

City of Pittsburgh Planning Commission Agenda

November 27, 2018

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

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

Planning Commission Members

**James Coniglio, Chair
Elissa Robinson, Vice-Chair
Durie Foster, Commissioner
Jeremy Ward, Commissioner
Mark Linde, Commissioner
Sarah Foster, Commissioner
J. Faye Fields, Commissioner**

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

(All items listed under the "Consent" portion of the agenda are considered routine and are adopted under one motion. Any item appearing as a Consent item on this agenda will be considered separately only upon request from a member of the Planning Commission, staff or public.)

1. Minutes

Meeting Minutes of November 13, 2018

COMMISSION CONSIDERATIONS

2. Family Harvest Farm, AP-18-1361 (DR)

This is a request for design review approval of plans to establish a community garden on an approximately 3.5-acre site located along the south side of Polaris Drive, west of the Belmont Apartment Homes and east of the Meadows Mobile Home Community, in the OS (Open Space) District. The project site is part of a 39.22-acre parcel located within the PG&E utility corridor north of State Route 4, and would include multiple temporary structures for storage, shade, and fruit and vegetable processing, as well as a chicken coop, composting bins, restrooms, and a parking area. Assessor's Parcel No. 086-010-023.

STUDY SESSION

3. Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR).

This is a study session to receive Planning Commission feedback on an application by Public Storage, Inc., to demolish an existing storage facility, and redevelop the project site with a new, three-story, climate-controlled building totaling approximately 151,392 square feet (s.f.). As part of the project, the developer would also be requesting a zoning map amendment specific to the site in order to:

1) allow an increase in the allowable floor area ratio (FAR) from 1.0 to 1.75; 2) reduce the required first floor height of commercial structures from 15 feet to 10 feet; and 3) allow Self-Storage facilities as a permitted use. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No.: 073-270-088.

ZONING ADMINISTRATOR REPORTS

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

November 13, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Coniglio at 7:00 p.m. on Tuesday, November 13, 2018, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Coniglio, Vice-Chair Robinson, Commissioner D. Foster, S. Foster, Fields, Ward, Linde

Staff: Community Development Director Jill Hecht, City Engineer Richard Abono, Planning Manager/ Secretary Kristin Pollot, Deputy City Clerk Amanda McVey, Senior Planner Hector Rojas, Senior Planner Jordan Davis, Planning Technician Celina Palmer, Contract Planner Joan Lamphier

PLEDGE OF ALLEGIANCE

Commissioner Ward led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of October 23, 2018

On motion by Commissioner D. Foster seconded by Commissioner Linde to approve the Consent Calendar and carried unanimously.

PUBLIC HEARINGS

2. Mt. Diablo Resource Recovery Park Enhancements Project, AP-18-1325 (UP, DR)

A continued public hearing on a request for: 1) approval of a use permit for operational enhancements at the existing Mt. Diablo Resource Recovery Park (MDRRP), and 2) design review approval of plans to construct four new structures and a building addition totaling 67,405 square feet of new building area beyond what was most recently approved on site at 1300 Loveridge Road in the IG (General Industrial) and IL (Limited Industrial) districts. Assessor's Parcel Nos. 073-200-013, -014, -015, -026, -027, -028, and -029.

Contract Planner Joan Lamphier gave a presentation.

Chair Coniglio opened the public hearing.

Dana Dean gave a presentation on behalf of the applicant.

Bruce Ohlson, Pittsburg, requested the applicant be responsible for the striping / re-striping of the bicycle lanes along the frontage of their property.

There being no one to speak further to the item, Chair Coniglio closed the public hearing.

On motion by Commissioner D. Foster seconded by Commissioner Linde to approve the use permit and design review and carried unanimously.

3. America's Tire, AP-18-1329 (UP, AD, SE, TRP)

A public hearing on a request for approval of: 1) use permit to establish a tire replacement business within an existing 7,826 square foot (s.f.) commercial space; 2) design review approval of plans for façade and parking lot improvements; 3) a sign exception to locate a freestanding sign within the public right-of-way; and 4) a tree removal permit to remove up to five protected trees on site. The project site is located at 2220-2224 Railroad Avenue, in the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District. Assessor's Parcel Nos. 087-042-019, 087-042-020, and 087-042-021.

Senior Planner Jordan Davis gave a presentation.

Chair Coniglio opened the public hearing.

Travis Brooks, legal representation for America's Tire, spoke on behalf of the applicant and stated they agree to all conditions of approval as presented.

Kyle Schoenthaler, President/CEO of Tredshed Pittsburg, spoke in opposition to the application.

Bruce Ohlson, Pittsburg, requested trees to provide shade in the parking lot. Speaking on behalf of the bicycle community, Mr. Ohlson requested to have the applicant finance the bike and pedestrian path that goes along the project site.

Adam Sapis, project site property owner, expressed the financial hardship in trying to acquire a serious buyer for the site.

Wolfgang Croskey, Pittsburg, spoke with concern regarding traffic and suggested a traffic study.

Yolanda Jackson, Pittsburg, spoke with concern regarding traffic.

James K. Loesch, Pittsburg, spoke with concern regarding traffic and potential noise disturbances.

Isaiah Jackson, Pittsburg, spoke with concern regarding potential future impacts to the surrounding businesses.

There being no one to speak further to the item, Chair Coniglio closed the public hearing.

On motion by Commissioner D. Foster seconded by Commissioner Linde to continue the item to a future date, requesting a trip generation study for the use, and carried by the following vote:

AYES:	Coniglio, D. Foster, Linde, Robinson
NOES:	Fields, S. Foster, Ward
ABSTAIN:	None
ABSENT:	None

4. Bobcat of Contra Costa, AP-18-1363 (UP)

A public hearing on a request for approval of a use permit to establish an equipment sales and rental use within an existing approximately 17,040 square-foot building, on an approximately 75,000 square-foot parcel located at 2035 E. Leland Road, in the CS (Service Commercial) District. Assessor's Parcel No. 088-152-029.

Commissioner Ward recused himself from this item and left the dais at this time due to a conflict of real estate investment.

Planning Technician Celina Palmer gave a presentation.

Chair Coniglio opened the public hearing.

Craig Thompson, Sales Manager with Bobcat, spoke on behalf of the applicant.

Wolfgang Croskey, Pittsburg, spoke in favor of the application.

There being no one to speak further to the item, Chair Coniglio closed the public hearing.

On motion by Commissioner Robinson seconded by Commissioner Linde to approve the application and carried by the following vote:

AYES:	Coniglio, Fields, D. Foster, S. Foster, Linde, Robinson
NOES:	Ward
ABSTAIN:	None
ABSENT:	Ward [Recused]

Commissioner Ward returned to his seat at the dais following the vote.

5. Nazari Contractor Yard, AP-17-1303 (RZ, UP)

A public hearing on a request for a recommendation to City Council for approval for a zoning amendment establishing a limited overlay district to allow a 'contractor vehicle storage yard' as a conditionally permitted use, and approval of a new use permit, contingent on City Council approval of the overlay district, amending the allowable uses onsite to include a contractor vehicle storage yard located at 1700 N. Parkside Drive in the CS (Service Commercial) District. Assessor's Parcel No. 096-093-005.

Senior Planner Hector Rojas gave a presentation.

Chair Coniglio opened the public hearing.

Mike Nazari, Pittsburg, spoke as the applicant.

There being no one to speak further to the item, Chair Coniglio closed the public hearing.

On motion by Commissioner D. Foster seconded by Commissioner Ward to approve the zoning amendment and carried unanimously.

On motion by Commissioner D. Foster seconded by Commissioner Ward to approve a new use permit and carried unanimously with the additional condition requiring the unpaved area to be a gravel lot, compacted at a comparable rate, 95% recycle aggregate, and replaced every 3 years as necessary.

ZONING ADMINISTRATOR REPORTS

6. Notice of Intent to Exercise Delegated Design Review Authority and Submittal of Adopted Zoning Administrator Resolutions

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for a minor remodel of the bait shop located at 27 Marina Blvd. The Zoning Administrator also submits two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

Commissioners acknowledged receipt of the notices of intent and three previously approved resolutions.

STAFF COMMUNICATIONS

Planning Manager / Secretary Kristin Pollot gave an update regarding the wind turbines on the PUSD property and explained while this specific application would be exempt from Planning Commission review and approval, the school district is still subject to the process and standards set forth by the State Architect.

Planning Manager / Secretary Kristin Pollot stated that the minutes from the most recent Land Use Subcommittee had been sent to the Planning Commissioners and that they will continue to receive these minutes via email from now on.

Senior Planner Hector Rojas stated the draft Environmental Impact Report (EIR) for the Making Waves project had been prepared and released for public review, as well as the EIR for the Faria project.

The City interviewed and chose De Novo Planning Group for the preparation of the Pittsburg General Plan update. The City Council will consider approving an agreement at the City Council meeting on November 19, 2018.

Senior Planner Hector Rojas invited everyone to share their ideas with Pittsburg Moves on Thursday, November 15, 2018 from 8:30 a.m. to 10:30 a.m.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 9:46 p.m. to November 27, 2018.

Respectfully Submitted,

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Family Harvest Farm, AP-18-1361 (DR)

ORIGINATED BY: John Muir Land Trust/Family Harvest Farm, Jack Cortis, P.O. Box 31, Martinez CA 94553.

SUBJECT: This is a request for design review approval of plans to establish a community farm on an approximately 3.5-acre site located along the south side of Polaris Drive, west of the Belmont Apartment Homes and east of the Meadows Mobile Home Community, in the OS (Open Space) District. The project site is part of a 39.22-acre parcel located within the PG&E utility corridor north of State Route 4, and would include multiple temporary structures for storage, shade, and fruit and vegetable processing, as well as a chicken coop, composting bins, restrooms, and a parking area. Assessor's Parcel No. 086-010-023.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10110, approving Design Review Application No. 18-1361, subject to conditions.

BACKGROUND:

John Muir Land Trust (JMLT) entered into a 10-year Licensing Agreement with PG&E in December of 2017, in order to operate a farm on the currently vacant site. The farm manager of the proposed project is an experienced farmer, who has worked at farm sites nearly identical to this project.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located north of State Route 4, south of Polaris Drive, east of Meadows Mobile Home Community (1515 Polaris Drive), and west of Belmont Apartment Homes (1010 Power Avenue). The total parcel size is approximately 40 acres; however, the applicant's licensing agreement is for only 17 of the total 40 acres, which are located south of Polaris Drive. On this portion of the parcel, the applicant only proposes to utilize approximately 3.5 acres, which are shown within the fenced in area on the project plans.

See Attachment 9 for a map of surrounding land uses.

Proposed Project: Family Harvest Farm (FHF) proposes to farm approximately 3.5 acres within an area enclosed by a 6-foot high fence. The farm would concentrate on growing vegetables and flowers for resale. Crops would be grown all year and may be sold to the local community through Community Supported Agriculture (CSA) boxes, farmers markets, and some institutional sales to schools, hospitals, and retirement

Planning Commission Staff Report

communities. FHF plans to, over time, restore some native habitat to areas outside of the fenced farm site. FHF's mission is to employ young people transitioning out of the foster care system (ages 18-22) to ease their transition into adulthood. FHF also intends to conduct educational events on the site for local residents who want to learn more about sustainable agricultural practices. The farm would also utilize chickens on-site to provide fertilizer and eat pests. The farm would be open for visitors when workers are present, generally weekdays from 8:00 a.m. to 6:00 p.m.

The proposed project is for design review of temporary structures on-site, and includes placement of a variety of facilities which would total 3,686 square feet of new structures/containers on the site. Upon termination of the licensing agreement with PG&E, JMLT would be responsible for removal of all the structures.

The proposed main "family room" would be the largest structure on site and would include a 40-foot by 30-foot open structure with a roof covering above. It would consist of wooden support posts with a corrugated metal roof. This space would be used for rest breaks, lunches, and meetings.

The proposed cooling room and two storage sheds would each be within 20-foot by 8.9-foot shipping containers. The cooling room would be a place to keep the fresh harvested vegetables cool to maintain their freshness. The shipping container used for the cooling room would be insulated and cooled by an air conditioner. The two storage shed shipping containers would be placed 20 feet apart, in order to create a 20-foot by 20-foot space between the two, with a corrugated metal roof attached atop the shipping containers to create a temporary "family room". This canopy structure would be temporary, until the 40-foot by 30-foot main family room is constructed.

The proposed vegetable wash and prep station would consist of a 25-foot by 8-foot wooden structure with a corrugated metal roof.

The proposed chicken coop would consist of a 16-foot by 20-foot wood framed structure with a grid patterned metal screen surrounding (acting as chicken wire).

The two greenhouses would be 16-foot by 20-foot structures made chiefly of transparent material.

The four compost bins would be 10-foot by 8-foot each and consist of uncovered wooden structures.

Portable restrooms would be used on site.

The site would be accessed via Polaris Drive/Power Avenue and would create a new left turn lane on the westbound side of the street. There is an existing gated entrance to the parcel, which would be relocated 40 feet back from the property line. The applicant is proposing to provide 24 parking stalls on-site on a gravel lot. Beyond this parking area, the farm site would be enclosed by a 6-foot fence, constructed of metal posts

Planning Commission Staff Report

securing a black vinyl-coated wire fencing material, with access via 5 entry gates located along the perimeter of the site.

Proposed lighting on the site would include security lighting installed along the fence line to be triggered by motion sensors.

See Attachments 2 through 8 for project plans and examples of the proposed structures.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is in the 'West Central Subarea' of the General Plan and has a land use designation of 'Utility/ROW'. This subarea is comprised primarily of residential neighborhoods. Two small neighborhood commercial uses serve the subarea. Two mobile home parks lie within the area, adjacent to the PG&E transmission corridor, where this project is located. The Utility/ROW designation is intended to designate land area dedicated to utilities, infrastructure or road right-of-way. PG&E will maintain access to the site and to their substation; therefore, the project would remain consistent with the use envisioned for the area.

The proposed farm would be consistent with the General Plan, more specifically, Policy 8-P-2, which calls for the development of park and recreation facilities within walking distance of all homes, and Goal 8-G-8, which calls for a diversity of recreational opportunities, facilities, and programs targeted toward local youth and seniors. The farm would revitalize a vacant open space located within walking distance of residents and would provide education for residents to learn about sustainable agricultural practices.

As further shown in Attachment 10, the proposed project is consistent with all applicable General Plan goals and policies.

Habitat Conservation Plan (HCP): Per Pittsburg Municipal Code (PMC) section 15.108.030, a project is exempt from the HCP if the project would permanently disturb less than one acre of land. The "acreage of land permanently disturbed" is defined in Chapter 9.3.1 of the HCP/NCCP as including all areas removed from an undeveloped or habitat-providing state and includes land in the same parcel or project that is not developed, graded, physically altered or directly affected in any way but is isolated from natural areas by the covered activity. The project site has an HCP landcover type of 'Ruderal.' The amount of impervious surface being created with this project would be approximately 8,950 square feet, which is equal to .21 acres. This amount includes both the structures and impervious paving area. The remainder of the site would be landscaped, to include crops for the farm, untouched natural vegetation, and restoration of the native habitat. As the area of the land being converted is less one acre, and all proposed structures would be temporary with no permanent alterations to the land, the HCP would not be applicable to this project.

Planning Commission Staff Report

Zoning: The project site is located within the OS (Open Space) District; where horticulture, animal husbandry, and crop production are all permitted uses. Per PMC section 18.58.40, all projects require design review. PMC chapter 7.08 sets forth standards for the keeping of livestock, animals, fowl and bees. These include not allowing livestock, fowl or bees to be kept within 50 feet of a dwelling unit or within 25 feet of any property line (PMC section 7.08.050) and does not allow the slaughtering of animals anywhere within city limits.

Per PMC section 18.58.030, in the OS District, development regulations are as specified by a use permit or design review where required. Attachment 11 shows the specifications on the proposed project.

Design Guidelines: The proposed project is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 12, the proposed project is consistent with the applicable DRDG sections, specifically those that call for: 1) parking areas be screened from view from any public right-of-way (DRDG IV.a); 2) all building elevations be addressed in design review (DRDG IV.g, IV.h, IV.k, IV.q); and 3) structures to be compatible in design color and materials (DRDG IV.i, IV.p).

The proposed project would also be in conformance with DRDG section IV, "Green Building Design Guidelines," if a condition is added to require that fixed bicycle parking for at least one bicycle be provided on-site (DRDG VI.D.9).

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

- A. the structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
- B. the structures 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 structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structures are in harmony with proposed developments on land in the general area; and
- E. the applications conform with the criteria set forth in any applicable city-adopted design guidelines.

Planning Commission Staff Report

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

Public Notice: Although not required by the PMC, on or prior to November 17, 2018, notice of the November 27, 2018, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice.

ANALYSIS:

As shown in Attachment 10, the proposed project is consistent with applicable goals and policies contained within the General Plan. Most notably, the proposed project is consistent with Land Use Element Goals 2-G-1 and 2-G-6, which encourage the City to maintain a compact urban form within the City's projected municipal boundary and use vacant infill land and underutilized sites.

Staff believes that the Planning Commission can make the required findings to approve the design review request, with the inclusion of several conditions of approval, including key conditions as detailed below:

1. All structures on site shall be architecturally compatible with one another (Conditions No. 3-5).
2. Site/Structure Maintenance. The exterior of all structures shall be maintained in a good condition at all times, including but not limited to the color integrity and the entire parcel shall be kept clean and free of all litter, debris, and refuse. (Condition No. 10).
3. Odor. The City reserves the right to require an odor management plan be put in place for the site, subject to staff approval. (Condition No. 13).
4. Bicycle Parking. The applicant shall provide fixed bicycle parking for at least one (1) bicycle on-site in a location providing convenient access and natural surveillance. The final location of bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation. (Condition No. 14).

Further, staff believes the proposed project features quality design for the proposed structures; especially if the structures are in harmony with one another in colors and materials, as conditioned. The proposed project would utilize a long-standing vacant parcel which could otherwise contribute toward blighted conditions in the neighborhood.

ACTION REQUIRED:

Move to adopt Resolution No. 10110, approving Design Review Application No. 18-1361, subject to conditions.

Planning Commission Staff Report

ATTACHMENTS:

1. Proposed Resolution No. 10110
2. Project Plans, dated November 19, 2018
3. Example "Family Room"
4. Example Storage Sheds and Cooling Room
5. Example "Temporary Family Room"
6. Example Vegetable Wash and Prep Station
7. Example Chicken Coop
8. Example Compost Bins
9. Map of Surrounding Land Uses
10. Applicable General Plan Goals and Policies
11. Property Development Regulations Table
12. Development Review Design Guidelines
13. Public Meeting Notice

Prepared by: Celina Palmer, Planning Technician

Attachment 1

PROPOSED BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review	)	Resolution No. 10110
Approval of Plans to Construct	)	
Approximately 3,700 Square Feet of	)	
Structures at Assessor's Parcel No.	)	
086-010-023, for "Family Harvest Farm,	)	
AP-18-1361 (DR)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 16, 2018, Jack Cortis, on behalf of John Muir Land Trust/Family Harvest Farm, filed Planning Application No. 18-1361, requesting design review approval of plans to establish a community garden on an approximately 3.5-acre site located along the south side of Polaris Drive, west of the Belmont Apartment Homes and east of the Meadows Mobile Home Community, in the OS (Open Space) District. The project site is part of a 39.22-acre parcel located within the PG&E utility corridor north of State Route 4, and would include multiple temporary structures for storage, shade, and fruit and vegetable processing, as well as a chicken coop, composting bins, restrooms, and a parking area. Assessor's Parcel No. 086-010-023.
- B. The current proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburgh General Plan, Pittsburgh Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburgh Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. Design review approval can be granted only after the Planning Commission makes a determination that the proposed project is consistent with PMC section 18.36.220.B, which is summarized below:
 - 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.
- D. Although not required by the PMC, on or prior to November 17, 2018, notice of the November 27, 2018, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice.
- E. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.
- F. On November 27, 2018 the Planning Commission held a public meeting on Design Review Application No. 18-1361, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report, "Family Harvest Farm, AP-18-1361 (DR)," and based on all the information contained in the Planning Division files on the project, adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and incorporated herein by reference.

2. The structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that they feature a farmhouse design, characterized by wooden materials and light colors. The proposed project will also result in the development of a long-standing vacant parcel, which could otherwise contribute to blight within the neighborhood.
 3. The structures will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the proposed structures will be required to comply with all applicable building and fire codes.
 4. The exterior design and appearance of the site will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that project will include an array of colorful crops that, if well-maintained, will appear more attractive than the vacant parcel in its current state of underutilization.
 5. The structures will be in harmony with proposed developments on land in the general area, if a condition is added that requires the proposed structures be compatible in design, color, and materials with one another.
 6. The proposed projects will conform with the criteria set forth in the City's adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864), if a condition is added requiring the applicant to provide fixed bicycle parking on-site for at least one bicycle (DRDG VI.D.9).
- B. The Staff Report entitled, "Family Harvest Farm, AP-18-1361 (DR)," dated November 27, 2018, is referenced hereto as additional support for findings.

Section 3. Decision

- A. Based on the findings set forth above, this Planning Commission hereby approves Design Review Application No. 18-1361, subject to the following conditions:
1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans and example elevations date

stamped November 19, 2018, 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. Development Standards. All structures constructed on site shall be subject to the following development standards:
 - a. **Minimum Front Yard:** 100 feet measured from the southern edge of the Power Avenue right-of-way;
 - b. **Minimum Side Yard:** 230 feet measured from the western property line, 400 feet measured from the eastern property line;
 - c. **Minimum Rear Yard:** 400 feet.
3. Shipping Container Colors. All shipping containers on site shall match in color and shall be a beige or similar light color, subject to review and approval by the Planning Division.
4. Wood Structure Finish. Wood structures on site shall be pressure treated and finished with a natural stain.
5. Roof Colors. All roofs on site shall be painted the same color to coordinate with other structures on site, subject to review and approval by the Planning Division.
6. Power Lines. No structures shall be located under power lines.
7. Removal of Structures. Structures shall not be permanent and shall be removed once the licensing agreement between John Muir Land Trust and PG&E expires.
8. On-site Occupancy. No person shall live on-site.
9. Restrooms. Portable restrooms shall have containment trays. Restrooms shall be locked during non-business hours.
10. Site/Structure Maintenance. The exterior of all structures shall be maintained in a good condition at all times, including but not limited to the color integrity. The entire parcel shall be kept clean and free of all litter,

debris, and refuse.

11. Farm Limits. The maximum area of the farm shall be limited to 3.5 acres. The area of the farm shall consist of the enclosed area under cultivation, and the area covered by any structures. No portion of the farm shall be located within the nearby wetlands.
12. Chicken Keeping.
 - a) Roosters shall not be kept on the premises.
 - b) Chickens shall be kept in coops meeting the requirements of PMC section 7.08.070. The fowl shall be confined within a suitable coop or stall after sundown.
 - c) The coop floor shall be reasonably impervious to moisture and shall be sloped so as to lead drainage to an outlet point and a drainage system shall be provided.
 - d) The coop shall at all times be maintained in a clean and sanitary condition, shall be cleaned once a week or more often if necessary, and shall at all times be free from offensive odors and flies.
 - e) All waste from the chicken enclosure shall be properly disposed of to ensure there are no odor impacts to surrounding neighbors.
 - f) It shall be the applicant's responsibility to ensure the chickens do not cause frequent or long-continued noise that disturbs the comfort or repose of any persons in the vicinity.
 - g) Chicken coops and runs shall not be kept within 50 feet of any dwelling unit or within 25 feet of any property line (PMC section 7.08.050).
 - h) Slaughtering shall be prohibited.
 - i) Containers used to hold water for chickens shall be emptied at least once per week in order to prevent creating a mosquito breeding habitat.
13. Odor. The compost piles shall be regularly aerated. If complaints are received about odors on site, the City shall reserve the right to require an odor management plan be put in place for the site, subject to review and approval by the Planning Division.
14. Bicycle Parking. The applicant shall provide fixed bicycle parking for at least one (1) bicycle in a location on-site, providing convenient access and natural

surveillance. The final location of bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation.

15. Fencing. The applicant shall install fencing along the perimeter of the farm areain compliance with the standards set forth in PMC section 18.84.205 and shall be reviewed and approved by the Planning and Building Divisions prior to issuance of an engineering or building permit.

Engineering Conditions:

16. Entrance Gate. The entrance gate shall be setback a minimum of 40-feet back from the City easement.
17. Off-site Improvements. The applicant shall create a left-turn lane on Power Avenue for entrance.
18. Parking Lot. Parking areas shall be all-weather paved lots, and shall utilize a permeable stabilized surface, subject to approval by the Engineering Division. Any changes to the parking lot layout/design shall comply with PMC section 18.78.050, and be subject to review and approval by the Planning and Engineering Divisions.
19. Stormwater. Applicant shall provide information on the amount of impervious surface to be installed, which may trigger additional Engineering submittal requirements.
20. Improvement and Grading Plan Review fees. The applicant shall provide an initial payment for review of the grading and improvement plans with the first submittal. These fees are based on the Engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The Improvement Plan Check fee is 6% of the cost of the improvements. The Grading Plan Check Fee is 2.5% of the cost for grading or may be based upon cubic yards of earth disturbance. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and Engineer's Cost Estimate. These initial payments will be credited towards the final fees as determined at engineering permit.
21. Improvement and Grading Inspection Fees. The applicant shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Department at when the Single Parcel Development Permit is issued. The

current Improvement Inspection Fee is 5.75% of the estimated cost for improvements. The Grading Inspection Fee is 3% of the estimated cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.

22. Facility Reserve Charge. The applicant shall pay the City of Pittsburgh Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Department, for water and sewer service in the amounts in effect when the applicant obtains a Building Permit. The 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. The FRC shall be paid to the Engineering Department prior to the issuance of a Building Permit.
23. Local Traffic Fee. The applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the applicant obtains a Building Permit. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a Building Permit.
24. Regional Traffic Fee. The applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") 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. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.

25. GIS update. The applicant shall pay \$0.05/sf for non-residential uses to the Engineering Division at the time the Site Development Permit is issued.
26. 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.

Submittals to be made to the Engineering Division for review:

27. Improvement Plans. The applicant shall submit to the City's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer unless otherwise approved by the City Engineer, to include but not be limited to the following:
 - A Site Plan
 - A Grading and Drainage Plan
 - A Utilities Plan
 - A Landscaping and Irrigation Plan
 - An Erosion and Sedimentation Control Plan
 - Offsite Improvements due to Project Impacts
28. 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 issuance of the Site Development Permits.

General Engineering Conditions

29. ADA. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.

General NPDES Conditions:

30. BMP's. The applicant shall incorporate long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:
- Landscaping. Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices
 - Trash. Providing covered trash, food waste, and compactor enclosures
 - Pavers. Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas.
 - Impervious Surface Area. Minimizing the amount of directly connected impervious surface area.
 - Drains. Stencil all storm drains with "No Dumping, Drains to Delta" permanent markings
 - Driveways. Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter
 - Plumbing. Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards:
 - Dumpster drips from covered trash and food compactor enclosures
 - Discharges from outdoor covered wash areas for vehicles, equipment, and accessories
 - Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option
31. Plans. Site Development Plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design featured, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

Utilities:

32. Evaluation of Existing Facilities. The applicant shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities required to be constructed to accommodate the project shall be borne by the applicant.
33. Design/Construction. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg municipal Code.
34. Water Service. The applicant shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.

Standard Conditions:

35. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
36. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 10110 shall govern.
37. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost

and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

38. Expiration of Approval. This design review approval will expire on November 27, 2021, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of November, 2018, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

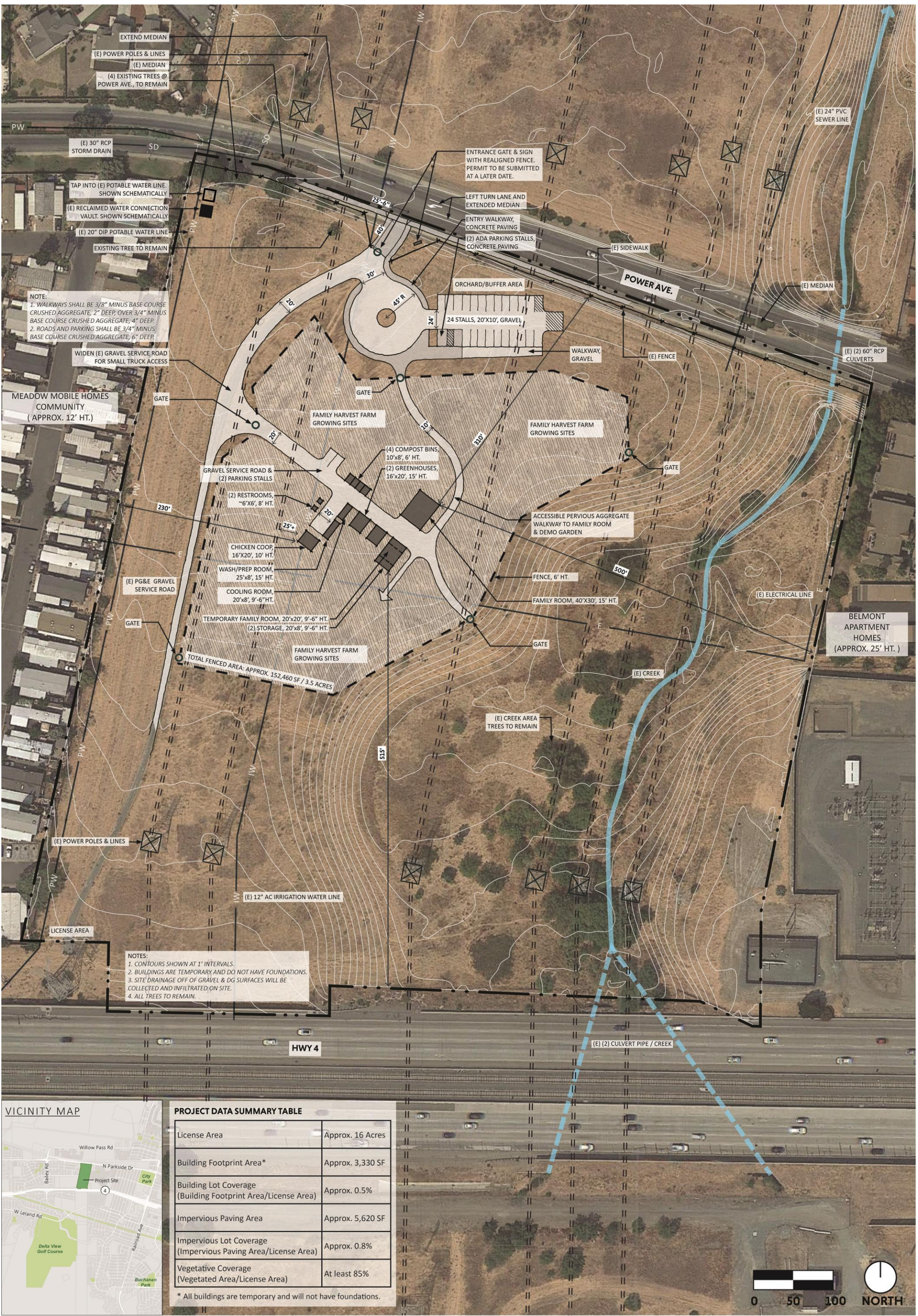
ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10110 was adopted by the Planning Commission of the City of Pittsburg on November 27, 2018.

KRISTIN POLLOT, AICP, SECRETARY

PITTSBURG PLANNING COMMISSION



Family Room (40'x30')



Storage Sheds (2) and Cooling Room, 20'x8.9' (shipping containers)



Family Room (temporary) roof between two storage containers (20'x20')



Vegetable Wash & Prep (25'x8')



Chicken Coop (16'x20')

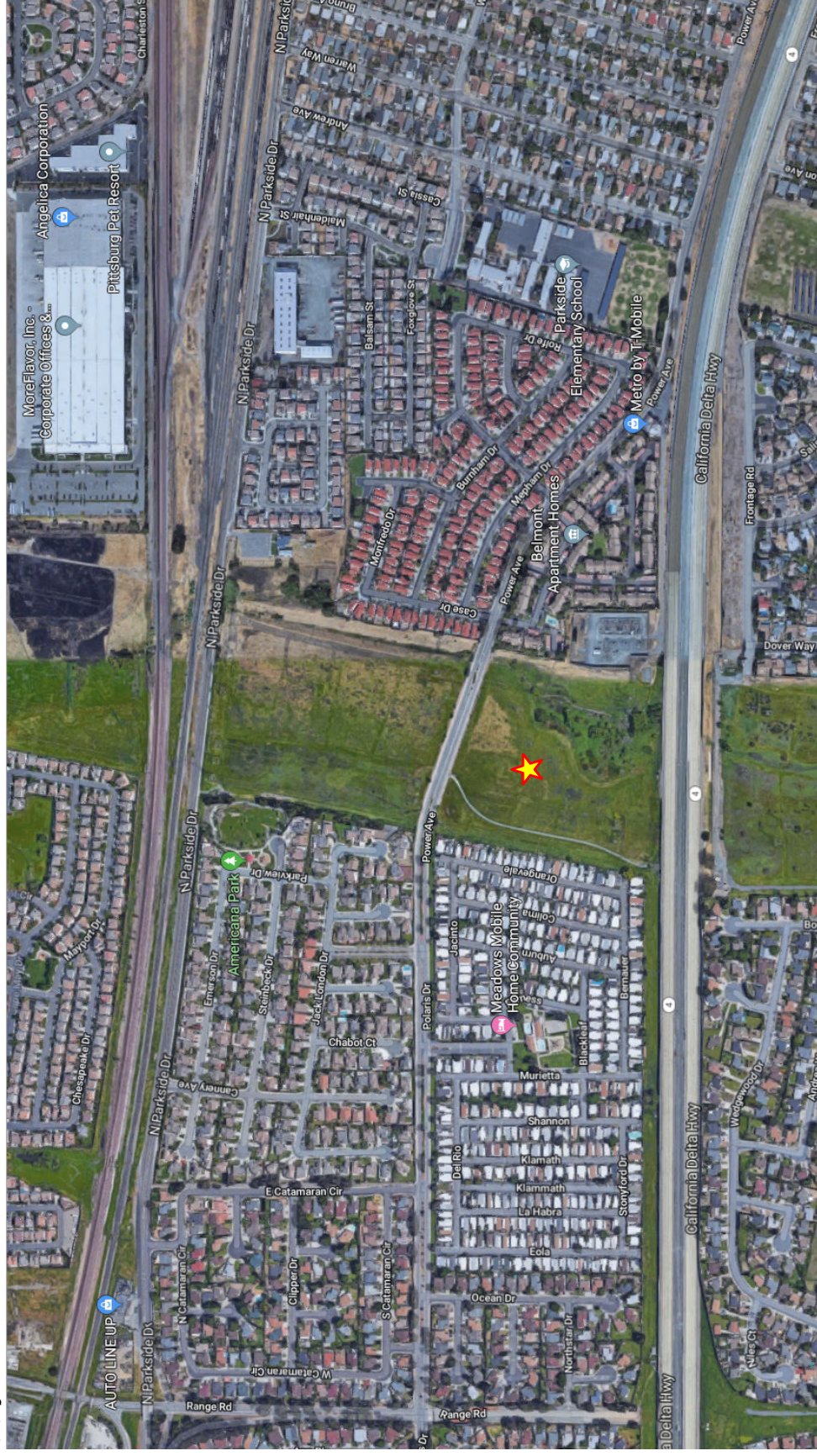


Compost Bins (4), 10'x8'



Attachment9
Map of Surrounding Uses
Family Harvest Farm, AP-18-1361 (DR)

Project Site



Attachment10
Applicable General Plan Goals and Policies
Family Harvest Farm, AP-18-1361 (DR)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and would maintain the open space zoning designation.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would occur on a vacant underutilized site. Additionally, over time, the applicant proposes to restore some of the native habitat to areas outside of the fenced farm site.
2-P-7: During development review, consider project compatibility with existingsurrounding land uses. Ensure that sensitive uses—such as residences,schools, and parks—are not subject to hazardous or unhealthyconditions.	Consistent. The project site is in the 'West Central Subarea' of the General Plan and has a land use designation of 'Utility/ROW'. Surrounding uses include residences. The proposed project is compatible with the surrounding uses in that the proposed farm intends to conduct educational events for local residents who want to learn more about sustainable agricultural practices; and would be open to visitors when workers are present.
Planning Subareas: West Central	
2-G-29: Redevelopment and reuse of employment centers adjacent to the BNSF railroad tracks.	Consistent. The proposed project is located on the parcel south of the BNSF railroad tracks and would provide employment opportunities to young people transitioning out of the foster care system (ages 18-22) to ease their transition into adulthood.
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	Conditionally consistent. The proposed project wouldmaintain an open space zoning designation and is a permitted use in that zoning district. The proposed project would provide employment opportunities and is conditioned to provide transportation improvements off-site.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project would occur on a vacant underutilized site. Additionally, over time, the applicant proposes to restore some of the native habitat to areas outside of the fenced farm site.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is inan area where infrastructure can be provided.

3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent. The project site is within walking distance of several bus stops; the site would be served by weekday and weekend routes 380 and 392 with stops nearby at the intersections of Power Avenue & Case Drive and Polaris Drive and Brickyard Avenue. The project site is also just over one mile from the Pittsburgh Center BART Station.
Transportation Element	
7-G-15: Encourage walking as a regular means of transportation for people who live within a half-mile walk of school, work, or routine shopping destinations.	Consistent. The proposed project would encourage walking because it would be located within a quarter-mile distance of local residents who can visit the site.
7-P-9: Implement the intersection improvements (including signalization and additional or reallocated lanes) as illustrated in Appendix A.	Conditionally consistent. A proposed condition of approval would require off-site improvements (restriping the left-turn lane at Power Avenue).
7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is within walking distance of several bus stops; the site would be served by weekday and weekend routes 380 and 392 with stops nearby at the intersections of Power Avenue & Case Drive and Polaris Drive and Brickyard Avenue.
Open Space, Youth and Recreation Element	
8-G-8: Provide a diversity of recreational and cultural opportunities, including facilities and programs targeted toward local youth and senior residents.	Consistent. The proposed farm would provide employment opportunities to young people transitioning out of the foster care system (ages 18-22) to ease their transition into adulthood.
8-P-2: Pursue the development of park and recreation facilities within reasonable walking distance of all homes.	Consistent. The proposed farm would be within a quarter-mile distance of local residents who can visit the site.
8-P-28: Pursue the development of recreational facilities and programs specifically geared toward youth and teens	Consistent. The proposed farm would provide employment opportunities to young people transitioning out of the foster care system (ages 18-22) to ease their transition into adulthood.
Resource Conservation Element	
9-G-11: Reduce the number of motor vehicle trips and emissions accounted to Pittsburgh residents and encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.	Consistent. The proposed project is expected to have lower rates than the threshold to have an impact on traffic. Additionally, the project site is within walking distance of several bus stops; the site would be served by weekday and weekend routes 380 and 392 with stops nearby at the intersections of Power Avenue & Case Drive and Polaris Drive and Brickyard Avenue.
9-P-2: Establish an on-going program to remove and prevent the re-establishment of invasive species and restore native species as part of development approvals on sites that include ecologically sensitive habitat.	Consistent. In conjunction with the proposed project, over time, the applicant proposes to restore some of the native habitat to areas outside of the fenced farm site.

Health and Safety Element	
10-G-7: Locate development outside of flood-prone areas unless mitigation of flood risk is assured.	Consistent. The proposed project is located just outside of Flood Zone A, and would be entirely contained in an area of minimal flood hazard (Zone X).
Public Facilities Element	
11-G-6: Continue reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills.	Consistent. The proposed project includes compost bins to deal with any waste generated by the use.
11-G-7: Manage solid waste so that State diversion goals are met.	
11-G-10: Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Consistent. The proposed project contains an orchard/buffer area between the farm and Polaris Drive/Power Avenue and would create an additional use on an existing utility site.
Noise Element	
12-G-3: Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.	No conflict. The proposed project would produce little noise to effect adjacent land uses.

Attachment11
Property Development Regulations Table
Family Harvest Farm, AP-18-1361 (DR)

Development Regulations: <i>OS (Open Space) District</i>	Proposed:	Requirement:
Minimum lot area (ac.)	40-acre parcel (17-acre license agreement (3.5-acre farm))	18.58.030 Development regulations. Development regulations are as specified by a use permit or design review where required. A permitted use or ancillary activity not specifically regulated by a use permit or design review approval is regulated by the property development regulations specified in the rural residential district, except as otherwise prescribed by this chapter.
Minimum lot width (ft)	Approx. 1,000 ft	
Max. Lot Coverage:	Less than 1% of 17-acre license agreement site Approximately 2% of 3.5-acre farm site	
Minimum Yards:	-	
Front:	310 ft.	
Side:	230 ft.	
Rear:	515 ft.	
Maximum height of structures (ft):	15 ft	
Parking Required for Horticulture, Limited use (1 per 2 acres of parcel):	24 spaces	
		2 spaces (for the 3.5 acres utilized for the farm)

Attachment12
Development Review Design Guidelines
Family Harvest Farm, AP-18-1361 (DR)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Yes. The on-site parking is proposed to be screened by an orchard/buffer area.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	Yes. Existing trees are to remain on site; and, additional trees will be planted.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Not applicable. None on site.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Yes. Structures on site are of various size and mass.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Yes. No structure on site has an expanse exceeding 50 feet.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Not applicable. Most of the structures on-site do not have one main entrance; but, are accessible from every side.

IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-way should be addressed in design review and treated appropriately.	Yes. Most of the structures on-site do not have one main entrance; but, are accessible from every side.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Conditionally. A proposed condition of approval requires the developer to coordinate the finishes and paint colors on all structures.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	Not applicable. None on site.
IV.k: All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Not applicable. Most of the structures on-site do not have one main entrance; but, are accessible from every side.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Not applicable. None on site.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	Conditionally. A proposed condition of approval requires all downspouts be painted to match the exterior of the structure to which they are attached.
IV.n: Add murals, lattice or some other space frame type treatment to blank walls visible from public view.	Not Applicable. No blank walls will be visible from public view.
IV.o: Prototype or "theme" architecture is discouraged.	Not applicable. No themed architecture is proposed.

IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Not applicable. Adjacent development is a minimum of 230 feet away from the proposed structures; however, a proposed condition of approval requires the proposed structures be compatible in design, color, and materials with each other.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. Most of the structures on-site do not present the appearance of a rear elevation; but, are accessible from every side.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Not applicable. Trash generated by the use will be directed to the proposed compost bins.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Not applicable. The proposed project includes temporary structures as the licensing agreement is for 10 years.
VI.D.2: Parking lot impacts should be minimized.	Yes. The proposed project includes a permeable stabilized surface to be utilized for parking.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6-inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Yes. The proposed project includes a permeable stabilized surface to be utilized for parking. Majority of the site will be vegetation.

VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Not applicable. The off-street parking requirement for a horticulture use is 1 parking space per 2 acres of parcel. The site consists of 3.5 acres and would only require 2 parking spaces total.
VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable. The proposed use may be temporary.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Yes. The project proposes to utilize reclaimed water at the site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. Less than 50 employees are expected.
VI.D.8: Street side building faces should encourage walking.	Yes. The proposed orchard/buffer area along Polaris Drive/Power Avenue would provide shade and encourage walking.

VI.D.9:Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should be complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Conditionally. A proposed condition of approval requires the applicant to provide secure bicycle parking for 1 bicycle.
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City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF PUBLIC MEETING

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

DATE: November 27, 2018
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Family Harvest Farm, AP-18-1361 (DR).

This is a request for design review approval of plans to establish a community garden on an approximately 3.5-acre site located along the south side of Polaris Drive, west of the Belmont Apartment Homes and east of the Meadows Mobile Home Community, in the OS (Open Space) District. APN: 086-010-023. The project site is part of a 39.22-acre parcel located within the PG&E utility corridor north of State Route 4, and would include multiple temporary structures for storage, shade, and fruit and vegetable processing, as well as a chicken coop, composting bins, restrooms, and a parking area.

PROJECT PLANNER: Celina Palmer, (925) 252-4029 or cpalmer@ci.pittsburg.ca.us

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

Where can I get more information about this project?

The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

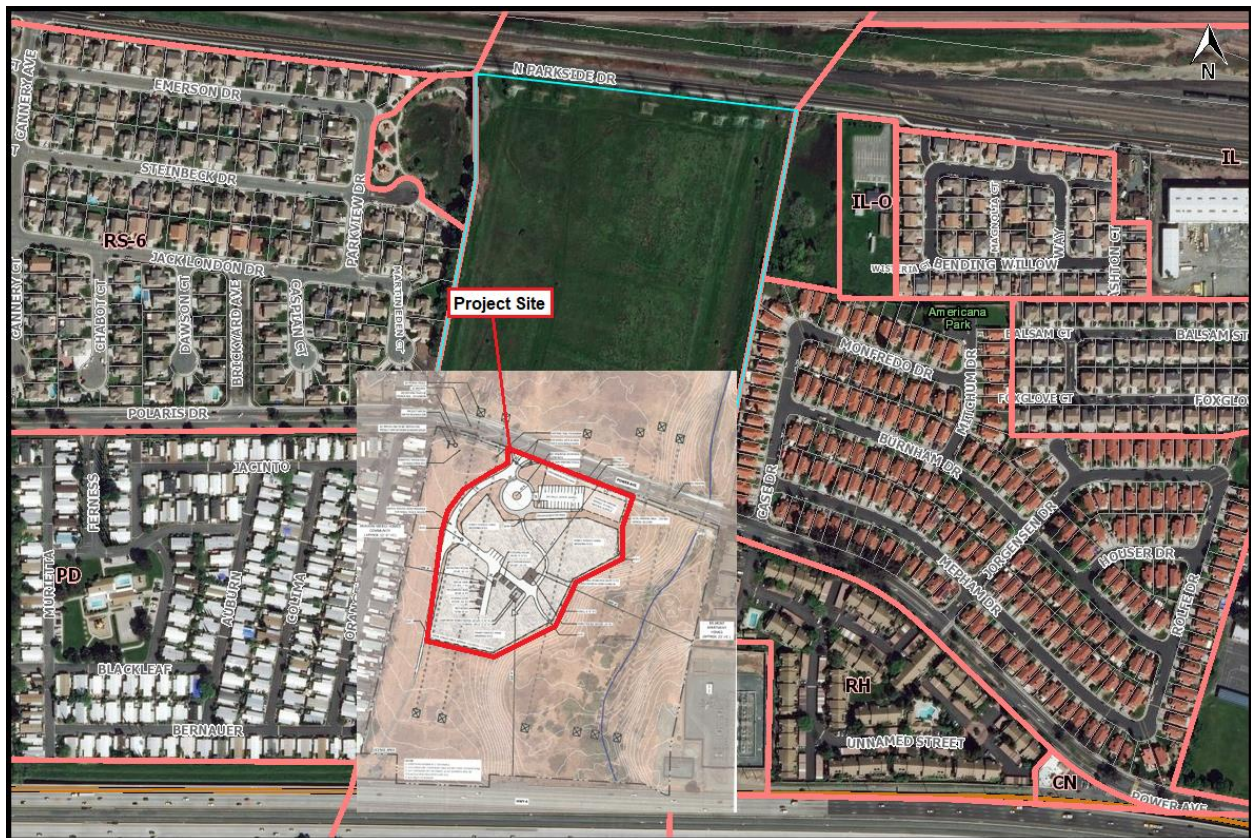
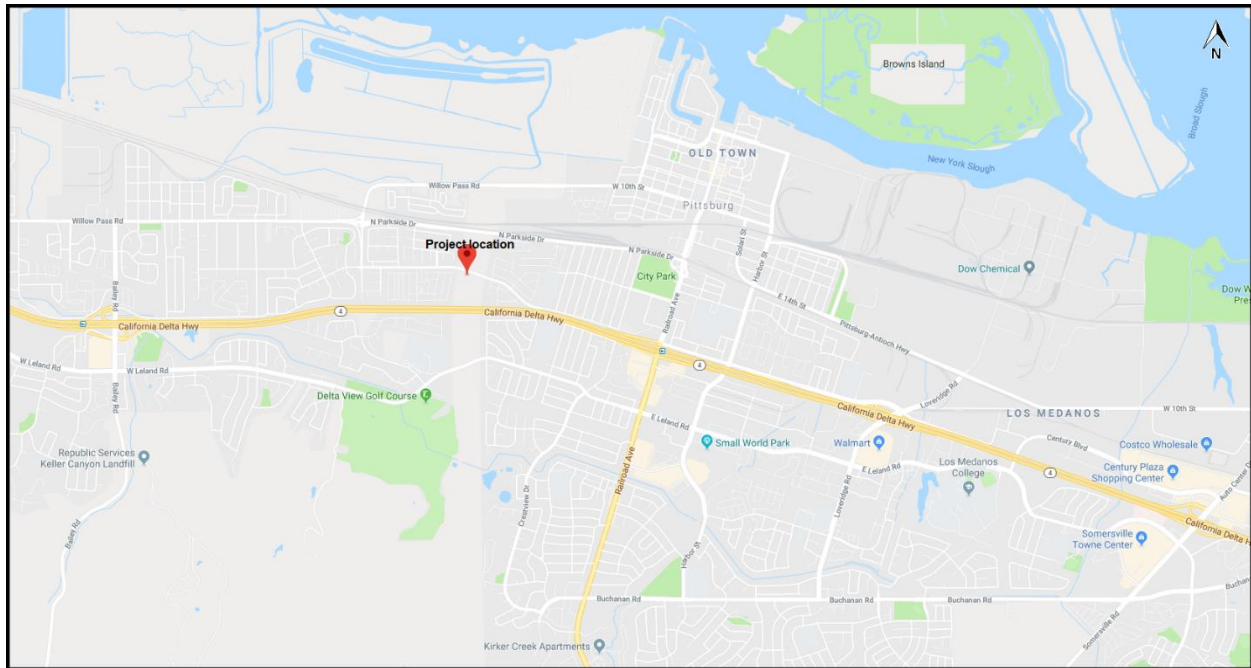
What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the public 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. You may also register your comments or objections by attending the public meeting on the date and time listed above.

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 meeting described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public meeting. 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.

for
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Family Harvest Farm, AP-18-1361 (DR).
Location: APN: 086-010-023



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR).

ORIGINATED BY: Mark Kennedy, Public Storage, Inc., 701 Western Avenue, Glendale, CA 91201

SUBJECT: This is a study session to receive Planning Commission feedback on an application by Public Storage, Inc., to demolish an existing storage facility, and redevelop the project site with a new, three-story, climate-controlled building totaling approximately 151,392 square feet (s.f.). As part of the project, the developer would also be requesting a zoning map amendment specific to the site in order to: 1) allow an increase in the allowable floor area ratio (FAR) from 1.0 to 1.75; 2) reduce the required first floor height of commercial structures from 15 feet to 10 feet; and 3) allow Self-Storage facilities as a permitted use. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No.: 073-270-088.

RECOMMENDATION:

Staff recommends the Planning Commission receive a presentation and provide initial comments on the project.

BACKGROUND:

On April 15, 1985, the City Council adopted Ordinance No. 85-875, approving a development plan for the construction of a 44,530 s.f. self-storage facility on two acres of vacant land located at 525 California. The self-storage facility was subsequently constructed in accordance with that plan and has been in operation ever since.

On September 14, 2017, the applicant submitted a preliminary plan review application to solicit feedback from the City's Land Use Subcommittee on a potential redevelopment of the site in order to construct a brand-new, modernized storage facility with increased capacity.

On September 19, 2017, the Land Use Subcommittee met to discuss the proposal which included an increase in the maximum allowable FAR from 1.0 to 1.75 in order to facilitate redevelopment of the site, as well as a potential reduction in the 10 percent landscaping requirement. While the Subcommittee was unanimously supportive of the increased FAR and redevelopment of the site, concerns were raised regarding the potential request for reduced landscape requirements, and it was recommended the applicant utilize landscaping to softening the walls of the north side of the building,

which would be visible from neighboring homes. As such, the applicant has not pursued reduced landscaping.

On July 17, 2018, the applicant presented the proposed project to nearby residents of the Stone Harbour Subdivision at the Home Owners' Association (HOA) Board Meeting. During the meeting, the residents and HOA Board voiced their appreciation for the applicant's willingness to meet and discuss the project, and generally supported the redevelopment. Residents' main concern and request of the applicant was that several of the large, mature Blackwood Acacia trees along the northern project boundary be trimmed and better maintained, as they were beginning to show signs of potentially damaging the existing wall and neighboring properties.

PROJECT DESCRIPTION:

Existing Conditions: As mentioned above, the existing two-acre site is fully developed as a storage facility consisting of four, one-story buildings with walk-up garage-style units, as well as a rental office and second story apartment. The existing facility is over 30 years old, shows signs of wear and tear, and is the first thing those taking the westbound State Route 4 Railroad Avenue/Harbor Street offramp see when exiting the freeway.

Surrounding Land Uses: See Attachment 1, "Project Location Map and Existing Conditions," for an overview of surrounding uses.

Proposed Project: Public Storage is proposing to demolish the existing storage facility and redevelop the project site with a new, three-story, climate-controlled building. In order to facilitate this redevelopment, the applicant is proposing to establish a Limited Overlay (PD-O) District, which would amend the RASP Development Standards applicable to this parcel in order to allow for: 1) an increase in the maximum allowable FAR (from 1.0 to 1.75); and 2) a reduction in the minimum first floor height of commercial structures (from 15 feet to 10 feet). In addition, the applicant is requesting that "Warehousing and Storage, Limited," be added to the list of permitted uses, in order to eliminate the site's legal non-conforming status.

The proposed three-story storage building would total approximately 151,392 s.f.; the total square footage would include an approximately 1,300 s.f. leasing office, as well as a lobby within the storage area that would provide access to three elevators, as well as restrooms and multiple stairwells. The use would provide approximately 1,105 storage units with an average size of 100 s.f. As opposed to the existing facility, in which all storage units are accessed from the exterior via roll-up style garage doors, all units within the proposed structure would be accessed from within the interior of the single building, via the lobby located along the north side of the building.

The proposed building has been designed with faux windows located strategically along all building facades, including the southern façade adjacent to California Avenue, and the northern façade visible from the neighboring residences in order to give the

Planning Commission Staff Report

appearance of a modern office building and to “soften” the impact of the height of the proposed building. In addition to the fenestration, the structure would include a mix of materials, including a combination of split-face and precision CMU block around the majority of the first floor, and metal paneling at the corners and center of the southern façade in order to accentuate the office entrance and give the appearance of multiple entrances. Aluminum canopies would be located above the areas of the ground floor where windows are placed.

The main site access would come from a driveway at the western end of the project site, near the leasing office. Five parking spots would be located near the office for prospective leasees. A coded entry gate would be located approximately 120 feet behind the property line and would provide limited access to the lobby and unloading area located along the north side of the building, the only public access point to the storage area. Renters would exit the site via an “exit only” driveway along the eastern side of the property.

The applicant is not seeking a reduction in the required landscaping, and as such, approximately 9,860 square feet, or 11.3 percent of the site, would be landscaped, including the placement of 33 new trees, 17 of which would be larger, 24-inch box trees that would use little water and make an instant impact. A five- to 10-foot landscaped area would be located along the interior property lines. A six-foot tall CMU block wall with wall cap would be placed along the side property lines from the respective access gates to the rear property line, while an eight-foot CMU wall with cap would be placed along the northern (rear) property line. A new trash enclosure would be located near the northwest corner of the building, inside of the access gate. While the current site includes a two-story office building with a live-in manager, the proposed use would eliminate this feature.

GENERAL PLAN/CODE COMPLIANCE:

Attachments 3-7 of this report identify General Plan and RASP goals and policies, property development standards, and Design Review and Development Guidelines staff will use to evaluate the proposed project’s consistency with adopted land use plans. The Commission may use these tables as a basis to provide the applicant with comments on the initial plans submitted.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Receive a presentation and provide initial comments on the project.

ATTACHMENTS:

Planning Commission Staff Report

1. Project Location Map and Existing Conditions
2. Preliminary Plans
3. General Plan Goals and Policies
4. RASP Land Use, Design, and Development Goals and Policies
5. RASP Land Use, Design, and Development Standards
6. RASP Architectural Design Criteria
7. Design Review and Development Guidelines
8. Notice of Study Session

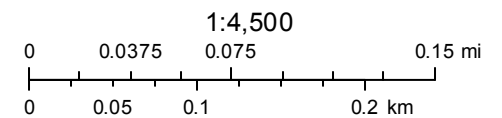
Prepared by: Jordan Davis, AICP, Senior Planner

Project Location

ATTACHMENT 1



11/19/2018, 7:52:53 AM



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Existing Conditions



Figure 1: Birdseye view of project site looking northwest.



Figure 2: Existing storage and office/apartment building, facing north



Figure 3: Project Site facing northeast

A REDEVELOPMENT FOR PUBLIC STORAGE

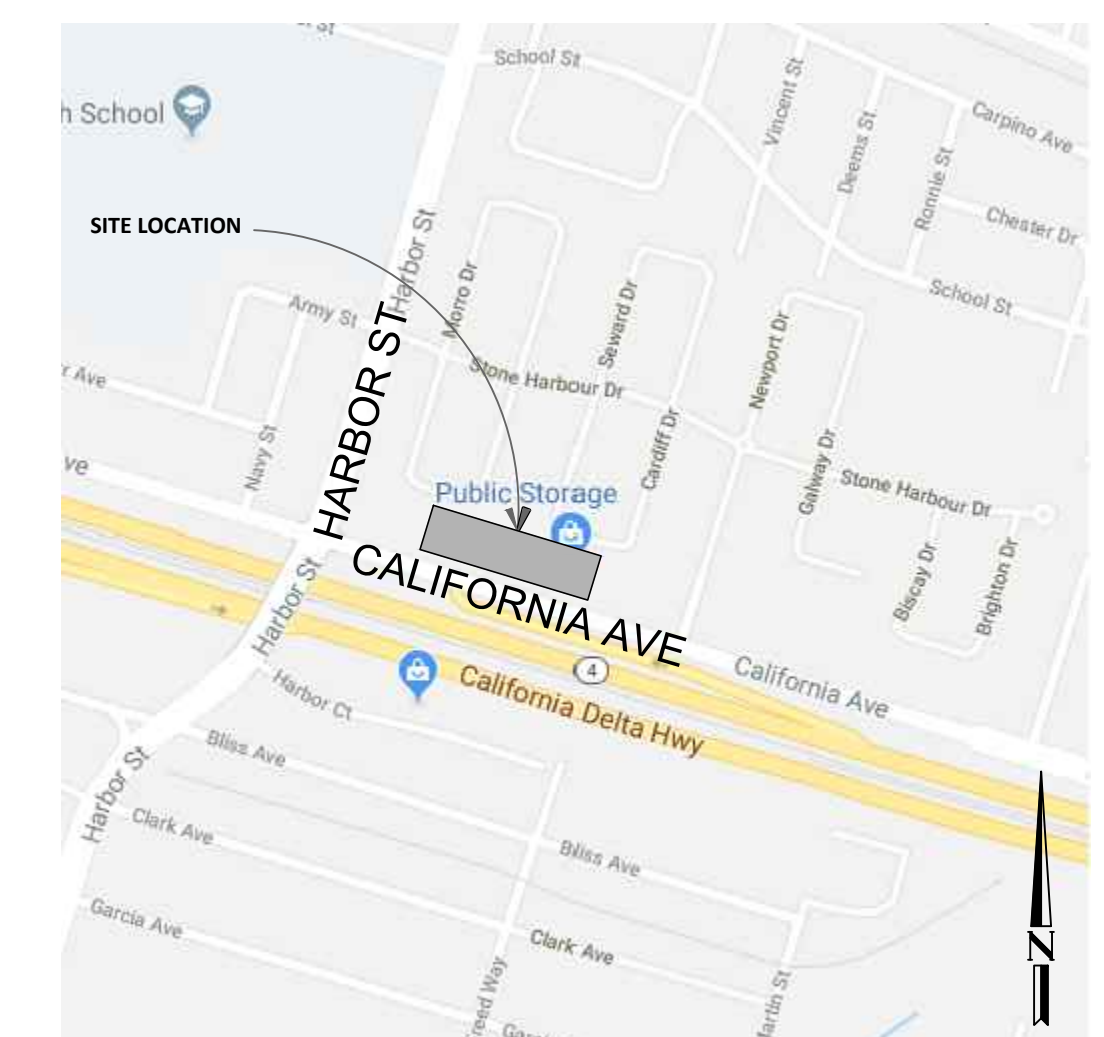
ATTACHMENT 2



SHEET INDEX

1. COVER SHEET
 - 1.1 FIRE FLOW TESTS
 2. CONCEPTUAL SITE PLAN
 3. CONCEPTUAL FIRST FLOOR PLAN
 4. CONCEPTUAL SECOND FLOOR PLAN
 5. CONCEPTUAL THIRD FLOOR PLAN
 6. CONCEPTUAL ROOF PLAN
 7. CONCEPTUAL ELEVATIONS
 8. CONCEPTUAL VIEWS
 9. CONCEPTUAL VIEWS
 10. CONCEPTUAL LANDSCAPE PLAN
 11. EXISTING CONDITION PLAN
 12. PRELIMINARY GRADING & UTILITY PLAN
 13. PRELIMINARY STORMWATER MANAGEMENT PLAN
- SIGN PACKAGE (SHEETS 1-7)

VICINITY MAP



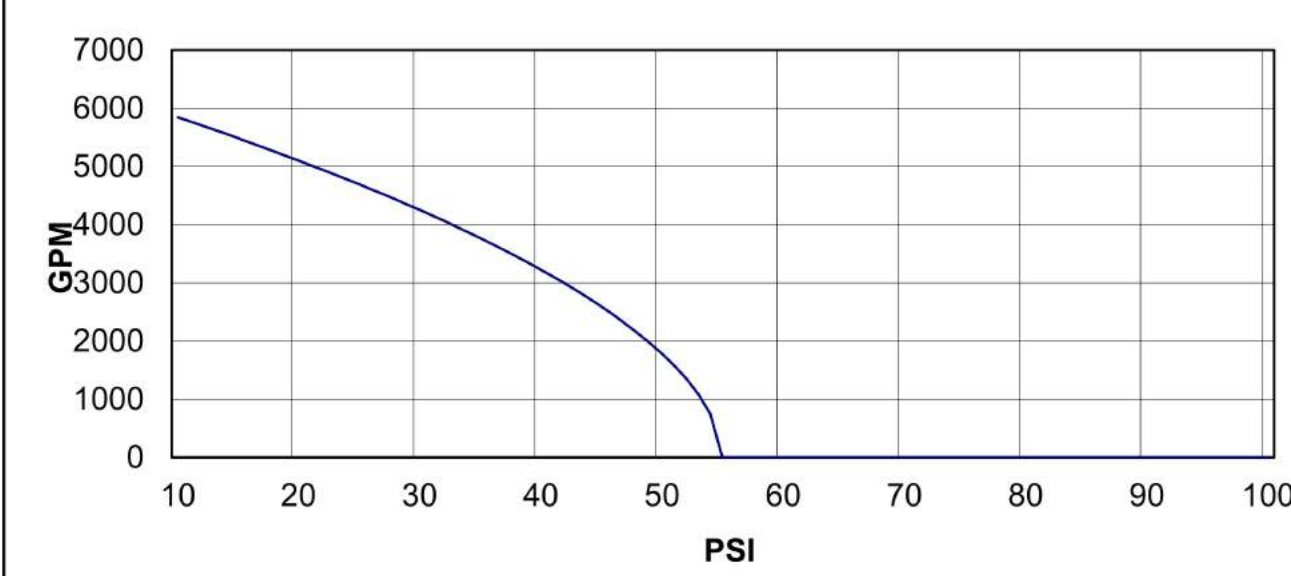
NOT TO SCALE

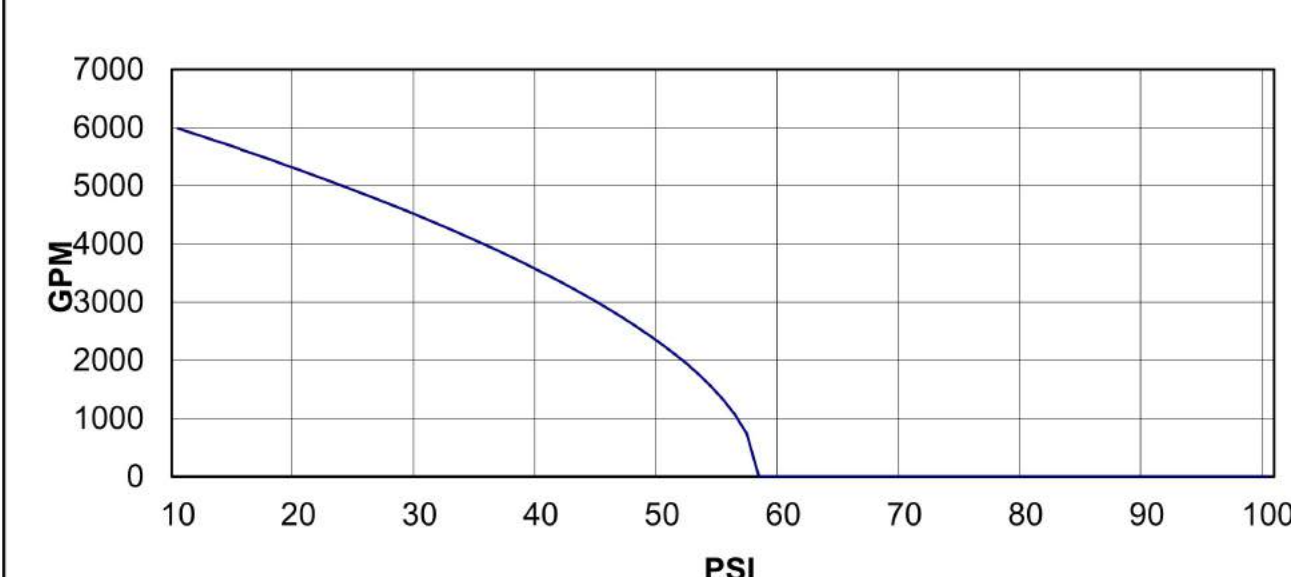


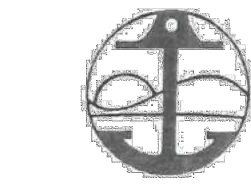
525 CALIFORNIA AVENUE | PITTSBURG, CA

COVER SHEET
05.18.18

SHEET 1
KSP
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

Attachment 3A - Fire Flow Test Response Fire Protection Fire Flow Report					
Test Hydrant Information					
Location 525 California Avenue, Pittsburg CA		Date 3/26/2018	Time 9:45 am		
		Conducted by Pittsburg Water Utilities Department Contact name: Freddy Rivera			
Legend		Fire Flow @ 20psi 5,102		Fire Flow @ 10psi 5,844	
Q _t Flow in GPM C _d Friction loss Coefficient D diameter of opening in inches P _p Pressure on Pitot in psi Q _t Fire flow in GPM at 20psi P _s Static Pressure in psi P _r Residual Pressure in psi		Static Pressure 55		Residual Pressure 50	
Hyd #	Port #	D	C _d	P _p	Q _t
1	1	4	0.75		0
	2	2.5	0.9	28	810
2	1	2.5	0.9		0
	2	2.5	0.9	40	974
3	1	2.5	0.9		0
	2	2.5	0.9		0
Total GPMs flowed in test 1784					
Total Fire Flow					
					
3/26/2018					

Attachment 3B - Fire Flow Test Response Fire Protection Fire Flow Report					
Test Hydrant Information					
Location 1275 California Avenue, Pittsburg CA		Date 10/25/2017	Time 10:00 am		
		Conducted by Pittsburg Water Utilities Department			
Legend		Fire Flow @ 20psi 5,278		Fire Flow @ 10psi 5,988	
Q _t Flow in GPM C _d Friction loss Coefficient D diameter of opening in inches P _p Pressure on Pitot in psi Q _t Fire flow in GPM at 20psi P _s Static Pressure in psi P _r Residual Pressure in psi		Static Pressure 58		Residual Pressure 52	
Hyd #	Port #	D	C _d	P _p	Q _t
1	1	4	0.75		0
	2	2.5	0.9	40	974
2	1	2.5	0.9		0
	2	2.5	0.9	40	974
3	1	2.5	0.9		0
	2	2.5	0.9		0
Total GPMs flowed in test 1948					
Total Fire Flow					
					
3/26/2018					



CITY OF PITTSBURG
WATER UTILITIES DEPARTMENT
357 E. 12th Street, Pittsburg, California 94565

FIRE FLOW TESTING

Date: 3/26/18 Time Started: 9:45

PROJECT INFORMATION:

Company: Respond Fire Pro.

Requestor: Laura DeBell

GENERAL WATER SYSTEM INFORMATION:

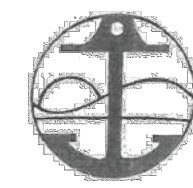
Location of Nearest Fire Hydrant: 525 California

Hydrant #: 16465 Size of Water Main Supplying Fire Flow: 12"

Check One: ☒ Looped System ☐ Dead End Water Main

Static psi: 55.2 psi Residual psi: 50.2 psi Flow gpm: 810-85 / 974-10

Hydrant Test Conducted by: Chad, John, Jason



CITY OF PITTSBURG
WATER UTILITIES DEPARTMENT
357 E. 12th Street, Pittsburg, California 94565

FIRE FLOW TESTING

Date: 3/26/18 Time Started: 10:15

PROJECT INFORMATION:

Company:

Requestor: Laura DeBell

GENERAL WATER SYSTEM INFORMATION:

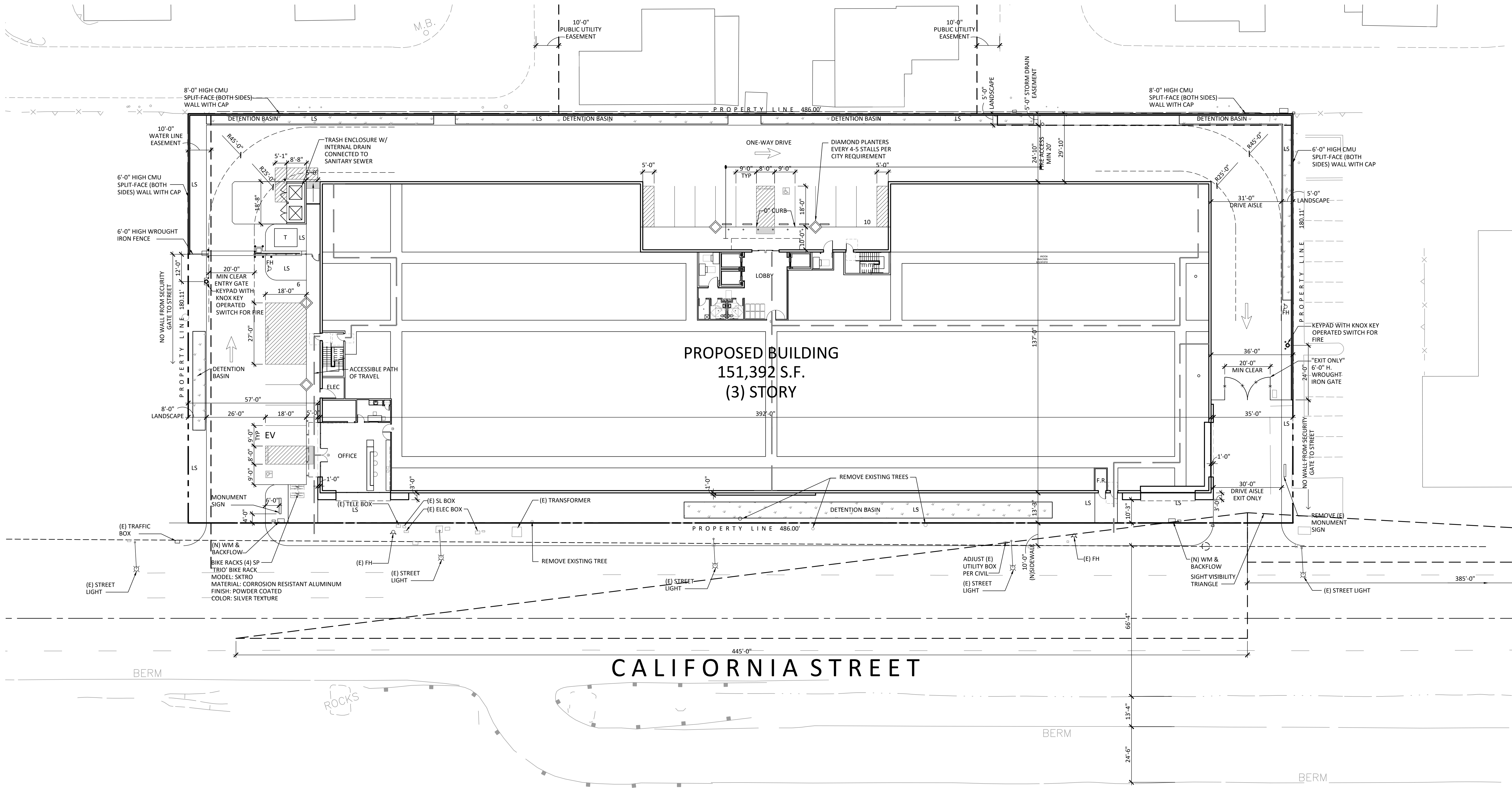
Location of Nearest Fire Hydrant: 1275 California

Hydrant #: 14645 Size of Water Main Supplying Fire Flow: 12"

Check One: ☒ Looped System ☐ Dead End Water Main

Static psi: 58 psi Residual psi: 52 psi Flow gpm: 974-10 / 974-10

Hydrant Test Conducted by: Chad, John, Jason



PROJECT INFORMATION	
PROJECT ADDRESS:	525 CALIFORNIA STREET, PITTSBURG, CA
SITE APN:	073-270-088-5
SITE AREA:	87,534 S.F. OR 2.01 ACRES
ZONE:	PD RASP TOD-M PD(O) SELF-STORAGE
PROPOSED ZONE:	PD
USE:	RASP
FLOOR AREA RATIO ALLOWED:	1.00
F.A.R. PROPOSED:	1.75
LOT COVERAGE MAX:	NO REQUIREMENT
LOT COVERAGE PROPOSED:	57.65%
SETBACKS REQUIRED:	
FRONT:	0'-15"
SIDE:	0'-0"
REAR:	10'-0"
SETBACKS PROVIDED:	
FRONT:	10'-3"
SIDE (WEST):	57'-0"
SIDE (EAST):	35'-0"
REAR:	29'-10"
HEIGHT MAXIMUM:	40'-0"
HEIGHT PROPOSED:	40'-0"
LANDSCAPE REQ'D:	MINIMUM 10% OF LOT = 8,753 S.F.
LANDSCAPE PROVIDED:	9,880 S.F. OR 11.3%

BUILDING AREA	
EXISTING BLDG(S) TO BE DEMO'D:	48,428 S.F.
EXISTING BLDG A:	18,279 S.F.
EXISTING BLDG B:	17,427 S.F.
EXISTING BLDG C:	12,732 S.F.
PROPOSED BUILDING:	
1ST FLOOR OFFICE:	1,801 S.F.
1ST FLOOR STORAGE:	49,163 S.F.
2ND FLOOR STORAGE:	50,464 S.F.
3RD FLOOR STORAGE:	50,464 S.F.
TOTAL:	151,392 S.F.

PARKING ANALYSIS	
PROPOSED BLDG PARK'G REQ'D:	NO MINIMUM REQUIRED
MINIMUM # OF PARKING SPACES:	151,392 S.F. / 333 SF = 455 SP
MAXIMUM # OF PARK'G SPACES 1 SP/333 SF:	455 SP
TOTAL PARKING REQ'D:	
CAL GRN EV PRKG REQ'D:	1
ADA PARKING REQ'D:	1
PARKING PROVIDED:	
ADA VAN:	1 SP
ADA CAR:	1 SP
EV PRKG:	1 SP
STANDARD:	15 SP
TOTAL:	16 SP
CAL GREEN BICYCLE PARKING REQ'D:	1 SP
15% OF ADDED STALLS:	1 SP
TOTAL:	4 SP
BICYCLE PARKING PROVIDED:	

CITY OF PITTSBURG NOTES:

- ALL TRASH ENCLOSURES SHALL INCLUDE 6 FT. WALLS AND A ROOF DESIGNED WITH MATERIALS WHICH ARE COMPATIBLE IN COLOR, TEXTURE AND APPEARANCE WITH THE MAIN STRUCTURE. THE ENCLOSURE MUST HAVE OPAQUE GATES WHICH HAVE AN OPENING SUFFICIENT TO PERMIT REMOVAL AND REPLACEMENT OF STANDARD COMMERCIAL SIZE TRASH BINS (PVC 18.56 DIA. & 18.80/0.0351).
- ALL AIR CONDITIONING UNITS (IN PRIVATE AND COMMON AREAS), UTILITY BOXES, TRANSFORMERS, BACKFLOW PREVENTERS, METERS AND JUNCTION BOXES SHOULD BE UNDERGROUND, WHENEVER POSSIBLE, OR SUBSTANTIALLY SCREENED FROM VIEW BY WAY OF A PERMANENT SCREEN OR APPROPRIATELY SIZED PLANT MATERIAL.
- A LIGHTING AND PHOTOMETRIC ANALYSIS MAY BE REQUIRED TO ENSURE LIGHT FROM THE PROJECT DOES NOT SPILL OVER INTO NEIGHBORING RESIDENCES.
- COPPER PRODUCTS OR PRODUCTS WHICH CONTAIN COPPER MATERIALS SHALL NOT BE USED IN BUILDING FINISHES.

BUILDING CODE ANALYSIS	
APPLICABLE BUILDING CODES:	
BUILDING CODE:	2016 CALIFORNIA BUILDING CODE
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE:	2016 CALIFORNIA ELECTRICAL CODE
ENERGY CODE:	2016 CALIFORNIA ENERGY CODE
FIRE CODE:	2016 CALIFORNIA FIRE CODE
GREEN BUILDING CODE:	2016 GREEN BUILDING STANDARDS CODE

BUILDING AREA QUALIFICATION EQUATIONS

AA = [AT + (NS x IF)] x SA (EQUATION 5-3)

AA = ALLOWABLE AREA (S.F.)

AT = ALLOWABLE AREA FACTOR (TABLE 504.2)

NS = ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BLDG. (TABLE 504.2)

IF = AREA FACTOR INCREASE DUE TO FRONTAGE INCREASE (1%)

SA = 3 UNLESS PART OF GROUP A, E, H, L, OR R

IF = [F/P - 0.25] W/30 (EQUATION 5-5)

IF = AREA FACTOR INCREASE DUE TO FRONTAGE

F = BUILDING PERIMETER THAT FRONTS ON PUBLIC WAY OR OPEN SPACE HAVING A MINIMUM DIST. 20'-0"

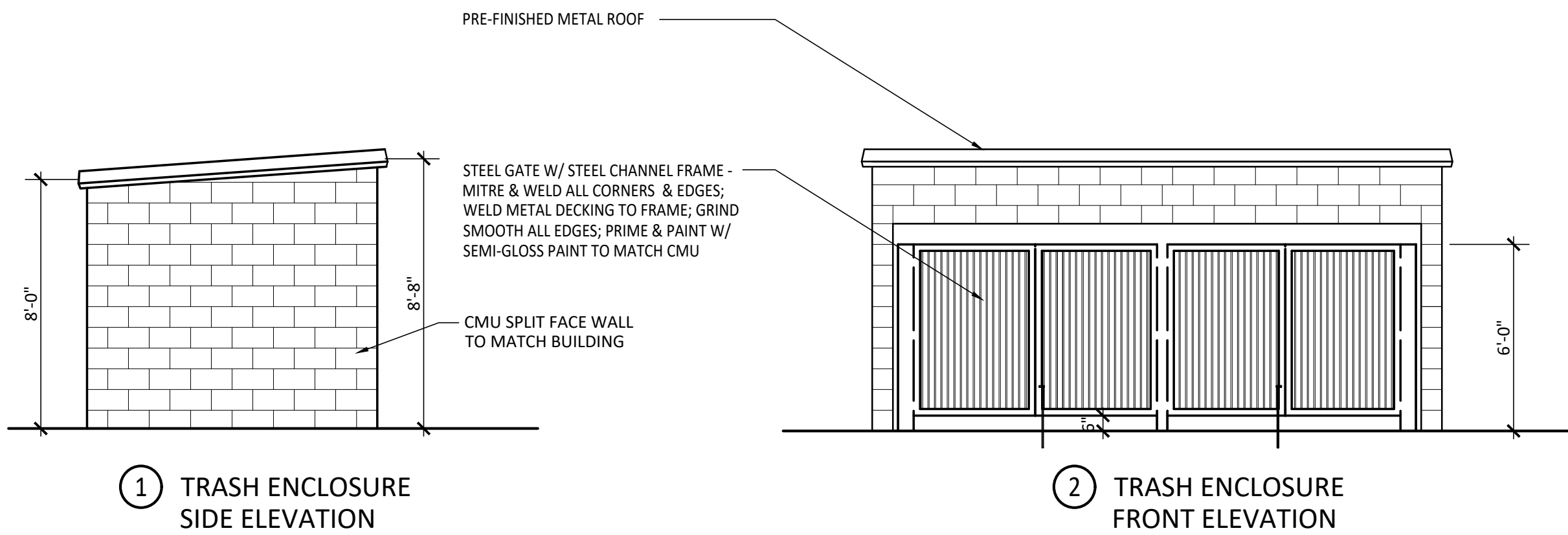
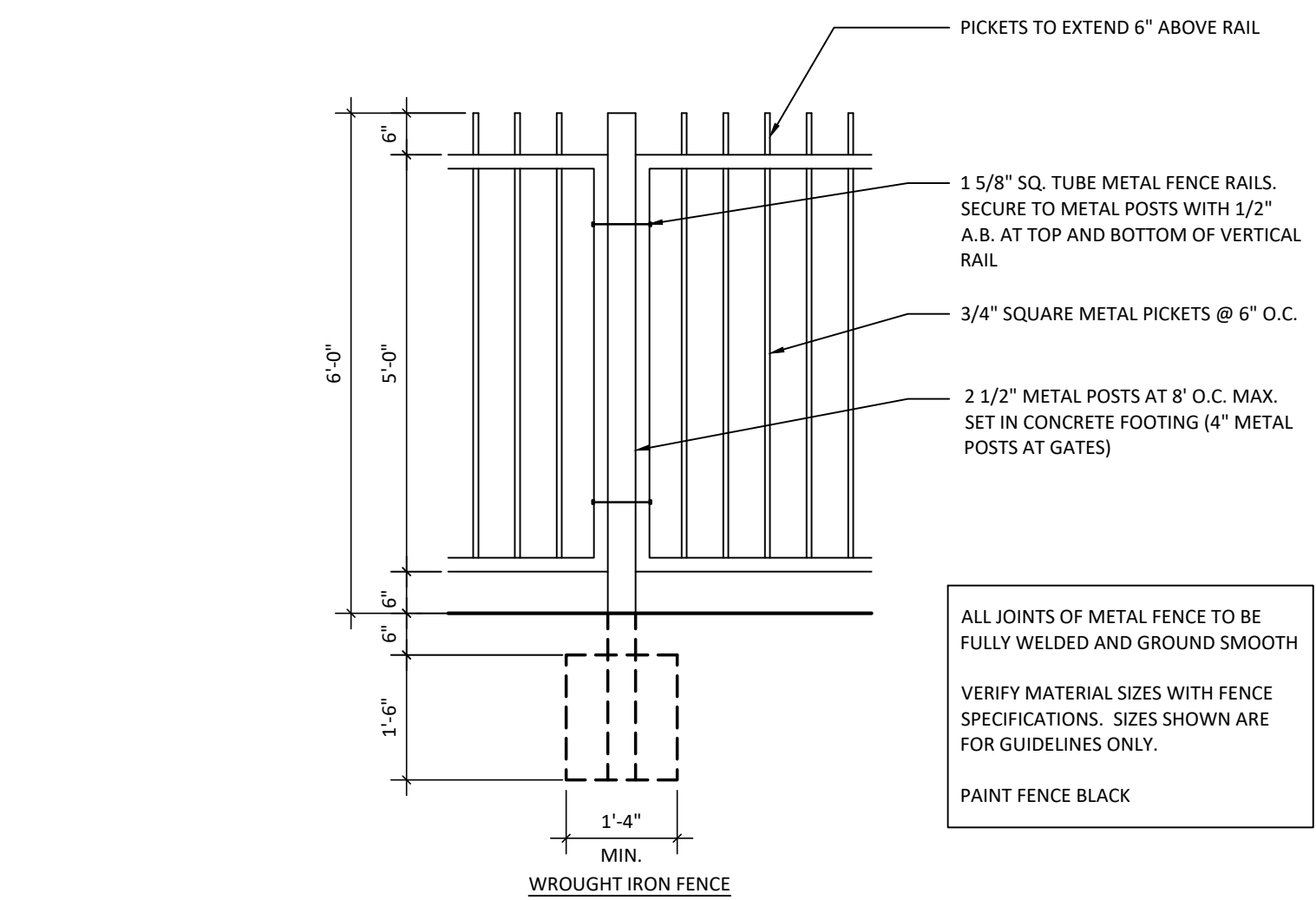
PROPOSED BUILDING	
BUILDING CLASSIFICATION:	S-1 - STORAGE
OCCUPANCY GROUP:	III-B
CONSTRUCTION TYPE:	YES
FIRE SPRINKLERS:	YES
ROOFING CLASSIFICATION:	CLASS A

ALLOWABLE HEIGHT	
ALLOWABLE HEIGHT:	75' FULLY SPRINKLERED (TABLE 504.3)
PROPOSED BUILDING HEIGHT:	40'-0"
ALLOWABLE # OF STORIES:	3 STORIES ALLOWED (TABLE 504.4)

BUILDING QUALIFICATION	
F =	137' + 137' + 432' = 666'
P =	137' + 137' + 432' + 432' = 1,058'
W =	30'
IF =	(666 / 1,058) - .25 / 30' = .38
SA =	3
AA =	[52,800 S.F. + (17,500 S.F. x .38)] x 3
AA =	177,423 S.F.
AA =	177,423 S.F. > 151,392 S.F.

PROPOSED STORAGE UNITS	
TOTAL STORAGE AREA:	151,392 S.F.
151,392 S.F. x 73% EFFICIENCY = 110,516.16	
110,516.16 / 100 S.F. AVG. UNIT = APPROXIMATELY 1,105 STORAGE UNITS	

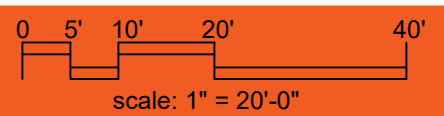
- FIRE DISTRICT NOTES**
- ACCESS ROADWAYS SHALL BE ALL-WEATHER (PAVED) SURFACES, OF NOT LESS THAN 20' UNOBSTRUCTED WIDTH AND NOT LESS THAN 13'-6" OF VERTICAL CLEARANCE, TO WITHIN 150' OF TRAVEL DISTANCE TO ALL PORTIONS OF THE EXTERIOR WALLS OF EVERY BUILDING. ACCESS SHALL HAVE A MIN. OUTSIDE TURN RADIUS OF 45' AND MUST BE CAPABLE OF SUPPORTING THE IMPOSED FIRE APPARATUS LOADING OF 37 TONS (50.3) CFC.
 - ACCESS ROADS LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". ACCESS ROADS 28' OR GREATER, BUT LESS THAN 30' UNOBSTRUCTED WIDTH SHALL HAVE "NO PARKING - FIRE LANE" SIGNS POSTED, ALLOWING FOR PARKING ON ONE SIDE ONLY OR CURBS PAINTED RED WITH "NO PARKING - FIRE LANE". PARKING IS PERMITTED ONLY ON THE SIDE OF THE ROAD THAT DOES NOT HAVE HYDRANTS (503.3) CFC.
 - NOT USED
 - THE DEVELOPER SHALL SUBMIT A MIN. (2) COPIES OF SITE IMPROVEMENT PLANS INDICATING ALL EXISTING OR PROPOSED HYDRANT LOCATIONS & FIRE APPARATUS ACCESS FOR REVIEW AND APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT (501.3) CFC.
 - EMERGENCY APPARATUS ACCESS ROADS AND HYDRANTS SHALL BE INSTALLED, IN SERVICE, AND INSPECTED BY THE FIRE DISTRICT PRIOR TO CONSTRUCTION OR COMBUSTIBLE STORAGE ON SITE (501.4) CFC. NOTE: A TEMPORARY AGGREGATE BASE OR ASPHALT GRINDINGS ROADWAY IS NOT CONSIDERED AN ALL-WEATHER SURFACE FOR EMERGENCY APPARATUS ACCESS. THE FIRST LIFT OF ASPHALT CONCRETE PAVING SHALL BE INSTALLED AS THE MINIMUM ROADWAY MATERIAL AND MUST BE ENGINEERED TO SUPPORT THE DESIGNATED GROSS VEHICLE WEIGHT OF 22/37 TONS.
 - ACCESS GATES FOR FIRE DISTRICT APPARATUS SHALL BE A MINIMUM OF 20-FT WIDE. ACCESS GATES SHALL SLIDE HORIZONTALLY OR SWING INWARD AND SHALL BE LOCATED A MINIMUM OF 30-FT FROM THE STREET. ELECTRICALLY OPERATED GATES SHALL BE EQUIPPED WITH A KNOX COMPANY KEY-OPERATED SWITCH ON BOTH ENTRY AND EXIT SIDE. MANUALLY OPERATED GATES SHALL BE EQUIPPED WITH A NONCASE HARDENED LOCK OR APPROVED FIRE DISTRICT LOCK. CONTACT THE FIRE DISTRICT FOR INFORMATION ON ORDERING THE KEY-OPERATED SWITCH (D163.51) CFC.
 - THE DEVELOPER SHALL PROVIDE AN ADEQUATE AND RELIABLE WATER SUPPLY FOR FIRE PROTECTION WITH A MINIMUM FIRE FLOW OF 4000 GPM. REQUIRED FLOW SHALL BE DELIVERED FROM NOT MORE THAN 4 HYDRANTS FLOWING SIMULTANEOUSLY FOR A DURATION OF 240 MINUTES WHILE MAINTAINING 20-POUNDS RESIDUAL PRESSURE IN THE MAIN (508.1), (501.05) CFC.
 - THE DEVELOPER SHALL PROVIDE TRAFFIC SIGNAL PRE-EMPTION SYSTEMS (OPTICOM) ON ANY NEW OR MODIFIED TRAFFIC SIGNALS INSTALLED WITH THIS DEVELOPMENT (2135.1) CVC.
 - PREMISES IDENTIFICATION SHALL BE PROVIDED. SUCH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE A MINIMUM OF FOUR INCHES HIGH WITH 3/4-INCH STROKE OR LARGER AS REQUIRED TO BE READILY VISIBLE FROM THE STREET (505.1) CFC, (501.2) CBC, TFS-008.
 - THE DEVELOPER SHALL SUBMIT A MINIMUM OF (3) COMPLETE SETS OF PLANS & SPECIFICATIONS OF THE SUBJECT PROPERTY, INCLUDING ANY OF THE FOLLOWING REQUIRED BUILT-IN FIRE PROTECTION SYSTEMS, TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION TO ENSURE COMPLIANCE WITH THE MINIMUM REQUIREMENTS RELATED TO FIRE AND LIFE SAFETY. PLAN REVIEW FEES WILL BE ASSESSED AT THAT TIME (901.2) CFC, (108.4.1) CBC.
 - A. PRIVATE UNDERGROUND FIRE SERVICE WATER MAINS
 - C. FIRE SPRINKLERS
 - D. FIRE ALARM



525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL SITE PLAN

05.18.18



SHEET 2

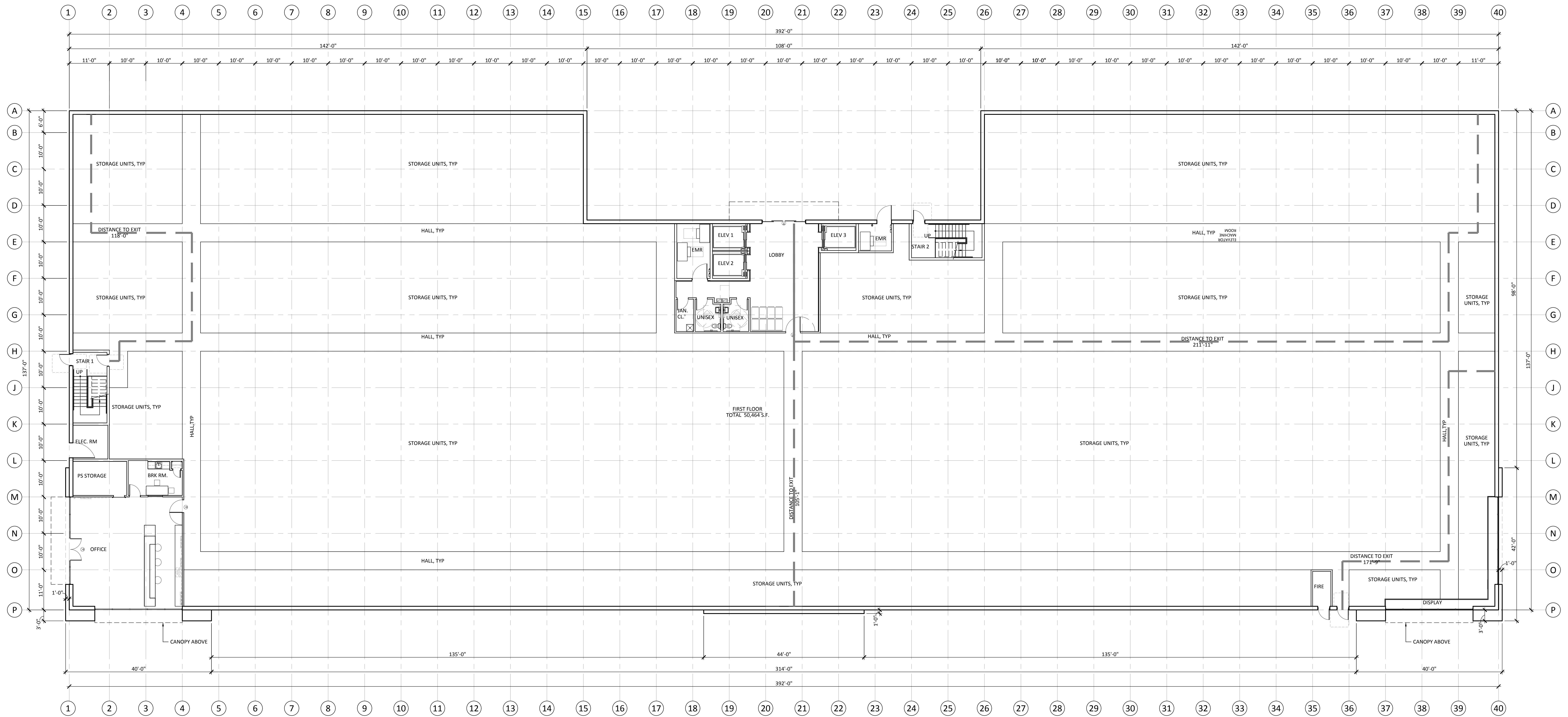
KSP

STUDIO

architecture + engineering

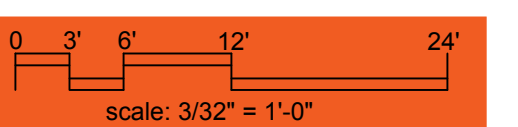
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

KSP PROJECT NO. 20397



525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL FIRST FLOOR PLAN 05.18.18



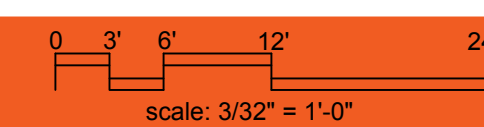
KSP PROJECT NO. 20397



SHEET 3
KSP
STUDIO
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

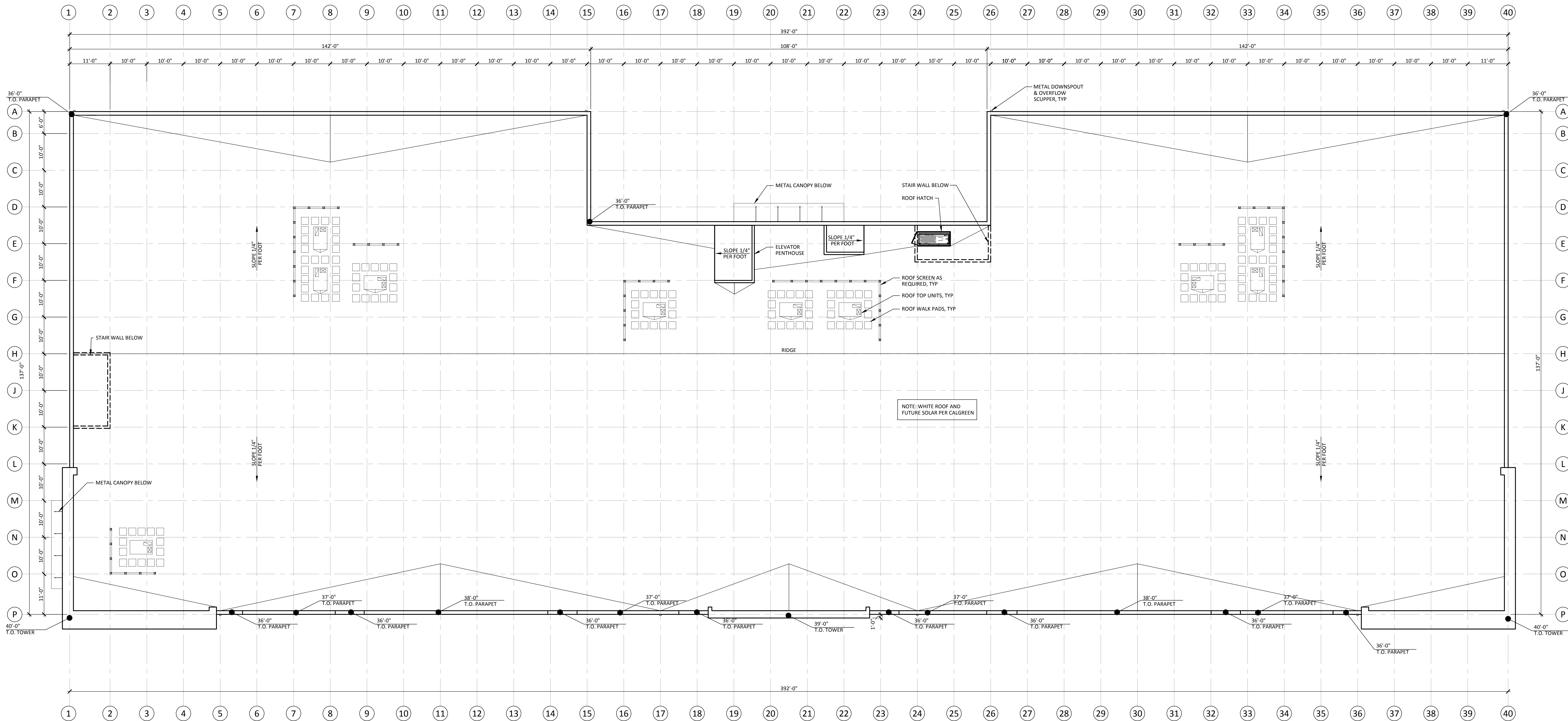


CONCEPTUAL THIRD FLOOR PLAN
05.18.18



S T U D I O
architecture + engineering
23 ORCHARD ROAD, SUITE 200
LAKE FOREST, CA 92630
T 949.380.3970 F 949.380.3771

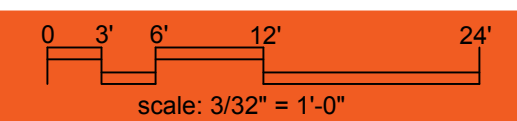
KSP PROJECT NO. 20397



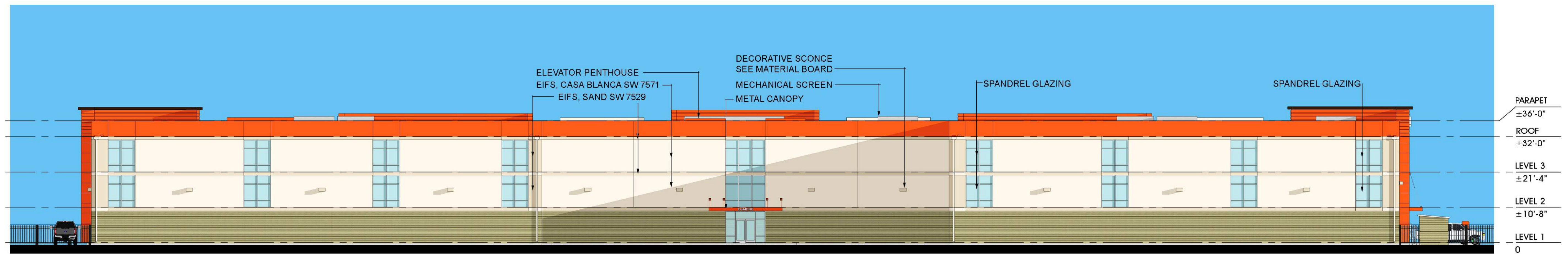
525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPTUAL ROOF PLAN

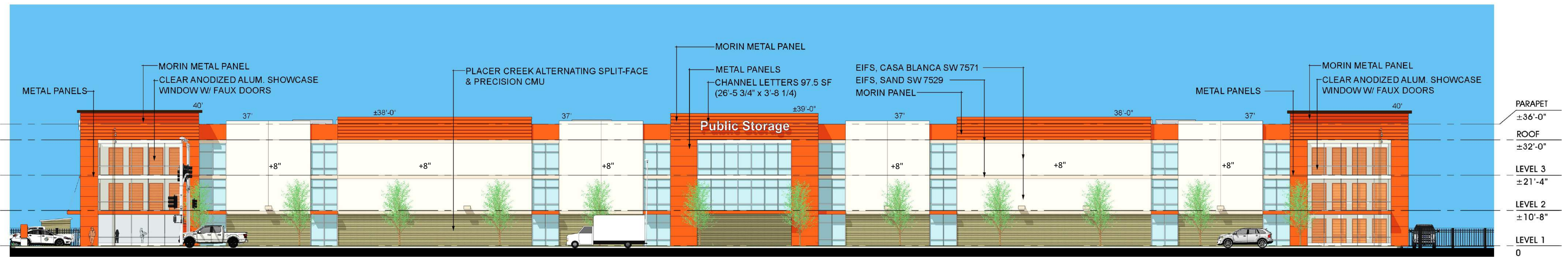
05.18.18



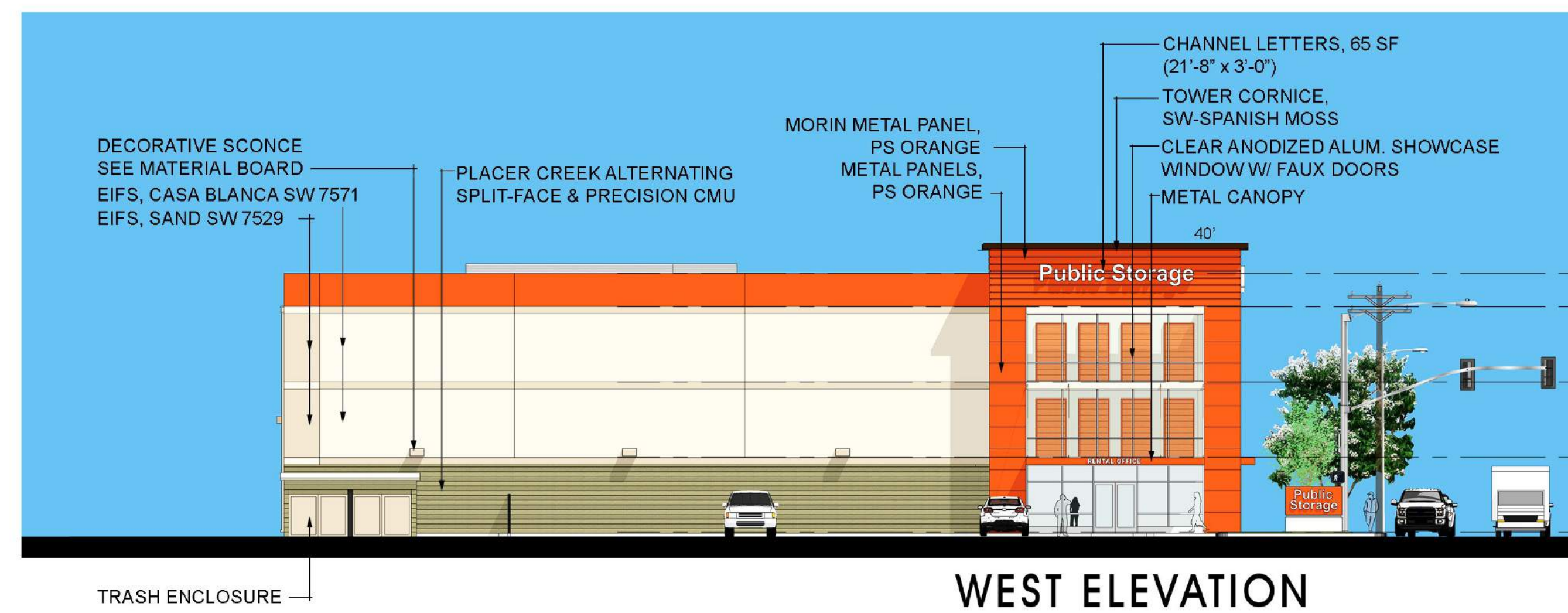
KSP PROJECT NO. 20397



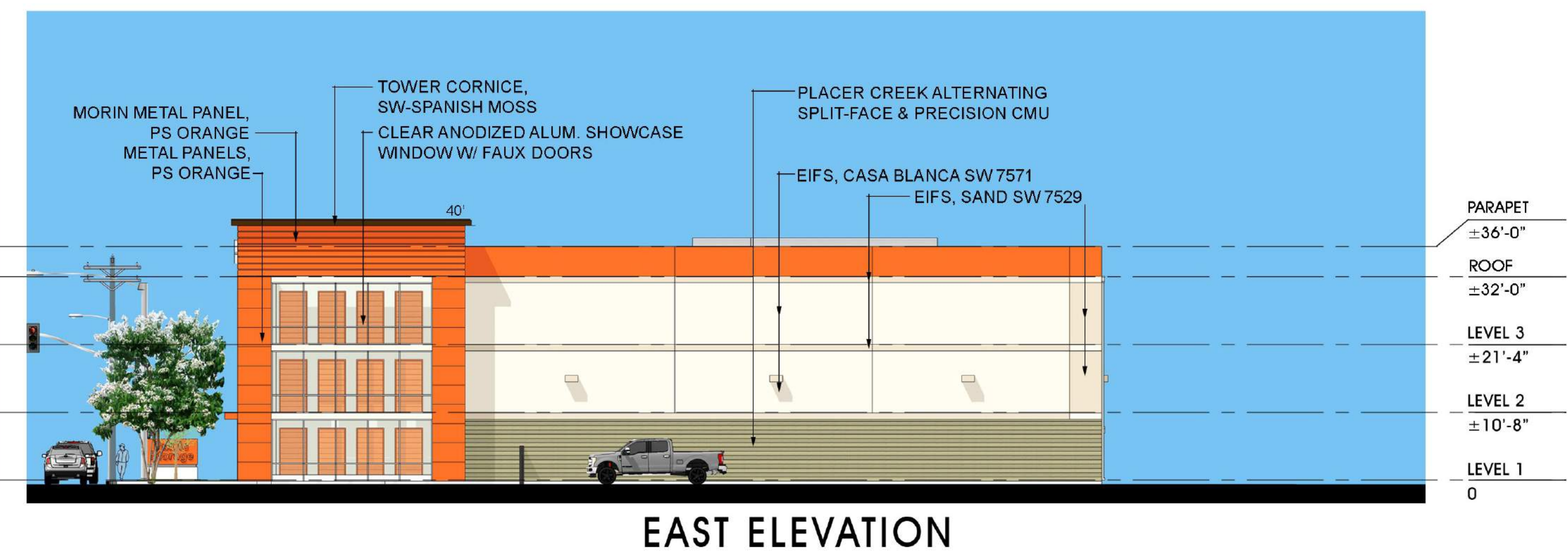
NORTH ELEVATION



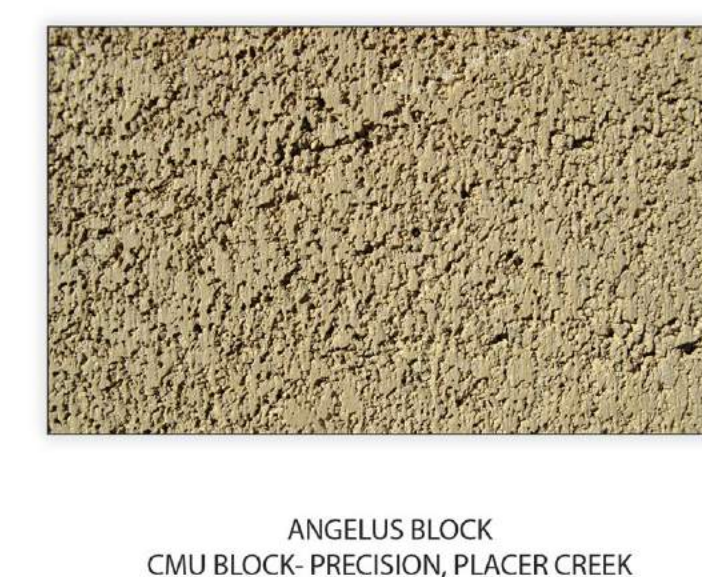
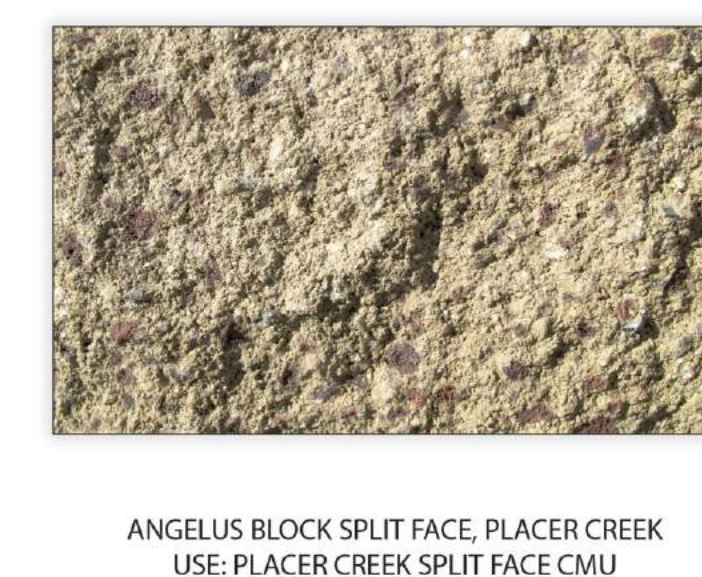
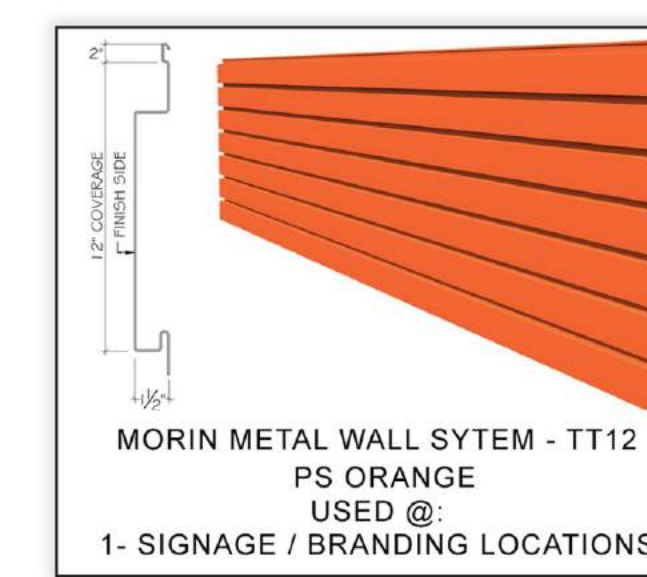
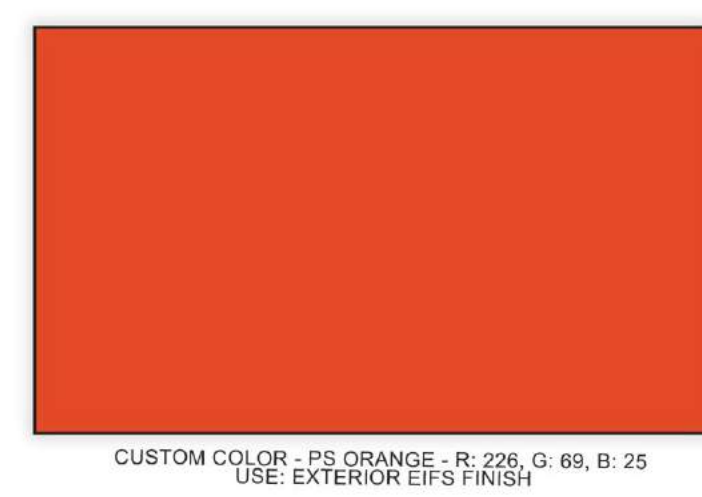
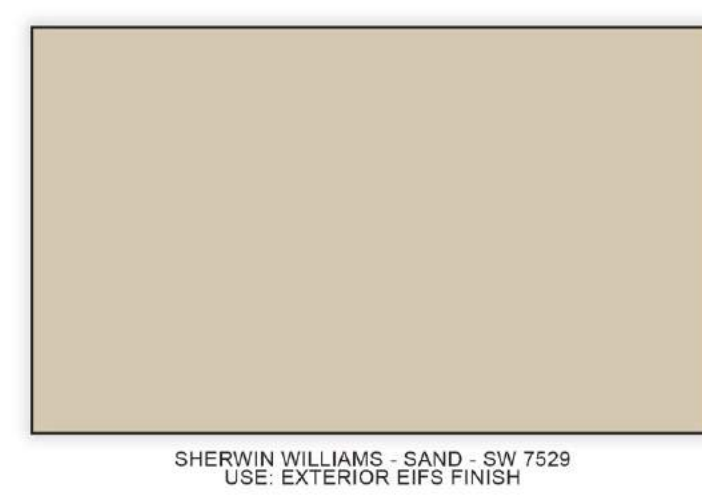
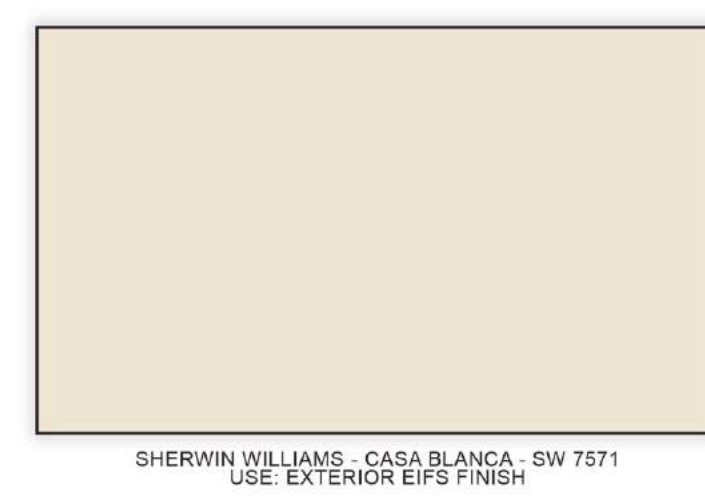
SOUTH ELEVATION



WEST ELEVATION



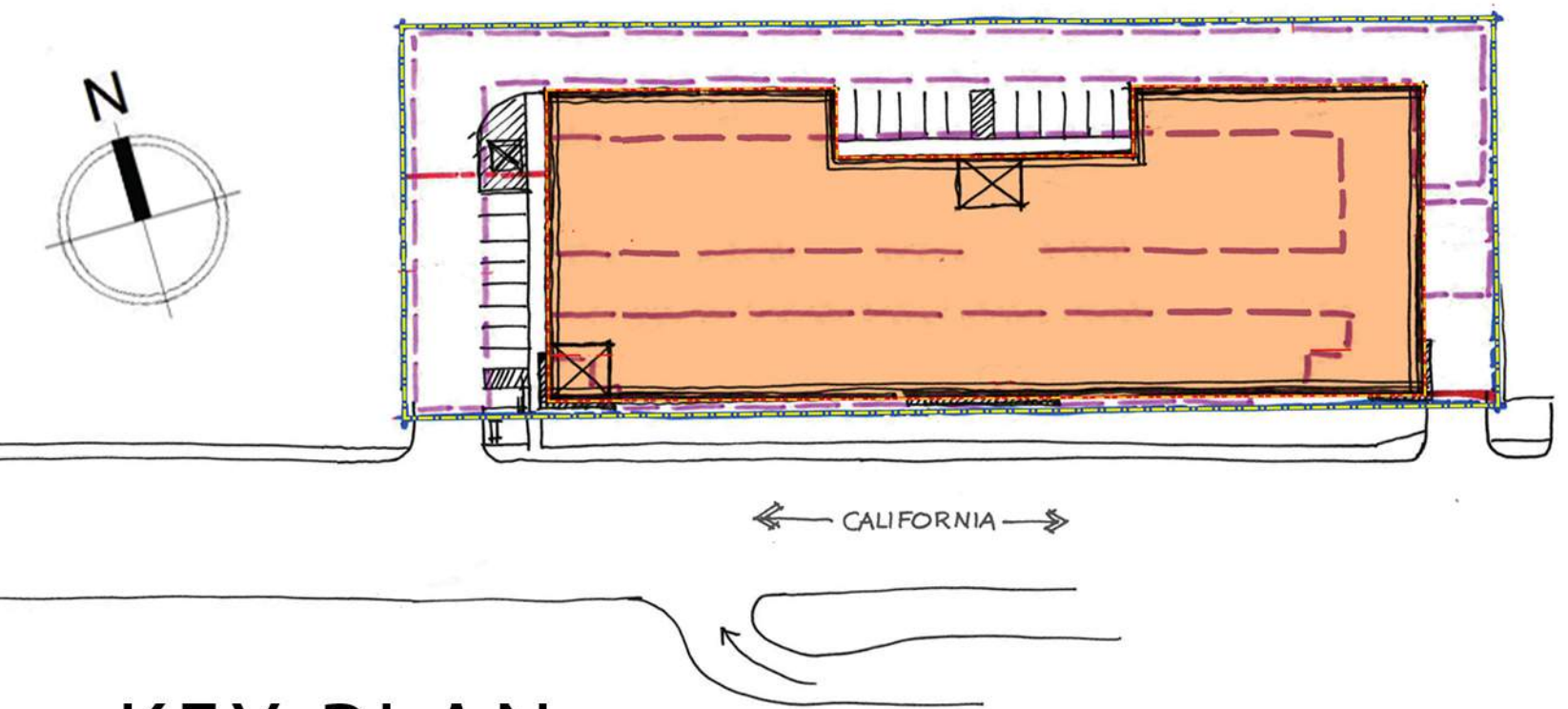
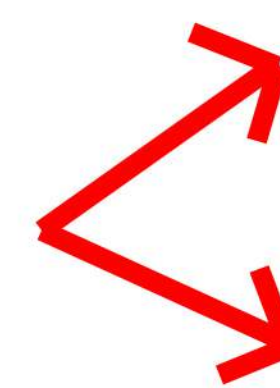
EAST ELEVATION





3D VIEW 1-CALIFORNIA STREET LOOKING EAST

3D VIEW 1



KEY PLAN



525 CALIFORNIA AVENUE | PITTSBURG, CA

CONCEPT 3D RENDERING

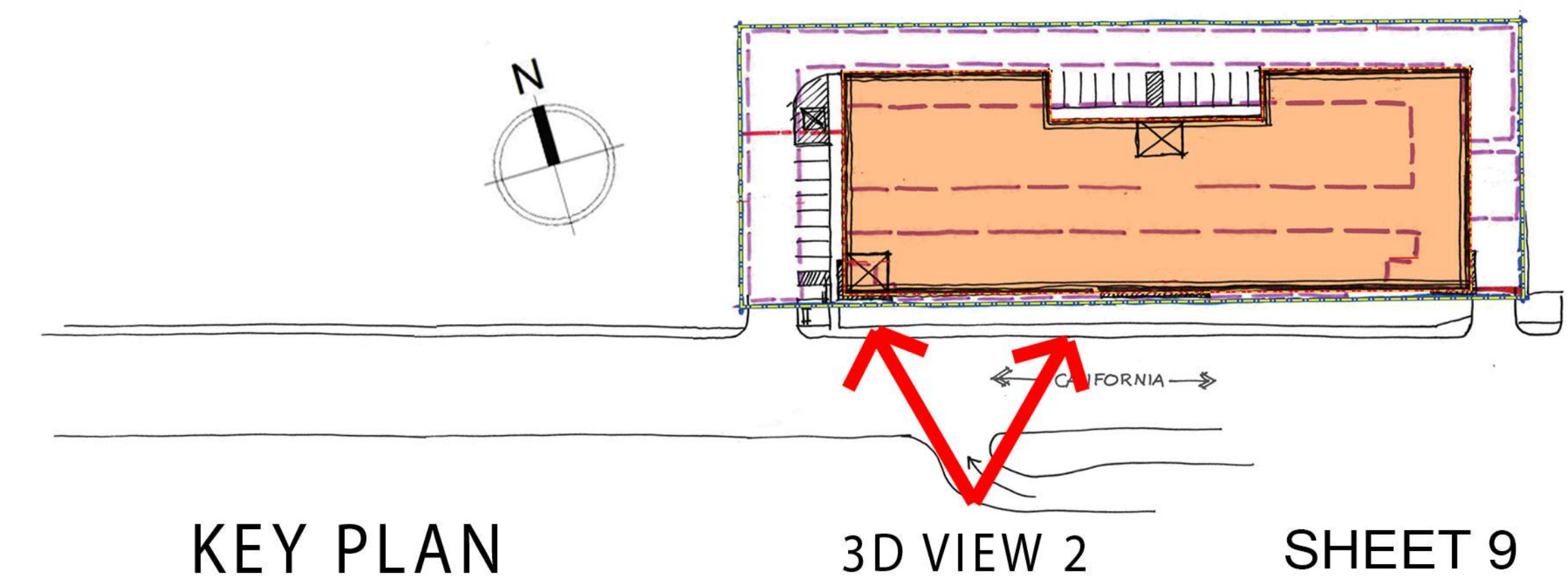
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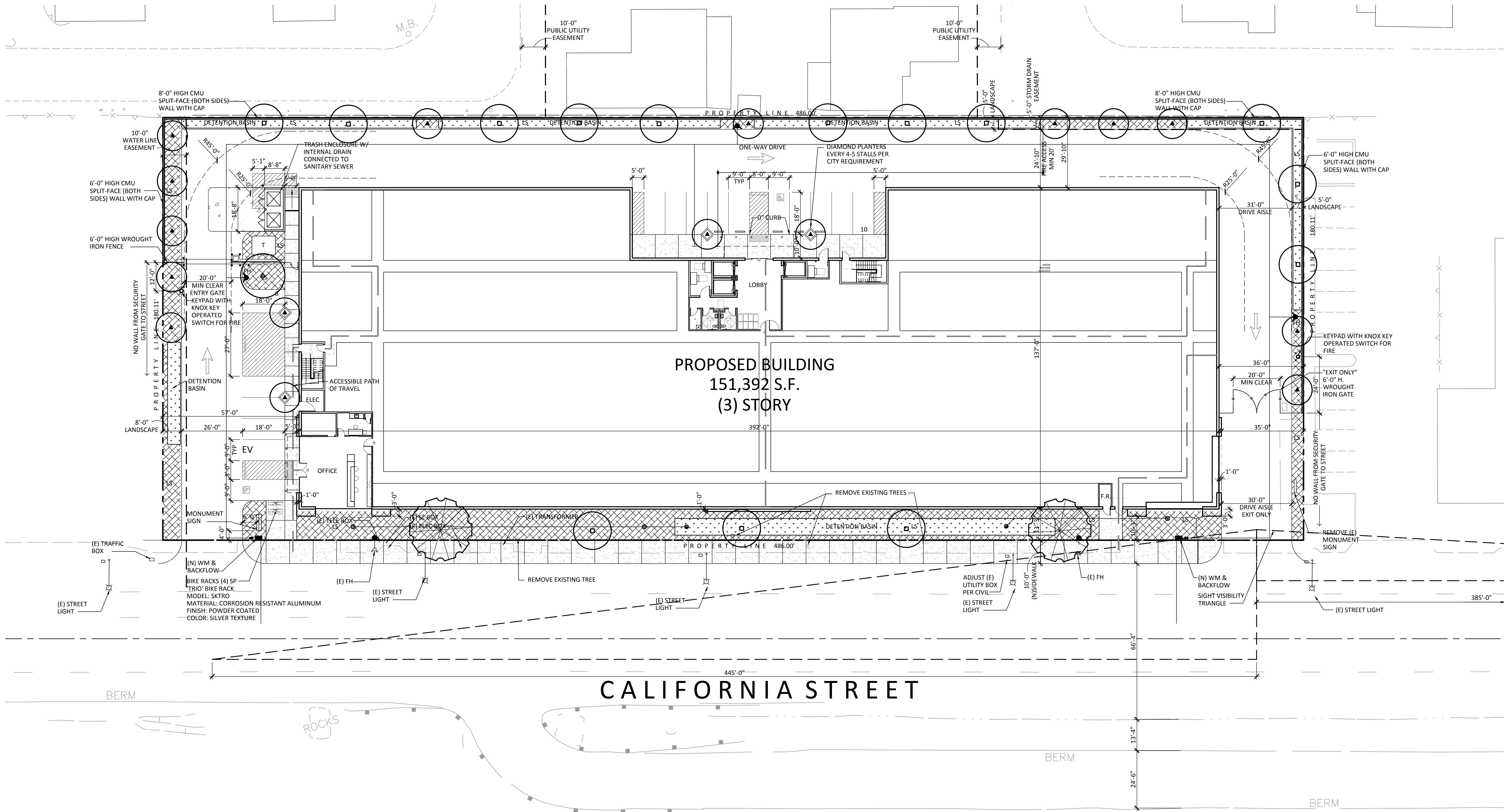
KSP PROJECT NO. 20392

SHEET 8
KSP
 STUDIO
 architecture + engineering
 23 ORCHARD ROAD, SUITE 200
 LAKE FOREST, CA 92630
 T 949.380.3970 F 949.380.3771



3D VIEW 2 - CALIFORNIA STREET LOOKING NORTH





PLANTING LEGENDS - PHASE 1

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	Chitalpa tashkentensis Chitalpa	24" Box	2	L	Standard
	Laurus 'Saratoga' Saratoga Bay Laurel	24" Box	14	L	Standard
	Platanus acerifolia 'Bloodgood' Bloodgood London Plane Tree	24" Box	1	L	Standard
	Tristania conferta Brisbane Box	15 Gal	16	M	Standard

SHRUBS - 2,500 S.F. APPROX. +/- 425 PLANTS @ 30" O.C.

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Callistemon 'Little John' Dwarf Bottle Brush	5 Gal	30" O.C.	L	
	Hesperaloe parviflora Red Yucca	5 Gal		L	
	Lantana 'New Gold' Yellow Lantana	1 Gal		L	
	Ligustrum texanum Texas Privet	5 Gal		M	
	Raphiolepis l. 'Clara' Texas Privet	5 Gal		M	

GROUNDCOVER - 3,643 S.F. APPROX. +/- 443 PLANTS @ 36" O.C.

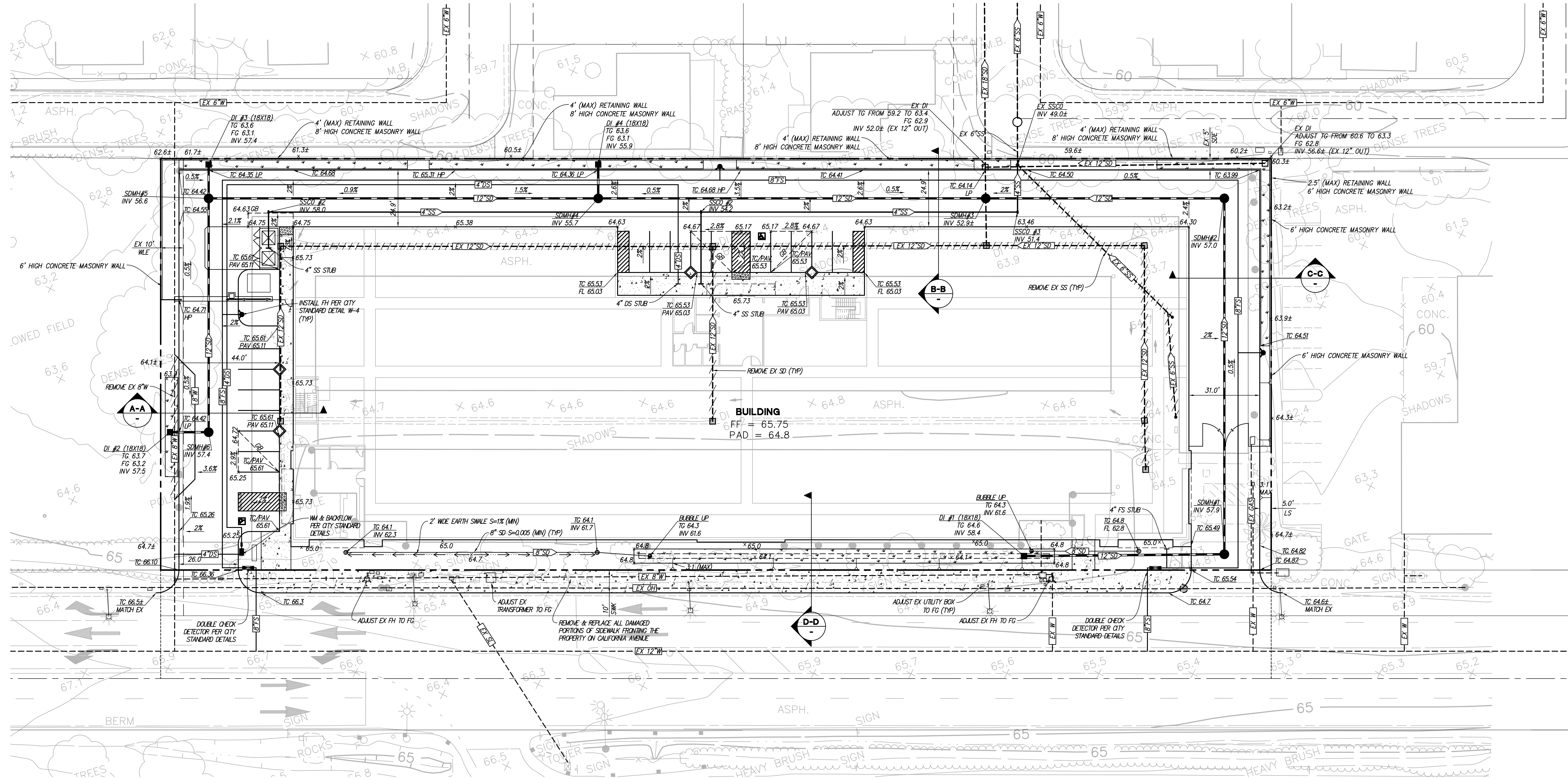
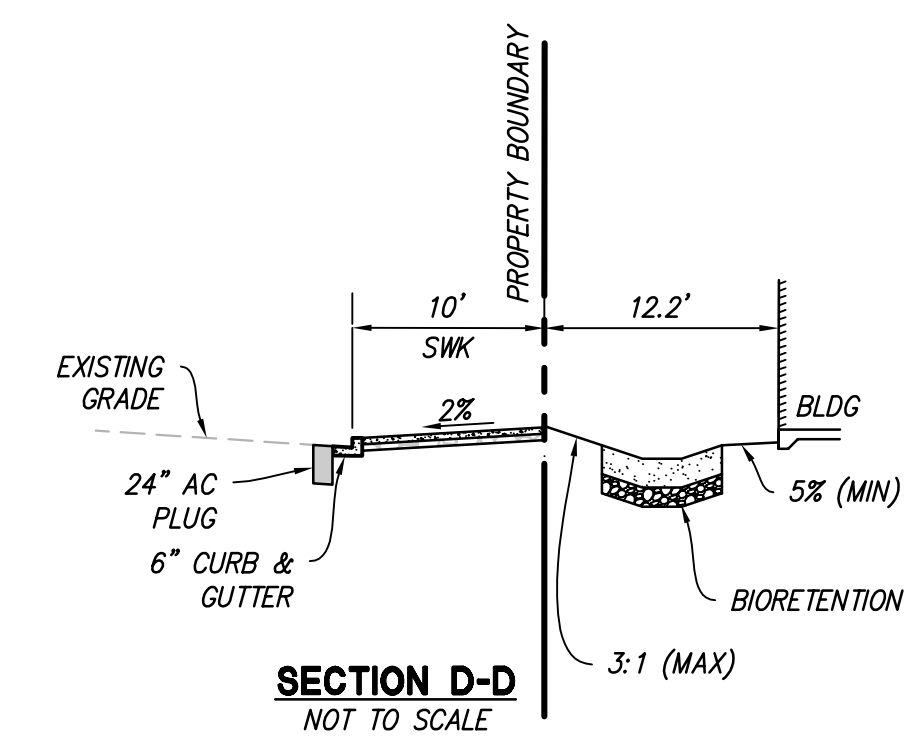
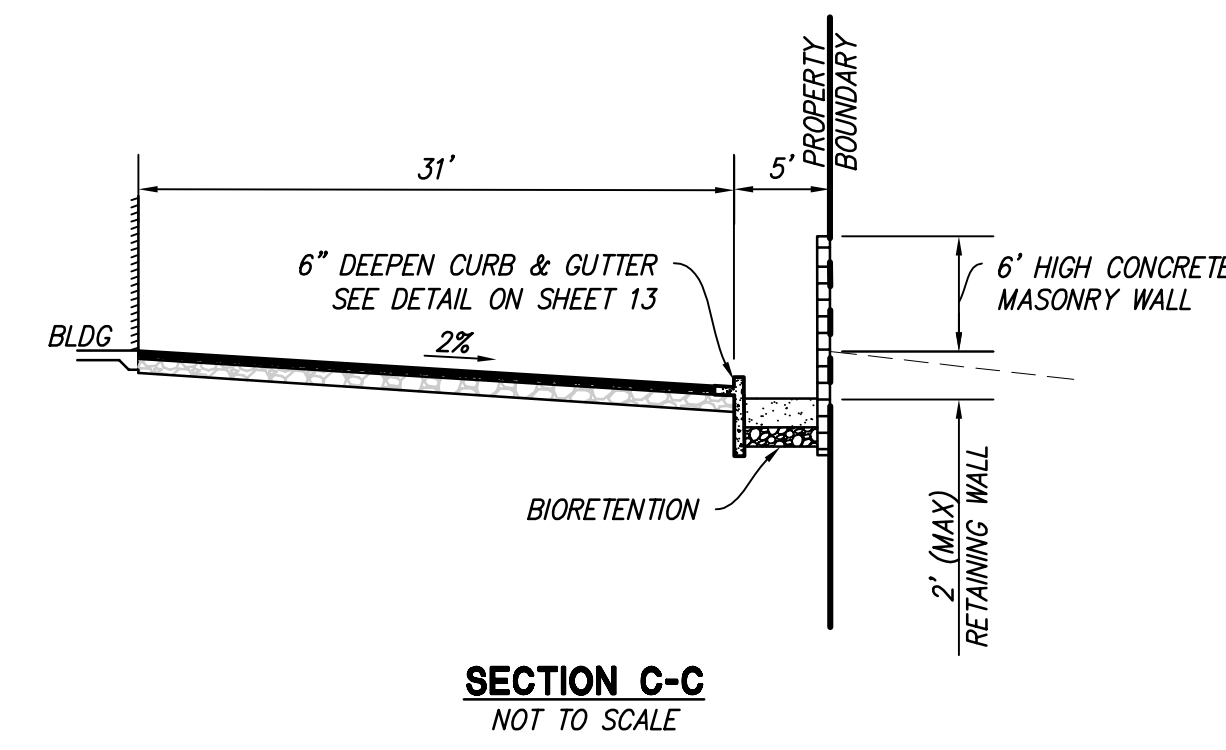
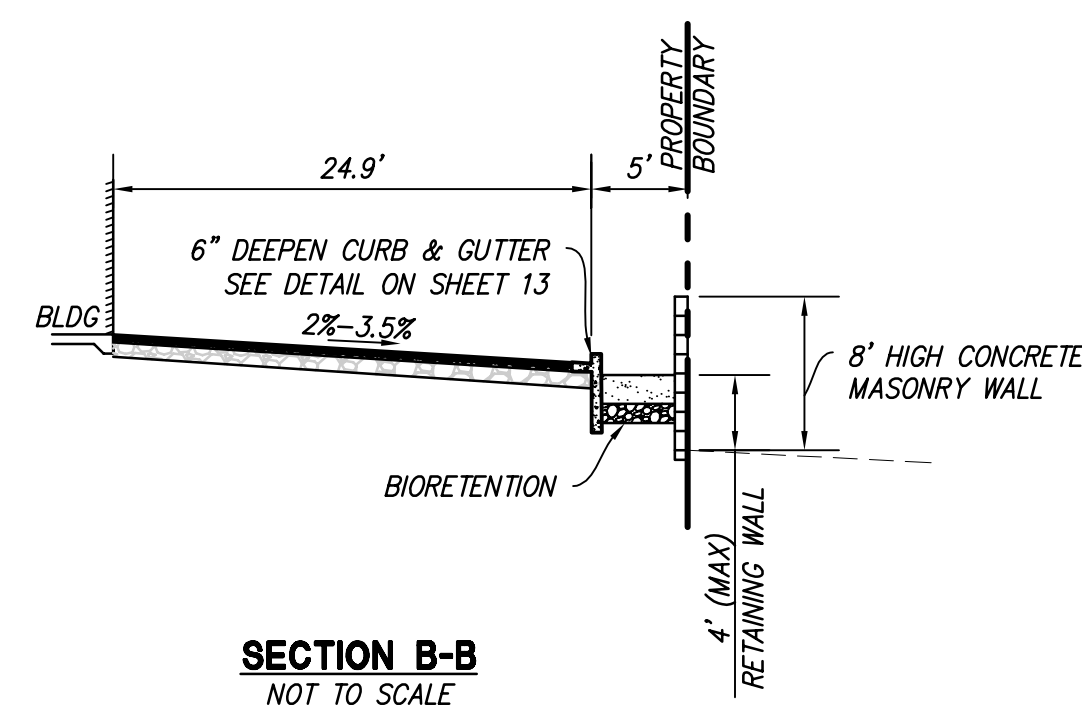
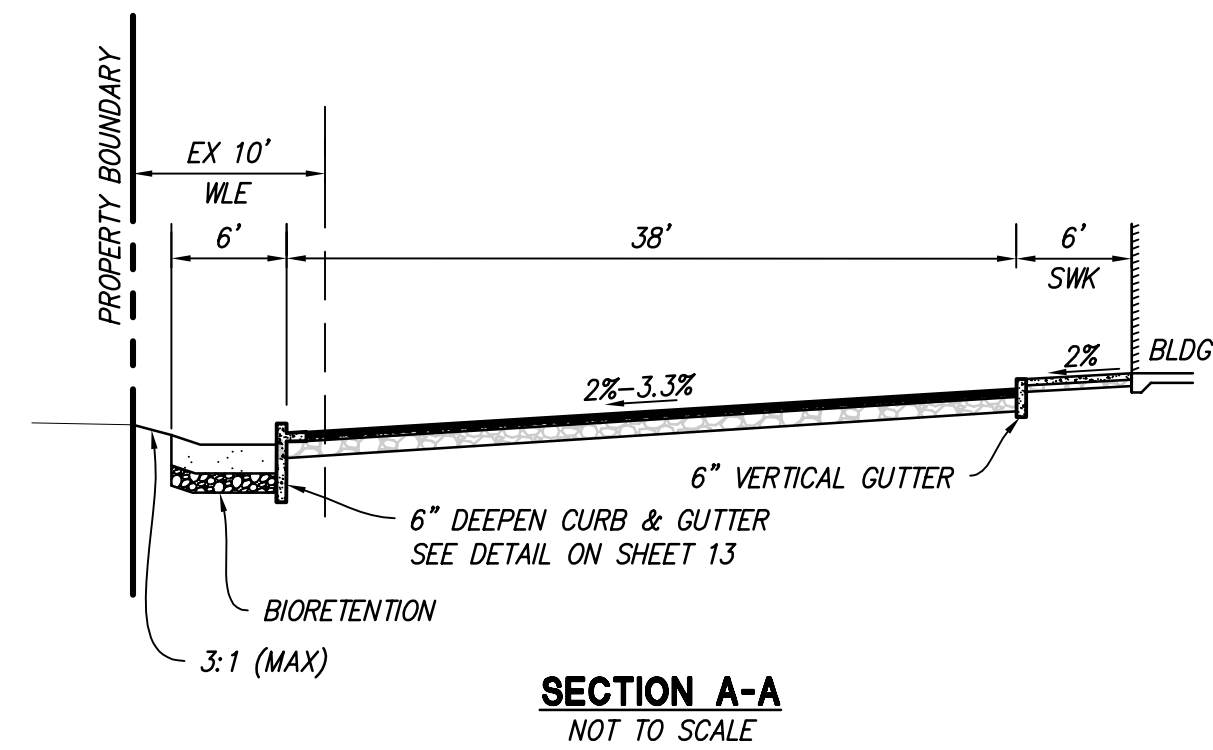
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS	REMARKS
	Baccharis p. 'Twin Peaks' Dwarf Coyote Bush	1 Gal	6" O.C.	L	
	Carissa tuttiei Tuttie Natal Plum	1 Gal	30" O.C.	L	
	Rosa 'Flower Carpet' -Red Red Flower Carpet Rose	1 Gal	30" O.C.	L	
	Rosmarinus o. 'Huntington Carpet' Prostrate Rosemary	1 Gal	48" O.C.	L	
	Senecio mandraliscae Blue Fingers	4" Pots	12" O.C.	M	

BIO-RETENTION BASIN - 3,181 S.F. APPROX. +/- 1,426 PLANTS @ 18" O.C.

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING/QTY	WUCOLS	REMARKS
	Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass	1 Gal	18" O.C.	L	
	Carex divulsa Berkeley Sedge	1 Gal		L	
	Juncus patens 'Elks Blue' Elks Blue Rush	1 Gal		L	

GENERAL NOTES:

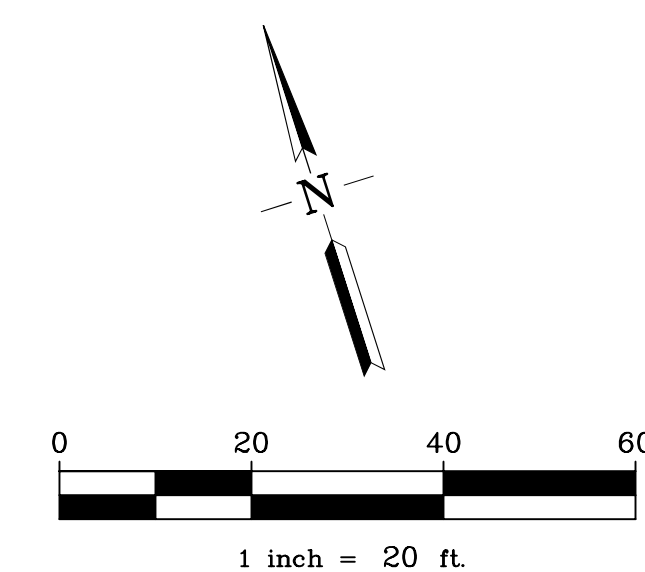
- All Trees within 5' of hardscape to have a 12" deep linear root barrier.
- All planter areas to receive a 3" layer of shredded organic mulch.
- All backflows and above ground equipment to be placed at least 5' from hardscape on flat area. All equipment to be screened from view with plant material.
- Tall shrubs are to be provided at screen walls for protection from graffiti.
- Soil compaction to be no greater than 85% on landscape areas.
- All finish grades to be 1 1/2" below finish surface paving.
- Agronomical soil testing report to be included in landscape plans.
- Landscape irrigation equipment to be drip low-flow type that satisfies the Water Efficient Landscape Ordinance.
- The project shall follow applicable guidelines outlined in PMC sections 18.84.300-370 "Landscape Ordinance".



ESTIMATED EARTHWORK QUANTITIES		
ITEMS	CUT (C.Y)	FILL (C.Y)
DEMOLITION (SEE NOTE 3)	(900)	0
BUILDING	0	390
SWK/PAVEMENT/LANDSCAPE	0	300
FOUNDATION & PLUMBING SPOILS	220	0
TRENCH SPOILS	480	0
C-3 SPOILS	360	0
OVER-EXCAVATION	6,400	6,400
SHRINKAGE (ASSUME 5%)	-	350
TOTAL	7,440	7,440

- ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED OUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
- THE CONTRACTOR SHALL VERIFY ALL EARTHWORK QUANTITIES BEFORE START OF WORK. THE CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
- DEMOLITION MATERIAL (FOOTINGS AND FLOOR SLABS) TO BE OFFHAULED BY THE CONTRACTOR.

- NOTES:
- CONTRACTOR SHALL REMOVE AND REPLACE ALL DAMAGED PORTIONS OF SIDEWALK FRONTING THE PROPERTY ON CALIFORNIA AVENUE.



Public Storage.

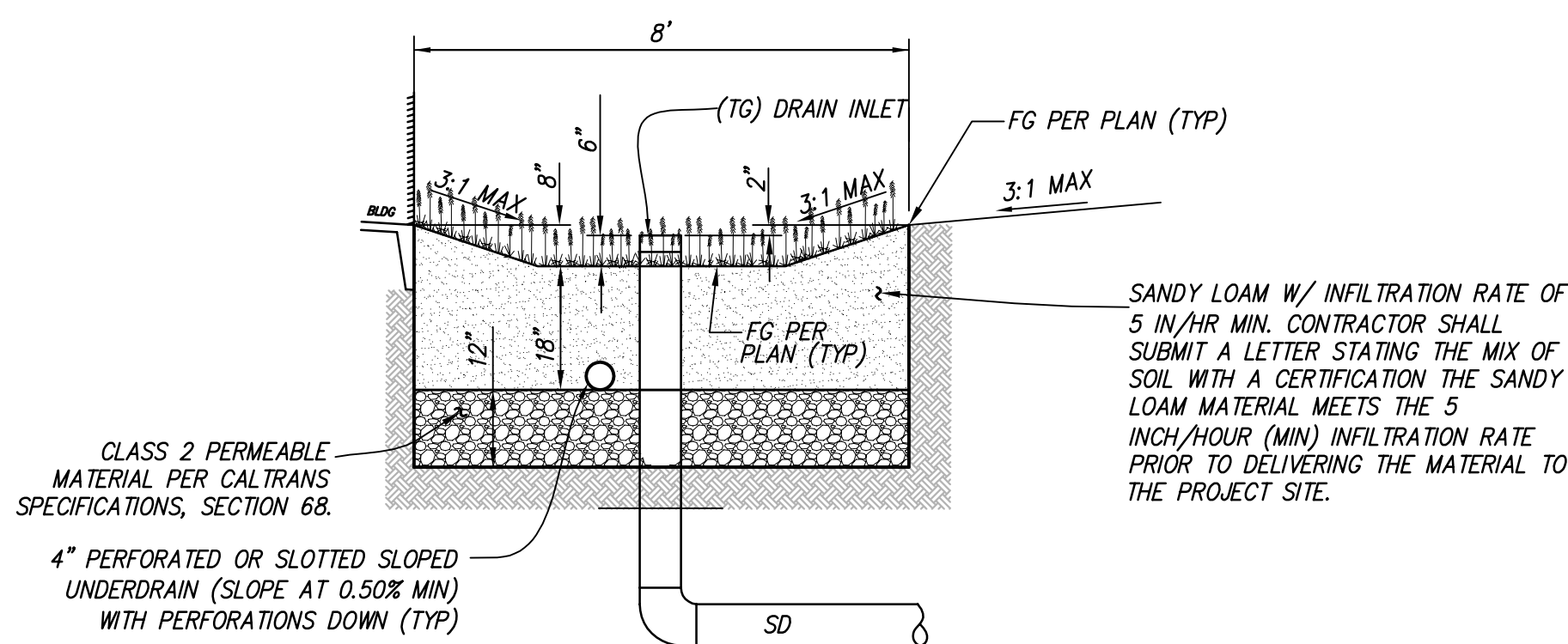
525 CALIFORNIA AVENUE | PITTSBURG, CA

PRELIMINARY GRADING AND UTILITY PLAN

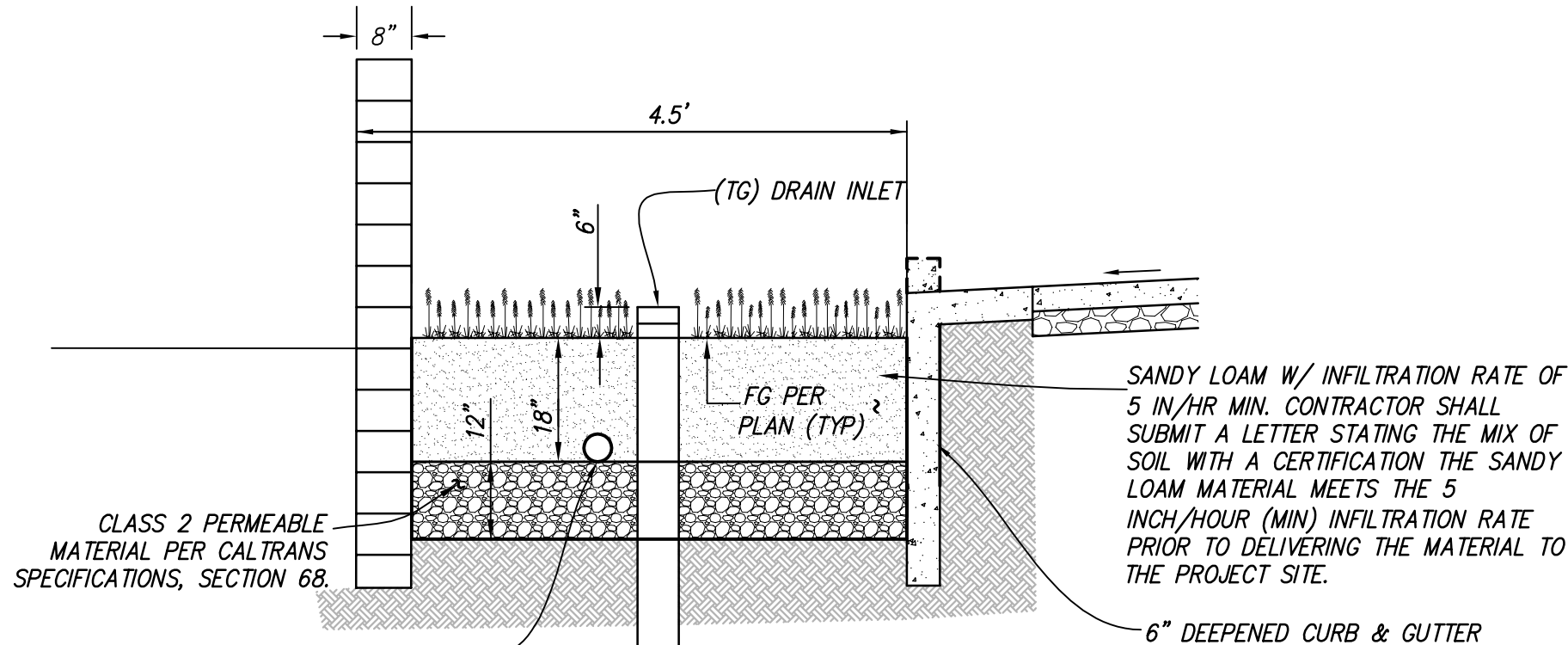
RJA SHEET 12
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: MAY 16, 2018

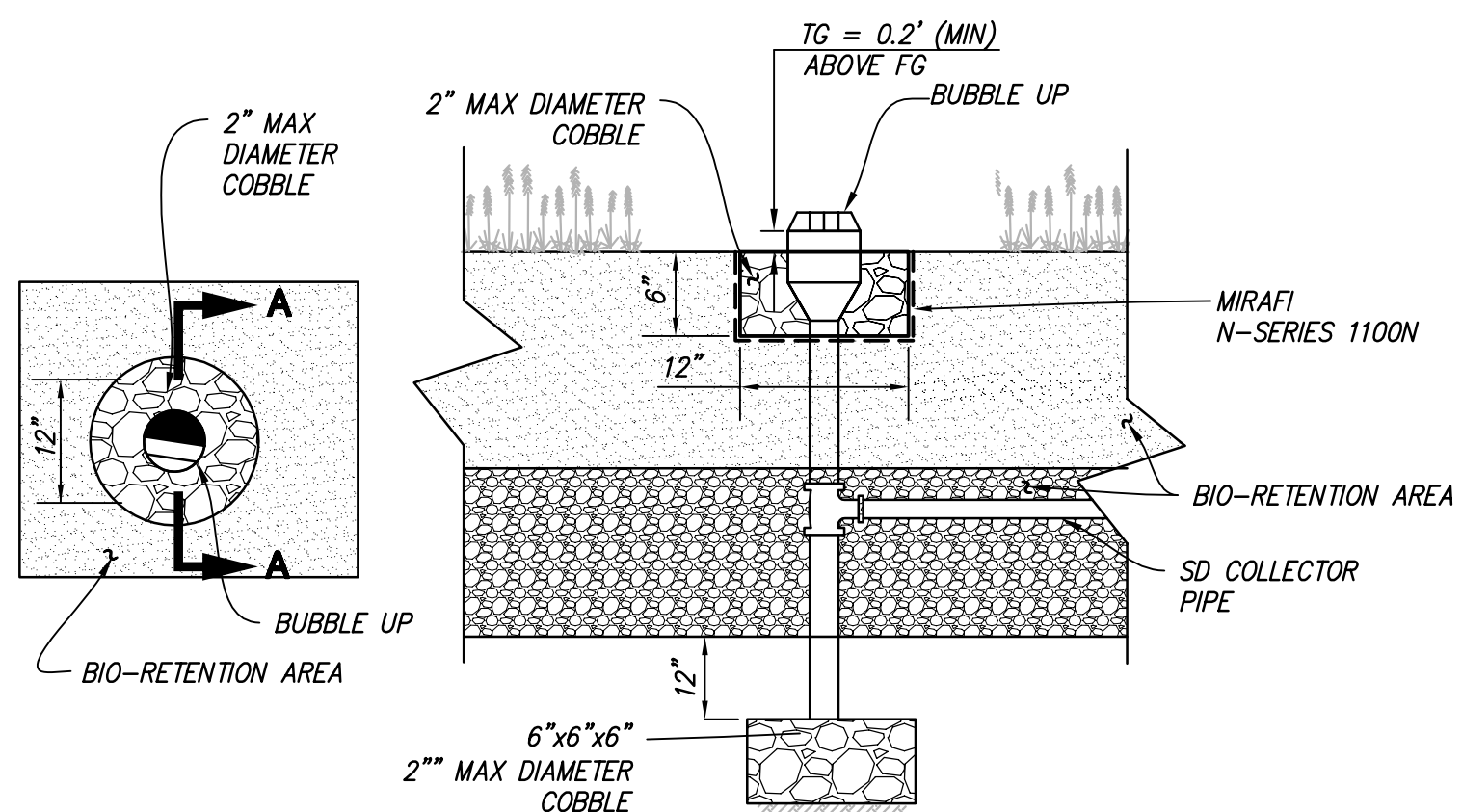
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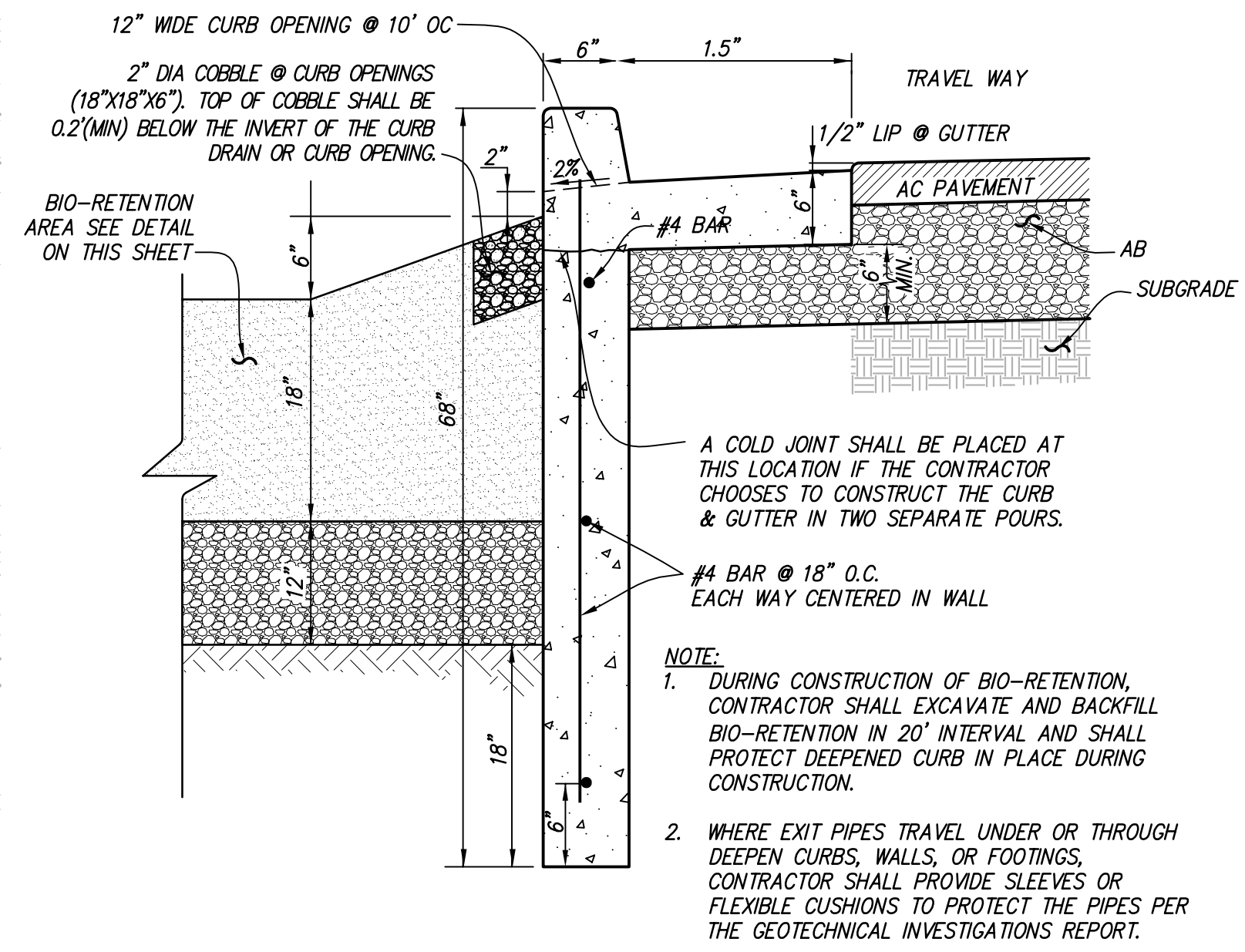
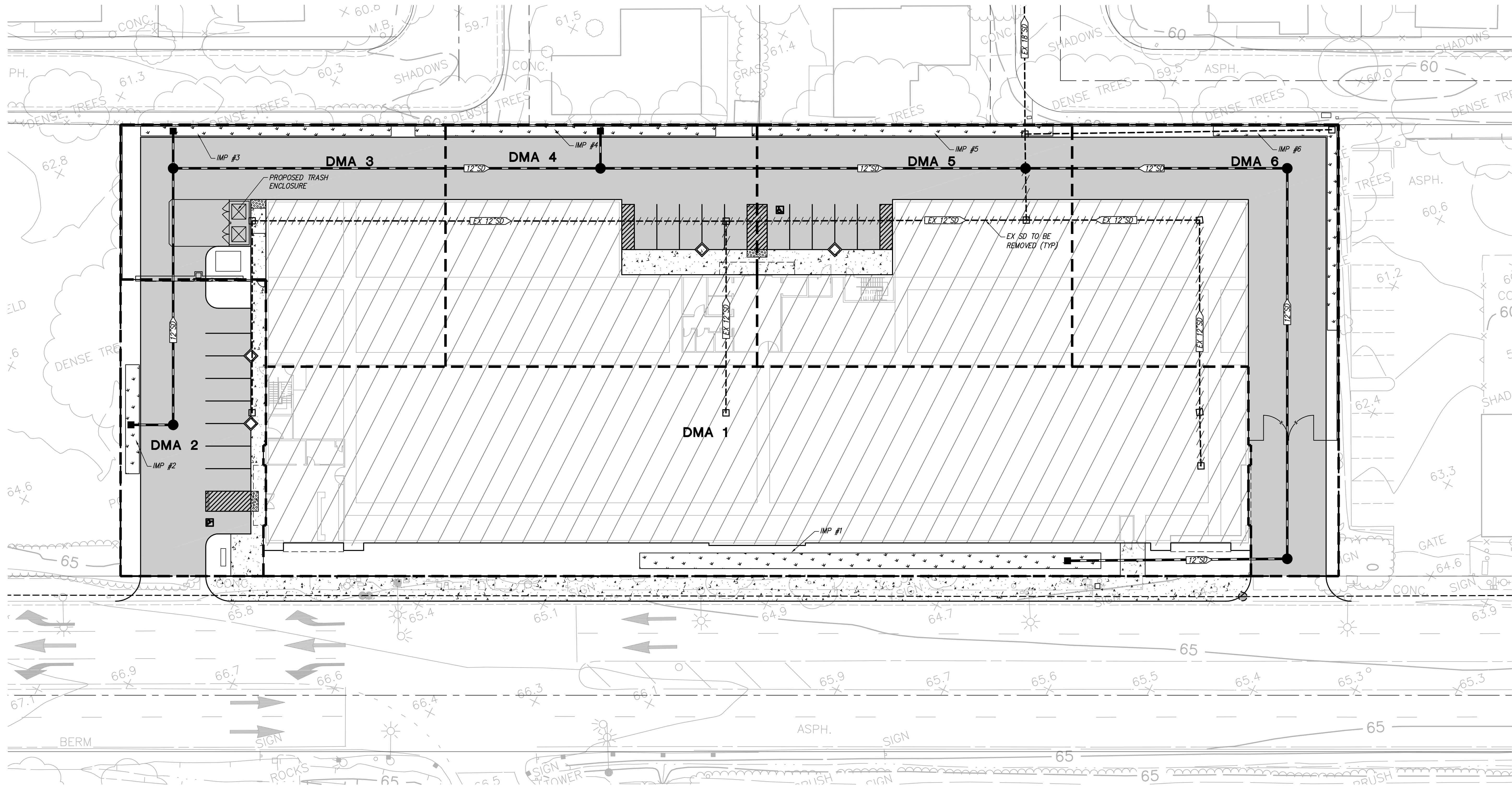
**BIO-RETENTION DETAIL
ADJACENT TO BULSING**
NOT TO SCALE



**BIO-RETENTION DETAIL
ADJACENT TO STREET**
NOT TO SCALE



**SECTION A-A
BUBBLE UP DETAIL**
NOT TO SCALE



**DEEPEEN CURB ADJACENT
TO BIO-RETENTION**
NOT TO SCALE

LEGEND

	AC PAVEMENT
	ROOF AREA
	SIDEWALK
	EX UTILITY TO BE REMOVED

PRELIMINARY STORMWATER TREATMENT CALCULATIONS							
DMA	DMA TREATMENT	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BIO-RETENTION AREA REQUIRED (SF)	BIO-RETENTION AREA PROVIDED (SF)
1	BIO-RETENTION	28,260	4,830	33,090	28,743	1,150	1,150
2	BIO-RETENTION	5,890	950	6,840	5,085	239	239
3	BIO-RETENTION	9,310	1,090	10,400	9,419	377	383
4	BIO-RETENTION	11,410	580	11,990	11,468	459	460
5	BIO-RETENTION	11,420	570	11,990	11,477	459	460
6	BIO-RETENTION	11,990	1,360	13,350	12,126	485	486

THE CALCULATIONS ARE BASED ON THE LATEST CONTRA COSTA COUNTY C.3 STORMWATER HANDBOOK, MAY 2017.

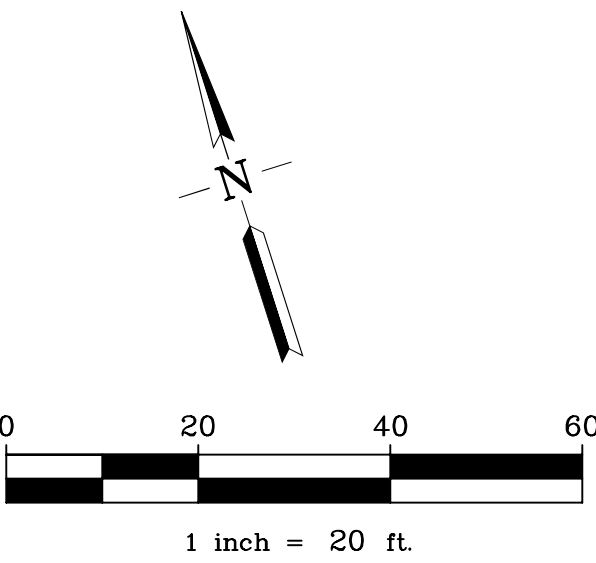
a. 0.2 INCHES/HOUR RAINFALL INTENSITY ON 100% IMPERVIOUS AREA.

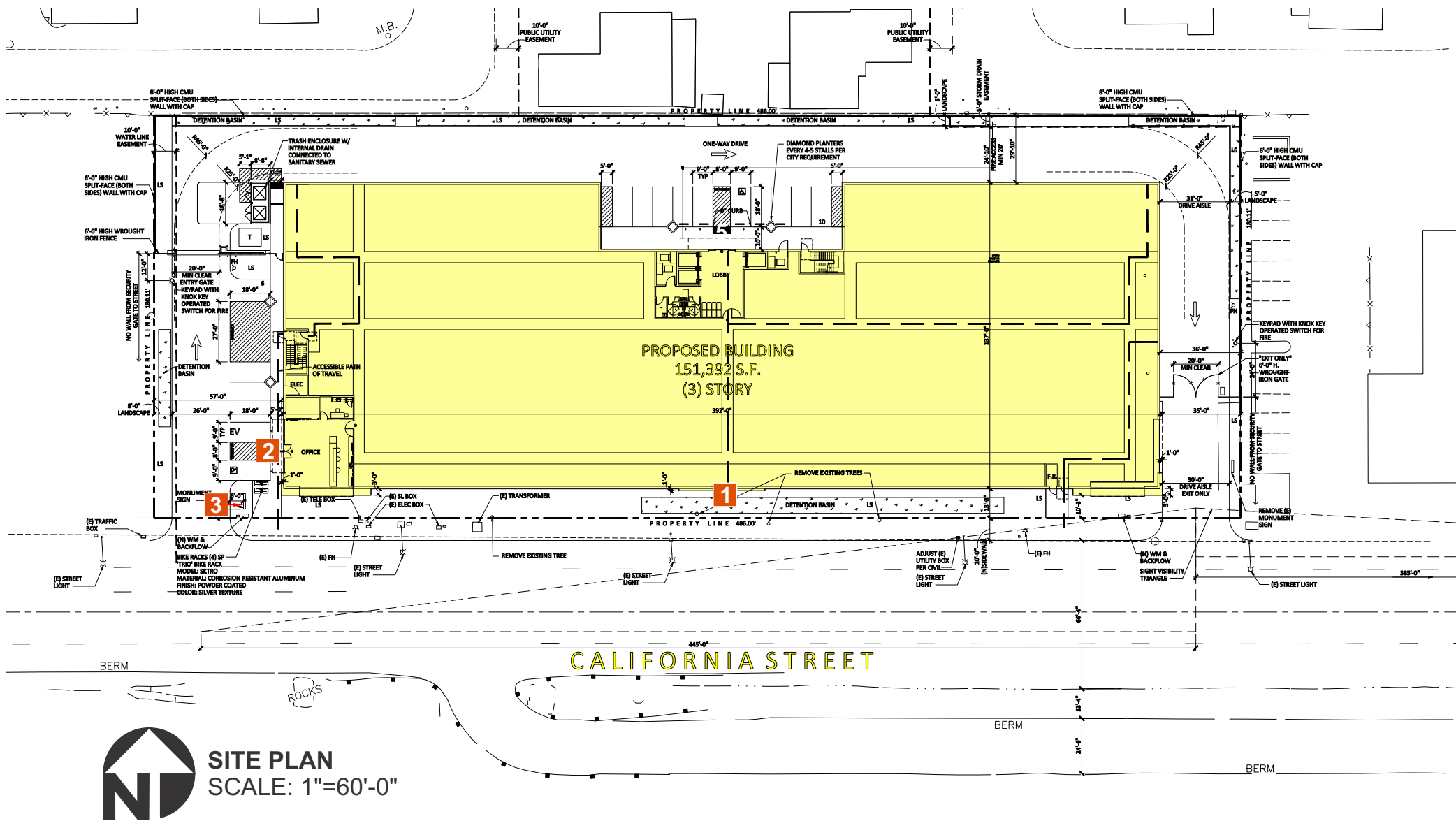
b. SOIL FOR TREATMENT MEDIUM WITH A 5 INCHES/HOUR INFILTRATION RATE.

c. A TREATMENT MEDIUM OF 0.04 SIZING FACTOR FOR BIORETENTION AREAS.

1. SIZING FACTOR OF 0.04 NOTED ABOVE IS CALCULATED BASED ON THE FOLLOWING CRITERIA:

a. SIZING FACTOR=(0.2 IN/HR)/(5 IN/HR)=0.04





- 1

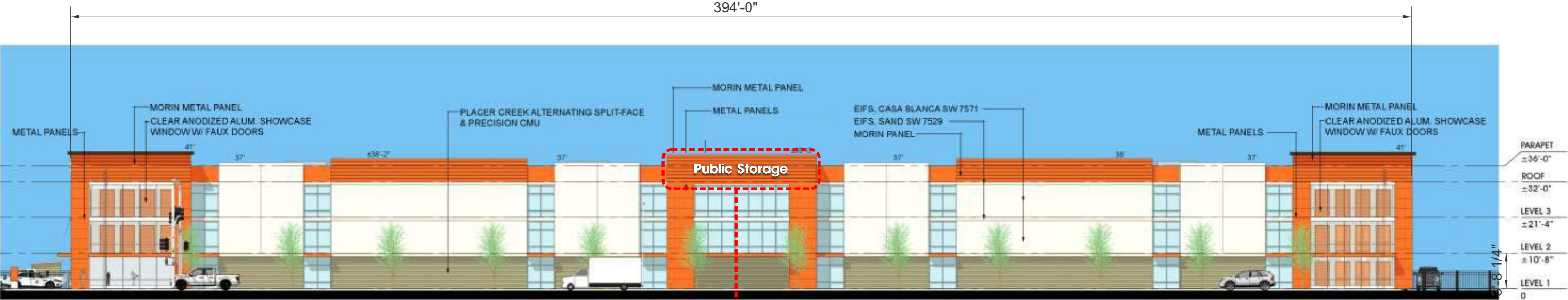
CHANNEL LETTERS - LED ILLUM.
AREA: 80.6 SF ('6' SIDED BOX)
- 2

CHANNEL LETTERS - LED ILLUM.
AREA: 54.6 SF ('6' SIDED BOX)
- 3

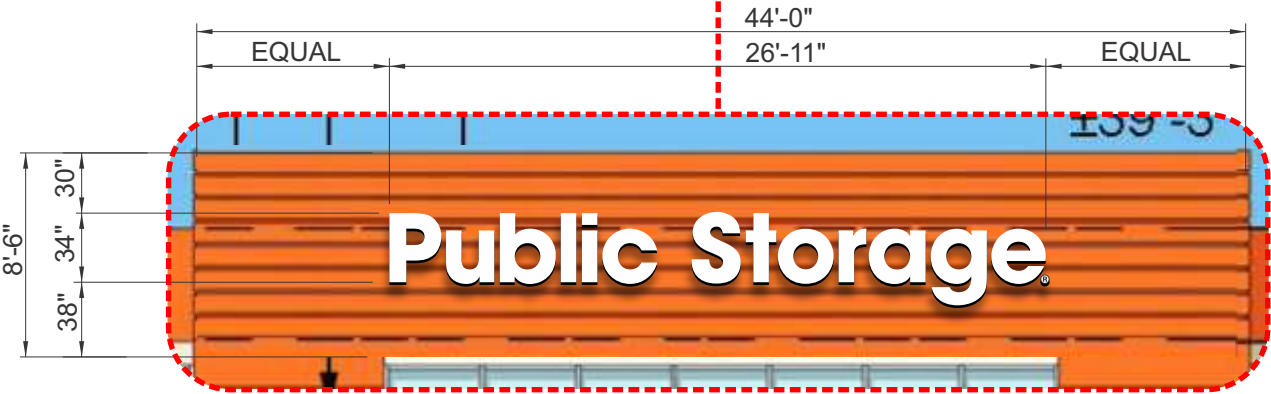
CUSTOM MONUMENT SIGN
24.5 SF

WALL SIGNS					
SIGN #	LOCATION	CODE ALLOWANCE	PROPOSED SQ FT	SIGN TYPE	COMMENTS
1	FACING CALIFORNIA ST. SOUTH ELEVATION	190 SF ALLOWED / SOUTH ELEV.	80.6 SF	ILLUM'D CHAN. LTRS	'1' SIGN THIS ELEV. FACING MAIN ROAD
2	TOP ENTRY TOWER - WEST ELEV. AT ENTRANCE	68 SF ALLOWED / WEST ELEV.	54.6	ILLUM'D CHAN. LTRS	TOTAL SQ FT SIGNAGE THIS ELEV. = 64

GROUND SIGNS					
SIGN #	LOCATION	CODE ALLOWANCE	PROPOSED SQ FT	SIGN TYPE	COMMENTS
3	RENTAL OFFICE ENTRANCE	'1' ALLOWED AT '25' SF MAX. 8 FT IN HEIGHT MAX.	24.5 SF	D/F MONUMENT	'1' FREESTANDING SIGN ALLOWED - EXISTING MONUMENT TO BE REMOVED



SOUTH ELEVATION
SCALE: 1"=30'-0"



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

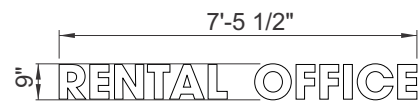
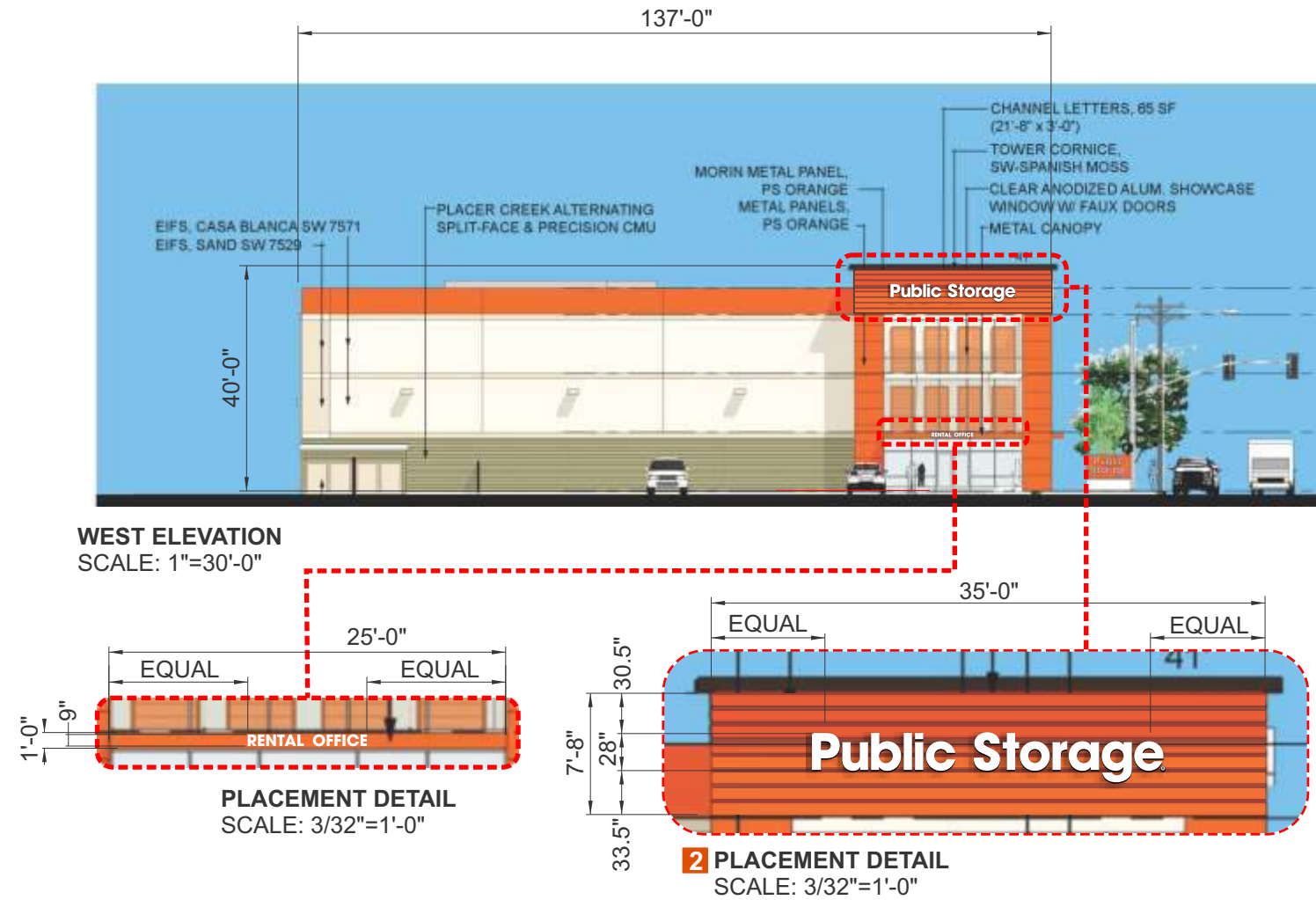


1 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"
AREA: 80.6 SF ('6' SIDED BOX)

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



**CANOPY MOUNTED
DIRECTIONAL COPY -
FCO NON ILLUM.**

SCALE: 1/4"=1'-0"
AREA: 5.6 SF

FCO LETTERS TO BE 1/2" CLEAR PLEX
PAINTED WHITE
FLUSH MOUNTED TO WALL.

SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

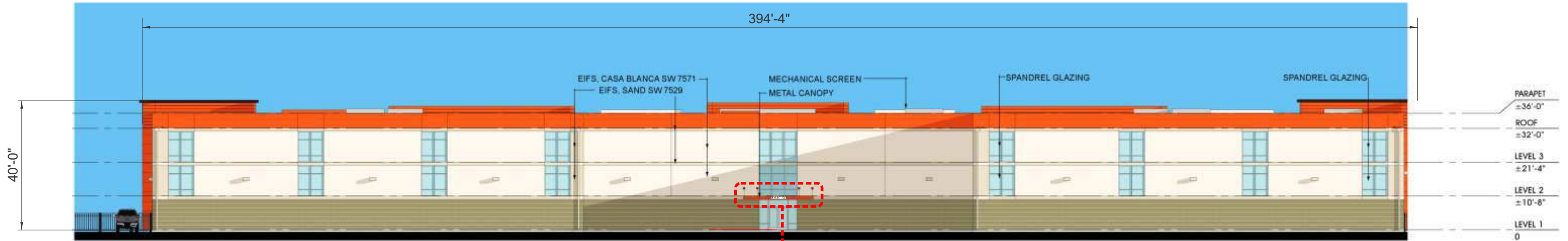


2 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"
AREA: 54.6 SF ('6' SIDED BOX)

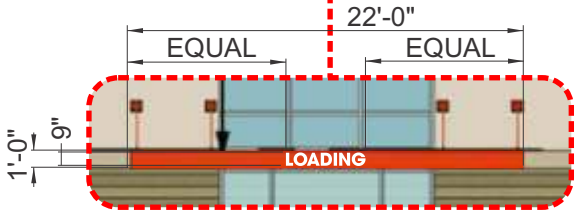
SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

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NORTH ELEVATION
SCALE: 1"=30'-0"



PLACEMENT DETAIL
SCALE: 3/32"=1'-0"



CANOPY MOUNTED
DIRECTIONAL COPY -
FCO NON ILLUM.
SCALE: 3/8"=1'-0"
AREA: 3.3 SF

FCO LETTERS TO BE 1/2" CLEAR PLEX
PAINTED WHITE
FLUSH MOUNTED TO WALL.

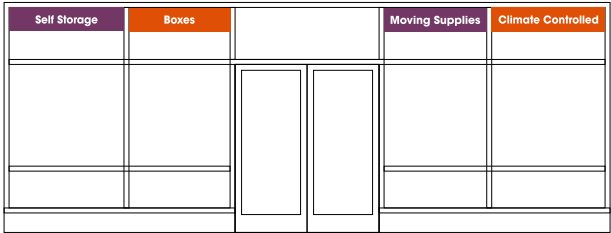
SURVEY MEASUREMENTS REQUIRED PRIOR TO MFR

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

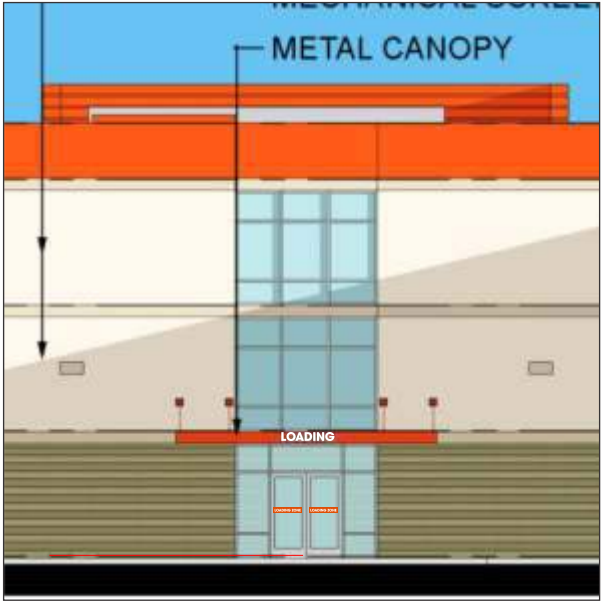
16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



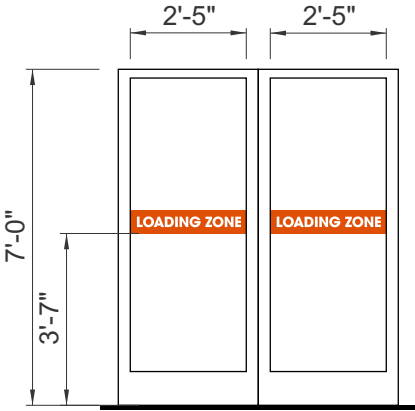
WEST ELEVATION @ RENTAL OFFICE
SCALE: 1/16"=1'-0"



VINYL PLACEMENT DETAIL
SCALE: 1/8"=1'-0"

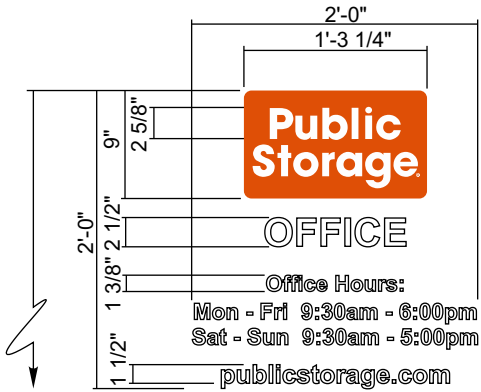


NORTH ELEVATION @ LOADING
SCALE: 1/16"=1'-0"



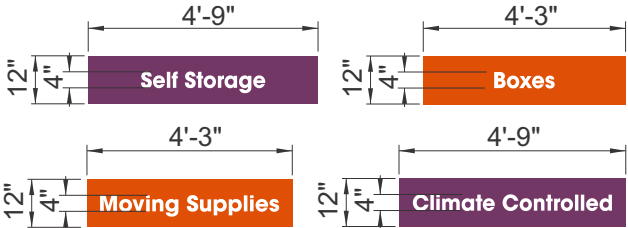
VINYL PLACEMENT DETAIL
SCALE: 1/4"=1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE



1ST SURFACE VINYL FOR DOOR GLASS
SCALE: 3/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE



1ST SURFACE VINYL FOR WINDOW GLASS
SCALE: 1/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE

GLASS VINYL SCHEDULE	
COLOR	
	3M VINYL 3632-3126 ORANGE
	3M VINYL VQ-7679 PURPLE
	3M VINYL OPAQUE WHITE 7725-10



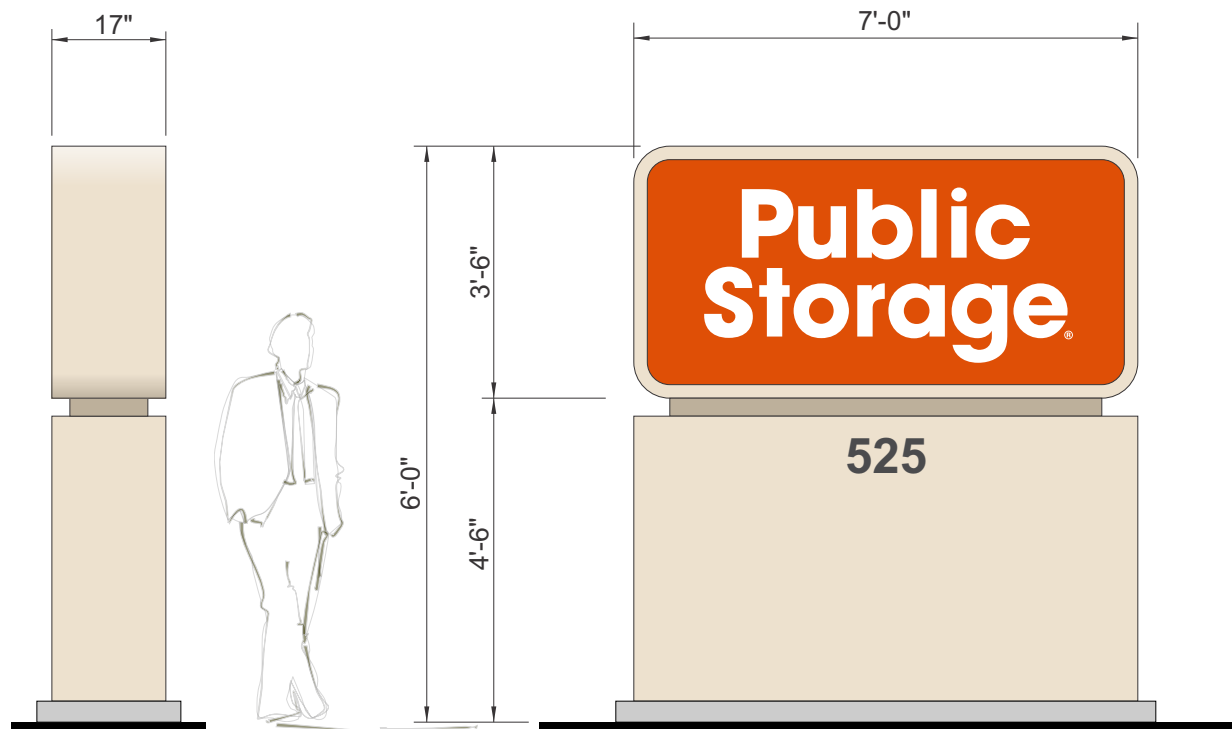
1ST SURFACE VINYL FOR DOOR GLASS - '2' REQ'D
SCALE: 3/4" = 1'-0"

GLASS WIDTH T.B.D. BEFORE MANUFACTURE

GLASS VINYL SCHEDULE	
COLOR	
	3M VINYL 3632-3126 ORANGE
	3M VINYL OPAQUE WHITE 7725-10

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

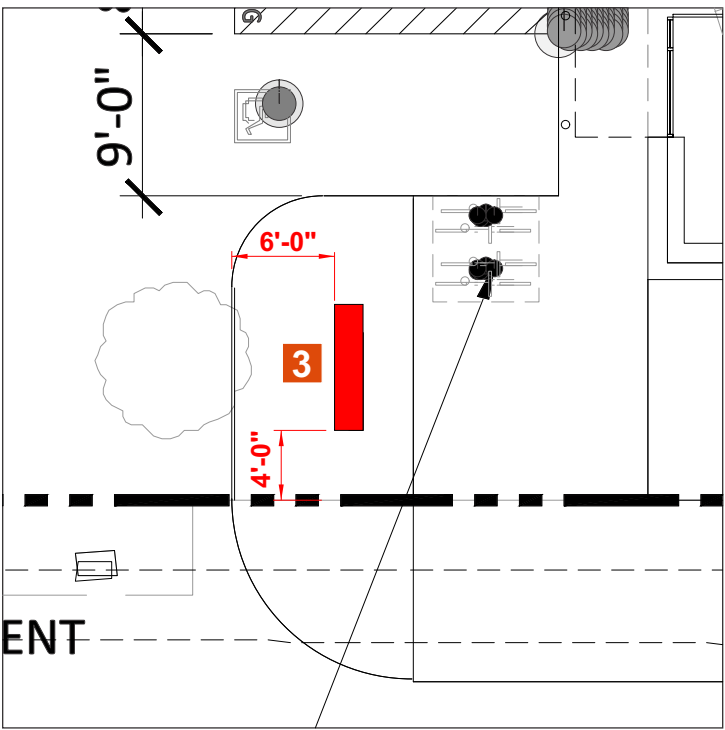
16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com



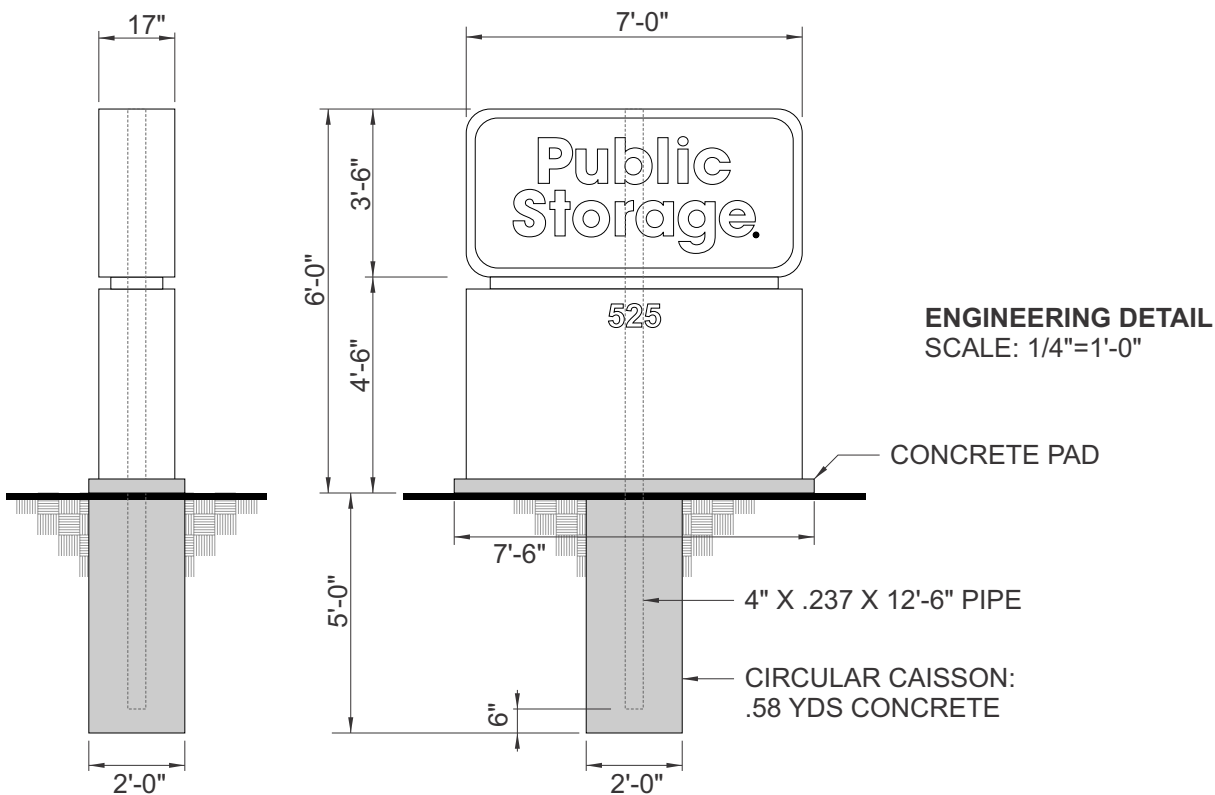
3 CUSTOM MONUMENT SIGN
SCALE: 3/8"=1'-0"
24.5 SF

- FACE SUBSTRATE: WHITE POLYCARBONATE
- GRAPHICS: 1ST SURFACE VINYL
- ILLUMINATION: WHITE LED
- ELECTRICAL: 120 VAC - '1' 20 AMP CIRCUIT

NOTE ON ALL PROPOSAL/PERMIT DRAWINGS: "ANY deviations to install location are NOT to be resolved onsite without the express consent of Image National and / or Public Storage Construction Manager (name to be provided by Image National). Onsite Superintendents and General Contractors may assist, but final approval only from Image National or PS CM."



**PARTIAL
SITE PLAN @ ENTRY**
SCALE: 3/32"=1'-0"



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

NOTE: VERIFY STEEL / FOOTING CALCULATIONS W/ ENGINEERING PRIOR TO SUBMITTING TO MANUFACTURING

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in

PROJECT TITLE:

Public Storage

LOCATION:

Site 23214
525 California Ave
Pittsburg, CA 94565

REQUESTED BY:

Jenny Goossens

DRAWN BY:

SJVL

COMPUTER FILE

INCLUDING DATE:

PBS-23214 PittsburgCA-R2-051718

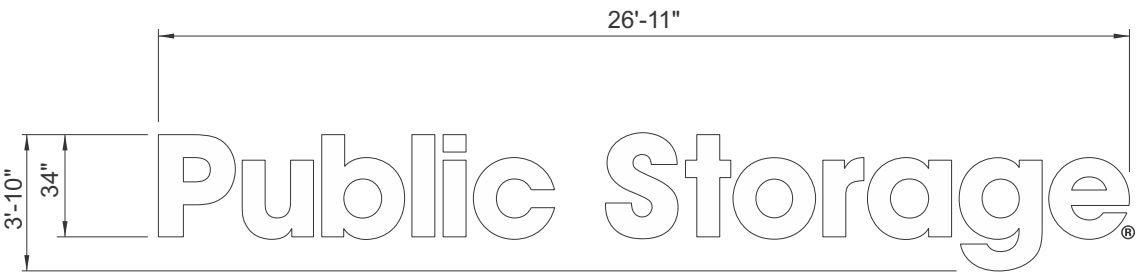
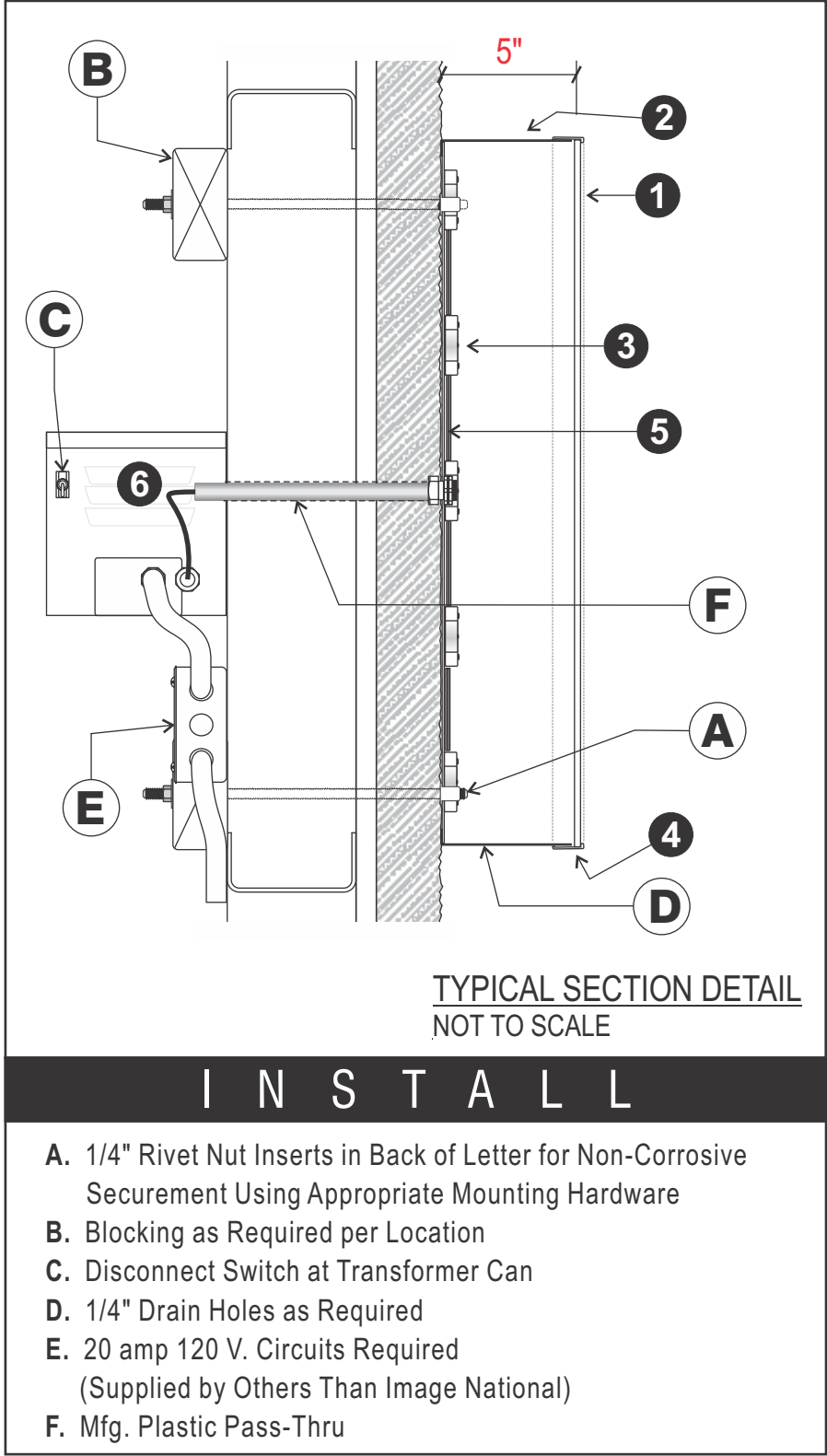


**NAMPA PLANT -
UL #433195-001**

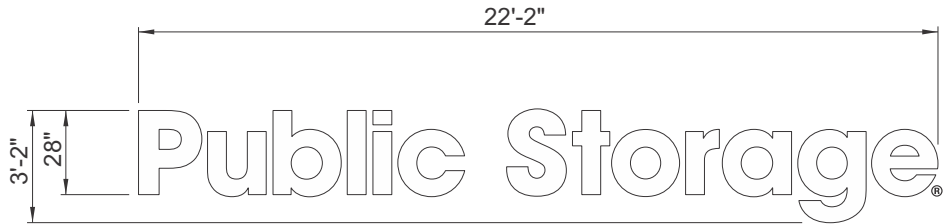
U.S. & PR. - All signs conform to UL-48/261 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

6 of 7



1 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"



2 CHANNEL LETTERS - LED ILLUM.
SCALE: 3/16" = 1'-0"

ALL EXPOSED WIRING BEHIND PARAPETS TO BE SEALED
USING LIQUID TIGHT CONDUIT.
ALL EXPOSED WIRING TO UTILIZE RACEWAYS IF VISIBLE
TO THE PUBLIC OR INSIDE STORAGE UNITS (INTERIOR).

REGISTER MARK DETAIL
NOT TO SCALE



1 LETTER FACE: MATERIAL: 3/16" 7328 WHITE ACRYLIC	2 RETURNS: MATERIAL: 5" .040 ALUMINUM COLOR: BLACK	3 ILLUMINATION: MATERIAL: GE L.E.D. ILLUMINATION COLOR: WHITE
4 TRIM CAP: MATERIAL: 1" JEWELITE COLOR: BLACK	5 BACKS: MATERIAL: PRE-PAINTED.063 ALUM. COLOR: WHITE	6 ELECTRICAL: REMOTE. T.B.D. AMPS @ 120 V.
REGISTER MARK: MATERIAL: 2447 WHITE ACRYLIC COLOR: #22 BLACK VINYL OVERLAY		

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

Attachment 3
Applicable General Plan Goals and Policies
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR)

General Plan Goal or Policy	Preliminary Analysis
Land Use Element – Citywide	
2-G-1: Maintain a compact urban form within the City’s projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would be constructed on a previously developed site, within the City’s Municipal boundary.
2-G-2: Promote large-scale office/business development, and reserve sites for Business Commercial uses in designated locations accessible from regional transportation systems.	Consistent. The proposed use would be a large-scale development located near State Route 4.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. While the proposed project would not utilize any specific programs to facilitate the redevelopment, the proposed project would reuse an existing, underutilized site.
2-G-7: Promote flexibility and diversity in land use arrangements, including mixed-use development in appropriate areas.	Potentially Consistent upon Rezoning. The proposed rezoning would allow for flexibility and diversity in the allowable land use and development standards applicable to the site.
2-P-5: Undertake planned development as a means to achieve high community design standards, not to circumvent development intensity standards.	Consistent. The proposed limited overlay would modify the existing PD District to facilitate an enhanced design for the proposed site.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The proposed use would continue to be self-storage and would not subject any sensitive uses to hazardous or unhealthy conditions.
2-P-13: Ensure that buffers—including landscaping, berms, parking areas, and storage facilities—are used to separate potentially incompatible <i>activities</i> .	Consistent. The existing storage facility provides a buffer between the Stone Harbour Subdivision and the traffic on California Avenue and State Route 4. The taller, better insulated building proposed would further reduce noise impacts to the neighboring community.
Land Use Element – East Central Subarea	
2-G-16: Maintain the existing, predominantly residential land use pattern within a grid street network.	Consistent. While not a residential development, the proposed rezoning would not modify and residential land uses or otherwise decrease the amount of land available for residential uses in the East Central Subarea.

General Plan Goal or Policy	Preliminary Analysis
Growth Management Element	
3-G-3: Provide a range of development intensities, with the highest intensities in Downtown and in areas approximate to transit and services, and lower intensities in hillsides and at the City's southern edge.	Consistent. The proposed project would include a potential increase in development intensity by increasing the allowable FAR, but is located within the RASP Area, less than a half-mile from the Pittsburg Center BART Station, and has a RASP Land Use Designation of 'Transit-Oriented Development, Medium Density.'
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. While the proposed project would not utilize any specific programs to facilitate the redevelopment, the proposed project would reuse an existing, underutilized site.
3-G-5: Ensure that new residential, commercial and industrial growth within the Voter-Approved Urban Limit Line pays its share of the costs for the construction of facilities needed to serve that growth.	Conditionally Consistent. The proposed project would be required to pay all applicable development impact fees as well as annex into all applicable CFDs.
3-G-6: Support efforts to establish a regional approach to transportation and land use planning.	Consistent. The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
3-G-8: Achieve traffic levels of service for roadway intersections that are based on the roadways' classification and location shown in Figure 7-2. (Transportation Goal 7-G-1)	Consistent. An addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR.
3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.	Consistent. The proposed project includes widening sidewalks along the project frontage to 10 feet and the installation of bicycle racks.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The propose project would include the redevelopment of an existing site where water, sewer, and stormwater facilities existing, and which can be adequately served by Police and Fire.
3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent. An addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR.

General Plan Goal or Policy	Preliminary Analysis
3-P-5: As part of development review, require preparation of a traffic impact study for all development projects expected to generate more than 100 net new peak hour vehicle trips. Ensure that traffic impact studies are prepared by professional transportation consultants selected and hired by the City but require that project proponents pay all fees associated with development of such studies.	Consistent. Staff has determined that the proposed use would not generate more than 100 net new peak hour vehicle trips. Additionally, an addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR.
3-P-9: Ensure that traffic studies prepared for development projects include an analysis of the impacts of project-related traffic and roadway improvements on pedestrians, bicyclists and transit users.	
3-P-12: Adopt and update development mitigation programs that collect fees to mitigate transportation impacts to both local and regional transportation facilities.	Conditionally Consistent. This program has been adopted by the City and will be implemented as a condition of approval on this project, as applicable.
3-P-13: Review and update the City’s transportation impact fee schedule, requiring developers to pay the costs necessary to mitigate impacts of their development projects on the local and regional transportation system.	
3-P-16: Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)	Consistent. The proposed project includes widening sidewalks along the project frontage to 10 feet.
3-P-17: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)	
Urban Design Element	
4-G-15: Ensure the provision of public transit and pedestrian amenities within the City’s mixed-use areas.	Consistent. The proposed project includes widening sidewalks along the project frontage to 10 feet.
4-P-3: As part of the development review process, limit building heights and massing where views of the hills from adjacent properties and public spaces could be preserved.	Consistent. The proposed project would meet all requisite development standards related to height, setbacks, and lot coverage.
4-P-5: Design and install entry features at the entrances to the City, implemented through the City’s Capital Improvement Program. Use landscaping, signs, lighting, and other visual features to announce the gateway along regional roadways.	Potentially Consistent. Staff is working with the developer to fund a new entry sign at the project site, opposite of the westbound Railroad Avenue/Harbor Street Off Ramp.

General Plan Goal or Policy	Preliminary Analysis
4-P-34: Provide incentives (available through Enterprise Zone programs and local programs) for demolition and/or reuse of blighted commercial properties near the Civic Center.	Consistent. While the proposed project would not utilize any specific programs to facilitate the redevelopment, the proposed project would reuse an existing, underutilized site.
4-P-44: Work with BART to develop a pedestrian-oriented mixed-use district in the proposed railroad Avenue BART Station Area. See Section 4.4: Mixed-Use Districts, for further discussion of the proposed Railroad Avenue BART Station Area.	Consistent. The RASP has been adopted and promotes transit-oriented development around the Pittsburg Center BART Station. The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
4-P-70: Upon finalization of plans to extend BART to Railroad Avenue, develop a mixed use, transit-oriented center surrounding the proposed station. Focus redevelopment on higher-end business/office uses, with support retail, restaurant, and residential activities.	
4-P-71: Upon finalization of plans to extend BART to Railroad Avenue, work with BART to develop a Railroad Avenue BART Station Area Specific Plan that addresses: • Mixed-use structures; • Building design that focuses on street-orientation; • Extensive landscaping and street trees; • Pedestrian furniture (for example, benches and trashcans); • Street lighting; and • Signage.	
4-P-73: Ensure that all new business commercial employers provide safe and convenient pedestrian and bicycle connections to adjacent neighborhoods, the proposed BART Station, Delta De Anza Trail, Railroad Avenue Linear Park, and employment and activity centers.	Consistent. The proposed project includes widening sidewalks along the project frontage to 10 feet.
Transportation Element	
7-G-1: Achieve service level standards for roadway intersections that are based on the roadway's classification and location shown in Figure 7-2.	Consistent. Staff has determined that the proposed use would not generate more than 100 net new peak hour vehicle trips. Additionally, an addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR.
7-G-5: Provide adequate capacity on arterial roadways to meet LOS standards and to avoid traffic diversion to local roadways or the freeway.	
7-G-6: Locate high traffic-generating uses so that they have direct access or immediate secondary access to arterial roadways.	Consistent. While the proposed use has been determined to not be a high-traffic generator, it is located in an area with direct access to an arterial roadway.
7-G-14: Develop urban design and streetscape standards and guidelines to improve pedestrian environments and accessibility in new development projects and in Downtown.	Consistent. The City has adopted design standards which are specified in the RASP. The project is consistent with all applicable standards.

General Plan Goal or Policy	Preliminary Analysis
7-P-2: Use the adopted Regional and Local Transportation Impact Mitigation Fee ordinances to ensure that all new development pays an equitable pro-rata share of the cost of transportation improvements. Review the Traffic Impact Mitigation Fee schedule annually and update every five years at a minimum.	Conditionally Consistent. This program has been adopted by the City and will be implemented as a condition of approval on this project, as applicable.
7-P-4: Require that all traffic studies be conducted by professional transportation consultants selected by the Planning and Building and Engineering Departments, with the City acting as the lead agency. Ensure that all costs associated with the traffic study are paid by the applicant.	Consistent. Staff has determined that the proposed use would not generate more than 100 net new peak hour vehicle trips. Additionally, an addendum to the RASP EIR was prepared for the project and determined that the proposed project would not create a substantial impact on traffic and circulation beyond what was analyzed in the RASP EIR. The Addendum was prepared by a professional transportation consultant.
7-P-28: Encourage the extension of BART to Railroad Avenue within the median of State Route 4. Cooperate with BART and regional agencies to develop station area plans and transit-oriented development patterns.	Consistent. The RASP has been adopted and promotes transit-oriented development around the Pittsburg Center BART Station. The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
7-P-34: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.	Consistent. The proposed project includes widening sidewalks along the project frontage to 10 feet and the installation of bicycle racks.
7-P-39: Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.	
7-P-40: Ensure provision of sufficiently wide sidewalks and pedestrian paths in all new residential development.	
7-P-45: During review of development projects, encourage secure bicycle facilities and other alternative transportation facilities at employment sites, public facilities, and multi-family residential complexes.	
Resource Conservation Element	
9-G-8: Ensure that soil and groundwater pollution is addressed during redevelopment and reuse projects.	Conditionally Consistent. Staff is recommending a condition be added to require the developer submit additional engineering studies as deemed necessary by the City Engineer

General Plan Goal or Policy	Preliminary Analysis
9-P-1: Ensure that development does not substantially affect special status species, as required by State and federal agencies and listed in Table 9-1. Conduct assessments of biological resources as required by CEQA prior to approval of development within habitat areas of identified special status species, as depicted in Figure 9-1.	Conditionally Consistent. The proposed project would be required to comply with all applicable mitigation measures identified within the RASP EIR, including conducting biological surveys as necessary prior to ground disturbing activities.
9-P-21: As part of project review and CEQA documentation, require an assessment of downstream drainage (creeks and channels) and City storm-water facilities impacted by potential project runoff.	Consistent. As part of project review, staff has reviewed the applicant’s plans for stormwater control.
9-P-29: Cooperate with the Bay Area Air Quality Management District to achieve emissions reductions for ozone and its precursor, PM-10.	Conditionally Consistent. The proposed project would be required to comply with all applicable mitigation measures identified within the RASP EIR, including implementation of best management practices (BMPs) for dust control during construction.
9-P-30: Cooperate with Bay Area Air Quality Management District to ensure compliance with dust abatement measures during construction.	
9-P-40: In accordance with State law, ensure the preparation of a resource mitigation plan and monitoring program by a qualified archeologist in the event that archeological resources are uncovered.	Conditionally Consistent. The proposed project would be required to comply with all applicable mitigation measures identified within the RASP EIR, including measures for identifying archeologically significant resources and halting activities as necessary.
9-P-41: If archeological resources are found during ground-breaking for new urban development, halt construction immediately and conduct an archeological investigation to collect all valuable remnants	
Health and Safety Element	
10-G-1: Minimize risk to life and property from geologic and seismic hazards.	Conditionally Consistent. The proposed project would be mandated to meet all the requirements of the City’s Engineering and Building Divisions.
10-G-2: Establish procedures and standards for geotechnical review of projects located in areas of steep slopes, unstable soils, or other geologic or seismic risks.	
10-G-3: Minimize the potential for soil erosion by wind and storm water runoff.	
10-G-4: Mitigate potential seismic hazards, including land sliding and liquefaction, during the design and construction of new development.	
10-G-7: Locate development outside of flood-prone areas unless mitigation of flood risk is assured.	
10-G-8: Ensure that new development mitigates impacts to the City’s storm drainage capacity from storm water runoff in excess of runoff occurring from the property in its undeveloped state.	

General Plan Goal or Policy	Preliminary Analysis
10-P-5: Ensure that Bay Area Air Quality Management District requirements are implemented around construction sites to reduce wind velocity and soil transport at the sites.	Conditionally Consistent. The proposed project would be required to comply with all applicable mitigation measures identified within the RASP EIR, including implementation of best management practices (BMPs) for dust control during construction.
10-P-6: Encourage the use of water-sprinkling trucks at large construction sites to keep the exposed soil moist during construction.	
10-P-16: Ensure compliance with the current Uniform Building Code during development review. Explore programs that would build incentives to retrofit unreinforced masonry buildings.	Conditionally Consistent. The proposed project would be mandated to meet all requirements of the California Building Code.
Public Facilities Element	
11-G-1: Available water supply and distribution capacity should grow proportionally with development patterns and water usage trends. Update City's Water Master Plan to implement General Plan growth projections.	Conditionally Consistent. The proposed project would occupy a previously developed site where water and sewer facilities are in existence. The developer would be required to pay any additional connections fees required by the Contra Costa Water District and Delta Diablo.
11-G-2: Continue to implement water conservation policies to ensure adequate supplies of water in the future.	Consistent. The proposed landscaping would be drought tolerant in order to reduce water needs.
11-G-6: Continue reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills.	Consistent. The proposed project would include a new trash enclosure which would be sided to house separate refuse and recycling facilities.
11-G-7: Manage solid waste so that State diversion goals are met.	
11-P-7: Ensure that new residential, commercial, and industrial development equitably shares costs associated with providing water services to areas of urban expansion within the Planning Area.	Conditionally Consistent. The proposed project would occupy a previously developed site where water and sewer facilities are in existence. The developer would be required to pay any additional connections fees required by the Contra Costa Water District and Delta Diablo.
11-P-18: Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.	
11-P-19: Support the implementation of program tasks within the Source Reduction and Recycling Element.	Consistent. The proposed project would include a new trash enclosure which would be sided to house separate refuse and recycling facilities.
11-P-23: Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	
11-P-29: Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.	Consistent. The proposed project would provide adequate access for Fire personnel and equipment.

General Plan Goal or Policy	Preliminary Analysis
11-P-33: As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.	Conditionally Consistent. Staff is working with the developer to negotiate a plan for undergrounding above-ground power lines adjacent to the project site.
Noise Element	
12-G-1: Protect public health and welfare by eliminating or minimizing the effects of existing noise problems, and by preventing increased noise levels in the future.	Consistent. The existing storage facility provides a buffer between the Stone Harbour Subdivision and the traffic on California Avenue and State Route 4. The taller, better insulated building proposed would further reduce noise impacts to the neighboring community.
12-G-2: Encourage criteria such as building design and orientation, wider setbacks, and intense landscaping in lieu of sound walls to mitigate traffic noise along all major corridors, except along State Route 4.	

Attachment 4

Applicable Railroad Avenue Specific Plan Goals and Policies

Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR)

Goal/Policy	Preliminary Analysis
Land Use	
Goal 3-G-1: Maximize the benefit of the proposed eBART Station and other transit options and increase ridership by creating a high density, mixed-use community around the potential station site and by integrating the area with the surrounding neighborhoods.	Consistent. The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
Goal 3-G-2: Preserve the character of existing residential neighborhoods and enhance their connections to each other and the transit hub area.	Consistent. While not a residential development, the proposed rezoning would not modify any residential land uses or otherwise decrease the amount of land available for residential uses in the East Central Subarea. Additionally, the proposed project includes widening sidewalks along the project frontage to 10 feet and the installation of bicycle racks.
Policy 3-P-1: Create a vibrant, mixed use, transit-oriented development district nearest the proposed eBART Station.	Consistent. The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need by providing high-quality storage options for residents in the area.
Policy 3-P-2: Foster an engaging and active street environment.	Consistent. The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of “eyes on the street” and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Policy 3-P-4: Provide services and amenities that meet the needs of transit riders, local residents, employees, students and visitors such as childcare, education and job skills services, community centers, healthcare services, and neighborhood serving retail in close proximity to the eBART Station.	Consistent. The RASP calls for higher-density development in and around the Pittsburg Center BART Station. Much of the new development proposed is multi-family or small lot development, leaving residents little room for storage of personal items. The proposed use would help address this need

Policy 3-P-5: Provide land uses that accommodate both City-wide and locally-oriented retail opportunities for different consumers to patronize within the Specific Plan Area.	by providing high-quality storage options for residents in the area.
Policy 3-P-12: Allow minor deviations from the designated land uses provided that the intent of the predominant land use designation is maintained. Where uncertainty exists regarding the interpretation of a provision of this document to a specific site, the Zoning Administrator shall determine the intent of the provision.	Consistent. The applicant has requested, as part of the rezone, that "Warehousing and Storage, Limited," be added as a permitted use in order to eliminate the site's legal non-conforming status.
Design and Development	
Goal 4-G-1: Provide a safe and inviting pedestrian environment to draw people to and from the eBART Station.	Consistent. The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of "eyes on the street" and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Goal 4-G-2: Celebrate the station area as a major gateway to the City.	Consistent/Conditionally Consistent. The proposed project would redevelop and enhance the aesthetic value of an existing mini-storage facility located at the predominant entry point for westbound State Route 4 traffic. Additionally, a proposed condition of approval would require the developer fund the construction of a monument sign welcoming and providing directional signage to automobiles using the Railroad Avenue/Harbor Street offramp.
Goal 4-G-3: Promote high quality development that is socially and environmentally sustainable.	Consistent. The proposed project would redevelop and enhance the aesthetic value of an existing mini-storage facility located at the predominant entry point for westbound State Route 4 traffic and would be required to meet applicable green building code requirements.

Policy 4-P-1: Require high quality, pedestrian-friendly design and a high level of transparency along street fronts and pathways to activate the street environment, promote social interaction and support crime prevention.	Consistent. The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of “eyes on the street” and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Policy 4-P-3: Provide high quality wayfinding signage throughout theSpecific Plan Area.	Conditionally Consistent. A proposed condition of approval would require the developer fund the construction of a monument sign welcoming and providing directional signage to automobiles using the Railroad Avenue/Harbor Street offramp.
Policy 4-P-7: Require all new development located near a roadwaythat produces noise levels greater than 65 dbA tohave an acoustical analysis prepared by aqualified acoustical engineer to ensure all feasible site planningand architectural design measures are incorporated toreduce interior noise levels to a maximum of 45 dbA(Mitigation Measure NO-3.1).	Consistent. The existing self-storage facility has exterior roll-up–style doors, whereas the proposed facility would have interior access units, with each unit behind two doors (the exterior door to the lobby, and the door between the lobby and the access hallway to the units). Therefore, the project would not be expected to substantially increase ambient noise.
Community Resource	
Goal SP5-G-1: Provide a range of parks, open spaces and public facilities in the Specific Plan Area to meet the diverse needs of residents, employees, students and visitors.	Conditionally Consistent. A proposed condition of approval would require the developer fund the construction of a monument sign welcoming and providing directional signage to automobiles using the Railroad Avenue/Harbor Street offramp.
Policy SP5-P-1.2: Require new development to provide land or funding to help create a strong network of parks, plazas and pathways.	
Policy SP5-P-3.1: Install street furniture that improves the transit rider’s experience, including bus shelters, seats, and informational signage.	
Transportation and Circulation	
Goal 6-G-1: Make the Specific Plan Area a walkable center at the crossroads of the Pittsburg community.	Consistent. The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail

Policy 6-P-1: Encourage walking, bicycling and other non-motorizedmodes oftransportation by providing clearly defined,generous, safe and enjoyable routes for pedestrians andcyclists.	building, that would give the illusion of “eyes on the street” and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Policy 6-P-2: Create a program of wayfinding signage for commondestinations throughout the City and Specific Plan Area.	Conditionally Consistent. A proposed condition of approval would require the developer fund the construction of a monument sign welcoming and providing directional signage to automobiles using the Railroad Avenue/Harbor Street offramp.
Policy 6-P-3: Provide wide sidewalks (a minimum of six-feet wide inresidential areas and ten feet in commercial areas) toenhance the pedestrian experience.	Consistent. The proposed project would include widening the sidewalks adjacent to the project site to 10 feet.
Policy 6-P-5: Minimize the perception of walking distances between keydestinations by mixing uses and providing streetscapeamenities.	Consistent. The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of “eyes on the street” and, along with the widened sidewalk, create a more comfortable pedestrian experience.
Policy 6-P-7: Design the public realm and rights-of-way for universaldesign and Americans with Disabilities Act (ADA) compliance to meet or exceed guidelines set by theDivision of the State Architect.	Conditionally Consistent. The proposed project would be required to meet all ADA and accessible design improvements required by the City of Pittsburg Municipal Code and California Building Code.
Policy 6-P-8: Include accessible design improvements, such asappropriately placed curb cuts, audible pedestrian-crossing signals, maximum pathway grades, generous walkwaywidth and areas for rest.	
Policy 6-P-9: Incorporate traffic calming techniques such as widesidewalks, narrow streets, bulb outs, on-street parking,and other strategies throughout the Transit Village, CivicCenter and High School Village sub-areas.	Consistent. The proposed project would include widening the sidewalks adjacent to the project site to 10 feet.
Utilities and Infrastructure	

Goal 7-G-2:Encourage new development within the Specific PlanArea to incorporate energy efficient and sustainablebuilding principles.	Consistent/Conditionally Consistent. The proposed project would be required to meet applicable green building code requirements. Additionally, the project would provide over 30 new trees to help shade the parking area and reduce the heat island effect. The proposed faux fenestration would not actually allow light or heat into, or to escape, the majority of the building, helping reduce HVAC costs.
Policy 7-P-2:Promote building design that improves energyefficiency by incorporating natural cooling and passivesolar heating where possible. This may includeextended eaves, window overhangs, awnings and tree placement for natural cooling and building and windoworientation to take advantage of passive solar heating.	
Policy 7-P-5:Encourage developers to utilize low-impactdevelopment (LID). LID addresses stormwatertreatment through small, cost-effective landscapefeatures located at the site level. These landscape features, known as Integrated Management Practices(IMP), are the building blocks of LID. IMPs includeplanter strips, rooftop gardens, planter boxes, andpervious concrete pavers.	Consistent. The proposed project would utilize numerous on-site bioretention areas to control stormwater onsite and help implement LIDs within the City.
Policy 7-P-7:New projects shall incorporate water conservationmeasures including but not limited to low flow showersand toilets, low flow and gray water irrigation systems and the use of drought tolerant landscaping.	Consistent. The proposed project would not include a large number of bathrooms, kitchens, or other in-building water uses where large amounts of water would be consumed. However, the proposed new landscaping would be drought-tolerant, reducing the overall water need for the site.
Policy 7-P-8:Ensure that all commercial and residentialdevelopment includes trash enclosures that canaccommodatereceptacles for garbage, recycling andgreen and food waste collection when it isavailablefrom Pittsburg Disposal on a city-wide basis.	Consistent. The proposed project would include the construction of a new masonry trash enclosure sized to handle recycling and solid waste. The new enclosure would be designed to match the new main building, and would be located near the main

Policy 7-P-9:Trash enclosures shall be constructed of masonry material with self-enclosing doors, a roof and a second access in accordance with Title 18 of the PMC. All enclosures shall be constructed of high-quality materials, and the design and color shall be coordinated with the proposed development. Where feasible, consider designing the main structure to house the trash/recycling enclosure rather than designing the trash enclosure as a separate, standalone building	structure, rather than near a rear or side yard.
Policy 7-P-11:Ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.	Conditionally Consistent. A proposed condition of approval would require the applicant underground a portion of the utility lines adjacent to the project frontage.

Attachment 5
Applicable RASP Land development Standards
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR)

Development Regulations: <i>TOD-M Land Use</i>	Requirement:	Proposed Project:
Residential Density (units/acre)	30 (min.) – 65 (max.)	N/A. The applicant has not proposed any residential units.
Min. Building Height	25 ft.	37 ft.
Max Building Height	40 ft.	40 ft.
Minimum Number of Stories	2	3
Maximum Floor Area Ratio	1.75*	1.75
Min. Ground Floor Commercial Ceiling Height	10 ft.*	10 ft.
Front Yard Setback**	0-15 ft.	13.3 ft.
Side Yard Setback	N/A	N/A
Rear Yard Setback	15 ft.	29.83 ft.
Min. Site Landscaping	10%	11.3%
Parking Lot Trees (requirement: 1 tree for every 4 parking spaces)	4 trees	5 trees***
Commercial Parking (1 space / 333 S.F. of floor space maximum)	455 (max)	16
Residential Parking	1 (min.) to 1.5 (max.)	N/A
Bicycle Parking (requirement: 1 space for every 2,500 s.f. of floor area)	60 spaces	4 spaces****
Parking areas screened from ROW	Yes	Yes

* These development standards reflect requested amendments.

** Staff has determined a setback is warranted to allow for wayfinding signage to be placed adjacent to the right of way.

*** Number of trees directly adjacent to parking lot area(s).

**** Staff has determined that due to the low volume of traffic, only four public bicycle parking spaces are warranted. Additionally, each unit may function as a bicycle storage facility.

Attachment 6
RASP Architecture and Design Guidelines
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR)

Design Criteria	Meets Criteria?
TOD-M: Use landscaping and other treatments such as low fences, porches, unique paving materials, low gates, or other defining elements to clearly delineate private open space to promote a sense of ownership.	Not applicable. The proposed project does not include any residential or commercial areas where a sense of ownership is warranted.
TOD-M: Use stamped and/or colored concrete or other decorative material to provide clearly-delineated pedestrian-friendly pathways throughout surface parking lots.	Not applicable. All parking areas are adjacent to the proposed structure, and thus pedestrians will not be required to cross a drive aisle to access the building.
TOD-M: Locate parking lot trees and landscaping either in a center median between rows of parking stalls and/or in landscaped planters placed throughout the parking lot. Planters less than three feet wide, excluding curbs and walls, are prohibited.	Yes. Parking lot trees are located within landscaped planters placed throughout the parking lot.
TOD-M: Incorporate permeable surfaces and pavers for parking lots, driveways and alleys where feasible.	Not feasible. The proposed project provides very few parking areas, which may be accessed often by trucks or other vehicles that would damage permeable pavers.
4.5.1: Maximize the number of units and building entries fronting the street.	Yes. While the use would have only one entry facing the street, the proposed building has been designed to give the appearance of multiple street-adjacent entryways.
4.5.2: Orient building and store entrances to the street with maximized storefront transparency through inclusion of windows, doors, or outdoor areas incorporated into the structure.	
4.5.3: There shall be at least 70% transparency for ground level retail uses and a minimum of 60% transparency for ground level office uses.	
4.5.4: Emphasize the primary entry of buildings (e.g. Entrance lobby) with special architectural elements.	Yes. Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points.
	Yes. The main entry (as well as other areas meant to mimic an entryway) are highlighted with metal panels and additional glazing to

4.5.5: All building facades, including parking garages, facing public rights-of-way shall engage the pedestrian through well-articulated building facades by incorporating elements such as cornices, lintels, sills, awnings, fenestration, varied materials and colors, columns and other architectural elements and features.	articulate entry points.
4.5.6: Residential buildings shall incorporate porches, stoops, and balconies to provide variation on all elevations.	Not applicable. The proposed project does not include any residential units.
4.5.7: Prohibit expanses of blank wall in excess of 10-feet along any portion of a building visible from public right-of-way or a parking facility. Where this is necessary due to interior layout of the building, the structure shall contain a mural, display, window box or other decorative element to break up the massing.	Yes. The developer has proposed using a variety of materials, including stucco, two types of masonry, and glass fenestration to help break up large expanses of blank walls visible from the right-of-way.
4.5.8: Use varied materials, forms and colors on buildings to provide visual interest to break up the massing of the structures and to provide visual interest to pedestrians.	
4.5.9: Step back upper stories of buildings over three stories in height to mask building height and reduce massing on the street level.	Not applicable. The proposed building would be three stories tall.
4.5.10: Articulate front facades with windows, both along the ground floor and upper residential floors. Carry all exterior materials including veneer, finishes or materials utilized on the front of the structure around to all sides of the buildings.	Yes. Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points. Materials have been carried along all four building facades.
4.5.11: Incorporate outdoor stairs, railings, fences, gates, and other outdoor utilitarian elements that are decorative, painted or stained, composed of high quality materials, and architecturally compatible with the structure to which they are accessory.	Yes. The applicant has proposed installing bicycle racks similar to those installed at the Multimodal Transfer Facility near the main office entry.

4.5.12: Incorporate variations in building elements including roof silhouettes, fenestration patterns and colors in adjoining residential units.	Not applicable. The proposed project does not include any residential units.
4.5.13: In areas classified Business Commercial, encourage the use of steel and corrugated metal as an accent material to define lintels, create awnings and enhance roof form. Wood and stucco should be used sparingly within industrial areas.	Not applicable. The proposed project is not in an area classified as Business Commercial.
4.5.14: All developments must provide a trash enclosure in accordance with Title 18 of the PMC. Shared trash enclosures are encouraged among adjacent uses provided that the enclosure is sized appropriately to handle the refuse and recycling needs of all uses.	Consistent. The proposed project would include the construction of a new masonry trash enclosure sized to handle recycling and solid waste.
4.5.15: Locate all utilities, utility boxes or equipment underground or on the roof and screened from view.	Conditionally Consistent. The proposed project includes roof-mounted equipment that would be screened by a parapet and roof screens as needed. Additionally, a proposed condition of approval would require the developer underground a portion of the overhead power lines adjacent to the project frontage.
4.5.16: Parking garages shall be developed as mixed-use structures with ground floor frontage along heavily utilized pedestrian pathways devoted to commercial uses.	Not applicable. The proposed project does not include any parking garages.
4.5.17: Private developments in the Transit Village and Civic Center sub-areas shall include publicly accessible greenways, trails and paths for pedestrians and bicyclists in accordance with the land use and circulation plans set forth in the Specific Plan.	Not applicable. The proposed project is not located within the Transit Village or Civic Center subareas.
4.5.18: Public bicycle parking lockers shall be installed on the ground floor of parking garages at a ratio of one bicycle parking locker per 50 parking spaces.	Not applicable. The proposed project does not include any parking garages.
4.5.19: Utilize ecologically conscious designs that include natural light, shade, and energy efficient materials.	Consistent/Conditionally Consistent. The proposed project would be required to meet applicable green building code requirements.

4.5.20: Projects should include sustainable site and building design elements such as improved insulation, operable windows, energy efficient lighting and appliances, solar energy sources built into the development, natural ventilation and permeable paving materials.	Additionally, the project would provide over 30 new trees to help shade the parking area and reduce the heat island effect. The proposed faux fenestration would not actually allow light or heat into, or to escape, the majority of the building, helping reduce HVAC costs.
4.5.21: The ground floor of live-work lofts shall not be used exclusively for storage of materials.	Not applicable. The proposed project does not include any residential or live/work units.
4.5.22: Residential developments located within 500 feet of a travel lane on State Route 4 shall have central heating, ventilation, and air conditioning (HVAC) systems with high efficiency filters. Air intake systems for the HVAC systems shall be located as far away from the roadway as possible and shall include an ongoing HVAC maintenance plan.	Not applicable. The proposed project does not include any residential units.
4.5.23: All residential projects must comply with development standards and amenities applicable to all multi-family residential and senior projects set forth in Chapter 18.52, Residential Districts, of the PMC unless otherwise specified within the Specific Plan.	
4.5.24: All fences in the Transit Village, Civic Center, High School Village, Industrial/Mixed Use and Railroad Avenue Retail Corridor shall comply with the height standards for commercial and residential uses (where applicable) set forth in Chapter 18.84, Special Land Use Regulations Applicable to Specific Uses, in the PMC. Wrought iron and wood fencing is encouraged in these sub-areas. Chain-link fencing is permitted at the discretion of the City Planner, and must be vinyl clad in a dark color material with winged slats. Razor wire and barbed wire are not permitted within any of these sub-areas.	Yes. All fences would comply with the height standards for commercial and residential uses (where applicable) set forth in Chapter 18.84.
4.5.25: All accessory structures and accessory dwelling units must comply with applicable standards set forth in Title 18 of the PMC.	Yes. All accessory structures would comply with the applicable standards set forth in Title 18 of the PMC.

4.5.26: Greenways, trails, and paths for pedestrians and bicyclists that are incorporated into site design and development shall not be fenced, gated or hidden by the wall of a building in such a manner to eliminate the visual connection from the street, public right-of-way, and/or buildings and the greenway, trail and/or path. Structures adjacent to greenways, trails and/or paths shall incorporate balconies and windows to overlook the paths, and all effort shall be made to allow visual connections through and along the paths.

Not applicable. The proposed project does not propose any greenways, trails, and paths for pedestrians and bicyclists.

Attachment 7
Design Review and Development Guidelines
Public Storage Redevelopment (525 California), AP-18-1315 (RZ, DR)

Design Review Guideline	Meets Guideline?
<i>Commercial/Industrial</i>	
Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscapeislands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Yes. The main parking area would be screened from view from the right-of-way along California Avenue by the proposed structure. The secondary parking area would be along the side of the building, slightly visible from California Avenue, though largely screened by the proposed building.
Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. The proposed structure would not house a use which would utilize shopping carts.
Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	Conditionally. The proposed project would likely require the removal of multiple existing trees; however, the project also proposes to plant over 30 new trees, including 17 large, mature trees with a minimum 24-inch box.
Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Conditionally Consistent. The proposed project includes roof-mounted equipment that would be screened by a parapet and roof screens as needed. Additionally, a proposed condition of approval would require the developer underground a portion of the overhead power lines adjacent to the project frontage.
Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable. The proposed project would include only one building.
Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Yes. The proposed structure contains elements which would serve to break up long, horizontal roof lines.

Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes. Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points. Materials have been carried along all four building facades.
Building elevations (example: rear of shopping centers) visible from public right-of- ways should be addressed in design review and treated appropriately.	
A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Not applicable. The proposed project is not located within an existing shopping center.
All roof mounted equipment should be screened completely from view from all public rights-of-way. A site-line study may be necessary to determine appropriate screening method.	Yes. The proposed project includes roof-mounted equipment that would be screened by a parapet and roof screens as needed.
All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Yes. Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points.
Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Not applicable.
Downspouts should be designed into the façade of the building unless architecturally treated.	Yes. The proposed project plans note that all downspouts would be incorporated into the façade of the building.

Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Not applicable.
Prototype or “theme” architecture is discouraged.	Yes. The proposed building design does not include what could be considered “theme” architecture.
New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The proposed project is architecturally-compatible with office buildings and general development in the area.
The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor.
Trash enclosures should include area for collection of recyclables.	Yes. The proposed project would include the construction of a new masonry trash enclosure sized to handle recycling and solid waste.
Green Building Design Guideline	Meets Guideline?
<i>Section D: Commercial / Industrial</i>	
Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Conditionally. A proposed condition of approval would require the entire roofing surface behind the building parapets be painted white to create a ‘cool roof.’
Roofs should host a renewable energy generation system appropriate to its natural resources (i.e. solar photovoltaic cells where there is ample sunlight, and low-profile wind energy generation turbines where wind currents are adequate). Renewable energy systems should be installed unless they are demonstrated to be cost prohibitive after considering their energy saving benefits over their lifetime.	

Roofs should be covered with a cool roof underneath any energy generation structures, and either a green/living roof or cool roof for uncovered portions.	
Uncovered rooftop expanses greater than 200 square feet should be designed to be strong enough to support rooftop gardens and other passive recreational uses for employees.	Not applicable. Due to the location and use of the project, staff has determined that a recreational rooftop is not warranted.
Urban heat island impacts may be minimized through the shading or paving material design choices. Recommended choices include renewable energy systems on carports, shade trees, underground parking, and open-grid pavement systems	Yes. The project proposal includes numerous trees which will help to reduce the heat island effect.
Outdoor parking lots with more than 20 spaces and solar access over 75% of more of its surface area should install renewable energy systems on carport structures. The builder may arrange a power-purchase agreement where the energy system is funded and owned by a third party, as a way to alleviate initial cost burden.	Not applicable. The proposed project, combined with the previously approved project to the south, include only 16 spaces, and do not propose any carport structures.
Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Yes. The proposed project provides very few parking areas, which may be accessed often by trucks or other vehicles that would damage permeable pavers. All water runoff would be directed to vegetated swales.

Within parking lots, electric vehicle charging units should be made available to employees and patrons with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned employees or electric vehicle use only.	Not feasible. Staff has determined that due to the nature of the use, drivers of electric cars are unlikely to park at the facility for a period of time necessary to charge an electric car.
Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable.
Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Not applicable.
Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable.

Street side building faces should encourage walking. No more than 40% of a building's street side length, or 50 feet, whichever is less, should be blank walls without doors or windows. Functional entries to buildings should occur at an average of 75 feet or less along sidewalk facing walls. Additional design techniques contained in the Downtown Design Guidelines that encourage walking, should also be utilized where applicable.	Consistent. The proposed project would provide faux fenestration along the street frontage, mimicking an office or retail building, that would give the illusion of "eyes on the street" and, along with the widened sidewalk, create a more comfortable pedestrian experience. Staff has worked with the developer to provide the maximum amount of transparency possible along the ground floor. In lieu of additional ground floor transparency, staff has requested the developer add additional transparency to second and third floors at building corners and center to help mimic an office building and articulate entry points.
Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should be complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Yes. The proposed project would include an additional four bicycle parking spaces.



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

NOTICE OF STUDY SESSION

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

DATE: November 27, 2018
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
 65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Public Storage Redevelopment (525 California Avenue), AP-18-1315 (RZ, DR).

This is a study session to receive Planning Commission feedback on an application by Public Storage, Inc., to demolish an existing storage facility, and redevelop the project site with a new, three-story, climate-controlled building totaling approximately 151,392 square feet. As part of the project, the developer would also be requesting a zoning map amendment to allow an increase in the allowable floor area ratio (FAR) from 1.0 to 1.75. The project site is located at 525 California Avenue, and is within the High School Village Subarea of the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of TOD-M (Transit Oriented Development – Medium Density). Assessor's Parcel No.: 073-270-088. Please note that a decision will not be made on the project at this study session.

PROJECT PLANNER: Jordan Davis, (925) 252-4015 or jdavis@ci.pittsburg.ca.us

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

Where can I get more information about this project?

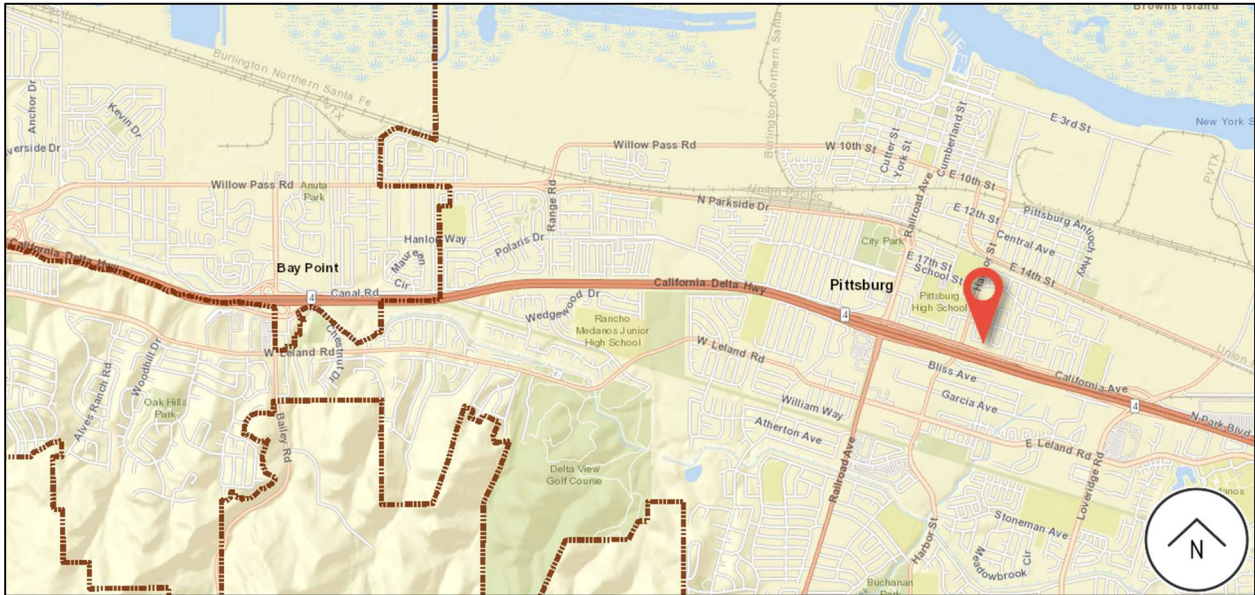
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner listed above.

What can I do if I have comments on the project?

Comments or objections to the project can be made by writing or through oral testimony during the study session. 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. You may also register your comments or objections by attending the study session on the date and time listed above.

KRISTIN POLLOT, SECRETARY
 PITTSBURG PLANNING COMMISSION

Project Title: Public Storage Redevelopment, AP-18-1315 (RZ, DR).
Location: 525 California Avenue, APN: 073-270-088



City of Pittsburg

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

NOTICE OF STUDY SESSION