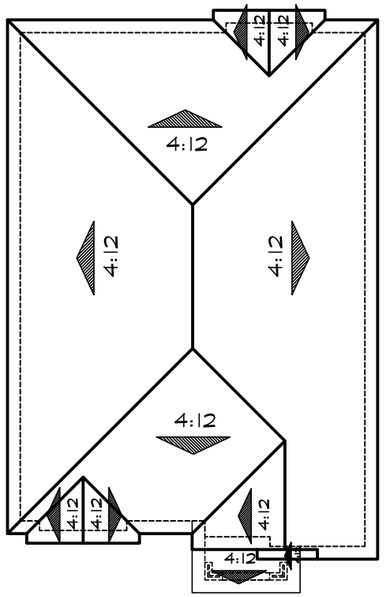
SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1820 SF
TOTAL LIVING AREA	3208 SF
GARAGE	395 SF
PORCH	39 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

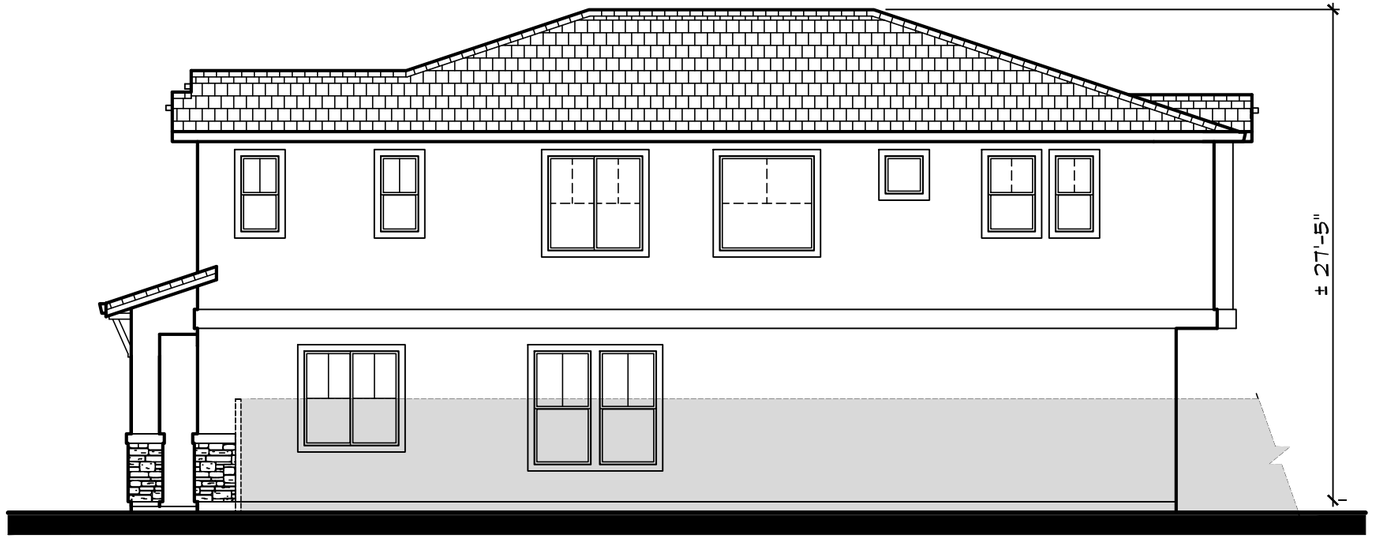
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'A'

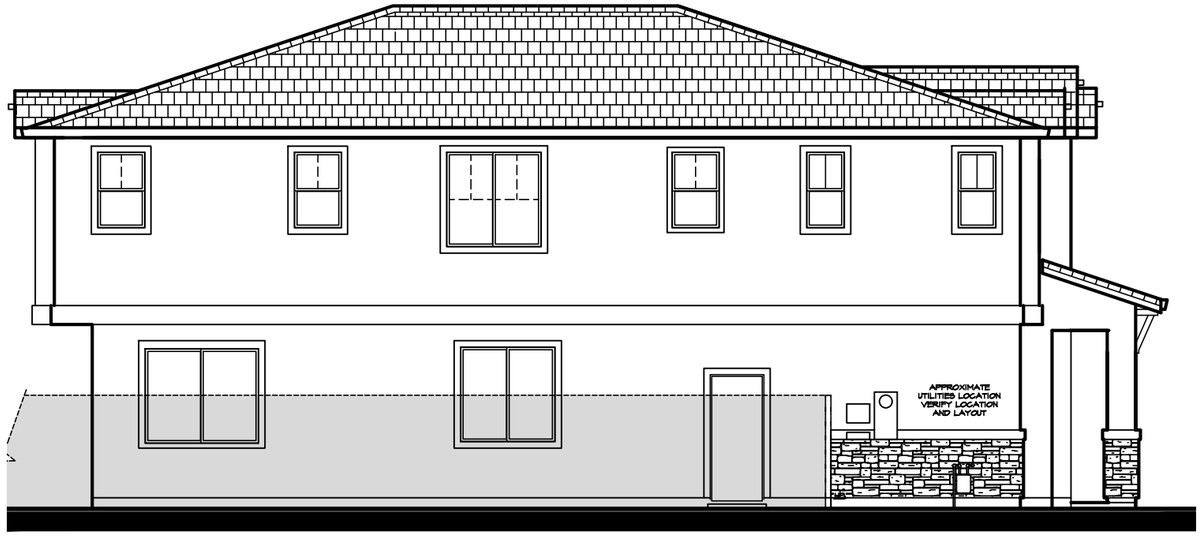
0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

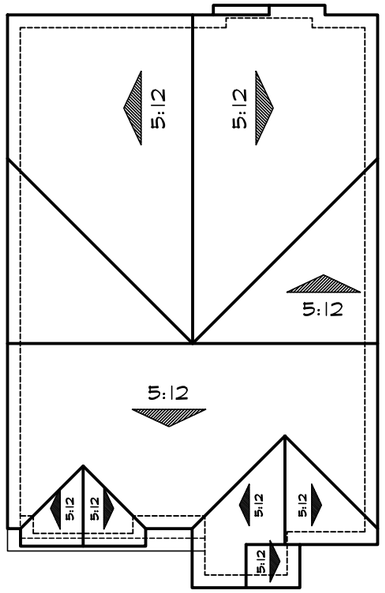
Plan 5
Elevations - 'A'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY DESIGN GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'B'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

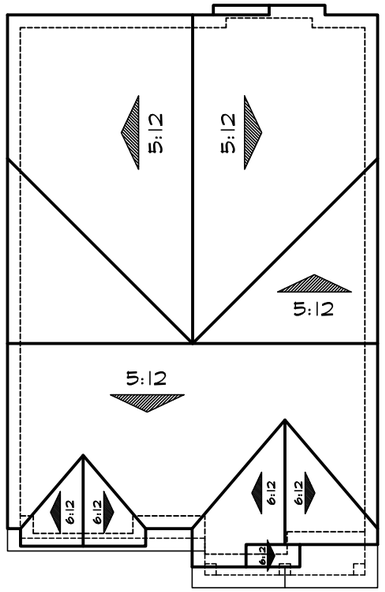
Plan 5
Elevations - 'B'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 5
Elevations - 'C'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY DESIGN GROUP

Discovery Builders Inc.
Date 12/15/2021



Elevation A



Elevation C

MATERIAL LEGEND

A FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
FOAM BRACKETS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
GABLE ROOFS
STUCCO BODY
STUCCO TRIM
BOARD & BATTEN SIDING
WOOD TRIM
MOCK VENTS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B

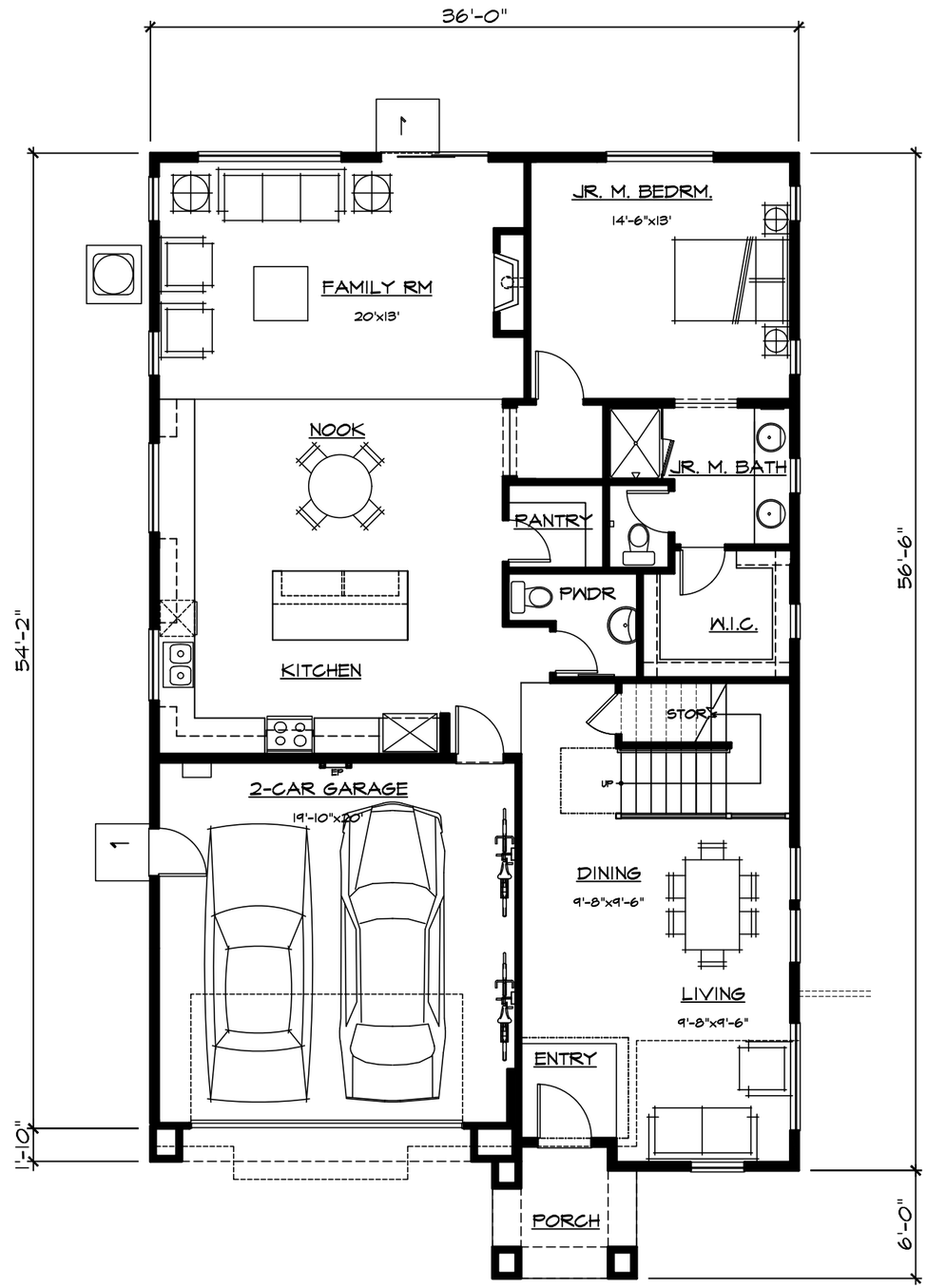
Plan 6
Front Elevations

SAN MARCO
UNIT 16 & 17

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 6
First Floor Plan

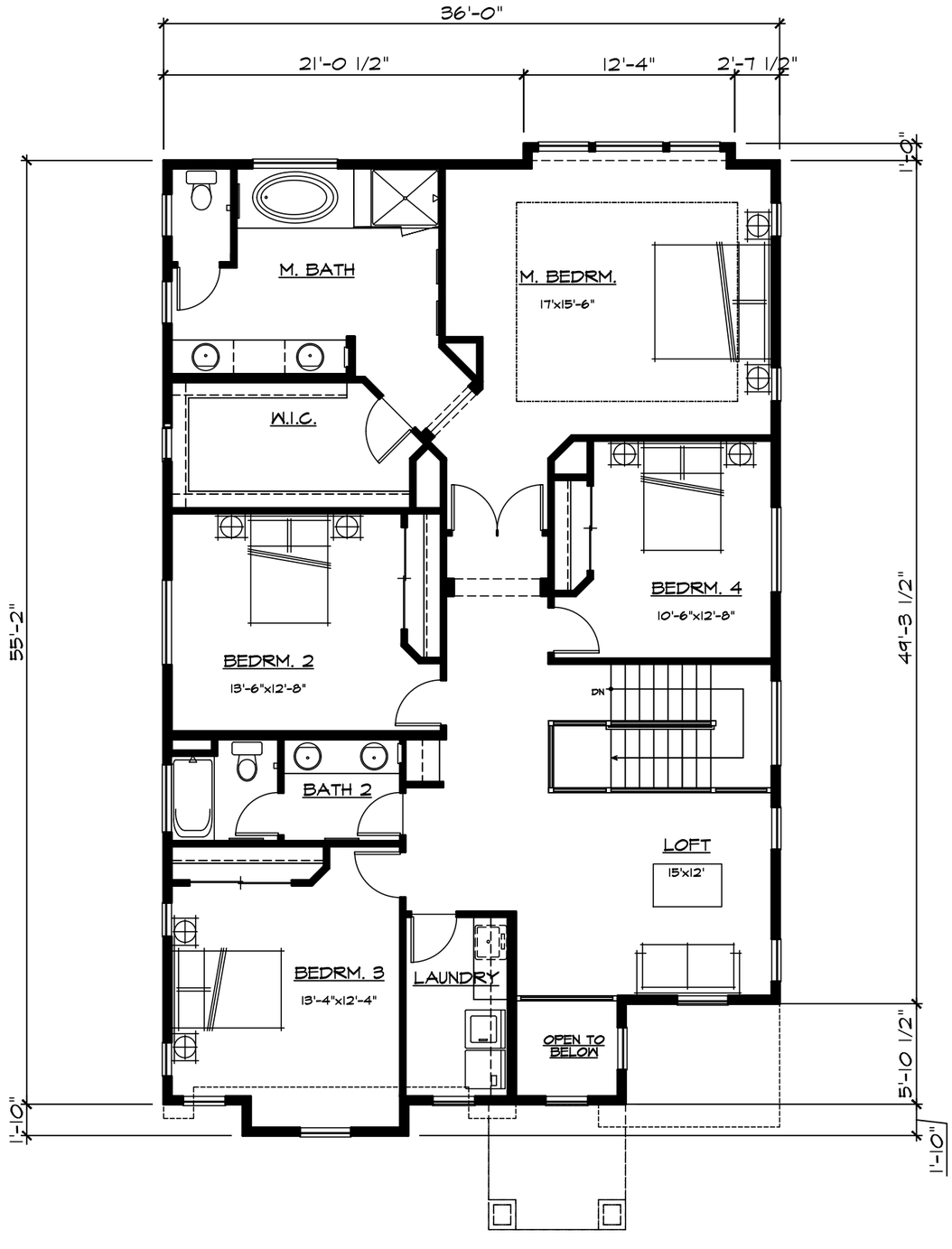
SQUARE FOOTAGE	
FIRST FLOOR	1567 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3417 SF
GARAGE	413 SF
PORCH	53 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 6
Second Floor Plan

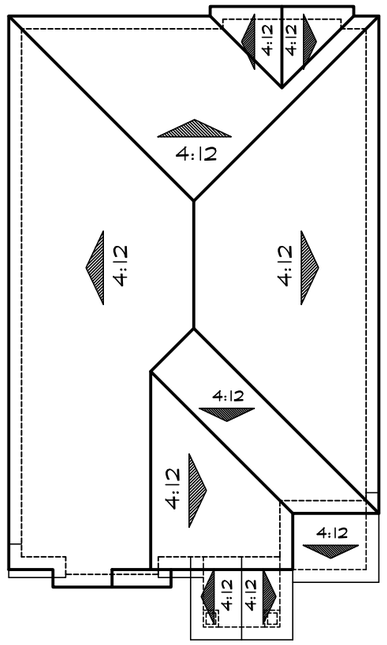
SQUARE FOOTAGE	
FIRST FLOOR	1567 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3417 SF
GARAGE	413 SF
PORCH	53 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'A'

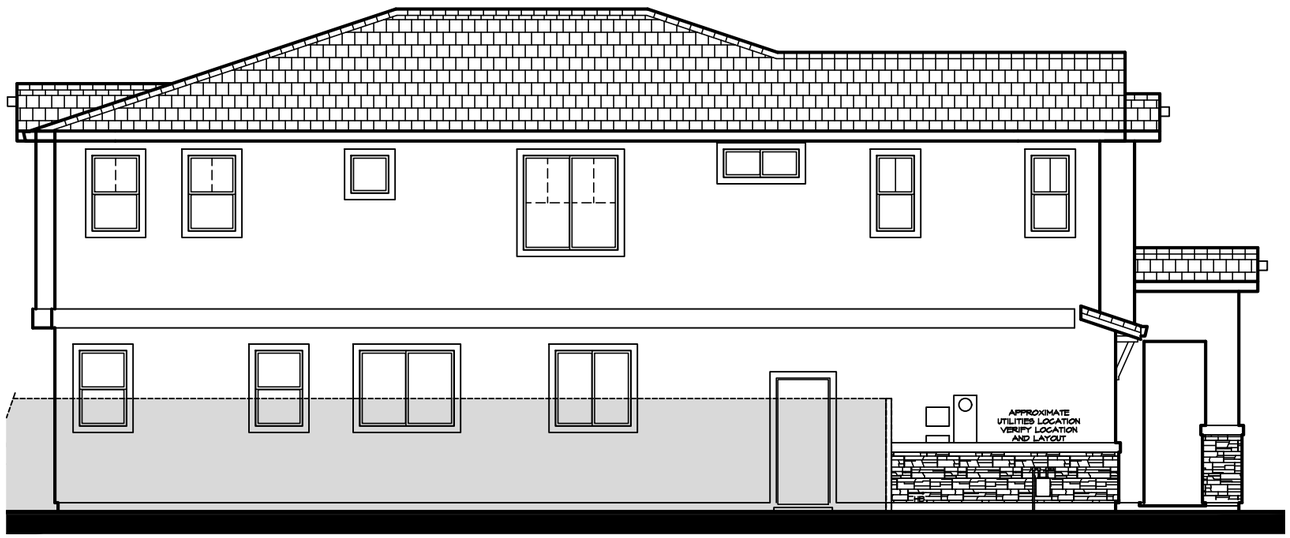
0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

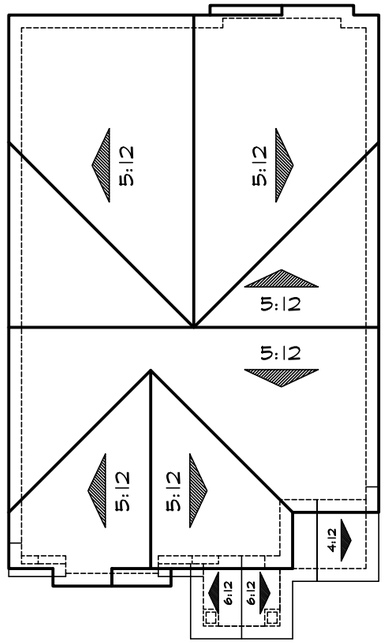
Plan 6
Elevations - 'A'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021

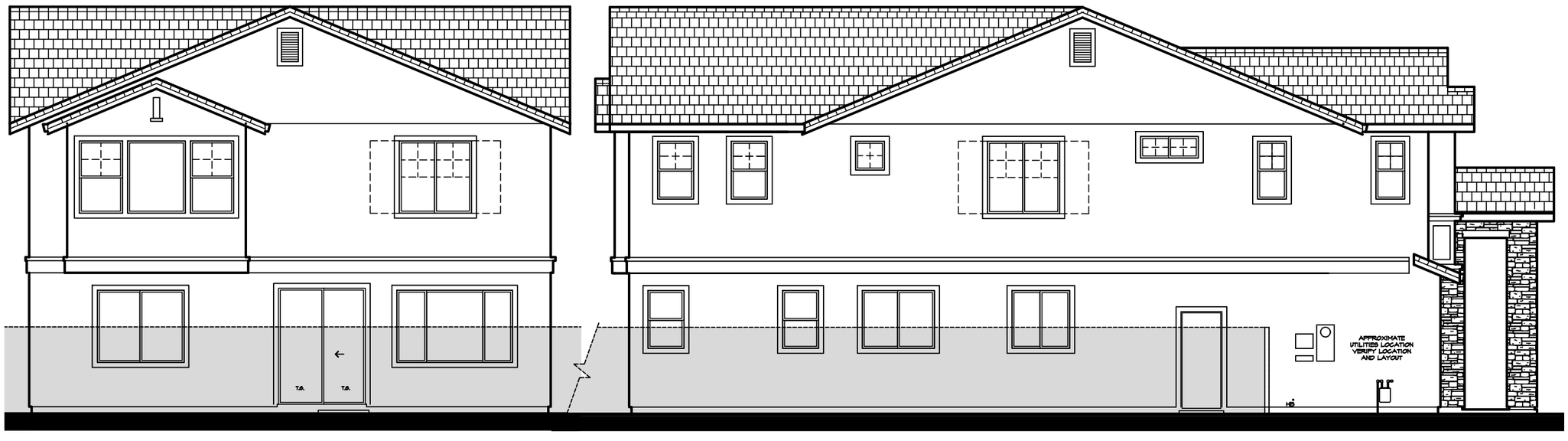


Roof Plan 'B'

0 2 4 6 8 16



Right



Rear

Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

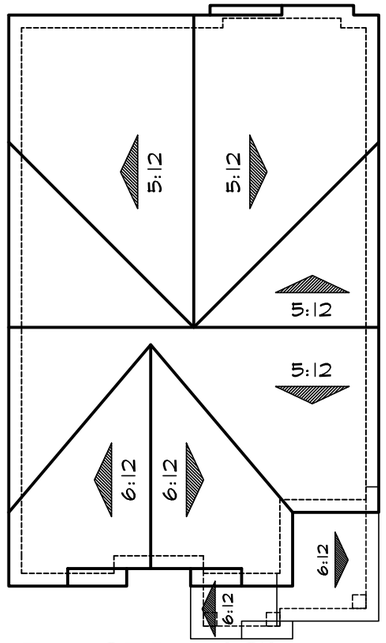
Plan 6
Elevations - 'B'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Roof Plan 'C'

0 2 4 6 8 16



Right



Rear



Left

DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

Plan 6
Elevations - 'C'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Elevation A



Elevation B

MATERIAL LEGEND

A FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
FOAM BRACKETS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

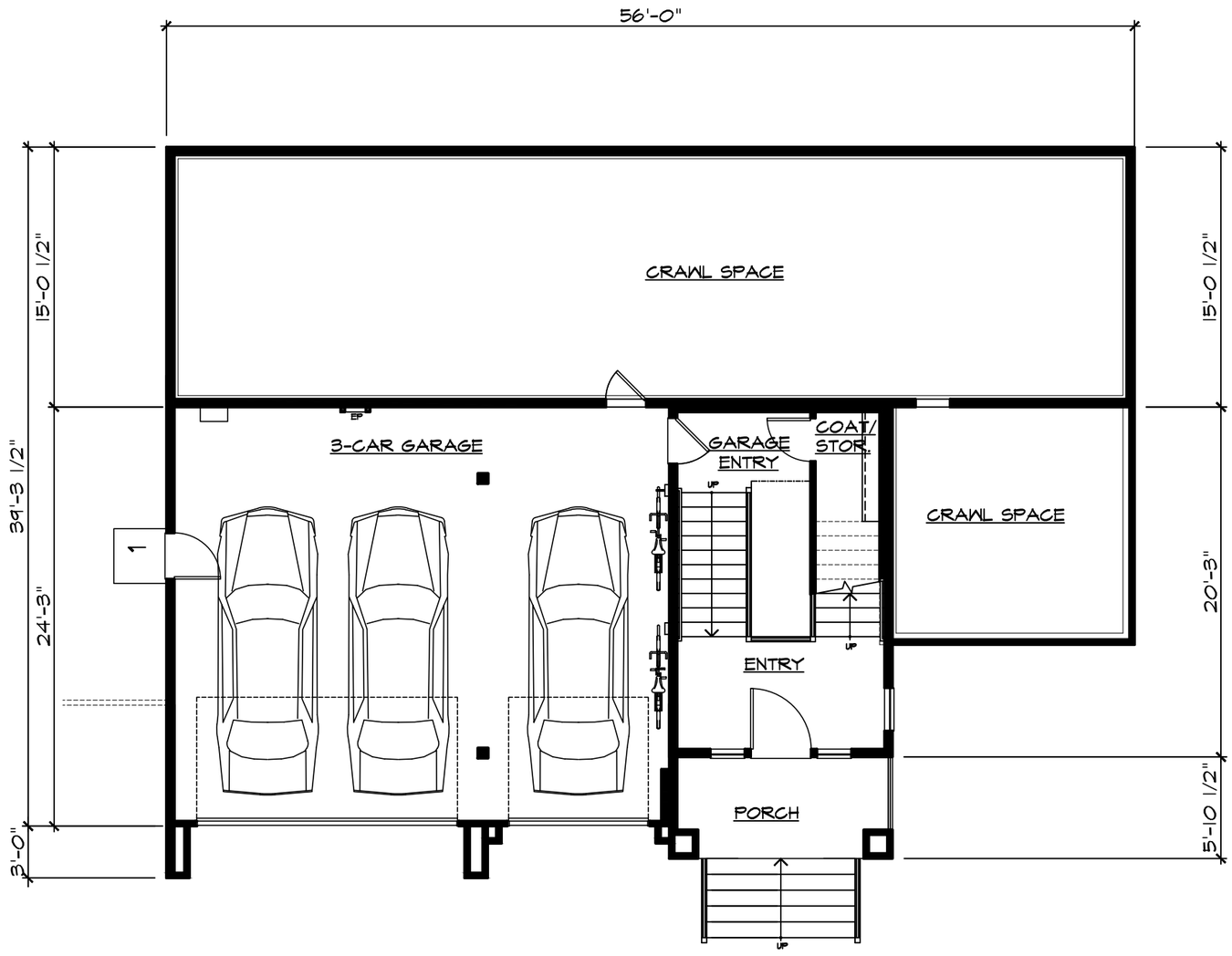
B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

Plan 7
Front Elevations

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 7
Entry Level

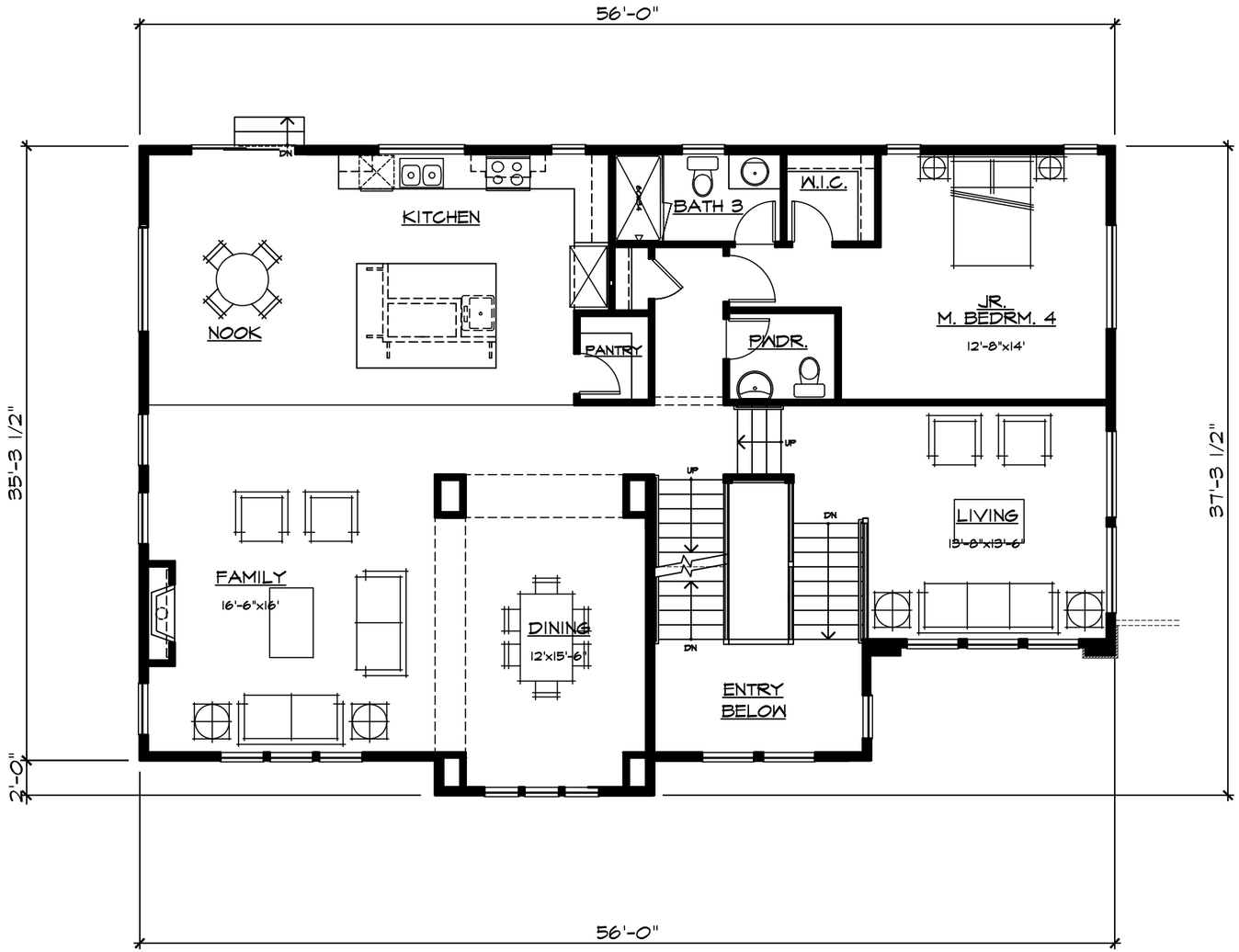
SQUARE FOOTAGE	
ENTRY LEVEL	267 SF
MAIN LEVEL	1861 SF
UPPER LEVEL	1446 SF
TOTAL LIVING AREA	3574 SF
GARAGE	719 SF
PORCH	76 SF
FOOTPRINT	1062 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 7
Main Level

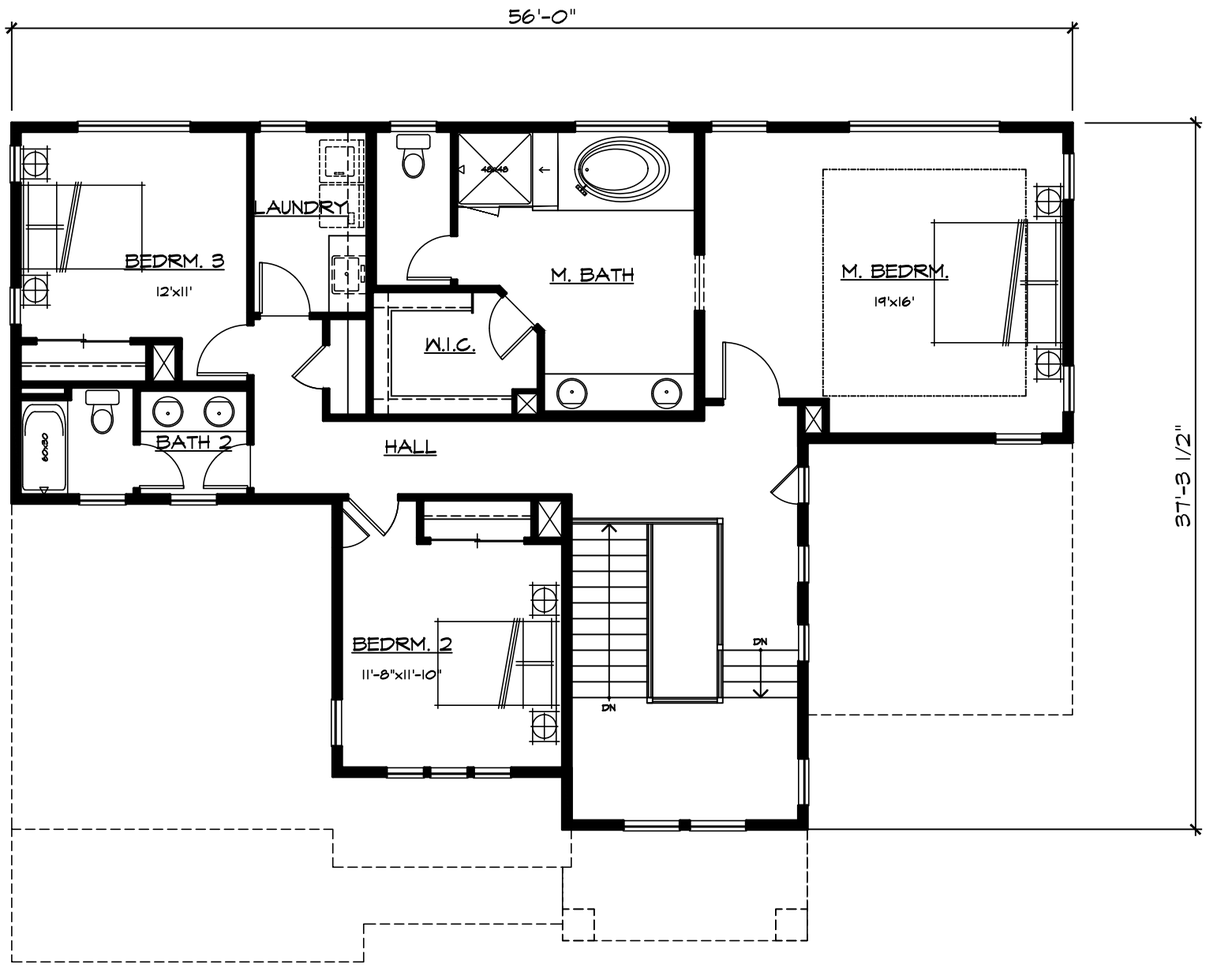
SQUARE FOOTAGE	
ENTRY LEVEL	267 SF
MAIN LEVEL	1861 SF
UPPER LEVEL	1446 SF
TOTAL LIVING AREA	3574 SF
GARAGE	719 SF
PORCH	76 SF
FOOTPRINT	1062 SF

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



Plan 7
Upper Level

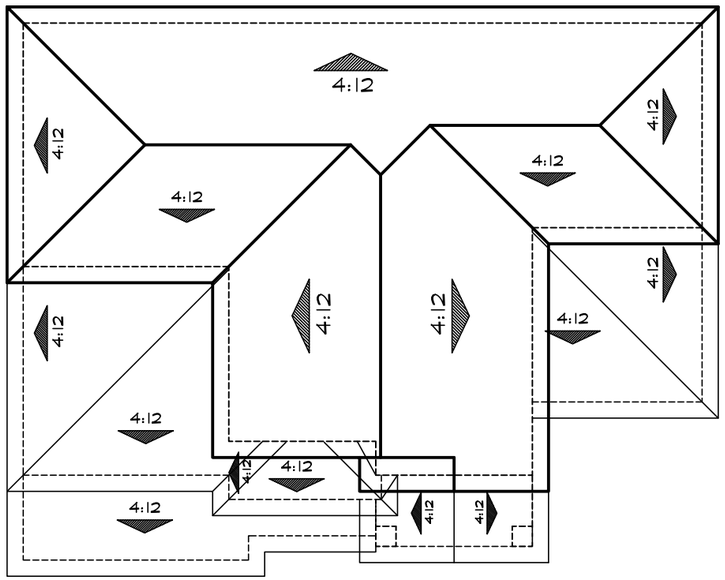
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0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

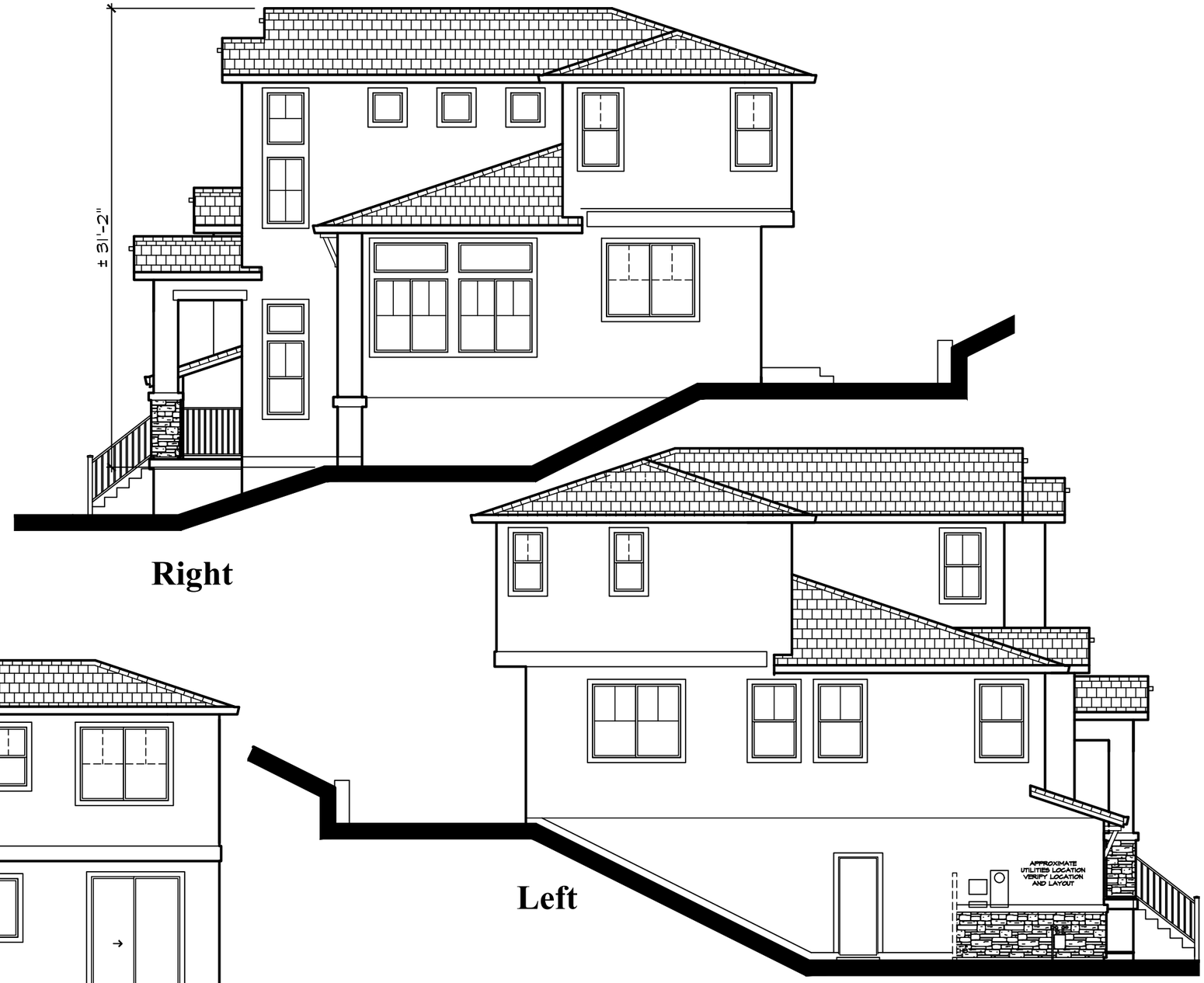
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



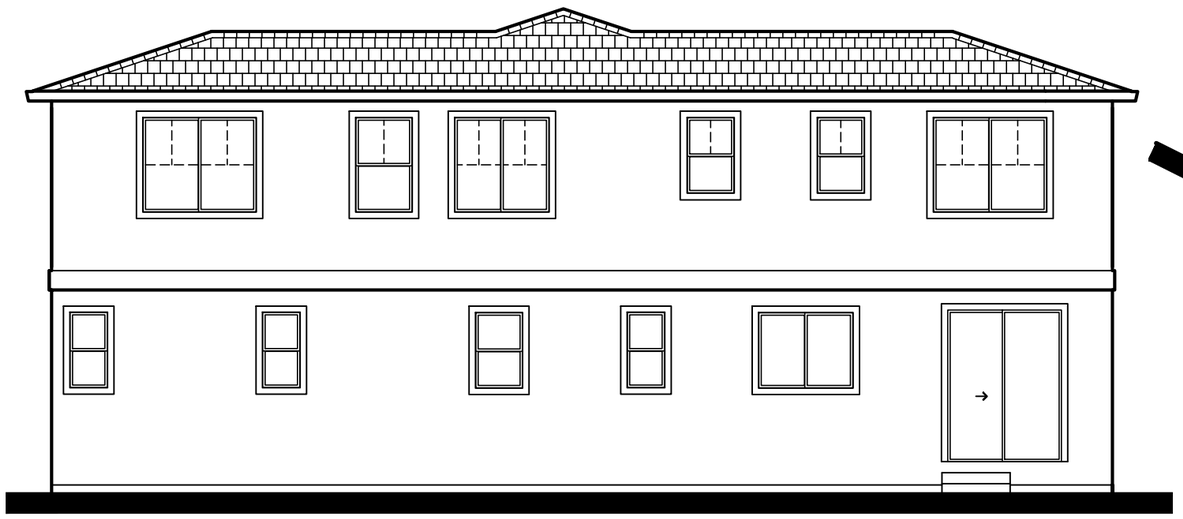
Roof Plan 'A'

0 2 4 6 8 16



Right

Left



Rear

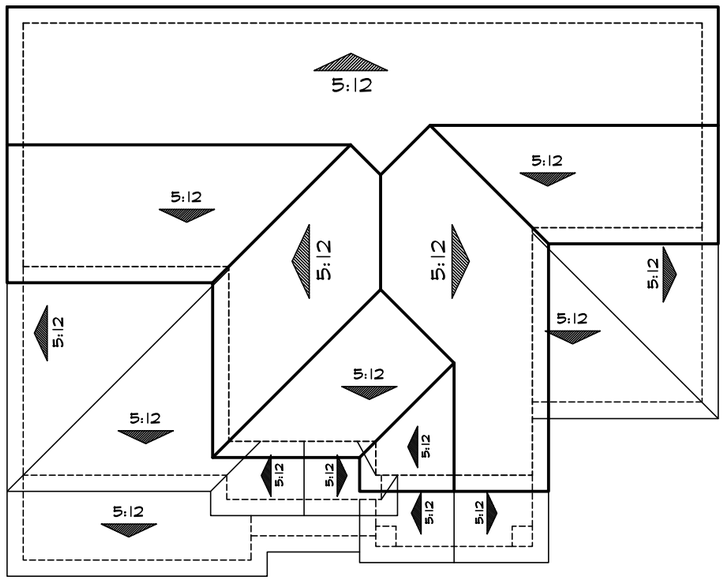
Plan 7
Elevations - 'A'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

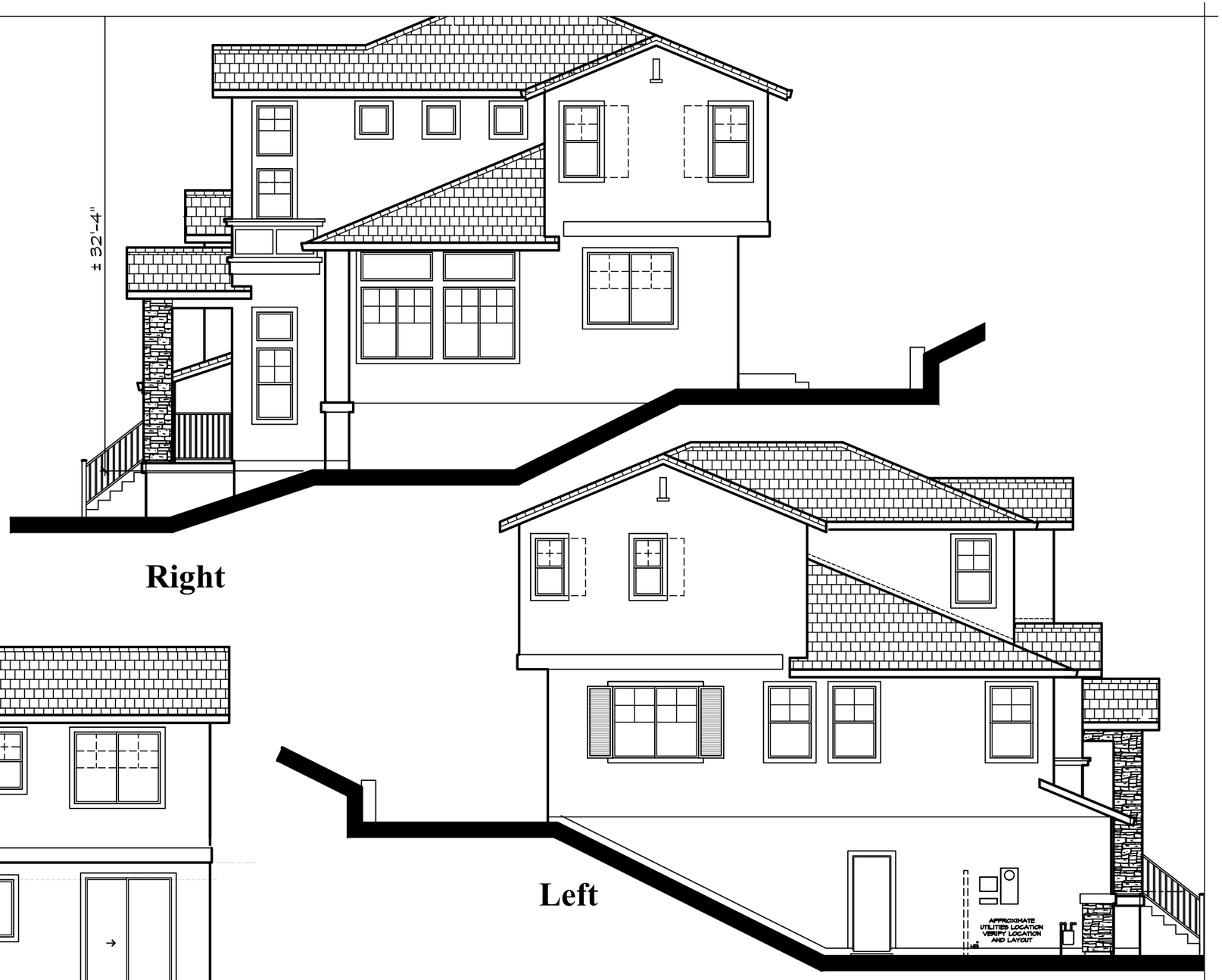
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021



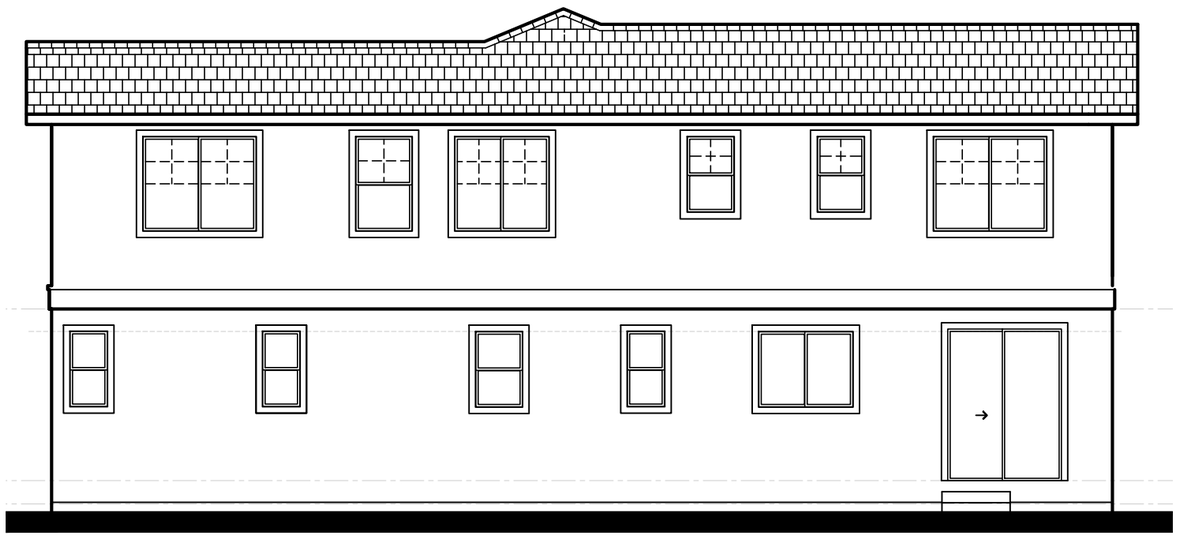
Roof Plan 'B'

0 2 4 6 8 16



Right

Left



Rear

Plan 7
Elevations - 'B'

0 2 4 6 8 16

SAN MARCO
UNIT 16 & 17
PITTSBURG, CA

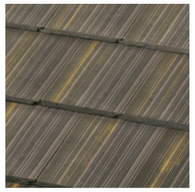
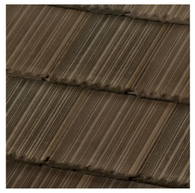
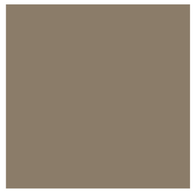
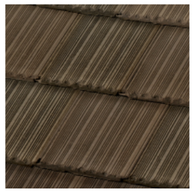
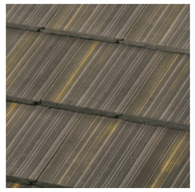
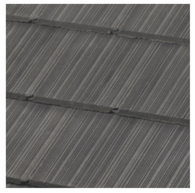
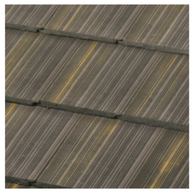
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 12/15/2021

SAN MARCO UNIT 16 & 17

ELEVATION A

PITTSBURG, CA

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 1	1FBCF3233 BROWN BLEND 	KM5766 WHISPER RIDGE 	KM4937 PAW PRINT 	KMW24 BUD'S SAILS	KM4932-5 RUB ELBOWS 	HUDSON BAY COUNTRY LEDGESTONE 
SCHEME 2	1FBCF1132 CHARCOAL BROWN BLEND 	KM4594-2 BAY AREA 	KM4711-1 BAUHAUS TAN 	KM4595-3 CLAY BATH 	KMA76-5 LOG CABIN 	CHARDONNAY COUNTRY LEDGESTONE 
SCHEME 3	1FBCF1132 CHARCOAL BROWN BLEND 	230 GRAYSTONE 	KM5778-3 SHEEPSKIN GLOVES 	KMW26 ABILENE LACE	KM4519-5 TURKISH COFFEE 	MARSH POINTE 
SCHEME 4	1FBCF3233 BROWN BLEND 	KM5710-1 SUNDAY DRIVE 	KM4544-3 HUTCHINS PLAZA 	KM4554-5 BUFFALO DANCE 	KMA77-5 BROWN BEAR 	WOLF CREEK COUTRY LEDGESTONE 
SCHEME 5	1FBCF1430 CHARCOAL BLEND 	KM5766 WHISPER RIDGE 	KM5757 FARMER'S MARKET 	KM5748 NATURE'S GATE 	KM4897 YIN MIST 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 
SCHEME 6	1FBCF3233 BROWN BLEND 	KM4788-1 EVENING DOVE 	KM4741-3 EXECUTIVE COURSE 	KMW30-1 LIGHT FROST	KM4792-5 FERN GULLY 	OLD EDISTO 

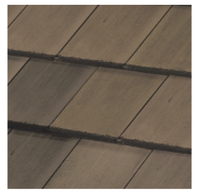
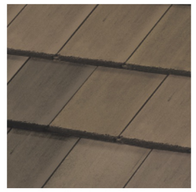
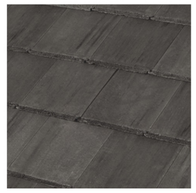
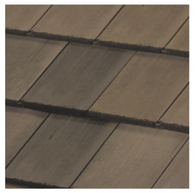
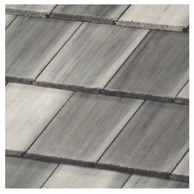
ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/11/2021

SAN MARCO UNIT 16 & 17

ELEVATION B

PITTSBURG, CA

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 1	1FACS1132 CHARCOAL BROWN BLEND 	46 ACOUSTIC WHITE	KM5771 APPLE HILL	KM5772 PALM LANE	KM4575-5 MUDROOM	OLD EDISTO 
SCHEME 2	1FACS1132 CHARCOAL BROWN BLEND 	KM4706 RUSTIC HACIENDA	KM5786-5 RIVER BANK	KM4704-2 DUSTY TRAIL RIDER	HLS4201 ADOBE WHITE	CHARDONNAY SOUTHERN LEDGESTONE 
SCHEME 3	1FACSC1430 CHARCOAL BLEND 	KM4941 CITY DWELLER	KM4945-3 SECRET PASSAGEWAY	KM4786 FRESH LINEN	407 CARBON	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 4	1FACS1132 CHARCOAL BROWN BLEND 	KM4601-2 DRIED GRASS	KM4574-3 DRY DOCK	KM4571-1 COBBLESTONE STREET	KM4812-5 JUNGLE COVER	OLD EDISTO 
SCHEME 5	1FACS5354 STONE MOUNTAIN BLEND 	KM4943-3 SUBWAY	KM4600-2 AFTERNOON TEA	KMW29-1 KITTEN WHISKERS	KM4939 ARROWHEAD	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 6	1FACS0024 DESERT SAGE 	49 ANTIQUE WHITE	KM4543-2 COFFEE DIVA	KM4553 BRAUN	KM4747-3 KNOCK ON WOOD	BUCKS COUNTY SOUTHERN LEDGESTONE 

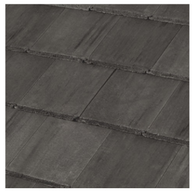
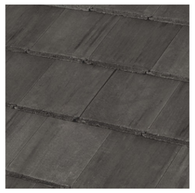
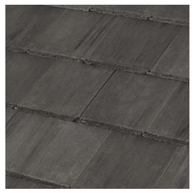
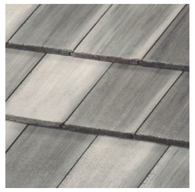
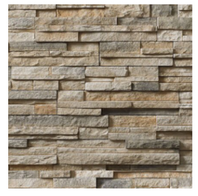
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STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/11/2021

SAN MARCO UNIT 16 & 17

ELEVATION C

PITTSBURG, CA

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 1	1FACS1430 CHARCOAL BLEND 	KMW46 PICKET FENCE	KM5821-3 SANDPIPER COVE	KM5820-2 ALUMINUM SKY	KM5814-3 KING CREEK FALLS	BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE 
SCHEME 2	1FACS1430 CHARCOAL BLEND 	KM4935-1 SEQUOIA FOG	KM4938 GROUCHY BADGER	KM4926-1 IVORY MIST	KM5748-5 NATURE'S GATE	SUMMIT PEAK PRO-FIT ALPINE LEDGESTONE 
SCHEME 3	1FACS1430 CHARCOAL BLEND 	KM4941 CITY DWELLER	KM5826 VOLCANIC ROCK	KMW49 GREAT WHITE	KMA90-5 BLACKJACK	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 
SCHEME 4	1FACS5354 STONE MOUNTAIN BLEND 	KMW49 GREAT WHITE	KM4950-3 METAL FLAKE	KM4948-1 BABY BARN OWL	407 CARBON	BLACK MOUNTAIN PRO-FIT ALPINE LEDGESTONE 
SCHEME 5	1FACS1130 CHARCOAL 	KMW43 WHITEST WHITE	KM5827-1 UNION STATION	KM5825 NOT MY FAULT	KMA89-5 BLACK OAK	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 6	1FACS0330 APPALACHIAN BLEND 	KM4599-2 FOSSIL	305 IRONWOOD	KMW47-1 BROKEN WHITE	KM4946-5 SEAWEED WRAP	SUMMIT PEAK PRO-FIT ALPINE LEDGESTONE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT

STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT

PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 08/11/2021



LANDSCAPE LEGEND: (ALL TREES TO BE 15 GALLON SIZE)

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANITITY
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	38
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	50
	LAURUS NOBILIS 'SARATOGA' (STD)	STD. SARATOGA LAUREL	90
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	100
+	EX. STREET TREE ALONG W. LELAND ROAD		

- PARCEL E,F,G,H,COMMON AREA LANDSCAPE TREATMENT
- PARCELS A,B & J - OPEN SPACE (GHAD)
- PARCEL K - DOG PARK
- PARCEL C - POCKET PARK
- SINGLE FAMILY RESIDENTIAL LOTS

- PROJECT SOUNDWALL: SIERRA PRECAST 'CLASSIC STYLE' (SEE SHEET L3)
- PROJECT ENTRY MONUMENT SIGNAGE AT STREET INTERSECTIONS (SEE SHEET L3)
- OPEN VIEW WIRE FENCE ADJACENT OPEN SPACE (SEE SHEET L3)
- SOLID WOOD RESIDENTIAL FENCE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REFER TO SHEET L2 FOR UNIT 16 PARCEL
REFER TO SHEET L3 FOR TREE IMAGES, PROJECT WALL IMAGE, FENCE AND MONUMENT SIGN DETAILS

REVISIONS	BY

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2303

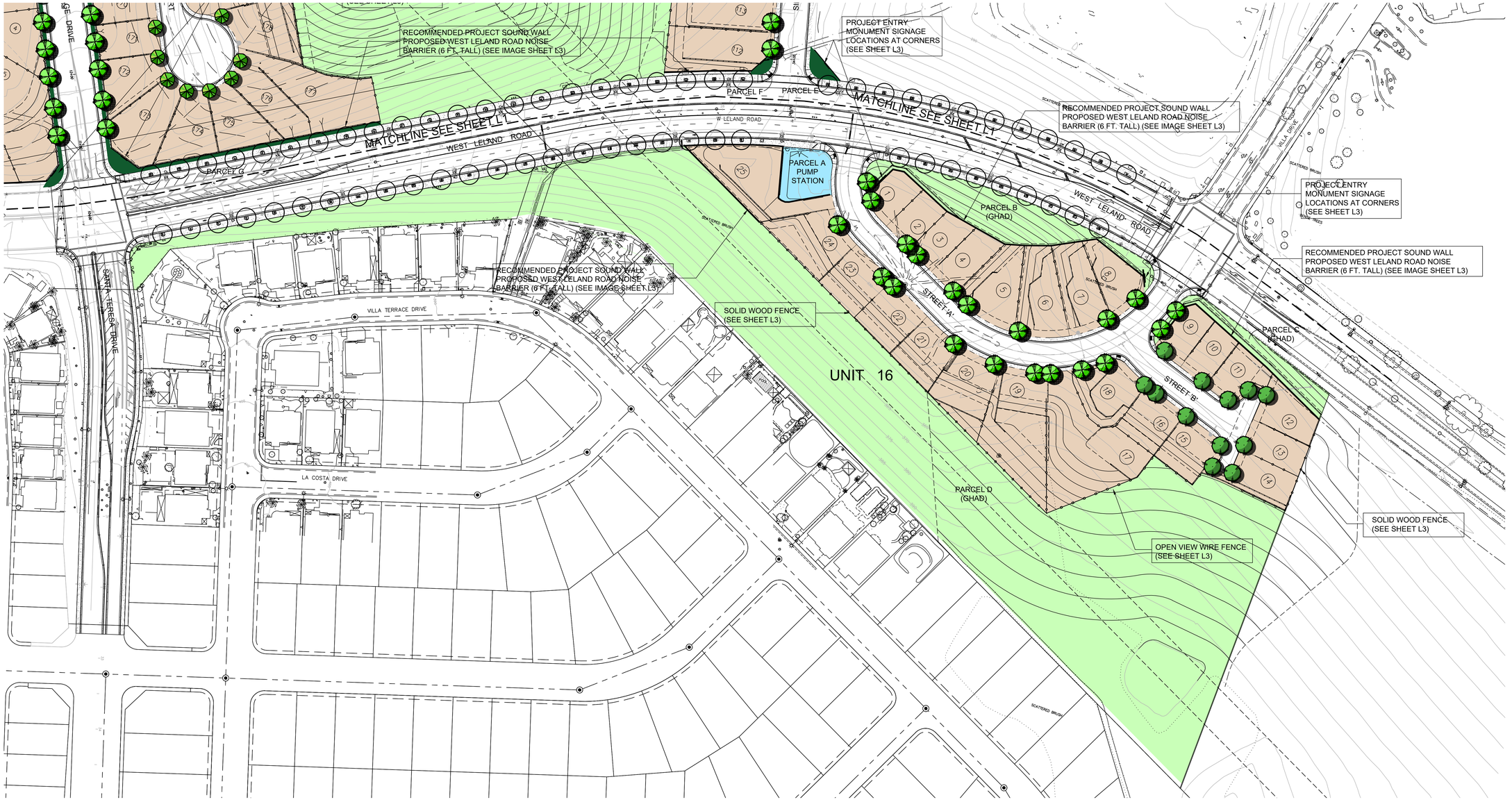
SIENA AT SAN MARCO UNITS 16 & 17

PITTSBURG, CALIFORNIA
SEENO CONSTRUCTION

RICHARD LANDSCAPE ARCHITECT STOWER 3017 Signature REGISTERED STATE OF CALIFORNIA

STREET TREE AND WALL PLAN

DRAWN	RS
CHECKED	RS
DATE	06-23-23
SCALE	
JOB NO.	
SHEET	L1
OF	X SHEETS



LANDSCAPE LEGEND: (ALL TREES TO BE 15 GALLON SIZE)

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANITITY
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	38
	CHITALPA TASHKENTENSIS 'PINK DAWN'	CHITALPA	50
	LAURUS NOBILIS 'SARATOGA' (STD)	STD. SARATOGA LAUREL	90
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	100

- PROJECT SOUNDWALL: SIERRA PRECAST 'CLASSIC STYLE' (SEE SHEET L3)
- PROJECT ENTRY MONUMENT SIGNAGE AT STREET INTERSECTIONS (SEE SHEET L3)
- OPEN VIEW WIRE FENCE ADJACENT OPEN SPACE (SEE SHEET L3)
- SOLID WOOD RESIDENTIAL FENCE
- COMMON AREA LANDSCAPE TREATMENTS
- PARCELS A - PUMP STATION
- PARCELS B, C & D - OPEN SPACE (GHAD)
- SINGLE FAMILY RESIDENTIAL LOTS
- EX. STREET TREE ALONG W. LELAND RD.

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REFER TO SHEET L1 FOR UNIT 17 PARCEL
REFER TO SHEET L3 FOR TREE IMAGES, PROJECT WALL IMAGE, FENCE AND MONUMENT SIGN DETAILS

REVISIONS	BY

Thomas Baak & Associates, LLP +
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

SIENA AT SAN MARCO UNITS 16 & 17

PITTSBURG, CALIFORNIA
SEENO CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT NICHOLAS ROB STONER 3017 Signature My Renewal 08/31/2024 STATE OF CALIFORNIA

STREET TREE AND WALL PLAN

DRAWN	RS
CHECKED	RS
DATE	06-23-23
SCALE	
JOB NO.	
SHEET	L2
OF	X SHEETS

STREET TREES



Acer rubrum 'October Glory'
RED MAPLE



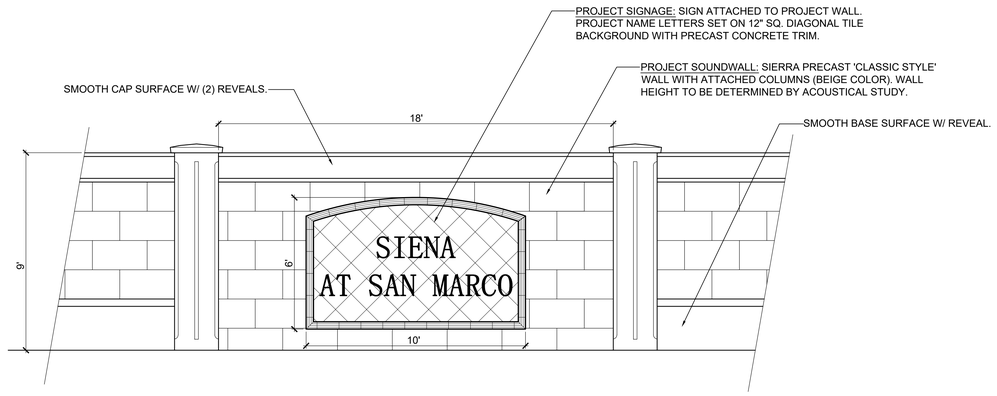
Chitalpa tashkentensis 'Pink Dawn'
CHITALPA TREE



Laurus nobilis 'Saratoga'
SARATOGA LAUREL



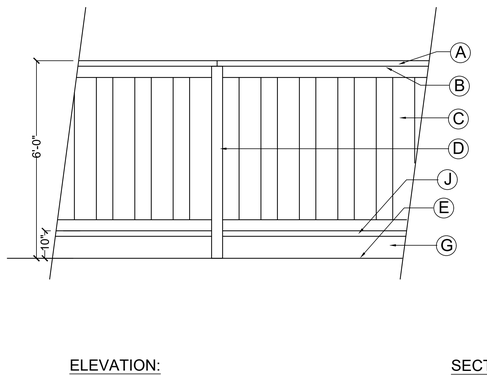
Geijera parviflora
AUSTRALIAN WILLOW



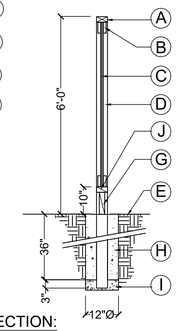
PROJECT MONUMENT SIGN DETAIL
NO SCALE



OLDCASTLE INFRASTRUCTURE
'SAN MARCO CLASSIC STYLE' WALL



ELEVATION:

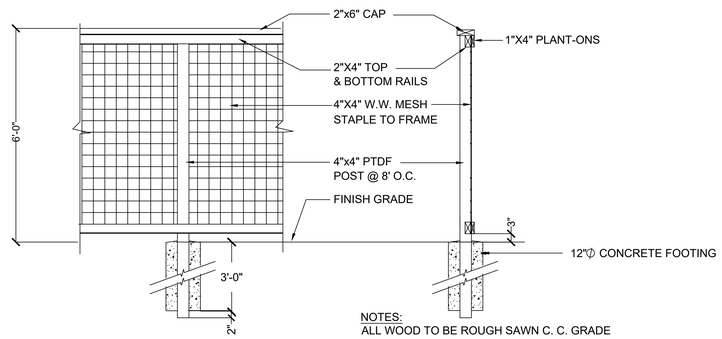


SECTION:

DESCRIPTION:
A - 2x4 CONTINUOUS CAP
B - 1x4 RSDF DOUBLE CLEATS AT RAILS
C - 1x8 RSDF VERTICAL BOARDS, OVERLAP 1"
D - 4x4 PTDF POSTS AT 8 FT. SPACING (MAX).
E - FINISH GRADE
F - 1x2 VERTICAL STAKES SELF-SPACED, W/ 1" NAIL STRIPS
G - 2x8 PTDF KICKER BETWEEN TALL POSTS, EXTEND OVER LOW POSTS
H - 18" DIAMETER x 36" DEEP CONCRETE FOOTING AT POSTS
I - WOOD POSTS EXTEND 3" THRU BOTTOM OF CONCRETE FOOTING INTO 4" DEEP CLEAN SAND BASE
J - 2x4 BOTTOM RAIL

NOTES:
1. ALL POSTS TO BE PRESSURE TREATED DOUGLAS FIR, ALL OTHER WOOD MEMBERS TO BE ROUGH SAWN C.C.GRADE REDWOOD
2. RAILS TO CONFORM TO GRADES.
3. ALL METAL FASTENERS SHALL BE GALVANIZED.

6 FT. HEIGHT SOLID WOOD FENCE DETAIL
NO SCALE



NOTES:
ALL WOOD TO BE ROUGH SAWN C. C. GRADE REDWOOD UNLESS OTHERWISE NOTED.
HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

OPEN VIEW WIRE FENCE DETAIL

REVISIONS	BY

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1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2303

SIENA AT SAN MARCO UNITS 16 & 17
PITTSBURG, CALIFORNIA
SEENO CONSTRUCTION

IMAGES AND DETAILS

RICHARD STONER LANDSCAPE ARCHITECT 3017 RENEWAL 08/31/2024 STATE OF CALIFORNIA

DRAWN	RS
CHECKED	RS
DATE	06-23-23
SCALE	
JOB NO.	
SHEET	L3
OF	X SHEETS

CONDITIONS OF APPROVAL

City of Pittsburg Planning Division

1. **Conformity with Project Plans**
   The project shall be constructed in substantial conformity with the Vesting Tentative Map for Subdivision 9554 (Sheets C1.0, C1.1, C2.0, C2.1, C3.0, C3.1, C4.0, C4.1, C5.0 and C5.1) dated June 1, 2023; the Street Tree and Wall Plan dated May 23, 2023 (Sheets L1, L2 and L3); the Master Plotting Plans for Units 16 and 17 dated May 8, 2023; the Architectural and Street Elevation Plans dated December 15, 2021, except as hereinafter may be modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.

2. **Contingent Approval**
   Approval of the Vesting Tentative Map and Design Review is contingent upon City Council adoption of an ordinance approving: 1) a General Plan Map Amendment changing the parcel's land use designation from High Density Residential and Open Space to Low Density Residential and Open Space, and 2) an amendment to the San Marco Development Plan and Planned Development District (PD-1362) specifying land use and development regulations for Siena at San Marco (Units 16 and 17).

3. **Final Plot Plans**
   Final plot plans shall be in substantial conformity with the Master Plotting Plans for Units 16 and 17, dated May 8, 2023, noted above. Minor plot plan rearrangements may be made subject to review and approval by the Planning Division. The Developer shall ensure that:

   a) rearrangements shall not result in more than two of the same Plan 1, 2, 3, 4, 5 and 6 house models being located next to one another.
   b) where two of the same house models are placed next to one another, a different elevation (either A, B, or C) and different color scheme shall be applied to each house model.
   c) all individual plot plans submitted to the Planning Division for review shall note the proposed house plan, elevation, and color scheme, and whether the house plan has been reversed.

4. **Final Architectural Plans**
   Final Architectural Plans shall reflect the following modifications, subject to review and approval by the Planning Division:

   a) Board and batten siding, stone/brick veneer, and ledger details, where indicated on front elevations, shall be extended around all adjacent sides to the fence line.
   b) All base trim details (including brick or stone veneer or stucco pop-outs),

located along the bottom portion of the first floor and that wrap around the corner to the left or right side elevation of the house, shall extend all the way to the point at which the fence line intersects the respective side wall and to the foundation line, where applicable.

c) Siding, veneer, or ledger details shall be wrapped around all exposed sides of porch pillars. Trim details shall be included between stucco and board and batten siding or veneer transitions, where appropriate.
d) Street-facing rear elevation enhancements (window grids, shutters and design elements) are required on the second floor of all Unit 16 and 17 residences facing State Route 4 and West Leland Road as indicated in Attachment 1.
e) Street-facing side elevation enhancements (window grids, shutters and design elements) are required on the second floor of all Unit 16 and 17 residences as indicated in Attachment 2.

5. **Additional Green Building Features**

The project is required to meet the Residential Mandatory Measures specified under the 2022 California Green Building Standards Code. In addition to those measures, the project shall implement the following Residential Voluntary Measures:

a) A4.106.5 Cool roof for reduction of heat island effect
b) A4.106.8 Pre-wire for electric vehicle (EV) charging for new construction

6. **Final Landscape Plans**

Final Landscape Plans shall reflect the following modifications, subject to review and approval by the Planning Division:

a) Pre-emergent herbicide shall be provided for all planting areas. Planting areas shall receive a three-inch layer of light brown or black bark mulch dressing.
b) Mailbox cluster units shall have a tan finish.

7. **Installation of Landscaping and Irrigation**

Prior to occupancy of the houses by residents, the Developer shall complete installation of landscaping and automatic irrigation systems in street landscape areas and front and corner side yards of respective lots, 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. The Developer shall provide the irrigation system controller map, programming table, and annual maintenance schedules to new owners upon sale/transfer of ownership of the residential property from the Developer to the buyer. Typical front yard landscaping shall include a minimum of one street tree and one smaller ornamental tree per lot, along with a combination of shrubbery and ground cover. If required landscaping is

not completed prior to final inspection and occupancy, the Developer shall post a bond to assure that the work is completed to the satisfaction of the City.

Note: 90 London Plane Tree shall be replaced with Saratoga Laurel or Sweet Bay and 100 Frontier Elm shall be replaced with Australian Willow.

8. **Water-Efficient Model Home**
At least one of the model houses built in Unit 16 and one of the model houses built in Unit 17 shall demonstrate water-efficient landscaping techniques in accordance with Article 7 of Chapter 18.84 of the Zoning Ordinance. The Developer shall make available to potential buyers brochures or other written or graphic media that informs visitors and potential buyers about the principles of water-efficient landscapes, including but not limited to those principles that are described in PMC Chapter 18.84, Article VII.

9. **Street Lights and Spacing**
The Developer shall provide a photometric graph and table to determine the appropriate street light spacing for the project. An approved lighting software program that clearly indicates the Average Luminance/Minimum Luminance Uniformity ratio of the roadway within the project area is to be used for the lighting calculations (see City Standard Detail T-1 for details). The Developer shall install single-head luminaire poles with LED cobra head post top light fixtures, throughout the subdivision in accordance with the photometric graph and table.

10. **AC Unit Placement**
Air conditioning units shall be placed along the wall in the rear or side yards with a minimum of three feet unobstructed access around the unit, except that one side of the unit may have less than a three-foot separation between the unit and a wall of the house.

11. **Rooftop Equipment**
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.

12. **Address Identification**
The Developer shall install, on each residence, minimum four-inch high, block style numbers that contrast with the building façade for address identification purposes. The construction drawings submitted for each house model shall identify the location of the address box or number(s) on the house façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street or shared driveways, as applicable.

13. **Refuse Management Plan**
The Developer shall prepare a Refuse Management Plan to promote the safe,

efficient, and timely pickup of refuse by Mt. Diablo Resource Recovery. The Plan shall specify: 1) the designated areas for placement of refuse carts; 2) the designated pickup days and timeframes; and 3) parking restrictions along designated pickup areas. The Plan shall be submitted to and approved by the Planning Manager prior to issuance of the first building permit. The Developer shall provide each prospective home buyer with a disclosure advising them of the Refuse Management Plan. An additional disclosure shall be provided to residents on Lucca and Pesaro Lanes in Unit 17 and on Street B in Unit 16 noting that, due to the narrow width of roadway, parking along the curb on designated pickup days will prevent ability of Mt. Diablo Resource and Recovery to provide service to homes.

Each proposed single-family residence shall provide a concrete trash pad. All 206 proposed lots shall be able to accommodate three bins (refuse, recyclables, organics) at the curb in the front of each residence. All bins shall be sized to ensure compliance with requirements of Senate Bill 1383 (2016). Unit 16, Lots 17 and 25, shall bring carts out to main road due to length of driveway.

14. **Windows**
The Developer is required to provide window assembly upgrades for upper-floor windows of Unit 17 residences nearest to State Route 4 as depicted in Attachment 3 to ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-4).

15. **Sound Walls**
The Developer is required to provide sound walls for Unit 17 residences nearest to State Route 4 and West Leland Road as depicted in Attachment 3 to ensure exterior noise levels do not exceed 65 dB CNEL (Policy 12-P-6).

16. **San Marco Development Final SEIR Mitigation Measures and Conditions of Approval**
The developer shall comply with the environmental impact mitigation measures and conditions of approval identified in Attachment 4.

Standard Conditions of Development

A. <u>Project Site</u>

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.

2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to mitigate and minimize dust from leaving the site during any earthmoving and/or construction activities.

4. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.

5. Developer shall submit a study addressing on site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.

6. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off- street improvements determined necessary by the City Engineer to provide safe traffic conditions.

7. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.

8. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the owner and prohibit parking on the public street for long than 72 hours.

9. All retaining walls adjacent to public right-of-ways shall be provided with decorative treatment, subject to approval by the Planning Division.

10. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street. All masonry or sound walls shall be staggered when adjacent to public right of way.

B. <u>Architecture</u>

1. All mechanical, irrigation, ground and/or roof mounted equipment shall be architecturally screened from view from all public right-of-ways prior to issuance of certificate of occupancy.

2. All vents, gutters, downspouts, flashing electrical conduits, etc., shall be painted or finished to match the color of the adjacent surface unless otherwise directed by the Planning Commission.

3. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

4. Finish quality of exterior design elements including, but not limited to, building façades and landscaping shall be subject to approval of the Planning Division prior to issuance of Certificate of Occupancy.

C. Landscaping

1. All slope banks in public landscape areas in excess of five (5) feet in vertical height and 2:1 or greater slope shall be landscaped and irrigated for erosion control and to soften their appearance as follows: one 15-gallon or larger size tree per each 150 sq. ft. of slope area, one 1-gallon or larger size shrub per each 100 sq. ft. of slope area, and appropriate ground cover 12-24 inches on-center. In addition, public landscape slope banks in excess of eight (8) feet in vertical eight and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to City acceptance.

2. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements. Required irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.

2. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to

bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:

a. the City bears its own attorneys' fees and costs; and
b. the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. Entitlements associated with this approval may be recalled to the Planning Commission or City Council for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission or the Council may add/modify conditions of approval.

4. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

5. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.

6. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

7. The site shall be maintained in a neat and clean manner free of trash and debris.

8. All outdoor mechanical equipment, satellite dishes, fire main and all rooftop equipment shall be fully visually screened upon installation subject to the approval of the Planning Division. Screening devices shall be shown on construction and/or landscape plans.

9. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-Builts) at the discretion of the Planning and Building Director.

E. <u>Standard Conditions of Approval Requiring Minimum Construction Site Management Practices</u>

1. Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the

Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.

2. All storm drains, which serve the site, shall be protected from spills and soil runoff (from unpaved parking areas). The applicant may use "Any Source Control" BMP (Best Management Practice) as listed in the California Storm Water Best Management Practice Handbook for storm water run-ff for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 925-252-4920.

City of Pittsburg Building Division

1. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CRC Sec. 106.

2. On the cover sheet, please verify the Drawing Index includes all plan sheets. And design criteria. Reference CRC section R106.

3. The preparation of plans and documents shall be prepared by a registered design professional where required per statutes of the City of Pittsburg where the project is being built. The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install. On plans not required to have a design professional and are designed by a plans designer shall sign every sheet.

4. The Site Plan shall show the size and location of the new construction and existing structures on the site and distances from lot lines and other structures, and include where the residence ties into sewer, power and water from the street.

5. All supporting documents are included but are not limited to, truss plans and calculations with a letter of approval for the trusses by the EOR. Energy calculations and all other pertinent information for this project.

City of Pittsburg Engineering Division

Engineering Fees and Deposits:

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

	1st – 3rd Final Map Check	4th Final Map Check
5-50 lots	$2,300	$2,300 + $800/ea. additional map check
51-150 lots	$3,000	$3,000 + $1,500/ea. additional map check
151 more	$3,365	$3,365 + $1,330/ea. additional map check

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

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

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

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

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

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

5. Grading Inspection Fee
The grading inspection fee is 3% of the engineer's estimated for the cost of grading. The grading inspection fee may also be based upon an approved

engineer's estimate of total cubic yards, according to the current schedule of grading fee charges as set forth in the City's Master Fee Schedule.

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

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

7. Local Transportation Mitigation Fee (LTMF)
   The developer shall fulfill their financial obligations with regard to the LTMF (PMC Chapter 15.90) in accordance with the provisions of the Memorandum of Understanding originally approved on January 19, 1993, and amended on December 4, 2000, February 4, 2002, and June 4, 2003. The developer shall pay the LTMF on each single-family dwelling unit and any detached, non-affordable accessory dwelling unit, or provide the City with bonds for LTMF at the rate in place at the time of building permit issuance. The developer further 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.

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

9. Sanitary Sewer Inspection Fee
   The applicant shall pay the sanitary sewer inspection fee as set forth in the City's Master Fee Schedule. The Sanitary Sewer Close Circuit Television Inspection Fee is $1,000 flat fee for the first 1,000 feet, plus $1.50/linear foot for each additional linear foot over 300 feet.

10. Storm Drain Inspection Fee
    The applicant shall pay the storm drain inspection deposit as set forth in the City's Master Fee Schedule. The Storm Drain Close Circuit Television

Inspection Fee is $1,000 flat fee for the first 1,000 feet, plus $1.50/linear foot for each additional linear foot over 300 feet.

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

12. Bacteriological Testing.
    The applicant shall pay the bacteriological testing fee in the amount of $239 for the first test and $80 for any required subsequent re-testing.

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

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

14. Final Map. The applicant shall submit the final map with closure calculations, prior to City Council's approval of each final map, improvement, or grading plans.

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

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

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

17. Geologic Hazard Abatement District (GHAD). In the event that a geologic hazard (potential slide or erosion hazards) is discovered during the course of grading activities or by other geological exploration, the applicant has the option to convey the affected area to the GHAD for continuous maintenance once the hazard has been mitigated. In addition, the applicant shall retain a geologic and / or engineering consultant to update the Plan of Control for the Southwest Pittsburg GHAD II.

National Pollutant Discharge Elimination System (NPDES):

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

Utilities

19. Capacity Evaluation.
The applicant shall provide on site storm, sewer, and water facilities analysis provide the results to the City to identify any service or supply problems. The cost for installation of facilities required to be constructed to accommodate the project shall be borne by the applicant.

20. Right of Way Irrigation System.
The applicant shall provide a Central Irrigation System that is compatible with Rainmaster DX 3 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the installation.

21. Right of Way Landscape Design.
The applicant shall design the landscaping within the areas of public right-of-way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current City standard details.

22. Sewer Conveyance.
The applicant shall connect the sewer conveyance system through San Marco Villas apartments to the east.

23. Sump Area Drainage.

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

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

25. Water Sampling Station.
    The applicant shall provide a water sampling station as required by the Public Works Department.

26. Utility Parcel Dedication. The applicant shall create and dedicate utility parcels to the City rather than utility easements between lots.

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

28. Frontage Improvements. The applicant shall provide frontage improvements for West Leland Road, Siena Village Drive, and Santa Teresa Drive. Note: Applicant has provided frontage improvements along West Leland and Santa Teresa Drive with curb, gutter and sidewalk.

Site Design Conditions:

29. Abutter's Rights. The applicant shall relinquish the abutter's rights for all corner lots.

30. Sidewalks. The applicant shall provide 6' wide sidewalks throughout the subdivision.

31. Retaining Walls. The applicant shall construct retaining walls made from concrete block, gravity concrete, or similar material when walls are required between lots.

32. Bicycle Facility. The applicant shall provide for a Class IV bicycle facility along West Leland Road from Villa Drive to Santa Teresa Drive.

33. GHAD Access. The applicant shall provide maintenance access roads for areas to be dedicated to GHAD.

34. Soundwall Maintenance. Applicant shall establish a funding mechanism for the continuous maintenance of the soundwalls within the subdivision.

Engineering Exactions (CFD inclusion):

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

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

Contra Costa County Fire Protection District

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

2. Access shall comply with Fire District requirements.
   Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. Access roadways shall not exceed 20% grade. Grades exceeding 16% shall be constructed of grooved concrete per the attached Fire District standard. (503) CFC

   Aerial apparatus shall comply with Fire District requirements.

   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 2019 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.

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

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

4. Turnarounds shall comply with Fire District requirements. See CCCFPD Ordinance 2019-37 for approved design.

5. Access gates for Fire District apparatus shall be a minimum of 20-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC.

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

7. The developer shall provide hydrants of the East Bay type in compliance with Chapter 5
and Appendix B and C of the California Fire Code. (C103.1) CFC

8. Provide emergency escape and rescue openings in Group R occupancies of type V construction. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way. Landscaping, signage and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows.

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

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

   - All existing or proposed hydrant locations,
   - Fire apparatus access,
   - Aerial fire apparatus access,
   - Elevations of building,

- Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
- Size of building and type of construction,
- Striping and signage plan to include NO PARKING-FIRE LANE paint or signs
- Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

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

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

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

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

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

13. 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

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

15. Where existing access to open land or space, or to fire trail systems maintained for public or private use is obstructed by new development of any kind, the developer shall provide an alternate means of access into the area that is sufficient to allow access for fire personnel and apparatus. These access roadways shall be a minimum of 16 feet in width to accommodate Fire District equipment. ***Access locations will be determined by this office upon submittal of three (3) copies of complete improvement plans.***

16. Development on any parcel in this subdivision shall be subject to review and approval by the Fire District to ensure compliance with minimum requirements related to fire and life safety. Submit three (3) sets of plans to the Fire District prior to obtaining a building permit. (501.3) CFC

17. 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

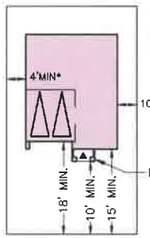
18. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for other than R-3 occupancies to the Fire District. After the new construction/ tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted. A list of possible deferred submittals is below.

    - Private underground fire service water mains
    - Fire sprinklers
    - Standpipe
    - Fire alarm
    - Fire pump
    - Energy systems
    - Emergency generator
    - High-pile storage
    - Photovoltaic
    - Carbon Dioxide Systems
    - Aboveground/underground flammable/combustible liquid storage tanks
    - Commercial kitchen hood extinguishing systems
    - Spray booths
    - Special suppression systems
    - Emergency Responder Radio Coverage System (ERRCS)

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

DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	5 TWO STORY	6 TWO STORY	7 THREE STORY	
COUNT	33	26	30	28	34	26	4	181
PERCENT	18.2%	14.3%	16.6%	15.5%	18.8%	14.4%	2.2%	100%



TYPICAL MINIMUM LOT SETBACKS
N.T.S.

MINIMUM LOT SETBACKS (TYP.)

REAR ELEVATION "C"

SAN MARCO 17
MASTER PLOTTING PLAN

PITTBURG, CA

DISCOVERY DESIGN GROUP

OCTOBER 20, 2021 SCALE: 1'=80'

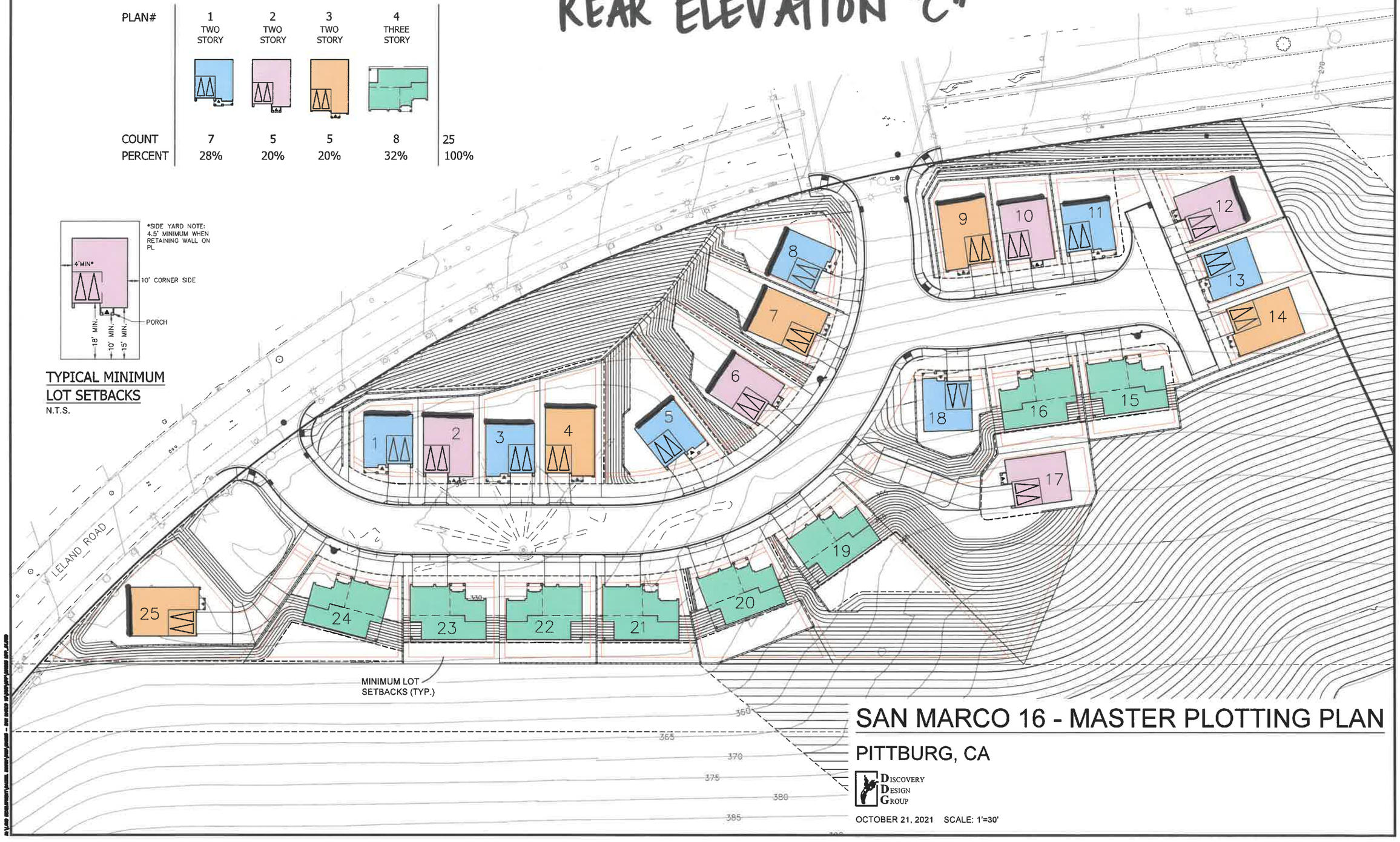
DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 THREE STORY	
COUNT	7	5	5	8	25
PERCENT	28%	20%	20%	32%	100%

*SIDE YARD NOTE: 4.5' MINIMUM WHEN RETAINING WALL ON PL

TYPICAL MINIMUM LOT SETBACKS
N.T.S.

REAR ELEVATION "C"



SAN MARCO 16 - MASTER PLOTTING PLAN

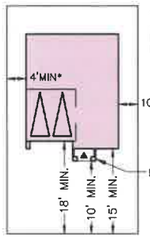
PITTBURG, CA

DISCOVERY DESIGN GROUP

OCTOBER 21, 2021 SCALE: 1'=30'

DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	5 TWO STORY	6 TWO STORY	7 THREE STORY	
COUNT	33	26	30	28	34	26	4	181
PERCENT	18.2%	14.3%	16.6%	15.5%	18.8%	14.4%	2.2%	100%



TYPICAL MINIMUM LOT SETBACKS
N.T.S.

SIDE ELEVATION "C"

MINIMUM LOT SETBACKS (TYP.)

LEVANO ROAD

SAN MARCO 17
MASTER PLOTTING PLAN

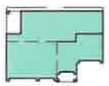
PITTBURG, CA

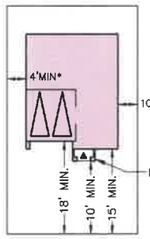
DISCOVERY DESIGN GROUP

OCTOBER 20, 2021 SCALE: 1'=80'

SIDE ELEVATION "C"

DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 THREE STORY	
					
COUNT	7	5	5	8	25
PERCENT	28%	20%	20%	32%	100%



TYPICAL MINIMUM LOT SETBACKS

N.T.S.

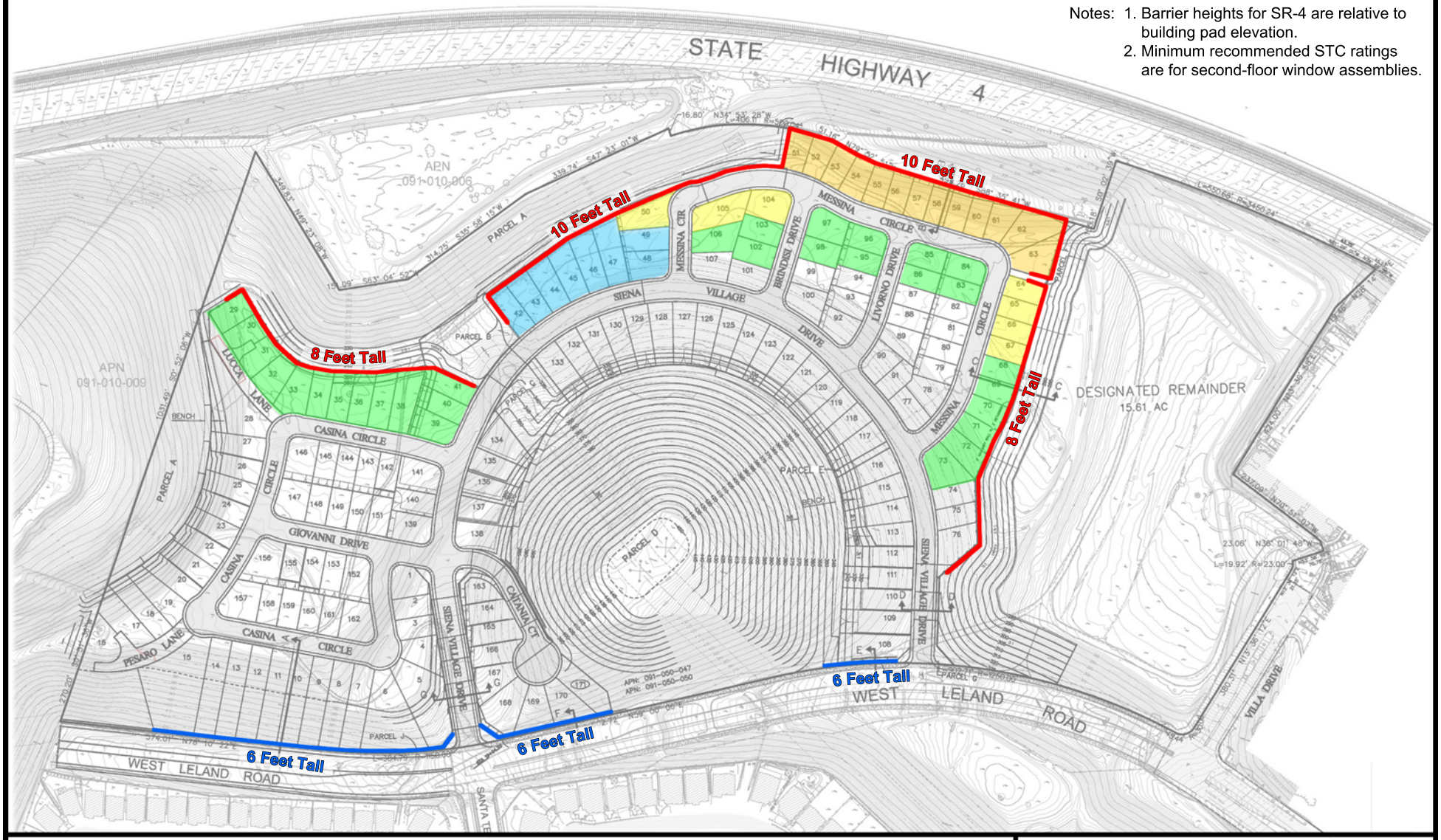
SAN MARCO 16 - MASTER PLOTTING PLAN

PITTBURG, CA

DISCOVERY DESIGN GROUP

OCTOBER 21, 2021 SCALE: 1'=30'

Notes: 1. Barrier heights for SR-4 are relative to building pad elevation.
2. Minimum recommended STC ratings are for second-floor window assemblies.



Legend

STC 40	Recommended SR-4 Noise Barriers
STC 34	Proposed West Leland Road Noise Barriers
STC 32	
STC 30	

N

Scale (feet)

0 125 250

Siena Village at San Marco
Subdivision 9453
Pittsburg, California
Project Site Plan and
Recommended Noise Mitigation

Figure 2

BOLLARD Acoustical Consultants

Appendix G:
Applicable Mitigation Measures and Conditions of Approval

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Mitigation Measures and Conditions of Approval Applicable to the Modified Project

Mitigation Measure	Description
Aesthetics, Light, and Glare	
MM AES-1 (MM a(1))	**Ridgeline Protection** Require that all project construction occur at elevations below the major ridgeline portion of the site; i.e., below approximately the 750-foot contour.
MM AES-2 (MM b(1))	**Transmission Towers** As described in the Land Use section of this SEIR, the visual impacts of transmission lines on nearby residential and other important internal project vantage points could be reduced, although not to less than significant levels, by the strategic location of trees and other landscaping (see Section IV.A.3, Mitigation Measure a(5)).
MM AES-3 (MM b(2))	**Interior Landscapes** The potential visual monotony and other undesirable visual characteristics of project streets with uniform home setbacks and building heights could be mitigated by the introduction of more variation in unit design, the inclusion of more single- story elements in project two-story homes, the introduction of more single-story homes at selected locations along each street, and introduction of unit designs which do not emphasize the garage door in the front elevation.
MM AES-4 (MM a(2))	**General Design Controls** Incorporate in the final design and title provisions for the San Marco project measures and controls on architecture, grading, introduced landscaping, future tree removal, and ongoing landscape maintenance which are specifically formulated to reduce impacts on off-site vantage points. Emphasis should also be placed on the use of subdued appearing building materials and colors in order to minimize contrast with the surrounding hillside landscape.
MM AES-5 (MM a(3))	**Design Controls for Custom Lots** For custom home lots, incorporate architectural design standards in the individual lot CC&Rs to ensure against the construction of visually conspicuous residential structures, particularly on the most visually vulnerable north-facing and ridgetop lots.
MM AES-6 (MM a(4))	**Landscaping** Common and individual landscaping will have a substantial long-term effect in softening and reducing the visual impacts of the project. Given the importance of landscaping in reducing the visual impacts of the project, the following landscaping provisions should be included in the development program: • Planting plans, specifications, and long-term maintenance responsibilities for the Modified Project street trees, park, and other common landscaping (see Figure 10) should be formulated and detailed to the satisfaction of the City. These plans and specifications should provide reasonable assurances for the long-term health and survival of these common project landscape features. • A program of ongoing maintenance and replacement of introduced landscaping should be established by the applicant to the satisfaction of the City. • Project CC&Rs should include landscaping standards for private exterior areas which will ensure the compatibility of each homesite with the surrounding San Marco neighborhood and will avoid increased adverse impacts on off-site vantage points.

Mitigation Measure	Description
MM AES-7 (MM c(1))	**Views from Highway 4** Implementation of mitigations relating to increased tree planting; implementation of an effective landscaping and maintenance plan for Villages A, B, C, and M; and the requirement for use of subdued building materials and colors, and in particular, subdued roofing materials, would reduce project impacts on views from Highway 4. • Because the multi-family structures in Villages B, C, and M are the most highly visible portion of the site from Highway 4, the opportunity to provide dense landscaping in the open space areas surrounding these clusters of multi-family buildings would be particularly important. • In addition, the southern portions of Shore Acres Creek (i.e., the segment south of the PG&E transmission lines) and its westernmost tributary should be preserved, incorporated into the project design, and enhanced with additional native vegetation, to provide additional visual interest from the freeway as well as from internal viewpoints.
MM AES-8 (MM c(2))	Views from the Sea Breeze. Mota Ranch and Shore Acres Subdivisions. Implementation of all of the mitigation measures listed under (a) above would reduce project impacts on views from these three communities. Because most of the views from these areas are intermediate and distant views of the upper elevations of the project. measures involving the preservation of the uppermost project ridgeline (i.e., the General Plan designated "major ridge" and Open Space area) would be a particularly important mitigation measure.
MM AES-9 (MM c (3))	Views from West Pittsburg. Implementation of all of the mitigation measures listed under “a” above would reduce project impacts on views from the West Pittsburg community. Similar to Shore Acres, because most of the views from the West Pittsburg area are distant views of the higher portions of the site, the preservation of the uppermost ridgeline (i.e., the designated “major ridge” and Open Space area) would be a particularly important mitigation measure.
MM AES-10 (MM c(4))	Views from Other Locations. Mitigations relating to use of subdued building materials and colors, subdued roofing materials, and common landscaping would also be effective in reducing project impacts on Evora Road and Avila Road-Leland Road views. Mitigations relating to increased overall landscaping; landscaping in Villages A, B, C, and M; and use of subdued roofing materials would be particularly important for reducing impacts on views from Evora Road.
MM AES-11 (MM a(5))	**Light and Glare** The design of common project street lighting should incorporate use of low-intensity fixtures with the cone of light focused in a manner which avoids illuminating any nearby vertical surfaces. • The CC&Rs for each individual lot should include stringent parameters regarding exterior lighting to ensure against nighttime visual impacts on off-site vantage points. The exterior lighting parameters should stipulate low mounting heights and, where the exterior fixture may be exposed to a surrounding vantage point or vantage points, use of appropriate light refractors or diffusers. • Any project pathway illumination should be limited to low bollard fixtures. In addition, any use of exterior lighting at other project facilities, such as the community park and recreation facilities, should be subject to the same design standards as those described above for individual project lots.
Air Quality	
MM AQ-1 (MM a)	The severity of project construction period air pollutant emissions impacts can be reduced to less than significant levels through application of appropriate mitigation measures. In particular, dust control is required during all phases of construction to ensure that construction period impacts are mitigated. The Modified Project shall incorporate the following specific construction mitigation measures:

Mitigation Measure	Description
	• Suspend earthmoving or other dust-producing activities during periods of high winds when dust control measures are unable to avoid visible dust plumes. • Provide equipment and staffing for watering of all exposed or disturbed soil surfaces sufficient to suppress dust plumes, including weekends and holidays. An appropriate dust palliative or suppressant, added to water before application, should also be utilized. • Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind. • Sweep construction area and adjacent streets of ail mud and debris, since this material can be pulverized and later resuspended by vehicle traffic. • Limit the speed of all construction vehicles to 15 miles per hour while on-site. • All materials transported by truck should be covered or wetted down as needed to suppress visible dust. • All excavated inactive portions of the site should be watered with an appropriate dust suppressant, covered or seeded.
MM AQ-2 (MM c(1))	**Land Use and Density** Land uses and densities can be manipulated to orient development population concentrations toward pedestrian/bicycle travel for local trips and to provide easy access to BART. The Modified Project locates the highest density development along Leland Road, the most likely route for future local transit route connections to BART and/or downtown Pittsburg, and thus appropriately places a large portion of the site population within easy walking or bicycling distance to transit. However, project land uses are exclusively residential, requiring residents to drive for all services. Placing one or more neighborhood commercial or convenience center within the project would be an effective way of reducing external trips and promoting bicycle/pedestrian modes of travel.
MM AQ-3 (MM c(2))	**Transportation System** The Modified Project includes a trail system connecting residences with the proposed recreational area. This trail system should be expanded to provide a bikeway along Leland Road to promote bicycle use for trips to BART. Transit pull-outs should be provided along the Leland Road frontage of the project to accommodate future transit service. When such service becomes available, transit amenities, such as information kiosks and shelters, should be installed. Secure bicycle parking areas for apartment residents should also be provided if individual garages are not provided.
MM AQ-4 (MM c(3))	**Fireplaces** Residential fireplaces are an air pollution source receiving increasing attention in recent years. Fireplace/woodstove restrictions have been adopted in a number of cities In California and the western United States, and it is likely that regional control of this source will be considered in the future. The impact of residential fireplace emissions of PM-10 and carbon monoxide can be reduced by restricting the number of fireplaces in residences to one per household and/or requiring residential use of EPA-certified woodstoves or fireplace inserts. EPA-certified woodstoves or fireplace inserts are 70 to 90 percent effective in reducing emissions from this source.
Biological Resources	
MM BIO-1 (MM a(1))	Complete appropriate revegetation and landscaping (emphasizing native trees, shrubs, and grasses) for heavily disturbed common areas.

Mitigation Measure	Description
Geology, Seismicity, and Soils	
MM GEO-1 (MM e(1))	**Analysis and Mitigation of Seismicity Prone Areas** As a condition of approval of the Tentative Map, a qualified geotechnical professional should analyze the susceptibility of the site to earthquake-induced land sliding, fill settlement due to dynamic forces, development of ground fissures, and potential for liquefaction. This analysis would require drilling test borings and conducting appropriate laboratory tests in area that could be so affected. Specifically, test borings and/or cone penetration tests should be completed where is anticipated that gills would be constructed over areas of deep, saturated alluvium that is susceptible to liquefaction; and on any unstable slopes that may affect the proposed development. Recommendations should be made to offset those earthquake-prone hazards. These recommendations could include avoidance or engineering solutions.
MM GEO-2 (MM e(2))	**Fault Related Feature Analysis and Mitigation** In addition, a geotechnical professional should assess the possibility for the sympathetic displacements along the fault-related features on the project. The evaluation should include radioisotopic dating of the surface soils or other chronostratigraphic techniques to evaluate the most recent episodes of movement along such features. Based on the results of the fault-feature activity evaluation, a geotechnical professional should establish appropriate structural setbacks from zones of potential faulting on the sire.
MM GEO-3 (MM e(3))	**Structure/Infrastructure Design** All project buildings, underground utilities and other improvements should be designed and constructed in accordance with all public agency requirements and City of Pittsburg building codes, particularly those sections of the codes regarding earthquake resistant design. The geotechnical report described above which would contain foundation recommendations for each lot should include earthquake design criteria in response to the site's soil profile coefficient.
MM GEO-4 (MM c(1))	**Slope Stability–General** In order to reduce potential impacts related to soil stability to less than significant levels, a qualified geotechnical professional should prepare a detailed map of unstable areas on the site, an analysis of each unstable area, and a detailed slope stabilization program. *Mapping Program*. A detailed mapping program should be conducted by a qualified geotechnical professional to identify every instance of past landsliding, earthflows, slumps, debris flows, debris basins, and erosional gullies; and every occurrence of colluvial swales, soil creep, rock falls, and adversely oriented bedding on the site. Unstable and potentially unstable slopes impacting the proposed grading plan should be evaluated for depth and character of unstable materials. Test borings and/or exploration pits should be completed as part of evaluation. *Slope Stability Analysis*. As part of the requirement for issuance of the Tentative Map, a series of slope stability analyses for critical cut slopes, fill slopes, and natural slopes, should be conducted by a qualified geotechnical professional to determine their stability under long-term static and short-term seismic loads. The analyses should incorporate saturated, residual shear strength parameters obtained from laboratory tests conducted on appropriate samples of earth materials recovered from the test borings and or exploration pits completed per mitigation measure suggested above. The impacts of the unstable conditions should be evaluated with respect to the proposed grading plan as a basis for determining the design, method of construction, extent and schedule of all stabilization measures.

Mitigation Measure	Description
	Detailed Sloped Stabilization Plan. In response to the detailed mapping and analysis described above, a qualified geotechnical professional should prepare specific recommendations for stabilization of all unstable areas. The plan should include detailed recommendations for the setbacks of structures from the crest lines of creek banks, cut slopes, fill slopes and natural slopes. The slope stabilization plan should also include the specific measures relating to grading listed below: • A qualified geotechnical professional and the project civil engineer should be present to inspect all project grading. • The geotechnical professional should provide detailed recommendations of the setback of structures from specific on-site crest lines of creek banks, cut slopes, fill slopes, and natural slopes. • The project civil engineer should ensure that all recommendations of the geotechnical are reflected in the grading plan and implemented by the developer. • Specific recommendations of the geotechnical professional on cut slopes, fill slopes for lot grading, public street construction, infrastructure construction, and slope stabilization should be implemented. • A geotechnical professional should inspect all proposed cut-and-fill slopes to ensure that they would remain adequately stable and protected from significant erosion. Drainage Benches lines with Portland cement concrete or asphalt concrete should be installed if necessary to achieve necessary stability. • As needed, a qualified geotechnical professional should modify and implement stabilization plans during construction. • All slope stabilization grading should be documented with as-built drawings and include as-built geologic map.
MM GEO-5 (MM c(2))	**Land sliding** The slope stabilization plan described above should pay particular attention to landslide areas. Based on the detailed mapping and stability analysis described above, the geotechnical professional should provide specific recommendations for stabilization of all landslides, potential landslides, and all off-site landslides that may impact on-site development. This work should include preparation of a detailed geologic map and performance of a subsurface investigation within each area with a high potential for future slope movement. A detailed construction plan should be prepared to stabilize landslides, potential landslide areas (including debris flows and rock fall areas), and off-site landslides. This plan should include detailed sections and plans showing limits of work and detailed grading specifications for performance of the stabilization work. Implementation of the plan should be completed before the sale of individual project lots.
MM GEO-6 (MM c(3))	**Soil Creep** Using the detailed mapping and stability analysis described above, the geotechnical professionals should provide specific recommendations to reduce damage to structures and infrastructure cause by slope creep should be provided, including recommendations for setbacks from the slopes subject to slope creep
MM GEO-7 (MM b(1))	**Expansive Earth Materials** Implementation of the following measure would reduce identified project impacts related to expansive earth materials to less than significant levels. *Grading/Foundation Design*. A standard soils test geotechnical investigation should be performed by a qualified geotechnical professional on each lot after subdivision grading is completed and prior to issuing building permits. The geotechnical professional should evaluate the expansion potential of native materials and fill on each lot and evaluate the subsurface conditions observed during grading. A report should be issued for each lot or group of lots with similar subsurface conditions along with recommendations for selective lot grading and foundation design and construction. The geotechnical

Mitigation Measure	Description
	professional should provide foundation design, soil preparation and selective grading recommendations which are appropriate for the on-site soil and geologic conditions observed after mass grading has been completed. A geotechnical professional should prepare specific recommendations for the modification of the presently proposed post-tensioned slab-on-grade foundation system to counteract soil swelling and shrinkage and for the treatment of expansive soils in all pavement and flatwork areas to ensure that the effects of soil expansion are minimized. *Drainage Plan*. To avoid impact of expansive earth materials due to improper surface drainage design, a registered civil engineer should design a surface drainage system for each lot. The drainage system should be compatible with the subdivision's drainage system. The drainage system for each lot should include the following provisions: • Portland cement concrete or asphalt concrete lined "V" ditches should be installed at the bases of all slopes greater than 15 feet high and adjacent to building pads. The ditches should drain to a suitable outlet. • All building pads should be rough graded with a two percent slope toward the streets. • The surface next to the house and associated structures should be graded with a slope of at least two percent away from the structure for a minimum distance of four feet. • The lot should be drained with swales which slope two percent and discharge to a suitable outlet. • All roof downspouts should be connected to a solid pipe collector system which discharges to a suitable outlet. • The crawl space of each house of unit should be connected to a solid pipe collector system which discharges at a suitable outlet. • Landscaping and walks should be installed such that the lot drainage system designed by the civil engineer is not disrupted. Water should not be allowed to pond on any lot. Conditions, covenants and restrictions for the subdivision should include the lot drainage requirements listed above. Specific reference to drainage requirements should also be included in the deed for each lot in order to prevent homeowners from altering drainage on the lot. The recommendations and plans related to drainage provided by the geotechnical professional and project civil engineer should be carried out completely and correctly by the developer's contractors. The geotechnical consultant and civil engineer should provide continuous inspection during construction in order to ensure that their recommendation and plans are properly implemented.
Hydrology and Water Quality	
MM HYD-1 (MM b(1))	**Erosion Control** The project grading plan should include an approved drainage and erosion control plan to minimize impacts from erosion and sedimentation during grading. This drainage and erosion control plan should conform to all standards adopted by Contra Costa County and those measures outlined in Section IV.D.3 of this SEIR (Soils and Geology). The plan should include such erosion control procedures as: • Restricting grading to the dry season; • Protecting all finished graded slopes from erosion using such techniques as hillslope benching, erosion control matting, and hydroseeding; • Protecting downstream storm drainage inlets from sedimentation; • Use of silt fencing to retain sediment on the project site; and • Any other suitable measures outlined in the Association of Bay Area Governments' (ABAG) Manual of Standard or Contra Costa County regulations.

Mitigation Measure	Description
MM HYD-2 (MM b(2))	**Drainage System Inspection** After construction is completed, all drainage culverts should be inspected for accumulated sediment. If sediment accumulation has occurred, these drainage structures should be cleared of debris and sediment.
MM HYD-3 (MM c)	**Water Quality Impacts** To mitigate potential water quality impacts to less than significant levels, the project applicant should apply for and obtain the necessary NPDES stormwater discharge permit (which applies to the grading of five or more acres of land) from the California Water Quality Control Board (RWQCB). This RWQCB permit requirement is relatively new. It is expected that the program for administering such permits will begin in October 1992. Though a specific regulatory program has not been instituted, development of the size will be required to address non-point source pollutants from sheet runoff, not just construction-related impacts. The Regional Board is currently developing guidelines identifying Best Management Practices (BMPs) for reducing non-point source pollutants. These practices vary, but generally include increased street cleaning, oil and grease separators for large parking areas, infiltration areas, and trash racks. Through these procedures and facilities are not currently required, they are expected to be required in the near future. If not incorporated into the drainage system design for the project, future regulations would possibly mandate costly retro-fitting of the storm drain system. The applicant should either: • Incorporated some of these facilities into the subdivision storm drainage design, • Design the retention and other drainage facilities in a way which will easily facilitate the future installation of non-point source pollutant control devices, and/or • Set aside funds to comply with future regulatory requirements. The RWQCB must also certify any Section 404 permit issued by the Army Corps of Engineers. This certification should be based on a RWQCB determination that the Section 404 permitted construction activity would comply with RWQCB water quality standards.
MM HYD-4 (MM a)	**Peak Runoff and Volume** The project-related increase in peak runoff volume would be adequately mitigated by the creation of on-site detention basins (approved by the CCCFCWCD) as described in the impact section. The CCCFCWCD has approved the design of the detention basins as described in the impact section. Therefore, it appears that this impact would be mitigated to less that significant levels by the virtue of the Modified Project design. No additional mitigation measures would be necessary. City staff has indicated that prior to Final Map approval, a hydrology report describing this system must be submitted to all affected agencies. The analysis must be presented with a complete set of hydraulic calculations and determination of peak stormwater discharge beneath the freeway. The analysis must show the capacity of the proposed retention basin and the recommendations of the CCCFCWCD.

Mitigation Measure	Description
Noise	
MM NOI-1 (MM a(1))	**Outdoor Noise Levels** Providing for noise levels that are consistent with the goals of the City of Pittsburg General Plan throughout the proposed development would require mitigation. Various combinations of noise abatement methods could be used to mitigate projected on-site noise levels. These could include the construction of berms of soundwalls, and redesign of the site plan to increase distance from the proposed homes to the adjacent noise source. Since one of the goals of the City of Pittsburg General Plan is to avoid the use of visible soundwalls, the required heights of both berms and soundwalls necessary to mitigate projected on-site noise levels have been calculated. Berms are generally more effective sound barriers than walls due to the increased acoustical effectiveness provided by the shape and content of a berm. • Highway 4. An eight-foot berm at the top of the slope along the elevated Highway 4 cross section as shown on Figure 43 would mitigate the projected noise intrusion into the project to levels below an Ldn of 60 dB. Alternatively, an 11-foot high soundwall could be constructed in the same location to achieve equivalent noise mitigation. Either of these two measures, or a combination of the two, would reduce noise impacts along Highway 4 to less than significant levels. • Willow Pass Road Extension. Mitigating noise exposure alone the extension of Willow Pass Road would require the use of a soundwall because the proposed site plan does not provide enough room for a berm. A wall seven-feet high on both sides of the Willow Pass Road Extension (Project Street A) would reduce the noise exposure for both the single-family homes on the east side and the multi-family homes on the west side to less than 60 dB. Because the multi-family homes would be located 10 to 15 feet below the road, the wall at this location would also reduce noise levels outside of the upper floors. Alternatively, the project would be redesigned to allow for a more visually acceptable berm along this route, rather than a noise wall. • Leland Road. The highest noise outside of a building along Leland Road west of the Willow Pass Road extension would be an Ldn of 62 dB. It is probable that such noise levels would be adequately attenuated on individual decks and patios by construction of local or individual fences with noise-abating specifications. Noise levels along Leland Road east of the Willow Pass extension, on the other hand, would be quite high, particularly outside of the single-family homes on the north side of the road in proposed Village A. A sound wall nine-feet high would be necessary to reduce noise levels in the yards of these homes to an Ldn less than 60 dB. The exterior noise levels for multi-family homes on the south side of Leland Road in this area would reach an Ldn of 65 dB. Because there are multi-family homes and because the primary outdoor use areas would be in the center of the development, it is anticipated that mitigation would take place for localized patios in the form of fences. The berms and walls recommended above provide a conceptual indication regarding the type of mitigation that would be required to make the project compatible with the noise environment and to reduce project noise-related impacts to less than significant levels. Precise locations and heights of berms, walls and fences would need to be determined at the project development stage.
MM NOI-2 (MM a(2))	**Indoor Noise Levels** The berms or walls would reduce noise levels outside of the first floors to below an Ldn of 60dB. This means that noise levels inside the first floor of homes in the area would be below and Ldn of 45 dB, even with first-floor windows open for ventilation. Second stories, however, could be exposed to noise levels in excess of 60 dB. In these cases, ventilation must be provided so that residents could keep the windows closed to meet the indoor noise standard. Additionally, in some cases, exterior noise levels may be severe enough to require the use of sound-rated glazing in upper floor windows.

Mitigation Measure	Description
MM NOI-3 (MM c(2))	**Construction Noise Impacts–On-site** To minimize the impact of project construction noise on new project residents, construction should be limited to daytime hours on weekdays between 8:00 a.m. and 5:00 p.m. All equipment used in the project should be adequately muffled and maintained.
Public Services	
MM PUB-1 (MM c(1))	**Response Time Impacts** A new fire station must be constructed at a location to be established in consultation with the District which will meet the District's response time standard. This location may be on the project site or elsewhere within the response time standard. The project's contribution toward the construction of this fire station would be collected via the Fire Facilities Element Fees and those additional charges described below as determined in consultation with the RFPD. In addition, the joining of Avila Road and Leland Road routes, should be clearly marked, with these markings placed in a location clearly visible to motorists.
MM PUB-2 (MM c(2))	**Personnel and Equipment Impacts** As a condition of approval, the project should be required to provide, to the satisfaction of the RFPD, its fair share of those local fire capital improvement and operating expenses which would not be adequately covered by Fire Facilities Element Fees or Benefit Assessment Fees from the project. No project homes should be occupied until adequate fire protection and suppression services are in place to the satisfaction of the District.
MM PUB-3 (MM c(3))	**Additional Measures** The Fire District has also recommended the following additional specific provisions to ensure adequate fire protection and fire suppression services for the project: • Water storage and pressure should be provided for the project as required by the Uniform Fire Code (UFC) Appendix Chapter III; • Fire sprinkler protection should be provided in all project structures, including single-family homes; • Fire-retardant roofing should be required for all project structures, including single-family homes; and • Adequate emergency vehicle access should be provided to all project homes, as required by the UFC and the Fire District.
MM PUB-4 (MM (c))	According to the Police Department, the creation of a new separate beat is warranted to accommodate the response time needs of the project and anticipated cumulative residential development in the southwest area to less than significant levels. The present four-beat structure is currently undergoing re-evaluation. However, this evaluation is more likely to result in the realignment of current beat boundaries, rather than the creation of additional beats. The Police Department anticipates that the creation of a new, fully staffed, separate southwest area beat would reduce project and cumulative impacts on police response time and citywide service levels to less than significant levels. New staffing should be funded by revenue flow increases to the City's General Fund due to anticipated cumulative southwest area growth. Several additional project measures have also been recommended by the Police Department to improve crime prevention and further reduce project impacts on the provision of police service These measures include: (1) provision of adequate, well lighted, accessible and non-isolated parking areas and visible entries for all multi-family structures; (2) provision of streets which are consistent with existing standards and do not vary in width; and (3) avoidance of developed open space (I.e., parks) which abut side and rear yards of residential dwellings.

Mitigation Measure	Description
MM PUB-5 (MM (c))	Assuming little change in current local school capacity conditions between now and project buildout (I.e., no new school construction), the project alone would result in over-enrollment at all elementary and middle schools in the District attended by project residents. Project adverse impacts on school enrollment would be partially mitigated through the existing impact fee requirements ($0.75 per residential square foot). According to the District, application of the current impact fee is expected to have minimal effect in covering the full cost of the school expansion needs generated by the project and by cumulative residential growth in the area. To mitigate the project contribution to the cumulative impact on school enrollment, approval of the project should be conditioned upon project commitment to fair share participation in a future added capital facilities program to be established Mount Diablo Unified School District. Project participation in the added capital facilities program should include the following: • Payment of existing school impact fees; • Payment of additional school impact fees established by the School District after the expiration of the existing fee agreement in 1994 so long as these additional fees are within State-mandated limits and have been adequately justified; and • Establishment of a Mello-Roos District for the project to fund the project's fair share of the cost of necessary school improvements which are not covered by the fee programs described above. The applicant's participation in the above listed mitigation requirements could be reduced to an extend mutually agreed upon by the City, the school district, and the applicant, in exchange for project participation in direct financing or construction of a new elementary school on the site.
MM PUB-6 (MM (1))	**Service Area Population** A project contribution of additional library facilities equivalent to the increase demand generated by the project would reduce project impacts to an insignificant level. This project contribution could include funding for additional books and additional library space to meet the accepted standard described under measures (2) and (3) below. Alternately, the provision of service facilities which could directly serve the project-generated population, such as a bookmobile, may also be considered.
MM PUB-7 (MM c(2))	**Square feet of Library Space Per Capita Ratio** With the project expected to ultimately add approximately 7,730 residents to the library service areas, project contribution of a fee adequate to construct 3,865 square feet of added library space in the form of an addition to an existing branch or a new library branch prior to project buildout would meet the standard of 0.5 square feet per capita. This action would reduce the impact of the project on County library space needs to a less than significant level.
MM PUB-8 (MM (3))	**Books Per Capita Ratio** With the project expected to generate 7,730 residents, a project contribution of a total of 15,460 volumes of books to build a new library branch of 7,730 volumes to each branch would meet the library's goal of two volumes of books per capita. This action would reduce the impact of the project on County library book needs to a less than significant level.
Utilities and Service Systems	
MM UTIL-1 (MM (c))	Implementation of the following measures would reduce project-related impacts on water service to less than significant levels:

Mitigation Measure	Description
	• The project should be responsible for construction of all improvements listed on page 4 of the City's Water Master Plan Update. The preliminary anticipated total cost of these improvements in 1990 dollars is $7,290,000. All final water system design specifications and constructed improvements would be subject to the approval of the City of Pittsburg. These specifications shall include adequate provisions for maintenance access to these facilities. • The project should pay its fair share of the cost of recent water treatment plant expansion and raw water storage facilities. • The overall project landscape plan which is described on page 73 of this SEIR should be revised and refined to include drought-tolerant plant species whenever possible. Future subarea landscape plans and guidelines for Villages A, C, D, and M should include similar provisions.
MM UTIL-2 (MM 3)	In order to adequately address project-related impacts on the local sewage collection and treatment system, the project would be required to pay the sewer development fees for DDSD Zone 1 as per the DDSD Schedule of Fees identified in the WPSMU. Applicant completion of a sewer capacity study would also be necessary to determine the size of the project sewer extension lines and the points of connection to the DDSD main facilities.
Condition of Approval	**Description**
Biological Resources	
COA BIO-1	If construction, grading, vegetation removal, or other project-related activities are scheduled during the nesting season, February 1 to August 31, a focused survey for active nests shall be conducted by a qualified Biologist within 7 days prior to the beginning of project-related activities. The survey shall consist of the entire project limits, as well as a minimum 500-foot buffer. If a lapse in project-related work of 7 days or longer occurs, another focused survey shall be required before project work can be reinitiated. If an active nest is found during surveys, qualified Biologist shall establish site- and species-specific no-work buffers. The buffer distances shall be specified to protect the bird's normal behavior to prevent nesting failure or abandonment. The buffer distance recommendation shall be developed after field investigations that evaluate the bird(s) apparent distress in the presence of people or equipment at various distances. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed toward project personnel, standing up from a brooding position, and flying away from the nest. The qualified Biologist shall have authority to order the cessation of all nearby project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established. The qualified Biologist shall monitor the behavior of the birds (adults and young, when present) at the nest site to ensure that they are not disturbed by project work. Nest monitoring shall continue during project work until the young have fully fledged (have completely left the nest site and are no longer being fed by the parents), as determined by the qualified Biologist, unless otherwise approved in writing by the California Department of Fish and Wildlife (CDFW).
COA BIO-2	Pre-construction surveys for nesting burrowing owls within 250 feet of the site prior to commencement of construction activities between February 1 through August 31 are recommended. If occupied burrows are found, a qualified Biologist should determine the need (if any) for temporal restrictions on construction. The determination should be pursuant to criteria set forth by CDFW (CDFG, 2012).

Mitigation Measure	Description
Cultural Resources	
COA CUL-1	If buried cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified Archaeologist shall be consulted to determine whether the resource requires further study. The qualified Archaeologist shall make recommendations to the Lead Agency on the measures that shall be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds in accordance with Section 15064.5 of the CEQA Guidelines. Potentially significant cultural resources consist of, but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. Any previously undiscovered resources found during construction within the project area should be recorded on appropriate California Department of Parks and Recreation (DPR) forms and evaluated for significance in terms of CEQA criteria. If the resources are determined to be unique historic resources as defined under Section 15064.5 of the CEQA Guidelines, mitigation measures shall be identified by the Archaeological Monitor and recommended to the Lead Agency. Appropriate mitigation measures for significant resources could include avoidance or capping, incorporation of the site in green space, parks, or open space, or data recovery excavations of the finds. No further grading shall occur in the area of the discovery until the Lead Agency approves the measures to protect these resources. Any archaeological artifacts recovered as a result of mitigation shall be donated to a qualified scientific institution approved by the Lead Agency where they would be afforded long-term preservation to allow future scientific study.
COA CUL-2	In the event of an inadvertent discovery or recognition of any human remains, Public Resources Code Section 5097.98 must be followed. In this instance, once project-related earthmoving begins and if there is inadvertent discovery or recognition of any human remains, the following steps shall be taken: 1. There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the County Coroner is contacted to determine whether the remains are Native American and if an investigation of the cause of death is required. If the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the "most likely descendant" of the deceased Native American. The Most Likely Descendant (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Section 5097.98, or 2. Where the following conditions occur, the landowner or his/her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the MLD or on the project site in a location not subject to further subsurface disturbance: • The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being notified by the commission. • The descendant identified fails to make a recommendation. • The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the NAHC fails to provide measures acceptable to the landowner.

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for "Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (GP, PD/RZ, SUBD, DR)."	)	ORDINANCE NO. 23-

WHEREAS, on April 3, 1990, the City Council adopted Ordinance No. 90-990 certifying a negative declaration and authorizing the execution of the Southwest Development Agreement (DA) for the development of 2,938 residential units on 639 acres in the southwest hills of Pittsburg. The DA established provisions under which the development would be built, including land use regulations, fees and assessments, and infrastructure; and

WHEREAS, on January 19, 1993, the City Council adopted Resolution No. 93-7888 certifying a subsequent environmental impact report (SEIR) for the 2,938-unit project currently known as the San Marco Development; and

WHEREAS, on February 1, 1993, the City Council adopted Ordinance No. 93-1057 zoning the San Marco Development property to a residential Planned Development District (PD-1057), with a PD Plan consisting of 1,412 single-family residential units and 1,526 multifamily residential units; and

WHEREAS, there have been four subsequent amendments to the DA since the original approval on January 19, 1993. On October 1, 2001, the Council approved Ordinance No. 01-1187, the first amendment to the DA to extend the term of the agreement to the year 2020. Initial construction of residential units in San Marco began in 2001. On July 19, 2010, the Council approved Ordinance No. 10-1326, the second amendment to the DA, which revised the map exhibit of the DA to remove 1.41 acres that the developer wanted for a commercial gasoline station, rather than a residential use. On April 15, 2013, the Council approved Ordinance No. 13-1369, the third amendment to the DA, to extend the term of the agreement to the year 2032, among other items, including park improvements and annual payments for DA compliance reviews. On December 21, 2020, the Council approved Ordinance No. 20-1481, the fourth amendment to the DA, which allowed a General Plan Map Amendment and amendments to the Planned Development District and San Marco Development Plan for the San Marco Commercial Center project; and

WHEREAS, there have been four subsequent amendments to the original PD Ordinance since it was adopted on February 1, 1993. On February 3, 2003, the Council approved Ordinance No. 03-1204, a City-initiated amendment increasing lot coverage allowances for single-family homes in this and other PD Districts from 40 to 55 percent, depending on lot size. On August 21, 2006, the Council adopted Ordinance No. 06-1270, an applicant-initiated amendment to San Marco Development Park Requirements,

consolidating several mini-parks in the original development plan into two larger community parks, consistent with the City of Pittsburg 2001 General Plan. On October 15, 2012, the Council adopted Ordinance No. 12-1362 to exchange development density (176 units) within the San Marco Development from townhouse/multifamily Village O to single-family Village A. On December 21, 2020, the Council approved Ordinance No. 20-1480, amending the San Marco PD District and Development Plan to allow for a small commercial shopping center (San Marco Commercial Center) on the 3.69-acre property on the southeast corner of San Marco Boulevard and W. Leland Road. The San Marco Commercial Center project consists of a 29,822-square-foot anchor tenant building and two separate commercial pad sites. The anchor tenant building is designed to accommodate a grocery store or retail use. One of the commercial pads is designed to accommodate an 1,826-square-foot restaurant with drive-through service and the second pad could accommodate a 3,500-square-foot restaurant. To date, approximately 1,540 single-family houses, 462 multi-family units (San Marco Villas 1 and 2 (Village B)), a public elementary school and an adjoining neighborhood park and a community park have been built in the San Marco Development; and

WHEREAS, on July 21, 2021, Discovery Builders, Inc., filed Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD, DR), requesting: 1) an Amendment to the General Plan Map to change the land use designation of the project site from High Density Residential and Open Space to Low Density Residential and Open Space, 2) an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units, 3) a Vesting Tentative Map for a 206-lot Major Subdivision (Siena at San Marco); to subdivide the project site into 206 individual lots for single-family residences, and 4) Design Review of landscape and architectural plans to construct residences at Siena at San Marco. The project site is located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1362 (Planned Development, Ordinance No. 12-1362) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071; and

WHEREAS, the project site is located within the larger San Marco Development area which is subject to the San Marco Development Agreement (DA) originally approved by the City Council on July 1, 1993, as subsequently amended. The project site is regulated by the conditions of approval set forth in the PD-1362 (Planned Development District, Ordinance No. 12-1362) District; and

WHEREAS, a Final Supplemental Environmental Impact Report (SEIR) was prepared and certified in accordance with CEQA to examine the potential environmental effects of the original project (Final EIR for the San Marco Subdivision). The Pittsburg City Council certified the Final SEIR in Resolution No. 93-7888 on January 19, 1993, making the required findings under CEQA (State Clearinghouse No. 91073029). An Addendum to the certified Final SEIR has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed project (Siena at San Marco Units 16 and 17). The Addendum must be considered by the City Council with Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD, DR); and

WHEREAS, Pittsburg Municipal Code (PMC) sections 18.16.020 and 18.62.070 identify the Planning Commission as the advisory body to the City Council on proposed changes to PD Districts of the zoning map, and requires that the Commission conduct a public hearing and determine, prior to making its recommendation, that: 1) the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan; 2) a community need is demonstrated for the change proposed; and 3) its adoption will be in conformity with public convenience, general welfare and good zoning practice; and

WHEREAS, on June 27, 2023, after conducting a duly noticed public hearing, the Planning Commission adopted Resolution No. 10226, recommending approval of the proposal in its entirety, including the requested amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District; and

WHEREAS, on or prior to Friday, November 10, 2023, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.A - D, a "Notice of Public Hearing," for the November 20, 2023, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice; and

WHEREAS, on November 20, 2023, the City Council held a duly-noticed public hearing to: 1) introduce and waive further reading of this ordinance approving the proposed amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District; and 2) adopt a resolution approving the proposed General Plan Map Amendment, Vesting Tentative Map and Design Review, at which time oral and/or written testimony was considered.

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

SECTION 1. Findings.

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

B. Based on the City Council Staff Report entitled, "Adoption of a Resolution Approving a General Plan Map Amendment, Vesting Tentative Map for a Major Subdivision and Design Review; and Introduction and Waive First Reading of an Ordinance Approving an Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District for Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (GP, PD/RZ, SUBD, DR)," dated November 20, 2023, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg,

and based on all written and oral testimony presented at the public hearing, the City Council finds that:

1. City staff prepared an Addendum for the proposed project to determine whether and to what extent the Subsequent Environmental Impact Report (SEIR) for the San Marco Development area remains sufficient to address the potential impacts of the proposed project, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.). Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

Amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District:

2. Pursuant to Pittsburg Municipal Code (PMC) section 18.62.070, amendments to adopted PD Districts are processed in the same manner as zoning map amendments.

3. The proposed amendment to the San Marco Development Plan and PD-1362 District is subject to the San Marco DA originally approved by the City Council on July 1, 1993, which was found to be consistent with the objectives, policies, general land uses and programs specified in the 1988 General Plan.

4. The proposed amendment to the San Marco Development Plan and PD-1362 District is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is prepared, in that the land uses and property development regulations allowed in the proposed 'PD District' will be similar to the land uses and property development regulations that were approved for other residential subdivisions in the San Marco Development area, i.e., Toscana (Village A), Positano (Village D – Units 11 and 12) and Capri (Village E – Unit 13) subdivisions:

Max. Lot Coverage:	55 percent
Min. Front Yard:	15 ft. to nearest wall
	10 ft. to porch
	18 ft. to garage
Min. Corner Side Yard:	8 ft.
Min. Side Yard:	4 ft.
Min. Rear Yard:	5 ft.

5. There is a community need for the proposed change to the amendment to the San Marco Development Plan and PD-1362 District. Currently, the entire San Marco Development area is designated exclusively for residential use in the approved PD Plan. The proposed amendment would not increase the total number of units already envisioned for the San Marco Development but would increase the number of small-lot, single-family units in the project,

thereby increasing opportunities for homeownership for entry-level buyers in the community.

6. The proposed amendment to the San Marco Development Plan and PD-1362 District will be in conformity with public convenience, general welfare, and good zoning practice, in that it would not increase the total number of units already envisioned for the San Marco Development and would provide well-designed, new homes for existing and new residents near the San Marco Commercial Center and the Pittsburg/Bay Point BART station.

SECTION 2. Amendment.

Based on the findings and the authority set forth above, the City Council hereby amends the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) section 18.04.020, to amend PD-1362 District and the corresponding San Marco Development Plan Land Use Table to: 1) reflect a reassignment of 98 units from multifamily Village M, nine (9) units from multifamily Village B, and five (5) units from multifamily Village O to single family Village C, and 2) convert 25 units from multifamily Village O to single family units in Village O as depicted in Exhibit A of this resolution.

SECTION 3. Effective Date.

This Ordinance shall be in full force and effective thirty (30) days after its adoption.

SECTION 4. Severability.

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

SECTION 5. Publication.

The ordinance shall be posted and published in accordance with California Government Code.

The foregoing ordinance was introduced at a meeting of the City Council of the City of Pittsburg held on November 20, 2023, and was adopted and ordered published at a meeting of the City Council held on _____, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

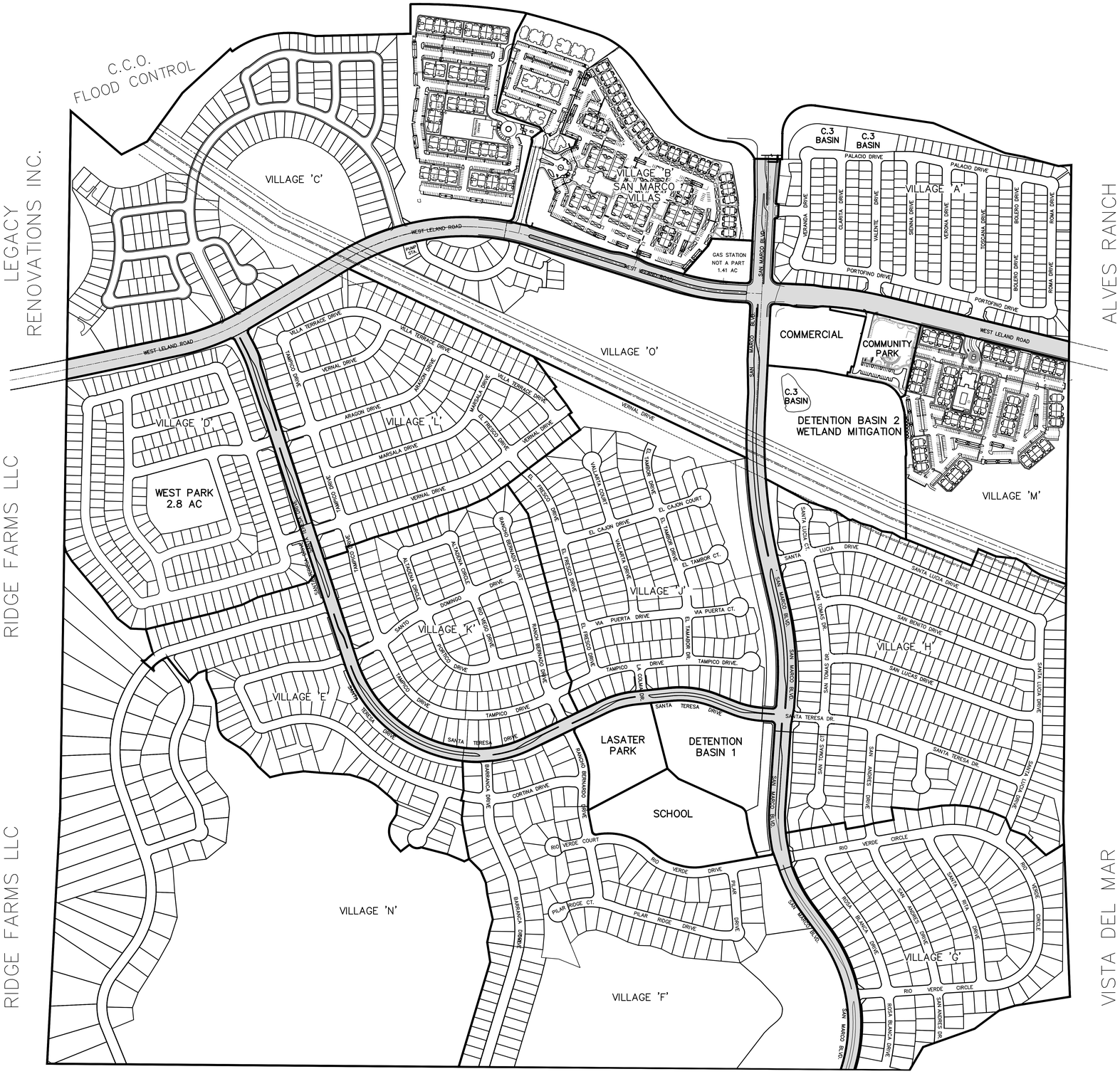
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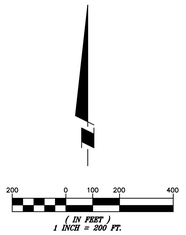
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Alice E. Evenson, City Clerk

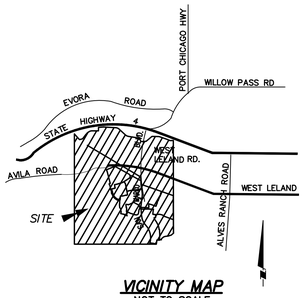
SAN MARCO
DEVELOPMENT PLAN

SUBDIVISION 7362

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA







VICINITY MAP
NOT TO SCALE

LAND USE TABLE FOR WATER MODELING PURPOSES ONLY

LAND USE	ACRES	NUMBER OF UNITS
VILLAGE 'A' SINGLE FAMILY	32.74	252
VILLAGE 'B' APARTMENTS	25.74	462
VILLAGE 'C' APARTMENTS, SINGLE FAMILY	63.38	270 APARTMENTS 181 SINGLE FAMILY
VILLAGE 'D' SINGLE FAMILY	33.60	233
VILLAGE 'E' SINGLE FAMILY	22.21	114
VILLAGE 'F' SINGLE FAMILY	54.47	123
VILLAGE 'G' SINGLE FAMILY	32.02	138
VILLAGE 'H' SINGLE FAMILY	49.42	263
VILLAGE 'J' SINGLE FAMILY	38.12	155
VILLAGE 'K' SINGLE FAMILY	27.92	149
VILLAGE 'L' SINGLE FAMILY	35.74	177
VILLAGE 'M' APARTMENTS BUILT TO TOWNHOUSE STANDARDS	22.0	318
VILLAGE 'N' SINGLE FAMILY	88.10	64
DETENTION BASIN 1	6.57	–
VILLAGE 'O' PUMP STATION	25.25	39
COMMUNITY PARK	2.51	–
COMMERCIAL	3.51	–
DETENTION BASIN 2 WETLAND MITIGATION	11.94	–
MAJOR ROADS	29.43	–
SCHOOL	6.30	–
LASATER PARK	3.88	–
GAS STATION NOT A PART	1.41	–
TOTAL	616.27	2,938

GENERAL NOTES:

1. OWNERS/DEVELOPER: WEST COAST HOME BLDR.S INC.
   SEECON FINANCIAL AND CONSTRUCTION CO.
   4021 PORT CHICAGO HWY.
   CONCORD CA 94524

   SEECON FINANCIAL AND CONSTRUCTION INC.
   4021 PORT CHICAGO HWY.
   CONCORD CA 94524
2. ENGINEER: ISAKSON AND ASSOC. INC.
   2 MIRANGO COURT
   CLAYTON CA, 94517
3. ASSESSORS PARCEL NO.: 097–130–002, 097–140–001
   097–150–005, 097–150–002
   097–150–006, 097–150–007
   097–190–001, 097–180–001
4. TOTAL AREA: 616.27 ACRES
5. ZONING: PLANNED DEVELOPMENT
6. TOTAL NO. OF LOTS/ PARCELS: SINGLE FAMILY LOTS – 1,869 UNITS
   APARTMENTS/TOWN HOMES – 1,069 UNITS
   TOTAL – 2,938 UNITS
7. UTILITIES:
   SEWER: CITY OF PITTTSBURG/DELTA DIABLO SANITATION DISTRICT
   WATER: CITY OF PITTTSBURG
   GAS & ELECTRICAL: P.G.&E.
   TELEPHONE: AT&T
8. DRAINAGE AREA: 48–B (CONTRA COSTA COUNTY FLOOD CONTROL)
9. BOUNDARY AS SHOWN IS COMPILED FROM RECORD INFORMATION AND DOES NOT REPRESENT A SURVEY OF THE PROPERTY.
10. MULTIPLE FINAL MAPS WILL BE FILED ON THE LANDS SHOWN ON THE TENTATIVE MAP.
11. 300' ADJOINING PROPERTIES ARE SHOWN ON THIS MAP. THERE ARE NO EXISTING STRUCTURES WITHIN 300 FEET OF THE DISTRICT BOUNDARIES.
12. TOPOGRAPHY AND EXISTING CANOPY OF MATURE TREES 100 FEET BEYOND THE PROPOSED DISTRICT BOUNDARY ARE AS SHOWN.

APPR. | DATE

REGISTERED PROFESSIONAL ENGINEER — DAVID O. ISAKSON — NO. 21764 CIVIL — STATE OF CALIFORNIA

SUBDIVISION 7362 SAN MARCO

DEVELOPMENT PLAN

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering land surveying
2 Mirango Court, Clayton, CA 94517 Phone:(925) 876–0889

DATE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET
03-10-2022	DOI	RLB	DOI	201304	1 OF 1

S:\LAND DEVELOPMENT\MODEL DOCS\DOCS\DA\DWG\DEVELOPMENT PLAN\201304-SM-DEVELOPMENT PLAN-1S.DWG

Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (GP, PD/RZ, SUBD, DR)

Specific development regulations for Siena at San Marco (Units 16 and 17) are as follows:

Max. Lot Coverage:	55 percent
Min. Front Yard:	15 ft. to nearest wall
	10 ft. to porch
	18 ft. to garage
Min. Corner Side Yard:	8 ft.
Min. Side Yard:	4 ft.
Min. Rear Yard:	5 ft.

The proposed development regulations in the PD Plan (listed above) are similar to the standards that were approved for the Toscana (Village A), Positano (Village D – Units 11 and 12) and Capri (Village E – Unit 13) subdivisions.

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Recommending City Council Approval of a General Plan Map Amendment, Amendment to San Marco Development Plan and PD-1362 District, Vesting Tentative Map for Major Subdivision, and Design Review for 206-Unit, Single-Family Residential Subdivision Located Immediately South of the Willow Pass Road Interchange on State Route 4 for "Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR)."	Resolution No. 10226

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On July 21, 2021, Louis Parsons of Discovery Builders, Inc., filed Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD, DR), requesting a change to the Development Plan for San Marco to transfer the unit count between villages within the San Marco Development area to allow for construction of a 206-lot subdivision (Siena at San Marco). Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

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

C. Pursuant to PMC section 17.16.100, an applicant may request that two or more applications for separate discretionary approvals, including zoning amendments under PMC Title 18, requested or required in conjunction with a project be consolidated.

D. Under Government Code section 65358, the legislative body of a local government agency may amend its General Plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four General Plan amendments to each required element may be adopted within one calendar year. In this calendar year so far, the City Council has not adopted any amendments to the General Plan Land Use Element.

E. The California Government Code and PMC identify the Planning Commission as the advisory body to the City Council on amendments to the General Plan. Government Code section 65353(a) requires that the Planning Commission

conduct at least one public hearing prior to making its recommendation on a proposed General Plan amendment.

F. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning changes, and requires that the Planning Commission determine, prior to making its recommendation, that:

1. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;

2. in the case of a base district, overlay district or general land use regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;

3. a community need is demonstrated for the change proposed; and

4. its adoption will be in conformity with public convenience, general welfare and good zoning practice.

G. PMC section 17.12.010 identifies the Planning Commission as the advisory body to the City Council on proposed tentative maps when consolidated with one or more applications for other approvals which are subject to final approval by the City Council. In order to recommend City Council approval of a Vesting Tentative Map, the Planning Commission must determine, in accordance with PMC section 17.20.060(c), that:

1. the proposed map is consistent with the General Plan and any applicable specific plan, or other applicable provision of PMC;

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

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

4. the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

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

6. the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

H. Pursuant to PMC section 18.36.230, the Planning Commission shall discuss the application for Design Review approval and integrate it with the land use approval process applicable to the project. In order to recommend Design Review approval (pursuant to the direction of PMC section 18.36.230), the Planning Commission must determine, in accordance with PMC section 18.36.220.B, that:

1. 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;

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

3. 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;

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

5. the application conforms with the criteria set forth in any applicable City adopted design guidelines.

I. On January 19, 1993, the City Council adopted Resolution No. 93-7888 certifying a Final Subsequent Environmental Impact Report (SEIR) for the entire, 639-acre, 2,938-unit project currently known as the San Marco Development (State Clearinghouse No. 91073029).

J. CEQA Guidelines Section 15164(a) provides that the lead agency or a responsible agency shall prepare an Addendum to a previously certified EIR or Negative Declaration (ND) if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a Subsequent EIR or ND have occurred.

K. City staff prepared an Addendum for the proposed project to determine whether and to what extent the SEIR for the San Marco Subdivision remains sufficient to address the potential impacts of the proposed project, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.).

L. Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

M. On Saturday, June 17, 2023, in accordance with Government Code sections

65090 and 65091, and PMC section 18.14.020.A, B and D, a “Notice of Public Hearing,” for the June 27, 2023, public hearing on this item was published in the East County Times.

N. On Friday, June 16, 2023, a “Notice of Public Hearing” was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the “Public Notices” section of the City’s website and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. In addition, a copy of the notice was posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in the “Avila,” “San Marco” and “San Marco Villas” neighborhoods.

O. On June 27, 2023, the Planning Commission held a public hearing on Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD, DR), at which time additional oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission staff report entitled, “Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR),” dated June 27, 2023, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:

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

2. City staff prepared an Addendum for the proposed project to determine whether and to what extent the Subsequent Environmental Impact Report (SEIR) for the San Marco Development area remains sufficient to address the potential impacts of the proposed project, or whether additional documentation may be required under the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §§ 21000, et seq.). Based on the analysis in the Addendum, staff determined that preparation of a supplemental or Subsequent EIR or ND was not required and that an Addendum provides the required documentation under CEQA for the proposed project.

General Plan:

3. The proposed amendment to the San Marco Development Plan and PD-

1362 District is subject to the San Marco DA originally approved by the City Council on July 1, 1993, which was found to be consistent with the objectives, policies, general land uses and programs specified in the 1988 General Plan. Though the proposed amendment to the San Marco Development Plan and PD-1362 District is not subject to the 2020 General Plan, it is consistent with many of the goals and policies contained within the current document, and is therefore in the public interest, in that:

a. The proposed project will provide low-density, single-family residential in the Southwest Hills subarea (Goal 2-G-4).

b. The proposed project will provide a dog park as a community amenity (Policy 2-P-6).

c. The proposed project will utilize a Planned Development (PD) zoning to achieve a high-quality design outcome (Policy 2-P-5).

d. The proposed project will pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2). The proposed project will comply with conditions of approval requiring payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RT-DIM) in accordance with the Pittsburg Municipal Code. The proposed project will promote the public health, safety, and general welfare in that it requires the Developer to pay fees to finance unmet local and regional traffic improvement needs and annex the site into the City's Community Facilities District (CFD) 2007-1 for park maintenance and the City's CFD 2017-1 for fire facilities and fire safety and emergency services.

e. The proposed project will be built in an area where public facilities and infrastructure are already available (Policy 3-P-1). A condition of approval will require the applicant to evaluate the existing, receiving storm and sewer facilities for adequate capacity and provide the results to the city to identify any service or supply problems. If any service or supply problems arise, the applicant agrees to cover the cost for installation of additional facilities required to be constructed to accommodate the proposed project.

f. The existing transportation system has adequate capacity to accommodate the proposed project (Policy 3-P-2). Residents of the proposed project will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.

g. The proposed project will provide safe and contiguous routes for pedestrians and bicyclists (Policy 3-P-17, 7-P-34, and 7-P-40) in that a Class IV bicycle facility along West Leland Road from Villa Drive to Santa Teresa Drive is required as part of this project.

h. The proposed project will include bicycle racks in each garage for secure bicycle parking (Policy 7-P-45).

i. The Developer will equitably share the costs associated with providing water and wastewater services to the proposed project through payment of the Pittsburg Facilities Reserve Charge (Policy 11-P-7 and 11-P-18).

j. The proposed project will include window assembly upgrades for upper-floor windows of Unit 17 residences nearest to State Route 4 to ensure interior noise levels do not exceed 45 dB CNEL. The proposed project will also include sound walls for Unit 17 residences nearest to State Route 4 and West Leland Road to ensure exterior noise levels do not exceed 65 dB CNEL (Policy 12-P-6).

k. The proposed project will comply with conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment (Housing Goal G-5 and Policy P-5.1).

Zoning Map:

4. Pursuant to Pittsburg Municipal Code (PMC) section 18.62.070, amendments to adopted PD Districts are processed in the same manner as zoning map amendments.

5. The proposed amendment to the San Marco Development Plan and PD-1362 District is subject to the San Marco DA originally approved by the City Council on July 1, 1993, which was found to be consistent with the objectives, policies, general land uses and programs specified in the 1988 General Plan.

6. The proposed amendment to the San Marco Development Plan and PD-1362 District is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is prepared, in that the land uses and property development regulations allowed in the proposed 'PD District' will be similar to the land uses and property development regulations that were approved for other residential subdivisions in the San Marco Development area, i.e., Toscana (Village A), Positano (Village D – Units 11 and 12) and Capri (Village E – Unit 13) subdivisions:

Max. Lot Coverage:	55 percent
Min. Front Yard:	15 ft. to nearest wall
	10 ft. to porch
	18 ft. to garage
Min. Corner Side Yard:	8 ft.
Min. Side Yard:	4 ft.
Min. Rear Yard:	5 ft.

7. There is a community need for the proposed change to the amendment to the San Marco Development Plan and PD-1362 District. Currently, the entire San Marco Development area is designated exclusively for residential use in the approved PD Plan. The proposed amendment would not increase the total number of units already envisioned for the San Marco Development but would increase the number of small-lot, single-family units in the project, thereby increasing opportunities for homeownership for entry-level buyers in the community.

8. The proposed amendment to the San Marco Development Plan and PD-1362 District will be in conformity with public convenience, general welfare, and good zoning practice, in that it would not increase the total number of units already envisioned for the San Marco Development and would provide well-designed, new homes for existing and new residents near the San Marco Commercial Center and the Pittsburg/Bay Point BART station.

Vesting Tentative Map for Major Subdivision:

9. The Vesting Tentative Map for the proposed 206-unit, Major Subdivision is consistent with the proposed General Plan land use designation of Low Density Residential, as described in Section 2.A.3 above.

10. The project site is physically suitable for the type of development proposed in that the site is vacant, that all project construction will occur at elevations below the major ridgelines within the southern hills, and the site is surrounded by existing infrastructure, minimizing the amount of work and investment needed to extend utilities and services to the site.

11. The project site is physically suitable for the proposed density of development, in that the site is surrounded by existing single- and multi-family, residential development. Further, the site is located within one and one-half mile of the Pittsburg/Bay Point BART station, less than a quarter-mile of two existing bus routes, a quarter-mile from the future San Marco Commercial Center and is adjacent to single- and multi-family homes, making it an appropriate location for residential low-density development.

12. The design of the proposed subdivision and accompanying improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat, if the project is required to comply with conditions of approval in Exhibit E and all applicable mitigation measures and conditions of approval as outlined in Exhibit E Attachment 4 - Appendix G of the "Addendum to the Subsequent Environmental Impact Report for the San Marco Development Plan (for Siena at San Marco, Units 16 and 17)," dated May 5, 2023.

13. The design of the subdivision and type of improvements proposed will not cause serious public health problems, in that the project site is not listed on the California Department of Toxic Substances Control Hazardous Waste and Substances Site List and conditions of approval will require all site improvements comply with all local, City, State and federal regulations.

14. The design of the subdivision and type of improvements proposed will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision, in that there are no existing public access easements on the site. The proposed map does include a new public street that will connect the development to existing public roadways, and the new street will be of sufficient width to accommodate automobile and emergency vehicle access into and around the site.

Design Review:

15. The proposed project 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, in that the proposed house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco body and trim; simulated stone veneer; roll-up garage doors with optional window lites and a mixture of board and batten siding, wood trim, window grids, shutters and mock vents. The proposed project will also provide an attractive outdoor environment for residents. The Developer will install a variety of colorful, drought-tolerant landscaping and a decorative, masonry sound wall with wall caps and simulated stone veneer at each wall pilaster. Residential front yards will feature blooming street trees that will provide seasonal color throughout the subdivision.

16. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be required to install three, six-ft. tall sound walls along the southern edge of the project site nearest West

Leland Road, one, eight-ft. tall and one, 10-ft. tall sound wall along the northern edge of the project site nearest State Route 4 and one, eight-ft. tall sound wall along the eastern edge of the project site to buffer noise from State Route 4, West Leland Road and the future San Marco Villas Phase III development. Additionally, upper-floor windows for 58 Unit 17 residences nearest to State Route 4 must receive window assembly upgrades with a higher than average Sound Transmission Class rating.

17. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the proposed project will enhance the neighborhood's appearance and value, in that it will result in a highly attractive environment utilizing a variety of compatible house and front yard landscape designs. The proposed project will add value to the community by attracting additional residential and commercial investment in the area.

18. The proposed project is in harmony with proposed developments on land in the general area, in that existing and proposed developments in the immediate vicinity of the project site are subject to the San Marco Development Plan, will be constructed by the same builder and include design elements compatible with other San Marco Subdivisions.

19. The proposed project will substantially conform to all applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single-family development.

B. The Staff Report entitled, "Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR)," dated June 27, 2023, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance and resolution to:

A. Amend General Plan Figure 2-2 (Land Use Diagram) to change the land use designation of the property described in section 1.A above, from 'High Density Residential' and 'Open Space' to 'Low Density Residential' and 'Open Space' as substantially presented in Exhibit A of this resolution;

B. Modify other Land Use Element tables and charts as necessary to reflect the change in land use acreages and maintain internal consistency with the General Plan document;

C. Amend the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units as substantially presented in Exhibit B of this resolution;

D. Approve Major Subdivision 9554 and Vesting Tentative Map subdividing the property described in section 1.A above into 206 lots for detached, single-family residences, subject to conditions, as substantially presented in Exhibit C of this resolution;

E. Approve Design Review of the accompanying architectural and landscape plans, subject to the conditions as substantially presented in Exhibit D of this resolution; and

F. Adopt Conditions of Approval for the project substantially presented in Exhibit E of this resolution, including all applicable mitigation measures and conditions of approval as outlined in Exhibit E Attachment 4 - Appendix G of the "Addendum to the Subsequent Environmental Impact Report for the San Marco Development Plan (for Siena at San Marco, Units 16 and 17)," dated May 5, 2023.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Foster, seconded by Commissioner Smith, the foregoing resolution was passed and adopted the 27th day of June, 2023, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Robinson, Foster, Smith, Kobata, Jackson

NAYES: Popova

ABSTAIN: None

ABSENT: None

I hereby certify that the above Resolution was adopted by the Planning Commission of the City of Pittsburg on June 27, 2023.

_____

JOHN FUNDERBURG III, SECRETARY
PITTSBURG PLANNING COMMISSION

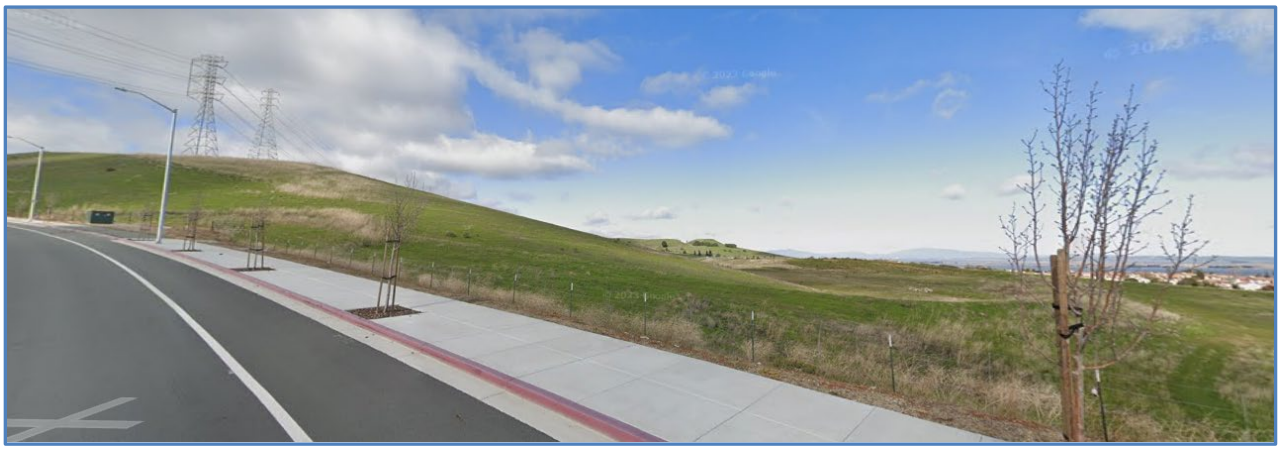
Attachment 4
Photos of Site and Surroundings
Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR)

Unit 17



Above: View of back side of Unit 17 from Hwy 4 looking south

Below: View of front side of Unit 17 from W Leland Rd looking north





Above: Body of the Unit 17 site, looking southwest from the northeast.



Above: Large hill in the approximate center of the Unit 17 site, looking south from the north edge.



Above: Southwest part of the Unit 17 site, looking northeast from the southwest corner of the site.



Above: Body of the Unit 17 site, looking northwest down the powerlines from the top of the large hill in the center of the site.



Above: Created detention basin adjacent to the northwest part of the Unit 17 site, looking northwest from the north edge of the site.



Above: Pipes associated with the storm drain network in the Unit 17 site, looking south from the northwest part of the site.

Unit 16



Above: South part of the Unit 16 site, looking northwest from the southeast part of the site.



Above: East edge of the Unit 16 site, looking north from the southeast part of the site.



Above: Existing storm drain structure in the west part of the Unit 16 site, looking northwest.



Above: North edge of the Unit 16 site, looking west along Leland Road.

Attachment 5
Map of Surrounding Uses
Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR)

Project Site



Attachment 6

Addendum to the Subsequent Environmental Impact Report for the San Marco Development Plan (for Siena at San Marco, Units 16 and 17)

Available online at 37460005 Pittsburg Siena Village at San Marco (pittsburgca.gov)

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

NOTICE OF PUBLIC HEARING

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

DATE: **November 20, 2023**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Siena at San Marco Residential Subdivision (Units 16 and 17), AP-21-1584 (GP, PD/RZ, SUBD, DR)
This is a public hearing on a request to: 1) introduce and waive first reading of an ordinance approving an amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District; and 2) adopt a resolution approving a General Plan Map Amendment, Vesting Tentative Map for a Major Subdivision and Design Review on an approximately 58-acre portion of the San Marco project site located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1362 (Planned Development, Ordinance No. 12-1362) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

Environmental Determination
A Final Supplemental Environmental Impact Report (SEIR) was prepared and certified in accordance with CEQA to examine the potential environmental effects of the original project (Final EIR for the San Marco Subdivision). The Pittsburg City Council certified the Final SEIR in Resolution No. 93-7888 on January 19, 1993, making the required findings under CEQA (State Clearinghouse No. 91073029). An Addendum to the certified Final SEIR has been prepared in accordance with CEQA Guidelines Section 15164 to address the proposed project (Siena at San Marco Units 16 and 17). The Addendum must be considered by the City Council with Planning Application No. AP-21-1584 (GP, PD/RZ, SUBD, DR).

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

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

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

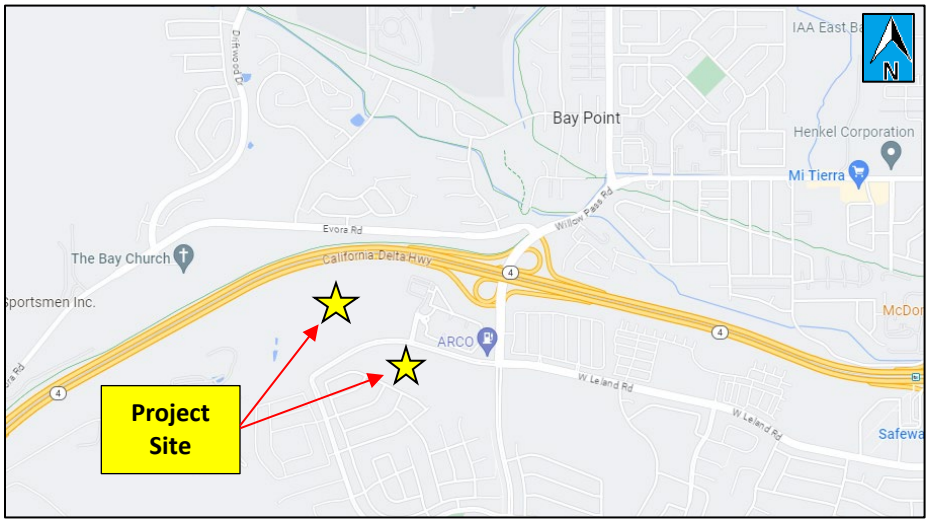
What can I do if I have comments on the project? Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be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

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

Para información en español:
(925) 252-4920

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR)
Location: Immediately south of Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits. Assessor's Parcel Nos. 091-050-072 and a portion of 091-050-071.





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

NOTICE OF PUBLIC HEARING

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Approve Acceptance of the Edward Byrne Memorial Justice Assistance Grant (JAG)

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

The Police Department is seeking City Council authorization to accept and allocate $37,029 in JAG Grant funds towards the purchase of a Vigilant Public Safety Camera Expansion Package.

FISCAL IMPACT

Funds for the Vigilant Public Safety Camera Expansion Package will be covered through the allocation of JAG Grant funds and will have no impact to the 2023/24 Fiscal Budget. The quote is for $38,099.70, with the JAG Grant covering most of the costs. An additional amount of $1,070.70 in purchase costs will be covered through the Police Department's Camera Network budget.

RECOMMENDATION

City Council approve the attached resolution authorizing acceptance and allocation of $37,029 in awarded JAG Grant funds towards the purchase of the Vigilant Public Safety Camera Expansion Package.

BACKGROUND

Over the last 15 years, the Police Department has built a robust network of Public Safety Cameras throughout the City of Pittsburg. These cameras have proved to be a valuable tool in safeguarding the residents of Pittsburg through supplementing criminal investigation efforts as well as serving as a deterrent to criminal activity within the City limits.

SUBCOMMITTEE FINDINGS

This item was presented and supported by the Public Safety Subcommittee on November 7, 2023.

STAFF ANALYSIS

The addition of the Vigilant Public Safety Camera Expansion Package would assist in the Police Department's efforts to continue to ensure our overall Public Safety Camera network can keep up with the City of Pittsburg's geographical growth and expansion insuring our high standard of protection for the residents of Pittsburg.

Based on a need to match the growth of the Police Department's Public Safety Camera System with the expansion and growth of the City's geographical footprint, it is staff's recommendation that City Council adopt the resolution in support and allocation of $37,029 in JAG Grants funds for the purchase of the Vigilant Public Safety Camera Expansion Package.

ATTACHMENTS: RESOLUTION
Exhibit A Vigilant Camera Expansion Quote

Report Prepared By: Steve Albanese, Chief of Police

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving Acceptance and Authorizing)
Use of Funds from the U.S. Department) RESOLUTION NO. 23-
Of Justice Edward Byrne Memorial)
Justice Assistance Grant)

WHEREAS, the Edward Byrne Memorial Justice Assistance Grant (JAG) Program allows local governments to support a broad range of activities to prevent crime and improve the criminal justice system; and

WHEREAS, the Police Department has applied for $37,029 in program funds to fund the purchase of a Vigilant Public Safety Camera Expansion Package.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby authorizes the City Manager to accept grant funds from the U.S. Department of Justice Bureau of Justice Assistant, allocate the funds for the purchase of a Vigilant Public Safety Camera Expansion Package for the Police Department, establish necessary fiscal accounting from fund 291, and execute all necessary documents.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk



Quote For:

Pittsburg PD

Reference:
Commercial Data < 100

Quote By:

Lehr
Mike McGee

Date: 08-30-23

	Lehr **4707 Northgate Blvd.** **Sacramento, California 95834** **(P) 916-267-5547**	

Issued To:	Pittsburg PD - Attention: Hatcher	Date:	08-30-23
Project Name:	Commercial Data < 100	Quote ID:	MFM-0536-02

Qty	Item #	Description
(1)	VS-ILP-1F2RE $29,753.00 Each	**Intelligence Led Policing Package w/ (3) Fixed LPR Cameras (Reaper) - Up to 100 Sworn** • Stationary Mount LPR Cameras - Quantity = 3 'Reaper' LPR Cameras o Power over Ethernet (POE) LPR cameras w/ Integrated processors o Lens configuration to be confirmed by customer at time of order • CarDetector Fixed LPR Software for LPR server • LEARN Software as a Service (SaaS) including: o LEARN Data Analytic Tools o Unlimited Commercial LPR data Access o Hosting, data and system management of LPR data o LEARN-Mobile Companion SmartPhone application (Android & iPhone) • First year Standard Service Package for hosted LPR server access • ComparisonManager Hosted Facial Recognition o Image gallery of up to 5,000 images
Subtotal Price (Excluding sales tax)		**$29,753.00**

Qty	Item #	Description
(2)	BCAV1F2-C600 $3,295.00 Each	**Vigilant Fixed Camera Communications Box** • Manages power and communications for up to four (4) Vigilant fixed LPR cameras • Includes modem for communication with cellular carriers o SIM Card not included
Subtotal Price (Excluding sales tax)		**$6,590.00**

Qty	Item #	Description
(3)	VS-FX-UNI-POLE-WALL-ASSY $350.00 Each	**Fixed LPR Camera Bracket** • Pole or Wall Mount - UPR ARM ASSY POLE & WALL MOUNT BLK REV B
Subtotal Price (Excluding sales tax)		**$1,050.00**

Qty	Item #	Description
(1)	TAX ON COMMS BOX $706.70 Each	**Local Tax Rate 9.25%**
Subtotal Price		**$706.70**

This purchase does not include a SIM for cellular service

1. MSI's Master Customer Agreement: https://www.motorolasolutions.com/en_us/about/legal.html (and all applicable addenda) shall govern the products & services and is incorporated herein by this reference. Any free services provided under this offer are provided AS IS with no express or implied warranty

Quoted by: Mike McGee - 925-303-9513 - mmcgee@lehrauto.com

Total Price	**$38,099.70**

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Receive and File the Treasurer's Report for the Quarter Ending September 30, 2023

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

Attached is the Treasurer's Report for the fiscal quarter ending September 30, 2023. The report includes the combined detailed information of the City and the Successor Agency's (Agency) investments, which are compliant with the City's and Agency's Investment Policies.

FISCAL IMPACT

The City's expenditure requirements for the next six months are covered by anticipated revenues from City operations and liquidity from maturing investments. The difference between market value and cost as of September 30, 2023, will be reflected in the City's financial statements for Fiscal Year 2023-24 as an adjustment to interest income for each of the City's funds on a pro rata basis as required by Governmental Accounting Standards Board Statement Number 31. Due to the recent rise in interest rates available in the capital markets, value for existing holdings have fallen on paper and will not be realized. This drop in value had increased as inflationary pressure have continued to move rates higher. Market values change on a daily basis. The change in market value is considered temporary in nature, as the City mostly holds its investments until maturity, when they can be redeemed at par value.

RECOMMENDATION

City Council accept the Treasurer's Report for the quarter ending September 30, 2023, for information purposes only.

BACKGROUND

Each fiscal quarter, an Investment Summary Report is required to be provided, by policy, to the City Council for review.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

The City's objectives in order of priority, are to provide safety, ensure the preservation of capital, provide sufficient liquidity for cash needs and earn a competitive rate of return (yield) within the confines of the California Government Code and the Investment Policy. Chandler Asset Management is responsible for managing investments in accordance with the City's investment policy. All portfolio holdings were held with investment grade securities.

The advisor-managed funds are comprised of operating funds managed in a Core Portfolio account, as well as several Non-Successor Agency bond-related funds. The City's advisor works to achieve the City's objectives by investing in high quality fixed income securities consistent with the City's investment policy and California Government Code.

The Core Portfolio represents the City's cash reserves. Its return objective is to enhance both interest income and principal value as measured by total return. Total return reflects the value added to the portfolio for a period of time from interest income, realized gains and losses, as well as unrealized gains and losses. The portfolio's total return for the quarter was 0.71%, comparing to the City performance benchmark of 0.74%, the Intercontinental Exchange Bank of America Merrill Lynch (ICE BAML) 1-3 Year U.S. Treasury/Agency Index. Since inception (7/31/2018), the portfolio's total return through quarter end is 1.33%, which slightly overperformed the benchmark return of 1.06% for the same period. Total returns for the quarter and since inception reflect fluctuations in market value.

Summary Cash and Investments as of 09/30/2023		
Investments and Cash	Original Cost	Market Value
Investments		
Portfolio of Securities (Managed by Chandler)	98,684,211.20	96,813,491.74
Bond Managed Reserve (Chandler)	3,499,842.47	3,515,448.18
Section 115 Pension Trust (PARS)	2,991,253.78	2,846,892.20
LAIF	45,485,519.52	44,862,719.92
Total Investments	150,660,826.97	148,038,552.04
City Managed		
Cash	11,884,159.36	11,884,159.36
Bond Funds - Restricted Reserve	64,001,941.55	64,007,280.53
Total City Cash	75,886,100.91	75,891,439.89
Total Cash and Investments	226,546,927.88	223,929,991.93

Sector Allocation					
Security Type	**Par Value**	**Original Cost**	**Market Value**	**Average Maturity**	**Average Yield**
Operating Funds					
Cash Equivalents	11,884,159.36	11,884,159.36	11,884,159.36	1	N/A
Money Market Funds	1,733,103.90	1,733,103.90	1,733,103.90	1	5.01%
Investment Pools	45,485,519.52	45,485,519.52	44,862,719.92	1	N/A
Total Liquidity	**59,102,782.78**	**59,102,782.78**	**58,479,983.18**	**1**	5.01%
U.S. Treasury Notes	44,425,000.00	42,671,355.23	42,122,677.37	237	3.59%
Federal Agency Securities	18,910,000.00	16,723,621.65	16,356,954.45	683	2.33%
Negotiated Certificates of Deposit	4,000,000.00	3,998,754.18	3,994,312.00	237	5.67%
Medium-Term Corporate Notes	16,900,000.00	16,877,559.10	16,286,820.48	522	2.28%
Asset-Backed Securities	4,265,320.32	4,240,916.44	4,151,156.60	1066	2.78%
Commercial Paper	3,000,000.00	2,882,872.22	2,902,439.17	208	5.90%
Supranationals	3,320,000.00	3,370,446.45	3,249,981.74	369	1.30%
Collateralized Mortgage Obligations	6,425,000.00	6,185,582.03	6,016,046.03	1234	4.29%
Total Securities	**101,245,320.32**	**96,951,107.30**	**95,080,387.84**	**465**	**3.24%**
Total Operating Funds	**160,348,103.10**	**156,053,890.08**	**153,560,371.02**	**289**	**2.06%**
Bonded Debt Funds					
Pittsburg Pension Bond	2,405,902.22	2,363,344.87	2,378,759.34	77	5.41%
Pittsburg AD Auto Mall	350,901.44	343,825.40	344,016.64	135	5.47%
Pittsburg AD Vista DM	792,672.20	792,672.20	792,672.20	1	5.21%
Additional Bonded Debt Funds	64,001,941.55	64,001,941.55	64,007,280.53	N/A	N/A
Total Bonded Debt Funds	**67,551,417.41**	67,501,784.02	67,522,728.71	65	5.37%
Section 115 Trust					
Equity Mutual Fund	2,991,253.78	2,991,253.78	2,846,892.20		
Total Section 115 Trust Funds	**2,991,253.78**	**2,991,253.78**	**2,846,892.20**	**N/A**	**N/A**
Total City Funds	**230,890,774.29**	**226,546,927.88**	**223,929,991.93**		

Governmental Accounting Standards Board Statement 31 requires the City to recognize the fair market value of its investments at the end of each fiscal year. The market values of investments included in this report were obtained from the State Controller's office for Local Agency Investment Funds (LAIF), and from the City's registered investment advisor and bond trustees for longer-term investments.

Attached is the Chandler Asset Management (CAM) Investment Report detailing an economic update, account profile and investment activity for the quarter ending September 30, 2023.

ATTACHMENTS: Letter from City Treasurer
Investment Report by Chandler Asset Management

Report Prepared By: Christina Nguyen, Accountant II

Report Reviewed By: Laura Mendez, Finance Manager of Reporting

City of Pittsburg
Finance Division
65 Civic Avenue
Pittsburg, California 94565

November 6, 2023

Honorable Mayor and City Council:

I have reviewed the City of Pittsburg's Treasury Report for the quarter ending September 30, 2023, and find that it complies with the Investment Policy established by my office.

Sincerely,

Nancy Parent
City Treasurer

CHANDLER ASSET MANAGEMENT

City of Pittsburg

Period Ending September 30, 2023

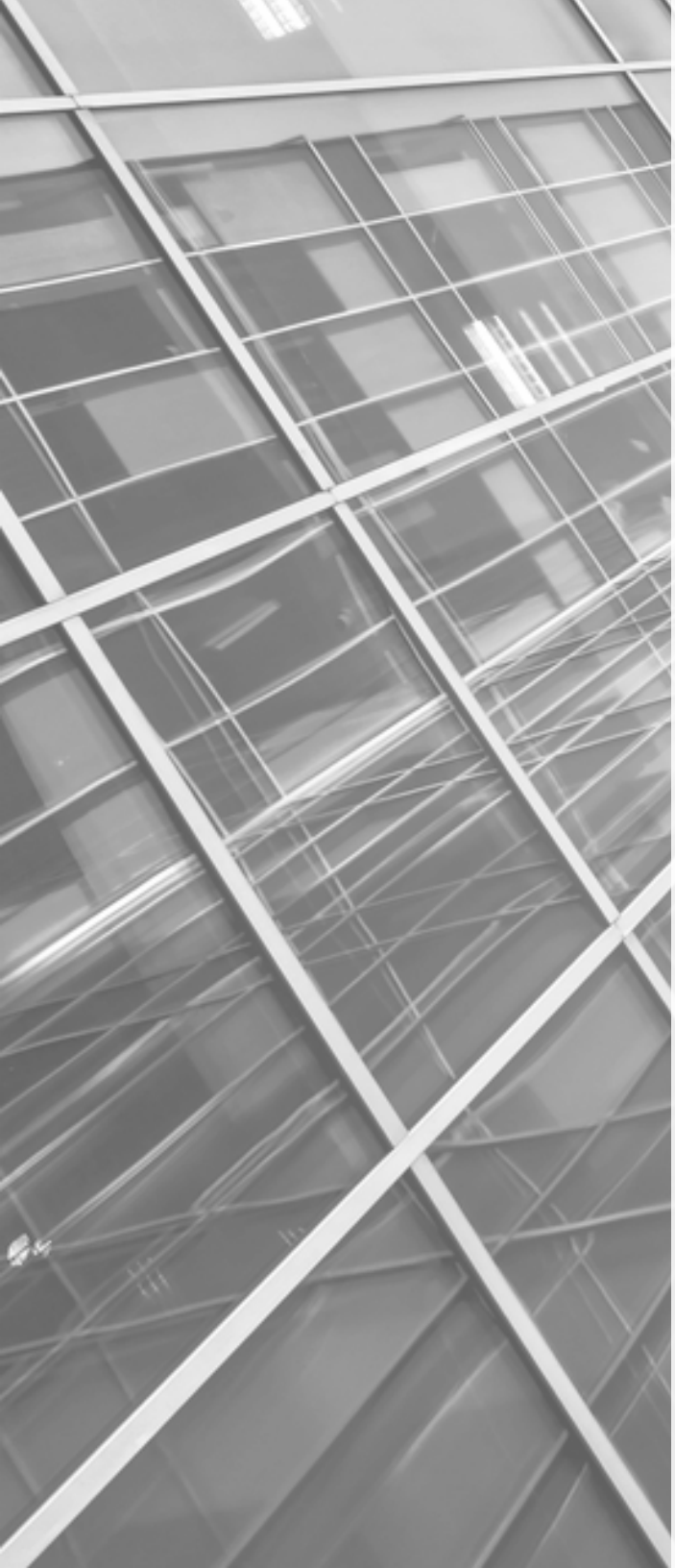
CHANDLER ASSET MANAGEMENT, INC. | 800.317.4747 | www.chandlerasset.com



Table of Contents

As of September 30, 2023

SECTION 1	**Economic Update**
SECTION 2	**Account Profile**
SECTION 3	**Consolidated Information**
SECTION 4	**Portfolio Holdings**
SECTION 5	**Transactions**



Section 1 | Economic Update

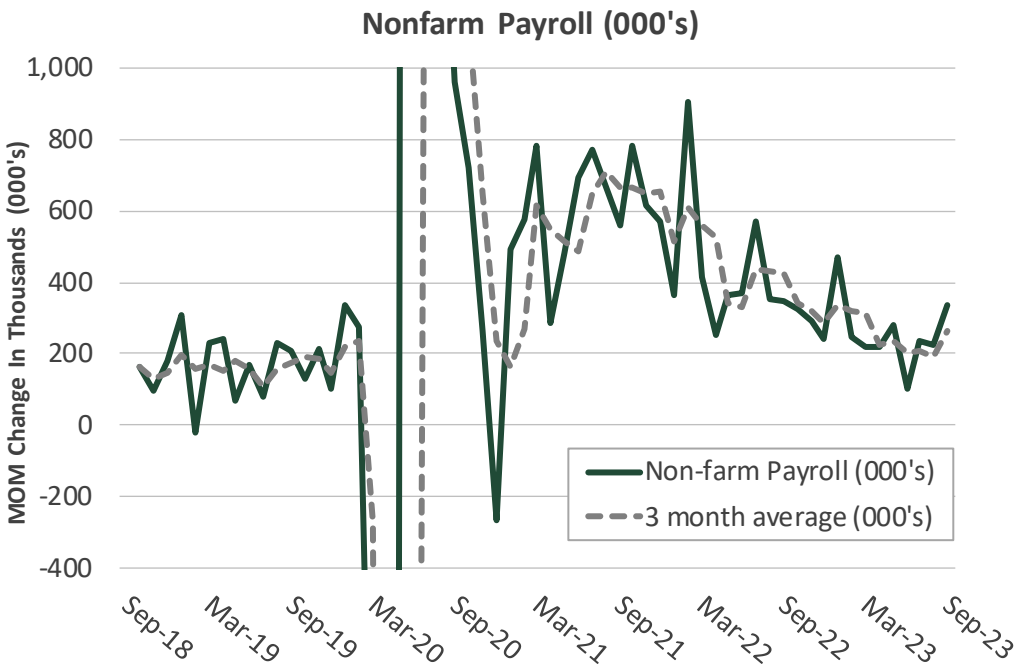
Economic Update

- Recent economic data has shown above trend growth fueled by a rise in consumer spending and a continuing healthy US job market. Inflationary trends are subsiding, but core levels remain well above the Fed's target. Given the cumulative effects of restrictive monetary policy and tighter financial conditions, we believe the economy will gradually soften and the Fed will remain data dependent as they tread cautiously going forward.

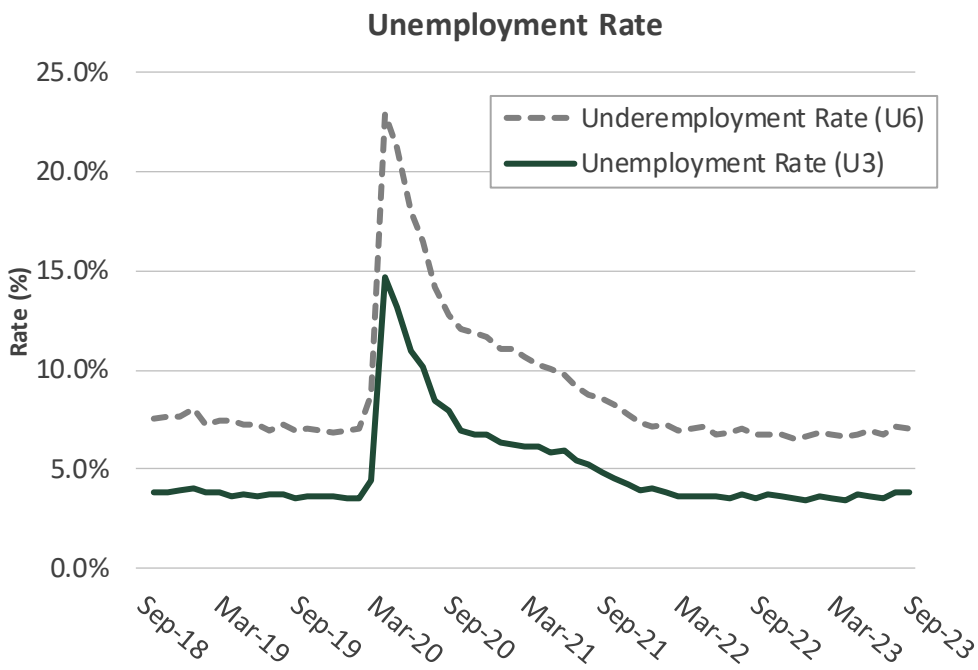
- As anticipated at the September meeting, the Federal Open Market Committee voted unanimously to maintain the target Federal Funds at the range of 5.25 - 5.50%. The Fed's Summary of Economic Projections (SEP) also revealed expectations of higher economic growth, reduced unemployment, and a gradual easing of inflation compared to earlier forecasts. The Fed is continuing to focus on achieving price stability and bringing inflation down toward their 2% policy objective, while leaving the option open for the possibility of additional rate hikes in the future if needed.

- The yield curve remained inverted in September. The 2-year Treasury yield increased 18 basis points to 5.05%, the 5-year Treasury yield rose 36 basis points to 4.61%, and the 10-year Treasury yield increased 46 basis points to 4.57%. The inversion between the 2-year Treasury yield and 10-year Treasury yield narrowed to -48 basis points at September month-end versus -76 basis points at August month-end. The spread between the 2-year Treasury and 10-year Treasury yield one year ago was -45 basis points. The inversion between 3-month and 10-year Treasuries narrowed to -88 basis points in September from -134 basis points in August. The shape of the yield curve indicates that the probability of recession persists.

Employment



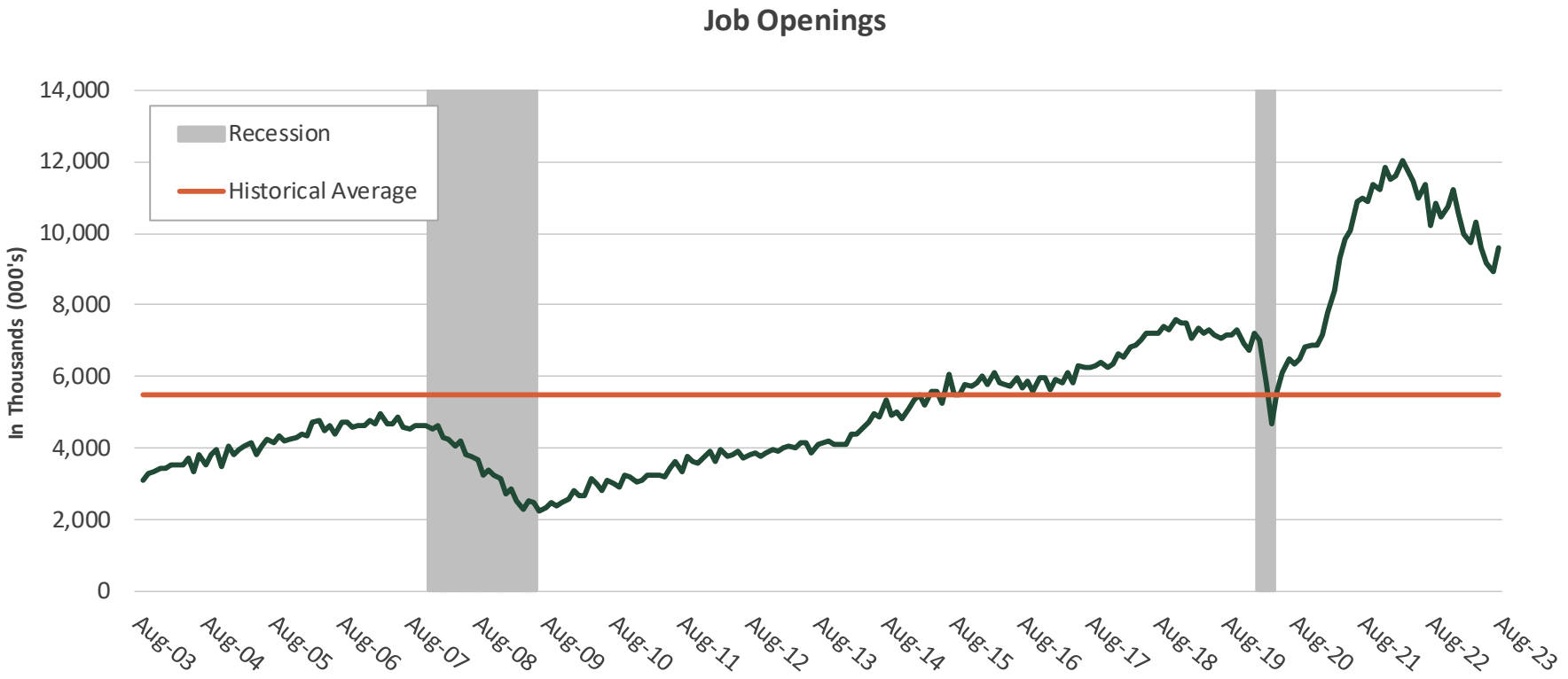
Source: US Department of Labor



Source: US Department of Labor

The U.S. economy added 336,000 jobs in September, exceeding consensus expectations of 170,000, and the last two months were revised upward by 119,000 jobs. The largest gains came from leisure and hospitality, bringing restaurant and bar employment back in-line with pre-pandemic levels. The pace of job growth has picked up recently, with the three-month moving average payrolls at 266,000 and the six-month moving average at 234,000. The unemployment rate was unchanged at 3.8%, and the labor participation rate was consistent with last month's report at 62.8%. The U-6 underemployment rate, which includes those who are marginally attached to the labor force and employed part time for economic reasons declined slightly to 7.0% from the prior month at 7.1%. Average hourly earnings declined to 4.2% year-over-year in September from 4.3% in August. Employment remains strong by historical standards.

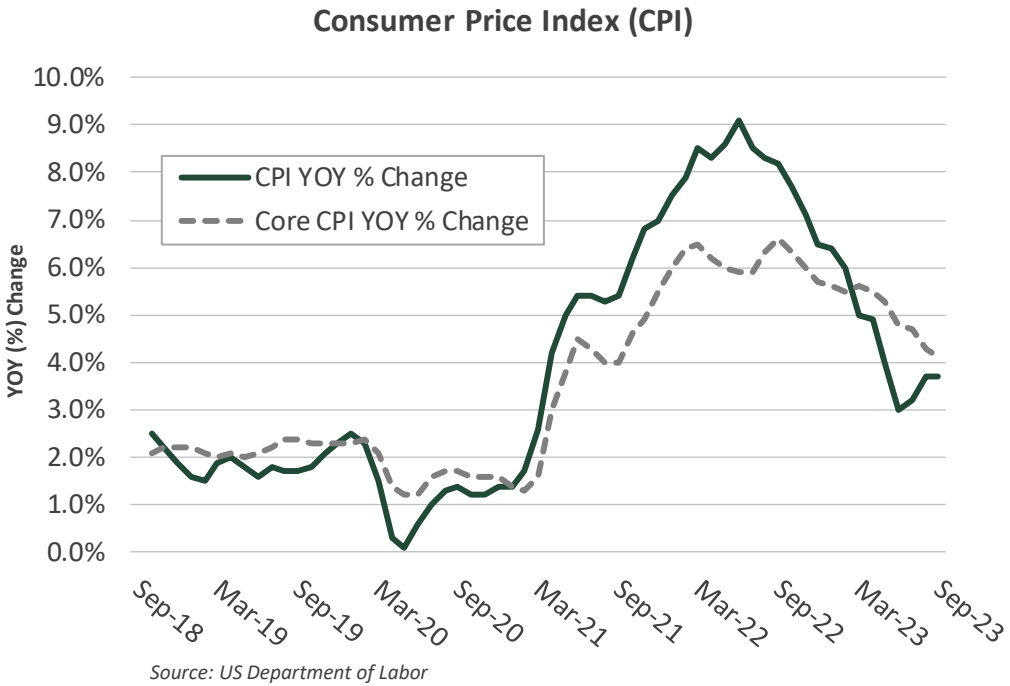
Job Openings & Labor Turnover Survey



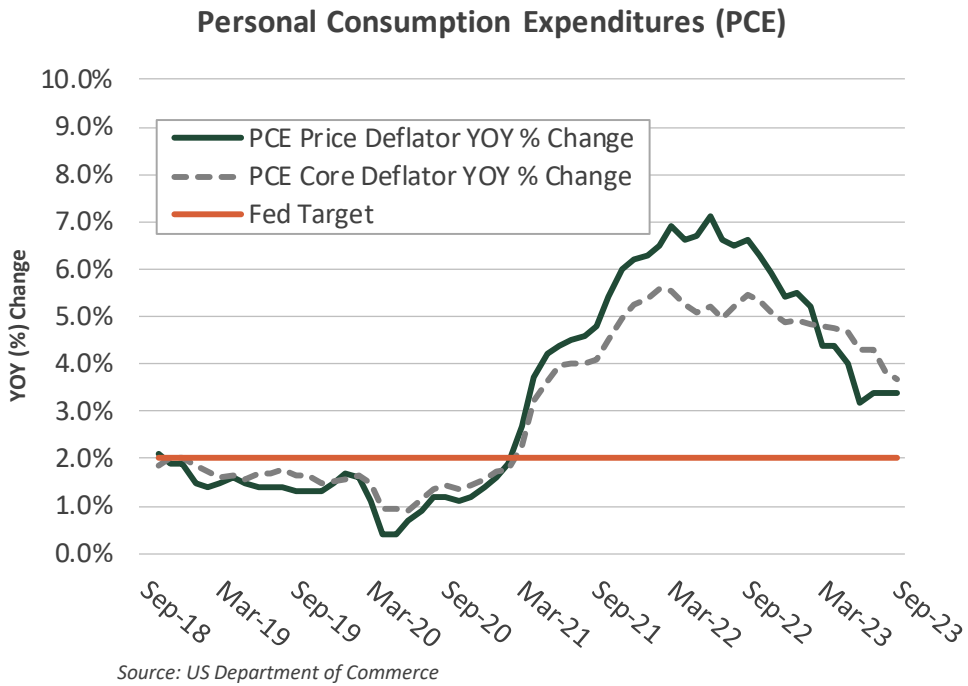
Source: US Department of Labor

The Labor Department's Job Openings and Labor Turnover Survey (JOLTS) unexpectedly increased to 9.61 million in August from a revised 8.92 million in July. The level significantly surpassed the survey of Bloomberg economists' expectations of 8.82 million and reflects approximately 1.5 job openings per available worker. Although JOLTS was an upside surprise, the quits rate remained at a benign 2.3% for August, well below its 3.0% peak in April 2022. Fewer quits can imply that workers are less confident in their ability to find another job in the current market. The current level of job openings remains elevated from a historical perspective.

Inflation



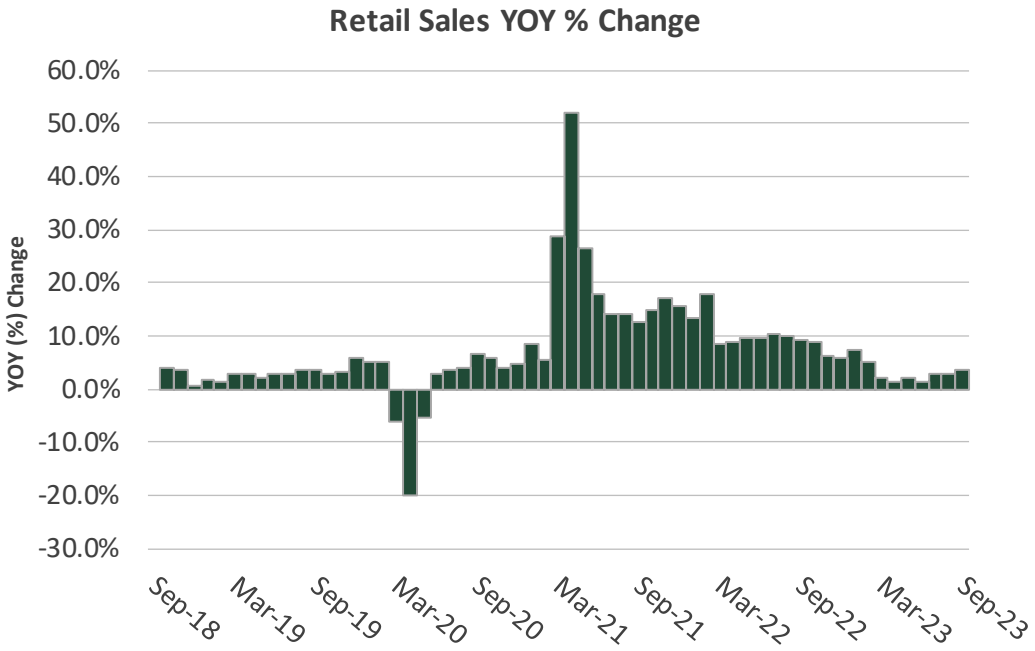
Source: US Department of Labor



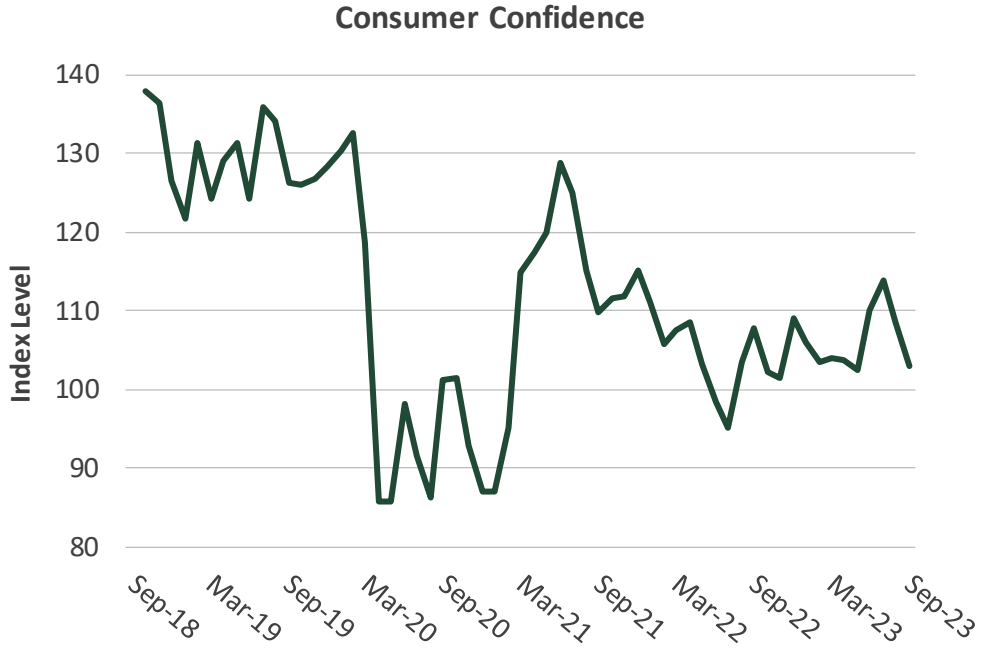
Source: US Department of Commerce

The Consumer Price Index (CPI) increased in September by 0.4% month-over-month and 3.7% year-over-year, slightly higher than expected. Gains in shelter and energy costs accounted for a large part of the monthly increase. The Core CPI, which excludes volatile food and energy components, was up 0.3% month-over-month and 4.1% year-over-year, decelerating from 4.3% last month. The Personal Consumption Expenditures (PCE) index rose 0.4% month-over-month and 3.4% year-over-year in September, unchanged from August. Core PCE, the Federal Reserve's preferred inflation gauge, increased 0.3% month-over-month and decelerated to 3.7% year-over-year in September from a 3.8% increase in August. Personal income and spending remained relatively healthy, but the personal savings rate continued its declining trend to 3.4% in September from 4.0% in August. Inflation remains above the Fed's 2% target.

Consumer



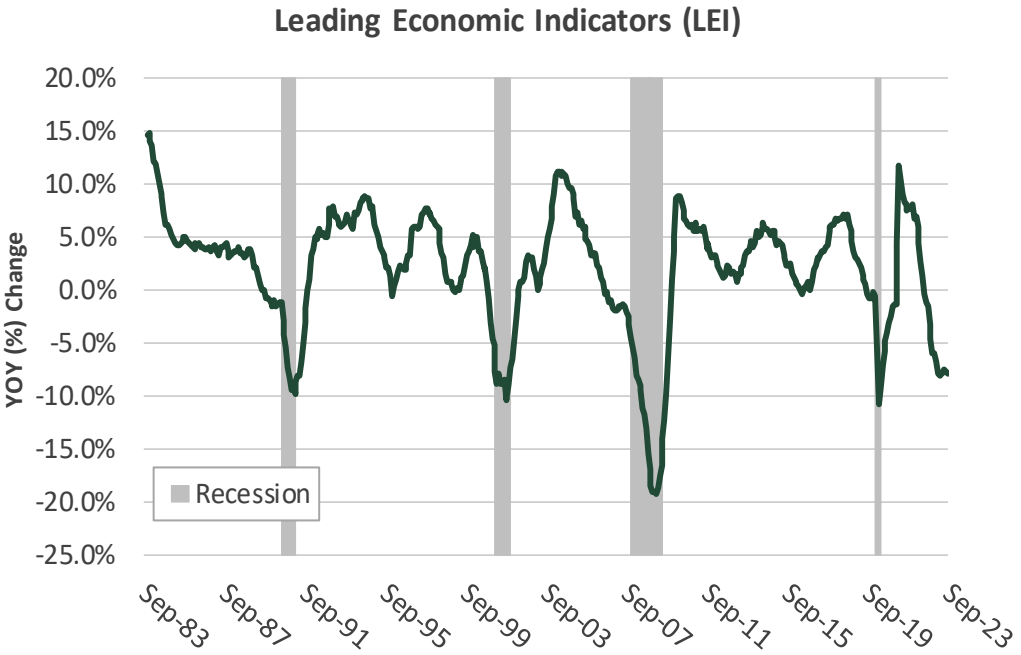
Source: US Department of Commerce



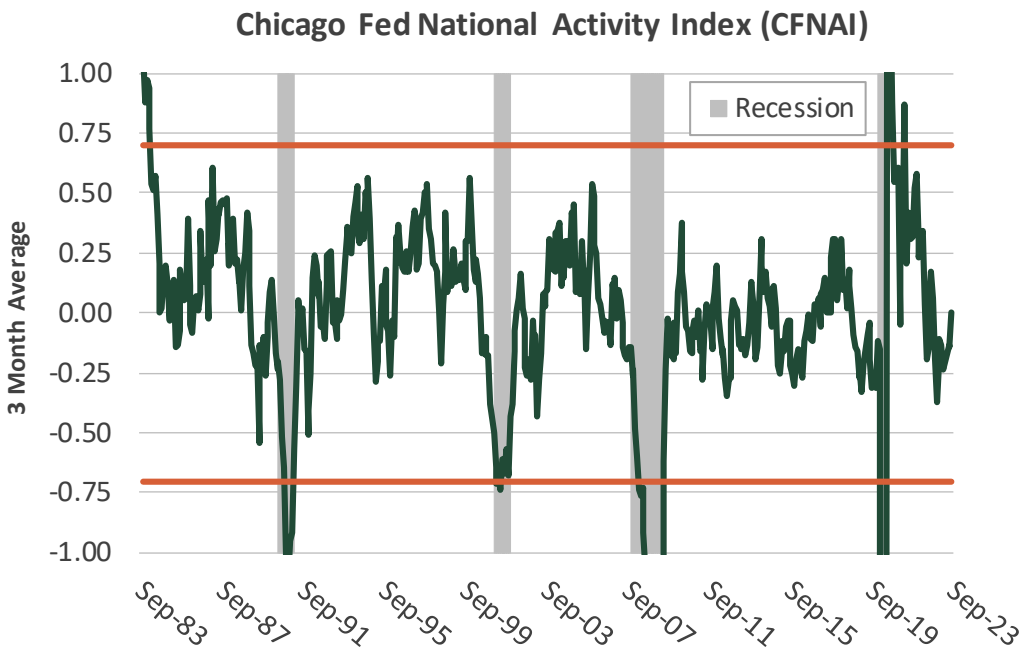
Source: The Conference Board

Retail Sales rose 0.7% in September after an upward revision to 0.8% in August, exceeding the consensus forecast. Control Group Sales, which are used to calculate gross domestic product and exclude food services, auto dealers, building materials stores and gasoline stations, rebounded 0.6% and reflected broad increases across sectors. On a year-over-year basis, Retail Sales growth accelerated 3.8% in September versus an upwardly revised 2.9% gain in August. The Conference Board's Consumer Confidence Index dropped more than expected to 103.0 in September from an upwardly revised 108.7 in August, primarily due to significantly weaker future expectations for employment. While the consumer has been resilient, dwindling excess savings, rising credit card balances, and the resumption of student loan payments pose potential headwinds to future economic growth.

Leading Indicators of Economic Activity



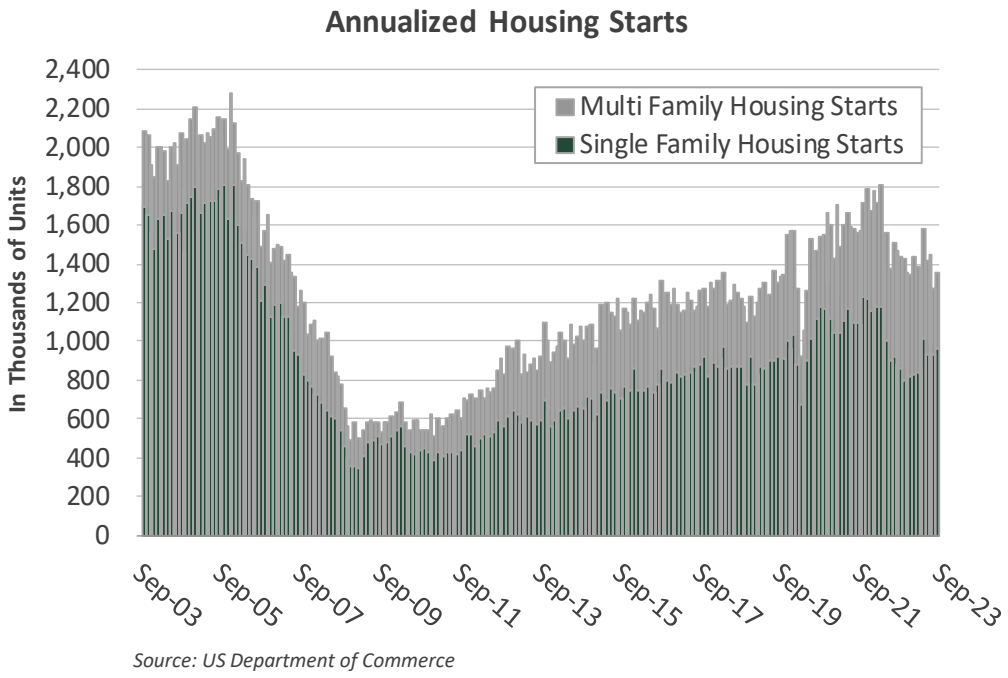
Source: The Conference Board



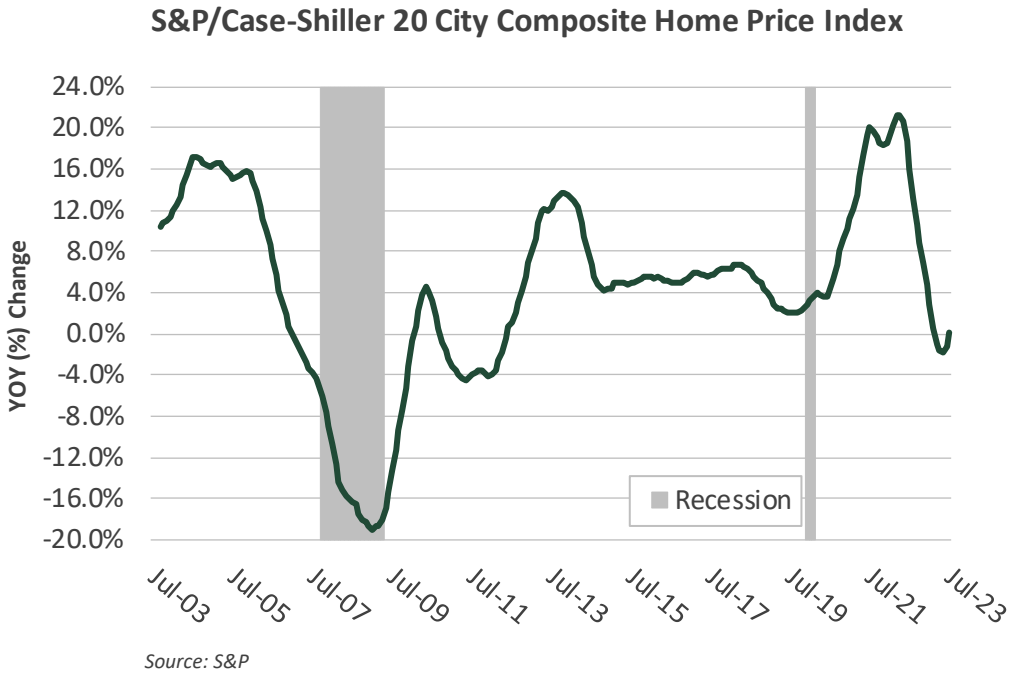
Source: Federal Reserve Bank of Chicago

The Conference Board's Leading Economic Index (LEI) fell 0.7% in September, continuing the persistent decline for the last year and a half. The index declined 7.8% year-over-year. The consistent decline month-over-month continues to signal future contraction in the economy. The Chicago Fed National Activity Index (CFNAI) surprised to the upside at 0.02 in September from a downwardly revised -0.22 in August. On a 3-month moving average basis, the CFNAI improved to 0.00 in September, indicating a rate of growth about equal to the historical average trend.

Housing



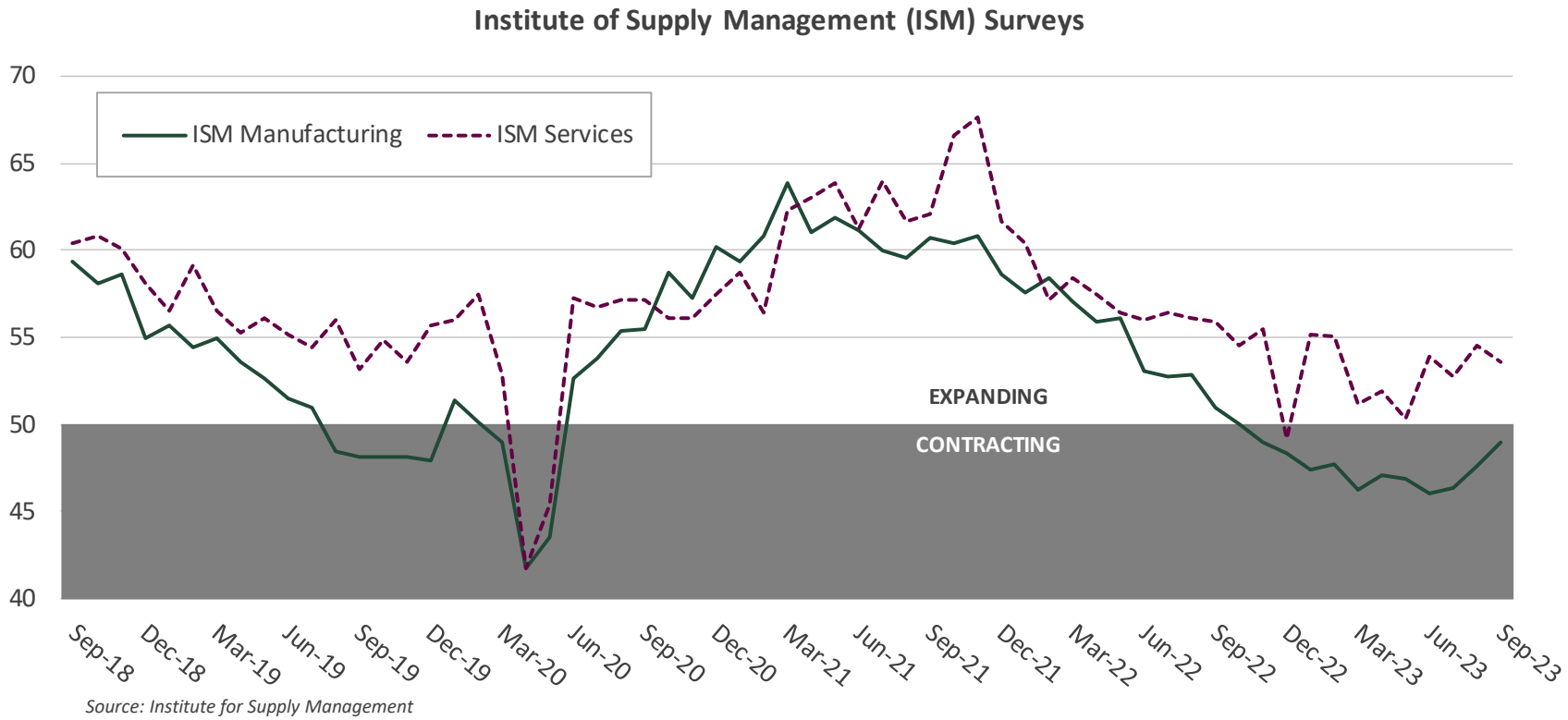
Source: US Department of Commerce



Source: S&P

Housing Starts recovered 7% in September to an annual rate of 1.358 million units. Starts were up 17.6% for multi-family units and 3.2% for single-family. Total starts of new homes are down 7.2% year-over-year. According to Freddie Mac, average 30-year fixed rate mortgage rates increased to 7.71% as of October 19th. According to the Case-Shiller 20-City Home Price Index, housing prices rose 0.1% year-over-year in July, improving from a 1.2% decline in June. Tight inventories and higher mortgage rates continue to impact affordability.

Survey Based Measures



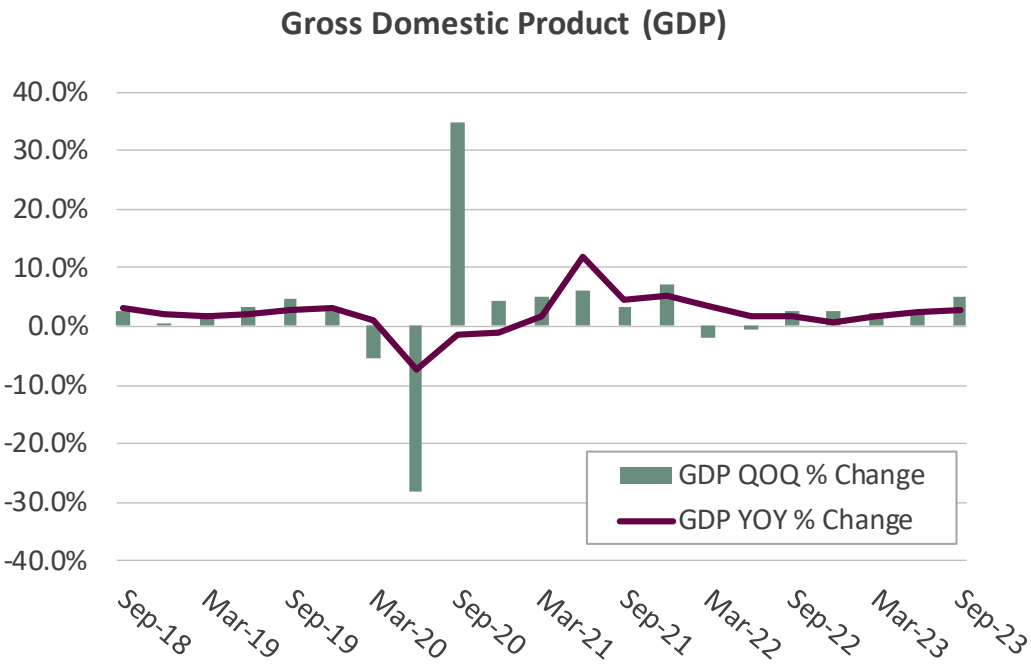
Source: Institute for Supply Management

The Institute for Supply Management (ISM) Manufacturing index remained in contraction territory at 49.0 in September, up from 47.6 in August. This is the eleventh consecutive month of readings below 50.0, which is indicative of contraction in the manufacturing sector. However, this is the highest reading since November 2022, as both employment and new orders improved, while prices paid subsided. The ISM Services Index eased to 53.6 in September from the six-month high of 54.5 in August. The prices paid component continued to grow primarily due to high labor costs and an uptick in energy costs, but new orders reflected a significant slowdown.

Gross Domestic Product (GDP)

Components of GDP	12/22	3/23	6/23	9/23
Personal Consumption Expenditures	0.8%	2.5%	0.6%	2.7%
Gross Private Domestic Investment	0.6%	-1.7%	0.9%	1.5%
Net Exports and Imports	0.3%	0.6%	0.0%	-0.1%
Federal Government Expenditures	0.6%	0.3%	0.1%	0.4%
State and Local (Consumption and Gross Investment)	0.3%	0.5%	0.5%	0.4%
Total	**2.6%**	**2.3%**	**2.1%**	**4.9%**

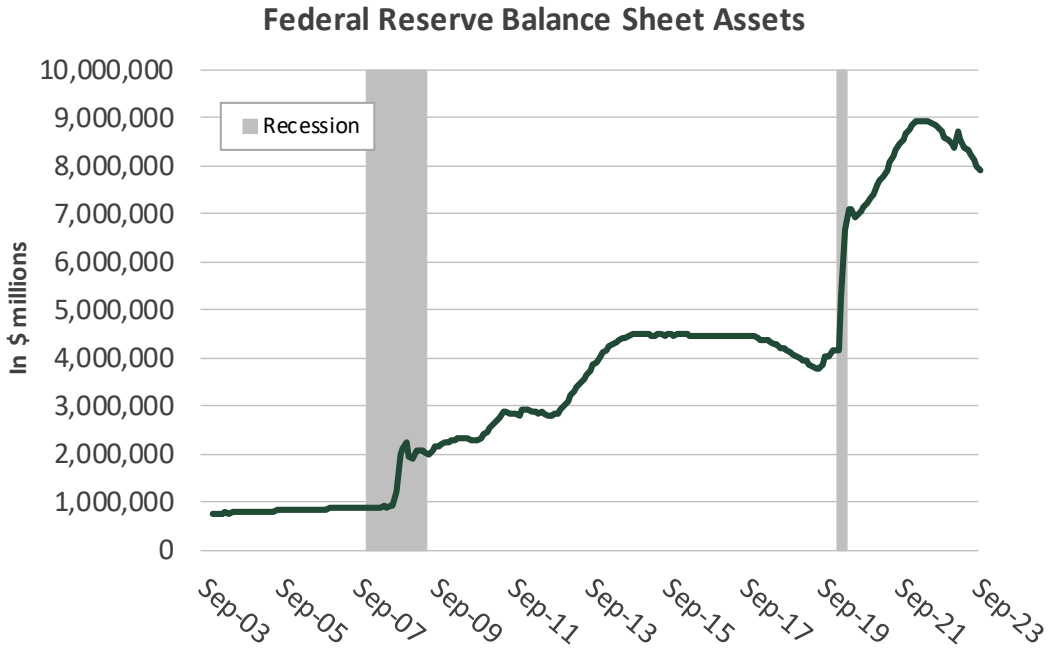
Source: US Department of Commerce



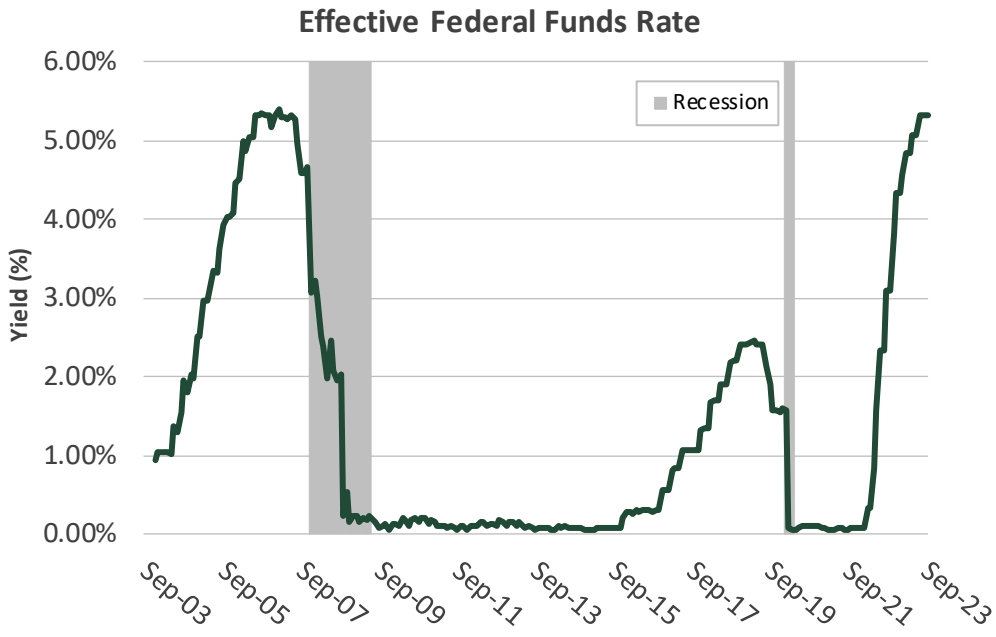
Source: US Department of Commerce

According to the "advance" estimate, third quarter GDP exceeded expectations at an annualized rate of 4.9%, following 2.1% in the second quarter, marking the fastest growth in nearly two years. The largest contributor to the rise was the 4.0% increase in consumer spending across both goods and services. Almost all the major components made a positive contribution to GDP, except for a small decline in net exports. The consensus estimate calls for a marked slowing to 0.8% in the fourth quarter and 2.2% for full year 2023.

Federal Reserve



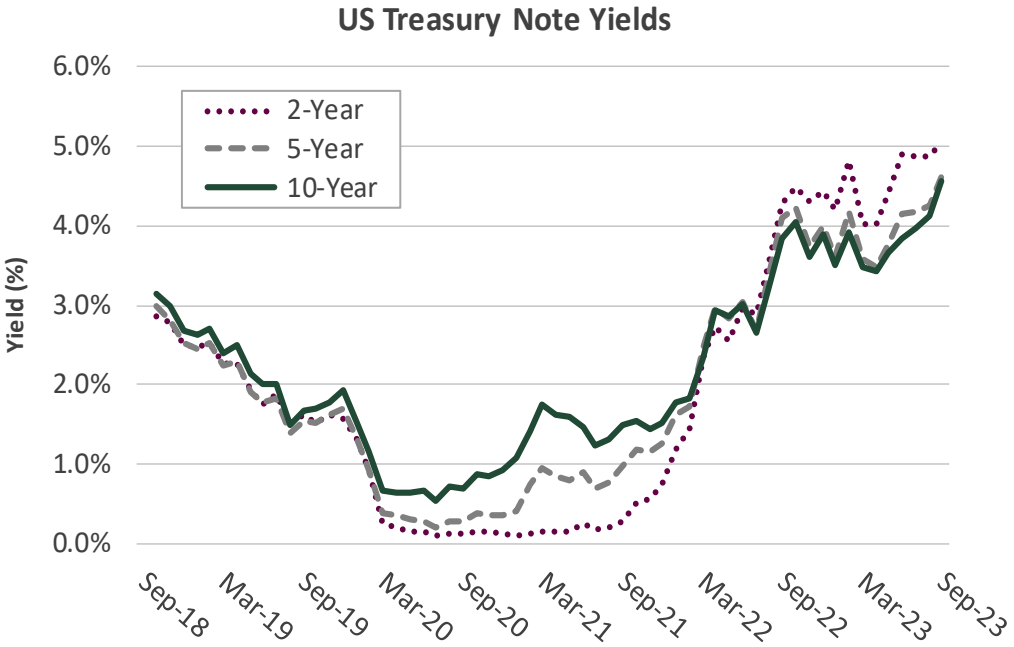
Source: Federal Reserve



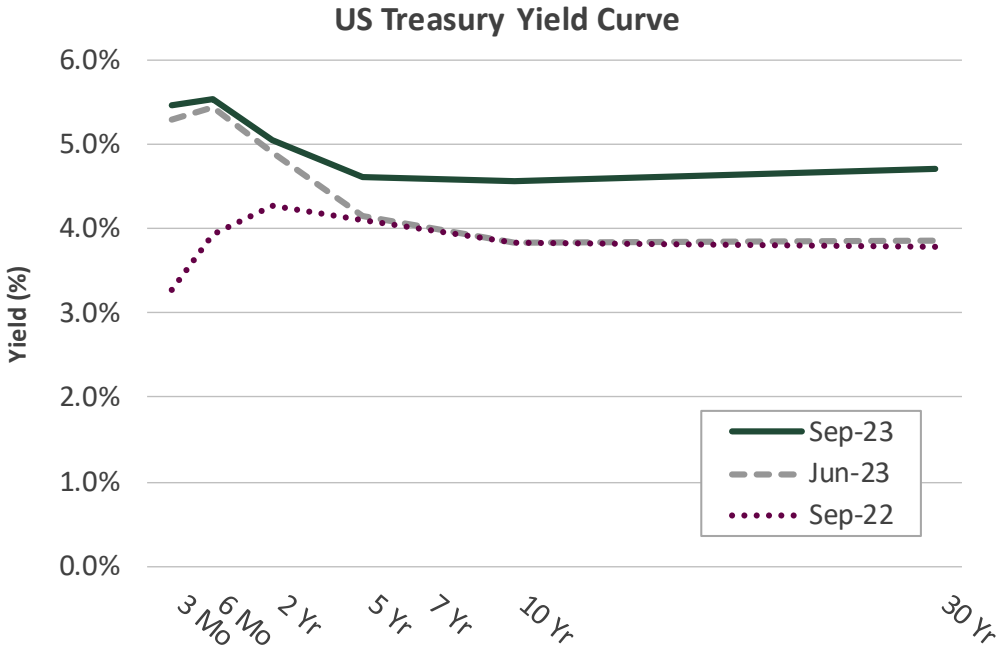
Source: Bloomberg

At the September meeting, the Federal Open Market Committee voted unanimously to leave the Federal Funds rate unchanged at a target range of 5.25 - 5.50%. Nonetheless, the Fed conveyed a consensus view that another rate hike is possible later in the year, along with its commitment to keeping rates at their current level until inflation subsides closer to its 2% target, endorsing a data-dependent 'higher-for-longer' strategy. The Fed's Summary of Economic Projections (SEP) also revealed expectations of higher economic growth, reduced unemployment, and a gradual easing of inflation compared to earlier forecasts. We believe the resiliency of future economic data will determine if the Federal Reserve can stay on hold for or will tighten policy further to curb inflation. Since the Federal Reserve began its Quantitative Tightening campaign in June 2022, securities holdings have declined by over $1 trillion to $8.024T.

Bond Yields

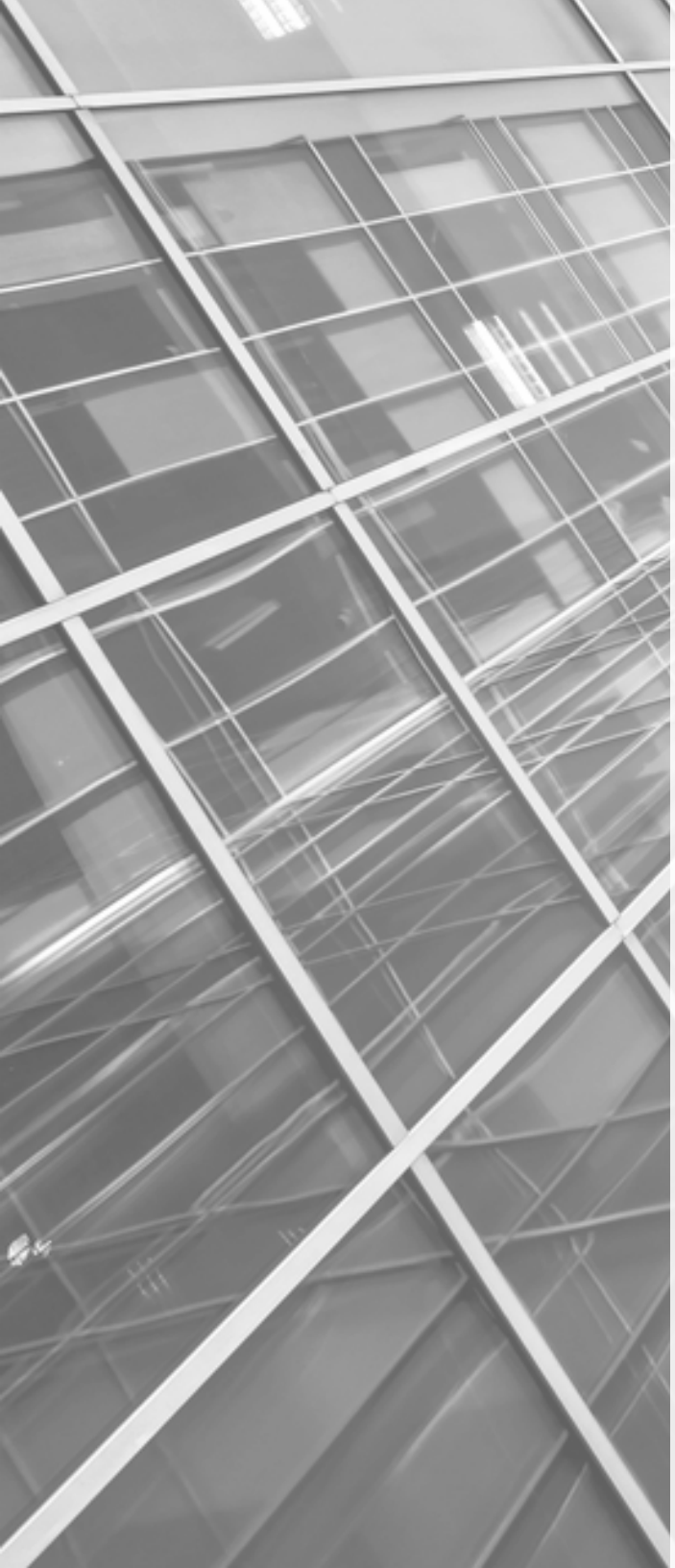


Source: Bloomberg



Source: Bloomberg

At the end of September, the 2-year Treasury yield was 77 basis points higher, and the 10-Year Treasury yield was about 74 basis points higher, year-over-year. The inversion between the 2-year Treasury yield and 10-year Treasury yield narrowed to -48 basis points at September month-end versus -76 basis points at August month-end. The average historical spread (since 2003) is about +130 basis points. The inversion between 3-month and 10-year Treasuries narrowed to -88 basis points in September from -134 basis points in August. The shape of the yield curve indicates that the probability of recession persists.



Section 2 | Account Profile

Objectives

As of September 30, 2023

Investment Objectives

The investment objectives for the City of Pittsburg, in order of priority, are to provide safety to ensure the preservation of capital in the overall portfolio, provide sufficient liquidity for cash needs and a market rate of return consistent with the investment program.

Chandler Asset Management Performance Objective

The performance objective for the portfolio is to earn a total rate of return through a market cycle that is equal to or above the return on the benchmark index.

Strategy

In order to achieve these objectives, the portfolio invests in high quality fixed income securities consistent with the City's investment policy and California Government Code.

Compliance

As of September 30, 2023

City of Pittsburg Managed Consolidated

This portfolio is a consolidation of assets managed by Chandler Asset Management. Assets managed by Chandler Asset Management are in full compliance with state law and Client's investment policy. Chandler relies on City to provide accurate information for reporting assets and producing this compliance statement.

Category	Standard	Comment
U.S. Treasuries	No Limitation; Full faith and credit of the U.S. are pledged for the payment of principal and interest	*Complies*
Federal Agencies	30% max per Agency/GSE issuer; 20% max agency callable securities; Federal agency or U.S. government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or U.S. government-sponsored enterprises.	*Complies*
Supranational Obligations	"AA" rating category or better by a NRSRO; 30% max; 10% max per issuer; USD denominated senior unsecured unsubordinated obligations; Issued or unconditionally guaranteed by IBRD, IFC, IADB	*Complies*
Municipal Securities (CA, Other States)	"A" rating category or better by a NRSRO; 30% max; 5% max per issuer; Obligations of the City, State of California and any local agency within the state; Bonds of any of the other 49 states in addition to California; Including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 states, in addition to California.	*Complies*
Corporate Medium Term Notes	"A" rating category or better by a NRSRO; 30% max; 5% max per issuer; Issuer is a corporation organized and operating within the U.S. or by depository institutions licensed by the U.S. or any state and operating within the U.S	*Complies*
Asset-Backed, Mortgage-Backed, Mortgage Pass-Through Securities, Collateralized Mortgage Obligations	"AA" rating category or better by a NRSRO; 20% max (combined ABS/MBS/CMO); 5% max per Asset-Backed or Commercial Mortgage security issuer; From issuers not defined in US Treasury and Federal Agencies of the Eligible Investments section of the policy	*Complies*
Negotiable Certificates of Deposit (NCD)	The amount of NCD insured up to the FDIC limit does not require any credit ratings; Any amount above FDIC insured limit must be issued by institutions with "A-1" short-term debt rating or higher by a NRSRO; or "A" long-term rating category or higher by a NRSRO; 30% max; 5% max per issuer; Issued by a nationally or state-chartered bank, or a federal or state association, a state or federal credit union, or by a federally-licensed or state-licensed branch of a foreign bank.	*Complies*
Time Deposits (Non-negotiable & Collateralized CD/TD)	"A" rated or one of the three highest rating categories by a NRSRO; 30% max; 5% max per issuer; 1 year max maturity; Non-negotiable time deposits that are FDIC insured or fully collateralized in financial institutions located in California, including US branches of foreign banks licensed to do business in California	*Complies*
Banker's Acceptances	"A-1" rated or highest short-term rating category by a NRSRO; 40% max; 5% max per issuer; 180 days max maturity	*Complies*
Commercial Paper	"A-1" short-term ratings or higher by a NRSRO; "A" long-term rating category or higher by a NRSRO, if any; 25% max; Under a provision sunsetting on January 1, 2026, no more than 40% of the portfolio may be invested in Commercial Paper if the City's investment assets under management are greater than $100 million; 5% max per issuer; 270 days max maturity; 10% max of the outstanding commercial paper of any single issuer; Issued by an entity that meets all the following conditions in either (1) or (2): 1. (a) organized and operating in the U.S. as a general corporation (b) has assets > $500 million; (c) "A" rating category or higher by a NRSRO, if any debt 2. (a) organized within the U.S. as a special purpose corporation, trust, or limited liability company; (b) has program-wide credit enhancements including, but not limited to, overcollateralization, letters of credit, or a surety bond; (c) "A-1" rating category or higher by a NRSRO.	*Complies*

Compliance

As of September 30, 2023

City of Pittsburg Managed Consolidated

This portfolio is a consolidation of assets managed by Chandler Asset Management. Assets managed by Chandler Asset Management are in full compliance with state law and Client's investment policy. Chandler relies on City to provide accurate information for reporting assets and producing this compliance statement.

Category	Standard	Comment
Money Market Mutual Funds	Registered with SEC under Investment Company Act of 1940; issued by diversified management companies and meet either of the following criteria: (i) Highest rating by two NRSROs; or (ii) Retained an investment adviser registered or exempt from SEC registration with > 5 years experience managing money market mutual funds with AUM >$500 million; 20% max Money Market Funds; 10% max per Fund	*Complies*
Local Agency Investment Fund (LAIF)	Maximum amount permitted by LAIF; Not used by investment adviser	*Complies*
California Asset Management Program (CAMP)	Shares of beneficial interest issued by a joint powers authority pursuant to California Government Code; Not used by investment adviser	*Complies*
Repurchase Agreements	Primary government securities dealers rated in one of the three highest categories by two NRSROs; Counterparties should also have: i) short-term rating in the highest category; ii) $25 billion minimum assets and $350 million in capital size; iii) 5 years audited financial results; iv) strong reputation; 15% max; 5% max per issuer; 90 days max maturity; 102% collateralized with U.S. Treasury or Federal Agency securities; Not used by investment adviser	*Complies*
Prohibited	Investments not described in the policy, including but not limited to: Common stocks, Futures contracts, Options, Inverse floaters, Range notes, Mortgage derived Interest-only strips, or any security that could result in zero interest accrual securities if held to maturity; Purchase of any security not listed in Section 8-Eligible Investments of the Investment Policy, unless approved by the City Council	*Complies*
Max Per Issuer	5% of portfolio per issuer unless otherwise specified in the policy	*Complies*
Maximum Maturity	5 years, except as otherwise stated in the policy	*Complies*

Account Structure

As of September 30, 2023

	Original Cost	Market Value	% of Portfolio
Funds Managed Internally			
Cash Equivalents	11,884,159.36	11,884,159.36	5.31%
Investment Pools	45,485,519.52	44,862,719.92	20.03%
Additional Bonded Debt Funds	64,001,941.55	64,007,280.53	28.58%
Total	**121,371,620.43**	**120,754,159.81**	**53.92%**
Funds Managed by City's Investment Advisor			
Operating Funds	98,684,211.20	96,813,491.74	43.23%
Bond Managed Reserve	3,499,842.47	3,515,448.18	1.57%
Total	**102,184,053.67**	**100,328,939.92**	**44.80%**
City's Section 115 Trust			
Section 115 Trust	2,991,253.78	2,846,892.20	1.27%
Total	**2,991,253.78**	**2,846,892.20**	**1.27%**
Total City Funds	**226,546,927.88**	**223,929,991.93**	**100.00%**

*Market value changes daily and is subject to a number of economic forces, including supply and demand, and can incur unrealized gains and losses.

Sector Allocation

As of September 30, 2023

Security Type	Original Cost	Market Value	% of Portfolio	Average Maturity	Average Yield
Operating Funds					
Cash Equivalents[1]	11,884,159.36	11,884,159.36	7.74%	1	N/A
Money Market Funds	1,733,103.90	1,733,103.90	1.13%	1	5.01%
Investment Pools[2]	45,485,519.52	44,862,719.92	29.22%	1	N/A
Total Liquidity	**59,102,782.78**	**58,479,983.18**	**38.08%**	**1**	**5.01%**
U.S. Treasury Notes	42,671,355.23	42,122,677.37	27.43%	237	3.59%
Federal Agency Securities	16,723,621.65	16,356,954.45	10.65%	683	2.33%
Negotiable Certificates of Deposit	3,998,754.18	3,994,312.00	2.60%	237	5.67%
Medium-Term Corporate Notes	16,877,559.10	16,286,820.48	10.61%	522	2.28%
Asset-Backed Securities	4,240,916.44	4,151,156.60	2.70%	1066	2.78%
Commercial Paper	2,882,872.22	2,902,439.17	1.89%	208	5.90%
Supranationals	3,370,446.45	3,249,981.74	2.12%	369	1.30%
Collateralized Mortgage Obligations	6,185,582.03	6,016,046.03	3.92%	1234	4.29%
Total Securities	**96,951,107.30**	**95,080,387.84**	**61.92%**	**465**	**3.24%**
Total Operating Funds	**156,053,890.08**	**153,560,371.02**	**100.00%**	**289**	**2.06%**
Bonded Debt Funds					
Pittsburg Pension Bond	2,363,344.87	2,378,759.34	3.52%	77	5.41%
Pittsburg AD Auto Mall	343,825.40	344,016.64	0.51%	135	5.47%
Pittsburg AD Vista DM	792,672.20	792,672.20	1.17%	1	5.21%
Additional Bonded Debt Funds[3]	64,001,941.55	64,007,280.53	94.79%	N/A	N/A
Total Bonded Debt Funds	**67,501,784.02**	**67,522,728.71**	**100.00%**	**65**	**5.37%**
Section 115 Trust					
Equity Mutual Fund[2]	2,991,253.78	2,846,892.20	100.00%	N/A	N/A
Total Section 115 Trust Funds	**2,991,253.78**	**2,846,892.20**	**100.00%**	**N/A**	**N/A**
Total City Funds	**226,546,927.88**	**223,929,991.93**			

[1,2]Funds not managed by City's investment adviser; [3]Bonded Debt Funds not managed, nor tracked by City's investment adviser

*Market value changes daily and is subject to a number of economic forces, including supply and demand, and can incur unrealized gains and losses.

Portfolio Characteristics

As of September 30, 2023

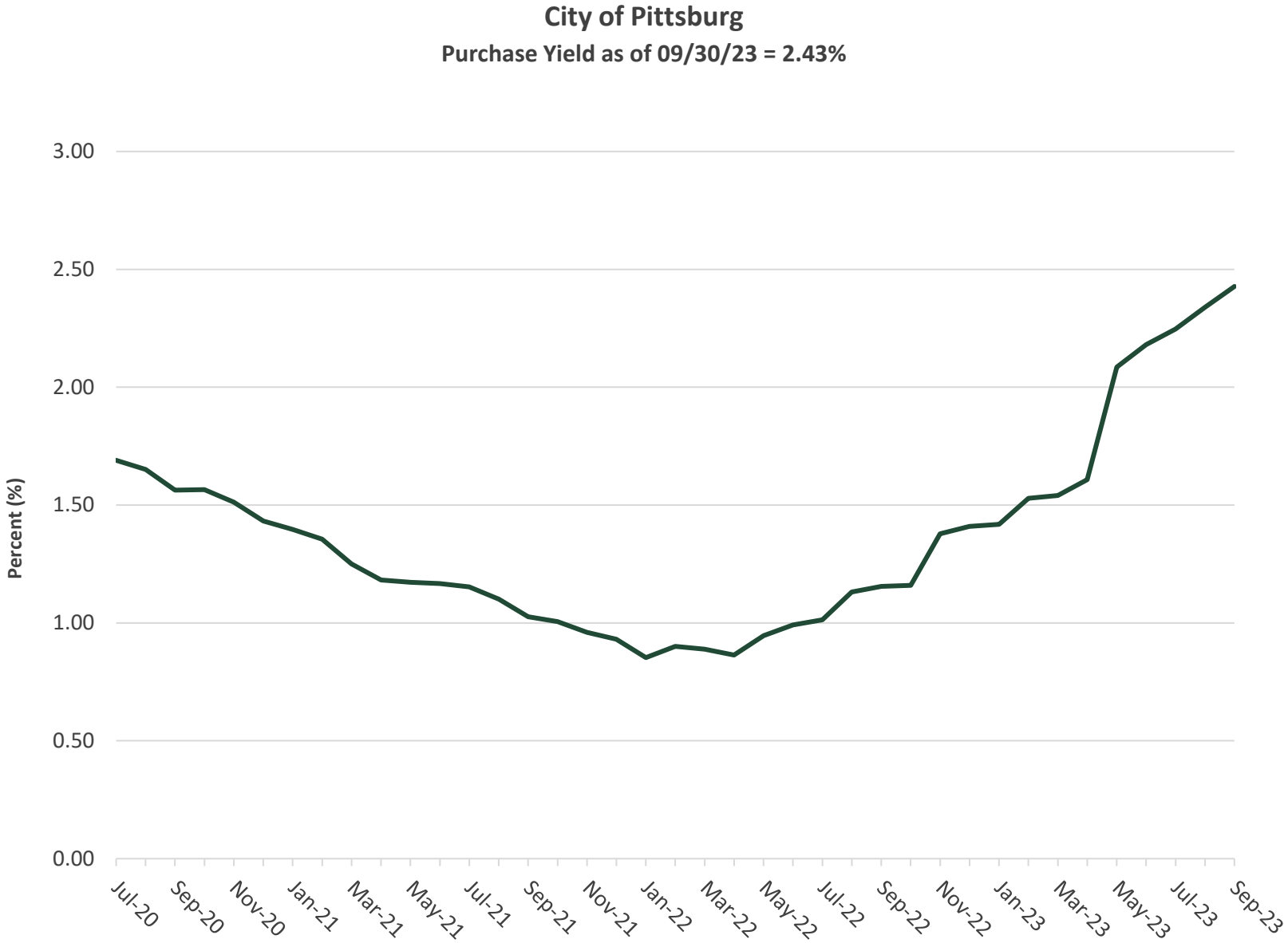
City of Pittsburg Managed Consolidated

	09/30/23 Portfolio	06/30/23 Portfolio
Average Maturity (yrs)	1.50	1.49
Modified Duration	1.32	1.31
Average Purchase Yield	3.22%	2.79%
Average Market Yield	5.29%	5.10%
Average Quality*	AA+/Aa1	AA+/Aa1
Total Market Value	97,206,935	96,354,047

**Portfolio is S&P and Moody's, respectively.*

Historical Average Purchase Yield

As of September 30, 2023



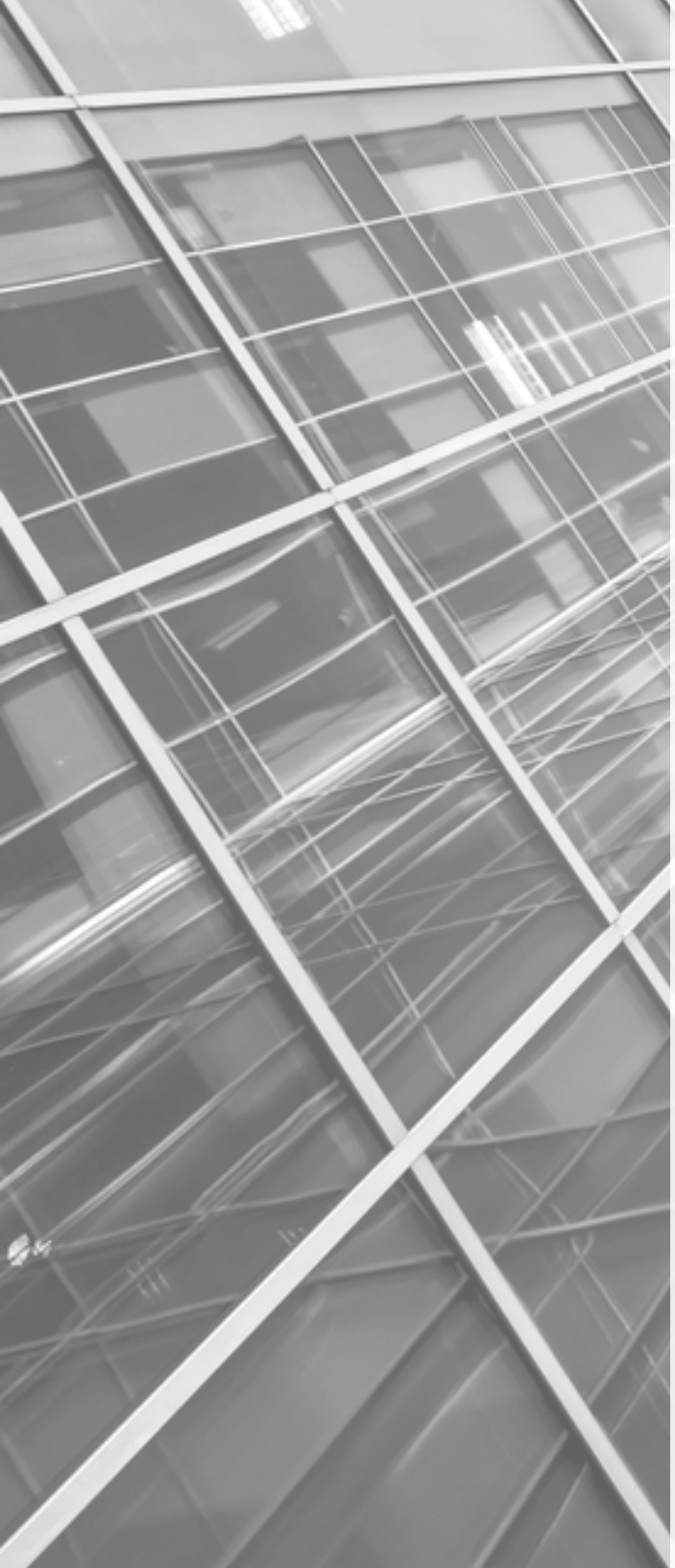
Portfolio Characteristics

As of September 30, 2023

City of Pittsburg Bond Reserve Consolidated

	09/30/23 Portfolio	06/30/23 Portfolio
Average Maturity (yrs)	0.18	0.00
Modified Duration	0.18	0.00
Average Purchase Yield	5.37%	4.97%
Average Market Yield	5.37%	4.97%
Average Quality*	AAA/Aaa	AAA/Aaa
Total Market Value	3,515,448	6,762,805

**Portfolio is S&P and Moody's, respectively.*



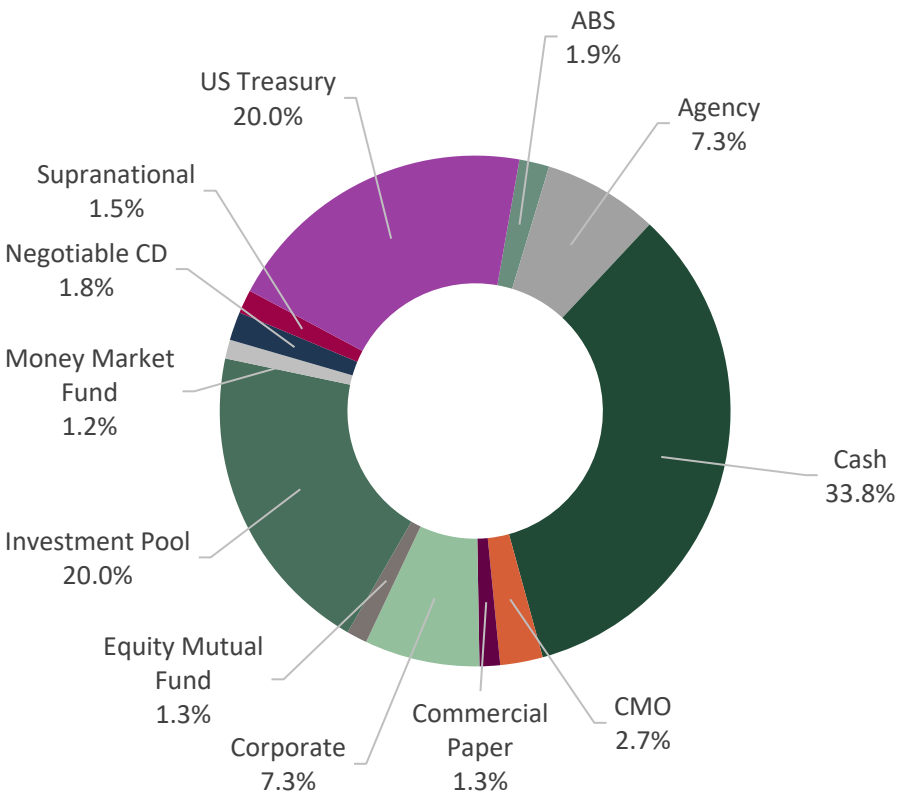
Section 3 | Consolidated Information

Sector Distribution

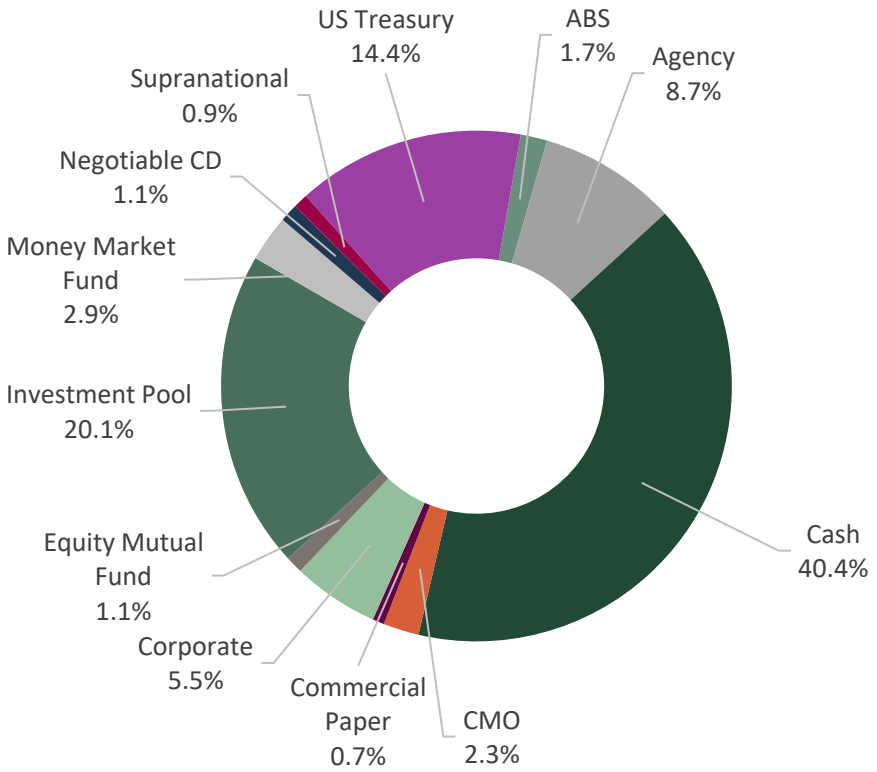
As of September 30, 2023

City of Pittsburg Total Consolidated

September 30, 2023



June 30, 2023



Issuers

As of September 30, 2023

City of Pittsburg Total Consolidated – Account #10638

Issue Name	Investment Type	S&P Rating	Moody Rating	% Portfolio
City of Pittsburg	Cash	NR	NR	33.83%
City of Pittsburg	Investment Pool	NR	NR	20.00%
Government of United States	US Treasury	AA+	Aaa	12.03%
Government of United States	US Treasury	A-1+	P-1	7.95%
Federal Home Loan Bank	Agency	AA+	Aaa	3.21%
Federal Farm Credit Bank	Agency	AA+	Aaa	1.72%
Federal Home Loan Mortgage Corp	CMO	NR	NR	1.54%
Federal Home Loan Mortgage Corp	Agency	AA+	Aaa	1.27%
City of Pittsburg PARS 115 Trust	Equity Mutual Fund	NR	NR	1.27%
Federal National Mortgage Association	Agency	AA+	Aaa	1.13%
Westpac Banking Corp NY	Negotiable CD	A-1+	P-1	0.92%
Cooperatieve Rabobank UA	Negotiable CD	A-1	P-1	0.89%
MUFG Bank Ltd/NY	Commercial Paper	A-1	P-1	0.86%
Wells Fargo Advantage Govt Money Market Fund	Money Market Fund	AAA	Aaa	0.77%
Intl Bank Recon and Development	Supranational	AAA	Aaa	0.74%
Federal Home Loan Mortgage Corp	CMO	AAA	NR	0.73%
Inter-American Dev Bank	Supranational	AAA	Aaa	0.71%
JP Morgan ABS	ABS	AAA	NR	0.43%
Toyota Motor Corp	Commercial Paper	A-1+	P-1	0.43%
JP Morgan Chase & Co	Corporate	A-	A1	0.43%
Federal Home Loan Mortgage Corp	CMO	NR	Aaa	0.42%
Wells Fargo Adv Tsy Plus Money Market Fund	Money Market Fund	AAA	Aaa	0.41%
Deere & Company	Corporate	A	A2	0.40%
Paccar Financial	Corporate	A+	A1	0.34%
Toronto Dominion Holdings	Corporate	A	A1	0.33%
Mass Mutual Insurance	Corporate	AA+	Aa3	0.33%
Amazon.com Inc	Corporate	AA	A1	0.32%
Apple Inc	Corporate	AA+	Aaa	0.32%
Chubb Corporation	Corporate	A	A3	0.32%
Bank of Montreal Chicago	Corporate	A-	A2	0.32%
Charles Schwab Corp/The	Corporate	A-	A2	0.32%
Honeywell Corp	Corporate	A	A2	0.31%
Caterpillar Inc	Corporate	A	A2	0.31%
Toyota Motor Corp	Corporate	A+	A1	0.28%
Northern Trust Corp	Corporate	A+	A2	0.26%
MasterCard Inc	Corporate	A+	Aa3	0.26%
Bank of America Corp	Corporate	A-	A1	0.24%
State Street Bank	Corporate	A	A1	0.24%

Issuers

As of September 30, 2023

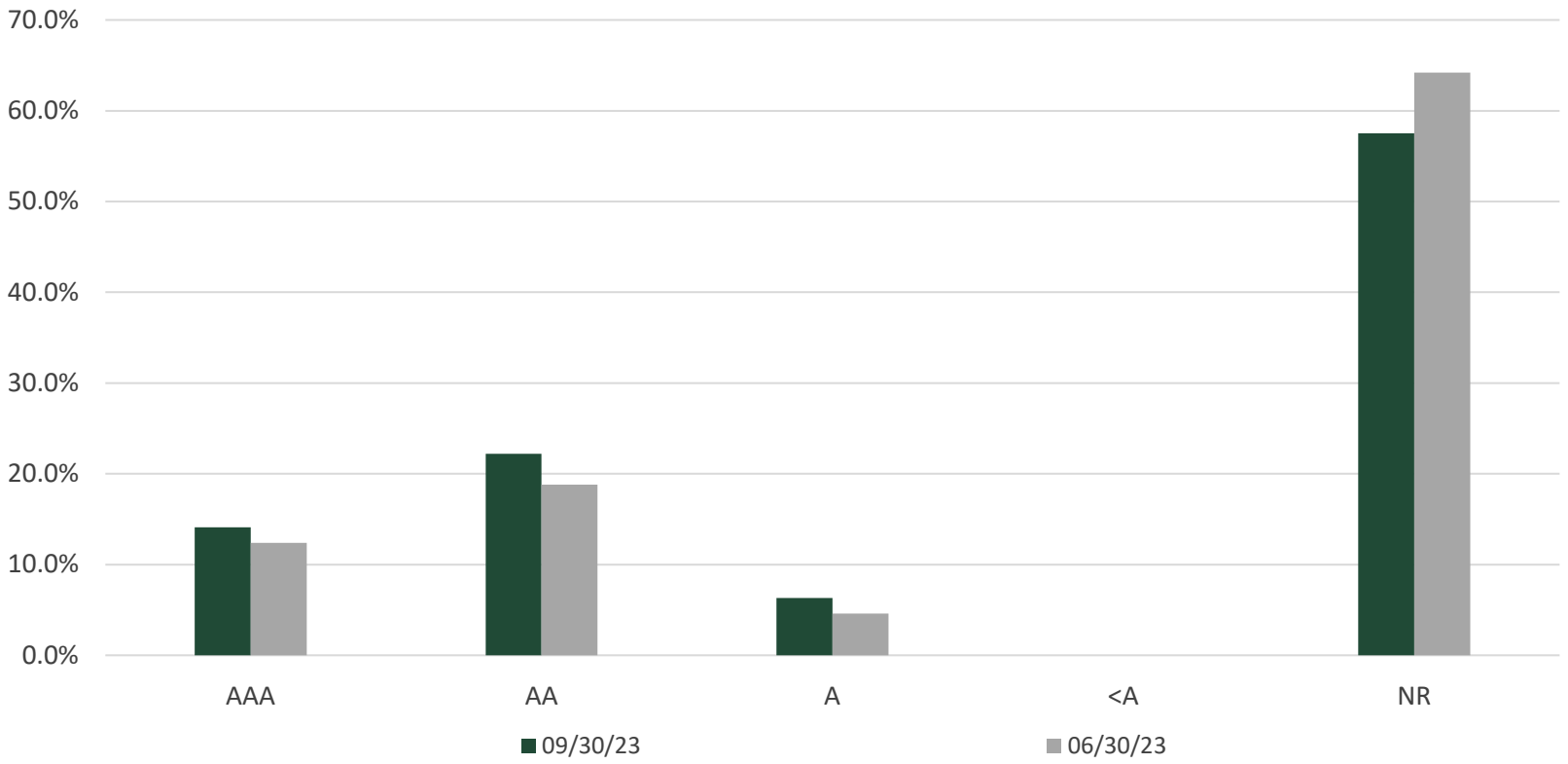
City of Pittsburg Total Consolidated – Account #10638

Issue Name	Investment Type	S&P Rating	Moody Rating	% Portfolio
Bank of America Corp	Corporate	A+	Aa1	0.22%
US Bancorp	Corporate	A	A3	0.22%
Bank of New York	Corporate	A	A1	0.22%
National Rural Utilities	Corporate	A-	A1	0.22%
American Express ABS	ABS	AAA	NR	0.22%
Home Depot	Corporate	A	A2	0.22%
Royal Bank of Canada	Corporate	A	A1	0.22%
Duke Energy Field Services	Corporate	A	Aa3	0.21%
Target Corp	Corporate	A	A2	0.21%
John Deere ABS	ABS	NR	Aaa	0.21%
Hyundai Auto Receivables	ABS	AAA	NR	0.19%
GM Financial Automobile Leasing Trust	ABS	AAA	NR	0.15%
United Health Group Inc	Corporate	A+	A2	0.11%
Honda ABS	ABS	AAA	NR	0.10%
Honda ABS	ABS	NR	Aaa	0.09%
BMW ABS	ABS	AAA	Aaa	0.08%
Toyota ABS	ABS	AAA	NR	0.07%
GM Financial Securitized Term Auto Trust	ABS	NR	Aaa	0.07%
Wal-Mart Stores	Corporate	AA	Aa2	0.07%
Toyota ABS	ABS	NR	Aaa	0.06%
BMW ABS	ABS	AAA	NR	0.06%
Salesforce.com Inc	Corporate	A+	A2	0.05%
Mercedes-Benz Auto Lease Trust	ABS	AAA	NR	0.05%
BMW Vehicle Lease Trust	ABS	AAA	NR	0.04%
BMW Vehicle Lease Trust	ABS	NR	Aaa	0.01%
TOTAL				**100%**

Quality Distribution

As of September 30, 2023

City of Pittsburg Total Consolidated
September 30, 2023 vs. June 30, 2023



	AAA	AA	A	<A	NR
09/30/23	14.1%	22.2%	6.3%	0.0%	57.5%
06/30/23	12.4%	18.8%	4.6%	0.0%	64.2%

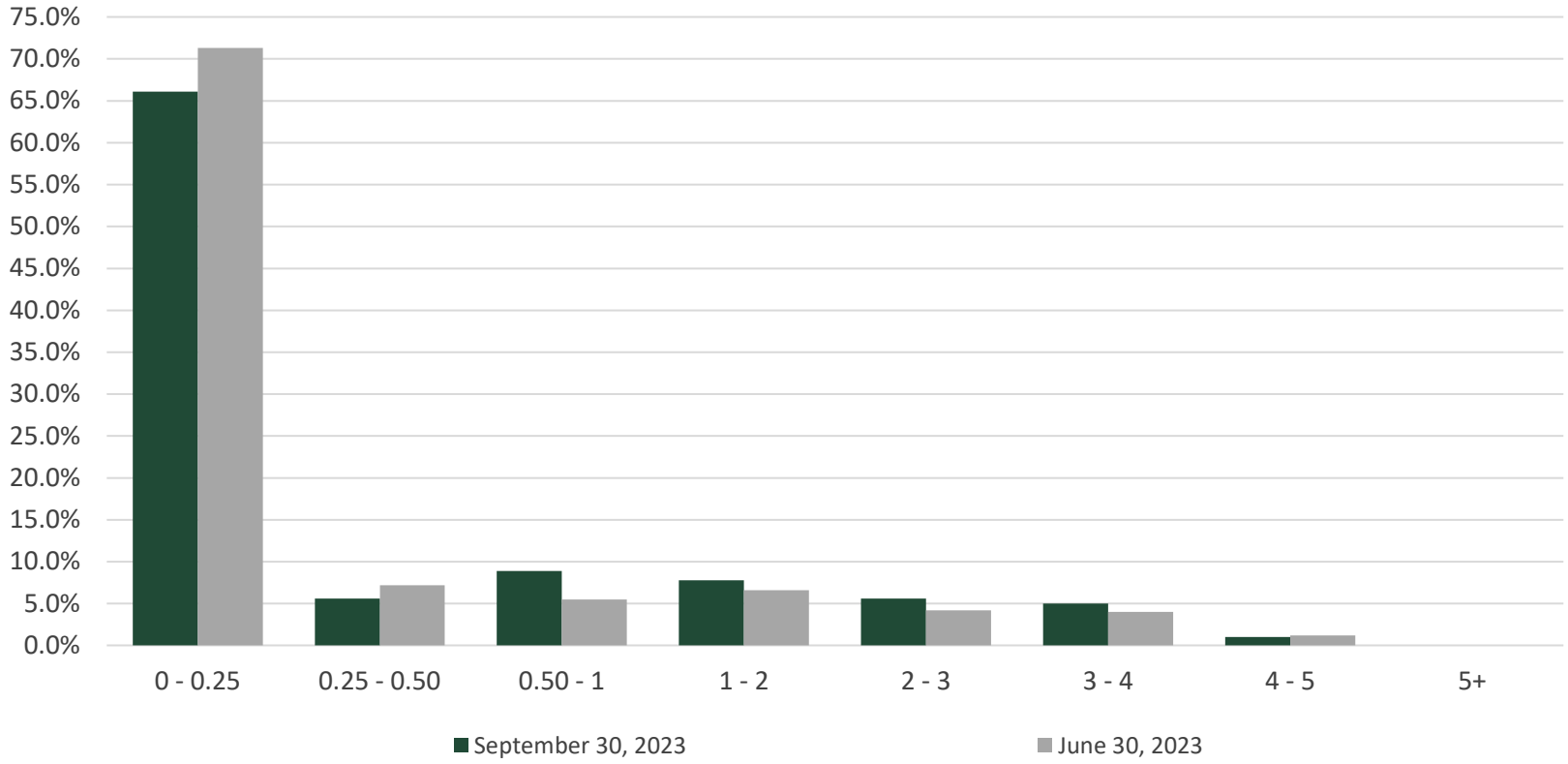
Source: S&P Ratings

Duration Distribution

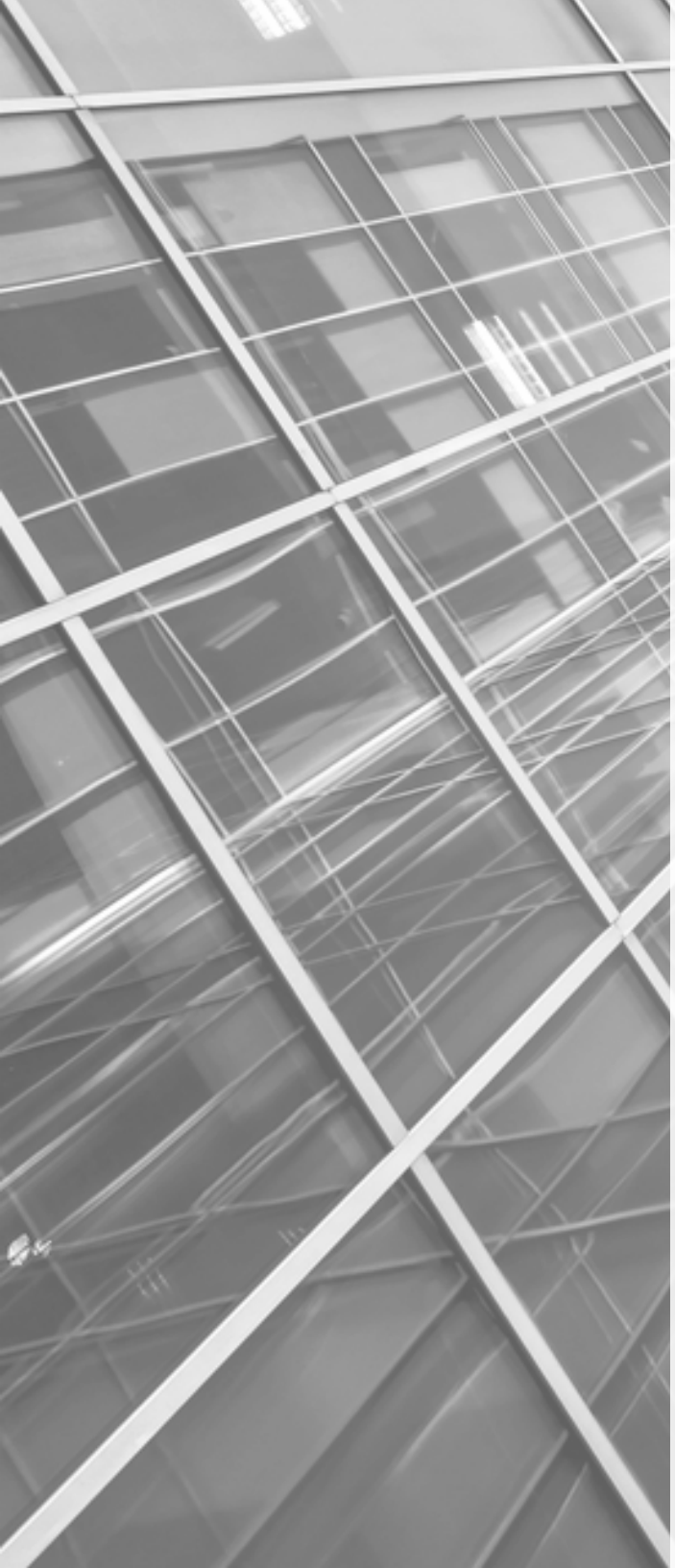
As of September 30, 2023

City of Pittsburg Total Consolidated

September 30, 2023 vs. June 30, 2023



	0 - 0.25	0.25 - 0.50	0.50 - 1	1 - 2	2 - 3	3 - 4	4 - 5	5+
09/30/23	66.1%	5.6%	8.9%	7.8%	5.6%	5.0%	1.0%	0.0%
06/30/23	71.3%	7.2%	5.5%	6.6%	4.2%	4.0%	1.2%	0.0%



Section 3 | Portfolio Holdings

Holdings Report

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
ABS									
36262XAC8	GM Financial Auto Lease Trust 2021-3 A2	49,190.48	05/09/2022	47,699.39	99.36	48,873.74	0.02%	NR / AAA	1.06
	0.390% Due 10/21/2024		2.83%	48,923.10	5.86%	5.86	(49.36)	AAA	0.12
58769KAD6	Mercedes-Benz Auto Lease Trust 2021-B A3	107,745.16	06/22/2021	107,737.02	99.15	106,826.74	0.05%	NR / AAA	1.13
	0.400% Due 11/15/2024		0.40%	107,744.23	5.55%	19.15	(917.49)	AAA	0.16
09690AAC7	BMW Vehicle Lease Trust 2021-2 A3	33,209.09	09/08/2021	33,205.66	99.43	33,020.56	0.01%	Aaa / NR	1.24
	0.330% Due 12/26/2024		0.34%	33,208.74	5.99%	1.83	(188.18)	AAA	0.10
89236XAC0	Toyota Auto Receivables 2020-D A3	20,012.72	10/06/2020	20,008.99	99.47	19,906.63	0.01%	NR / AAA	1.30
	0.350% Due 01/15/2025		0.36%	20,011.59	6.23%	3.11	(104.96)	AAA	0.09
05601XAC3	BMW Vehicle Lease Trust 2022-1 A3	99,753.50	01/11/2022	99,738.59	98.83	98,582.89	0.04%	NR / AAA	1.48
	1.100% Due 03/25/2025		1.11%	99,750.20	6.13%	18.29	(1,167.31)	AAA	0.23
43813GAC5	Honda Auto Receivables Trust 2021-1 A3	38,964.82	02/17/2021	38,964.10	98.22	38,271.17	0.02%	Aaa / NR	1.56
	0.270% Due 04/21/2025		0.27%	38,964.71	6.10%	2.92	(693.54)	AAA	0.30
89240BAC2	Toyota Auto Receivables Owners 2021-A A3	142,685.77	02/02/2021	142,659.28	98.27	140,223.30	0.06%	Aaa / NR	1.62
	0.260% Due 05/15/2025		0.27%	142,681.88	6.03%	16.49	(2,458.58)	AAA	0.30
36266FAC3	GM Financial Auto Lease Trust 2022-2 A3	295,000.00	05/03/2022	294,969.23	98.79	291,437.88	0.13%	NR / AAA	1.72
	3.420% Due 06/20/2025		3.45%	294,988.74	6.03%	308.28	(3,550.86)	AAA	0.47
47788UAC6	John Deere Owner Trust 2021-A A3	86,421.27	03/02/2021	86,404.66	97.63	84,372.91	0.04%	Aaa / NR	1.96
	0.360% Due 09/15/2025		0.37%	86,416.47	6.07%	13.83	(2,043.56)	AAA	0.41
43815EAC8	Honda Auto Receivables 2021-3 A3	243,131.64	08/17/2021	243,128.08	96.84	235,445.51	0.10%	NR / AAA	2.14
	0.410% Due 11/18/2025		0.41%	243,130.39	6.06%	36.00	(7,684.88)	AAA	0.56
43815GAC3	Honda Auto Receivables Trust 2021-4 A3	158,570.76	11/16/2021	158,537.33	96.10	152,388.56	0.07%	Aaa / NR	2.31
	0.880% Due 01/21/2026		0.89%	158,556.40	6.44%	38.76	(6,167.84)	AAA	0.70
47789QAC4	John Deere Owner Trust 2021-B A3	173,503.58	07/13/2021	173,488.10	96.59	167,580.51	0.07%	Aaa / NR	2.46
	0.520% Due 03/16/2026		0.52%	173,497.41	5.88%	40.10	(5,916.90)	AAA	0.64
89238JAC9	Toyota Auto Receivables Trust 2021-D A3	151,369.16	11/09/2021	151,365.93	96.20	145,614.56	0.06%	NR / AAA	2.54
	0.710% Due 04/15/2026		0.71%	151,367.79	6.20%	47.77	(5,753.23)	AAA	0.69
44935FAD6	Hyundai Auto Receivables Trust 2021-C A3	294,762.37	07/27/2022	281,578.66	96.64	284,861.01	0.13%	NR / AAA	2.62
	0.740% Due 05/15/2026		3.53%	287,855.92	5.94%	96.94	(2,994.91)	AAA	0.64
05602RAD3	BMW Vehicle Owner Trust 2022-A A3	195,000.00	05/10/2022	194,989.86	97.56	190,232.45	0.08%	Aaa / AAA	2.90
	3.210% Due 08/25/2026		3.23%	194,994.34	5.95%	104.33	(4,761.89)	NR	0.90
47787JAC2	John Deere Owner Trust 2022-A A3	230,000.00	03/10/2022	229,949.12	96.82	222,674.73	0.10%	Aaa / NR	2.96
	2.320% Due 09/16/2026		2.34%	229,971.56	6.16%	237.16	(7,296.83)	AAA	0.83
448977AD0	Hyundai Auto Receivables Trust 2022-A A3	136,000.00	05/02/2022	132,685.00	96.77	131,602.44	0.06%	NR / AAA	3.04
	2.220% Due 10/15/2026		3.34%	134,185.20	5.74%	134.19	(2,582.76)	AAA	0.92

Holdings Report

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
36265WAD5	GM Financial Securitized Auto 2022-3 A3 3.640% Due 04/16/2027	165,000.00	07/06/2022 3.67%	164,998.86 164,999.30	97.51 5.63%	160,887.87 250.25	0.07% (4,111.43)	Aaa / NR AAA	3.55 1.28
02582JJT8	American Express Credit Trust 2022-2 A 3.390% Due 05/17/2027	510,000.00	05/17/2022 3.42%	509,887.19 509,938.56	96.51 5.72%	492,185.19 768.40	0.22% (17,753.37)	NR / AAA AAA	3.63 1.53
161571HS6	Chase Issuance Trust 22-A1 A 3.970% Due 09/15/2027	1,000,000.00	05/11/2023 4.28%	993,945.31 994,929.64	97.15 5.58%	971,523.00 1,764.44	0.43% (23,406.64)	NR / AAA AAA	3.96 1.82
05592XAD2	BMW Vehicle Owner Trust 2023-A A3 5.470% Due 02/25/2028	135,000.00	07/11/2023 5.54%	134,976.08 134,977.54	99.74 5.67%	134,644.95 123.08	0.06% (332.59)	NR / AAA AAA	4.41 1.88
TOTAL ABS		**4,265,320.32**	**2.78%**	**4,240,916.44** **4,251,093.71**	**5.85%**	**4,151,156.60** **4,031.18**	**1.85%** **(99,937.11)**	**Aaa / AAA** **AAA**	**2.92** **1.05**
Agency									
3133EMBS0	FFCB Note 0.200% Due 10/02/2023	1,000,000.00	09/28/2020 0.24%	998,810.00 999,998.91	100.00 0.20%	1,000,000.00 994.44	0.45% 1.09	Aaa / AA+ AA+	0.01 0.01
3137EAEY1	FHLMC Note 0.125% Due 10/16/2023	885,000.00	10/14/2020 0.25%	881,698.95 884,954.78	99.79 4.76%	883,177.79 507.03	0.39% (1,776.99)	Aaa / AA+ AA+	0.04 0.04
3137EAEZ8	FHLMC Note 0.250% Due 11/06/2023	1,155,000.00	11/03/2020 0.28%	1,153,960.50 1,154,965.86	99.51 5.13%	1,149,386.70 1,163.02	0.51% (5,579.16)	Aaa / AA+ AA+	0.10 0.10
3135G06H1	FNMA Note 0.250% Due 11/27/2023	1,020,000.00	11/23/2020 0.29%	1,018,837.20 1,019,939.58	99.22 5.19%	1,012,073.58 878.33	0.45% (7,866.00)	Aaa / AA+ AA+	0.16 0.16
3137EAFA2	FHLMC Note 0.250% Due 12/04/2023	825,000.00	12/02/2020 0.28%	824,183.25 824,952.26	99.11 5.27%	817,693.80 670.31	0.36% (7,258.46)	Aaa / AA+ AA+	0.18 0.18
3130A3VC5	FHLB Note 2.250% Due 12/08/2023	1,000,000.00	02/13/2020 1.46%	1,029,240.00 1,001,427.37	99.31 5.92%	993,062.00 7,062.50	0.45% (8,365.37)	Aaa / AA+ NR	0.19 0.19
3135G0V34	FNMA Note 2.500% Due 02/05/2024	600,000.00	01/30/2020 1.44%	624,768.00 602,145.66	98.95 5.55%	593,716.20 2,333.33	0.27% (8,429.46)	Aaa / AA+ AA+	0.35 0.34
3130A7PH2	FHLB Note 1.875% Due 03/08/2024	1,000,000.00	03/03/2020 0.85%	1,040,350.00 1,004,379.28	98.40 5.59%	984,043.00 1,197.92	0.44% (20,336.28)	Aaa / AA+ NR	0.44 0.43
3133ENKS8	FFCB Note 1.125% Due 01/06/2025	425,000.00	01/06/2022 1.20%	424,043.75 424,594.19	94.84 5.39%	403,076.38 1,128.91	0.18% (21,517.81)	Aaa / AA+ AA+	1.27 1.22
3130AWER7	FHLB Note 4.625% Due 06/06/2025	1,000,000.00	06/13/2023 4.74%	997,830.00 998,154.60	99.18 5.14%	991,767.00 14,003.47	0.45% (6,387.60)	Aaa / AA+ NR	1.68 1.58
3135G05X7	FNMA Note 0.375% Due 08/25/2025	1,000,000.00	03/07/2022 1.78%	953,120.00 974,301.17	91.47 5.14%	914,686.00 375.00	0.41% (59,615.17)	Aaa / AA+ AA+	1.90 1.85
3133EPJX4	FFCB Note 3.625% Due 02/17/2026	1,000,000.00	05/15/2023 3.89%	993,250.00 994,168.32	96.88 5.03%	968,835.00 4,430.56	0.43% (25,333.32)	Aaa / AA+ AA+	2.39 2.24

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3133EPHH1	FFCB Note 4.000% Due 04/28/2026	1,500,000.00	05/09/2023 3.90%	1,504,095.00 1,503,551.01	97.68 4.97%	1,465,143.00 25,500.00	0.66% (38,408.01)	Aaa / AA+ AA+	2.58 2.37
3130ATUS4	FHLB Note 4.250% Due 12/10/2027	1,000,000.00	05/15/2023 3.66%	1,024,620.00 1,022,584.31	98.25 4.71%	982,534.00 13,104.17	0.44% (40,050.31)	Aaa / AA+ NR	4.20 3.75
3130ATS57	FHLB Note 4.500% Due 03/10/2028	1,000,000.00	04/24/2023 3.76%	1,032,720.00 1,029,798.90	99.46 4.63%	994,618.00 2,625.00	0.44% (35,180.90)	Aaa / AA+ NR	4.45 3.97
3130AWC24	FHLB Note 4.000% Due 06/09/2028	1,000,000.00	07/06/2023 4.49%	978,470.00 979,464.98	97.12 4.69%	971,177.00 13,333.33	0.44% (8,287.98)	Aaa / AA+ NR	4.70 4.16
3130AWTR1	FHLB Note 4.375% Due 09/08/2028	1,250,000.00	09/07/2023 4.49%	1,243,625.00 1,243,705.25	98.56 4.70%	1,231,965.00 8,658.85	0.55% (11,740.25)	Aaa / AA+ NR	4.95 4.36
TOTAL Agency		**16,660,000.00**	**2.33%**	**16,723,621.65** **16,663,086.43**	**4.79%**	**16,356,954.45** **97,966.17**	**7.34%** **(306,131.98)**	**Aaa / AA+** **AA+**	**1.87** **1.70**
Cash									
90PITT$00	City of Pittsburg Cash Equivalents	11,884,159.36	Various 0.00%	11,884,159.36 11,884,159.36	1.00 0.00%	11,884,159.36 0.00	5.30% 0.00	NR / NR NR	0.00 0.00
90PITT$02	City of Pittsburg Additional Bonded Debt Funds	64,001,941.55	Various 0.00%	64,001,941.55 64,001,941.55	1.00 0.00%	64,007,280.53 0.00	28.53% 5,338.98	NR / NR NR	0.00 0.00
TOTAL Cash		**75,886,100.91**	**0.00%**	**75,886,100.91** **75,886,100.91**	**0.00%**	**75,891,439.89** **0.00**	**33.83%** **5,338.98**	**NR / NR** **NR**	**0.00** **0.00**
CMO									
3137BM7C4	FHLMC K051 A2 3.308% Due 09/25/2025	500,000.00	05/16/2022 2.96%	503,886.72 502,268.60	96.05 5.51%	480,258.50 1,378.33	0.21% (22,010.10)	NR / NR AAA	1.99 1.74
3137BNGT5	FHLMC K054 A2 2.745% Due 01/25/2026	1,000,000.00	02/15/2023 4.92%	949,570.31 960,283.60	94.47 5.41%	944,697.00 2,287.50	0.42% (15,586.60)	NR / AAA NR	2.32 2.06
3137BSP72	FHLMC K058 A2 2.653% Due 08/25/2026	710,000.00	11/29/2022 4.53%	664,903.91 675,116.25	93.06 5.27%	660,691.21 1,569.69	0.30% (14,425.04)	NR / NR AAA	2.90 2.68
3137BVZ82	FHLMC K063 3.430% Due 01/25/2027	500,000.00	12/05/2022 4.29%	484,082.03 487,206.51	94.62 5.26%	473,110.50 1,429.17	0.21% (14,096.01)	NR / NR AAA	3.32 2.93
3137F2LJ3	FHLMC K066 A2 3.117% Due 06/25/2027	1,000,000.00	05/10/2023 3.97%	969,218.75 972,113.60	93.06 5.24%	930,632.00 2,597.50	0.42% (41,481.60)	NR / NR AAA	3.74 3.31
3137FAWS3	FHLMC K067 A2 3.194% Due 07/25/2027	1,000,000.00	05/10/2023 3.95%	971,562.50 974,142.66	93.22 5.18%	932,174.00 2,661.67	0.42% (41,968.66)	Aaa / NR NR	3.82 3.45
3137FBU79	FHLMC K069 A2 3.187% Due 09/25/2027	750,000.00	06/09/2023 4.98%	714,902.34 717,348.40	92.91 5.22%	696,793.50 1,991.88	0.31% (20,554.90)	NR / AAA NR	3.99 3.53

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City of Pittsburg Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
3137FETN0	FHLMC K073 A2	965,000.00	05/24/2023	927,455.47	93.02	897,689.32	0.40%	NR / NR	4.32
	3.350% Due 01/25/2028		4.34%	930,192.40	5.19%	538.79	(32,503.08)	AAA	3.83
				6,185,582.03		**6,016,046.03**	**2.69%**	**Aaa / AAA**	**3.38**
TOTAL CMO		**6,425,000.00**	**4.29%**	**6,218,672.02**	**5.27%**	**14,454.53**	**(202,625.99)**	**AAA**	**3.01**
Commercial Paper									
62479LDC6	MUFG Bank Ltd Discount CP	2,000,000.00	08/15/2023	1,924,933.33	96.97	1,939,321.11	0.86%	P-1 / A-1	0.53
	5.630% Due 04/12/2024		5.89%	1,939,321.11	5.89%	0.00	0.00	NR	0.52
89233GEP7	Toyota Motor Credit Discount CP	1,000,000.00	08/29/2023	957,938.89	96.31	963,118.06	0.43%	P-1 / A-1+	0.65
	5.650% Due 05/23/2024		5.92%	963,118.06	5.92%	0.00	0.00	F-1	0.63
				2,882,872.22		**2,902,439.17**	**1.29%**	**P-1 / A-1**	**0.57**
TOTAL Commercial Paper		**3,000,000.00**	**5.90%**	**2,902,439.17**	**5.90%**	**0.00**	**0.00**	**F-1**	**0.56**
Corporate									
24422EVN6	John Deere Capital Corp Note	485,000.00	03/01/2021	484,655.65	98.47	477,586.29	0.21%	A2 / A	0.30
	0.450% Due 01/17/2024		0.47%	484,964.55	5.67%	448.63	(7,378.26)	A+	0.29
91159HHG8	US Bancorp Callable Note Cont 12/29/2023	500,000.00	11/27/2019	532,435.00	99.26	496,282.50	0.22%	A3 / A	0.33
	3.700% Due 01/30/2024		2.03%	501,940.00	5.94%	3,134.72	(5,657.50)	A	0.33
69371RR24	Paccar Financial Corp Note	225,000.00	01/28/2021	224,739.00	98.21	220,965.53	0.10%	A1 / A+	0.34
	0.350% Due 02/02/2024		0.39%	224,970.44	5.74%	129.06	(4,004.91)	NR	0.33
637432NL5	National Rural Utilities Callable Note Cont 12/7/2023	500,000.00	04/06/2022	501,470.00	98.98	494,919.00	0.22%	A1 / A-	0.36
	2.950% Due 02/07/2024		2.77%	500,161.99	5.86%	2,212.50	(5,242.99)	A+	0.35
808513BN4	Charles Schwab Corp Callable Note Cont 2/18/2024	725,000.00	Various	726,181.50	97.61	707,655.82	0.32%	A2 / A-	0.47
	0.750% Due 03/18/2024		0.69%	725,152.12	6.02%	196.35	(17,496.30)	A	0.45
023135BW5	Amazon.com Inc Note	750,000.00	Various	745,836.00	96.90	726,759.75	0.32%	A1 / AA	0.62
	0.450% Due 05/12/2024		0.67%	748,981.07	5.63%	1,303.13	(22,221.32)	AA-	0.60
91324PEB4	United Health Group Inc Callable Note Cont 5/15/2022	250,000.00	11/08/2021	248,565.00	96.85	242,123.25	0.11%	A2 / A+	0.62
	0.550% Due 05/15/2024		0.78%	249,644.77	5.75%	519.44	(7,521.52)	A	0.61
14913R2L0	Caterpillar Financial Service Note	715,000.00	05/10/2021	714,041.90	96.87	692,624.79	0.31%	A2 / A	0.63
	0.450% Due 05/17/2024		0.50%	714,799.81	5.57%	1,197.63	(22,175.02)	A+	0.61
24422EVQ9	John Deere Capital Corp Note	425,000.00	06/07/2021	424,468.75	96.69	410,934.63	0.18%	A2 / A	0.69
	0.450% Due 06/07/2024		0.49%	424,878.49	5.43%	605.63	(13,943.86)	A+	0.67

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
89114QCA4	Toronto Dominion Bank Note 2.650% Due 06/12/2024	750,000.00	04/23/2021 0.65%	796,327.50 760,344.58	97.71 6.03%	732,840.75 6,017.71	0.33% (27,503.83)	A1 / A AA-	0.70 0.67
06051GJY6	Bank of America Corp Callable Note Cont 6/14/2023 5.710% Due 06/14/2024	540,000.00	06/07/2021 5.75%	540,036.00 540,000.00	99.84 5.98%	539,154.36 1,456.05	0.24% (845.64)	A1 / A- AA-	0.71 0.20
89236TJH9	Toyota Motor Credit Corp Note 0.500% Due 06/18/2024	425,000.00	06/15/2021 0.54%	424,494.25 424,879.56	96.42 5.67%	409,784.15 607.99	0.18% (15,095.41)	A1 / A+ A+	0.72 0.70
06367TQW3	Bank of Montreal Note 0.625% Due 07/09/2024	750,000.00	09/10/2021 0.65%	749,392.50 749,833.51	96.00 5.98%	720,018.75 1,067.71	0.32% (29,814.76)	A2 / A- AA-	0.78 0.75
79466LAG9	Salesforce.com Inc Callable Note Cont 7/15/2022 0.625% Due 07/15/2024	115,000.00	06/29/2021 0.64%	114,941.35 114,984.63	96.11 5.72%	110,528.00 151.74	0.05% (4,456.63)	A2 / A+ NR	0.79 0.77
037833DM9	Apple Inc Callable Note Cont 8/11/2024 1.800% Due 09/11/2024	750,000.00	08/18/2021 0.58%	776,857.50 757,782.99	96.59 5.54%	724,421.25 750.00	0.32% (33,361.74)	Aaa / AA+ NR	0.95 0.92
78015K7C2	Royal Bank of Canada Note 2.250% Due 11/01/2024	500,000.00	05/19/2021 0.73%	525,750.00 508,113.29	96.13 5.98%	480,647.50 4,687.50	0.22% (27,465.79)	A1 / A AA-	1.09 1.04
46647PBY1	JP Morgan Chase & Co Callable Note Cont 2/16/2024 0.563% Due 02/16/2025	390,000.00	02/09/2021 0.56%	390,000.00 390,000.00	97.76 6.08%	381,279.21 274.46	0.17% (8,720.79)	A1 / A- AA-	1.38 1.31
57636QAN4	MasterCard Inc Callable Note 1x 02/03/2025 2.000% Due 03/03/2025	600,000.00	10/28/2021 1.04%	618,294.00 607,548.20	95.30 5.47%	571,815.60 933.33	0.26% (35,732.60)	Aa3 / A+ NR	1.42 1.37
87612EBL9	Target Corp Callable Note Cont 4/15/25 2.250% Due 04/15/2025	500,000.00	02/17/2022 2.08%	502,465.00 501,171.81	95.29 5.48%	476,453.50 5,187.50	0.21% (24,718.31)	A2 / A A	1.54 1.47
437076CM2	Home Depot Callable Note Cont 3/15/2025 2.700% Due 04/15/2025	500,000.00	03/24/2022 2.76%	499,125.00 499,558.57	96.04 5.41%	480,218.00 6,225.00	0.22% (19,340.57)	A2 / A A	1.54 1.46
06406RBC0	Bank of NY Mellon Corp Callable Note Cont 3/25/2025 3.350% Due 04/25/2025	510,000.00	04/19/2022 3.35%	509,928.60 509,962.70	96.42 5.77%	491,749.65 7,403.50	0.22% (18,213.05)	A1 / A AA-	1.57 1.48
46647PCH7	JP Morgan Chase & Co Callable Note Cont 6/1/2024 0.824% Due 06/01/2025	600,000.00	05/24/2021 0.78%	600,777.60 600,173.11	96.27 6.23%	577,591.80 1,648.00	0.26% (22,581.31)	A1 / A- AA-	1.67 1.59
26442UAA2	Duke Energy Progress LLC Callable Note Cont 5/15/25 3.250% Due 08/15/2025	500,000.00	04/18/2022 3.21%	500,605.00 500,319.50	96.04 5.50%	480,194.00 2,076.39	0.21% (20,125.50)	Aa3 / A NR	1.88 1.78
57629WDK3	Mass Mutual Global funding Note 4.150% Due 08/26/2025	750,000.00	05/10/2023 4.74%	740,385.00 742,016.22	97.28 5.67%	729,582.00 3,026.04	0.33% (12,434.22)	Aa3 / AA+ AA+	1.91 1.79

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CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
931142EW9	Wal-Mart Stores Note 3.900% Due 09/09/2025	155,000.00	09/06/2022 3.92%	154,891.50 154,929.81	97.48 5.28%	151,092.92 369.42	0.07% (3,836.89)	Aa2 / AA AA	1.95 1.84
857477BR3	State Street Bank Callable Note Cont 2/6/2025 1.746% Due 02/06/2026	190,000.00	02/02/2022 1.75%	190,000.00 190,000.00	94.37 6.16%	179,293.88 506.83	0.08% (10,706.12)	A1 / A AA-	2.36 1.30
00440EAV9	Chubb INA Holdings Inc Callable Note Cont 2/3/2026 3.350% Due 05/03/2026	750,000.00	08/24/2023 5.19%	715,927.50 717,110.81	94.85 5.51%	711,379.50 10,329.17	0.32% (5,731.31)	A3 / A A	2.59 2.40
69371RR32	Paccar Financial Corp Note 1.100% Due 05/11/2026	600,000.00	02/10/2023 4.54%	538,422.00 550,352.09	89.98 5.25%	539,907.60 2,566.67	0.24% (10,444.49)	A1 / A+ NR	2.61 2.50
89236TJK2	Toyota Motor Credit Corp Note 1.125% Due 06/18/2026	250,000.00	01/11/2023 4.55%	223,112.50 228,717.64	89.30 5.41%	223,245.00 804.69	0.10% (5,472.64)	A1 / A+ A+	2.72 2.60
857477CD3	State Street Bank Callable Note 7/03/2026 5.272% Due 08/03/2026	350,000.00	07/31/2023 5.27%	350,000.00 350,000.00	99.06 5.63%	346,712.10 2,972.82	0.16% (3,287.90)	A1 / A AA-	2.84 2.58
06428CAA2	Bank Of America NA Callable Note cont 7/17/2026 5.526% Due 08/18/2026	500,000.00	08/24/2023 5.48%	500,680.00 500,658.71	99.51 5.71%	497,573.50 3,300.25	0.22% (3,085.21)	Aa1 / A+ AA	2.88 2.61
438516BL9	Honeywell Intl Callable Note 08/01/2026 2.500% Due 11/01/2026	750,000.00	05/10/2023 3.96%	714,847.50 718,781.03	92.52 5.15%	693,928.50 7,812.50	0.31% (24,852.53)	A2 / A A	3.09 2.88
665859AW4	Northern Trust Company Callable Note Cont 4/10/2027 4.000% Due 05/10/2027	600,000.00	09/12/2022 4.08%	597,906.00 598,376.81	94.59 5.68%	567,557.40 9,400.00	0.26% (30,819.41)	A2 / A+ A+	3.61 3.24
				16,877,559.10		**16,286,820.48**	**7.30%**	**A1 / A+**	**1.43**
TOTAL Corporate		**16,900,000.00**	**2.28%**	**16,791,108.81**	**5.70%**	**89,322.36**	**(504,288.33)**	**A+**	**1.32**
Equity Mutual Fund									
90PARS$00	City of Pittsburg PARS 115 Trust	2,991,253.78	Various 0.00%	2,991,253.78 2,991,253.78	0.95 0.00%	2,846,892.20 0.00	1.27% (144,361.58)	NR / NR NR	0.00 0.00
				2,991,253.78		**2,846,892.20**	**1.27%**	**NR / NR**	**0.00**
TOTAL Equity Mutual Fund		**2,991,253.78**	**0.00%**	**2,991,253.78**	**0.00%**	**0.00**	**(144,361.58)**	**NR**	**0.00**
Investment Pool									
90PITT$01	City of Pittsburg Investment Pools	45,485,519.52	Various 0.00%	45,485,519.52 45,485,519.52	0.99 0.00%	44,862,719.92 0.00	20.00% (622,799.60)	NR / NR NR	0.00 0.00
				45,485,519.52		**44,862,719.92**	**20.00%**	**NR / NR**	**0.00**
TOTAL Investment Pool		**45,485,519.52**	**0.00%**	**45,485,519.52**	**0.00%**	**0.00**	**(622,799.60)**	**NR**	**0.00**

Holdings Report

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
Money Market Fund									
94975H296	Wells Fargo Treasury Plus MMFD 453	105,902.22	Various 5.21%	105,902.22 105,902.22	1.00 5.21%	105,902.22 0.00	0.05% 0.00	Aaa / AAA NR	0.00 0.00
94975H296	Wells Fargo Treasury Plus MMFD 453	25,901.44	Various 5.21%	25,901.44 25,901.44	1.00 5.21%	25,901.44 0.00	0.01% 0.00	Aaa / AAA NR	0.00 0.00
94975H296	Wells Fargo Treasury Plus MMFD 453	792,672.20	Various 5.21%	792,672.20 792,672.20	1.00 5.21%	792,672.20 0.00	0.35% 0.00	Aaa / AAA NR	0.00 0.00
94975H254	Wells Fargo Money Market Fund #743	419,966.43	Various 4.90%	419,966.43 419,966.43	1.00 4.90%	419,966.43 0.00	0.19% 0.00	Aaa / AAA NR	0.00 0.00
94975H254	Wells Fargo Money Market Fund #743	1,313,137.47	Various 4.90%	1,313,137.47 1,313,137.47	1.00 4.90%	1,313,137.47 0.00	0.59% 0.00	Aaa / AAA NR	0.00 0.00
TOTAL Money Market Fund		**2,657,579.76**	**5.01%**	**2,657,579.76** **2,657,579.76**	**5.01%**	**2,657,579.76** **0.00**	**1.18%** **0.00**	**Aaa / AAA** **NR**	**0.00** **0.00**
Negotiable CD									
96130ASC3	Westpac Banking Corp NY Yankee CD 5.380% Due 02/16/2024	2,000,000.00	02/22/2023 5.44%	1,998,772.63 1,999,528.20	99.86 5.56%	1,997,182.00 67,847.78	0.92% (2,346.20)	P-1 / A-1+ F-1	0.38 0.37
21684XH82	Cooperative Rabobank UA Yankee CD 5.900% Due 09/06/2024	2,000,000.00	09/07/2023 5.90%	1,999,981.55 1,999,982.72	99.86 6.04%	1,997,130.00 7,866.67	0.89% (2,852.72)	P-1 / A-1 F-1+	0.94 0.91
TOTAL Negotiable CD		**4,000,000.00**	**5.67%**	**3,998,754.18** **3,999,510.92**	**5.80%**	**3,994,312.00** **75,714.45**	**1.81%** **(5,198.92)**	**Aaa / AAA** **AA+**	**0.65** **0.64**
Supranational									
459058JM6	Intl. Bank Recon & Development Note 0.250% Due 11/24/2023	925,000.00	Various 0.28%	924,231.25 924,962.40	99.22 5.50%	917,768.35 815.80	0.41% (7,194.05)	Aaa / AAA AAA	0.15 0.15
459058GQ0	Intl. Bank Recon & Development Note 2.500% Due 03/19/2024	750,000.00	01/26/2021 0.26%	802,455.00 757,781.28	98.56 5.65%	739,196.25 625.00	0.33% (18,585.03)	Aaa / AAA AAA	0.47 0.46
4581X0DZ8	Inter-American Dev Bank Note 0.500% Due 09/23/2024	895,000.00	09/15/2021 0.52%	894,337.70 894,783.66	95.14 5.67%	851,486.89 99.44	0.38% (43,296.77)	Aaa / AAA NR	0.98 0.95
4581X0EK0	Inter-American Dev Bank Note 4.500% Due 05/15/2026	750,000.00	06/27/2023 4.53%	749,422.50 749,470.63	98.87 4.96%	741,530.25 7,968.75	0.33% (7,940.38)	Aaa / AAA AAA	2.62 2.42
TOTAL Supranational		**3,320,000.00**	**1.30%**	**3,370,446.45** **3,326,997.97**	**5.45%**	**3,249,981.74** **9,508.99**	**1.45%** **(77,016.23)**	**Aaa / AAA** **AAA**	**1.01** **0.95**

Holdings Report

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
US Treasury									
912797HA8	US Treasury Bill 5.185% Due 10/10/2023	1,100,000.00	06/13/2023 5.35%	1,081,305.19 1,098,574.12	99.87 5.35%	1,098,574.12 0.00	0.49% 0.00	P-1 / A-1+ F-1+	0.03 0.03
912797FA0	US Treasury Bill 4.970% Due 10/12/2023	2,000,000.00	05/09/2023 5.15%	1,957,202.78 1,996,962.78	99.85 5.15%	1,996,962.78 0.00	0.89% 0.00	P-1 / A-1+ F-1+	0.03 0.03
912797FC6	US Treasury Bill 4.800% Due 10/26/2023	1,175,000.00	04/26/2023 4.99%	1,146,486.67 1,171,083.33	99.67 4.99%	1,171,083.33 0.00	0.52% 0.00	P-1 / A-1+ F-1+	0.07 0.07
912828T91	US Treasury Note 1.625% Due 10/31/2023	700,000.00	09/25/2019 1.60%	700,628.91 700,012.61	99.70 5.13%	697,923.80 4,760.19	0.31% (2,088.81)	Aaa / AA+ AA+	0.08 0.08
912797FJ1	US Treasury Bill 4.940% Due 11/09/2023	2,000,000.00	05/09/2023 5.14%	1,950,051.11 1,989,296.67	99.46 5.14%	1,989,296.67 0.00	0.89% 0.00	P-1 / A-1+ F-1+	0.11 0.11
912797FK8	US Treasury Bill 5.010% Due 11/16/2023	2,200,000.00	05/16/2023 5.21%	2,144,277.67 2,185,916.33	99.36 5.21%	2,185,916.33 0.00	0.97% 0.00	P-1 / A-1+ F-1+	0.13 0.13
91282CBA8	US Treasury Note 0.125% Due 12/15/2023	1,000,000.00	01/08/2021 0.22%	997,148.44 999,799.75	98.95 5.22%	989,531.00 368.85	0.44% (10,268.75)	Aaa / AA+ AA+	0.21 0.21
91282CBA8	US Treasury Note 0.125% Due 12/15/2023	2,000,000.00	05/26/2023 5.36%	1,944,843.75 1,979,107.48	98.95 5.22%	1,979,062.00 737.70	0.88% (45.48)	Aaa / AA+ AA+	0.21 0.21
912797FV4	US Treasury Bill 5.245% Due 12/21/2023	2,300,000.00	08/15/2023 5.42%	2,257,442.65 2,272,857.12	98.82 5.42%	2,272,857.12 0.00	1.01% 0.00	P-1 / A-1+ F-1+	0.22 0.22
912797GN1	US Treasury Bill 5.276% Due 02/15/2024	2,000,000.00	08/15/2023 5.50%	1,946,653.78 1,959,843.78	97.99 5.50%	1,959,843.78 0.00	0.87% 0.00	P-1 / A-1+ F-1+	0.38 0.37
912796Z28	US Treasury Bill 5.338% Due 02/22/2024	1,000,000.00	08/25/2023 5.56%	973,609.03 978,650.00	97.87 5.56%	978,650.00 0.00	0.44% 0.00	P-1 / A-1+ F-1+	0.40 0.39
912796Z28	US Treasury Bill 5.296% Due 02/22/2024	325,000.00	09/26/2023 5.49%	317,923.96 318,115.20	97.88 5.49%	318,115.20 0.00	0.14% 0.00	P-1 / A-1+ F-1+	0.40 0.39
912797GQ4	US Treasury Bill 5.298% Due 03/07/2024	2,000,000.00	09/07/2023 5.52%	1,946,725.67 1,953,495.34	97.67 5.52%	1,953,495.34 0.00	0.87% 0.00	P-1 / A-1+ F-1+	0.44 0.42
91282CBV2	US Treasury Note 0.375% Due 04/15/2024	1,000,000.00	04/14/2021 0.36%	1,000,351.56 1,000,063.19	97.32 5.48%	973,164.00 1,731.56	0.43% (26,899.19)	Aaa / AA+ AA+	0.54 0.53
91282CCC3	US Treasury Note 0.250% Due 05/15/2024	650,000.00	05/12/2021 0.36%	647,968.75 649,578.52	96.81 5.51%	629,255.90 613.79	0.28% (20,322.62)	Aaa / AA+ AA+	0.62 0.61
912828WJ5	US Treasury Note 2.500% Due 05/15/2024	1,400,000.00	08/30/2023 5.45%	1,371,726.56 1,375,123.76	98.21 5.45%	1,374,898.00 13,220.11	0.62% (225.76)	Aaa / AA+ AA+	0.62 0.60
91282CCG4	US Treasury Note 0.250% Due 06/15/2024	1,000,000.00	06/28/2021 0.46%	993,750.00 998,509.70	96.41 5.49%	964,102.00 737.70	0.43% (34,407.70)	Aaa / AA+ AA+	0.71 0.69

Holdings Report

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

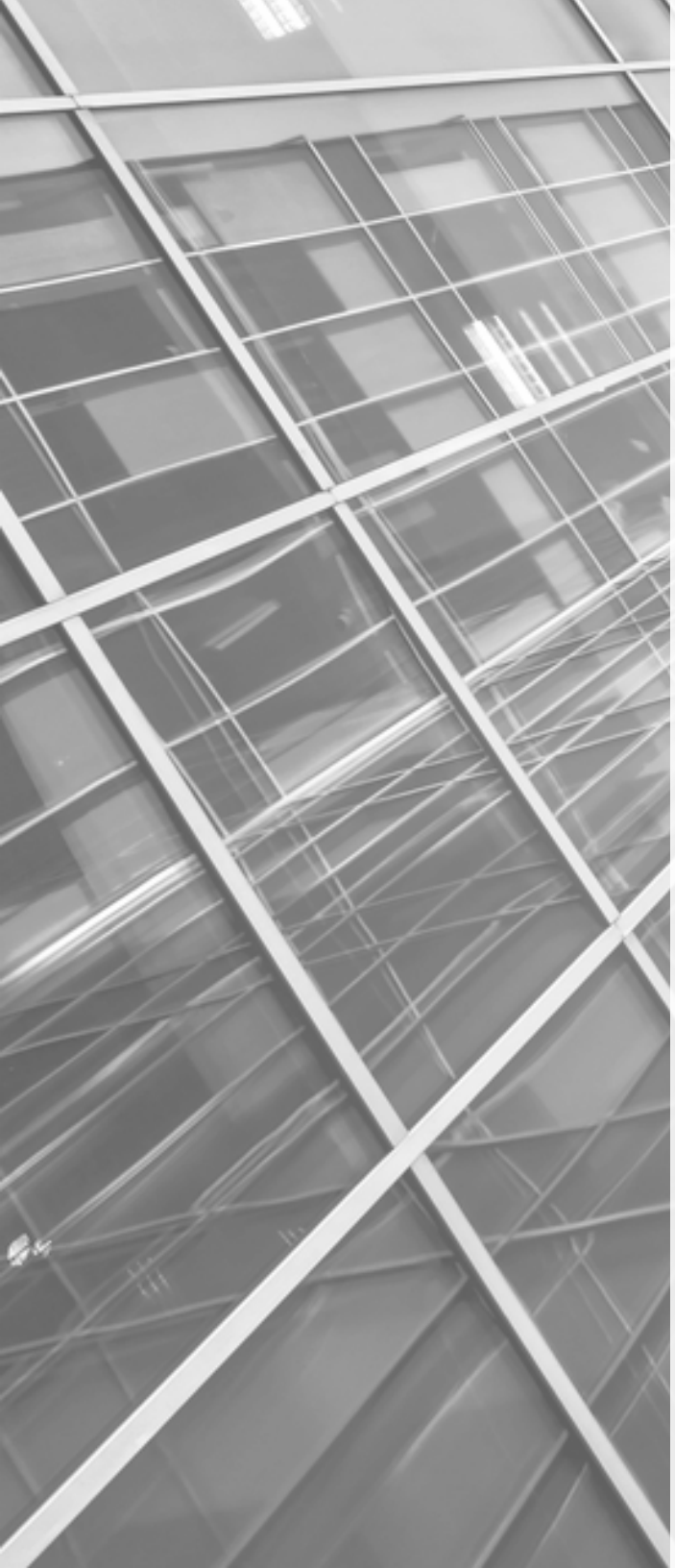
CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91282CCL3	US Treasury Note 0.375% Due 07/15/2024	1,000,000.00	08/05/2021 0.37%	1,000,273.44 1,000,073.32	96.10 5.48%	961,016.00 794.84	0.43% (39,057.32)	Aaa / AA+ AA+	0.79 0.77
912797GK7	US Treasury Bill 5.072% Due 08/08/2024	2,000,000.00	08/15/2023 5.35%	1,899,113.61 1,912,076.67	95.60 5.35%	1,912,076.67 0.00	0.85% 0.00	P-1 / A-1+ F-1+	0.86 0.84
91282CCT6	US Treasury Note 0.375% Due 08/15/2024	1,000,000.00	09/10/2021 0.42%	998,632.81 999,591.25	95.67 5.51%	956,719.00 478.94	0.43% (42,872.25)	Aaa / AA+ AA+	0.88 0.85
91282CDB4	US Treasury Note 0.625% Due 10/15/2024	1,000,000.00	12/02/2021 0.86%	993,281.25 997,561.49	95.18 5.45%	951,797.00 2,885.93	0.43% (45,764.49)	Aaa / AA+ AA+	1.04 1.01
91282CDH1	US Treasury Note 0.750% Due 11/15/2024	1,000,000.00	11/10/2021 0.80%	998,554.69 999,458.01	94.98 5.40%	949,844.00 2,832.88	0.42% (49,614.01)	Aaa / AA+ AA+	1.13 1.09
91282CDN8	US Treasury Note 1.000% Due 12/15/2024	1,100,000.00	12/29/2021 0.99%	1,100,472.66 1,100,192.82	94.96 5.37%	1,044,527.00 3,245.90	0.47% (55,665.82)	Aaa / AA+ AA+	1.21 1.17
912828ZC7	US Treasury Note 1.125% Due 02/28/2025	1,000,000.00	02/03/2022 1.42%	991,054.69 995,878.77	94.39 5.28%	943,906.00 958.10	0.42% (51,972.77)	Aaa / AA+ AA+	1.42 1.37
912828ZF0	US Treasury Note 0.500% Due 03/31/2025	750,000.00	03/03/2021 0.54%	748,886.72 749,590.75	93.18 5.29%	698,877.00 10.25	0.31% (50,713.75)	Aaa / AA+ AA+	1.50 1.46
912828ZL7	US Treasury Note 0.375% Due 04/30/2025	500,000.00	01/13/2021 0.39%	499,609.38 499,856.17	92.71 5.23%	463,535.00 784.65	0.21% (36,321.17)	Aaa / AA+ AA+	1.58 1.54
912828ZT0	US Treasury Note 0.250% Due 05/31/2025	1,250,000.00	10/06/2021 0.72%	1,228,759.77 1,240,304.76	92.21 5.19%	1,152,636.25 1,050.20	0.51% (87,668.51)	Aaa / AA+ AA+	1.67 1.62
9128285C0	US Treasury Note 3.000% Due 09/30/2025	750,000.00	04/29/2022 2.90%	752,314.45 751,354.89	96.12 5.06%	720,908.25 61.48	0.32% (30,446.64)	Aaa / AA+ AA+	2.00 1.91
9128285J5	US Treasury Note 3.000% Due 10/31/2025	1,000,000.00	06/02/2022 2.87%	1,004,023.44 1,002,457.33	96.02 5.03%	960,234.00 12,554.35	0.43% (42,223.33)	Aaa / AA+ AA+	2.09 1.96
912828M56	US Treasury Note 2.250% Due 11/15/2025	1,000,000.00	08/25/2022 3.37%	966,093.75 977,645.50	94.48 5.02%	944,844.00 8,498.64	0.42% (32,801.50)	Aaa / AA+ AA+	2.13 2.02
9128285T3	US Treasury Note 2.625% Due 12/31/2025	1,000,000.00	08/25/2022 3.34%	977,421.88 984,824.84	95.05 4.98%	950,469.00 6,633.83	0.43% (34,355.84)	Aaa / AA+ AA+	2.25 2.13
9128286L9	US Treasury Note 2.250% Due 03/31/2026	1,000,000.00	08/29/2022 3.40%	961,640.63 973,274.45	93.84 4.90%	938,438.00 61.48	0.42% (34,836.45)	Aaa / AA+ AA+	2.50 2.38
912828U24	US Treasury Note 2.000% Due 11/15/2026	1,500,000.00	05/09/2023 3.65%	1,418,964.84 1,428,045.82	91.98 4.79%	1,379,707.50 11,331.52	0.62% (48,338.32)	Aaa / AA+ AA+	3.13 2.95
912828V98	US Treasury Note 2.250% Due 02/15/2027	1,000,000.00	11/29/2022 4.06%	930,585.94 944,351.41	92.28 4.75%	922,773.00 2,873.64	0.41% (21,578.41)	Aaa / AA+ AA+	3.38 3.18
91282CEF4	US Treasury Note 2.500% Due 03/31/2027	1,100,000.00	11/03/2022 4.47%	1,014,148.44 1,031,820.62	92.89 4.73%	1,021,753.70 75.14	0.46% (10,066.92)	Aaa / AA+ AA+	3.50 3.29

Holdings Report

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

CUSIP	Security Description	Par Value/Units	Purchase Date Book Yield	Cost Value Book Value	Mkt Price Mkt YTM	Market Value Accrued Int.	% of Port. Gain/Loss	Moody/S&P Fitch	Maturity Duration
91282CEW7	US Treasury Note 3.250% Due 06/30/2027	1,250,000.00	11/03/2022 4.44%	1,187,792.97 1,199,912.17	95.01 4.72%	1,187,646.25 10,266.64	0.53% (12,265.92)	Aaa / AA+ AA+	3.75 3.44
91282CFH9	US Treasury Note 3.125% Due 08/31/2027	800,000.00	01/30/2023 3.72%	779,968.75 782,868.01	94.38 4.71%	755,031.20 2,129.12	0.34% (27,836.81)	Aaa / AA+ AA+	3.92 3.62
9128283F5	US Treasury Note 2.250% Due 11/15/2027	1,500,000.00	05/16/2023 3.59%	1,417,031.25 1,423,949.52	90.95 4.69%	1,364,179.50 12,747.96	0.61% (59,770.02)	Aaa / AA+ AA+	4.13 3.83
				45,246,721.84		**44,713,649.69**	**19.98%**	**Aaa / AAA**	**1.17**
TOTAL US Treasury		**46,350,000.00**	**3.59%**	**45,622,078.25**	**5.21%**	**102,445.39**	**(908,428.56)**	**AAA**	**1.11**
				226,546,927.88		**223,929,991.93**	**100.00%**	**Aa1 / AA+**	**0.65**
TOTAL PORTFOLIO		**227,940,774.29**	**1.49%**	**226,795,441.25**	**2.38%**	**393,443.07**	**(2,865,449.32)**	**AA+**	**0.58**
TOTAL MARKET VALUE PLUS ACCRUALS						**224,323,435.00**			



Section 4 | Transactions

Transaction Ledger

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

June 30, 2023 through September 30, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
ACQUISITIONS										
Purchase	07/03/2023	912797GH4	325,000.00	US Treasury Bill 5.164% Due: 08/22/2023	99.283	5.27%	322,669.03	0.00	322,669.03	0.00
Purchase	07/03/2023	912797GH4	760,000.00	US Treasury Bill 5.164% Due: 08/22/2023	99.283	5.27%	754,549.11	0.00	754,549.11	0.00
Purchase	07/06/2023	4581X0EK0	750,000.00	Inter-American Dev Bank Note 4.5% Due: 05/15/2026	99.923	4.53%	749,422.50	0.00	749,422.50	0.00
Purchase	07/10/2023	3130AWC24	1,000,000.00	FHLB Note 4% Due: 06/09/2028	97.847	4.49%	978,470.00	4,333.33	982,803.33	0.00
Purchase	07/18/2023	05592XAD2	135,000.00	BMW Vehicle Owner Trust 2023-A A3 5.47% Due: 02/25/2028	99.982	5.54%	134,976.08	0.00	134,976.08	0.00
Purchase	08/03/2023	857477CD3	350,000.00	State Street Bank Callable Note 7/03/2026 5.272% Due: 08/03/2026	100.000	5.27%	350,000.00	0.00	350,000.00	0.00
Purchase	08/16/2023	62479LDC6	2,000,000.00	MUFG Bank Ltd Discount CP 5.63% Due: 04/12/2024	96.247	5.89%	1,924,933.33	0.00	1,924,933.33	0.00
Purchase	08/16/2023	912797FV4	2,300,000.00	US Treasury Bill 5.245% Due: 12/21/2023	98.150	5.42%	2,257,442.65	0.00	2,257,442.65	0.00
Purchase	08/16/2023	912797GK7	2,000,000.00	US Treasury Bill 5.072% Due: 08/08/2024	94.956	5.35%	1,899,113.61	0.00	1,899,113.61	0.00
Purchase	08/17/2023	912797GN1	2,000,000.00	US Treasury Bill 5.276% Due: 02/15/2024	97.333	5.50%	1,946,653.78	0.00	1,946,653.78	0.00
Purchase	08/28/2023	00440EAV9	750,000.00	Chubb INA Holdings Inc Callable Note Cont 2/3/2026 3.35% Due: 05/03/2026	95.457	5.19%	715,927.50	8,026.04	723,953.54	0.00
Purchase	08/28/2023	06428CAA2	500,000.00	Bank Of America NA Callable Note cont 7/17/2026 5.526% Due: 08/18/2026	100.136	5.48%	500,680.00	767.50	501,447.50	0.00
Purchase	08/28/2023	912796Z28	1,000,000.00	US Treasury Bill 5.338% Due: 02/22/2024	97.361	5.56%	973,609.03	0.00	973,609.03	0.00
Purchase	08/29/2023	89233GEP7	1,000,000.00	Toyota Motor Credit Discount CP 5.65% Due: 05/23/2024	95.794	5.92%	957,938.89	0.00	957,938.89	0.00
Purchase	08/31/2023	912828WJ5	1,400,000.00	US Treasury Note 2.5% Due: 05/15/2024	97.980	5.45%	1,371,726.56	10,271.74	1,381,998.30	0.00

Transaction Ledger

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

June 30, 2023 through September 30, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Purchase	09/08/2023	21684XH82	2,000,000.00	Cooperative Rabobank UA Yankee CD 5.9% Due: 09/06/2024	99.999	5.90%	1,999,981.55	327.78	2,000,309.33	0.00
Purchase	09/08/2023	3130AWTR1	1,250,000.00	FHLB Note 4.375% Due: 09/08/2028	99.490	4.49%	1,243,625.00	5,164.93	1,248,789.93	0.00
Purchase	09/08/2023	912797GQ4	2,000,000.00	US Treasury Bill 5.298% Due: 03/07/2024	97.336	5.52%	1,946,725.67	0.00	1,946,725.67	0.00
Purchase	09/27/2023	912796Z28	325,000.00	US Treasury Bill 5.296% Due: 02/22/2024	97.823	5.49%	317,923.96	0.00	317,923.96	0.00
Subtotal			**21,845,000.00**				**21,346,368.25**	**28,891.32**	**21,375,259.57**	**0.00**
Security Contribution	09/30/2023	90PARS$00	5,913.68	City of Pittsburg PARS 115 Trust	1.000		5,913.68	0.00	5,913.68	0.00
Subtotal			**5,913.68**				**5,913.68**	**0.00**	**5,913.68**	**0.00**
TOTAL ACQUISITIONS			**21,850,913.68**				**21,352,281.93**	**28,891.32**	**21,381,173.25**	**0.00**
DISPOSITIONS										
Maturity	07/10/2023	3135G05G4	910,000.00	FNMA Note 0.25% Due: 07/10/2023	100.000		910,000.00	0.00	910,000.00	0.00
Maturity	07/14/2023	62479MUE1	1,500,000.00	MUFG Bank Ltd/NY Discount CP 5.24% Due: 07/14/2023	96.332		1,500,000.00	0.00	1,500,000.00	0.00
Maturity	07/14/2023	89233HUE2	500,000.00	Toyota Motor Credit Discount CP 5.17% Due: 07/14/2023	96.381		500,000.00	0.00	500,000.00	0.00
Maturity	07/26/2023	313384JQ3	2,000,000.00	FHLB Discount Note 3.27% Due: 07/26/2023	100.000		2,000,000.00	0.00	2,000,000.00	0.00
Maturity	08/14/2023	3133EKZK5	1,000,000.00	FFCB Note 1.6% Due: 08/14/2023	100.000		1,000,000.00	0.00	1,000,000.00	0.00
Maturity	08/14/2023	3133EL3V4	1,000,000.00	FFCB Note 0.2% Due: 08/14/2023	100.000		1,000,000.00	0.00	1,000,000.00	0.00
Maturity	08/22/2023	89115BK66	1,000,000.00	Toronto Dominion Bank Yankee CD 4.02% Due: 08/22/2023	100.000		1,000,000.00	40,758.33	1,040,758.33	0.00

Transaction Ledger

As of September 30, 2023

City of Pittsburg Total Consolidated - Account #10638

June 30, 2023 through September 30, 2023

Transaction Type	Settlement Date	CUSIP	Quantity	Security Description	Price	Acq/Disp Yield	Amount	Interest Pur/Sold	Total Amount	Gain/Loss
Maturity	08/22/2023	912797GH4	325,000.00	US Treasury Bill 5.164% Due: 08/22/2023	100.000		325,000.00	0.00	325,000.00	0.00
Maturity	08/22/2023	912797GH4	760,000.00	US Treasury Bill 5.164% Due: 08/22/2023	100.000		760,000.00	0.00	760,000.00	0.00
Maturity	08/24/2023	3137EAEV7	1,040,000.00	FHLMC Note 0.25% Due: 08/24/2023	100.000		1,040,000.00	0.00	1,040,000.00	0.00
Maturity	08/29/2023	912797GJ0	2,000,000.00	US Treasury Bill 4.995% Due: 08/29/2023	100.000		2,000,000.00	0.00	2,000,000.00	0.00
Maturity	09/05/2023	912797GR2	2,000,000.00	US Treasury Bill 5.01% Due: 09/05/2023	100.000		2,000,000.00	0.00	2,000,000.00	0.00
Maturity	09/06/2023	3130ATB71	1,200,000.00	FHLB Note 3.625% Due: 09/06/2023	100.000		1,200,000.00	0.00	1,200,000.00	0.00
Maturity	09/08/2023	3130A3DL5	1,000,000.00	FHLB Note 2.375% Due: 09/08/2023	100.000		1,000,000.00	0.00	1,000,000.00	0.00
Maturity	09/08/2023	3137EAEW5	1,210,000.00	FHLMC Note 0.25% Due: 09/08/2023	100.000		1,210,000.00	0.00	1,210,000.00	0.00
Maturity	09/30/2023	912828T26	1,000,000.00	US Treasury Note 1.375% Due: 09/30/2023	100.000		1,000,000.00	0.00	1,000,000.00	0.00
Subtotal			**18,445,000.00**				**18,445,000.00**	**40,758.33**	**18,485,758.33**	**0.00**
Security Withdrawal	09/30/2023	90PITT$01	9,514,480.48	City of Pittsburg Investment Pools	1.000		9,514,480.48	0.00	9,514,480.48	0.00
Subtotal			**9,514,480.48**				**9,514,480.48**	**0.00**	**9,514,480.48**	**0.00**
TOTAL DISPOSITIONS			**27,959,480.48**				**27,959,480.48**	**40,758.33**	**28,000,238.81**	**0.00**

Important Disclosures

As of September 30, 2023

2023 Chandler Asset Management, Inc, An Independent Registered Investment Adviser.

Information contained herein is confidential. Prices are provided by ICE Data Services Inc ("IDS"), an independent pricing source. In the event IDS does not provide a price or if the price provided is not reflective of fair market value, Chandler will obtain pricing from an alternative approved third party pricing source in accordance with our written valuation policy and procedures. Our valuation procedures are also disclosed in Item 5 of our Form ADV Part 2A.

Performance results are presented gross-of-advisory fees and represent the client's Total Return. The deduction of advisory fees lowers performance results. These results include the reinvestment of dividends and other earnings. Past performance may not be indicative of future results. Therefore, clients should not assume that future performance of any specific investment or investment strategy will be profitable or equal to past performance levels. All investment strategies have the potential for profit or loss. Economic factors, market conditions or changes in investment strategies, contributions or withdrawals may materially alter the performance and results of your portfolio.

Index returns assume reinvestment of all distributions. Historical performance results for investment indexes generally do not reflect the deduction of transaction and/or custodial charges or the deduction of an investment management fee, the incurrence of which would have the effect of decreasing historical performance results. It is not possible to invest directly in an index.

Source ICE Data Indices, LLC ("ICE"), used with permission. ICE permits use of the ICE indices and related data on an "as is" basis; ICE, its affiliates and their respective third party suppliers disclaim any and all warranties and representations, express and/or implied, including any warranties of merchantability or fitness for a particular purpose or use, including the indices, index data and any data included in, related to, or derived therefrom. Neither ICE data, its affiliates or their respective third party providers guarantee the quality, adequacy, accuracy, timeliness or completeness of the indices or the index data or any component thereof, and the indices and index data and all components thereof are provided on an "as is" basis and licensee's use it at licensee's own risk. ICE data, its affiliates and their respective third party do not sponsor, endorse, or recommend chandler asset management, or any of its products or services.

This report is provided for informational purposes only and should not be construed as a specific investment or legal advice. The information contained herein was obtained from sources believed to be reliable as of the date of publication, but may become outdated or superseded at any time without notice. Any opinions or views expressed are based on current market conditions and are subject to change. This report may contain forecasts and forward-looking statements which are inherently limited and should not be relied upon as indicator of future results. Past performance is not indicative of future results. This report is not intended to constitute an offer, solicitation, recommendation or advice regarding any securities or investment strategy and should not be regarded by recipients as a substitute for the exercise of their own judgment.

Fixed income investments are subject to interest, credit and market risk. Interest rate risk: the value of fixed income investments will decline as interest rates rise. Credit risk: the possibility that the borrower may not be able to repay interest and principal. Low rated bonds generally have to pay higher interest rates to attract investors willing to take on greater risk. Market risk: the bond market in general could decline due to economic conditions, especially during periods of rising interest rates.

Ratings information have been provided by Moody's, S&P and Fitch through data feeds we believe to be reliable as of the date of this statement, however we cannot guarantee its accuracy.

Security level ratings for U.S. Agency issued mortgage-backed securities ("MBS") reflect the issuer rating because the securities themselves are not rated. The issuing U.S. Agency guarantees the full and timely payment of both principal and interest and carries a AA+/Aaa/AAA by S&P, Moody's and Fitch respectively.

Your qualified custodian bank maintains control of all assets reflected in this statement and we urge you to compare this statement to the one you receive from your qualified custodian. Chandler does not have any authority to withdraw or deposit funds from/to the custodian account.

Benchmark Disclosures

As of September 30, 2023

ICE BofA 1-3 Yr US Treasury & Agency Index

The ICE BofA 1-3 Year US Treasury & Agency Index tracks the performance of US dollar denominated US Treasury and nonsubordinated US agency debt issued in the US domestic market. Qualifying securities must have an investment grade rating (based on an average of Moody's, S&P and Fitch). Qualifying securities must have at least one year remaining term to final maturity and less than three years remaining term to final maturity, at least 18 months to maturity at time of issuance, a fixed coupon schedule, and a minimum amount outstanding of $1 billion for sovereigns and $250 million for agencies.

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing the City Manager to Execute a First Amendment to the Consulting Services Agreement between the City of Pittsburg and TRC Solutions, Inc.

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

The City has a Consultant Agreement (Agreement) with TRC Solutions, Inc. (TRC) for environmental assessments and remediation planning services related to brownfield sites through the Brownfield Multipurpose Grant from the United States Environmental Protection Agency (US EPA). The City will be conducting remediation activities and requires additional project activities like bidding assistance, field oversight during remediation construction, and grant reporting.

FISCAL IMPACT

If approved, the amendment to the Agreement (Amendment) would increase the Agreement compensation by $48,500. This cost is fully accounted for in the City's $800,000 Brownfield Multipurpose Grant (Multipurpose Grant) and in the $534,437 California Department of Toxic Substances Control (DTSC) Equitable Communities Revitalization Grant (ECRG).

RECOMMENDATION

Staff recommends that the City Council adopt the Resolution authorizing the City Manager to execute an Amendment to the Agreement with TRC.

BACKGROUND

The City's Environmental Services Division is responsible for fostering projects that promote public benefit and redevelopment of underutilized properties. As a historically heavy industrial City, there are several brownfields at which redevelopment would have the potential to alter the community in positive ways. Brownfields are properties at which the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Environmental assessment and remediation of these properties foster brownfield redevelopment and revitalization.

In 2017, the City received a $300,000 Community-wide Brownfield Assessment Grant (Assessment Grant) from the US EPA for environmental assessments of existing brownfields. The City conducted a competitive selection process for soliciting a qualified environmental professional to conduct Assessment Grant activities, and of twelve responses, selected TRC due to related environmental experience, experience with the US EPA grant program, and familiarity with Pittsburg's brownfields.

In addition to the assessment funding, on July 19, 2021, by Resolution 21-13970, the City accepted a Multipurpose Grant for $800,000 for the revitalization of Pittsburg's brownfields, from environmental assessments to reuse planning, to clean-up planning, and remediation throughout the City. On August 1, 2021, the City executed the Agreement with TRC for remediation design. On June 19, 2023, by Resolution 23-14324, the City accepted $534,437 in ECRG funds for remediation of City-owned properties on East 3rd street: APNs 073-010-002, 073-010-003, 073-010-004, and 073-010-005 (collectively, the "Properties"). The City will conduct remediation of the Properties with both Multipurpose Grant and ECRG funds commencing this winter.

SUBCOMMITTEE FINDINGS

The item was not reviewed by a subcommittee.

STAFF ANALYSIS

re

For Project continuity, staff recommends expanding the existing Agreement with TRC to prepare bid specifications, provide field oversight during remediation construction, and conduct all required reporting for the Multipurpose Grant.

ATTACHMENTS: Resolution
First Amendment to Consulting Services Agreement Between the City of Pittsburg and TRC

Report Prepared By: Dhaynae Romero, Administrative Analyst I

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Authorizing the City Manager to Execute a First Amendment to the Consulting Services Agreement between the City of Pittsburg And TRC Solutions, Inc.

RESOLUTION NO. 23-

WHEREAS, the City of Pittsburg proposes to revitalize local brownfields to combat pollution, blight, stagnation, and other economic development hurdles associated with them; and

WHEREAS, on July 19, 2021, the City Council authorized the acceptance of a $800,000 Brownfield Multipurpose Grant (Multipurpose Grant) from the United States Environmental Protection Agency (US EPA) for the revitalization of Pittsburg's brownfields through activities like environmental assessments to reuse planning, to clean-up planning, and remediation; and

WHEREAS, on August 1, 2021, the City executed the Consultant Agreement (Agreement) with TRC Solutions, Inc. (TRC) for remediation design; and

WHEREAS, on June 19, 2023, the City accepted $534,437 in Department of Toxic Substances Control Equitable Communities Revitalization Grant (ECRG) funds for the remediation of four City-owned properties on East 3rd Street; and

WHEREAS, the City will conduct remediation of the properties with both Multipurpose Grant and ECRG funds commencing this winter; and

WHEREAS, for project continuity, staff recommends expanding the existing Agreement with TRC to prepare bid specifications, provide field oversight during remediation construction, and conduct all required reporting for the Multipurpose Grant.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Pittsburg hereby authorizes the City Manager to execute a First Amendment to the Agreement with TRC, increasing the compensation under the Agreement by $48,500.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of November 2023, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk

FIRST AMENDMENT TO
CONSULTING SERVICES AGREEMENT BETWEEN
CITY OF PITTSBURG
AND TRC SOLUTIONS, INC.

This First Amendment to the Principal Agreement made and entered into on August 1, 2021, hereafter referred to as Agreement, between TRC Solutions, Inc., a California corporation, therein referred to as Consultant, and the City of Pittsburg, a municipal corporation, therein referred to as City, is made and entered into on this 20th day of November 2023.

WHEREAS, the Parties entered into an Agreement in August 2021 for the Consultant to provide site assessment and remediation design services under the City's Multipurpose Grant issued by the US EPA for sites identified by the City; and

WHEREAS, the Parties seek to amend the Agreement to add services and increase the compensation accordingly to implement the Project, and set forth hourly rates for 2024

NOW, THEREFORE, Consultant and City do mutually agree as follows:

1. **Compensation.** The first paragraph of Section 2 of the Agreement is hereby amended to read as follows:

   City hereby agrees to pay Consultant a sum not to exceed four hundred twenty-two thousand, five hundred dollars $(422,500), as set forth in Exhibit B, attached hereto and incorporated herein for services to be performed and reimbursable expenses incurred under this Agreement. This dollar amount is not a guarantee that the City will pay that full amount to the Consultant but is merely a limit of potential City expenditures under this Agreement.

2. **Exhibit A Scope of Services.** Exhibit A of the Agreement is hereby amended to add the services set forth in Attachment 1 of this First Amendment.

3. **Exhibit B Compensation Schedule.** The rate schedule of Exhibit B of the Agreement is hereby amended to add 2024 rates set forth in Attachment 2 of this First Amendment.

4. **Integration.** This First Amendment contains the entire agreement between the parties with respect to its subject matter and supersedes whatever oral or written understanding they may have had prior to the execution of this First Amendment. This First Amendment shall not be amended or modified except by a written agreement executed by each of the parties. Except as specifically revised herein, all terms and conditions of the Agreement shall remain in full force and effect, and Consultant shall perform all duties, obligations, and conditions required under the Agreement.

5. **Inconsistencies.** In the event of any conflict or inconsistency between the provisions of this First Amendment and the Agreement, the provisions of this First Amendment shall control in all respects.

6. **Ambiguities.** The parties have each carefully reviewed this First Amendment and have agreed to each term of this First Amendment. No ambiguity shall be presumed to be construed against either party.

The remainder of this page has been intentionally left blank.

7. **Counterparts.** This First Amendment may be executed by the parties in one or more counterparts, all of which collectively shall constitute one document and agreement.

8. **Authority.** The person signing this First Amendment for Consultant hereby represents and warrants that he or she is fully authorized to sign this First Amendment on behalf of Consultant.

IN WITNESS WHEREOF, the parties have entered into this First Amendment on the day and year first hereinabove appearing.

CONSULTANT:

TRC Solutions, Inc.

By: _____

Amy Wilson, PE, Vice President

CITY:

CITY OF PITTSBURG, a municipal corporation of the State of California

By: _____

Garrett Evans, City Manager

APPROVED AS TO FORM:

By: _____

Donna Mooney, City Attorney

SCOPE OF WORK

8. **Prepare Bid Specifications**
   Consultant shall prepare summary information and a Bid Sheet listing the activities and bid units to be completed as described in the CAP, including, but not limited to, soil excavation, soil handling and disposal, placement of Oxygen Releasing Compounds (ORC) to promote biodegradation of hydrocarbons impacts to groundwater and site restoration activities. One draft and one final version of the Bid Sheet shall be provided. The Consultant shall assist with technical evaluation of the bids as requested by the City.

9. **Field Oversight during Corrective Action**
   Consultant shall conduct a site kick-off with the selected contractor and observe soil excavation, loading, and off-haul completed by the City's contractor. As part of this Task, Consultant shall collect confirmation soil samples from the limits of the lead and hydrocarbon excavations, as well as waste characterization samples of excavated soil if needed. Samples shall be submitted to a State-certified laboratory for analysis on a rush 48-hour turnaround.

10. **Reporting on US EPA Grants**
    Under guidance of City, Consultant shall prepare all quarterly and annual reports required by the City's US EPA Multipurpose Grant.

COMPENSATION SCHEDULE

Attachment 2

TRC Environmental 2024 Rate Schedule

CODE	TRC LABOR CLASSIFICATION/CATEGORY	HOURLY LABOR RATE
	Principal/Technical Director	
EV28	Level IV	$363.00
EV27	Level III	316.00
EV26	Level II	283.00
EV25	Level I	262.00
	Program Manager/Senior Technical Manager	
EV24	Level IV	$254.00
EV23	Level III	235.00
EV22	Level II	229.00
EV21	Level I	219.00
	Project/Technical Manager	
EV20	Level IV	$211.00
EV19	Level III	201.00
EV18	Level II	193.00
EV17	Level I	187.00
	Senior Scientist/Engineer/Specialist	
EV16	Level IV	$178.00
EV15	Level III	169.00
EV14	Level II	162.00
EV13	Level I	155.00
	Project Scientist/Engineer/Specialist	
EV12	Level IV	$147.00
EV11	Level III	139.00
EV10	Level II	133.00
EV09	Level I	123.00
	Scientist/Engineer/Specialist, Technicians, and Project Support	
EV08	Level VIII	$117.00
EV07	Level VII	110.00
EV06	Level VI	101.00
EV05	Level V	94.00
EV04	Level IV	85.00
EV03	Level III	78.00
EV02	Level II	71.00
EV01	Level I	57.00

(1) A 10% Mark up will be added to non labor costs and expenses/ODCs.

(2) TRC waives the 6% Communication Fee will be applied to labor charges in lieu of separate reimbursement for photocopying, report production, faxing, computer usage, software usage, telephone charges, and postage costs. Digital productivity solutions/applications include mobile and desktop applications designed to increase efficiency in data collection and representation, excluding custom development as required on a per project basis.

(3) Overtime rates will apply to non-exempt (hourly) staff in conformance with applicable law.

(4) All TRC rates are subject to an annual calendar year escalation.

(5) All invoicing will apply TRC billing rates in conformance with the rate schedule in effect at the time of the services.

(6) TRC waives 2% fee will be applied to the invoice amount to cover Professional Liability and Related Insurance costs.

(7) For Litigation or Litigation Support Services, please request a copy of our Standard Rates for Litigation Services.

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting Project 3021 – City Park Tree Safety Maintenance as Complete

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

Project 3021 - City Park Tree Safety Maintenance (the "Project"), consisted of emergency removal and maintenance work to reduce stress on certain trees in City Park. This resolution will accept the contract as complete.

FISCAL IMPACT

The Project was funded by $63,700 from Fiscal Year 2021/22 Measure M Surplus, $30,000 from Fiscal Year 2022/23 General Fund Surplus and $150,000 of Fiscal Year 2022/23 Measure M funds allocated to Public Works.

RECOMMENDATION

City Council adopt the attached resolution accepting Project 3021 - City Park Tree Safety Maintenance as complete.

BACKGROUND

On January 17, 2023, the City Council adopted Resolution No. 23-14233, allocating funds to Project 3021 to continue maintenance practices and tree removals in City Park. Funds for the Project were expended for emergency tree maintenance, removals, and to address water-logged, failed trees and branches due to several substantial atmospheric river events.

On May 1, 2023, the City Council adopted Resolution No. 23-14280, allocating additional funds to the Project for removing additional strained trees and performing substantial maintenance on other trees.

In March 2023, the City entered into an agreement with Hamilton Tree Service to perform emergency tree safety maintenance in City Park after falling branches caused damage to surrounding buildings and vehicles.

On August 8, 2023, Hamilton Tree Service completed all contracted maintenance and removals.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

Staff hired a biologist from Nomad Ecology to perform a survey for nesting birds at City Park. All trees identified for removal were surveyed as well as adjacent trees. No active nests were observed. A total of 24 large Eucalyptus and Pine trees were removed, and safety maintenance pruning was performed on 41 other trees with heights reaching above 80-100 feet. A total of 31 replacement trees, better suited for the location, have been planted to replace the removed trees. The Project was completed on time and within budget.

Project Budget Summary
Measure M - City Park Tree Safety Maintenance
Project 3021

Project Funding:	FY 22/23 Measure M Funds	$150,000
	FY 21/22 Measure M Surplus	$63,700
	FY 22/23 General Fund Surplus	$30,000
	Funding Total	**$243,700**
Project Expenditures:		
Contractural & Professional Services (Code 2199)	Removal of Fallen Tree at 60 Civic	$15,324
	Additional Safety Removals	$133,600
	Safety Pruning	$94,776
	Subtotal	$243,700
	Estimated Expenditures Total	**$243,700**
	Return to Source	$0

ATTACHMENTS: Resolution

Report Prepared By: Natasha Farmer, Administrative Analyst II

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting Project 3021-City Park Tree Safety Maintenance as Complete) RESOLUTION NO. 23-

WHEREAS, on January 17, 2023, the City Council adopted Resolution No. 23-14233, allocating funds to Project 3021 - City Park Tree Safety Maintenance to perform critical tree maintenance, removals, and to address water-logged, failed trees and branches throughout City Park after several atmospheric river events; and

WHEREAS, on May 1, 2023, the City Council adopted Resolution No. 23-14280, allocating additional funds to the project for removing additional strained trees and performing substantial maintenance on other trees; and

WHEREAS, in March 2023, the City entered into an agreement with Hamilton Tree Service to perform emergency tree safety maintenance in City Park; and

WHEREAS, $243,700 from Project 3021 - City Park Tree Safety Maintenance was expended to support this project with a total project budget of $243,700; and

WHEREAS, staff requests that the City Council accept the Project as complete.

NOW, THEREFORE BE IT RESOLVED, that the City Council hereby accepts Project 3021 — City Park Tree Safety Maintenance as complete.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of November 2023, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Approve a Contract with Dell Technologies, LLC for the refresh of the Public Safety Camera Servers at the Police Department

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

The Police Department is seeking City Council authorization to award a contract for the refresh of the Public Safety Camera Server infrastructure being used by the department.

FISCAL IMPACT

Funds for the server project will be drawn from Measure M surplus earmarked by the City Council at the May 9, 2022 City Council Budget Workshop and will not exceed $296,965.79.

RECOMMENDATION

City Council approve the attached resolution authorizing award of a contract with Dell Technologies, for the purchase of servers, storage, software, network items and other products in an amount not exceeding $296,965.79. This amount will be spent as follows:

Item	Amount
Procurement of hardware & software items from Weaver Technologies	$ 281,997.19
Sales/Use Tax for the purchase (@ 9.25%)	$ 14,968.60
Total :	**$ 296,965.79**

BACKGROUND

The Police Department's current Public Safety Camera Servers were procured in December 2014. At that time, the amount of projected storage was established from industry standard recommendations based on projected expansion and available technology. The servers allowed the City to live stream and memorialize public safety cameras which have proved vital as both an investigative tool as well as a strong deterrent of criminal activity.

As the value of this system came into focus, expansion quickly became a priority. With the growth of the public safety camera system so did the demand on the existing servers. IT staff has worked tirelessly to modify the existing storage to handle the demand of the city-wide system. However, the City has recently reached a critical juncture where it has become clear that an overhaul of the existing servers is necessary in order to maintain reliable use of the current system as well as allow ample room for expansion into the future.

SUBCOMMITTEE FINDINGS

This item was presented and supported by the Public Safety Subcommittee on November 7, 2023.

STAFF ANALYSIS

Being aware of the performance and configuration issues with the existing Public Safety Camera Servers, the City's IT team decided to conduct a technical audit of the existing servers through Dell, before procuring the replacement components. It was determined that a replacement of current servers was necessary. Through Dell Technologies, IT developed a server system which would triple the current storage and allow for a robust future expansion of the new server system to keep up with technology growth and demands.

The new server system will allow for a more responsive and reliable system which will extend the current video retention rate from an average of 30-60 days to 300 plus storage days. It will also allow for a more efficient processing / writing speed which will provide better reliability in recording retention capabilities.

ATTACHMENTS: Resolution
Exhibit A Dell Technologies Server Quote

Report Prepared By: Steve Albanese, Chief of Police

A quote for your consideration

Based on your business needs, we put the following quote together to help with your purchase decision. Below is a detailed summary of the quote we've created to help you with your purchase decision.

To proceed with this quote, you may respond to this email, order online through your **Premier page**, or, if you do not have Premier, use this **Quote to Order**.

Quote No.	**3000164519844.1**	Sales Rep	Brandi Williams
Total	**$296,965.79**	Phone	(800) 456-3355, 6180439
Customer #	11660119	Email	Brandi_Williams@dell.com
Quoted On	Oct. 20, 2023	**Billing To**	ACCOUNTS PAYABLE CITY OF PITTSBURG 65 CIVIC AVE FINANCE DEPT PITTSBURG, CA 94565-3814
Expires by	Nov. 19, 2023		
Contract Name	Dell NASPO Computer Equipment PA - California		
Contract Code	C000000181156		
Customer Agreement #	MNWNC-108 / 7-15-70-34-003		
Solution ID	18299631.15		
Deal ID	26145753		

Message from your Sales Rep

Please contact your Dell sales representative if you have any questions or when you are ready to place an order. Thank you for shopping with Dell!

Regards,
Brandi Williams

Shipping Group

Shipping To

JITENDRA KANERIA
CITY OF PITTSBURG
65 CIVIC AVE
PITTSBURG, CA 94565-3814
(925) 252-4852

Shipping Method

Standard Delivery

Install At

CITY OF PITTSBURG

Solution Name:

16TB A300 | Video | 5yr MC+

Product	Unit Price	Quantity	Subtotal
PowerScale A300 Promo	**$36,866.27**	**4**	**$147,465.08**
PowerScale Chassis - AMER	**$2,778.67**	**1**	**$2,778.67**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Backend Network Switches - AMER	**$8,190.23**	**2**	**$16,380.46**
PowerScale Accessories - AMER	**$370.24**	**1**	**$370.24**
PowerScale Services - AMER	**$19,708.71**	**1**	**$19,708.71**
PowerEdge R660 - [AMER_R660_15878]	**$12,687.77**	**5**	**$63,438.85**
PowerSwitch S5224-ON - [AMER_S5224-ON_12925]	**$15,927.59**	**2**	**$31,855.18**

Subtotal:	**$281,997.19**
Shipping:	**$0.00**
Environmental Fee:	**$0.00**
Non-Taxable Amount:	**$120,174.54**
Taxable Amount:	**$161,822.65**
Estimated Tax:	**$14,968.60**
Total:	**$296,965.79**

Special pricing may be available for qualified customers. Please contact your DFS Sales Representative for details.



Shipping Group Details

Shipping To

JITENDRA KANERIA
CITY OF PITTSBURG
65 CIVIC AVE
PITTSBURG, CA 94565-3814
(925) 252-4852

Shipping Method

Standard Delivery

Install At

CITY OF PITTSBURG

Solution Name:

16TB A300 | Video | 5yr MC+

	Unit Price	Quantity	Subtotal
PowerScale A300 Promo	**$36,866.27**	**4**	**$147,465.08**

Estimated delivery if purchased today:
Nov. 06, 2023
Contract # C000000181156
Customer Agreement # MNWNC-108 / 7-15-70-34-003

Description	SKU	Unit Price	Quantity	Subtotal
A300 - L3 - 240TB (15x16TB)/800GB SSD	210-AZWT	-	4	-
Informational Purposes Only	800-BBQV	-	4	-
Informational Purposes Only	800-BBQV	-	4	-
800GB SSD	400-BMOI	-	4	-
2x25GbE (SFP28) Back-end W/O OPTICS	590-TFHE	-	4	-
2x25GbE (SFP28) W/O OPTICS	590-TFBK	-	4	-
OneFS Base License A3 12TB+ Tier 3 L3=ID	149-BBGL	-	4	-
SmartConnect Base License A3 Tier 3 L3 =ID	151-BBJQ	-	4	-
SmartQuotas Base License A3 Tier 3 L3 =ID	151-BBIX	-	4	-
HDFS for OneFS ($0.00)	151-BBEH	-	4	-
ISG Product (info)	379-BDPD	-	4	-
Dell Hardware Limited Warranty	876-9295	-	4	-
Prosupport Plus Mission Critical 4-Hour 7x24 Onsite Service with Emergency Dispatch 3 Years	876-9779	-	4	-
Prosupport Plus Mission Critical 4-Hour 7x24 Onsite Service with Emergency Dispatch 2 Years Extended	876-9783	-	4	-
Prosupport Plus Mission Critical 7x24 Technical Support and Assistance 5 Years	876-9861	-	4	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit //www.dell.com/contactdell	951-2015	-	4	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	4	-
5 Years ProSupport Plus Mission Critical OneFS Base 12TB Plus Software Support-Maint	854-6562	-	4	-
5 Years ProSupport Plus Mission Critical SmartConnect Base Software Support-Maint	854-7114	-	4	-
5 Years ProSupport Plus Mission Critical SmartQuotas Base Software Support-Maint	854-6897	-	4	-
5 Years ProSupport Plus Mission Critical HDFS for OneFS Software Support-Maint	849-6120	-	4	-
ProSupport Plus Mission Critical 4-Hour 7x24 Onsite Capacity Addon TB SSD LO Tier 5 Years	853-7637	-	4	-

None	825-6815	-	4	-
None	825-6815	-	4	-
ProDeploy Plus No Charge Training 300	812-4005	-	4	-
ProDeploy Plus for PowerScale Node	829-3033	-	4	-
Promo	800-BBUH	-	4	-
Transceiver/Optic/SFP28/SR/25Gbe/Qty 2	407-BCLU	-	4	-
OneFS Capacity A3 Tier 3 L3=CB	149-BBGI	-	960	-
SmartConnect Capacity License A3 Tier 3 L3=CB	151-BBJJ	-	960	-
SmartQuotas Capacity License A3 Tier 3 L3=CB	151-BBJU	-	960	-
5 Years ProSupport Plus Mission Critical OneFS Capacity Software Support-Maint	854-6382	-	960	-
5 Years ProSupport Plus Mission Critical SmartConnect Capacity Software Support-Maint	854-5882	-	960	-
5 Years ProSupport Plus Mission Critical SmartQuotas Capacity Software Support-Maint	854-6244	-	960	-
ProSupport Plus Mission Critical 4-Hour 7x24 Onsite Capacity Addon 5 Years	854-3449	-	960	-
None	825-6815	-	4	-
None	825-6815	-	4	-

		Unit Price	Quantity	Subtotal
PowerScale Chassis - AMER		**$2,778.67**	**1**	**$2,778.67**

Estimated delivery if purchased today:
Nov. 06, 2023
Contract # C000000181156
Customer Agreement # MNWNC-108 / 7-15-70-34-003

Description	SKU	Unit Price	Quantity	Subtotal
Base Chassis - Normal A-Series	210-BBFS	-	1	-
Informational Purposes Only	800-BBQV	-	1	-
ISG Product (info)	379-BDPD	-	1	-
Dell Hardware Limited Warranty	876-8976	-	1	-
Prosupport Plus Mission Critical 4-Hour 7x24 Onsite Service with Emergency Dispatch 3 Years	876-8992	-	1	-
Prosupport Plus Mission Critical 4-Hour 7x24 Onsite Service with Emergency Dispatch 2 Years Extended	876-8994	-	1	-
Prosupport Plus Mission Critical 7x24 Technical Support and Assistance 5 Years	876-8997	-	1	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit //www.dell.com/contactdell	951-2015	-	1	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	1	-

		Unit Price	Quantity	Subtotal
Backend Network Switches - AMER		**$8,190.23**	**2**	**$16,380.46**

Estimated delivery if purchased today:
Oct. 31, 2023
Contract # C000000181156
Customer Agreement # MNWNC-108 / 7-15-70-34-003

Description	SKU	Unit Price	Quantity	Subtotal
S4112F Dell Networking Switch	210-AWOS	-	2	-
S4112 Series User Guide	343-BBQL	-	2	-
S4112F Install Kit	750-ACVX	-	2	-

DELL Switch, Dual Tray Kit for S4112F, 1U	750-ACVY	-	2	-
EMC GEN3 Switch Rail 22-31in Offset Kit, S4112F	750-ACWB	-	2	-
OS10 Enterprise Software, S4112F	528-CKSS	-	2	-
ProSupport Plus Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 3 Years	877-7469	-	2	-
ProSupport Plus Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 2 Years Extended	877-7471	-	2	-
ProSupport Plus Mission Critical 7x24 HW-SW Tech Support and Assistance 5 Years	877-7474	-	2	-
Dell Hardware Limited Warranty	877-7690	-	2	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit //www.dell.com/contactdell	951-2015	-	2	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	2	-
		Unit Price	**Quantity**	**Subtotal**
PowerScale Accessories - AMER		**$370.24**	**1**	**$370.24**

Estimated delivery if purchased today:
Nov. 06, 2023
Contract # C000000181156
Customer Agreement # MNWNC-108 / 7-15-70-34-003

Description	SKU	Unit Price	Quantity	Subtotal
Accessories Label BASE	210-AXGY	-	1	-
Informational Purposes Only	800-BBQV	-	1	-
Informational Purposes Only	800-BBQV	-	1	-
Informational Purposes Only	800-BBQV	-	1	-
ISG Product (info)	379-BDPD	-	1	-
PWCRD KIT for Normal Chassis	450-AJHP	-	2	-
100G to 25G Breakout (4)SFP28 to (1)Q28 DAC 3M	470-AFFZ	-	2	-
		Unit Price	**Quantity**	**Subtotal**
PowerScale Services - AMER		**$19,708.71**	**1**	**$19,708.71**

Estimated delivery if purchased today:
Nov. 08, 2023
Contract # C000000181156
Customer Agreement # MNWNC-108 / 7-15-70-34-003

Description	SKU	Unit Price	Quantity	Subtotal
PowerScale Services	210-AYWM	-	1	-
Edu Serv-Dell Tech PowerScale Administration On-Demand Training Expires 1YR	844-6859	-	2	-
Education Services - Dell EMC Proven Professional Exam Voucher Expire1YR	844-7852	-	2	-
ProDeploy Plus Add-On for PowerScale Enterprise Bundle	829-3027	-	1	-
		Unit Price	**Quantity**	**Subtotal**
PowerEdge R660 - [AMER_R660_15878]		**$12,687.77**	**5**	**$63,438.85**

Estimated delivery if purchased today:
Nov. 16, 2023
Contract # C000000181156
Customer Agreement # MNWNC-108 / 7-15-70-34-003

Description	SKU	Unit Price	Quantity	Subtotal
PowerEdge R660 Server	210-BEQQ	-	5	-
Trusted Platform Module 2.0 V3	461-AAIG	-	5	-
2.5" Chassis with up to 10 Hard Drives (SAS/SATA), 2CPU, PERC12	321-BHRZ	-	5	-

Intel Xeon Gold 5415+ 2.9G, 8C/16T, 16GT/s, 22.5M Cache, Turbo, HT (150W) DDR5-4400	338-CHSS	-	5	-
Intel Xeon Gold 5415+ 2.9G, 8C/16T, 16GT/s, 22.5M Cache, Turbo, HT (150W) DDR5-4400	338-CHSS	-	5	-
No HBM	379-BFFD	-	5	-
Heatsink for 2CPU (less than or equal to 185W)	412-ABCJ	-	5	-
Performance Optimized	370-AAIP	-	5	-
4800MT/s RDIMMs	370-AHCL	-	5	-
Unconfigured RAID	780-BCDS	-	5	-
PERC H965i Controller, Front	405-ABDN	-	5	-
Front PERC Mechanical Parts, rear load	750-ADWX	-	5	-
Power Saving BIOS Settings	384-BBBH	-	5	-
UEFI BIOS Boot Mode with GPT Partition	800-BBDM	-	5	-
4 Very High Performance Fans for 2 CPU	384-BCUJ	-	5	-
Dual, Redundant(1+1), Hot-Plug Power Supply,1100W MM(100-240Vac) Titanium	450-AKLF	-	5	-
Riser Config 3, Full Height, 2x16 FH Slots (Gen5)	330-BBYZ	-	5	-
Motherboard supports ONLY CPUs below 250W. Cannot upgrade to CPUs 250W and above	329-BJJY	-	5	-
iDRAC9, Enterprise 16G	528-CTIC	-	5	-
Broadcom 57504 Quad Port 10/25GbE,SFP28, OCP NIC 3.0	540-BCRX	-	5	-
Broadcom 5720 Dual Port 1GbE Optional LOM	540-BDKD	-	5	-
Standard Bezel	325-BEVE	-	5	-
Dell Luggage Tag	350-BCKC	-	5	-
BOSS-N1 controller card + with 2 M.2 480GB (RAID 1)	403-BCRU	-	5	-
BOSS Cables and Bracket for R660	470-AFMG	-	5	-
No Quick Sync	350-BBXM	-	5	-
iDRAC,Factory Generated Password	379-BCSF	-	5	-
iDRAC Service Module (ISM), NOT Installed	379-BCQX	-	5	-
iDRAC Group Manager, Disabled	379-BCQY	-	5	-
Windows Server 2022 Standard,16CORE,FI,No Med,No CAL, Multi Language	634-BYJY	-	5	-
Windows Server 2022 Standard,16CORE,DF Recovery Image, Multi Lang, (Downgrade not included)	528-CSCP	-	5	-
Windows Server 2022 Standard,No Media,WS2019 Std Downgrade DF Media, Multi Language	528-CSCQ	-	5	-
Windows Server 2022 Standard,No Media, WS2019 Std Downgrade w/DVD Media,Multi Lang	634-BYLQ	-	5	-
Cable Management Arm	770-BDMT	-	5	-
ReadyRails Sliding Rails Without Cable Management Arm or Strain Relief Bar	770-BECD	-	5	-
No Systems Documentation, No OpenManage DVD Kit	631-AACK	-	5	-
PowerEdge R660 Shipping	340-DBXZ	-	5	-
PowerEdge R660 Shipping Material, 10x2.5", 8x2.5" Smart Flow or 16xEDSFF	340-DBYC	-	5	-
R660 Dell label (BIS) for 2.5" Chassis	343-BBTS	-	5	-

PowerEdge R660 CE, CCC Marking	343-BBUB	-	5	-
ProSupport Plus Mission Critical 7x24 Technical Support and Assistance 5 Years	887-0988	-	5	-
ProSupport Plus Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 3 Years	887-0997	-	5	-
ProSupport Plus Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch 2 Years Extended	887-0999	-	5	-
Dell Hardware Limited Warranty Plus On-Site Service	887-1076	-	5	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit //www.dell.com/contactdell	951-2015	-	5	-
Dell Limited Hardware Warranty Plus Service, Extended Year(s)	975-3462	-	5	-
ProDeploy Plus Dell Server R Series 1U/2U - Deployment	804-6750	-	5	-
ProDeploy Plus Dell Server R Series 1U/2U - Deployment Verification	804-6751	-	5	-
ProDeploy Plus No Charge Training 300	812-4005	-	5	-
16GB RDIMM, 4800MT/s Single Rank	370-AGZO	-	40	-
960GB SSD SATA Mix Use 6Gbps 512 2.5in Hot-plug AG Drive, 3 DWPD	400-AZVM	-	30	-
Power Cord - C13, 3M, 125V, 15A (North America, Guam, North Marianas, Philippines, Samoa, Vietnam)	450-AALV	-	10	-
Jumper Cord - C13/C14, 4M, 250V, 12A (North America, Guam, North Marianas, Philippines, Samoa)	492-BBDG	-	10	-

		Unit Price	Quantity	Subtotal
PowerSwitch S5224-ON - [AMER_S5224-ON_12925]		**$15,927.59**	**2**	**$31,855.18**

Estimated delivery if purchased today:
Oct. 31, 2023
Contract # C000000181156
Customer Agreement # MNWNC-108 / 7-15-70-34-003

Description	SKU	Unit Price	Quantity	Subtotal
Dell EMC S5224F-ON Switch, 24x 25GbE SFP28, 4x 100GbE QSFP28 ports, PSU to IO air, 2x PSU	210-APHT	-	2	-
Dell EMC S52XX-ON Series User Guide	343-BBLP	-	2	-
OS10 Enterprise, S5224F-ON	634-BRWJ	-	2	-
Dell Hardware Limited Warranty 1 Year	818-4983	-	2	-
ProSupport Plus:Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch,1 Year	818-5025	-	2	-
ProSupport Plus Mission Critical:7x24 HW/SW Technical Support and Assistance, 5 Years	818-5032	-	2	-
ProSupport Plus:Mission Critical 4-Hour 7x24 On-Site Service with Emergency Dispatch, 4 Years Extended	818-5033	-	2	-
Thank you for choosing Dell ProSupport Plus. For tech support, visit //www.dell.com/contactdell	951-2015	-	2	-
Dell Limited Hardware Warranty Extended Year(s)	975-3461	-	2	-
Info 3rd Party Software Warranty provided by Vendor	997-6306	-	2	-
5 Years ProSupport Plus OS10 Enterprise Software Support-Maintenance	848-8542	-	2	-
Dell Networking Cable, QSFP28-4XSFP28, 25G, Passive Copper DAC, Breakout, 5 Meter	470-ADXU	-	36	-
Power Cord, 125V, 15A, 10 Feet, NEMA 5-15/C13	450-AAFH	-	2	-
Power Cord, 125V, 15A, 10 Feet, NEMA 5-15/C13	450-AAFH	-	2	-

Subtotal:	**$281,997.19**
Shipping:	**$0.00**
Environmental Fee:	**$0.00**
Estimated Tax:	**$14,968.60**
Total:	**$296,965.79**

Dell Marketing LP. U.S. only. Dell Marketing LP. is located at One Dell Way, Mail Stop 8129, Round Rock, TX 78682

Important Notes

Terms of Sale

This Quote will, if Customer issues a purchase order for the quoted items that is accepted by Supplier, constitute a contract between the entity issuing this Quote ("Supplier") and the entity to whom this Quote was issued ("Customer"). Unless otherwise stated herein, pricing is valid for thirty days from the date of this Quote. All product, pricing and other information is based on the latest information available and is subject to change. Supplier reserves the right to cancel this Quote and Customer purchase orders arising from pricing errors. Taxes and/or freight charges listed on this Quote are only estimates. The final amounts shall be stated on the relevant invoice. Additional freight charges will be applied if Customer requests expedited shipping. Please indicate any tax exemption status on your purchase order and send your tax exemption certificate to Tax_Department@dell.com or ARSalesTax@emc.com, as applicable.

Governing Terms: This Quote is subject to: (a) a separate written agreement between Customer or Customer's affiliate and Supplier or a Supplier´s affiliate to the extent that it expressly applies to the products and/or services in this Quote or, to the extent there is no such agreement, to the applicable set of Dell's Terms of Sale (available at www.dell.com/terms or www.dell.com/oemterms), or for cloud/as-a-Service offerings, the applicable cloud terms of service (identified on the Offer Specific Terms referenced below); and (b) the terms referenced herein (collectively, the "Governing Terms"). Different Governing Terms may apply to different products and services on this Quote. The Governing Terms apply to the exclusion of all terms and conditions incorporated in or referred to in any documentation submitted by Customer to Supplier.

Supplier Software Licenses and Services Descriptions: Customer's use of any Supplier software is subject to the license terms accompanying the software, or in the absence of accompanying terms, the applicable terms posted on www.Dell.com/eula. Descriptions and terms for Supplier-branded standard services are stated at www.dell.com/servicecontracts/global or for certain infrastructure products at www.dellemc.com/en-us/customer-services/product-warranty-and-service-descriptions.htm.

Offer-Specific, Third Party and Program Specific Terms: Customer's use of third-party software is subject to the license terms that accompany the software. Certain Supplier-branded and third-party products and services listed on this Quote are subject to additional, specific terms stated on www.dell.com/offeringspecificterms ("Offer Specific Terms").

In case of Resale only: Should Customer procure any products or services for resale, whether on standalone basis or as part of a solution, Customer shall include the applicable software license terms, services terms, and/or offer-specific terms in a written agreement with the end-user and provide written evidence of doing so upon receipt of request from Supplier.

In case of Financing only: If Customer intends to enter into a financing arrangement ("Financing Agreement") for the products and/or services on this Quote with Dell Financial Services LLC or other funding source pre-approved by Supplier ("FS"), Customer may issue its purchase order to Supplier or to FS. If issued to FS, Supplier will fulfill and invoice FS upon confirmation that: (a) FS intends to enter into a Financing Agreement with Customer for this order; and (b) FS agrees to procure these items from Supplier. Notwithstanding the Financing Agreement, Customer's use (and Customer's resale of and the end-user's use) of these items in the order is subject to the applicable governing agreement between Customer and Supplier, except that title shall transfer from Supplier to FS instead of to Customer. If FS notifies Supplier after shipment that Customer is no longer pursuing a Financing Agreement for these items, or if Customer fails to enter into such Financing Agreement within 120 days after shipment by Supplier, Customer shall promptly pay the Supplier invoice amounts directly to Supplier.

Customer represents that this transaction does not involve: (a) use of U.S. Government funds; (b) use by or resale to the U.S. Government; or (c) maintenance and support of the product(s) listed in this document within classified spaces. Customer further represents that this transaction does not require Supplier's compliance with any statute, regulation or information technology standard applicable to a U.S. Government procurement.

For certain products shipped to end users in California, a State Environmental Fee will be applied to Customer's invoice. Supplier encourages customers to dispose of electronic equipment properly.

Electronically linked terms and descriptions are available in hard copy upon request.

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Contract with Dell Technologies for the Refresh Of Public Safety Camera Server at the Police Department

RESOLUTION NO. 23-

WHEREAS, the Police Department's current Public Safety Camera infrastructure was procured in December 2014 which provided significant benefits including consolidation of multiple physical servers, saving energy and hardware costs, and enhanced security; and

WHEREAS, the Public Safety Camera Server is now over eight years old and has reached its end-of-life which impacts the system's availability as it struggles to meet the needs of today's workload; and

WHEREAS, Dell Technologies conducted an audit, identified issues and recommended a specification for replacement components. Dell Technologies has the required expertise in implementing and supporting server projects and is the recommended vendor to execute the refresh of the current Police Department's Public Safety Camera Server.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburg hereby authorizes the City to execute the Contract with Dell Technologies for the purchase of servers, storage, software, network items and other products in an amount not to exceed $296,966; and allocates the funds from Measure M Surplus funds earmarked at the May 9, 2022 City Council Budget Workshop.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of November, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Authorizing Application for an Outdoor Equity Grants Funds

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

The Recreation Department is pursuing the State of California Outdoor Equity Grants Program for recreational programming for youth and seniors. The Conservancy requires City Council approval prior to application for this funding.

FISCAL IMPACT

If awarded, the resolution will authorize maximum allocation of up to $900,000 in grant funds to the Fiscal Year 2024-25 Recreation Department grant budget under Fund 299-42191 (Miscellaneous Grants – Recreation). No additional expenditure from the General Fund is required for the receipt of the grants since no matching funds are required.

RECOMMENDATION

Staff recommends that the City Council adopt the attached Resolution authorizing the City of Pittsburg to apply for the Outdoor Equity Grants Program.

BACKGROUND

The Outdoor Equity Grants Program (OEP) will increase the ability of residents in underserved communities, with an emphasis on students eligible for free or reduced-price meals, foster youth, and students of limited English proficiency, to participate in outdoor experiences at State parks and other public lands. OEP's focus is on providing funding for transportation, logistics, program operations, and capacity costs associated with reaching historically underserved urban and rural communities throughout California.

OEP grants will improve the health and wellness of Californians through new educational and recreational activities, service learning, career pathways, and leadership opportunities that strengthen a connection to the natural world.

Eligible applicants are public agencies and non-profits with 501(c)3 status. As administrator of the program, the California Department of Parks and Recreation developed guidelines for local agencies to apply and reviews the applications in a competitive grant process.

Programs begin on July 1, 2024 dependent upon the OEP funds receiving full authorization by the State Legislature.

SUBCOMMITTEE FINDINGS

This item was discussed at the Life Enrichment Subcommittee on November 16, 2023.

STAFF ANALYSIS

As outlined in Objective 1 of the City of Pittsburg's Youth and Young Adult Services Master Plan (YYASMP), affordable childcare is a need for underserved families in the community. As stated in the YYASMP, many school age children lack supervision during the hours of 3:00 p.m. and 7:00 p.m. Staff further determined that the Senior Center could serve as a central gathering place in the community with access to outdoor programs.

The identified program, Park Play Days, will provide multigenerational programming for youth ages 4-12 during the summer months and partnership with the Senior Center.

Activities in the community will include:

- Teaching participants about the community's environment.
- Taking educational walks in the community to discover nature in action.

The Program also includes coordinated nature trips with the Senior Center to Regional and State Parks for nature activities, fishing, nature walks, and other exploratory efforts.

If awarded, this grant would allow for programs to be offered at low-to-no-cost for residents.

This resolution, if approved, will authorize staff to prepare an application to the State Department of Parks and Recreation for the Outdoor Equity Grants Program and designates the City Manager as the City's representative for purposes of grant administration.

ATTACHMENTS: Resolution

Report Prepared By: Sam Alley, Recreation Coordinator – Youth & Young Adult Services

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Application for Outdoor Equity Grants Program Grant Funds	)))	RESOLUTION NO. 23-

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Outdoor Equity Grants Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope program.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the filing of an application for the Park Play Days Program; and

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the program(s) included in this application, the sufficient funds to complete the program(s); and

2. Certifies that if the grant is awarded, the Applicant has or will have sufficient funds to operate the program(s) as described in the Grant Selection Criteria response; and

3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and

4. Delegates the authority to the City Manager or designee to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and

5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Accept the Plans and Specifications and Awarding Project 1801 Frontage Road Living Green Trail

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

Project 1801 - Frontage Road Living Green Trail (the "Project"), will construct a Class I trail, and parkway improvements along Frontage Road from Dover Way to Chelsea Way. Adoption of this resolution will accept the plans and specifications for the Project and authorize the City Manager to award a construction contract to Grade Tech, Inc.

FISCAL IMPACT

The proposal from GradeTech, Inc is $1,439,050.66 (Base Bid) and $106,983.00 (Add Alternate#1 Bid) for a Total Bid of $1,546,033.66. Funding for construction will be provided by the Clean California Local Grant Program (CCLGP) in the amount of $1,354,000.00 and the American Rescue Plan Act (ARPA) Grant contribution of $841,589.00 for a total project budget of $2,166,250.00.

RECOMMENDATION

City Council adopt the attached resolution to accept the plans and specifications and authorize the City Manager to execute a construction contract for the Project with Grade Tech, Inc, for a total amount of $1,546,033.66.

Staff recommends that the City Council allocate a construction contingency of $154,600.00 for any unanticipated costs and contract change orders.

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

BACKGROUND

On February 1, 2022, staff applied for the Clean California Local Grant Program for the construction of a Class I pedestrian and bike trail on an unused parcel along Frontage Rd. parallel to State Route 4 from Dover Way Chelsea Way.

On August 1, 2022, the City Council adopted Resolution No. 22-14145, accepting the grant in the amount of $1,354,000.00.

On December 12, 2022, the City Council adopted Resolution No. 22-14220 allocating matching funds of $812,250.00 from the ARPA for a total project budget of $2,166,250.00.

On November 7, 2022, the City Council adopted Resolution No. 22-14203, authorizing the City Manager to execute a consultant agreement with Sandis Engineers Surveyors and Planners for the Project design for a total fee amount of $247,420.00.

On November 2, 2023, three construction bids were received by Kerex Engineering, McGuire and Hester, and GradeTech, Inc. The bids received have been checked for arithmetic errors, completeness, and conformance with the bid requirements. The bid submitted by GradeTech, Inc. was the lowest responsive, responsible bidder with a total bid (base bid plus add alternate#1 bid) of $1,546,033.66.

SUBCOMMITTEE FINDINGS

This item was presented to the Land Use Subcommittee on November 19, 2021.

STAFF ANALYSIS

The Clean California Grant Program, administered by the California Department of Transportation, provides $296 million in assistance to communities for the reduction of waste, enhancement of public spaces, reduction of urban heat island effect, improvement of public health, improvement of cultural and community connection, and advancement of equity for underserved communities.

The trail will serve as a model greenspace for future green spaces around the City and will feature educational signage to promote proper waste disposal, recycling, green infrastructure, and active transport. The pedestrian trail will have bioswale features and drought tolerant vegetation and trees to treat stormwater and reduce urban heat island effects. The site will also have benches for seating, trash receptacles, water fountains, pet waste stations, and lighting.

Project Budget Summary
Living Green Pittsburg - Trail and Community Outreach Project
Project 1801

Project Funding:	Clean California Local Grant		1,354,000
	ARPA Match		812,250
		Funding Total:	2,166,250
Project Expenditures:			
Design:	Design Consultant Services		310,500
(Code 2122)	Outreach & Design Consultant		20,000
		Subtotal:	330,500
Miscellaneous:			
(Code 1399)	Advertising		248
		Subtotal:	248
Construction:	Estimated Construction Contract		1,589,531
(Code 2281)	Contingency (~10%)		158,953
		Subtotal:	1,748,484
Wages/Benefits:	Staff Time for Design Management		20,000
(Code 1101)	Staff Time for Construction Management		20,000
		Subtotal:	40,000
Admin Overhead:	Staff Time for Design Management		20,000
(Code 2372)	Staff Time for Construction Management		20,000
		Subtotal:	40,000
		Estimated Expenditures Total:	2,159,232
		Projected Remaining Funds:	7,018

ATTACHMENTS: Resolution

Report Prepared By: Tyler Hensley, Associate Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Accepting the Plans and Specifications)
and Awarding Project 1801-) RESOLUTION NO. 23-
Frontage Road Living Green Trail)

WHEREAS, Project 1801- Frontage Road Living Green Trail (the "Project"), will construct a Class I trail, and parkway improvements along Frontage Road from Dover Way to Chelsea Way; and

WHEREAS, the Project is funded by $1,354,000.00 from the Clean California Local Grant Program and $841,589.00 provided from the American Rescue Plan Act (ARPA) funding the City's grant contribution for a total project budget of $2,166,250.00; and

WHEREAS, on November 7, 2022, the City Council adopted Resolution No. 22-14203, authorizing the City Manager to execute a consultant agreement with Sandis Engineers Surveyors and Planners for the Project design; and

WHEREAS, on November 2, 2023, staff advertised the Project for construction and GradeTech Inc was the lowest responsive, responsible bidder with a total bid (Base Bid and Add Alternate#1 Bid) in the amount of $1,546,033.66.

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

WHEREAS, staff recommends that the City Manager be authorized to execute an agreement in the amount of $1,546,033.66 with GradeTech, Inc. for construction of the Project; and

WHEREAS, staff further recommends establishing a construction contingency in the amount of $154,600.00 for unanticipated costs and contract change orders; and

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

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Pittsburg hereby accepts the plans and specifications, authorizes the City Manager to execute a construction contract with GradeTech,Inc, authorizes a construction contingency in the amount of $154,600.00, authorizes the City Engineer to approve contract change orders for this Project for a total amount not to exceed 50% of the contingency, and authorizes the City Manager to approve change orders for an amount not to exceed the approved project budget.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Purchase and Sale Agreement between the City of Pittsburg and Humewood Inc.

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

The City is proposing to enter into a Purchase and Sale Agreement (PSA) with Humewood Inc. for the purchase of 2362 Dover Way, Pittsburg, also known as Assessor's Parcel Number 087-352-010 (Property).

FISCAL IMPACT

The purchase price of the Property could be as much as $580,000 (Purchase Price). The Purchase Price is conditional upon the completion and findings of a home, pest, and lead-based paint inspection reports. The anticipated costs related to the purchase such as closing costs, required lead-based paint testing, and rehabilitation work needed so that the Property may be suitable for leasing is approximately $35,000.

Staff is proposing to spend no more than $615,000 of Permanent Local Housing Allocation (PLHA) grant funds to purchase and rehabilitate the Property.

RECOMMENDATION

City Council adopt the Resolution approving the PSA and allocating up to $615,000 for the purchase and rehabilitation of the Property.

BACKGROUND

In September 2017, the California Legislature approved Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing. The Act established the PLHA program administered by the California Department of Housing and Community Development (HCD).

The PLHA provides a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units. Under the PLHA, funding is provided through formula grants to entitlement jurisdictions based on the formula prescribed under federal law for the Community Development Block Grant program over a 5-year funding period, as well as through a competitive grant program for non-entitlement jurisdictions.

PLHA grant funds are to help increase the supply of housing for households at or below 60 percent of area median income (AMI). On April 17,2023, City Council Resolution 23-14276 authorized the City Manager to purchase properties with PLHA grant funds and transfer the properties to the Housing Authority of the City of Pittsburg (Housing Authority) for affordable housing purposes, and Housing Authority Resolution 23-366 authorized the Housing Authority to accept properties from the City. The Housing Authority will record regulatory agreements on the properties, ensuring that the properties will remain affordable for 55 years and lease them to Housing Choice Voucher recipients.

On August 21, 2023, City Council Resolution 23-14362 authorized the purchase of properties that fulfilled a set of criteria. Typically, the process in which the City purchases properties consists of consideration of the item in a City Council closed session meeting where price and terms would be discussed. Once authorization is given, staff would make an offer and conduct a site visit to inspect the condition of the property to determine the extent of the rehabilitation needed to make the property suitable for rental. Because of scheduling, this process could take as much as four weeks. Due to the real estate market, four weeks could result in lost opportunities because the seller will likely have accepted an offer already. City Council Resolution 23-14362 authorized the purchase of properties not yet identified so long as they meet the following criteria:

- The property is residential and has up to four bedrooms;
- A structural pest control inspection report for the property must be available, reviewed by the Chief Building Inspector, and the Chief Building Inspector must determine the condition of the property is acceptable in light of the estimated purchase price;
- Staff and Chief Building Inspector must complete a site visit and evaluate the condition of the property and estimated rehabilitation cost; and
- The purchase price, including closing costs and rehabilitation, will not exceed $650,000 in total.

SUBCOMMITTEE FINDINGS

The potential purchase of the Property was discussed in the Life Enrichment Subcommittee on October 26, 2023.

STAFF ANALYSIS

The Property is 1,349 square feet and has four bedrooms and two bathrooms. Because the Property is less than one mile from an elementary school and middle school, and is approximately one and a half mile from the high school, the Property is well suited for a family.

The Housing Authority serves a population whose income is below 60 percent AMI, making the purchase of the Property to be leased to Housing Choice Voucher recipients the appropriate use of the PLHA grant funds.

ATTACHMENTS: Purchase and Sale Agreement
Resolution

Report Prepared By: Maria M. Aliotti, Assistant City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving the Purchase and Sale Agreement between the City of Pittsburg and Humewood Inc.	)))	RESOLUTION NO. 23-

WHEREAS, in September 2017, the California Legislature approved Senate Bill 2, known as the Building Homes and Jobs Act (Act), which established a $75 recording fee on real estate documents to increase the supply of affordable housing; and

WHEREAS, the Act established the Permanent Local Housing Allocation (PLHA) program administered by the California Department of Housing and Community Development (HCD); and

WHEREAS, the PLHA provides a permanent source of funding to cities and counties to help meet the need for affordable housing and increase the supply of affordable housing units; and

WHEREAS, PLHA grant funds are to help increase the supply of housing for households at or below 60 percent of area median income (AMI); and

WHEREAS, on April 17,2023, City Council Resolution 23-14276 authorized the City Manager to purchase properties with PLHA grant funds and transfer the properties to the Housing Authority of the City of Pittsburg (Housing Authority) for affordable housing purposes, and Housing Authority Resolution 23-366 authorized the Housing Authority to accept properties from the City.

WHEREAS, the Housing Authority will record regulatory agreements on the properties, ensuring that the properties will remain affordable for 55 years and lease them to Housing Choice Voucher recipients; and

WHEREAS, on August 21, 2023, City Council Resolution 23-14362 authorized the purchase of properties that fulfilled a set of criteria:

- The property is residential and has up to four bedrooms;
- A structural pest control inspection report for the property must be available, reviewed by the Chief Building Inspector, and the Chief Building Inspector must determine the condition of the property is acceptable in light of the estimated purchase price;
- Staff and Chief Building Inspector must complete a site visit and evaluate the condition of the property and estimated rehabilitation cost; and
- The purchase price, including closing costs and rehabilitation, will not exceed $650,000 in total; and

WHEREAS, the City is proposing to enter into a Purchase and Sale Agreement (PSA) with Humewood Inc. for the purchase of 2362 Dover Way, Pittsburg, also known as Assessor's Parcel Number 087-352-010 (Property); and

WHEREAS, the Property is 1,349 square feet and has four bedrooms and two bathrooms. Because the Property is less than one mile from an elementary school and middle school, and is approximately one and a half mile from the high school, the Property is well suited for a family; and

WHEREAS, the Housing Authority serves a population whose income is below 60 percent AMI, making the purchase of the Property to be leased to Housing Choice Voucher recipients the appropriate use of the PLHA grant funds.

NOW, THEREFORE, BE IT RESOLVED that the City Council hereby approves the PSA and allocates up to $615,000 of PLHA grant funds for the purchase and rehabilitation of the Property.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 20th day of November 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

PURCHASE AND SALE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS

THIS PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS ("this **Agreement**") is entered into as of **November 21, 2023** (the "**Effective Date**"), by and between Humewood Inc. ("**Seller**") and the City of Pittsburg, a municipal corporation, ("**City**" or "**Buyer**"). Seller and City are collectively referred to herein as the "**Parties**."

RECITALS

A. Seller is the owner of certain real property located at **2362 Dover Way, Pittsburg California 94565**, also known as Assessor's Parcel Number 087-352-010 (the "**Property**") and as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

B. The City and the State of California Department of Housing and Community Development (HCD) executed the Standard Agreement effective August 16, 2022.

C. Pursuant to the Standard Agreement, the City is receiving Permanent Local Housing Allocation (PLHA) grant funds for the acquisition and rehabilitation of foreclosed or vacant homes and apartments.

D. On August 21, 2023, City Council Resolution 23-14362 authorized staff to purchase of properties so long as they meet the defined criteria.

E. Buyer has made an offer and Seller has agreed to accept $580,000 (the "**Purchase Price**") for the purchase of the Property.

F. Buyer agrees to purchase the Property, and Seller agrees to sell the Property to Buyer, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged by the parties, Seller and Buyer hereby agree as follows:

1. INCORPORATION OF RECITALS AND EXHIBITS. The Recitals set forth above and the Exhibits attached to this Agreement are each incorporated into the body of this Agreement as if set forth in full.

2. PURCHASE AND SALE.

2.1 Agreement to Buy and Sell. Subject to the terms and conditions set forth herein, Seller agrees to sell the Property to Buyer, and Buyer hereby agrees to purchase the Property from Seller.

2.2 Purchase Price. The Purchase Price for the Property to be paid by Buyer to Seller is $580,000. The Purchase Price is conditional and may be reduced based on the findings in the home, pest, and lead-based paint reports (collectively, the "Reports"), including any updated Reports prepared prior to the closing due to additional repairs performed by the Seller. If the City reduces the Purchase Price (Reduced Purchase Price) due to the Reports, the Seller will have an opportunity consider the Reduced Purchase Price. The Seller will notify the City in writing of its decision. If the Reduced Purchase Price is accepted, both parties will work to close escrow, The Purchase Price will be paid in immediately available funds to Seller on the Closing Date (defined below) at the address of Seller as provided in Section 10.8 of this Agreement.

3. ESCROW.

3.1 Escrow Account. Seller has opened or will open an escrow account (the "**Escrow**") maintained by First American Title Company (the "**Title Company**"), 191 Sand Creek Road, Suite 150, Brentwood CA 94513, Denisse Hernandez (the "**Escrow Holder**"). Escrow Holder shall perform all escrow and title services in connection with this Agreement.

3.2 Opening of Escrow. Within seven (7) business days after the Effective Date, the Parties will deposit into Escrow the fully executed Agreement, or executed counterparts thereto. The date such fully executed Agreement is received by Title Company will be deemed the "**Opening of Escrow**" and Title Company will give written notice to the Parties of such occurrence.

3.3 Buyer's Deposit. Within fourteen (14) business days after the Opening of Escrow, the Buyer shall deposit WRITTEN AMOUNT ($) in Escrow ("**Deposit**").

3.4 Satisfaction of Due Diligence Contingency. Buyer shall have the right, in its sole discretion, to terminate this Agreement for any reason prior to the expiration of the Due Diligence Contingency Period (as defined in Section 5(a) below) and receive a full refund of the Deposit. Buyer hereby agrees to provide written notice to Seller prior to the expiration of the Due Diligence Contingency Period if Buyer disapproves any due diligence items or approves all due diligence items ("**Approval Notice**"). If Buyer disapproves any items through the delivery of the Approval Notice to Seller before 5:00 p.m. on the last day of the Due Diligence Contingency Period, this Agreement shall terminate and all amounts deposited by Buyer into escrow will be returned to Buyer, and neither party shall have any further rights or obligations hereunder except those which expressly survive the termination hereof.

4. PROPERTY DISCLOSURE REQUIREMENTS.

4.1 Condition of Title/Preliminary Title Report. Title Company shall deliver a Preliminary Title Report for the Property (the "**Preliminary Report**") to Buyer within three (3) days after the Opening of Escrow. Buyer shall have until the end of the Due Diligence Contingency Period to approve the condition of title to the Property. If Buyer delivers the Approval Notice, Buyer agrees to take title to the Property subject to the following "**Permitted Exceptions**:" (a) standard printed exceptions in the Preliminary Report; (b) general and special real property taxes and assessments constituting a lien not yet due and payable; and (c) the Schedule B exceptions to the title referenced in the Approval Notice.

4.2 Third-Party Inspection Report. Seller shall provide buyer with a completed third-party inspection report regarding the condition of the Property, including any structure on the property, pests, and any other material information typically included in the report. If such a report does not exist, the Buyer may, in its sole cost, retain the services of a third-party inspector to prepare a report.

4.3 Environmental and Natural Hazards Disclosure. California Health & Safety Code section 25359.7 requires owners of non-residential real property who know, or have reasonable cause to believe, that any release of hazardous substances are located on or beneath the real property to provide written notice of same to the buyer of real property. Other applicable laws require Seller to provide certain disclosures regarding natural hazards affecting the Property. Seller agrees to make all necessary disclosures required by law.

5. CLOSING AND PAYMENT OF PURCHASE PRICE.

5.1 Closing. The closing (the "**Closing**" or "**Close of Escrow**") will occur no later than thirty (30) days after the expiration of the Due Diligence Contingency Period ("**Closing Date**"). In the event the Closing has not occurred within ninety (90) days after the Opening of Escrow due to a delay beyond the Buyer's control, then Close of Escrow may be extended up to an additional thirty (30) days (the "**Extension Period**"). If Close of Escrow has not occurred by the end of the Extension Period, Seller or Buyer may elect to terminate this Agreement.

Unless otherwise: (i) the Property shall be delivered "As-Is" in its PRESENT physical condition as of the date of Acceptance; (ii) the Property, including pool, spa, landscaping and grounds, is to be maintained in substantially the same condition as on the date of Acceptance; and (iii) all debris and personal property not included in the sale shall be removed by close of escrow or at the time possession is delivered to Buyer, if not on the same date. If items are not removed when possession is delivered to Buyer, all items shall be deemed abandoned. Buyer, after first delivering to Seller written notice to remove the items within three (3) days, may pay to have such items removed or disposed of and may bring legal action, as per this Agreement, to receive reasonable costs from Seller.

5.2 Buyer's Conditions to Closing. Buyer's obligation to purchase the Property is subject to the satisfaction of all of the following conditions or Buyer's written waiver thereof (in Buyer's sole discretion) on or before the Closing Date:

(a) Buyer will have thirty (30) days from Opening of Escrow (the "**Due Diligence Contingency Period"**) to review and either approve or disapprove, in Buyer's sole and absolute discretion, the economic viability of the purchase of the Property for Buyer's intended use and all matters related thereto, including but not limited to physical inspections and to conduct any studies or evaluations of the Property. If the Buyer must obtain an inspection from a third-party inspector, the Due Diligence Contingency Period will be extended until the inspection report is completed and submitted to the Buyer. Seller shall provide to Buyer copies of all reasonably available and known documents relating to the ownership and operation of the Property, including but not limited to plans, permits and reports (environmental, structural, mechanical, engineering and land surveys) that Seller has in its possession not later than two (2) business days following the execution and delivery of this Agreement. All physical inspections must be coordinated with Seller's representative.

(b) Seller has performed all obligations to be performed by Seller pursuant to this Agreement.

(c) Seller's representations and warranties herein are true and correct in all material respects as of the Closing Date.

(d) The Title Company is irrevocably committed to issue a CLTA Title Policy to Buyer, effective as of the Closing Date, insuring title to Buyer in the full amount of the Purchase Price subject only to the Permitted Exceptions.

5.3 Seller's Conditions to Closing. The Close of Escrow and Seller's obligation to sell and convey the Property to Buyer are subject to the satisfaction of the following conditions or Seller's written waiver (in Seller's sole discretion) of such conditions on or before the Closing Date:

(a) Buyer has performed all obligations to be performed by Buyer pursuant to this Agreement before Closing Date.

(b) Buyer's representations and warranties set forth herein are true and correct in all material respects as of the Closing Date.

5.4 Conveyance of Title. Seller will deliver marketable fee simple title to Buyer at the Closing, subject only to the Permitted Exceptions.

5.5 Deliveries at Closing.

(a) Deliveries by Seller. Seller shall deposit into the Escrow for delivery to Buyer at Closing: (i) a grant deed; (ii) an affidavit or qualifying statement which satisfies the requirements of paragraph 1445 of the Internal Revenue Code of 1986, as amended, any regulations thereunder (the "**Non-Foreign Affidavit**"); (iii) a

California Franchise Tax Board form 590 to satisfy the requirements of California Revenue and Taxation Code Section 18805(b) and 26131; (iv) such resolutions, authorizations, or other documents or agreements relating to Seller as shall be reasonably required by Title Company, and (v) all other documents required by this Agreement to complete the Closing.

(b) Deliveries by Buyer. Buyer shall deposit into the Escrow at Closing immediately available funds in the amount equal to: (i) the Purchase Price as adjusted by any prorations between the Parties; (ii) the escrow fees and recording fees; and (iii) the cost of the Title Policy; (iv) such resolutions, authorizations, or other documents or agreements relating to Buyer as shall be reasonably required by Title Company, and (v) all other documents required by this Agreement to complete the Closing.

(c) Closing. Upon Closing, Escrow Holder shall: (i) record the grant deed; (ii) disburse to Seller the Purchase Price, less Seller's share of any escrow fees, costs and expenses; (iii) deliver to Buyer the Non-Foreign Affidavit, the California Certificate and the original recorded grant deed; (iv) pay any commissions and other expenses payable through escrow; and (v) distribute to itself the payment of escrow fees and expenses required hereunder.

(d) Closing Costs. Buyer will pay escrow fees typically paid by a buyer (including the costs of preparing documents and instruments) and recording fees. Buyer will pay title insurance and title report costs and Seller will pay all governmental conveyance fees and all transfer taxes. All other costs and fees shall be paid in accordance with custom and practice in Contra Costa County.

(e) Pro-Rations. At the close of escrow, the Escrow Agent shall make the following prorations: (i) property taxes will be prorated as of the Close of Escrow based upon the most recent tax bill available, including any property taxes which may be assessed after the close of escrow but which pertain to the period prior to the transfer of title to the Property to Buyer, regardless of when or to whom notice thereof is delivered; and (ii) any bond or assessment that constitutes a lien on the Property at the Close of Escrow will be assumed by Buyer. Buyer, as a government agency, does not pay ad valorem taxes.

6. REPRESENTATIONS, WARRANTIES AND COVENANTS.

6.1 Seller's Representations, Warranties and Covenants. In addition to the representations, warranties and covenants of Seller contained in other sections of this Agreement, Seller hereby represents, warrants and covenants to Buyer that the statements below in this Section 6.1 are each true and correct as of the Closing Date provided however, if to Seller's actual knowledge any such statement becomes untrue prior to Closing, Seller will notify Buyer in writing and Buyer will have five (5) business

days thereafter to determine if Buyer wishes to proceed with Closing. If Buyer determines it does not wish to proceed, then the terms of Section 6.2 will apply.

(a) Authority. Seller is a California corporation, in existence and in good standing under the laws of the State of California . Seller has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by Seller, and upon delivery to and execution by Buyer is a valid and binding agreement of Seller.

(b) Encumbrances. Seller has not alienated, encumbered, transferred, mortgaged, assigned, pledged, or otherwise conveyed its interest in the Property or any portion thereof, nor entered into any Agreement to do so, and there are no liens, encumbrances, mortgages, covenants, conditions, reservations, restrictions, easements or other matters affecting the Property, except as disclosed in the Preliminary Report. Seller will not, directly or indirectly, alienate, encumber, transfer, mortgage, assign, pledge, or otherwise convey its interest prior to the Close of Escrow, as long as this Agreement is in force.

(c) There are no agreements affecting the Property except those which have been disclosed by Seller. There are no agreements which will be binding on the Buyer or the Property after the Close of Escrow, which cannot be terminated on thirty (30) days prior written notice.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Seller contained in this Agreement are conditions precedent to Buyer's obligation to proceed with the Closing hereunder. The foregoing representations and warranties shall survive the expiration, termination, or close of escrow of this Agreement and shall not be deemed merged into the deed upon closing.

6.2 Buyer's Representations and Warranties. In addition to the representations, warranties and covenants of Buyer contained in other sections of this Agreement, Buyer hereby represents, warrants and covenants to Seller that the statements below in this Section 6.2 are each true as of the Effective Date, and, if to Buyer's actual knowledge any such statement becomes untrue prior to Closing, Buyer shall so notify Seller in writing and Seller shall have at least five (5) business days thereafter to determine if Seller wishes to proceed with Closing.

(a) Buyer is a public agency, lawfully formed, in existence and in good standing under the laws of the State of California. Buyer has the full right, capacity, power and authority to enter into and carry out the terms of this Agreement. This Agreement has been duly executed by official representative of the Buyer, and upon delivery to and execution by Seller shall be a valid and binding agreement of Buyer.

(b) Buyer is not bankrupt or insolvent under any applicable federal or state standard, has not filed for protection or relief under any applicable bankruptcy or creditor protection statute, and has not been threatened by creditors with an involuntary application of any applicable bankruptcy or creditor protection statute.

The truth and accuracy of each of the representations and warranties, and the performance of all covenants of Buyer contained in this Agreement are conditions precedent to Seller's obligation to proceed with the Closing hereunder.

7. REMEDIES In the event of a breach or default under this Agreement by Seller, if such breach or default occurs prior to Close of Escrow, Buyer reserves the right to either (a) seek specific performance from Seller or (b) to do any of the following: (i) to waive the breach or default and proceed to close as provided herein; (ii) to extend the time for performance and the Closing Date until Seller is able to perform; or (iii) to terminate this Agreement upon written notice to Seller, whereupon Seller shall cause Escrow Holder to return to Buyer any and all sums placed into the Escrow by Buyer, and except for the rights and obligations expressly provided to survive termination of this Agreement, neither party shall have any further obligations or liabilities hereunder. In the event of a breach or default under this Agreement by Buyer, if such breach or default occurs prior to Close of Escrow, Seller reserves the right to either (a) seek specific performance from Buyer or (b) to do any of the following: (i) to waive the breach or default and proceed to close as provided herein; (ii) to extend the time for performance and the Closing Date until Buyer is able to perform; or (iii) to terminate this Agreement upon written notice to Buyer.

_____ _____

Buyer's Initials Seller's Initials

8. BROKERS. Buyer represents that no real estate broker has been retained by Buyer in the purchase of the Property or the negotiation of this Agreement. Buyer represents that any real estate broker retained by Seller in the sale of the Property or negotiation of this Agreement shall be paid solely by Seller. Seller shall indemnify, hold harmless and defend Buyer from any and all claims, actions and liability for any breach of the preceding sentence, and any commission, finder's fee, or similar charges arising out of Seller's conduct.

9. ASSIGNMENT. Neither Seller nor Buyer may assign its rights or delegate its duties under this Agreement to any other party without the express written consent of the other, which consent may not be withheld for unreasonably. No permitted assignment of any of the rights or obligations under this Agreement shall result in a novation or in any other way release the assignor from its obligations under this Agreement.

10. MISCELLANEOUS.

10.1 Attorneys' Fees. If any party employs counsel to enforce or interpret this Agreement, including the commencement of any legal proceeding whatsoever (including insolvency, bankruptcy, arbitration, mediation, declaratory relief or other litigation), the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs (including the service of process, filing fees, court and court reporter costs, investigative fees, expert witness fees, and the costs of any bonds, whether taxable or not) and shall include the right to recover such fees and costs incurred in any appeal or efforts to collect or otherwise enforce any judgment in its favor in addition to any other

remedy it may obtain or be awarded. Any judgment or final order issued in any legal proceeding shall include reimbursement for all such attorneys' fees and costs. In any legal proceeding, the "prevailing party" shall mean the party determined by the court to most nearly prevail and not necessarily the party in whose favor a judgment is rendered.

10.2 Interpretation. This Agreement has been negotiated at arm's length and each party has been represented by independent legal counsel in this transaction and this Agreement has been reviewed and revised by counsel to each of the Parties. Accordingly, each party hereby waives any benefit under any rule of law (including Section 1654 of the California Civil Code) or legal decision that would require interpretation of any ambiguities in this Agreement against the drafting party.

10.3 Survival. All indemnities, covenants, representations and warranties contained in this Agreement shall survive Close of Escrow.

10.4 Successors. Except as provided to the contrary in this Agreement, this Agreement shall be binding on and inure to the benefit of the Parties and their successors and assigns.

10.5 Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of California.

10.6 Integrated Agreement; Modifications. This Agreement contains all the agreements of the Parties concerning the subject hereof any cannot be amended or modified except by a written instrument executed and delivered by the parties. There are no representations, agreements, arrangements or understandings, either oral or written, between or among the parties hereto relating to the subject matter of this Agreement that are not fully expressed herein. In addition there are no representations, agreements, arrangements or understandings, either oral or written, between or among the Parties upon which any party is relying upon in entering this Agreement that are not fully expressed herein.

10.7 Severability. If any term or provision of this Agreement is determined to be illegal, unenforceable, or invalid in whole or in part for any reason, such illegal, unenforceable, or invalid provisions or part thereof shall be stricken from this Agreement, any such provision shall not be affected by the legality, enforceability, or validity of the remainder of this Agreement. If any provision or part thereof of this Agreement is stricken in accordance with the provisions of this Section, then the stricken provision shall be replaced, to the extent possible, with a legal, enforceable and valid provision this is in keeping with the intent of the Parties as expressed herein.

10.8 Notices. Any delivery of this Agreement, notice, modification of this Agreement, collateral or additional agreement, demand, disclosure, request, consent, approval, waiver, declaration or other communication that either party desires or is required to give to the other party or any other person shall be in writing. Any such communication may be served personally, or by nationally recognized overnight delivery

service (i.e., Federal Express) which provides a receipt of delivery, or sent by prepaid, first class mail, return receipt requested to the party's address as set forth below:

To Buyer: City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
Attn: Executive Director

To Seller: Humewood Inc.
851 Van Ness-2nd Floor
San Francisco, CA 94109
Att: Craig Morris

To Agent: Cliff Olson
cliff@olsonteamhomes.com

To Title Company:

Any such communication shall be deemed effective upon personal delivery, on the date of first refusal to accept delivery as reflected on the receipt of delivery or return receipt, as applicable, or by delivery of electronic mail. Any party may change its address by notice to the other party. Each party shall make an ordinary, good faith effort to ensure that it will accept or receive notices that are given in accordance with this section and that any person to be given notice actually receives such notice.

10.9 Time. Time is of the essence to the performance of each and every obligation under this Agreement.

10.10 Days of Week. If any date for exercise of any right, giving of any notice, or performance of any provision of this Agreement falls on a Saturday, Sunday or holiday, the time for performance will be extended to 5:00 p.m. on the next business day.

10.11 Reasonable Consent and Approval. Except as otherwise provided in this Agreement, whenever a party is required or permitted to give its consent or approval under this Agreement, such consent or approval shall not be unreasonably withheld or delayed.

10.12 Further Assurances. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to carry out the intent and purposes of this Agreement.

10.13 Waivers. Any waiver by any party shall be in writing and shall not be construed as a continuing waiver. No waiver will be implied from any delay or failure to take action on account of any default by any party. Consent by any party to any act or omission by another party shall not be construed to be a consent to any other subsequent act or omission or to waive the requirement for consent to be obtained in any future or other instance.

10.14 Signatures/Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Any one of such completely executed counterparts shall be sufficient proof of this Agreement.

10.15 Date and Delivery of Agreement. Notwithstanding anything to the contrary contained in this Agreement, the parties intend that this Agreement shall be deemed effective, and delivered for all purposes under this Agreement, and for the calculation of any statutory time periods based on the date an agreement between parties is effective, executed, or delivered, as of the Effective Date.

10.16 Representation on Authority of Parties. Each person signing this Agreement represents and warrants that he or she is duly authorized and has legal capacity to execute and deliver this Agreement. Each party represents and warrants to the other that the execution and delivery of the Agreement and the performance of such party's obligations hereunder have been duly authorized and that the Agreement is a valid and legal agreement binding on such party and enforceable in accordance with its terms.

SIGNATURES ARE ON THE FOLLOWING PAGE.

IN WITNESS WHEREOF, this Agreement is executed by Buyer and Seller as of the Effective Date.

Seller:

Humewood Inc.

By: _____
Name
Its _____

By: _____
Name
Its _____

Buyer:

City of Pittsburg, a municipal corporation By:_____
Garrett Evans
City Manager

Attest:

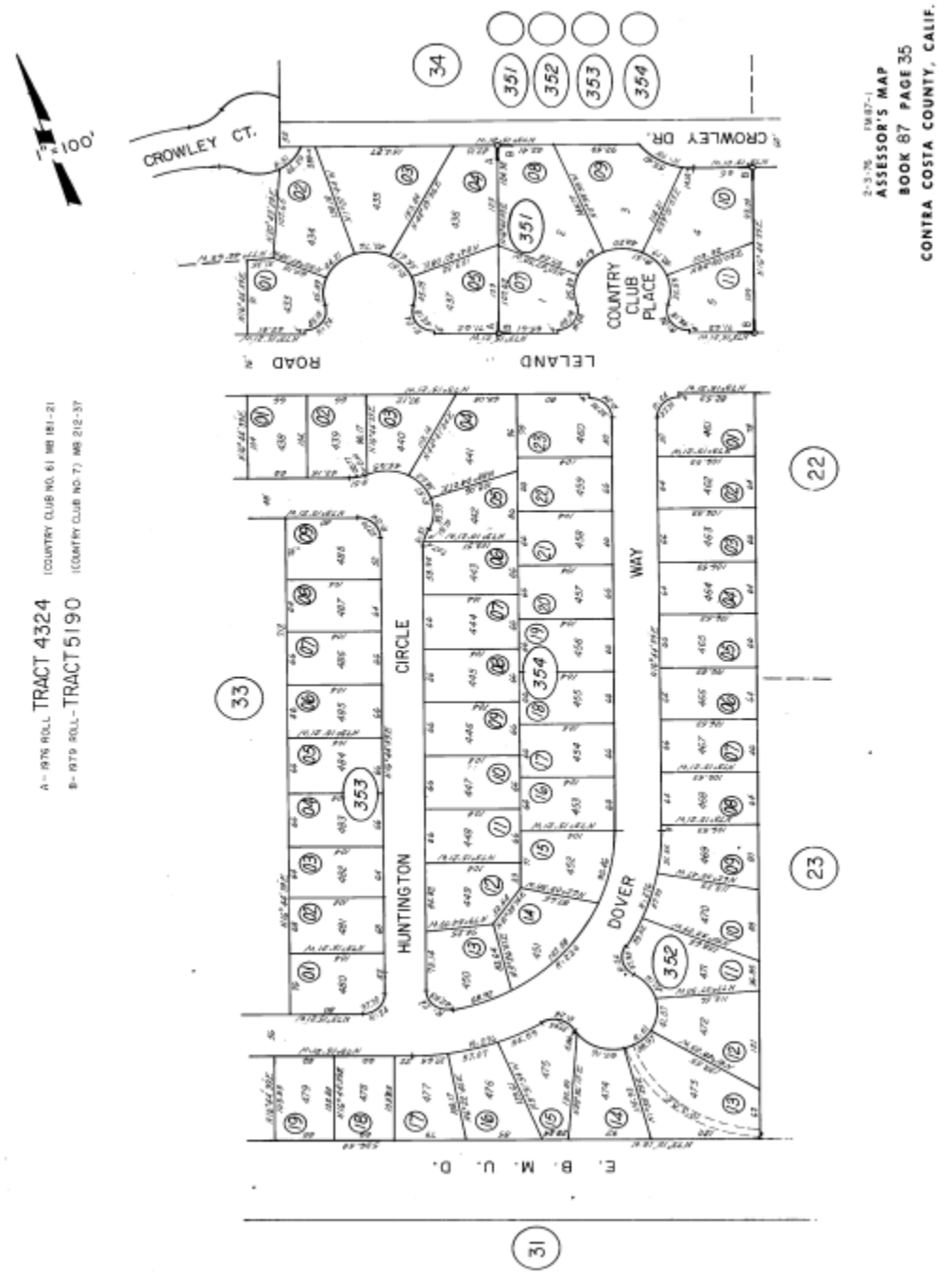
_____
City Clerk

Reviewed as to Form:

_____
City Attorney

Exhibit A
Property Description

Real property in the City of Pittsburg, County of Contra Costa, State of California, described as follows: LOT 470, AS SHOWN ON THE MAP OF SUBDIVISION 4324, CITY OF PITTSBURG, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, FILED DECEMBER 30, 1975, IN MAP BOOK 181, PAGE 21, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 087-352-010



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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

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

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

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

FISCAL IMPACT

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

RECOMMENDATION

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

BACKGROUND

On May 9, 2023, the Planning Commission held a public hearing and unanimously adopted Resolution No. 10229, recommending City Council approval of the Project. On October 2, 2023, the City Council held a public hearing and introduced and waived further

reading of two Ordinances to approve a Zoning Amendment and a Map Amendment for the Objective Design Standards 2023 Project.

SUBCOMMITTEE FINDINGS

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

STAFF ANALYSIS

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

ATTACHMENTS

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

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving Objective Design Standards 2023	)	
Adding Article XXI to Chapter 18.84 the	)	ORDINANCE NO. 23-
Pittsburg Municipal Code	)	

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

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

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

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

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

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

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

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

1. the amendments are consistent with the objectives, policies, general land uses and programs in the General Plan;

2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;

3. there is a community need for the change proposed; and

4. the change will be in conformity with the public convenience, general welfare, and good zoning practice; and

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

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

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

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

SECTION 1. Findings.

A. The City Council finds that each fact set forth in the preceding recitals is true and correct and incorporate by reference.

B. Based on the City Council Staff Report dated October 2, 2023, and entitled, "Introduction and Waive First reading of Two Ordinances for Objective Design Standards 2023: Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code and Amending the Zoning Map for Certain Multi-family Housing and Mixed-use Development Projects to Further Housing Production Consistent with State Law", and based on all written and oral testimony presented at the meeting, the City Council finds that:

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

2. The proposed amendments are consistent with the objectives, policies, general land uses and programs in the General Plan. Most specifically, Land Use Element (LUE) Goal 2-P-2 which directs the City to update the City's Zoning Ordinance and Subdivision Regulations for consistency with the General Plan.

3. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that the proposed amendments would allow consistency with recently adopted or enacted legislation on Objective Design Standards by the state.

4. There is a community need for the proposed amendments in that they make PMC Title 18 more current to administering land use policies within the City of Pittsburg.

5. The proposed changes would be in conformity with the public convenience, general welfare, and good zoning practice, in that it removes ambiguities to make it clear and easier for both staff and the general public to understand and use as a guide in planning and processing development applications.

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

Article XXI. Objective Design Standards

18.84.980 Purpose.

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

18.84.985 Applicability.

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

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

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

18.84.990 Application Requirements.

Application requirements are set forth in Objective Design Standards 2023.

18.84.995 Standard of Review.

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

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

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

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

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

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

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on October 2, 2023, and was adopted and ordered published at a meeting of the City Council held on November 20, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk









Objective Design Standards 2023

Final Draft

July 2023

OPTICOS

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Quick Code Guide for Developments Less Than Five Acres

The following graphic is intended as a summary guide.

1 Determine your Maximum Zoning Envelope[1]

Identify your zone, see Section 2 (ODS Zone Standards)	a. Select your building type(s)	Table C of the ODS zone
	b. Comply with building placement standards	Table E of the ODS zone
	c. Comply with building form and height standards	Table D of the ODS zone
	d. Select from allowed uses	Title 18, Division III. Base District Regulations
	e. Comply with parking standards	Table G of the ODS zone
	f. Select your frontage type	Table F of the ODS zone
Identify your building type standards, see Section 4 (Building Types)	g. Comply with the standards	Tables A-F of the building type

[1] This process shall be applied to each design site.

2 Connect Ground Floor to Adjacent Streetscape

Apply your frontage type(s), see Section 6 (Frontage Types)	a. Based on your selected frontage type(s), comply with the standards	Tables A-C of the frontage type

3 Proceed to Approval Process

Identify your approval procedure, see Subsection 1.060 (Permits and Procedures)	a. Comply with the procedure standards	Subsection 1.060 (Permits and Procedures)

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

The following graphic is intended as a summary guide.

1 Design your Design Sites

Identify Large Sites, see Subsection 3.050 (Large Sites)	a. Comply with the standards	Subsection 3.050 (Large Sites)

2 Determine your Maximum Zoning Envelope[1]

Identify your zone, see Section 2 (ODS Zone Standards)	a. Select your building type(s)	Table C of the ODS zone
	b. Comply with building placement standards	Table E of the ODS zone
	c. Comply with building form and height standards	Table D of the ODS zone
	d. Select from allowed uses	Title 18, Division III. Base District Regulations
	e. Comply with parking standards	Table G of the ODS zone
	f. Select your frontage type	Table F of the ODS zone
Identify your building type standards, see Section 4 (Building Types)	g. Comply with the standards	Tables A-F of the building type

[1] This process shall be applied to each design site.

3 Connect Ground Floor to Adjacent Streetscape

Apply your frontage type(s), see Section 6 (Frontage Types)	a. Based on your selected frontage type(s), comply with the standards	Tables A-C of the frontage type

4 Proceed to Approval Process

Identify your approval procedure, see Subsection 1.060 (Permits and Procedures)	a. Comply with the procedure standards	Subsection 1.060 (Permits and Procedures)

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Section 1: Introduction

Subsections:

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

1.010 Purpose

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

1.020 Objective Design Standards

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

1.030 Applicability

1. **Rules for Construction of Language.** The following general rules for construction of language apply to the text of this ODS:

    A. **Tenses and Numbers.** Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.

    B. **Applicable.** The applicable standards of this ODS apply so as to not require stating the phrase "and all applicable standards" throughout this ODS.

    C. **Conjunctions.** Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:

        (1) "And" indicates that all connected items or provisions apply;

        (2) "Or" indicates that the connected items or provisions may apply; and

        (3) "Either/or" indicates that the connected items or provisions apply singly but not in combination.

2. **ODS Implementation.**

A. This ODS apply to proposed development as identified in Table 1.030.A (Applicability).

B. The standards in this ODS are implemented through an overlay of zones, see Figure 2.020.1 (ODS Overlay Map) for zones established in this ODS.

C. Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Article XXI, Chapter 18.84 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Article XXI, Chapter 18.84 (Objective Design Standards). This shall not apply to projects eligible under Senate Bill 35.

D. The standards in this ODS prevail unless stated otherwise. See Table 1.050.A: Relationship of Article XXI, Chapter 18.84 (Objective Design Standards) to Title 18 (Zoning) for reference.

Table 1.030.A: Applicability

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

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

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

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

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

   A. **General**

      (1) A design site is a portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. From the allowed types in the ODS zone, and in compliance with the listed standards, the following shall be selected for each design site:

         (a) Only one primary building type per design site is allowed, except an Accessory Dwelling Unit and/or Junior Accessory Dwelling Unit, in compliance with Section 18.50.315 (Design and Development Standards) in Title 18 (Zoning) of the Municipal Code, may be included within a design site in addition to the primary building type. Parcels with enough land area to meet the ODS zone standards for minimum design site width and depth may have multiple design sites;

         (b) At least one private frontage type; and

         (c) At least one use type.

      (2) Building types and frontage types not listed in the ODS zone's standards are not allowed in that zone.

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

      (4) New buildings and their improvements are subject to the City of Pittsburg local standards for Fire Safety and Building Safety.

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

      (1) **Screening.** The standards of Subsection 3.020 (Screening) apply to all new elements specified in Subsection 3.020 (Screening) for:

         (a) All new development;

         (b) Additions over 25 percent of the existing floor area of primary building;

         (c) Reconstruction or reconfiguration of existing primary building that includes a remodel affecting more than 25 percent of existing floor area;

         (d) Replacement of existing fencing or screening; and/or

         (e) Installation of new equipment (e.g, HVAC, backflow preventer, etc.)

      (2) **Landscaping and Tree Standards.**

         (a) Landscaping Standards. Refer to Article VII. Landscaping, Irrigation and Hydroseeding of Title 18 (Zoning) for applicable standards.

         (b) Tree Standards. Refer to Article XIX. Tree Preservation and Protection of Title 18 (Zoning) for applicable standards

(3) **Parking.** The standards of Subsection 3.030 (Parking) apply to the following:

(a) New development;

(b) Changes in land use; and/or

(c) Changes in intensity of buildings or structures made after the effective date of this ODS that cause an increase or decrease of 25 percent or greater in:

i. Gross floor area;

ii. Seating capacity;

iii. Units; and/or

iv. Parking spaces.

(d) Parking lot and access shall be redesigned in compliance with Subsection 3.030 (Parking) when additional parking of at least 25 percent from existing is proposed.

(4) **Large Site Standards.** The standards of Subsection 3.040 (Large Sites) apply to new development on a project of at least five acres in area and at least 800 feet in length along the front or side street as follows:

(a) **Design Sites**

i. New buildings are required to be designed in compliance with the design site width and depth standards of the ODS zone.

ii. This ODS does not require the recordation of design site lines. The design site width and depth standards are for the purpose of consistently achieving pedestrian-oriented and scaled buildings.

(b) **Blocks and Thoroughfares**

i. Development sites shall be divided into new blocks in compliance with Subsection 3.040.7 (Block Size).

ii. New thoroughfares are required to form blocks in compliance with Table 3.040.7 (Block Size).

iii. When designing a new thoroughfare or retrofitting an existing thoroughfare, the standards in Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications, apply.

(c) **Applying Zones for Developments over 20 acres.**

i. Developments shall apply at least two zones using only the zones established in Section 2 (ODS Zone Standards) and in compliance with Table 3.040.B (Available Zones by General Plan Land Use Designation).

(d) **Civic Space Types.** See Section 7 (Civic Space Types).

C. **Building Type Standards.** The standards of Section 4 (Building Types) apply to the following:

(1) New buildings (except public safety buildings); and

(2) Additions over 50 percent of the existing floor area of primary building (except public safety buildings).

D. **Frontage Type Standards.** The standards of Section 6 (Frontage Types) apply to the following:

(1) New buildings;

(2) Existing buildings within 30 feet of the front or side street or public open space;

(3) Private property improvement on existing building within 30 feet of a front or side street; and

(4) Modification of pedestrian entrance(s) on existing building within 30 feet of a front or side street.

E. **Civic Space Type Standards.** The standards of Section 7 (Civic Space Types) apply to the following:

(1) Development sites larger than three acres are required to create new civic space(s) in compliance with Section 7 (Civic Space Types).

F. **Nonconforming Situations.** The standards of Chapter 18.76 (Nonconforming Uses and Structures) in Title 18 (Zoning) apply to all nonconforming situations

G. **Permits and Procedures.** Applications for development are to be processed in compliance with the procedures identified in Subsection 1.060 (Permits and Procedures).

1.040 Relationship to the City of Pittsburg General Plan

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

1.050 Relationship to Title 18 (Zoning)

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

Table 1.050.A: Relationship of Article XXI, Chapter 18.84 (Objective Design Standards) to Title 18 (Zoning)		
Title 18 (Zoning)		**Article XXI, Chapter 18.84 (Objective Design Standards)**
Division/Chapter	**Description**	**Status**
Division I	General Provisions	Superseded by Chapter 1 (Introduction), except as noted otherwise.
Division II	Administration	Superseded by Subsection 1.060 (Permits and Procedures), except as noted otherwise.
Division III	Base District Regulations	
Chapter 18.50	Residential Districts: RM, RMD, RH, RHD	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Chapter 18.52	Commercial Districts: CC, CN, CP, CS, CSD	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Chapter 18.53	Mixed Use Districts: M	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Chapter 18.62	Planned Development Districts: PD	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Division IV	Overlay District Regulations	
Chapter 18.74	Residential and Commercial Districts: RM-O, RMD-O, CS-O	Superseded by this Article XXI, Chapter 18.84 (Objective Design Standards), except as noted otherwise.
Division V	General Land Use Regulations	
Chapter 18.78	Off-Street Parking and Loading	Superseded by Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone, and Subsection 3.030 (Parking), except as noted otherwise.
Chapter 18.80	Development Standards for All Uses	
	18.80.010 Building Projections	Superseded by Table E (Building Placement) of the ODS zone
	18.80.015 Flag Lot	Superseded by Table C (Building Types and Design Site Size) of the ODS zone
	18.80.025 Mechanical and Utility Equipment	Superseded by Subsection 3.020 (Screening), except as noted otherwise.
	18.80.050 Street Line, Minimum length	Superseded by Table E (Building Placement) of the ODS zone
Chapter 18.84	Special Land Use Regulations Applicable to Specific Uses	
	Article IV. Fences and Walls	Superseded by Subsection 3.020 (Screening), except as noted otherwise.
All Divisions within Title 18 (Zoning) apply unless specified by this table.		

1.060 Permits and Procedures

1. **Procedures for Applications Filed Under** Senate Bill 35

   A. **Applicability**

      (1) This Subsection applies to housing development projects applying for approval under Government Code §65913.4 and replaces the City's procedures for reviewing discretionary applications.

      (2) Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Article XXI, Chapter 18.84 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Article XXI, Chapter 18.84 (Objective Design Standards).

      (3) This Subsection shall remain in effect for the same period as Senate Bill 35 provisions contained in Government Code §65913.4. Unless Senate Bill 35 provisions are extended by the State Legislature, this Subsection shall remain in effect only until January 1, 2026, and as of that date is repealed.

      (4) The California Environmental Quality Act (CEQA) does not apply to projects eligible under Senate Bill 35.

      (5) The Department of Housing and Community Development is charged with developing guidelines for implementing Senate Bill 35. These procedures may change if required by changes in those guidelines or in Government Code §65913.4.

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

   C. **Application Filing**

      (1) **Preliminary Application Filing**. An applicant shall file a notice of intent to submit a Senate Bill 35 application in the form of a preliminary application consistent with Government Code §65941.1.

         (a) **Form**. A preliminary application shall be filed on a form provided by the City with the required fee. If the City has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.

         (b) **Timeline**. Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full Senate Bill 35 application, provided scoping consultation has concluded consistent with Subsection 1.060.1.C.(1).(c) (Scoping Consultation).

(c) **Scoping Consultation**

i. Upon receipt of the preliminary application, the City shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that should be noticed. The City shall provide a formal notice of the applicant's intent to submit a full application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with Government Code §65913.4(b).

ii. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the City shall commence scoping consultation within 30 days of receiving that response.

iii. Scoping consultation shall be conducted consistent with Government Code §65913.4(b). If, after scoping consultation is concluded, a development is not eligible for Senate Bill 35 streamlining, the City shall provide written documentation as required by Government Code §65913.4(b) to the applicant and any California Native American tribe that is a party to that scoping consultation.

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

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

E. **Compliance Review**

(1) **Scope of Review**. The Review Authority's scope of review is limited to all of the provisions contained in Government Code §65913.4(a) and the objective standards in effect at the time of preliminary application submittal.

(2) **Review Time frames and** Review Authority

(a) **Consistency Review**. The Zoning Administrator or his/her designee shall determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards within the following time frames:

i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.

ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.

(b) **Design Review or Public Oversight**. Any design review or public oversight (i.e., Planning Commission review) to determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards shall occur within the following time frames:

i. Within 90 calendar days of application submittal for applications that include 150 or fewer housing units.

ii. Within 180 calendar days of application submittal for applications that include 151 or more housing units.

(3) **Compliance Determination**

(a) **Compliant Application.** If the application complies with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the City shall complete any design review or public oversight and any subdivision approval within the time frames listed in this Subsection 1.060.1.E (Compliance Review). Only objective design and subdivision standards may be applied. See Subsection 1.060.1.F (Decision on Project).

(b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Review Authority shall make the following determination:

i. If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Review Authority shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.

ii. Resubmitted Application. If the project was found to be non-compliant, the applicant may resubmit the application for Senate Bill 35 streamlining, and the City shall review it for compliance with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards subject to the same timelines in this Subsection.

iii. Project Ineligible. If the project is ineligible for Senate Bill 35 streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval.

F. **Decision on Project**

(1) **Project Approval and Findings.** The Review Authority shall approve the application if the Review Authority finds that the proposed development is compliant with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, including objective subdivision standards.

(2) **Conditions of Approval.** The Review Authority may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the City.

G. **Post-decision Procedures**

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

(2) **Post-Approval Modifications**

(a) **Post-Approval Modification Request.** An applicant or the City may request a modification to an approved development if that request is made prior to the issuance of the final building permit.

(b) **Applicability of Objective Standards to Modifications.** The Review Authority shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:

i. The total number of residential units or total square footage of construction changes by 15 percent or more; or

ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health of safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.

(c) **Post-Approval Modification Review Time frame and Decision.** The Review Authority shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.

(3) **Expiration.** An application approved consistent with this Subsection shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with Government Code §65913.4(f).

(4) **Extension.** At the discretion of the Review Authority, a one-year extension may be granted consistent with Government Code §65913.4(f)(3).

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

A. **Applicability**

(1) This Subsection applies to housing development projects as defined by Government Code §65589.5(h)(2).

(2) Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Article XXI, Chapter 18.84 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Article XXI, Chapter 18.84 (Objective Design Standards).

(3) This Subsection shall remain in effect for the same period as provisions contained in the Government Code §65589.5 (Housing Accountability Act). Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in the Housing Accountability Act are deemed null and void.

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

C. **Application Filing**

(1) **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with Government Code §65941.1.

(a) A preliminary application shall be filed on a form provided by the City with the required fee. If the City has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.

(b) Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full application for the housing development.

(2) **Full Application.** An applicant may file a full application for a housing development without filing a preliminary application. The full application shall be filed on a form provided by the City with the required fee.

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

E. **Completeness Review**

(1) **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the City shall request the missing information from the applicant.

(2) **Full Application**

(a) Once a full application is submitted, the City shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with Government Code §65943. Only information requested in the City's application forms can be requested. If the City does not provide written notification within this time frame, the application shall be deemed complete. The City shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.

(b) If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 180 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this time frame, the preliminary application shall expire and have no further force or effect.

(c) If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the City Council. The City shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. The initial appeal may be to the Planning Commission, but in that case the City Council shall still make a decision within 60 days. If the decision on the appeal is not made within this time frame, the application shall be deemed complete.

F. **Compliance Review**

(1) **Scope of Review**

(a) **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:

i. A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.

ii. A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

iii. Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with CEQA.

iv. The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in Government Code §65589.5(o)(1)(D)).

v. The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.

(b) **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.

(2) **Review Time frames**

(a) Applications for housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.

(b) Applications for housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.

(3) **Review Authority.** The Review Authority shall be the Review Authority consistent with the City's procedures for the full application; however, if the Director of Planning & Building or his/her designee is not the Review Authority, the Director of Planning & Building or his/her designee may serve as the Review Authority, if necessary, to comply with Review Timelines described in Subsection 1.060.2.F.(2) (Review Time frames).

(4) **Compliance Determination**

(a) The Review Authority shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.

(b) A housing development is considered in compliance with this ODS, and shall not require a Zoning Map Amendment, if the housing development complies with objective General Plan standards but the zoning for the housing development site is inconsistent with the General Plan.

(5) **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the City shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the full application is complete in connection with the approval of the housing development consistent with Government Code §65905.5. Meetings required by CEQA are exempt from the limit.

G. **Findings and Decision**

(1) **Findings**

(a) If the proposed housing development complies with applicable objective General Plan, zoning, and subdivision standards and criteria, including design review standards, the Review Authority may only deny the housing development or conditionally approve the housing development at a lower density if the Review Authority makes written findings supported by a preponderance of the evidence in the record that:

i. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and

ii. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.

(b) If the housing development includes 20 percent of units affordable to very low or low-income households, 100 percent of units affordable or moderate or middle income households, or an emergency shelter, the Review Authority shall approve the housing development unless the Review Authority makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in Government Code §65589.5(d).

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

(a) 90 days from Environmental Impact Report certification;

(b) 60 days from Environmental Impact Report certification for an affordable housing development consistent with Government Code §65950(a)(3);

(c) 60 days from adoption of a Negative Declaration; or

(d) 60 days from determination of CEQA exemption.

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

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

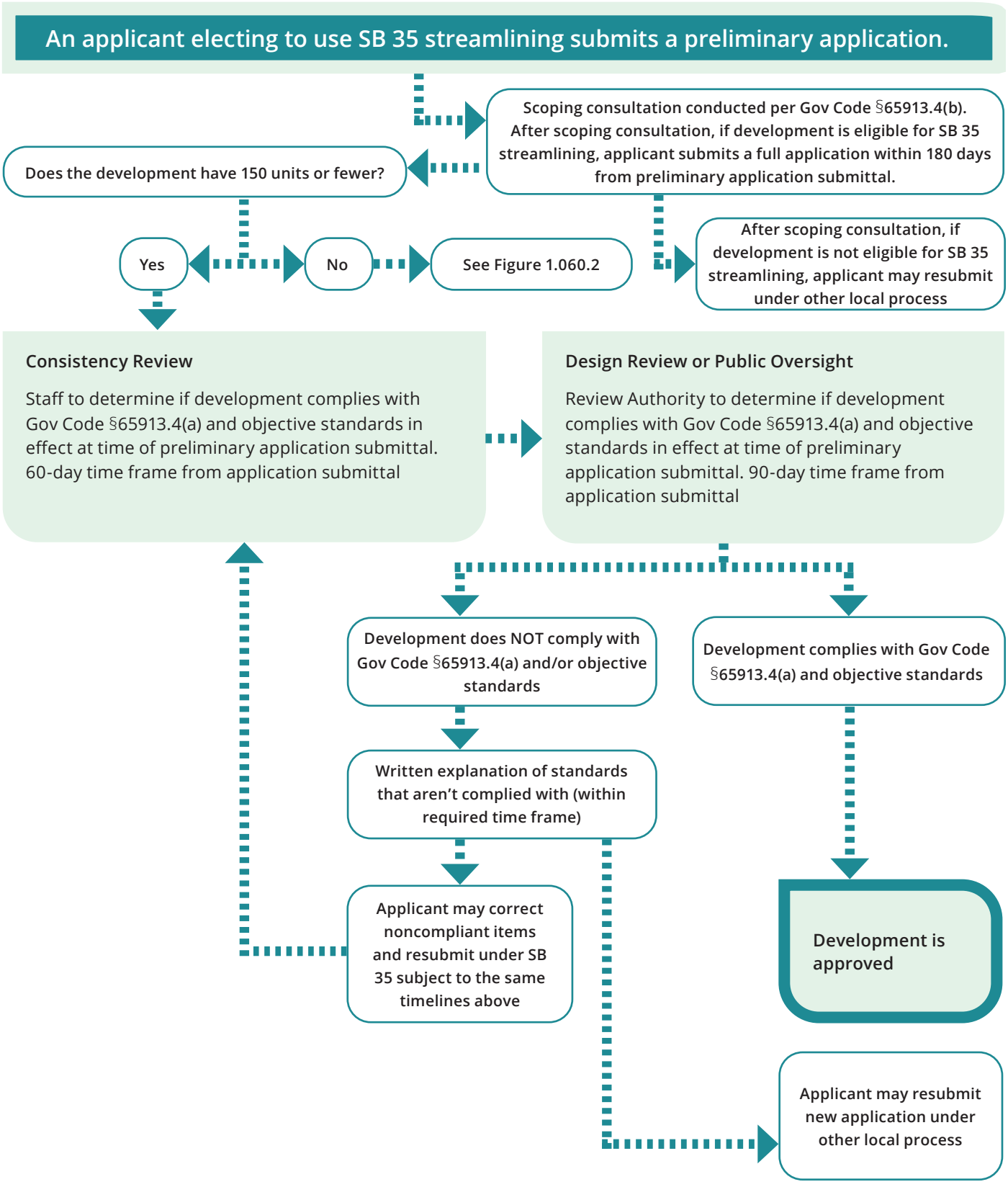


Figure 1.060.B: Process for Developments Eligible for Senate Bill 35 Streamlining with 151 units or More (Government Code §65913.4)

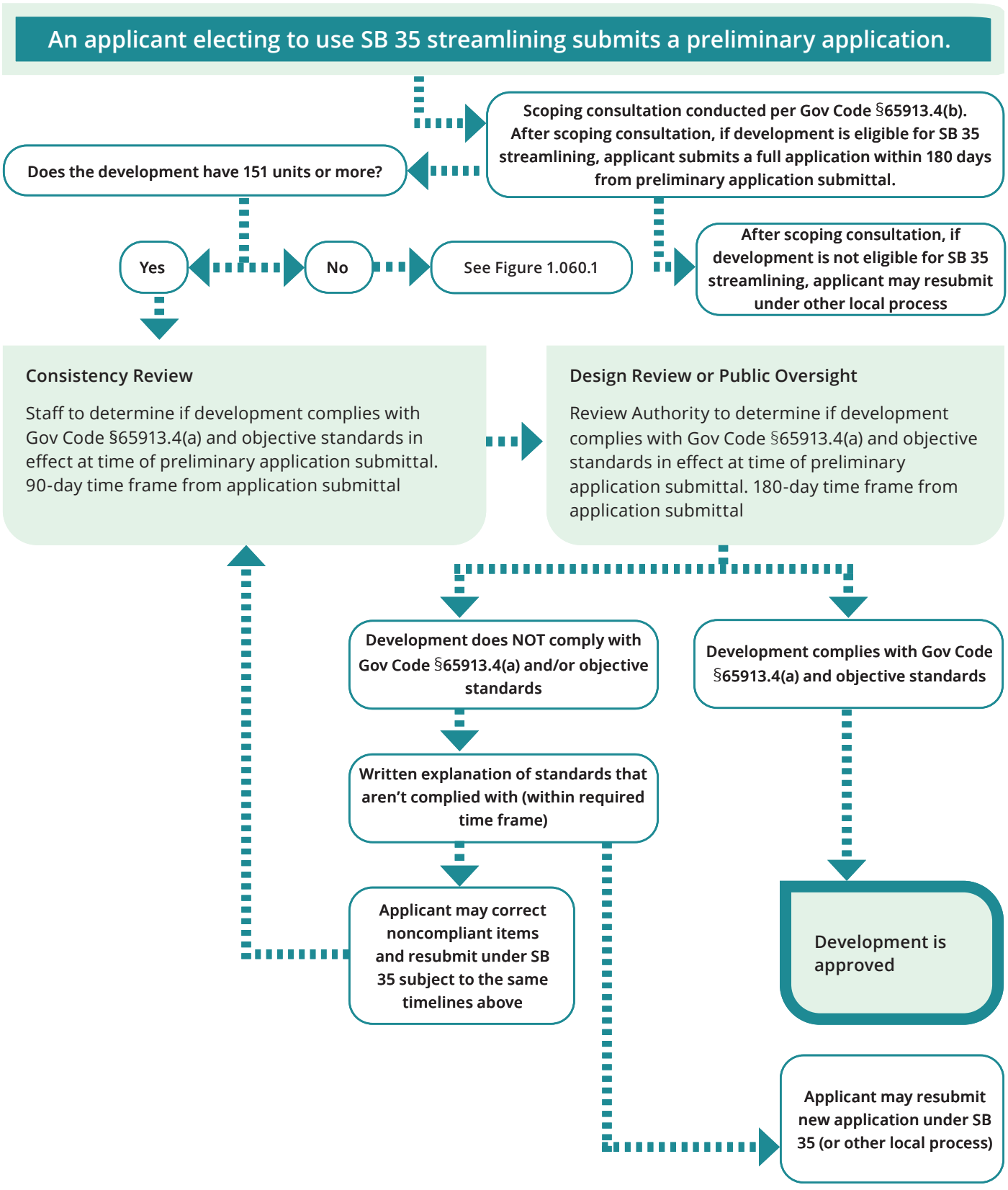
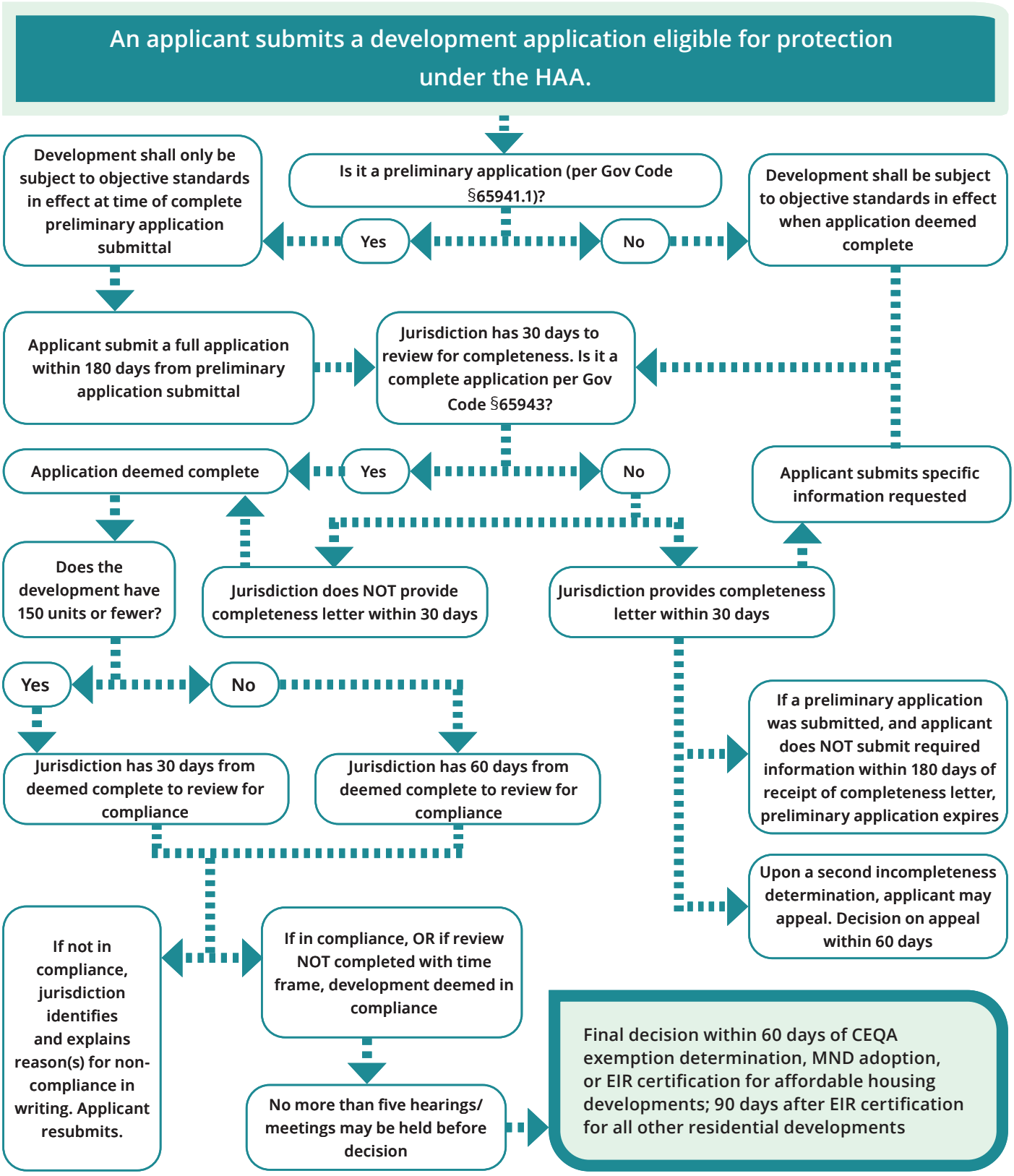


Figure 1.060.C: Process for Developments Eligible for Housing Accountability Act (HAA) Protection (Government Code §65589.5)



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Section 2: ODS Zone Standards

Subsections:

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

2.010 Purpose

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

2.020 ODS Overlay Map

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

2.030 Overview of ODS Zones

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

Figure 2.020.1 ODS Overlay Map

T3N
T4N
T4MS
T5N
T5MS
Large Site > 5 ac and > 800 ft wide
Large site > 20 ac
Zones where ODS do not apply
BART Station
BART Line
BART Pedestrian Walkshed
RASP
BayPoint Master Plan

Figure 2.020.2 ODS Overlay Map - Area 1

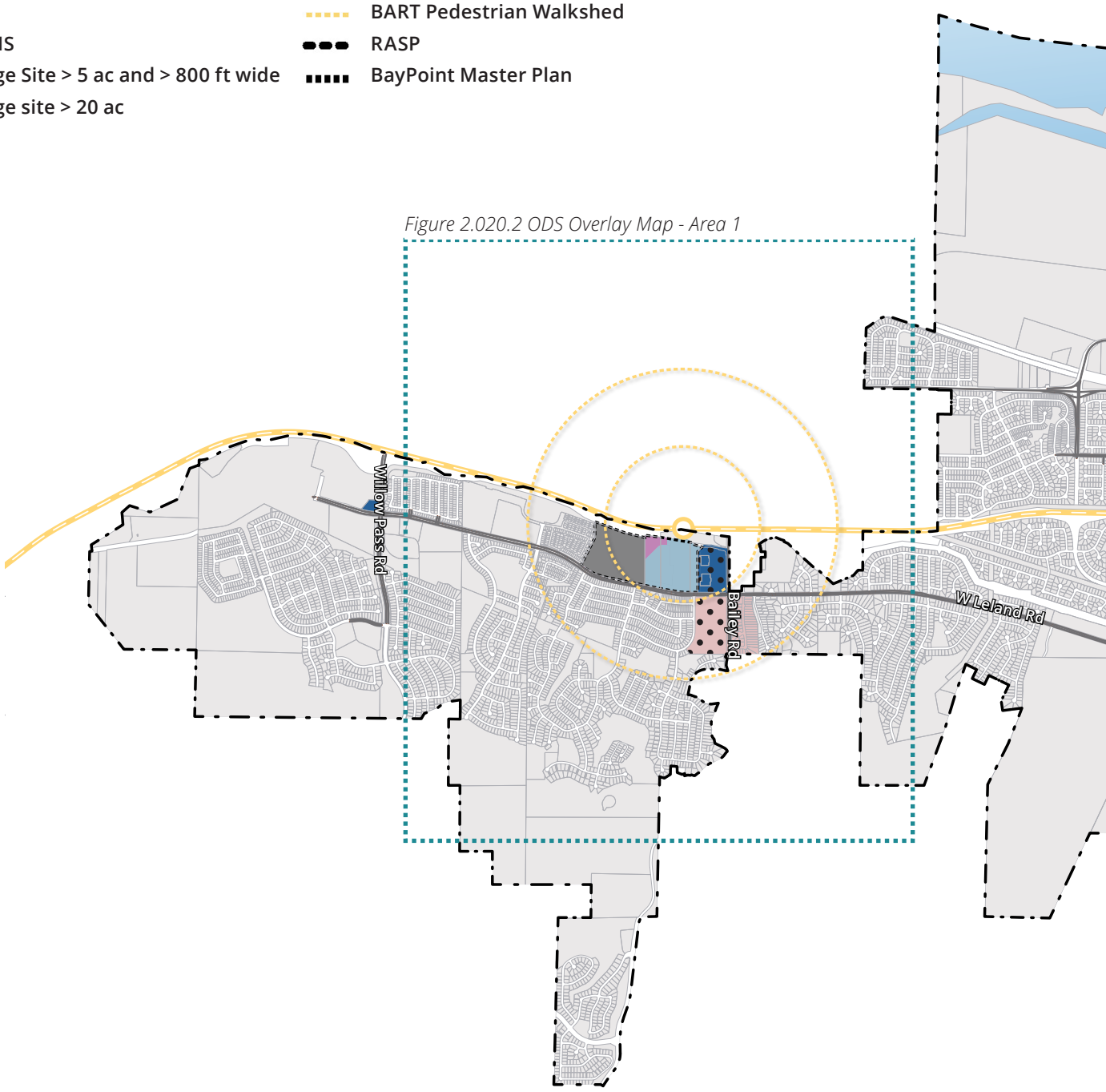


Figure 2.020.3 ODS Overlay Map - Area 2

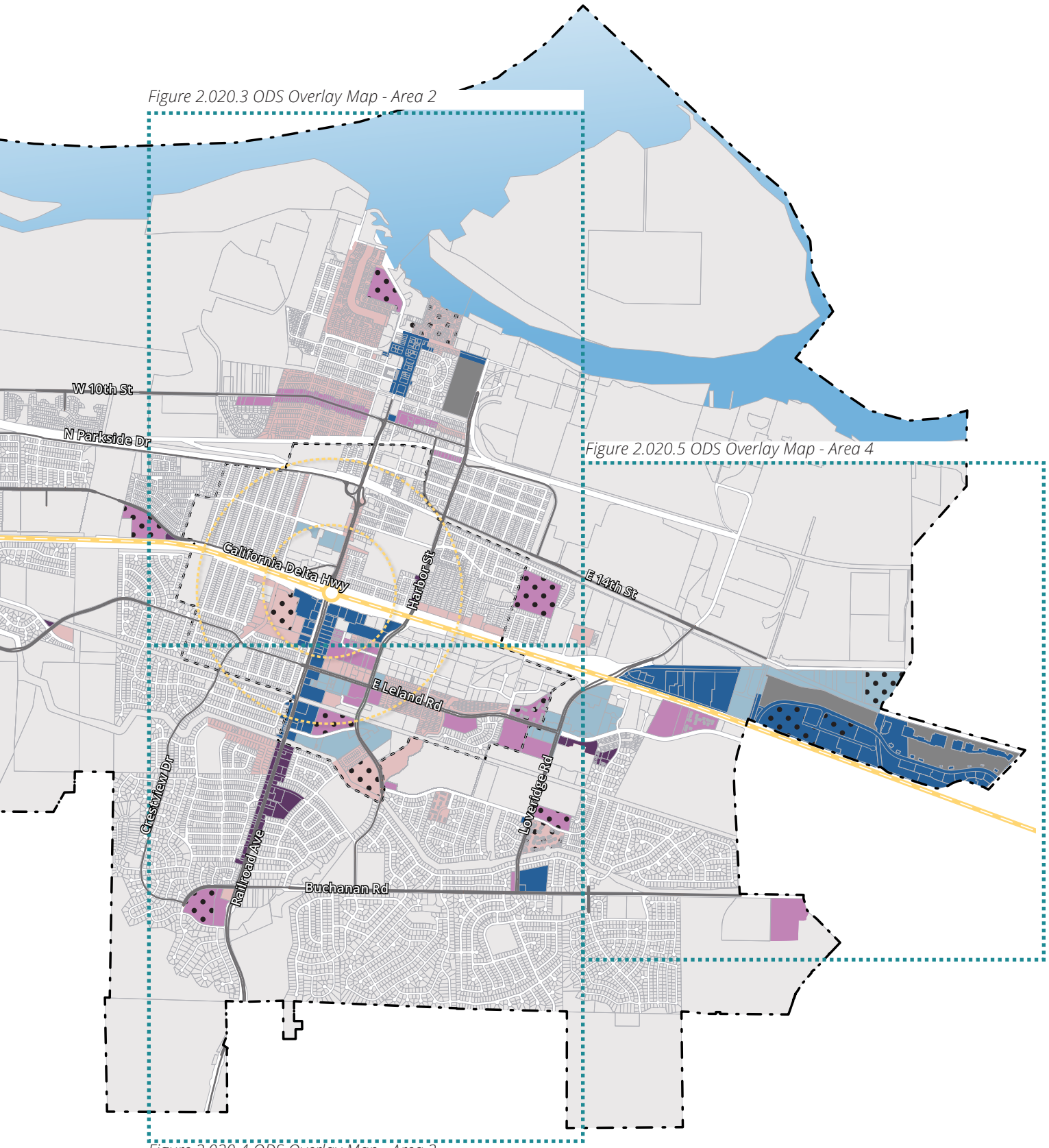


Figure 2.020.5 ODS Overlay Map - Area 4

Figure 2.020.4 ODS Overlay Map - Area 3

Figure 2.020.2 ODS Overlay Map - Area 1

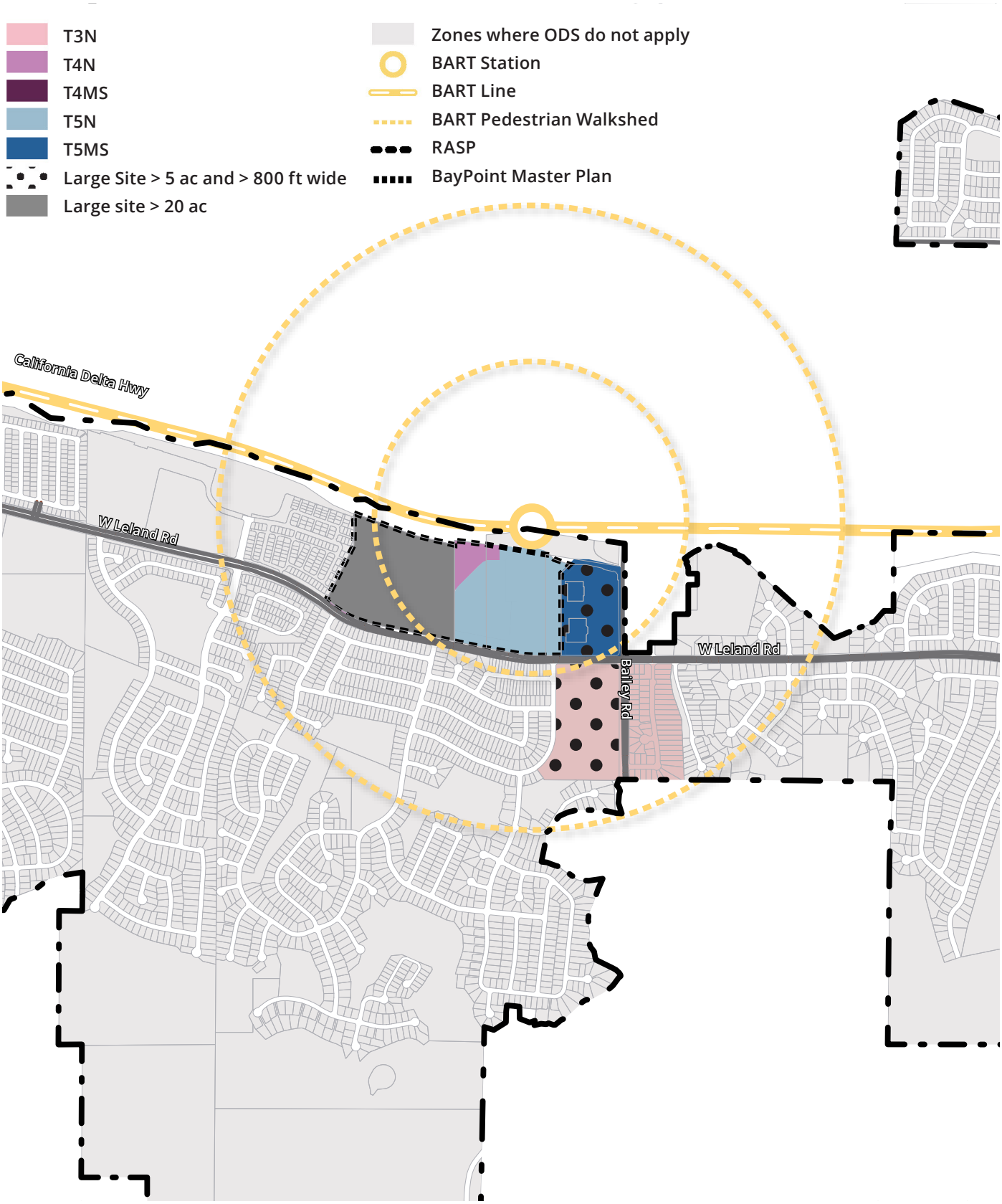


Figure 2.020.3 ODS Overlay Map - Area 2

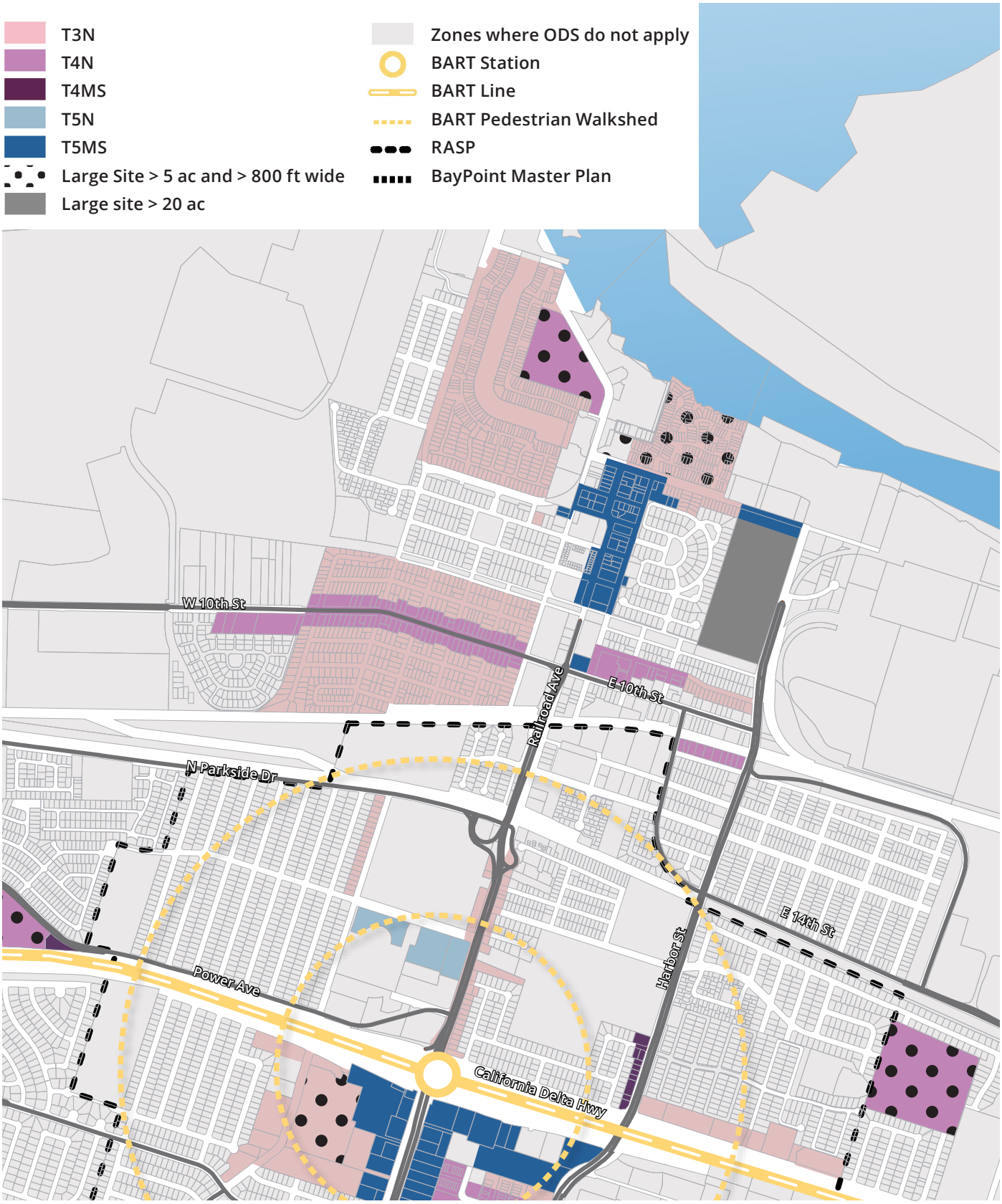


Figure 2.020.4 ODS Overlay Map - Area 3

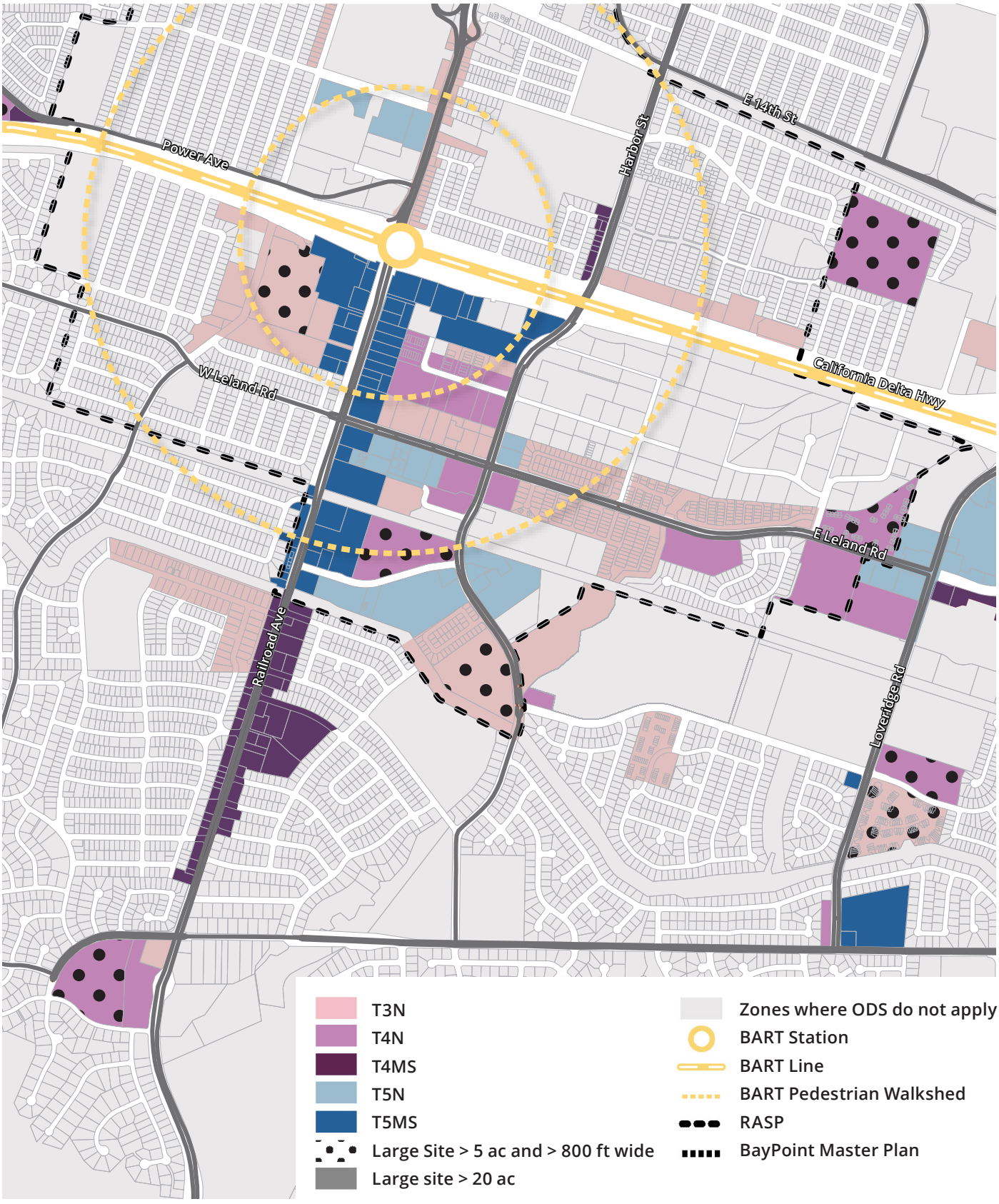


Figure 2.020.5 ODS Overlay Map - Area 4

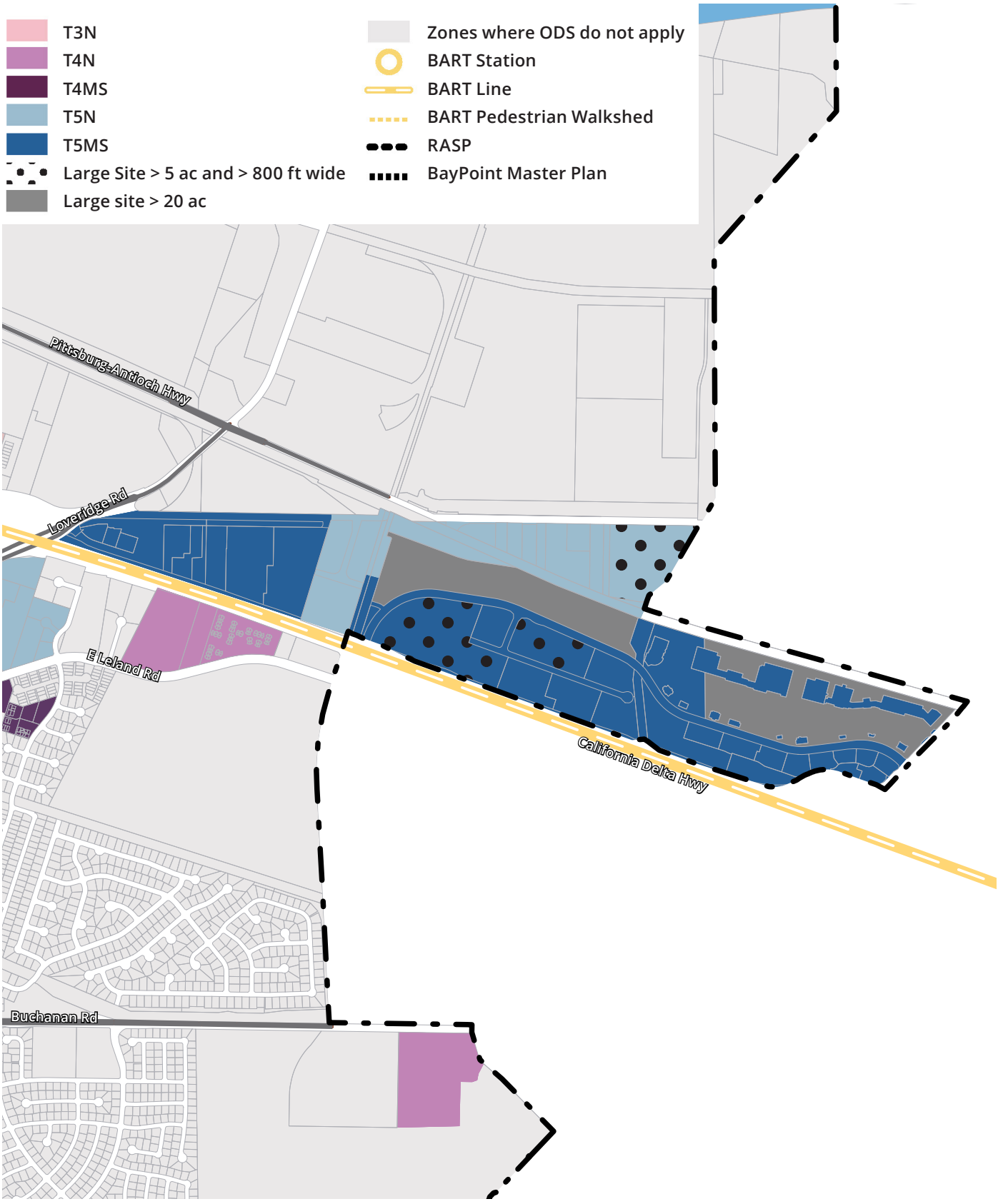


Table 2.030.A: Overview of ODS Zones

Less Urban

T3 Neighborhood 2.040	T4 Neighborhood 2.050
	
Zone Abbreviation	**Zone Abbreviation**
T3N	T4N
Intent	**Intent**
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.	A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.
Desired Form	**Desired Form**
House-Scale Buildings	House-Scale Buildings
Primarily Detached Buildings	Primarily Detached Buildings
Small-to-Medium Building Footprint	Small-to-Medium Building Footprint
Medium-to-Large Front Setbacks	Small-to-Medium Front Setbacks
Medium-to-Large Side Setbacks	Small-to-Medium Side Setbacks
Up to 3 Stories	Up to 4 Stories

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

T4 Main Street 2.060



Zone Abbreviation

T4MS

Intent

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

Desired Form

Mostly Block-Scale Buildings

Primarily Attached Buildings

Medium Building Footprint

Small-to-None Front Setbacks

Small-to-None Side Setbacks

Up to 3 Stories

T5 Neighborhood 2.070



Zone Abbreviation

T5N

Intent

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

Desired Form

Primarily Block-Scale Buildings

Primarily Attached Buildings

Medium-to-Large Building Footprint

Small Front Setbacks

Small Side Setbacks

Up to 5 Stories

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

More Urban

T5 Main Street 2.080



Zone Abbreviation

T5MS

Intent

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

Desired Form
Block-Scale Buildings
Primarily Attached Buildings
Medium-to-Large Building Footprint
Small-to-None Front Setbacks
Small-to-None Side Setbacks
Up to 5 Stories

2.040 T3 Neighborhood (T3N)



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

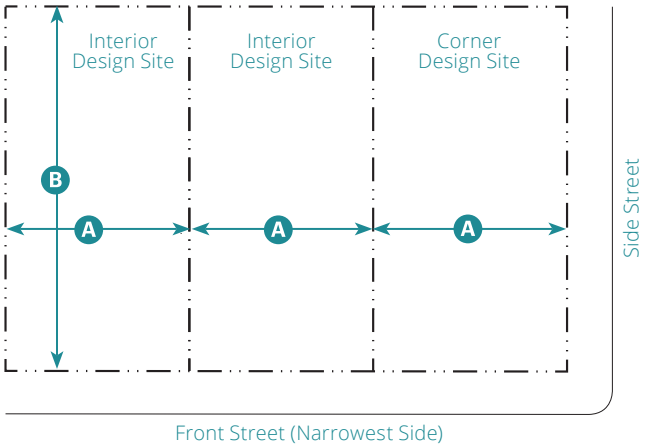
Table 2.040.A Intent

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

Table 2.040.B Building Types and Design Site Size		
Allowed Building Types	**Design Site**	
(Primary Building)	**Width (A)**	**Depth (B)**
House-Scale		
Duplex Side-by-Side	60' min.	110' min.
Duplex Stacked	50' min.	100' min.
Cottage Court	90' min.	120' min.
Townhouse	25' min.	100' min.
Design Site		
Each design site shall have only one primary building type.		
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Subsection 3.040 (Large Sites).		
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.		

Table 2.040.C Building Form		
Primary Building		
Stories	3 max.	
To Highest Eave/Parapet	35' max.	C
Overall	40' max.	D
Ground Floor Finish Floor Level		
Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E
Common entries may be set at grade in compliance with local and federal accessibility standards.		
Habitable Space on Ground Floor along front facade		
Depth	12' min. Cottage Court 30' min. All Other Building Types	F F
Ground Floor Clear Height		
Residential Uses	9' min.	G
Non-Residential Uses	10' min.	G
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) for standards.		
Building Footprint and Massing		
Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)	

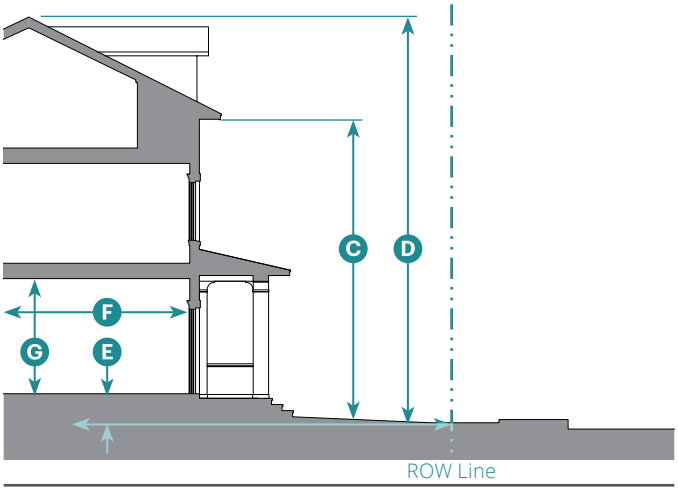
Figure 2.040.1



Key

ROW/ Design Site Line

Figure 2.040.2



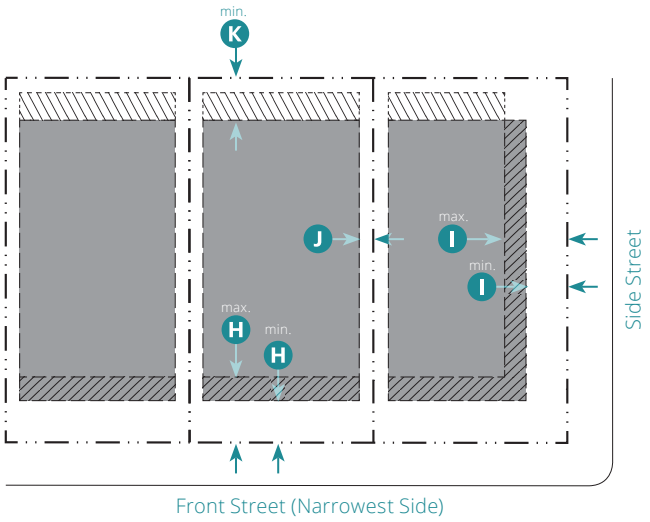
Key

ROW Line

Table 2.040.D Building Placement			
Setback (Distance from ROW/ Design Site Line)			
Primary Building			
Front (Facade Zone)	15' min.	25' max.	H
Side Street (Facade Zone)	15' min.	25' max.	I
Side	7' min.		J
Rear	20' min.		K
Accessory Dwelling Unit/Junior Accessory Dwelling Unit See Section 18.50.315 (Design and Development Standards) for standards.			
Accessory Structures See Article I (Accessory Structures) of Chapter 18.84 for standards.			
No internal Side setback required between Townhouses in a Run			
Encroachments into Minimum Setbacks			
Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 10 feet.			
Building Facade			
Facade Zone Defined By Building			
Total length of facade required within the facade zone:			
Front	60% min. exclusive of setbacks		
Side Street	50% min. exclusive of setbacks		

Table 2.040.E Frontages	
Allowed Frontage Types	**Standards**
Porch Projecting	6.040
Porch Engaged	6.050
Dooryard	6.060
Stoop	6.070

Figure 2.040.3

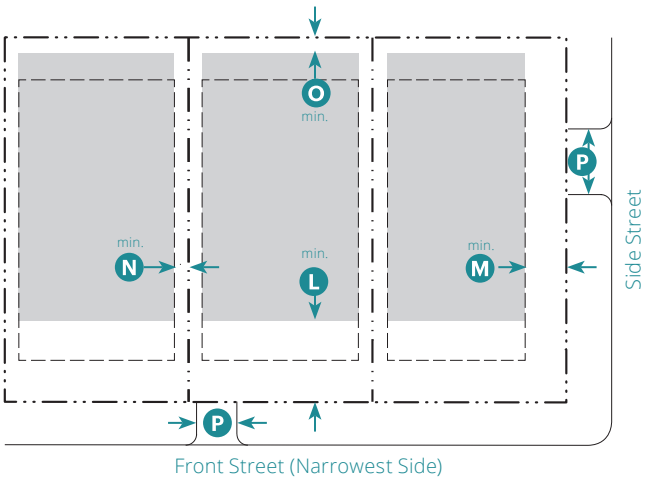


Key

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

Table 2.040.F On-Site Vehicular and Bicycle Parking		
Vehicular Spaces		
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	
2 or More Bedrooms	1.5 min. per unit	
Allowed Non-Residential Uses per Building		
≤ 1,000 sf	0 min.	
≥ 1,000 sf	1.5 min. per 1,000 sf above first 1,000 sf	
Additional standards	Subsection 3.030 (Parking)	
Bicycle Spaces		
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	
2 or More Bedrooms	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)		
Front	45' min.	L
Side Street	25' min.	M
Side	5' min.	N
Rear	5' min.	O
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.		
Driveway		
Curb Cut/Width		P
One-Way	12' max.	
Two-Way	Not Allowed	
Curb cut width may exceed allowed max. width along alley.		
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.		
Driveway access on corner design sites required from side street or rear.		

Figure 2.040.4



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

2.050 T4 Neighborhood (T4N)



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

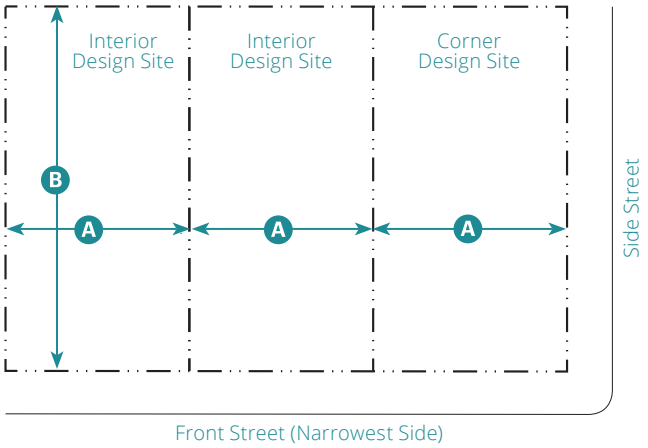
Table 2.050.A Intent

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

Table 2.050.B Building Types and Design Site Size		
Allowed Building Types	**Design Site**	
(Primary Building)	**Width A**	**Depth B**
House-Scale		
Multiplex Small	60' min.	110' min.
Townhouse	18' min.	100' min.
Courtyard Building Small	100' min.	150' min.
Design Site		
Each design site shall have only one primary building type.		
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).		
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.		

Table 2.050.C Building Form		
Primary Building		
Stories	4 max.	
To Highest Eave/Parapet	45' max.	C
Overall	50' max.	D
Ground Floor Finish Floor Level		
Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E
Common entries may be set at grade in compliance with local and federal accessibility standards.		
Habitable Space on Ground Floor along front facade		
Depth	30' min.	F
Ground Floor Clear Height		
Residential Uses	9' min.	G
Non-Residential Uses	10' min.	G
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) for standards.		
Building Footprint and Massing		
Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)	

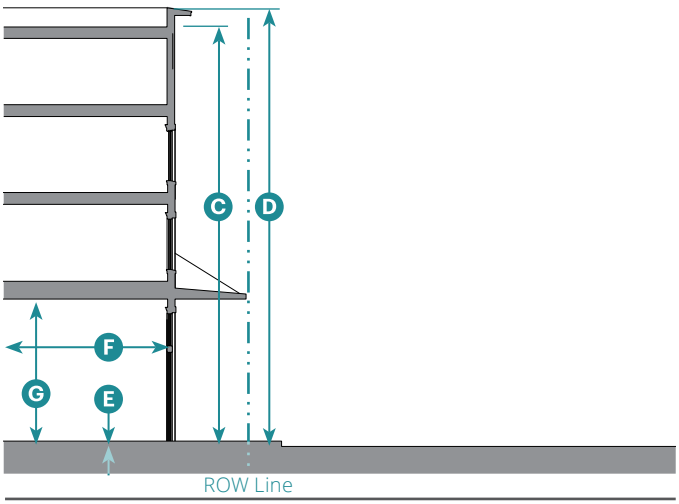
Figure 2.050.1



Key

ROW/ Design Site Line

Figure 2.050.2



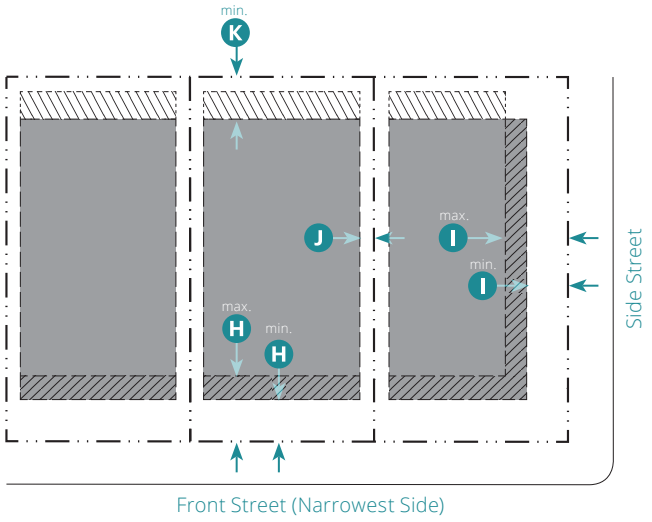
Key

ROW Line

Table 2.050.D Building Placement			
Setback (Distance from ROW/ Design Site Line)			
Primary Building			
Front (Facade Zone)	10' min.	20' max.	H
Side Street (Facade Zone)	10' min.	20' max.	I
Side	5' min.		J
Rear	20' min.		K
Accessory Dwelling Unit/Junior Accessory Dwelling Unit See Section 18.50.315 (Design and Development Standards) for standards.			
Accessory Structures See Article I (Accessory Structures) of Chapter 18.84 for standards.			
No internal Side setback required between Townhouses in a Run			
Encroachments into Minimum Setbacks			
Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 8 feet.			
Building Facade			
Facade Zone Defined By Building			
Total length of facade required within the facade zone:			
Front	65% min. exclusive of setbacks		
Side Street	55% min. exclusive of setbacks		

Table 2.050.E Frontages	
Allowed Frontage Types	**Standards**
Porch Projecting	6.040
Porch Engaged	6.050
Dooryard	6.060
Stoop	6.070

Figure 2.050.3

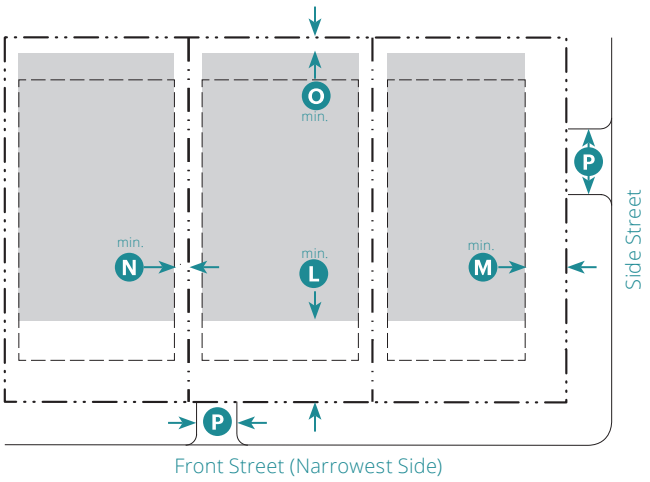


Key

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

Table 2.050.F On-Site Vehicular and Bicycle Parking		
Vehicular Spaces		
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	
2 or More Bedrooms	1.5 min. per unit	
Allowed Non-Residential Uses per Building		
≤ 1,500 sf	0 min.	
≥ 1,500 sf	1.5 min. per 1,000 sf above first 1,500 sf	
Additional standards	Subsection 3.030 (Parking)	
Bicycle Spaces		
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	
2 or More Bedrooms	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.	L
Side Street	20' min.	M
Side	5' min.	N
Rear	5' min.	O
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.		
Driveway		
Curb Cut/Width		P
One-Way	10' max.	
Two-Way	Not Allowed	
Curb cut width may exceed allowed max. width along alley.		
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.		
Driveway access on corner design sites required from side street or rear.		

Figure 2.050.4



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

2.060 T4 Main Street (T4MS)



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

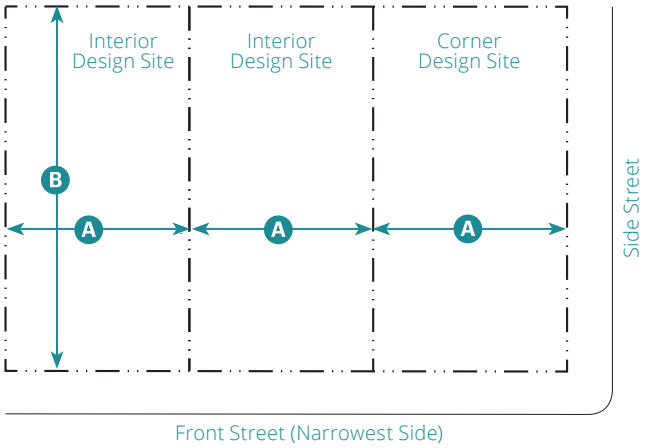
Table 2.060.A Intent

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

Table 2.060.B Building Types and Design Site Size		
Allowed Building Types	**Design Site**	
(Primary Building)	**Width A**	**Depth B**
House-Scale		
Courtyard Building Small	100' min.	140' min.
Block-Scale		
Townhouse	18' min.	100' min.
Main Street Building	25' min.	100' min.
Design Site		
Each design site shall have only one primary building type.		
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).		
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.		

Table 2.060.C Building Form		
Primary Building		
Stories	3 max.	
To Highest Eave/Parapet	35' max.	C
Overall	40' max.	D
Ground Floor Finish Floor Level		
Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E
Common entries may be set at grade in compliance with local and federal accessibility standards.		
Habitable Space on Ground Floor along front facade		
Depth	30' min.	F
Ground Floor Clear Height		
All Uses	12' min.	G
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) for standards.		
Building Footprint and Massing		
Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)	

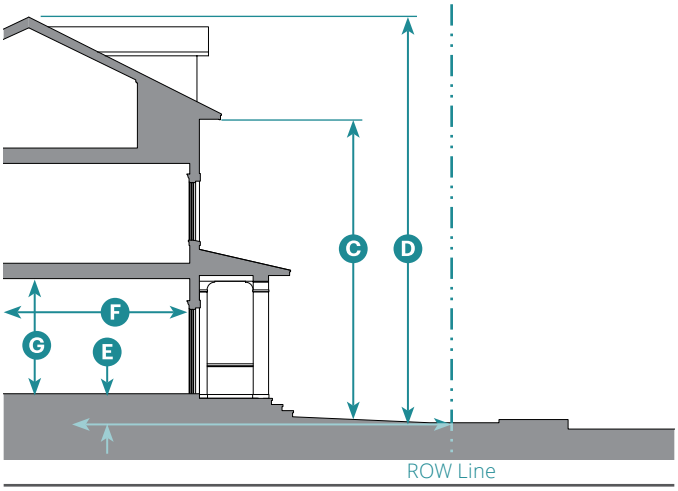
Figure 2.060.1



Key

ROW/ Design Site Line

Figure 2.060.2



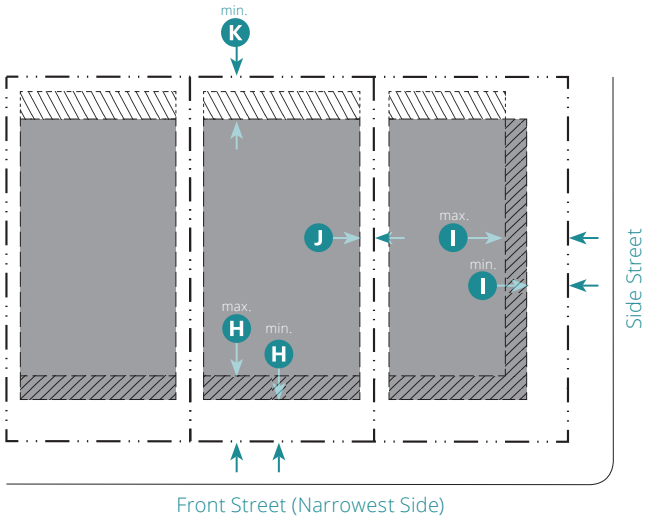
Key

ROW Line

Table 2.060.D Building Placement			
Setback (Distance from ROW/ Design Site Line)			
Primary Building			
Front (Facade Zone)	0' min.	10' max.	H
Side Street (Facade Zone)	0' min.	10' max.	I
Side	0' min.		J
Rear	10' min.		K
Accessory Dwelling Unit/Junior Accessory Dwelling Unit See Section 18.50.315 (Design and Development Standards) for standards.			
Accessory Structures See Article I (Accessory Structures) of Chapter 18.84 for standards.			
Encroachments into Minimum Setbacks			
Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 5 feet, but shall not encroach within public ROWs.			
Upper stories Architectural Features on Front and Side Street are allowed to encroach within public ROWs with a 10' min. of clearance.			
Building Facade			
Facade Zone Defined By Building			
Total length of facade required within the facade zone:			
Front	80% min. exclusive of setbacks		
Side Street	70% min. exclusive of setbacks		

Table 2.060.E Frontages	
Allowed Frontage Types	**Standards**
Dooryard	6.060
Stoop	6.070
Forecourt	6.080
Shopfront	6.090
Terrace	6.100
Gallery	6.110

Figure 2.060.3

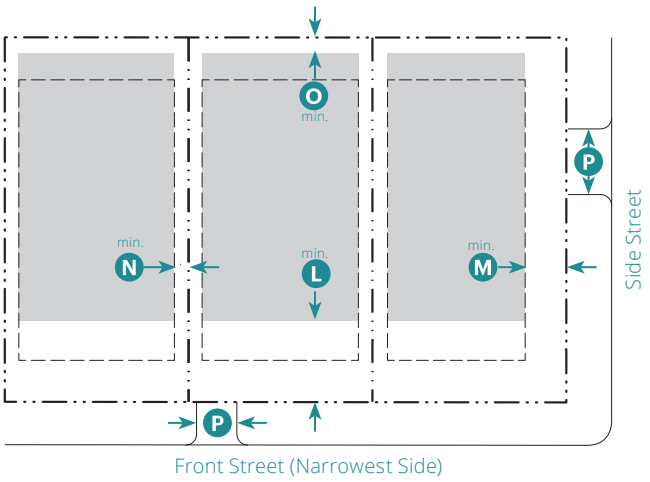


Key

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

Table 2.060.F On-Site Vehicular and Bicycle Parking		
Vehicular Spaces		
Residential Uses		
Studio or 1 Bedroom	0.75 min. per unit	
2 or More Bedrooms	1.25 min. per unit	
Allowed Non-Residential Uses per Building		
≤ 3,00 sf	0 min.	
≥ 3,000 sf	1.5 min. per 1,000 sf above first 3,000 sf	
Additional standards	Subsection 3.030 (Parking)	
Bicycle Spaces		
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	
2 or More Bedrooms	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)		
Front	30' min.	L
Side Street	10' min.	M
Side	0' min.	N
Rear	5' min.	O
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.		
Driveway		
Curb Cut/Width		P
One-Way	10' max.	
Two-Way	14' max.	
Curb cut width may exceed allowed max. width along alley.		
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.		
Driveway access on corner design sites required from side street or rear.		

Figure 2.060.4



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

2.070 T5 Neighborhood (T5N)



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

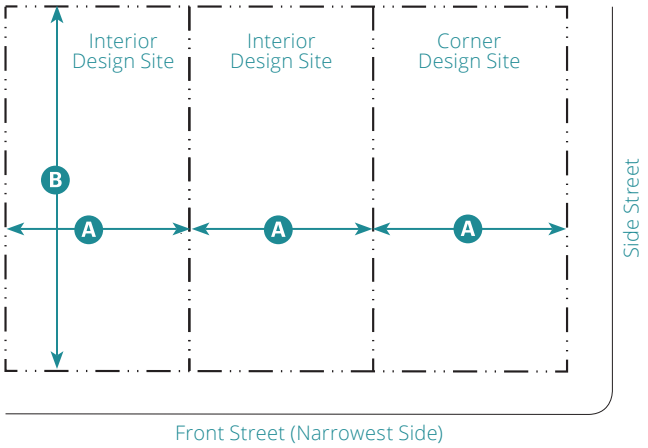
Table 2.070.A Intent

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

Table 2.070.B Building Types and Design Site Size		
Allowed Building Types	**Design Site**	
(Primary Building)	**Width A**	**Depth B**
House-Scale		
Multiplex Large	60' min.	110' min.
Block-Scale		
Townhouse	18' min.	60' min.
Courtyard Building Large	110' min.	180' min.
Design Site		
Each design site shall have only one primary building type.		
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).		
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.		

Table 2.070.C Building Form		
Primary Building		
Stories	5 max.	
To Highest Eave/Parapet	60' max.	C
Overall	65' max.	D
Ground Floor Finish Floor Level		
Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E
Common entries may be set at grade in compliance with local and federal accessibility standards.		
Habitable Space on Ground Floor along front facade		
Depth	30' min.	F
Ground Floor Clear Height		
Residential Uses	9' min.	G
Non-Residential Uses	12' min.	G
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) for standards.		
Building Footprint and Massing		
Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)	

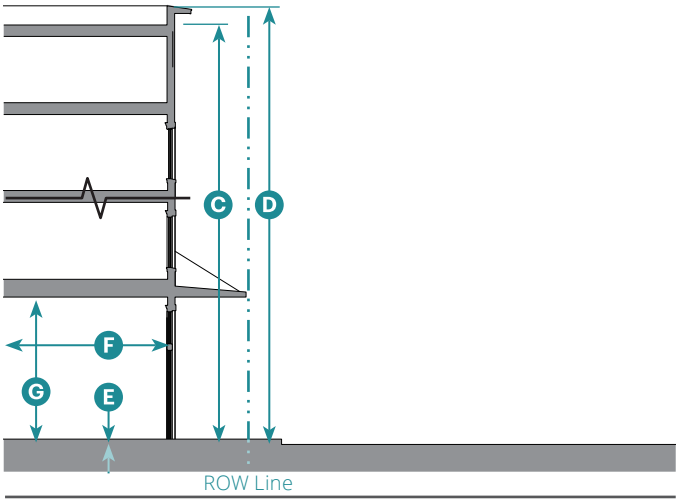
Figure 2.070.1



Key

ROW/ Design Site Line

Figure 2.070.2



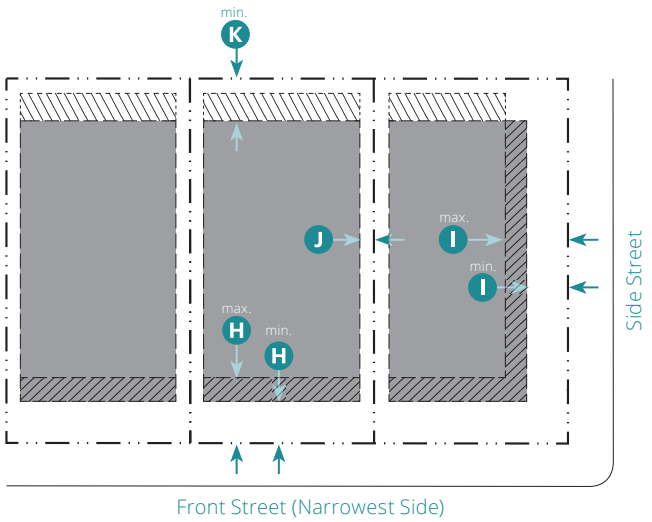
Key

ROW Line

Table 2.070.D Building Placement			
Setback (Distance from ROW/ Design Site Line)			
Primary Building			
Front (Facade Zone)	10' min.	15' max.	H
Side Street (Facade Zone)	10' min.	15' max.	I
Side	5' min.		J
Rear	15' min.		K
Accessory Dwelling Unit/Junior Accessory Dwelling Unit See Section 18.50.315 (Design and Development Standards) for standards.			
Accessory Structures See Article I (Accessory Structures) of Chapter 18.84 for standards.			
No internal Side setback required between Townhouses in a Run			
Encroachments into Minimum Setbacks			
Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 8 feet.			
Building Facade			
Facade Zone Defined By Building			
Total length of facade required within the facade zone:			
Front	75% min. exclusive of setbacks		
Side Street	65% min. exclusive of setbacks		

Table 2.070.E Frontages	
Allowed Frontage Types	**Standards**
Dooryard	6.060
Stoop	6.070
Forecourt	6.080
Terrace	6.100

Figure 2.070.3

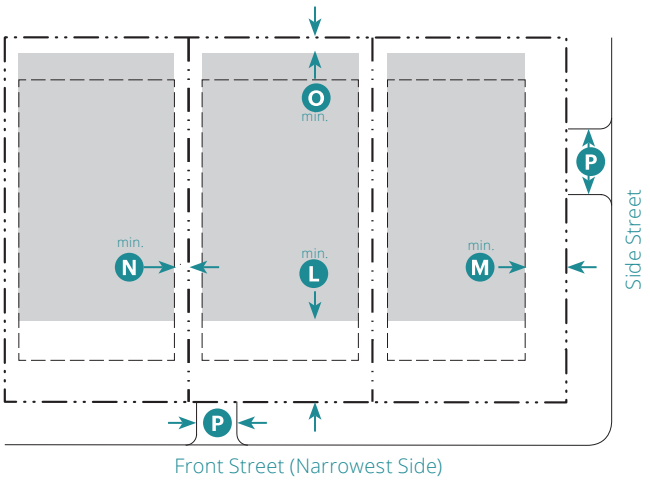


Key

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

Table 2.070.F On-Site Vehicular and Bicycle Parking		
Vehicular Spaces		
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	
2 or More Bedrooms	1.5 min. per unit	
Allowed Non-Residential Uses per Building		
≤ 1,500 sf	0 min.	
≥ 1,500 sf	1.5 min. per 1,000 sf above first 1,500 sf	
Additional standards	Subsection 3.030 (Parking)	
Bicycle Spaces		
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	
2 or More Bedrooms	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)		
Front	35' min.	L
Side Street	15' min.	M
Side	5' min.	N
Rear	5' min.	O
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.		
Driveway		
Curb Cut/Width		P
One-Way	10' max.	
Two-Way	14' max.	
Curb cut width may exceed allowed max. width along alley.		
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.		
Driveway access on corner design sites required from side street or rear.		

Figure 2.070.4



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

2.080 T5 Main Street (T5MS)



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

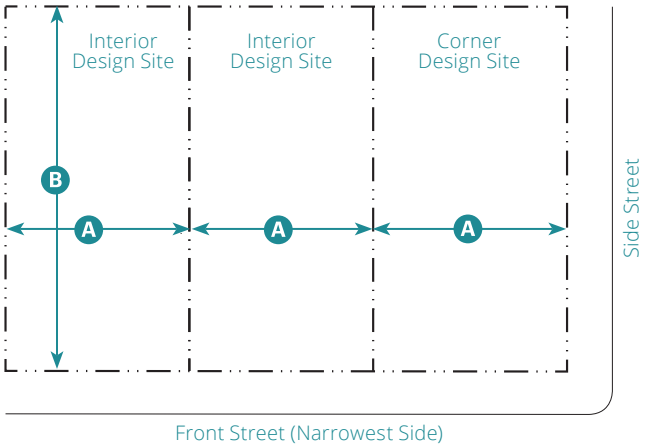
Table 2.080.A Intent

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

Table 2.080.B Building Types and Design Site Size		
Allowed Building Types	**Design Site**	
(Primary Building)	**Width A**	**Depth B**
Block-Scale		
Courtyard Building Large	90' min.	170' min.
Main Street Building	25' min.	100' min.
Design Site		
Each design site shall have only one primary building type.		
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).		
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.		

Table 2.080.C Building Form		
Primary Building		
Stories	5 max.	
To Highest Eave/Parapet	60' max.	C
Overall	65' max.	D
Ground Floor Finish Floor Level		
Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E
Common entries may be set at grade in compliance with local and federal accessibility standards.		
Habitable Space on Ground Floor along front facade		
Depth	30' min.	F
Ground Floor Clear Height		
All Uses	14' min.	G
Accessory Dwelling Unit/Junior Accessory Dwelling Unit		
See Section 18.50.315 (Design and Development Standards) for standards.		
Building Footprint and Massing		
Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)	

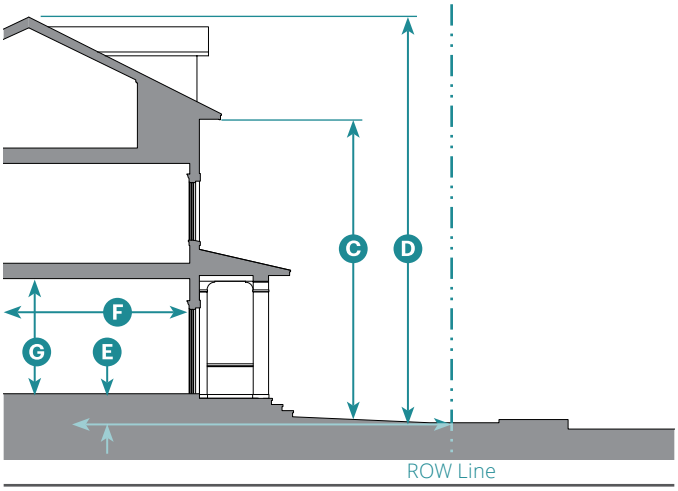
Figure 2.080.1



Key

ROW/ Design Site Line

Figure 2.080.2



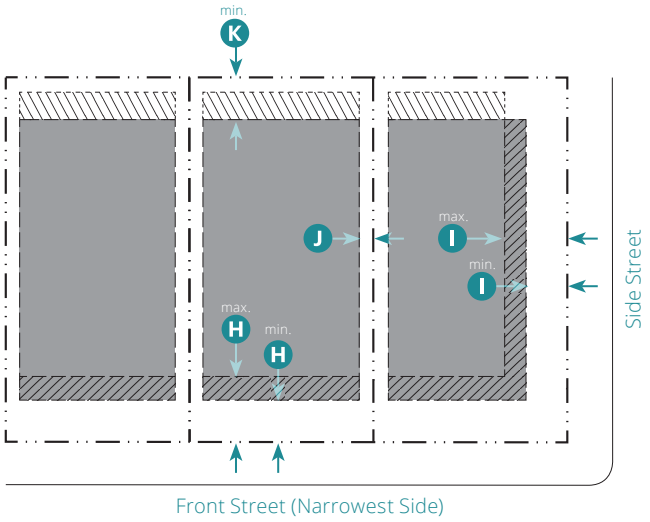
Key

ROW Line

Table 2.080.D Building Placement			
Setback (Distance from ROW/ Design Site Line)			
Primary Building			
Front (Facade Zone)	0' min.	5' max.	H
Side Street (Facade Zone)	0' min.	5' max.	I
Side	0' min.		J
Rear	10' min.		K
Accessory Dwelling Unit/Junior Accessory Dwelling Unit See Section 18.50.315 (Design and Development Standards) for standards.			
Accessory Structures See Article I (Accessory Structures) of Chapter 18.84 for standards.			
Encroachments into Minimum Setbacks			
Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 5 feet, but shall not encroach within public ROWs.			
Upper stories Architectural Features on Front and Side Street are allowed to encroach within public ROWs with a 10' min. of clearance.			
Building Facade			
Facade Zone Defined By Building			
Total length of facade required within the facade zone:			
Front	80% min. exclusive of setbacks		
Side Street	70% min. exclusive of setbacks		

Table 2.080.E Frontages	
Allowed Frontage Types	**Standards**
Dooryard	6.060
Forecourt	6.080
Shopfront	6.090
Terrace	6.100
Gallery	6.110

Figure 2.080.3

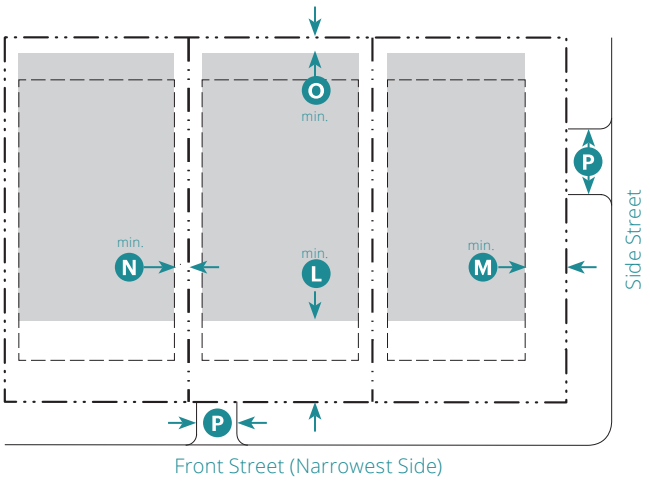


Key

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

Table 2.080.F OnVehicular and Bicycle Parking		
Vehicular Spaces		
Residential Uses		
Studio or 1 Bedroom	0.75 min. per unit	
2 or More Bedrooms	1.25 min. per unit	
Allowed Non-Residential Uses per Building		
≤ 5,00 sf	0 min.	
≥ 5,000 sf	1.5 min. per 1,000 sf above first 5,000 sf	
Additional standards	Subsection 3.030 (Parking)	
Bicycle Spaces		
Residential Uses		
Studio or 1 Bedroom	1 min. per unit	
2 or More Bedrooms	2 min. per unit	
Setback (Distance from ROW/ Design Site Line)		
Front	40' min.	L
Side Street	30' min.	M
Side	0' min.	N
Rear	5' min.	O
Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.		
Driveway		
Curb Cut/Width		P
One-Way	10' max.	
Two-Way	14' max.	
Curb cut width may exceed allowed max. width along alley.		
Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.		
Driveway access on corner design sites required from side street or rear.		

Figure 2.080.4



Key

ROW/ Design Site Line

Building Setback Line

Parking Area

2.090 Allowed Uses

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

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Section 3: Site Standards

Subsections:

3.010 Purpose
3.020 Screening
3.030 Parking
3.040 Large Sites

3.010 Purpose

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

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

3.020 Screening

1. **Intent**. This Subsection provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.

2. **Height Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting design sites, all equipment shall comply with the following:

   A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table 3.020.A (Maximum Height Allowed).

   B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

Table 3.020.A: Maximum Height Allowed

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

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

[2] Excludes trees

Key X = Item Not Allowed

3. **Courtyard Screening**

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

4. **Equipment Screening**

   A. The following mechanical equipment is exempt from screening:

      (1) Free-standing or roof-mounted solar equipment; and

      (2) Vents less than two feet in height.

   B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.

      (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.

         (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and

         (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.

      (2) **Wall- and Ground-Mounted Equipment**

         (a) Equipment and screening shall be in compliance with the setbacks of the ODS zone.

         (b) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.

5. **Temporary Fencing.** Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land, which cannot otherwise be secured.

6. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.

7. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:

   A. Within 10 feet of the point of intersection of:

      (1) A vehicular access way or driveway and a street; and/or

      (2) A vehicular access way or driveway and a sidewalk.

   B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.

   C. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.

8. **Maintenance.** Fences, walls, and other screening shall be maintained erect and in a state of good repair. A dilapidated, dangerous, or unsightly fence or wall shall be repaired, replaced, or removed, as the situation may warrant.

3.030 Parking

1. **Intent.** This Subsection prescribes standards for motor vehicle and bicycle parking areas, access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:

   A. Consistency with the intended physical character of walkable environments;

   B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and

   C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.

2. **Parking Categories**

   A. **On-site parking.** On-site parking is allowed in all ODS zones per Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone subject to the standards in this Subsection**.**

   B. **Off-site parking.** Off-site parking is only allowed in developments of at least 5 acres per Subsection 3.040 (Large Sites)**.**

3. **Bicycle Parking Standards.** Bicycle parking shall be provided in compliance with Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.

4. **General Vehicular Parking Standards**

A. **Sharing of On-Site Parking.** Sharing of parking between different uses and developments is allowed.

B. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:

(1) Monday through Friday, 8 AM to 5 PM; or

(2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.

5. **Number of Motor Vehicle Parking Spaces Required**

A. **Required Spaces.** The minimum number of on-site parking spaces required is listed in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.

(1) Parking Spaces for the Handicapped shall meet the requirements of the California Administrative Code (Title 24, Part 2, Chapter 2-71).

B. **Required Number of Parking Spaces**

(1) When calculating the required number of parking spaces, numbers shall be rounded down to the closest whole number.

(2) Parking systems that stack individual vehicles are counted as three spaces for every horizontal space identified.

(3) **Calculating Required Parking for a Mixed-Use Development.** For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone shall be divided by the factor listed in Table 3.030.A (Shared Parking Factor for Two Uses). The required number of parking spaces shall be rounded up to the closest whole number.

Table 3.030.A: Shared Parking Factor for Two Uses

	Residential	Lodging	Office	Retail
Residential	1.0	1.1	1.4	1.2
Lodging	1.1	1.0	1.7	1.3
Office	1.4	1.7	1.0	1.2
Retail/ Commercial	1.2	1.3	1.2	1.0

C. **Exception in the Event of Changes of Use or Alterations to Existing Buildings or Structures.** If an existing building or structure is altered or existing land uses are changed, the existing number of parking spaces on a property may be retained, even if the resulting building, structure or land use would ordinarily be subject to a lower maximum parking allowance.

6. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with CA Green Standards Building Code, Title 24, Part 11.

7. **Traffic-Reducing Parking Standards**

A. **Carshare Parking Spaces**

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

Table 3.030.B: Required Carshare Parking Spaces	
Residential Uses	**Carshare Parking Spaces Required**
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office/Research & Development Uses	**Carshare Parking Spaces Required**
≤ 10,000 sf	None
> 10,000 sf	1 per 10,000 sf

(2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:

(a) On the design site; or

(b) On another off-street site within 1,000 feet of the design site.

(3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.

(4) If no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.

B. **Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the City. The minimum number of carpool spaces required is listed in Table 3.030.C (Required Carpool Parking Spaces).

Table 3.030.C: Required Carpool Parking Spaces	
Office/Research & Development Uses	**Carpool Parking Spaces Required**
≤ 40 parking spaces	None
> 40 parking spaces	10% of the total number of spaces
Other Uses	**Carpool Parking Spaces Required**
All Other Uses	None

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

(1) **Residential Uses.** All off-street parking spaces accessory to residential uses in structures of four dwellings or more shall be leased or sold separately from the rental or purchase fees for dwellings for the life of the dwellings, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. Renters or buyers of on-site inclusionary affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwellings.

(2) **Non-Residential Uses.** All off-street parking spaces accessory to non-residential uses shall be leased or sold separately from the rental or purchase fees for non-residential building space for the life of the building, such that potential renters or buyers have the option of renting or buying building space at a price lower than would be the case if there were a single price for both the building space and the parking space.

(3) **Exception.** Off-street parking spaces accessory to retail uses are not required to be leased or sold separately from retail space and may be offered to shoppers and other visitors free of charge for stays of up to two hours.

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

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

(1) Parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.

(2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.

(3) On-site loading space(s) is not required.

B. **Driveways**

(1) Access to Driveways

(a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and

(b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.

(c) Minimum 30 feet separation between driveways for all uses except developments of two or fewer dwelling units.

(d) Driveways shall comply with the Contra Costa County fire protection district for access road and fire lanes.

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

Table 3.030.D: Number of Driveways	
Lot Frontage	**Maximum Number of Driveways**
Up to 150'	1
150' to 299'	2
Each additional 300'	1

(3) Driveways shall be setback from design site lines as follows:

(a) Minimum two feet from side design site lines; and/or

(b) No less than the minimum rear parking setback per the ODS zone.

(4) Driveways shall extend to and include the area between the design site line and the edge of the street pavement.

C. **Aisles.** Table 3.030.E (Aisle Widths) specifies the minimum dimensions for a aisles based on the angle for the parking spaces.

(1) Driveways shall comply with the Contra Costa County Fire Protection District for access road and fire lanes.

Table 3.030.E: Aisle Widths		
Angle of Parking Space	**One-Way Traffic**	**Two-Way Traffic**
90 degrees	25' min.	25' min.
60 degrees	16' min.	23' min.
45 degrees	12' min.	22' min.
30 degrees	11' min.	21' min.
0 degrees	12' min.	24' min.

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

Table 3.030.F: Parking Space Dimensions		
Use	**Width**	**Depth**
Residential	10' min.	20' min.
Non-Residential	9' min.	18' min.
All (Parallel Spaces)	10' min.	22' min.

E. **Tandem Parking.** Tandem parking is allowed in all ODS zones for all uses, subject to on-site management.

F. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

G. **Materials**

(1) All parking area and driveway specifications to follow those specified by the Engineering Division of the City of Pittsburg.

(2) Parking area surfacing materials shall comply with all applicable Contra Costa County Fire Protection District Standards and City of Pittsburg Standard Details and Specifications.

H. **Location**

(1) **On-site Parking.** Location of on-site parking is regulated by the required setbacks in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone and the following:

(a) Parking lots shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area; and

(b) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.

(2) **Off-site Parking.** Location of Off-site parking is regulated by the required plan in Subsection 3.030.9 (Off-site Parking Plan)

I. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

9. **Off-site Parking Plan.**

A. All Off-site Parking Plans shall comply with the following standards:

(1) A maximum of 150 feet of distance between parking and building entrances.

3.040 Large Sites

1. Developments of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to be designed per standards identified in Items A through G.

2. Developments over 20 acres are required to be designed per standards identified in Items A through H.

A. **Civic Space Required**

(1) A minimum of 10 percent of the total development area, after subtracting street right-of-ways, is required, meeting or exceeding standards per Item D (Standards and Formula for Dedication of Land) in Section 17.32.020 (Park Dedication).

(2) See Section 7 (Civic Space Types) for allowed types.

B. **Streets.**

(1) Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.

(2) New streets are required to meet the standards in Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications.

C. **Alleys**

(1) Existing alleys may be removed if street access is provided to the design sites on those blocks in compliance with the access standards of the ODS zone.

(2) Alleys may be added in compliance with Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications and in compliance with Table 3.040.A (Block Size).

D. **External Connectivity**

(1) The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.

(2) Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table 3.040.A (Block Size), for each direction (north, south, east, and west) in which development abuts vacant land.

(3) Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications.

(4) New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

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

(1) Individual block lengths and the total block perimeter shall be in compliance with the standards in Table 3.040.A (Block Size).

(2) If a block contains multiple ODS zones, the most intense ODS zone is to be used to establish the standards for block size.

(3) Blocks shall be a minimum width to result in two halves of developable design sites in compliance with the design site depth standards for the allowed building types in the ODS zone. A single half is allowed when adjoining an existing half-block.

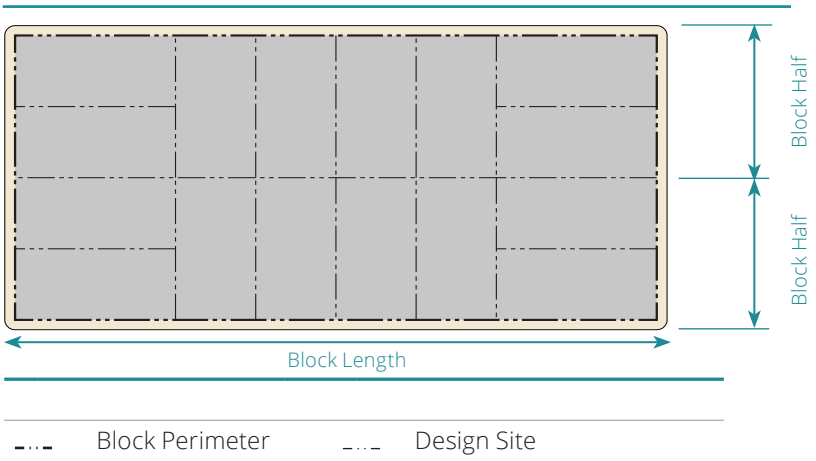
(4) Blocks may be uniquely shaped in compliance with the standards in Table 3.040.A (Block Size Standards).

Table 3.040.A: Block Size

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

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

Figure 3.040.1 Block Size



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

G. **Stormwater Management**

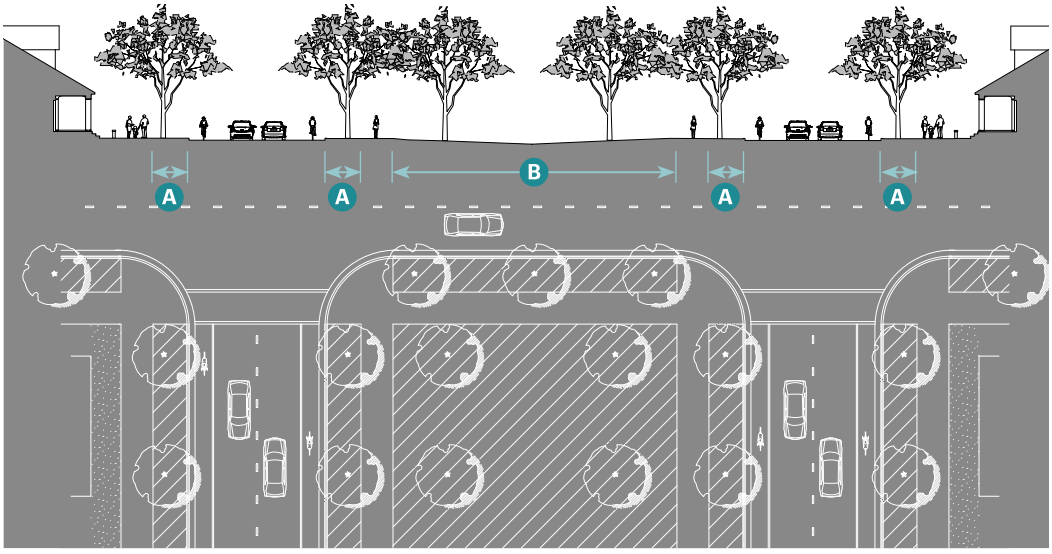
(1) Integrated Design

(a) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.

(b) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.

(c) The stormwater management area(s) may connect with those of adjacent development(s).

Figure 3.040.2 Stormwater Management Diagram



Potential Area for Stormwater Management

A Planted Swale

B Civic Space Graded to also Accommodate Stormwater

H. **Applying ODS zones for Developments over 20 acres**

(1) Developments shall apply at least two ODS zones using only the ODS zones established in Section 2 (Zone Standards) and in compliance with Table 3.040.B (Available Zones by General Plan Land Use Designation).

(a) Open sub-zones are allowed, but do not count as a second ODS zone.

(2) Organization of zones.

(a) Low-intensity ODS zones (T3N, and T4N) shall be mapped around neighborhood streets, and open space.

(b) High-intensity ODS zones (T4MS, T5N, and T5MS) shall be mapped around a main street, civic or open space, transit stop, or civic building locations suitable for greater intensities.

(c) Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

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

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

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Section 4: Building Types

Subsections

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

4.010 Purpose

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

4.020 Building Types

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

5. Each design site shall have only one primary building type, except as follows, and in compliance with all standards:

    A. The Cottage Court may consist of up to nine individual buildings. See Subsection 4.040 (Cottage Court);

    B. More than one primary building type is allowed on a parcel that identifies proposed multiple design site lines that meet the standards of this Subsection. See Figure 4.020.2 (Example of Multiple Design Sites on One Parcel).

        (1) Examples

            (a) A parcel large enough to accommodate multiple design sites but smaller than the size of a block; or

            (b) A parcel large enough to create one or more new blocks. See Subsection 3.050 (Large Sites) for standards.

6. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.

7. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.

8. Wings are required to be smaller in size and height than the main body to visually reduce the overall size of a building. To further this objective, the standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned.

9. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the zone's standards (e.g., parking). These standards implement the Pittsburg General Plan and do not allow more residential density than what is allowed by the applicable General Plan Land Use category.

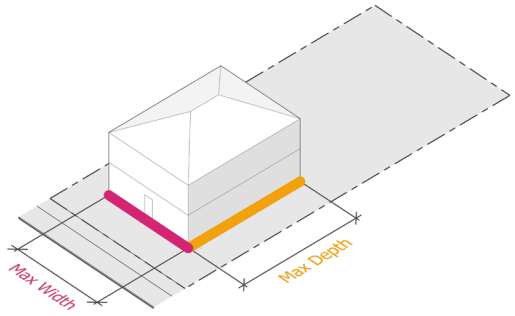
10. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Section.

11. New buildings and their improvements are subject to the City's local standards for Fire Safety and Building Safety.

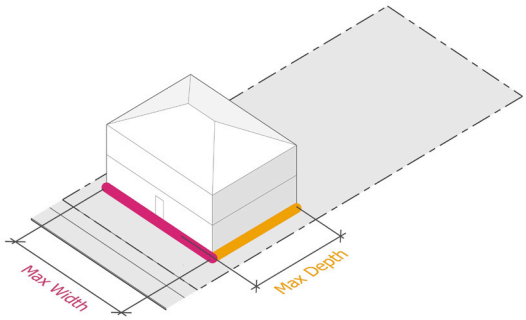
Figure 4.020.1 Example of House-Scale and Block-Scale Buildings

House-Scale Buildings

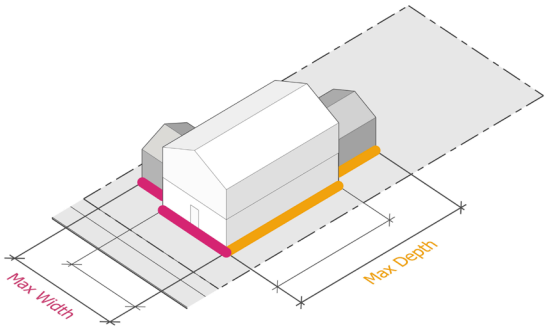
Main body only



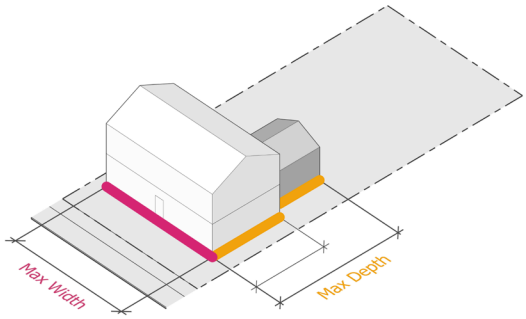
Main body only



Main body with side and rear wings



Main body with rear wing



Block-Scale Buildings

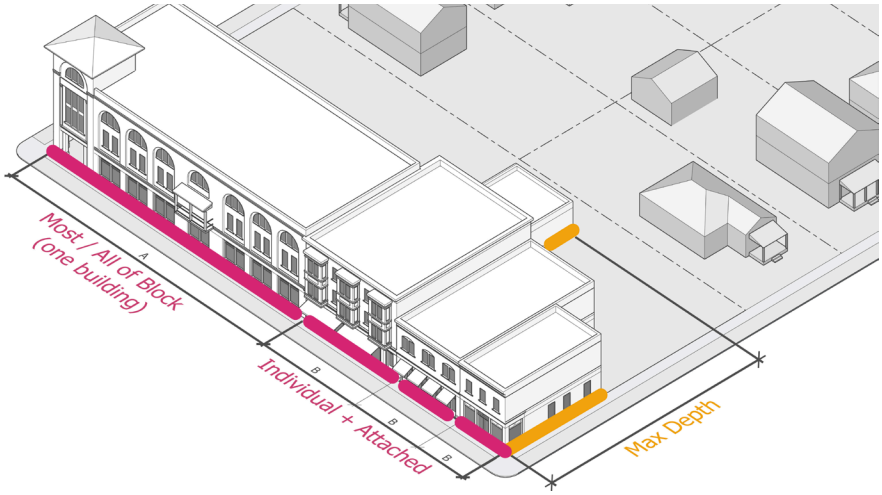
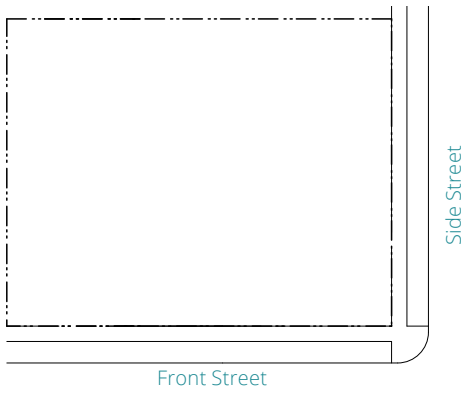
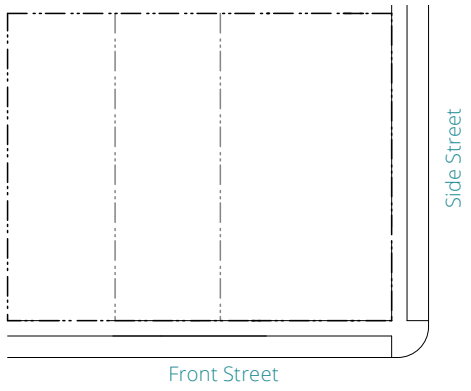


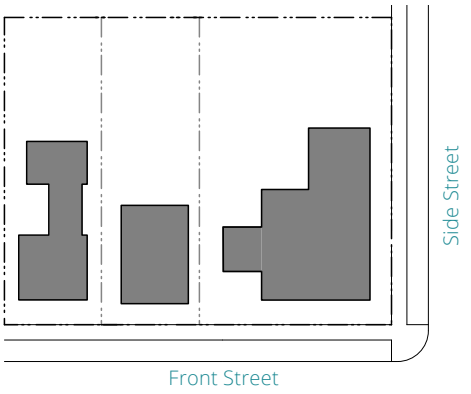
Figure 4.020.2 Example of Multiple Design Sites on One Parcel



One parcel



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



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

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

Key

Parcel Line

Design Site Line

Primary Building Type

4.030 Overview of Building Types

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

Table 4.030.A: Overview of Building Types

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

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

4.040 Duplex Side-by-Side



Example of Duplex Side-by-Side

Table 4.040.A Description

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

Table 4.040.B Number of Units

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



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side

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

Table 4.040.C Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	48' max.	A
Depth	36' max.	B
Wing(s)[1]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings	10' min.	
Offset from Main Body facade along Front Street, Side Street, or Civic Space	5' min. if 2 stories; 0' min. if 1 story	E

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

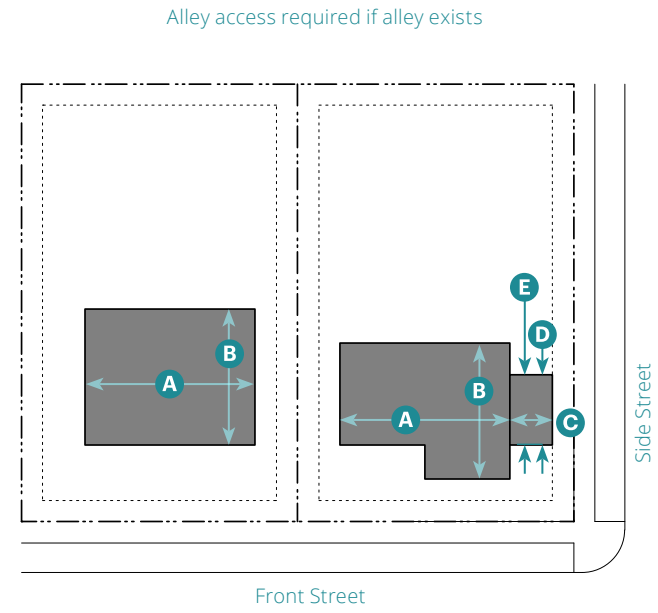
Table 4.040.D Pedestrian Access		
Main Entrance Location	Front Street[2]	F
Each unit shall have an entry facing the street on or within 15' of the front facade.		

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

Table 4.040.E Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.	G

Table 4.040.F Open Space		
Common Open Space		
Width	15' min.	H
Depth	15' min.	H
Required setbacks and driveways do not count toward open yard.		
Required open space shall be located behind the main body of the building.		

Table 4.040.G Miscellaneous
Fencing
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.
Visibility shall be maintained through the fencing.

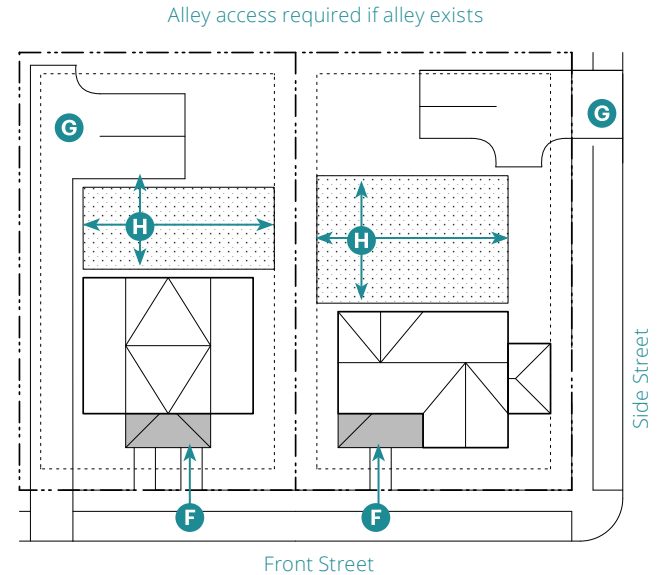


Key

ROW/ Design Site Line

Building Setback Line

Building



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Spaces

4.050 Duplex Stacked



Example of Duplex Stacked

Table 4.050.A Description

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

Table 4.050.B Number of Units

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



Example of Duplex Stacked



Example of Duplex Stacked

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

Table 4.050.C Building Size and Massing		
Height		
Stories	2.5 max.	
Main Body[1]		
Width	36' max.	A
Depth	48' max.	B
Wing(s)[1]		
Width	15' max.	C
Depth	24' max.	D
Separation between Wings	10' min.	
Offset from Main Body facade along Front Street, Side Street, or Civic Space	5' min. if 2 stories; 0' min. if 1 story	E

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

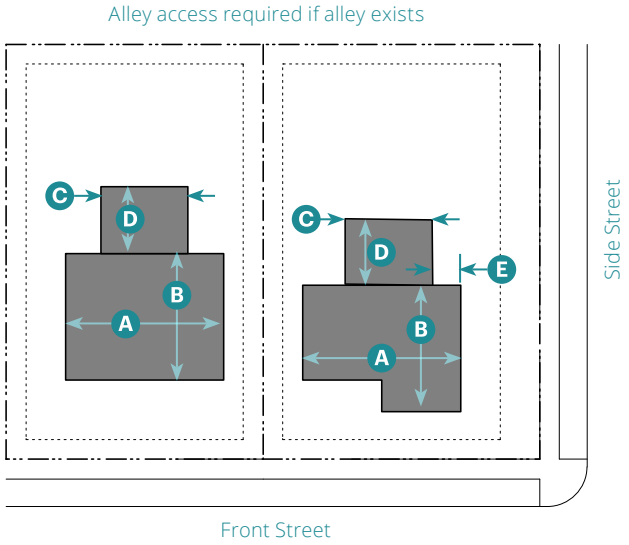
Table 4.050.D Pedestrian Access		
Main Entrance Location	Front Street[2]	F
Each unit shall have an entry facing the street on or within 15' of the front facade.		

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

Table 4.050.E Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.	G

Table 4.050.F Open Space		
Common Open Space		
Width	15' min.	H
Depth	15' min.	H
Required setbacks and driveways do not count toward open space.		
Required open space shall be located behind the main body of the building.		

Table 4.050.G Miscellaneous	
Fencing	
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.	
Visibility shall be maintained through the fencing.	

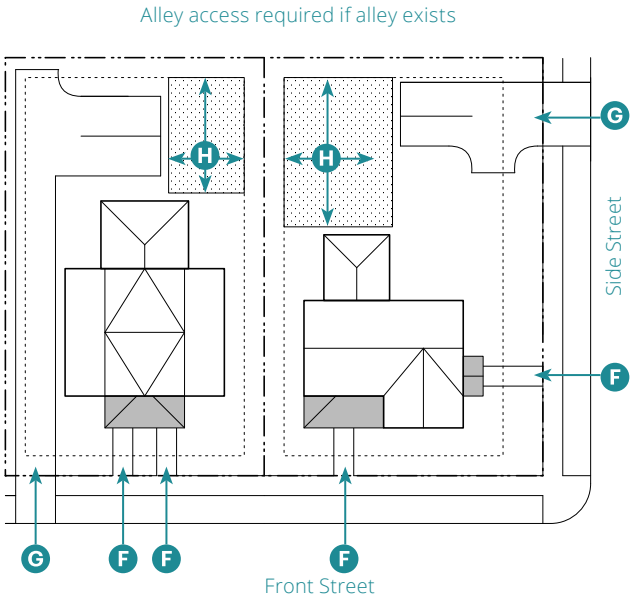


Key

ROW/ Design Site Line

Building Setback Line

Building



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Spaces

4.060 Cottage Court



Example of Cottage Court

Table 4.060.A Description
A group of three to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open space becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.
Synonym: Bungalow Court

Table 4.060.B Number of Units	
Units per Cottage	1 max.
Cottages per Design Site	3 min.; 9 max.



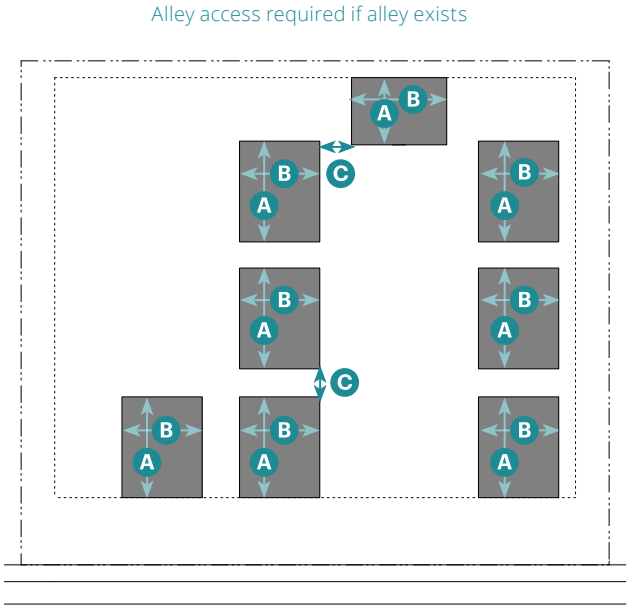
Example of Cottage Court



Example of Cottage Court

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

Table 4.060.C Building Size and Massing		
Height		
Stories	1.5 max.	
Main Body		
Width	32' max.	A
Depth	32' max.	B
Separation between Cottages	7' min.	C
Table 4.060.D Pedestrian Access		
Shared court shall be accessible from front street.		D
Pedestrian Path Setbacks from Building Entrance	6' min.	E
Main entrance to units required from shared court.		
Units on a corner may enter from the side street.		
Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.		
Table 4.060.E Vehicle Access and Parking		
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.		F
Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of design site.		
Table 4.060.F Open Space		
Common Open Space		
Width	15' min.	G
Depth	60' min. (3-4 units) 70' min. (5-9 units)	H
Required setbacks and driveways do not count toward open space.		
Table 4.060.G Miscellaneous		
Fencing		
Fencing only allowed around or between individual buildings and shall not exceed 36" in height.		
Visibility shall be maintained through the fencing.		

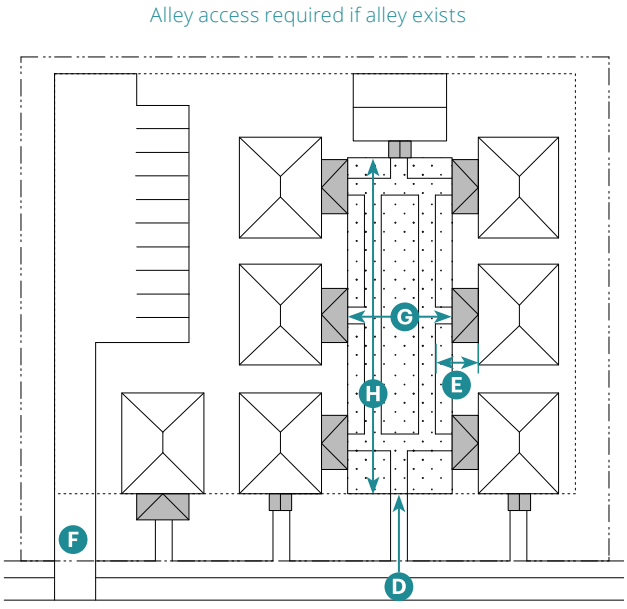


Key

ROW/ Design Site Line

Building Setback Line

Building



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Common Open Spaces

4.070 Multiplex Small



Example of Multiplex Small

Table 4.070.A Description

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

Table 4.070.B Number of Units

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



Example of Multiplex Small



Example of Multiplex Small

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

Table 4.070.C Building Size and Massing		
Height		
Stories	3 max.	
Main Body		
Width	48' max.	A
Depth	48' max.	B
Wing(s)[1]		
Width	20' max.	C
Depth	20' max.	D
Separation between Wings	15' min.	
Offset from Main Body	5' min.	E

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

Table 4.070.D Pedestrian Access		
Main Entrance Location	Front Street	E

Each unit may have an individual entry.

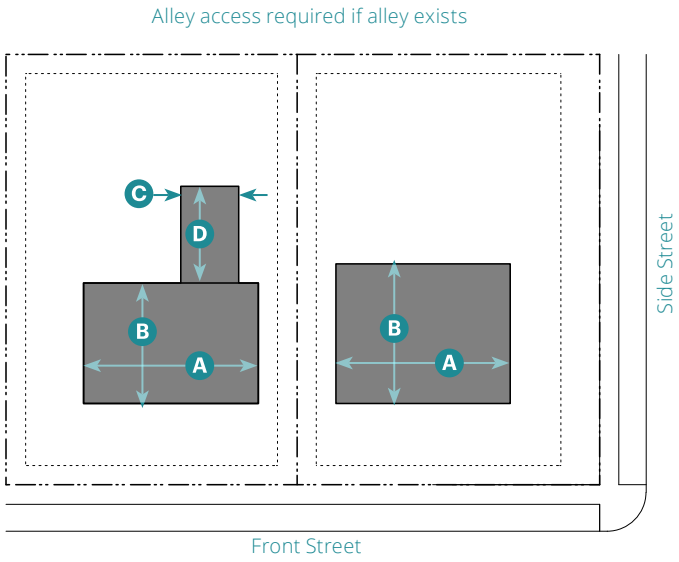
Table 4.070.E Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.	F

Table 4.070.F Open Space		
Common Open Space[2]		
Width	15' min.	G
Depth	15' min.	H

Required setbacks and driveways do not count toward open space.

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

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

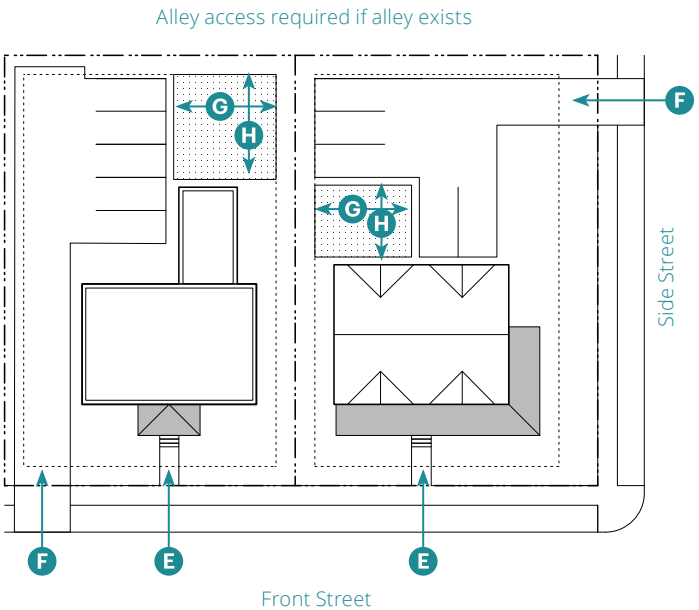


Key

ROW/ Design Site Line

Building Setback Line

Building



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4.080 Multiplex Large



Example of Multiplex

Table 4.080.A Description
A medium-to-large-sized, detached, House-Scale Building that consists of seven to 12 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.
Synonym: Mansion Apartment

Table 4.080.B Number of Units	
Units per Building	7 min.; 12 max.
Buildings per Design Site	1 max.



Example of Multiplex



Example of Multiplex

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

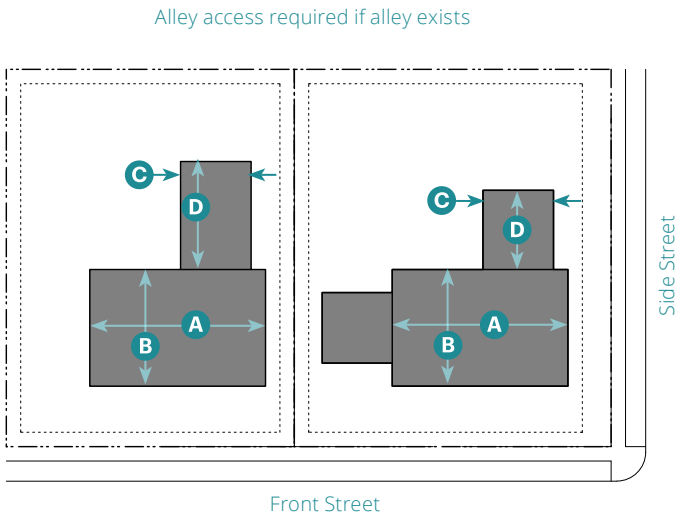
Table 4.080.C Building Size and Massing		
Height	**T5N**	
Stories	3.5 max.	
Main Body[1]		
Width	60' max.	A
Depth	60' max.	B
Wing(s)[1]		
Width	30' max.	C
Depth	30' max.	D
Separation between Wings	15' min.	
Offset from Main Body	5' min.	E

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

Table 4.080.D Pedestrian Access		
Main Entrance Location	Front Street	E
Units located in the main body shall be accessed by a common entry along the front street.		
On corner design sites, units in a wing may enter from the side street.		

Table 4.080.E Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.	F

Table 4.080.F Open Space
Common or Private open space is not required.

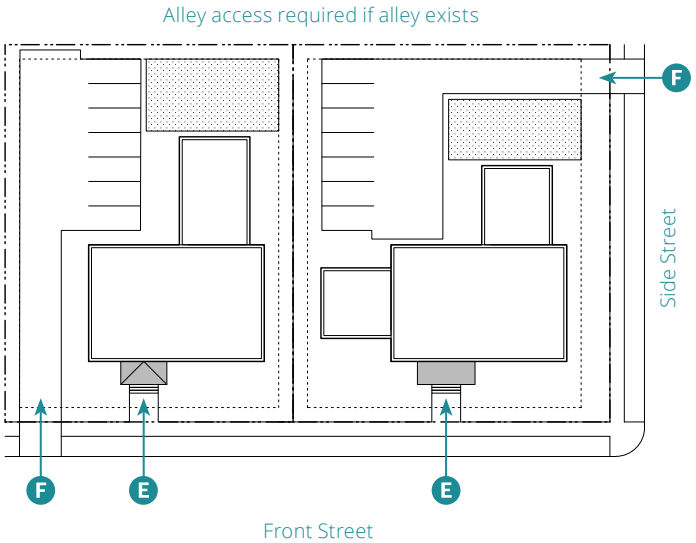


Key

ROW/ Design Site Line

Building Setback Line

Building



Key

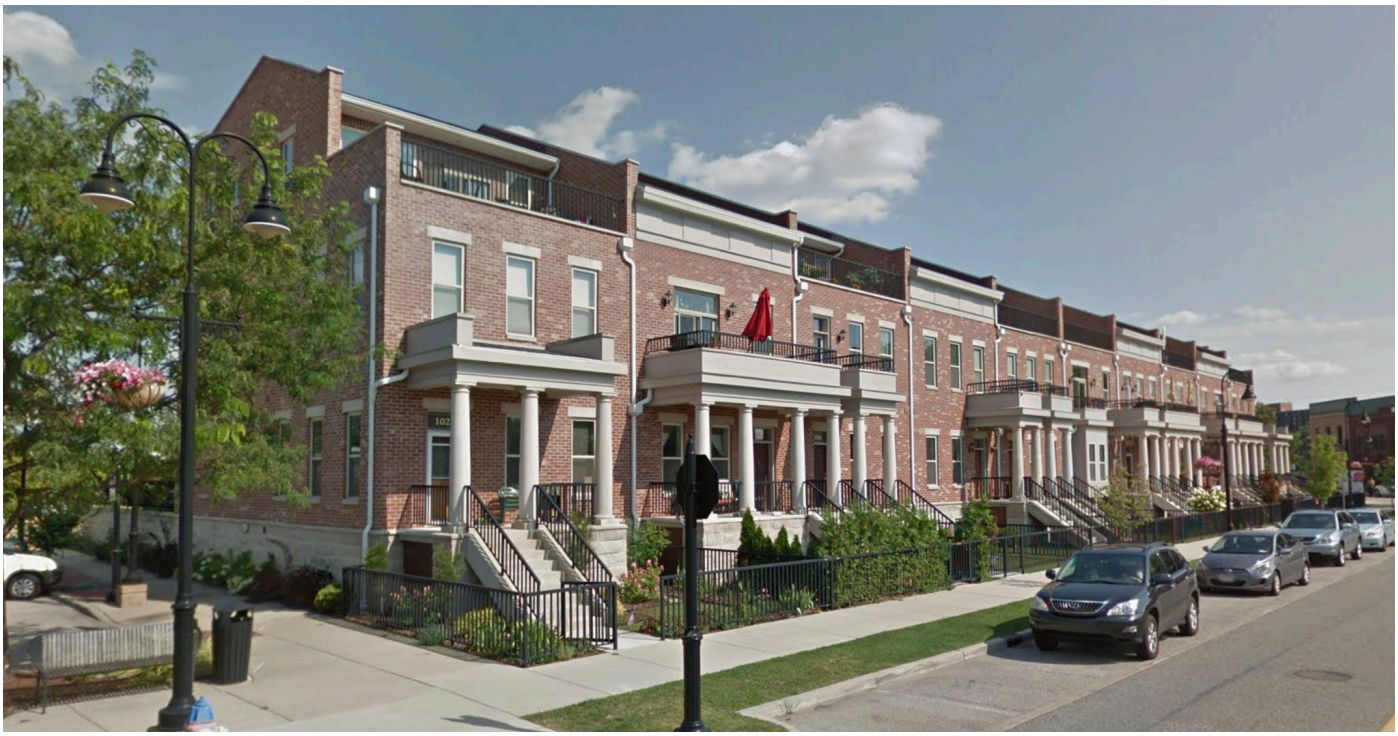
ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4.090 Townhouse



Example of Neighborhood Townhouse

Table 4.090.A Description

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

Synonym: Rowhouse

Table 4.090.B Number of Units

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



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

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

Table 4.090.C Building Size and Massing			
Height	**T3N/T4N**	**T4MS/T5N**	
Stories	3 max.		
Main Body[1]			
Width per Townhouse	18' min.; 25' max.		A
Depth per Townhouse	50' max.		B
Width per Run	125' max.	200' max.	C
Wing(s)[1]			
Width	14' max.	14' max.	D
Depth	14' max.	14' max.	E
Separation between Wings	10' min.		F

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

Table 4.090.D Pedestrian Access		
Main Entrance Location	Front Street	G

Each unit shall have an individual entry facing a street.

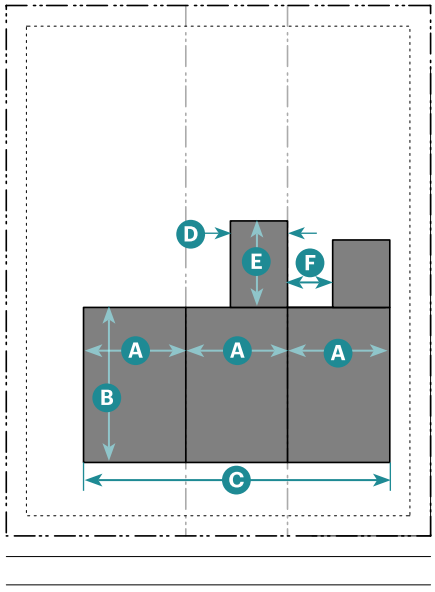
Table 4.090.E Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.	H

Table 4.090.F Open Space		
Private Open Space		
Width	8' min.	I
Depth	8' min.	I

Required setbacks and driveways do not count toward open space.

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

Alley access required if alley exists



Front Street

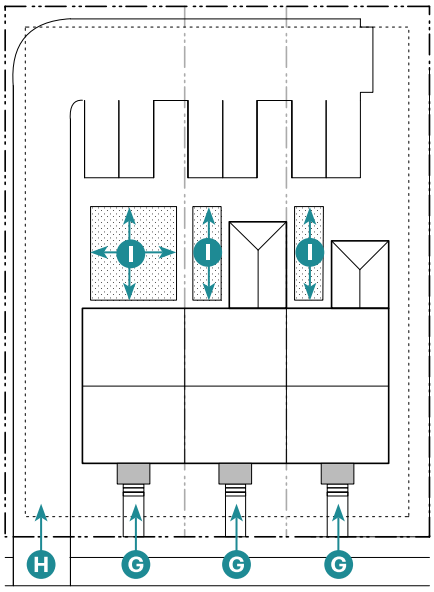
Key

ROW/ Design Site Line

Building Setback Line

Building

Alley access required if alley exists



Front Street

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4.100 Courtyard Building Small



Example of Neighborhood Courtyard

Table 4.100.A Description

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

Synonym: Courtyard Apartment

Table 4.100.B Number of Units

Units per Building	10 min.; 16 max.
Buildings per Design Site	1 max.



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

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

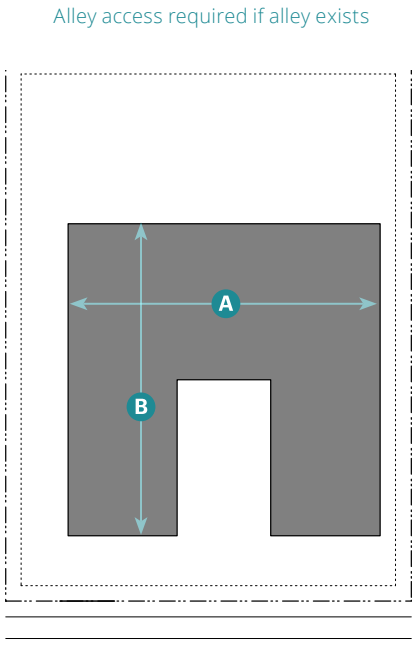
Table 4.100.C Building Size and Massing		
Height		
Stories	3 max.	
Main Body[1]		
Width	100' max.	A
Depth	100' max.	B

Table 4.100.D Pedestrian Access		
Main Entrance Location[1]	Courtyard or Street	C

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

Table 4.100.E Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.	D

Table 4.100.F Open Space			
Common Open Space	**L-shaped**	**U-shaped**	
Width	20' min.	25' min.	E
Depth	30' min.	50' min.	F
Courtyard(s) shall be accessible from the front street.			
Multiple courtyards are required to be connected via a Passage through or between buildings.			
Building shall define at least three walls of the courtyard.			
Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.			

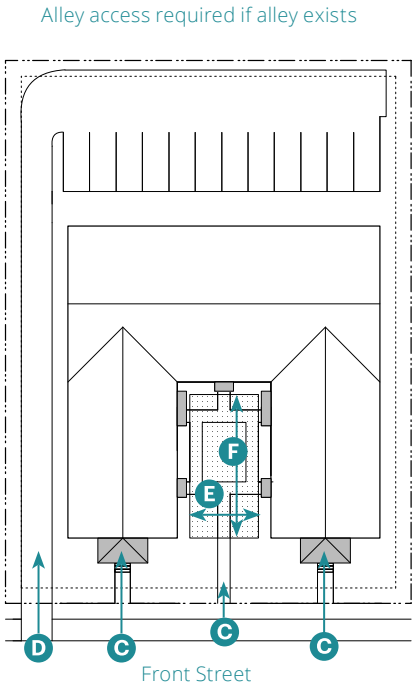


Key

ROW/ Design Site Line

Building Setback Line

Building



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4.110 Courtyard Building Large



Example of Neighborhood Courtyard

Table 4.110.A Description

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

Synonym: Courtyard Apartment

Table 4.110.B Number of Units

Units per Building	18 min.; 24 max.
Buildings per Design Site	1 max.



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

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

Table 4.110.C Building Size and Massing		
Height		
Stories	5 max.	
Main Body[1]		
Width	120' max.	A
Depth	150' max.	B

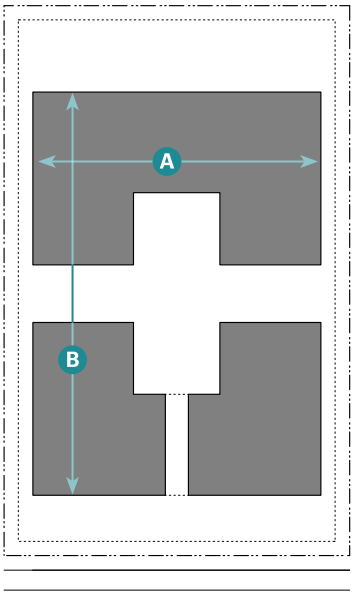
Table 4.110.D Pedestrian Access		
Main Entrance Location[1]	Courtyard or Street	C

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

Table 4.110.E Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.	D

Table 4.110.F Open Space		
Common Open Space		
Width	30' min.	E
Depth	50' min.	F
Courtyard(s) shall be accessible from the front street.		
Multiple courtyards are required to be connected via a Passage through or between buildings.		
Building shall define at least three walls of the courtyard.		

Alley access required if alley exists



Front Street

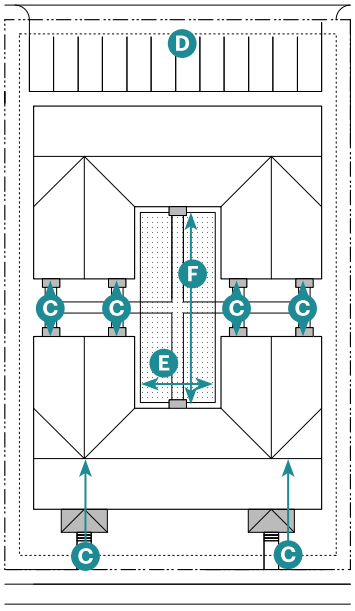
Key

ROW/ Design Site Line

Building Setback Line

Building

Alley access required if alley exists



Front Street

Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

4.120 Main Street Building



Example of Main Street Building

Table 4.120.A Description

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

Table 4.120.B Number of Units

Units per Building	Unrestricted
Buildings per Design Site	1 max.



Example of Main Street Building



Example of Main Street Building

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

Table 4.120.C Building Size and Massing			
Height	**T4MS**	**T5MS**	
Stories	3 max.	5 max.	
Main Body			
Width	100' max.	200' max.	A
Depth	100' max.	200' max.	B

Table 4.120.D Pedestrian Access	
Distance between Entries to Ground Floor Shops	40' max.
Upper floor units shall be accessed by a common entry along the front or side street.	
Ground floor shops shall have individual entries along the front or side street.	C
Ground floor units allowed along side streets are required to be at least 30' from the front street.	D

Table 4.120.E Vehicle Access and Parking	
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.	E

Table 4.120.F Open Space
Common or private open space is not required.

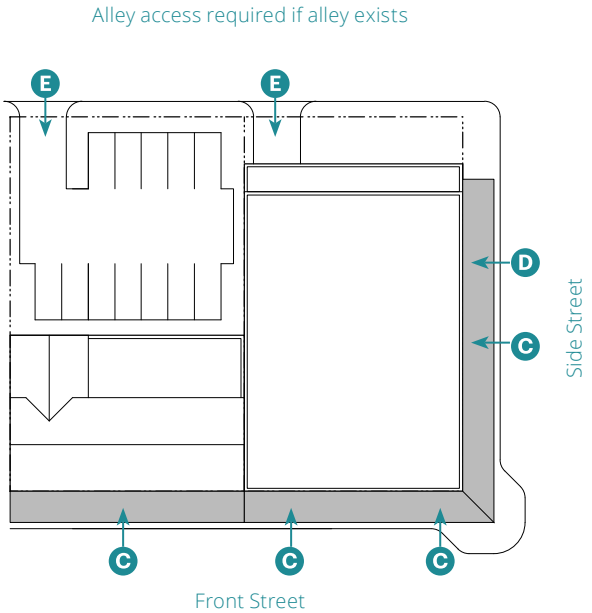


Key

ROW/ Design Site Line

Building Setback Line

Building



Key

ROW/ Design Site Line

Building Setback Line

Frontage

Private Open Space

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Section 5: Massing and Facade Articulation Standards

Subsections:

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

5.010 Purpose

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

5.020 Overview of Façade and Design Standards

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

Table 5.020.A: Massing and Facade Articulation Standards Overview

Standard	Building Length[1]			
	< 75'	75' to <100'	100'to <150'	≥150'
5.030 (Massing and Composition)	N	R	R	R
5.040 (Tripartite Facade Articulation)	N	R	R	R
5.050 (Architectural Recession(s))	N	N	R	R
5.060 (Windows and Openings)	N	N	R	R

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

Key	R = Required	N = Not Required	A = Allowed	- = Not Allowed

5.030 Massing and Composition

Table 5.030.A Description

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

Table 5.030.B Applicability

Buildings ≥75' long

Table 5.030.C General Character

New facades and facade modifications along a street or civic space shall be designed to appear as multiple buildings no greater than 75' in length and not repeating the same massing and composition.	A
Building facades shall be arranged in an orderly composition of window bays/ openings based on prevalent patterns of 3, 5 or 7 bays.	B
Facades shall be designed in an orderly symmetrical or asymmetrical composition.	C
The pattern shall be visually expressed through the spacing of openings, physical recesses, projections or other techniques.	
The pattern may include the ground floor and its mezzanine.	

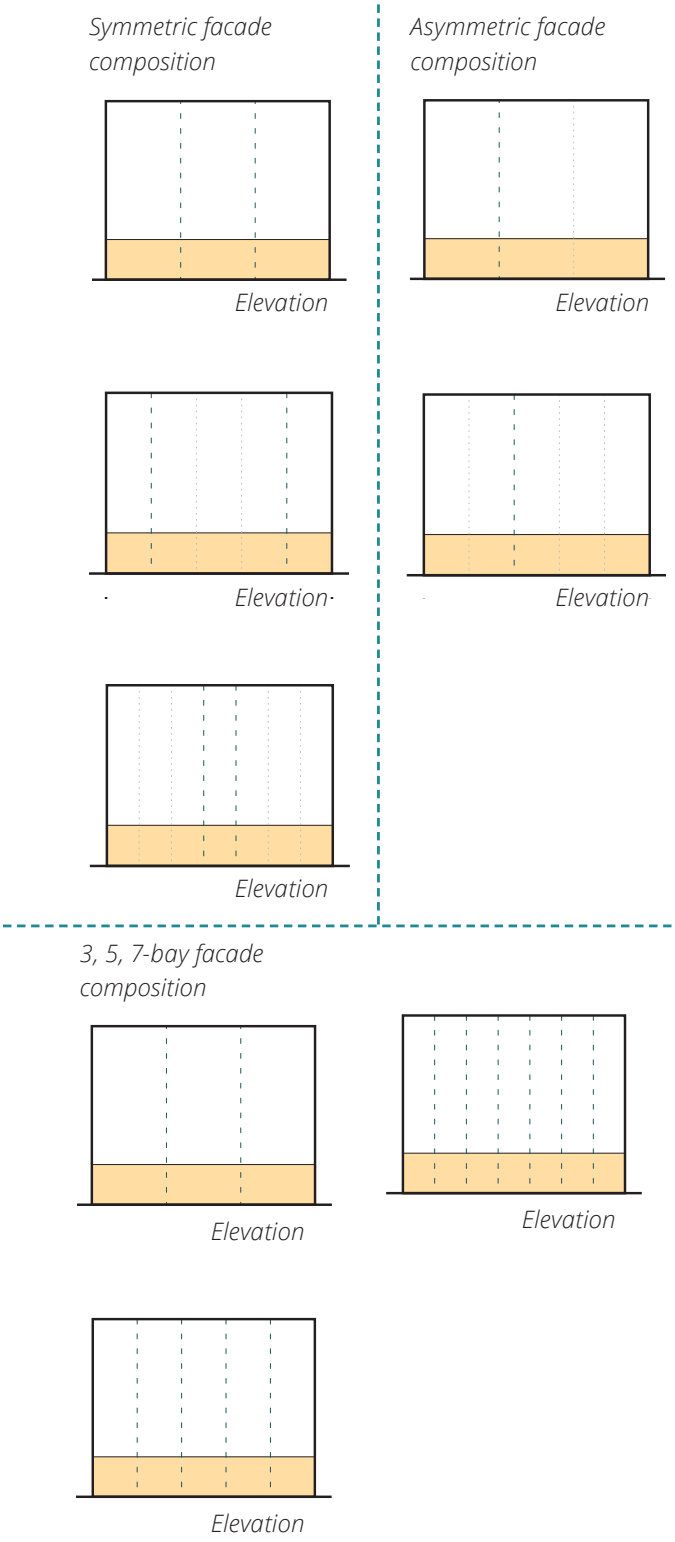


Figure 5.030.A: Diagram of Massing and Composition

5.040 Tripartite Facade Articulation

Table 5.040.A Description

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

Table 5.040.B Applicability

Buildings ≥75' long

Table 5.040.C General Character

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

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

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

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

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

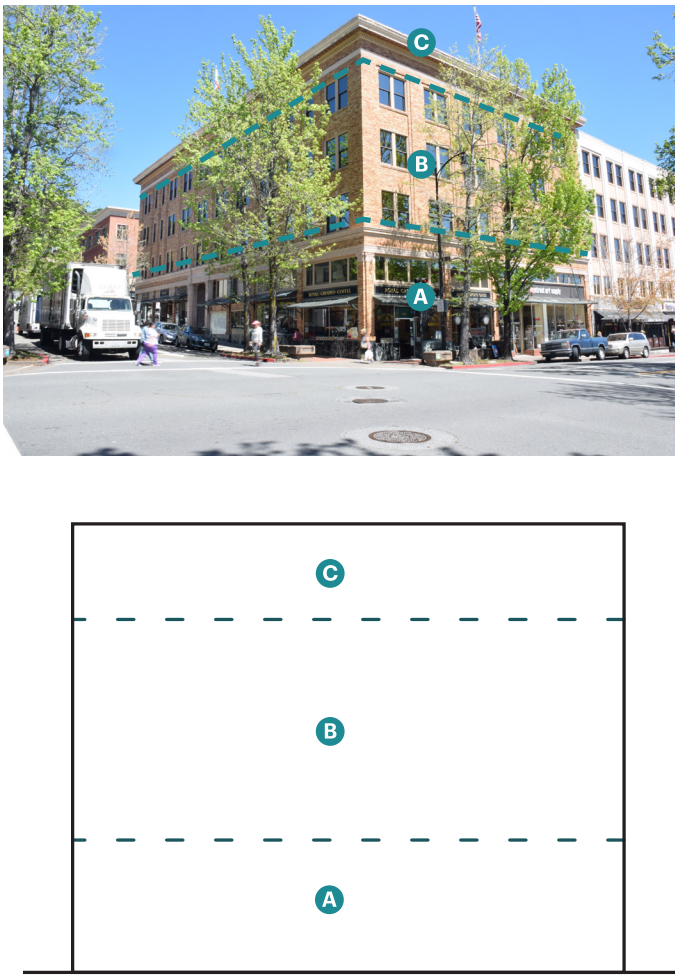


Figure 5.040.A: Diagram of Tripartite Facade Articulation

5.050 Architectural Recession(s)

Table 5.050.A Description
New facades and renovations along a street or civic space shall be designed to modulate the apparent size and scale of a building by recessing a portion(s) of the facade. Recessions shall be articulated using one or more frontage types to create a semi-public space, such as a forecourt or dooryard.

Table 5.050.B Applicability
Buildings ≥100' long

Table 5.050.C General Character		
Frequency	Minimum one recession every 75' in facade length	A
Width	10' min.	B
Depth	10' min.	C
If ground floor is recessed, recession shall extend from ground to sky		





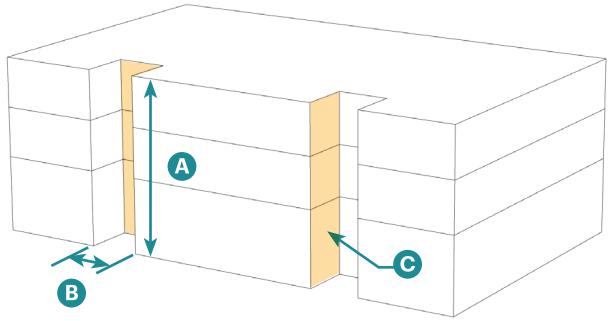


Figure 5.050.A: Diagram of Architectural Recessions

5.060 Windows and Openings

Table 5.060.A Description

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

Table 5.060.B Applicability

Buildings ≥100' long

Table 5.060.C General Character

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

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

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

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

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



Figure 5.060.A: Diagram of Windows and Openings

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Section 6: Frontage Types

Subsections:

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

6.010 Purpose

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

6.020 Frontage Types

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

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

6.030 Overview of Frontage Types

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

Table 6.030.A: Overview of Frontage Types

Private Frontage Type	Specific Standards	Zones				
		T3N	T4N	T4MS	T5N	T5MS
Porch Projecting	6.040	P	P	X	X	X
Porch Engaged	6.050	P	P	X	X	X
Dooryard	6.060	P	P	P	P	P
Stoop	6.070	P	P	P	P	X
Forecourt	6.080	X	X	P	P	P
Shopfront	6.090	X	X	P	X	P
Terrace	6.100	X	X	P	P	P
Gallery	6.110	X	X	P	X	P

Key P = Allowed X = Not Allowed

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6.040 Porch Projecting

Table 6.040.A Description

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

Table 6.040.B Size

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

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

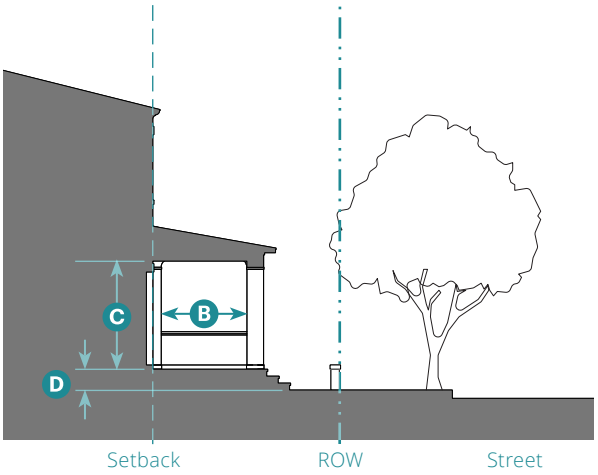
[2] Common entries may be set at grade per local and federal accessibility standards.

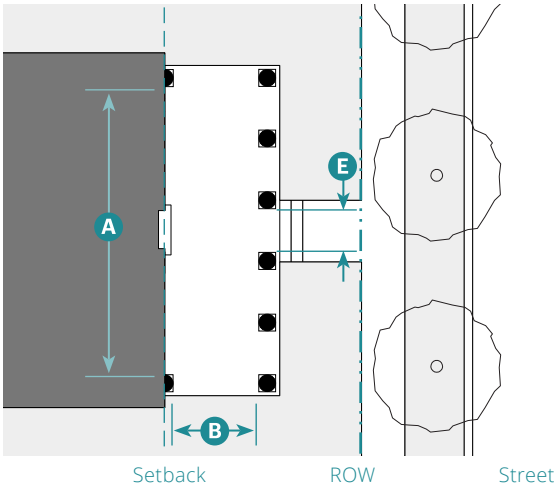
Table 6.040.C Miscellaneous

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



Example of a Projecting Porch





Key

ROW/ Design Site Line Setback Line

6.050 Porch Engaged

Table 6.050.A Description

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

Table 6.050.B Size

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

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

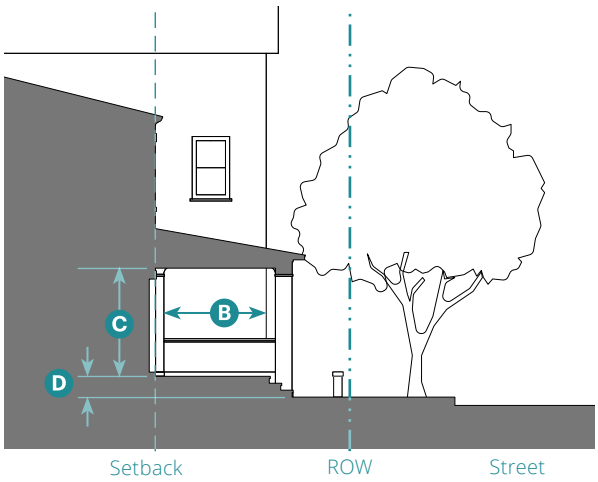
[2] Encroachment width may not exceed width of Porch (A).

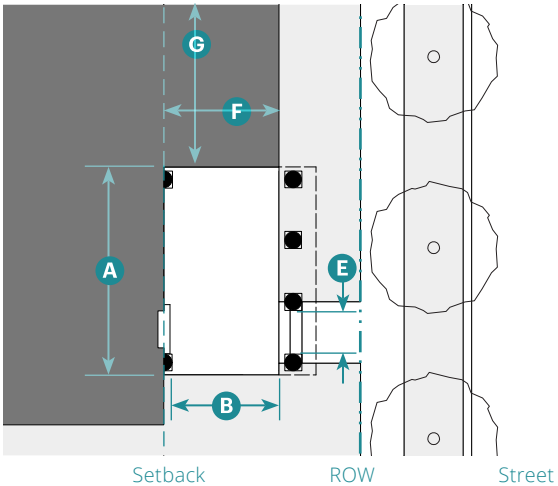
Table 6.050.C Miscellaneous

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



Example of an Engaged Porch





Key

ROW/ Design Site Line Setback Line

6.060 Dooryard

Table 6.060.A Description

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

Table 6.060.B Size

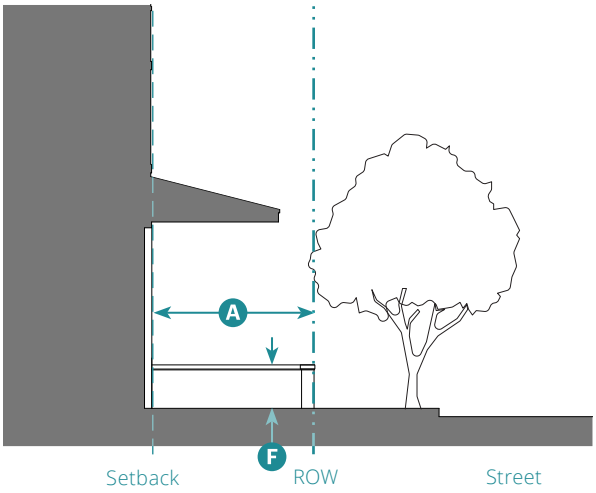
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access Width	3' min.	E
Height of Dooryard Fence/Wall above Finish Level	3' max.	F

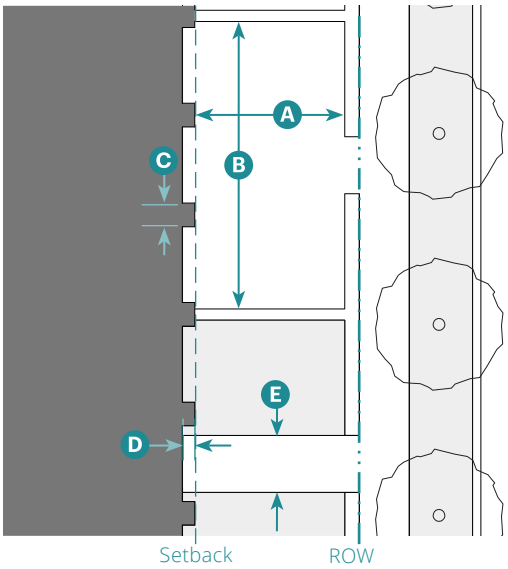
Table 6.060.C Miscellaneous

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



Example of a Dooryard





Key

ROW/ Design Site Line

Setback Line

6.070 Stoop

Table 6.070.A Description

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

Table 6.070.B Size

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

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

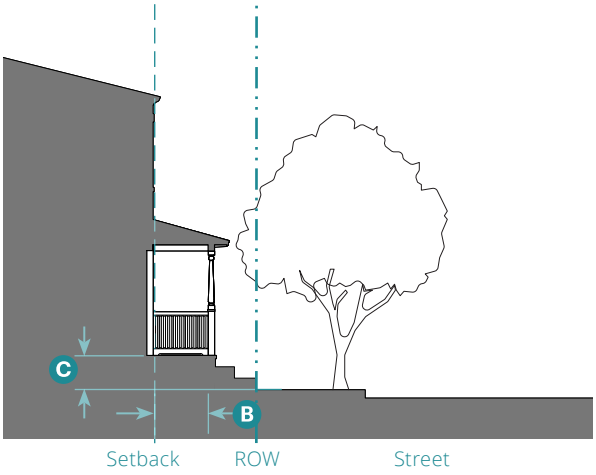
Table 6.070.C Miscellaneous

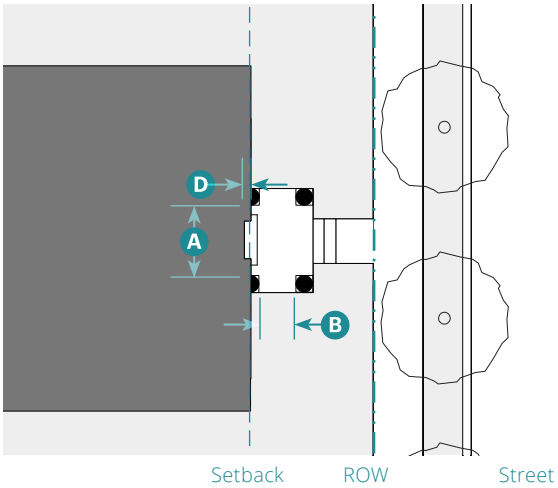
Entry doors shall be covered or recessed to provide shelter from the elements.

Gates are not allowed.



Example of a Stoop





Key

ROW/ Design Site Line Setback Line

6.080 Forecourt

Table 6.080.A Description

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

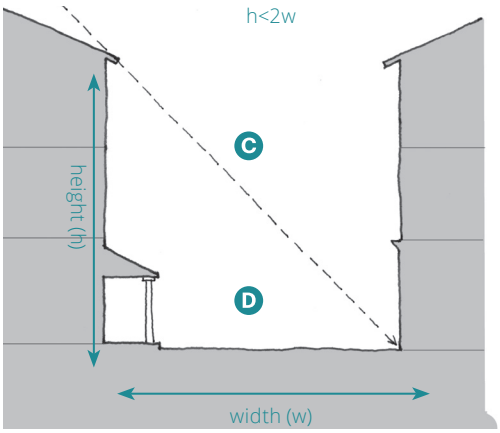
Table 6.080.B Size

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

Table 6.080.C Miscellaneous

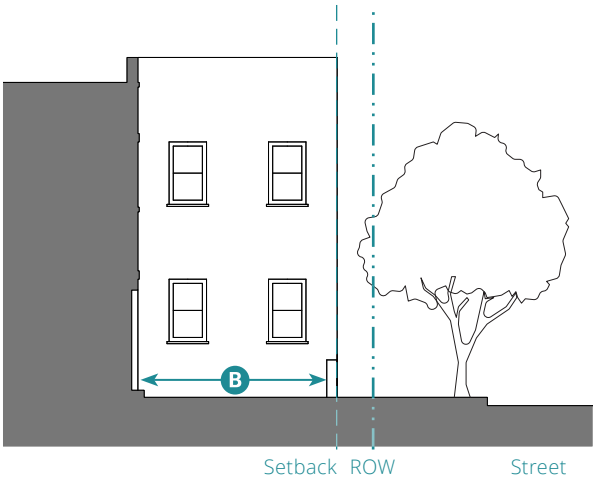
Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

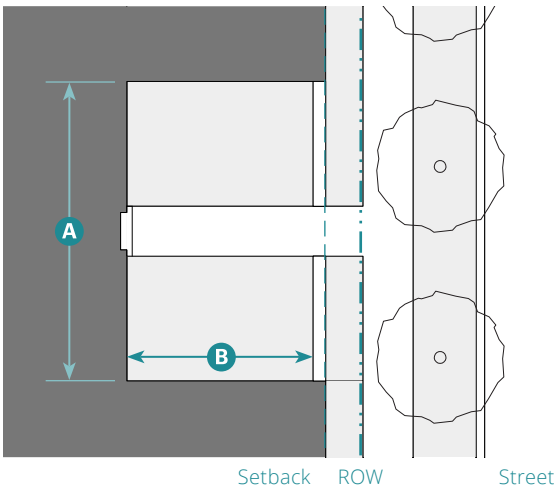
The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.





Example of a Forecourt with Shopfronts





Key

ROW/ Design Site Line

Setback Line

6.090 Shopfront

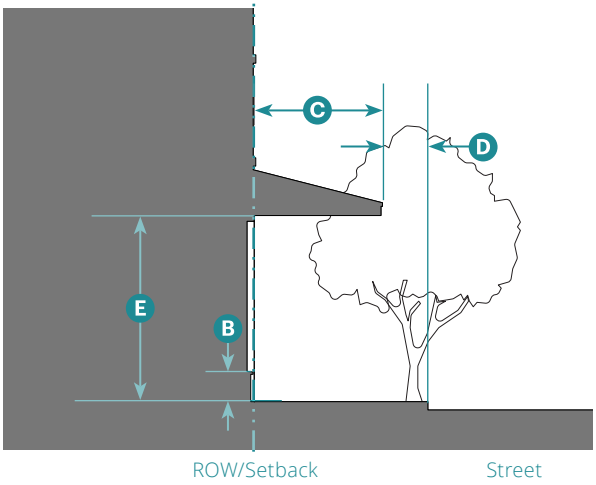
Table 6.090.A Description
The main facade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

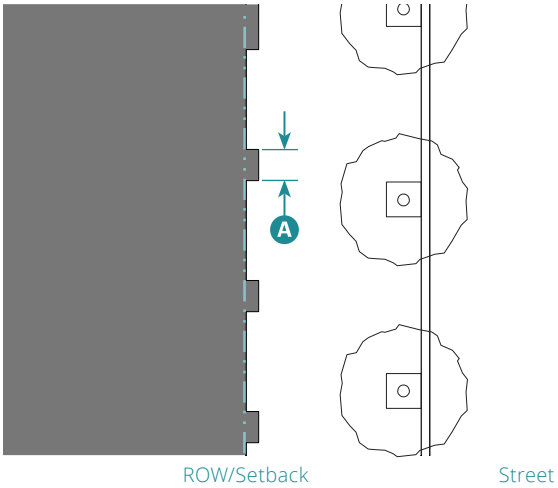
Table 6.090.B Size		
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling Height	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 2' max.	B

Table 6.090.C Awning (Allowed/Not Required)		
Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	10' min.	E



Example of a Shopfront





Key

ROW/ Design Site Line Setback Line

6.100 Terrace

Table 6.100.A Description

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

Table 6.100.B Size

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

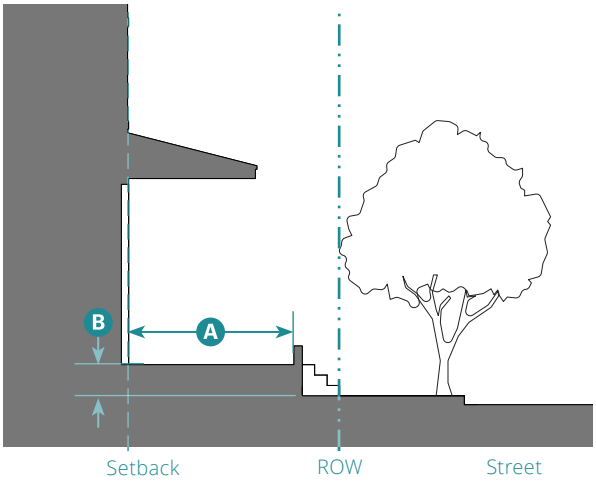
Table 6.100.C Miscellaneous

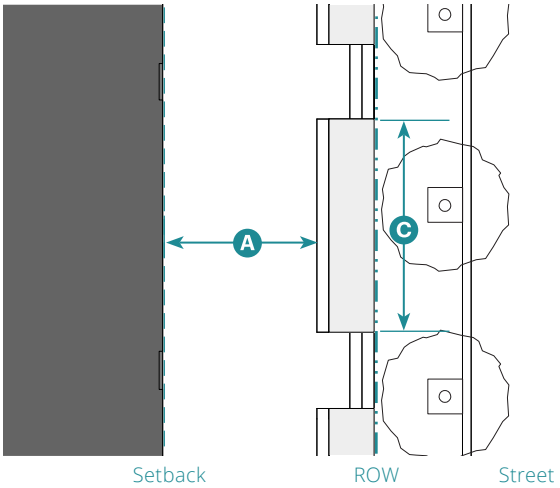
May be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

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



Example of a Terrace with low-wall seating





Key

ROW/ Design Site Line Setback Line

6.110 Gallery

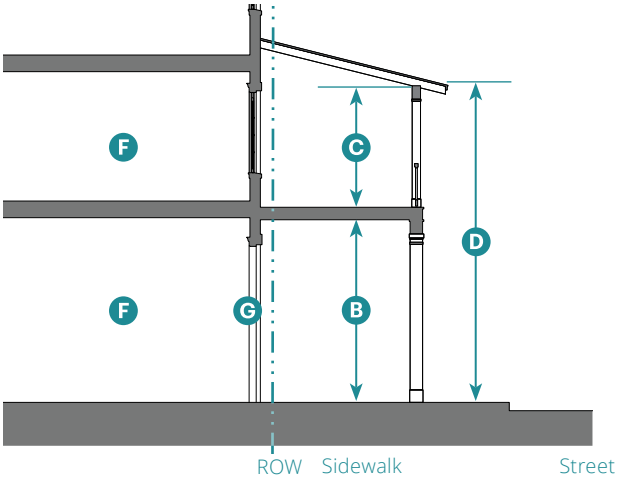
Table 6.110.A Description
The main facade of the building is set back from the front design site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts may be included as allowed by the zone.

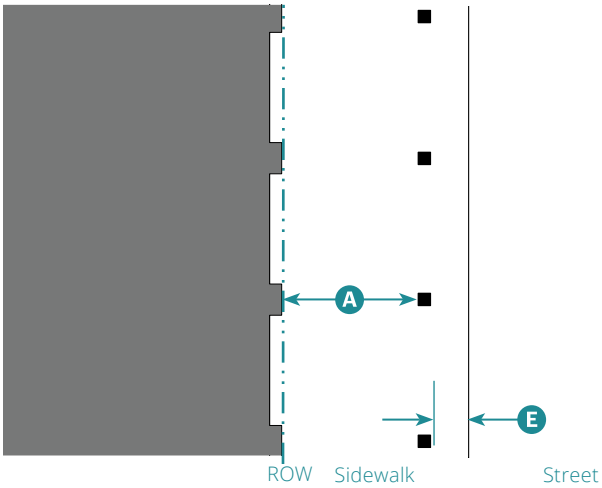
Table 6.110.B Size		
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Curb	18" min. (clear)	E

Table 6.110.C Miscellaneous	
Habitable Space	F
Galleries shall also follow the standards of the Shopfront, see Subsection 6.090 (Shopfront).	G
Galleries shall have a consistent depth across the entire front and/or side street facade.	
Galleries are allowed to project over the sidewalk in the public ROW.	
The second story of the Gallery may be covered.	



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





Key

ROW/ Design Site Line Setback Line

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Section 7: Civic Space Types

Subsections:

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

7.010 Purpose

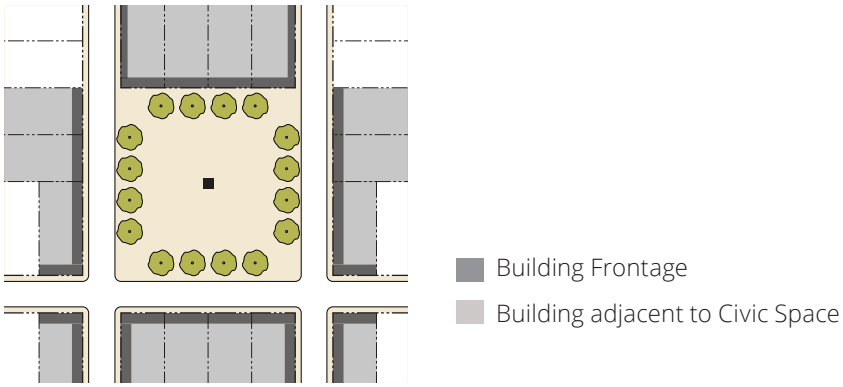
This Section establishes the standards applicable to new civic spaces. These standards supplement the standards for each zone. Civic space is land in the public realm (publicly or privately owned) for civic gathering purposes.

7.020 Civic Space Types

1. As required by Subsection 3.040 (Large Sites), design sites of least five acres are required to set aside a minimum area of 10 percent of the design site as civic space. One or more civic spaces may be used to meet the required area.
2. Each civic space is described as to its purpose and intent along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise.
3. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by:
    A. Single-loaded frontage streets (those with development on one side and open space on the other);
    B. Bike and pedestrian paths; or
    C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.

4. The facades on building design sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space. See Figure 7.020.1 (Building Frontage Adjacent to a Civic Space) for reference.

Figure 7.020.1 Building Frontage Adjacent to a Civic Space



7.030 Overview of Civic Space Types

Table 7.030.A (Overview of Civic Space Types) provides a summary of the allowed civic space types by zone. See referenced Subsection(s) for standards.

Table 7.030.A: Overview of Civic Space Types

Private Frontage Type	Specific Standards	Zones				
		T3N	T4N	T4MS	T5N	T5MS
Pocket Park/Plaza	7.040	P	P	P	P	P
Playground	7.050	P	P	P	P	P
Passage	7.060	P	P	P	P	P
Greenway	7.070	P	P	X	X	X
Plaza	7.080	X	X	P	P	P

Key P = Allowed X = Not Allowed

7.040 Pocket Park/Plaza

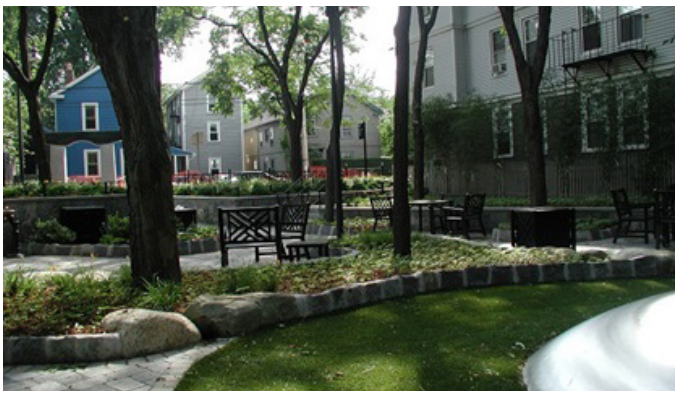
Table 7.040.A Description

A small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes, intended as intimate spaces for seating or dining.

Table 7.040.B Size and Location

Size	50' x 50' min.
Street required on one of the Pocket Park/Plaza's sides	
Facades on design sites attached to or across a street shall "front" on to the Pocket Park/Plaza.	







Examples of a Pocket Park/Plaza

7.050 Playground

Table 7.050.A Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.

Table 7.050.B Size and Location

Size	40' x 60' min.







Examples of a Playground

7.060 Passage

Table 7.060.A Description

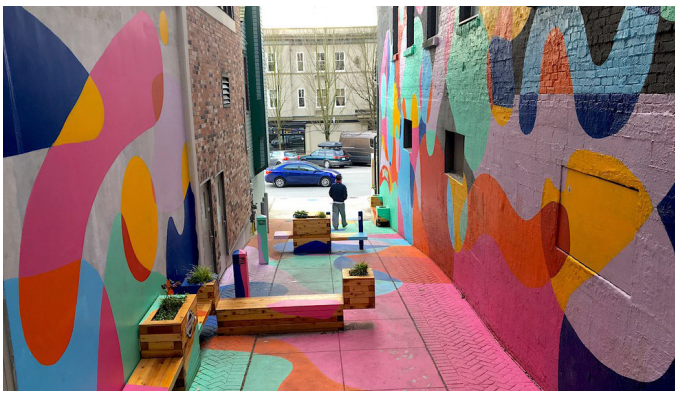
A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential Shopfronts and/or residential ground floors and pedestrian entries as required by the zone.

Table 7.060.B Size and Location

Size	15' min. clear width between or through buildings

Ground floor facades shall be in compliance with facade zone in Table E (Building Placement) and frontages allowed in Table F (Frontages) of the ODS zone.







Examples of a Passage

7.070 Greenway

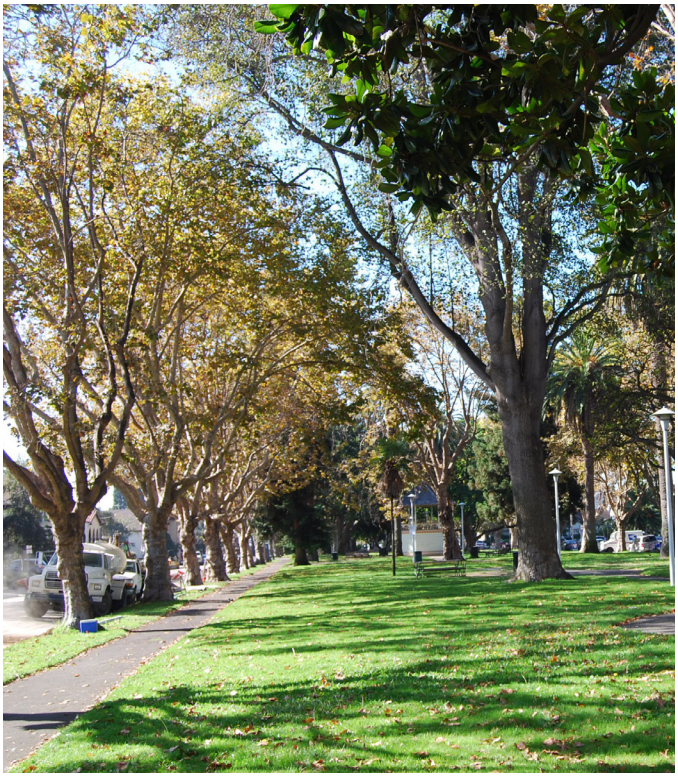
Table 7.070.A Description

A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

Table 7.070.B Size and Location

Size	2 continuous blocks in length min.
Width	50' min.

Shall front at least one street







Examples of a Greenway

7.080 Plaza

Table 7.080.A Description
A community-wide focal point primarily for civic purposes and commercial activities.

Table 7.080.B Size and Location	
Size	100' x 100' min.
Street required one of the Plaza's sides	
Facades on design sites attached to or across a street shall "front" on to the Plaza.	







Examples of a Plaza

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Section 8: Definitions

Subsections:

8.010 Purpose
8.020 Definitions
8.030 Measurement Methods

8.010 Purpose

This Section provides definitions for specialized terms and phrases used in this ODS. All other applicable definitions in Title 18 (Zoning) apply.

8.020 Definitions

A. Definitions

Abutting. Having a common property line or district boundary, or separated by a private or public street or easement.

Access or Service Drive. A public or private way of paving or right-of-way of not more than 30 feet affording means of access to property.

Access Frontage or Service Road or Street. A public or private street or right-of-way of not less than minimum standards as specified by the subdivision ordinance of the City affording means of access to property.

Adjacent. Sharing a common design site line, or having design site lines separated only by an alley.

Adjacent Buildings. Two or more buildings located upon adjacent design sites.

Alley. A public or private way to be used primarily for vehicular access to the back or side of a design site of real property that otherwise abuts a street.

Apartment, Efficiency. A dwelling unit in a multi-unit building, consisting of not more than one habitable room, excluding the kitchen or kitchenette and sanitary facilities, of a total floor area of not more than 400 square feet.

Applicant. Any individual, firm, or any other entity that applies to the City for the applicable permits to undertake any construction or development within the City.

Architectural Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a primary building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the primary building.

Awning. A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum, or similar material, which may be fixed in place or be retractable.

B. Definitions

Basement. A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining finished grade (as distinguished from a "cellar," which is a story more than one-half below such level). A basement, when used as a dwelling, shall not be counted as a story for purposes of height measurement.

Bathroom. A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

Bay. Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Block-Scale, Building. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Elevation. The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building Facade. The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

1. **Building Facade, Front.** The exterior wall of a building adjacent to a street or civic space.
2. **Building Facade, Side Street.** The exterior wall of a building adjacent to a side street.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior design site line(s).

4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The facade(s) along the front and side street of the design site.

Building Frontage, Principal. The facade along the front of the design site, typically the narrower of sides and identified by an address.

Building, Primary. The building that serves as the focal point for all activities related to the principal use of the design site.

Building, Setback. See "Setback, Building."

Building Type. A structure defined by its combination of configuration, disposition, and function.

C. Definitions

Ceiling Height, Ground Floor. The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Cellar. That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story, for the purpose of height standards.

Center. Concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context.

Chamfered Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Civic Space. An outdoor area dedicated for public gathering and civic activities. See Section 7 (Civic Space Types).

Common Courtyard. An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

Common Open Space. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

Common Space (syn. Common Area). A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the design site.

Communication Equipment Building. A building housing operating electrical and mechanical equipment necessary for the conduct of a communications business with or without personnel.

Communications Tower. Any structure which supports an antenna.

Community Center. A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Condominium. An estate in real property consisting of an undivided interest in common in a portion of the property together with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, design site map, or condominium plan. The condominium may be commercial, industrial, residential, or any combination. [Civil Code §783, §1351(f)].

Corner Element. A physical distinction in a building at the corner of two streets or a street and public space.

Corner Entry. An entrance located on the corner of a building.

Cottage Court. See Subsection 4.060 (Cottage Court).

Council. The City Council of the City of Pittsburg.

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking.

Courtyard Building, Large. See Subsection 4.110 (Courtyard Building Large).

Courtyard Building, Small. See Subsection 4.100 (Courtyard Building Small).

Coverage

1. **Coverage, Accessory Structures.** The sum of the footprint area of all structures on a design site.
2. **Coverage, Building.** The floor area of the largest story of a building divided by the total design site area.
3. **Coverage, Design Site.** The portion of the design site expressed as a percentage that is covered in buildings or other structures.

Co-working Space. A facilitated environment which may contain shared facilities including, but not limited to: conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses allowed in the zone in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research & development building may use equipment consistent with research & development uses. Co-working space may be interchangeably referred to as “incubator space."

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

D. Definitions

Dangerous or Objectionable Elements. Any land or building structure used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition or elements in such manner or in such amount as to adversely affect the surrounding area or adjoining premises.

Days. Calendar days unless this ODS specifies otherwise.

Defensible Space. A public, private, or semi-private residential environment whose physical characteristics—building layout and site plan—function to allow inhabitants themselves to become key agents in ensuring their security.

Department. Pittsburg's Planning Department.

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Depth-to-Height Ratio. The relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

Design Site. A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

1. **Design Site, Corner.** A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.
2. **Design Site, Flag.** A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. **Design Site, Interior.** A design site abutting only one street.
4. **Design Site, Through.** A design site with two or more frontage lines that do not intersect.

Design Site Area. The total square footage or acreage of horizontal area included within the design site lines.

Design Site Coverage. See "Coverage."

Design Site Depth. The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

Design Site Line. The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
    a. The frontage line in the case of a design site having a single frontage line;
    b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;

c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;

d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;

e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or

f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.

2. **Design Site Line, Rear.** That design site line opposite the front design site line.

3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

Design Site Width. The horizontal distance between the design site lines measured perpendicular to the front design site line.

Detached. Separate or unconnected.

Development Site. The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

Diligently Pursued. Continued with constant or appropriate effort.

Display. An item or arrangement of items indoors that is not attached to a window, door or wall.

Disposition, Formal. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Disposition, Informal. Composed in an informal character with a mix of formal and natural characteristics.

Disposition, Natural. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

Dooryard. See Subsection 6.060 (Dooryard).

Drive-Through Service. Any business that either by design or operation provides services or products directly to occupants of a motor vehicle, except gasoline service stations.

Driveway. A vehicular lane within a design site, or shared between two design sites, usually leading to a garage, other parking, or loading area.

Dwelling, Group Living (syn. Co-housing). Dwellings designed for occupancy of groups living together and having a central dining facility.

E. Definitions

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane

of a vertical or horizontal regulatory limit by extending: into a setback, beyond the build-to-line into the public frontage, or above a height limit.

Entry. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Established Landscape. The point in time at which plants have developed roots into the soil adjacent to the root ball.

Establishment Period. The first year after installing a plant in a landscape.

External Employees. An employee who does not reside at his or her place of employment.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Subsection 8.030 (Measurement Methods).

Facility. An improvement, structure, or building that is designed and used for a particular purpose.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

Flood Hazard. The threat of overflow stormwaters having the capability to flood lands or improvements, transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of channels.

Floor Coverage. See “Coverage."

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Non-residential. The square footage area measurement of a floorplate dedicated to non-residential uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Flow Rate. The rate at which water flows through pipes and valves, measured in gallons per minute or cubic feet per second.

Footprint Area. The total square footage contained within a footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. See Subsection 6.080 (Forecourt).

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Design Site Line, Front."

Front Loaded. (Front Access). Design sites that provide vehicular access from the front of the design site.

Frontage, Private. The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

Frontage, Public. The area between the on-street parking and the back of the sidewalk.

Frontage Line. The design site line(s) of a design site fronting a street (public or private) or a civic space.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Gallery. See Subsection 6.110 (Gallery).

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include: bicycle sales, service, and rental; bookstores, except adult bookstores; apparel and accessories; bakeries; and food stores.

Glazing. Openings in a building in which glass is installed.

Grade. The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

Grade, Finished. The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

Grade, Pre-Development. The grade of a design site prior to any site improvements related to the proposed development.

Grading. Earthwork performed to alter the natural contours of an area.

Green Building Practices. A whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green building practices including, but not limited to, those described in the LEED™ rating system recognize the relationship between natural and built environments

and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment.

Greenway. See Subsection 7.070 (Greenway).

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to: bathrooms, closets, utility rooms, and storage spaces.

Gross Parking Area. The total area of parking space and drive included on a design site.

Gross Residential Acreage. The total area, measured in acres, included within the design site lines of a residential development.

Guest House. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building.

High Water-use or Non-drought-Tolerant Plant. A plant that will require regular irrigation for adequate appearance, growth, and disease resistance.

House-Scale Building. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

I. Definitions

Impervious. The area of any surface that prevents the infiltration of water into the ground including, but not limited to, roads, parking areas, concrete, and buildings.

Improved. An area which has been paved or planted and is permanently maintained as such.

Improvement. The product of any modification to a site structure or building, not including maintenance or repairs.

Infill. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

Irrigation Efficiency. The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system, characteristics, and management practices.

Irrigated Landscape Area. An entire design site less the building footprint, driveways, non-irrigated portions of parking lots, and other hardscape areas. Landscape areas encompass all portions of a development site to be improved with planting and irrigation. They include water bodies including, but not limited to, fountains, swimming pools, and ponds. Natural open spaces without irrigation systems are not included.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter J are defined at this time.

L. Definitions

L-Shaped (syn. Ell). A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscaping. Flowers, shrubs, trees, or other decorative material of natural origin.

LEED™ Rating System. The most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit dwelling or multiple-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Living Area. The interior habitable area of a dwelling unit, including basements and attics, but not including garages or any accessory structure.

Loading Dock(s). A platform where cargo from vehicles can be loaded or unloaded.

Loading Spaces, Off-street. Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

Lodging. See “Bed and Breakfast” or “Hotel or Motel."

Lot. See "Design Site."

Low-Water-Use or Extra Drought-Tolerant Plant. A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

M. Definitions

Main Body. The primary massing of a primary building.

Main Facade. The front facade of a building.

Main Street Building. See Subsection 4.120 (Main Street Building).

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Median. A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

Mixed-Use. Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Mobile Home. A vehicle, other than a motor vehicle, designed and equipped to contain one or more dwelling units to be used without a permanent foundation, and which is in excess of 8 feet in width and in excess of 40 feet in length.

Moderate Water-Use or Semi-Drought-Tolerant Plant. A plant that can survive throughout the year with occasional irrigation.

Multiplex, Large. See Subsection 4.080 (Multiplex Large).

Multiplex, Small. See Subsection 4.070 (Multiplex Small).

Multi-Unit Building. A residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

N. Definitions

Neighborhood Center. A walkable environment that provides a mix of civic, institutional, and/or commercial uses.

New Construction. Structures for which the "start of construction" commenced on or after the effective date of this ODS.

Nonconforming Design Site. A design site that was legally created before the effective date of this ODS and does not comply with the minimum area, depth, width, or other applicable standards of the zone it is located.

Nonconforming Site Improvement. A site improvement (e.g., fences, landscaping, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this ODS and does not conform to the present standards of the zone in which it is located.

Non-Street Frontage. Building facades that do not face a street or civic space.

O. Definitions

ODS Zone (syn. Transect Zone). One of several zones mapped on the ODS Overlay Map. See Figure 2.020.1 (ODS Overlay Map).

Off-Street Parking. The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

Open Space. See "Civic Space."

Open Space Easement. See "Scenic Easement or Open Space Easement."

Open Structure. An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures.

Oriel Window (syn. Upper Story Bay Window). A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

Outdoor Storage Building. A building used primarily for storage of goods and materials, and uninhabitable.

Overhead Doors. Doors constructed in horizontally hinged Subsections that are equipped with hardware that rolls the Subsections into an overhead position, clear of the opening.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel, Nonconforming. A legally created parcel which does not conform with current standards for area, width, frontage or other such standards for the zone in which the parcel is located because of annexation or amendments to the title.

Park and Recreational Area, Public. Include playgrounds, public gardens, outdoor sports grounds, indoor sports structures within a park area, tot lots, passive park areas, and other areas of use to the general public for recreation or outdoor diversions, not including commercial recreation facilities (see "Commercial Recreation Facility.")

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Parkway. That portion of a public right-of-way located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

Passage. See Subsection 7.060 (Passage).

Passageway. A pathway unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

Path of Travel. A continuous, unobstructed way of pedestrian passage.

Patio Cover. A one story, roofed structure, not more than 12 feet in height above adjacent finished grade, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the primary building.

Pedestrian Shed. An area centered on a destination including, but not limited to, a civic space, civic building, or main street. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge, about 1,500 feet. Pedestrian sheds are used for planning Walkable Urban areas.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

Pedestrian-Oriented Businesses. General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

Pedestrian-Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Pennant. Any lightweight flexible plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, in a series of three or more, designed to move in the wind.

Playground. See Subsection 7.050 (Playground).

Plaza. See Subsection 7.080 (Plaza).

Plot Plan. A plan for an individual residential design site within an approved subdivision. At a minimum, the plot plan shows the design site property lines with metes and bounds; street address; driveways; grading; proposed locations for structures; public and private improvements (e.g., utility service laterals); retaining walls; trees; and measurements to locate these improvements within the design site.

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Podium Top. A flat, elevated and open area above a podium that can be used as common area.

Pocket Park/Plaza. See Subsection 7.040 (Pocket Park/Plaza).

Porch. A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See Subsection 6.050 (Porch Engaged).
2. **Porch, Projecting.** See Subsection 6.040 (Porch Projecting).

Pre-Development Grade. The grade of a design site prior to any site improvements related to the proposed development.

Premises. An area of land with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit.

Primary Building. See "Building, Primary."

Primary Living Space. A space within the primary building that is designed as a living room, dining room, or bedroom.

Private Open Space. The area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

Private Street. Any street not a public street.

Public Property. Any property publicly owned outside of the designated public right-of-way.

Public Street. A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the City.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the design site.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Recreational Area. Areas of active play or recreation including, but not limited to, sports fields, school yards, picnic grounds, or other areas with intense foot traffic.

Relocation. The act or process of moving a structure or object from one property to another property or to a different location on the same property.

Renovation

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Residential. Premises used primarily for human habitation.

Residential Development. Any development that consists entirely of dwellings.

Right-of-Way (ROW). Land dedicated to transportation purposes and/or use by the general public.

Rowhouse. See Subsection 4.090 (Townhouse).

Runoff. Water which is not absorbed by the soil to which it is applied. Runoff usually occurs when water is applied at too great a precipitation rate, when water is applied to saturated soils, or when water is applied to a steep slope.

S. Definitions

Satellite Dish Antenna. Parabolic or spherical antenna whose purpose is to receive and/or transmit radio communication signals to and/or from satellites.

Scenic Easement or Open Space Easement. An easement granted to the public whereby the owner relinquishes or limits the right to construct improvements on the land.

Second Unit. See "Dwelling, Second Unit."

Semi-Public Utility Building. A building owned or operated by a non-profit organization, private institution, or foundation, and used to provide utility services to its members or those persons it serves.

Service Entries. Building access for service providers.

Service Facilities. On-site facilities that support grounds maintenance, landscaping, and minor repair service relative to a primary use.

Setback. The distance by which a structure, parking area, or other development feature is separated from a design site line, other structure, or development feature

1. **Setback, Front.** An area extending across the full width of the design site between the front design site line and the primary structure.
2. **Setback, Rear.** An area extending the full width of the design site between a rear design site line and the primary structure.
3. **Setback, Side.** An area between a side design site line and the primary structure extending between the front and rear setback.

Setback, Building. The mandatory clear distance between a design site line and a building.

Setback, Parking. The mandatory clear distance between a design site line and parking.

Setback, Non-Street Frontage. Any side or rear setback not contiguous to a public right-of-way. Such setback shall be measured laterally from the nearest part of that portion of a primary building facing said side or rear setback toward the nearest point of the design site line.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. See Subsection 6.090 (Shopfront).

Shopfront Base. A very low wall , that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

Sidewalk. A paved area along a street intended exclusively for pedestrian use and often installed between a street and design site frontages.

Single-Loaded, Building. A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

Site Plan. A base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

Special Architectural Elements. Church spires; belfries cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

Street, Front. Street located along the front design site line of a parcel.

Street, Side. Street located along a design site line of a parcel that is not along the front design site line.

Stoop. See Subsection 6.070 (Stoop).

Storefront. The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

1. **Story, First.** The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

Street. A public or permanent private thoroughfare which affords a primary means of access to design site(s).

1. **Street, Front.** Street located along the front design site line.
2. **Street, Side.** Street located along a design site line that is not the front design site line

Street Frontage. The lineal length of that portion of a design site abutting a street.

Street Frontage, Principal. The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree. A tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of-way.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Terrace. See Subsection 6.100 (Terrace).

Thoroughfares. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to design sites and open spaces, and that incorporates vehicular lanes and public frontages.

Townhouse. See Subsection 4.090 (Townhouse).

Transect. A cross-Subsection of the environment showing a range of different habitats. The Natural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism.

Transect Zone. See "ODS Zone."

Transit Station. A design site or structure used for the purpose of parking, loading, and unloading freight and passengers from train or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses stop to load and unload passengers, excluding a stop that is only utilized by a school bus route operated seasonally or only during school hours for the intended purpose of serving students. A transit stop may or may not include a shelter or a pullout.

Turf. A surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are cool-season grasses. Bermudagrass, kikuyugrass, seashore paspalum, St. Augustinegrass, zoysiagrass, and buffalo grass are warm-season grasses.

U. Definitions

Understory. The smaller trees and shrubs below the canopy of large trees.

Unit. See "Dwelling Unit."

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Usable Open Space. Common or private open space, excluding the following:

1. Required front setbacks;
2. Areas devoted to parking, driveways, and maneuvering areas;
3. Open space at grade less than 10 feet in its minimum dimension; and
4. Patios, balconies, or decks less than five feet in their minimum dimension.

V. Definitions

Visitability. A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

W. Definitions

Walkable Neighborhood Center. A Walkable Urban environment that provides a concentrated mix of civic, institutional, and/or commercial uses.

Walkable/Walkability. The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

Walkway. A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the facades of buildings.

Water Table, Architectural Feature. A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building.

X. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Y. Definitions

Yard. See "Setback."

Z. Definitions

Zero Design Site Line. A building or structure that is placed on the property line.

Zone. See “Transect Zone."

Zone Map. The zoning map(s) of the City of Pittsburg, California, together with all amendments.

Zoning Administrator. The duly designated and appointed zoning administrator of the City of Pittsburg.

Zoning Code. The Zoning Ordinance of the City of Pittsburg specified in Title 18.

8.030 Measurement Methods

1. **Primary Building within Facade Zone**

   A. **Applicability.** The facade zone standards apply to new primary buildings and their additions along the front and side street of a design site.

   B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.

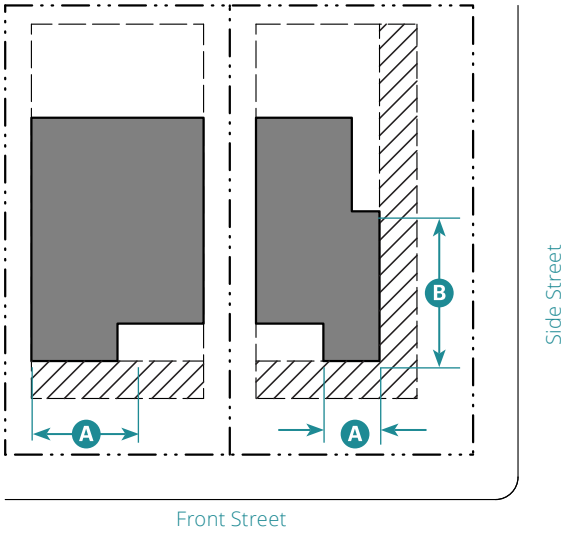
      (1) Identify the width of design site (e.g., 50 feet) and apply required front and side building setbacks (e.g., 5 feet and 5 feet).

      (2) Subtract the horizontal length between each side setback and the adjacent side design site line from the total width of the design site. The result is the net buildable width of the design site (e.g., 40 feet).

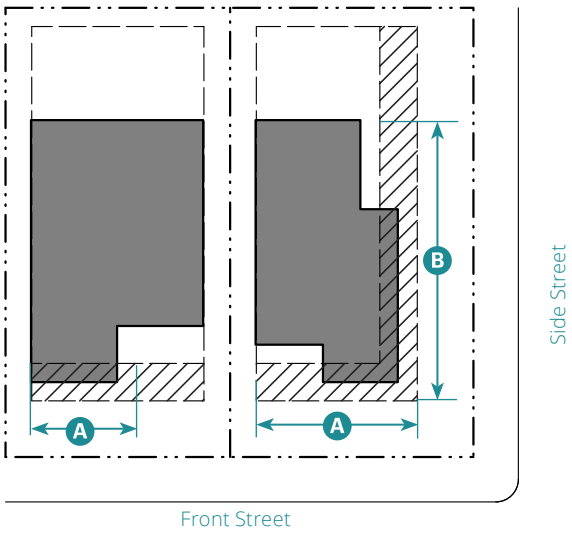
      (3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 50 feet).The result is the minimum length, in feet, of building facade that shall be placed in or abutting the facade zone (e.g., 20 feet).

Figure 8.030.1: Applying the Required Amount to the Facade Zone

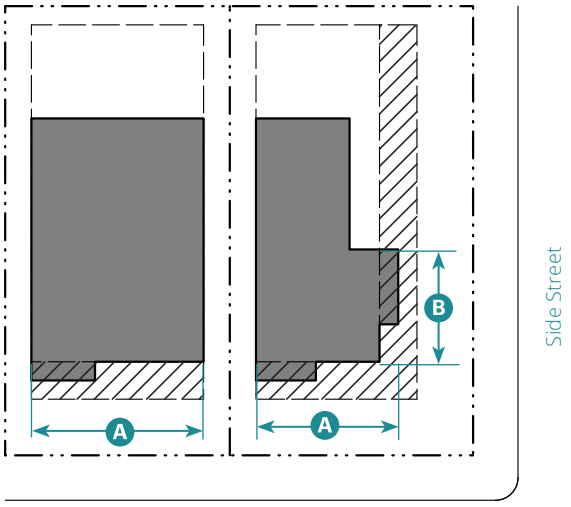
A. Abutting Facade Only



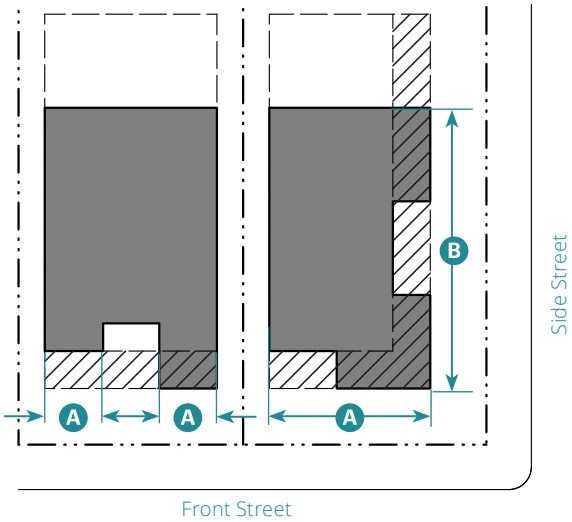
B. Within Facade Zone Only



C. Abutting and Within Facade Zone



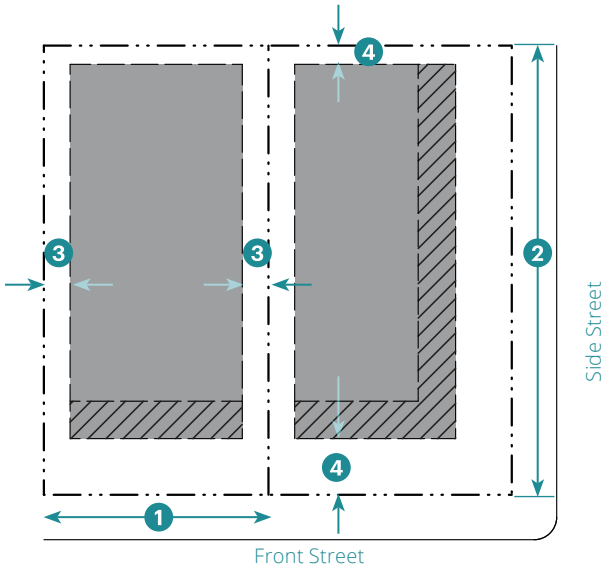
D. Abutting and at Front of Facade Zone



		Front Street	Side Street
▨	Facade Zone	50% min.[1]	50% min.[1]
■	Buildable Area	A	B

[1] This is an example. See Subsection 5 of the zone for the standard.

Figure 8.030.2: Determining the Required Amount Subject to the Facade Zone



Example Calculation

50'	Design Site Width
- 5'	Side Setback
- 5'	Side Setback
= 40'	Net Buildable Width
40'	Net Buildable Width
x Zone Standard	(e.g., 50%)
= 20'	Required In or Abutting the Facade Zone

1. Width of Design Site
2. Depth of Design Site
3. Setback to be Subtracted from Design Site Width
4. Setback to be Subtracted from Design Site Depth

2. **Measuring Building Types**

A. **Methodology.** Measurement of width and depth.

(1) **Main Body.** The width and depth of the main body shall be measured as follows:

(a) The width shall be parallel to the front.

(b) The depth shall be perpendicular to the front.

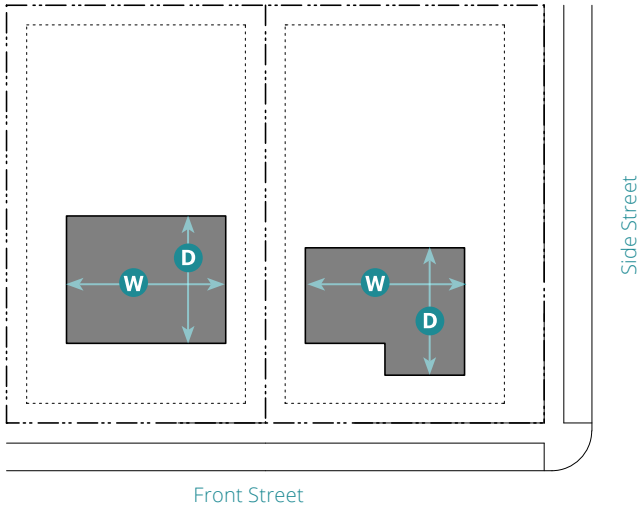


Figure 8.030.3: Main Body

W Width
D Depth

(2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:

(a) The width shall be the greater of the two dimensions of the footprint.

(b) The depth shall be the lesser of the two dimensions of the footprint.

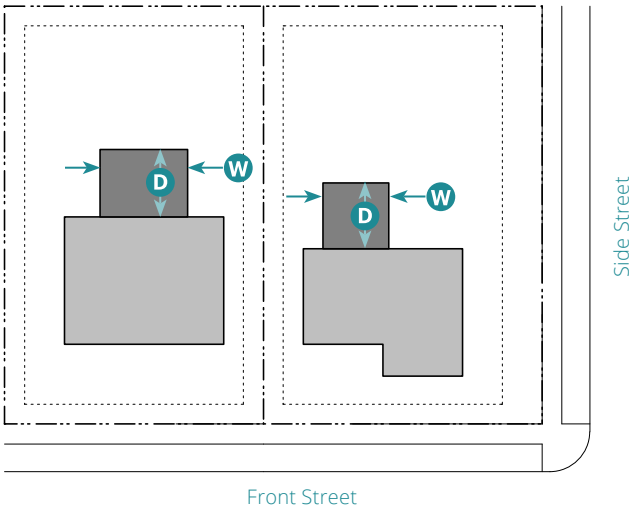


Figure 8.030.4: Wings and Ancillary Structures

W Width
D Depth

(3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:

(a) The width shall be parallel to the front

(b) The depth shall be perpendicular to the front.

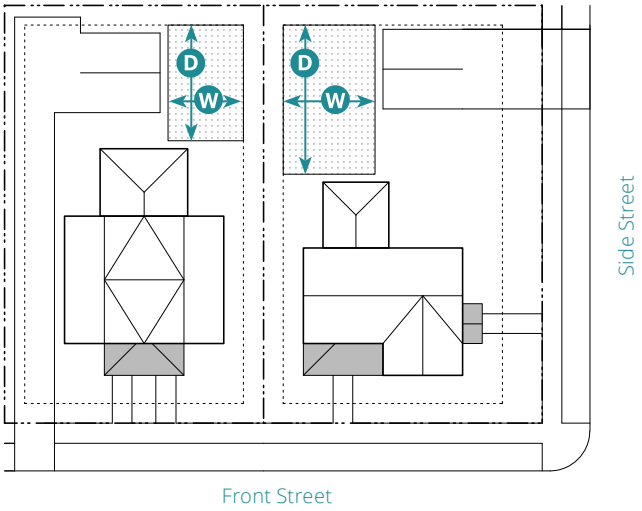


Figure 8.030.5:
Open Space(s)

W Width
D Depth

(4) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:

(a) The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.

(b) If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.

(c) The depth shall be perpendicular to the width.

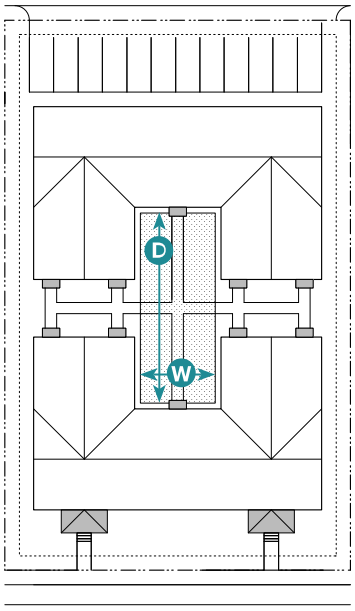


Figure 8.030.6: Courtyard(s)

W Width
D Depth

(5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.

(a) The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).

(b) The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

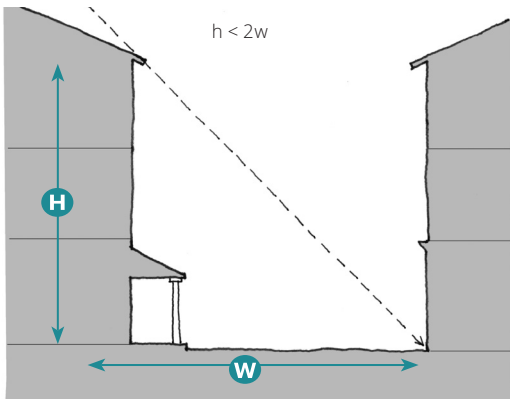


Figure 8.030.7: Width-to-Height Ratio

W Width
H Height

(6) **Highest Eave/Top of Parapet.**

(a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.

(b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.

(c) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.

(d) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.

(e) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure 8.030.8: Top of Parapet and Flat Roof

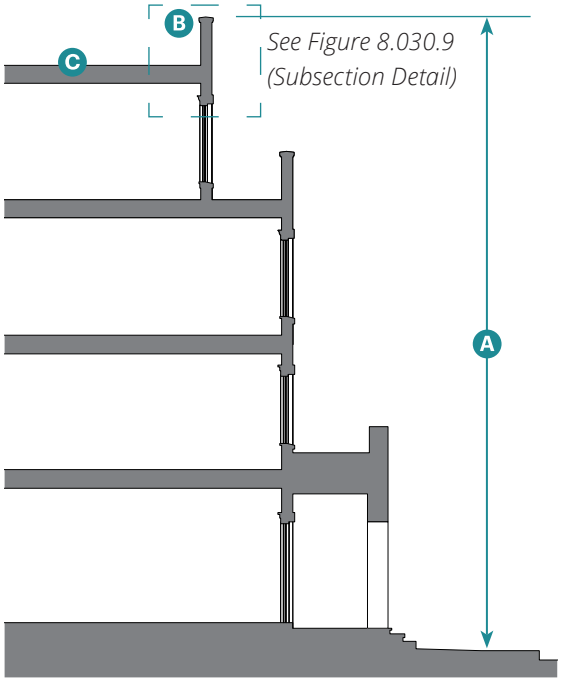
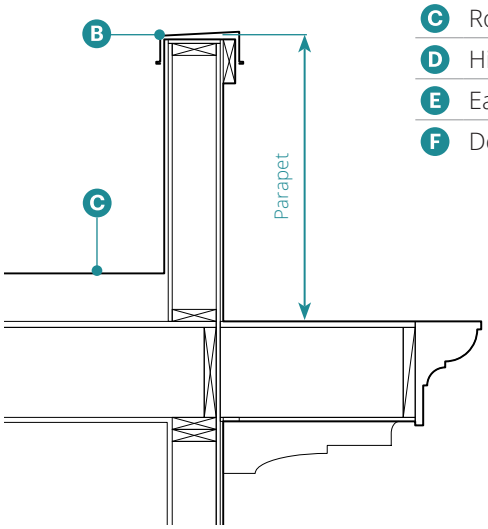


Figure 8.030.9: Subsection Detail of Top of Parapet and Flat Roof



- A Height, Overall
- B Top of Parapet
- C Roof Structure
- D Highest Eave Measurement
- E Eave Assembly
- F Dormer

Figure 8.030.10: Highest Eave for Pitched Roof

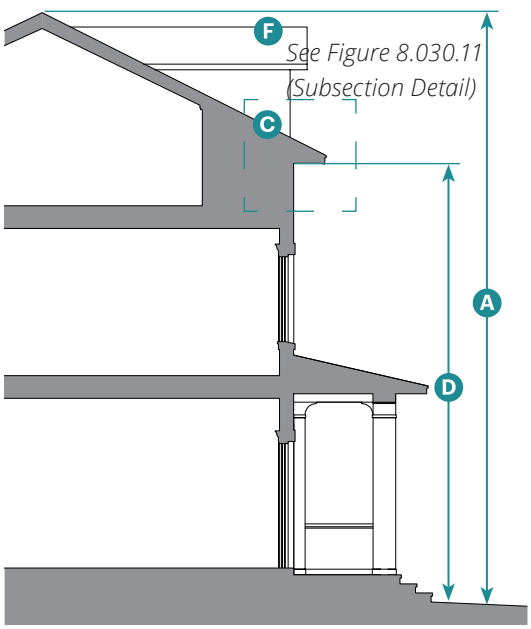
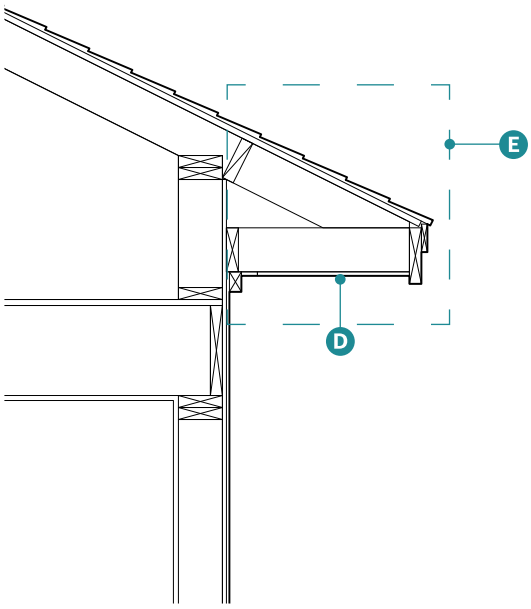


Figure 8.030.11: Subsection Detail of Highest Eave for Pitched Roof



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BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending the Zoning Map to establish)
a Citywide Limited Overlay for Objective) ORDINANCE NO. 23-
Design Standards 2023)

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

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

WHEREAS, staff has drafted a set of Objective Design Standards to be applicable as set forth in a limited Citywide overlay district in compliance with state law; and

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

WHEREAS, On May 9, 2023, the Planning Commission held a duly noticed public hearing to consider proposed, "Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ)", and voted to adopt Resolution No.10231, recommending City Council approval; and

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

WHEREAS, on October 2, 2023, the City Council held a duly noticed public hearing on the Planning Commission's recommendation for the City Council to approve the proposed amendment to the Zoning Map to establish a Citywide Limited Overlay for Objective Design Standards 2023; and

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

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

SECTION 1. Zoning Map Amendment Approval and Adoption. The Zoning Map is hereby amended to add the Objective Design Standards 2023 Limited Overlay Map, attached as "Exhibit A" to this Ordinance.

SECTION 2. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

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

SECTION 4. Publication. The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on October 2, 2023, and was adopted and ordered published at a meeting of the City Council held on November 20, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

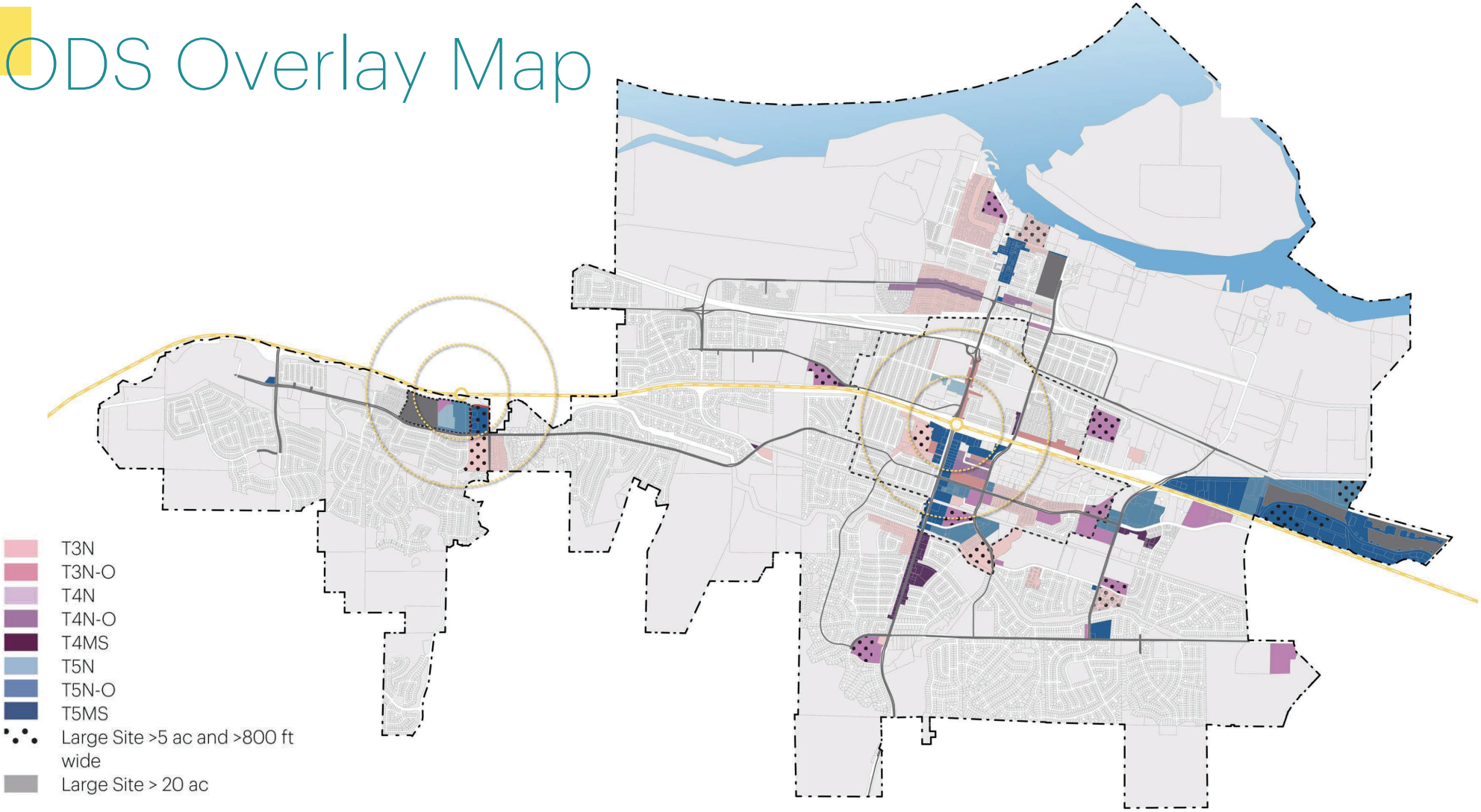
ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

ODS Overlay Map



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

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of Three Ordinances Terminating Development Agreements Between the City of Pittsburg and 1) SEECON Built Homes, Inc. for the Greystone Place Project, 2) Discovery Homes, Inc. for the Belle Harbor (Waterstone) Subdivision Project, and 3) Forecast Land Development LLC for the Liberty Subdivision Project

MEETING DATE: November 20, 2023

EXECUTIVE SUMMARY

In May 2023, staff conducted an annual review of compliance for Development Agreements and concluded that the Greystone Place, Belle Harbor, and Liberty Subdivision residential projects have been fully constructed, all conditions of approval have been satisfied and that the Development Agreements can be terminated. State law requires Development Agreements to be terminated by using the same procedure to enter into the agreement. The ordinances are now ready for City Council adoption.

FISCAL IMPACT

There is no fiscal impact associated with the recommended action.

RECOMMENDATION

City Council to take the following actions:

1. Move to adopt Ordinance No. 23-1514, terminating the Development Agreement for the Greystone Place Project.
2. Move to adopt Ordinance No. 23-1515, terminating the Development Agreement for the Belle Harbor (Waterstone) Subdivision Project.
3. Move to adopt Ordinance No. 23-1516, terminating the Development Agreement for the Liberty Subdivision Project.

BACKGROUND

On November 6, 2023, the City Council held a public hearing, and introduced and waived further reading of Ordinance Nos. 23-1514, 23-1515, and 23-1516, terminating Development Agreements for the Greystone Place, Belle Harbor, and Liberty Subdivision residential projects respectively and authorized the City Manager to execute the documents necessary to terminate the Development Agreements with no further changes.

SUBCOMMITTEE FINDINGS

This item was not reviewed by a subcommittee.

STAFF ANALYSIS

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

ATTACHMENTS:

1. Ordinance No. 23-1514
2. Ordinance No. 23-1515
3. Ordinance No. 23-1516

Prepared by: Maurice Brenyah-Addow, Senior Planner

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Terminating a Development)
Agreement with Seecon Built) ORDINANCE NO. 23-1514
Homes Inc. for Greystone Place)

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

WHEREAS, state law at California Government Code Section 65864 *et seq*. ("Development Agreement Statutes") authorizes and governs development agreements ("DAs") between certain public entities and developers of private property within a public entity's jurisdiction; and

WHEREAS, a Development Agreement between the City of Pittsburg, California, and Seecon Built Homes Inc., was executed on October 5, 2015, to develop the "Greystone Place" project located on Harbor Street between Atlantic Avenue and Stoneman Avenue; and

WHEREAS, pursuant to the Development Agreement Statutes, the City established procedures for the consideration, approval, amendment, and termination of development agreements; and

WHEREAS, Government Code Section 65865.1 requires cities to conduct a periodic review of active Development Agreements, at which time each respective developer is required to demonstrate good faith compliance with the terms of the Development Agreement ("Periodic Review"); and

WHEREAS, if, as a result of the Periodic Review, the City finds and determines, on the basis of substantial evidence, that a developer has complied in good faith with, and fully performed, the terms and conditions of the Development Agreement, the City may terminate the agreement; and

WHEREAS, the last periodic review of the Greystone Place Project Development Agreement was conducted, and on May 1, 2023, the City Council determined that the developer was in compliance with the terms of the Development Agreement; and

WHEREAS, on or prior to October 27, 2023, in accordance with Government Code section 65091 and Pittsburg Municipal Code (PMC) section 18.14.020, a "Notice of Public Hearing" for the November 6, 2023, public hearing on this item was posted at City Hall; was delivered to the Pittsburg Library; was noticed in the East County Times. A copy of the notice was also placed on the "Public Notices" page of the city website on October 27, 2023. The notice was also posted on www.nextdoor.com ("Nextdoor"); and

WHEREAS, on November 6, 2023, the City Council held a duly noticed public hearing on the Ordinance Terminating a Development Agreement with Seecon Built Homes Inc for the Greystone Place Project.

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

SECTION 1. Findings.

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

B. Based on the City Council Staff Report dated November 6, 2023, and entitled, "Introduction of an Ordinance Terminating a Development Agreement Between the City of Pittsburg and SEECON Built Homes, Inc. for the Greystone Place Project", and based on all written and oral testimony presented at the meeting, the City Council finds that the Developer has completed the project and fully complied with all relevant terms and conditions and therefore the DA can be terminated.

SECTION 2. Termination. The Development Agreement Between the City of Pittsburg, California and SEECON Built Homes, Inc. for the Greystone Place Project is hereby terminated.

SECTION 3. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 4. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

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

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on November 6, 2023, and was adopted and ordered published at a meeting of the City Council held on November 20, 2023, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Terminating a Development Agreement with Discovery Homes Inc. for the Belle Harbor (Waterstone) Subdivision Project	))))	ORDINANCE NO. 23-1515

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

WHEREAS, state law at California Government Code Section 65864 *et seq*. ("Development Agreement Statutes") authorizes and governs development agreements ("DAs") between certain public entities and developers of private property within a public entity's jurisdiction; and

WHEREAS, a Development Agreement between the City of Pittsburg, California and Discovery Homes, Inc., was executed on July 22, 2016, to develop the "Belle Harbor (Waterstone) Subdivision" project located at 500 School Street, at the southeast corner of Harbor Street and School Street; and

WHEREAS, pursuant to the Development Agreement Statutes, the City established procedures for the consideration, approval, amendment, and termination of development agreements; and

WHEREAS, Government Code Section 65865.1 requires cities to conduct a periodic review of active Development Agreements, at which time each respective developer is required to demonstrate good faith compliance with the terms of the Development Agreement ("Periodic Review"); and

WHEREAS, if, as a result of the Periodic Review, the City finds and determines, on the basis of substantial evidence, that a developer has complied in good faith with, and fully performed, the terms and conditions of the Development Agreement, the City may terminate the agreement; and

WHEREAS, the last periodic review of the Belle Harbor (Waterstone) Subdivision Development Agreement was conducted, and on May 1, 2023, the City Council determined that the developer was in compliance with the terms of the Development Agreement; and

WHEREAS, on or prior to October 27, 2023, in accordance with Government Code section 65091 and Pittsburg Municipal Code (PMC) section 18.14.020, a "Notice of Public Hearing" for the November 6, 2023, public hearing on this item was posted at City Hall; was delivered to the Pittsburg Library; was noticed in the East County Times. A copy of the notice was also placed on the "Public Notices" page of the city website on October 27, 2023. The notice was also posted on www.nextdoor.com ("Nextdoor"); and

WHEREAS, on November 6, 2023, the City Council held a duly noticed public hearing on the Ordinance Terminating a Development Agreement with Discovery Homes Inc for the Belle Harbor (Waterstone) Subdivision Project.

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

SECTION 1. Findings.

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

B. Based on the City Council Staff Report dated November 6, 2023, and entitled, "Introduction of an Ordinance Terminating a Development Agreement Between the City of Pittsburg and Discovery Homes, Inc. for the Belle Harbor (Waterstone) Subdivision project, and based on all written and oral testimony presented at the meeting, the City Council finds that the Developer has completed the project and fully complied with all relevant terms and conditions and therefore the DA can be terminated.

SECTION 2. Termination. The Development Agreement Between the City of Pittsburg, California and Discovery Homes, Inc. for the Belle Harbor (Waterstone) Subdivision project is hereby terminated.

SECTION 3. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 4. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

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

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on November 6, 2023, and was adopted and ordered published at a meeting of the City Council held on November 20, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Terminating a Development Agreement with Forecast Land Development LLC for the Liberty Subdivision Project	)	ORDINANCE NO. 23-1516

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

WHEREAS, state law at California Government Code Section 65864 *et seq*. ("Development Agreement Statutes") authorizes and governs development agreements ("DAs") between certain public entities and developers of private property within a public entity's jurisdiction; and

WHEREAS, a Development Agreement between the City of Pittsburg, California and Forecast Land Investment, LLC, was executed on June 28, 2018, for the Liberty Subdivision project located at 350 Central Avenue (south of the intersection of Central Avenue and Moose Way); and

WHEREAS, pursuant to the Development Agreement Statutes, the City established procedures for the consideration, approval, amendment, and termination of development agreements; and

WHEREAS, Government Code Section 65865.1 requires cites to conduct a periodic review of active Development Agreements, at which time each respective developer is required to demonstrate good faith compliance with the terms of the Development Agreement ("Periodic Review"); and

WHEREAS, if, as a result of the Periodic Review, the City finds and determines, on the basis of substantial evidence, that a developer has complied in good faith with and fully performed, the terms and conditions of the Development Agreement, the City may terminate the agreement; and

WHEREAS, the last periodic review of the Liberty Subdivision Development Agreement was conducted, and on May 1, 2023, the City Council determined that the developer was in compliance with the terms of the Development Agreement; and

WHEREAS, on or prior to October 27, 2023, in accordance with Government Code section 65091 and Pittsburg Municipal Code (PMC) section 18.14.020, a "Notice of Public

Hearing" for the November 6, 2023, public hearing on this item was posted at City Hall; was delivered to the Pittsburg Library; was noticed in the East County Times. A copy of the notice was also placed on the "Public Notices" page of the city website on October 27, 2023. The notice was also posted on www.nextdoor.com ("Nextdoor"); and

WHEREAS, on November 6, 2023, the City Council held a duly noticed public hearing on the Ordinance Terminating a Development Agreement with Forecast Land Development LLC for the Liberty Subdivision Project.

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

SECTION 1. Findings.

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

B. Based on the City Council Staff Report dated November 6, 2023, and entitled, "Introduction of an Ordinance Terminating a Development Agreement Between the City of Pittsburg and Forecast Land Development LLC for the Liberty Subdivision" Project, and based on all written and oral testimony presented at the meeting, the City Council finds that the Developer has completed the project and fully complied with all relevant terms and conditions and therefore the DA can be terminated.

SECTION 2. Termination. The Development Agreement Between the City of Pittsburg, California and Forecast Land Development LLC for the Liberty Subdivision Project is hereby terminated.

SECTION 3. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

SECTION 4. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

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

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on November 6, 2023, and was adopted and ordered published at a meeting of the City Council held on November 20, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

_____
Shanelle Scales-Preston, Mayor

ATTEST:

_____
Alice E. Evenson, City Clerk