

## City of Pittsburgh Planning Commission Agenda

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**November 28, 2017**

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

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

**Planning Commission Members**

**Mark Gargalikis, Chair  
James Coniglio, Vice-Chair  
Wolfgang Croskey, Commissioner  
Elissa Robinson, Commissioner  
Durie Foster, Commissioner  
Jeremy Ward, Commissioner  
VACANT, 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**

Minutes of November 14, 2017

**PUBLIC HEARINGS**

**2. USS-Posco Minor Subdivision, AP-17-1263 (MS).**

This is a public hearing on a request for approval of a minor subdivision to split to parcels, totaling approximately 120 acres, into four separate parcels with a designated remainder at 2907 Pittsburgh-Antioch Highway. The project site is zoned IL-O (Limited Industrial with a Limited Overlay, Ordinance No. 13-1367) District. APNs 073-200-023 and 073-200-024.

**STUDY SESSION**

**3. Pittsburgh Unified School District Workforce Housing, AP-17-1287 (PPR).**

This is a preliminary plan review of a proposal by Pittsburgh Unified School District (PUSD) to construct up to 68 units of workforce housing intended for PUSD employees and their families. The proposed project site is located at 1025 Black Diamond Street, within the GQ (Government/Quasipublic) District. Assessor's Parcel No. 085-203-004.



## **ZONING ADMINISTRATOR REPORTS**

- 4. Submittal of Adopted Zoning Administrator Resolution.**  
The Zoning Administrator submits one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

## **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](http://www.ci.pittsburg.ca.us).

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

**November 14, 2017**

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, November 14, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

**ROLL CALL**

Present: Chair Gargalikis, Coniglio, Croskey, Foster, Ward

Absent: Commissioner Robinson

Staff: Community Development Director Jill Hecht, Planning Manager/Secretary Kristin Pollot, Senior Civil Engineer Richard Abono, Senior Planner Hector Rojas, Associate Planner Jordan Davis, Administrative Assistant Amanda McVey

**PLEDGE OF ALLEGIANCE**

Chair Gargalikis 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 November 14, 2017
2. Los Medanos Street Partial Vacation – General Plan Consistency Determination

A request for the Planning Commission to determine whether a proposed partial vacation of Los Medanos Street, south of E. 10th Street, is consistent with the City's General Plan.

On motion by Commissioner Coniglio seconded by Commissioner Foster to approve the consent calendar and carried by the following vote:

AYES: Coniglio, Croskey, Foster, Ward, Gargalikis  
NOES: None  
ABSTAIN: None  
ABSENT: Robinson

### **PUBLIC HEARINGS**

3. Recommendation on Zoning Text Amendments to Pittsburg Municipal Code Title 18 Related to the CP District, AP-17-1277 (RZ)

A public hearing on a City-initiated proposal to consider amendments to Title 18, "Zoning," of the Pittsburg Municipal Code (PMC) in order to consolidate the CP-1 and CP-2 sub-districts in order to provide more flexibility related to the allowable uses within the CP (Pedestrian Commercial) District. In addition, the proposal includes amendments to the specific findings necessary for approval of a use permit in the CP District, changes to land use classification definitions, as well as other minor changes intended to ensure consistency throughout Title 18.

Associate Planner Jordan Davis gave a presentation.

Chair Gargalikis opened the public hearing.

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

On motion by Commissioner Coniglio seconded by Commissioner Ward to approve the consent calendar and carried by the following vote:

AYES: Coniglio, Foster, Ward, Gargalikis  
NOES: None  
ABSTAIN: Croskey  
ABSENT: Robinson

### **STUDY SESSION**

4. Solar RV/Boat and Mini-Storage, AP-17-1278 (PPR).

A preliminary plan review of a potential proposal to construct a new RV/boat and mini-storage facility on an undeveloped, 12.5-acre site located at 3478 Pittsburg-Antioch Highway in the CS (Service Commercial) Zoning District. APN 074-100-018.

Senior Planner Hector Rojas gave a presentation.

Chris Koeing, Danville, spoke as the applicant.

Bruce Ohlson, Pittsburg, spoke as a bicycle advocate, encouraged planting of trees with longevity and spoke against barbed wire along the fencing.

## **ZONING ADMINISTRATOR REPORTS**

5. Notice of Intent to Exercise Delegated Design Review Authority.

The Zoning Administrator submit one notice of intent to exercise delegated design review authority for new Dow Chemical electrical infrastructure, including new steel supports for cable trays and an accessory structure to house electrical equipment, all located at 901 Loveridge Road.

The commissioners acknowledged receipt of the notice of intent.

## **STAFF COMMUNICATIONS**

Planning Manager / Secretary Kristin Pollot informed the Commission that the next meeting is scheduled for November 28, 2017.

## **COMMITTEE REPORTS**

Commissioner Croskey reported Land Use Subcommittee met and discussed the Alves Ranch property and potential development, Pittsburg Unified School District workforce housing, 981 Railroad Avenue, and a bike share pilot program with Zagster.

## **ADJOURNMENT**

The meeting was adjourned at 8:04 p.m. to November 28, 2017.

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Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG  
PLANNING COMMISSION  
STAFF REPORT**

**ITEM: USS-Posco Minor Subdivision, AP-17-1263 (MS).**

ORIGINATED BY: Angelo Obertello, 2633 Camino Ramon, Suite 350, San Ramon, CA 94583.

SUBJECT: This is a public hearing on a request for approval of a minor subdivision to split to parcels, totaling approximately 120 acres, into four separate parcels with a designated remainder at 2907 Pittsburg-Antioch Highway. The project site is zoned IL-O (Limited Industrial with a Limited Overlay, Ordinance No. 13-1367) District. APNs 073-200-023 and 073-200-024.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10081, approving the tentative subdivision map, subject to conditions.

BACKGROUND:

On August 4, 2017, Angelo Obertello of Carlson, Barbee & Gibson Inc., filed Minor Subdivision Application No.AP-17-1263, requesting approval of a minor subdivision to split two parcels, totaling approximately 120 acres, into four separate parcels with a designated remainder at 2907 Pittsburg-Antioch Highway.

The site is currently owned by USS-Posco Industries and has the Columbia Solar Energy Project on approximately 115 acres of the site. The Columbia Solar Energy Project is a 20 megawatt, alternating current (AC) solar photovoltaic (PV) power generation facility that provides renewable energy.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located within the City of Pittsburg, west of Loveridge Road and north of the Pittsburg-Antioch Highway. The project site consists of an approximately 105-acre parcel and an approximately 15-acre parcel, both currently owned by USS-Posco Industries.

The project site is adjacent to, and south of the existing USS-Posco Industries Steel Mill, in an area that was used for decades as a landfill for waste from the steel mill. The property has been remediated to the satisfaction of the responsible state agencies; however, the parcel underlying the project site is subject to a restrictive covenant that limits the types of land uses on the parcel.

## Planning Commission Staff Report

The surrounding uses include a recycling facility directly to the east, Central Park directly adjacent to the southwest corner of the site, a water tower near the northwest corner, and the Burlington Northern Santa Fe (BNSF) owned railroad tracks that separate the project site from the USS-Posco Industries mill site to the north.

**Proposed Project:** The proposed project would subdivide the two existing parcels into 4 separate parcels with a remainder. Parcel 1 would be approximately 1.4 acres, Parcel 2 approximately 4.9 acres, Parcel 3 approximately 8.9 acres, and Parcel 4 approximately 3.7 acres. This would leave the remainder parcel, upon which is the Columbia Solar Energy Project, with approximately 101.1 acres (see Attachment 2).

### GENERAL PLAN/CODE COMPLIANCE:

**General Plan:** The proposed tentative map is consistent with the General Plan and the Industrial general plan land use designation within which the property is located. The site is located in the Loveridge subarea. The project is consistent with the General Plan vision for the area, which states that between the BNSF railroad tracks and State Route 4 that heavy industry and business commercial parks are planned. General Plan goal 2-G-15 states, "Maintain industrial activities in appropriate designated areas." The project would create additional sites for businesses, and all proposed business would be required to adhere to the General Plan regulations for the site, which would maintain industrial activities in this area, therefore the proposed project can be considered consistent with the intent of the General Plan.

**Zoning Ordinance:** The site is zoned IL-O (Industrial Park with a Limited Overlay No. 13-1367) District. The proposed parcels would be consistent with the minimum lot area and minimum lot widths required for parcels in the IL-O District. Future development of the site would be subject to the development regulations of the IL-O District (No. 1367).

**Required Findings:** Pursuant to section 17.20.060(C) of the Pittsburgh Municipal Code (PMC), the Planning Commission may approve or conditionally approve a tentative map if it finds that:

- 1) the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provision of PMC;
- 2) the site is physically suitable for the type of development;
- 3) the site is physically suitable for the proposed density of development;
- 4) the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

## Planning Commission Staff Report

- 5) the design of the subdivision or the type of improvements will not cause serious public health problems; and
- 6) the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 15, "Minor Land Divisions," of the State CEQA Guidelines, section 15315.

Public Notice: On November 18, 2017, a "Notice of Public Hearing" for this project was posted at City Hall, the project site and the Pittsburg Library, and was mailed out to the property owner, applicant, and all owners of property within 300 feet of the subject site, to utility companies and other agencies anticipated to provide service to the project, and to all interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010 and 17.20.060.A, and Government Code sections 65090 and 65091. The notice was also published in the local newspaper (East Contra Costa County Times).

### ANALYSIS:

Staff believes that the Commission can make the required findings to approve the proposed tentative subdivision map. As described in the Code Compliance section above, the proposed map is consistent with the General Plan and Pittsburg Municipal Code, in that the four parcels proposed would allow greater flexibility for future industrial development of the site (in accordance with General Plan policy 2-G-15). In addition, the four parcels would exceed the minimum lot area of 10,000 square feet and the minimum lot width of 70 feet for parcels within the IL-O (Industrial Park with an Overlay, Ordinance No. 13-1367) District, in that the smallest/narrowest parcel (Parcel "1") would be 183 feet wide and 1.4 gross acres in size.

The design of the subdivision is suited for industrial development since the project site includes existing industrial uses, and the site is also adjacent to current designated truck routes (Pittsburg-Antioch Highway and Loveridge Road). Any future development on the parcels would be subject to discretionary approval by the Planning Commission.

Staff believes that the design of the subdivision would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision, in that this subdivision approval entails only the subdivision of land. Future proposed development would be required to undergo further review and discretionary approval in order to ensure that the site is physically suited for any development proposed for the parcels. Furthermore, the proposed tentative map notes that if the ownership of parcels 1-4 is separated, reciprocal access easements would be created.



## Planning Commission Staff Report

As noted above, future development on the site would be required to undergo further review and discretionary approval in order to address all other issues surrounding development including assurance that the site would be: 1) physically suited for any density development proposed and any type of development proposed; and 2) developed in a manner that would not cause serious public health problems, nor cause substantial environmental or biological damage at the site.

### ACTION REQUIRED:

Move to adopt Resolution No. 10081 approving USS-Posco Park Minor Subdivision Application No. AP-17-1263 (MS), as conditioned.

### ATTACHMENTS:

1. Proposed Resolution No. 10081
2. Proposed Tentative Map, dated September 22, 2017
3. Public Hearing Notice & Vicinity map

Prepared by: Celina Palmer, Planning Technician

## PROPOSED

## BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

|                                           |   |                      |
|-------------------------------------------|---|----------------------|
| Resolution Approving a Tentative Map to   | ) |                      |
| Subdivide Two Parcels into Four Separate  | ) |                      |
| Parcels with a Designated Remainder at    | ) |                      |
| 2907 Pittsburg-Antioch Highway, for "USS- | ) | Resolution No. 10081 |
| Posco Minor Subdivision, AP-17-1263       | ) |                      |
| (MS)." )                                  | ) |                      |

The Planning Commission DOES Resolve as follows:

Section 1. Background

- A. On August 4, 2017, Angelo Obertello of Carlson, Barbee & Gibson Inc., filed Planning Application No.17-1263, requesting approval of a minor subdivision to split two parcels, totaling approximately 120 acres, into four separate parcels with a designated remainder at 2907 Pittsburg-Antioch Highway. The project site is zoned IL-O (Limited Industrial with a Limited Overlay, Ordinance No. 13-1367) District. APNs 073-200-023 and 073-200-024.
- B. The proposed minor subdivision is consistent with the objectives, policies, general land uses, and programs specified in the City's General Plan and is governed by the development regulations contained in the Pittsburg Municipal Code (PMC).
- C. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 15, "Minor Land Divisions" of the CEQA Guidelines section 15315.
- D. PMC section 17.20.060(C) specifies that the following findings must be made before approval of a tentative map. The Planning Commission may grant approval of a tentative map if it can make the following findings:
  - 1. the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provisions of the Subdivision Ordinance;
  - 2. the site is physically suitable for the type of development;
  - 3. the site is physically suitable for the proposed density of development;
  - 4. the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

5. the design of the subdivision or the type of improvements will not cause serious public health problems; and
  6. the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- E. On or prior to November 18, 2017, notice of the November 28, 2017, public hearing for this project was posted at City Hall, near the proposed project site, on the "Public Notices" section of the city's website, 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 building, and to individuals who had previously filed written request for such notice, in accordance with PMC sections 18.14.010 and 17.20.060.A and Government Code sections 65090 and 65091. The notice was also published in the local newspaper (East Contra Costa County Times).
- F. On November 28, 2017, the Planning Commission held a public hearing on Planning Application No. 17-1263, at which time oral/or written testimony was considered.

## Section 2. Authority

- A. Article XI, Section 7 of the California Constitution confers on cities the authority to regulate land use within their jurisdictions under the police power and to make and enforce ordinances to protect the public health, safety and welfare. Aesthetic reasons alone justify exercise of the police power. (Metromedia, Inc. vs. City of San Diego (1980) 264 C3d 848, 164 CR 510).
- B. The general plan is the single most important planning document and represents the most comprehensive statement of the city's interests and welfare. (Government Code section 65300; Citizens of Goleta Valley vs. Board of Supervisors (1990) 52 CA3d 553, 276 CR 410.) In general, all land use decisions must be consistent with the general plan. Consistency exists between a city's land use action and the general plan when a city has officially adopted such a plan, and the various land uses approved are compatible with the objectives, policies, general land uses and programs specified in the plan. (Leshar Communications, Inc. vs. City of Walnut Creek (1990) 52 C3d 531, 277 CR1.)
- C. The Subdivision Map Act (Government Code section 66410, et seq.) vests in cities the power to regulate and control the design and improvement of subdivisions within their boundaries. (Government Code section 66411.) "Improvement" is broadly defined to include any specific improvement or type of improvement, the installation of which is necessary to ensure consistency with the general plan. (Government Code section 66419 (b).)

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

### Section 3. Findings

- A. Based on the Planning Staff Report entitled, "USS-Posco Minor Subdivision, AP-17-1263 (MS)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
  2. The proposed map is consistent with the General Plan and Pittsburg Municipal Code, in that the newly created parcels would allow greater flexibility for future development of this site and the four parcels would exceed the minimum lot area of 10,000 square feet and the minimum lot width of 70 feet for parcels within the IL-O (Limited Industrial with a Limited Overlay, Ordinance No. 13-1367) District, in that the smallest/narrowest parcel (Parcel "1") would be 183 feet wide and 1.4 gross acres in size.
  3. The design of the subdivision is suited for industrial development since the project site includes existing industrial uses, and the site is also adjacent to current designated truck routes (Pittsburg-Antioch Highway and Loveridge Road).
  4. This subdivision approval entails only the subdivision of land. Future proposed development will be required to undergo further review and discretionary approval in order to ensure that the site is physically suited for any development proposed for the parcels.
  5. The design of the subdivision will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that the proposed subdivision approval does not include any development and entails only the subdivision of land. Future development on the parcels will be subject to further review and evaluation to ensure that any development of the parcels would not cause environmental or biological damage.
  6. This subdivision approval will not cause serious public health problems in that the approval only includes the division of land. Future development on the parcels will be subject to further review and evaluation to ensure that any development of the parcels would not cause serious public health problems.

#### Section 4. Decision

- A. Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 17-1263, subject to the following conditions:

##### General Project Conditions

1. The final parcel map for this property shall be prepared in substantial conformance with the plans, date stamped September 22, 2017, except as hereinafter modified.
2. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as condition of approval for this project as applicable. Where there is a conflict between Resolution No. 8931 and the specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
3. The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo, and all other applicable local, state and federal agencies.

##### Engineering Fees

4. The applicant shall pay the Minor Subdivision Map Review Fee to the Engineering Division at the time of map submittal. The current fee is \$1,500 for the first map check and \$450/ each additional map checks thereafter.

##### Indemnification

5. The applicant shall defend, indemnify and hold harmless the City of Pittsburg, its agents, officers, and employees from any claim, action or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, which action is brought within the applicable time period of Government Code section 66499.37. In the event the City becomes aware of any such claim, action or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, if both of the following occur: (a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the settlement is approved by the applicant.

##### Expiration

6. The tentative parcel map will expire on November 28, 2019, unless a final parcel map has been approved by the City Engineer and recorded with the County Recorder's office, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

#### Section 7. 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 28<sup>th</sup> day of November, 2017, 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. 10081 was adopted by the Planning Commission of the City of Pittsburg on November 28, 2017.

\_\_\_\_\_  
KRISTIN POLLOT, AICP, SECRETARY  
PITTSBURG PLANNING COMMISSION









# 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 HEARING

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

**DATE:** November 28, 2017

**TIME:** 7:00 p.m.

**PLACE:** City Council Chamber at City Hall (65 Civic Avenue, Pittsburg, California)

Concerning the following matter:

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**USS-Posco Minor Subdivision, AP-17-1263 (MS).**

This is a public hearing on a request for approval of: a minor subdivision to split two parcels (approximately 104 acres and 16 acres) into four separate parcels plus a designated remainder at 2907 Pittsburg-Antioch Highway. The project site is zoned IL-O (Limited Industrial, City Council Ordinance No. 13-1367) District. APNs 073-200-023 and 073-200-024.

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

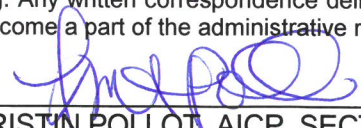
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**Why am I receiving this notice?** You are receiving this notice because you have either previously requested notifications from the Planning Division, or a project has been proposed in your neighborhood and all property owners within a minimum 300-foot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

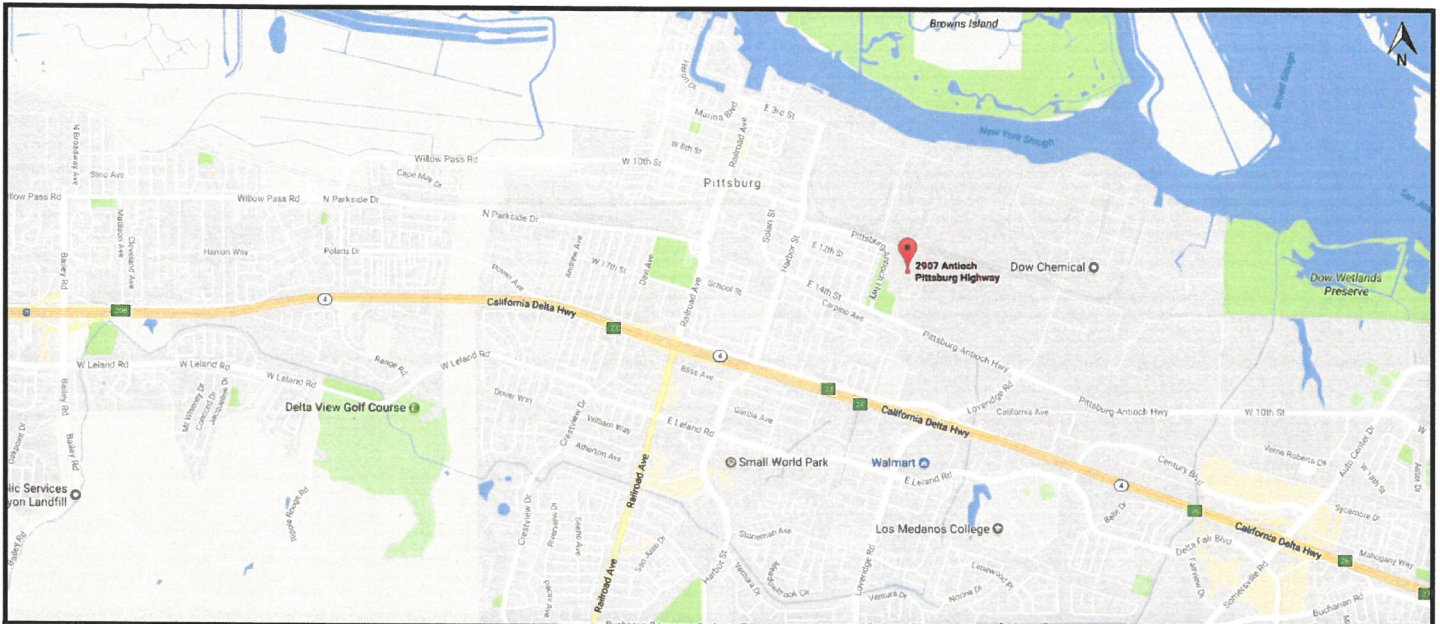
**Where can I get more information about this project?** The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner 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 hearing. 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 hearing 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 hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public hearing. Any written correspondence delivered to the Planning Division before the hearing body's action on the matter will become a part of the administrative record.

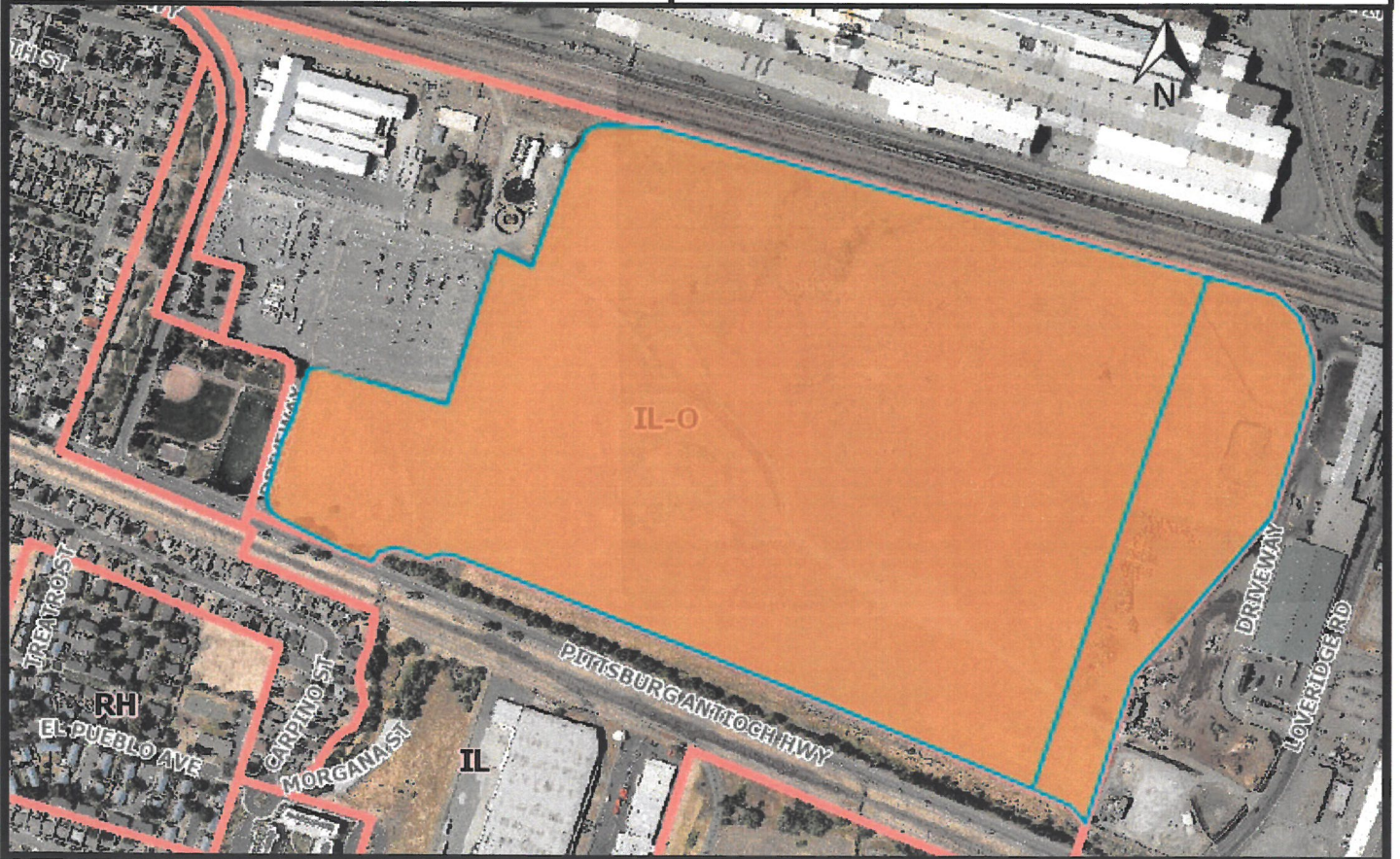
  
KRISTIN POLLOT, AICP, SECRETARY  
PITTSBURG PLANNING COMMISSION





**Project Title:** USS-Posco Minor Subdivision (MS)  
AP-17-1263

**Location:** 2907 Pittsburg-Antioch Highway  
APNs: 073-200-023 and 073-200-024



**CITY OF PITTSBURG  
PLANNING COMMISSION  
STAFF REPORT**

**ITEM: Pittsburgh Unified School District Workforce Housing, AP-17-1287 (PPR).**

ORIGINATED BY: Pittsburgh Unified School District, 2000 Railroad Avenue, Pittsburgh, CA 94565

SUBJECT: This is a preliminary plan review of a proposal by Pittsburgh Unified School District (PUSD) to construct up to 68 units of workforce housing intended for PUSD employees and their families. The proposed project site is located at 1025 Black Diamond Street, within the GQ (Government/Quasipublic) District. Assessor's Parcel No. 085-203-004.

RECOMMENDATION:

Staff recommends that the Planning Commission review the initial plans submitted for the PUSD Workforce Housing project, and provide comments regarding the proposed application of the RH-D (Downtown High Density Residential) District density and development standards, the proposed number of parking stalls provided, overall site layout, and potential amenities or improvements.

BACKGROUND:

The project site is currently owned by the applicant, and formerly functioned as the Riverside (continuation) High School. The site has been nonoperational for several years; however, a local trade union has used a portion of the site for training purposes during this period.

On September 27, 2016, Governor Brown signed into law Senate Bill (SB) 1413, known as the "Teacher Housing Act of 2016," to help address the housing needs of teachers and school district employees who face challenges in securing housing.

On November 7, 2017, the Land Use Subcommittee met and discussed the proposed project. At this meeting, the Subcommittee was presented with three conceptual site plans, and provided the applicant with feedback on the different layouts, generally favoring the option that proposed two larger multi-tenant buildings with covered pedestal parking on the ground-level, a large plaza at the corner of Black Diamond Street and West 10th Street, and a semi-private open space area near the center of the project. The Subcommittee voiced support for the project, and also informed the applicant that it would be generally supportive of an increase in the allowable density on the site (either via a density bonus or rezoning), a reduction in the amount of parking required, or other variances, if needed.

PROJECT DESCRIPTION:



## Planning Commission Staff Report

**Existing Conditions:** The project area consists of an approximately 2.35-acre parcel, at the southwest corner of Railroad Ave. and West 10th St., across from Marina Vista Elementary School, at the southern end of what is generally considered Downtown Pittsburg. The site currently contains an approximately 20,000 square foot, two-story building at the northwest corner of the site, which formerly functioned as Riverside (continuation) High School, as well as multiple modular buildings along the southern boundary of the project site. The majority of the existing site is paved with asphalt, though several unkept landscaped areas exist around the former high school building.

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

**Proposed Project:** Pittsburg Unified School District (PUSD) has submitted an application for a preliminary review of plans to construct workforce housing intended for PUSD employees and their families.

As part of the preliminary review package, the applicant has submitted conceptual site and floor plans (Attachment 2) which incorporate comments received from the Land Use Subcommittee. The preliminary layout utilizes a larger, three-story building with covered pedestal parking on the ground-floor near the corner of W. 10th St. and Black Diamond St., as well as a smaller, two-story structure towards the southern end. The y proposal at this time is for 68 rental units (including 23 studio, 30 one-bedroom, and 15 two-bedroom apartments) ranging in size from 610 s.f. to 940 s.f.; however, the applicant has noted that this could change, as PUSD intends to survey its employees to determine the desirability and need for the different size units. Priority rental of the units would be given to PUSD employees (both certificated and classified staff), though leases would also be available to other government employees, should unrented units remain.

The project would include a wellness/fitness center, laundry facilities, a shared open space area with a tot lot, and uncovered tenant and guest parking. Access to the site would be from Black Diamond Street, along the western boundary of the site, and the wide landscaped area between the project site and Railroad Avenue would remain. The applicant is also proposing a reduction in the required number of parking spaces for the project, providing one covered space for each unit, as well as 23 uncovered spaces for residents, and 34 visitor/open spaces.

### Key Questions for Consideration:

- 1) Is the proposed application of the RH-D District density (29 dwelling units per acre) and development standards (Attachment 4) appropriate for the site?
- 2) Is the proposed number of parking spaces (125 total spaces, or 1.8 spaces per unit) adequate for the proposed use and location?
- 3) Any other concerns moving forward?

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Downtown Subarea' of the General Plan and has a land use designation of 'Public Institutional'. This land use designation is intended to provide sites for schools, government offices, transit sites, public utilities, and other facilities that have a unique public character. The proposed high-density residential use is consistent with the Public Institutional land use designation, in that Housing Element Policy P-1.1(C) calls for the continued development of multi-family uses on identified Public/Institutional lands deemed surplus. It should be noted that the 'High Density' residential land use designation allows for residential development at densities ranging from 18 to 30 units per acre. The proposed project would be consistent with this density range at 29 dwelling units per acre.

Zoning: The project site is currently zoned GQ District, which allows multifamily residential when it has been determined that the land will not be needed in the future for a public/institutional use. Applications for residential development on properties in the GQ district shall be processed under the most appropriate zoning district based on surrounding land uses and as determined appropriate by the City Planner or Planning Commission.

The project site formerly functioned as the Riverside (continuation) High School, but has been nonoperational for several years, and PUSD does not have plans to reopen a school site at this location. Therefore, it can be reasonably determined that the site will not be needed in the future for a public/institutional use. Due to the project's location adjacent to the 'West 10th Street Mixed Use Corridor' and RM-D (Downtown Medium Density Residential) District to the west, the Entrata Mixed Use development and RH-D zone district to the northeast, and proximity to Downtown Pittsburg (including the Vidrio and Siena Court projects, each of which maintain densities of over 50 dwelling units per acre) to the north, the proposed project, at a density of 25-29 dwelling units per acre, would be consistent with surrounding land uses.

PMC section 18.78.040, Schedule A, specifies multifamily residential uses provide two parking spaces per unit, including one covered, as well as one-half space for each unit having two or more bedrooms, yielding a total requirement of 145 parking spaces for the project as proposed. PMC section 18.78.040(G)(1) provides the Commission the authority to reduce the number of required parking spaces for multifamily residential projects on infill sites that are within one-quarter mile of a bus facility. As shown in Attachment 1, the proposed multifamily project site is within one-quarter mile of multiple bus stops; therefore, the applicant will be requesting the Commission support a reduction in the required number of parking spaces, as described above.

Attachments 3-5 of this report identify General Plan goals and policies, property development standards, and Design Review and Development Guidelines staff would use to evaluate the proposed project's consistency with adopted land use plans. The



## Planning Commission Staff Report

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:

No action needed at this time; however, staff recommends that the Planning Commission review the initial plans submitted for the PUSD Workforce Housing project, and provide comments regarding the proposed application of the RH-D (Downtown High Density Residential) District density and development standards, the proposed number of parking stalls provided, overall site layout, and potential amenities or improvements.

### ATTACHMENTS:

1. Project Location Map
2. Conceptual Plans
3. General Plan Goals and Policies Table
4. Development Standards Table
5. Development Review Design Guidelines Table

Prepared by: Jordan Davis, AICP, Associate Planner

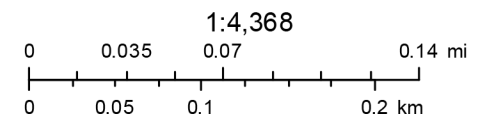
# Project Location Map



November 17, 2017

..... - Project Site

 - Bus Stop



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community





PROJECT DATA

Address: 1025 Black Diamond Street  
Jurisdiction: City of Pittsburg  
Current Zoning: Public Facilities/Institutional  
Proposed Zoning: Downtown High Density Residential District (RHD)  
Parcel Area: 2.35 Acres (102,366 SF)  
Existing building at front of lot facing Paget Ave Setbacks:  
• Front: 10'  
• Sides 5'  
• Rear 5' Height Limit: 40'  
Allowable Coverage: 80% (86,423 SF) Density:  
Minimum lot area of 1,500 SF per unit.  
Maximum: 29 dwellings per acre (2.35 x 29 = 68.15 Units)  
Minimum Landscape: 20% Minimum Private Storage Area: 200

- Parking provided:
- Vehicle (2 per unit including 1 covered)
    - o Per Studio: 1 covered
    - o Per One Bedroom: 1 covered
    - o Per Two Bedroom: 1 Covered + 1 uncovered
  - Bicycle: Parking standard:
    - o Off street Parking Spaces (101-200) = 10 Stalls in rack or locker
    - Full: 9'x18', Compact: no policies

APARTMENTS:

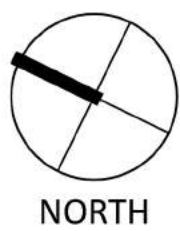
|                  | STUDIO (610 SF) | 1-BED (680 SF) | 2-BED (940 SF) | UNIT TOTALS |
|------------------|-----------------|----------------|----------------|-------------|
| THIRD FLOOR      | 5               | 12             | 4              | 21          |
| SECOND FLOOR     | 11              | 12             | 6              | 29          |
| FIRST FLOOR      | 7               | 6              | 5              | 18          |
| TOTALS PER FLOOR | 23              | 30             | 18             | 68          |

PARKING:

|        | Number of Units | Covered Parking             | Uncovered Parking | Visitor |
|--------|-----------------|-----------------------------|-------------------|---------|
| STUDIO | 23              | 23                          | 23                |         |
| 1-BED  | 30              | 30                          |                   |         |
| 2-BED  | 18              | 18                          |                   |         |
|        | 68              | 68                          | 23                | 34      |
|        |                 | Total Parking provided: 125 |                   |         |

1 SITE PLAN

SCALE : 1"=30'-0"  
- - A-RR



OWNER  
PITTSBURG UNIFIED  
SCHOOL DISTRICT  
2000 RAILROAD AVENUE,  
PITTSBURG,  
CALIFORNIA  
94565  
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TEACHER WORKFORCE HOUSING

1025 BLACK DIAMOND STREET, PITTSBURG, CALIFORNIA

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SCHEMATIC DESIGN

DATE: NOVEMBER 21, 2017



DEVELOPMENT MANAGER

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Creating Communities  
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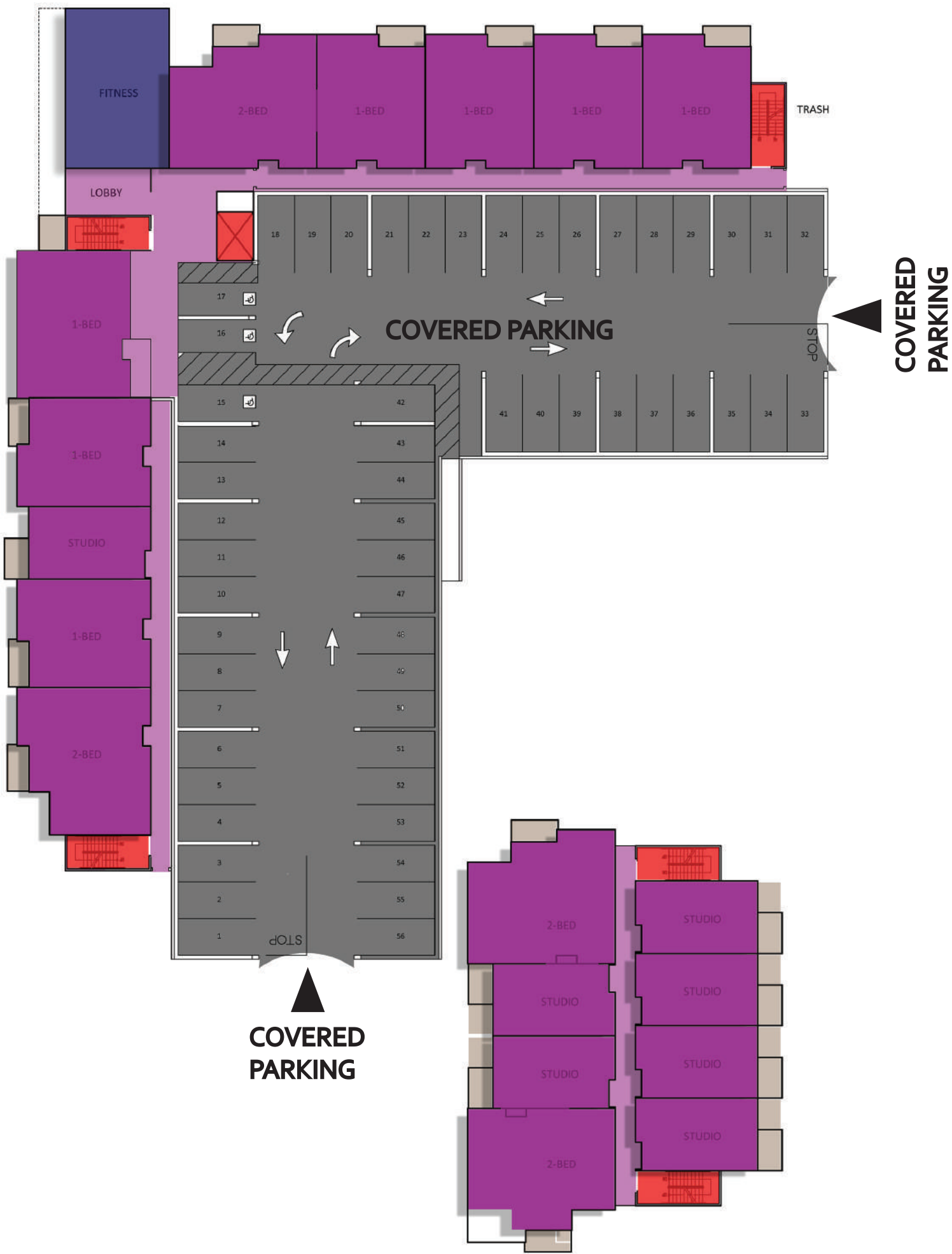


APARTMENTS:

|                  | STUDIO (610 SF) | 1-BED (680 SF) | 2-BED (940 SF) | UNIT TOTALS |
|------------------|-----------------|----------------|----------------|-------------|
| THIRD FLOOR      | 5               | 12             | 4              | 21          |
| SECOND FLOOR     | 11              | 12             | 6              | 29          |
| FIRST FLOOR      | 7               | 6              | 5              | 18          |
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| STUDIO | 23              | 23                          | 23                |         |
| 1-BED  | 30              | 30                          |                   |         |
| 2-BED  | 18              | 18                          |                   |         |
|        | 68              | 68                          | 23                | 34      |
|        |                 | Total Parking provided: 125 |                   |         |



1 FIRST FLOOR UNIT PLAN SCALE : 1"=30'-0" A-RR



2 SECOND FLOOR UNIT PLAN SCALE : 1"=30'-0" A-RR



3 THIRD FLOOR UNIT PLAN SCALE : 1"=30'-0" A-RR



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# TEACHER WORKFORCE HOUSING

1025 BLACK DIAMOND STREET, PITTSBURG, CALIFORNIA

## SCHEMATIC DESIGN

DATE: NOVEMBER 21, 2017

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DEVELOPMENT MANAGER

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**Attachment 3**  
**Applicable General Plan Goals and Policies**  
 PUSD Workforce Housing, AP-17-1287 (PPR)

| <b>General Plan Goal/Policy</b>                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Use Element:</b>                                                                                                                                                                                                                                                                                                             |
| 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.                                                                                                                                           |
| 2-G-4: Provide a range of development intensities, with the highest intensities in Downtown and in areas accessible to transit and services, and lower intensities in hillsides and at the City's southern edge.                                                                                                                     |
| 2-G-5: Promote a diversity of housing types, including opportunities for hillside estate development, as well as smaller lot, infill, and high-density housing.                                                                                                                                                                      |
| 2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.                                                                                                                                                                                                   |
| 2-G-10: Create a mixed-use Downtown that is a landmark and a destination point, as well as a residential neighborhood.                                                                                                                                                                                                               |
| 2-P-5: Undertake planned development as a means to achieve high community design standards, not to circumvent development intensity standards.                                                                                                                                                                                       |
| 2-P-6: Ensure provision of community amenities within planned development projects, including parks and recreation facilities, streetscaping and pedestrian paths, transit facilities, parking areas, and public safety facilities. Ensure construction of amenities at a time that is in balance with the needs of the development. |
| 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.                                                                                                        |
| 2-P-15: Ensure minimum residential densities, in accordance with the ranges stipulated in this Plan.                                                                                                                                                                                                                                 |
| 2-P-18: Limit all new multi-family housing to 20 units or more. Update the Zoning Ordinance to ensure that new multi-family projects are developed as large-scale, professionally maintained, high-density housing.                                                                                                                  |
| 2-P-35: Encourage public acquisition and/or private assembly of the neighborhood blocks surrounding West Tenth Street for redevelopment to higher density housing, including rebuilding of the existing affordable housing stock. (Downtown: 5-P-19)                                                                                 |
| <b>Growth Management:</b>                                                                                                                                                                                                                                                                                                            |
| 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.                                                                                        |
| 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.                                                                                                                    |
| 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)                                                                                                                                                                             |
| 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.                                                                                                                          |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 3-G-10: Foster development of a variety of housing types, densities and prices to balance the City's housing stock and meet the City's regional fair share housing needs for people of all income levels. (Housing Element Goal 13-G-1)                                                                                                                                                                                                                                                                                                                                                                        |
| 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.                                                                                                                                                                                                                                                                                                                                                                                           |
| 3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 3-P-18: Encourage residential and mixed-use development within the Urban Limit Line to meet regional fair share housing goals by focusing residential and mixed-use development on sites that have been designated within Priority Development Areas (PDAs) under the Metropolitan Transportation Commission and Association of Bay Area Governments (MTC/ABAG) FOCUS Program. Assist non-profit and for-profit developers to obtain grants and other capital improvement funds offered to PDAs to develop and improve those infill sites. (Housing Element program 13-P-1.1 E)                                |
| Downtown                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 5-G-1: Promote Downtown as the City's symbolic center, with a mix of residential and commercial uses in a walkable, pedestrian-oriented district.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 5-G-3: Encourage a variety of land uses and mixed-use developments at appropriate locations within the Downtown.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 5-G-4: Establish a Downtown population goal of at least 7,000 to provide vitality and support a vibrant neighborhood commercial center.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 5-P-18: Encourage public acquisition and/or private assembly of neighborhood blocks surrounding West Tenth Street for redevelopment to higher density housing, including rebuilding of the existing affordable housing stock.                                                                                                                                                                                                                                                                                                                                                                                  |
| 5-P-19: Encourage high-density residential development in Downtown neighborhoods, according to the density standards in Table 5-1. Ensure that the development program for the West Tenth Street Neighborhoods provides for at least 755 housing units, which is the minimum total of units that can be built under densities designated by this General Plan.                                                                                                                                                                                                                                                 |
| 5-P-22: During development review, ensure that transitional buffer areas—such as landscaped berms, parking lots, and storage areas—are placed between new residential units and the BNSF railroad tracks along the southern edge of the West Tenth Street Neighborhoods.                                                                                                                                                                                                                                                                                                                                       |
| 5-P-23: Limit multi-family development in the West Tenth Street neighborhoods to sites more than two acres, and/or sites which encompass all High Density designated land in a given City block. Require all new multi-family residential projects to have a minimum of 20 units, unless the High Density designated land in a given City block is not adequate in size to support that number of units, or unless the City determines that less units, sized to accommodate large family households, better serves the public interest. In such cases, there shall be no less than 16 units within a project. |
| 5-P-24: Improve streetscaping along West Tenth Street with a landscaped median, wide sidewalks, pedestrian amenities (for example, benches and trash/recycling receptacles), and street trees.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 5-P-44: Reduce off-street parking requirements within High Density Residential neighborhoods of the Downtown to one space per housing unit. Allow further reductions in parking requirements for new residential projects that provide transit-friendly design features.                                                                                                                                                                                                                                                                                                                                       |

|                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5-P-47: Continue to install and maintain crosswalks and landscaped curb extensions at heavily-used intersections within the Downtown.                                                                                                                                                                                               |
| Transportation Element                                                                                                                                                                                                                                                                                                              |
| 7-G-6: Locate high traffic-generating uses so that they have direct access or immediate secondary access to arterial roadways.                                                                                                                                                                                                      |
| 7-G-12: Seek assistance from major employers and developers in implementing programs to encourage use of bikes for commute purposes.                                                                                                                                                                                                |
| 7-G-17: Encourage major employers to develop and implement Transportation Demand Management programs to reduce peak-period trip generation.                                                                                                                                                                                         |
| 7-P-10: Require mitigation for development proposals which result in projected parking demand that would exceed the proposed parking supply on a regular and frequent basis.                                                                                                                                                        |
| 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-42: Improve pedestrian crossing safety at heavily used intersections by installing crossing controls that provide adequate time for pedestrians to cross the street.                                                                                                                                                            |
| 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.                                                                                                                  |
| Noise Element                                                                                                                                                                                                                                                                                                                       |
| 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.                                                                                                                 |
| 12-P-4: Require noise attenuation programs for new development exposed to noise above normally acceptable levels. Encourage noise attenuation programs that avoid visible sound walls.                                                                                                                                              |
| 12-P-5: Require that applicants for new noise-sensitive development, such as schools, residences, and hospitals, in areas subject to noise generators producing noise levels greater than 65 dB CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.  |
| 12-P-6: Ensure that new noise-sensitive uses, including schools, hospitals, churches, and homes, in areas near roadways identified as impacting sensitive receptors by producing noise levels greater than 65 dB CNEL (Figure 12-1), incorporate mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL. |
| 12-P-8: Develop noise attenuation programs for mitigation of noise adjacent to existing residential areas, including such measures as wider setbacks, intense landscaping, double-pane windows, and building orientation muffling the noise source.                                                                                 |
| Housing Element                                                                                                                                                                                                                                                                                                                     |
| G-1: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburgh's regional fair share housing needs for people of all income levels.                                                                                                                           |
| G-5: Enhance the visual quality of Pittsburgh's residential neighborhoods.                                                                                                                                                                                                                                                          |
| P-1.1.B: Rezone vacant/underutilized land that is deemed appropriate for mixed use or residential/higher-density residential use.                                                                                                                                                                                                   |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P-1.1.C: Continue to facilitate the development of multi-family uses on identified Public/Institutional lands to streamline future permitting process in the event the properties are deemed surplus.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| P-1.1.D: Encourage residential and mixed-use development within the Urban Limit Line to meet regional fair share housing goals by focusing residential and mixed-use development on sites that have been designated within Priority Development Areas (PDAs) under the MTC/ABAG FOCUS Program. Assist nonprofit and for-profit developers to obtain grants and other capital improvement funds offered to PDAs to develop and improve those infill sites, and offer incentives for mixed-income projects, including but not limited to streamlined review, fee deferrals, priority application processing, and other incentives identified by affordable housing developers. |
| P-1.1.E: Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, offering new recreational opportunities, and/or increasing the supply of affordable housing.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| P-1.2: Encourage the construction of both high end and moderate-income housing in the southern foothills, downtown, along the waterfront, and throughout Pittsburg to provide above moderate-income housing opportunities in the community and to increase economic activity within the city.                                                                                                                                                                                                                                                                                                                                                                                |
| P-1.4.A: Encourage the development of high-density, transit-oriented mixed-use development for all income levels, within identified Priority Development Areas (PDAs) near existing and planned transit through the implementation of the Pittsburg/Bay Point BART Master Plan and the Railroad Avenue Specific Plan. Where feasible and appropriate, provide incentives such as fee waivers or deferrals, reduced parking requirements (in accordance with the adopted plans) and fast-track permit processing.                                                                                                                                                             |
| P-5.1: Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

**Attachment4**  
**Property Development Regulations**  
PUSD Workforce Housing, AP-17-1287 (PPR)

| <b>Development Regulations:</b><br><i>RH-DDistrict</i> | <b>Requirement:</b>     | <b>Proposed Project:</b>              |
|--------------------------------------------------------|-------------------------|---------------------------------------|
| Maximum Density (min. lot area per unit):              | 1,500s.f. (29 d.u./ac.) | 1,500s.f. (29 d.u./ac.)               |
| Maximum Height:                                        | 40 ft.                  | <u>To be determined.</u>              |
| Maximum Lot Coverage:                                  | 80%                     | <u>To be determined.</u>              |
| Minimum Lot Area:                                      | 30,000 s.f.             | N/A. The proposed parcel is existing. |
| Minimum Lot Width:                                     | 100 ft.                 | N/A. The proposed parcel is existing. |
| Minimum Yards:                                         | -                       | -                                     |
| Front:                                                 | 10 ft.                  | <u>To be determined.</u>              |
| Side:                                                  | 5 ft.                   | <u>To be determined.</u>              |
| Corner side:                                           | 10 ft.                  | <u>To be determined.</u>              |
| Rear:                                                  | 5 ft.                   | <u>To be determined.</u>              |
| Minimum Site Landscaping:                              | 20%                     | <u>To be determined.</u>              |
| Minimum Private Storage Area (cubic ft.):              | 200                     | <u>To be determined.</u>              |
| Minimum private open space (sq. ft.):                  | 60                      | <u>To be determined.</u>              |



**Attachment5**  
**Development Review Design Guidelines**  
 PUSD Workforce Housing, AP-17-1287 (PPR)

| Design Review Guideline                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>I.a:</b> Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2"x4" (wood or styrofoam/stucco) window and door reveal treatment on all building elevations.                                                                                                                                                                                                                        |
| <b>I.b:</b> Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.                                                                                                                                                                                                                                                                |
| <b>I.c:</b> Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation (Section 18.84.300 PMC).                                                                                                                                                                                                                                                                            |
| <b>I.d:</b> Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.                                                                                                                                                                                                                                                                                                                     |
| <b>I.e:</b> Decorative masonry walls should be provided between all arterial streets and future homes.                                                                                                                                                                                                                                                                                                                                              |
| <b>I.f:</b> Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).                                                                                                                                                                                                                                                                                                               |
| <b>I.g:</b> Provide articulated garage doors on all garages.                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>I.h:</b> Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.                                                                                                                                                                                                                                                                                                                               |
| <b>I.i:</b> Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).                                                                                                                                                                                                                                                                                                                                  |
| <b>I.j:</b> Garage frontage should not occupy more than 60% of allowable lot frontage.                                                                                                                                                                                                                                                                                                                                                              |
| <b>I.k:</b> Provide board-on-board fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.                                                                                                                                                                                                                                                      |
| <b>I.l:</b> The architectural treatments (such as siding, shingles, window and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint. |
| <b>II.a:</b> Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate                                                                                                                                                                                                                                                                                                                    |
| <b>II.b:</b> Perimeter wall and/or sound wall pilasters should not be greater than 50' on-center.                                                                                                                                                                                                                                                                                                                                                   |
| <b>II.c:</b> Sound walls exceeding 6' in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.                                                                                                                                                                                                                                                                        |

|                                                                                                                                                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>II.d:</b> All masonry walls should include a wall cap.                                                                                                                                                             |
| <b>II.e:</b> Retaining walls, exceeding 3 feet tall,adjacent to a public right-of-way should beconstructed with the same materials asused for the sound wall.                                                         |
| <b>II.f:</b> Masonry or sound walls should be staggered when adjacent to public rights-of-way.                                                                                                                        |
| <b>II.g:</b> Single story units should be located on corner lots whenever possible.                                                                                                                                   |
| <b>II.h:</b> Developer should select, at least, one of the schemes provided in Appendix #1 for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.                             |
| <b>II.i:</b> Construct fence/walls at top of down slope banks. Design fence at top of slope to take advantage of potential views.                                                                                     |
| <b>II.j:</b> Dwelling unit driveways should align with on-coming street at three-way intersections when possible.                                                                                                     |
| <b>II.k:</b> Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.                                                                                  |
| <b>II.l:</b> Landscaped portions of set-backs, excluding sidewalk along public streets, should not be less than the height of the fence or sound wall.                                                                |
| <b>II.m:</b> Landscaping areas shall not be less than three feet wide, between the curbs.                                                                                                                             |
| <b>II.n:</b> Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.                                                                          |
| <b>III.a:</b> A/C units should be substantially screened from view by way of a permanent screen or appropriately sized plant material.                                                                                |
| <b>III.b:</b> Detached carports and/or garages should have the same roof material and roof pitch as the main dwelling units.                                                                                          |
| <b>III.c:</b> Projects with many buildings (greater than three) should provide a variety of building sizes and masses resulting in varying elevations from a streetscape perspective.                                 |
| <b>III.d:</b> Bus stops should share the same architectural theme as that of the dwelling units.                                                                                                                      |
| <b>III.e:</b> Parking lots should not dominate area adjacent to public streets. Structures and parking should be interspersed creating pockets of parking and variety from a streetscape point of view.               |
| <b>Green Building Design Guideline</b>                                                                                                                                                                                |
| <b>VI.C.1:</b> For residential buildings without solar energy systems, roof surface should be covered with a green/living roof (> 50% of roof surface) or with a cool roof.                                           |
| <b>VI.C.2:</b> Uncovered rooftop expanses greater than 200 s.f. should be designed to be strong enough to support green roofs, community gardens, raised beds, and be accessible to occupants for gardening purposes. |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>VI.C.3:</b>Roofs should have solar hot water systems (panels), solar photovoltaicpanels or low-profile wind energygeneration turbines and shouldinclude a sustainable plan formaintenance of such systems. Roofsshould be covered with a cool roofunder the energy generationstructures. Roof segments that areuncovered by energy systems shouldhost raised bed garden space orgreenhouses, a green/living roof, orcool roof surfaces.</p>                                                               |
| <p><b>VI.C.4:</b> Parking lot impacts should be minimized. Outdoor parking lots with more than 20 spaces and solar access over 75% or more of its surface area should install renewable energy systems on carport structures. Urban heat island impacts should be minimized through the use of shading (parking lot trees) or paving material design choices. Recommended choices include renewable energy systems on carport structures, shade trees, underground parking, and open-grid pavement systems.</p> |
| <p><b>VI.C.5:</b>Electric vehicle charging units should be made available to tenants with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned tenants or electric vehicle use only.</p>                                                                                                                                                                                                                                                 |
| <p><b>VI.C.6:</b>Pedestrian and bicycle paths should provide safe, visible, and unobstructed bicycle and pedestrian access between facilities, from facility entrances to bicycle and pedestrian routes (sidewalks and bicycle lanes), through parking lots, and between facilities and existing or planned bicycle and pedestrian routes.</p>                                                                                                                                                                  |
| <p><b>VI.C.7:</b>Convenient, visible, and secure bicyclestorage facilities should be available on site, sufficient to accommodate demand ofresidents and guests.</p>                                                                                                                                                                                                                                                                                                                                            |
| <p><b>VI.C.8:</b>Outdoor design and features should maximize landscaping water conservation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                |

**CITY OF PITTSBURG  
PLANNING COMMISSION  
STAFF REPORT**

**ITEM: Submittal of Adopted Zoning Administrator Resolution.**

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

SUBJECT: The Zoning Administrator submits one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the attached adopted Zoning Administrator resolution.

BACKGROUND:

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

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



## Planning Commission Staff Report

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

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

### PROJECT DESCRIPTION:

The Zoning Administrator has adopted one resolution approving a delegated design review application:

1. Resolution No. 304: DOW Chemical Electrical Infrastructure, AP-17-1271 (AD)

### GENERAL PLAN/CODE COMPLIANCE:

Not applicable.

### ANALYSIS:

Not applicable.

### ACTION REQUIRED:

Acknowledge receipt of the attached Zoning Administrator resolution.

### ATTACHMENTS:

1. Zoning Administrator Resolution No. 304

Prepared by: Kristin Pollot, AICP, Zoning Administrator

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Installation of a )  
1,080 Square-Foot Accessory Structure )  
and New Steel Supports for Cable Trays, )  
at 901 Loveridge Road, for "DOW )  
Chemical Electrical Infrastructure, AP-17- )  
1271 (AD)."

Resolution No. 304

The Zoning Administrator DOES RESOLVE as follows:

## Section 1. Background

- A. On September 8, 2017, David P. O'Sullivan, on behalf of DOW Chemical Company, filed Administrative Design Review Application No. 17-1271, requesting approval to place new steel supports for cable trays and a new 1,080 square-foot accessory structure, which is intended to house electrical equipment. The structure would be placed adjacent to existing equipment pads, and would not be visible from the public right of way. The subject site is located at 901 Loveridge Road, in the IG (General Industrial) District. APN 073-220-048.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 8, "Ancillary Structures" of Planning Commission Resolution No. 9918.
- D. On November 14, 2017, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. Design review approval can be granted by the Zoning Administrator only after a determination is made that the proposed project is consistent with PMC section 18.36.220 (B).
- F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures" of the state CEQA Guidelines, section 15303.



## Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on evidence presented to the Zoning Administrator on November 20, 2017, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
  2. In accordance with the requirements of PMC 18.36.020 (B), the proposed improvements:
    - a. Will 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 the proposed structure will provide an attractive, refreshed exterior and will block unsightly mechanical equipment from view.
    - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the structure is to be unoccupied and house only electrical equipment.
    - c. Will have an exterior design and appearance that will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the proposed structure will not be visible from a public street or public right-of-way, and in that the placement of the structure will constitute an improvement to the Dow property by providing newer, updated buildings on the currently industrial property.
    - d. Will be in harmony with the existing industrial development in the Northeast River Area of the General Plan, and in harmony with the approved solar farm on the nearby USS Posco property.
    - e. Generally conform with the City's Development Review and Design Guidelines (DRDG); Planning Commission Resolution No. 9864 section IV.i, and IV.p in that the light brown color scheme of the proposed structure will be compatible with the existing buildings near the proposed structure, which, in turn are compatible with the majority of the buildings at the Dow property, and the proposed steel supports are the same as those existing elsewhere on site.

### Section 3. Decision

A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 17-1271, subject to the following conditions.

1. The project shall be constructed in substantial conformity with the project plans, elevations, and color samples date stamped September 8, 2017 and October 17, 2017, and included as "Exhibit A" to this resolution, except as modified below.
2. The structure shall be painted "Desert Sand" or similar light brown color.
3. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.
4. The exterior of the structure shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade.
5. The site shall be kept clean and free of all litter, debris, and refuse.
6. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between this resolution and the Standard Conditions of Development, this resolution shall govern.
7. 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.
8. The applicant shall comply with all of the requirements of the Community Development Department (including the Planning, Engineering and



Building Divisions), Contra Costa County Fire Protection District and all 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.

9. This approval will expire on November 20, 2018, unless a building permit has been issued and the improvements noted herein are diligently pursued to completion, or unless a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator. The approval shall be valid for no more than six months from the date of building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the applicable building permit.

#### Section 4. Effective Date

This resolution shall take effect immediately upon adoption of this resolution.

The foregoing resolution was passed and adopted the 20<sup>th</sup> day of November, 2017, by the Zoning Administrator of the City of Pittsburg, California.



---

KRISTIN POLLOT, AICP  
ZONING ADMINISTRATOR

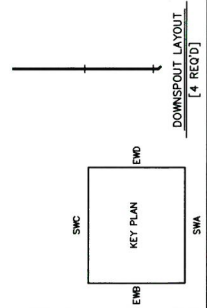
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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------|--|--------------------------------------------------|--|
|  <b>AMERICAN STEEL SYSTEMS</b><br>1200 PARKWAY • MONTECLAIR, TEXAS • P.O. BOX 2000<br>75901 (714) 486-7786 • FAX 759260                                                                                                        |  | Project Name & Location:<br>DOW CHEMICAL<br>901 LOVELAND RD<br>PLEASANTON, CA 94566-2811 |  | Revision _____ Date _____<br>By _____ CK'd _____ |  |
| Drawing Status: <input type="checkbox"/> For Approval <input type="checkbox"/> For Construction<br>(Initial For Construction) <input type="checkbox"/> For Construction Permit                                                                                                                                  |  | Drawn by: OJC 9/11/77<br>Checked by: OJC 9/11/77<br>Project Engineer: TAP                |  | Scale: NOT TO SCALE<br>Job Number: 15-B-84-7-1   |  |
| Sheet Number: 1 of 11<br>The undersigned engineer is duly licensed and is duly registered in the State of California. The undersigned engineer is duly licensed and is duly registered in the State of California. The undersigned engineer is duly licensed and is duly registered in the State of California. |  |                                                                                          |  |                                                  |  |

## PLAYING DIVISION

Signature: Celina F. Palmer

[illegible]

ROOF SHEETING PLANE 1  
 PANEL TYPE = PBR (GALVOLUME)  
 PANEL OVERHANG = 3"  
 FROM OUTER STEEL











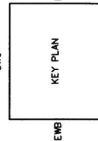
| SPLICE BOLT TABLE |      |            |           |
|-------------------|------|------------|-----------|
| CONN.             | QTY. | SIZE       | TYPE      |
| A                 | (2)  | 1/2" x 12" | A325 BARN |
| B                 | (4)  | 1/2" x 12" | A325 BARN |
| C                 | (4)  | 1/2" x 12" | A325 BARN |

**APPROVED BY**  
**THE CITY OF PITTSBURG**

Planning Department  
X Zoning Administrator  
Planning Commission  
City Council

App. No. AP-17-1231  
Reso. No. 304  
Date Approved: 11-20-17  
Signature: Celine Palmer

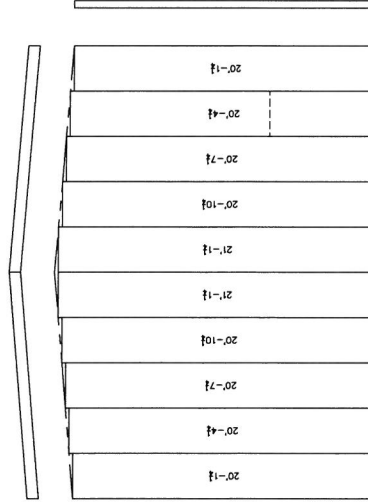
SWC



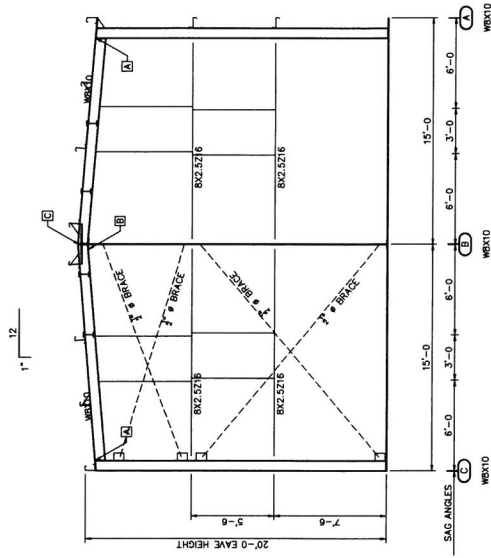
END KEY PLAN EWD

SWA

END WALL PANELS  
PANEL COVERAGE = 3'-0"  
PANEL R/C = S200  
PANEL COLOR = S200  
Field Cut Panel and Trim as  
required per Construction Details



WALL SHEETING ELEVATION "EWB"  
BLDG "A"



ENDWALL ELEVATION "EWB" AT GRID LINE "1"

|                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ALL AMERICAN SYSTEMS</b><br>101 PARKWAY • WESTFIELD, TEXAS • P.O. BOX 4028<br>75080 (214) 461-7700 24 HOURS |  | Project Name & Location:<br>BOW CHEMICAL<br>801 LOREDO RD<br>PITTSBURG, CA 94065-2811                                                                                                                                                                                                                                                                                            | <input checked="" type="checkbox"/> For Construction Permit<br><input type="checkbox"/> For Erector Installation<br><input type="checkbox"/> For Approval<br><input type="checkbox"/> For Construction |
| Drawing Status:<br>DAVE SHECHTMAN<br>5230 CARROLL CANYON RD<br>SAN DIEGO, CA 92121-1781                        |  | Customer:<br>NOT TO SCALE<br>Scale:                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                        |
| Drawn by: JDE 9/11/17<br>Checked by: DCC 9/11/17<br>Project Engineer: TAP<br>Job Number: 15-B-96479-1          |  | Sheet Number: E7 of 11<br>This drawing has been prepared by an employee of the manufacturer for the manufacture of the products designed and manufactured by the manufacturer. The manufacturer's liability is limited to the products designed and manufactured by the manufacturer. Only the undersigned engineer is authorized to provide a separate record for this project. |                                                                                                                                                                                                        |
| Revision: _____<br>Date: _____<br>Description: _____<br>By: _____<br>CK'd: _____                               |  |                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                        |

| FRAMED OPENING CLIP TABLE |     |                    |        |            |            |                |                |               |               |       |                 |
|---------------------------|-----|--------------------|--------|------------|------------|----------------|----------------|---------------|---------------|-------|-----------------|
| MARK                      | QTY | DESCRIPTION        | HEADER | TOP L JAMB | TOP R JAMB | GRIT TO L JAMB | GRIT TO R JAMB | BOTTOM L JAMB | BOTTOM R JAMB | SILL  | VERT LIFT JAMBS |
| A                         | 2   | 1'-3 3/4" x 0'-11" | SC425  | CL751      | CL751      | CL751          | CL751          | CL751         | CL751         | SC425 | N/A             |

| SPICE BOLT TABLE |     |            |          |
|------------------|-----|------------|----------|
| CONVL            | QTY | SIZE       | TYPE     |
| A                | (2) | 1/2" X 11" | A325 B8N |
| B                | (4) | 1/2" X 11" | A325 B8N |
| C                | (4) | 1/2" X 11" | A325 B8N |

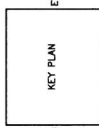
APPROVED BY  
THE CITY OF PITTSBURG

Planning Department  
X Zoning Administrator  
Planning Commission  
City Council

App. No. AP-17-1271  
Reso. No. 304  
Date Approved: 11-20-17  
Signature: *Debra J. Palmer*

PBR WALL PANELS  
PANEL COLOUR = 3000  
PANEL PKG. REQ'D. = PBR-2  
PBR-2 cut panels as shown as required per Construction Details

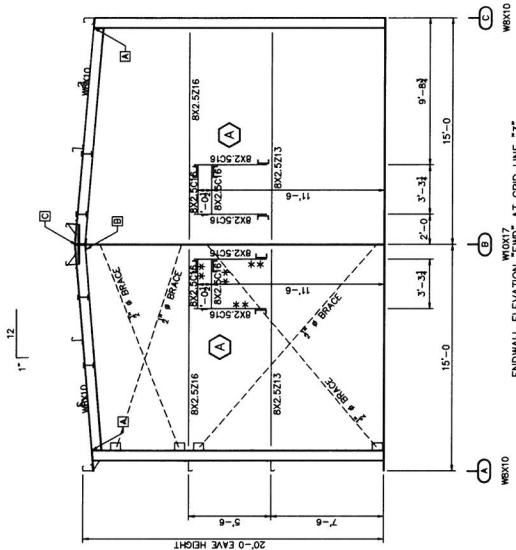
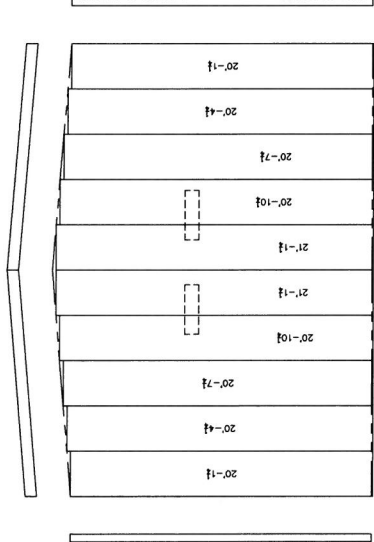
SWC



KEY PLAN

SWA

WALL SHEETING ELEVATION "END"  
BLDG "A"



|                                                                                                                                                                                                                                                                                                                                                                        |                                                                               |                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ALL AMERICAN SYSTEMS</b><br>220 HANCOCK • PITTSBURG, PA 15206 • P.O. BOX 4032<br>724-7746 FAX 724-7746<br>Project Name & Location:<br>DOW CHEMICAL<br>901 LOVEDALE RD<br>PITTSBURGH, PA 15265-2811                                                                                                                                                                  |                                                                               | <input type="checkbox"/> For Approval<br><input checked="" type="checkbox"/> For Construction Permit<br><input type="checkbox"/> For Erector Installation |
| Drawing Status:<br><input type="checkbox"/> Draft for Construction<br><input checked="" type="checkbox"/> For Approval<br><input type="checkbox"/> For Erector Installation                                                                                                                                                                                            | Drawing Number:<br>15-B-96479-1                                               | Drawing Date:<br>9/11/17                                                                                                                                  |
| Customer:<br>DOW CHEMICAL<br>901 LOVEDALE RD<br>PITTSBURGH, PA 15265-2811                                                                                                                                                                                                                                                                                              | Project Name:<br>DOW CHEMICAL<br>901 LOVEDALE RD<br>PITTSBURGH, PA 15265-2811 | Project Engineer:<br>TAP                                                                                                                                  |
| Scale:<br>NOT TO SCALE                                                                                                                                                                                                                                                                                                                                                 | Drawn by:<br>JOE                                                              | Checked by:<br>OLC                                                                                                                                        |
| Sheet Number:<br>15-B-96479-1                                                                                                                                                                                                                                                                                                                                          |                                                                               |                                                                                                                                                           |
| The engineer whose seal appears herein is an employee of the manufacturer of the material shown on this drawing. The seal or certification is limited to the material shown on this drawing and is not valid for any other material manufactured by the manufacturer. Only the undersigned engineer is authorized to issue the seal or certification for this project. |                                                                               |                                                                                                                                                           |



# Commercial/Industrial COLOR CHART

## SIGNATURE® 200 Standard Colors SILICONIZED POLYESTER

RECEIVED

OCT 17 2017

PLANNING DIVISION



HAWAIIAN BLUE★  
SR .32 SRI 35



CRIMSON RED★  
SR .33 SRI 34



FERN GREEN★  
SR .28 SRI 29



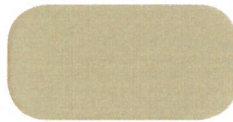
BURNISHED SLATE★  
SR .28 SRI 29



ASH GRAY★  
SR .48 SRI 56



SADDLE TAN★  
SR .48 SRI 56



DESERT SAND★  
SR .42 SRI 48



KOKO BROWN★  
SR .28 SRI 30



CHARCOAL GRAY★  
SR .28 SRI 30



POLAR WHITE★†  
SR .58 SRI 69



RUSTIC RED★  
SR .36 SRI 40



LIGHT STONE★  
SR .60 SRI 58



COBALT BLUE★  
SR .28 SRI 27



SOLAR WHITE★  
SR .74 SRI 91

APPROVED BY  
THE CITY OF PITTSBURGH

Planning Department  
☒ Zoning Administrator  
Planning Commission  
City Council

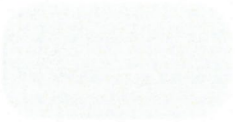
App. No. AP-17-1271  
Reso. No. 304  
Date Approved: 11-20-17  
Signature: Celina J. Palmer

## SIGNATURE® 300 Premium Colors

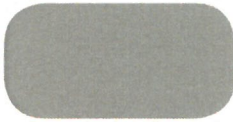
Additional costs apply for Signature® 300 finishes.



MEDIUM BRONZE★  
SR .33 SRI 36



SNOW WHITE★  
SR .65 SRI 79



SLATE GRAY★  
SR .37 SRI 41



ALMOND★  
SR .63 SRI 76



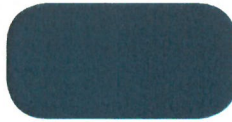
CLASSIC GREEN★  
SR .28 SRI 30



BROWNSTONE★  
SR .47 SRI 54



BRITE RED★  
SR .49 SRI 55



HARBOR BLUE★  
SR .28 SRI 30

BONE WHITE★  
SR .70 SRI 85

- Final color selection should be made from actual color chips.
- See product selection chart for gauge and color availability.
- All products available in smooth or embossed finish.
- Trim available in all colors.
- All Signature® 300 are low gloss colors.
- A 25-year limited paint warranty available for all colors upon written request. (Outside the continental United States, please inquire.)

★ ENERGY STAR Qualified Color through our Energy Star partners MBCI.

\* Availability in certain areas may be restricted or require a surcharge.

† Polar White is a Straight Polyester.

This chart is a digital reproduction; coloration may show slight variations from the actual colors. Final color selection should be made from actual color chips.

Descriptions and specifications contained herein were in effect at the time this publication was approved for printing. In a continuing effort to refine and improve products, NCI Building Systems reserves the right to discontinue products at any time or change specifications and/or designs without incurring obligation. To ensure you have the latest information available, please inquire or visit our website at [www.ncibuildingsystems.com](http://www.ncibuildingsystems.com).

## STANDARD CONDITIONS OF DEVELOPMENT

(Planning Commission Resolution No. 8931)

All projects approved by the Planning Commission must meet the following standard conditions unless specifically exempted by the Commission or Council.

### A. Project Site.

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

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

3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)

4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."

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

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

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

8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.

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

10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

owner and prohibit parking on the public street for long than 72 hours.

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

12. The design of any masonry soundwall shall be approved by the Planning and Building Department. It shall match or harmonize with existing soundwalls of neighboring projects along that street.

B. Architecture.

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

2. All trash enclosures shall be constructed of masonry material with self-enclosing doors and have a second access. The enclosure shall have materials and colors consistent with the primary building.

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

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

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

C. Landscaping.

1. Specific landscaping for screening shall have an appearance of mature growth subject to a field check and approval by the Planning Division prior to Certificate of Occupancy.

2. The area under the drip line of all existing trees, which are to be saved, shall be fenced during construction. Grading shall be restricted under them to prevent soil compaction around the trees and to protect them from damage.

3. An existing tree inventory shall be created and included on the site plan for all new projects prior to approval of grading plan.

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

5. All planting shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning of debris and trash, fertilizing and regular watering. Whenever necessary, planting shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements. Required



irrigation systems shall be fully maintained in sound operating condition with heads periodically cleaned and replaced when missing to insure continued regular watering of landscape areas, and health and vitality of landscape materials.

D. General Requirements

1. Final inspection for occupancy permits will not be granted until all construction and landscaping is complete in accordance with approved plans.
2. The applicant shall defend, indemnify and hold harmless the City of Pittsburgh, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur:  
(a) the City bears its own attorneys' fees

and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.
4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.
5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.
6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.
7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburgh Municipal Code.
8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

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

11. All exterior light fixtures shall be shown on plans subject to staff review and approval. All lights attached to buildings shall provide a soft "wash" of light against the wall. All building and parking or yard lights shall conform to City Parking Standards 18.78.050 (F) and Performance Standards 18.82.030 (B) and shall compliment the site and building architecture.

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

E. Standard Conditions of Approval  
Requiring Minimum Construction Site  
Management Practices

**1. (Projects involving land disturbances of less than five (5) acres)** – During construction activities, the project sponsor shall reduce or prevent to the maximum extent practicable the direct or indirect discharge of any pollutant into the storm drain system utilizing best management practices contained in the California Storm Water Best Management Practices Handbook for Construction Activities. Construction activities include, but are not limited to: watering operations; roadwork and paving operations; concrete and painting; structure construction and painting; construction material storage and

handling; construction waste/debris storage and disposal; and, construction equipment/vehicle cleaning, maintenance and fueling operations. The project sponsor is also responsible for training all contractors and subcontractors on the best management practices which are identified in the California Storm Water Best Management Practices Handbook for Construction Activities which will be available at the pre-construct meeting of the project.

or

**2. (Projects involving land disturbances of five (5) acres or more)** – Prior to commencement of any site work that will result in a land disturbance of five acres or more, the project sponsor shall submit to the City a copy of the Notice of Intent (NOI) sent the State Water Resources Control Board and the Stormwater Pollution Prevention Plan (SWPPP) prepared for the project, as required by the State's General Construction Activity Permit.

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