City of Pittsburg
Planning Commission and
Historic Resources Commission Agenda

January 23, 2018

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

Study Session
6:15 P.M.

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

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

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

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

This agenda was posted in City Hall on Thursday, January 18, 2018

STUDY SESSION

1. **Goals Workshop**

PLANNING COMMISSION MEETING

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.)

2. **Minutes**

   Meeting Minutes of December 12, 2017

PUBLIC HEARINGS

3. **YC Auto, Used Car Sales, AP-17-1292 (UP).**
   This is a public hearing requesting approval of a use permit to establish an auto sales use within an approximately 6,800 square foot tenant space in an existing multi-tenant building, located at 2695 E. Leland Road, in the CS (Service Commercial) District. APN: 088-152-001.

4. **Edgewater Apartments, AP-17-1228 (DA, DR, FE, SR).**
   This is a public hearing on a request for a recommendation for City Council approval of a development agreement and plans to construct a 62-unit, two-story apartment complex on a vacant, 4.42-acre parcel located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School. The applicant is also requesting approval of a fence height exception to establish a six-foot tall fence within the required front yard and an approximately five and one-half-foot-tall freestanding monument sign at the entrance of the project. The property is within the RM (Medium Density Residential) District. Assessor's Parcel Number: 073-190-033.

COMMISSION CONSIDERATIONS

5. **Galloway Fourplexes, AP-17-1294 through 17-1296 (DR).**
This is a request for design review approval of plans to construct four-unit apartment buildings on three separate parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street, in the M (Mixed Use) District. Assessor's Parcel Nos. 085-211-004, 085-226-014, 085-241-003.

ZONING ADMINISTRATOR REPORTS

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

STAFF COMMUNICATIONS

7. **Tentative Schedule**

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

HISTORIC RESOURCES COMMISSION MEETING

CALL TO ORDER

ROLL CALL

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

8. **Minutes**

Meeting Minutes of July 11, 2017

STAFF COMMUNICATIONS

ADJOURNMENT OF HISTORIC RESOURCES COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

MINUTES
OF A REGULAR MEETING
OF THE
PITTSBURG PLANNING COMMISSION

December 12, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:00 p.m. on Tuesday, December 12, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE

Commissioner Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

Bruce Ohlson, Pittsburg, thanked everyone on the Commission and City Staff for caring about the City. Mr. Ohlson asked everyone to think good thoughts in honor of the loss of San Francisco's Mayor Ed Lee who passed away in the early morning of December 12, 2017.

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of November 28, 2017

On motion by Commissioner Coniglio seconded by Commissioner Ward to approve the minutes and carried unanimously.

PUBLIC HEARINGS

2. Rescind Resolution 10075 and Revise Recommendation on an Amendment of an Open Space Overlay District near Avila Road, AP-17-1253 (RZ)

A public hearing on a request to revise a recommendation for City Council approval of an Overlay District Amendment to add the land use category "warehousing and storage limited," subject to a use permit and limitations, within the existing Open Space Overlay District No. 07-1284, located in the vicinity of 100 - 104 Avila Road. APN's 097-140-014, 016, 017, 018 and 097-130-009.

Contract Planner Christine Gregory gave a presentation.

Chair Gargalikis opened the public hearing.

Dave Rege, Clayton, spoke as the applicant.

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

On motion by Commissioner Croskey seconded by Commissioner Coniglio to approve and carried unanimously.

3. Nazari Use Permit Amendment, AP-17-1215 (UP).

A public hearing on a request for a use permit amendment to modify the conditions of approval for auto repair and automobile sales at 1700 N. Parkside Drive in the CS (Service Commercial) District. Assessor's Parcel Nos. 096-093-002, -003, and -004.

Senior Planner Hector Rojas gave a presentation

Chair Gargalikis opened the public hearing.

Mike Nazari spoke as the applicant and opposed condition number two of the agreement.

William Lee, Pittsburg, to his experience with Chevron pipelines.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community regarding structural upgrade to bridge over Range Road. Mr. Ohlson requested space be set aside for construction of bike lanes along Parkside Drive.

Rod Dupont, Pittsburg Police Department, stated it is the add-on to the structure that is the point of concern to the Fire Marshall. The area is not safe and if emergency repairs were necessary, there would not be immediate access.

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

On motion by Commissioner Croskey seconded by Commissioner Coniglio to approve and carried by the following vote:

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

COMMISSION CONSIDERATIONS

4. 2108 Railroad Avenue Commercial Shell Building, AP-17-1274 (DR).

A request for design review approval of plans to construct a 3,168-square foot, single-story commercial shell building on an 8,598-square foot parcel located at 2108 Railroad Avenue. The property is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP Land Use Designation of TOD-H (Transit Oriented Development, High Density). Assessor's Parcel No. 087-030-087.

Associate Planner Jordan Davis gave a presentation.

Randy Baugh, Developments Consultants Inc., spoke as the applicant.

Bruce Ohlson, Pittsburg, spoke on behalf of the bicycle community and stated they would like to see the design standards of the Railroad Avenue Specific Plan enforced. Also, the bicycle community would like to be assured that at both the north side of the project site, approaching the freeway, and the east side, approaching Railroad Avenue, there will be pedestrian and bicycle connections made to each of the trails.

On motion by Commissioner Croskey seconded by Commissioner Foster to continue the item and carried unanimously.

ZONING ADMINISTRATOR REPORTS

There were no Zoning Administrator Reports

STAFF COMMUNICATIONS

Planning Manager / Secretary Kristin Pollot suggested the meeting be adjourned to January 9, 2018.

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 9:12 p.m. to January 9, 2018.

_____

Kristin Pollot, AICP, Secretary

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **YC Auto, Used Car Sales, AP-17-1292 (UP).**

ORIGINATED BY: Heng Chen, 8 10th Street, Apt. 3707, San Francisco, CA 94103.

SUBJECT: This is a public hearing requesting approval of a use permit to establish an auto sales use within an approximately 6,800 square foot tenant space in an existing multi-tenant building, located at 2695 E. Leland Road, in the CS (Service Commercial) District. APN: 088-152-001.

RECOMMENDATION:

Staff recommends the Planning Commission adopt Resolution No. 10086, approving Planning Application No. 17-1292, subject to conditions.

BACKGROUND:

On November 16, 2017, Heng Chen of YC Auto filed Planning Application No. 17-1292, requesting approval of a use permit to allow auto sales within an approximately 6,800 square foot tenant space in an existing approximately 14,000 square foot multi-tenant building. The auto sales lot would occupy one unit of the building along with 55 parking spaces of the 2.84-acre site at 2695 E. Leland Road.
The tenant space was previously leased by The Alarm Guys until October 2017.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located within the City of Pittsburg, on the eastern boundary west of Standard Oil Avenue, north of East Leland Road, south of State Highway 4. The 2.84-acre site is developed with an approximately 14,000 square-foot building with surface parking located along the perimeters of the property and surrounding the building for customer/employee parking, vehicle display areas, landscaping, and cameras (four cameras located outside the building and 3 inside of the tenant space). The site is currently owned by Sean McCauley Investments, Inc.
The main building on the site is divided between tenants. Existing businesses on the property include, Autos for Auction, Inc., CCC Public Auto Auction, Inc., and Line-X Kustoms & Accessories (limited auto repair and retail sales).

The surrounding uses include Los Medanos College to the south, Lumber Liquidators to the west, BakerCorp to the north on the other side of State Highway 4, and vacant land to the east.

Proposed Project: The applicant is requesting Planning Commission approval of a use permit to establish a used car dealership that would be open Monday through Saturday

from 8:00 a.m. to 8:00 p.m. YC Auto Group would buy pre-inspected vehicles wholesale from local car dealers and auto auctions. There would be five employees at the site. No auto repairs are proposed to take place on site, as the use would be limited to auto sales only.

As shown on the Project Plans (Attachment 2), the proposed site plan shows parking for 55 cars, including 13 customer parking spaces including two ADA (Americans with Disabilities Act) compliant spaces located closest to the building entrance, nine employee parking spaces, and 33 parking spaces for cars for sale. Two 35-foot wide driveways off of Leland Road provide vehicle access to the property. A majority of the "for-sale" vehicle display area is located along the northern portion of the site.

In the portion of the building to be utilized for this project, there are several divided spaces. The site plan shows spaces for seven offices, restrooms, a kitchen, security camera system server and security alert system room, telephone and internet switching system room, and a customer waiting and display area.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Loveridge Subarea' of the General Plan and has a land use designation of 'Business Commercial'. This land use designation is intended to provide sites for administrative, financial, business, professional, medical, research and development, and public offices, as well as custom manufacturing, limited assembly, light manufacturing, warehousing and distribution, and support commercial uses.

Zoning: The property is located within the CS (Service Commercial) District. The proposed use falls under the use classification of 'Automobile Sales,' which is a sub category of "Vehicle/Equipment Sales and Services", as defined by the Pittsburg Municipal Code (PMC) section 18.08.080(28)(d). Per the schedule in PMC section 18.52.010, this use classification is permitted in the CS District upon approval of a use permit. As shown in Attachment 3 of this report, the proposed project meets, exceeds, or conditionally meets the CS District property development regulations (PMC section 18.52.115), which include height, FAR, lot coverage, lot area, lot width, setbacks, landscape coverage, and parking for both cars and bicycles.
Required Use Permit Findings: In accordance with PMC section 18.16.040, a use permit may be granted only if the Planning Commission can make findings that the proposed use:

A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

B. is not detrimental to the health, safety, and general welfare of the City;

C. will not adversely affect the orderly development of property within the City;

D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;

E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;

F. will not create a nuisance or enforcement problem within the neighborhood;

G. will not encourage marginal development within the neighborhood;

H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and,

I. is consistent with the City's approved funding priorities.

Environmental: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities', of the State CEQA Guidelines, section 15301.

Public Notice: On or prior to January 13, 2018, notice of the January 23, 2018, public hearing to consider this application was posted at City Hall, at the proposed project site, and on the 'Public Notices' section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/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 use, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to approve the use permit, with the inclusion of several conditions of approval, as detailed below:

1. Vehicle repair, dismantling and/or storage of wrecked vehicles shall not occur on site (Condition No. 2).
2. The site shall be maintained in a neat and clean manner at all times. Trash and debris shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. The entire site including paved, unpaved and landscaped areas must be kept in a neat and orderly manner, free of weeds, loose trash, debris and other litter. The operator shall maintain all landscaped areas using minimal or no pesticides. The operator shall inspect and pick up litter on site daily (Condition No. 7).
3. The applicant shall maintain permanent, fixed bicycle parking for at least four (4) bicycles on-site in a location providing convenient access and natural surveillance. The

final location of bicycle parking stalls shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution (Condition No. 11).
4. Hours of operation shall be limited to Monday through Saturday 8:00 a.m. to 8:00 p.m. (Condition No. 12).

With the incorporation of the conditions identified above, the use would not be detrimental to the health, safety, and general welfare of the City. The project would help promote the public health of residents by occupying a site that would otherwise be vacant and could become a nuisance. The proposed project would provide a new commercial business within the city that would have a positive impact on the City's tax base. It would also have a positive impact on adjacent vehicle sales/service uses, in that this and the surrounding auto uses would share a customer base, while also providing the existing customer base with another option.

ACTION REQUIRED:

Move to adopt Resolution No. 10086 approving Planning Application No. 17-1292, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10086
2. Project Plans, dated November 16, 2017
3. Property Development Regulations Table
4. 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 Use Permit to Allow an Auto Sales Use, located at 2695 E. Leland Road, for "YC Auto, Used Car Sales, AP-17-1292 (UP)."	))))	Resolution No. 10086

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On November 16, 2017, Heng Chen of YC Auto, filed PlanningApplication No. 17-1292, requesting approval of a use permit to establish an auto sales use within an approximately 6,800 square foot tenant space in an existing multi-tenant building, located at 2695 E. Leland Road, in the CS (Service Commercial) District. APN: 088-152-001.

B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning).

C. Pursuant to PMC section 18.16.040, a use permit may be granted only after the Planning Commission makes a determination that the proposed use:

1. is in accord with the objective of this title, the purposes of the land use district in which it is located and is appropriate to the specific location;

2. is not detrimental to the health, safety, and general welfare of the city;

3. will not adversely affect the orderly development of property within the city;

4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;

5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;

6. will not create a nuisance or enforcement problem within the neighborhood;

7. will not encourage marginal development within the neighborhood;

8. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law; and

9. is consistent with the city's approved funding priorities.

D. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities', of the State CEQA Guidelines, section 15301.

E. On or prior to January 13, 2018, notice of the January 23, 2018, public hearing to consider this application was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered to 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, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.

F. On January 23, 2018, the Planning Commission held a public hearing on Planning Application No. 17-1292, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "YC Auto, Used Car Sales, AP-17-1292 (UP)," 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 YC Auto Sales facility:

a. Is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location, in that the proposed auto sales is a conditionally permitted use in the service commercial district. The existing structure complies with all of the requirements of the CS District with the inclusion of Condition No.11 that bicycle parking be added to the site to meet the off-street parking requirement per Pittsburg Municipal Code section 18.78.045.

b. Will not be detrimental to the health, safety, and general welfare of the City, in that no vehicle dismantling and/or storage of chemicals and/or wrecked vehicles is allowed on site.

c. Will not adversely affect the orderly development of property within the

City; rather, approval of the use permit will allow the applicant to occupy a vacant site, preventing it from becoming a public nuisance. Further, the project is located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area.

d. Will not adversely affect the preservation of property values, rather, it will help to improve values as the proposed project provides a commercial business that will have a positive impact on the City tax base.

e. Is consistent with the General Plan, specifically goal 2-G-17, in that the use will bring pedestrian traffic to a currently vacant site, thereby increasing connectivity within the area, as encouraged by 2-G-17.

f. Will not create a nuisance or enforcement problem, in that the prosed project provides cameras both on the interior and exterior of the project site to prevent crime and will be limited to hours of operation between 8:00 a.m. and 8:00 p.m.

g. Will not encourage marginal development within the neighborhood, in that the existing building has been well-designed and architecturally articulated with a complementing site design that places an appropriate amount of landscaping along the property frontage.

h. Will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending restraints, in that the project site is located in an area of the City served by existing utilities, and the business will be maintained and operated at the cost of the applicant.

i. Is consistent with the City's approved funding priorities in that there is no public money involved in this project.

Section 3. Decision

A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 17-1292, subject to the following conditions:

1. The approved use shall be operated in a manner substantially as presented to the Planning Commission in the staff report identified above and as presented in the project plans, dated November 16, 2017, except as modified by the conditions below. Operation of the approved business in a manner inconsistent with this use permit shall be grounds for revocation of the approval.

2. Vehicle dismantling and/or storage of wrecked vehicles shall not occur on site.

3. The operator shall not place any temporary structures, signs, or banners onsite or offsite, or hold any temporary uses not covered in this use permit or permitted as an ancillary use on the site, without first applying for the appropriate permits and receiving appropriate approvals from the Planning Division and Engineering Division as required.

4. Vehicle washing shall not occur outdoors. Low pressure water only rinsing may occur outdoors on display vehicles as long as the runoff enters areas designed to treat stormwater.

5. All paved surfaces on site shall be maintained in good condition and cleaned at least once a year, between July 15 and October 15 (just prior to the rainy season). Cleaning of paved surfaces shall incorporate Best Management Practices that capture and clean the dirty water prior to discharging it to the storm drain.

6. Employees shall be trained on how to implement and use current Best Management Practices related to vehicle maintenance, chemical storage (as applicable), and vehicle washing, including those activities' potential for storm water and ground pollution and how to minimize those potentials.

7. The site shall be maintained in a neat and clean manner at all times. Trash and debris shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. The entire site including paved, unpaved and landscaped areas must be kept in a neat and orderly manner, free of weeds, loose trash,debris and other litter.The operator shall maintain all landscaped areas using minimal or no pesticides. The operator shall inspect and pick up litter on site daily.

8. The operator shall provide Integrated Pest Management (IPM) materials to new owners, lessees, and operators.

9. If trailers are used to deliver vehicles, they shall not unload, stop, or park on the public right-of-wayor in any customer/employee parking spaces during business hours.

10. Customer, employee, and display vehicles shall not be allowed to park or stop on either of the driveways or with required circulation aisles or truck paths onsite.

11. The applicant shall maintain permanent, fixed bicycle parking for at least four (4) bicycles on-site in a location providing convenient access and natural surveillance. The final location of bicycle parking stalls shall be

subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this resolution.

12. Hours of operation shall be limited to Monday through Saturday 8:00 a.m. to 8:00 p.m.

13. Any lights used on-site shall be focused in a manner that does not create a nuisance to vehicles using adjacent streets.

14. There shall be no more than forty-one(41) cars offered for sale on the site at any given time. Parking stalls for customers and/or employees shall be labeled for that purpose.

15. Cars stored on-site and offered for sale may not be parked in the public right-of-way.

16. All cars displayed and offered for sale on the site shall be operable, and maintained in good aesthetic condition.

17. There shall be no boats or recreational vehicles on the property and no outside storage of trailers, miscellaneous material, equipment, parts or debris, other than operable vehicles.

18. Limited and/or major automobile repair as defined in PMC section 18.08.080 (28) (a) and (c), shall not be conducted on the site.

Standard Conditions:

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

20. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development, and this Resolution, this Resolution shall prevail. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.

21. The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.

22. It shall be the responsibility of the applicant to maintain an updated business license containing an accurate description of the use at the site.

23. 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 PMC 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.

24. The applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any personchallenging 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.

25. This use permit approval will expire on January 23, 2019, unless a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 23rd day of January, 2018, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

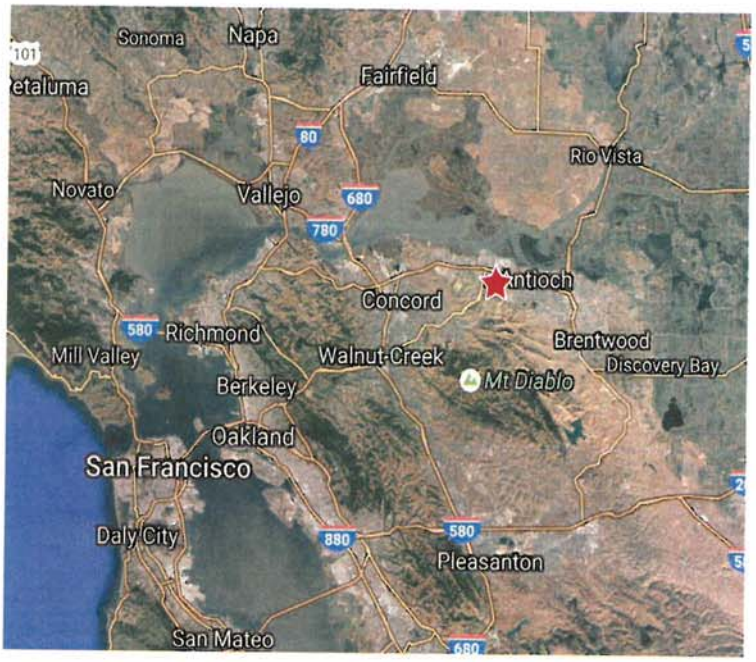
ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10086 was adopted by the Planning Commission of the City of Pittsburg on January 23, 2018.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

YC Auto Group



Outdoor site plan

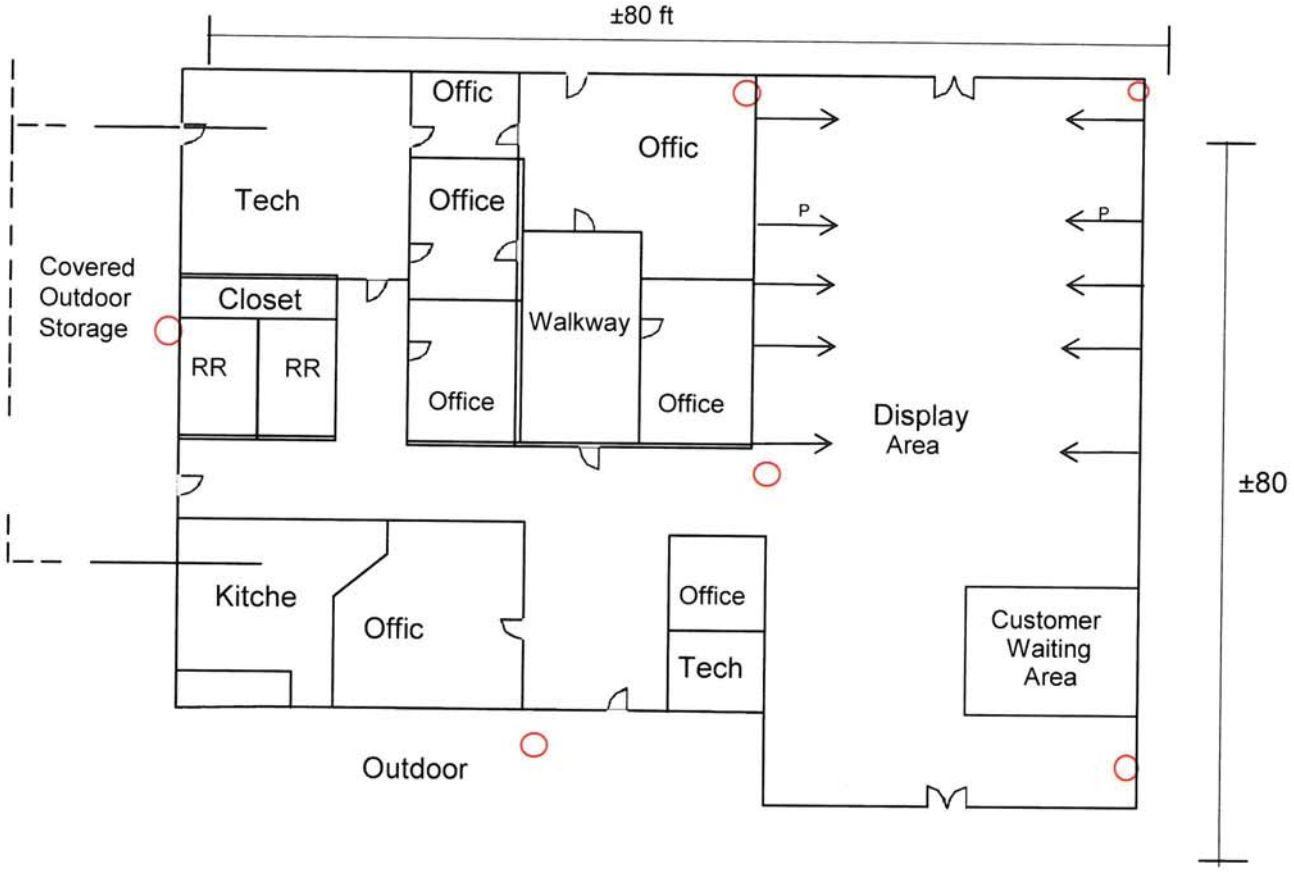
Total customer parking spaces: 13

Total employees parking spaces: 9

Total cars for sale parking spaces:33

Red circles are security cameras, total will be 10.

Indoor site plan



Display area has total 8 parking spaces for car showing.

Red circles are security cameras, total will be 6.

Property Development Regulations
YC Auto, Used Car Sales
AP-17-1292 (UP)

Development Regulations: *CS District*	**Requirement:**	**Proposed Project:**
Minimum Lot Area:	5,000 s.f.	2.884 ac. (123710 s.f.)
Minimum Lot Width:	70 ft.	508.79 ft.
Minimum Yards:	-	-
Front:	10 ft.	Approx. 75 ft.
Side	-	Approx. 40 ft.
Corner:	n/a	n/a
Rear:	-	Approx. 75 ft.
Maximum Height of Structures*:	50 ft.	Approx. 15 ft.
Maximum Lot Coverage:	60%	11.3%
Maximum Floor-Area Ratio (FAR):	0.5	0.12
Minimum Site Landscaping:	7%	10%
Off Street Parking Requirement:	Automobile Sales 1 per 500 s.f. (14)	55 spaces (13 customer, 9 employee, 33 car sales)
Bicycle Parking and Storage:	4	4 (as conditioned)

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: **January 23, 2018**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

YC Auto, Used Car Sales, AP-17-1292 (UP).

This is an application by Heng Chen of YC Auto, requesting approval of a use permit to establish an auto sales use within a 6,800 square foot tenant space in an existing multi-tenant building, located at 2695 E. Leland Road, in the CS (Service Commercial) District. APN: 088-152-001

PROJECT PLANNER: Celina Palmer (925) 252-4029 or 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.

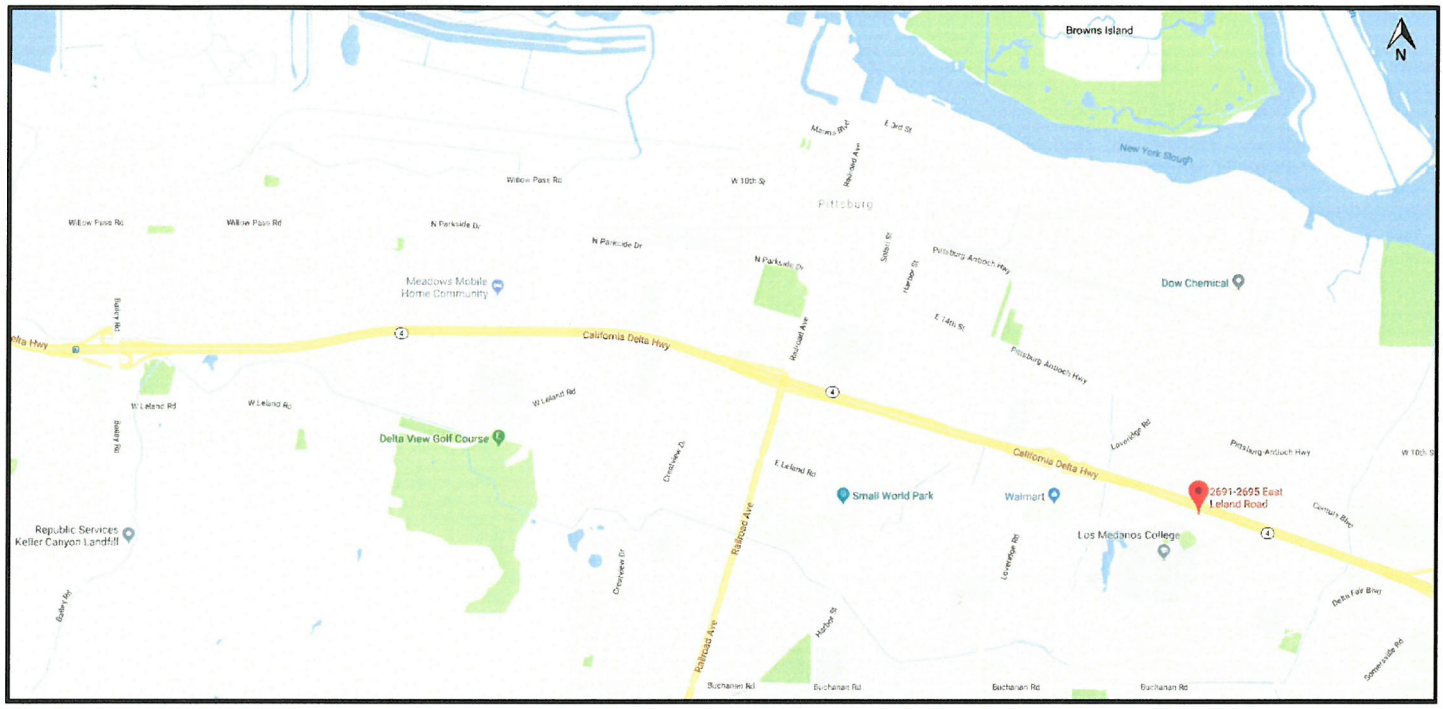
Where can I get more information about this project?
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner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

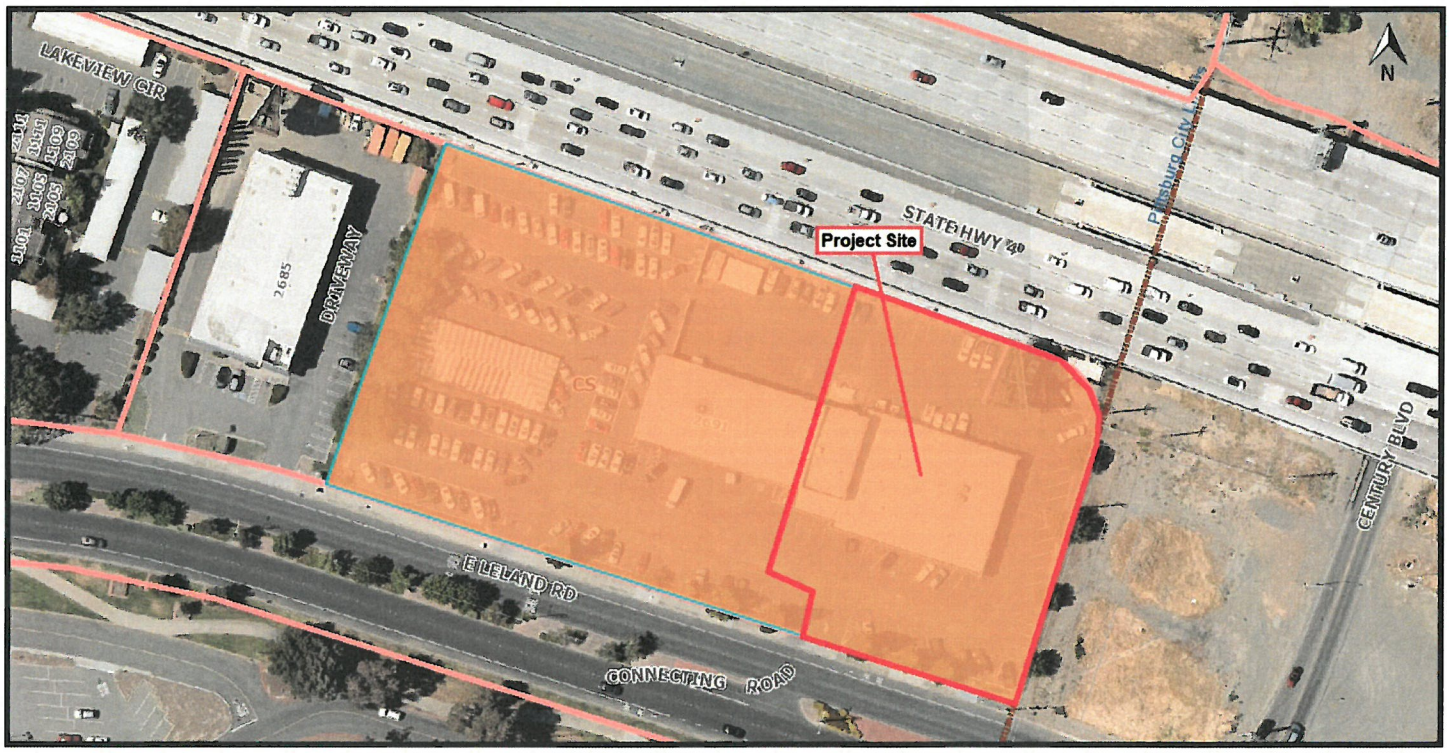
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning 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: YC Auto, Used Car Sales, AP-17-1292 (UP).
Location: 2695 E. Leland Road
APN: 088-152-001





CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **Edgewater Apartments, AP-17-1228 (DA, DR, FE, SR).**

ORIGINATED BY: Kris Kamerzell, Discovery Builders, Inc., 4061 Port Chicago Highway, Suite H, Concord, CA 94520

SUBJECT: This is a public hearing on a request for a recommendation for City Council approval of a development agreement and plans to construct a 62-unit, two-story apartment complex on a vacant, 4.42-acre parcel located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School. The applicant is also requesting approval of a fence height exception to establish a six-foot tall fence within the required front yard and an approximately five and one-half-foot-tall freestanding monument sign at the entrance of the project. The property is within the RM (Medium Density Residential) District. Assessor's Parcel Number: 073-190-033.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10085, recommending City Council approval of Development Agreement, Design Review, Fence Height Exception, and Sign Review Application No. 17-1228, subject to conditions.

BACKGROUND:

On December 15, 2011, Discovery Builders, Inc., filed Application No. 11-810, requesting approval of a General Plan Amendment and rezoning of the 4.42-acre subject parcel from CS-O (Service Commercial with a Limited Overlay, Ord. 07-1284) District to RM District. At that time, the application included a plan to subdivide the subject site into 33 single family lots.

On September 16, 2013, the City Council adopted Resolution No. 13-12039, adopting a mitigated negative declaration (MND) and mitigation monitoring program, and amending the General Plan Land Use designation of the 4.4-acre project site from Business Commercial to Medium Density Residential. Following that meeting, on October 21, 2013, the City Council adopted Ordinance No. 13-1378, re-zoning the subject site from CS-O to RM District. Due to changes in market demand following approval of the rezone, the applicant chose not to proceed with subdivision of the site.

PROJECT DESCRIPTION:

Existing Conditions: The project site includes 4.42 acres of mostly undeveloped, flat land along the east side of Carion Court, across from Martin Luther King Jr. Junior High School. While a majority of the site is bare dirt, there is an approximately 28-foot-wide paved drive aisle running along the southern boundary of the property, and a smaller, 21-foot-wide drive aisle along the eastern property line; these easements provide an

alternative access off Carion Court to the surrounding commercial and light industrial buildings. An existing 6-foot tall metal picket fence currently runs along the west side of the property, parallel to Carion Court.

Surrounding Land Uses: See Attachment 4, “Project Location Map and Existing Conditions,” for an overview of surrounding uses.

Proposed Project: The proposed apartment project consists of four, two-story ‘garden-style,’ walk-up apartment buildings, as well as related site improvements including drive aisles, parking, landscaping, walkways, lighting, and trash enclosures. The project proposes two different building types, including three 16-unit buildings (Type A), and one 14-unit building (Type B). In total, the project proposes 32 one-bedroom, one-bathroom units, and 30 two-bedroom, two-bathroom units, ranging in size from 741-939 s.f. in size. All units would include a kitchen, dining area, living room, in-unit washer and dryer, private patio, one walk-in closet, and a private storage area (separate from interior closet space). Three garage structures available to residents would be located along the eastern side of the development.

The clubhouse and apartment buildings feature several architectural design elements intended to provide visual interest and break up large expanses of blank walls, including round river rock siding along the lower portion of the building, as well as blue tile accents. A six-foot tall, open-style metal picket fence currently runs along the western boundary of the property, within the required front-yard setback area; the applicant has requested a fence height exception in order to legalize this fencing, and has proposed continuing the metal fencing along the north and south sides of the project area, in order to create a cohesive aesthetic. Landscaping would also be installed along the majority of the fencing.

The complex’s sole vehicular entrance, as proposed, would be located along Carion Court. Two automatic security gates would be located at the end of the entry drive within the interior of the project site, and would be perpendicular to the street frontage, reducing the visual impact of these gates. The developer has also requested approval of a freestanding monument sign at the north side of the entry drive, along Carion Court, to identify the proposed project. A total of 171 parking spaces would be distributed throughout the project site, including 18 garage spaces, 62 carport spaces, and 91 uncovered spaces.

The project includes an approximately 1,300 s.f. clubhouse with a fitness area. The center of the development, behind the clubhouse, would include a spa and BBQ area for residents. Approximately 27 percent of the project area would be landscaped. Landscaping would include large shade trees located throughout the parking area and along Carion Court at the project entrance, decorative accent trees around the perimeter of the apartment buildings and clubhouse, and an approximately 5,700 s.f. open lawn area.

The applicant has also proposed to enter into a development agreement with the City which would require the developer to: 1) pay to the City $9,000 per year, for five years, to develop a bike share station near the project; 2) complete the sidewalk along the west side of Loveridge Road, from the corner of California Avenue to the Praxair driveway; and 3) develop off-site amenities, including a pedestrian trail at least 1/4 -mile in length, within the stormwater basin area at the northern end of Carion Court.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The property has a General Plan land use designation of Medium Density Residential, which is intended to provide sites for residential development at densities ranging from 7 to 14 units per gross acre. The proposed multifamily residential project proposes a density of approximately 14 dwelling units per acre, and is therefore consistent with the uses and density envisioned by the General Plan for the Medium Density Residential land use designation.

A full analysis of the project's consistency with all applicable general plan goals and policies can be found in Attachment 5 to this report.

Zoning: The property is located within the RM (Medium Density Residential) District. The proposed multifamily residential project is a permitted use within the RM District, subject to design review approval by the Planning Commission. As shown in Attachment 6, the proposed use would meet or exceed the development regulations for properties located within the RM District.

Development Review Design Guidelines: The proposed development is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 7, the proposed project is consistent with the applicable DRDG sections, most notably those that call for high quality design and materials to be used, a variety of building sizes and massing from a streetscape perspective (III.c), and parking lots that do not dominate the street frontage (III.e).

The proposed project would also be in conformance with DRDG section IV, "Green Building Design Guidelines," if conditions are added to require: 1) all residential buildings and carports be prewired for solar photovoltaic panels; 2) installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School; and 3) bicycle parking for at least 10 bicycles be provided.

Development Agreement: Pursuant to PMC 18.44.020, the City Council adopted procedures and requirements for considering, adopting and reviewing development agreements on November 25, 1996, through Resolution No. 96-8371. Article V, Section A of City Council Resolution No. 96-8371 states that the Planning Commission shall hold a public hearing to consider the application for a development agreement and may make recommendations to the City Council concerning the application.

Required Development Agreement Findings: Pursuant to City Council Resolution No. 96-8371, the Planning Commission must make a recommendation on a development agreement prior to City Council consideration. The City Council may adopt the ordinance approving a development agreement if it finds that:

A. the development agreement is consistent with the General Plan and any applicable specific plan; and

B. the development agreement would promote the public health, safety, and general welfare.

Required Design Review Findings: In order to recommend approval of a design review application, the Commission must determine, in accordance with PMC section 18.36.220 (B) and 18.36.230, that:

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

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

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

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

E. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.

Required Fence Height Exception Findings: Pursuant to PMC section 18.84.205(F), the maximum allowable fence height may be increased through the issuance of a fence height exception. In order to recommend approval of a fence height exception, the Planning Commission must determine in accordance with PMC section 18.84.205.F.2, that the proposed fence structures:

A. will not infringe upon the light, air circulation, or visual openness of surrounding properties;

B. will not detract, impair or destroy the characteristics of the established area; and,

C. will not be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure.

Required Freestanding Sign Review Findings: In order to recommend approval of the proposed freestanding sign, the Planning Commission must determine in accordance with PMC section 19.12.020(A), that one or more of the following applies:

A. The business, use or building is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building;

B. A freestanding sign is necessary to provide the business or use with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises but that does not provide an unfair advantage over similar businesses or uses;

C. The size or width of the property upon which the business or use is located is such that a sign or signs placed on the building do not adequately identify the premises occupied by that use;

D. The architectural style, materials, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 PMC; or

E. The sign is a master identification sign for a shopping center of four or more individual businesses.

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

In order to ensure significant negative effects related to traffic, noise, air quality, water quality, and utility and public services do not occur, the project (as proposed) includes to following components: 1) the developer will install a high visibility crosswalk and overhead pedestrian crossing sign with flashing beacons, extending from the project entrance to the school located across Carion Court; 2) all units will be provided heating and air conditioning so windows may be kept closed at the discretion of occupants, and all recommendations from the acoustical study prepared for the project will be incorporated into building and site design; 3) the developer will comply with Bay Area Air Quality Management District (BAAQMD) basic construction mitigation measures; and 4) the developer will reimburse the City for costs of completing a model/study to determine potential increases in wastewater flows, and increase pipe sizes as needed. Additionally, the proposed development agreement will require the developer annex into community facilities districts to fund public safety, fire, and stormwater services.

Public Notice: On Friday, January 12, 2018, in accordance with Government Code section 65091, and PMC section 18.14.020C and F, a “Notice of Public Hearing,” for the January 23, 2018, public hearing on this item (Attachment 9) was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property

owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

ANALYSIS:

As previously mentioned, the project proposes to include a single tenant entrance/exit off Carion Court, across from Martin Luther King Jr. Junior High School. In addition, the project includes an emergency vehicle access (EVA) point at the southeast corner of the site, at the terminus of a driveway running through the existing commercial center, which includes a Starbucks, Jack-In-The-Box restaurant, and gas station; a publicly-accessible access easement running along the southern end of the site behind the commercial center connects Carion Court to the commercial drive aisle.

Both Carion Court and the commercial driveway intersect with California Avenue at separate points. The intersection of Carion Court and California Avenue is not signalized, potentially making left turns onto eastbound California Avenue, particularly during peak traffic hours, when cars would be turning onto Carion Court to drop students off, difficult; in comparison, the intersection of the commercial driveway and California Avenue is signalized, making left turns onto California and access to SR4 easier. Morning commuters looking to access the freeway, or getting coffee, gas, or breakfast would likely favor the signalized intersection, requiring them to exit the development onto Carion Court, then waiting to turn left onto the easement drive. Staff believes that allowing tenants to utilize the proposed EVA during peak traffic hours would reduce traffic in front of the junior high school, and as such, has proposed a condition of approval that would require the EVA access gate be made available Monday through Friday for tenant entry and exit, at a minimum, between the hours of 7:00-9:00 a.m. and 1:00-4:00 p.m.

Overall, the proposed project is consistent with applicable policies contained within the General Plan, as shown in Attachment 5. Most notably, the proposed project is consistent with Housing Element Goal G-1, which encourages the City to foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburg's regional fair share housing needs for people of all income levels. The project would contribute to the improvement of the area by developing a long-standing vacant parcel to include 62 market-rate apartment units, which would attract moderate to above-moderate income households, near a portion of the City which includes a large amount of low- and very low-income units (Attachment 4), helping to establish a mixed-income community and provide a variety of housing types within this subarea, and help the City reach its regional fair share housing goals.

Further, staff believes that the proposed project's design, apartment sizes, amenities, (including detached garages, electric vehicle charging stations, fitness center, and proposed adjacent recreational trail), location near commercial opportunities and the junior high school, and easy access to State Route 4 would make these units desirable.

The proposed development agreement (Attachment 2) is consistent with General Plan, specifically: policy 3-P-1, in that it requires the developer construct C.3 facilities within an off-site location to ensure adequate provision of public stormwater facilities and infrastructure; policies 3-P-16, 3-P-17, 4-P-83, 7-P-39, and 7-P-42, in that it requires the developer complete the sidewalk along the west side of Loveridge Road from California Avenue to the driveway of Praxair to allow additional pedestrian movement and the establishment of a bus stop; and policies 8-P-1, 8-P-2, and 8-P-11, in that it requires payment of fees to help the City meet its park and recreation facility standards.

With the inclusion of conditions of approval related to the secondary access point and installation of a high-visibility crosswalk extending from the project entrance to the school located across Carion Court, as well as conditions requiring that: 1) carports visible from the public right-of-way and commercial center be finished with roof material and pitch similar to the main buildings; 2) the first-floor exterior of each proposed building be painted a different color than the second floor; and 3) crosswalks between across Carion Court and adjacent to project access points be finished with colored and/or stamped concrete, the Planning Commission can make the required findings to recommend approval of the proposed development agreement and architectural and site development plans. In addition, staff believes the requested fence height exception and freestanding monument sign approvals are warranted, in that the proposed fence location would provide increased security at the project site and maintain continuity between the proposed fence line and the property to the south, and the proposed monument sign would attractively identify the main entrance and help provide a sense of place.

ACTION REQUIRED:

Staff recommends that the Commission adopt the attached Resolution No. 10085, recommending City Council approval of a development agreement, design review, sign review, and fence height exception for the Edgewater Apartments, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10085
2. Exhibit A to Resolution No. 10085 (Development Agreement)
3. Project Plans, date stamped August 25, 2017
4. Project Location Map and Existing Conditions Photos
5. Applicable General Plan Goals and Policies
6. Property Development Regulations
7. Development Review Design Guidelines
8. Noise and Vibration Assessment
9. Public Hearing Notice and Vicinity Map

Prepared by: Jordan Davis, AICP, Senior Planner

PROPOSED

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending City Council Approval of: 1) a Development Agreement; 2) Plans to Construct a 62-Unit, Two-Story Apartment Complex; 3) a Fence Height Exception; and 4) a Freestanding Monument Sign for, "Edgewater Apartments, AP-17-1228 (DA, DR, FE, SR)."	)	Resolution No. 10085

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On February 17, 2017, Kris Kamerzell of Discovery Builders, Inc., filed Development Agreement, Design Review, Fence Height Exception, and Sign Review Application No. 17-1228, requesting approval of a development agreement and plans to construct a 62-unit, two-story apartment complex on a vacant, 4.42-acre parcel located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School. The applicant is also requesting approval of a fence height exception to establish a six-foot tall fence within the required front yard and an approximately five and one-half-foot-tall freestanding monument sign at the entrance of the project. The property is within the RM (Medium Density Residential) District. Assessor's Parcel Number: 073-190-033.

B. On September 16, 2013, the City Council adopted Resolution No. 13-12039, adopting a mitigated negative declaration (MND) and mitigation monitoring program, and amending the General Plan Land Use designation of the 4.4-acre project site from *Business Commercial* to *Medium Density Residential*.

C. On October 21, 2013, the City Council adopted Ordinance No. 13-1378, re-zoning the subject site from CS-O (Service Commercial with an Overlay) to RM District.

D. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.

E. Pursuant to PMC section 18.06.060, an applicant may request that two or more applications for separate discretionary approvals requested or required in conjunction with a project be consolidated.

F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, “In-Fill Development Projects” of the state CEQA Guidelines, section 15332.

G. On Friday, January 12, 2018, in accordance with Government Code section 65091, and PMC section 18.14.020.C and F, a “Notice of Public Hearing,” for the January 23, 2018, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice.

H. On January 23, 2018, the Planning Commission held a public hearing on Development Agreement, Design Review, Fence Height Exception, and Sign Review Application No. 17-1228, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “Edgewater Apartments, AP-17-1228 (DA, DR),” and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

2. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, “In-Fill Development Projects,” of the state CEQA Guidelines, section 15332. In order to ensure significant negative effects related to traffic, noise, air quality, water quality, and utility and public services do not occur, the project (as proposed) includes to following components: 1) the developer will install a high visibility crosswalk and overhead pedestrian crossing sign with flashing beacons, extending from the project entrance to the school located across Carion Court; 2) all units will be provided heating and air conditioning so windows may be kept closed at the discretion of occupants, and all recommendations from the acoustical study prepared for the project will be incorporated into building and site design; 3) the developer will comply with Bay Area Air Quality Management District (BAAQMD) basic construction mitigation measures; and 4) the developer will reimburse the City for costs of completing a model/study to determine potential increases in wastewater flows, and increase pipe sizes as

needed. Additionally, the proposed development agreement will require the developer annex into community facilities districts to fund public safety, fire, and stormwater services.

Development Agreement:

3. The proposed development agreement is consistent with General Plan, specifically: policy 3-P-1, in that it requires the developer construct C.3 facilities within an off-site location to ensure adequate provision of public stormwater facilities and infrastructure; policies 3-P-16, 3-P-17, 4-P-83, 7-P-39, and 7-P-42, in that it requires the developer complete the sidewalk along the west side of Loveridge Road from California Avenue to the driveway of Praxair to allow additional pedestrian movement and the establishment of a bus stop; and policies 8-P-1, 8-P-2, and 8-P-11, in that it requires payment of fees to help the City meet its park and recreation facility standards.

4. The proposed development agreement will promote the public health, safety, and general welfare in that it requires the developer to: a) construct a minimum ¼-mile pedestrian trail within the stormwater basin at the northern end of Carion Court; b) pay to the City $9,000 per year, for up to five years, to develop a bike share station near the project site; c) pay fees to finance unmet local and regional traffic improvement needs; d) construct or participate in the funding of offsite stormwater facilities; e) fund the installation of a camera surveillance system in the area; f) annex the project site into the City's Lighting and Landscaping District; g) annex the project site into the City's Community Facilities District (CFD) 2007-1 for park maintenance; h) annex the project site into the City's CFD 2016-1 for maintenance of stormwater facilities; and i) annex the project site into the City's CFD 2004-1 for police and other emergency services.

Design Review:

5. The structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed project features several architectural design elements intended to provide visual interest and break up large expanses of blank walls, including round river rock siding along the lower portion of the building and blue tile accents, as well as a fitness room. As part of the proposed development agreement, the project will also provide a minimum 1/4-mile pedestrian recreation trail within the proposed C.3 facility, which offers residents an additional recreational amenity.

6. The structures will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less

desirable, in that the developer has had a noise and vibration assessment prepared, which has specified measures that have been included as part of the proposed project to ensure acceptable interior and exterior noise levels are obtained, as applicable. In addition, the project includes heavy landscaping along the northern project boundary in order to provide an extra level of attenuation for noises coming from adjacent uses.

7. The exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance. The proposed project features several architectural design elements intended to provide visual interest and break up large expanses of blank walls, including round river rock siding along the lower portion of the building and blue tile accents, as well as a fitness room.

8. The structures are in harmony with proposed developments on land in the general area, in that the proposed project utilizes a more neutral color palate which will allow the proposed development to harmonize and connect the various styles of existing development in the area.

9. The project will conform with the city adopted Development Review Design Guidelines (DRDGs), specifically sections I.a, I.l, II.h, III.b, VI.C.1, VI.C.3, VI.C.4, and VI.C.7, if conditions are added to require: 1) the developer install faux stone building treatments on all sides of the clubhouse below the decorative stucco trim piece, and that all trim details be extended to all adjacent sides of the building or architectural features to which they are attached; 2) air conditioning units and other utilities be undergrounded or substantially screened from public view; 3) all carports visible from the public right-of-way or the commercial center to the south be designed with a pitched roof and finished with roofing materials similar to those used on the main dwelling units; 4) prewiring for solar panels is provided on all new carports and garage roofs; and 5) installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School.

<u>Fence Height Exception:</u>

10. The proposed fence will not infringe upon the light, air circulation, or visual openness of the subject property or surrounding properties, in that the fence structure will be comprised of six-foot tall visually permeable panels of 3/4-inch metal tubular steel pickets with 4-inch spacing between, allowing light and air to pass through, and will provide visual openness between the apartments and the street. Additionally, the proposed fence for which the exception is requested will not be adjacent to any other properties, and will therefore not infringe upon the light, air circulation, or visual openness of surrounding properties.

11. The proposed fence, as designed, will not detract, impair or destroy the characteristics of the established area, in that the proposed fence being legalized as part of this approval is existing, and will be aesthetically-enhanced through the installation of landscaping along the interior side of the fence.

12. The proposed fence will not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure, in that the height and placement of the fence will deter trespassers from entering the property and engaging in illegal activity. The visually open style of the fence structure will also deter graffiti, as it cannot easily be applied to open surfaces. In addition, the open design of the fence will facilitate "eyes on the street," thereby promoting the health, safety and welfare of those citizens occupying the dwellings on site, as well as pedestrians in the general vicinity.

Sign Review:

13. The proposed freestanding sign is appropriate for this location in that the sign is intended to identify the proposed apartment complex and marks the main entry point to visitors and residents. In addition, the proposed monument sign is consistent with DRDG section II.a, which calls for entry monuments for new residential uses, as appropriate.

14. The proposed freestanding sign has been attractively designed and adequately engineered, and a condition of approval will require the final design of the sign not exceed the maximum height or sign area requirements for the particular land use and location.

15. The proposed freestanding sign will be located in a permanently maintained landscaped area, will not encroach into the public right-of way, and will not be located in an area that will create sight distance problems.

B. The staff report entitled, "Edgewater Apartments, AP-17-1228 (DA, DR)," dated January 23, 2018, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby recommends City Council take the following actions:

A. Adopt an ordinance approving a development agreement as substantially presented in Exhibit "A" of this resolution; and

B. Adopt a resolution approving Design Review, Fence Height Exception, and Sign Review Application No. 13-932, subject to the following conditions:

1. The project shall be constructed in substantial conformity with the project plans date stamped August 25, 2017, except as hereinafter may be modified.

2. As specified within the development agreement for the project, Developer shall participate in the Crime Free Multi-Housing Program offered by the Pittsburg Police Department.

3. As specified within the development agreement for the project, all renters shall sign a disclosure acknowledging the types of industry that exist in the immediate area, and that fact that those or similar industries will potentially continue operating as they have in perpetuity. The final disclosure language shall be submitted to the Planning Division for review and comment by the City Attorney prior to issuance of a building permit. The developer shall agree to reimburse the City for all costs associated with the City's review of all waivers and/or acknowledgments.

Design Review:

4. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.

5. The first-floor exterior of each proposed building shall be painted a different color than the second floor. Final color choices shall be approved by the Planning Division prior to the issuance of a building permit.

6. All downspouts shall be incorporated into the façade of the building.

7. Shrubs with a mature height of four feet or greater shall be planted at the base of each ground floor utility screen.

8. All guardrails shall be metal and finished in a black color. The final design shall be approved by the Planning Division prior to the issuance of a building permit.

9. All portions of the clubhouse below the stucco trim piece shall be finished with stone veneer, subject to review and approval by the Planning Division prior to the issuance of a building permit.

10. All base trim details (including brick or stone veneer or stucco pop-outs) shall extend to all adjacent sides of the building or architectural features to which they are attached.

11. Parking stalls along the west side of the clubhouse, adjacent to the width of the proposed entry drive off Carion Court, shall be eliminated and replaced with a landscaped planter. Final design of the parking and landscaped area shall be subject to approval by the City Engineering Division.

12. The proposed entry monument sign shall be sized to meet the requirements of Pittsburg Municipal Code (PMC) Title 19. The final sign design and location of the entry monument sign shall be approved by the Planning Division prior to the issuance of a building permit.

13. The recesses of the proposed columns on either side of the monument sign shall contain inlay tiles matching the proposed sign face.

14. The turn-around shunt shall be modified to allow vehicles to complete a full U-turn. Final design of the shunt shall be subject to approval by the City Engineering Division.

15. The developer shall provide one additional trash enclosure along the eastern side of the proposed project, between the two northern-most garage buildings.

16. The access gate located near the southeast corner of the project site shall be made available Monday through Friday for tenant entry and exit between the hours of 7:00-9:00 a.m. and 1:00-4:00 p.m., at a minimum. The developer shall ensure signs are posted near the gate identifying the hours of gate operation.

17. All perimeter crosswalks installed throughout the project site shall be comprised of decorative pavers or stamped and colored concrete. The final design and of all crosswalks shall be subject to approval by the Planning Division prior to issuance of a building permit.

18. Decorative metal accent lighting shall be installed near each unit entry door and along the outside of the clubhouse and garages shall be decorative. Final design of the lighting fixtures shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.

19. The developer shall provide a lighting and photometric plan showing the location, type, and design of all outdoor lighting including but not limited to exterior building lighting (fixed and freestanding), lights for pedestrian and/or automobile circulation, security, landscaping, and building accents. All pedestrian pathways throughout the site shall include pedestrian scale lighting fixtures not to exceed 15 feet in height, including concrete

footings. Final pathway lighting design and placement shall be subject to review and approval by the Planning Division prior to installation.

20. Prior to issuance of a certificate of occupancy for each building, the developer shall install minimum six-inch high block style numbers at two points on each building façade for purposes of address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the closest parking lot aisle.

21. A minimum of 10 bicycle parking spaces shall be provided for residents and/or guests. The bicycle rack(s) may be covered by a shelter. The design, color and proposed location of the racks shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of a building permit. One permanent wall mounted bike storage system shall be provided inside of each garage unit for use by residents.

22. The developer shall install a minimum of one bollard-style self-service bicycle repair station adjacent to the required bicycle parking facilities to allow residents to perform basic repairs and maintenance. The final location and design of the bicycle repair station shall be subject to review and approval by the Planning Division prior to installation.

23. The following carports shall be designed with a pitched roof and finished with roofing materials similar to those used on the main dwelling units:

    a. The western-most carport along the northside of proposed Building B;

    b. The carport directly south of the clubhouse and open space area;

    c. The carport closest to the proposed emergency vehicle access gate.

24. The developer shall install a minimum of two (2) electric vehicle charging stations, and prewiring for an additional 10 electric vehicle charging stations.

25. All carport roofs shall be equipped with prewiring for solar collector or photovoltaic panels.

26. All building roofs shall be equipped with prewiring for solar collector or photovoltaic panels.

27. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible (see Condition No. 63, below). All air conditioning units (in private and common areas) and utility equipment which cannot be undergrounded shall be

substantially screened from view by way of a permanent screen or appropriately sized plant material (City of Pittsburg DRDG II.h and III.a). The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit.

28. The project shall incorporate the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310. Prior to issuance of a building permit, the developer shall submit a detailed landscaping and irrigation plan and other documentation as required by the state model water efficient landscaping ordinance or other local water efficient landscaping ordinance in effect at the time the developer applies for a building permit. Prior to issuance of the final certificate of occupancy, the developer shall complete and submit all certifications confirming that the landscaping and irrigation were installed in compliance with the approved detailed landscaping and irrigation plan, as required pursuant to the applicable ordinance in effect at the time the developer applies for a building permit.

29. All trash enclosures shall include a roof and gate constructed to city design standards, and shall be stucco-finished and painted to match the main apartment buildings and/or garages on site. Final design shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.

30. All trash enclosures shall be sized in order to meet the requirements of Assembly Bill (AB) 341. Final design shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.

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

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

33. The project shall comply with the following Bay Area Air Quality Management District (BAAQMD) basic construction mitigation measures:

    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

d. All vehicle speeds on unpaved roads shall be limited to 15 mph.

e. Building pads shall be laid immediately after grading unless seeding or soil binders are used.

f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage informing workers of this provision shall be provided for construction workers at all access points.

g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

h. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

34. High efficiency panel filters shall be installed in the HVAC systems in all of the residential units located within the proposed complex. Specifically, ASHRE Standard 52.2-certified air filters with a Minimum Efficiency Reporting Value (MERV) of 13 shall be installed to capture a significant portion of the diesel particulate matter thus minimizing the concentration of particulate matter and other air contaminants from inside the building. The management company shall also provide documentation to all renters on the necessity for proper maintenance in changing the filters in accordance with manufacturer's recommendations, and shall replace filters in each unit annually.

35. All units developed as part of this project shall be provided with heating and air conditioning so that windows may be kept closed at the discretion of occupants. All recommendations from the acoustical study prepared June 6, 2017, shall be incorporated into building and site design and submitted to the City for approval prior to issuance of a building permit.

36. To mitigate the potential hazards related to pedestrians crossing Carion Court and in accordance with recommendations set forth in the Safe Routes to Schools, a high visibility crosswalk and overhead pedestrian crossing sign with flashing beacons that shall be pedestrian-activated by an automatic detector or push button shall be installed from the project entrance to the school located across Carion Court. The final design and location of the crosswalk shall be determined by the City Engineer prior to issuance of a building permit.

37. The developer shall pay for the City's Consultant to prepare a model run/study analyzing the capacity of the downstream collection facilities and shall increase the pipe size(s) if required to accommodate the increased flows. The study shall be submitted to and approved by the City of Pittsburg Engineering Division. All upgrades and utility improvements shall be included on the Improvements Plans for the project, and shall be built by the developer prior to occupancy of the first dwelling unit in the project.

<u>Development fees due payable to the Engineering Division:</u>

38. Fifty percent (50%) of these total fees are to be paid with the initial submittal of plans and Engineer's Cost Estimate. These fees are based on the Engineer's estimated costs for site improvements and grading. The Improvement Plan Check fee is 6% of the cost of the improvements. The Grading Plan Check Fee is 2.5% of the cost for grading, or may be based upon cubic yards of earth disturbance. These initial payments will be credited towards the final fees as determined at engineering permit.

39. The developer shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Division at when the Single Parcel Development Permit is issued. The current Improvement Inspection Fee is 5.75% of the estimated cost for improvements. The Grading Inspection Fee is 3% of the estimated cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.

40. The developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the developer obtains a Building Permit. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.

41. The developer shall fulfill their financial obligations with regard to the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF"), in accordance with the provisions of the Memorandum of Understanding originally approved on January 19, 1993, amended on December 4, 2000, February 4, 2002, and June 4, 2003. The developer shall pay the LTMF when obtaining a building permit, or provide the City with bonds for LTMF at the rate in place at the time of Building Permit issuance. The developer understands that the LTMF currently on file is $7,786 per single-family dwelling unit. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development.

42. The developer shall pay the Pittsburg Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") amount in effect when the developer obtains a Building Permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.

43. The developer shall pay an In-Lieu Parkland Dedication Fee equivalent to providing 5 acres of park area per one thousand persons residing within the new development and shall be based on the fair market value of developed parkland, or as established with separate agreement as approved by the City Engineer. This fee is due payable prior to issuance of a Building permit.

44. The developer shall pay $100 per residential dwelling unit for updating the City Geographic Information System (GIS) at the time the site development permit is issued.

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

<u>Submittals to be made to the Engineering Division for review:</u>

46. The developer shall submit to the City's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:

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

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

General Engineering Conditions

48. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburg Municipal Code.

49. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) 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.

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

General NPDES Conditions:

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

- Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices;

- Providing covered trash, food waste, and compactor enclosures;

- Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas;

- Minimizing the amount of directly connected impervious surface area;

- Stenciling all storm drains with "No Dumping, Drains to Delta" permanent markings;
- Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter; and/or

- Plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards: discharges from outdoor covered wash areas for vehicles, equipment, and accessories; and fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.

52. The developer shall execute an agreement with the City regarding the construction of the off-site bioretention facility located to the north of the project site, at the end of Carion Court. Submittal of grading and/or building plans shall be consistent with the approved Stormwater Control Plan for the bioretention facility. The plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. A copy of a completed "Construction Plan C.3 Checklist", as described in the *Stormwater C.3 Guidebook, current edition* shall be included. Grading and/or building permits, shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.

53. Site Development Plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design features, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

<u>General Engineering Conditions Regarding Utilities</u>:

54. The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities

required to be constructed to accommodate the project shall be borne by the developer.

55. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg Municipal Code.

56. The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.

57. The developer shall relocate portions of the existing waterlines which are currently located in the proposed bioretention facility.

58. The developer shall provide adequate backflow assembly for the project to protect the City's water conveyance system. Easements shall be provided to the City for maintenance of water service meters.

59. The developer shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand.

60. In accordance with PMC section 12.36.130, "Underground utilities for new construction," the developer shall ensure that all utility service laterals and equipment (including, but not limited to, electric, communication and cable television lines) installed in and for the purpose of supplying service to any other new construction or use shall be installed underground on the property to be served, and from the property to be served to the point of connection with the utility's distribution facilities, in accordance with utility filed rules as approved by the California Public Utilities Commission."

Landscaping Located Within the Public Right-of-Way:

61. The developer shall design the landscaping within the areas of public right of way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current standard details dated May 2007.

Additional Engineering Exactions:

62. The property owner shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Community Facilities District (CFD 2005-1) for Public Safety Services, prior to the issuance of any building or engineering permits. Community Facilities District 2005-1 is for Public Safety Services, and the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342.

63. The property owner shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing

to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the issuance of any building or engineering permits. Community Facilities District 2007-1 is for Park Maintenance. The rate of CFD 2007-1 fee is subject to City Council Resolution No. 07-10698.

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

Standard Conditions:

65. The developer shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.

66. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 10060 shall govern.

67. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer’s sole cost and expense. Developer may select its own legal counsel to represent developer’s interests at developer’s sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

68. This design review approval will expire on January 23, 2021, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 23rd day of January, 2018, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10085 was adopted by the Planning Commission of the City of Pittsburg on January 23, 2018.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Sunnyside Pittsburg, LLC
4061 Port Chicago Hwy., Ste. H
Concord, CA 94520
Attention: Legal Dept.

City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
Attention: City Clerk

(Space Above This Line Reserved For Recorder's Use)

DEVELOPMENT AGREEMENT
BETWEEN
THE CITY OF PITTSBURG, CALIFORNIA
AND
SUNNYSIDE PITTSBURG, LLC
(Edgewater Apartments)

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DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "**Agreement**") is entered into as of the Effective Date between SUNNYSIDE PITTSBURG, LLC, a California limited liability company ("**Developer**"), and the CITY OF PITTSBURG, a California municipal corporation ("**City**"), pursuant to California Government Code § 65864 *et seq*. The Effective Date is _____, 2018.

R E C I T A L S

A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California enacted California Government Code § 65864 *et seq*., which authorizes City to enter into an agreement with any person having a legal or equitable interest in real property regarding the development of such property.

B. Pursuant to California Government Code § 65865, City has adopted procedures and requirements for the consideration of development agreements (Resolution No. 89-7466). This Development Agreement has been processed, considered and executed in accordance with such procedures and requirements.

C. Developer has a legal interest in certain real property consisting of approximately 4.42 acres, as more particularly described in the **Exhibit A** attached hereto (the "**Property**" or "**Project**"), and as diagrammed in the attached **Exhibit A-1** (the "**Project Site**").

D. On September 16, 2013, the City Council approved Resolution No. 12039, changing the General Plan land use designation for the Property from Business Commercial to Medium Density Residential. On October 21, 2013, the City Council adopted Ordinance No. 13-1378 amending the zoning for the Property from Service Commercial with an Overlay District to Medium Density Residential District.

E. On February 17, 2017, Developer filed applications with the City requesting to obtain design review, fence height exception, and sign review approval for a sixty-two unit apartment complex on the Project Site, as well as related amenities. On January 23, 2018, the Planning Commission, at a duly noticed public hearing, adopted Resolution No. 10085recommending approval of design review and a Development Agreement for the Project.

The design review, fence height exception, and sign review approvals and development agreement policies described in these Recitals, together with this Agreement, are collectively referred to herein as the "**Project Approvals**."

F. City has determined that the Project presents certain public benefits and opportunities which are advanced by City and Developer entering into this Agreement. This Agreement will, among other things, require conditions of approval and other exactions resulting in:

1. The inclusion of the Project Site into the City's existing Community Facilities District 2007-1 and the Citywide Lighting and Landscape District No. 88-01, at no

cost to the City, in order to provide funding for certain landscape and lighting costs, as set forth in Section 5.05 of this Agreement.

2. The inclusion of the Project Site into the City's existing police services Community Facilities District 2004-1, at no cost to the City, in order to provide for police and other emergency services to the Project Site, as set forth in Section 5.06 of this Agreement.

3. The inclusion of the Project Site into a community facilities district formed by the City to help fund specified improvements and/or services to the Contra Costa Fire Protection District, as set forth in Section 5.07 of this Agreement.

4. The inclusion of the Project Site into the City's existing Community Facilities District 2016-1, at no cost to the City, in order to provide funding for the continuous maintenance of certain on-site project and off-site stormwater treatment facilities as set forth in Section 5.05 of this Agreement.

5. Payment of an In-Lieu Parkland Dedication Fee in order to fund the development of public park facilities, as set forth in Section 5.08 of this Agreement.

G. In exchange for the benefits to City described in the preceding Recital F and others set forth herein, Developer will receive by this Agreement assurances that it may proceed with the long term phased development of the Project in accordance with the "Applicable Law" (defined herein), and therefore desires to enter into this Agreement.

H. The City Council, after conducting a duly noticed public hearing, has found that this Agreement is consistent with the General Plan and has conducted all necessary proceedings in accordance with the City's rules and regulations for the approval of this Agreement.

I. The City Council, on _____, 2018, at a duly noticed public hearing adopted Ordinance No. 18-_____, approving and authorizing the execution of this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the covenants and obligations set forth herein, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

ARTICLE I
DEFINITIONS

"**Administrative Agreement Amendment**" shall have that meaning set forth in Section 7.02 of this Agreement.

"**Administrative Project Amendment**" shall have that meaning set forth in Section 7.01 of this Agreement.

"**Agreement**" shall mean this Development Agreement.

"**Applicable Fees**" shall have that meaning set forth in Section 3.04 of this Agreement.

"**Applicable Law**" shall have that meaning set forth in Section 6.03 of this Agreement.

"**Buildout**" shall mean the City's issuance to Developer of the last certificate of occupancy required for any portion of the Project Site.

"**CEQA**" shall mean the California Environmental Quality Act.

"**Changes in the Law**" shall have that meaning set forth in Section 6.07 of this Agreement.

"**City**" shall mean the City of Pittsburg, a California municipal corporation.

"**Complaining Party**" shall have that meaning set forth in Section 10.01 of this Agreement.

"**Day**" or "**days**" shall mean calendar day or calendar days.

"**Default Notice**" shall have that meaning set forth in Section 10.01 of this Agreement.

"**Defaulting Party**" shall have that meaning set forth in Section 10.01 of this Agreement.

"**Deficiencies**" shall have that meaning set forth in Section 9.02(a) of this Agreement.

"**Developer**" shall mean Sunnyside Pittsburg, LLC, a California limited liability company.

"**Effective Date**" shall have that meaning set forth in Section 2.01 of this Agreement.

"**Fair Share**" shall mean the proportionate share which the Developer, or other party, shall bear of the improvement, facility, or structure which is providing service to the Project, Developer or other party. The term "fair share" or similar terms used herein are not intended by the parties to this Agreement to impose a different or higher burden of proof on the City as to its fees, charges, or other exactions, than exists under applicable State or federal law.

"**Funding Mechanisms**" shall have that meaning set forth in Section 3.08 of this Agreement.

"**General Plan**" shall have that meaning set forth in Recital H of this Agreement.

"**Judgment**" shall have that meaning set forth in Section 9.02(a) of this Agreement.

"**LLD**" shall have that meaning set forth in Section 5.05 of this Agreement.

"**Non-Assuming Transferee**" shall have that meaning set forth in Section 8.03 of this Agreement.

"**Notice of Compliance**" shall have that meaning set forth in Section 8.04 of this Agreement.

"**Periodic Review**" shall have that meaning set forth in Section 10.03 of this Agreement.

"Police Services District" shall have that meaning set forth in Section 5.06 of this Agreement.

"**Project**" shall have that meaning set forth in Recital C of this Agreement.

"**Project Approvals**" shall have that meaning set forth in Recitals A through E of this Agreement.

"**Project Site**" shall have that meaning set forth in Recital C of this Agreement.

"**Public Improvements**" shall have that meaning set forth in Article XI of this Agreement.

"**Subsequent Approvals**" shall mean those certain other land use approvals, entitlements, and permits other than the Project Approvals that are necessary or desirable for the Project. The Subsequent Approvals may include, without limitation, the following: amendments of the Project Approvals, design review approvals, improvement agreements, use permits, grading permits, building permits, lot line adjustments, sewer and water connection permits, certificates of occupancy, subdivision maps, PD Plans, rezonings, development agreements, permits, resubdivisions, and any amendments to, or repealing of, any of the foregoing.

"**Term**" shall have that meaning set forth in Section 2.02 of this Agreement.

"**Transfer Agreement**" shall have that meaning set forth in Section 8.02(a) of this Agreement.

If any capitalized terms contained in this Agreement are not defined above, then any such terms shall have the meaning otherwise ascribed to them in this Agreement.

ARTICLE II
EFFECTIVE DATE; TERM

Section 2.01 **Effective Date**. This Agreement shall become effective upon the date the ordinance approving this Agreement becomes effective (the "**Effective Date**").

Section 2.02 **Term**. The term of this Agreement shall commence upon the Effective Date and continue for a period of ten (10) years (the "**Term**").

ARTICLE III
OBLIGATIONS OF DEVELOPER

Section 3.01 **Obligations of Developer Generally**. The parties acknowledge and agree that the City's agreement to perform and abide by the covenants and obligations of City set forth in this Agreement is a material consideration for Developer's agreement to perform and abide by its long term covenants and obligations, as set forth herein. As material consideration for the long term assurances and vested rights provided by this

Agreement and as a condition of approval to one or more of the Project Approvals, Developer agrees to each of the following:

Section 3.02 **Facility Reserve Charges**. Developer agrees to pay City's Facility Reserve Charges ("**FRC**") as set or modified by the City Council from time to time.

Section 3.03 **Water Infrastructure**. Developer shall comply with the 2015 Water System Master Plan, as amended.

Section 3.04 **Applicable Fees**. City may levy development fees and charges during the term of this Agreement relative to the development of the Project Site which are in force and effect as of the Effective Date, as more particularly described and according to the payment schedule set forth on**Exhibit B** ("**Applicable Fees**"). Unless otherwise provided in this Agreement, no development fees, or charges, or categories thereof, shall be imposed on the Project other than those fees (including categories within such fees), and charges identified as Applicable Fees on **Exhibit B**, which exhibit shall exclusively govern the Applicable Fee payment schedule. The parties agree that any and all Project development fees, charges or exactions related to schools, fire prevention, water, sewer, stormwater, and storm drainage facilities, which are to be paid by Developer directly to third-party governmental agencies, are not subject to or within the scope of this Agreement whether such third party charges exist or are subsequently imposed by such third parties, whether directly upon Developer or through City. This provision shall not be construed to benefit any Non-Assuming Transferees, as such term is defined in herein.

Section 3.05 **Applicable Fee Adjustments**. Developer shall pay fees and charges consistent with Section 3.04 above, and the applicable adjustments currently provided in such fees, and as modified from time to time by the City, whether such adjustment or modification is an increase or decrease. Developer retains the right to challenge the imposition of any new fees not referenced in this Agreement or the modification, amendment or adjustment of all Applicable Fees pursuant to Government Code § 66000 *et seq.*, not already authorized by ordinances, resolutions or policies in place at the time of this Agreement's execution. Should the City Council approve a new AB 1600 fee study and/or authorize a decrease in any of the Applicable Fees during the term of this Agreement by ordinance or by resolution, Developer shall have the option, at its sole discretion, to pay the lower fee, as may be adjusted by the applicable CPI or ENR, unless otherwise bound by separate contract or memorandum of understanding with City. In no event shall Developer receive retroactive adjustments for lower fees.

Section 3.06 **City Local Traffic Mitigation Fee**. Developer shall fulfill their financial obligations with regard to the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF"), in accordance with the provisions of the Memorandum of Understanding originally approved on January 19, 1993, amended on December 4, 2000, February 4, 2002, and June 4, 2003, with credit for certain improvements constructed by Developer per Section 4.04 below. The applicant shall pay the LTMF when obtaining a building permit, or provide the City with bonds for LTMF at the rate in place at the time of Building Permit issuance. The applicant understands that the LTMF currently on file is $5,038 per medium density residential dwelling unit. The applicant further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities

and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. If the City Council approves a new AB 1600 fee study and/or authorize a decrease in any of the Applicable Fees during the term of this Agreement by ordinance or by resolution, Developer shall have the option, at its sole discretion, to pay the lower fee, as may be adjusted by the applicable CPI or ENR, unless otherwise bound by separate contract or memorandum of understanding with City. In no event shall Developer receive retroactive adjustments for lower fees.

Section 3.07 **Regional Traffic Fee**. Developer shall pay the ECCRFA Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect when the applicant obtains a Building Permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.

Section 3.08 **Fees, Assessments and/or Taxes to be Paid by Developer**. Developer agrees to pay its fair share of any levies imposed by any assessment district, landscaping and lighting district, community facilities district, tax-exempt financing mechanisms, or other funding mechanisms related to public safety; traffic; sewer; water; fire; or other infrastructure improvements (including, without limitation, design, acquisition, construction and maintenance costs) (collectively, "**Funding Mechanisms**") within the Project Site, provided that such Funding Mechanism is referenced herein and/or was legally created pursuant to applicable law.

Section 3.09 **C.3 Facilities**. Developer shall construct the C.3 facilities (bioretention) offsite on land owned by the City, consistent with the direction of the City Engineer. Developer shall submit a complete Stormwater Control Plan and Report that is in compliance with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The offsite facility shall be constructed in accordance with the timeframe allowed for Alternate Compliance projects for provision C.3. Plans and supporting calculations shall be submitted to the Engineering Department for review prior to issuance of a grading permit. In addition, Developer agrees to annex into the 2016-1 CFD to fund the continuous operations and maintenance of the bioretention facility.

Section 3.10 **Security Improvements**. Developer shall pay to the City the actual cost incurred by City (not to exceed forty thousand Dollars ($40,000)) towards funding the acquisition and installation of security camera(s) at the Project Site as well as within the proposed C.3 facility identified in section 3.09. The security cameras will be installed under the supervision of the City's Police Chief. Developer shall pay such costs within thirty (30) days of receipt of invoice.

Section 3.11 **Bike Share Station**. Developer shall pay to the City $9000 per year, for three (3) years, beginning with the Effective Date of this Agreement. The City shall use these funds to develop a bike share station which, at the City's discretion, may be located on the same parcel as the C3 facilities serving the Project.

Section 3.12 **Sidewalk Relating to Bus Stop**. Developer shall install at its own cost: 1) an eight-foot-wide sidewalk along the west side of Loveridge Road, from the corner of California Avenue to the western edge of the driveway of Assessor's Parcel Number: 073-190-035; 2) a curb ramp at the eastern side of said driveway; and 3) two full trash capture devices for the two inlets at the northwest corner of Loveridge Road and California Avenue. The final design of all improvements required under this section shall be subject to approval by the City Engineer and shall be designed and constructed to City Standards. The installation shall be completed prior to issuance of the final certificate of occupancy.

Section 3.13 **Offsite Recreational Amenities.** As part of the development of the proposed C.3 facility referenced in section 3.09, Developer shall install at its own cost, at a minimum, the following improvements to Assessor's Parcel Number 073-190-012: 1) a six-foot wide multiuse trail, at least one-quarter mile in length; 2) two benches along the trail; 3) solar-powered trail lighting; 4) a six-foot wide sidewalk, and all necessary curb ramps, crosswalks, or other required safety and accessibility improvements, along the existing curb of Assessor's Parcel Number: 073-190-012, from the northern boundary of Assessor's Parcel Number: 073-190-033 to a point adjacent to the existing gate located northeast of Martin Luther King Jr. Junior High School. The final design of all improvements required under this section shall be subject to approval by the City Engineer and shall be designed and constructed to City Standards.

Section 3.14 **Disclosure of Surrounding Industrial Uses.** Developer recognizes that the Project is located in an area of the City where industrial development currently exists and is expected to further grow. Such existing and anticipated development currently creates impacts such as noise, dust, and other environmental factors, which were adequately evaluated and addressed as part of the environmental review of this Project. Nonetheless, Developer agrees to include in each lease for each unit of Edgewater, as well as in any transfer of title to the Project or unit thereof, a statement advising the tenant or transferee of these issues with wording to be mutually agreed upon by Developer and the City Manager

Section 3.15 **Crime Free Multifamily Housing Program.** Developershall participate in the Crime Free Multi-Housing Program offered by the Pittsburg Police Department. The Program consists of three main elements:

(a) Developer, directly or through its property manager, and such other individuals as Developer may designate, must attend the entire Program training provided by the Pittsburg Police Department or its designee.

(b) Developer shall allow one or more representatives from the Pittsburg Police Department to inspect the common areas of the Property to evaluate whether or not the Property meets the minimum-security requirements adopted by the Program.

(c) Developer, directly or through its property manager, shall conduct an annual meeting at the Property for Property residents. At the meeting, one or more representatives of the Pittsburg Police Department will provide information about the Program and general crime prevention information.

Pittsburg's Chief of Police shall annually verify whether Developer has completed all required elements of the Program. If the Pittsburg Police Department does not offer the Program, the City and Developer may mutually agree on other crime prevention measure Developer shall take.

The Program encourages property owners and property managers to use the "Crime Free Lease Addendum," which lists specific actions property management may take if a tenant, or a tenant's guest, is involved in certain illegal or dangerous activity. The Crime Free Lease Addendum provided as part of the Program is only an example of such a lease addendum, and Developer is not required to use that form. Developer should consult with its own legal counsel to ensure that any lease or lease addendum used, including any such documents provided by the Program, is consistent with applicable law. Developer shall have the sole discretion and authority to decide whether to take action against a tenant, including eviction, for a violation of the Crime Free Lease Addendum or for any other reason.

ARTICLE IV
OBLIGATIONS OF CITY

Section 4.01 **Obligations of City Generally**. The parties acknowledge and agree that Developer's agreement to perform and abide by its covenants and obligations set forth in this Agreement, including Developer's decision to process the siting of the Project in the City, is a material consideration for City's agreement to perform and abide by the long-term covenants and obligations of City, as set forth herein.

Section 4.02 **Availability of Public Services**.

(a) General. To the extent permitted by law and consistent with its authority, City shall reserve such capacity for water services as may be necessary to serve the Project. This reservation of water infrastructure capacity shall be assured for the Term to the extent consistent with applicable law.

(b) Construction Water. City shall make construction water available to the Project by permitting the Project to hook up to existing City water supply infrastructure, at a location reasonably determined by the City, at Developer's cost and on those terms and conditions and charges customarily applied by City to similar projects consistent with City standards. City shall also permit Developer to install such temporary construction water pipelines and related infrastructure as reasonably necessary to provide construction water to the Project site for Developer's use in any and all Project grading and construction operations, as long as such water is unrelated to potable use.

Section 4.03 **Developer's Right to Rebuild**. City agrees that Developer, in Developer sole's discretion, may renovate or rebuild the Project within the Term of this Agreement should it become necessary due to natural disaster, changes in seismic requirements, acts of God, acts of terrorism, or damage to work in progress by reason of fire, floods or other casualties. Any such renovation or rebuilding shall be subject to the square footage and height limitations vested by this Agreement, and shall comply with the Project Approvals, the building codes existing at the time of such rebuilding or reconstruction, and the requirements of CEQA and this Agreement.

Section 4.04 **Reimbursement of Infrastructure Costs**.

(a) Reimbursement. Unless otherwise provided for herein, to the extent Developer incurs costs related to the planning and construction of traffic infrastructure, water delivery infrastructure, offsite water tank, pump station, sewer infrastructure or other public infrastructure required by City or this Agreement for the Project that exceed the Project's fair share obligation for such infrastructure, City shall reimburse Developer for the City's portion of such costs (including any management fees provided for in this Agreement), subject to City's prior verification through inspection of the construction that is subject to such reimbursement and upon final acceptance of the infrastructure by the City. This reimbursement shall be paid within sixty (60) days after City's final acceptance or at such other time as mutually agreed upon in writing by the parties. Developer shall be entitled to a management fee of five percent (5%) for City's share of approved infrastructure costs, including but not limited to design and special inspection costs. The management obligations of Developer hereunder shall include contracting and managing the construction of the infrastructure, retaining copies of records, photographs and "as builts" for the improvement(s) as well as attending meetings and providing necessary reports as reasonably requested by City.

(b) City's Authorization of Reimbursement. Notwithstanding any other provision of this Section, or of this Agreement, or of VTM provisions, City shall not be responsible to reimburse or credit Developer for any costs, including as referenced in Section 4.04(a) herein, unless prior to Developer incurring any costs for which Developer will request reimbursement from City, Developer shall first provide written documentation as to the work to be performed, the estimated costs thereof, including a not-to-exceed cap, and such other details as reasonably requested by the City Manager and the City Manager approves the proposed costs and related work. If the City Manager fails to respond within thirty (30) days of its receipt of such estimated costs, Developer shall provide a second written notice to the City Manager and to the City Engineer, if neither responds within thirty (30) days of the City's receipt of the second request, the request shall be deemed approved. The City Manager shall have the discretion to require Developer to obtain competitive bids on any work for which Developer may request reimbursement or credit from the City where the total cost (not just the City's share) of that work is One Hundred Thousand Dollars ($100,000) or more. City shall also have the opportunity to inspect any and all infrastructure during its construction, as well as to review any work product for which Developer requests reimbursement or credits. If mutually agreed by the parties in writing, any reimbursement due Developer pursuant to this Agreement may be satisfied by City in the form of credits, which can actually be used by Developer to offset Developer's payment of any Applicable Fees. In the event there are not enough credits to fully satisfy the reimbursement due Developer and subject to the terms of the mutual agreement between the parties referenced in the prior sentence, City shall reimburse Developer within thirty (30) days of invoicing.

Section 4.05 **Park Fee Credit**. Developer and City agree that the park in-lieu fee amount will be ten and 03/100ths Dollars ($10.03) per square foot (unless City adopts a lower fee in which case the lower fee shall apply), increased annually by the CPI for the San Francisco-Oakland area, with the first increase implemented in January 2017 reflecting 2016 increases. Developer and City agree that Developer shall receive partial park fee credit for the on-site recreational improvements in the Project.

ARTICLE V
COOPERATION — IMPLEMENTATION

Section 5.01 **Processing Application for Subsequent Approvals**. The parties agree that all Subsequent Approvals shall be processed by City in a manner consistent with the following provisions:

(a) Standard of Review. By adopting the Project Approvals, City has made a final policy decision that the Project is in the best interests of the public health, safety and general welfare. Accordingly, City shall not use its discretionary authority in considering any application for a Subsequent Approval to change the policy decisions reflected by the Project Approvals or otherwise prevent or delay development of the Project as set forth in the Project Approvals. Instead, the Subsequent Approvals shall be deemed tools to implement those final policy decisions and shall be issued by City so long as they comply with this Agreement and Applicable Law, as defined below, and are not inconsistent with the Project Approvals as set forth above, and meet the intent and comply with any City adopted Designed Guidelines, as applicable. To the extent permitted by law, City shall not use its discretionary authority in considering these Subsequent Approval applications to revisit or frustrate the policy decisions or material terms reflected by the Project Approvals. Developer agrees that development under this Agreement shall comply with provisions reflected in Uniform Codes (whether building, fire, plumbing, or other applicable uniform codes) which may be adopted subsequent to the Effective Date of this Agreement.

(b) Basis for Denial. City may deny an application for a Subsequent Approval only if such application does not comply with this Agreement or Applicable Law, defined below, or does not substantially comply with the Project Approvals (provided, however, that inconsistency with the Project Approvals shall not constitute grounds for denial of a Subsequent Approval which is requested by Developer as an amendment to that Project Approval). City may approve an application for such a Subsequent Approval subject to any conditions necessary to bring the Subsequent Approval into compliance with this Agreement or Applicable Law, or as is necessary to make this Subsequent Approval consistent with the Project Approvals. If City denies any application for a Subsequent Approval, City shall specify in writing the reasons for such denial and may suggest a modification which would be approved by City.

Section 5.02 **Timely Submittals by Developer**. Developer acknowledges that City cannot expedite processing of the Subsequent Approvals until Developer submits complete applications on a timely basis. Developer shall use its best efforts to (a) provide to City in a timely manner any and all documents, applications, plans, and other information necessary for City to carry out its obligations hereunder; and (b) cause Developer's planners, engineers, and all other consultants to provide to City in a timely manner all such documents, applications, plans and other necessary materials as set forth in the Applicable Law. It is the express intent of Developer and City to cooperate and diligently work to obtain any and all Subsequent Approvals consistent with this Agreement.

Section 5.03 **Timely Processing by City**. Upon submission by Developer of all appropriate applications and processing fees for any Subsequent Approval, City shall promptly and diligently commence and complete all steps necessary to act on the Subsequent Approval applications including, without limitation, (a) providing at Developer's

expense and subject to Developer's request and prior written approval, reasonable overtime staff assistance and/or staff consultants for planning and processing of each Subsequent Approval application; (b) if legally required, providing notice and holding public hearings; and (c) acting on any such Subsequent Approval application. If Developer elects to request and approve the use of overtime staff assistance or staff consultants for planning and processing of any Subsequent Approval pursuant to this Section 5.03, Developer's reimbursement to City for such services shall be made in amount equal to City's actual costs of providing such services, in accordance with standard City practice.

Section 5.04 **Other Government Permits**. At Developer's sole discretion and in accordance with Developer's construction schedule, Developer shall apply for such other permits and approvals as may be required by other governmental or quasi-governmental entities in connection with the development of, or the provision of services to, the Project. City shall cooperate with Developer in its efforts to timely obtain such permits and approvals and shall, from time to time, at the request of Developer, use its best efforts to ensure the timely availability of such permits and approvals.

Section 5.05 **Lighting and Landscaping District (LLD)**. Developer agrees that the Project Site will be annexed into the City's existing Lighting and Landscaping District, as established pursuant to City Resolution No. 88-7324 ("**LLD**"). Developer agrees that the base assessment applies to the Project and is subject to increase, provided any such increase of the base assessment is imposed uniformly on similarly situated properties by City in a manner consistent with State law. Developer further agrees that the base assessment shall be levied upon recordation of each of the Project's final maps. The parties agree that the base LLD assessment described herein shall finance, among other things, the maintenance of any and all landscape improvements and the maintenance of the parks.

Section 5.06 **Park Maintenance CFD 2007-1.** Developer agrees that the Project Site will be annexed into the City's existing Community Facilities District 2007-1 for Park Maintenance (CFD 2007-1). The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. Developer shall deliver written approval, that the owner of the property is electing to annex the subject property into the CFD 2007-01 prior to the issuance of a grading or building permit.

Section 5.07 **Maintenance of Project Facilities CFD 2016-1.** Developer agrees that the Project Site will be annexed into the City's existing Community Facilities District 2016-1 for maintenance of stormwater treatment facilities (CFD 2016-1), such as the bioretention basin as described in Section 3.09. Developer shall deliver written approval, that the owner of the property is electing to annex the subject property into the CFD 2016-01 prior to the issuance of a grading or building permit.

Section 5.08 **Public Safety Services CFD 2005-1 CFD 2005-1**. Developer agrees that the Project Site will be annexed into the City's existing Community Facilities District 2005-1 for Public Safety Services (CFD 2005-1). The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. Developer shall deliver written approval, that the owner of the property is electing to annex the subject property into the CFD 2005-01 prior to the issuance of a grading or building permit.

Section 5.09 **Fire Facilities and Fire Safety and Emergency Services CFD 2017-1**. Developer agrees that the Project Site will be annexed into the City's existing Community Facilities District 2017-1 for Fire Facilities and Fire Safety and Emergency Services (CFD 2017-1). The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. Developer shall deliver written approval, that the owner of the property is electing to annex the subject property into the CFD 2017-01 prior to the issuance of a grading or building permit.

Section 5.10 **Parkland Dedication In-Lieu Fee.** Developer shall pay an In-Lieu Parkland Dedication Fee to the Engineering Department prior to the issuance of a building permit for the Project per PMC Section 17.32.020.D.2. The park in-lieu fee amount is ten dollars and three cents ($10.03) per square foot, increased annually by the CPI for the San Francisco-Oakland area, with the first increase implemented in January 2017 reflecting 2016 increases.

Section 5.11 **Assessment Districts or Other Funding Mechanisms**.

(a) City understands that City's long term assurances to Developer concerning fees, taxes and assessments related to the Project are a material consideration for Developer agreeing to process the siting of the Project in its present location and to pay the fees, taxes and assessments described in this Agreement. City shall retain the ability to initiate or process applications for the formation of new assessment districts or other Funding Mechanisms, as defined in Section 3.08 of this Agreement, covering all or any portion of the Project site. Notwithstanding the foregoing, Developer retains all its rights to oppose the formation or proposed assessment of any new assessment district, Funding Mechanism, or any and all increases thereto, or to request or pursue assessment credits or reductions, unless otherwise provided for herein or unless such assessment, Funding Mechanism or related increases are in place and legally effective as of the date of this Agreement's Effective Date.

(b) At the request of Developer, City shall cooperate in the formation of, or annexation to, those assessment districts, landscaping and lighting districts, community facilities districts, tax-exempt financing mechanisms, or other Funding Mechanisms that Developer and City determine are needed to fund infrastructure improvements and to ensure the orderly development of the Project, at no cost to the City. City shall diligently and expeditiously process applications by Developer necessary to establish such Funding Mechanisms as long as (i) the application complies with law, (ii) is consistent with City's standards, and (iii) provides for a lien to value ratio and other financial terms that are reasonably acceptable to City, and which will result in no commitment of City. City shall diligently seek to sell any bonds to be issued and secured by such assessments upon the best terms reasonably available in the marketplace. Any and all costs associated with this Section shall be borne and/or advanced by Developer.

Section 5.12 **Warranty Bonds**. Developer agrees that every infrastructure improvement dedicated to City (except landscaping, unimproved real property or open space dedications) pursuant to this Agreement shall be accompanied by a one (1) year warranty bond in a form and in an amount, and with a surety acceptable to City, or otherwise as determined in the applicable Subdivision Improvement Agreement.

Section 5.13 **General Plan Maintenance Fee**. Developer agrees to pay a development related fee to help fund the maintenance of the Pittsburg General Plan. The General Plan Maintenance Fee will be One Hundred Twenty-five Dollars ($125) per dwelling unit.

ARTICLE VI
STANDARDS, LAWS AND PROCEDURES GOVERNING THE PROJECT

Section 6.01 **Vested Right to Develop**. Developer shall have a vested right to develop the Project on the Project Site in substantial conformance with the terms and conditions of this Agreement, the Project Approvals (as and when issued), the Subsequent Approvals (as and when issued), and amendments thereto as shall, from time to time, be approved pursuant to this Agreement. Nothing in this Section 6.01 shall be deemed to eliminate or diminish the requirement of Developer to obtain any required Subsequent Approvals.

Section 6.02 **Permitted Uses Vested by this Agreement**. The permitted uses of the Project Site; the density and intensity of use of the Project Site; the maximum height, bulk and size of proposed buildings; provisions for reservation or dedication of land for public purposes and the location of public improvements; the general location of public utilities; and other terms and conditions of development applicable to the Project, shall be as set forth in the Project Approvals and, as and when they are issued (but not in limitation of any right to develop as set forth in the Project Approvals), the Subsequent Approvals.

Section 6.03 **Applicable Law**. "**Applicable Law**" shall mean the existing rules, regulations, official policies, standards and specifications governing permitted uses of the project site; governing density; and governing design, improvements, and construction standards and specifications applicable to the Projectand Project site as set forth in this Agreement and the Project Approvals, and in force and effect on the Effective Date of this Agreement. However, this Agreement and this Section shall not be construed to prevent the City, in any subsequent actions applicable to the Project Site, from applying any new rules, regulations, official policies, standards, and specifications that do not conflict with those rules, regulations, official policies, standards, and specifications existing as of the Effective Date of the Agreement.

Section 6.04 **Uniform Codes**. Notwithstanding any other provision of this Agreement, City may apply to the Project Site, at any time during the Term, the then current Uniform Building Code and other uniform construction codes as properly modified by City and uniformly applied on a citywide basis, and City's then current design and construction standards for road and storm drain facilities. In no event shall any such uniform code or standard be adopted for the purpose of preventing or otherwise limiting construction of all or any part of the Project.

Section 6.05 **Moratorium and Conflicting Enactments**. To the extent consistent with State Law, if any ordinance, resolution or other measure is enacted, whether by action of City, by initiative, referendum, or otherwise, that imposes a building moratorium, a limit on the rate of development, or a voter-approval requirement which would otherwise affect the timely development of the Project on all or any part of the Project Site, City agrees that such ordinance, resolution or other measure shall not apply to the Project, the Project Site, this

Agreement, the Project Approvals, or the Subsequent Approvals, if any, during the term of this Agreement, unless the building moratorium is imposed as part of a declaration of a local emergency or state of emergency as defined in Government Code Section 8558. Developer reserves the right to challenge in court any City action or inaction which Developer believes is in conflict with Applicable Law or this Agreement.

Section 6.06 **Life of Subdivision Maps, Development Approvals, and Permits**. To the extent consistent with Applicable Law, the term of any subdivision map or any other map, permit, rezoning or other land use entitlement approved as a Project Approval or Subsequent Approval shall automatically be extended for the duration of this Agreement, including any extensions. The term of this Agreement and any subdivision map or other Project Approval or Subsequent Approval shall not include any period of time during which any applicable development moratorium (including, but not limited to, a water or sewer moratorium) or the actions of other public agencies that regulate land use, development or the provision of services to the land, prevents, prohibits or delays the construction of the Project. The term of this Agreement and any subdivision map or other Project Approval or Subsequent Approval shall not include any period of time during which any applicable court order or other legal requirement prevents the processing of any Subsequent Approval or prevents any Project development activities

Section 6.07 **State and Federal Law**. As provided in California Government Code § 65869.5, if any state or federal laws or regulations, enacted after this Agreement's Effective Date prevent or preclude compliance with one or more provisions of this Agreement ("**Changes in the Law**"), such provision of the Agreement shall be modified or suspended as may be necessary to comply with such state or federal laws or regulations as may be necessary to comply with Changes in the Law, and City and Developer shall take such action as may be required pursuant to this Agreement including, without limitation, Article V and Section 10.05. Not in limitation of the foregoing, nothing in this Agreement shall preclude City from imposing on Developer any fee specifically required by State or Federal laws and regulations.

Section 6.08 **Timing of Project Construction and Completion**.

(a) Project Phasing. The Project may be built in phases in response to then-existing market conditions over the Term of the Agreement. Except as otherwise specifically provided by this Agreement with respect to Project infrastructure timing, City and Developer expressly agree that there is no requirement that Developer initiate or complete development of the Project or any particular phase of the Project within any particular period of time, and City shall not impose such a requirement on any Project Approval. The parties acknowledge that Developer cannot at this time predict when or the rate at which or the order in which phases will be developed. Such decisions depend upon numerous factors which are not within the control of Developer, such as market demand, interest rates, competition and other similar factors.

(b) Project Time Schedule. The parties agree that Developer shall be able to develop in accordance with Developer's own time schedule as such schedule may exist from time to time, and Developer shall determine which part of the Project Site to develop first, and at Developer's chosen schedule. In particular, and not in limitation of any of the foregoing, since the California Supreme Court held in *Pardee Construction Co. v. City*

of Camarillo, 37 Cal.3d 465 (1984), that the failure of the parties therein to consider and expressly provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' desire to avoid that result by acknowledging that Developer shall have the right to develop the Project in such order and at such rate and at such times as Developer deems appropriate within the exercise of its subjective business judgment. Developer's rights under this Section 6.08(b) shall be subject to the requirement that adequate infrastructure to serve each phase of the Project is constructed concurrently with such phase. The City Manager shall reasonably determine what infrastructure will be required to serve each phase of the Project, which determination shall be consistent with Applicable Law.

(c) Developer Agreements. Nothing in this Agreement shall exempt Developer from completing work required by a subdivision agreement, road improvement agreement, or similar agreement in accordance with the terms thereof.

Section 6.09 **Exempting Fees, Mitigation Measures and Similar Requirements Imposed by Outside Agencies**. Notwithstanding any other provision of this Agreement, the City agrees to exclude Developer from any and all discretionary collection agreements regarding fees, mitigation measures and similar requirements including, but not limited to, development impact fees, which other public agencies request the City to impose at City's discretion on the Project or on the Project Site after the Effective Date through the Term of this Agreement. This Section 6.09 shall not prohibit the City from imposing on Developer any fee, mitigation measure or similar requirement or obligation that is required by a local or regional agency in accordance with local, regional, State or Federal obligations and implemented by the City in cooperation with such local, regional, state or federal agency, provided such fee, mitigation measure or similar requirement or obligation is imposed in a similar manner on similarly situated properties within the City as, for example, stormwater-related C.3 requirements and increases thereto.

Section 6.10 **City's Joint-Inspection Jurisdiction**. Developer acknowledges that City has joint inspection jurisdiction within other third-party governmental entities within any and all City rights-of-way and easements.

ARTICLE VII
AMENDMENT

Section 7.01 **Amendment to Project Approvals, Subsequent Approvals**. To the extent permitted by State and Federal law, any Project Approval or Subsequent Approval may, from time to time, be amended or modified in the following manner:

(a) Administrative Project Amendments. Upon the written request of Developer for an amendment or modification to a Project Approval or Subsequent Approval, the City Manager or his/her designee shall determine: (i) whether the requested amendment or modification is minor when considered in light of the Project as a whole; and (ii) whether the requested amendment or modification is consistent with this Agreement, Applicable Law, applicable uniform codes and State or Federal law. If the City Manager or his/her designee finds that the proposed amendment or modification is minor in the context of the entire Project, consistent with this Agreement and Applicable Law, and will result in no new significant environmental impacts not addressed and mitigated in the EIR, the

amendment shall be determined to be an "**Administrative Project Amendment**" and the City Manager or his/her designee may, except to the extent otherwise required by law, approve the Administrative Project Amendment without notice and public hearing. Without limiting the generality of the foregoing, lot line adjustments, reductions in the density, intensity, scale or scope of the Project, minor alterations in vehicle circulation patterns or vehicle access points, changes in trail alignments, minor variations in lot layouts, substitutions of comparable landscaping for any landscaping shown on any final development plan or landscape plan, variations in the location of structures that do not substantially alter the design concepts of the Project, variations in the location or installation of utilities and other infrastructure connections or facilities that do not substantially alter the design concepts of the Project, and minor adjustments to the Project Site diagram or Project Site legal description shall be treated as Administrative Project Amendments.

(b) Non-Administrative Project Amendments. Any request of Developer for an amendment or modification to a Project Approval or Subsequent Approval which is determined not to be an Administrative Project Amendment as set forth above shall be subject to review, consideration and action pursuant to the Applicable Law and this Agreement.

Section 7.02 **Amendment of this Agreement**. This Agreement may be amended from time to time, in whole or in part, by mutual written consent of the parties hereto or their successors in interest, as follows:

(a) Administrative Agreement Amendments. The City Manager, or his/her designee, may, except to the extent otherwise required by law, enter into certain amendments of this Agreement on behalf of the City as long as any such amendment does not substantially affect (i) the Term of this Agreement, (ii) permitted uses of the Project Site, (iii) provisions for the reservation or dedication of land, (iv) conditions, terms, restrictions or requirements for subsequent discretionary actions, (v) the density or intensity of use of the Project Site or the maximum height or size of proposed buildings or (vi) monetary contributions by Developer ("**Administrative Agreement Amendment**"), and shall not, except to the extent otherwise required by law, require notice or public hearing before the parties may execute an amendment hereto. For purposes of this Section 7.02(a), the term "substantially affect" shall be evaluated in the context of the entire Project.

(b) Amendment Exemptions. No amendment of a Project Approval or Subsequent Approval, whether done administratively or not, shall require an amendment to this Agreement. Instead, any such matter automatically shall be deemed to be incorporated into the Project and vested under this Agreement when written and executed by both parties.

(c) Amendment Limitations. In consideration of the scope of the benefits to City set forth in this Agreement, any amendment to this Agreement shall only be subject to such new terms and conditions, including new exactions or other obligations, as are reasonably related to the impacts on City directly attributable to such amendment.

ARTICLE VIII
ASSIGNMENT, TRANSFER AND NOTICE

Section 8.01 **Assignment of Interests, Rights and Obligations**. Developer may transfer or assign all or any portion of its interests, rights or obligations under this Agreement, the Project Approvals or Subsequent Approvals to third parties acquiring an interest or estate in the Project or any portion thereof including, without limitation, purchasers or ground lessees of lots, parcels or facilities.

Section 8.02 **Transfer Agreements**.

(a) In connection with the transfer or assignment by Developer of all or any portion of the Project (other than a transfer or assignment by Developer to an affiliated party, any deed of trust beneficiary or mortgagee, or a "Non-Assuming Transferee" (as defined in Section 8.03), Developer and the transferee shall enter into a written agreement (a "**Transfer Agreement**") regarding the respective interests, rights and obligations of Developer and the transferee in and under the Agreement, the Project Approvals, and the Subsequent Approvals. Such Transfer Agreement may (i) release Developer from obligations under the Agreement, the Project Approvals, or the Subsequent Approvals that pertain to that portion of the Project being transferred or assigned, as described in the Transfer Agreement, provided that the transferee expressly assumes such obligations, (ii) transfer to the transferee vested rights to improve that portion of the Project being transferred and (iii) address any other matter deemed by Developer to be necessary or appropriate in connection with the transfer or assignment.

(b) Any Transfer Agreement shall be binding on Developer, City and the transferee and, unless otherwise provided for in Section 8.03 of this Agreement, shall require the City's prior written consent, which consent shall not be unreasonably withheld. Failure by City to respond within thirty (30) days of a written request by Developer for City's consent shall be deemed City's approval of the Transfer Agreement in question. City may refuse to give its consent only if, in light of the proposed transferee's reputation and financial resources, such transferee would not in City's reasonable determination be able to perform the obligations proposed to be assumed by such transferee. Such determination shall be made by the City Manager and is appealable to the City Council. In no event, however, shall City refuse to give its consent to a proposed transferee pursuant to this Section 8.02(b) if such transferee has a net worth of at least Ten Million Dollars ($10,000,000) documented in a manner reasonably acceptable to City. Upon recordation of any Transfer Agreement in the Official Records of Contra Costa County, Developer shall automatically be released from those obligations assumed by the transferee therein.

(c) Developer shall be free from any and all liabilities accruing on or after the date of any assignment or transfer with respect to those obligations assumed by a transferee pursuant to a Transfer Agreement. No breach or default hereunder by any person succeeding to any portion of Developer's obligations under this Agreement shall be attributed to Developer, nor may Developer's rights hereunder be canceled or diminished in any way by any breach or default by any such person.

Section 8.03 **Non-Assuming Transferees**. Except as otherwise required by Developer in Developer's sole discretion, the burdens, obligations and duties of Developer

under this Agreement shall terminate with respect to, and neither a Transfer Agreement nor City's consent shall be required in connection with (a) any single residential parcel conveyed to a purchaser, (b) any property transferred as fewer than ten (10) lots to a single retail builder or (c) any property that has been established as one or more separate legal parcels for office, commercial, open space, park, school or other nonresidential uses. The transferee in such a transaction and its successors("**Non-Assuming Transferees**") shall be deemed to have no obligations under this Agreement, but shall continue to benefit from the vested rights provided by this Agreement for the duration of the Term. Nothing in this Section 8.03 shall exempt any property transferred to a Non-Assuming Transferee from payment of applicable fees and assessments or compliance with applicable conditions of approval.

Section 8.04 **Notice of Compliance Generally**. Subject to City's finding that the facts contemplated by clauses (a) through (c) herein are true and accurate, within thirty (30) days following any written request which Developer may make from time to time, City shall execute and deliver to Developer (or to any party requested by Developer) a written "**Notice of Compliance**," in recordable form, duly executed and acknowledged by City, that certifies that (a) this Agreement is unmodified and in full force and effect, or if there have been modifications hereto, that this Agreement is in full force and effect as modified and stating the date and nature of such modifications, (b) there are no current uncured defaults under this Agreement or specifying the dates and nature of any such default, and (c) any other information reasonably requested by Developer. City's failure to deliver such notice within such time period shall constitute a conclusive presumption against City that this Agreement is in full force and effect without modification except as may be represented by the Developer and that there are no uncured defaults in the performance of the Developer, except as may be represented by the Developer. Developer shall have the right at Developer's sole discretion, to record the Notice of Compliance.

ARTICLE IX
COOPERATION IN THE EVENT OF LEGAL CHALLENGE

Section 9.01 **Cooperation**.

(a) Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person not a party to this Agreement challenging the validity of the Agreement or any Project Approval or any Subsequent Project Approval, or otherwise arising out of or stemming from this Agreement. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense. The parties shall cooperate in defending such action or proceeding. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement 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 in regard to defense of the action or proceeding. The parties shall use best efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel and Developer agrees to pay directly or timely reimburse on a monthly basis City for all such court costs, attorney fees, and time referenced herein.

(b) Developer also agrees to indemnify, defend and hold harmless the City, its officials, officers, employees, agents and consultants from any claims, costs, damages or other liabilities for any personal injury or death, or property damage, resulting from the construction of the Project or of operations by the Developer, its officers, employees, agents or consultants, under this Agreement, except for such claims, costs, damages, or other liabilities which are caused by the sole or gross negligence of the City, its officials, officers, employees, agents, or consultants. Developer may select its own legal counsel to represent Developer's interests at Developer's sole cost and expense.

(c) The parties agree that this Section 9.01 shall constitute a separate agreement entered into concurrently, and that if any other provision of this Agreement, or the Agreement as a whole, is invalidated, rendered null, or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Section 9.01, which shall survive such invalidation, nullification or setting aside.

Section 9.02 **Cure; Reapproval**.

(a) If, as a result of any administrative, legal or equitable action or other proceeding as described in Section 9.01, all or any portion of this Agreement, Project Approvals, or Subsequent Approvals are set aside or otherwise made ineffective by any judgment (a "**Judgment**") in such action or proceeding (based on procedural, substantive or other deficiencies, hereinafter "**Deficiencies"**), the parties agree to use their respective best efforts to sustain and reenact or readopt this Agreement, Project Approvals, and/or Subsequent Approvals that the Deficiencies relate to, as follows, unless the parties mutually agree in writing to act otherwise:

(i) If any Judgment requires reconsideration or consideration by City of this Agreement, Project Approval, or Subsequent Approval, then the City shall consider or reconsider that matter in a manner consistent with the intent of this Agreement. If any such Judgment invalidates or otherwise makes ineffective all or any portion of this Agreement or any Project Approval, or Subsequent Approval, then the parties shall cooperate and shall cure any Deficiencies identified in the Judgment or upon which the Judgment is based in a manner consistent with the intent of this Agreement and the Judgment. Upon the parties cure of such Deficiencies, City shall then take steps consistent with the Judgment necessary readopt or reenact this Agreement and any applicable Project Approval, Subsequent Approval, or any portion thereof.

(ii) Acting in a manner consistent with the intent of this Agreement or a Judgment includes, but is not limited to, recognizing that the parties intend that Developer may develop a eighty-two (82) single-family residential unit project, and adopting such ordinances, resolutions, and other enactments, including but not limited to a general plan amendment, rezoning, vesting subdivision map approvals, development plan approvals, PD Plan approvals, design review, improvement agreements, use permits, grading permits, building permits, lot line adjustments, sewer and water connection permits, certificates of occupancy, final development plans, development agreements, permits, resubdivisions, and any amendments to, or repealing of, any of the foregoing as are necessary to readopt or reenact all or any portion of this Agreement, Project Approvals, and/or Subsequent Approvals without contravening the Judgment.

(b) The parties agree that this Section 9.02 shall constitute a separate agreement entered into concurrently, and that if any other provision of this Agreement, or the Agreement as a whole, is invalidated, rendered null, or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Section 9.02, which shall survive such invalidation, nullification or setting aside.

ARTICLE X
DEFAULT; REMEDIES; TERMINATION

Section 10.01 **Defaults**. Any failure by either party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other party (the "**Complaining Party**") (unless such period is extended by mutual written consent), shall constitute a default under this Agreement. The Complaining Party's notice ("**Default Notice**") shall specify the nature of the alleged failure and, may specify the manner in which the failure satisfactorily may be cured By the other party (the "**Defaulting Party**"). Any failures or delays by a Complaining Party in asserting any of its rights and remedies as to any default shall not operate as a waiver of a default or of any such rights or remedies. Delays by a Complaining Party in asserting any of its rights and remedies shall not deprive the Complaining Party of its right to institute and maintain any actions or proceedings, which it may deem necessary to protect, assert, or enforce any such rights or remedies. If the nature of the alleged failure is such that it cannot reasonably be cured within such 30-day period, then no fault shall be deemed to have occurred if: (a) the cure shall be commenced at the earliest practicable date following receipt of the Default Notice; (b) the cure is diligently prosecuted to completion at all times thereafter; (c) at the earliest practicable date (if no event later than thirty (30) days after the Defaulting Party's receipt of the Default Notice), the Defaulting Party provides written notice to the Complaining Party that the cure cannot practicably be completed within such 30-day period; and (d) the cure is completed at the earliest practicable date. In no event shall Complaining Party be precluded from exercising remedies if a default is not cured within one hundred twenty (120) days after the Notice of Default is given. Complaining Party shall not send notice to any third party, including, but not limited to, bonding and surety companies, until such time as the cure opportunities set forth above have expired unless otherwise required by applicable law. Upon the occurrence of a default under this Agreement, the Complaining Party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement. If the default is cured consistent with this Section, then no default shall exist and the Complaining Party shall take no further action.

Section 10.02 **Termination**. If City elects to consider terminating this Agreement due to a material default of Developer, then City shall give a notice of intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the City Council at a duly noticed and conducted public hearing. As used herein, a finding of materiality shall be based on the effect of the default in relation to the size and scope of the Project. Developer shall have the right to offer written and oral evidence prior to or at the time of said public hearings. If the City Council determines that a material default has occurred and is continuing, and elects to terminate this Agreement, City shall give written notice of termination of this Agreement to Developer by certified mail and this Agreement shall thereby be terminated sixty (60) days thereafter; provided, however, that if Developer files an action to challenge City's termination of this Agreement within such 60-day period, then this Agreement shall remain in full force and effect until a trial court has affirmed City's

termination of this Agreement and all appeals have been exhausted (or the time for requesting any and all appellate review has expired).

Section 10.03 **Periodic Review.**

(a) Conducting the Periodic Review. Throughout the Term of this Agreement, at least once every twelve (12) months following the execution of this Agreement, City shall review the extent of good-faith compliance by Developer with the terms of this Agreement. This review (the "**Periodic Review**") shall be conducted by the City Manager or his/her designee and shall be limited in scope to compliance with the terms of this Agreement pursuant to California Government Code § 65865.1. Developer also agrees to pay City annually the sum of Two Thousand Five Hundred Dollars ($2,500). The Two Thousand Five Hundred Dollars ($2,500) shall be increased annually thereafter by the CPI for the San Francisco Oakland Area, with the first increase implemented in January 2017 reflecting 2016 increases. Such Periodic Review Fee shall only be paid in the years in which a Periodic Review is actually conducted. Upon completion of the Project and issuance of the final certificate of occupancy, no further periodic review of this Agreement shall be required.

(b) Notice. At least ten (10) days prior to the Periodic Review, and in the manner prescribed in Article XII of this Agreement, City shall deposit in the mail to Developer a copy of any staff reports and documents to be used or relied upon in conducting the review and, to the extent practical, related exhibits concerning Developer's performance hereunder. Developer shall be permitted an opportunity to respond to City's evaluation of Developer's performance, either orally at a public hearing or in a written statement, at Developer's election. Such response shall be made to the City Manager.

(c) Good Faith Compliance. During the Periodic Review, the City Manager shall review Developer's good-faith compliance with the terms of this Agreement. At the conclusion of the Periodic Review, the City Manager shall make written findings and determinations, on the basis of substantial evidence, as to whether or not Developer has complied in good faith with the terms and conditions of this Agreement. The decision of the City Manager shall be appealable to the City Council. If the City Manager finds and determines that Developer has not complied with such terms and conditions, the City Manager may recommend to the City Council that it terminate or modify this Agreement by giving notice of its intention to do so, in the manner set forth in California Government Code §§ 65867 and 65868. The costs incurred by City in connection with the Periodic Review process described herein shall be shared equally by Developer and City.

(d) Failure to Properly Conduct Periodic Review. If, after thirty (30) days following Developer's notice requesting a Periodic Review, City fails to initiate the Periodic Review, such failure shall be conclusively deemed an approval by City of Developer's compliance with the terms of this Agreement.

(e) Written Notice of Compliance. With respect to any year for which Developer has been determined or deemed to have complied with this Agreement, City shall, within thirty (30) days following a written request by Developer, provide Developer with a written notice of compliance, in recordable form, duly executed and acknowledged by City. Developer shall have the right, in Developer's sole discretion, to record such notice of compliance.

Section 10.04 **Excusable Delay; Extension of Time of Performance**. In addition to specific provisions of this Agreement, neither party shall be deemed to be in default where delays in performance or failures to perform are due to, and a necessary outcome of, war, insurrection, terrorism, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities (including new or supplemental environmental regulations), enactment of conflicting State or Federal laws or regulations, or judicial decisions. Neither party shall be deemed to be in default where delays in performance or failure to perform are due to a court order arising out of or related to litigation attacking the validity of this Agreement, the Project Approvals, the Subsequent Approvals, or any permit, ordinance, entitlement or other action of a governmental agency other than City necessary for the development of the Project. Developer shall not be deemed to be in default where delays in performance or failure to perform are due to Developer's inability to obtain materials, power or public facilities (such as water or sewer service) to the Project and unrelated to Developer's actions or inactions and beyond Developer's control. Upon the properly noticed request of either party hereto, as required by Section 12.09, an extension of time for the performance of any obligation whose performance has been so prevented or delayed will be set forth in writing. The term of any such extension shall be equal to the period of the excusable delay, or longer, as may be mutually agreed upon in writing.

Section 10.05 **Legal Action**. Either party may, in addition to any other rights or remedies, institute legal action to cure, correct, or remedy any default, enforce any covenant or agreement herein, enjoin any threatened or attempted violation thereof, recover damages for any default, enforce by specific performance the obligations and rights of the parties hereto, or to obtain any remedies consistent with the purpose of this Agreement.

Section 10.06 **California Law**. This Agreement shall be construed and enforced in accordance with the laws of the State of California.

Section 10.07 **Resolution of Disputes**. With regard to any dispute involving development of the Project, the resolution of which is not provided for by this Agreement or Applicable Law, Developer shall, at City's request, meet with City. The parties to any such meetings shall attempt in good faith to resolve any such disputes. If the parties are then unable to resolve their dispute, either party may commence mediation by providing to JAMS, or its successor, and the other party a written request for mediation, setting forth the subject of the dispute and the relief requested. The parties will cooperate with JAMS and with one another in selecting a mediator from JAMS' panel of neutrals, and in scheduling the mediation proceedings. The parties covenant that they will participate in the mediation in good faith, and that they will share equally in its costs. All offers, promises, conduct and statements, whether oral or written, made in the course of the mediation by any of the parties, their agents, employees, experts and attorneys, and by the mediator and any JAMS employees, are confidential, privileged and inadmissible for any purpose, including impeachment, in any litigation or other proceeding involving the parties, provided that evidence that is otherwise admissible or discoverable shall not be rendered inadmissible or non-discoverable as a result of its use in the mediation. Either party may seek equitable relief prior to the mediation to preserve the status quo pending the completion of that process. Except for such an action to obtain equitable relief, neither party may commence a civil action with respect to the matters submitted to mediation until after the completion of the initial mediation session, or ninety (90) days after the date of filing the written request for mediation,

whichever occurs first. Mediation may continue after the commencement of a civil action, if the parties both agree in writing. The provisions of this Section 10.07 may be enforced by any Court of competent jurisdiction, and the party seeking enforcement shall be entitled to an award of all costs, fees and expenses, including attorney's fees, to be paid by the party against whom enforcement is ordered. Nothing in this Section 10.07 shall in any way be interpreted as requiring that Developer and City and/or City's designee reach agreement with regard to those matters being addressed, nor shall the outcome of these meetings be binding in any way on City or Developer unless expressly agreed to in writing by the parties to such meetings.

Section 10.08 **Attorneys' Fees**. In any legal action or other proceeding brought by either party to enforce or interpret a provision of this Agreement, the prevailing party is entitled to reasonable attorneys' fees and any related other costs incurred in that proceeding in addition to any other relief to which it is entitled.

Section 10.09 **Default by City or Developer**. In the event City or Developer defaults under the terms of this Agreement, City or Developer shall have all rights and remedies provided herein and under law.

ARTICLE XI
NO AGENCY, JOINT VENTURE OR PARTNERSHIP

It is specifically understood and agreed to by and between the parties hereto that unless otherwise expressly provided herein (a) the subject development is a private development; (b) City have no interest or responsibilities for, or duty to, third parties concerning any improvements until such time, and only until such time, that City accepts the same pursuant to the provisions of this Agreement or in connection with the various Project Approvals or Subsequent Approvals; (c) Developer shall have full power over and exclusive control of the Project herein described, subject only to the limitations and obligations of Developer under this Agreement, the Project Approvals, Subsequent Approvals, and Applicable Law; and (d) City and Developer hereby renounce the existence of any form of agency relationship, joint venture or partnership between City and Developer and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between City and Developer. The City agrees that Developer's obligations under this Agreement related to the construction of Project water, sewer and drainage infrastructure improvements, the grading and construction of traffic improvements, and the grading and construction of any other public improvements (collectively, the "**Public Improvements**") are all public works of improvement the City is requiring as a condition of regulatory approval of the Project and that the Project is an otherwise private development. The City further agrees that it will contribute no more money, or the equivalent of money, to the overall Project than is required to construct the Public Improvements and that City maintain no proprietary interest in the overall Project.

ARTICLE XII
MISCELLANEOUS

Section 12.01 **Incorporation of Recitals and Introductory Paragraph**. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

Section 12.02 **Enforceability**. City and Developer agree that unless this Agreement is amended or terminated pursuant to the provisions of this Agreement, this Agreement shall be enforceable by any party hereto notwithstanding any change hereafter enacted or adopted (whether by ordinance, resolution, initiative, or any other means) in any applicable general plan, specific plan, zoning ordinance, subdivision ordinance, or any other land use ordinance or building ordinance, resolution or other rule, regulation or policy adopted by City that changes, alters or amends the rules, regulations and policies applicable to the development of the Project Site at the time of the approval of this Agreement as provided by California Government Code § 65866. In the event of any conflict between the provisions of this Agreement and Applicable Law, the Project Approvals or any Subsequent Approval, this Agreement shall prevail.

Section 12.03 **Findings**. City hereby finds and determines that execution of this Agreement furthers public health, safety and general welfare and that the provisions of this Agreement are consistent with the General Plan.

Section 12.04 **Severability**. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable, either City or Developer may (in their sole and absolute discretion) terminate this Agreement by providing written notice of such termination to the other party.

Section 12.05 **Other Necessary Acts**. Each party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out the Project Approvals, Subsequent Approvals and this Agreement and to provide and secure to the other party the full and complete enjoyment of its rights and privileges hereunder.

Section 12.06 **Construction**. Each reference in this Agreement to this Agreement or any of the Project Approvals or Subsequent Approvals shall be deemed to refer to the Agreement, Project Approval or Subsequent Approval as it may be amended from time to time, whether or not the particular reference refers to such possible amendment. This Agreement has been reviewed and revised by legal counsel for both City and Developer, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

Section 12.07 **Other Miscellaneous Terms**. The singular shall include the plural; the masculine gender shall include the feminine; “shall” is mandatory; “may” is permissive. If there is more than one signer of this Agreement, the signer obligations are joint and several.

Section 12.08 **Covenants Running with the Land**. All of the provisions contained in this Agreement shall be binding upon the parties and their respective heirs, successors and assigns, representatives, lessees, and all other persons acquiring all or a portion of the Project, or any interest therein, whether by operation of law or in any manner whatsoever. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes

and shall constitute covenants running with the land pursuant to California law including, without limitation, California Civil Code § 1468. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Project, as appropriate, runs with the Project Site and is binding upon the owner of all or a portion of the Project Site and each successive owner during its ownership of such property.

Section 12.09 **Notices**. Any notice or communication required hereunder between City or Developer must be in writing, and may be given either personally, by fax (with original forwarded by regular U.S. Mail) by registered or certified mail (return receipt requested), or by Federal Express or other similar courier promising overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday or holiday shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any party hereto may at any time, by giving ten (10) days written notice to the other party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the parties at their addresses set forth below:

If to City, to: City Manager
City of Pittsburg
Civic Center
65 Civic Avenue
Pittsburg, CA 94565-2830

With Copies to: Ruthann G. Ziegler
City Attorney
Meyers Nave
555 Capitol Mall, Suite 1200
Sacramento, CA 95814

If to Developer, to: Albert D. Seeno, III
Sunnyside Pittsburg, LLC
4061 Port Chicago Hwy., Ste. H
Concord, CA 94520

With Copies to: Sunnyside Pittsburg, LLC
Attn: Legal Department
4021 Port Chicago Hwy.
Concord, CA 94520

Section 12.10 **Entire Agreement, Counterparts and Exhibits**. This Agreement is executed in two (2) duplicate counterparts, each of which is deemed to be an original. This Agreement consists of twenty-seven (27) pages and four (4) exhibits, which constitute in full the final and exclusive understanding and agreement of the parties and supersedes all negotiations or previous agreements of the parties with respect to all or any part of the subject matter hereof. All waivers of any provisions of this Agreement shall be in writing and signed by the appropriate authorities of City and Developer. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

EXHIBIT A - Legal Description
EXHIBIT A-1 - Project Site Diagram
EXHIBIT B - Applicable Fees

Section 12.11 **Recordation of Development Agreement**. Pursuant to California Government Code § 65868.5, no later than ten (10) days after City enters into this Agreement, the City Clerk shall record an executed copy of this Agreement, or Memorandum thereof, in the Official Records of the County of Contra Costa. The parties agree to cooperate as to preparation, execution, and recording of a Memorandum hereof.

[SIGNATURES FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, this Agreement has been entered into by and between Developer and City as of the day and year first above written.

CITY:

CITY OF PITTSBURG,
a California municipal corporation

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

By: _____
City Attorney

DEVELOPER:

SUNNYSIDE PITTSBURG, LLC,
a California limited liability company

By: _____
Name: _____
Title: _____

EXHIBIT A

LEGAL DESCRIPTION

PARCEL ONE:
Parcel 1, as shown on Parcel Map MS 676-03, filed August 14, 2004, in Book 191 of Parcel Maps at Pages 3and 4, Contra Costa County Records.

PARCEL TWO:
An appurtenant easement for utilities as disclosed by that certain document entitled “Final Order ofCondemnation” recorded February 26, 2003 as instrument No. 2003-090215 of Official Records, together withany amendment or modification recorded therewith.

PARCEL THREE:
Easements created in reference to Parcel One, above, in the deed from Pittsburg Partners, LLC, recordedDecember 10, 2004 in Official Records, under Recorder’s Series No. 2004-474318, for 1) “10-foot wide waterline easement”, 2) “10-foot wide sanitary sewer easement”, and 3) “ingress and egress easement”, over thoseportions of Parcel 1, Map of Subdivision 8587, filed November 14, 2002, Map Book 449, Page 13, Contra CostaCounty Records, more particularly described in said deed (2004-474318).

APN: 073-190-033

EXHIBIT A-1

PROJECT SITE DIAGRAM

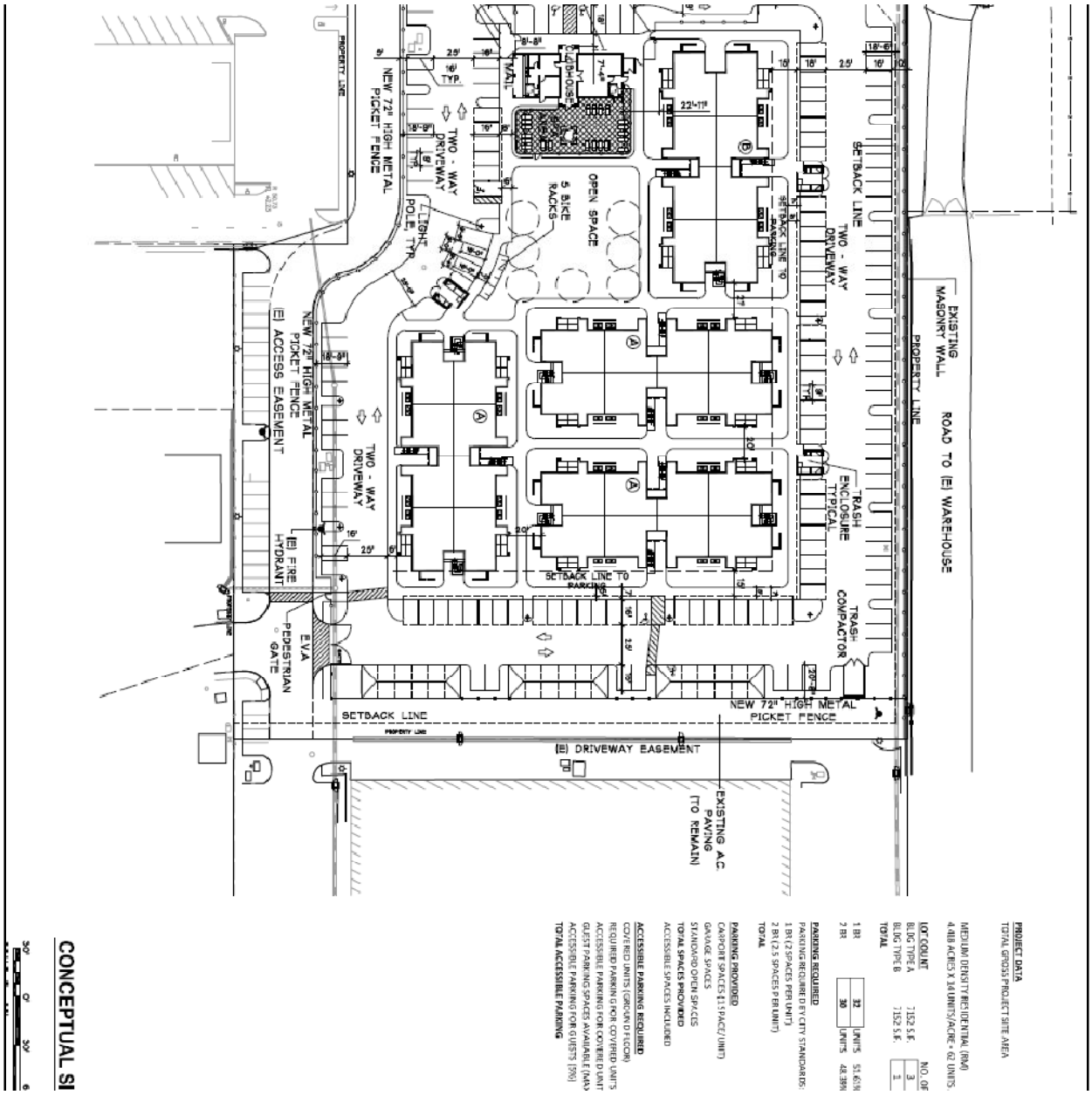


EXHIBIT B

APPLICABLE FEES

Building Division	
	Fee Description
	Permits:
1	Building Permit Fee Minimum
1	Building Permit Fees (Alterations and Repairs)
2	Building Permits Fees (New Commercial)
3	Building Permits Fees (New Industrial)
4	Building Permits Fees (New SFR Dwellings)
5	Building Permits Fees (New SFR Private Garages)
6	Building Permits Fees (New SFR decks / porches)
	Above SFR valuation calculation to remain constant. Table B to be adjusted by the prior year ENR 20-City Construction Cost Index every January 1st.
7	Reroof (Residential)
8	Reroof (Commercial)
	All Inclusive Permit Fees:
9	All Inclusive Permit Fees (Kitchen Alteration)
10	All Inclusive Permit Fees (Bathroom Alteration)
11	All Inclusive Permit Fees (Bathroom Alteration Each Additional)
12	All Inclusive Permit Fees (Window Replacement 1-5)
13	All Inclusive Permit Fees (Window Replacement >5)
14	All Inclusive Permit Fees (Window Replacement)
15	Plumbing Fee (Primary)
16	Plumbing Fee (Supplemental)
17	Water Heater Replacement
18	Re-piping - Supply Lines
19	Sewer Line Repair/Replace
20	Seismic Gas Valve

21	Electrical Fee (Primary)
22	Electrical Fee (Supplemental)
23	Electrical Service Upgrade – (200 amps or <)
24	Electrical Service Upgrade –(> 200 amps)
25	New Service (Pedestal)
26	Temporary Power
27	Mechanical Fee (Primary)
28	Mechanical Fee (Supplemental)
29	Furnace Change Out or New (100,000 btu or <)
30	AC New or Change Out
31	Furnace Change Out (100,000 btu or <) w/ AC
32	Furnace Change Out (>100,000 btu)
33	Insulation/ Energy Fee Per New Construction > 500 sf.
34	Swimming Pool Permit (Residential Fee)
35	Swimming Pool Permit (Commercial Fee)
36	Sign Permit (New Installation)
37	Sign Replacement (Channel Signage)
38	Sign Replacement (Channel Signage)
39	Sign Replacement (Monument Signage)
40	Sign Replacement (Projecting Signage)
41	Sign Replacement (Transom Signage)
42	Sign Replacement (Freestanding Signage)
43	Demolition (Residential)
44	Demolition (Commercial)
45	Moved Building Permit / Manufactured Home
46	Residential Photovoltaic Permit
47	Commercial Photovoltaic Permit
	Plan Review Fees:
48	Building Plan Review Fee

49	Expedited Plan Review
50	Foundation Only
51	Review In Excess of (2)
52	Fire and Termite Repair w/ Scope of Work
53	Energy Plan Review Fee (Commercial - New Construction)
54	Energy Plan Review Fee (Residential - New Construction)
55	Energy Plan Review Fee (Residential - Development Model)
56	Plumbing Plan Review Fee
57	Electrical Plan Review Fee
58	Mechanical Plan Review Fee
59	Swimming Pool Plan Review Fee (Custom)
60	Swimming Pool Plan Review Fee (Standardized Plans and Calculations)
61	Over Counter Plan Review Fee
62	Production Housing - Plan Review Fee
	Residential Rental Property Inspection Fee Schedule:
63	Initial Annual Inspection Fee and Registration Fee
64	Annual Program Fee
65	Annual Program Fee Completed Electronically (On Line)
	An initial verification inspection is conducted at the first time a property is placed into inventory. A renewal inspection is conducted each year thereafter or on the fourth year for properties that are self-inspected by the owner.
	Additional Inspection Fees:
66	Building
67	Plumbing, Electrical, Mechanical, etc.
68	Requested Special Inspection
69	Code Compliance Permit (Residence)
70	Code Compliance Permit (Commercial)
71	Code Compliance Permit (Work without a permit)
72	Code Compliance Permit (Reinstate Expired Permit - Final Inspection Only)
73	Code Compliance Permit (Reinstate Expired Permit - Second Inspection due to corrections)

74	Code Compliance Permit (Reinstate Expired Permit - Inspections beyond final remaining)
75	Garage Conversion
	Administrative Fees:
76	Fire Protection Collection Fee
77	Fire District Facilities Admin Fee (Single Family)
78	Fire District Facilities Admin Fee (Multi-Family)
79	Fire District Facilities Admin Fee (Office)
80	Fire District Facilities Admin Fee (Commercial)
81	Fire District Facilities Admin Fee (Industrial)
	Other Fees:
82	Water Meter – Purchase
83	Construction Water – pre-metered internal use
84	Copies
85	Document Imaging Fee (Subdivisions = BP Models Only)
86	Document Imaging Fee (Building Permit Fee)
87	Accessibility Fee (Non-Res Building Permit Fee)
88	NPDES Management Fee (Building Permit Fee)
89	Release of Tax Lien
90	Postage / Handling – Permits
91	Inspection outside of normal business hours
92	Re-inspection Fee
93	Inspections for which no fee is specifically indicated
	Building Standards Administration Fee
94	Permit Valuation - $1 - $25,000
95	Permit Valuation - $25,001 - $50,000
96	Permit Valuation - $50,001 - $75,000
97	Permit Valuation - $75,001 - $100,000
98	Every $25,000 or fraction thereof above $100,000
	Strong Motion Instrumental and Seismic Hazard Mapping

99	Category 1 (Residential 1 - 3 stories Building Permits over $5,000)
100	Category 2 (Commercial and Residential over 3 stories Building Permits over $2,381)
101	Category 1 Permits under $5,000 and Category 2 Permits under $2,381

Building Division Table I	
Plumbing Permit Fees - C.P.C.	
Permit Issuance	
1	Filing Fee
2	Filing Fee (Supplementary)
Plan Review	
1	Plan review fees for plumbing work shall be equal to 100% of Plumbing Permit
2	Additional plan review required by changes, additions or revisions to approved plans shall be assessed hourly
3	When plan check goes beyond a second review the applicant may be charged for subsequent reviews on an hourly basis or per the consultant's fee.
System Fee Schedule	
1	Residential construction (SFR and MFR > 500 sq. ft.
2	Commercial construction - Complete Building
3	Commercial construction - Shell only
4	Commercial construction - Vanilla Shell only
5	Commercial construction - Tenant Improvement
6	Commercial construction - Tenant Improvement (Restaurant)
7	Alterations or Additions residential and commercial
8	Trade Specific (Plumbing Only)
Other Inspection And Fees	
1	Inspection outside of normal business hours
2	Re-inspection Fee
3	Inspections for which no fee is specifically indicated

Building Division Table II	
Electrical Permit Fees - C.E.C.	
Permit Issuance	
1	Filing Fee
2	Filing Fee (Supplementary)
Plan Review	
1	Plan review fees for electrical work shall be equal to 100% of Electrical Permit
2	Additional plan review required by changes, additions or revisions to approved plans shall be assessed hourly
3	When plan check goes beyond a second review the applicant may be charged for subsequent reviews on an hourly basis or per the consultant's fee.
System Fee Schedule	
1	Residential construction (SFR and MFR > 500 sq. ft.
2	Commercial construction - Complete Building
3	Commercial construction - Shell only
4	Commercial construction - Vanilla Shell only
5	Commercial construction - Tenant Improvement
6	Commercial construction - Tenant Improvement (Restaurant)
7	Alterations or Additions residential and commercial
8	Trade Specific (Electrical Only)
Other Inspection And Fees	
1	Inspection outside of normal business hours
2	Re-inspection Fee
3	Inspections for which no fee is specifically indicated

Building Division Table III	
Mechanical Permit Fees - C.M.C.	
Permit Issuance	
1	Filing Fee
2	Filing Fee (Supplementary)
Plan Review	
1	Plan review fees for electrical work shall be equal to 100% of Mechanical Permit
2	Additional plan review required by changes, additions or revisions to approved plans shall be assessed hourly
3	When plan check goes beyond a second review the applicant may be charged for subsequent reviews on an hourly basis or per the consultant's fee.
System Fee Schedule	
1	Residential construction (SFR and MFR > 500 sq. ft.
2	Commercial construction - Complete Building
3	Commercial construction - Shell only
4	Commercial construction - Vanilla Shell only
5	Commercial construction - Tenant Improvement
6	Commercial construction - Tenant Improvement (Restaurant)
7	Alterations or Additions residential and commercial
8	Trade Specific (Mechanical Only)
Other Inspection And Fees	
1	Inspection outside of normal business hours
2	Re-inspection Fee
3	Inspections for which no fee is specifically indicated

Planning	
	Fee Description
1	Document Copies
2	Accessory Dwelling Unit
3	Annexation Review
4	Appeal - By Applicant
5	Appeal - By Non-applicant
6	Certificate of Compatibility (mobile/manufactured houses)
7	Design Review (administrative, awnings, color change)
8	Design Review (all other administrative)
9	Design Review - SFR Subdivision 5-50 Lots
10	Design Review - SFR Subdivision >50 lots
11	Design Review - MFR Base Fee 1-50 units
12	Design Review - MFR 50+
13	Design Review - New Wireless Telecomm Facility &CommBldg Remodel <5k s.f.
14	Design Review - Commercial Structure
15	Development Agreements
16	Environmental - Consultant Study (Pass Through)
17	Environmental – EIR (Pass Thru)
18	Environmental –Initial Study or Environmental Assessment
19	Environmental - Negative Declaration
20	Environmental - Notice of Determination (Pass Thru)
21	Environmental - F&G w/ND/no impacts (Pass Thru)
22	Environmental - F&G w/ND +impacts (Pass Thru)
23	Extension of Approval
24	Fence Height Exception/Tree Removal Permit
25	General Plan Amendment (alone)

26	General Plan Amendment (w/others)
27	Habitat Conservation Plan Administration
28	Home Occupation Permit
29	Commercial/Retail Permit
30	Outdoor Dining Permit
31	Preliminary Plan Review
32	Sign Review - Freestanding (Admin)
33	Sign Review - Wall Sign (Admin)
34	Sign Review - Sign Program
35	Sign Review - Sign Exception
36	Sign Review - Temporary Signs
37	Sign Review - Billboard
38	Subdivision Minor
39	Subdivision Major - Base Fee 1-100 acres
40	Subdivision Major - Base Fee >100 acres
41	Rezoning Request - PUD/Overlay
42	Rezoning Request - Standard Zone
43	Temp Activity Permit
44	Use Permit - Existing Bldg& Non-sensitive
45	Use Permit - New Const and/or Sensitive
46	Variance Review – Standard
47	Zoning Administrator Approval (large day care home, small recycling facility, home occupation permit, telecommunications collocation)
48	Zoning Code Amendment
49	Zoning Compliance Letter
	Planning Document Charges:
50	General Plan
51	General Plan Map
52	Zoning Maps
53	Zoning Ordinance

54	Penalty of Returned Checks
55	Housing Element
56	Subdivision Ordinance
57	Adopted Design Review Guidelines
58	General Plan Update EIR
59	General Plan Update

Engineering	
	Fee Description
1	Copies
2	Documents (36” wide paper)
3	Document (18” wide paper)
4	Construction Bid Packages
5	Parcel Map Waiver
6	Minor Subdivision Map Check
7	Major Subdivision Map processing fee - Base Fee
8	Subdivision Improvement Plan Check
9	Subdivision Improvement Inspection ($0-$500k)
10	Subdivision Improvement Inspection ($500,001 - $5M)
11	Subdivision Improvement Inspection (> $5 million)
12	Encroachment Plan Check - Simple
13	Encroachment Inspection - Simple
14	Encroachment Permit Plan Review
15	Encroachment Permit Inspection
16	Grading Plan Review
17	Grading Inspection
18	Development Agreement Preparation
19	Right-of-Way Easement Aband/Vac
20	Address Change/New Add.
21	Street Name Change
22	Flood Zone Verification
23	Transportation Permit (2 day permit)
24	Transportation Permit (Annual)
25	Plan Check - Single Parcel (SF)
26	Inspection - Single Parcel (SF)
27	Plan Check - Single Parcel (MF)
28	Inspection - Single Parcel (MF)

29	Plan Check - Single Parcel (Acreage)
30	Inspection - Single Parcel (Acreage)
31	Final Map Mylar Deposit
32	As Built Mylar Deposit
33	Sewer Inspection Deposit
33A	Storm Drain Inspection Deposit
34	Geographical Information System (Residential - Base)
35	Geographical Information System (Commercial)
	NPDES Plan Review (SWPPP and/or C.3 Storm water Control Plan)
36	10,000 sf to 1 acre or Risk Factor 1
37	>1 acre or Risk Factor 2 and 3
38	NPDES Inspection Risk Factor 1
39	NPDES Inspection Risk Factor 2 and 3
40	Work Without Permit Investigation
	Engineering Document Charges
41	Water Master Plan
42	Waste Water Master Plan
43	CIP (Capital Improvement Project)
44	Grading Erosion Sediment Ordinance
45	City's Specs and Details (Pkg. of 2)
46	City's Specs (Pkg. of 1)
47	City's Detail (Pkg. of 1)
	Impact Fees
48	Water Connection (Facility Reserve Fee)
49	Sewer Connection (Facility Reserve Fee)
50	Regional Traffic Mitigation Fee
51	Pittsburg Traffic Mitigation Fee
52	In-Lieu Parkland Dedication Fee

Public Works - Water Service Charges

	Fee Description
1	New Utility Account Set-up
2	Meter Shut Off/Meter Turn On
3	Meter Shut Off (Meter locked)/Meter Turn On
4	Meter Shut Off (Meter pulled)/Meter Turn On
5	Meter Tampering fee (No active account)
6	After hours turn-ons
7	Verify meter reads
8	Fire hydrant meter - check or field read
9	Field test - water meter (up to and including 2" - from front hose bib)
10	Remove and test - water meter: 5/8" to 1"
11	Remove and test - water meter: 1 1/2" to 2"
12	Test - water meter > 2" and all others not listed
13	Sewer Back-up (customer's lateral)
14	Bacteriological Testing - first
15	Bacteriological Testing - additional
16	New Hydrant Account Set-up
17	NSF
18	ACH Reject
19	Credit Card Fraud
20	Write-off/Collection Processing
21	Meter Replacement
22	Trip Charge

2873576.1

ATTACHMENT 3

RECEIVED

AUG 25 2017

PLANNING DIVISION

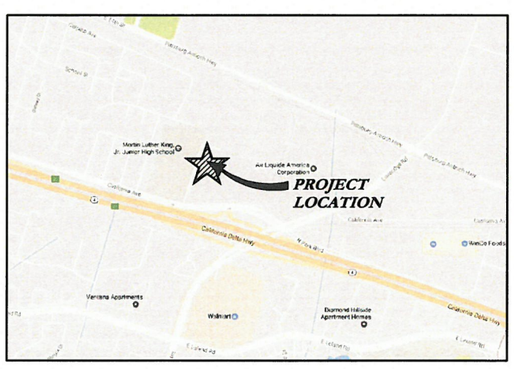
EDGEWATER APARTMENTS

PITTSBURG, CALIFORNIA

VICINITY MAP

NOT TO SCALE

NORTH



SHEET INDEX

A1	CONCEPTUAL SITE PLAN
A2.1	BLDG TYPE 'A' - MASSING & ROOF PLANS
A2.2	BLDG TYPES 'B' - MASSING & ROOF PLANS
A3.1	BLDG TYPE 'A' - ELEVATIONS
A3.2	BLDG TYPE 'B' - ELEVATIONS
A4.1	CLUBHOUSE - MASSING & ROOF PLANS
A4.2	CLUBHOUSE & TRASH ENCLOSURE - ELEVATIONS
A4.3	TYPICAL GARAGE - PLANS & ELEVATIONS
A5.1	UNIT TYPE 'A' - FLOOR PLANS
A5.2	UNIT TYPE 'B' - FLOOR PLANS
A6	COLOR CHART & DESIGN ELEMENTS
A7	SITE ENTRY SIGN & EQUIPMENT SCREEN

LCA ARCHITECTS

CARL E. CAMPOS | DAVID BOGSTAD | PETER STACKPOLE
245 YGNACIO VALLEY ROAD, WALNUT CREEK, CALIFORNIA 94596
(925) 944-1620 | (925) 944-1660 FAX | WWW.LCA-ARCHITECTS.COM

EDGEWATER APARTMENTS

CARION COURT, PITTSBURG, CALIFORNIA

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COVER SHEET

SCALE: N.T.S.

DATE: 08 / 10 / 2017

REVISIONS:

05 / 12 / 2017

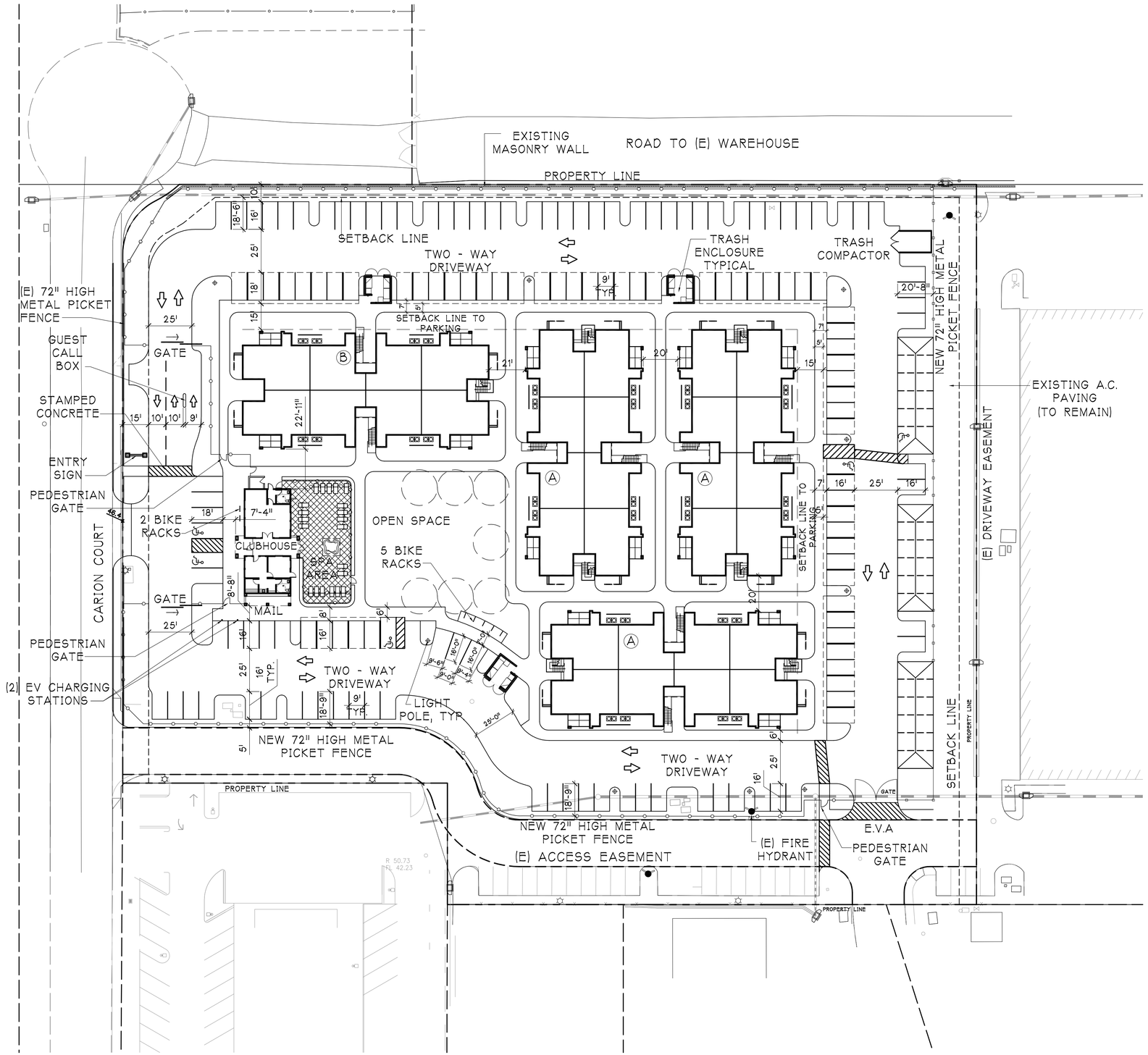
06 / 05 / 2017

08 / 10 / 2017

PROJECT NO. 10011

A0

SHEET OF



PROJECT DATA

TOTAL GROSS PROJECT SITE AREA 4.418 AC 192,448 S.F.

MEDIUM DENSITY RESIDENTIAL (RM)
4.418 ACRES X 14 UNITS/ACRE = 62 UNITS ALLOWED

LOT COUNT

		NO. OF BLDGS		NO. OF UNITS/BLDG		
BLDG TYPE A	7152 S.F.	3	X	16	=	48
BLDG TYPE B	7152 S.F.	1	X	14	=	14
TOTAL					UNITS	62

1 BR	32	UNITS	51.61%
2 BR	30	UNITS	48.39%

PARKING REQUIRED

PARKING REQUIRED BY CITY STANDARDS:

1 BR (2 SPACES PER UNIT)	64	SPACES
2 BR (2.5 SPACES PER UNIT)	75	SPACES
TOTAL	139	SPACES

PARKING PROVIDED

CARPORT SPACES (1 SPACE/UNIT)	62	SPACES
GARAGE SPACES	18	SPACES
STANDARD OPEN SPACES	89	SPACES
TOTAL SPACES PROVIDED	169	SPACES
ACCESSIBLE SPACES INCLUDED	5	SPACES

ACCESSIBLE PARKING REQUIRED

COVERED UNITS (GROUND FLOOR)	32	UNITS
REQUIRED PARKING FOR COVERED UNITS	72	SPACES
ACCESSIBLE PARKING FOR COVERED UNITS (2%)	2	SPACES
GUEST PARKING SPACES AVAILABLE (MAXIMUM)	32	SPACES
ACCESSIBLE PARKING FOR GUESTS (5%)	2	SPACES
TOTAL ACCESSIBLE PARKING	4	SPACES

CONCEPTUAL SITE PLAN

30' 0' 30' 60'
SCALE: 1" = 30'

NORTH

LCA ARCHITECTS
CARL E. CAMPOS | DAVID BOSSTAD | PETER STACKPOLE
4424 CLAYTON ROAD, SUITE 5, CONCORD, CALIFORNIA 94596
(925) 944-1626 | (925) 944-1666 FAX | WWW.LCA-ARCHITECTS.COM

EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

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CONCEPTUAL SITE PLAN, PROJECT DATA

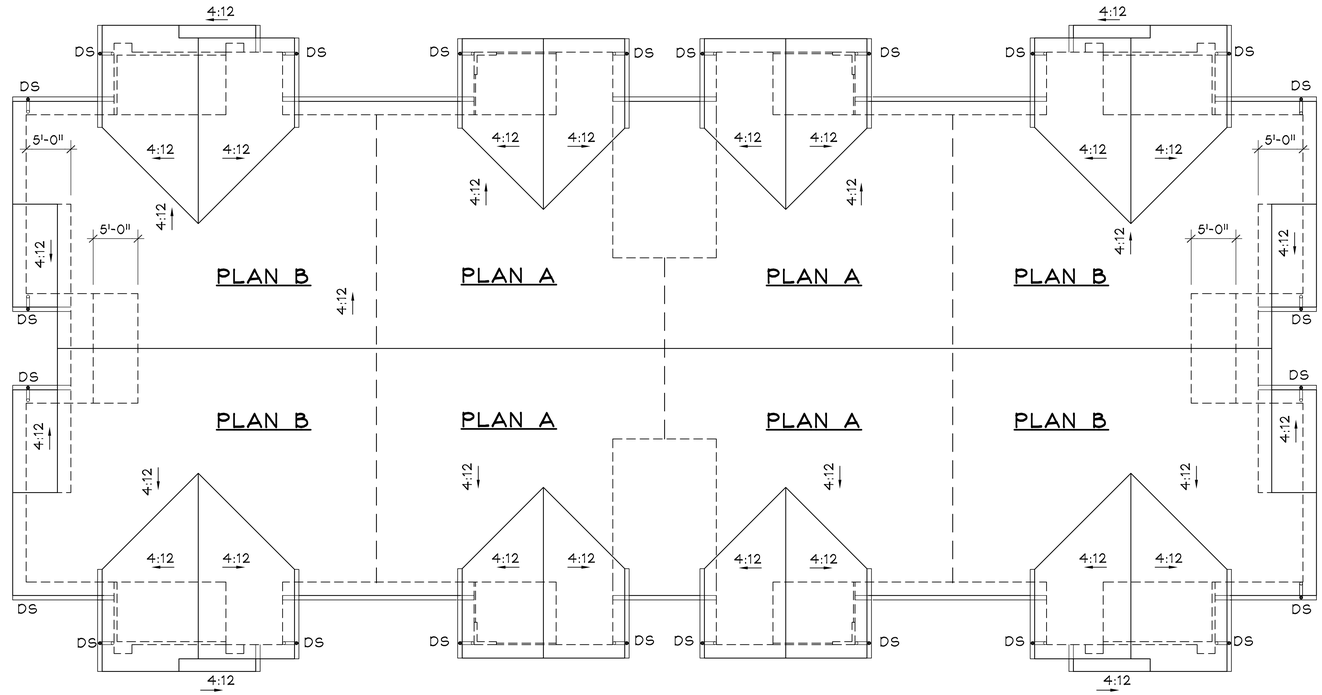
SCALE: AS SHOWN
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

PROJECT NO. 10011

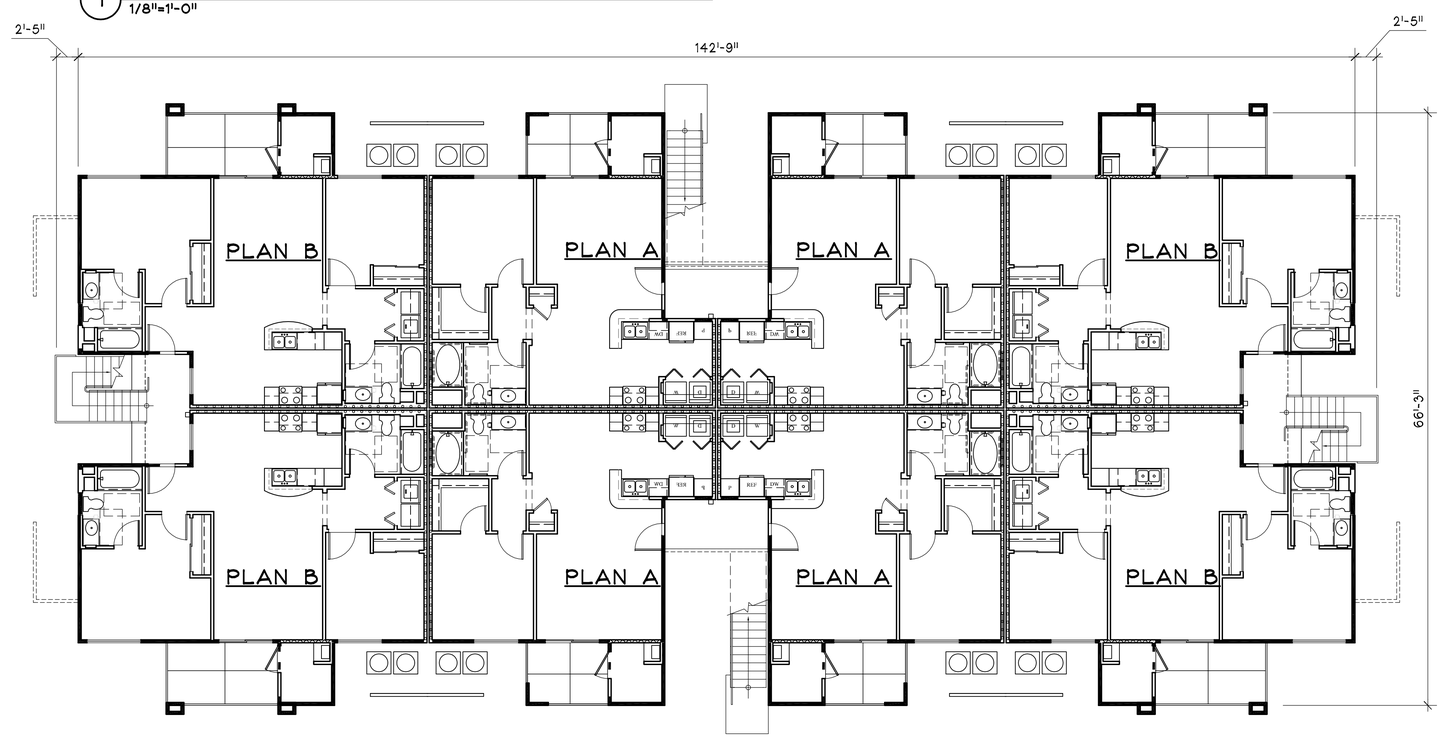
A1

SHEET OF



1 ROOF PLAN - BUILDING TYPE A
1/8"=1'-0"

PLAN A: 1 BR, 1 BATH
PLAN B: 2 BR, 2 BATH



2 MASSING PLAN BUILDING TYPE A - 1ST FLOOR
1/8"=1'-0"

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

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CARL E. CAMPOS | DAVID BOSSTAD | PETER STACKPOLE
2424 CONTRA COSTA BLVD, SUITE 200, PLEASANT HILL, CALIFORNIA 94596
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MASSING &
ROOF PLAN
TYPE A
16 UNITS

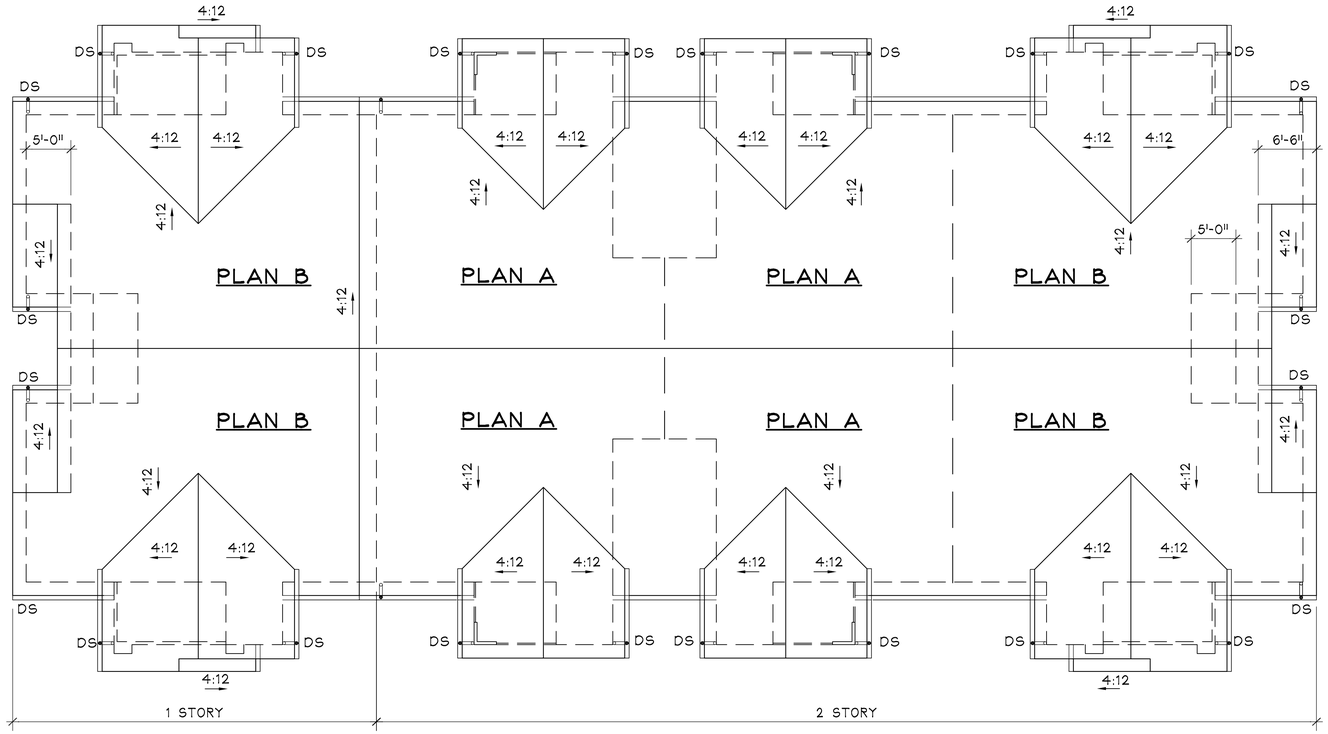
SCALE:
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

PROJECT NO. 10011

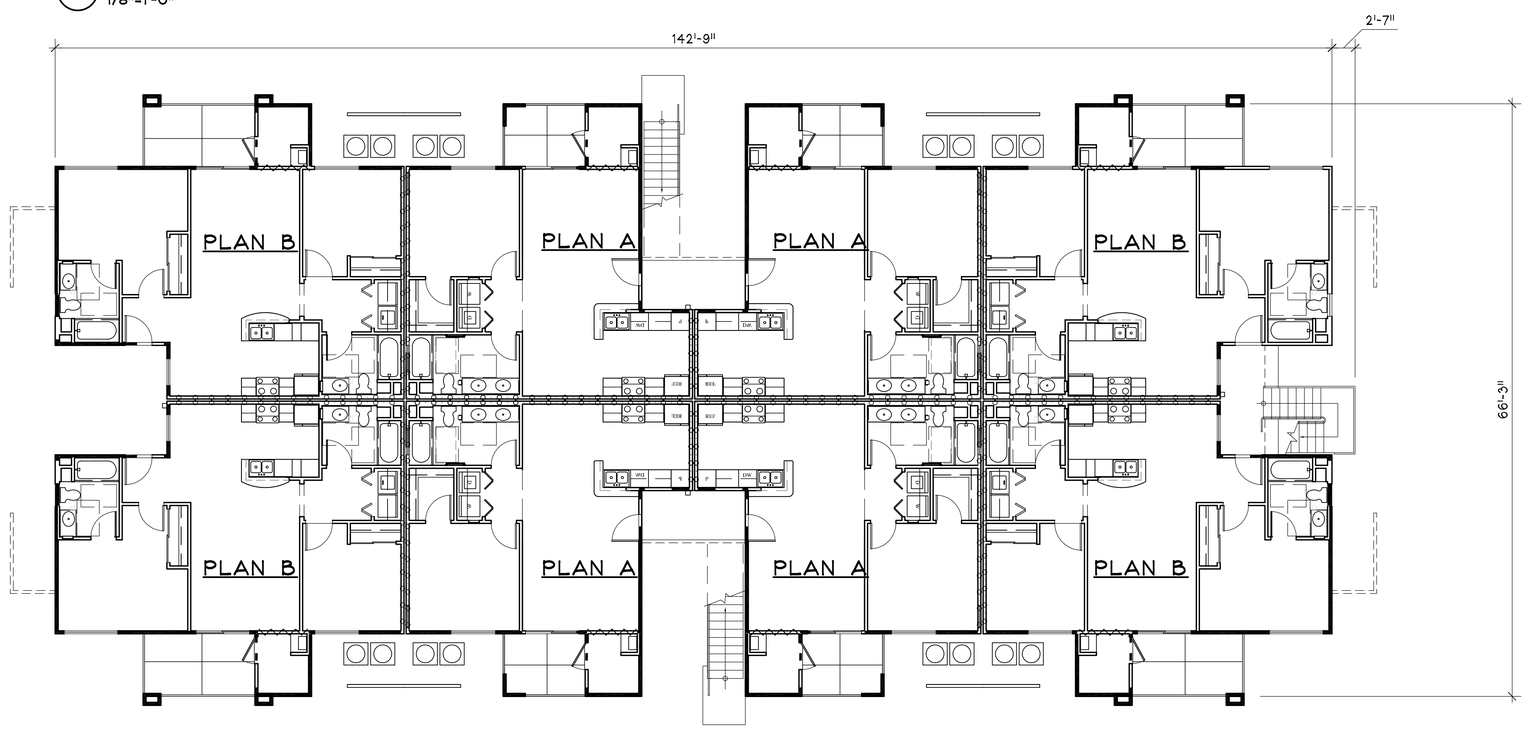
A2.1

SHEET OF



1 ROOF PLAN - BUILDING TYPE B
1/8"=1'-0"

PLAN A: 1 BR, 1 BATH
PLAN B: 2 BR, 2 BATH



2 MASSING PLAN BUILDING TYPE B - 1ST FLOOR
1/8"=1'-0"

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

LCA ARCHITECTS
CARL E. CAMPOS | DAVID BOSSTAD | PETER STACKPOLE
2424 STANDISH LEAVENWORTH, SUITE A, CONCORD, CALIFORNIA 94596
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MASSING &
ROOF PLAN
TYPE B
14 UNITS

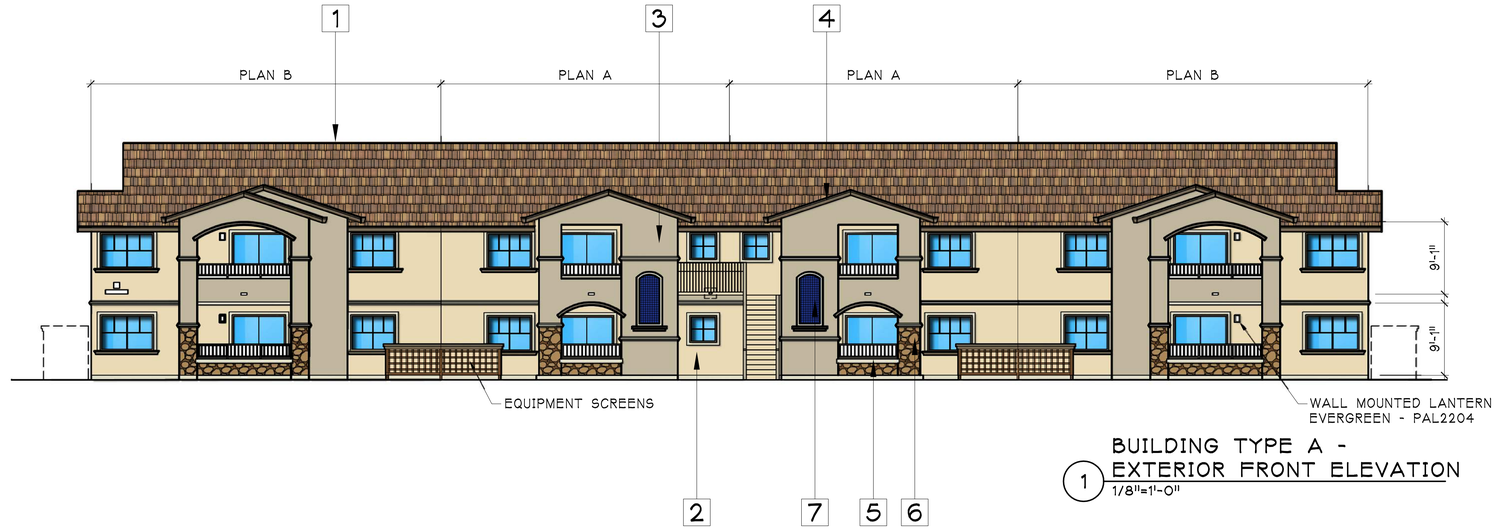
SCALE:
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

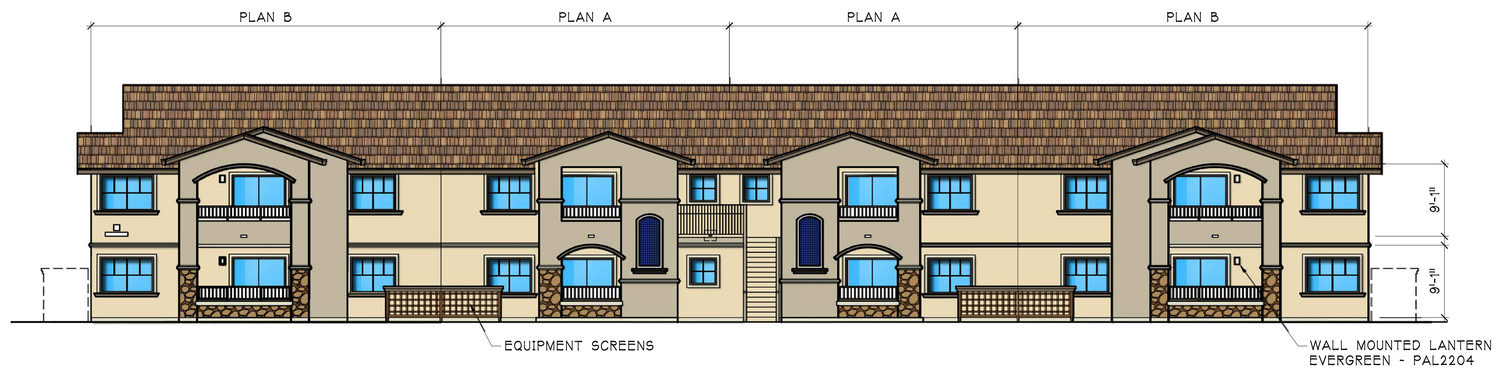
PROJECT NO. 10011

A2.2

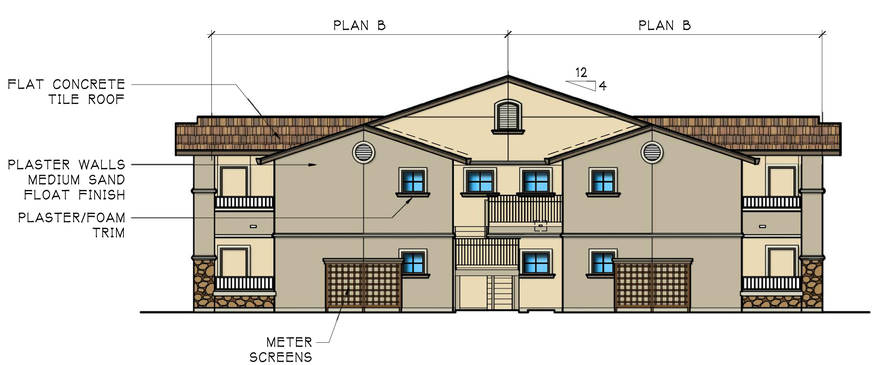
SHEET OF



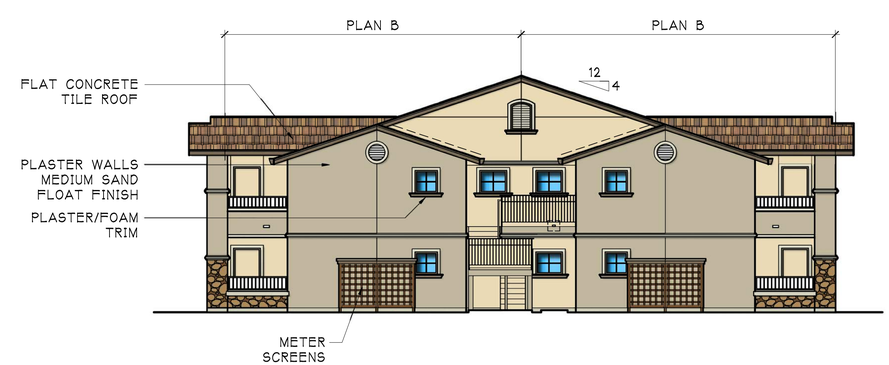
1 BUILDING TYPE A - EXTERIOR FRONT ELEVATION
1/8"=1'-0"



2 BUILDING TYPE A - EXTERIOR REAR ELEVATION
1/8"=1'-0"



3 BUILDING TYPE A - SIDE ELEVATION
1/8"=1'-0"



4 BUILDING TYPE A - SIDE ELEVATION
1/8"=1'-0"

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CARION COURT, PITTSBURG, CALIFORNIA

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EXTERIOR ELEVATIONS
BLDG. TYPE A
16 UNIT

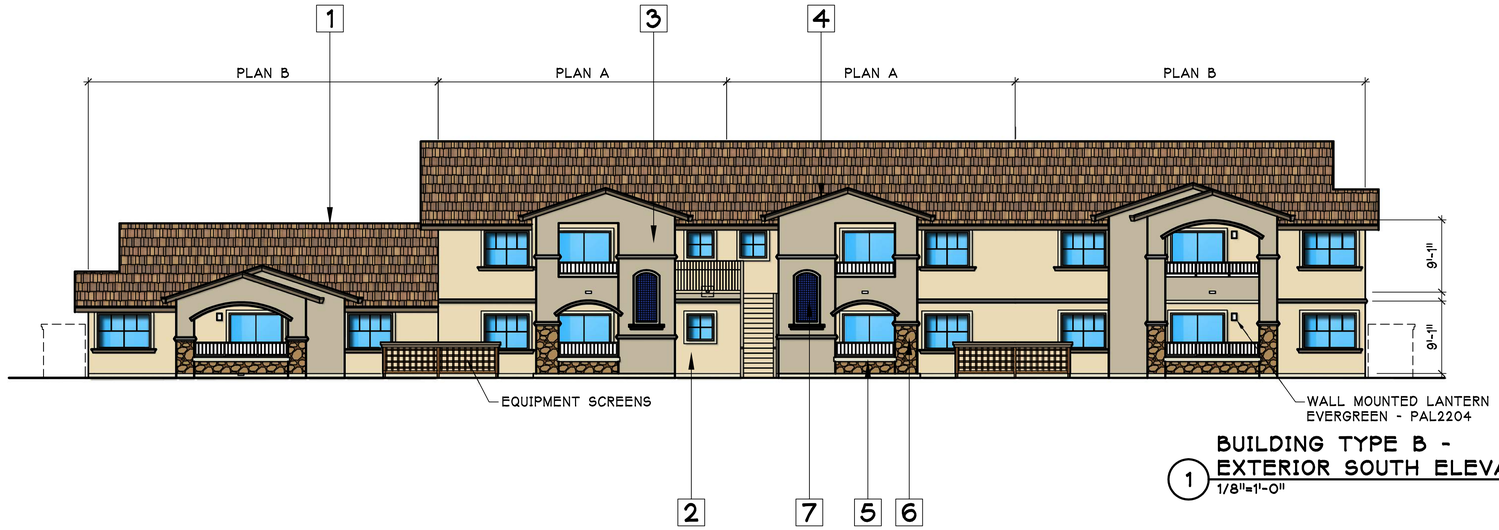
SCALE:
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

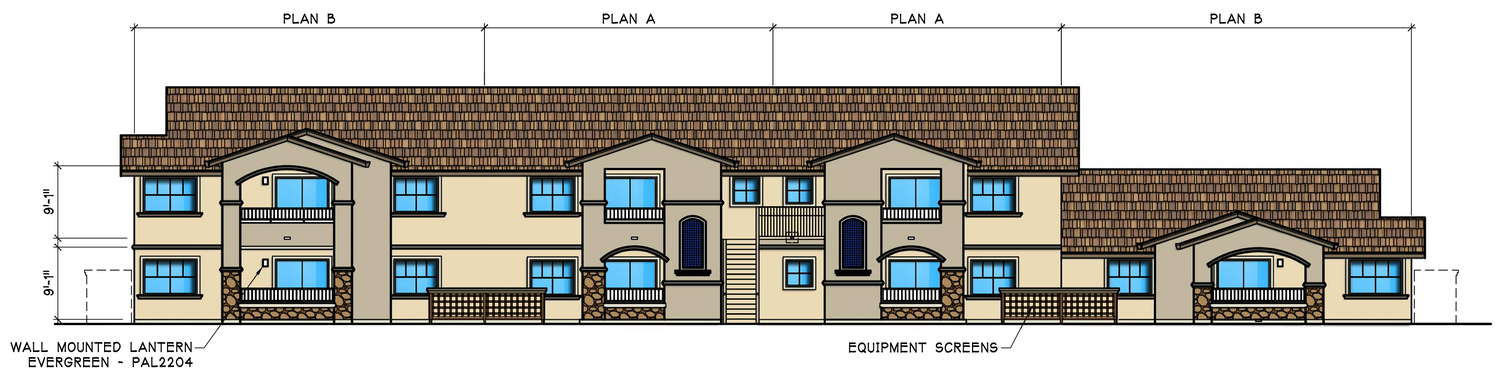
PROJECT NO. 10011

A3.1

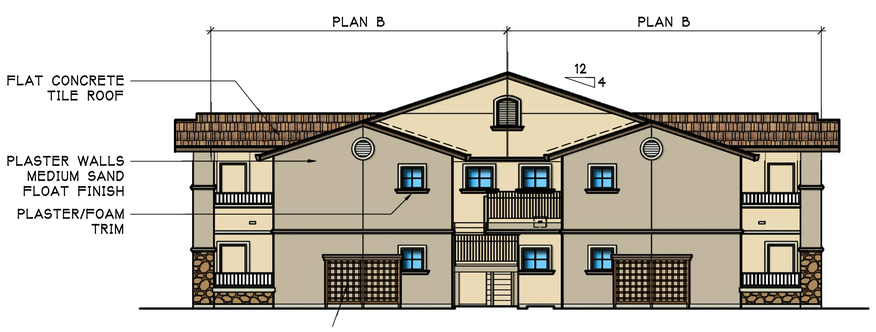
SHEET OF



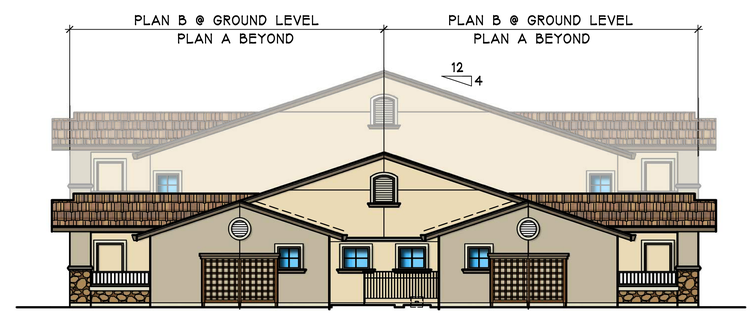
1 BUILDING TYPE B - EXTERIOR SOUTH ELEVATION
1/8"=1'-0"



2 BUILDING TYPE B - EXTERIOR NORTH ELEVATION
1/8"=1'-0"



3 BUILDING TYPE B - SIDE ELEVATION
1/8"=1'-0"



4 BUILDING TYPE B - SIDE ELEVATION
1/8"=1'-0"

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EXTERIOR ELEVATIONS
BLDG. TYPE B
14 UNIT

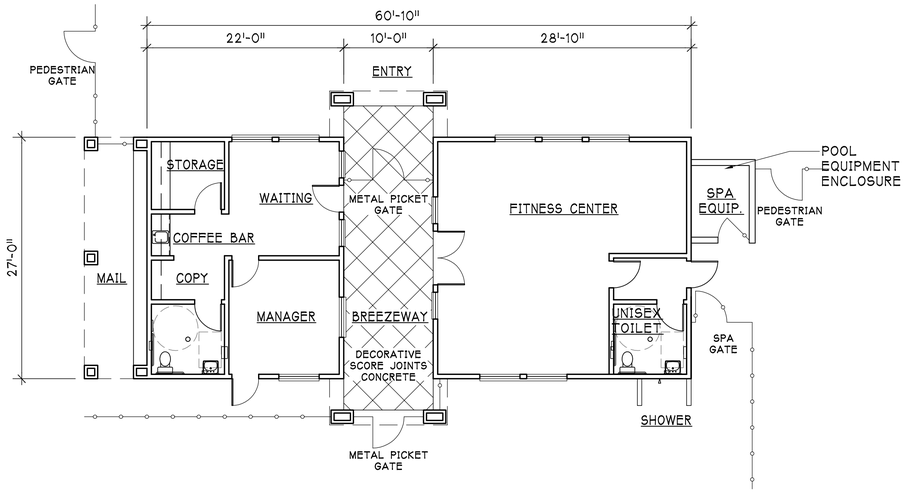
SCALE: AS NOTED
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

PROJECT NO. 10011

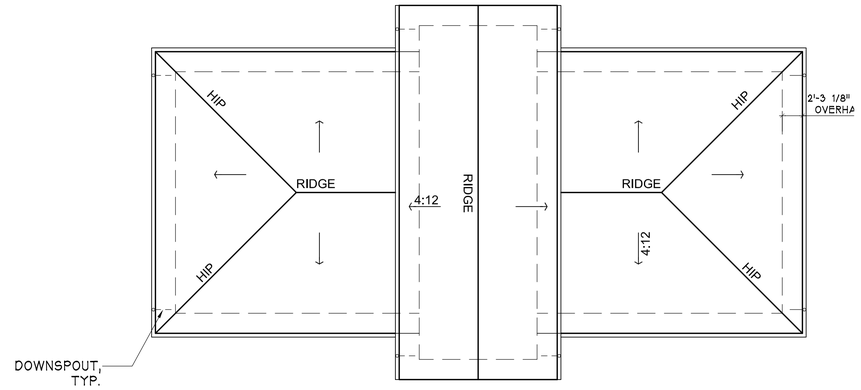
A3.2

SHEET OF

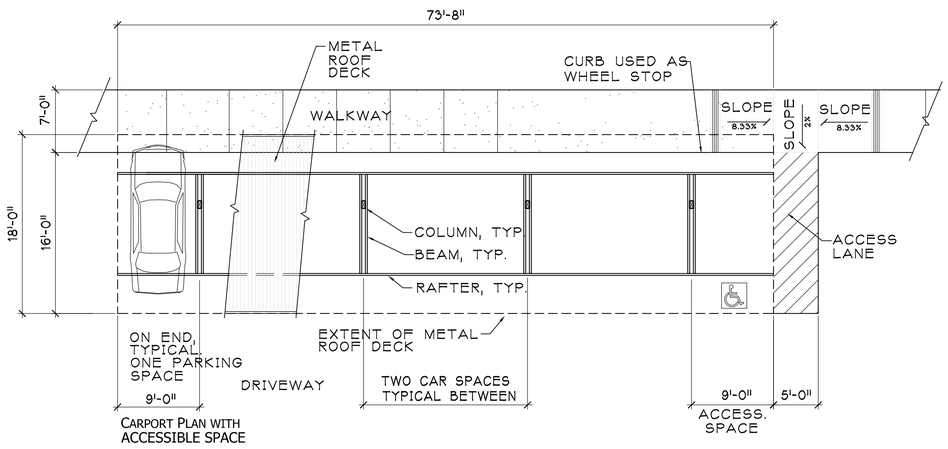


2 CLUBHOUSE FLOOR PLAN
1/8"=1'-0"

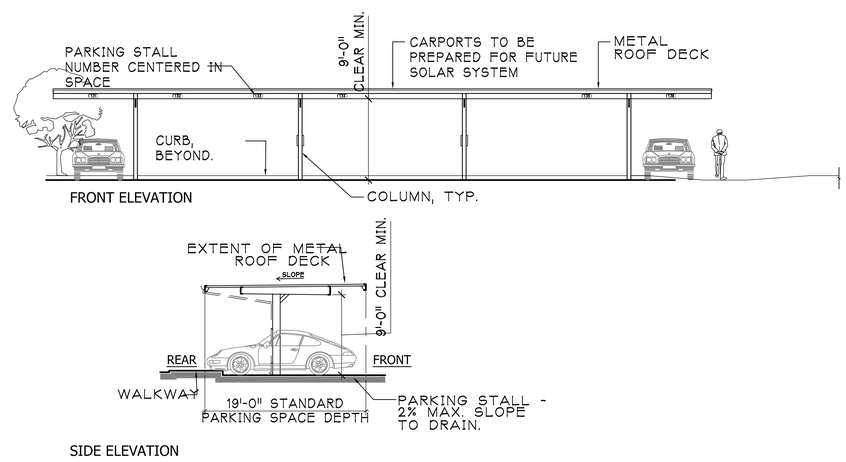
AREA CALC.
1,323 SF



1 CLUBHOUSE ROOF PLAN
1/8"=1'-0"



3 CARPORT PLAN
1/8"=1'-0"



4 CARPORT ELEVATIONS
1/8"=1'-0"

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"

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CLUBHOUSE PLANS & TYPICAL CARPORT

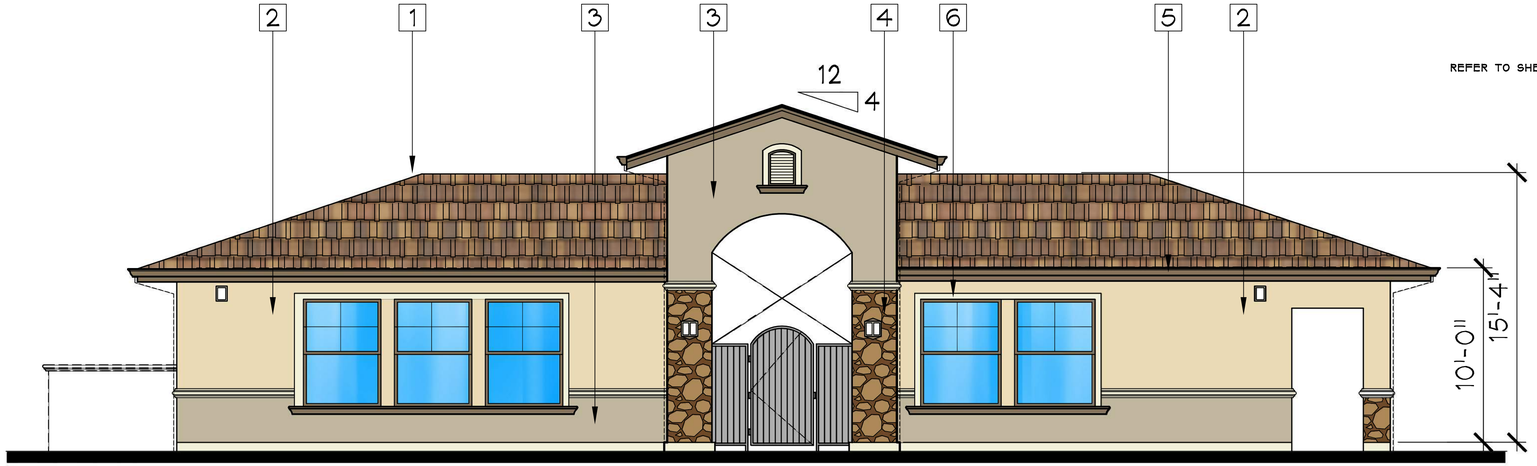
SCALE: 1/8" = 1'-0"
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

PROJECT NO. 10011

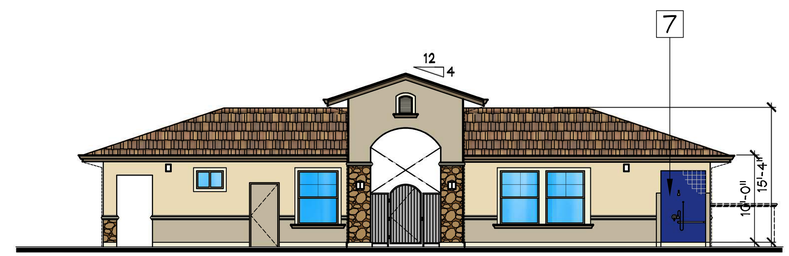
A4.1

SHEET OF

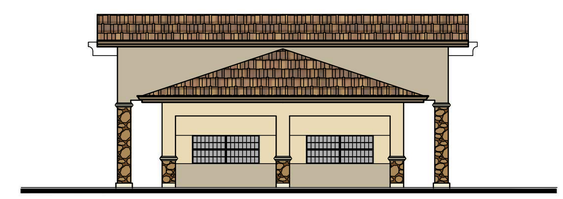


REFER TO SHEET A6 FOR COLOR & MATERIAL SELECTIONS

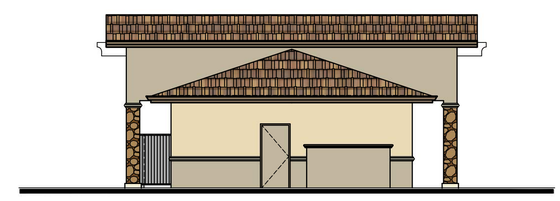
1 FRONT ELEVATION
1/4"=1'-0"



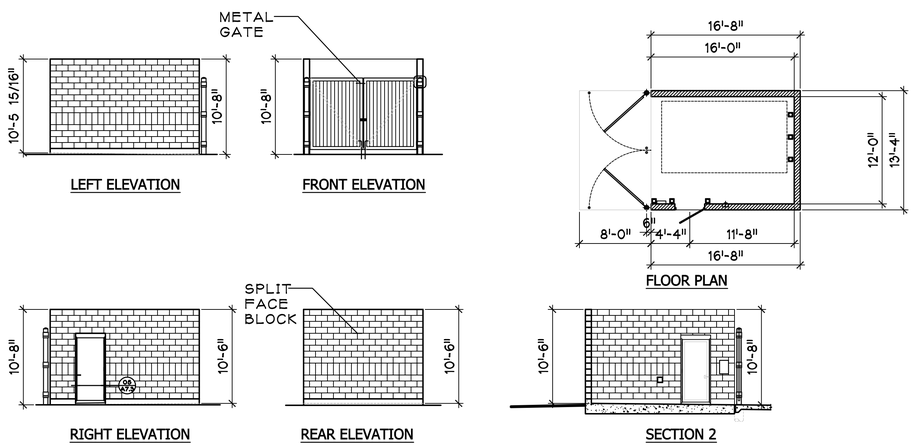
2 REAR ELEVATION
1/8"=1'-0"



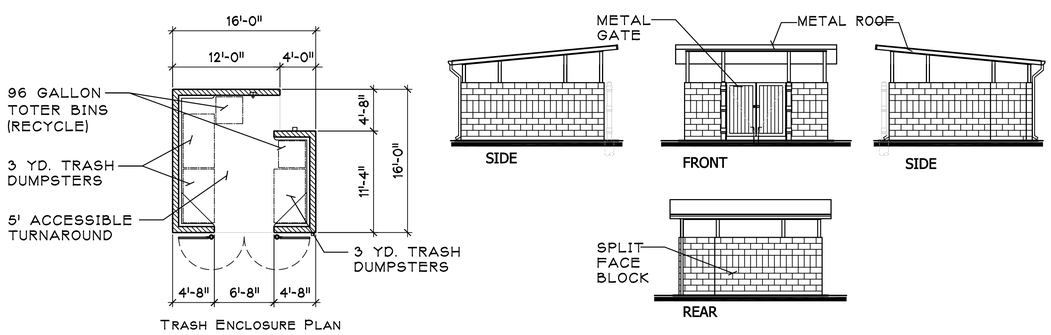
3 RIGHT SIDE ELEVATION
1/8"=1'-0"



4 LEFT SIDE ELEVATION
1/8"=1'-0"



5 TRASH COMPACTOR PLAN & ELEVATION
1/8"=1'-0"



6 TRASH ENCLOSURE PLAN & ELEVATION
1/8"=1'-0"

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CLUBHOUSE ELEVATIONS/TRASH AND COMPACTOR ENCLOSURES

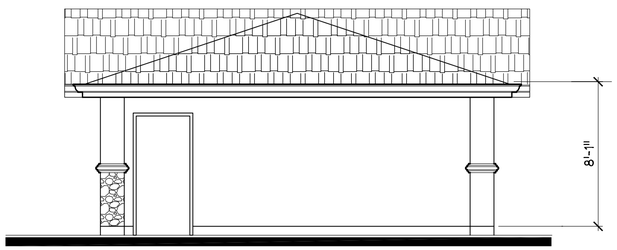
SCALE:
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

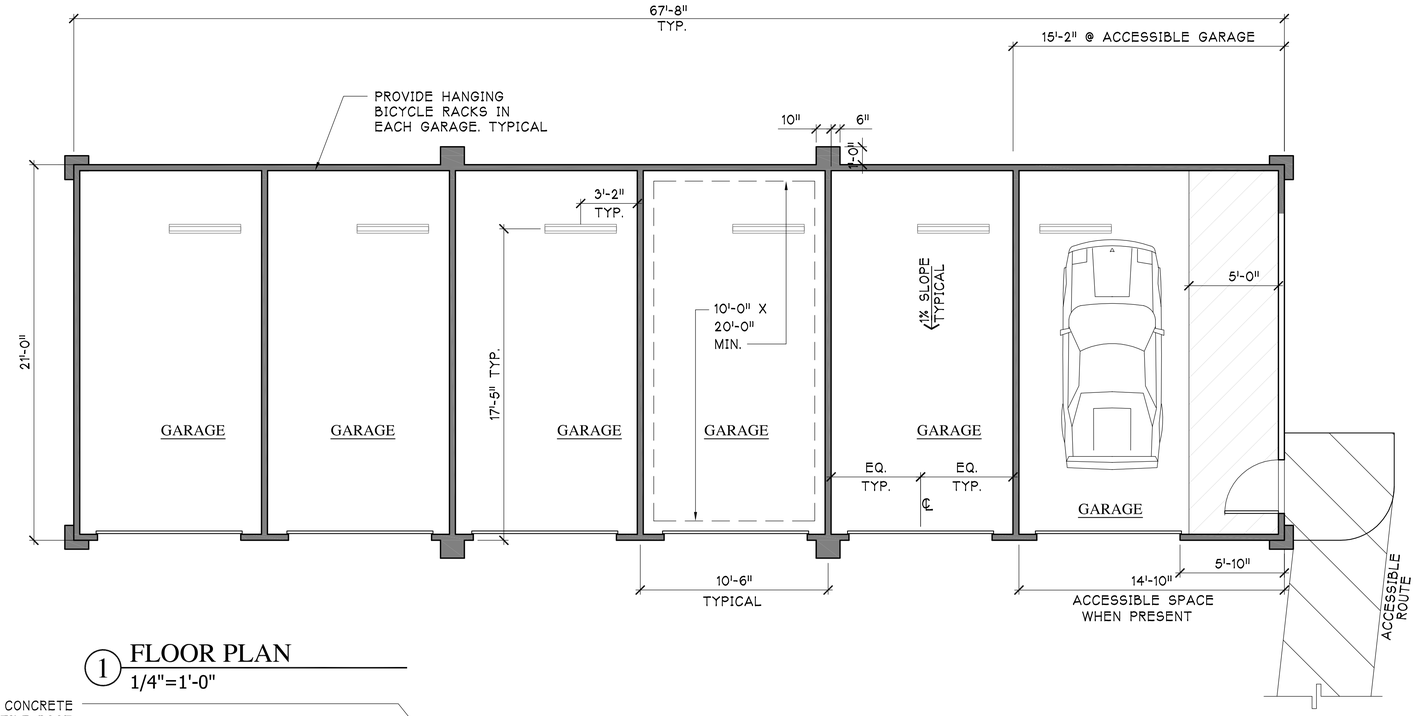
PROJECT NO. 10011

A4.2

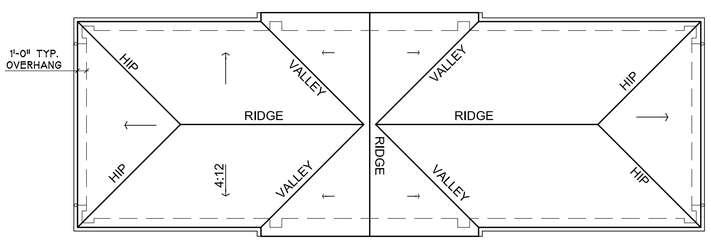
SHEET OF



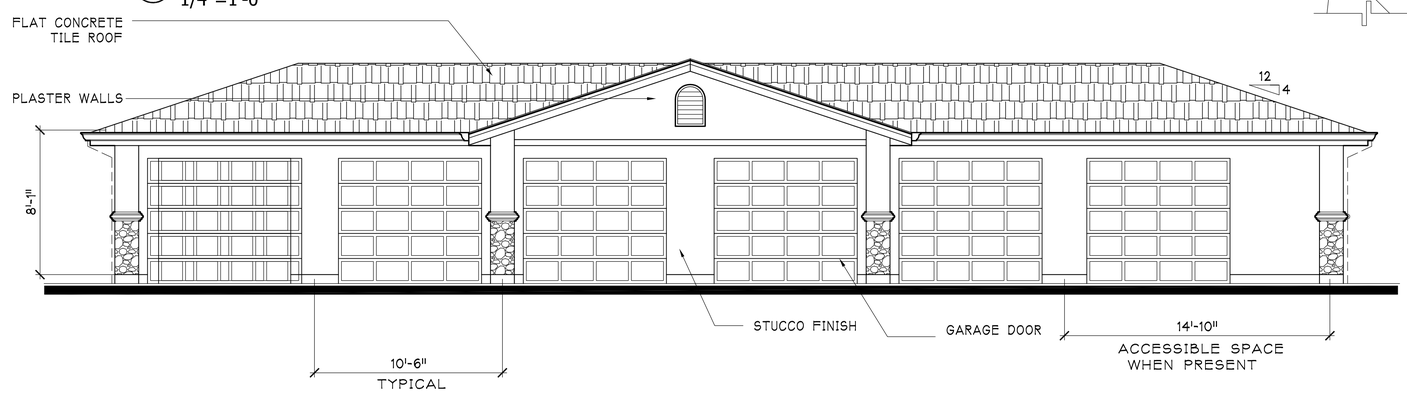
3 RIGHT ELEVATION
1/4"=1'-0"



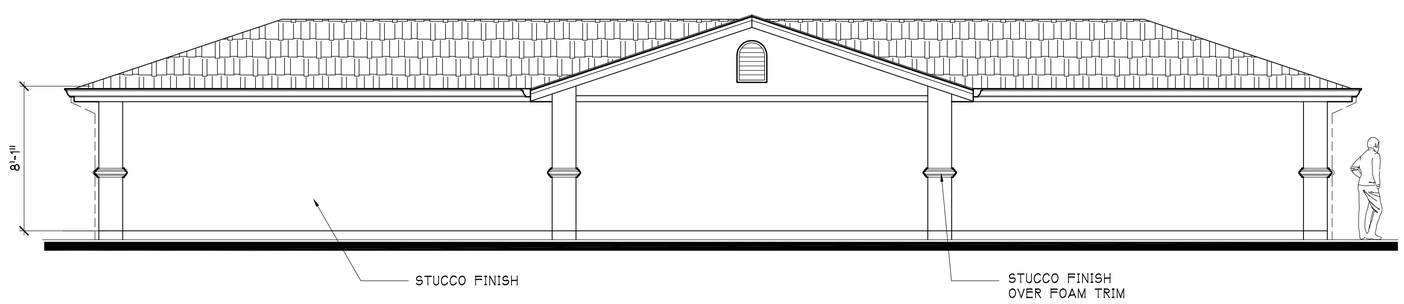
1 FLOOR PLAN
1/4"=1'-0"



5 ROOF PLAN
1/8"=1'-0"



2 FRONT ELEVATION
1/4"=1'-0"



4 REAR ELEVATION
1/4"=1'-0"

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TYPICAL
GARAGE
ELEVATIONS
& PLANS

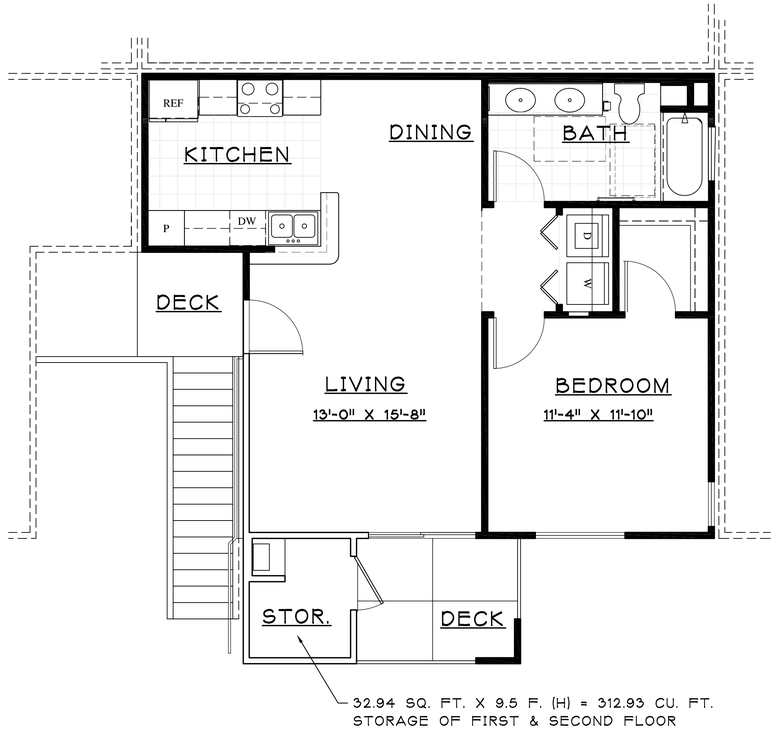
SCALE:
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

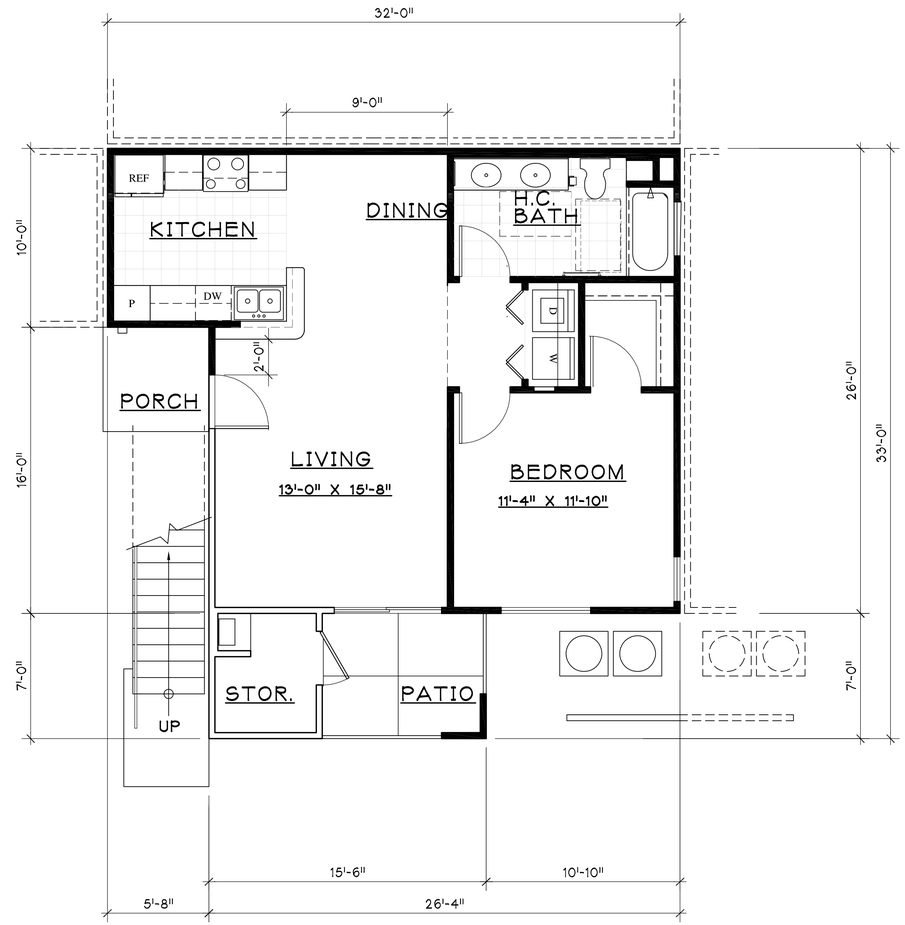
PROJECT NO. 10011

A4.3

SHEET OF



2 UPPER FLOOR PLAN
1/4"=1'-0"



1 LOWER FLOOR PLAN (H/C UNIT)
1/4"=1'-0"

UNIT AREA CALC.

1.	UNIT	741 S.F.
2.	STORAGE	42
3.	PATIO	88
4.	ENTRANCE PORCH	31
5.	DECK	69
6.	STAIR	60

4' 0' 4' 8'
SCALE: 1/4" = 1'-0"

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FLOOR PLANS
UNIT A

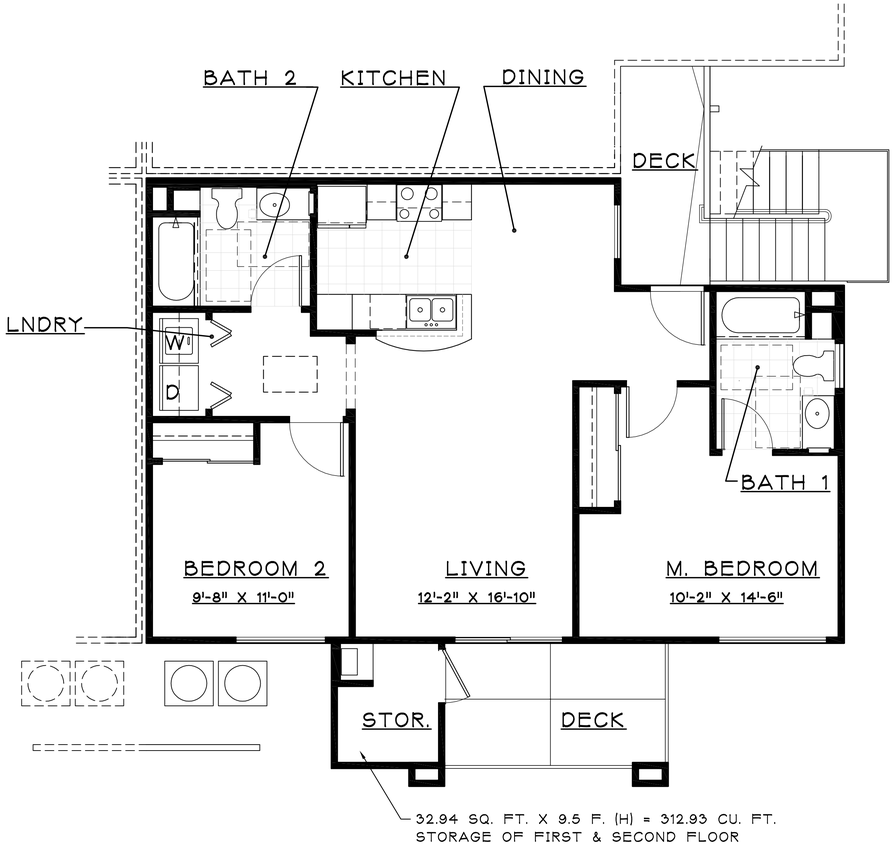
SCALE:
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

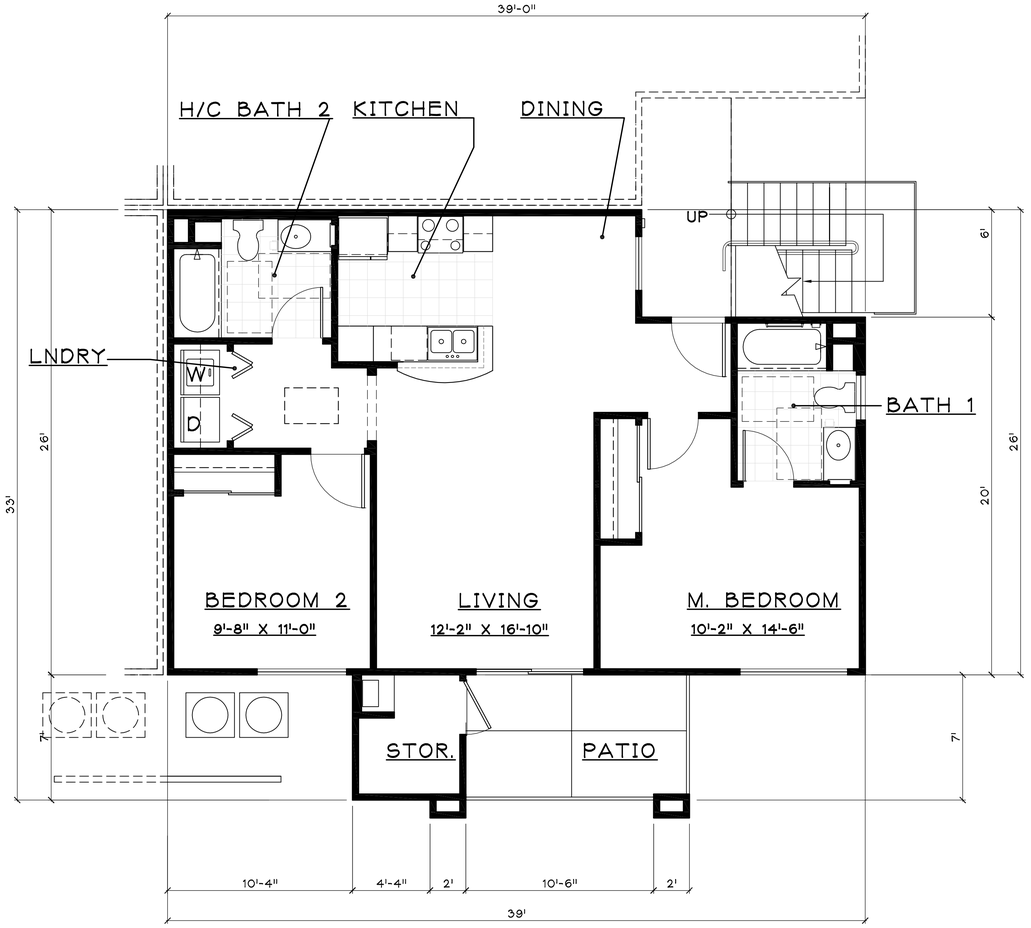
PROJECT NO. 10011

A5.1

SHEET OF



2 UPPER FLOOR PLAN
1/4"=1'-0"



1 LOWER FLOOR PLAN (H/C UNIT)
1/4"=1'-0"

UNIT AREA CALC.

1. UNIT	939 S.F.
2. STORAGE	44
3. PATIO - 1ST FLOOR	80.5
4. ENTRANCE PORCH	30
5. DECK - 2ND FLOOR	80.5

4' 0' 4' 8'
SCALE: 1/4" = 1'-0"

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FLOOR PLANS
UNIT B

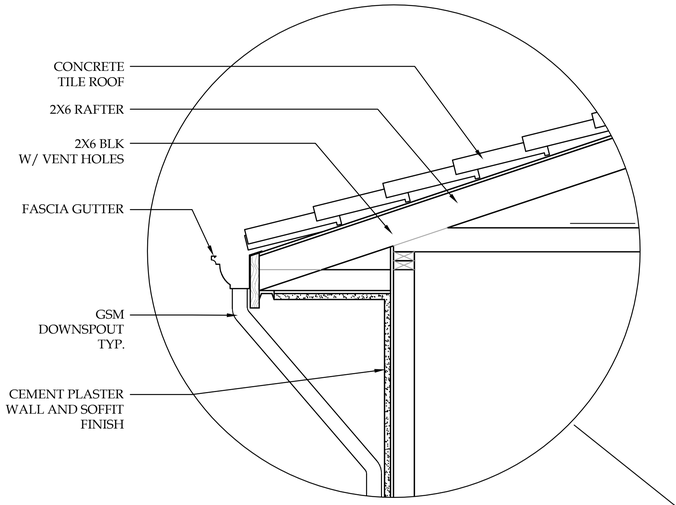
SCALE:
DATE: 08 / 10 / 2017

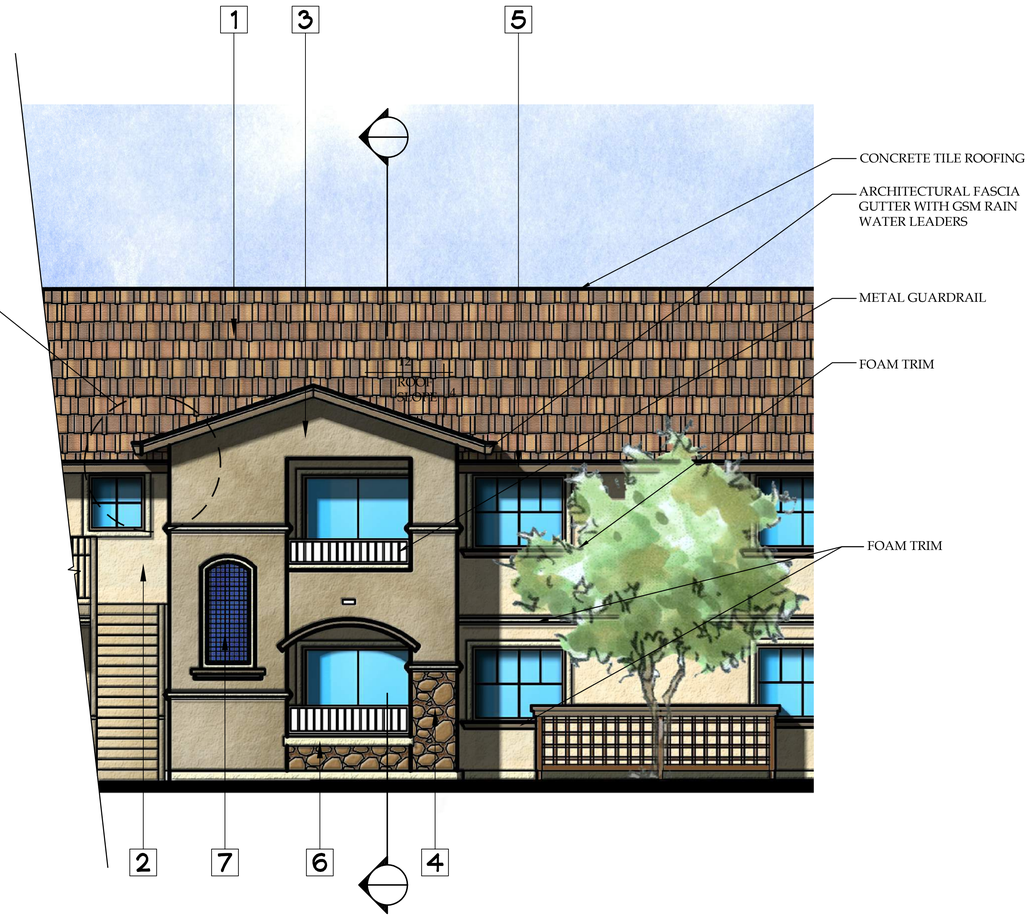
REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

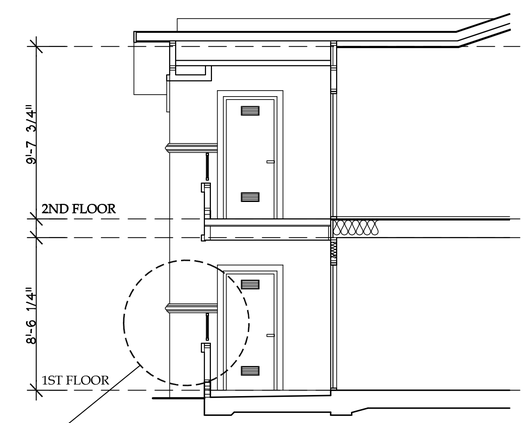
PROJECT NO. 10011

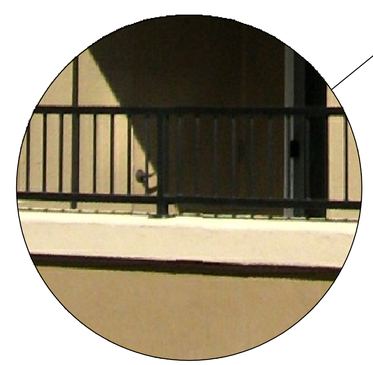
A5.2

SHEET OF









COLOR CHART

(These colors are approximate. Accuracy is limited by scanning & printing technology. Please see physical Color & Materials Board for actual materials.)

1. ROOF
   EAGLE ROOF TILE
   BEL AIR
   4814
   SAN PABLO BLEND
2. BODY COLOR 1
   KELLY MOORE
   228
   CHARRO
3. BODY COLOR 2
   KELLY MOORE
   230
   GRAYSTONE
4. BASE FINISH
   ELDORADO STONE
   RIVER ROCK
   COLORADO
5. FASCIA
   KELLY MOORE
   412
   CARGO
6. TRIM
   KELLY MOORE
   KM22
   SOFT WHITE
7. ACCENT TILE
   DAL-TILE
   COBALT DM14

CONCEPTUAL ELEVATION DESIGN ELEMENTS & SECTION

4' 0' 4' 8'
SCALE: 1/4" = 1'-0"

LCA ARCHITECTS
CARL E. CAMPOS | DAVID BOSSI RAD | PETER STACKPOLE
2424 CAMINO RAMON, SUITE 200 | SAN RAMON, CALIFORNIA 94583
(925) 944-1626 | (925) 944-1688 FAX | WWW.LCA-ARCHITECTS.COM

EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND / OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

ELEVATION
DESIGN ELEMENTS
& SECTION

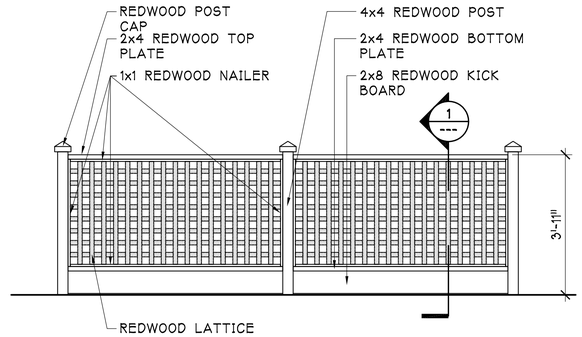
SCALE: AS SHOWN
DATE: 08/ 6/ 05/ 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

PROJECT NO. 10011

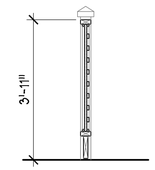
A6

SHEET OF

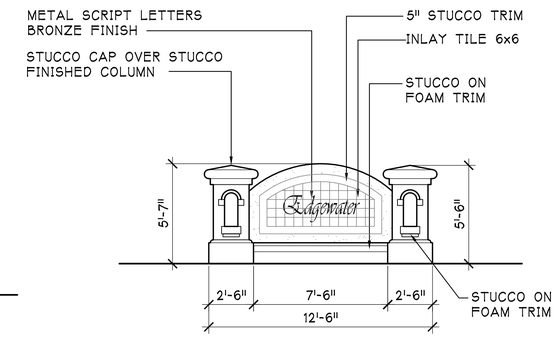


ELEVATION
1/2"=1'-0"

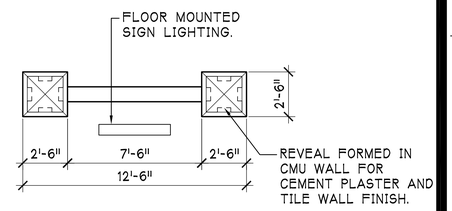
PLAN
1/2"=1'-0"



SECTION 1
1/2"=1'-0"



MONUMENT SIGN ELEVATION
1/4"=1'-0"



MONUMENT SIGN PLAN
1/4"=1'-0"

LCA ARCHITECTS
CARL E. CAMPOS | DAVID BOSSTAD | PETER STACKPOLE
4242 CHAMPIONS DRIVE, LAFAYETTE, CALIFORNIA 94549
(925) 944-1626 | (925) 944-1666 FAX | WWW.LCA-ARCHITECTS.COM

EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS

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PROJECT SITE SIGN AND EQUIPMENT SCREEN

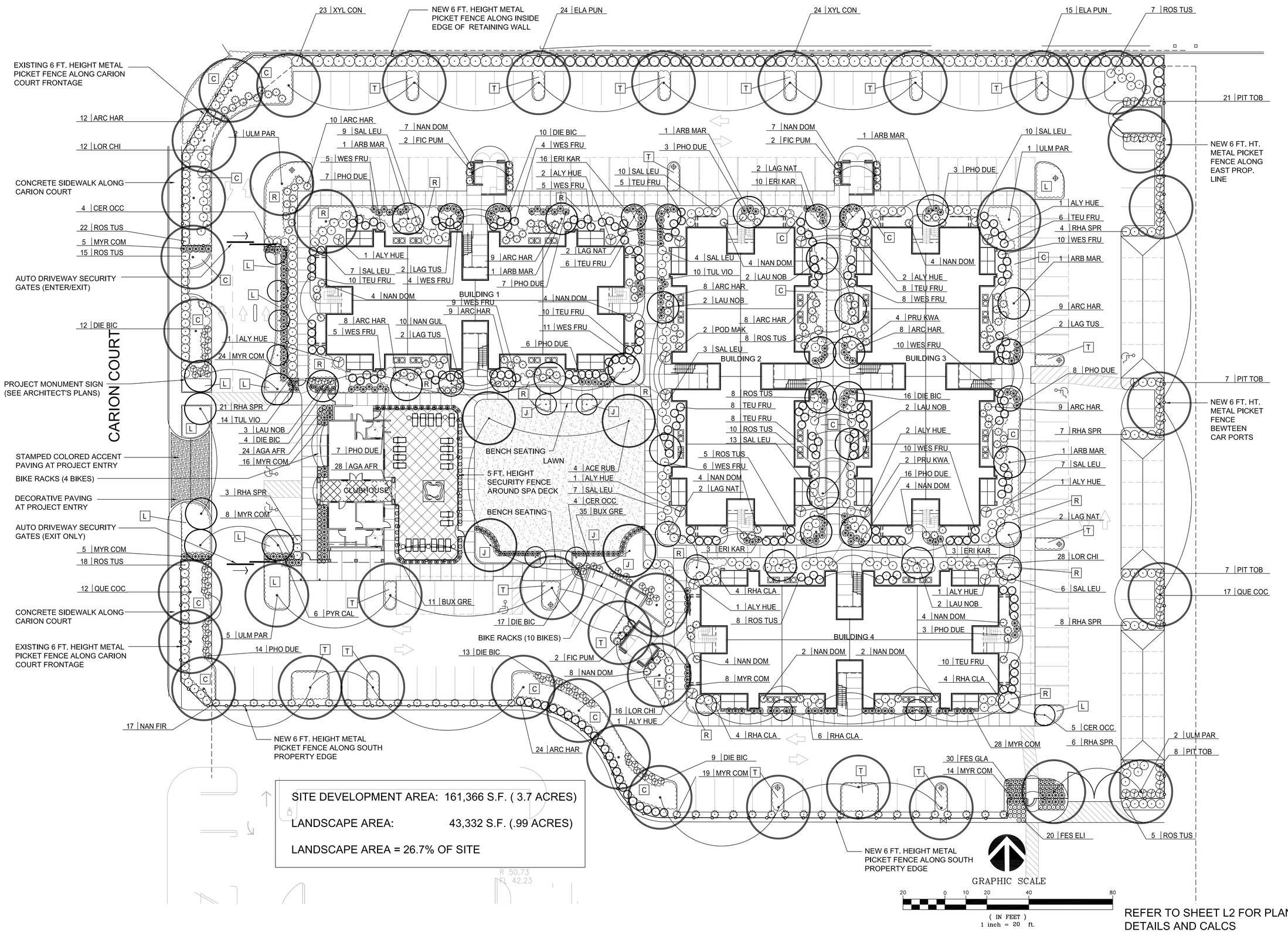
SCALE: AS SHOWN
DATE: 08 / 10 / 2017

REVISIONS:
05 / 12 / 2017
06 / 05 / 2017
08 / 10 / 2017

PROJECT NO. 10011

A7

SHEET OF



SITE DEVELOPMENT AREA: 161,366 S.F. (3.7 ACRES)

LANDSCAPE AREA: 43,332 S.F. (.99 ACRES)

LANDSCAPE AREA = 26.7% OF SITE

REFER TO SHEET L2 FOR PLANT LIST, DETAILS AND CALCS

REVISIONS
6/5/17 SITE PLAN CHANGE
8/16/17 SITE PLAN CHANGES

Thomas Baak & Associates, LLP
Landscape Architects
1630 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925-933-2583

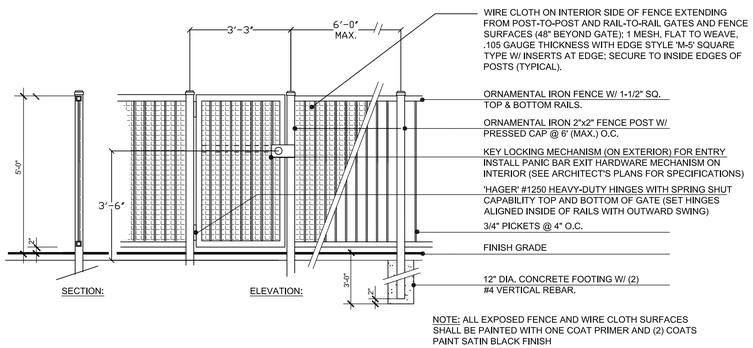
REGISTERED LANDSCAPE ARCHITECT RICHARD STOVER 3017 STATE OF CALIFORNIA

EDGEWATER APARTMENTS
CARION COURT
PITTSBURG, CALIFORNIA

PLANTING PLAN

DESIGNED: RS	DRAWN: KD
CHECKED:	JOB NO:
DATE 05-09-17	
SCALE NOTED	

SHEET L1 OF 2 SHEETS

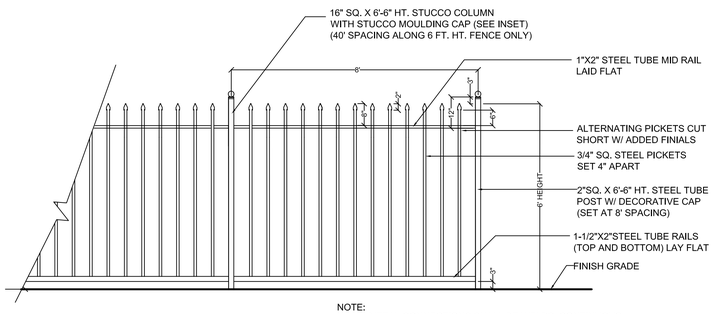


NOTE: ALL EXPOSED FENCE AND WIRE CLOTH SURFACES SHALL BE PAINTED WITH ONE COAT PRIMER AND (2) COATS PAINT SATIN BLACK FINISH

POOL METAL FENCE W/ WIRE CLOTH DETAIL

NO SCALE

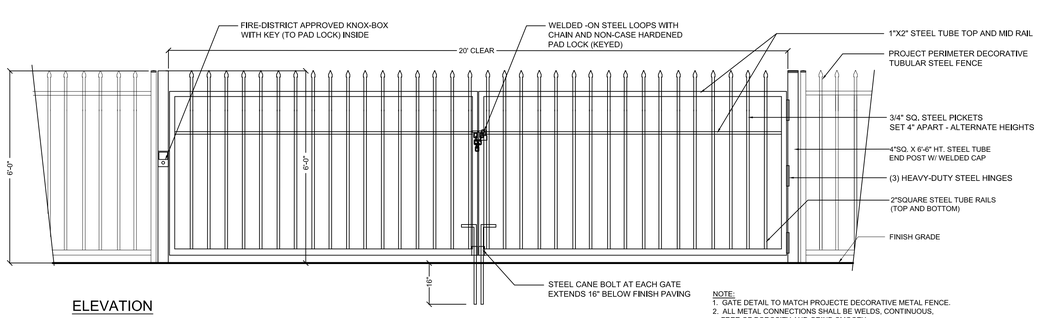
BIKE RACKS
COLUMBIA CASCADE 'CYCLOOPS CIRCULO'
32.5" HT. x 2" WD. x 36" DEEP STAINLESS
STEEL LOOP, SURFACE MOUNTED



ELEVATION

NOTE:
1. ALL METAL CONNECTIONS SHALL BE WELDS, CONTINUOUS, FREE OF POROSITY AND GRIND SMOOTH.
2. ALL EXPOSED METAL SURFACES SHALL RECEIVE ONE COAT PRIMER PAINT AND (2) COATS OF RUST-O-LEUM, GLOSS BLACK FINISH.

DECORATIVE METAL FENCE DETAIL



ELEVATION

NOTE:
1. GATE DETAIL TO MATCH PROJECTE DECORATIVE METAL FENCE.
2. ALL METAL CONNECTIONS SHALL BE WELDS, CONTINUOUS, FREE OF POROSITY AND GRIND SMOOTH.
3. ALL EXPOSED METAL SURFACES SHALL RECEIVE ONE COAT PRIMER PAINT AND (2) COATS OF RUST-O-LEUM, SATIN BLACK FINISH.

EMERGENCY VEHICLE ACCESS GATE DETAIL

NO SCALE

PLANT MATERIALS LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS QUANTITY	SIZE	WATER USE
TREES:					
ACE RUB	ACER RUBRUM	RED MAPLE	14	15 GA	MED
ARB MAR	ARBUTUS 'MARINA' (STANDARD)	STRAWBERRY TREE	6	15 GA	LOW
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	17	15 GA	LOW
LAG TUS	LAGER. 'TUSCARORA' (STANDARD)	CRAPE MYRTLE	6	15 GA	LOW
LAG NAT	LAGER. 'NATCHEZ' (STANDARD)	CRAPE MYRTLE	8	15 GA	LOW
LAU NOB	LAURUS NOBILIS 'SARATOGA'	BAY TREE	11	15 GA	LOW
PRU KWA	PRUNUS SERRULATA 'KWANZAN'	FLOWERING CHERRY	6	15 GA	MED
PYR CAL	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	6	15 GA	MED
QUE CEC	QUERCUS COCCINEA	SCARLET OAK	28	15 GA	MED
ULM PAR	ULMUS PARVIFOLIUS 'TRUE GREEN'	CHINESE ELM	10	15 GA	MED
SHRUBS:					
ALY HUE	ALYOGYNE HUEGEII	BLUE HIBISCUS	**14**	5 GA	LOW
ARC HAR	ARCTOSTAPHYLOS 'HARMONY'	MANZANITA HARMONY	68	5 GA	LOW
BUX GRE	BUXUS 'GREEN BEAUTY'	JAPANESE BOXWOOD	86	5 GA	MED
ELA PUN	ELAEAGNUS PUNGENS 'MARGINATA'	VARIEGATED SILVERBERRY	39	5 GA	LOW
MYR COM	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	84	5 GA	LOW
NAN GUL	NANDIAN 'GULF STREAM'	HEAVENLY BAMBOO	10	5 GA	LOW
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	42	5 GA	LOW
PHO DUE	PHORMIUM 'DUET'	NEW ZEALAND FLAX	65	5 GA	LOW
PIT TOB	PITTOSPORUM TOBIRA 'VARAGATA'	MOCK ORANGE	43	5 GA	LOW
POD MAK	PODOCARPUS 'MAKI'	YEW PINE	2	5 GA	LOW
RHA CLA	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	12	5 GA	LOW
RHA SPR	RHAPHIOLEPIS INIDCA 'SPRINGTIME'	INDIAN HAWTHORN	49	5 GA	LOW
ROS TUS	ROSEMARINUS 'TUSCAN BLUE'	TUSCAN ROSEMARY	98	5 GA	LOW
SAL LEU	SALVIA LEUCOPHYLLA	PURPLE SAGE	72	5 GA	LOW
TEU FRU	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	62	5 GA	LOW
WES FUR	WESTRINGIA FRUTICOSA	COAST ROSEMARY	90	5 GA	LOW
XYL CON	XYLOSMA CONGESTUM	SHINY XYLOSMA	45	5 GA	LOW
PERENNIALS:					
AGA AFR	AGAPANTHUS AFRICANUS	LILY OF THE NILE	51	1 GA	MED
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	77	1 GA	MED
ERI KAR	ERIGERON KARVIN. 'MOSEHEIMII'	SANTA-BARBARA-DAISY	49	1 GA	LOW
FES GLA	FESTUCA GLAUCA	BLUE FESCUE	30	1 GA	LOW
FES ELI	FESTUCA 'ELIJAH BLUE'	BLUE FESCUE	20	1 GA	LOW
TUL VIO	TULBAGHIA VIOLACEA 'VARIEGATED'	SOCIETY GARLIC	41	1 GA	LOW
VINES:					
FIC PUM	FICUS PUMILA	CREEPING FIG	6	5 GA	MED
GROUND COVERS:					
C	COPROSMA 'KIRKII'	COPROSMA		1GA@36" O.C.	LOW
J	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE		1GA@36" O.C.	MED
L	LANTANA MONTEVIDENSIS	LANTANA		1GA@30" O.C.	LOW
R	ROSMARINUS 'HUNTINGTON BLUE'	ROSEMARY		1GA@36" O.C.	LOW
T	TEUCRIUM LUCIDRYS	GERMANDER		1GA@30" O.C.	LOW

GENERAL NOTES:

1. ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ETo): 45.4

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	34036	12605.92353	354831.5
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	2923	1804.32084	50788.0
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	891	549.9999549	15481.4
HIGH WATER USE	0.7	SPRAY	0.75	0.9333333	5482	5116.533151	144020.2
				TOTALS:	43332	20077	
SPECIAL LANDSCAPE AREAS:							
REC. SPA				1	100	100	2814.8
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
				TOTALS:	100	100	
						ETWU TOTAL:	567,936
						MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):	672,107

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	20,077
TOTAL LANDSCAPE AREA	43,332
AVERAGE ETAF	0.46

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	20,177
TOTAL LANDSCAPE AREA	43,432
SITEWIDE ETAF	0.46

REVISIONS
1 6/5/17 SITE PLAN CHANGE
2 8/16/17 SITE PLAN CHANGES
3
4
5
6
7

Thomas Baak & Associates, LLP
Landscape Architects
1630 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925-933-2583

REGISTERED LANDSCAPE ARCHITECT MICHAEL RICHARD STOKER 3017 Signature STATE OF CALIFORNIA

EDGEWATER APARTMENTS
CARIONCOURT
PITTSBURG, CALIFORNIA

PRELIMINARY PLANT LIST, DETAILS AND CALCS

DESIGNED: RS	DRAWN: KD
CHECKED:	JOB NO:
DATE 05-09-17	
SCALE NOTED	

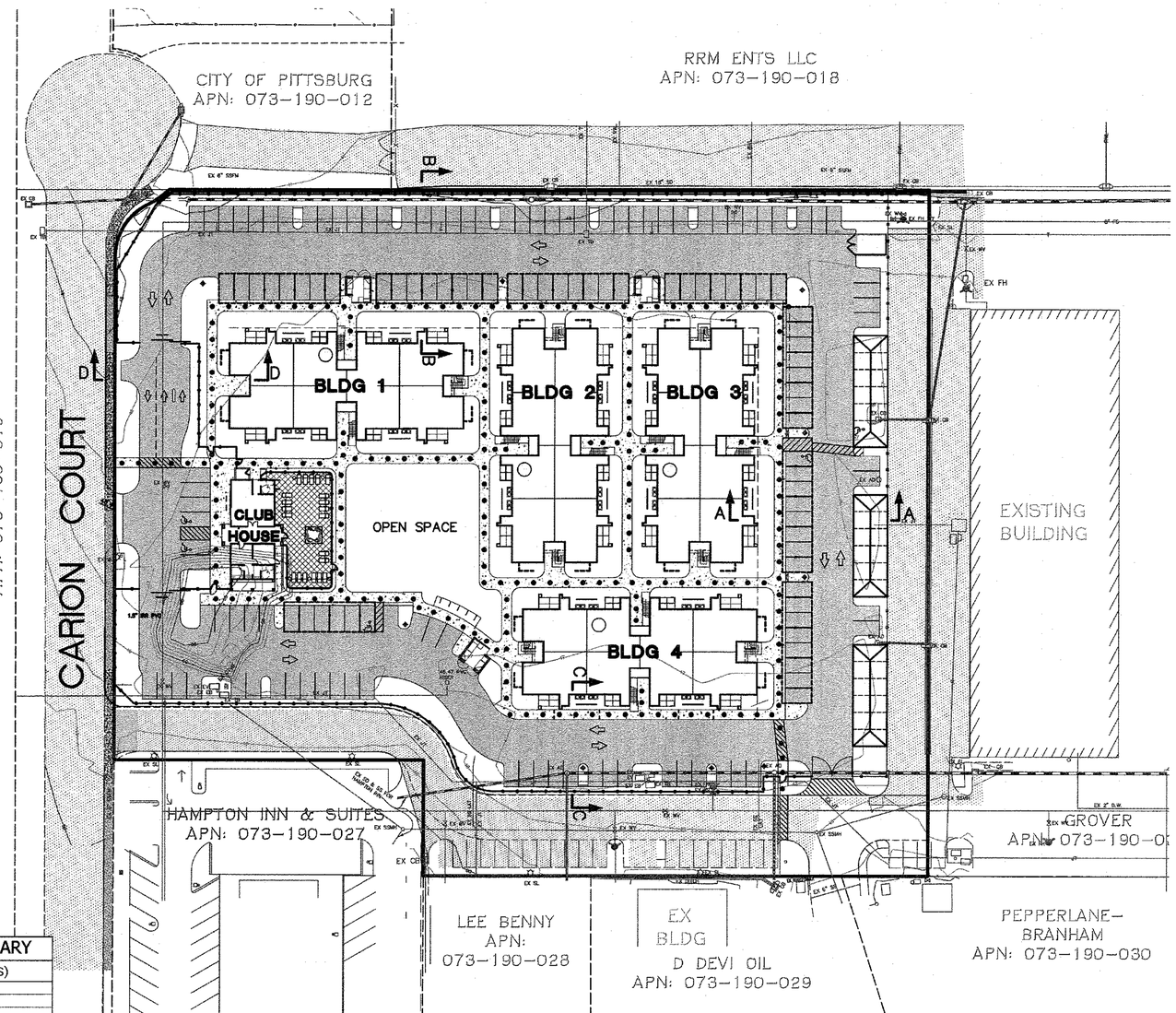
SHEET L2 OF 2 SHEETS

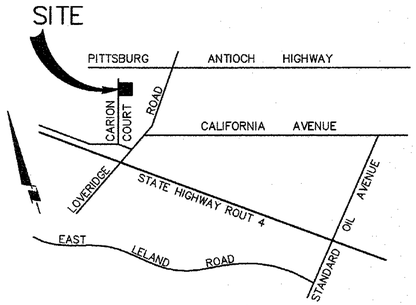
"EDGEWATER APARTMENTS"

GRADING, DRAINAGE, AND UTILITY PLANS

CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.





VICINITY MAP
NOT TO SCALE

LEGEND:

- STORM DRAIN & CATCH BASIN
- EXISTING STORM DRAIN
- SANITARY SEWER & DIRECTION
- SANITARY SEWER & MANHOLE
- WATER & GATE VALVE
- STORM DRAIN & AREA DRAIN
- FIRE HYDRANT
- STREET LIGHT
- ASPHALT CONCRETE
- 42" +/- DECORATIVE METAL VIEW FENCE
- PROJECT BOUNDARY
- BOARD FENCE
- RETAINING WALL
- FF=48.0 — FINSIH FLOOR ELEVATION
- P=47.0 — PAD ELEVATION
- 47.0 — DENOTES FINISH GRADE
- 47.5 — DENOTES TOP OF CURB
- + 93.56 — EX. SPOT ELEVATION
- STAIRWAY
- 2.3% 16.0 + H.P. — STREET GRADE & DIRECTION
- PROPOSED SIDEWALK/WALKWAY
- PROPOSED SIDEWALK/WALKWAY CARPORT
- GARAGE
- DENOTES HANDICAP PATH OF TRAVEL

OWNER/DEVELOPER: SUNNYSIDE PITTSBURG LLC.
4061 PORT CHICAGO HIGHWAY, SUITE H
CONCORD, CA. 94520
(925) 682-6419

CIVIL ENGINEER: ISAKSON & ASSOCIATES, INC.
2255 YGNACIO VLY.RD., SUITE C
WALNUT CREEK, CA 94598-3335
PHONE: (925) 937-9333

SOILS ENGINEER: TO BE ASSIGNED

PATH OF TRAVEL: WALKWAYS & SDWKS

A) ARE CONTINUOUSLY ACCESSIBLE
B) HAVE MAXIMUM 1/2" CHANGES IN ELEVATION
C) ARE MINIMUM 48"IN WIDTH (36" AT WALKS LEADING TO INDIVIDUAL DWELLING UNITS)
D) WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% (I.E., 1:20) SHALL HAVE RAMPS COMPLYING WITH CBC 1114A. CBC 1113A

STRUCTURAL PAVEMENT SECTIONS

STREET NAME	AC	AB	ASB	TI	R-VALUE
DRIVEWAY AND PARKING AREAS	3"	10"	--	5	5

R-VALUE OF 5 IS ASSUMED FOR ESTIMATING PURPOSES ONLY. FINAL STRUCTURAL SECTION SHALL BE BASED ON ACTUAL R-VALUE TESTS TAKEN DURING CONSTRUCTION.

GENERAL NOTES:

1. ALL DOWNSPOUTS WILL BE CONNECTED TO AREA DRAINS AND STORM DRAIN LINES
2. PRELIMINARY INTERIOR STORM DRAIN SYSTEM SUBJECT TO CHANGE DEPENDING ON FIELD CONDITIONS AND LANDSCAPING
3. SEE LANDSCAPE PLANS FOR FENCE LOCATIONS
4. ALL PARKING BAYS WHICH COLLECT AND CONVEY WATER SHALL HAVE THRU CURB SLOTS TO ALLOW FLOW BETWEEN ISLANDS
5. APN NO. 073-190-033

GRADING SUMMARY

CUT	5,800 CY
FILL	1,200 CY
OFFHAUL	4,600 CY

SHEET INDEX

1	TITLE SHEET
2	GENERAL NOTES
3	SECTIONS AND DETAILS
4	GRADING PLAN
5	UTILITY PLAN
6-7	EROSION CONTROL PLAN

SOILS ENGINEER :
TO BE ASSIGNED

ACCEPTED BY:

FRANCIS P. MCKINLEY, CITY ENGINEER RCE 59574

DATE:

CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS NOR FROM ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.

THE CITY ENGINEER SHALL SIGN ANY REVISION PRIOR TO CONSTRUCTION. THREE COPIES OF THE REVISION SHALL BE SUBMITTED TO THE CITY.

A "RECORD DRAWING" ON MYLAR FILM SHALL BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.

STORM DRAIN STRUCTURE SUMMARY

STRUCTURE	CB/MH	ELEV.	FLOW LINE(S)
CB-1	U-23	TC 46.56	42.77±
CB-2	U-23	TC 47.60	43.00
CB-3	U-23	TC 46.80	43.40
CB-4	U-23	TC 47.20	43.20
CB-5	U-23	TC 46.87	42.85
CB-6	U-23	TC 45.51	41.51
CB-7	U-23	TC 45.55	38.41
CB-8	U-23	TC 45.52	37.47
CB-9	U-23	TC 47.16	43.66
CB-10	U-23	TC 47.16	44.00
CB-11	U-23	TC 47.16	44.00
CB-12	U-23	TC 47.16	43.66
CB-13	U-23	TC 46.80	43.44

BENCHMARK:

CONTRA COSTA COUNTY BM #3586: FASTENER AND TAG ON THE TOP CENTERLINE OF A DROP-INLET CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF LOVERIDGE ROAD AND PITTSBURG ANTIOCH HWY. TAKEN AS 36.460' DATUM (NGVD29)

BASIS OF BEARING:

THE LINE BETWEEN FOUND STANDARD CITY MONUMENTS PITTSBURG-ANTIOCH HIGHWAY BASED UPON THE MAP OF SUBDIVISION 8587, FILED IN BOOK 449 OF MAPS AT PAGE 14, TAKEN AS N66°04'09"W.

REVIEWED BY:

FOR THE CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT — DATE

APPR. DATE

REGISTERED PROFESSIONAL ENGINEER DAVID J. ISAKSON STATE OF CALIFORNIA

EDGEWATER APARTMENTS

GRADING PLAN

TITLE SHEET

CITY OF PITTSBURG — CONTRA COSTA COUNTY — CALIFORNIA

Isakson & Assoc. Inc.
civil engineering — land surveying
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA. 94598 Phone: (925) 937-9333

DATE: 08-22-17	DESIGNED BY: DOI	DRAWN BY: STAFF	CHECKED BY: DOI	JOB NO. 200607	SHEET 1 OF 7

200607 EDGEWATER APARTMENTS- PRELIM GRADING PLAN 08-22-17

"EDGEWATER APARTMENTS"

GRADING, DRAINAGE, AND UTILITY PLANS

GENERAL NOTES:

1. BENCHMARK:
CONTRA COSTA COUNTY BM #3586: FASTENER AND TAG ON THE TOP CENTERLINE OF A DROP-INLET CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF LOVERIDGE ROAD AND PITTSBURG ANTIOCH HWY. TAKEN AS 36.460' DATUM (NGVD29)

2. BASIS OF BEARINGS:
THE LINE BETWEEN FOUND STANDARD CITY MONUMENTS PITTSBURG-ANTIOCH HIGHWAY BASED UPON THE MAP OF SUBDIVISION 8587, FILED IN BOOK 449 OF MAPS AT PAGE 14, TAKEN AS N66°04'09"W.

3. PRIVATE WATER LINES TO BE INSTALLED ACCORDING TO THE CITY OF PITTSBURG STANDARD SPECIFICATIONS, STANDARD DETAILS AND AWWA C-651-86. WATER SERVICE SHALL BE 1" DIAMETER COPPER, TYPE K WITH 5 LB. ANODE, OR AS DIRECTED BY CITY ENGINEER.
SEE STD. DETAIL W-5. THERE SHALL BE AT LEAST A 2' MIN. OFFSET OF WATER SERVICES AND A 4' MIN. OFFSET OF SERVICES FROM VALVES.

4. ALL WATER METERS AND BOXES TO BE PROVIDED BY THE CITY OF PITTSBURG UPON PAYMENT OF REQUIRED FEES. CONTRACTOR SHALL PROVIDE WATER MAINS, ALL SPECIAL FITTINGS, AND 1" SERVICE FOR EACH LOT AND INSTALL THE METER AND METER BOXES IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS & STANDARD DETAILS. METER BOXES TO BE INSTALLED AT BACK OF SIDEWALK OR BEHIND THE CURB AS APPLIES, STANDARD DETAIL W-5.

5. PRIVATE WATER MAIN TO HAVE RESILIENT WEDGE GATE VALVES FOR LINES UP TO AND INCLUDING 10" IN SIZE, FOR SIZES 12" AND GREATER USE BUTTERFLY VALVES, RING-TITE FITTINGS, AND (RESIDENTIAL / COMMERCIAL) TYPE (JONES # J-3740 / # J-3780; OR LONG BEACH # 614 / # 625; OR RICH RANGER # 950 / # 960) FIRE HYDRANTS. PIPE SHALL BE POLY WRAPPED WITH CATHODIC PROTECTION AND CORROSION MONITORING TEST STATION PER CITY OF PITTSBURG STANDARD SPECIFICATIONS AND DETAILS.

6. CONTRACTOR SHALL NOT TURN OFF ANY VALVES IN THE CITY OF PITTSBURG NOR MAKE ANY CONNECTIONS TO EXISTING DOMESTIC WATER DISTRIBUTION SYSTEM WITHOUT WRITTEN CONSENT OF CITY ENGINEER. CONNECTIONS REQUIRING SHUTDOWN OF EXISTING SYSTEMS SHALL BE DONE BETWEEN THE HOURS OF MIDNIGHT & 6 A.M., OR AS DIRECTED BY CITY ENGINEER.

7. PRIVATE WATER LINE INSTALLATION AND TESTING TO BE DONE PER CITY STANDARD AND AWWA C651-86.

8. ALL PRIVATE SANITARY SEWER PIPE SHALL CONFORM TO CITY OF PITTSBURG STANDARD SPECIFICATIONS & STANDARD DETAILS FOR PLASTIC PIPE. ALL SANITARY SEWER 6 IN DIAMETER OR LARGER WHETHER PUBLIC OR PRIVATE MUST BE T.V.'D AND PRESSURE TESTED IN THE PRESENCE OF BOTH CITY CONSTRUCTION INSPECTOR & CONTRACTOR AT CONTRACTOR'S EXPENSE. SAID INSPECTION SHALL BE ARRANGED FOR AND PAID BY CONTRACTOR AFTER BACKFILL AND COMPACTION ARE COMPLETE BUT PRIOR TO INSTALLATION OF ANY STREET SECTION, CONCRETE SLABS, OR FINISHED GRADES. ANY DEFECTS WILL BE CORRECTED, TRENCH BACKFILLED AND COMPACTED AND THE SANITARY SEWER REMONITORED AT CONTRACTOR'S EXPENSE UNTIL APPROVED BY THE CITY. ALL SEWER MAIN AND LATERALS SHALL BE AIR TESTED PER CITY AND CENTRAL CONTRA COSTA SANITATION DISTRICT STANDARDS. THERE SHALL BE AT LEAST 2' BETWEEN ADJACENT SEWER LATERALS.

9. CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS, OR HAZARDOUS CONDITIONS OR AS MAY OTHERWISE BE DIRECTED BY THE CITY ENGINEER.

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

11. CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK TO AVOID CONFLICTS BETWEEN SEWER LATERALS, STORM DRAINS, AND WATER MAINS. CONTRACTOR SHALL POTHOLE EXISTING FACILITIES TO VERIFY ELEVATIONS SHOWN ON THE PLANS PRIOR TO THE INSTALLATION OF NEW UTILITIES.

12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARD DETAILS FOR CONSTRUCTION OF IMPROVEMENTS FOR THE CITY OF PITTSBURG, CALIFORNIA, AND SHALL MEET APPROVAL OF THE CITY ENGINEER OF THE CITY OF PITTSBURG.

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

14. CONTRACTOR SHALL COMPLY WITH RULES AND REGULATIONS OF STATE, CITY AND OSHA CONSTRUCTION SAFETY ORDERS.

15. CONTRACTOR SHALL POST EMERGENCY PHONE # 'S FOR ENGINEERING CONSTRUCTION DIVISION, AMBULANCE, POLICE AND FIRE DEPARTMENT. CONTRACTOR SHALL PROVIDE CITY ENGINEER WITH PHONE NUMBERS OF ONE SUPERINTENDENT AND TWO APPOINTED ALTERNATES FOR AFTER HOUR EMERGENCIES.

16. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AS DIRECTED BY THE CITY ENGINEER AND CITY OF PITTSBURG STANDARD DRAWINGS AND SPECIFICATIONS,
CURRENT EDITION.

17. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHTS OF WAY SHALL BE OBTAINED BY CONTRACTOR PRIOR TO STARTING SUCH WORK. GRADING PERMIT REQUIRED FOR ALL CONSTRUCTION.

18. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, CITY OF PITTSBURG, OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE OBSTRUCTIONS ENCOUNTERED.

19. CONTRACTOR TO INSTALL BACKFLOW PREVENTER VALVES AFTER EACH WATER METER IF REQUIRED BY CITY ENGINEER.

20. THE CONTRACTOR SHALL OBTAIN A HYDRANT WATER METER AND PERMIT FROM THE CITY PRIOR TO USE OF ANY CITY WATER FOR CONSTRUCTION PURPOSES.

GENERAL NOTES (CONT.):

21. ALL ELECTRICAL AND GAS UTILITIES TO BE PROVIDED BY PACIFIC GAS & ELECTRIC CO., AND INSTALLED UNDERGROUND BEFORE CONSTRUCTION OF CURB, GUTTER AND SIDEWALKS. CONTRACTOR TO SUPPLY ONE PRINT OF THE PG&E SERVICES DRAWING TO THE CITY OF PITTSBURG ENGINEERING CONSTRUCTION DIVISION AT TIME OF "RECORD DRAWINGS".

22. WHERE A CONFLICT OCCURS BETWEEN CITY OF PITTSBURG STANDARD SPECIFICATIONS, STANDARD DETAILS, AND RECOMMENDATIONS BY THE DEVELOPER'S ENGINEER AND/OR SOILS ENGINEER, THE MORE STRINGENT SHALL APPLY.

23. FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO CITY OF PITTSBURG STANDARD DRAWINGS AND SPECIFICATIONS, CURRENT EDITION.

24. CONTRACTOR SHALL NOTIFY USA 800 277-2600, 48 HOURS PRIOR TO ANY EXCAVATION. CONTACTING USA DOES NOT RELIEVE CONTRACTOR FROM HIS RESPONSIBILITY TO DETERMINE LOCATION AND DEPTH OF BURIED UTILITIES OR IN REPAIR OF BURIED UTILITIES DAMAGED BY HIS OPERATIONS.

25. REVISIONS TO THESE PLANS SHALL BE SUBMITTED ON ORIGINALS TO CITY ENGINEER FOR APPROVAL AND SIGNATURE, THEN THREE COPIES OF APPROVED REVISED PLANS SHALL BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION IN THE FIELD. A SEPIA MYLAR COPY OF APPROVED AS-BUILT PLANS SHALL BE SUBMITTED TO THE CITY UPON FINAL APPROVAL OF COMPLETED PROJECT.

26. A GRADING PERMIT WILL BE REQUIRED FROM CITY OF PITTSBURG PRIOR TO START OF GRADING.

27. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITY DURING THE RAINY SEASON OPERATION AND PROTECT ALL GRADED AREAS FROM EROSION. CONTRACTOR SHALL REPAIR ANY AREA OF EROSION PRIOR TO ACCEPTANCE OF GRADING.

28. ALL GENERAL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE A CITY OF PITTSBURG BUSINESS LICENSE.

29. STORM DRAIN PIPE TO BE INSTALLED ACCORDING TO THE CITY OF PITTSBURG STANDARD SPECIFICATIONS AND STANDARD DETAILS. STORM DRAIN PIPE TO BE ADS N-12 UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

30. CLEARANCE BETWEEN STORM DRAIN AND SANITARY SEWER LINES IS 12" OR GREATER UNLESS SHOWN OTHERWISE.

31. SOILS REPORT: TO BE ASSIGNED

32. GRADING OPERATION SHALL BE CONDUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY OF PITTSBURG, CHAPTER 15.88 OF THE PITTSBURG MUNICIPAL CODE AND THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL EXPLORATION REPORT. THE SOILS ENGINEER SHOULD BE ONSITE FOR OBSERVATION AND REPORTING FOR GRADING OPERATION

33. DIMENSIONS LOCATING CURB AND GUTTER ARE TO FACE OF CURB.

34. A "W" SHALL BE STAMPED ON THE TOP OF CURB OVER EACH WATER SERVICE.

35. A "S" SHALL BE STAMPED ON THE TOP OF CURB OVER EACH SEWER LATERAL.

36. WHERE PAVEMENT IS TO BE EXTENDED, EXISTING IMPROVEMENT ENDS MUST BE SAW-CUT. ANY A.C. OR P.C.C. PAVEMENT REMOVED MUST BE SAW-CUT OR REMOVED TO AN EXPANSION JOINT.

37. STANDARD STREET NAME SIGNS AND STOP SIGNS SHALL BE INSTALLED AT LOCATIONS DESIGNATED BY THE CITY ENGINEER. STOP SIGNS SHALL HAVE REQUIRED APPROPRIATE PAVEMENT MARKING IN THERMOPLASTIC STANDARD DETAILS T-3. STREET SIGNING AND STRIPING SHALL BE INSTALLED BY CONTRACTOR.

38. HANDICAP RAMPS SHALL BE CONSTRUCTED TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION CURB RAMP DETAIL "CASE C" PER RSP A88A, DATED MAY 20, 2011 AND SHALL INCLUDE DETECTABLE WARNING SURFACE 3' DEEP FOR THE WIDTH OF THE RAMP.

39. THE OFFICE OF ISAKSON & ASSOCIATES, INC. (PHONE 925-937-9333) SHALL BE NOTIFIED 48 HOURS PRIOR TO REQUIRING OF ANY STAKES.

40. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DRIVEWAY AND SEWER LATERAL LOCATION STAKES WITH A REPRESENTATIVE OF THE OFFICE OF ISAKSON & ASSOCIATES PRIOR TO CONSTRUCTION (PHONE 925-937-9333), IMMEDIATELY AFTER WHICH ISAKSON & ASSOCIATES SHALL TERMINATE THEIR LIABILITY FOR THE CORRECT LOCATION OF SAID STAKES.

41. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND MATERIALS BASIS.

42. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR THE OWNER.

43. PRESSURE REDUCERS MAY BE REQUIRED ON CERTAIN WATER SERVICES DEPENDING ON THE FINAL ZONE BOUNDARY LOCATIONS TO BE DETERMINED BY THE CITY ENGINEER.

44. EACH BUILDING SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED BACKFLOW DEVICE AT THE CLEANOUT (PITTSBURG MUNICIPAL CODE 15 32 030). THE BACKFLOW DEVICE SHALL BE APPROVED BY THE CITY BUILDING DEPARTMENT PRIOR TO INSTALLATION.

45. CURBS SHALL BE PAINTED RED 10 FEET EACH SIDE OF FIRE HYDRANTS.

46. NO WORK SHALL BEGIN ON THIS PROJECT PRIOR TO A PRECONSTRUCTION CONFERENCE WITH CITY STAFF. CALL FRANCIS P. MCKINLEY, CITY ENGINEER, (925) 252-4930, TO ARRANGE FOR THIS CONFERENCE.

47. NOISE-GENERATING CONSTRUCTION ACTIVITIES, INCLUDING TRUCK TRAFFIC TO AND FROM THE PROJECT SITE, SHALL BE ALLOWED ONLY DURING THE DAYTIME, WEEKDAY (NON-HOLIDAY) HOURS OF 7:00 AM TO 5:30 PM. SATURDAY WORK TO BE APPROVED BY THE CITY ENGINEER.

48. ALL ON-SITE STORM DRAIN INLETS SHALL BE LABELED "NO DUMPING-DRAINS TO DELTA" USING CITY APPROVED METHODS.

SANITARY SEWER NOTES:

1. SEE CITY ORDINANCE AND CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCSD) SECTIONS 1-15 FOR DESIGN CRITERIA AND DETAILS.

2. USE S-2 FOR SANITARY SEWER LATERAL DETAILS. WHEN S-2 CONFLICTS WITH CCCSD DETAILS OR SPECIFICATIONS, THE S-2 DETAIL SHALL PREVAIL.

3. ALL OTHER IMPROVEMENTS SHALL BE CONSTRUCTED PER CCCSD DETAILS NUMBERED DWG 1-DWG 52

4. TRENCH WIDTH - USE CITY DETAIL R-5

5. WHEREVER "THE ENGINEER" OR "COUNTY ENGINEER" IS USED, THIS REFERS TO THE CITY ENGINEER.

6. NO STEPS IN ANY STRUCTURES (MH, VAULTS, ETC.)

7. CCCSD DETAILS (DWG 1-DWG 52) MAY BE PURCHASED AT THE FOLLOWING LOCATION:

   CCCSD OFFICES
   5019 IMHOFF PLACE
   MARTINEZ, CA 94553
   (925) 229-3890
   DETAILS AVAILABLE ONLINE AT
   HTTP://CENTRALSAN.ORG/INDEX.CFM?NAVID=920

8. SANITARY SEWER MAINS, SEWER MANHOLES AND SEWER LATERAL SERVICES (SIDE SEWERS) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CCCSD STANDARD SPECIFICATIONS, SECTIONS 18-23 AND SELECTED STANDARD DETAILS, AS MODIFIED BY THESE CITY STANDARDS. CITY OF PITTSBURG STANDARD SPECIFICATIONS, PART 2 - TECHNICAL PROVISIONS, SECTIONS 1 THROUGH 16 SHALL NOT APPLY EXCEPT WHERE THE CCCSD STANDARD SPECIFICATIONS ARE SILENT.

9. WHERE THE CCCSD STANDARD SPECIFICATIONS AND STANDARD DRAWINGS MAKE REFERENCE TO "DISTRICT", THAT TERM SHALL MEAN THE CITY OF PITTSBURG. EXCEPT WHERE MODIFIED BY THESE STANDARDS, CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL CONSTRUCTION OPERATIONS AND INSTALLATIONS, TELEVISION INSPECTION AND TESTING OF NEW FACILITIES, REGARDLESS OF CONTRADICTORY LANGUAGE IN THE CCCSD STANDARDS STATING THAT THE WORK WILL BE PERFORMED BY THE DISTRICT.

GRADING NOTES:

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

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

3. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COM-PENSATE FOR ANY FUTURE UNDERGROUND UTILITY TRENCH SPOILS BY SELECTIVELY UNDERCUTTING THE STREETS.

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

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

7. ALL DEBRIS SHALL BE HAULED AND DISPOSED OF OFF-SITE BY CON-TRACTOR AS RECOMMENDED BY THE SOILS ENGINEER.

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

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (1-800-227-2600) 48 HOURS PRIOR TO ANY EXCAVA-TION AND TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, CITY OF PITTSBURG, NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE ONLY OBSTRUCTIONS ENCOUNTERED.

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

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

12. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT ISAKSON & ASSOCIATES, INC. AT (925) 937-9333 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

ACCEPTED BY:

FRANCIS P. MCKINLEY, CITY ENGINEER RCE 59574

DATE:

CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS NOR FROM ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.

THE CITY ENGINEER SHALL SIGN ANY REVISION PRIOR TO CONSTRUCTION. THREE COPIES OF THE REVISION SHALL BE SUBMITTED TO THE CITY.

A "RECORD DRAWING" ON MYLAR FILM SHALL BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.

DATE	APPR.

REGISTERED PROFESSIONAL ENGINEER DAVID ISAKSON No. 21164 STATE OF CALIFORNIA

EDGEWATER APARTMENTS

GRADING PLAN

GENERAL NOTES

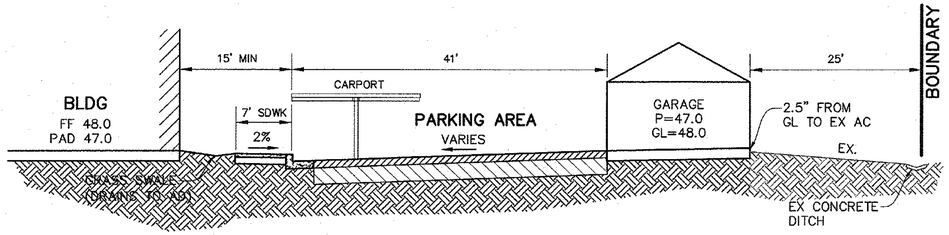
CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering land surveying
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA. 94598 Phone:(925) 937-9333

DATE: 08-22-17	DESIGNED BY: DOI	DRAWN BY: STAFF	CHECKED BY: DOI	JOB NO. 200607	SHEET 2 OF 7

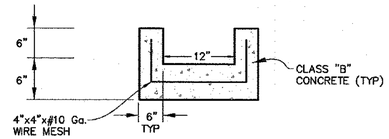
"EDGEWATER APARTMENTS"

GRADING, DRAINAGE, AND UTILITY PLANS



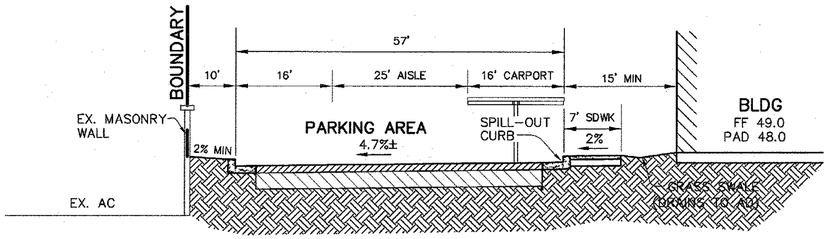
SECTION A–A

NOT TO SCALE



SLOT DRAIN

NOT TO SCALE



SECTION B–B

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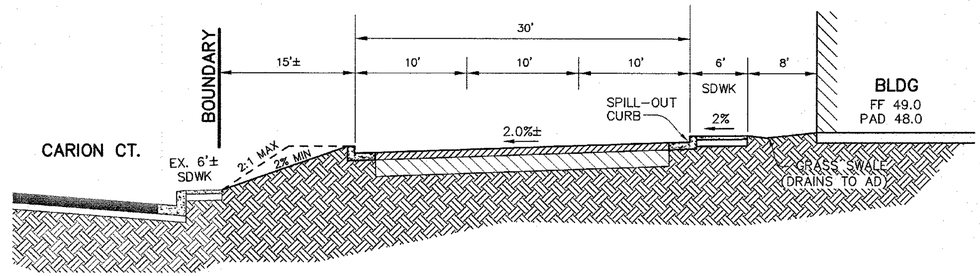

SECTION D–D

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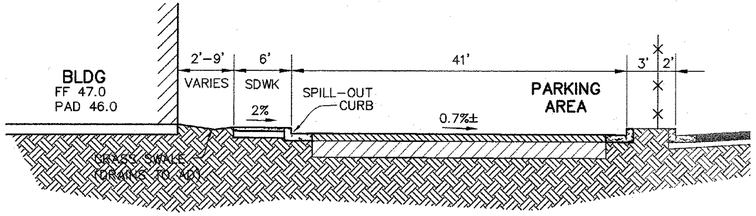

SECTION C–C

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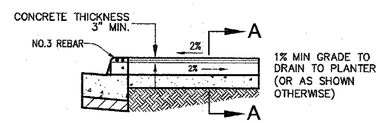


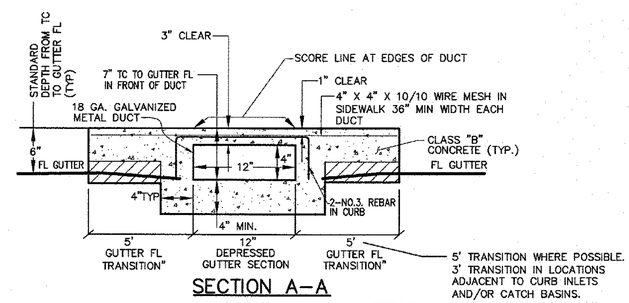
LONGITUDINAL SECTION

NOTES:

1. METAL DUCT FORM SHALL BE SUPPORTED FROM DISTORTION DURING POURING OF CONRETE.
2. THE CONCRETE AND METAL DUCT SHALL EXTEND CONTINUOUSLY FROM THE BACK OF WALK TO FACE OF CURB.

SIDEWALK CROSS DRAIN DETAIL

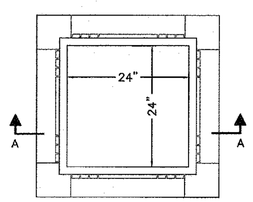
NTS



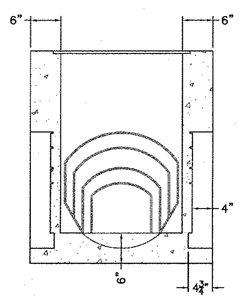
SECTION A–A

SIDEWALK CROSS DRAIN DETAIL

NTS

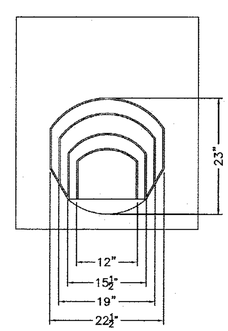


U23 CHRISTY CB



SECTION A–A

U23 CHRISTY CB



ELEVATION VIEW

ACCEPTED BY:

FRANCIS P. MCKINLEY, CITY ENGINEER RCE 59574

DATE:

CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS NOR FROM ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.

THE CITY ENGINEER SHALL SIGN ANY REVISION PRIOR TO CONSTRUCTION. THREE COPIES OF THE REVISION SHALL BE SUBMITTED TO THE CITY.

A "RECORD DRAWING" ON MYLAR FILM SHALL BE SUBMITTED TO THE CITY PRIOR TO ACCEPTANCE OF THE WORK AS COMPLETE.

DATE	APPR.	
		REGISTERED PROFESSIONAL ENGINEER DAMIAN O. ISAKSON NO. 27861 CIVIL STATE OF CALIFORNIA

EDGEWATER APARTMENTS

GRADING PLAN

SECTIONS AND DETAILS

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.

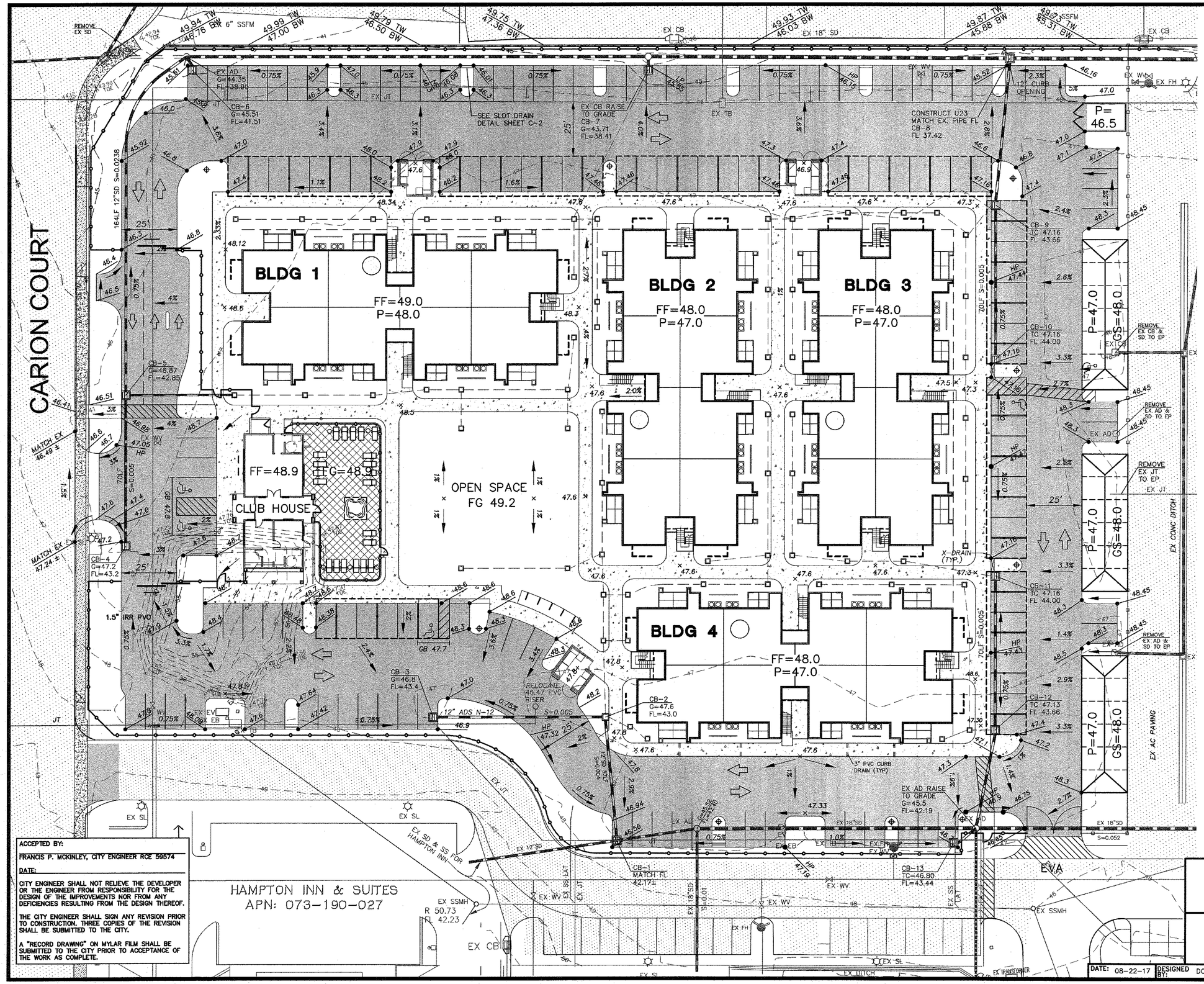
civil engineering land surveying

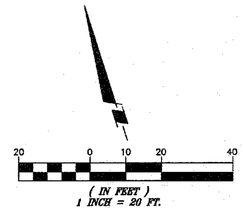
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA. 94598 Phone:(925) 937–9333

DATE: 08–22–17	DESIGNED BY: DOI	DRAWN BY: STAFF	CHECKED BY: DOI	JOB NO. 200607	SHEET 3 OF 7

GRADING & DRAINAGE PLAN
"EDGEWATER APARTMENTS"

CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA





LEGEND:

- STORM DRAIN & CATCH BASIN
- EXISTING STORM DRAIN
- STORM DRAIN & AREA DRAIN
- STREET LIGHT
- CONCRETE
- EXISTING AC PAVING
- ASPHALT CONCRETE
- 42" +/- DECORATIVE METAL VIEW FENCE
- PROJECT BOUNDARY
- BOARD FENCE
- RETAINING WALL
- FF=48.0 — FINSIH FLOOR ELEVATION
- P=46.8 — PAD ELEVATION
- 47.0 — DENOTES FINISH GRADE
- 47.5 — DENOTES TOP OF CURB
- + 93.56 — EX. SPOT ELEVATION
- STAIRWAY
- 2.3% / 16.0 + H.P. — STREET GRADE & DIRECTION
- PROPOSED SIDEWALK/WALKWAY
- CARPORT
- GARAGE

REGISTERED PROFESSIONAL ENGINEER — DAVID O. ISAKSON — CIVIL — STATE OF CALIFORNIA

ACCEPTED BY:

FRANCIS P. MCKINLEY, CITY ENGINEER RCE 59574

DATE:

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EDGEWATER APARTMENTS

GRADING PLAN

GRADING AND DRAINAGE PLAN

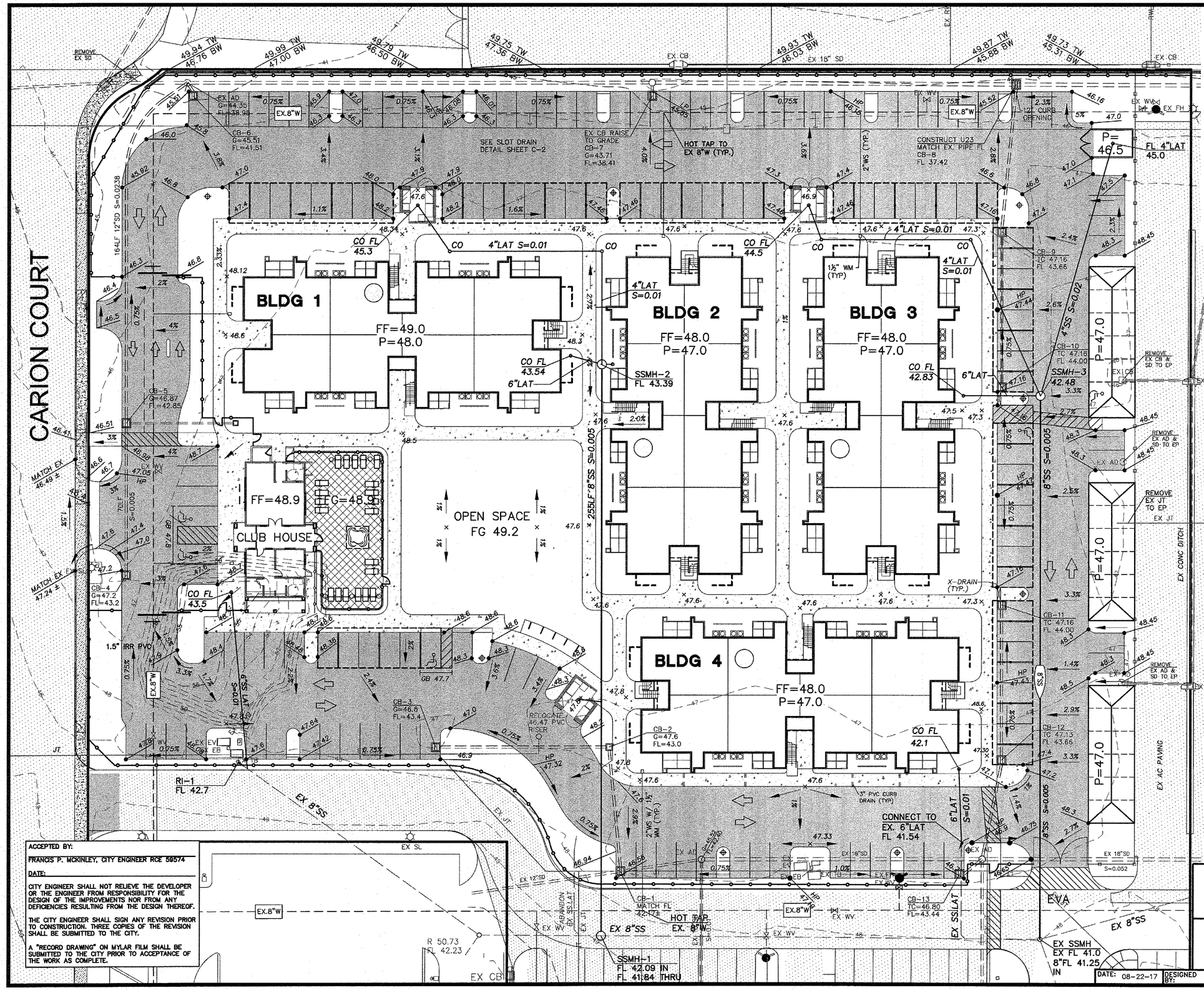
PITTSBURG CONTRA COSTA COUNTY

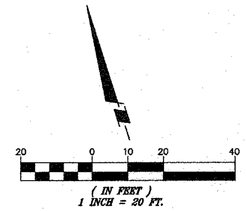
Isakson & Assoc. Inc.
civil engineering & land surveying
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA. 94598 Phone:(925) 937-9333

DATE: 08-22-17	DESIGNED BY: DOI	DRAWN BY: STAFF	CHECKED BY: DOI	JOB NO. 200607	SHEET 4 OF 7

UTILITY PLAN
"EDGEWATER APARTMENTS"

CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA





LEGEND:

- STORM DRAIN & CATCH BASIN
- EXISTING STORM DRAIN
- SANITARY SEWER & DIRECTION
- SANITARY SEWER & MANHOLE
- EXISTING SANITARY SEWER
- WATER & GATE VALVE
- EXISTING WATER & GATE VALVE
- FIRE HYDRANT
- STREET LIGHT
- CONCRETE
- EX AC PAVING
- ASPHALT CONCRETE
- 42" +/- DECORATIVE METAL VIEW FENCE
- PROJECT BOUNDARY
- BOARD FENCE
- RETAINING WALL
- FF=48.0 — FINSIH FLOOR ELEVATION
- P=46.8 — PAD ELEVATION
- 47.0 — DENOTES FINISH GRADE
- + 46.87 — EX. SPOT ELEVATION
- STAIRWAY
- 2.3% / 16.0 + H.P. — STREET GRADE & DIRECTION
- PROPOSED SIDEWALK/WALKWAY
- CARPORT
- GARAGE

REGISTERED PROFESSIONAL ENGINEER DAVID O. ISAKSON CIVIL STATE OF CALIFORNIA

ACCEPTED BY:

FRANCIS P. MCKINLEY, CITY ENGINEER RCE 59574

DATE:

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EDGEWATER APARTMENTS

GRADING PLAN

UTILITY PLAN

PITTSBURG CONTRA COSTA COUNTY

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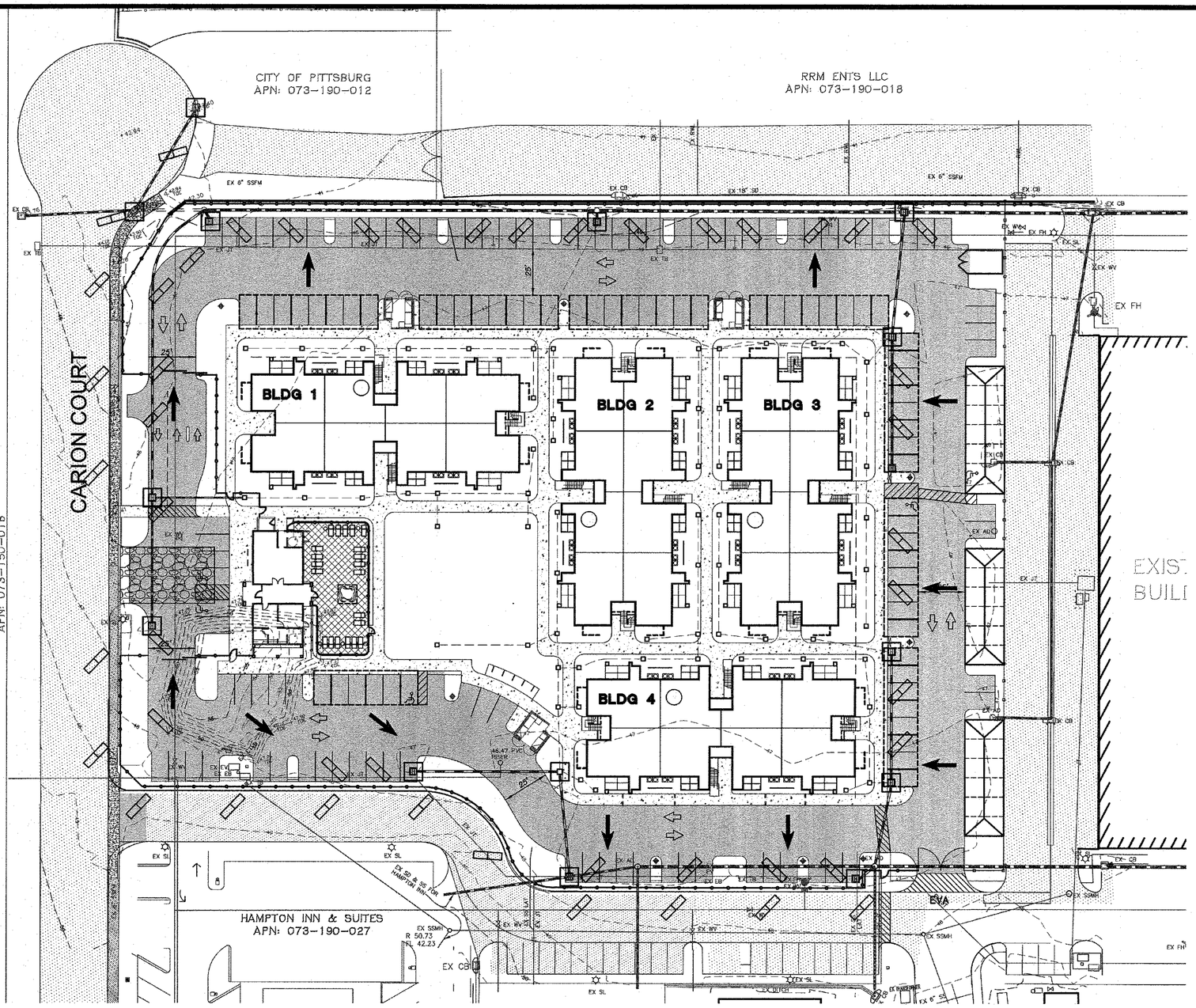
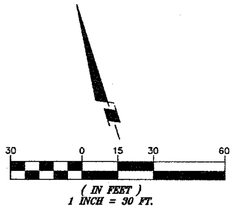
"EDGEWATER APARTMENTS"

GRADING, DRAINAGE, AND UTILITY PLANS





OWNER:	SUNNYSIDE PITTSBURG, LLC. 4061 PORT CHICAGO HWY, SUITE H. CONCORD, CA 94520 PHONE: (925) 682-6419
CIVIL ENGINEER:	ISAKSON & ASSOCIATES, INC. 2255 YGNACIO VALLEY RD., SUITE C WALNUT CREEK, CA 94598 PHONE: (925) 937-9333
SOILS ENGINEER:	TO BE ASSIGNED

EROSION CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" FOR THE LIFE OF THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY ENGINEER, DURING THE PERIOD OF OCTOBER 15 TO APRIL 15. THIS PLAN IS A GUIDELINE ONLY. THE CONTRACTOR SHALL TAKE WHATEVER STEPS ARE NECESSARY TO MINIMIZE THE QUANTITY OF ERODED MATERIAL FROM FLOWING INTO CREEKS AND PERMANENT STORM DRAINS AS APPROVED BY THE AGENCIES. ANY ADDITIONAL REQUESTS OR RECOMMENDATIONS MADE BY THE AGENCIES SHALL ALSO BE IMPLEMENTED BY THE CONTRACTOR AND CONSIDERED PART OF THIS PLAN.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PITTSBURG (OR OTHER GOVERNING JURISDICTION) STANDARD SPECIFICATIONS.
3. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS AND STOCKPILE AREAS SHALL BE HYDROMULCHED, LANDSCAPED OR SEALED PER THE CONTRA COSTA CLEAN WATER PROGRAM MANUAL, LATEST EDITION.
4. TO CONTROL EROSION WITHIN THE STREET RIGHT OF WAY, BALES OF STRAW, FILTRATION BAGS, BERMS OR OTHER SUITABLE MATERIAL SHALL BE IN PLACE DURING THE PERIOD OF OCTOBER 15 TO APRIL 15. THE "BEST MANAGEMENT PRACTICES" (BMP'S) SHALL BE PLACED WHERE SHOWN ON THIS PLAN OR AS REQUIRED BY THE CITY ENGINEER (OR OTHER JURISDICTIONAL INSPECTOR).
5. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE EMBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF BY THE CONTRACTOR AS RECOMMENDED BY THE SOILS ENGINEER.
6. GRADED AREAS MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE SHALL BE DIRECTED TOWARD DRAINAGE INLETS.
7. ALL SLOPES WITH A HEIGHT OF GREATER THAN FIVE (5) FEET ARE TO BE HYDROMULCHED.
8. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND AFTER EACH RAINSTORM AND SHALL BE CLEANED OUT AS NECESSARY.
9. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR ADDITIONAL CONTROLS.
10. CONTRACTOR SHALL NOTIFY THE SWPPP CONSULTANT IF AN EROSION PROBLEM EXISTS AND CONTROLS ARE NOT COVERED IN THE SWPPP. THE CONSULTANT PHONE NUMBER IS (925) 937-9333.
11. IF A STORM DRAIN INLET HAS BEEN CONSTRUCTED IN AN UNPAVED AREA AND IS NOT BEING UTILIZED AS A SEDIMENT POND INLET, MEASURES SHALL BE TAKEN TO PREVENT THE INFLOW OF WATER (I.E. METAL PLATE OVER OPENING).
12. LOCATION OF DESIGNATED MATERIAL DELIVERY, LOADING, UNLOADING, STORAGE AREAS, VEHICLE FUELING & EQUIPMENT AREAS, AS WELL AS CONCRETE WASHOUT AREAS ARE APPROXIMATED ON THESE PLANS. CONSTRUCTION OPERATIONS WILL DICTATE ANY RELOCATION OF THESE AREAS AS NECESSARY.

LEGEND

- PROPOSED STORM DRAIN WITH INLET OR MANHOLE
- 2:1 SLOPE OR AS NOTED
- DIRECTION OF FLOW
- STRAW WATTLES
- STORM DRAIN INLET PROTECTION
- VELOCITY CHECK DAMS ANGLED APPROX. 45 DEGREE TO FLOW @ GUTTER LINES TO ALLOW PASSAGE THRU STREET CENTERLINE ON UNPAVED STREETS
- CONSTRUCTION 50' GRAVEL ENTRANCE (IF STREETS NOT YET PAVED)
- HYDROMULCH AREA
- SILT FENCE

ACCEPTED BY:

FRANCIS P. MCKINLEY, CITY ENGINEER RCE 59574

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REGISTERED PROFESSIONAL ENGINEER DAVID O. ISAKSON CIVIL STATE OF CALIFORNIA

EDGEWATER APARTMENTS

GRADING PLAN

EROSION CONTROL PLAN

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.

civil engineering land surveying

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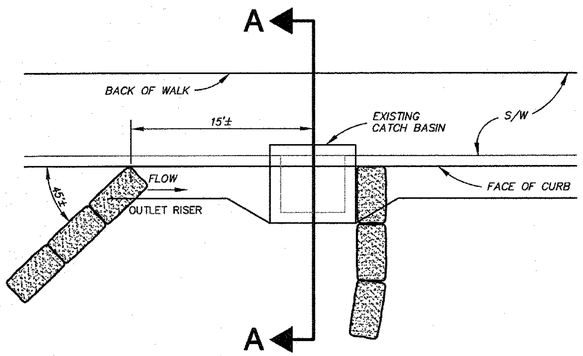
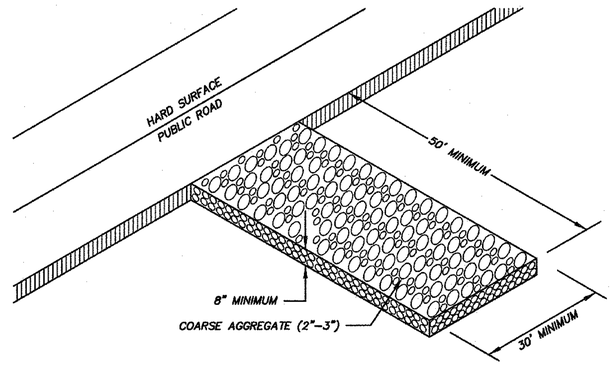
"EDGEWATER APARTMENTS"

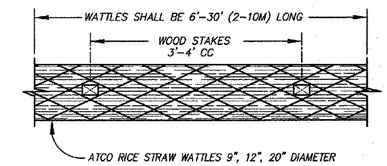
GRADING, DRAINAGE, AND UTILITY PLANS

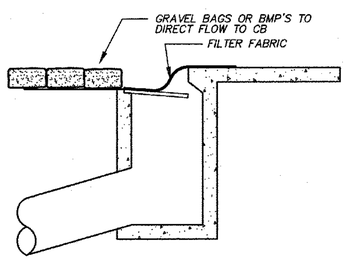


PLAN VIEW
STORM DRAIN INLET PROTECTION
(FOR EXISTING STORM DRAIN INLET ON PAVED STREETS)
NOT TO SCALE

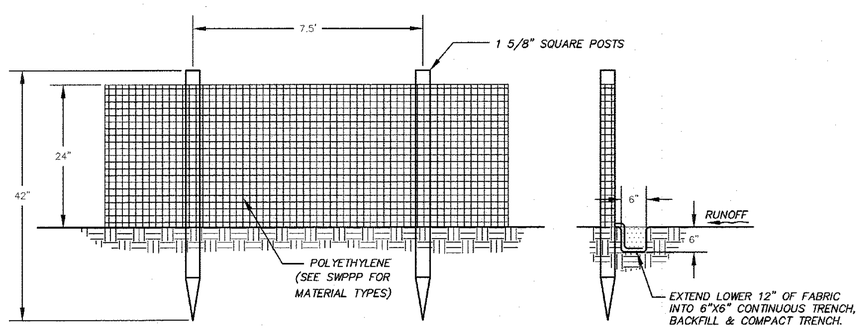


STABILIZED GRAVEL CONSTRUCTION ENTRANCE
NOT TO SCALE

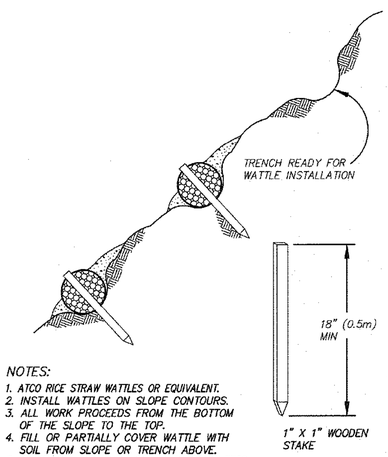




SECTION A–A
STORM DRAIN INLET PROTECTION
(FOR EXISTING STORM DRAIN INLET ON PAVED STREETS)
NOT TO SCALE



SILT FENCE
NOT TO SCALE
(FOR REFERENCE ONLY – TO BE USED ONLY IF REQUIRED)



NOTES:
1. ATCO RICE STRAW WATTLES OR EQUIVALENT.
2. INSTALL WATTLES ON SLOPE CONTOURS.
3. ALL WORK PROCEEDS FROM THE BOTTOM OF THE SLOPE TO THE TOP.
4. FILL OR PARTIALLY COVER WATTLE WITH SOIL FROM SLOPE OR TRENCH ABOVE.
5. COMPACT AND WORK SOIL INTO COMPLETED WATTLES.

TYPICAL WATTLE DETAIL
NOT TO SCALE

ACCEPTED BY:

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Project Location Map

March 16, 2017

Existing Bicycle Facilities

Proposed Bicycle Facilities

Bus Stop

Zoning

Parcel

1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

CCC

Planning Division
City of Pittsburg

Existing Conditions

View Map

View 1: MLK Jr. Junior High School entry facing south/southeast

View 2: South-end of property facing hills

View 3: North-end of property west/MLK Jr. Junior High

View 4: Panoramic photo from south property line facing north

Affordable Housing Sites

January 17, 2018

Affordable Housing Sites

Parcel

1:11,936

0 0.125 0.25 0.5 mi

0 0.225 0.45 0.9 km

Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Planning Division
City of Pittsburg

Attachment5
Applicable General Plan Goals and Policies
Edgewater Apartments, AP-17-1228 (DA, DR)

General Plan Goal/Policy	Analysis
Land Use Element	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	**Consistent.**The proposed project would be constructed on an infill site within the existing municipal boundary, helping the City maintain a compact urban form.
2-G-5: Promote a diversity of housing types, including opportunities for hillside estate development, as well as smaller lot, infill, and high-density housing.	**Consistent.**The proposed project would be developed at approximately 14 d.u./ac. on an infill site. While the proposed project is similar in density to other infill projects recently approved within the City (e.g. Belle Harbor), Edgewater is a for-rent project, rather than a for-sale project.
2-P-15: Ensure minimum residential densities, in accordance with the ranges stipulated in this Plan.	**Consistent.**The proposed project has a density of approximately 14 d.u./ac, which conforms to the Medium Density land use designation and RM (Medium Density Residential) District.
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.	**Consistent.**The project, as proposed, includes 62 apartment units.
Growth Management	
3-G-3: Provide a range of development intensities, with the highest intensities in Downtown and in areas approximate to transit and services, and lower intensities in hillsides and at the City's southern edge.	**Consistent.** The proposed project is not within the downtown area or adjacent to transit services. However, the project site is adjacent to a school site, and near large employment centers such as Dow and USS POSCO, and smaller employers such as the surrounding commercial and light industrial developments.
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.	**Consistent.** The proposed project would be required to install necessary utility and stormwater infrastructure or pay in lieu fees prior to construction. The developer would also be required to pay all building permit and impact fees associated with residential development.
3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.	**Conditionally consistent.**A proposed condition of approval would require the developer install a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School. Additionally, as part of the Development Agreement, the developer has proposed completing the sidewalk along the western side of Loveridge Road, from California Avenue to the Praxair driveway, which would allow for establishment of a new bus stop.

3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	**Consistent.**The proposed project site is located in an area where public facilities and infrastructure 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.	**Consistent.**The Initial Study prepared June 24, 2013, prepared as part of the previous rezoning request, determined the existing and planned transportation system would have adequate capacity to accommodate a rezoning of the site to RM District, and potential residential development within the RM District density range.Correspondence from TriDelta Transit confirmed the public transportation system can adequately serve the proposed project site.
3-P-16: Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)	**Consistent.** As part of the Development Agreement, the developer has proposed completing the sidewalk along the western side of Loveridge Road, from California Avenue to the Praxair driveway, which would allow for establishment of a new bus stop.
3-P-17: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)	**Conditionally consistent**. A proposed condition of approval would require the developer install a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School. Additionally, as part of the Development Agreement, the developer has proposed completing the sidewalk along the western side of Loveridge Road, from California Avenue to the Praxair driveway, which would allow for establishment of a new bus stop.
Urban Design	
4-G-17: Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and provide a sense ofconnection with surrounding uses.	**Consistent.**The project site is located within an area of the City that does not maintain a singular defining architectural character or defining natural landscape feature. As such, the proposed project utilizes a more neutral color palate which will allow the proposed development to harmonize and connect the various styles of existing development in the area. Additionally, the developer has proposed to develop a pedestrian trail at least 1/4 - mile in length within the stormwater basin at the northern end of Carion Court, utilizing the existing landscape.
4-P-82: Develop and implement development standards in the City's ZoningOrdinance and Subdivision Regulations that minimize the visualdominance of garages in residential units.	**Consistent.**The proposed project includes 3 detached garages, each housing 6 vehicles. These garages are proposed to be located at the rear of the property and would not be visible from Carion Court, and minimally visible from the Loveridge Commercial Center. Additionally, no carports or resident parking would be located along the project frontage, reducing the visual impact of parked cars.

4-P-83: Ensure that new developments provide an integrated pattern of streets and pedestrian paths that provide connections between neighborhoods.	**Conditionally consistent**. A proposed condition of approval would require the developer install a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School. Additionally, as part of the Development Agreement, the developer has proposed completing the sidewalk along the western side of Loveridge Road, from California Avenue to the Praxair driveway, which would allow for establishment of a new bus stop.
Transportation Element	
7-G-15: Encourage walking as a regular means of transportation for people who live within a half-mile walk of school, work, or routine shopping destinations.	**Conditionally consistent**. A proposed condition of approval would require the developer install a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School. Additionally, as part of the Development Agreement, the developer has proposed completing the sidewalk along the western side of Loveridge Road, from California Avenue to the Praxair driveway, which would allow for establishment of a new bus stop.
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-42: Improve pedestrian crossing safety at heavily used intersections by installing crossing controls that provides adequate time for pedestrians to cross the street.	
Resource Conservation Element	
9-G-11: Reduce the number of motor vehicle trips and emissions accounted to Pittsburg residents and encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.	**Conditionally consistent**. A proposed condition of approval would require the developer install a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School. Additionally, as part of the Development Agreement, the developer has proposed completing the sidewalk along the western side of Loveridge Road, from California Avenue to the Praxair driveway, which would allow for establishment of a new bus stop.
9-P-22: Continue working with the Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System (NPDES), with specific requirements established in each NPDES permit.	**No conflict.**The developer would be required to adhere to all requirements of the City's NPDES permit.
9-P-23: Require new urban development to use Best Management Practices to minimize creek bank instability, runoff of construction sediment, and flooding.	**Conditionally consistent.** A proposed condition of approval would require the developer adhere to all Best Management Practices during construction. This is likely to be addressed during staff's review of the project and as a condition of approval.
Health and Safety Element	
10-P-39: Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.	**Conditionally consistent.** A proposed condition of approval would require the developer annex the property into the City's public safety CFD.

Public Facilities Element	
11-P-18: Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.	**Conditionally consistent.** Proposed conditions of approval would require thedeveloper pay fund a sewer capacity study, and that the project install necessary utility and stormwater infrastructure or pay in lieu fees prior to construction. The developer would also be required to pay all building permit and impact fees associated with residential development.
11-P-23: Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	**Consistent.**The proposal includes four shared refuse areas that have been designed to accommodate trash and recycling facilities.
11-P-29: Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.	**No conflict.**The applicant would be required to adhere to all CCCFPD requirements prior to issuance of a building or grading permit.
11-P-33: As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.	**No conflict.** This would be included as a condition of approval as applicable.
Noise Element	
12-G-1: Protect public health and welfare byeliminating or minimizing the effects ofexisting noise problems, and by preventing increased noise levels in the future.	**Conditionally consistent.** The developer has prepared a Noise and Vibration assessment, which has specified measures that should be included as conditions of approval within the proposed project to ensure conditionally acceptable interior and exterior noise levels are obtained. In addition, the developer has proposed heavy landscaping along the northern project boundary, where noise impacts are greatest, in order to further reduce noise impacts from adjacent uses.
12-P-1: As part of development review, use Figure12-3 to determine acceptable usesand installation requirements in noise-impacted areas.	
12-P-4: Require noise attenuation programs for new development exposed to noiseabove normally acceptable levels. Encourage noise attenuation programs thatavoid 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 noiselevels greater than 65 dB CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigationmeasures.	

12-P-6: Ensure that new noise-sensitive uses, including schools, hospitals, churches,and homes, in areas near roadways identified as impacting sensitive receptorsby producing noise levels greater than 65 dB CNEL (Figure 12-1), incorporatemitigation measures to ensure that interior noise levels do not exceed 45 dBCNEL.	
Housing Element	
Housing Goal I: Foster development of a variety of housing types, densities, and prices tobalance the City's housing stock and to meet Pittsburg'sregional fairshare housing needs for people of all income levels.	**Consistent.** The proposed project includes 62 market-rate apartment units, which will attract moderate to above-moderate income households, near a portion of the City which includes a large amount of low- and very low-income units, helping to establish a mixed-income community and provide a variety of housing types within this subarea, and help the City reach its regional fair share housing goals. Additionally, as part of the Development Agreement, the developer has proposed completing the sidewalk along the western side of Loveridge Road, from California Avenue to the Praxair driveway, which would allow for establishment of a new bus stop.
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 abovemoderate-income housing opportunities in the community and to increase economic activitywithin the city.	
P-1.4: Support the construction of multi-familyhousing in close proximity to transit, arterials,shopping, and public services.	
P-1.6: Meet Pittsburg's fair share regional housing needs.	

Attachment6
Property Development Regulations
Edgewater Apartments, AP-17-1228 (DA, DR)

Development Regulations: *RMDistrict*	**Requirement:**	**Proposed Project:**
Max. Density (min. lot area per unit):	3,000s.f. (allowable range of 31 to 62 total units on site)	3,000 s.f. (62 total units)
Maximum Height:	35 ft.	approx. 26 ft.
Maximum Coverage:	50%	approx. 30%
Minimum Yards:	-	-
Front:	15 ft.	approx. 58 ft.
Side:	7.5 ft.	approx. 51 ft.
Corner:	15 ft.	n/a
Rear:	10 ft.	approx. 20 ft.
Minimum Site Landscaping:	25%	26.7%
Minimum Private Storage Area:	200 c.f.	approx. 350 c.f.
Minimum Private Open Space:	60 s.f.	87.5 s.f.
Parking Required (PMC Chapter 18.78):	139 spaces (62 covered)	169spaces (80 covered)

Attachment7
Development Review Design Guidelines
Edgewater Apartments, AP-17-1228 (DA, DR)

Design Review Guideline	Meets Guideline?
I.a: Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2”x4” (wood or Styrofoam/stucco) window and door reveal treatment on all building elevations.	**Conditionally.**A recommended condition of approval would require the developer install faux stone building treatments on all sides of the clubhouse below the decorative stucco trim piece, and that all trim details be extendedto all adjacent sides of the building or architectural features to which they are attached.
I.b: Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.	**Yes.**The proposed project proposes concrete roofing materials.
I.c: Each dwelling unit should be provided with complete front yard and corner-side yardxerophytic landscaping and automaticirrigation (Section 18.84.300 PMC).	**Yes.** The proposed landscape plans contain a water efficient landscape worksheet which to show the total estimated water use for the landscaped areas, and notes that all planting areas shall be water by a fully automatic irrigation system. This is also reiterated as a proposed condition of approval.
I.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	**Not applicable.**The proposed project is not within a PD District and does not proposed multiple lots with separate yards or residences.
I.e: Decorative masonry walls should be provided between all arterial streets andfuture homes.	**Not applicable.**The applicant has proposed installing a wrought-iron gate and landscaping along the street frontage.
I.f: Roof slopes should be considered greater than 4:12 unless inappropriate forarchitectural style (i.e. Ranch Style, etc.).	**Yes.** The proposed 12:4 roof slope is appropriate for the architectural style.
I.g: Provide articulated garage doors on all garages.	**Yes.** All proposed garage doors contain architectural reliefs appropriate for their location along the rear of the development.
I.h: Garage doors designs should not be duplicated. Not less than four styles shouldbe used in a subdivision.	**Not applicable.** All garage doors should be of a common style as this is a single development.

I.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	**Not applicable.** All garages are located along the rear property line, and will not be visible from the public right-of-way.
I.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	**Yes.** All garages are located along the rear of the property, behind the main residential buildings.
I.k: Provide board-onboard fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to majorthoroughfares), unless a view corridor is to be maintained.	**Not applicable.** The proposed project does not include board-on-board fencing.
I.l: The architectural treatments (such as sidings, shingles, window and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.	**Conditionally.**A recommended condition of approval would require all trim details be extended to all adjacent sides of the building or architectural features to which they are attached.
II.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate	**Yes.** The proposed project proposes a monument sign located at the entrance of the proposed development.
II.b: Perimeter wall and/or sound wall pilasters should not be greater than 50' on-center.	**Not applicable.** The existing masonry soundwall along the northern property line does not include decorative pilasters at this time; however, the developer has proposed installing a decorative metal fence with heavy landscaping along the northern project boundary to screen existing masonry wall from view.
II.c: 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.	**Not applicable.**The project does not propose sound walls or other masonry walls.
II.d: All masonry walls should include a wall cap.	**Not applicable.** The project does not propose sound walls or other masonry walls.
II.e: Retaining walls, exceeding 3 feet tall,adjacent to a public right-of-way should beconstructed with the same materials asused for the sound wall.	**Not applicable.**The project does not propose any new retaining walls adjacent to the public right-of-way.

II.f: Masonry or sound walls should be staggered when adjacent to public right-of-ways.	**Not applicable.** The proposed project does not include a masonry or soundwall along the public right-of-way.
II.g: Single story units should be located on corner lots whenever possible.	**Yes.** Though the proposed project is not located on a true corner lot and does not proposed single-family detached units, the portion of Building 1 nearest the public right-of-way is proposed to be single-story, which will ease the transition of building heights along the street frontage.
II.h: 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.	**Conditionally.** A recommended condition of approval would require all utility boxes, transformers, backflow preventers, meters and junction boxes be undergrounded whenever possible, or substantially screened from view by way of a permanent screen or appropriately sized plant material.
II.i: Construct fence/walls at top of down slope banks. Design fence at top of slope to take advantage of potential views.	**Not applicable.**The proposed project site is flat, and development would not impact any scenic vistas or other views.
II.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	**Yes.** A proposed condition of approval would require installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School.
II.k: Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.	**Not applicable.** There are no existing trees on site.
II.l: Landscaped portions of set-backs, excluding sidewalk along public streets, should not be less than the height of the fence or sound wall.	**Yes.** The proposed fence height along the right-of-way is six feet, while the landscaped portion of this setback is 15 feet.
II.m: Landscaping areas shall not be less than three feet wide, between the curbs.	**Yes.** All new landscaped areas are proposed to be three feet or greater in width.
II.n: Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.	**Yes.** Wrought iron fencing is proposed along all property lines visible from the public right-of-way or surrounding public parking lots.
III.a:A/C units should be substantially screened from view by way of a permanent screen or appropriately sized plant material.	**Yes.** The proposed project identifies locations for a/c unit screening.

III.b: Detached carports and/or garages should have the same roof material and roof pitch as the main dwelling units.	**Conditionally.** All garages are proposed to have a roof pitch and materials similar to that of the main dwelling units. A proposed condition of approval would require all carports visible from the public right-of-way or the commercial center to the south be designed with a pitched roof and finished with roofing materials similar to those used on the main dwelling units
III.c: Projects with many buildings (greater than three) should provide a variety of building sizes and masses resulting in varying elevations from a streetscape perspective.	**Yes.** The proposed project includes a clubhouse and four apartment buildings. The streetscape along Carion Court would be defined by the clubhouse, as well as one apartment building, which is highlighted by single-story portion nearest the right-of-way, and a taller two-story portion behind.
III.d: Bus stops should share the same architectural theme as that of the dwelling units.	**Not applicable.** The proposed project does not propose additional covered bus stops.
III.e: 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.	**Yes.** In order to reduce the visual impact of parking lots, the developer has located all resident parking along the sides and rear of the property. Five parking spots will be located in front of the proposed clubhouse, but are required for prospective tenant parking.
Green Building Design Guideline	**Preliminarily Meets Guideline?**
VI.C.1: 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.	**Conditionally.** A proposed condition of approval would require all residential buildings and carports be prewired for solar photovoltaic panels.
VI.C.2: 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.	**Not applicable.** The proposed project includes sloped roofs which do not provide space for community gardens. Additionally, the aesthetic value of the development would be hindered by inclusion of energy systems or water heaters along the roof.

VI.C.3: 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.	**Conditionally.** A proposed condition of approval would require all residential buildings and carports be prewired for solar photovoltaic panels.
VI.C.4: 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.	**Conditionally.** The applicant has proposed adequate parking lot trees, but does not propose solar energy systems on carport roofs at this time. A proposed condition of approval would require all residential buildings and carports be prewired for solar photovoltaic panels.
VI.C.5: 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.	**Yes.** The applicant has proposed inclusion of two electric vehicle charging stations at this time.
VI.C.6: 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.	**Conditionally.**A proposed condition of approval would require installation of a high-visibility crosswalk with flashing beacons between the project site and Martin Luther King Jr. Junior High School. The applicant has also proposed to complete the sidewalk along the western side of Loveridge Road, from California Avenue to the Praxair Driveway.
VI.C.7: Convenient, visible, and secure bicycle storage facilities should be available on site, sufficient to accommodate demand of residents and guests.	**Yes/Conditionally.** The proposed project includes five bicycle parking racks, and a proposed condition of approval would require the developer provide parking for a minimum of 10 bicycles.
VI.C.8: Outdoor design and features should maximize landscaping water conservation.	**Yes.** The proposed landscape plans contain a water efficient landscape worksheet showing the total estimated water use.

Environmental Noise and Vibration Assessment

Edgewater Apartments

Pittsburg, California

BAC Job # 2017-091

Prepared For:

Discovery Builders, Inc.

Attn: Mr. Kris Kamerzell
4061 Port Chicago Hwy., Ste. H
Concord, CA 94520

Prepared By:

Bollard Acoustical Consultants, Inc.

Paul Bollard, President

June 6, 2017

BOLLARD
Acoustical Consultants

Introduction

The proposed Edgewater Apartments (project) is a multi-family residential development located on the east side of Carion Court, to the north of California Avenue and State Route 4, in the City of Pittsburg, California. Figures 1 and 2 show the project area and site plan, respectively. Noise sources in the project vicinity include commercial and industrial uses to the north, east, and south of the site, a school to the west, railroad tracks to the more distant north, and traffic on State Route 4 to the south. Vibration sources in the project vicinity include possible nearby heavy truck traffic, industrial sources, and railroad activity on the tracks to the north.

A noise and vibration study was previously prepared for a proposed single-family development at this project site by Illingworth & Rodkin in January of 2013. That study is included as an attachment to this report. The project has since been reconfigured into the currently proposed multi-family development. Because the data and analysis contained in the 2013 Illingworth & Rodkin report are believed to be both current and valid, this evaluation applies those data and analysis to this project. Because the site configuration has changed relative to the plan evaluated in 2013, Bollard Acoustical Consultants, Inc. (BAC) was retained by the project applicant to update the I&R study to reflect the current site plans.

The purposes of this analysis are to utilize the data collected in the previous I&R study to quantify future noise and vibration levels at the sensitive areas of the currently proposed multi-family residences, and to compare those levels against the applicable noise and vibration standards of the City of Pittsburg. Where noise or vibration levels are predicted to exceed those standards, this evaluation develops appropriate noise and/or vibration mitigation measures.

Noise & Vibration Fundamentals and Terminology

Noise

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard, and thus are called sound. Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in levels (dB) correspond closely to human perception of relative loudness. Appendix A contains definitions of Acoustical Terminology. Figure 3 shows common noise levels associated with various sources.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighing the frequency response of a sound level meter by means of the standardized A-weighing network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels in decibels.

Legend

Approximate Project Area

N

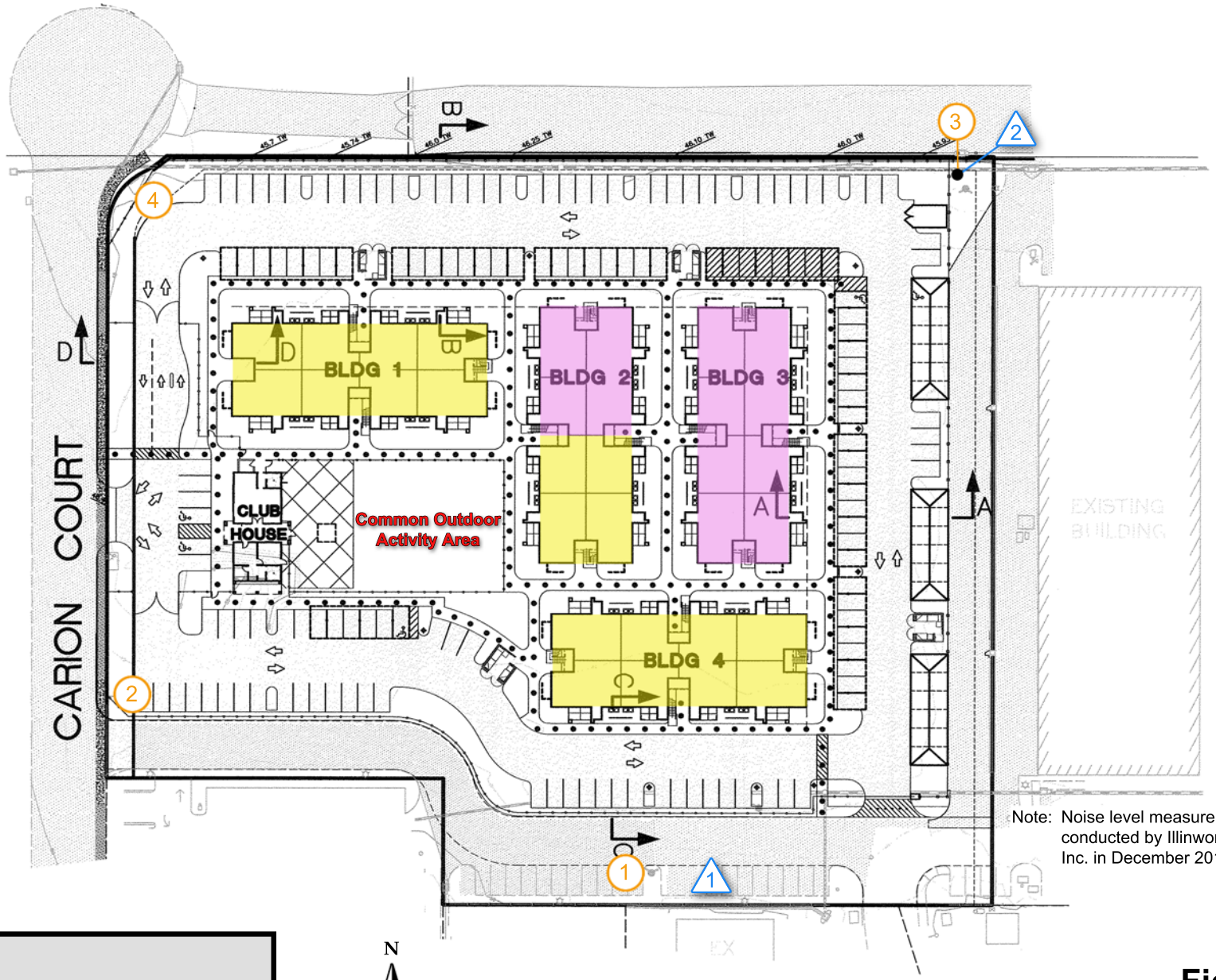
Scale (feet)

0 150 300

Figure 1

Project Area

Edgewater Apartments - Pittsburg, California



Note: Noise level measurements conducted by Illinworth & Rodkin, Inc. in December 2012

Legend

- Long-Term Noise Measurement Site
- Short-Term Noise Measurement Site
- Standard STC-27 Windows
- Recommended STC-32 Windows

N

Scale (feet)

0 40 80

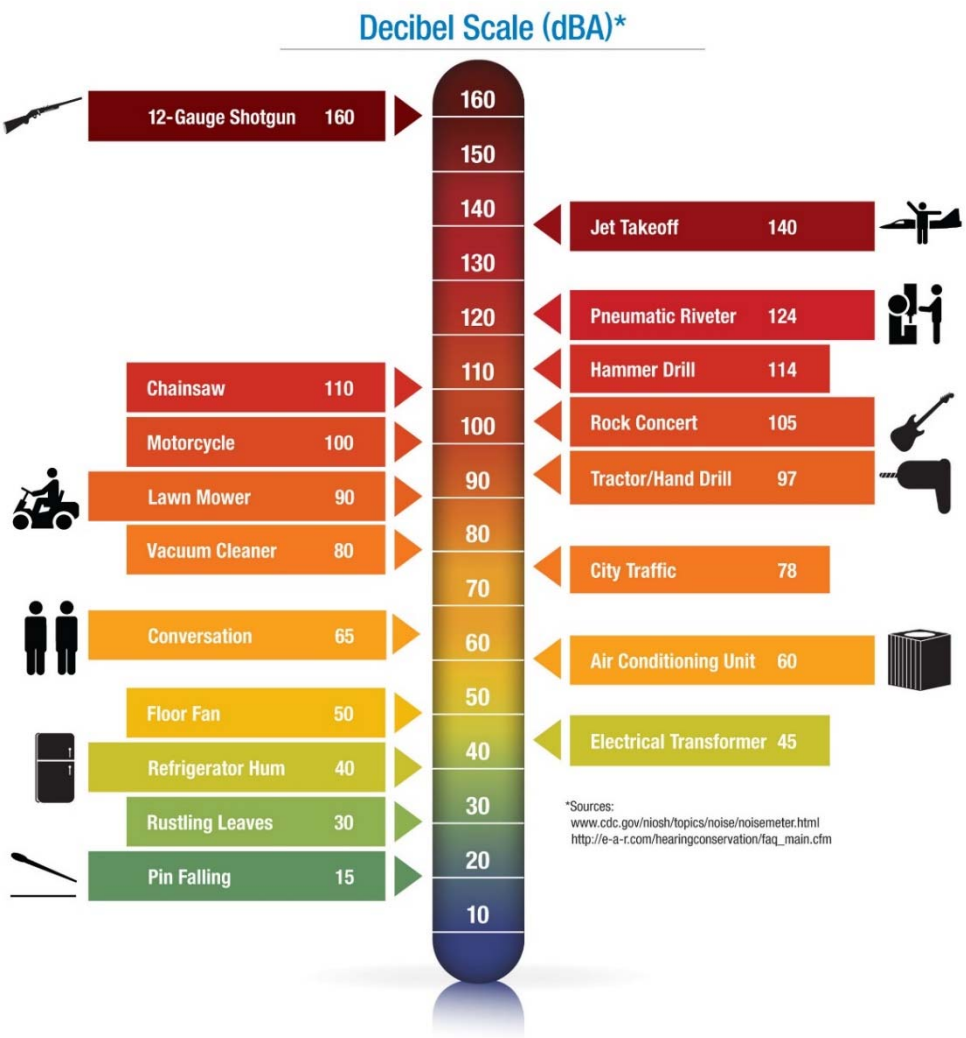
Figure 2

Project Site Plan & Noise Level Measurement Locations
Edgewater Apartments - Pittsburg, California

Community noise is commonly described in terms of the "ambient" noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10 decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn}-based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

Figure 3
Noise Levels Associated with Common Noise Sources



Vibration

According to the Federal Transit Administration Noise and Vibration Impact Assessment Guidelines (FTA-VA-90-06), ground-borne vibration can be a serious concern for nearby neighbors of a transit system route or maintenance facility, causing buildings to shake and rumbling sounds to be heard. In contrast to airborne noise, ground-borne vibration is not a common environmental problem. It is unusual for vibration from sources such as buses and trucks to be perceptible, even in locations close to major roads.

Train wheels rolling on rails create vibration energy that is transmitted through the track support system into the ground, creating vibration waves that propagate through the various soil and rock strata to the foundations of nearby buildings. The vibration propagates from the foundation throughout the remainder of the building structure. The maximum vibration amplitudes of the floors and walls of a building often will be at the resonance frequencies of various components of the building.

Vibration can be described in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of peak particle velocities (inches/second) or RMS velocity in terms of VdB.

Criteria for Acceptable Noise and Vibration Exposure

City of Pittsburg General Plan

The Noise Element of the City of Pittsburg General Plan establishes land use compatibility for community noise environments. For multi-family residential land uses, the exterior use areas are considered normally acceptable up to 65 dB L_{dn}/CNEL, conditionally acceptable where noise levels range from 60 to 70 dB L_{dn}/CNEL, normally unacceptable where noise levels range from 70 to 75 dB L_{dn}/CNEL, and clearly unacceptable where noise levels exceed 75 dB L_{dn}/CNEL. The intent of these criteria are to provide an acceptable noise environment for outdoor activities. For multi-family residential land uses, these criteria are typically applied at the common outdoor activity area of the community. Additionally, an interior noise level limit of 45 dB L_{dn}/CNEL is applied to all new residential construction. The intent of this standard is to provide a suitable environment for indoor communication and sleep.

Federal Transit Administration (FTA)

Although there are no local vibration standards, the vibration impact assessment criteria established by the U.S. Department of Transportation's Federal Transit Authority (FTA) provide defensible standards for the evaluation of vibration impacts. The FTA vibration impact criteria are based on maximum overall levels for a single event. These vibration impact criteria are shown in Table 1.

Table 1
Groundborne Vibration Impact Criteria

Land Use Category	Groundborne Vibration Impact Levels (VdB re 1 µinch/sec, RMS)		
	Frequent Events[1]	Occasional Events[2]	Infrequent Events[3]
Category 1: Buildings where vibration would interfere with interior operations.	65[4]	65[4]	65[4]
Category 2: Residences and buildings where people normally sleep.	72	75	80
Category 3: Institutional land uses with primarily daytime use.	75	78	83

Notes:

[1] "Frequent Events" is defined as more than 70 vibration events of the same source per day. Most rapid transit projects fall into this category.

[2] "Occasional Events" is defined as between 30 and 70 vibration events of the same source per day. Most commuter trunk lines have this many operations.

[3] "Infrequent Events" is defined as fewer than 30 vibration events of the same kind per day. This category includes most commuter rail branch lines.

[4] This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. Vibration sensitive manufacturing or research will require detailed evaluation to define the acceptable vibration levels. Ensuring lower vibration levels in a building often requires special design of HVAC systems and stiffened floors.

Source: Federal Transit Administration (FTA), Transit Noise and Vibration Impact Assessment (May 2006), Table 8-1

Existing Ambient Noise Environment

According to the I&R report, the existing ambient noise environment at the project site is defined by vehicular traffic on State Route 4, industrial operations to the north and east, intermittent play field activities at Martin Luther King Jr. Junior High School to the west, and car wash operations to the immediate south. The I&R report quantified the various noise sources by conducting both short-term and long-term noise level measurements from various positions along the perimeter of the project site. The I&R noise level measurement locations have been reproduced on Figure 2. The results of the I&R noise survey are reproduced in Table 2. It should be noted that at locations where only short-term noise level monitoring was conducted, the CNEL was estimated by referencing the monitoring conducted at the long-term sites.

Table 2
Noise Level Monitoring Results (December 2012)[1]
Edgewater Apartments – Pittsburg, California

Measurement Location	Location Description	Date Data Collected	CNEL, dB[2]
ST-1	South end of project site, near the car wash	12/6/12	66
ST-2	Southwest corner of project site	12/6/12	67
ST-3	Northeast corner of project site	12/6/12	72
ST-4	Northwest corner of project site	12/6/12	66
LT-1	Northeast corner of project site	12/6/12 - 12/11/12	72
LT-2	South end of project site, near the car wash	12/6/12 - 12/11/12	66

Notes:
[1] Noise level measurement data obtained from the Sunnyside Estates Environment Noise Assessment conducted by Illingworth & Rodkin, Inc. on January 9, 2013.
[2] CNEL at short-term noise monitoring locations were estimated by Illingworth & Rodkin, Inc.

As discussed in the I&R report, measured noise levels in the northeast corner of the project site were attributable to industrial operations including heating, ventilating, and air conditioning equipment and truck circulation. Industrial operations influenced measured noise levels at the remaining locations, but to a lesser extent. Vehicular traffic on the Carion Court, California Avenue, and the more distant State Route 4 were the primary contributing noise sources at the remaining sites.

Future Noise Environment

Exterior Noise

The I&R report indicated that the noise generation of the existing industrial and commercial operations to the north and east would be expected to primarily define the future noise environment at the project site. The noise generation from these sources were assumed to remain constant in the future. The future traffic noise environment at the project site could be expected to see a 1 dB increase. This assumption was based on a previous State Route 4 traffic noise study also conducted by I&R (Toscano at San Maro, Pittsburg, CA – May 15, 2012). BAC reviewed the existing and future noise level data at the various locations referenced in the I&R report and projected the provided noise levels to the proposed multi-family building facades and at the common outdoor activity area. The results of that analysis are summarized in Table 3.

Table 3
Predicted Future Exterior Noise Levels[1]
Edgewater Apartments – Pittsburg, California

Location	CNEL, dB	Contributing Noise Sources
Building 1 (1st Floor)	65	State Route 4, Local Traffic
Building 2 (1st Floor)	67	Industrial
Building 3 (1st Floor)	69	Industrial
Building 4 (1st Floor)	65	State Route 4, Commercial, Local Traffic
Common Outdoor Activity Area	<65	State Route 4, Commercial, Local Traffic

Notes:
[1] Future noise level predictions are based on noise level measurement data obtained from the Sunnyside Estates Environment Noise Assessment conducted by Illingworth & Rodkin, Inc. on January 9, 2013.

As indicated above in Table 3, exterior noise levels at the proposed first-floor building facades are predicted to range from 65 to 69 dB CNEL. These data were utilized to assess compliance with the City's 45 dB CNEL noise level standards within the proposed apartment buildings. That interior analysis follows in the next section of the report.

As shown on Figure 2, the common outdoor activity area will be shielded from industrial operations by intervening buildings. Additionally, it will maintain a separation from the nearest local roadway, Carion Court, of approximately 200 feet. Taking into consideration the intervening building and the distance from the nearest traffic noise source, future exterior noise levels at the common outdoor activity area are predicted to be less than 65 dB CNEL. This predicted noise exposure level at the common outdoor activity area would satisfy the City of Pittsburg normally acceptable noise level threshold of 65 dB CNEL. As a result, no further consideration of exterior noise mitigation measures would be warranted for this project.

Interior Noise

According to Table 3, the predicted future CNEL at the first-floor facades of the multi-family buildings would range from 65 to 69 dB CNEL. Given a future first-floor exterior noise level of 65-69 dB CNEL, building façade noise reductions of 20-24 dB would be required to achieve an interior noise level of 45 dB within first-floor rooms. Due to reduced ground absorption at elevated facades, noise levels at upper-floor facades are expected to be approximately 3 dB higher (68-72 dB CNEL) than first-floor locations. Given a future exterior noise levels of 68-72 dB L_{dn} at elevated facades, building façade noise reductions of 23-27 dB would be required to achieve an interior noise level of 45 dB CNEL within upper-floor rooms.

Standard residential construction (stucco siding, STC-27 windows, door weather-stripping, exterior wall insulation, composition plywood roof), results in an exterior-to-interior noise level reduction of at least 25 dB with windows closed and approximately 15 dB with windows open. Therefore, provided future noise levels do not exceed 70 dB CNEL at exterior building façades, standard construction would be adequate to ensure compliance with the City's 45 dB CNEL

interior noise level standard. A summary of the predicted exterior noise levels and recommended window STC ratings required to achieve satisfaction with the City's 45 dB CNEL standard is provided below in Table 4. The recommended window upgrade locations are illustrated on Figure 2.

Table 4
Minimum Recommended Windows for Project Buildings
Edgewater Apartments – Pittsburg, California

Location	Exterior CNEL, dB[1]	Required NLR[2]	Minimum Recommended Window STC Rating[3]
Building 1 – 1st Floor	65	20	STC-27
Building 1 – Upper Floors	68	23	STC-27
Building 2 – 1st Floor	67	22	STC-27
Building 2 – Upper Floors	70	25	STC-32
Building 3 – 1st Floor	69	24	STC-32
Building 3 – Upper Floors	72	27	STC-32
Building 4 – 1st Floor	65	20	STC-27
Building 4 – Upper Floors	68	23	STC-27

Notes:

1 Future noise level predictions are based on noise level measurement data obtained from the Sunnyside Estates Environment Noise Assessment conducted by Illingworth & Rodkin, Inc. on January 9, 2013.

2 A conservative +3 dB offset was applied at upper-floor building facades to account for reduced ground absorption at elevated areas.

3 Required exterior-to-interior noise level reduction to satisfy interior 45 dB CNEL noise level standard.

As shown above in Table 4, a varying degree of exterior-to-interior noise level reduction would be required of the project buildings. At Buildings 1 and 4, standard STC-27 windows would provide the necessary exterior-to-interior noise level reduction to satisfy the City's 45 dB CNEL interior noise level standard. In order to satisfy the city's standard with a margin of safety at buildings 2 and 3, BAC recommends that the windows be upgraded to STC-32. In addition, mechanical ventilation (air conditioning) should be provided for all residences within this development to allow the occupants to close doors and windows as desired for additional acoustical isolation. No further consideration of interior noise mitigation would be warranted for the project.

Future Vibration Environment

The I&R report concluded that there were no perceptible sources of vibration (above 65 VdB) affecting the project site. Specifically, the analysis indicated that no vibration-generating industrial equipment was identified, slow-moving trucks would generate imperceptible vibration levels, and railroad operations would not generate perceptible vibration levels due to the significant setback (over 900 feet) from the railroad tracks. In addition, all vibration-sensitive buildings proposed by the new site plan will be located farther from nearby vibration sources than those proposed in the previous site plan evaluated by I&R. As a result, adverse vibration impacts are not identified for this project and no further consideration of vibration mitigation would be warranted.

Conclusions

Future exterior noise levels at the common outdoor activity area of the proposed Edgewater Apartments Development are expected to be satisfactory relative to the City of Pittsburg conditionally acceptable exterior noise level guideline of 65 dB CNEL. However, future interior noise levels within the proposed multi-family buildings may exceed the City of Pittsburg interior noise level standard of 45 dB CNEL. As a result, the following mitigation measures are recommended:

1. Windows of certain apartment buildings should be upgraded to higher Sound Transmission Class ratings. Table 4 provides the minimum STC ratings for project windows and the locations where upgraded window STC ratings would be required are shown on Figure 2.

2. Mechanical ventilation should be provided for all residences to allow occupants to close doors and windows as desired for acoustical isolation.

These conclusions are based on the noise data collected at the project site by Illingworth & Rodkin, Inc., on the assumptions cited herein, and on the project site plans shown on Figure 2. Deviations from these data or plans could cause future noise levels to differ from those predicted in this analysis. Bollard Acoustical Consultants, Inc. is not responsible for such deviations or for degradation in acoustic performance of the residential construction due to poor construction practices, failure to comply with applicable building code requirements, or for failure to adhere to the minimum building practices cited in this report.

This concludes our environmental noise assessment for the proposed Edgewater Apartments in Pittsburg, California. Please contact BAC at (916) 663-0500 or paulb@bacnoise.com with comments or questions regarding this evaluation.

Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT_{60}	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.

Attachment

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

505 Petaluma Boulevard South
Petaluma, California 94952

Tel: 707-766-7700 *Fax: 707-766-7790*
www.illingworthrodkin.com *illro@illingworthrodkin.com*

January 9, 2013

Jackie Seeno
Special Projects
A.D. Seeno Construction Company & Discovery Builders, Inc.
4061 Port Chicago Hwy - Suite H
Concord, CA 94520

VIA E-MAIL: JSeeno@seenohomes.com

SUBJECT: **Sunnyside Estates, Pittsburg, CA**
Subdivision 9288 (APN 073-190-033)
Environmental Noise Assessment

Dear Jackie:

This letter presents the results of the environmental noise assessment completed for the Sunnyside Estates single family residential project. The project site is a 4.4-acre infill parcel at the intersection of Carion Court and California Avenue. Noise and vibration issues are discussed. The site is located within about 500 feet of State Route 4 (SR-4). The proposed project is for 33 single-family homes. This study evaluates the compatibility of the proposed residential uses with the noise environment at the project site. Included in the report are the fundamentals of environmental noise, a summary of the applicable regulatory criteria established by the City of Pittsburg, and a description of existing noise levels at the project site. The report then summarizes future noise levels expected at the project site and describes measures necessary to reduce noise levels to acceptable levels.

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable quality of a sound could be caused by its *pitch* or its loudness. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales used to describe noise in a particular location. *A decibel (dB)* is a unit of measurement that indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level or dBA.* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This energy-equivalent sound/noise descriptor is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within about plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

Since the sensitivity to noise increases during the evening and at night -- because excessive noise interferes with the ability to sleep -- 24-hour descriptors have been developed that incorporate artificial noise penalties added to quiet-time noise events. The *Community Noise Equivalent Level, CNEL*, is a measure of the cumulative noise exposure in a community, with a 5 dB penalty added to evening (7:00 pm - 10:00 pm) and a 10 dB addition to nocturnal (10:00 pm - 7:00 am) noise levels. The *Day/Night Average Sound Level,* L_{dn}, is essentially the same as CNEL, with the exception that the evening time period is dropped and all occurrences during this three-hour period are grouped into the daytime period.

TABLE 1 Definitions of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall
	20 dBA	
		Broadcast/recording studio
	10 dBA	
	0 dBA	

Source: Technical Noise Supplement (TeNS), Caltrans, November 2009.

Regulatory Background

City of Pittsburg General Plan Noise Element

Exterior and interior noise standards for residential land uses are established within the City of Pittsburg General Plan Noise Element. Policies contained in the Noise Element applicable to the proposed project include:

Guiding Policies

12-G-1 Protect public health and welfare by eliminating or minimizing the effects of existing noise problems, and by preventing increased noise levels in the future.

Implementing Policies

12-P-1 As part of development review, use Figure 12-3 (Noise and Land Use Compatibility Table – summarized below) to determine acceptable uses and installation requirements in noise impacted areas.

Exterior use areas associated with new single-family residences are considered normally acceptable up to a noise level of 60 dBA/CNEL, *conditionally acceptable* where noise levels range from 55 to 70 dBA DNL/CNEL, *normally unacceptable* where noise levels range from 70 to 75 dBA DNL/CNEL, and *clearly unacceptable* where noise levels exceed 75 dBA DNL/CNEL.

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, incorporate mitigation measures to insure 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.

Existing Noise Environment

The project site is located on the east side of Carion Court north of California Avenue, behind existing commercial development including the Hampton Inn and Suites, a Jack in the Box restaurant, and a Chevron gas station with a drive-thru carwash. MLK Junior High School is located across Carion Court from the project site. To the north, the site is bounded by a uniform services company that includes trucking, and to the east, the site is bounded by a light industrial building which houses a flooring store and other office uses. An industrial facility is located on the next parcel to the east.

Illingworth & Rodkin, Inc. (I&R) visited the project site in December 2012 and completed a series of noise measurements to quantify existing ambient noise levels. The noise monitoring survey consisted of two long-term noise measurements, beginning Thursday, December 6, 2012 and ending Tuesday, December 11, 2012. Attended short-term noise measurements were also made. Noise monitoring locations are shown on Figure 1, with the long-term sites designated (LT) and the short-term sites designated (ST).

Site LT-1 was located on the south property line adjacent to the exit of the carwash tunnel. Noise sources affecting this site included industrial noise sources to the north and east, vehicular traffic on SR-4 and California Avenue, the intermittent noise of carwash equipment, and intermittent vehicular traffic noise and pedestrian traffic through the existing access easement. Hourly average noise levels range from about 56 dBA L_{eq} to 65 dBA L_{eq} during the daytime and from about 55 dBA L_{eq} to 60 dBA L_{eq} during the nighttime. The CNEL measured at Location LT-1, averaged over the four complete 24-hour measurement periods on Friday, Saturday, Sunday, and Monday, was 66 dBA CNEL. Long-term noise measurement results at Location LT-1 are summarized in Figures 2 through 7.

Measurement Location LT-2 was at the northeast corner of the project site. Noise sources affecting measurements at this location were primarily from the industrial uses to the north, including a cooling tower and other mechanical equipment located on the parcel to the north, and industrial processing equipment located to the east of the parcel adjoining the east side of the project site. Truck traffic circulating on the adjacent parcel to the north also contributed. Noise levels measured at Location LT-2 were steady due to the influence of the industrial noise sources. The sound level was typically about 65 dBA L_{eq} on Thursday and Friday until noon, when the noise level dropped to about 62 dBA L_{eq}. This continued throughout the rest of the day and night. On Saturday, the noise level increased again to 64-65 dBA L_{eq} and this continued until the end of the measurement on Tuesday morning. Intermittent vehicular traffic in the adjacent parking lots was the likely source of the maximum noise levels that typically ranged from 70-75 dBA L_{max}. There were short excursions to much higher noise levels on Friday morning. The source of this was again likely a localized noise source adjacent to the microphone, such as an automobile or truck in the adjacent parking lot. The measured 24-hour average CNEL at Location LT-2 was 72 dBA CNEL resulting from the steady noise throughout the day and night. Long-term noise measurement results at Location LT-2 are summarized in Figures 8 through 13.

A series of short-term noise measurements were also made in order to quantify the variation in noise levels throughout the site. A summary of the attended short term noise measurements is presented in Table 3.

TABLE 3 Summary of Short-Term Noise Measurement Data

Noise Measurement Location	L_{max}	$L_{(1)}$	$L_{(10)}$	$L_{(50)}$	$L_{(90)}$	L_{eq}	CNEL
ST-1: Measurement of carwash blower/dryer ~35 feet from exit of carwash tunnel, (12/6/2012, 11:59 a.m. –12:01 p.m.	76	--	--	--	--	75	66
ST-2: Southwest corner of Site along Carion Court – noise from SR-4 (12/6/2012, 12:05 p.m.-12:15 p.m.)	77	73	62	57	56	60	67
ST-3: Northeast corner of Site near industrial noise sources (12/6/2012, 12:17 p.m. - 12:27 p.m.)	69	68	66	64	63	63	72
ST-4: Northwest corner of Site near truck access to adjacent property. (12/6/2012, 12:45 p.m.-12:55 p.m.)	75	75	62	58	57	59	66

Note: CNEL approximated by correlating to corresponding period at long-term site.

Measurement Location ST-1 was selected to measure the noise level from the carwash located adjacent to the property line. The only significant noise source associated with the carwash was determined to be the blower/dryer. This is typical of a tunnel carwash. The measured noise level 35 feet from the exit end of the carwash was 76 dBA L_{max} during the operation of the blower/dryer. The average noise level over the approximate 90-second duration of the blower/dryer operation was 75 dBA L_{eq}. From a visit to the Chevron station, it was determined that the carwash operates 24 hours per day. Only one car was observed to use the carwash during the period of attended measurements that began at about 11:40 a.m. and ended at about 1:00 p.m. Data was not available on the frequency of operation of the carwash, but the noise from carwash operations was included in the overall noise measurements made at Location LT-1. The Jack in the Box drive-thru also operates 24-hours per day. It is located about 140 feet from the south property line and about 200 feet from the nearest proposed residential property. The drive-thru was not audible during the survey. The typical level of a drive-thru speaker is about 75 dBA measured at a distance of 3 feet. At the project site the maximum noise level would be about 40 dBA, substantially below ambient levels measured throughout the day and night, an insignificant source of noise. Measurement Location ST-2 was at the southwest corner of the site along Carion Court, on proposed Lot 20 as shown on the Sunnyside Estates Vesting Tentative Map and Preliminary Drainage Plan (Figure 1). This site is across Carion Court from the junior high school and has an unobstructed view to the southwest of vehicular traffic on SR-4. Truck and automobile traffic on Carion Court also contributes. Location ST-3 was in the northeast corner of the project site nearest to the industrial noise sources. At this location, the noise level was steady and resulted primarily from equipment at the industrial site further east and from the heating, ventilating, and air conditioning equipment and truck circulation on the site to the north. Location ST-4 was in the northwest corner of the project site near a truck access to the adjacent property to the north. The industrial noise to the east generated a steady level of 57-58 dBA. A

truck passing on Carion Court generated a maximum noise level of 75 dBA. A distant train horn was audible but did not make a measurable contribution to the overall noise level. Children at the junior high school were also audible, but similarly, did not make a significant contribution to the overall measured noise level.

Future Exterior Noise Environment Conclusions

The future noise environment at the project site would continue to result primarily from industrial noise sources affecting the northern and eastern property boundaries with vehicular traffic on SR-4 and California Avenue also contributing to the noise environment along the western and southern portions of the site. Noise levels resulting from industrial and manufacturing sources are assumed to remain the same in the future. Vehicular traffic noise levels along SR-4 were analyzed previously by I&R[1]. Increased traffic along SR-4 is calculated to increase the CNEL by 1 dBA in the future condition. Noise levels along the western and southern portions of the site are affected by vehicular traffic noise from SR-4 and would experience about a 1 dBA increase. The future noise exposure of parcels proposed on the project site, as identified on the Vesting and Tentative Map, are summarized in Table 4. The noise exposure at Lots 8 and 9 is more significant than a similar level of noise resulting from vehicular traffic because the CNEL results from a continuous noise level of 65 dBA that occurs throughout the day and night.

TABLE 4 Future Noise Exposure Levels

Lot No.	CNEL/CNEL Mitigated	Significant Noise Sources
1	66/61	Industrial and SR-4
2,3	67/62	Industrial
4,5	68/63	Industrial
6,7	70/62	Industrial
8,9	72/64	Industrial
10	70/62	Industrial
11,12	68/63	Industrial, Commercial, SR-4
13,14	66/61	Industrial, Commercial, SR-4
15-19	66/61	SR-4, Commercial, Local Traffic
20-22	67/62	SR-4, Local Traffic
23	66/61	SR-4, Local Traffic
24-33	<65	Industrial, Commercial, SR-4

[1] Toscana at San Maro, Pittsburg, CA – Environmental Noise Assessment, prepared for Discovery Builders, Inc., by Illingworth & Rodkin, Inc., May 15, 2012.

The project proposes a 6-foot high good neighbor fence along the west and north lot property lines and a 6-foot masonry wall along the east and south lot property lines on Lots 1-22 and the Tot Lot (Parcel B) located around the perimeter of the site plan. A good neighbor fence does not provide noise mitigation because the noise comes through the gaps between boards. A solid wood or masonry barrier is necessary to provide noise mitigation. The noise exposure levels along Carion Court and along the north property line are projected to exceed the 65 dBA CNEL threshold established by the City of Pittsburg. The 6-foot high good neighbor fence should, therefore, be constructed airtight and have a minimum surface weight of 3 lbs./ft.^{2}. This can be accomplished with a solid board-and-batten wood fence construction that covers the cracks and gaps. An example was sent under separate cover. The fence should also be sealed at the base by backfilling dirt or drain rock against the base of the barrier. In addition, the noise barrier fence should return away from Carion Court along the south property line of Lot 20, and at the lots adjoining the interior intersecting street to a point that would align with the limit of the backyard of the property to minimize sound flanking (See Figure 1). Normally, a 6-foot noise barrier would be sufficient to provide at least 5 dBA of noise attenuation. However, elevated mechanical equipment noise sources affect the Lots around the northeast corner of the site. The noise barrier height needs to be increased to a height of 8 feet as measured above the adjacent pad elevations at Lots 6, 7, 8, 9, and 10 to effectively mitigate the noise.

Future Interior Noise Environment Conclusions

Regarding interior noise levels, all of the units at the project site should be provided with heating and air conditioning so that windows may be kept closed at the discretion of the occupants to control intrusive noise throughout the day and night and all seasons of the year. The walls and windows at second stories would not be shielded by the sound walls. The design of the second stories of the buildings on Lots 8 and 9 should be reviewed during the building design phase and designed so as to provide at least 33 dBA of noise reduction when going from outside to inside to minimize sleep disturbance indoors. The balance of the second stories of buildings on lots along the north, east, and south, and west property boundaries should be designed to provide an exterior to interior noise reduction of 30-31 dBA to minimize sleep disturbance (See Figure 14). The specified exterior to interior noise reductions would normally be achieved with standard wall constructions, and windows and doors with Sound Transmission Class (STC) ratings in the 30 – 35 STC range. These treatments would result in interior average noise levels below the 45 dBA CNEL interior noise standard with a significant margin of safety and are necessary because of the unusual character of the noise in the area. These recommendations apply to exterior facades that have a view towards the adjacent property boundary that would normally include the rear and two side elevations. The front elevations facing the interior of the project site, and buildings constructed on Lots 24 through 33 would not require special building sound insulation treatments.

With the implementation of the sound rated building elements and noise barriers proposed, the project would meet the 65 dBA CNEL threshold identified in General Plan Policy 12-P-5 and previously applied by the City on another recent project (Toscana at San Marco) and the 45 dBA CNEL interior noise level threshold. The implementation of the sound rated building elements and noise barriers would also minimize the effects of industrial and commercial noise sources in the area.

Vibration Analysis

The project is site is adjacent to a company that uses heavy trucks and near other industrial uses. An active rail corridor is located to the north. Trucks are a potential source of ground vibration. The amplitude of the vibration received is a function of the travel speed and distance between the truck and the residential structure. In this case the trucks were observed to circulate on the adjacent properties and along Carion Court at speeds ranging from about 5 to 20 miles per hour, with the nearest distance to a future residence more than 25 feet. At these speeds and distance, trucks would generate imperceptible ground vibration levels[2] (below 65 VdB). There are no pieces of industrial equipment associated with the uses in the area that would be expected to generate perceptible groundborne vibration outside their properties. The railroad tracks are located more than 900 feet to the north of the project site. Ground vibration levels from railroad trains are imperceptible at residences located more than 900 feet from the tracks.

This concludes our environmental noise assessment for the Sunnyside Estates Residential Project. If you have any questions or comments regarding this analysis, please do not hesitate to call.

♦ ♦ ♦

Sincerely yours,

Richard B. Rodkin, PE
Senior Consultant
ILLINGWORTH & RODKIN, INC.
RBR:gfl

[2] US Department of Transportation, Federal Transit Administration. 2006. Transit Noise and Vibration Impact Assessment, FTA-VA-90-1003-06. May.

Figure 1 Noise Monitoring Locations and Recommended Noise Barriers

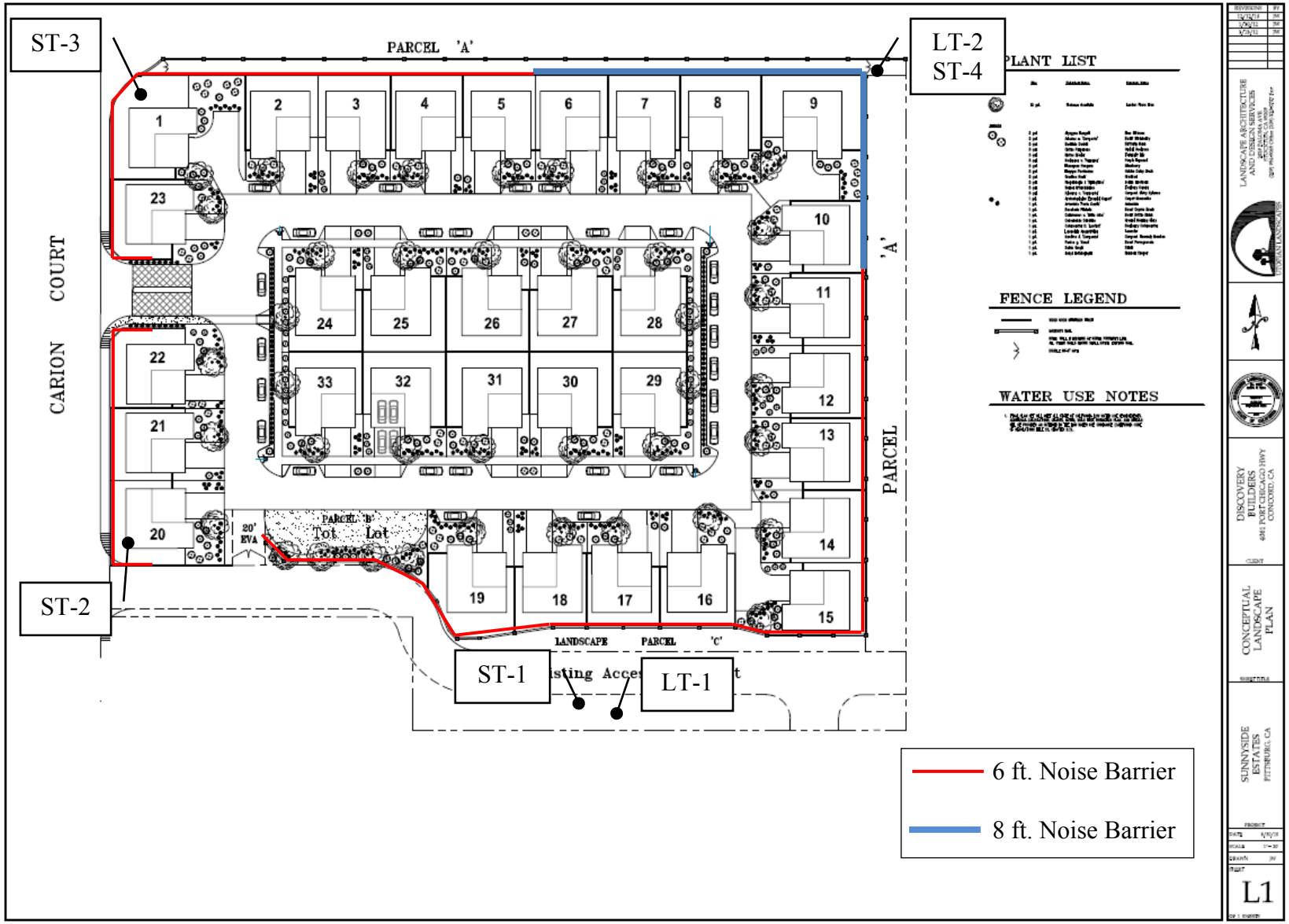


Figure 2: Noise Levels Measured At Location LT-1
South Property Line of Sunnyside Estates Project Site Adjoining Exit of Carwash
December 6, 2012

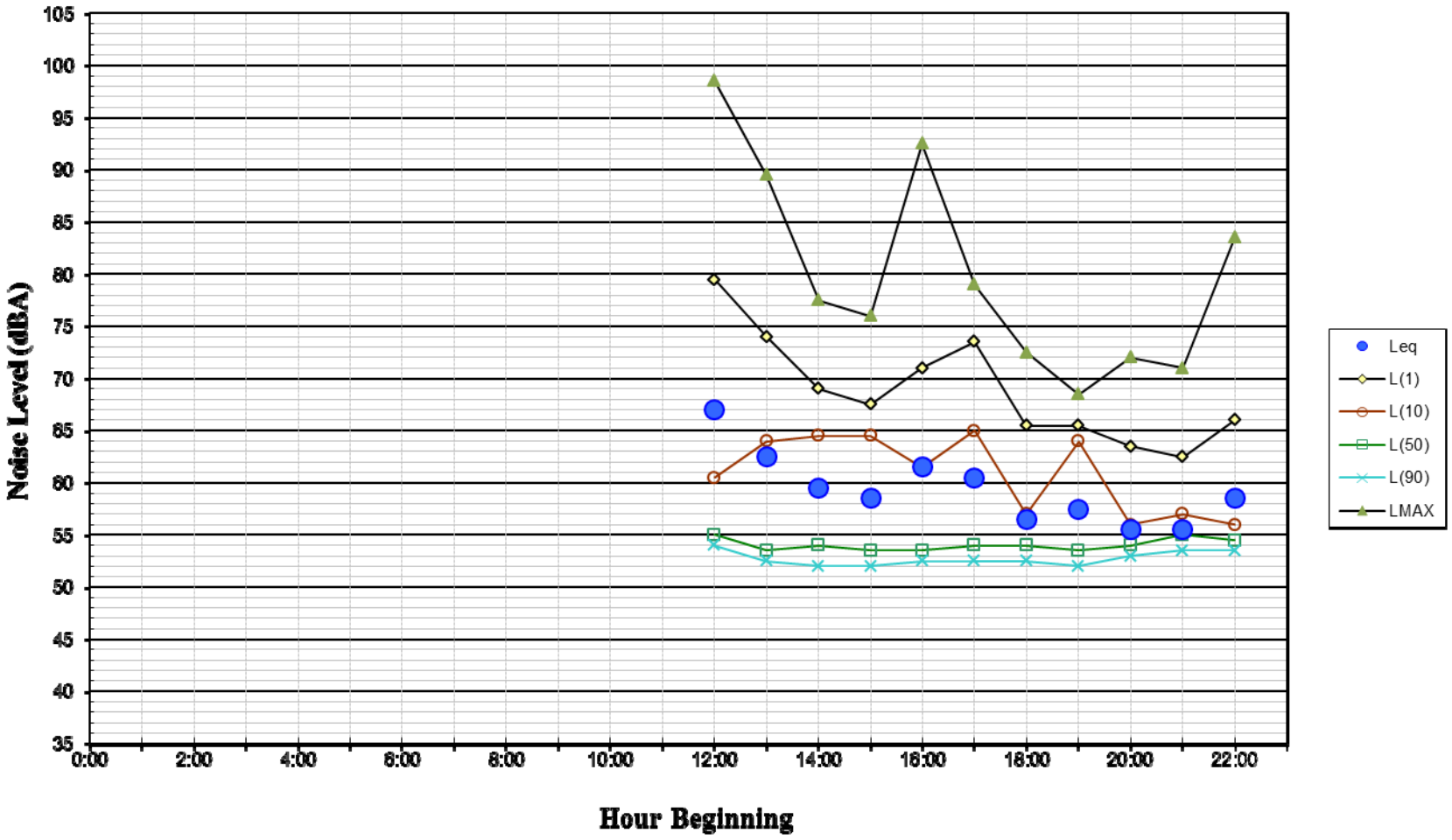


Figure 3: Noise Levels Measured At Location LT-1
South Property Line of Sunnyside Estates Project Site Adjoining Exit of Carwash
December 7, 2012

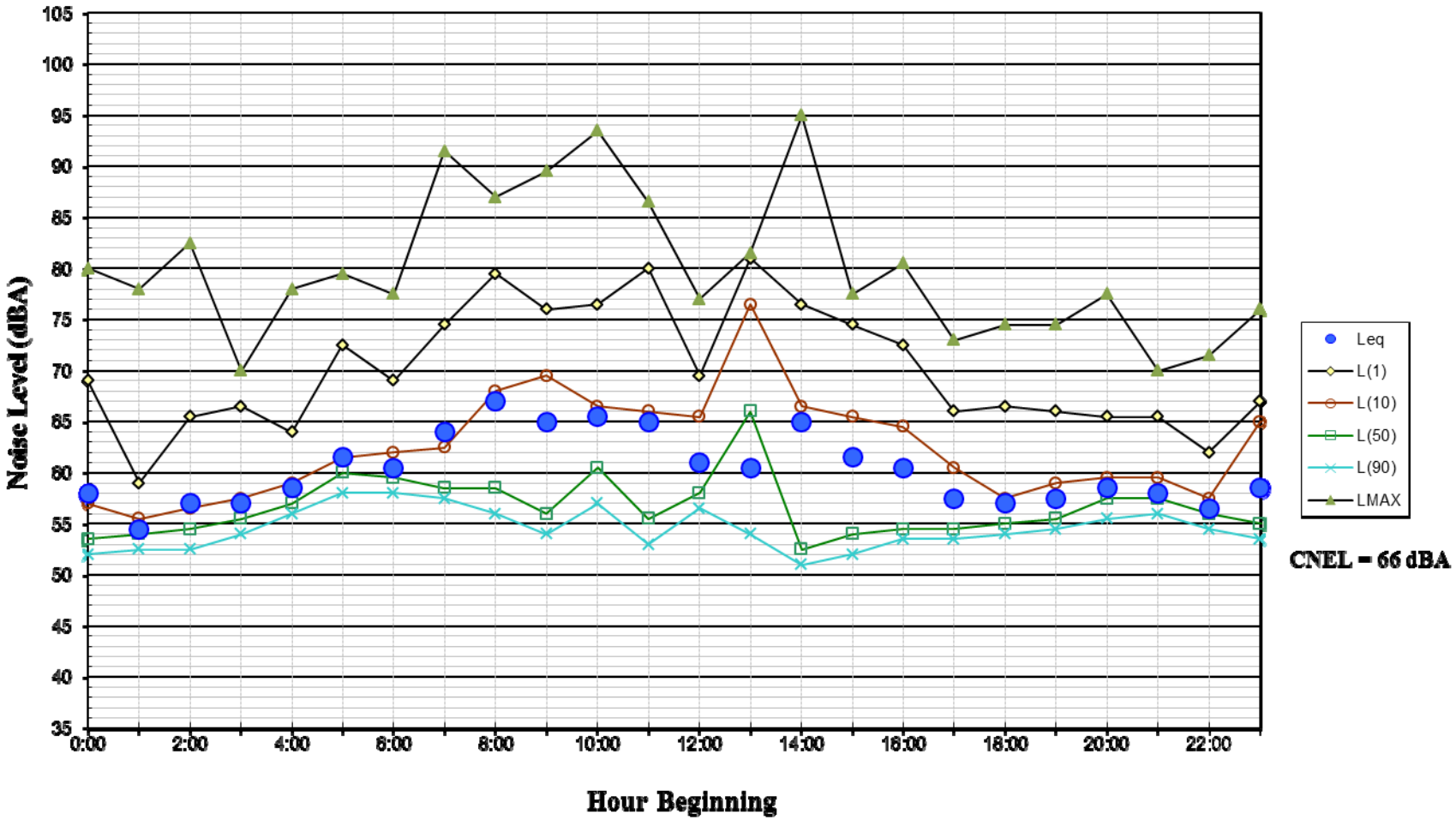


Figure 4: Noise Levels Measured At Location LT-1
South Property Line of Sunnyside Estates Project Site Adjoining Exit of Carwash
December 8, 2012

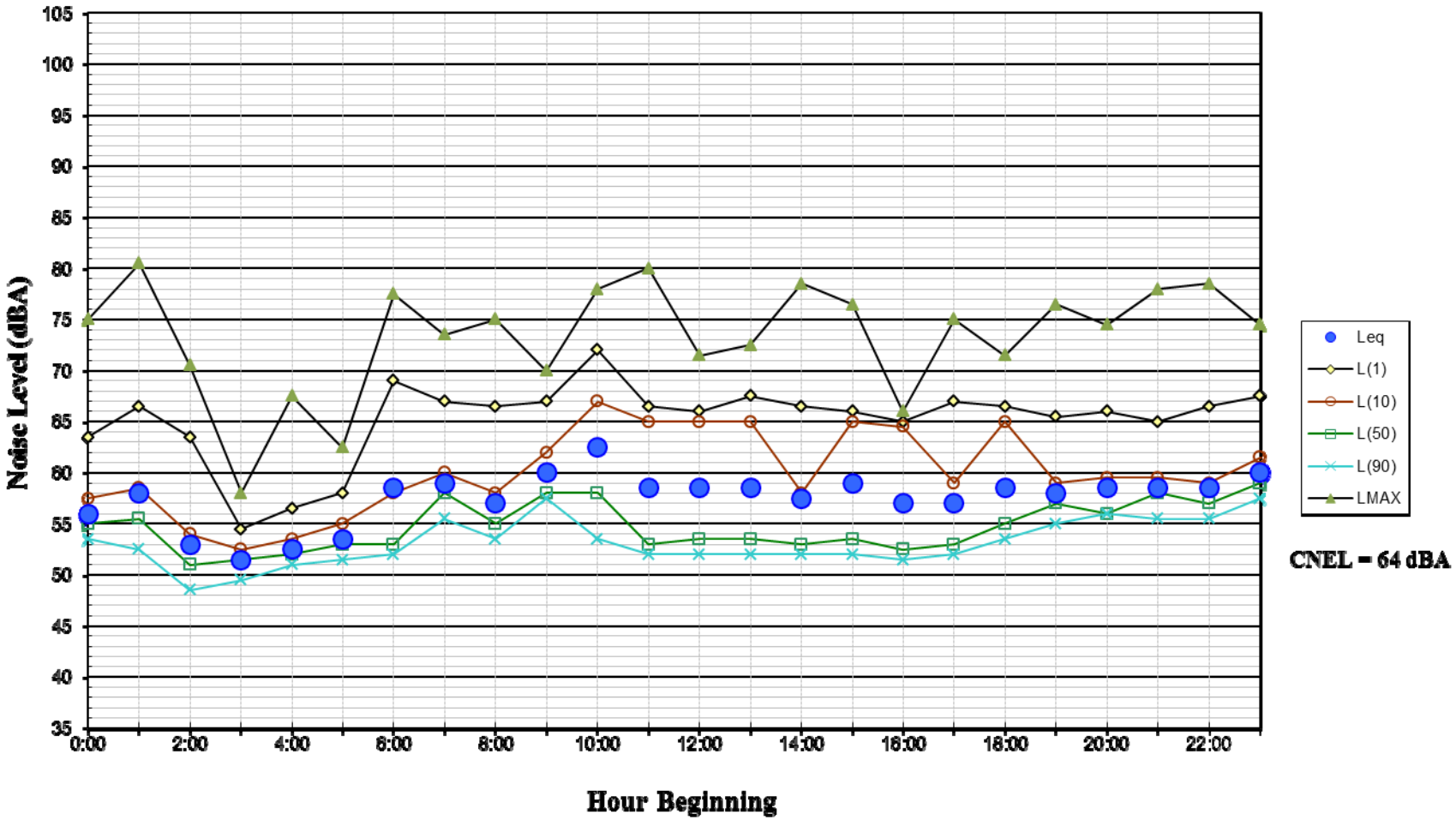


Figure 5: Noise Levels Measured At Location LT-1
South Property Line of Sunnyside Estates Project Site Adjoining Exit of Carwash
December 9, 2012

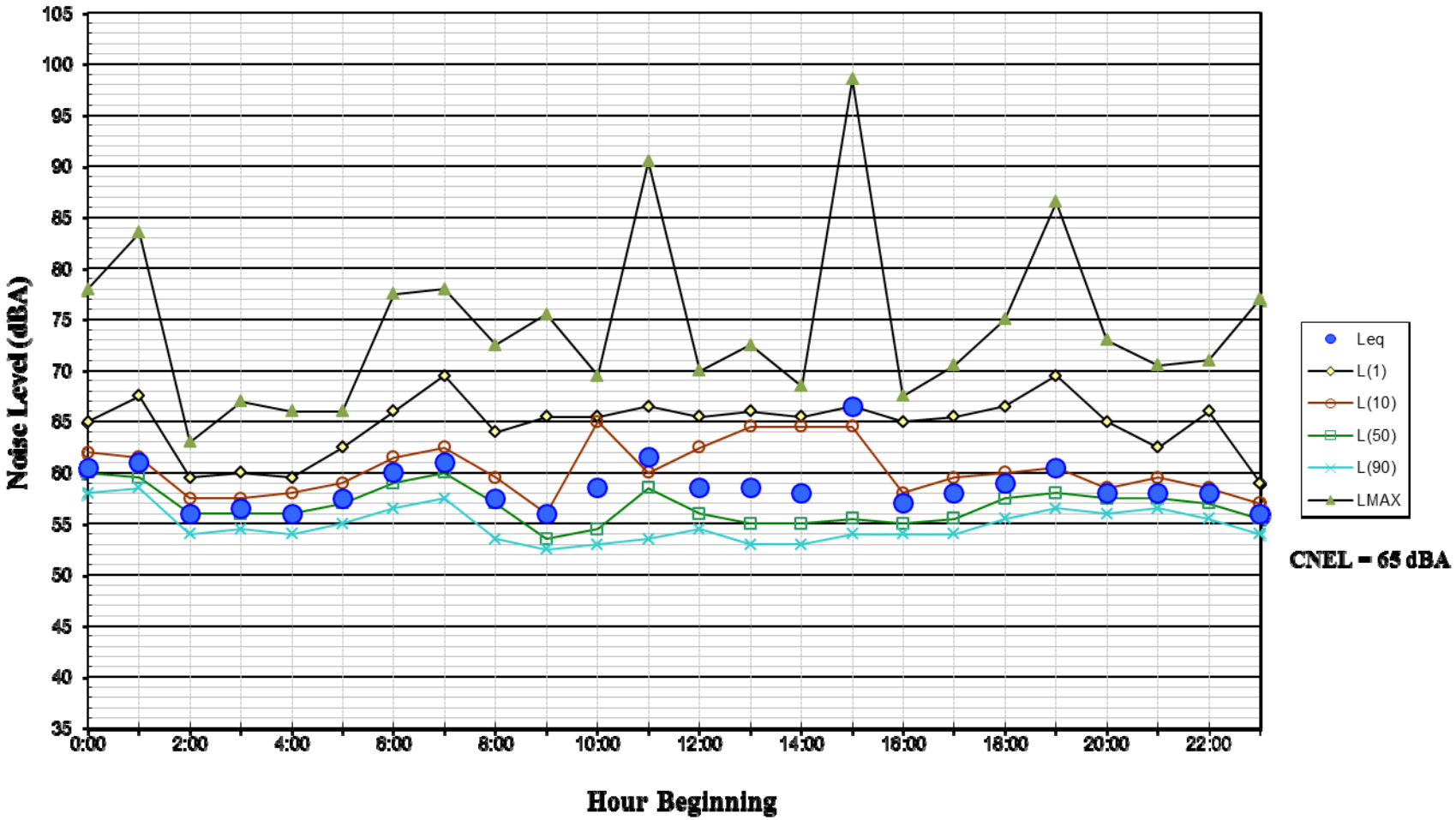


Figure 6: Noise Levels Measured At Location LT-1
South Property Line of Sunnyside Estates Project Site Adjoining Exit of Carwash
December 10, 2012

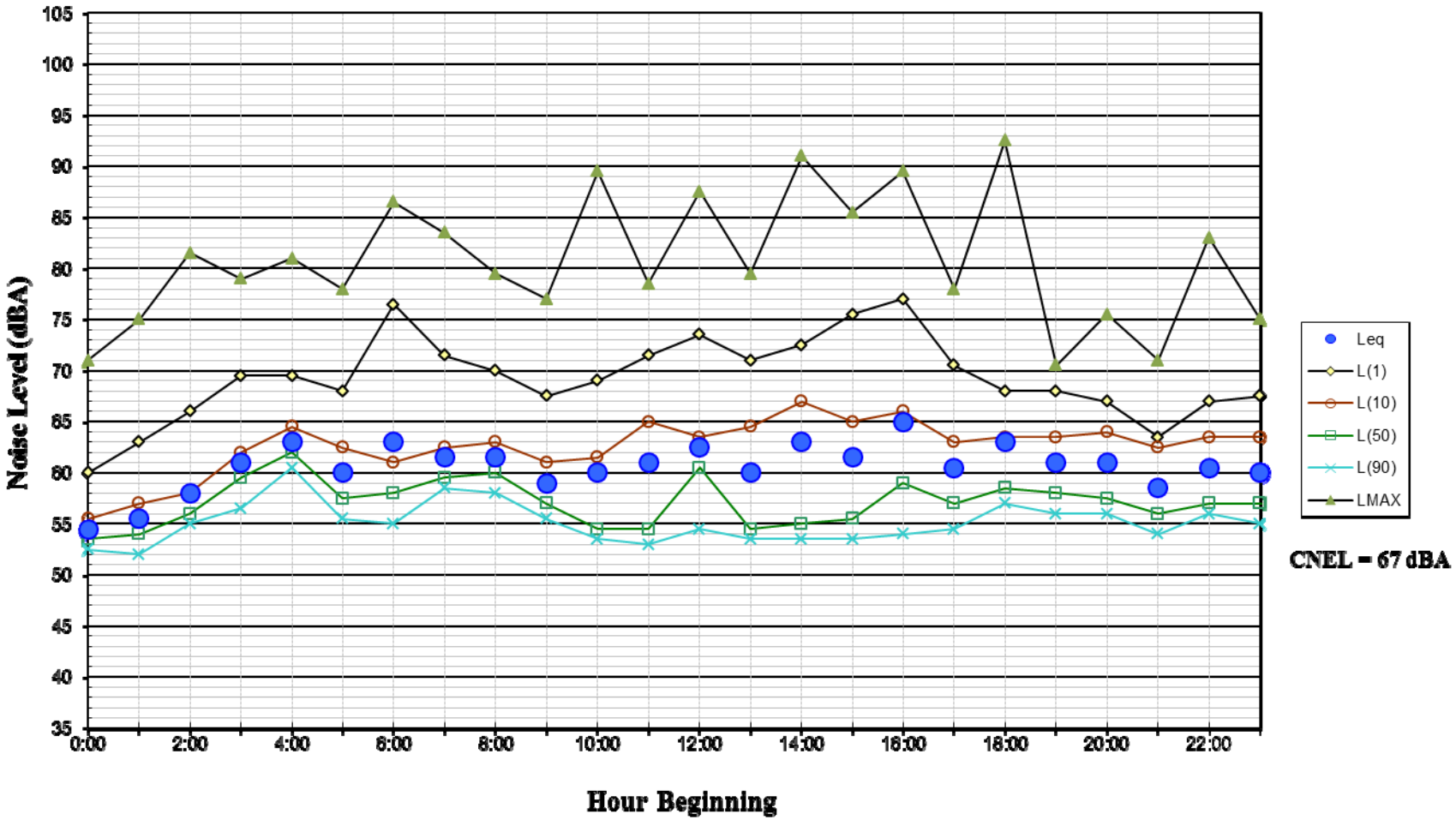


Figure 7: Noise Levels Measured At Location LT-1
South Property Line of Sunnyside Estates Project Site Adjoining Exit of Carwash
December 11, 2012

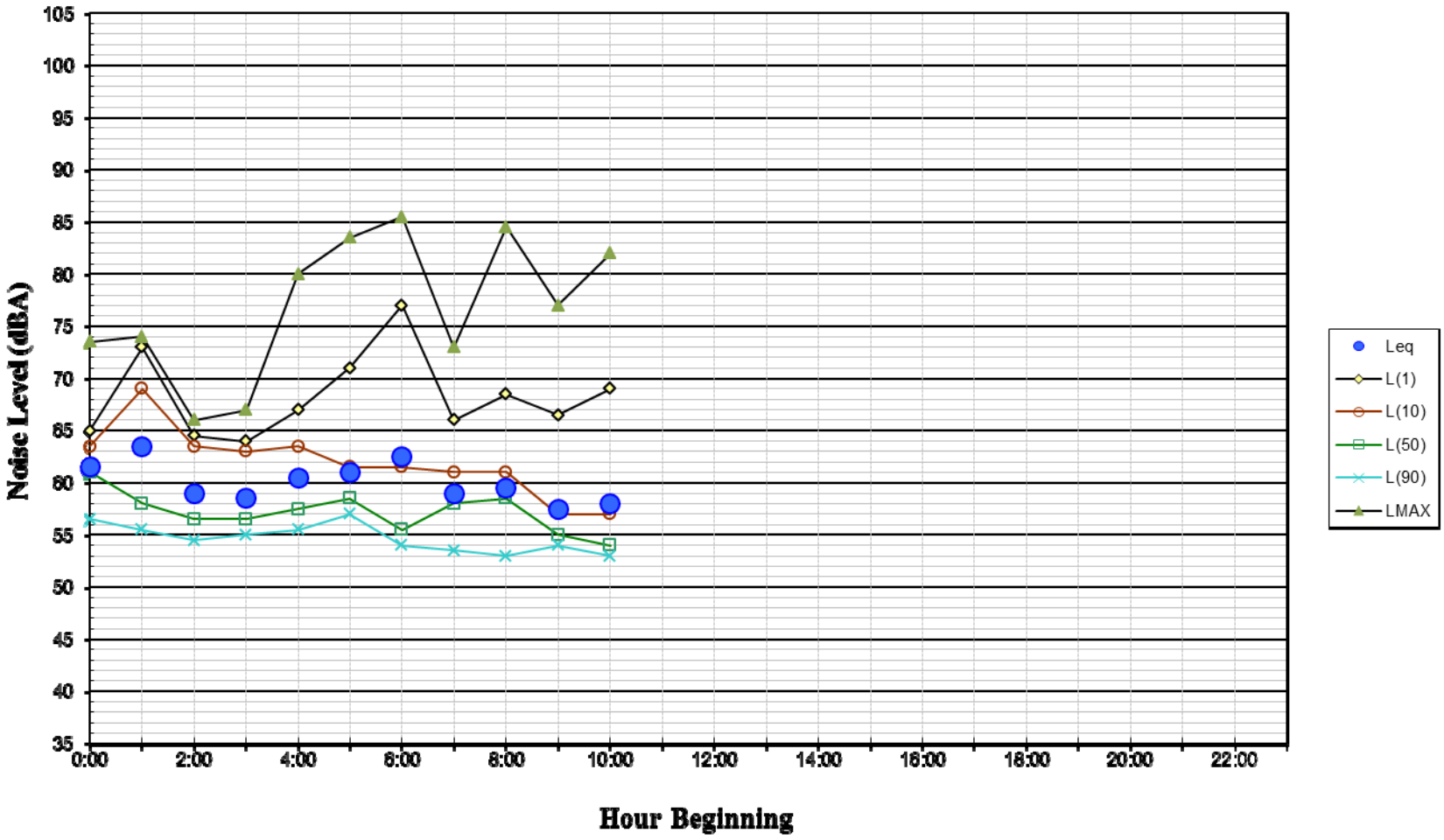


Figure 8: Noise Levels Measured At Location LT-2
Northeast Corner of Sunnyside Estates Project Site
December 6, 2012

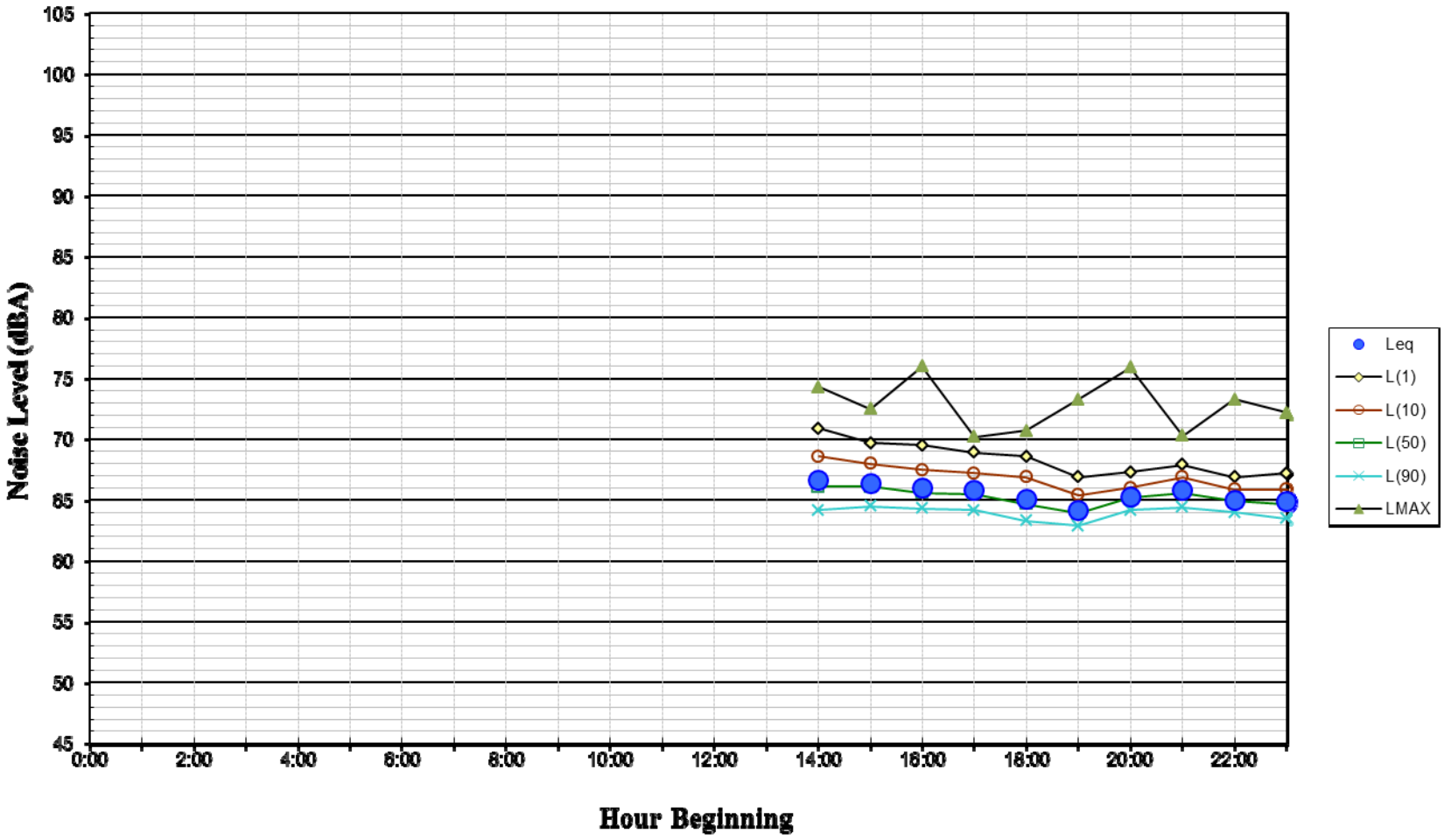
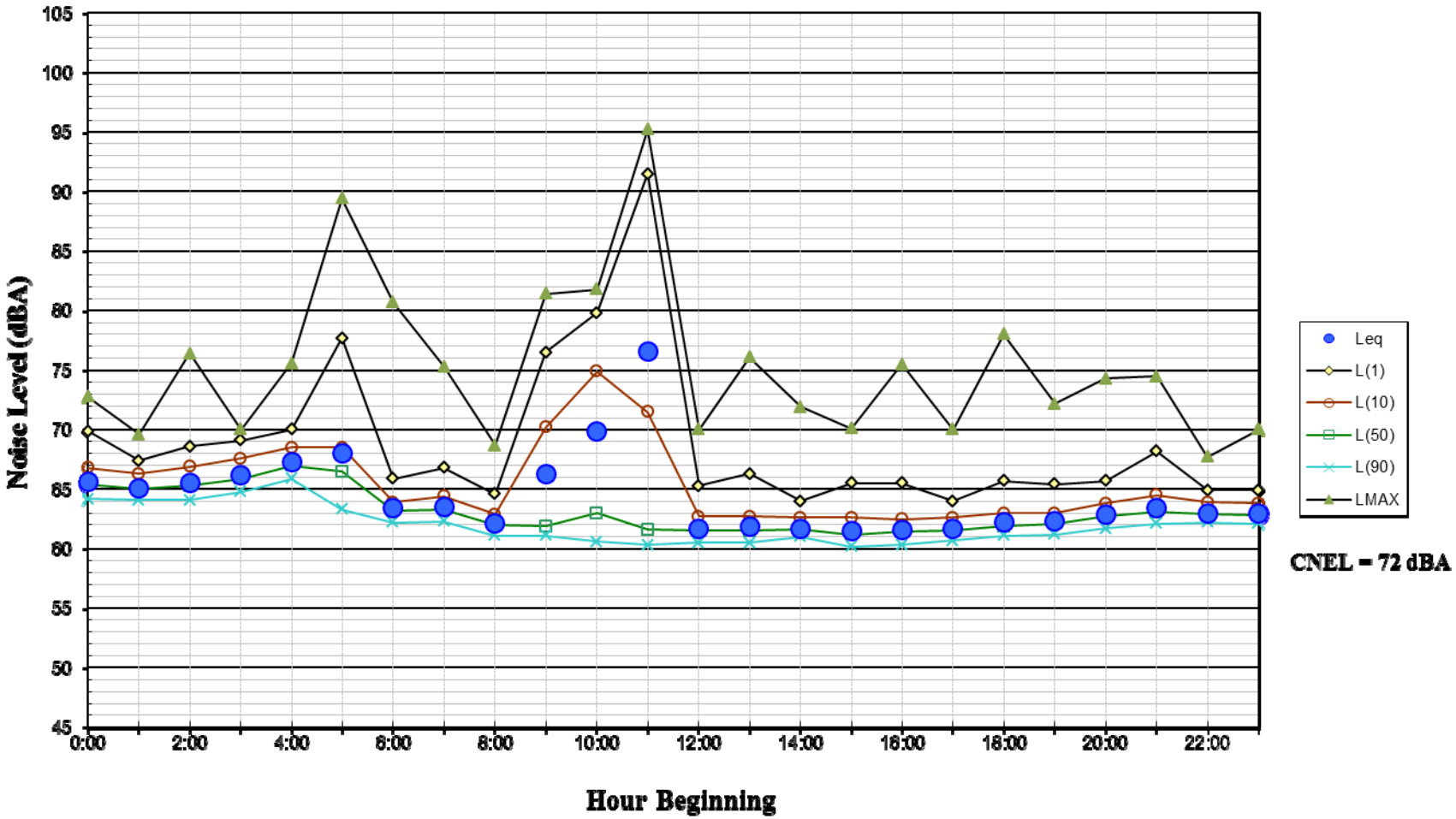


Figure 9: Noise Levels Measured At Location LT-2
Northeast Corner of Sunnyside Estates Project Site
December 7, 2012



CNEL = 72 dBA

Figure 10: Noise Levels Measured At Location LT-2
Northeast Corner of Sunnyside Estates Project Site
December 8, 2012

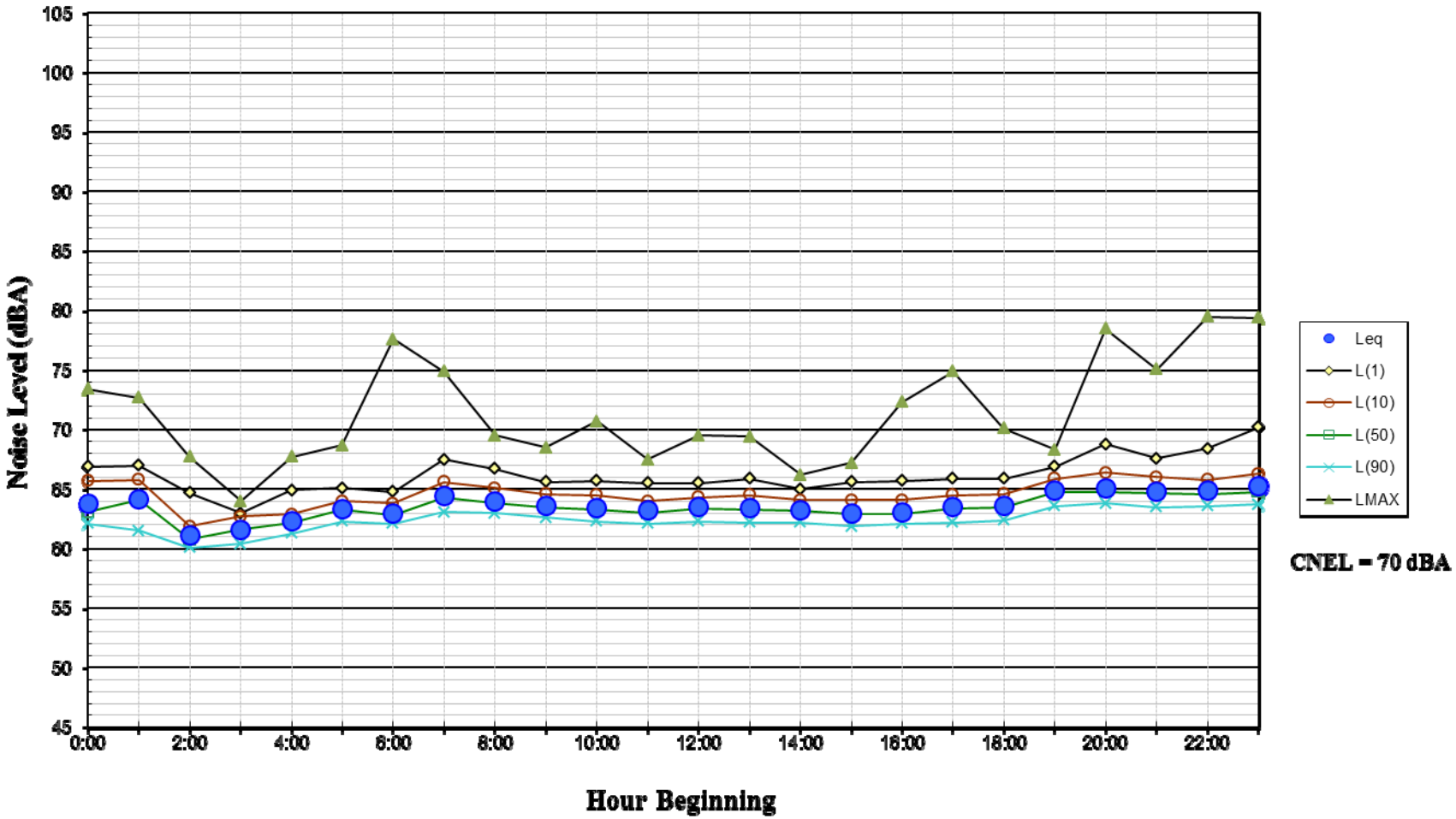
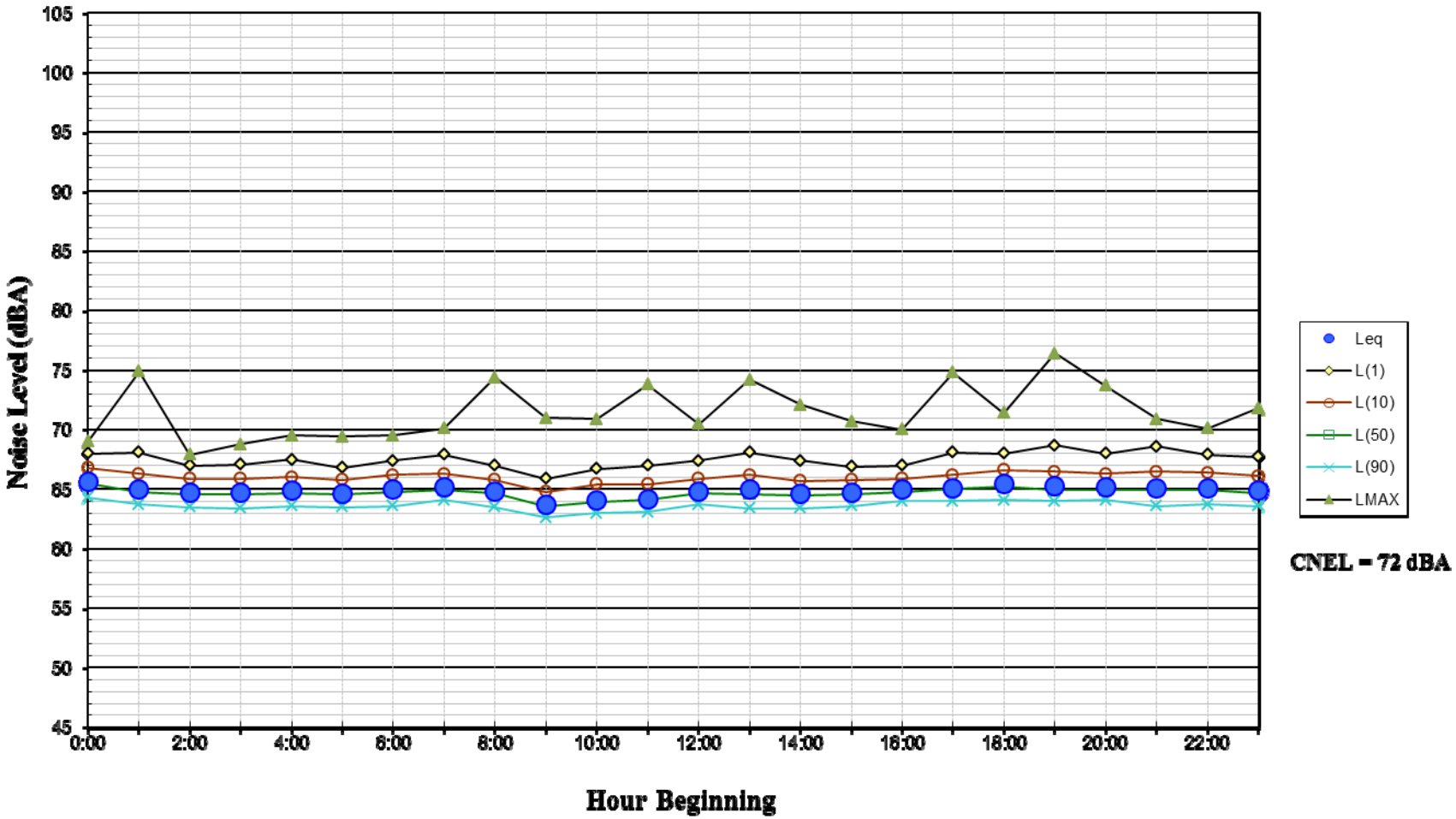
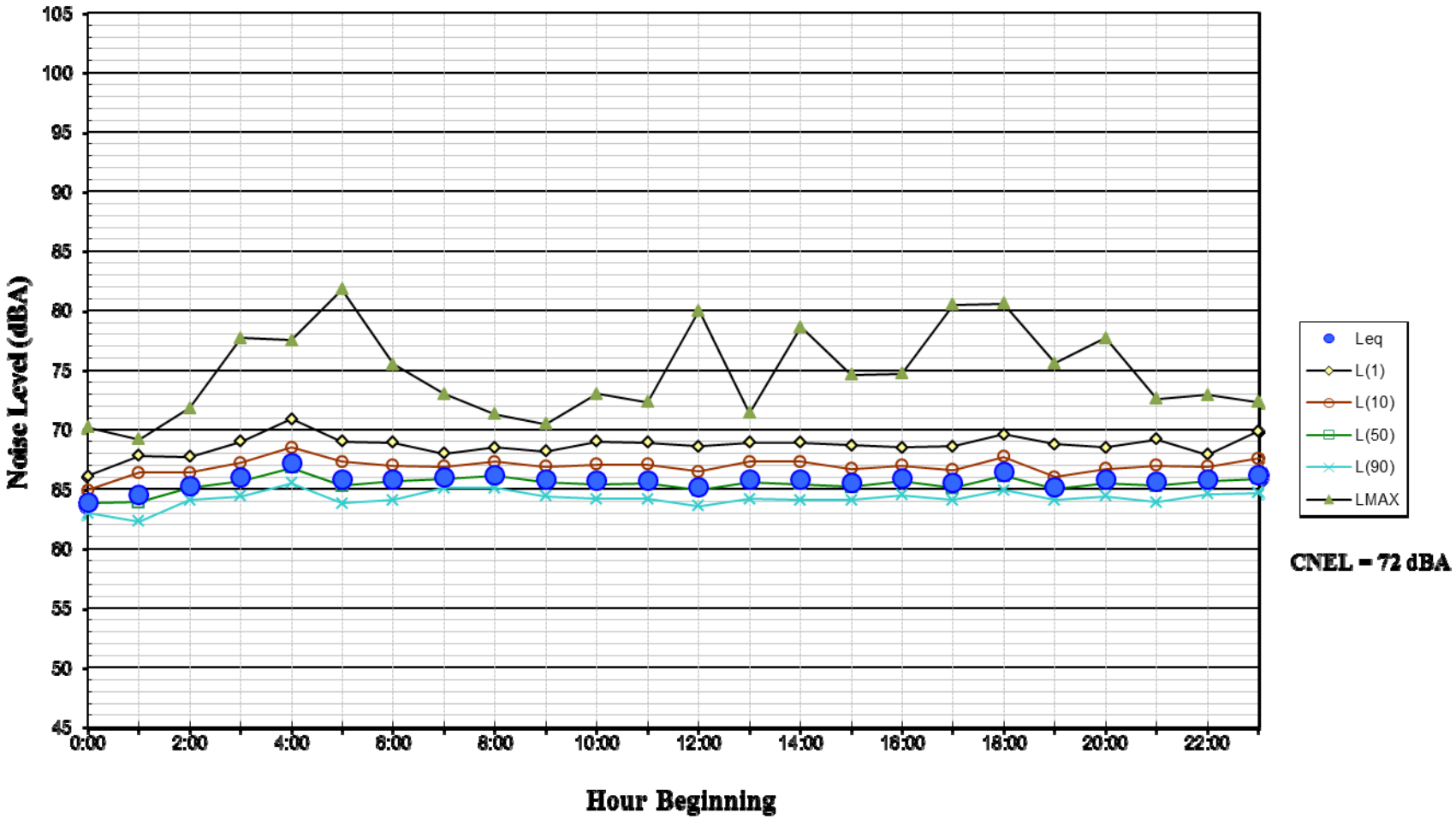


Figure 11: Noise Levels Measured At Location LT-2
Northeast Corner of Sunnyside Estates Project Site
December 9, 2012



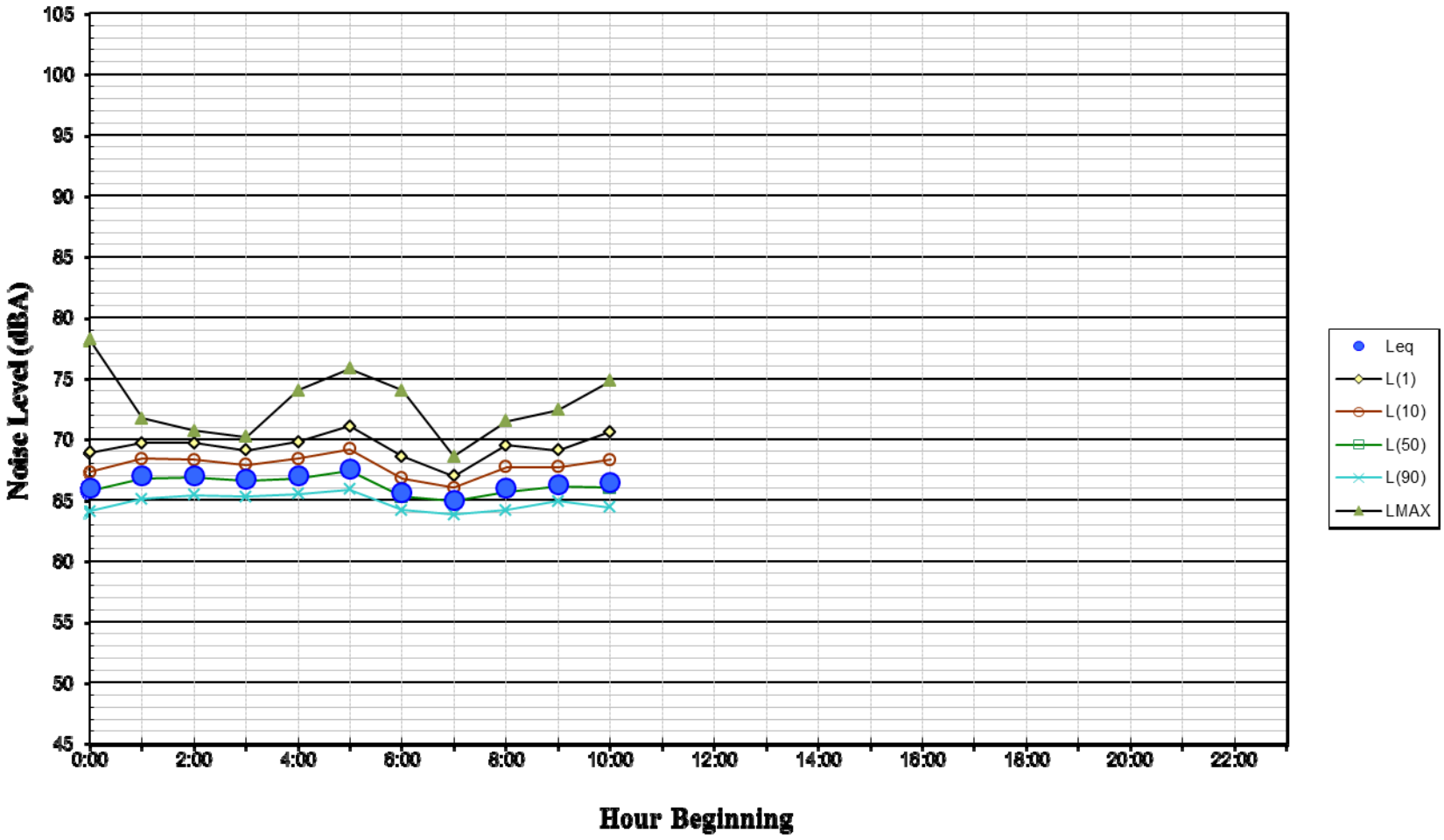
CNEL = 72 dBA

Figure 12: Noise Levels Measured At Location LT-2
Northeast Corner of Sunnyside Estates Project Site
December 10, 2012



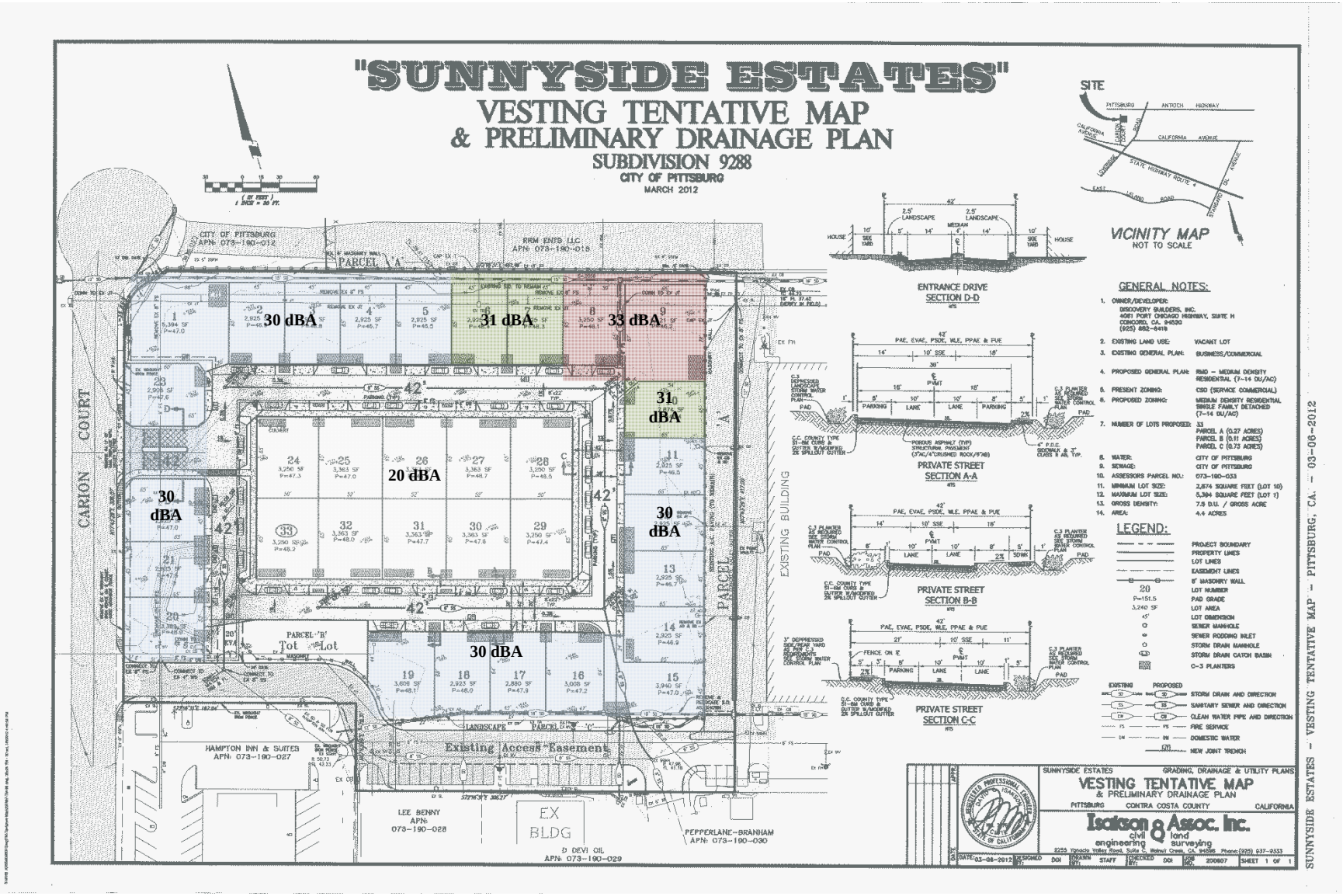
CNEL = 72 dBA

Figure 13: Noise Levels Measured At Location LT-2
Northeast Corner of Sunnyside Estates Project Site
December 11, 2012



Jackie Seeno
January 9, 2013

Figure 14 Exterior to Interior Building Noise Reduction for Second Stories



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: **January 23, 2018**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Edgewater Apartments, AP-17-1228 (DA, DR, FE, SR).

This is a public hearing on a request for a recommendation for City Council approval of a development agreement and plans to construct a 62-unit, two-story apartment complex on a vacant, 4.42-acre parcel located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School. The applicant is also requesting approval of a fence height exception to establish a six-foot tall fence within the required front yard and an approximately five and one-half-foot-tall freestanding monument sign at the entrance of the project. The property is within the RM (Medium Density Residential) District. Assessor's Parcel Number: 073-190-033.

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

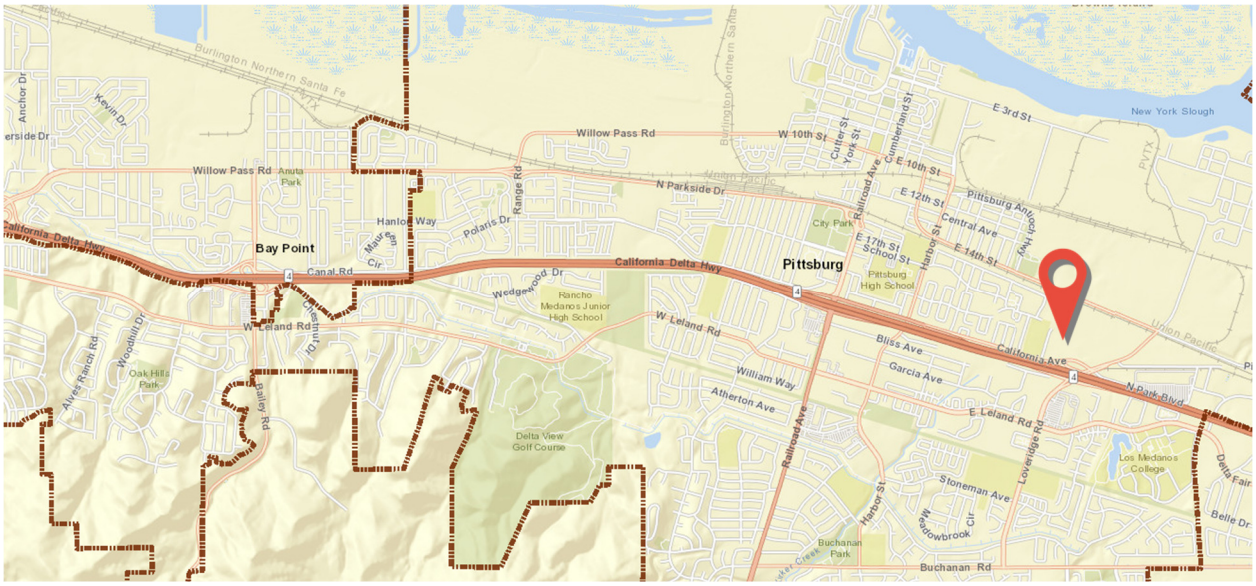
Where can I get more information about this project?
The complete file for this project is available for public inspection at the Planning Division, weekdays during the hours of 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM. You can also find out more about the project by contacting the project planner 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: Edgewater Apartments, AP-17-1228 (DA, DR, FE, SR)
Location: East side of Carion Court, across from Martin Luther King Jr. Junior High School
APN: 073-190-033



CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

ITEM: **Galloway Fourplexes, AP-17-1294 through 17-1296 (DR).**

ORIGINATED BY: Gwen Bertolami, Bertolami Engineering, 1941 Oak Park Boulevard, Suite 20, Pleasant Hill, CA 94523, on behalf of Galloway Properties, LLC, 2344 Cobalt Lane, Brentwood, CA 94513

SUBJECT: This is a request for design review approval of plans to construct four-unit apartment buildings on three separate parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street, in the M (Mixed Use) District. Assessor's Parcel Nos. 085-211-004, 085-226-014, 085-241-003.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10084, approving Planning Application Nos. 17-1294 through 17-1296, subject to conditions.

BACKGROUND:

Galloway Properties, LLC (Galloway) is currently in the process of purchasing the three Successor Agency-owned properties located at the above referenced addresses. Before Galloway closes escrow on those properties, they would like to obtain design review approval of plans to construct a fourplex at each site. Galloway's due diligence period for the properties will expire on March 29, 2018.

PROJECT DESCRIPTION:

Existing Conditions: The project sites are located roughly 600 feet apart and range between 5,994 and 6,250 square feet in size. The W. 10th Street corridor between Beacon Street and Black Diamond Street is mostly residential with a few neighborhood and service commercial uses. Approximately 30% of the residential uses along this corridor are multi-family. This includes three duplexes, six small multi-plexes (3-6 units), and five large multi-plexes (7 or more units).

See Attachments 5 and 6 for a map of surrounding land uses and photos of each project site.

Proposed Project: The proposed projects use the same design with slight modifications to accommodate the configuration of each site. Each project consists of four, two-bedroom, market-rate apartment units, as well as related site improvements including drive aisles, parking, landscaping, walkways, and lighting. The units range from 876 to 1,215 square feet and include a covered parking space, one and one-half bathrooms, kitchen, dining area, living room, laundry area, and private deck ranging from 61 to 70 square feet. The multi-family buildings feature a traditional architectural design,

characterized horizontal wood and shingle siding, many windows, and multiple reliefs to provide building articulation and visual interest. Each fourplex would provide a single vehicular entrance from W. 10th Street.

See Attachments 2 through 4 for Project Plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project sites are in the 'Downtown Subarea' of the General Plan and have a land use designation of 'Mixed Use'. In the Downtown Subarea, the designation allows for residential development at densities ranging from 12 to 30 dwelling units per acre. The proposed multi-family projects have residential densities of approximately 27 to 29 dwelling units per acre, and are therefore consistent with the density envisioned for the area. As shown in Attachment 7, the proposed projects are also consistent with the applicable General Plan goals and policies.

Zoning: The project sites are located within the 'M (Mixed Use) District'. Multi-family residential is permitted within the M District, subject to design review approval by the Planning Commission. Pittsburg Municipal Code (PMC) section 18.53.030(C) states that residential developments without commercial components shall be regulated by the property development regulations specified in the 'best-fit' zoning of either the RM-D or RH-D District, as determined by the Planning Commission.

The RM-D and RH-D districts allow for residential densities of up to 17 and 29 dwelling units per acre, respectively. Since there are five existing fourplexes along W. 10th Street between Beacon Street and Black Diamond Street that are built at a density of 27 or more dwelling units per acre, staff believes that the RH-D property development regulations are most appropriate for the project sites. As shown in Attachment 8, the proposed projects would meet the RH-D property development regulations, except for parking.

Pittsburg Municipal Code (PMC) section 18.78.040(G)(2) specifies that multi-family residential uses within the 'Downtown Subarea' of the General Plan provide one and one-half parking spaces per unit, yielding a total requirement of six parking spaces for each project as proposed. However, the same code section provides the Commission the authority to reduce the parking requirement if it determines that doing so would not create a negative impact in the neighborhood. The applicant is requesting that the Commission reduce the parking requirement from one and one-half spaces to one space per unit. If this reduction were to be approved, a total of four covered parking spaces would be required and provided per site.

Design Guidelines: The proposed projects are subject to the City's Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution No. 9864. As shown in Attachment 9, the proposed projects are consistent with the City's DRDGs, except for DRDG III.a, VI.C.1, VI.C.6, and VI.C.7. The proposed project would be consistent with those guidelines if conditions are added requiring the

developer to: 1) screen all air conditioning equipment from view; 2) provide a 'cool roof' for each building; and 3) provide on-site bicycle parking for at least one bicycle per dwelling unit.

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

A. the structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;

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

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

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

E. the applications conform with the criteria set forth in any applicable city-adopted design guidelines.

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

Public Notice: Although not required by the PMC, on or prior to January 12, 2018, notice of the January 23, 2018, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice.

ANALYSIS:

As shown in Attachment 7, the proposed projects are consistent with applicable goals and policies contained within the General Plan. Most notably, the proposed projects are consistent with Housing Element Goal G-1, which encourages the City to foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburg's regional fair share housing needs for people of all income levels. According to the 2012-2016 American Community Survey 5-Year

Estimates, Pittsburg's housing stock is primarily single-family (75.8%). Duplexes comprise about 1.3% of the housing stock; 3 or 4 unit apartments make up 4.6%; 5 to 9 unit apartments – 4.8%; and apartments with ten or more units are 10.8% of the housing stock. The proposed projects would increase the share of 3 or 4 unit apartments in the City.

Staff believes the requested parking reduction is warranted and would not cause issues due to the small size of each unit (2 bedrooms each, ranging from 876 to 1,215 square feet), the availability of street parking, and the proximity of each site to schools, transit service, bike lanes, parks, and commercial areas. The site layouts and building designs would also help reduce crime, as the proposals are consistent with multiple crime prevention through environmental design (CPTED) principles. Specifically, the proposed project layouts provide natural surveillance, due to the number of windows overlooking the street and drive aisles. The layouts also naturally control access by providing single entry points from W. 10th Street.

Further, staff believes that the proposed projects feature a high-quality design, with apartment sizes and amenities that would make the apartments desirable. The proposed projects would eliminate three long-standing vacant parcels which contribute toward blighted conditions in the neighborhood. With the adoption of several conditions of approval related to screening of utilities, cool roofs, and bicycle parking, the projects would also be consistent with the applicable DRDGs. With the inclusion of these conditions, staff believes that the Commission can make the required findings to grant design review approval for the proposed projects.

ACTION REQUIRED:

In order to approve the projects as recommended, the Commission must move to adopt Resolution No. 10084 approving Planning Application Nos.17-1294 through 17-1296, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10084
2. Project Plans for 345 W. 10th Street, dated November 2017
3. Project Plans for 172 W. 10th Street, dated November 2017
4. Project Plans for 463 W. 10th Street, dated November 2017
5. Map of Surrounding Uses
6. Site Photos
7. Applicable General Plan Goals and Policies
8. Property Development Regulations Table
9. Development Review Design Guidelines
10. Public Meeting Notice

Prepared by: Hector J. Rojas, AICP, Senior Planner

Attachment 1

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review	)	
Approval of Architectural and Site	)	
Development Plans to Construct Four-Unit	)	Resolution No. 10084
Apartment Buildings at 345, 172, and 463	)	
W. 10th Street, for "Galloway Fourplexes,	)	
AP-17-1294 through AP-17-1296 (DR)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

A. On November 16, 2017, Gwen Bertolami of Bertolami Engineering, filed Planning Application Nos. 17-1294 through 17-1296, requesting design review approval of plans to construct four-unit apartment buildings on three separate vacant parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street in the M (Mixed Use) District. Assessor's Parcel Nos. 085-211-004, 085-226-014, 085-241-003.

B. The proposed projects are governed by the applicable goals and policies of the Pittsburg General Plan, the Pittsburg Municipal Code (PMC), and the City's Design Review and Development Guidelines adopted by Planning Commission through Resolution No. 9864.

C. Although not required by the PMC, on or prior to January 12, 2018, notice of the January 23, 2018, public meeting to consider design review of the proposed projects was posted at City Hall, the Pittsburg Library, near the proposed project sites, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice.

D. This projects are categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects" of the state CEQA Guidelines, section 15332.

E. On January 23, 2018, the Planning Commission held a meeting on Planning Application Nos. 17-1294 through 17-1296, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “Galloway Fourplexes, AP-17-1294 through AP-17-1296 (DR),” and based on all the information contained in the Planning Division files on the projects, 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 projects: 1) are consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and best-fit regulations; 2) occur within city limits on project sites of no more than five acres substantially surrounded by urban uses; 3) are located on sites that have no value as habitat for endangered, rare or threatened species; 4) will not result in any significant effects relating to traffic, noise, air quality, or water quality; and 5) can be adequately served by all required utilities and public services.

3. PMC section 18.53.030(C) states that residential developments without commercial components shall be regulated by the property development regulations specified in the ‘best-fit’ zoning of either the RM-D or RH-D District, as determined by the Planning Commission. The RM-D and RH-D districts allow for residential densities of up to 17 and 29 dwelling units per acre, respectively. Since there are five existing fourplexes along W. 10th Street between Beacon Street and Black Diamond Street that are built at a density of 27 or more dwelling units per acre, the Commission finds that the RH-D property development regulations are most appropriate and shall govern development of each project site.

4. The structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that they feature a traditional architectural design, characterized horizontal wood and shingle siding, many windows, and multiple reliefs to provide building articulation and visual interest. The proposed projects will also result in the development of long-standing vacant parcels, which contribute to blight within the neighborhood.

5. The projects would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the proposed structures will be required to comply with all applicable building and fire codes.

6. The exterior design and appearance of the structures is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance,

in that they feature a traditional architectural design, characterized horizontal wood and shingle siding, many windows, and multiple reliefs to provide building articulation and visual interest.

7. The structures are in harmony with proposed developments on land in the general area, in that they will continue the residential land use pattern prevalent within the Downtown Subarea of the General Plan.

8. The proposed projects will conform with the city's adopted Development Review Design Guidelines (DRDGs) if conditions are added requiring the developer to: 1) screen all air conditioning equipment from view; 2) provide a 'cool roof' for each building; and 3) provide on-site bicycle parking for at least one bicycle per dwelling unit.

B. The staff report entitled, "Galloway Fourplexes, AP-17-1294 through AP-17-1296 (DR)," dated January 23, 2018, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application Nos. 17-1294 through 17-1296, subject to the following conditions:

Design Review:

1. Conformity with Plans. The projects shall be constructed in substantial conformity with the project plans date stamped November 11, 2017, except as hereinafter may be modified.

2. Utility Equipment Screening. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible. All air conditioning units (in private and common areas) and utility equipment which cannot be undergrounded shall be substantially screened from public view by way of a permanent screen or appropriately sized plant material (City of Pittsburg DRDG II.h and III.a). The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit.

3. Cool Roof. Each building shall provide a cool roof for reduction of heat island effect. The cool roof shall meet the minimum solar reflectance requirements discussed under CalGreen Residential Voluntary Measure A4.106 (see 2016 California Green Building Standards Code, Part 11).

4. Bicycle Parking. Each building shall provide on-site bicycle parking for at least one bicycle per dwelling unit. Acceptable parking facilities shall be conveniently reached from the street and may include, but not limited to: a) covered, lockable enclosures with permanently anchored racks for bicycles; b) lockable bicycle rooms with permanently

anchored racks; or c) lockable, permanently anchored bicycle lockers.

5. Lighting. The applicant shall ensure each site is provided with adequate area lighting for safety purposes. In addition to the lighting shown on the project plans, the applicant shall provide an appropriate number of light fixtures in and around the parking area of each site. The proposed site lighting shall be reviewed and approved by the Planning and Building Divisions prior to issuance of an engineering or building permit.

6. Fencing. The applicant shall replace all existing perimeter fencing consistent with the fence design shown on the project plans. The fencing shall comply with the standards set forth in PMC section 18.84.205 and shall be reviewed and approved by the Planning and Building Divisions prior to issuance of an engineering or building permit.

7. Crime Free Multi-Housing Program. The developer and any subsequent property owners shall participate in the Crime Free Multi-Housing Program offered by the Pittsburg Police Department.

<u>Engineering Fees:</u>

8. Improvement and Grading Plan Review Fees. The developer shall provide an initial payment for review of the grading and/ or improvement plans with the first submittals for each site. These fees are based on the Engineer's estimated costs for site improvements and grading, which shall be submitted with the plans. The Improvement Plan Check fee is 6% of the cost of the improvements. The Grading Plan Check Fee is 2.5% of the cost for grading, or may be based upon cubic yards of earth disturbance. A payment of 50% of the total fees are to be paid with the initial submittal of plans and Engineer's Cost Estimate. These initial payments will be credited towards the final fees as determined at engineering permit.

9. Improvement and Grading Inspection Fees. The developer shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Division at the time of the Grading or Single Parcel Development Permit is issued for each site. The current Improvement Inspection Fee is 5.75% of the estimated cost for improvements. The Grading Inspection Fee is 3% of the estimated cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.

10. Facility Reserve Charge. The developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the "FRC") to the Engineering Division, for water and sewer service in the amounts in effect when the developer obtains a Building Permit for each site. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10290, and amended by Resolution No. 12-11778, on February 21, 2012, a copy of which is available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.

11. Local Traffic Mitigation Fee. The developer shall pay the Local Transportation

Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the developer obtains a Building Permit for each site. The developer understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a Building Permit.

12. Pittsburg Regional Transportation-Development Impact Mitigation Fee. The developer shall pay the Pittsburg Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "PRTDIM") amount in effect when the developer obtains a Building Permit for each site. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area between September 1 and September 1 of the preceding two calendar years. Fees shall be paid prior to issuance of a Building Permit. If no Building Permit is required, then the fees are payable in the amount in effect when the project commences pursuant to PMC Section 15.103.

13. LIS update. The developer shall pay $0.05/sf for non-residential uses and $100 per dwelling unit to the Engineering Division at the time of the issuance of the Site Development Permit for each site to update the City's Land Information System.

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

<u>Engineering Submittals:</u>

15. Improvement Plans. For each site, the developer shall submit to the City's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:

    a. Site Plan
    b. Grading and Drainage Plan
    c. Utilities Plan
    d. Landscaping and Irrigation Plan
    e. Erosion and Sedimentation Control Plan
    f. Offsite Improvements due to Project Impacts

21. Geotechnical Report. For each site, the developer shall submit to the Engineering Division, a current geotechnical report that substantiates the design features

incorporated into this project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and issuance of any Engineering permits.

22. Engineer's Estimate. The developer shall submit an Engineer's Estimate to the Engineering Division for review and approval, with the first plans submittal for each site. These estimates shall include all costs associated with the site development improvements, excluding those costs associated with the construction of the building structures themselves.

General Engineering Conditions

23. Grading Work. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburg Municipal Code.

24. Site Development. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) 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.

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

General NPDES Conditions:

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

    - Incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices.

    - Providing covered trash, food waste, and compactor enclosures.

    - Use pavers for walkways and other appropriate hardscape surfaces as an option to buyers to minimize impervious areas.

    - Minimizing the amount of directly connected impervious surface area.

    - Stencil all storm drains with "No Dumping, Drains to Delta" permanent markings.

- Constructing concrete driveway weakened plane joins at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.

Utilities:

27. Backflow Prevention. For each site, the developer shall provide a backflow preventer for water service at the property line. The portion of water service beyond the property line shall be privately maintained.

28. Separate Meters. For each site, the developer shall provide a separate meter for irrigation use with the backflow preventer.

29. Adequate Capacity: For each site, the developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems.

    The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for each site. The developer shall also provide appropriate sanitary sewer, adequately sized to accommodate the wastewater demand for each site. The cost for installation of additional facilities required to be constructed to accommodate each site shall be borne by the developer.

30. Facility Design. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg municipal Code.

31. Underground Utilities. In accordance with PMC12.36.130 Underground utilities for new construction, the developer shall ensure that all utility service laterals and equipment (including, but not limited to, electric, communication and cable television lines) installed in and for the purpose of supplying service to any other new construction or use shall be installed underground on the property to be served, and from the property to be served to the point of connection with the utility's distribution facilities, in accordance with utility filed rules as approved by the California Public Utilities Commission.

Additional Engineering Exactions:

32. Annexation to CFD 2005-1. Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2005-1 Community Facilities District (CFD 2005-1) for Public Safety Services, prior to the issuance of any building or engineering permits.

33. Annexation to CFD 2007-1. Community Facilities District 2007-1 is for Park Maintenance. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The developer shall deliver written approval in a manner acceptable to the

Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the issuance of any building or engineering permits.

34. Annexation to CFD 2017-1. Community Facilities District 2017-1 is for Fire Safety Services. Developer is subject to annex into said district at the time the district is created and approved by City Council. The developer shall deliver written approval in a manner acceptable to the Community Development Director, that the owner of the parcel is electing to annex the subject property into the 2017-1 Fire Safety Services Community Facilities District (CFD 2017-1), prior to issuance or final of any building or engineering permits.

Additional Engineering Conditions:

35. Flood Zone Accommodation. The project sites are located within Flood Zone AE (FIRM Panel 06095C0695F). The Developer cannot build within the flood zone without raising the finished floor elevation of each site a minimum of one foot above the base flood elevation.

36. Driveways. Developer shall provide ADA-compliant driveways in accordance with the most current City standard details.

37. Excess Driveway Aprons. Each site shall be served by only one driveway and driveway apron. Any existing driveway aprons in excess of this shall be removed and replaced with curb, gutter, and sidewalk in accordance with the most current City standard details.

38. Oversized Driveway Aprons. The existing oversized driveway aprons shall be resized so that street frontages can accommodate an optimal number of street parking spaces.

Standard Conditions:

39. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.

40. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 10061 shall govern.

41. Indemnification. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending

such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

42. The Developer or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Developer or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.

43. Expiration of Approval. This design review approval will expire on January 23, 2021, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commences and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 23rd day of January, 2018, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

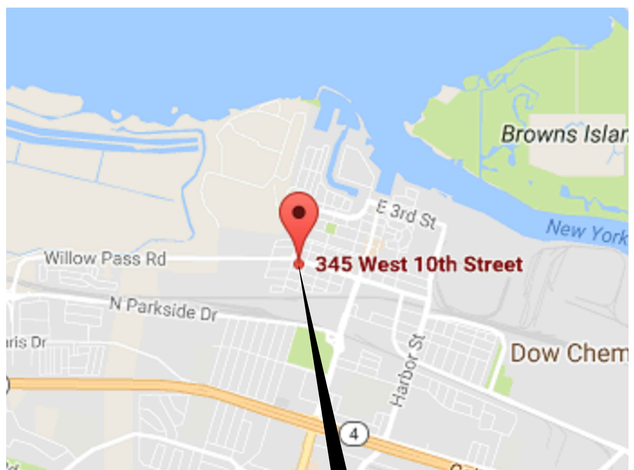
I hereby certify that the above Resolution No. 10084 was adopted by the Planning Commission of the City of Pittsburg on January 23, 2018.

_____
KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

345 WEST 10TH STREET

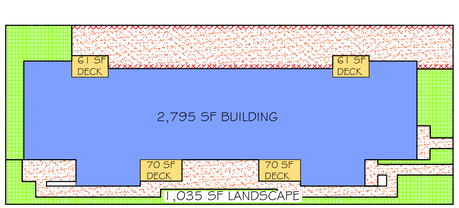
AERIAL VIEW

AREA OF WORK



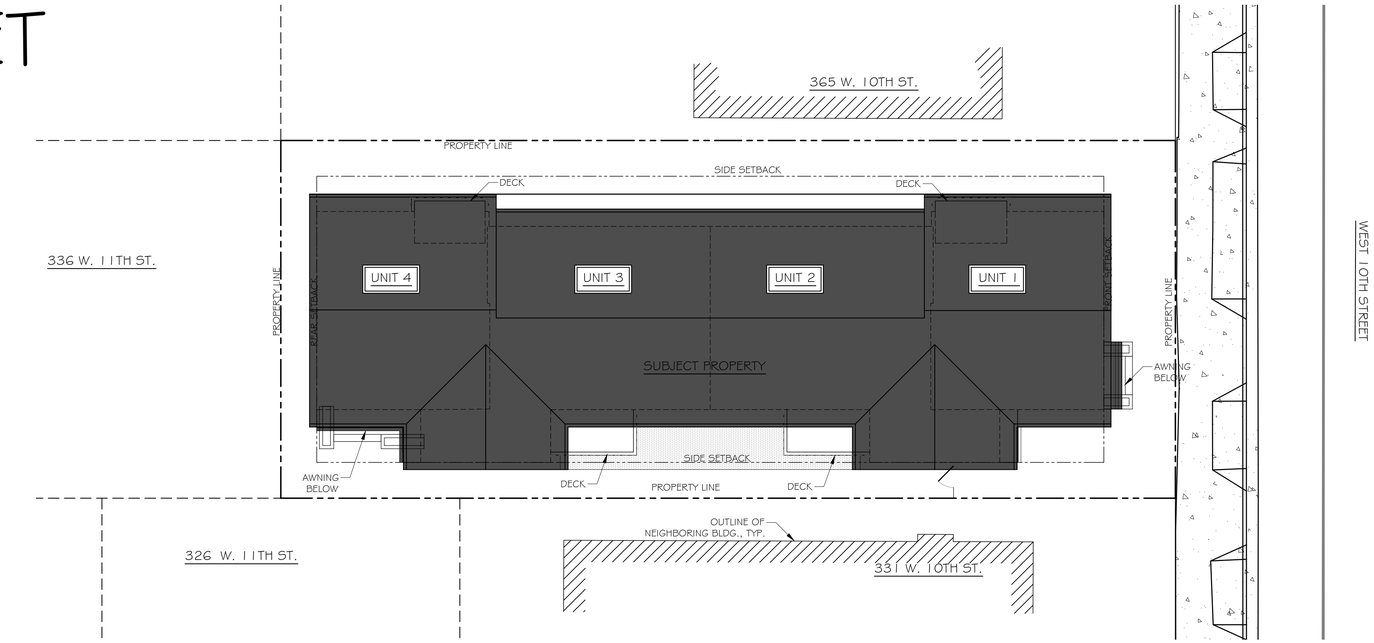
VICINITY MAP

345 W 10TH ST
PITTSBURG, CA 94565



3057 SF COVERAGE / 6,250 SF LOT = 0.4891 LOT COVERAGE =48.91%

LOT COVERAGE



1 PROPOSED PLOT PLAN

Scale: 1"= 10'-0"

NORTH

SCOPE OF WORK

NEW MULTI-FAMILY HOUSING UNITS CONSISTING OF:
2 (EA) 2-BEDROOM / 1 $\frac{1}{2}$ BATH TOWNHOUSES AND
2 (EA) 2-BEDROOM / 1 BATH FLATS.

SITE DATA

APN	085-211-004-8
ZONE	M (DEVELOPED AS HRD)
OCCUPANCY CLASSIFICATION	R2/U
CONSTRUCTION TYPE	V-B
LOT SIZE	6,250 SF

CODES & STANDARDS

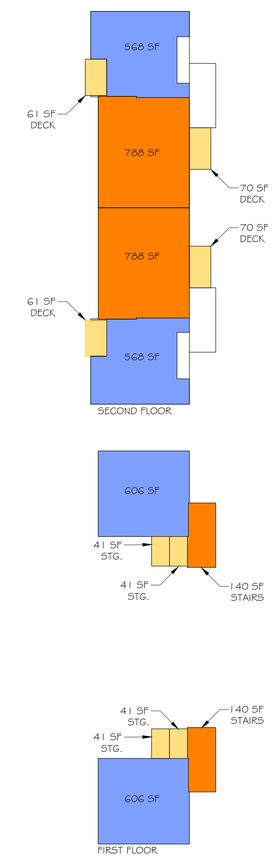
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF PITTSBURG ORDINANCES

SHEET INDEX

CS-1 COVER SHEET
CS-2 SITE PLAN
CS-3 CONTEXTUAL MAP
A1.1 ELEVATIONS
A1.2 COLOR RENDERINGS
A1.3 ELEVATIONS
A1.4 COLOR RENDERINGS
A2.1 SECTIONS
A3.1 FLOOR & ROOF PLANS
A3.2 DOOR & WINDOW SCHEDULES
L1.0 LANDSCAPING PLAN
L1.1 PRELIMINARY IRRIGATION NOTES

PROJECT DATA

	BUILDING	UNIT 1	UNIT 2	UNIT 3	UNIT 4
GENERAL PLAN	DOWNTOWN				
ZONING	M				
LOT SIZE	6,250 S.F.				
LOT WIDTH	50'-0"				
PROJECT DENSITY	4 DWELLING UNITS				
TOTAL BUILDING AREA (INCLUDING STORAGE)	4,358 SF TOTAL	1,215 SF	969 SF	969SF	1,215 SF
F.A.R.	N/A				
STORIES	2				
HEIGHT	26'-10"				
% LOT COVERAGE	48.91%				
% LANDSCAPED AREA	20%				
% COMMON SPACE	135 SF = 2.16%				
% PRIVATE OPEN SPACE	TOTAL 244 SF	61 SF	70 SF	70 SF	61 SF
TOTAL IMPERVIOUS SURFACE AREA	1,939 SF				
COVERED PARKING	4 TOTAL	1	1	1	1
UNCOVERED PARKING	0	0	0	0	0



BUILDING AREA

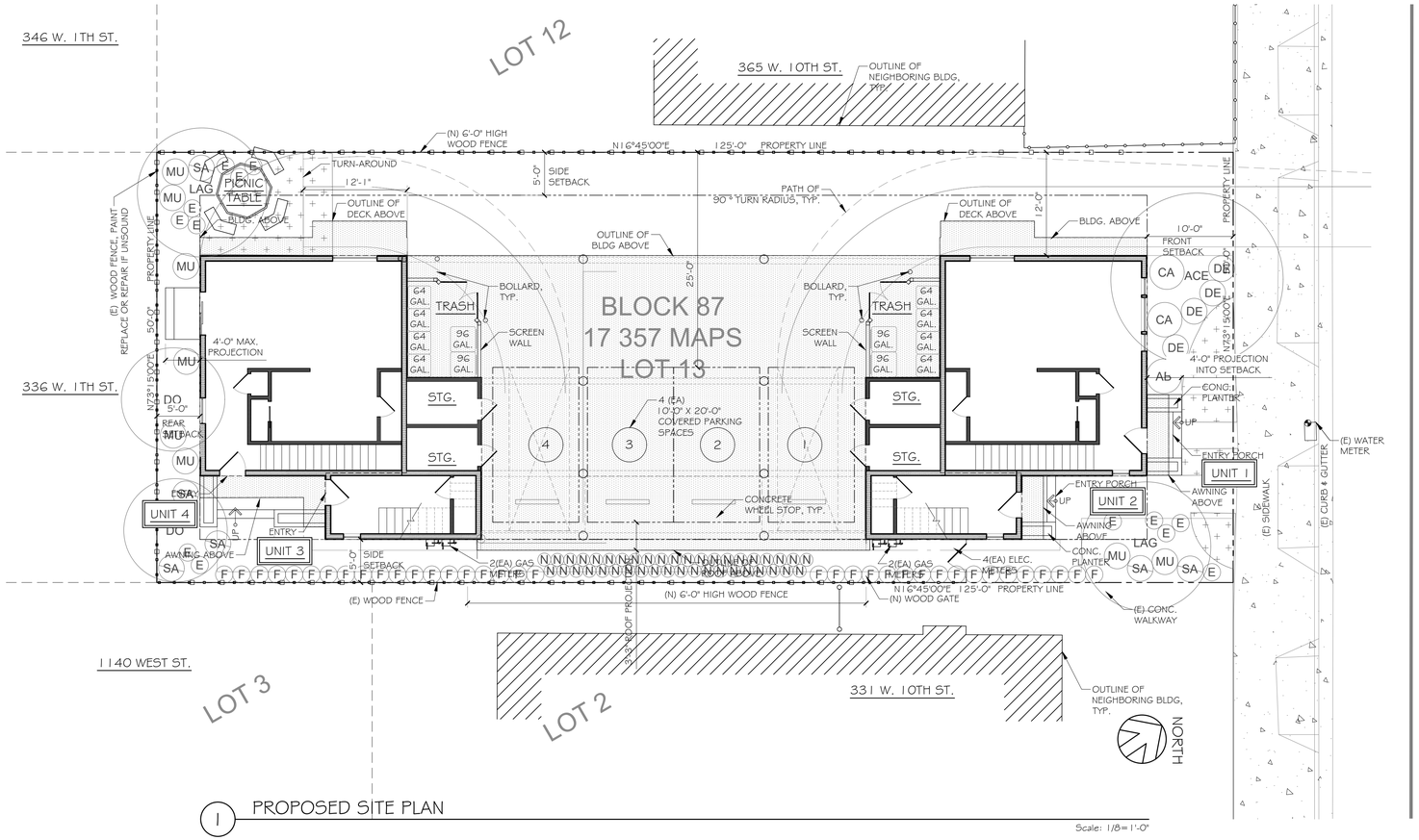
#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

COVER SHEET
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

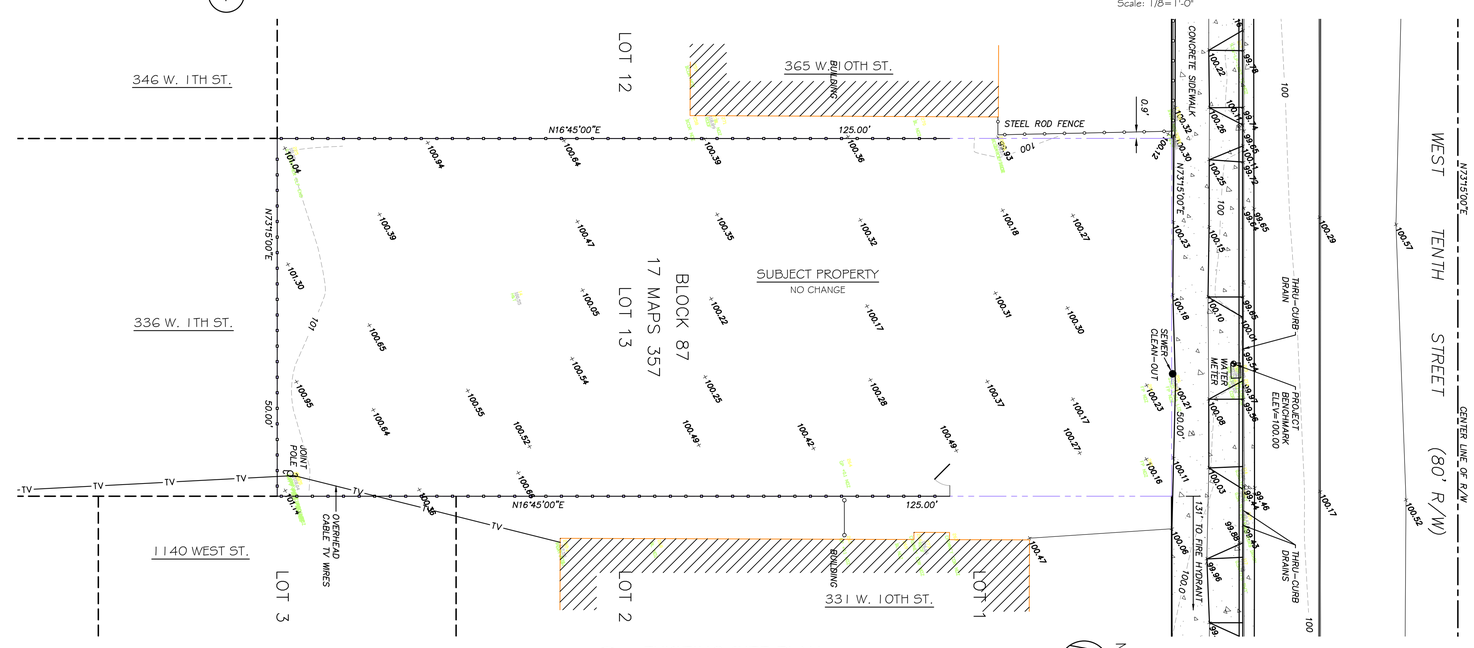
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	CS-1



1 PROPOSED SITE PLAN

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



2 EXISTING SITE PLAN

Scale: 1"= 10'-0"

# REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

SITE PLAN
345 WEST 10TH STREET
PITTSBURG, CA 94565-2428

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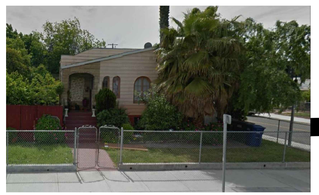
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/17
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	CS-2

345 W 10TH STREET

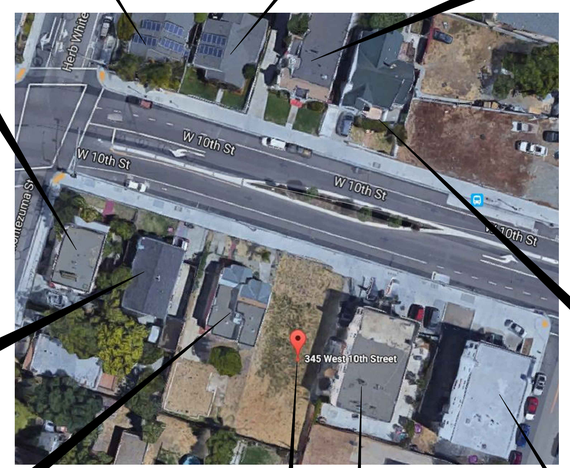
392 W 10TH ST
NTS

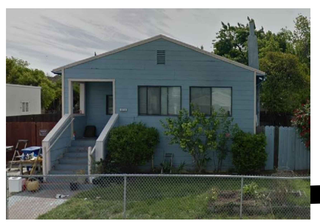
384 W 10TH ST
NTS



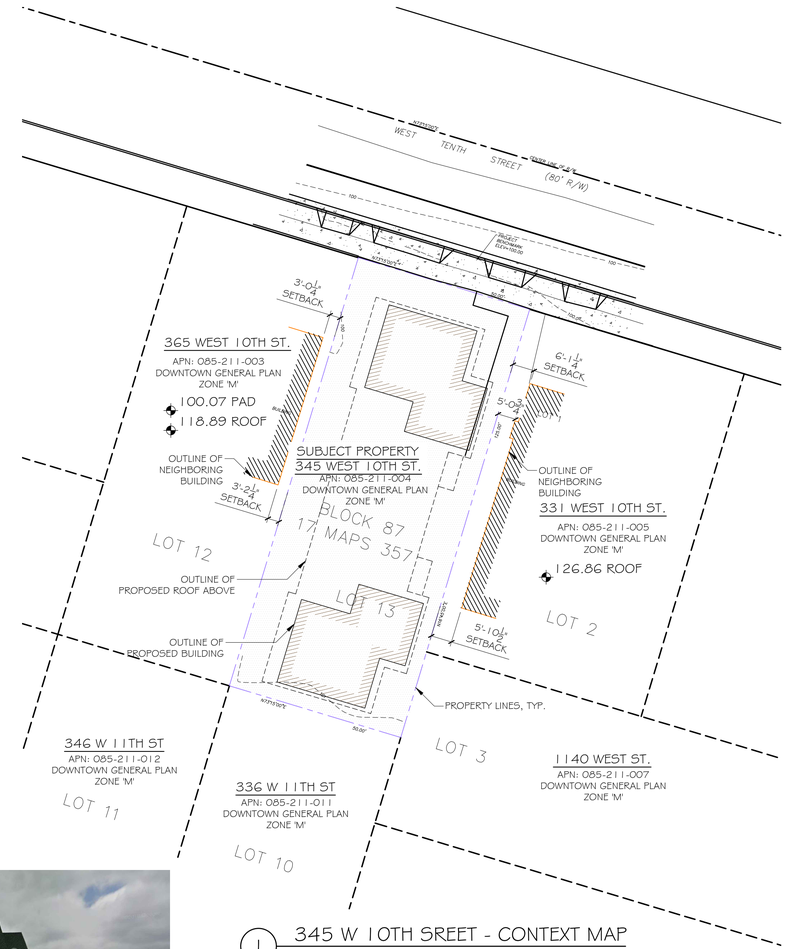
395 W 10TH ST
NTS

342 W 10TH ST
NTS

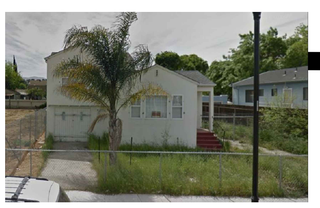




373 W 10TH ST
NTS

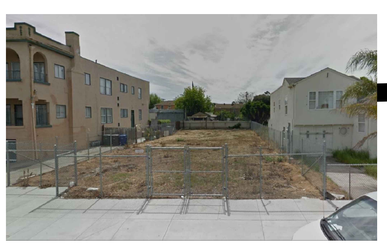


1 345 W 10TH SREET - CONTEXT MAP
1"=20'-0"



365 W 10TH
NTS

336 W 10TH ST
NTS



345 W 10TH - SUBJECT PROPERTY
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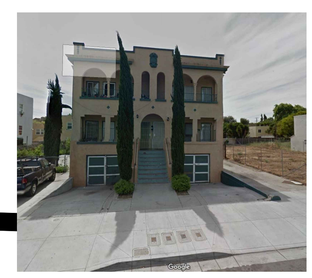
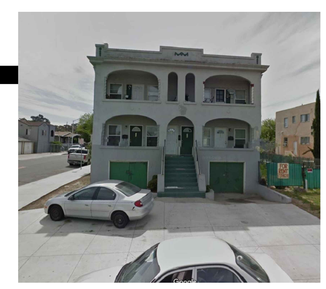


331 W 10TH ST
NTS



2119 MARSH
NTS

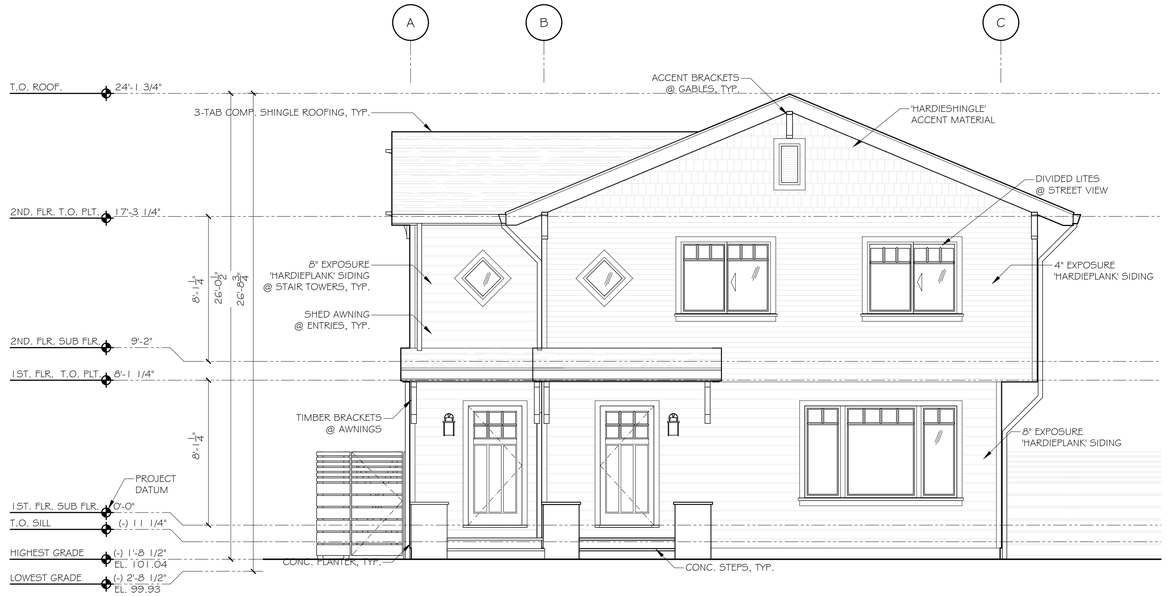
#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

CONTEXT MAP
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

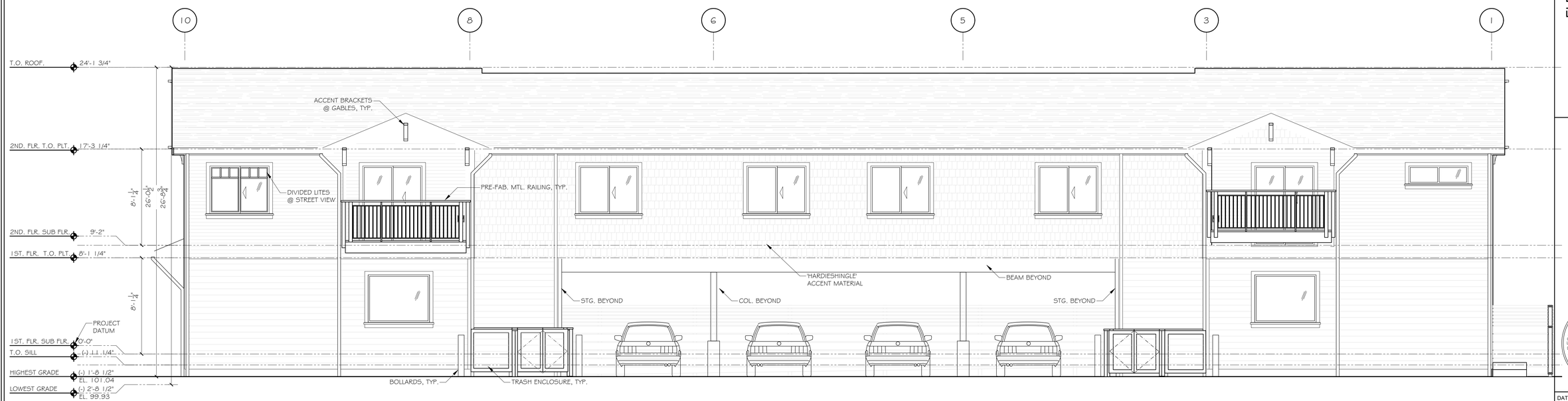
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	CS-3



1 FRONT ELEVATION

Scale: 1/4"= 1'-0"



2 WEST ELEVATION

Scale: 1/4"= 1'-0"

#	REVISIONS	BY

Gwen Bertolami.
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
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EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/17
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.1

MATERIALS LEGEND

1. 4" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
2. 8" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
3. HARDIE SHINGLE STRAIGHT EDGE PANEL
4. OWENS CORNING COMPOSITION SHINGLE
5. 5/4 HARDI TRIM BOARDS - SMOOTH
6. 4/4 HARDI TRIM BOARDS - SMOOTH
7. (N) WOOD FENCE, PAINTED
8. (E) WOOD FENCE, PAINTED

COLOR LEGEND

A	KELLY-MOORE KM4874 'OYSTER BAY'	LAP SIDING
B	KELLY-MOORE KM4582 'BEAVER PELT'	SHINGLE SIDING & CORNER TRIM @ SHINGLES, FENCES, RAILINGS, RAKES, BRACES, & GUTTERS
C	KELLY-MOORE KMW56 'ORCA WHITE'	WINDOW, DOOR TRIM, & CORNER TRIM @ LAP SIDING
D	OWENS CORNING 'DRIFTWOOD'	ROOF SHINGLES
E	HAMPTON BAY BPM169BLK	LIGHTING

1 FRONT ELEVATION - COLOR RENDERING

Scale: 1/4"= 1'-0"

2 WEST ELEVATION - COLOR RENDERING

Scale: 1/4"= 1'-0"

#	REVISIONS	BY

Gwen Bertolami.
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

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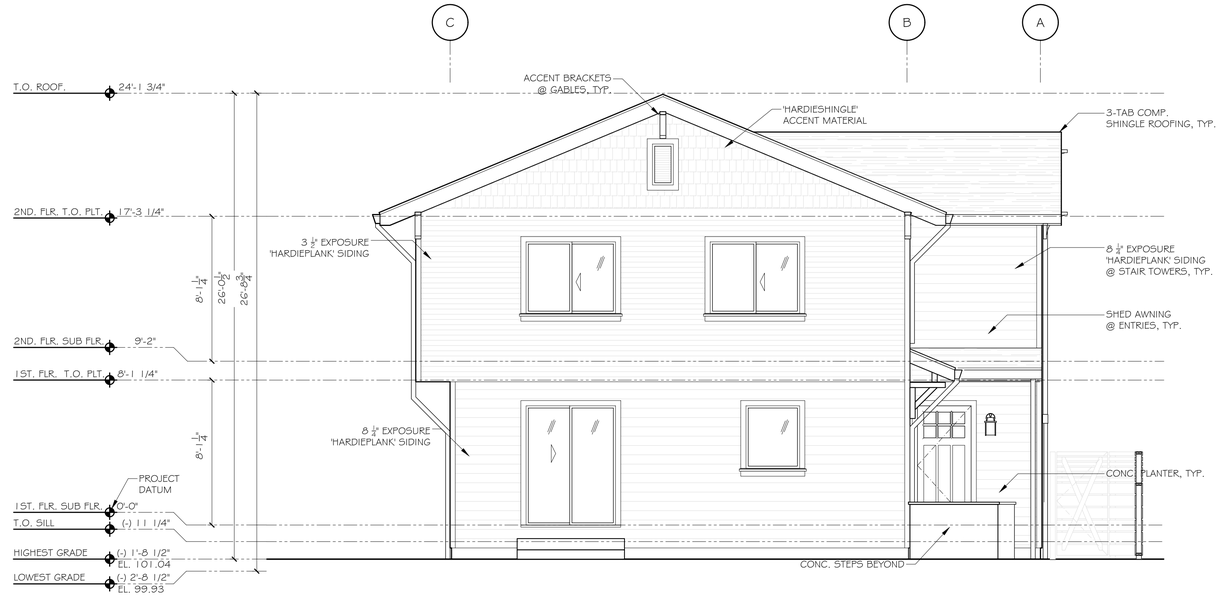
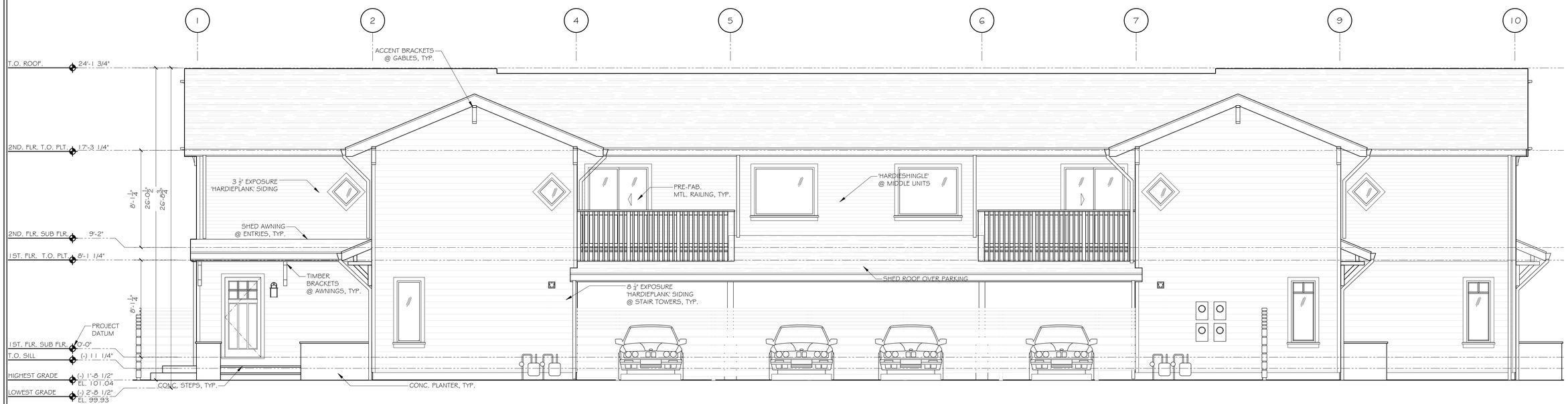
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/17
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.2



1 REAR ELEVATION

Scale: 1/4"= 1'-0"



2 EAST ELEVATION

Scale: 1/4"= 1'-0"

#	REVISIONS	BY

Gwen Bertolami.
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
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No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.3

MATERIALS LEGEND

1. 4" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
2. 8" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
3. HARDIE SHINGLE STRAIGHT EDGE PANEL
4. OWENS CORNING COMPOSITION SHINGLE
5. 5/4 HARDI TRIM BOARDS - SMOOTH
6. 4/4 HARDI TRIM BOARDS - SMOOTH
7. (N) WOOD FENCE, PAINTED
8. (E) WOOD FENCE, PAINTED

COLOR LEGEND

A	KELLY-MOORE KM4874 'OYSTER BAY'	LAP SIDING
B	KELLY-MOORE KM4582 'BEAVER PELT'	SHINGLE SIDING & CORNER TRIM @ SHINGLES, FENCES, RAILINGS, RAKES, BRACES, & GUTTERS
C	KELLY-MOORE KMW56 'ORCA WHITE'	WINDOW, DOOR TRIM, & CORNER TRIM @ LAP SIDING
D	OWENS CORNING 'DRIFTWOOD'	ROOF SHINGLES
E	HAMPTON BAY BPM169BLK	LIGHTING

1 REAR ELEVATION - COLOR RENDERING

Scale: 1/4"= 1'-0"

2 EAST ELEVATION - COLOR RENDERING

Scale: 1/4"= 1'-0"

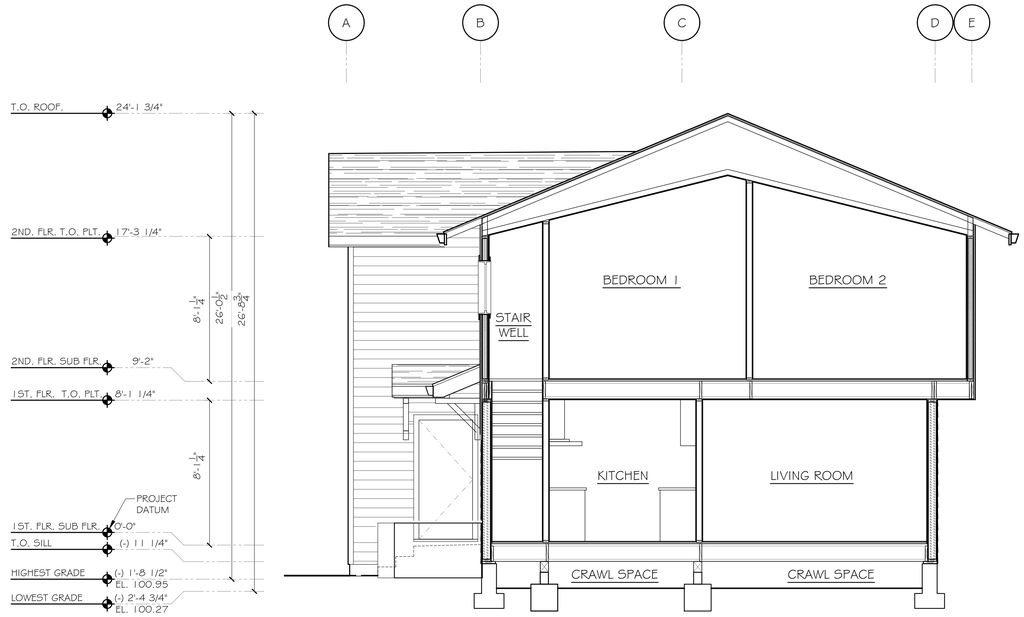
#	REVISIONS	BY

Gwen Bertolami.
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

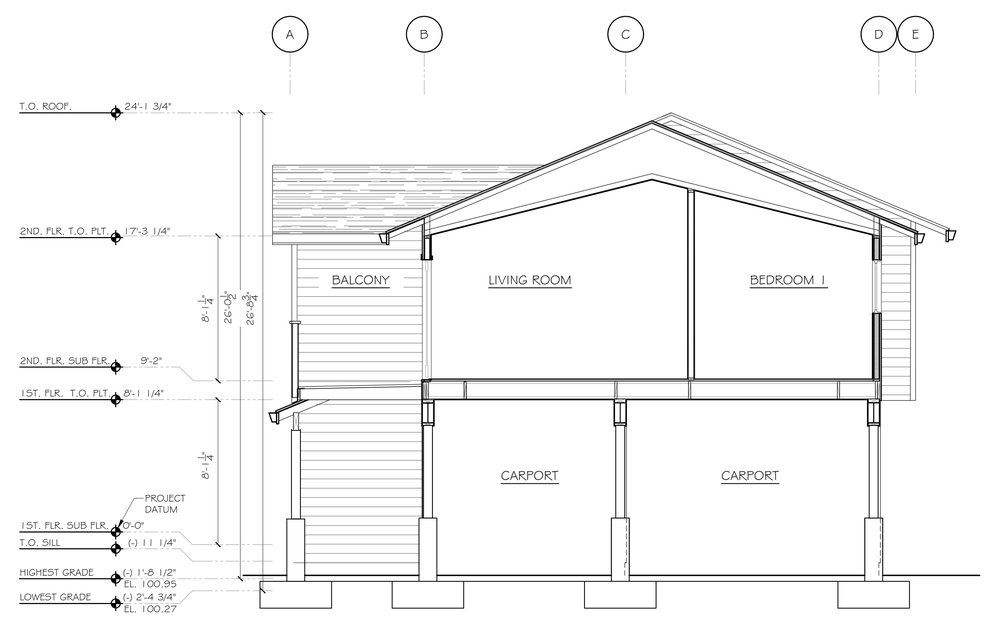
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.4



3 SECTION @ UNIT 1

Scale: 1/4"=1'-0"



2 SECTION @ UNIT 2/UNIT3

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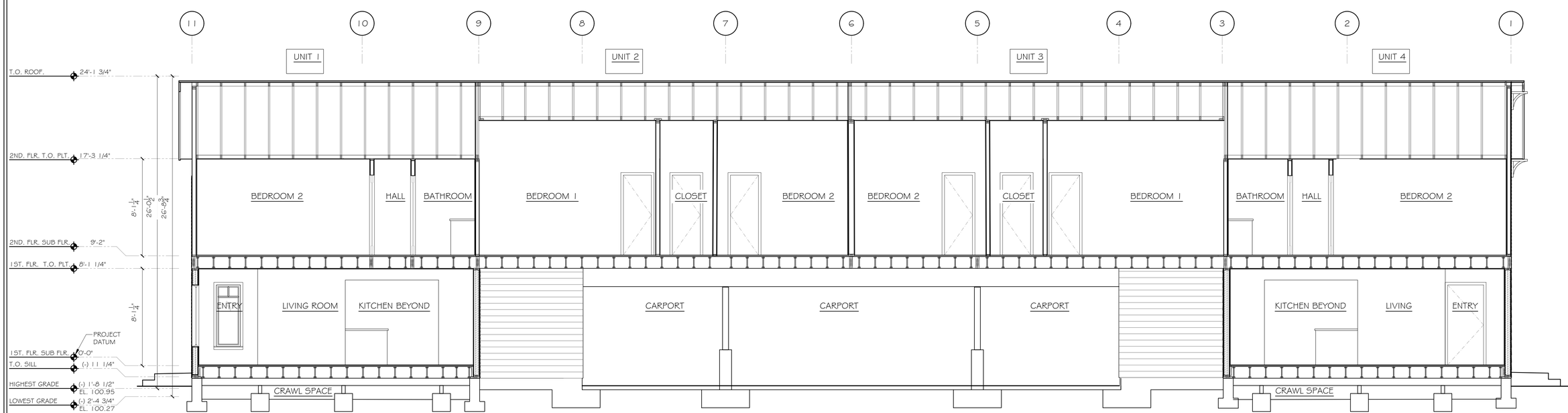

1 LONGITUDINAL SECTION

Scale: 1/4"=1'-0"

#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

SECTIONS
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
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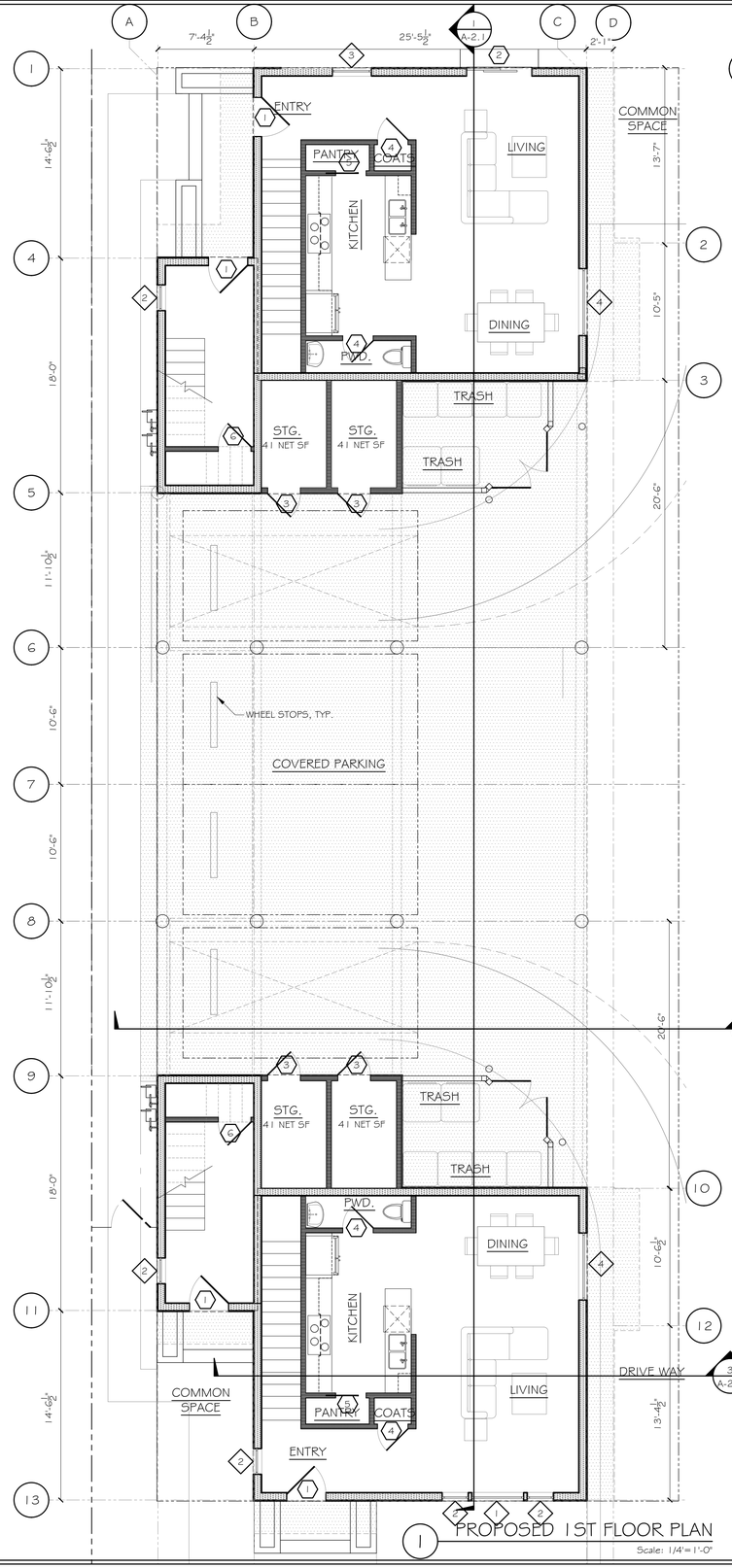
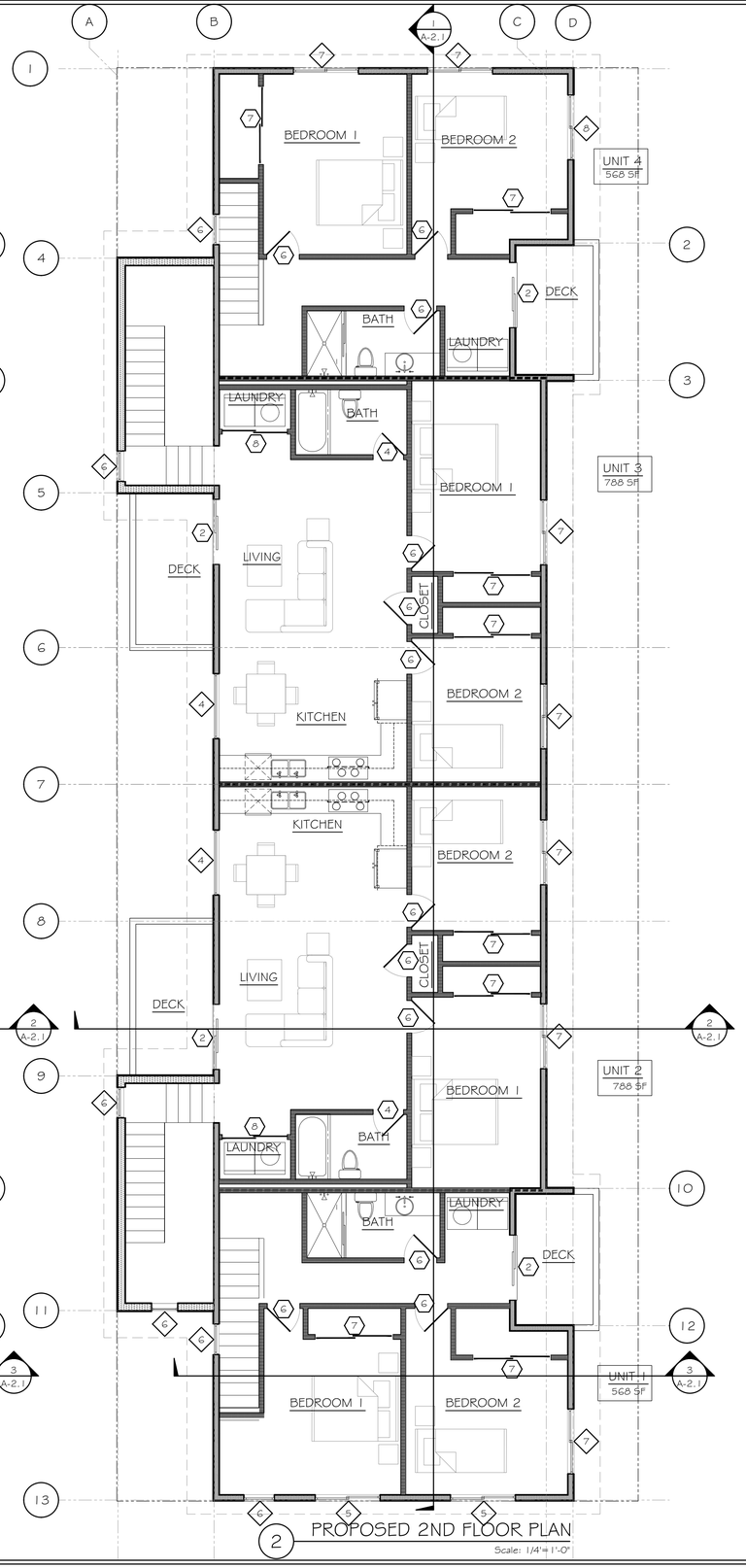
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A-2.1



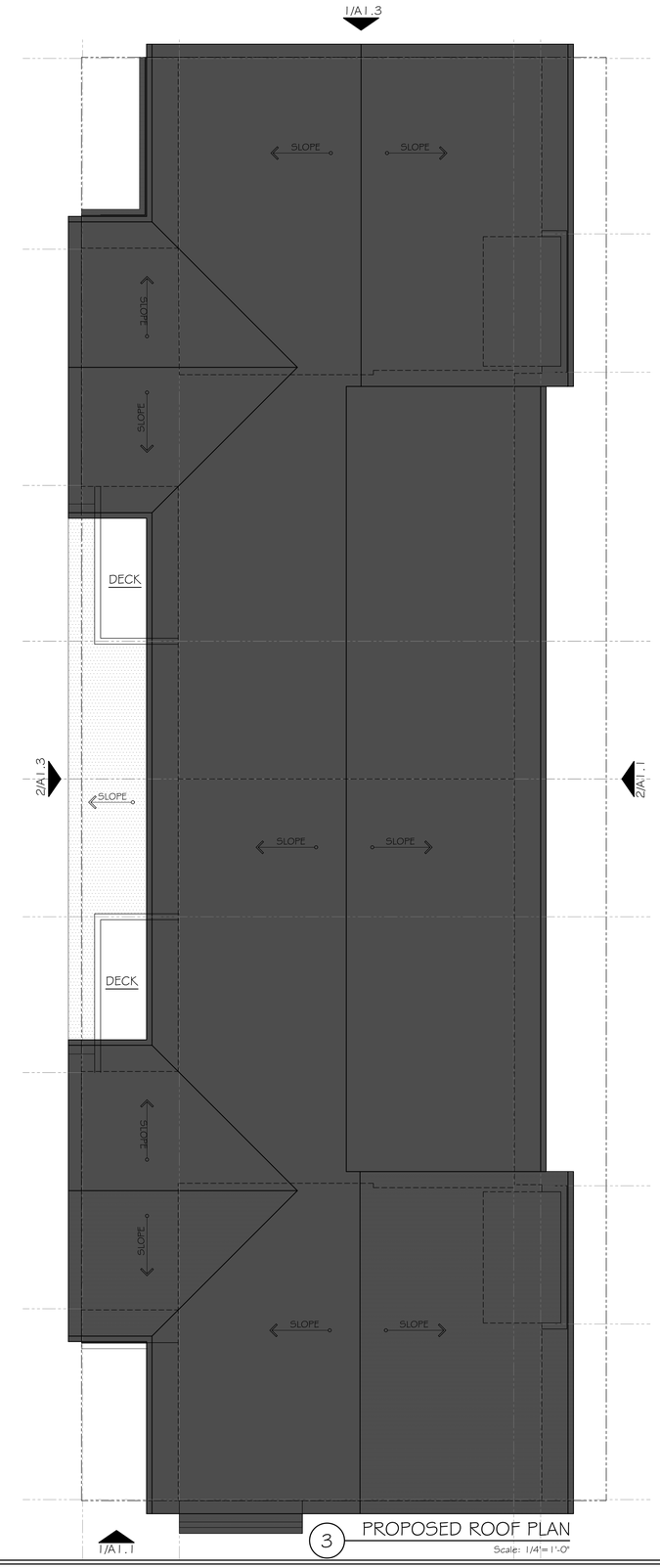
1 PROPOSED 1ST FLOOR PLAN

Scale: 1/4"= 1'-0"



2 PROPOSED 2ND FLOOR PLAN

Scale: 1/4"= 1'-0"



3 PROPOSED ROOF PLAN

Scale: 1/4"= 1'-0"

#	REVISIONS	BY

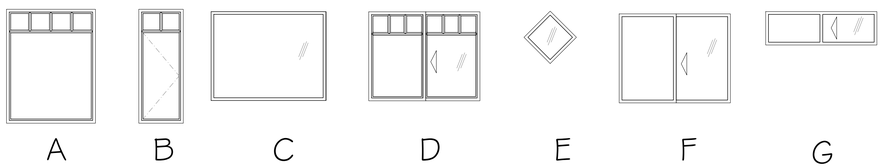
Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

FLOOR & ROOF PLANS
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

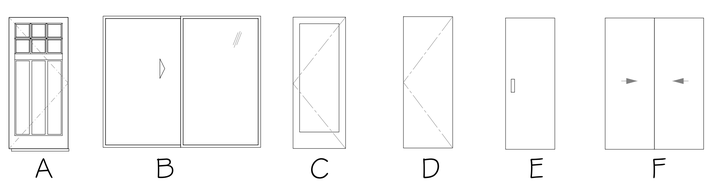
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A3.1

PROPOSED WINDOW SCHEDULE V.I.F. WINDOWS BY OWNER/ INSTALLED BY CONTRACTOR								
WINDOW	WINDOW SIZE			WINDOW TYPE	QTY	GLAZING		EGRESS	NOTES
#	W	x	H			U-VALUE	TEMPERED		ALL WINDOWS ARE MILGARD MONTECITO SERIES VINYL WINDOWS
1	4'-0"	x	5'-0"	A	1				FIXED (MULLION ON TOP)
2	2'-0"	x	5'-0"	B	5				CASEMENT (MULLION ON TOP)
3	3'-0	x	3'-6"	C	1				FIXED
4	5'-0"	x	4'-0"	C	4				FIXED
5	5'-0"	x	4'-0"	D	2			EGRESS	SLIDER (MULLION ON TOP)
6	1'-3"	x	1'-3"	E	6				FIXED
7	5'-0"	x	4'-0"	F	7			EGRESS	SLIDER
8	5'-0"	x	1'-6"	G	1				SLIDER



PROPOSED DOOR SCHEDULE V.I.F. DOORS BY OWNER/INSTALLED BY CONTRACTOR							
DOOR	DOOR SIZE	DOOR TYPE	QTY	GLAZING		COMMENTS	NOTES
#	W x H			U-VALUE	TEMPERED		
1	3'-0" x 6'-8"	A	4			EXTERIOR WITH/STRP	S/C WOOD
2	5'-0" x 6'-8"	B	5		TEMP	EXTERIOR WITH/STRP	SLIDING GLASS DOOR
3	2'-6" x 6'-8"	C	4			EXTERIOR WITH/STRP	S/C WOOD
4	2'-4" x 6'-8"	D	6	-			H/C WOOD
5	2'-4" x 6'-8"	E	2				POCKET
6	2'-6" x 6'-8"	D	14				H/C WOOD
7	6'-0" x 6'-8"	F	8				H/C WOOD BI-PASS
8	5'-0" x 6'-8"	F	2				H/C WOOD BI-PASS



1 WINDOW TYPES

NTS

# REVISIONS	BY

Gwen Bertolami.
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

DOOR & WINDOW SCHEDULES
345 WEST 10TH STREET
PITTSBURG, CA 94565-2415

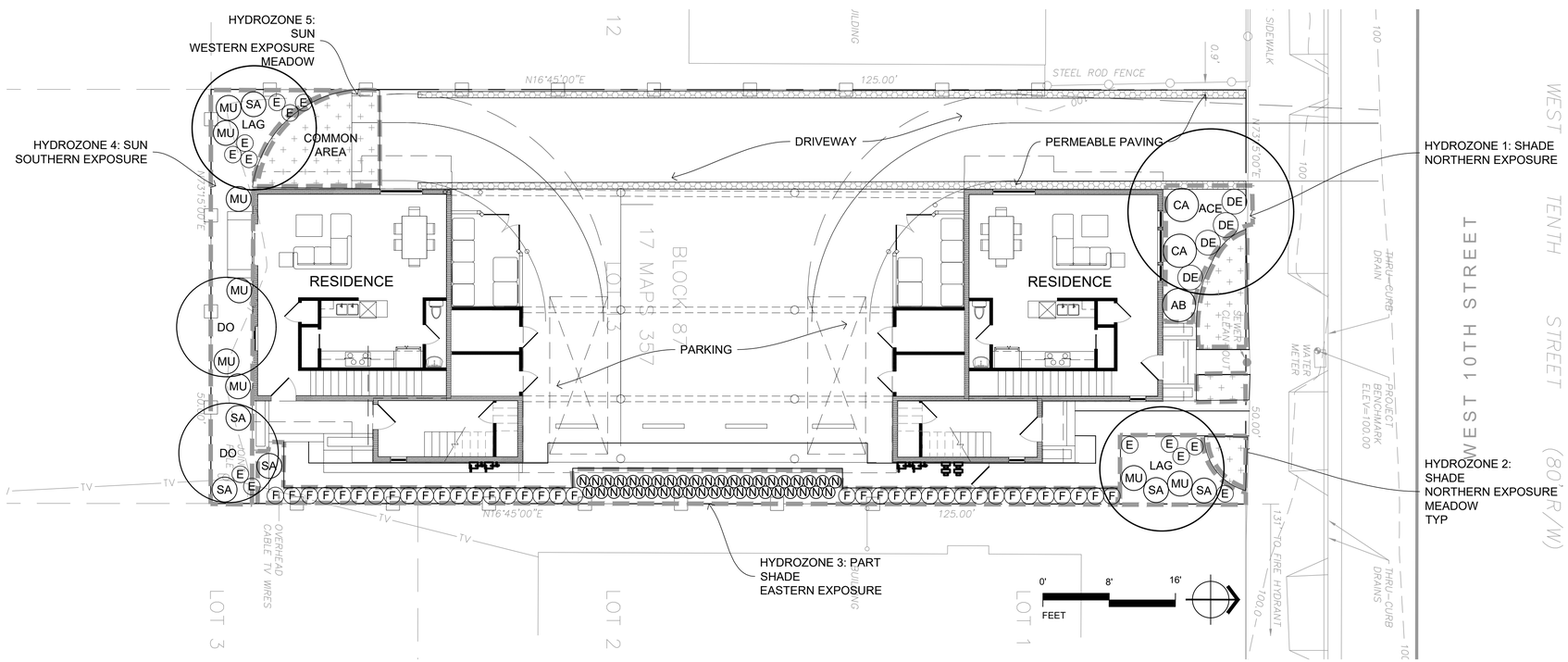
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A3.2

PRELIMINARY PLANT LEGEND: ORNAMENTAL GRASSES, NATIVES / CORAL

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE	QUANTITY	WATER USE	DESCRIPTION
CANOPY TREES							
ACE	ACER CIRCINATUM	VINE MAPLE	15 GAL	5'-35' HIGH AND WIDE	1	MEDIUM	NATIVE, MULTI-TRUNK, SHADE
ACCENT TREES							
LAG	LAGERSTROEMIA 'MIAMI'	MIAMI CRAPE MYRTLE	15 GAL	25' HIGH, 15' WIDE	2	LOW	SINGLE TRUNK, CORAL FLOWERS
LARGE SIZED ACCENT AND SCREENING SHRUBS							
DO	DODONAEA VISCOSA 'ARIZONA GREEN'	ARIZONA GREEN HOPSEED BUSH	5 GAL	10'-15' HIGH AND WIDE	2	LOW	
MEDIUM SHRUBS							
MU	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	4'-5' HIGH, 3'-4' WIDE	12	LOW	NATIVE
SA	SALVIA GREGGII 'NAVAJO PURPLE'	NAVAJO PURPLE AUTUMN SAGE	5 GAL	2'-3' HIGH AND WIDE	9	LOW	
PERENNIALS & GRASSES							
E	ERIGERON 'MOERHEIMII'	SANTA BARBARA DAISY	1 GAL	1'-2' TALL, 2'-3' WIDE	26	LOW	
F	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	2'-3' HIGH, 1'-2' WIDE	36	LOW	
N	NASSELLA PULCHRA	PURPLE NEEDLE GRASS	5 GAL	12"-18" HIGH AND WIDE	41	VERY LOW	NATIVE
SHADE							
AB	ABUTILON 'MOONCHIMES'	'MOONCHIMES' FLOWERING MAPLE	5 GAL	5'-4' HIGH AND WIDE	1	MEDIUM	
CA	CARPENTERIA CALIFORNICA	ELIZABETH BUSH ANEMONE	5 GAL	5'-4' HIGH AND WIDE	2	MEDIUM	
DE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	5 GAL	2'-4' HIGH, 2' WIDE	4	LOW	
MEADOW							
+ + + + + + + + + +	CAREX TEXENSIS	CATLIN SEDGE	1 GAL	4"-6" HIGH AND SPREADING	520	LOW	NATIVE, 6" DIAGONAL SPACING

NOTE: THIS LIST REPRESENTS A SCHEMATIC DESIGN LEVEL OF SPECIES SELECTION AND WILL BE MODIFIED AND DEVELOPED AS THE DESIGN PROGRESSES



PLANTING DESIGN INTENT

THE PLANTING DESIGN IS SIMPLE AND NATURALISTIC IN KEEPING WITH THE SURROUNDING NATIVE DELTA GRASSLANDS ECOSYSTEM. THE PLANT PALETTE CONSISTS OF LOW-MAINTENANCE, LOW-WATER USE, CALIFORNIA NATIVE AND MEDITERRANEAN SPECIES. ADEQUATE SPACING IS PROVIDED SO THAT SHEARING OR CLIPPING IS NOT NECESSARY. THESE SPECIES HAVE LOW NUTRIENT REQUIREMENTS AND DO NOT REQUIRE FERTILIZERS.

NOTE

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Lori D. Palmquist, CID
Irrigation Design
510-374-6360

PANORAMIC DESIGN GROUP
LANDSCAPE ARCHITECTURE
510-367-3028
mbaldwin.pdg@gmail.com

CLIENT:

BERTOLAMI ENGINEERING
1941 OAK PARK BLVD.
SUITE 2G
PLEASANT HILL, CA

PROJECT:

345 WEST 10TH ST.
PITTSBURG, CA

SUBMITTAL:

11-14-17 DESIGN REVIEW

PRELIMINARY PLAN
NOT FOR BIDDING OR CONSTRUCTION

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
811
NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET #:

L1.0

PLOT DATE: 171114

PRELIMINARY PLANT LEGEND: ORNAMENTAL GRASSES, NATIVES / CORAL

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE	QUANTITY	WATER USE	DESCRIPTION
CANOPY TREES							
ACE	ACER CIRCINATUM	VINE MAPLE	15 GAL	5'-35' HIGH AND WIDE	1	MEDIUM	NATIVE, MULTI-TRUNK, SHADE
ACCENT TREES							
LAG	LAGERSTROEMIA 'MIAMI'	MIAMI CRAPE MYRTLE	15 GAL	25' HIGH, 15' WIDE	2	LOW	SINGLE TRUNK, CORAL FLOWERS
LARGE SIZED ACCENT AND SCREENING SHRUBS							
DO	DODONAEA VISCOSA 'ARIZONA GREEN'	ARIZONA GREEN HOPSEED BUSH	5 GAL	10'-15' HIGH AND WIDE	2	LOW	
MEDIUM SHRUBS							
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SA	SALVIA GREGGII 'NAVAJO PURPLE'	NAVAJO PURPLE AUTUMN SAGE	5 GAL	2'-3' HIGH AND WIDE	9	LOW	
PERENNIALS & GRASSES							
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MEADOW							
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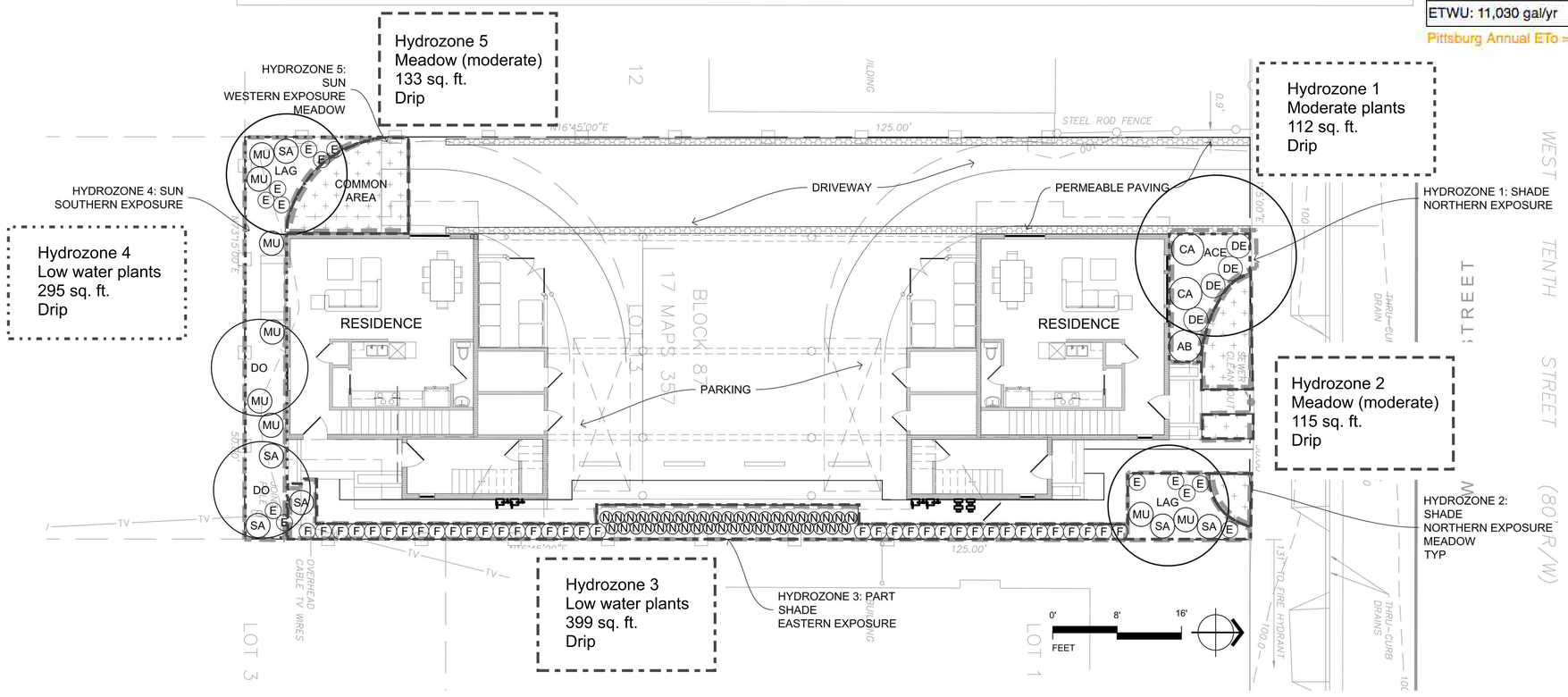

IRRIGATION DESIGN INTENT

ALL SIX HYDROZONES WILL BE IRRIGATED USING DRIP IRRIGATION. EMITTER-LINE GRIDS. THIS IS THE MOST EFFICIENT IRRIGATION THAT HAS BEEN DEVELOPED TO DATE, AS IT APPLIES WATER DIRECTLY TO THE SOIL. IT WILL BE DESIGNED TO UTILIZE THE HORIZONTAL WATER-WICKING CAPABILITIES OF THE NATIVE SOIL ON THE SITE.

Preliminary Water Budget Calculations

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU
1	.5	Drip	0.81	0.62	112 s.f.	69	1,937
2	.5	Drip	0.81	0.62	115 s.f.	71	1,989
3	.2	Drip	0.81	0.25	399 s.f.	100	2,761
4	.2	Drip	0.81	0.25	295 s.f.	74	2,041
5	.5	Drip	0.81	0.62	133 s.f.	82	2,301
TOTALS					1,054 s.f.		11,030 gal/yr
TOTAL SPECIAL LANDSCAPE AREA					s.f.		

MAWA: 13,292 gal/yr	PASS!
ETWU: 11,030 gal/yr	

Pittsburg Annual ETo = 45.2 in.

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SHEET TITLE:

PRELIMINARY IRRIGATION NOTES

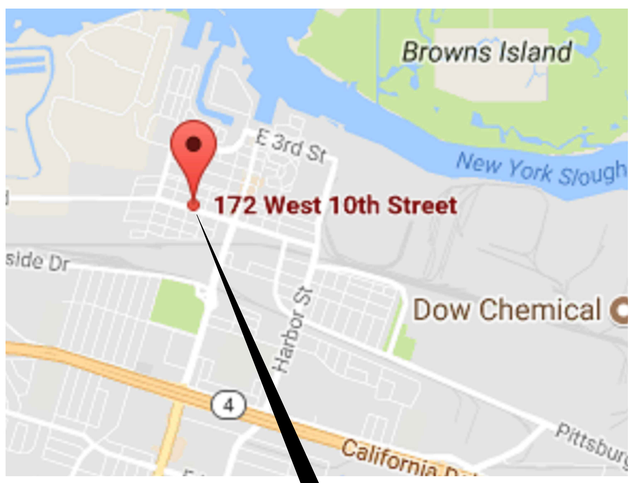
SHEET #:

L1.1

PLOT DATE: 171114

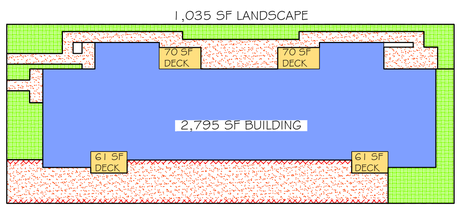
172 WEST 10TH STREET

AERIAL VIEW — AREA OF WORK



VICINITY MAP

172 W 10TH ST
PITTSBURG, CA 94565



3057 SF COVERAGE / 6,250 SF LOT = 0.4891 LOT COVERAGE =48.91%

LOT COVERAGE

SCOPE OF WORK

NEW MULTI-FAMILY HOUSING UNITS CONSISTING OF:
2 (EA) 2-BEDROOM / 1 ½ BATH TOWNHOUSES AND
2 (EA) 2-BEDROOM / 1 BATH FLATS.

SITE DATA

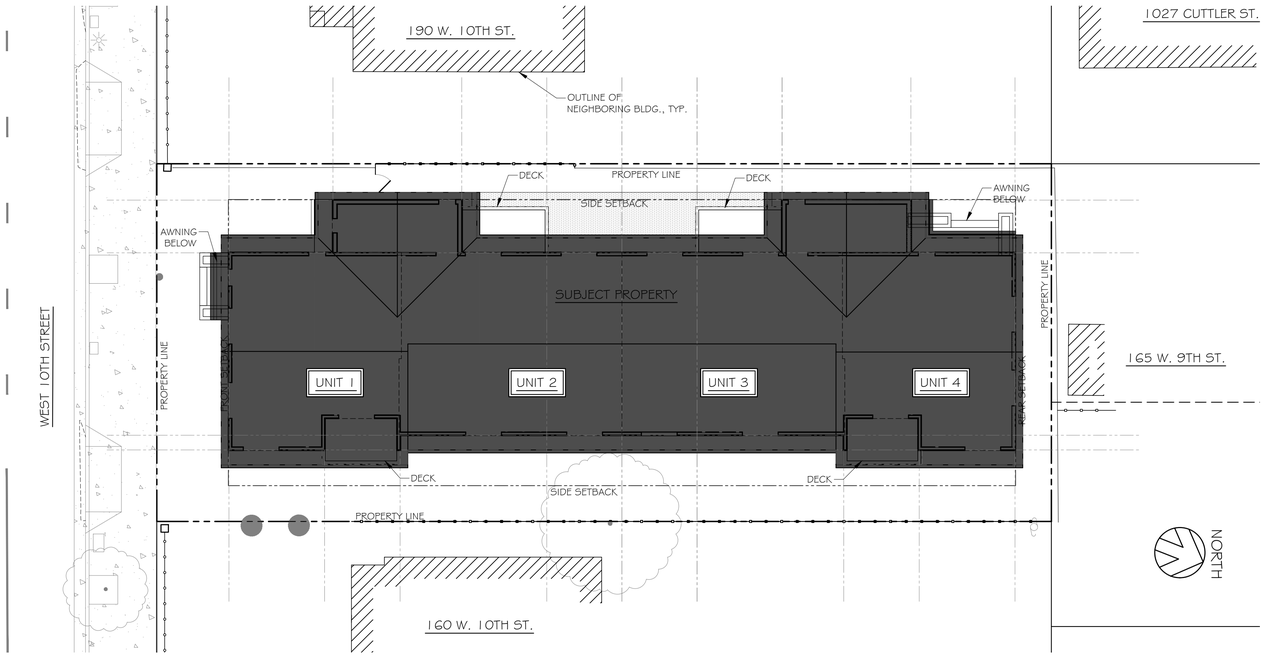
APN	085-226-014
ZONE	M (DEVELOPED AS RHD)
OCCUPANCY CLASSIFICATION	R2/U
CONSTRUCTION TYPE	V-B
LOT SIZE	6,250 SF

CODES & STANDARDS

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF PITTSBURG ORDINANCES

SHEET INDEX

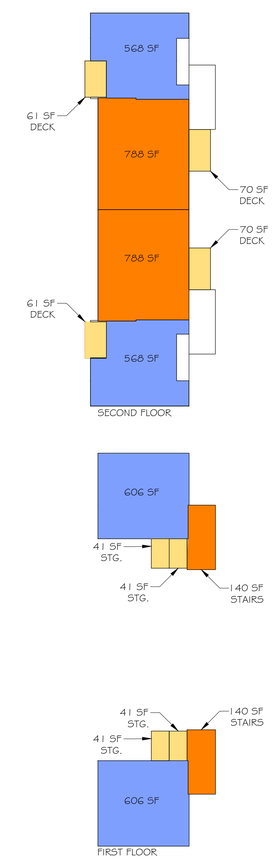
CS-1 COVER SHEET
CS-2 SITE PLAN
CS-3 CONTEXTUAL MAP
A1.1 ELEVATIONS
A1.2 COLOR RENDERINGS
A1.3 ELEVATIONS
A1.4 COLOR RENDERINGS
A2.1 SECTIONS
A3.1 FLOOR & ROOF PLANS
A3.2 DOOR & WINDOW SCHEDULES
L1.0 LANDSCAPE PLAN
L1.1 PRELIMINARY IRRIGATION NOTES



1 PROPOSED PLOT PLAN
Scale: 1"= 10'-0"

PROJECT DATA

	BUILDING	UNIT 1	UNIT 2	UNIT 3	UNIT 4
GENERAL PLAN	DOWNTOWN				
ZONING	M				
LOT SIZE	6,250 S.F.				
LOT WIDTH	50'-0"				
PROJECT DENSITY	4 DWELLING UNITS				
TOTAL BUILDING AREA (INCLUDING STORAGE)	4,368 SF TOTAL	1,215 SF	969 SF	969 SF	1,215 SF
F.A.R.	N/A				
STORIES	2				
HEIGHT	26'-10"				
% LOT COVERAGE	48.91%				
% LANDSCAPED AREA	20%				
% COMMON SPACE	135 SF = 2.16%				
% PRIVATE OPEN SPACE	TOTAL 244 SF	61 SF	70 SF	70 SF	61 SF
TOTAL IMPERVIOUS SURFACE AREA	1,939 SF				
COVERED PARKING	4 TOTAL	1	1	1	1
UNCOVERED PARKING	0	0	0	0	0



BUILDING AREA

#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

COVER SHEET
172 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

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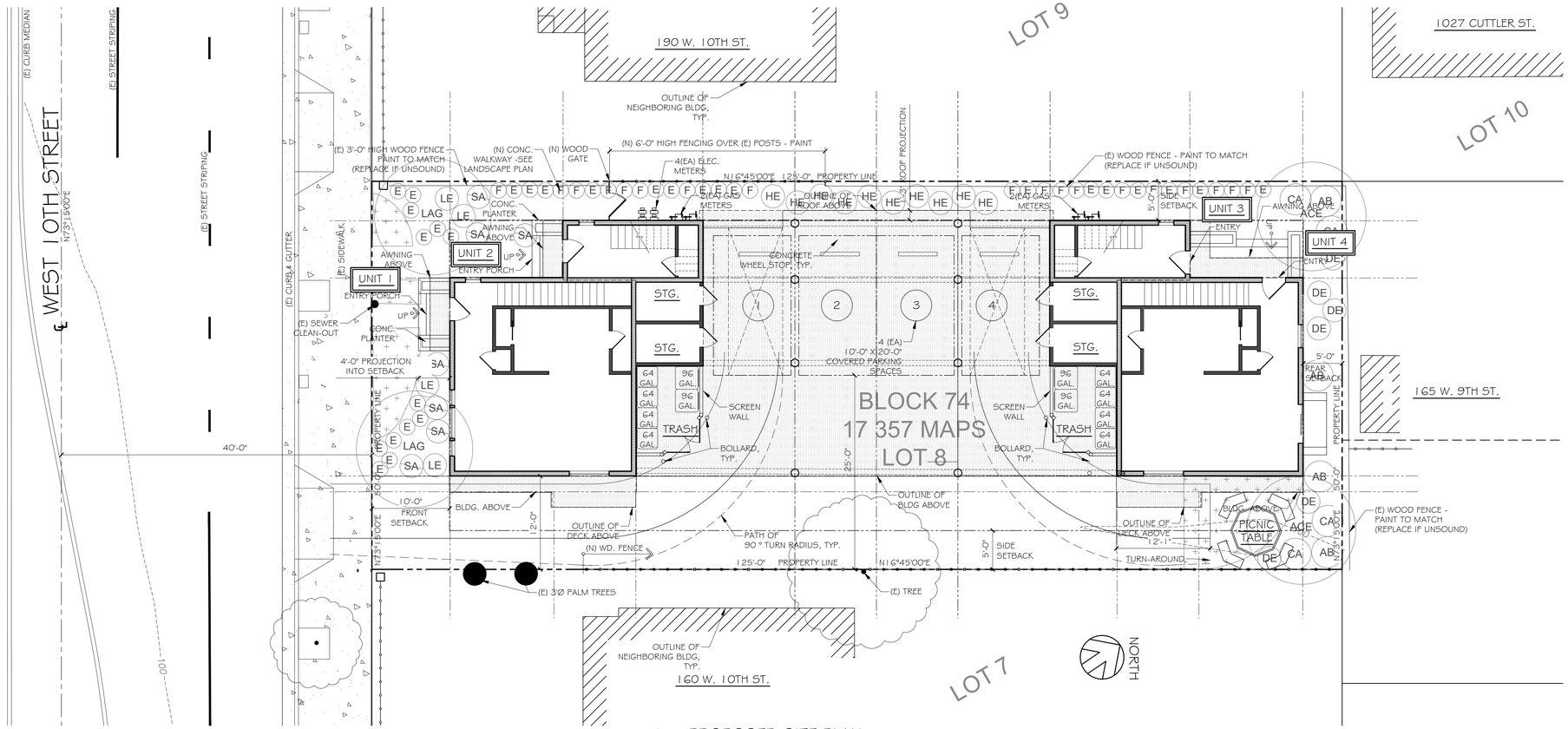
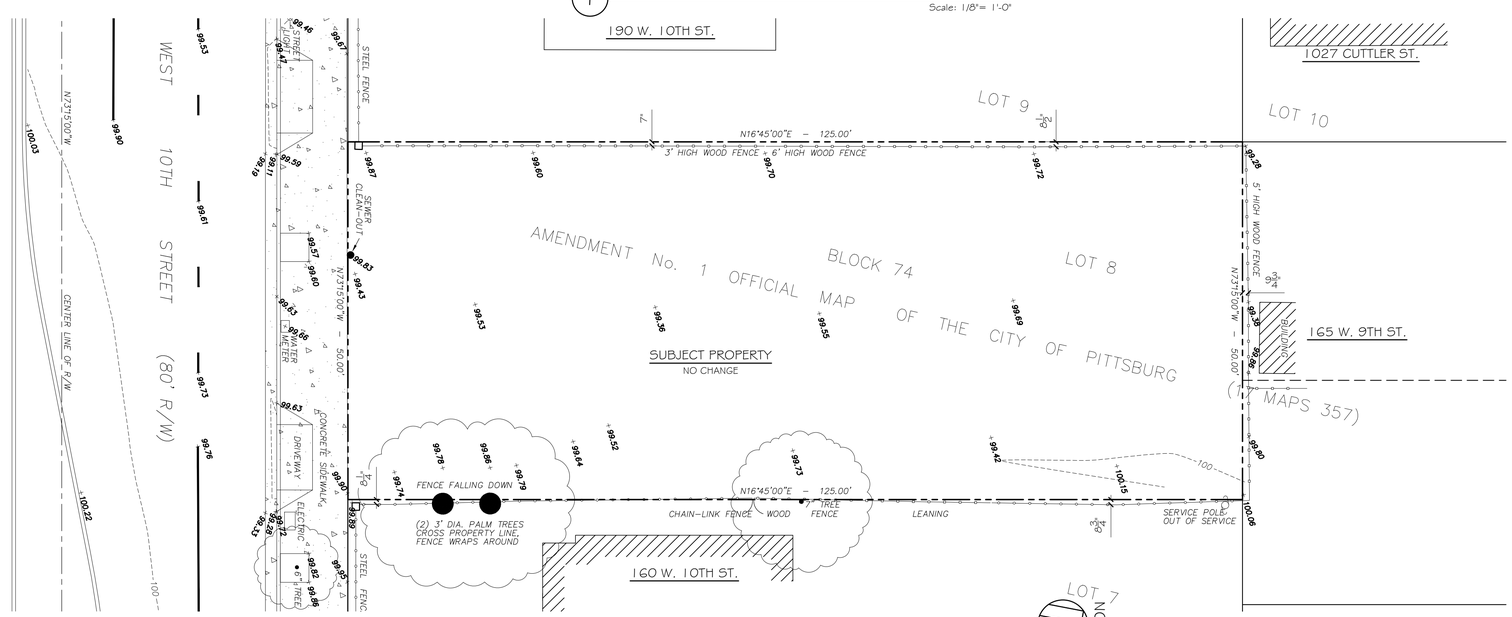
DWG FILE	
SHEET	CS-1



1 PROPOSED SITE PLAN

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



2 EXISTING SITE PLAN

Scale: 1"= 10'-0"

#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

SITE PLAN
172 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
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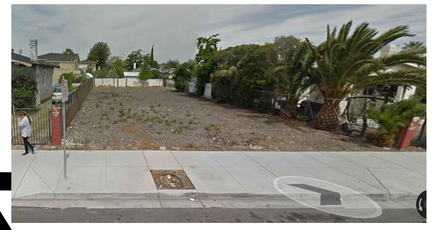
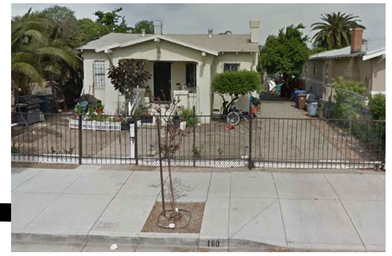
DWG FILE	
SHEET	CS-2

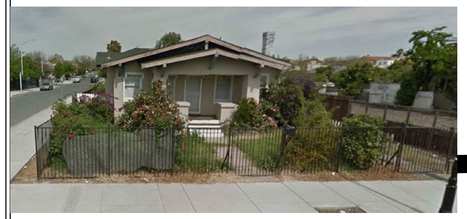
172 WEST 10TH STREET



172 W 10TH ST - SUBJECT PROPERTY
NTS



160 W 10TH ST
NTS



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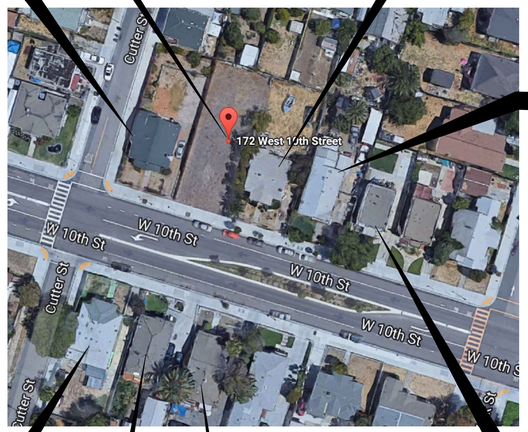
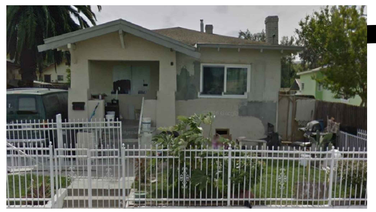


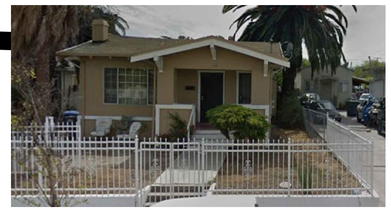
144 W 10TH ST
NTS

191 W 10TH
NTS

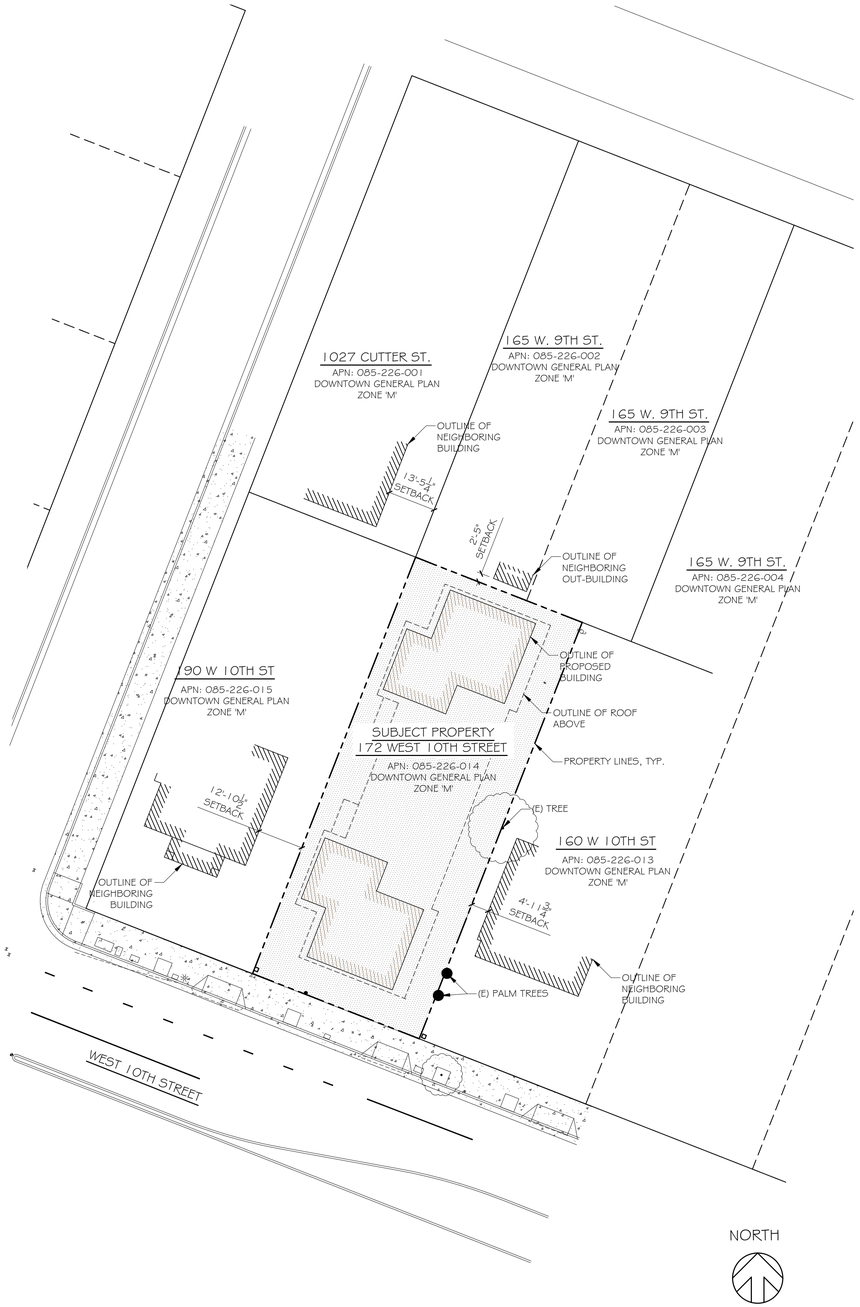
141 W 10TH ST
NTS



171 W 10TH
NTS



331 W 10TH ST
NTS



1 172 WEST 10TH STREET - CONTEXT MAP
Scale: 1"= 20'-0"

#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

CONTEXT MAP
172 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
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DATE	11/16/2017
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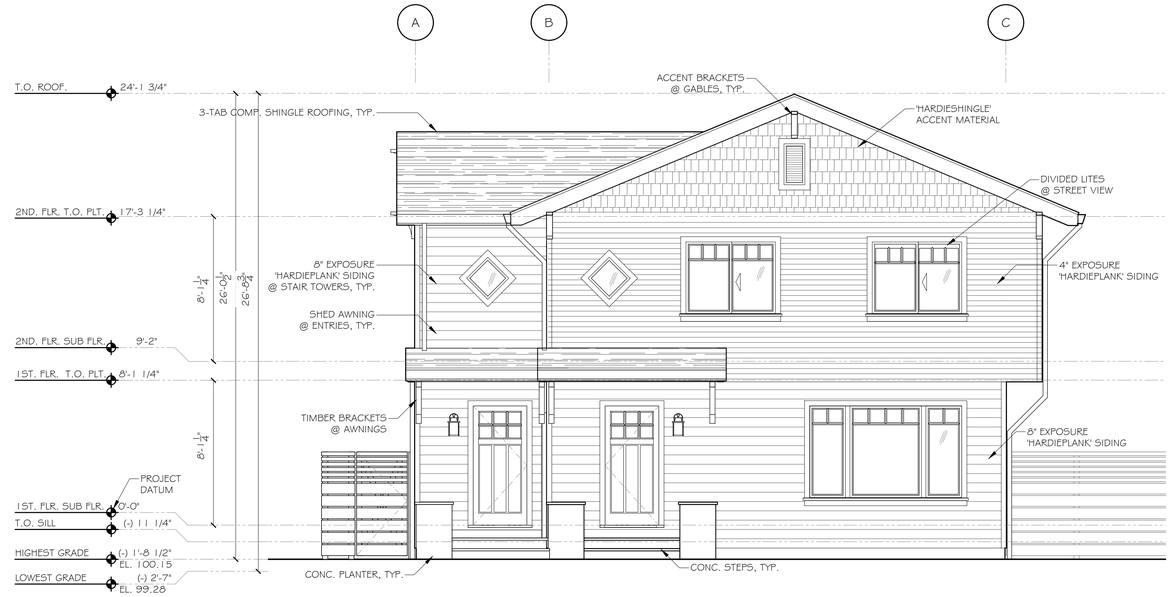
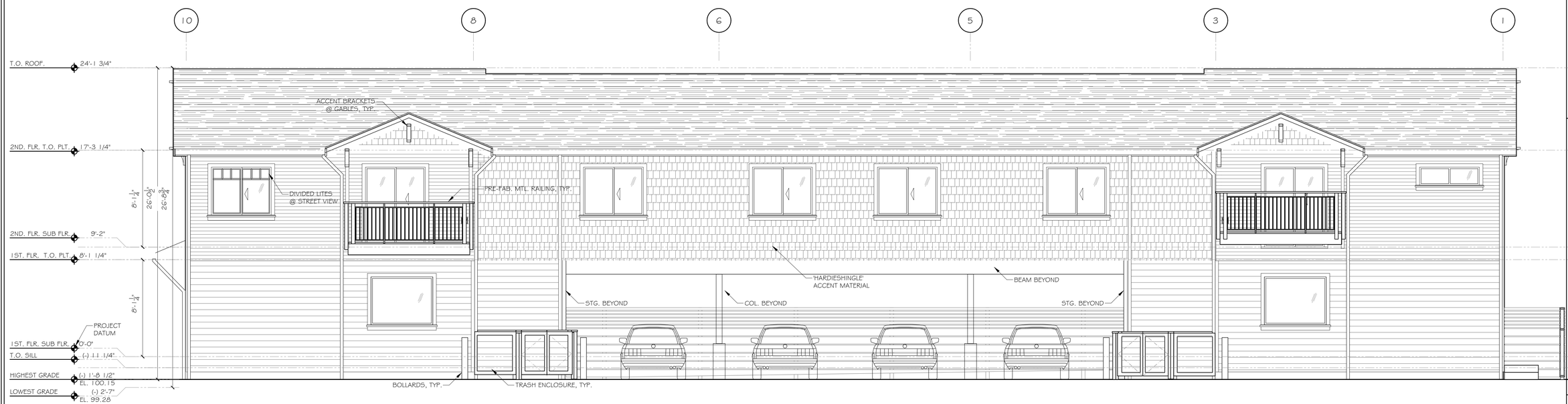
DWG FILE	
SHEET	CS-3



1 FRONT ELEVATION

Scale: 1/4"= 1'-0"



2 WEST ELEVATION

Scale: 1/4"= 1'-0"

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SCALE	AS SHOWN
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DWG FILE	
SHEET	A1.1

MATERIALS LEGEND

1. 4" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
2. 8" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
3. HARDIE SHINGLE STRAIGHT EDGE PANEL
4. OWENS CORNING COMPOSITION SHINGLE
5. 5/4 HARDI TRIM BOARDS - SMOOTH
6. 5/4 HARDI TRIM BOARDS - SMOOTH
7. (N) WOOD FENCE, PAINTED
8. (E) WOOD FENCE, PAINTED

COLOR LEGEND

- A — KELLY-MOORE KM4874 'OYSTER BAY'
- B — KELLY-MOORE KM4582 'BEAVER PELT'
- C — KELLY-MOORE KMW56 'ORCA WHITE'
- D — OWENS CORNING 'DRIFTWOOD'
- E — HAMPTON BAY BPM169 BLK

1 FRONT ELEVATION - COLOR RENDERING

Scale: 1/4"= 1'-0"

2 WEST ELEVATION - COLOR RENDERING

Scale: 1/4"= 1'-0"

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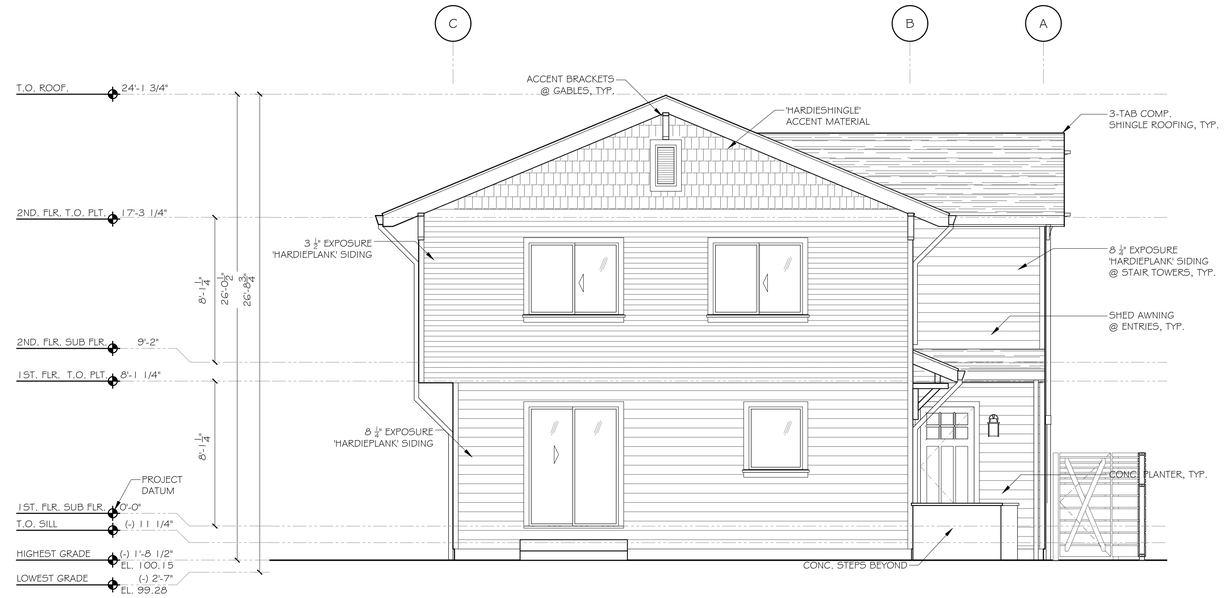
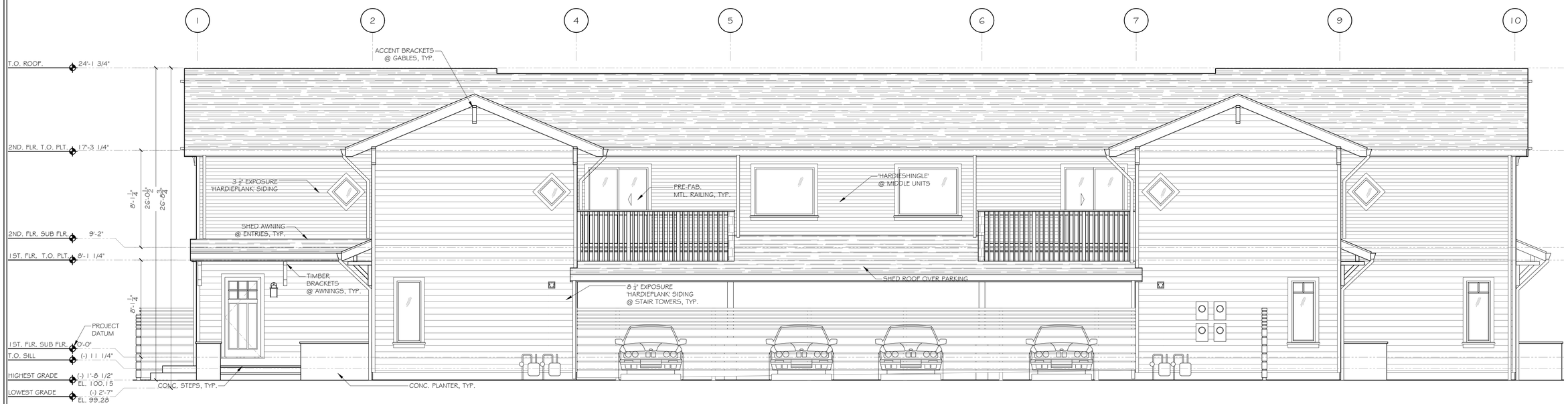
CIVIL
STATE OF CALIFORNIA

DATE	11/16/17
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.2



1 REAR ELEVATION

Scale: 1/4"= 1'-0"



2 EAST ELEVATION

Scale: 1/4"= 1'-0"

#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS
172 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
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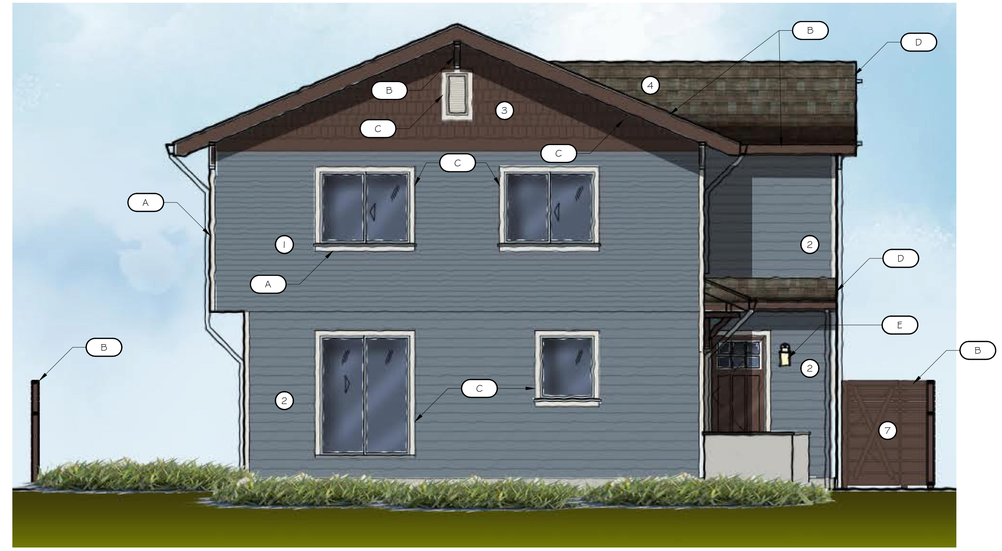
DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.3

MATERIALS LEGEND

1. 4" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
2. 8" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
3. HARDIE SHINGLE STRAIGHT EDGE PANEL
4. OWENS CORNING COMPOSITION SHINGLE
5. 5/4 HARDI TRIM BOARDS - SMOOTH
6. 5/4 HARDI TRIM BOARDS - SMOOTH
7. (N) WOOD FENCE, PAINTED
8. (E) WOOD FENCE, PAINTED

COLOR LEGEND

- A — KELLY-MOORE KM4874 'OYSTER BAY'
- B — KELLY-MOORE KM4582 'BEAVER PELT'
- C — KELLY-MOORE KMW56 'ORCA WHITE'
- D — OWENS CORNING 'DRIFTWOOD'
- E — HAMPTON BAY BPM169 BLK



1 REAR ELEVATION - COLOR RENDERING

Scale: 1/4"= 1'-0"

2 EAST ELEVATION - COLOR RENDERING

Scale: 1/4"= 1'-0"

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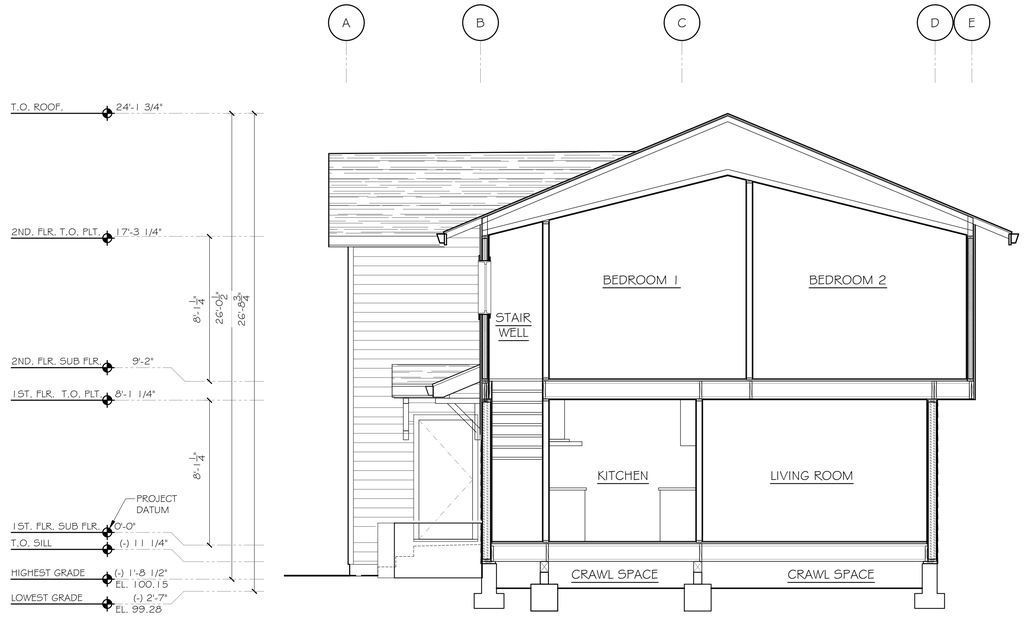
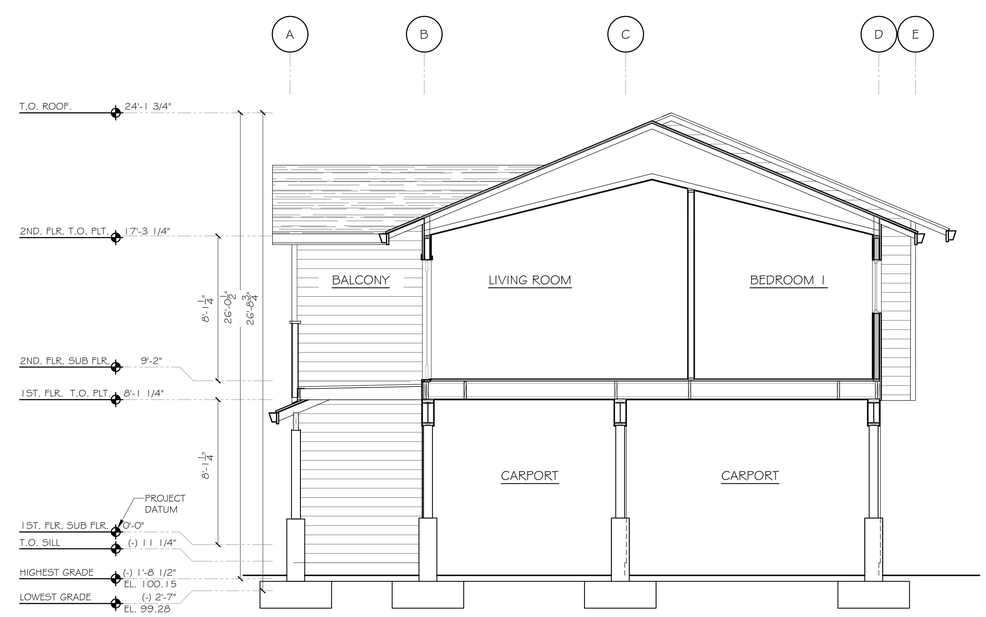
DWG FILE	
SHEET	A1.4



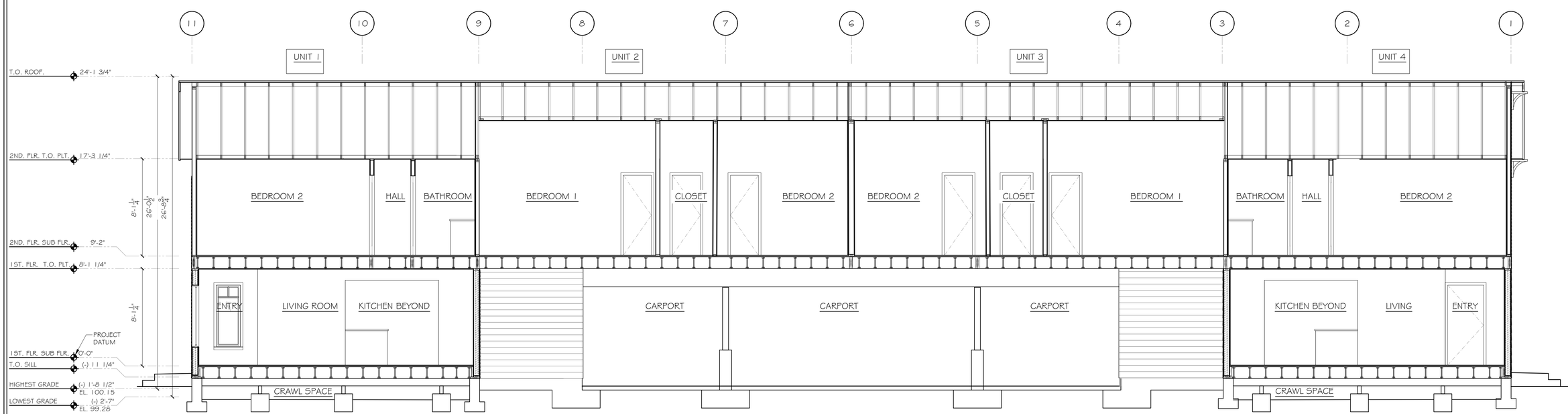
3 SECTION T@ UNIT 1

Scale: 1/4"= 1'-0"



2 SECTION @ UNIT 2/UNIT3

Scale: 1/4"= 1'-0"



1 LONGITUDINAL SECTION

Scale: 1/4"= 1'-0"

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Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

SECTIONS
172 WEST 10TH STREET
PITTSBURG, CA 94565-2415

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GWEN MARIE BERTOLAMI
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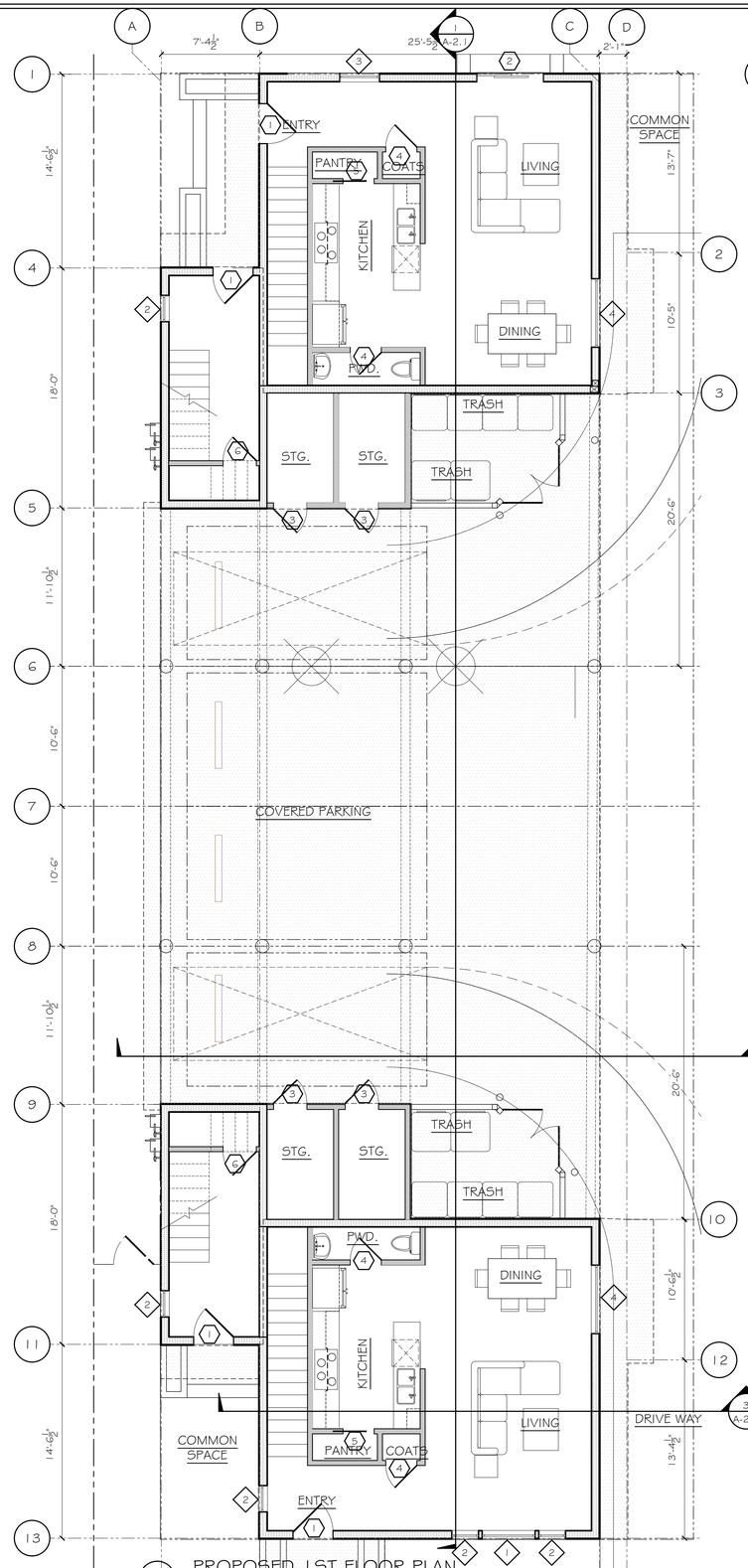
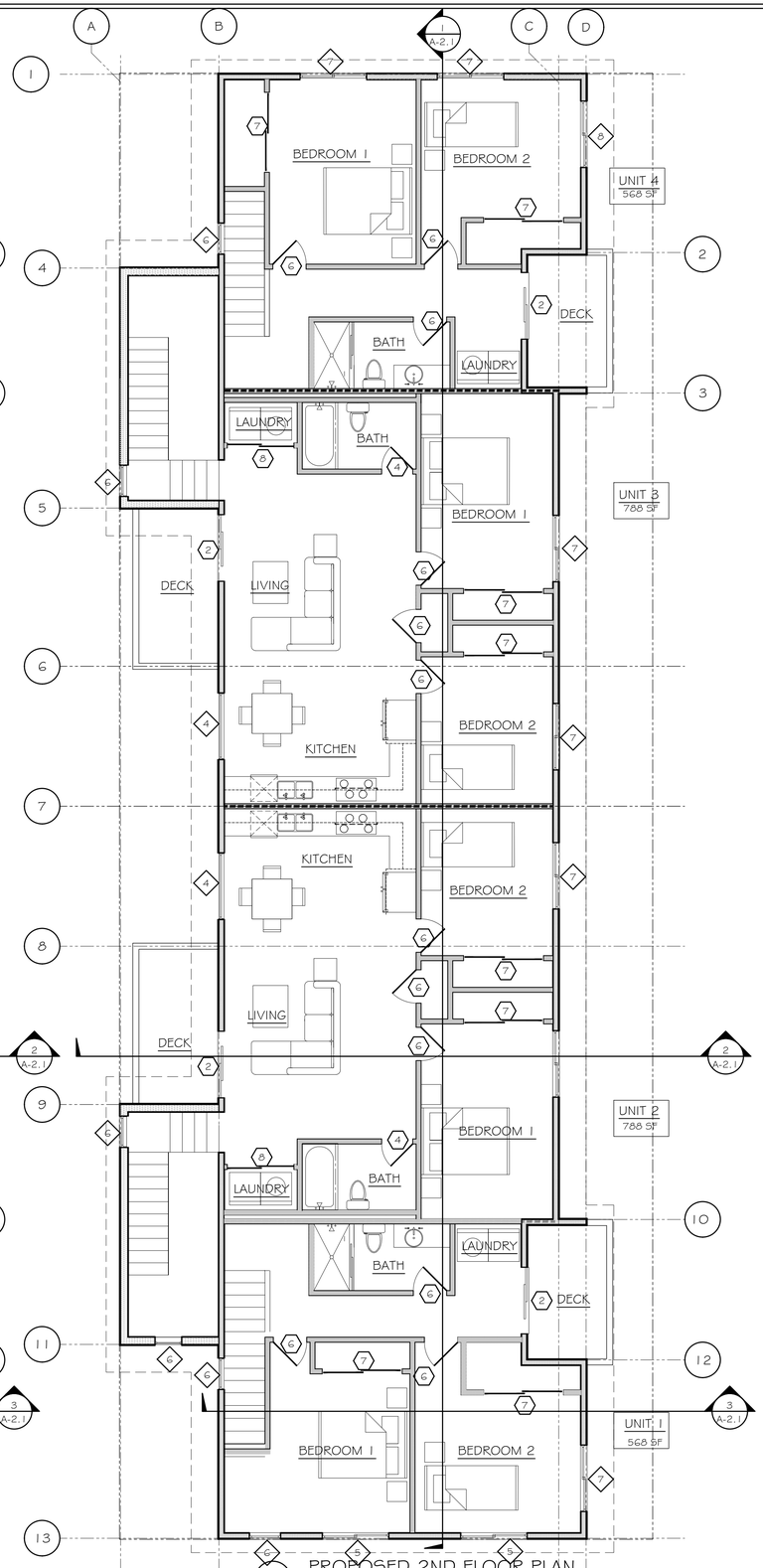
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A-2.1



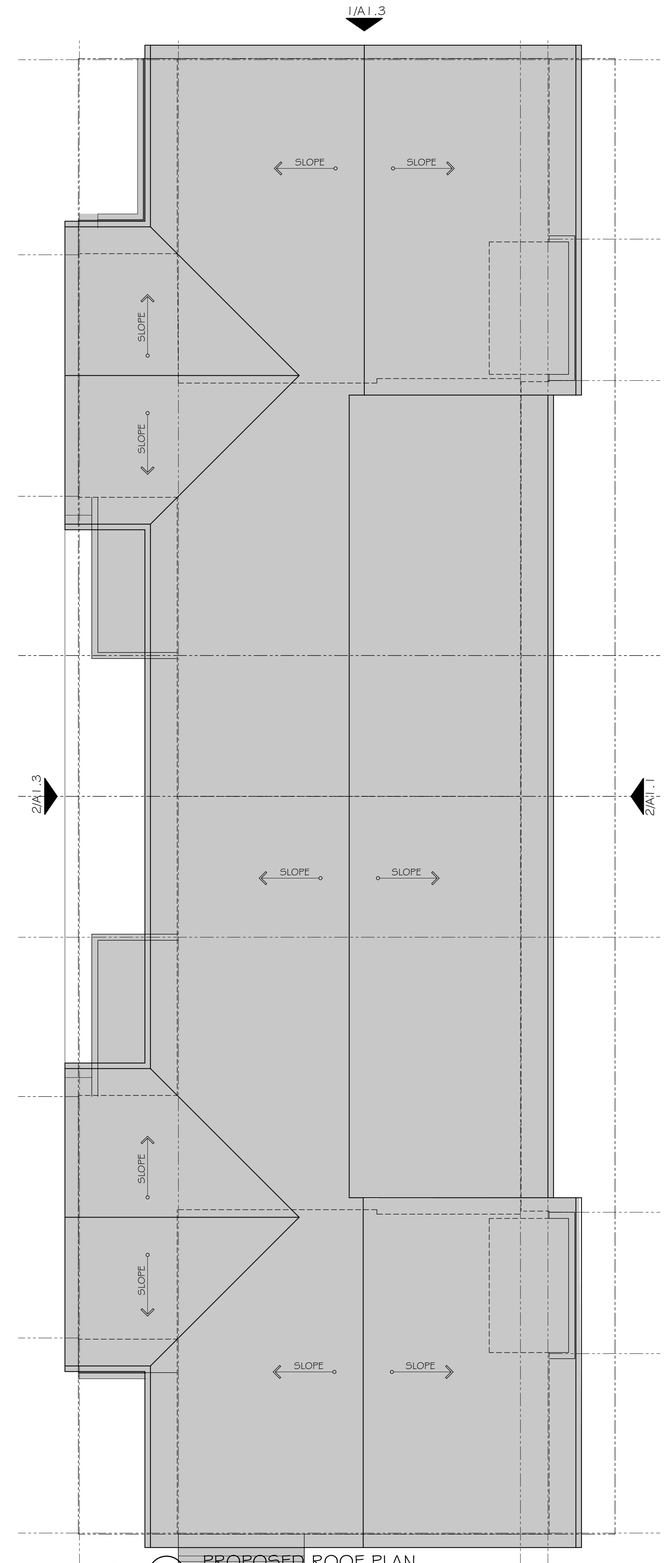
1 PROPOSED 1ST FLOOR PLAN

Scale: 1/4" = 1'-0"



2 PROPOSED 2ND FLOOR PLAN

Scale: 1/4" = 1'-0"



3 PROPOSED ROOF PLAN

Scale: 1/4" = 1'-0"

#	REVISIONS	BY

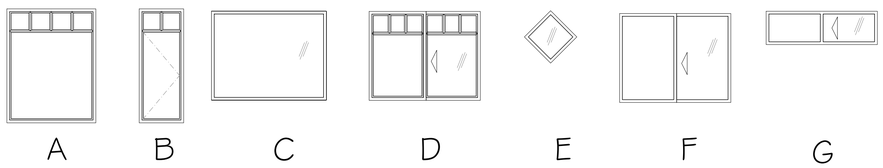
Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

FLOOR & ROOF PLANS
172 WEST 10TH STREET
PITTSBURG, CA 94565-2415

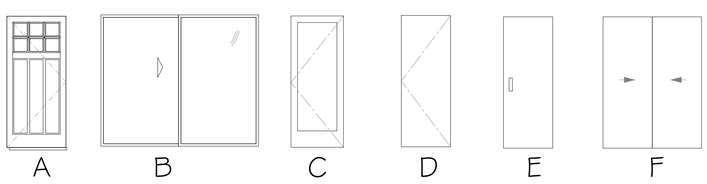
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A3.1

PROPOSED WINDOW SCHEDULE V.I.F. WINDOWS BY OWNER/ INSTALLED BY CONTRACTOR								
WINDOW	WINDOW SIZE			WINDOW TYPE	QTY	GLAZING		EGRESS	NOTES
#	W	x	H			U-VALUE	TEMPERED		ALL WINDOWS ARE MILGARD MONTECITO SERIES VINYL WINDOWS
1	4'-0"	x	5'-0"	A	1				FIXED (MULLION ON TOP)
2	2'-0"	x	5'-0"	B	5				CASEMENT (MULLION ON TOP)
3	3'-0	x	3'-6"	C	1				FIXED
4	5'-0"	x	4'-0"	C	4				FIXED
5	5'-0"	x	4'-0"	D	2			EGRESS	SLIDER (MULLION ON TOP)
6	1'-3"	x	1'-3"	E	6				FIXED
7	5'-0"	x	4'-0"	F	7			EGRESS	SLIDER
8	5'-0"	x	1'-6"	G	1				SLIDER



PROPOSED DOOR SCHEDULE V.I.F. DOORS BY OWNER/INSTALLED BY CONTRACTOR							
DOOR	DOOR SIZE	DOOR TYPE	QTY	GLAZING		COMMENTS	NOTES
#	W x H			U-VALUE	TEMPERED		
1	3'-0" x 6'-8"	A	4			EXTERIOR WITH/STRP	S/C WOOD
2	5'-0" x 6'-8"	B	5		TEMP	EXTERIOR WITH/STRP	SLIDING GLASS DOOR
3	2'-6" x 6'-8"	C	4			EXTERIOR WITH/STRP	S/C WOOD
4	2'-4" x 6'-8"	D	6	-			H/C WOOD
5	2'-4" x 6'-8"	E	2				POCKET
6	2'-6" x 6'-8"	D	14				H/C WOOD
7	6'-0" x 6'-8"	F	8				H/C WOOD BI-PASS
8	5'-0" x 6'-8"	F	2				H/C WOOD BI-PASS



1 WINDOW TYPES

NTS

# REVISIONS	BY

Gwen Bertolami.
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

DOOR & WINDOW SCHEDULES
172 WEST 10TH STREET
PITTSBURG, CA 94565-2415

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A3.2

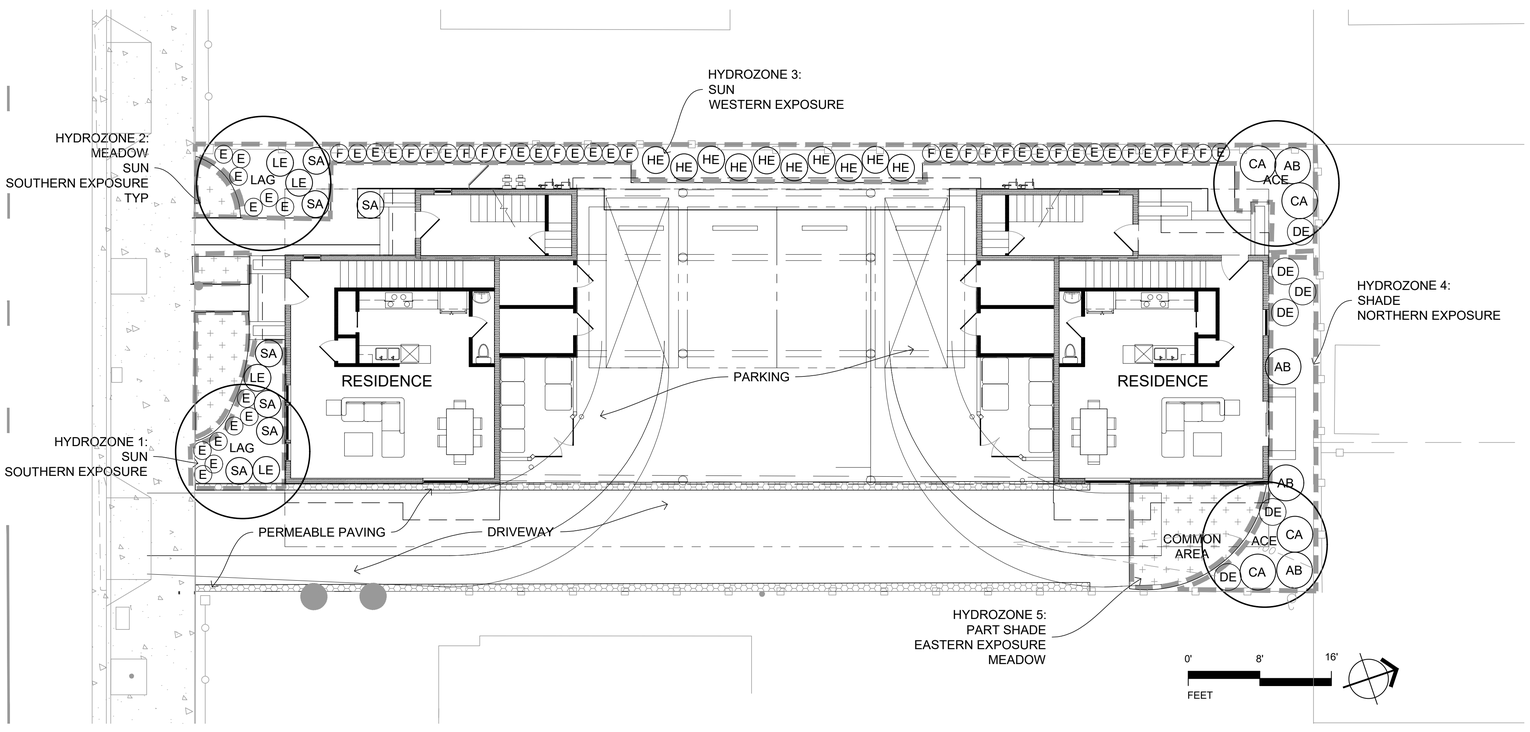
PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE	QUANTITY	WATER USE	DESCRIPTION
CANOPY TREES							
ACE	ACER CIRCINATUM	VINE MAPLE	15 GAL		2	MEDIUM	NATIVE, MULTI-TRUNK, SHADE
ACCENT TREES							
LAG	LAGERSTROEMIA 'BILOXI'	BILOXI CRAPE MYRTLE	15 GAL	25' HIGH, 15' WIDE	2	LOW	SINGLE TRUNK, PINK FLOWERS
MEDIUM SHRUBS							
LE	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE LYME GRASS	5 GAL	3'-5' HIGH AND WIDE	4	LOW	NATIVE, BLUE FOLIAGE
SA	SALVIA GREGGII 'ANNIE'	PINK AUTUMN SAGE	5 GAL	2'-3' HIGH AND WIDE	7	LOW	PINK
PERENNIALS & GRASSES							
F	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	12"-18" HIGH AND WIDE	17	VERY LOW	
E	ERIGERON 'MOERHEIMII'	SANTA BARBARA DAISY	1 GAL	1'-2' TALL, 2'-3' WIDE	30	LOW	
SHADE							
AB	ABUTILON 'WATERMELON CANDY'	WATERMELON CANDY FLOWERING MAPLE	5 GAL	5'-4' HIGH AND WIDE	4	MEDIUM	PINK FLOWERS
CA	CARPENTERIA CALIFORNICA	ELIZABETH BUSH ANEMONE	5 GAL	5'-4' HIGH AND WIDE	4	MEDIUM	
DE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	5 GAL	2'-4' HIGH, 2' WIDE	6	LOW	
HE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'-3' HIGH AND WIDE	10	LOW	
MEADOW							
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL	6"-8" HIGH AND SPREADING	115	LOW	NATIVE; 1' DIAGONAL SPACING

NOTE: THIS LIST REPRESENTS A SCHEMATIC DESIGN LEVEL OF SPECIES SELECTION AND WILL BE MODIFIED AND DEVELOPED AS THE DESIGN PROGRESSES

PLANTING DESIGN INTENT

THE PLANTING DESIGN IS SIMPLE AND NATURALISTIC IN KEEPING WITH THE SURROUNDING NATIVE DELTA GRASSLANDS ECOSYSTEM. THE PLANT PALETTE CONSISTS OF LOW-MAINTENANCE, LOW-WATER USE, CALIFORNIA NATIVE AND MEDITERRANEAN SPECIES. ADEQUATE SPACING IS PROVIDED SO THAT SHEARING OR CLIPPING IS NOT NECESSARY. THESE SPECIES HAVE LOW NUTRIENT REQUIREMENTS AND DO NOT REQUIRE FERTILIZERS.



NOTE

THIS PLAN IS DIAGRAMMATIC IN NATURE. IT IS MEANT AS A GENERAL GUIDE TO CONSTRUCTION ONLY. IT IS NOT FULLY DETAILED, NOR EXHAUSTIVELY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY, SELECT, AND RESOLVE ALL WATER FEATURES, STRUCTURES, AND PLANTING MATERIALS. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR THE QUALITY CONTROL, CONSTRUCTION STANDARDS, AND FOR MAINTAINING COMPLIANCES WITH LOCAL AND COUNTY CODES ON THIS PROJECT.

Lori D. Palmquist, CID
Irrigation Design
510-374-6360

PANORAMIC DESIGN GROUP
LANDSCAPE ARCHITECTURE
510-367-3028
mbaldwin.pdg@gmail.com

CLIENT:

BERTOLAMI ENGINEERING
1941 OAK PARK BLVD.
SUITE 2G
PLEASANT HILL, CA

PROJECT:

172 WEST 10TH ST.
PITTSBURG, CA

SUBMITTAL:

11-14-17 DESIGN REVIEW

PRELIMINARY PLAN
NOT FOR BIDDING OR CONSTRUCTION

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
811
NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET #:

L1.0

PLOT DATE: 171114

PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE	QUANTITY	WATER USE	DESCRIPTION
CANOPY TREES							
ACE	ACER CIRCINATUM	VINE MAPLE	15 GAL		2	MEDIUM	NATIVE, MULTI-TRUNK, SHADE
ACCENT TREES							
LAG	LAGERSTROEMIA 'BILOXI'	BILOXI CRAPE MYRTLE	15 GAL	25' HIGH, 15' WIDE	2	LOW	SINGLE TRUNK, PINK FLOWERS
MEDIUM SHRUBS							
LE	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE LYME GRASS	5 GAL	3'-5' HIGH AND WIDE	4	LOW	NATIVE, BLUE FOLIAGE
SA	SALVIA GREGGII 'ANNIE'	PINK AUTUMN SAGE	5 GAL	2'-3' HIGH AND WIDE	7	LOW	PINK
PERENNIALS & GRASSES							
F	FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	12"-18" HIGH AND WIDE	17	VERY LOW	
E	ERIGERON 'MOERHEIMII'	SANTA BARBARA DAISY	1 GAL	1'-2' TALL, 2'-3' WIDE	30	LOW	
SHADE							
AB	ABUTILON 'WATERMELON CANDY'	WATERMELON CANDY FLOWERING MAPLE	5 GAL	5'-4' HIGH AND WIDE	4	MEDIUM	PINK FLOWERS
CA	CARPENTERIA CALIFORNICA	ELIZABETH BUSH ANEMONE	5 GAL	5'-4' HIGH AND WIDE	4	MEDIUM	
DE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	5 GAL	2'-4' HIGH, 2' WIDE	6	LOW	
HE	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'-3' HIGH AND WIDE	10	LOW	
MEADOW							
+ + + + + + + + + +	CAREX PANSA	CALIFORNIA MEADOW SEDGE	1 GAL	6"-8" HIGH AND SPREADING	115	LOW	NATIVE; 1' DIAGONAL SPACING

NOTE: THIS LIST REPRESENTS A SCHEMATIC DESIGN LEVEL OF SPECIES SELECTION AND WILL BE MODIFIED AND DEVELOPED AS THE DESIGN PROGRESSES

IRRIGATION DESIGN INTENT

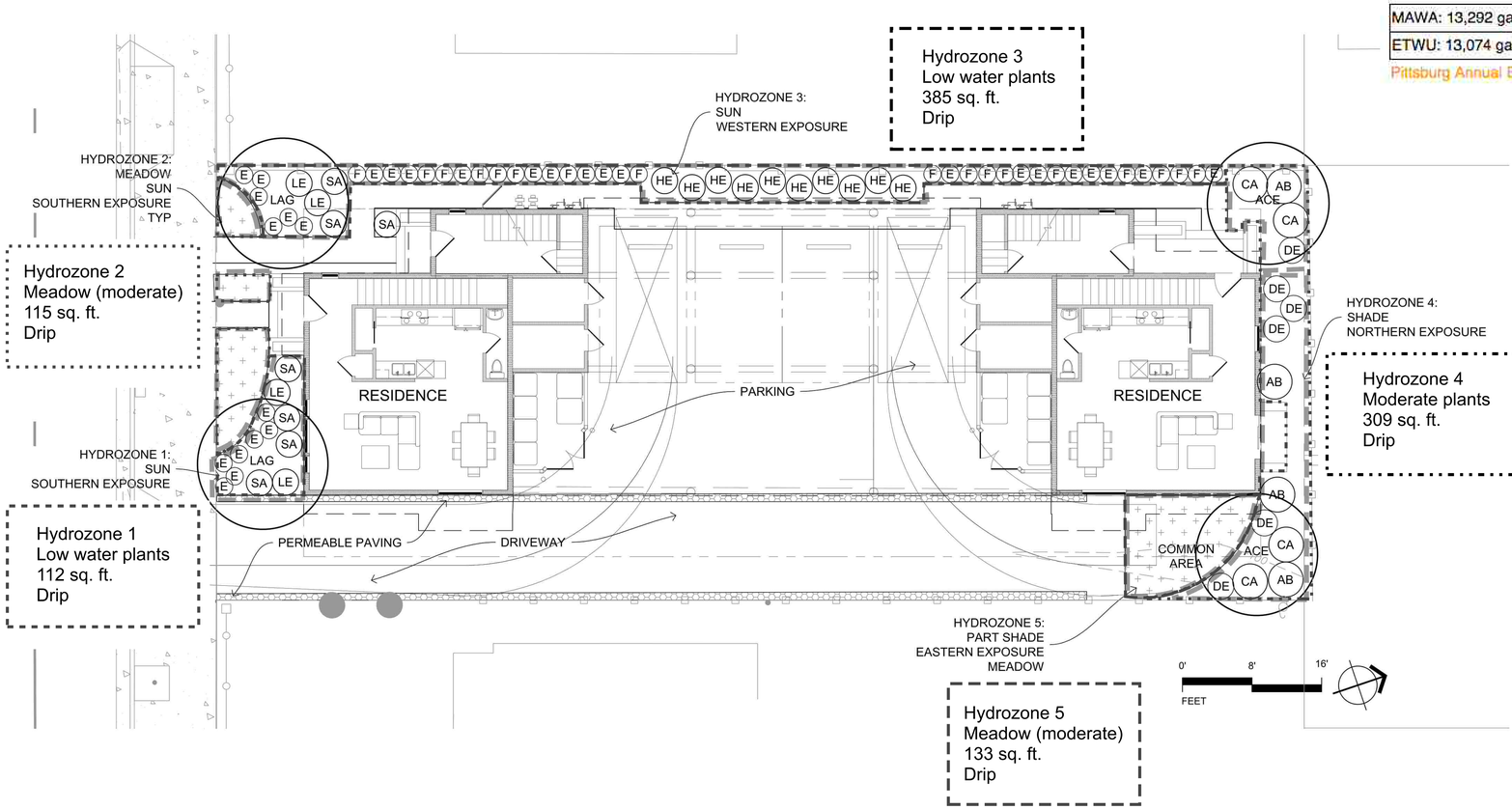
ALL SIX HYDROZONES WILL BE IRRIGATED USING DRIP IRRIGATION. EMITTER-LINE GRIDS. THIS IS THE MOST EFFICIENT IRRIGATION THAT HAS BEEN DEVELOPED TO DATE, AS IT APPLIES WATER DIRECTLY TO THE SOIL. IT WILL BE DESIGNED TO UTILIZE THE HORIZONTAL WATER-WICKING CAPABILITIES OF THE NATIVE SOIL ON THE SITE.

Preliminary Water Budget Calculations

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU
1	.2	Drip	0.81	0.25	112 s.f.	28	775
2	.5	Drip	0.81	0.62	115 s.f.	71	1,989
3	.2	Drip	0.81	0.25	385 s.f.	96	2,664
4	.5	Drip	0.81	0.62	309 s.f.	192	5,345
5	.5	Drip	0.81	0.62	133 s.f.	82	2,301
TOTALS					1,054 s.f.		13,074 gal/yr
TOTAL SPECIAL LANDSCAPE AREA					s.f.		

MAWA: 13,292 gal/yr	PASS!
ETWU: 13,074 gal/yr	

Pittsburg Annual ETo = 45.2 in.



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SHEET TITLE:

PRELIMINARY IRRIGATION NOTES

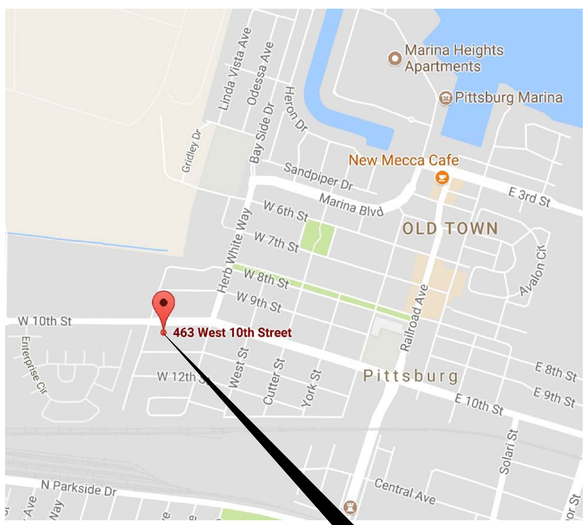
SHEET #:

L1.1

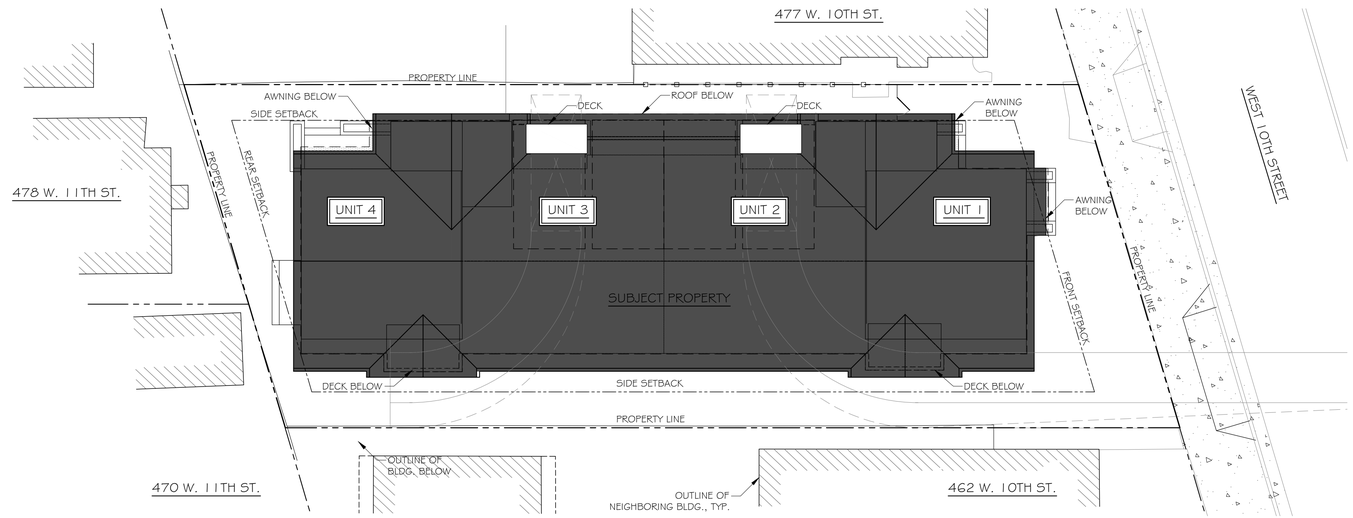
PLOT DATE: 171114

463 WEST 10TH STREET

AERIAL VIEW — AREA OF WORK



VICINITY MAP — 463 W 10TH ST



1 PROPOSED PLOT PLAN

Scale: 1"= 10'-0"

NORTH

SCOPE OF WORK

NEW MULTI-FAMILY HOUSING UNITS CONSISTING OF:
2 (EA) 2-BEDROOM / 1 ½ BATH TOWNHOUSES AND
2 (EA) 2-BEDROOM / 1 BATH FLATS.

SITE DATA

APN	085-241-003-4
ZONE	M (DEVELOPED AS RHD)
OCCUPANCY CLASSIFICATION	R2/U
CONSTRUCTION TYPE	V-B
LOT SIZE	6,250 SF

CODES & STANDARDS

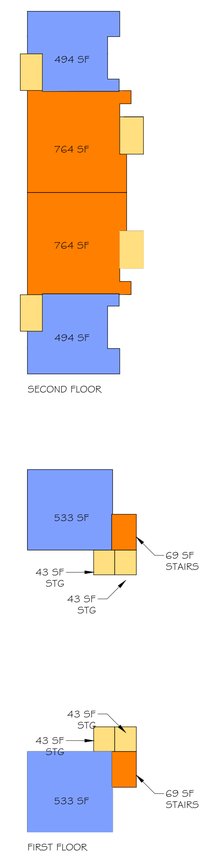
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
CITY OF PITTSBURG ORDINANCES

SHEET INDEX

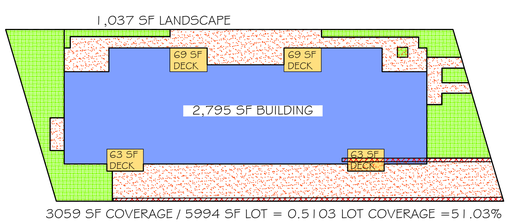
CS-1 COVER SHEET
CS-2 SITE PLAN
CS-3 CONTEXTUAL MAP
A1.1 ELEVATIONS
A1.2 COLOR RENDERINGS
A1.3 ELEVATIONS
A1.4 COLOR RENDERINGS
A2.1 SECTIONS
A3.1 FLOOR & ROOF PLANS
A3.2 WINDOW & DOOR SCHEDULES
L1.0 LANDSCAPE PLAN
L1.1 PRELIMINARY IRRIGATION NOTES

PROJECT DATA

	BUILDING	UNIT 1	UNIT 2	UNIT 3	UNIT 4
GENERAL PLAN	DOWNTOWN				
ZONING	M				
LOT SIZE					
LOT WIDTH	47'-11 1/2"				
PROJECT DENSITY	4 DWELLING UNITS				
TOTAL BUILDING AREA (INCLUDING STORAGE)	4,092 SF	1,170 SF	876 SF	876 SF	1,170 SF
F.A.R.	N/A				
STORIES	2				
HEIGHT	26'-3"				
% LOT COVERAGE	51.03%				
% LANDSCAPED AREA	20%				
% COMMON SPACE	135 SF = 2.25%				
% PRIVATE OPEN SPACE	TOTAL 244 SF	60 SF	63 SF	62 SF	60 SF
TOTAL IMPERVIOUS SURFACE AREA	1,734 SF				
COVERED PARKING	4	1	1	1	1
UNCOVERED PARKING	0	0	0	0	0



BUILDING AREA



3059 SF COVERAGE / 5994 SF LOT = 0.5103 LOT COVERAGE =51.03%

LOT COVERAGE

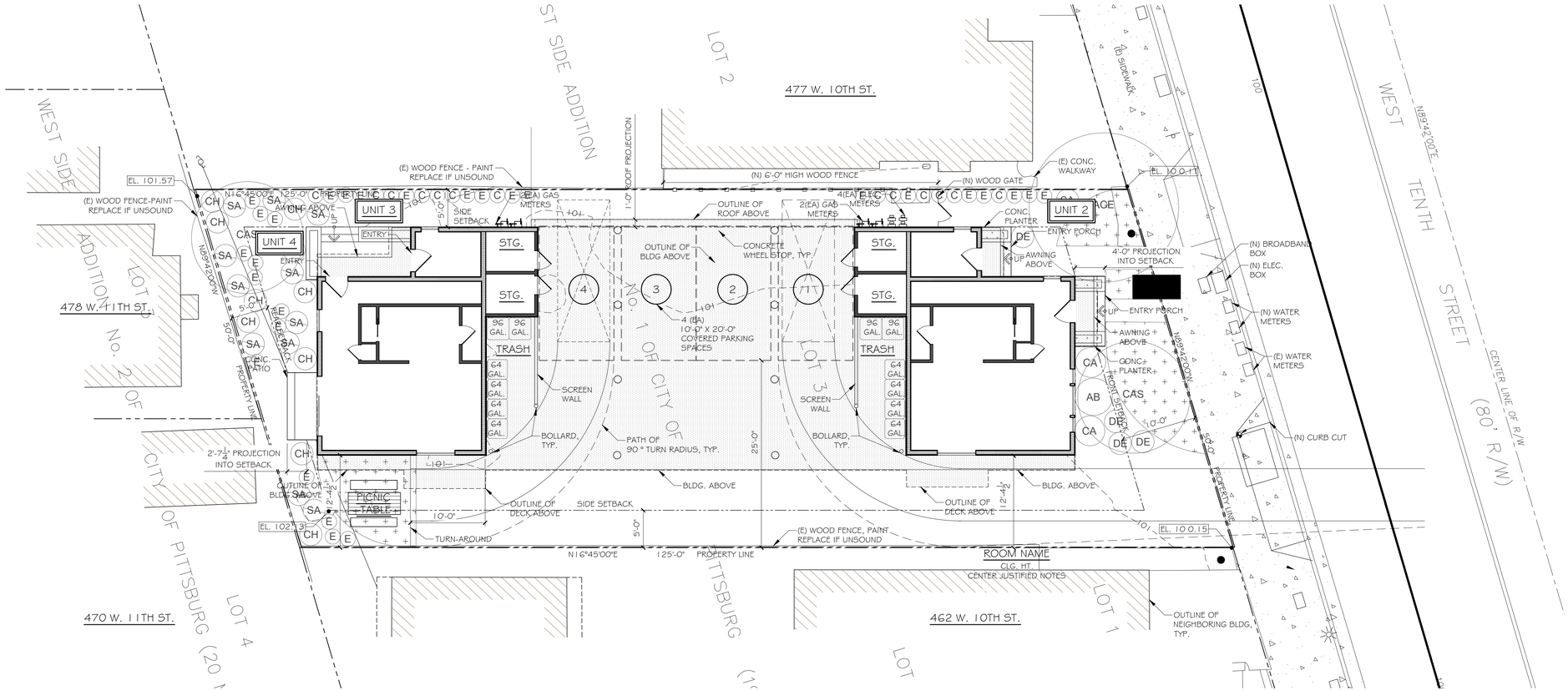
#	REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

COVER SHEET
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

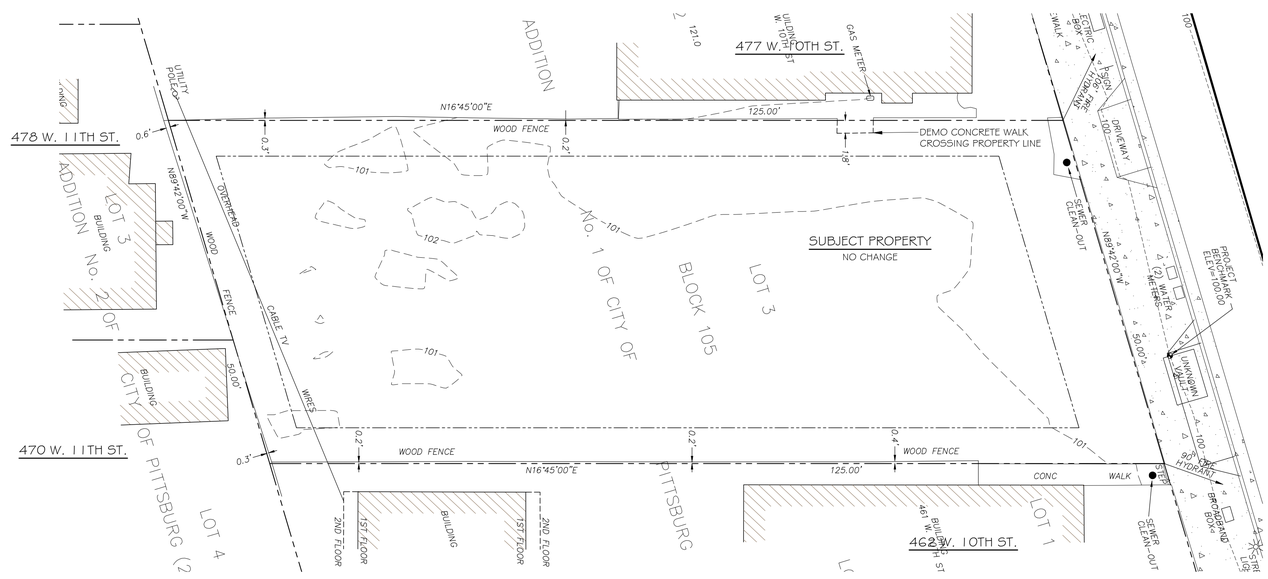
DATE	11/15/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	CS-1



1 PROPOSED SITE PLAN

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

NORTH



2 EXISTING SITE PLAN

Scale: 1"= 20'-0"

NORTH

#	REVISIONS	BY

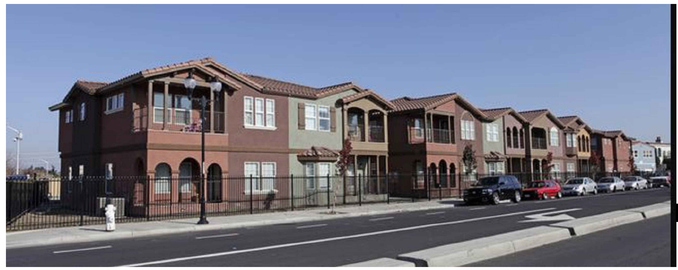
Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

SITE PLAN
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

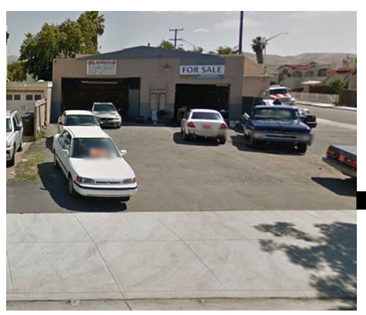
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
Exp. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	CS-2

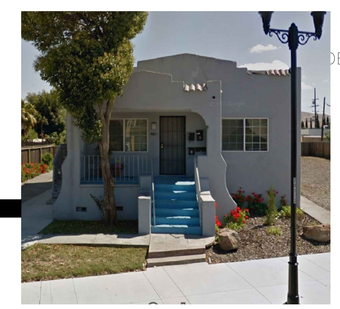
463 W 10TH STREET



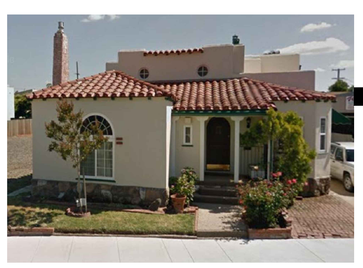
1051 BEACON ST. & 470 WEST 10TH ST.
NTS



487 W 10TH
NTS



461 W 10TH ST
NTS



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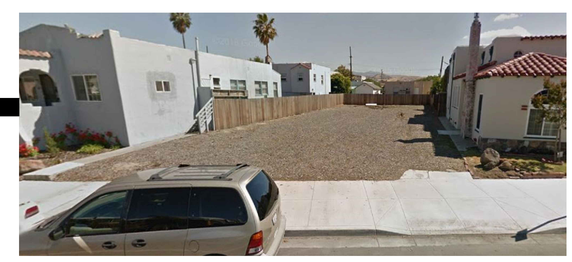
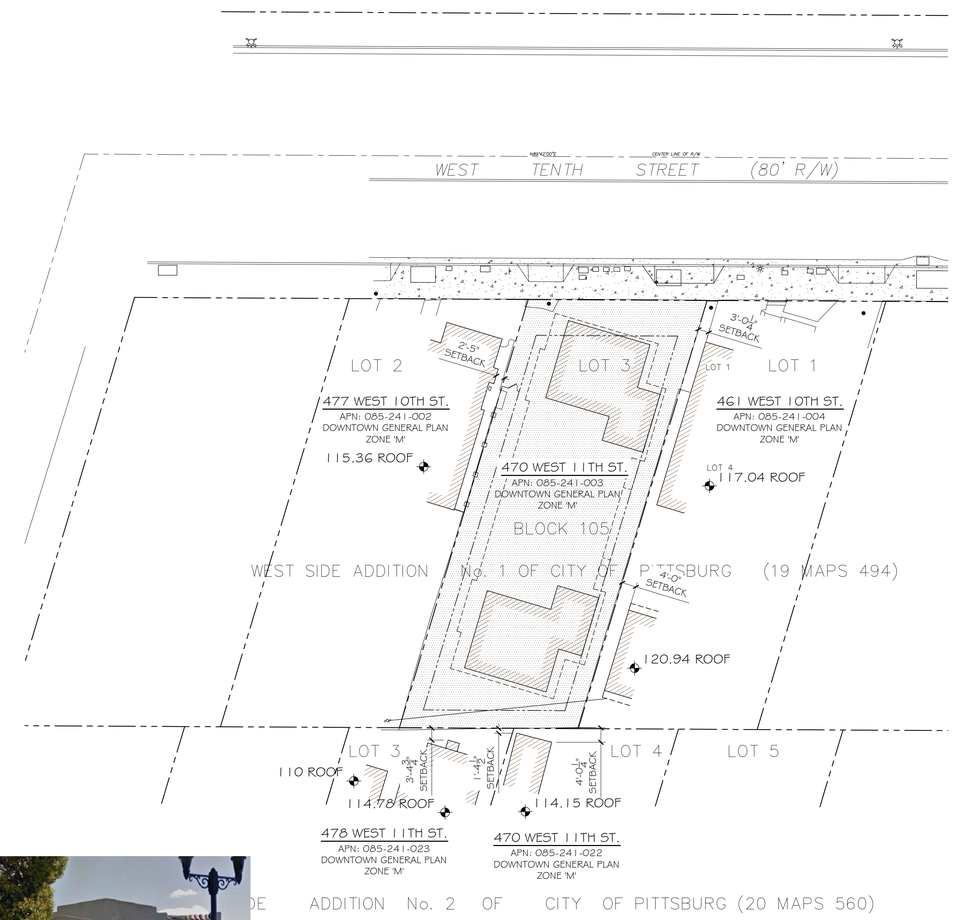
NTS



463 W 10TH ST - SUBJECT PROPERTY
NTS



NORTH

1 463 WEST 10TH ST. - CONTEXT MAP
Scale: 1"= 10'-0"

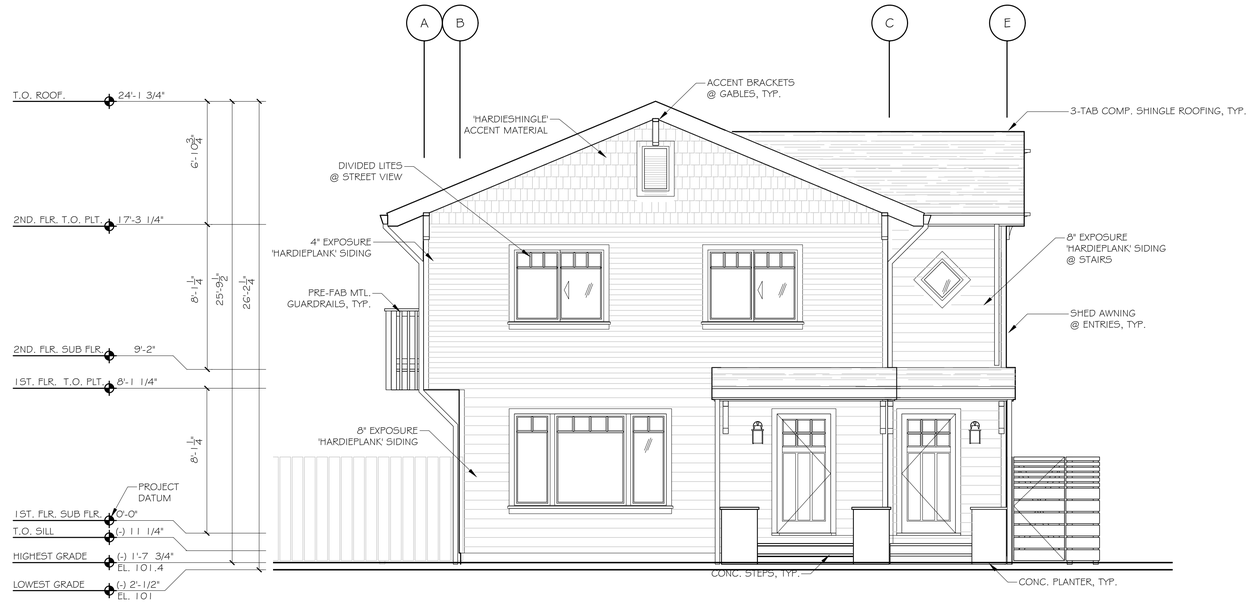
# REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

CONTEXT MAP
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

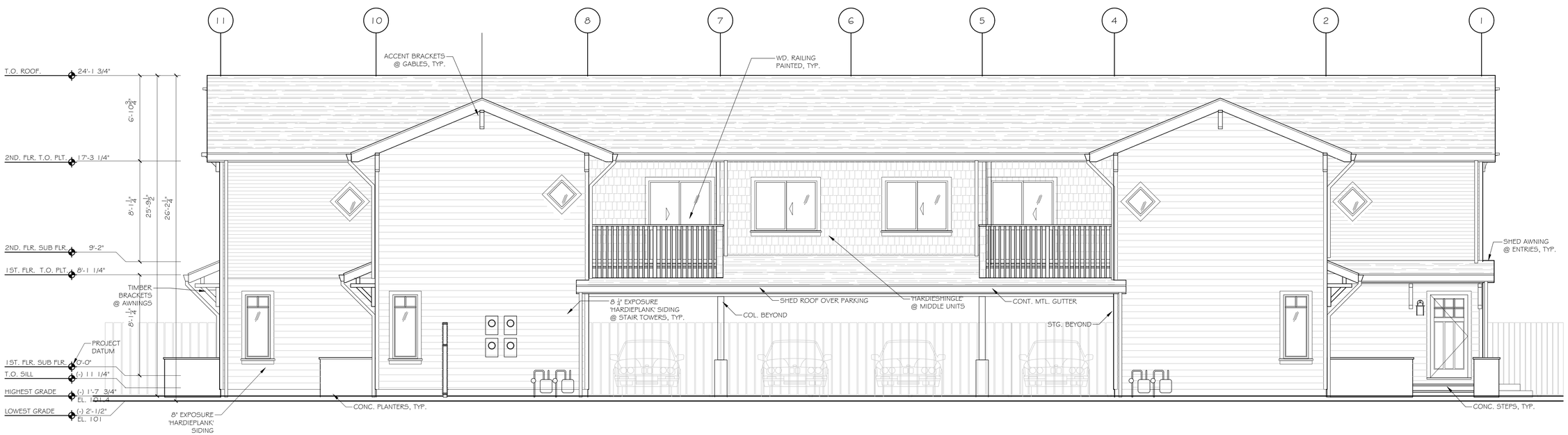
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	CS-3



1 FRONT ELEVATION

Scale: 1/4"= 1'-0"



2 WEST ELEVATION

Scale: 1/4"= 1'-0"

# REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

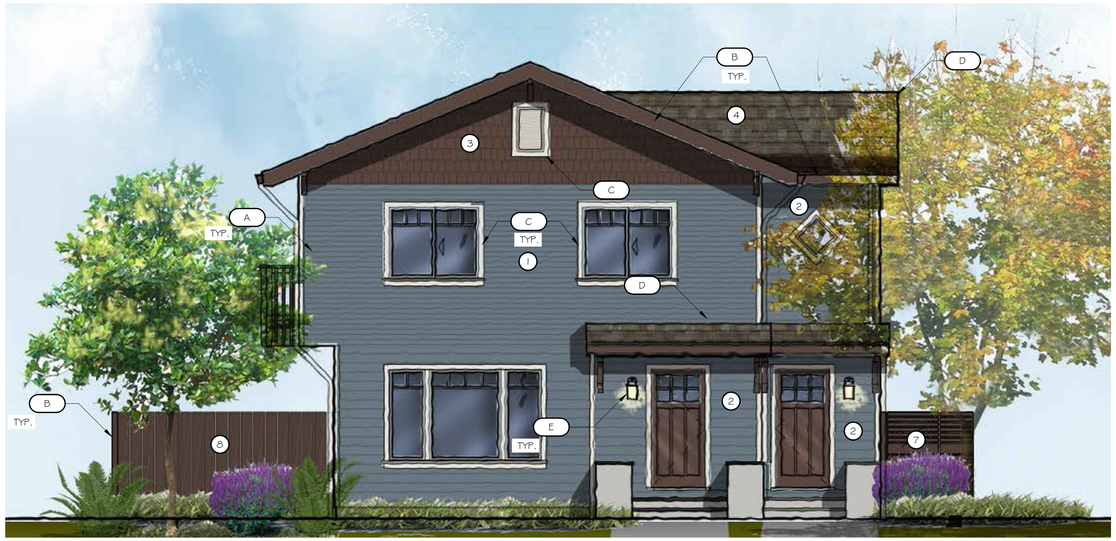
DATE	11/16/17
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.1

MATERIALS LEGEND

1. 4" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
2. 8" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
3. HARDIE SHINGLE STRAIGHT EDGE PANEL
4. OWENS CORNING COMPOSITION SHINGLE
5. 5/4 HARDI TRIM BOARDS - SMOOTH
6. 4/4 HARDI TRIM BOARDS - SMOOTH
7. (N) WOOD FENCE, PAINTED
8. (E) WOOD FENCE, PAINTED

COLOR LEGEND

A	KELLY-MOORE KM4874 'OYSTER BAY'	LAP SIDING
B	KELLY-MOORE KM4582 'BEAVER PELT'	SHINGLE SIDING & CORNER TRIM @ SHINGLES, FENCES, RAILINGS, RAKES, BRACES, & GUTTERS
C	KELLY-MOORE KMW56 'ORCA WHITE'	WINDOW, DOOR TRIM, & CORNER TRIM @ LAP SIDING
D	OWENS CORNING 'DRIFTWOOD'	ROOF SHINGLES
E	HAMPTON BAY BPM 169 BLK	LIGHTING



1 FRONT ELEVATION

Scale: 1/4"= 1'-0"

2 WEST ELEVATION

Scale: 1/4"= 1'-0"

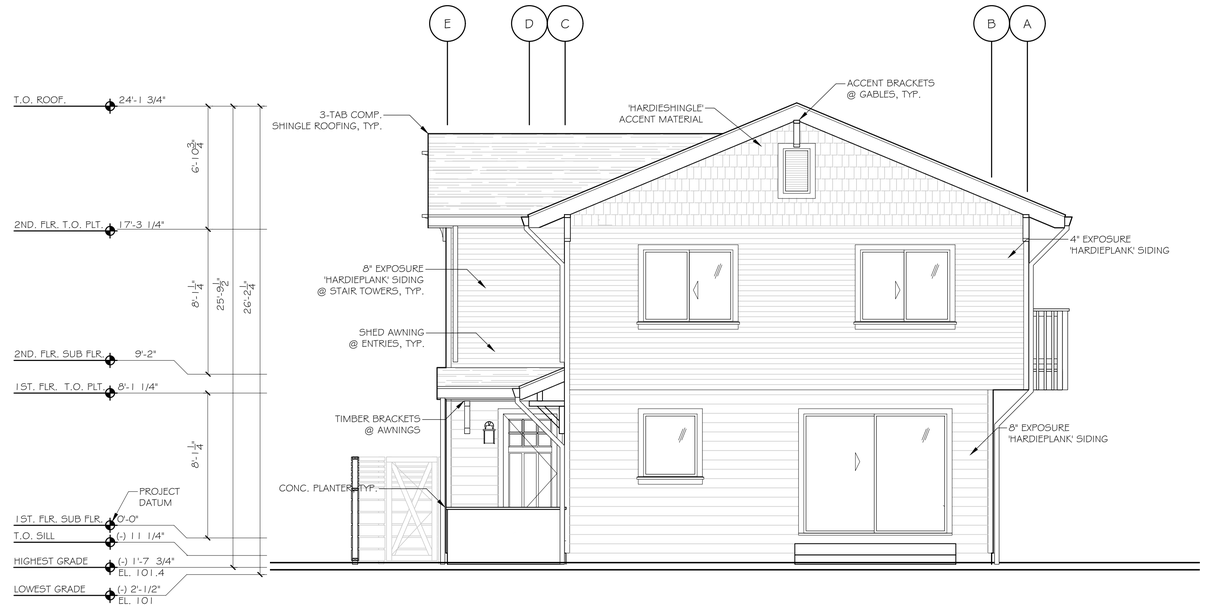
#	REVISIONS	BY

Gwen Bertolami.
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

COLOR RENDERING
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

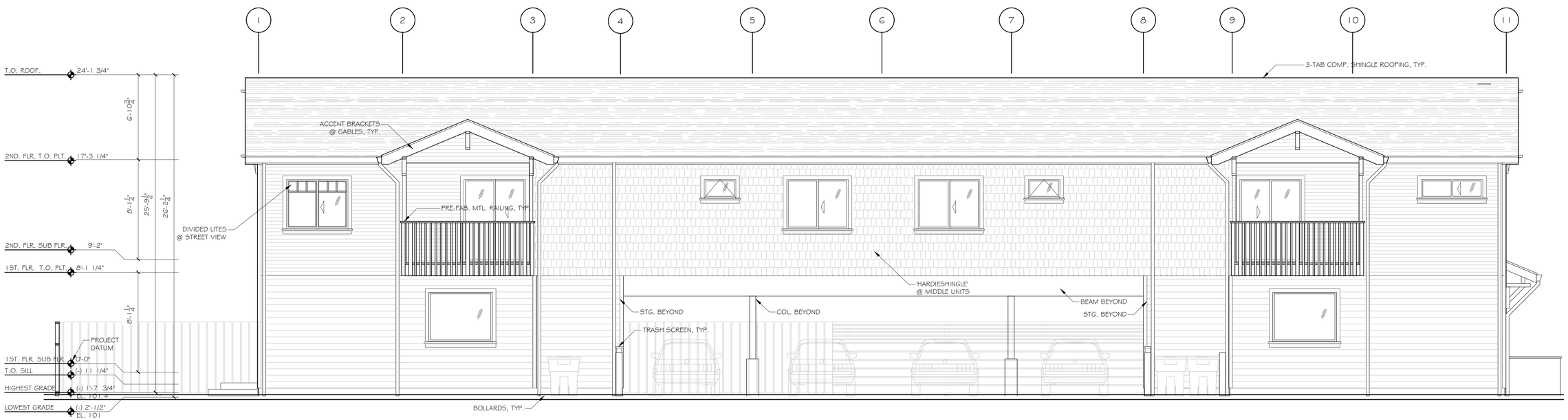
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/17
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.2



1 REAR ELEVATION

Scale: 1/4"= 1'-0"



2 EAST ELEVATION

Scale: 1/4"= 1'-0"

# REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

ELEVATIONS
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/17
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.3

MATERIALS LEGEND

1. 4" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
2. 8" EXPOSURE HARDIPLANK LAP SIDING - SMOOTH
3. HARDIE SHINGLE STRAIGHT EDGE PANEL
4. OWENS CORNING COMPOSITION SHINGLE
5. 5/4 HARDI TRIM BOARDS - SMOOTH
6. 4/4 HARDI TRIM BOARDS - SMOOTH
7. (N) WOOD FENCE, PAINTED
8. (E) WOOD FENCE, PAINTED

COLOR LEGEND

A	KELLY-MOORE KM4874 'OYSTER BAY'	LAP SIDING
B	KELLY-MOORE KM4582 'BEAVER PELT'	SHINGLE SIDING & CORNER TRIM @ SHINGLES, FENCES, RAILINGS, RAKES, BRACES, & GUTTERS
C	KELLY-MOORE KMW56 'ORCA WHITE'	WINDOW, DOOR TRIM, & CORNER TRIM @ LAP SIDING
D	OWENS CORNING 'DRIFTWOOD'	ROOF SHINGLES
E	HAMPTON BAY BPM169BLK	LIGHTING

1 REAR ELEVATION

Scale: 1/4"= 1'-0"

2 EAST ELEVATION

Scale: 1/4"= 1'-0"

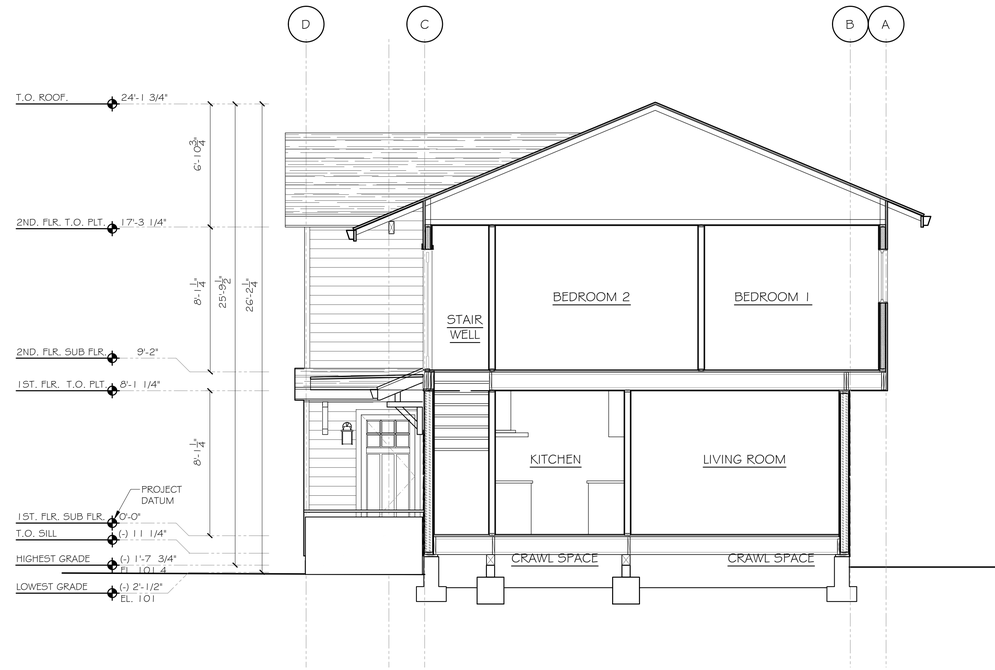
#	REVISIONS	BY

Gwen Bertolami.
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

COLOR RENDERING
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

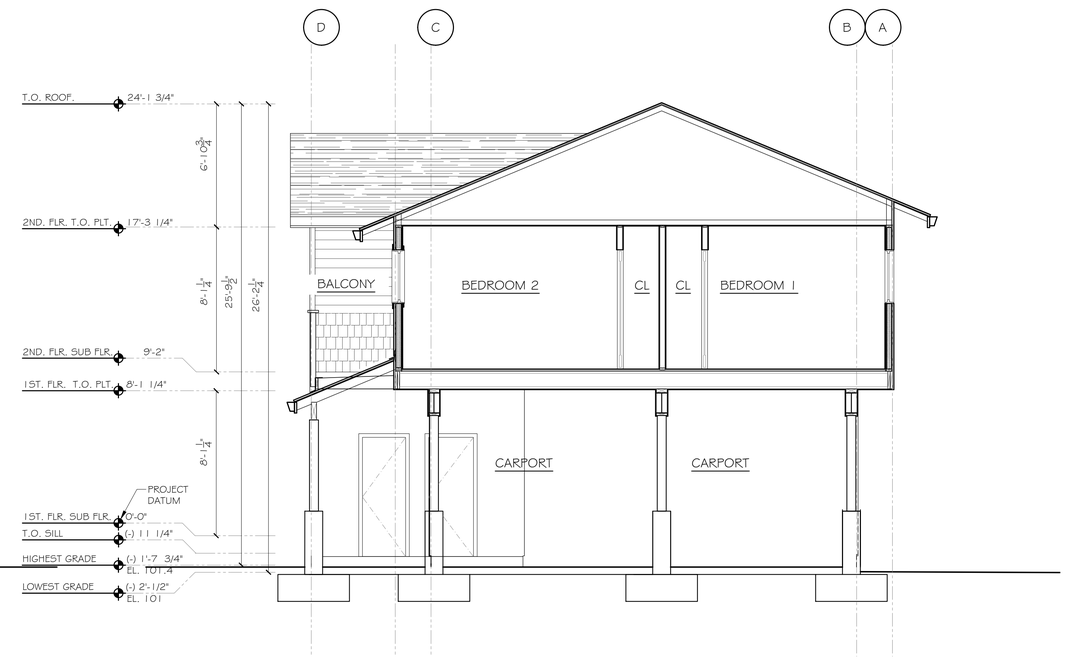
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/17
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A1.4



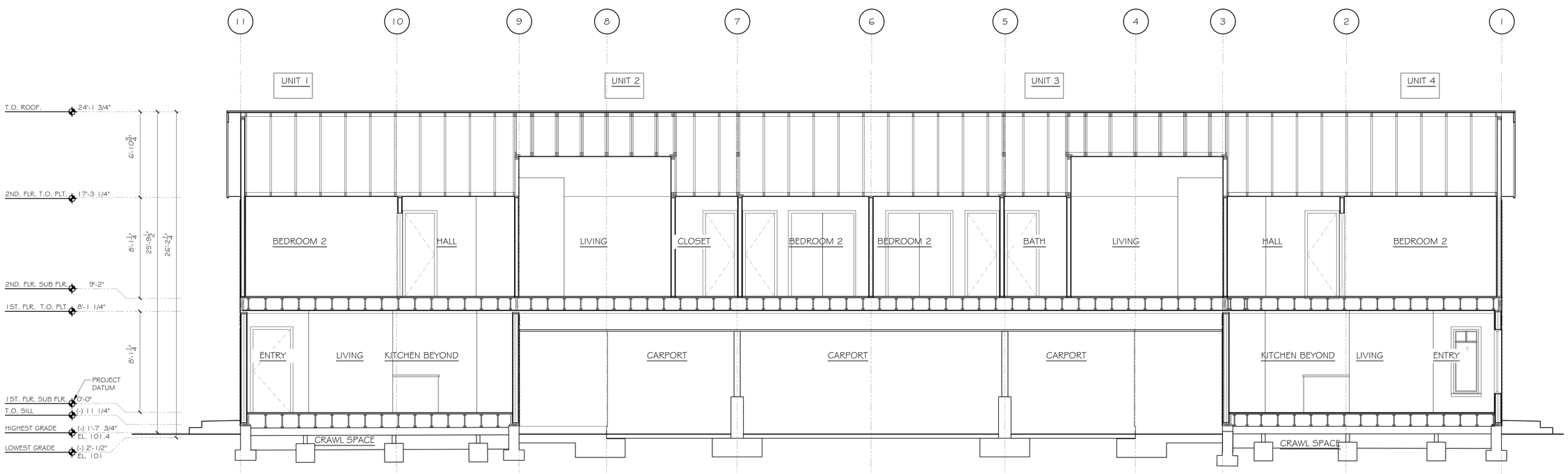
3 SECTION THROUG UNIT 1

Scale: 1/4"=1'-0"



2 SECTION THROUG UNIT 2/UNIT3

Scale: 1/4"=1'-0"



1 LONGITUDINAL SECTION

Scale: 1/4"=1'-0"

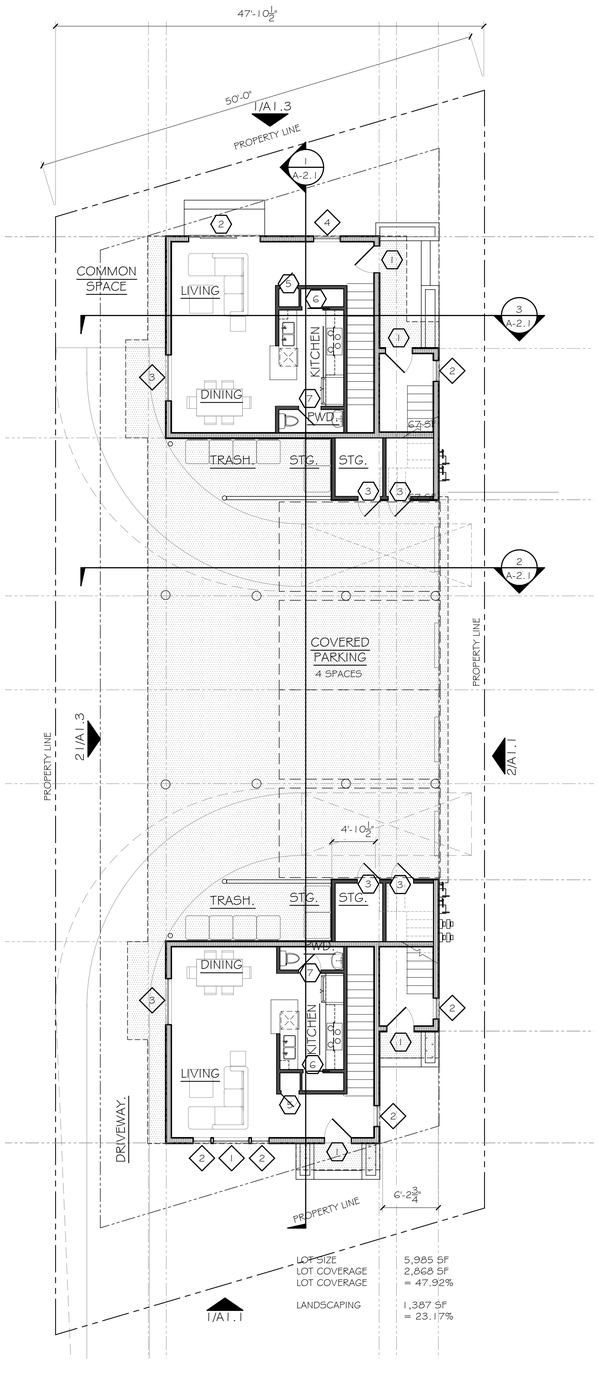
# REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

SECTIONS
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

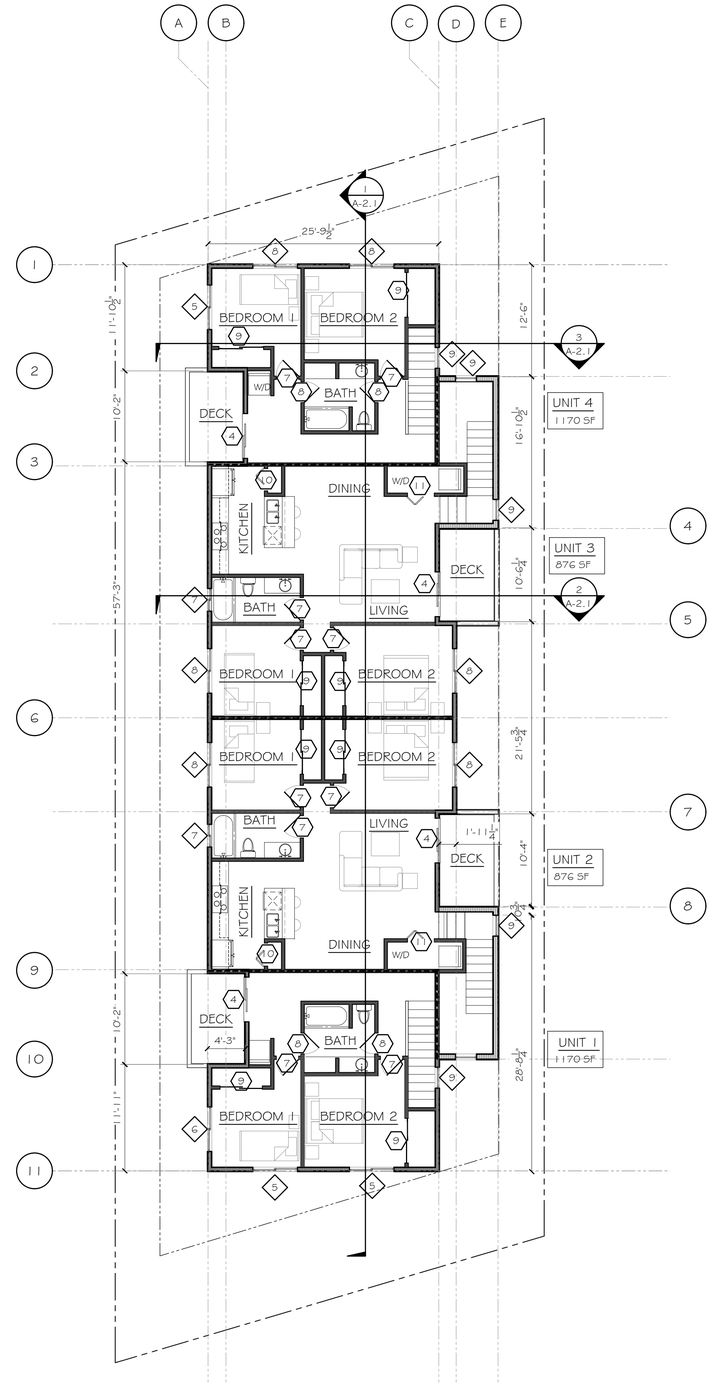
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A2.1



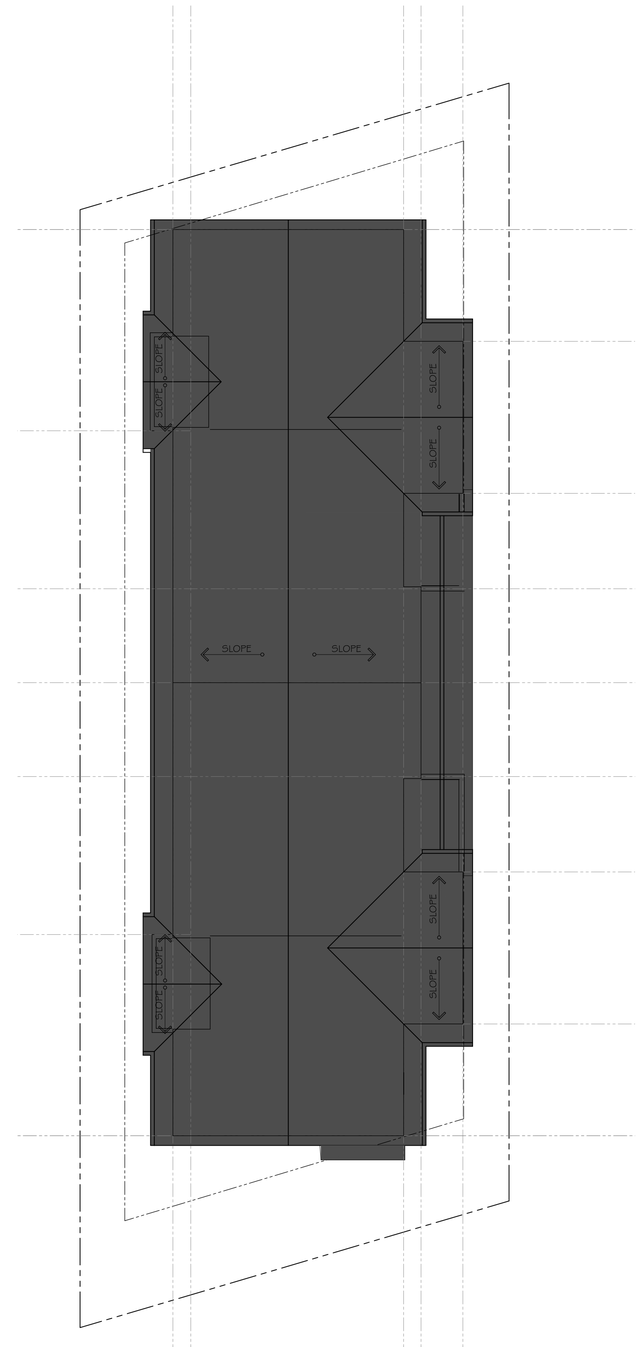
1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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



3 PROPOSED ROOF PLAN

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

#	REVISIONS	BY

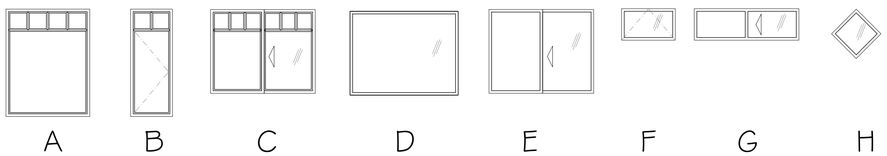
Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

FLOOR & ROOF PLANS
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

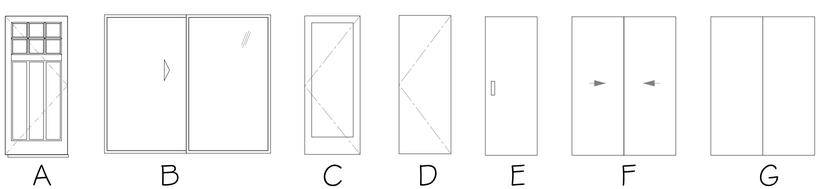
REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A3.1

PROPOSED WINDOW SCHEDULE V.I.F. WINDOWS BY OWNER/ INSTALLED BY CONTRACTOR								
WINDOW	WINDOW SIZE			WINDOW TYPE	QTY	GLAZING		EGRESS	NOTES
#	W	x	H			U-VALUE	TEMPERED		ALL WINDOWS ARE MILGARD-MONTECITO SERIES VINYL WINDOWS
1	4'-0"	x	5'-0"	A	1				FIXED (MULLION ON TOP)
2	2'-0"	x	5'-0"	B	5				CASEMENT (MULLION ON TOP)
3	5'-2"	x	4'-0"	D	2				FIXED
4	3'-0	x	3'-6"	D	1				FIXED
5	5'-0"	x	4'-0"	C	3			EGRESS	SLIDER (MULLION ON TOP)
6	5'-0"	x	1'-6"	G	1				SLIDER
7	2'-6	x	1'-6"	F	2				AWNING
8	5'-0"	x	4'-0"	E	6			EGRESS	SLIDER
9	1'-3"	x	1'-3"	H	5				FIXED



PROPOSED DOOR SCHEDULE V.I.F. DOORS BY OWNER/INSTALLED BY CONTRACTOR							
DOOR	DOOR SIZE	DOOR TYPE	QTY	GLAZING		COMMENTS	NOTES
#	W x H			U-VALUE	TEMPERED		
1	3'-0" x 6'-8"	A	4			EXTERIOR WITH/STRP	S/C WOOD
2	8'-0" x 7'-0"	B	1		TEMP	EXTERIOR WITH/STRP	SLIDING GLASS DOOR
3	2'-6" x 6'-8"	C	4			EXTERIOR WITH/STRP	S/C WOOD
4	5'-0" x 6'-8"	B	4	-	TEMP	EXTERIOR WITH/STRP	SLIDING GLASS DOOR
5	2'-0" x 6'-8"	D	2				H/C WOOD
6	2'-4" x 6'-8"	E	2				POCKET
7	2'-6" x 6'-8"	D	12				H/C WOOD
8	2'-4" x 6'-8"	D	4				H/C WOOD
9	5'-0" x 6'-8"	F	8				H/C WOOD BI-PASS
10	2'-7" x 6'-8"	G	2				H/C WOOD BI-FOLD
11	3'-0" x 6'-8"	G	2				H/C WOOD BI-FOLD



1 WINDOW TYPES

NTS

# REVISIONS	BY

Gwen Bertolami,
BERTOLAMI ENGINEERING
1941 Oak Park Blvd. Suite 20
Pleasant Hill, California 94523
(925) 448-2875

SCHEDULES
463 WEST 10TH STREET
PITTSBURG, CA 94565-2417

REGISTERED PROFESSIONAL ENGINEER
GWEN MARIE BERTOLAMI
No. C76060
EXP. 6-30-18
CIVIL
STATE OF CALIFORNIA

DATE	11/16/2017
SCALE	AS SHOWN
DRAWN BY	SL
DWG FILE	
SHEET	A3.2

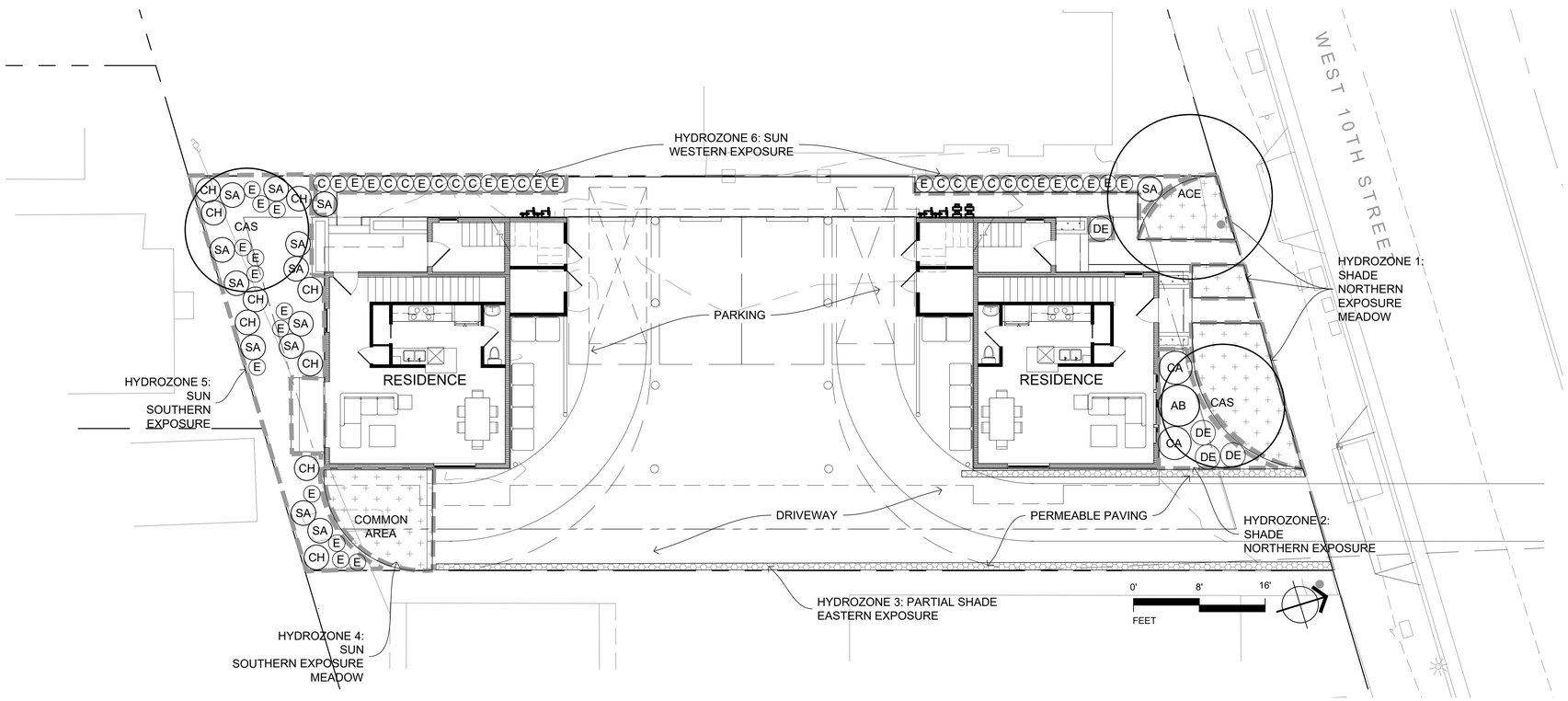
PRELIMINARY PLANT LEGEND: ORNAMENTAL GRASSES - GREEN

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE HIGH X WIDE	QUANTITY	WATER USE	DESCRIPTION
CANOPY TREES							
ACE	ACER CIRCINATUM	VINE MAPLE	15 GAL	5'-35' HIGH AND WIDE	1	MEDIUM	NATIVE, MULTI-TRUNK, SHADE
ACCENT TREES							
CAS	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	15 GAL	15'-25' HIGH AND WIDE	2	LOW	YELLOW FLOWERS
MEDIUM SHRUBS							
CH	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	3'-5' HIGH AND WIDE	9	LOW	
SA	SALVIA GREGGII 'NAVAJO PURPLE'	NAVAJO PURPLE AUTUMN SAGE	5 GAL	2'-3' HIGH AND WIDE	13	LOW	
PERENNIALS & GRASSES							
C	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	10"-12" HIGH AND WIDE	13	LOW	NATIVE
E	ERIGERON 'MOERHEIMII'	SANTA BARBARA DAISY	1 GAL	1'-2' TALL, 2'-3' WIDE	28	LOW	
SHADE							
AB	ABUTILON 'MOONCHIMES'	'MOONCHIMES' FLOWERING MAPLE	5 GAL	5' HIGH AND WIDE	1	MEDIUM	
CA	CARPENTERIA CALIFORNICA	ELIZABETH BUSH ANEMONE	5 GAL	4'X4'	2	MEDIUM	
DE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	5 GAL	2'-4' HIGH, 2' WIDE	4	LOW	
MEADOW							
	CAREX TEXENSIS	CATLIN SEDGE	1 GAL	4"-6" HIGH AND SPREADING	736	LOW	NATIVE, 6" DIAGONAL SPACING

NOTE: THIS LIST REPRESENTS A SCHEMATIC DESIGN LEVEL OF SPECIES SELECTION AND WILL BE MODIFIED AND DEVELOPED AS THE DESIGN PROGRESSES

PLANTING DESIGN INTENT

THE PLANTING DESIGN IS SIMPLE AND NATURALISTIC IN KEEPING WITH THE SURROUNDING NATIVE DELTA GRASSLANDS ECOSYSTEM. THE PLANT PALETTE CONSISTS OF LOW-MAINTENANCE, LOW-WATER USE, CALIFORNIA NATIVE AND MEDITERRANEAN SPECIES. ADEQUATE SPACING IS PROVIDED SO THAT SHEARING OR CLIPPING IS NOT NECESSARY. THESE SPECIES HAVE LOW NUTRIENT REQUIREMENTS AND DO NOT REQUIRE FERTILIZERS.



NOTE

THIS PLAN IS DIAGRAMMATIC IN NATURE. IT IS MEANT AS A GENERAL GUIDE TO CONSTRUCTION ONLY. IT IS NOT FULLY DETAILED, NOR EXHAUSTIVELY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY, SELECT, AND RESOLVE ALL WATER FEATURES, STRUCTURES, AND PLANTING MATERIALS. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR THE QUALITY CONTROL, CONSTRUCTION STANDARDS, AND FOR MAINTAINING COMPLIANCES WITH LOCAL AND COUNTY CODES ON THIS PROJECT.

Lori D. Palmquist, CID
Irrigation Design
510-374-6360

PANORAMIC DESIGN GROUP
LANDSCAPE ARCHITECTURE
510-367-3028
mbaldwin.pdg@gmail.com

CLIENT:

BERTOLAMI ENGINEERING
1941 OAK PARK BLVD.
SUITE 2G
PLEASANT HILL, CA

PROJECT:

463 WEST 10TH ST.
PITTSBURG, CA

SUBMITTAL:

11-14-17 DESIGN REVIEW

PRELIMINARY PLAN
NOT FOR BIDDING OR CONSTRUCTION

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
811
NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

SHEET TITLE:

PRELIMINARY LANDSCAPE PLAN

SHEET #:

L1.0

PLOT DATE: 171114

PRELIMINARY PLANT LEGEND: ORNAMENTAL GRASSES - GREEN

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE HIGH X WIDE	QUANTITY	WATER USE	DESCRIPTION
CANOPY TREES							
ACE	ACER CIRCINATUM	VINE MAPLE	15 GAL	5'-35' HIGH AND WIDE	1	MEDIUM	NATIVE, MULTI-TRUNK, SHADE
ACCENT TREES							
CAS	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	15 GAL	15'-25' HIGH AND WIDE	2	LOW	YELLOW FLOWERS
MEDIUM SHRUBS							
CH	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	3'-5' HIGH AND WIDE	9	LOW	
SA	SALVIA GREGGII 'NAVAJO PURPLE'	NAVAJO PURPLE AUTUMN SAGE	5 GAL	2'-3' HIGH AND WIDE	13	LOW	
PERENNIALS & GRASSES							
C	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	10"-12" HIGH AND WIDE	13	LOW	NATIVE
E	ERIGERON 'MOERHEIMII'	SANTA BARBARA DAISY	1 GAL	1'-2' TALL, 2'-3' WIDE	28	LOW	
SHADE							
AB	ABUTILON 'MOONCHIMES'	'MOONCHIMES' FLOWERING MAPLE	5 GAL	5' HIGH AND WIDE	1	MEDIUM	
CA	CARPENTERIA CALIFORNICA	ELIZABETH BUSH ANEMONE	5 GAL	4'X4'	2	MEDIUM	
DE	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	5 GAL	2'-4' HIGH, 2' WIDE	4	LOW	
MEADOW							
	CAREX TEXENSIS	CATLIN SEDGE	1 GAL	4"-6" HIGH AND SPREADING	736	LOW	NATIVE, 6" DIAGONAL SPACING

NOTE: THIS LIST REPRESENTS A SCHEMATIC DESIGN LEVEL OF SPECIES SELECTION AND WILL BE MODIFIED AND DEVELOPED AS THE DESIGN PROGRESSES

IRRIGATION DESIGN INTENT

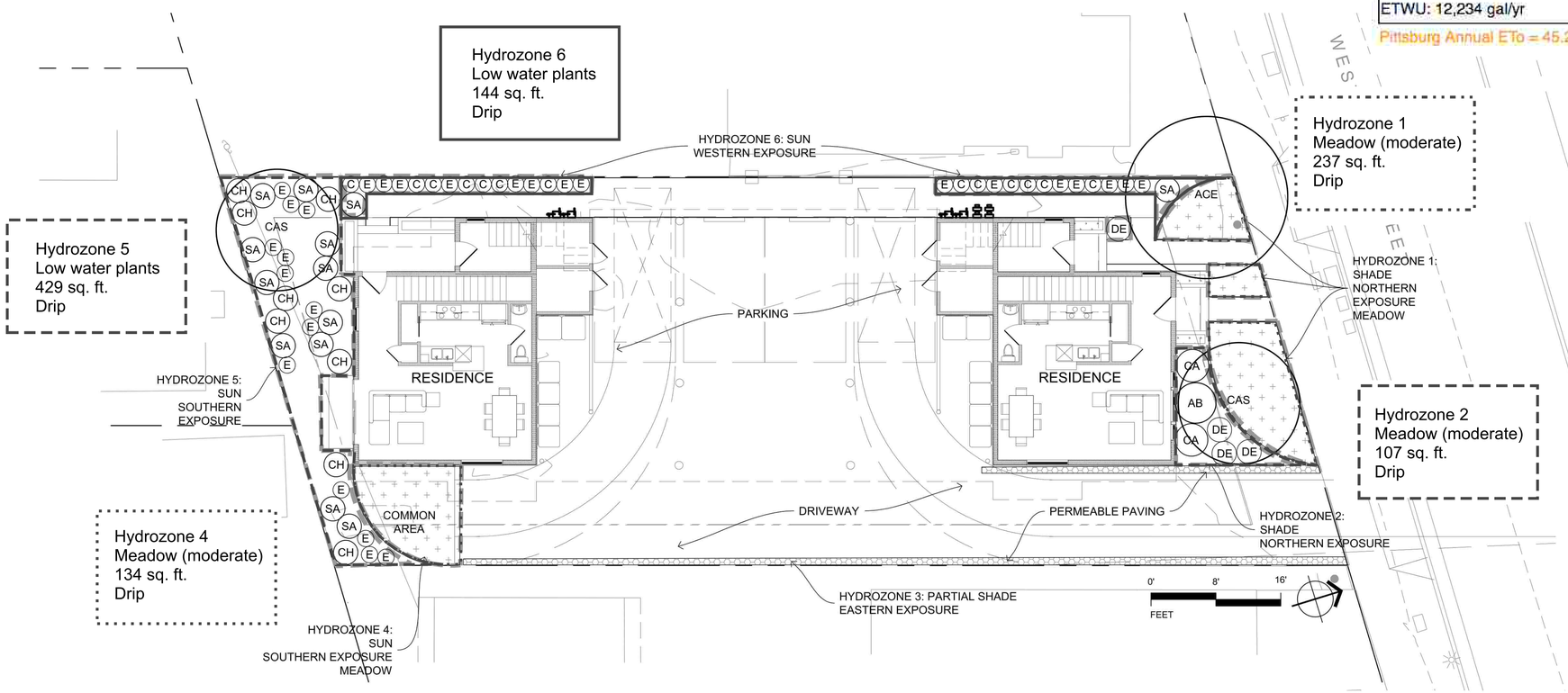
ALL SIX HYDROZONES WILL BE IRRIGATED USING DRIP IRRIGATION. EMITTER-LINE GRIDS. THIS IS THE MOST EFFICIENT IRRIGATION THAT HAS BEEN DEVELOPED TO DATE, AS IT APPLIES WATER DIRECTLY TO THE SOIL. IT WILL BE DESIGNED TO UTILIZE THE HORIZONTAL WATER-WICKING CAPABILITIES OF THE NATIVE SOIL ON THE SITE.

Preliminary Water Budget Calculations

Zone	Plant Factor	Irr.	Irr. Eff.	ETAF (PF/IE)	Area	ETAF x Area	ETWU
1	.5	Drip	0.81	0.62	237 s.f.	147	4,100
2	.5	Drip	0.81	0.62	107 s.f.	66	1,851
4	.5	Drip	0.81	0.62	134 s.f.	83	2,318
5	.2	Drip	0.81	0.25	429 s.f.	107	2,968
6	.2	Drip	0.81	0.25	144 s.f.	36	996
TOTALS					1,051 s.f.		12,234 gal/yr
TOTAL SPECIAL LANDSCAPE AREA					s.f.		

MAWA: 13,254 gal/yr	PASS!
ETWU: 12,234 gal/yr	

Pittsburg Annual ETo = 45.2 in.



NOTE

THIS PLAN IS DIAGRAMMATIC IN NATURE. IT IS MEANT AS A GENERAL GUIDE TO CONSTRUCTION ONLY. IT IS NOT FULLY DETAILED, NOR EXHAUSTIVELY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER TO VERIFY, SELECT, AND RESOLVE ALL WATER FEATURES, STRUCTURES, AND PLANTING MATERIALS. THE CONTRACTOR AND OWNER ARE SOLELY RESPONSIBLE FOR THE QUALITY CONTROL, CONSTRUCTION STANDARDS, AND FOR MAINTAINING COMPLIANCES WITH LOCAL AND COUNTY CODES ON THIS PROJECT.

Lori D. Palmquist, CID
Irrigation Design
510-374-6360

PANORAMIC DESIGN GROUP
LANDSCAPE ARCHITECTURE
510-367-3028
mbaldwin.pdg@gmail.com

CLIENT:

BERTOLAMI ENGINEERING
1941 OAK PARK BLVD.
SUITE 2G
PLEASANT HILL, CA

PROJECT:

463 WEST 10TH ST.
PITTSBURG, CA

SUBMITTAL:

11-14-17 DESIGN REVIEW

PRELIMINARY PLAN
NOT FOR BIDDING OR CONSTRUCTION

CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
811
NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 48 HOURS IN ADVANCE OF EXCAVATING

SHEET TITLE:

PRELIMINARY IRRIGATION NOTES

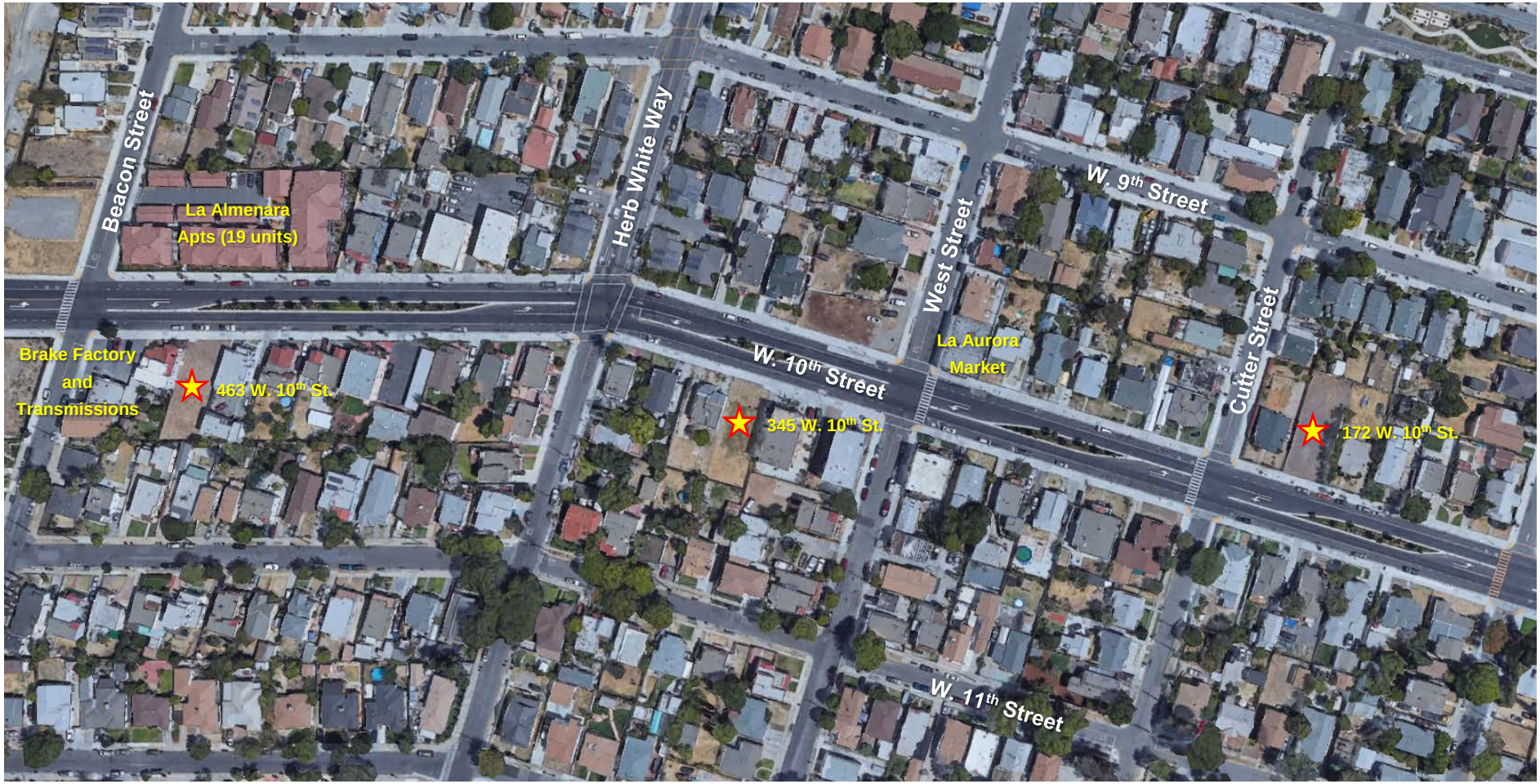
SHEET #:

L1.1

PLOT DATE: 171114

Attachment 5
Map of Surrounding Uses
Galloway Fourplexes, AP-17-1294 through -1296 (DR)

Project Sites

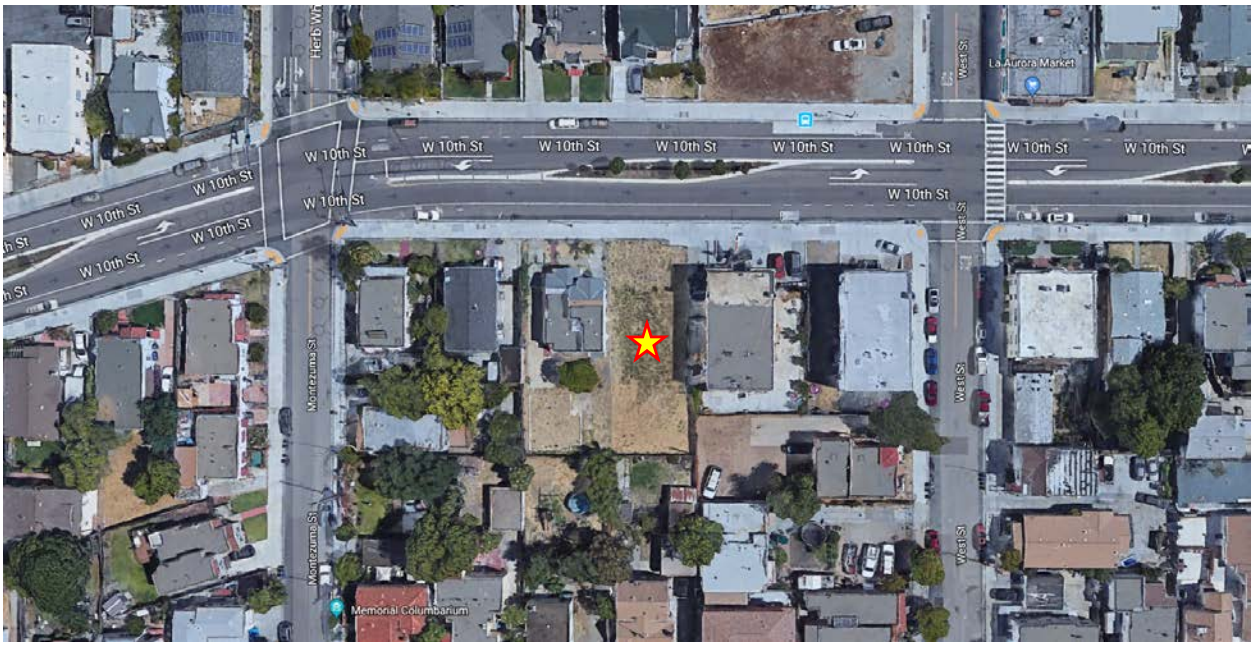


Attachment 5
Map of Surrounding Uses
Galloway Fourplexes, AP-17-1294 through -1296 (DR)

Project Sites **Income-Restricted Developments** **¼ mile radius of 345 W. 10th Street site**

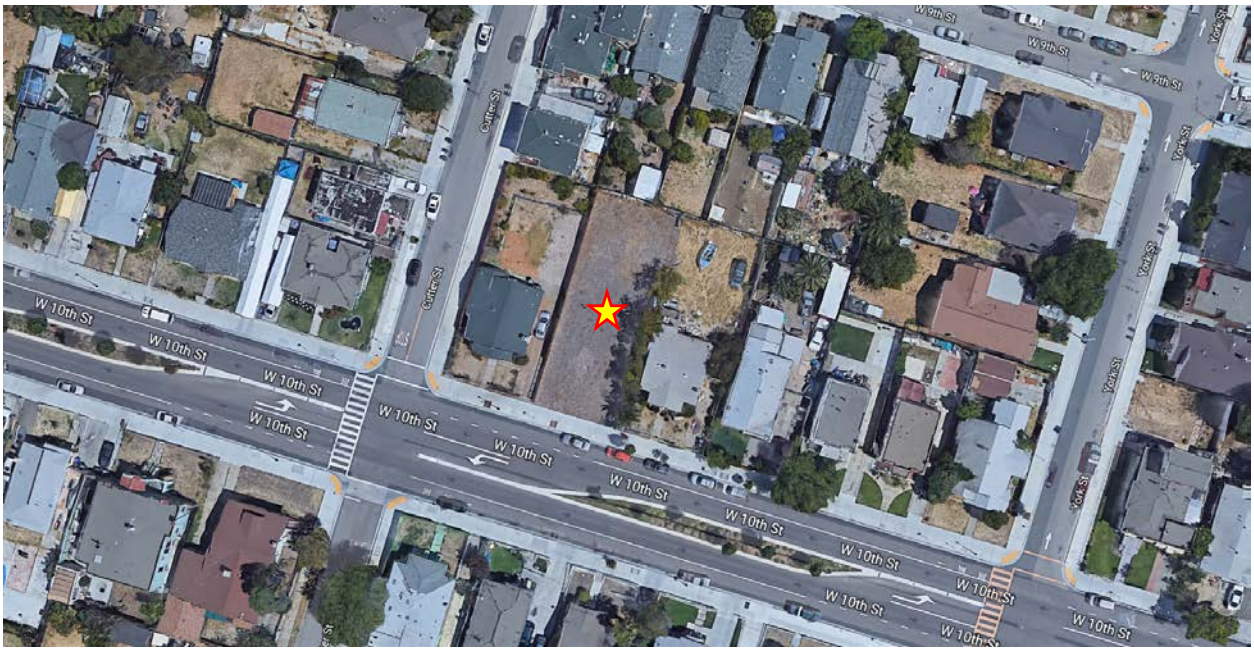
Attachment 6
Site Photos
Galloway Fourplexes, AP-17-1294 through -1296 (DR)

★ 345 W. 10th Street, AP-17-1294 (DR)



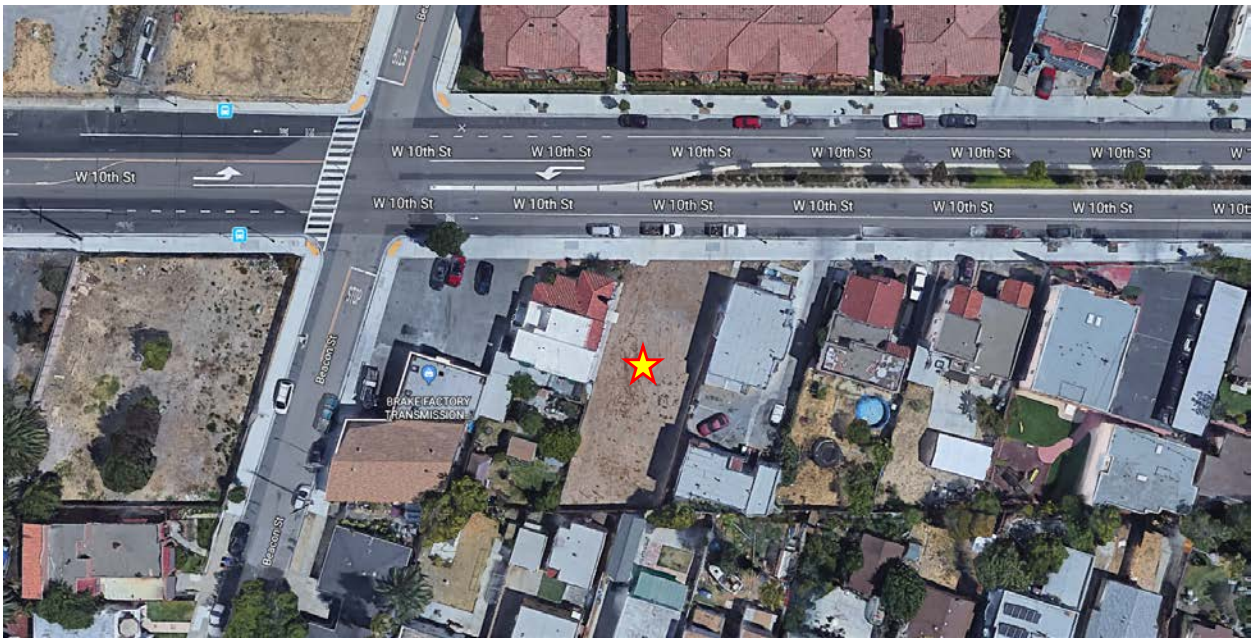
Above: Aerial close-up of vacant site at 345 W. 10th Street
Below: Street view of same site

★ 172 W. 10th Street, AP-17-1295 (DR)



Above: Aerial close-up of vacant site at 172 W. 10th Street
Below: Street view of same site

☆ 463 W. 10th Street, AP-17-1296 (DR)



Above: Aerial close-up of vacant site at 463 W. 10th Street
Below: Street view of same site

Attachment 7
Applicable General Plan Goals and Policies
Galloway Fourplexes, AP-17-1294 through -1296 (DR)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	**Consistent.** The proposed projects would be constructed on infill parcels located downtown.
2-G-5: Promote a diversity of housing types, including opportunities for hillside estate development, as well as smaller lot, infill, and high-density housing.	**Consistent.** The proposed projects would construct fourplexes on each infill parcel.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	**Consistent.** The W. 10th Street corridor between Beacon Street and Black Diamond Street is mostly residential with a few neighborhood and service commercial uses. Approximately 30% of the residential uses along this corridor are multi-family. This includes three duplexes, six small multi-plexes (3-6 units), and five large multi-plexes (7 or more units).
2-P-15: Ensure minimum residential densities, in accordance with the ranges stipulated in this Plan.	**Consistent.** The project sites are in the 'Downtown Subarea' of the General Plan and have a land use designation of 'Mixed Use'. In the Downtown Subarea, the designation allows for residential development at densities ranging from 12 to 30 dwelling units per acre. The proposed multi-family projects have residential densities of approximately 27 to 29 dwelling units per acre, and are therefore consistent with the density envisioned for the area.
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	**Consistent.** The proposed projects would be developed on infill parcels which would help protect open space and leverage existing infrastructure.
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.	**Consistent.** The proposed projects would be required to pay all building permit and impact fees associated with residential development.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	**Consistent.** The project sites are in areas with existing infrastructure.

3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	**Consistent.** The project sites are within walking distance of several bus stops and are also within biking distance of the Pittsburg Center BART Station, which is planned to open in the next couple of months.
3-P-12: Adopt and update development mitigation programs that collect fees to mitigate transportation impacts to both local and regional transportation facilities.	**Consistent.** The proposed projects would be required to pay all building permit and impact fees associated with residential development.
3-P-17: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)	**Consistent.** The proposed projects would be constructed on infill parcels adjacent to existing bicycle and pedestrian facilities. W. 10th Street has Class II bike lanes and sidewalks in each direction. Additionally, a condition of approval would require installation of on-site bicycle facilities for each project.
Downtown Element (West 10th Street Neighborhoods)	
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 W. 10th Street neighborhoods provides for at least 755 housing units, which is the minimum total of units that can be built under densities designated by the General Plan.	**Consistent.** In the Downtown Subarea, the 'Mixed Use' General Plan designation allows for residential development at densities ranging from 12 to 30 dwelling units per acre. The proposed multi-family projects have residential densities of approximately 27 to 29 dwelling units per acre, and are therefore consistent with the density envisioned for the area.
5-P-24: Improve streetscaping along W. 10th Street with a landscaped median, wide sidewalks, pedestrian amenities and street trees.	**Consistent.** Front yards would be heavily landscaped and would include two street trees along the each of the project frontages. It should be noted that the City of Pittsburg has completed streetscape improvements along W. 10th Street including the landscaped median and sidewalks mentioned in this policy.
Transportation Element	
7-G-15: Encourage walking as a regular means of transportation for people who live within a half-mile walk of school, work, or routine shopping destinations.	**Consistent.** The proposed projects would encourage walking because they will be constructed within a half-mile distance of schools, transit, parks, community centers, and commercial areas.
7-P-2: Use the adopted Regional and Local Transportation Impact Mitigation Fee ordinances to ensure that all new development pays an equitable pro-rata share of the cost of transportation improvements.	**Consistent.** The proposed projects would be required to pay all building permit and impact fees associated with residential development.
7-P-34: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.	**Consistent.** The proposed projects would include walkways separated from vehicular driveways to promote safe access for users.

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.	**Conditionally consistent.** A proposed condition of approval would require installation of secure on-site bicycle facilities for each project.
Resource Conservation Element	
9-G-11: Reduce the number of motor vehicle trips and emissions accounted to Pittsburg residents and encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.	**Consistent.** The proposed projects are expected to have lower rates of VMT (vehicle miles travelled) because they would place higher densities near schools, transit, parks, community centers, and commercial areas.
Health and Safety Element	
10-P-39: Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.	**Conditionally consistent.** A proposed condition of approval would require the project site be annexed into the public safety community facilities district (CFD).
Public Facilities Element	
11-G-2: Continue to implement water conservation policies to ensure adequate supplies of water in the future.	**Consistent.** The proposed project is required to meet the 2016 California Green Building Standards Code, Part 11. Residential Mandatory Measures sections 4.303 and 4.304 require water conserving plumbing fixtures and fittings and water efficient landscaping.
11-G-6: Continue reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills.	**Consistent.** The proposed project includes outdoor areas which are sized to allow storage of solid waste, recyclable waste, and green waste bins for each dwelling unit.
11-G-7: Manage solid waste so that State diversion goals are met.	
11-P-18: Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.	**Consistent.** The proposed projects would be required to pay all building permit and impact fees associated with residential development.
11-P-23: Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	**Consistent.** The proposed project includes outdoor areas which are sized to allow storage of solid waste, recyclable waste, and green waste bins for each dwelling unit.
Noise Element	
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.	**No conflict.** The project sites are not located near significant sources of noise.
Housing Element	

Housing Goal I: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburg's regional fair share housing needs for people of all income levels.	**Consistent.** According to the 2012-2016 American Community Survey (ACS) 5-Year Estimates, Pittsburg's housing stock is primarily single-family (75.8%). Duplexes comprise about 1.3% of the housing stock; 3 or 4 unit apartments make up 4.6%; 5 to 9 unit apartments – 4.8%; and apartments with ten or more units are 10.8% of the housing stock. The proposed projects will increase the share of 3 or 4 unit apartments in the City. Since the projects consist of two-bedroom units, they are considered affordable by design.
Housing Goal V: Enhance the visual quality of Pittsburg's residential neighborhoods.	**Consistent.** The proposed projects would eliminate three long-standing vacant parcels which contribute toward blighted conditions in the neighborhood.
P-1.4: Support the construction of multi-family housing in close proximity to transit, arterials, shopping, and public services.	**Consistent.** The project sites are within a half-mile distance of schools, transit, parks, community centers, and commercial areas.
P-1.6: Meet Pittsburg's fair share regional housing needs [allocation].	**Consistent.** The proposed projects would contribute 12 market-rate units towards the City's RHNA.
P-5.1: Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.	**Consistent.** The proposed projects feature attractive building designs, landscaping, and other site improvements which would enhance the curb appeal along the W. 10th Street corridor.
P-5.2: Enhance the built environment through citywide landscaping efforts including the installation of street trees that will grow to create a street tree canopy along roadways and sidewalks	**Consistent.** Twenty percent of each site would be landscaped, and two street trees would be planted along the each of the project frontages.

Attachment 8
Property Development Regulations Table
Galloway Fourplexes, AP-17-1294 through -1296 (DR)

Development Regulations: *M Mixed-Use/RH-D (Downtown High Density Residential) District*	**Requirement:**	**AP-17-1294** 345 W. 10th St.	**AP-17-1295** 172 W. 10th St.	**AP-17-1296** 463 W. 10th St.
Max. Density (min. lot area per unit):	1,500 sq. ft.	6,250 s.f. (4 total units)	6,250 s.f. (4 total units)	5,994 s.f. (4 total units)
Max. Height:	40 ft.	26.83 ft.	26.83 ft.	26.25 ft.
Max. Lot Coverage:	80%	48.91%	48.91%	51.03%
Minimum Yards:				
Front:	10 ft.	10 ft.	10 ft.	10 ft.
Side (Left)	5 ft.	5 ft.	5 ft.	5 ft.
Side (Right)	5 ft.	12 ft.	12 ft.	12.33 ft.
Rear:	5 ft.	5 ft.	5 ft.	5 ft.
Minimum Site Landscaping:	20%	20%	20%	20%
Minimum Private Storage Area:	200 ft^3/unit	392 ft^3	392 ft^3	338 ft^3
Minimum Private Open Space:	60 ft^2/unit	61-70 ft^2/unit	61-70 ft^2/unit	61-70 ft^2/unit
Laundry Facilities:	Laundry area in each unit or a common laundry area with one washer/dryer for ea. five units or fractional	Laundry area in each unit	Laundry area in each unit	Laundry area in each unit
Parking Required (1.5 spaces/unit):	6 spaces (4 covered)	4 spaces (4 covered)*	4 spaces (4 covered)*	4 spaces (4 covered)*

* PMC section 18.78.040(G)(2) provides the Commission the authority to reduce the number of required parking spaces for multifamily residential projects in the Downtown Subarea of the General Plan if there would be no negative impacts to the neighborhood. The applicant is requesting that the Commission reduce the parking requirement from one and one-half spaces to one space per unit.

Attachment 9
Development Review Design Guidelines
Galloway Fourplexes, AP-17-1294 through -1296 (DR)

Design Review Guideline	Meets Guideline?
I.a: Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2”x4” (wood or styrofoam/stucco) window and door reveal treatment on all building elevations.	**Yes.** All building sides contain similar architectural treatments and articulation.
I.b: Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.	**Yes.** The proposed projects include composition shingles on roofs with a 5:12 pitch.
I.c: Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation.	**Yes.** The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
I.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	**Not applicable.** This guideline is intended to apply to residential structures built in new subdivisions.
I.e: Decorative masonry walls should be provided between all arterial streets and future homes.	**Not applicable.** No masonry walls will be constructed as part of these projects.
I.f: Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).	**Yes.** The proposed projects include composition shingles on roofs with a 5:12 pitch.
I.g: Provide articulated garage doors on all garages.	**Not applicable.** No garage doors are proposed as part of these projects.
I.h: Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.	
I.i: Side-on garages are recommended intermittently through-out the subdivision (70’ wide lots or greater).	
I.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	

I.k: Provide board-onboard fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.	**Yes.** Six-foot-high wooden fencing will be installed along side and rear yards.
I.l: The architectural treatments (such as sidings, shingles, window and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.	**Yes.** All building sides contain similar architectural treatments and articulation.
III.a: A/C units should be substantially screened from view by way of a permanent screen or appropriately sized plant material.	**Conditionally.** A proposed condition of approval requires the developer to screen all A/C equipment.
III.b: Detached carports and/or garages should have the same roof material and roof pitch as the main dwelling units.	**Not Applicable.** No detached carports and/or garages are proposed as part of these projects.
III.c: Projects with many buildings (greater than three) should provide a variety of building sizes and masses resulting in varying elevations from a streetscape perspective.	**Not applicable.** Each project site involves only one building.
III.d: Bus stops should share the same architectural theme as that of the dwelling units.	**Not applicable.** The proposed projects do not propose additional bus stops, as there are eight existing bus stops within ¼ mile.
III.e: 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.	**Yes.** In order to reduce the visual impact of parking areas, all resident parking will be located at the interior of each site.

Green Building Design Guideline	Meets Guideline?
VI.C.1: 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.	**Conditionally.** A proposed condition of approval would require the new residential buildings include cool roof.
VI.C.2: 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.	**Not applicable.** The proposed projects include sloped roofs which do not provide space for community gardens.
VI.C.3: Roofs should have solar hot water systems (panels), solar photovoltaic panels or low-profile wind energy generation turbines and should include a sustainable plan for maintenance of such systems. Roofs should be covered with a cool roof under the energy generation structures. Roof segments that are uncovered by energy systems should host raised bed garden space or greenhouses, a green/living roof, or cool roof surfaces.	**Not applicable.** A proposed condition of approval would require the new residential buildings include cool roof.
VI.C.4: 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.	**Not applicable.** The parking areas in each of the project sites contain only four spaces.
VI.C.5: Electric vehicle (EV) 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.	**Not applicable.** This guideline is intended to apply to larger multifamily developments where a considerable percentage of tenants are expected to drive EVs.

VI.C.6: 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.	**Conditionally.** A proposed condition of approval would require the developer to install four bicycle storage racks on each project site.
VI.C.7: Convenient, visible, and secure bicycle storage facilities should be available on site, sufficient to accommodate demand of residents and guests.	
VI.C.8: Outdoor design and features should maximize landscaping water conservation.	**Yes.** The proposed landscaping meets the standards set forth in PMC Section 18.84.310.

Attachment 10

City of Pittsburg

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

NOTICE OF PUBLIC MEETING

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

DATE: **January 23, 2018**
TIME: **7:00 p.m.**
PLACE: **City Council Chamber at City Hall**
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Galloway Fourplexes, AP-17-1294 through AP-17-1296 (DR).

This is an application by Bertolami Engineering requesting design review approval of plans to construct four-unit apartment buildings on three separate vacant parcels located at 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street in the M (Mixed Use) District. APNs: 085-211-004, 085-226-014, and 085-241-003.

PROJECT PLANNER: Hector Rojas, (925) 252-4043 or hrojas@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 being notified.

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

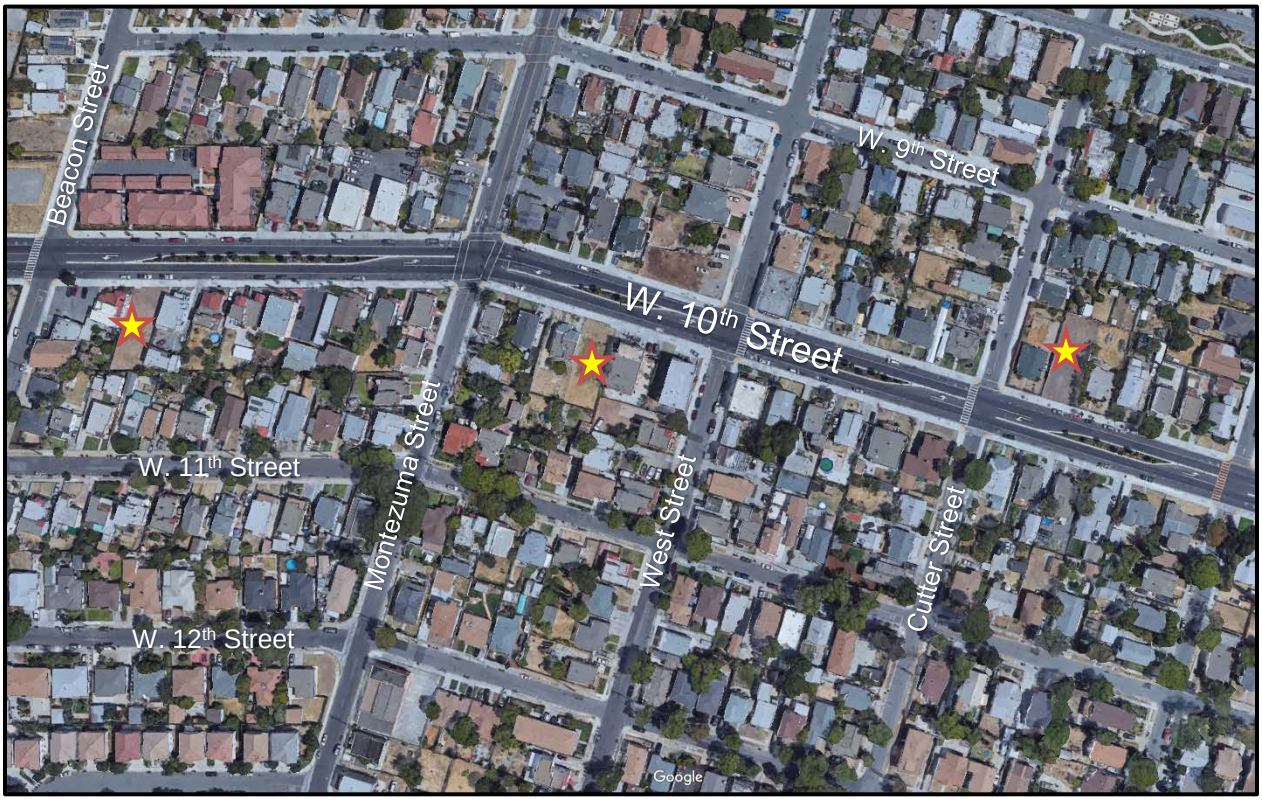
What can I do if I have comments on the project?
Comments or objections to the project can be made by writing or through oral testimony during the public meeting. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public meeting on the date and time listed above.

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

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Galloway Fourplexes, AP-17-1294 through AP-17-1296 (DR)
Location: 345 W. 10th Street, 172 W. 10th Street, and 463 W. 10th Street, APNs: 085-211-004, 085-226-014, and 085-241-003

Project Locations



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

NOTICE OF PUBLIC MEETING

CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT

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

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

SUBJECT: The Zoning Administrator submits one resolution previously approved under 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.

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:

Since the last Commission meeting, the Zoning Administrator has adopted one resolution approving a delegated design review application, as follows:

1. Resolution No. 303: KFC Remodel 2017, AP-17-1257 (AD)

GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the adopted Zoning Administrator resolution.

ATTACHMENTS:

1. Zoning Administrator Resolution No. 303

Prepared by: Kristin Pollot, Zoning Administrator

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

Date: 12/20/17

SUBJECT: ZA RESOLUTION NO. 303

Dear Applicant,

Enclosed is a copy of the resolution adopted by the Zoning Administrator. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 303
Standard Conditions of Development

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving New Paint Colors to the Exterior Facade at 2155 Railroad Ave, for "KFC Remodel 2017, AP-17-1257 (AD)."	))))	Resolution No. 303

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

A. On July 10, 2017, Flora Ramirez, on behalf of Kentucky Fried Chicken, filed Administrative Design Review Application No. 17-1257, requesting approval to apply new paint colors to the exterior facades for the existing Kentucky Fried Chicken/Long John Silver's Restaurant, located at 2155 Railroad Avenue, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. APN 088-183-011.

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 3, "Minor Building Remodels" of Planning Commission Resolution No. 9918.

D. On July 25, 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 1, "Existing Facilities" of the state CEQA Guidelines section 15301.

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 Pittsburg, and based on evidence presented to the Zoning Administrator on December 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 new color scheme will enhance the appearance of the building by providing an attractive, refreshed exterior.

   b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that no new additions are proposed to the building as part of this project.

   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 it will enhance the appearance of the building by providing an attractive and refreshed exterior.

   d. Will be in harmony with proposed developments on land in the general area, in that the proposed remodel will result in rehabilitation of a dated restaurant façade with a contemporary color scheme, ensuring variety and providing visual interest.

   e. Generally conform with the City's Development Review and Design Guidelines (DRDG); Planning Commission Resolution No. 9864 sections IV.g, IV.m, and IV.q, in that the building entry is designed as a focal point; the proposed colors will signal increased investment in commercial development; and all downspouts and other utilitarian equipment will be painted to match the surface to which they are mounted.

Section 3. Decision

A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 17-1257, subject to the following conditions.

1. The project shall be constructed in substantial conformity with the project plans and color elevations date stamped November 2, 2017, and included as "Exhibit A" to this resolution, except as modified below.

2. All gutters, downspouts, flashing vents, utility equipment, and similar items shall be painted to match the building exterior to which they are directly attached.

3. The storefront shall be maintained in a good condition at all times, including but not limited to the color integrity of the façade, and health of the landscaping.

4. All landscaped areas shall be maintained so as to remain in a healthy, thriving, and weed free condition. Any dead or unhealthy plants shall be replaced with a similar species.

5. The site shall be kept clean and free of all litter, debris, and refuse.

6. The applicant shall provide two additional trash receptacles including a funnel to be reached from vehicles in the drive-thru, before and after the drive-thru pick up window.

7. This resolution does not approve on-site signage. No permanent wall signs or temporary, promotional, or event signs and banners may be placed on the site prior to approval by the Planning Division.

8. 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.

9. 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.

10. 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.

11. This approval will expire on December 20, 2018. The applicant shall complete the repainting of the building prior to that date or file a written request for extension with the Planning Division prior to the expiration date which request shall be subject to approval by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 20th day of December 2017, by the Zoning Administrator of the City of Pittsburg, California.

KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

Exhibit A

SITE PLAN
Scale: 1/16" = 1'-0"

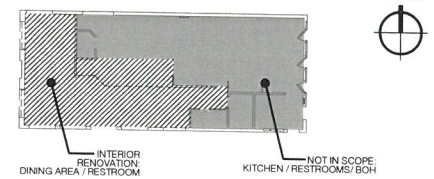
PLAN NORTH

THE CITY OF PITTSBURG

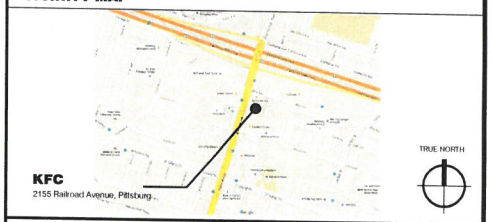
___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12-20-17
Signature: Celina F Palmer

KEY PLAN



VICINITY MAP



PROJECT SUMMARY

PROJECT NAME:	KFC
PROJECT ADDRESS:	2155 Railroad Avenue, Pittsburg
LEGAL JURISDICTION:	PITTSBURG, CA
BUILDING CODE:	2016 CBC
BUILDING FOOTPRINT AREA:	2,664 SF
RENOVATION AREA:	1195 SF
SEATING:	EXISTING: 47, PROPOSED: 45
TYPE OF CONSTRUCTION:	5B
OCCUPANCY:	A2-ASSEMBLY

PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF AN INTERIOR RENOVATION OF THE DINING AREA FOR AN EXISTING KFC RESTAURANT. THE KITCHEN AND DRIVE THROUGH AREAS WILL REMAIN IN OPERATION DURING THE REMODELING PROCESS. EXTERIOR IMAGE UPGRADE WILL CONSIST OF NEW EXTERIOR BRANDING & SIGNAGE ELEMENTS AND NEW PAINT FINISHES PER NEW PROTOTYPE.

SITE WORK KEY NOTES - ISR BASE

1. EXISTING REMOTE DUMPSTER ENCLOSURE TO REMAIN
2. ~~EXISTING WHEELSTOP~~
3. EXISTING A.D.A. SIGNAGE
4. EXISTING CONCRETE SIDEWALK TO BE PROTECTED THROUGHOUT CONSTRUCTION
5. EXISTING PARKING LOT DIRECTIONAL SIGNAGE
6. EXISTING CONCRETE PAVEMENT TO BE PROTECTED DURING CONSTRUCTION
7. EXISTING CURB TO BE PROTECTED THROUGHOUT CONSTRUCTION
8. EXISTING BUILDING TO BE PROTECTED THROUGHOUT CONSTRUCTION
9. EXISTING ASPHALT PAVEMENT TO BE PROTECTED THROUGHOUT CONSTRUCTION
10. EXISTING LANDSCAPING TO REMAIN
11. ~~EXISTING BUCKET SIGN~~
12. ~~EXISTING PYLON SIGN~~
13. EXISTING SPEAKER POST
14. EXISTING PREVIEW BOARD
15. EXISTING MENU BOARD
16. EXISTING CLEARANCE BAR

Scope Type	Incentive
New Ceiling and Lighting	NO
New Restroom Refresh	NO
Dining Room Floor Tile	NO
Drive Thru Package	NO
Multibrand	KFC/LJS
Existing Image	
Store Type	

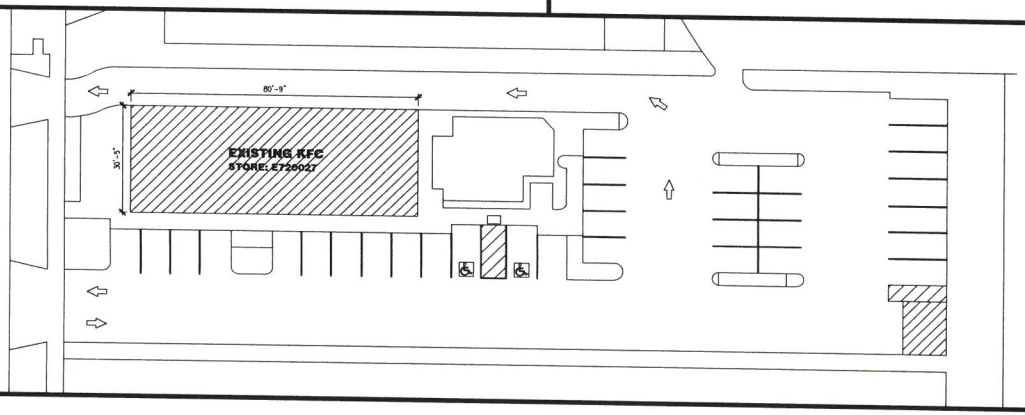
PROJECT GENERAL NOTES

A. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED

B. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND KFC CM PRIOR TO STARTING WORK.

C. GENERAL CONTRACTOR TO PROVIDE MINIMUM 2"X8" (NOMINAL) BACKING AT EACH CANOPY ATTACHMENT POINT. CANOPY IS TO BE SECURED WITH THRU BOLT, LOCK WASHER, AND NUT INTO BACKING

D. GC SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL ACCESSIBILITY CODES



SITE PLAN
Scale: 1/16" = 1'-0"

PROJECT DIRECTORY

CORPORATE
KFC Corporation
1900 Colonel Sanders Lane
Louisville, KY 40213
Contact: Will Nash
502-874-6229

ARCHITECT
Interplan LLC
604 Courtland St., Suite 100
Orlando, FL 32804
Contact: Gregory Faucher
407-645-5008

DRAWING INDEX

REVISIONS: 01

GENERAL
G-1.0 GENERAL INFORMATION

DEMOLITION
D-1.0 DEMOLITION: FLOOR PLAN & EXTERIOR ELEVATIONS

ARCHITECTURAL
A-1.0 FLOOR PLAN & FINISH SCHEDULE
A-1.1 INTERIOR ELEVATIONS
A-2.0 EXTERIOR ELEVATIONS

ELECTRICAL
T24.1-6 TITLE - 24 SHEETS

KFC

DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL
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IP: PROJECT NO IP 2016.8140

TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:

Mark	Date	By

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 06/14/2016
SHEET TITLE
GENERAL INFORMATION

SHEET NO.
G-1.0

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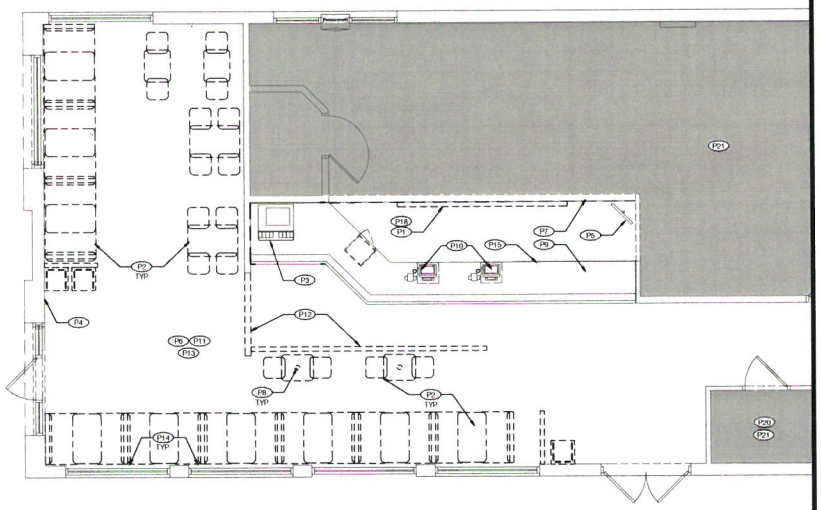
PLOTTED: Wednesday, November 29, 2017 4:17:56 PM

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12-20-17
Signature: Celina L Palmer



LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NO WORK IN THIS AREA

PLAN NORTH

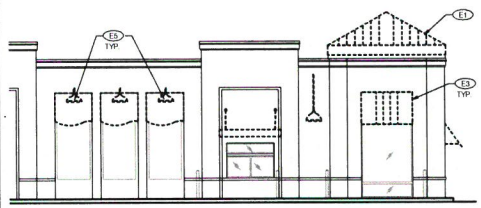
DEMOLITION FLOOR PLAN
Scale: 1/4" = 1'-0"

DEMOLITION FLOOR PLAN KEY NOTES - ISR

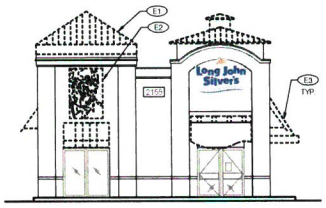
- P1 REMOVE EXISTING MENUBOARD & SAVE FOR REUSE
- P2 REMOVE ALL EXISTING FIXTURES, BOOTHS, TABLETOPS & CHAIRS IN DINING ROOM - EXISTING TABLE STEEL POST TO REMAIN UNLESS NOTED OTHERWISE
- P3 EXISTING BEVERAGE DISPENSER TO BE REMOVED BY OWNERS VENDORS
- P4 REMOVE CHAIR RAIL AND WALLCOVERING ABOVE (TILE BASE AND WAINSCOTING TO REMAIN, UNLESS NOTED OTHERWISE)
- P5 EXISTING SECURITY MONITOR SYSTEM TO REMAIN, PROTECT AS NECESSARY
- P6 REMOVE ALL INTERIOR WALL SIGNS, DECOR ELEMENTS & ARTWORK - SAVE "KFC FOUNDATION" ARTWORK FOR REUSE
- P7 TEMPORARY VISQUEEN DUST PARTITION. COORDINATE EXACT LOCATION IN FIELD WITH FRANCHISEE AND PROVIDE A TIGHT SEAL
- P8 EXISTING TABLE STEEL POST TO BE REMOVED
- P9 EXISTING UNDER-COUNTER SAFE TO REMAIN PROTECT FROM DUST
- P10 EXISTING POS, CASH DRAWER, CUP DISPENSER AND ALL HARDWARE TO BE REMOVED, SAVED AND SEALED IN A DUST FREE ENVIRONMENT
- P11 EXISTING FLOORING AND COVE BASE TO REMAIN
- P12 REMOVE EXISTING HALF HEIGHT WALL - PATCH FLOOR AS NEEDED
- P13 REMOVE ALL QUEUING RAILS AND POSTS - PATCH FLOOR AS NEEDED
- P14 REMOVE EXISTING WINDOW SILLS
- P15 EXISTING SERVICE COUNTER TO BE REMOVED (KNEE WALL TO TO BE MODIFIED AS NEEDED)
- ~~P16 EXISTING HALF HEIGHT WALL TO REMAIN - NEW PANEL AND GAPS~~
- P17 GENERAL CONTRACTOR TO PUMP DOWN, REMOVE, AND SALVAGE EXISTING ICE MACHINE FOR REUSE
- P18 REMOVE EXISTING ELECTRICAL (LED PANELS) MENU BOARD AND SAVE FOR REINSTALL by OWNER VENDOR
- P19 EXISTING FOUNTAIN DRINK COUNTER TO BE REMOVED (KNEE WALL TO TO BE MODIFIED AS NEEDED) - UNLESS SS COUNTER
- P20 KEEP EXISTING RR FIXTURES AND ACCESSORIES
- P21 NO WORK IN THIS AREA

ELEVATION KEY NOTES - ISR

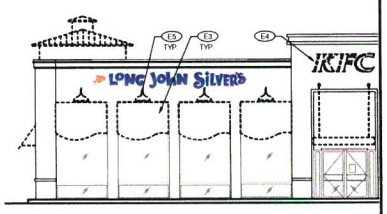
- E1 REMOVE STRIPED PYRAMID ROOF, FRAMING,SKIRT AND EXISTING LIGHT FIXTURE RETAIN CIRCUIT FOR RE-USE.
- E2 REMOVE "COLONEL" SIGN CABINET - DISCONNECT POWER &RETAIN CIRCUIT FOR RE-USE.
- E3 EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED
- E4 REMOVE EXISTING "KFC" LETTER SET-SIGN FACE AND CABINET
- E5 REMOVE EXISTING WALL-PACK LIGHTING OVER DINING ROOM DOORS



3 - EXISTING DRIVE-THRU ELEVATION
Scale: 1/8" = 1'-0"



2 - EXISTING FRONT ELEVATION
Scale: 1/8" = 1'-0"



1 - EXISTING ENTRY ELEVATION
Scale: 1/8" = 1'-0"

GENERAL NOTES

A. THE G.C. SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.

B. THESE DEMOLITION PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF WORKING DRAWINGS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.

C. GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.

D. GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.

E. GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES AS OUTLINED IN THE DRAWINGS

F. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.

G. ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.

H. DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY

G. A SINGLE RESTROOM TO BE AVAILABLE AND FUNCTIONING AT ALL TIMES FOR EMPLOYEES DURING RENOVATION

KFC

DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL
THIS DOCUMENT IS "NOT FOR CONSTRUCTION" UNLESS THE ARCHITECT OR ENGINEER'S SIGNATURE AND SEAL APPEAR BELOW.

IP. PROJECT NO #: 2016.6140

TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:

Mark	Date	By

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
~~KFC~~
SHT

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 06/14/2016

SHEET TITLE
DEMOLITION FLOOR PLAN, CEILING PLAN & EXTERIOR ELEVATIONS

SHEET NO.
D-1.0

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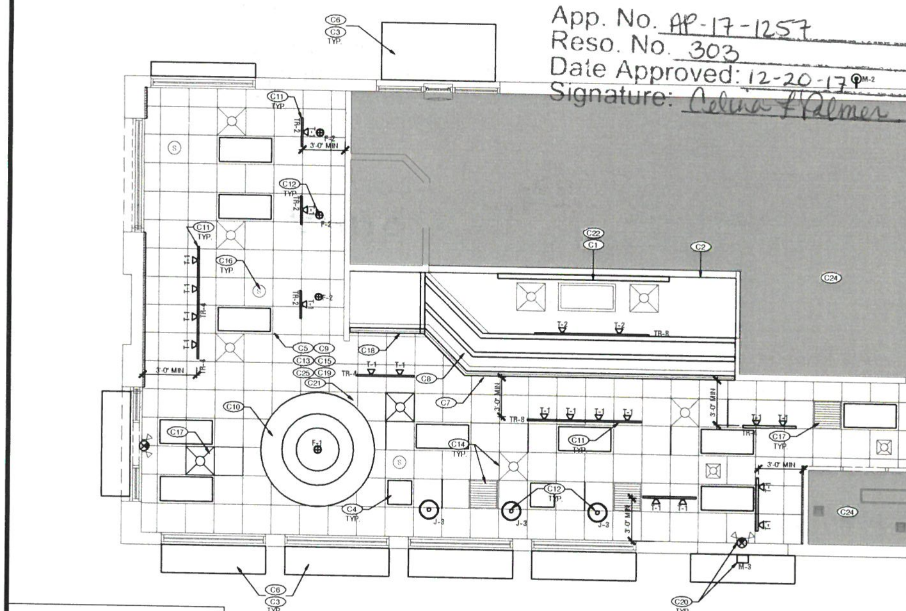
PLOTTED: Wednesday, November 01, 2017 4:17:13 PM

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
_X_ Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12-20-17
Signature: Celina [signature] Palmer

CEILING HEIGHT: 9'-0" A.F.F. V.I.F.



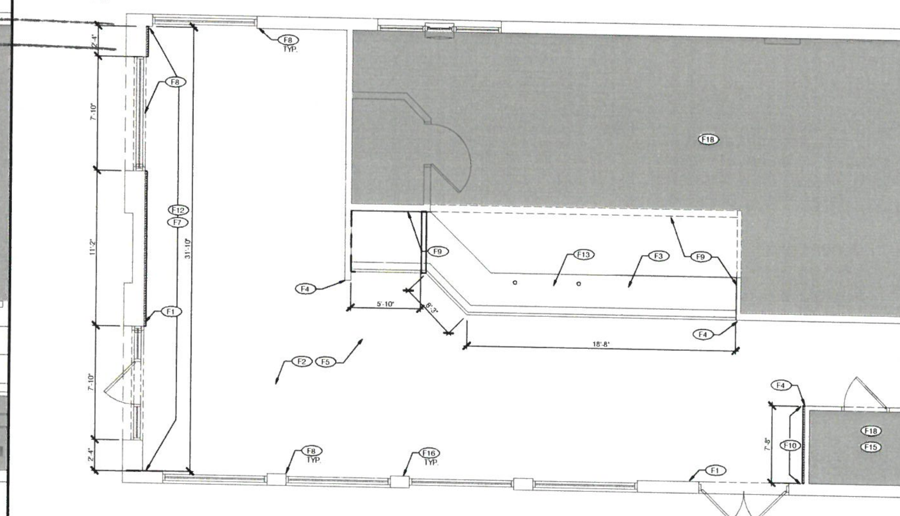
CEILING PLAN
Scale: 1/4" = 1'-0"

PLAN NORTH

LEGEND

EXISTING TO REMAIN
NO WORK IN THIS AREA

NOTE: REFER TO A-2.0 EXTERIOR ELEVATIONS FOR WALL SCONCE LOCATIONS



FLOOR FINISH PLAN
Scale: 1/4" = 1'-0"

PLAN NORTH

LEGEND

EXISTING TO REMAIN
NO WORK IN THIS AREA

REFLECTED CEILING PLAN KEY NOTES - ISR BASE

- C1 REINSTALL EXIST. MENU BOARD.
- C2 NEW STAINLESS STEEL CAP AT UNDERSIDE OF EXISTING BULKHEAD
- C3 WIRING OF LIGHTS IN CANOPY BY VENDOR. E.C. SHALL MAKE FINAL CONNECTION TO EXISTING LIGHTING CIRCUIT THIS AREA
- C4 REPLACE EXISTING LIGHT FIXTURES WITH NEW LED LIGHT FIXTURES IN DINNING, BEHIND SERVICE COUNTER, RESTROOMS, HALLWAYS
- C5 EXISTING CEILING RECEPTACLES TO REMAIN.
- C6 NEW EXTERIOR AWNING / LOUVER, REFER TO EXTERIOR ELEVATIONS
- C7 CUSTOM MILLWORK, FAUX WOOD BEAMS - MODIFY EXISTING SOFFIT/ CEILING AS NEEDED TO ACCOMMODATE NEW BEAM EXISTING
- C8 SOFFIT TO BE PAINTED (P-6, WEDDING VEIL) EGGSHELL FINISH
- C9 NEW CEILING TILE AND INTERMEDIATE GRID TO MATCH EXISTING WHERE LAY-IN LIGHT WAS REMOVED
- C10 NEW BUCKET PENDANT LIGHT AND LIGHT RING. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS
- C11 NEW TRACK LIGHTING -POSITION AT 3'-0" FROM WALL U.N.O. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS
- C12 NEW PENDANT LIGHTING CENTERED ABOVE TABLE
- C13 PAINT CEILING (P-6)
- C14 EXISTING GRILLES AND DIFFUSERS
- C15 EXIST. CEILING GRID/TILES, REPLACE DAMAGED CEILING TILES AS REQ'D - MATCH EXISTING TILE
- C16 EXISTING SPEAKERS WHITE (P-6)
- C17 RELOCATED DIFFUSERS, ADJUST SUPPLY LINE TO FEED NEW DIFFUSER
- C18 INSTALL NEW PEPSI SIGN
- C19 EXISTING WI-FI ROUTER IN SAME LOCATION
- C20 REINSTALL EXISTING BUG LIGHTS, EXIT SIGNS, EM LIGHTS AS NEEDED
- C21 EXISTING CCTV's/CAMERA'S/SMOKE DETECTORS TO BE RELOCATED BY OWNER's VENDOR AS NEEDED
- C22 REINSTALL EXISTING ELECTRICAL (LED PANELS) MENU BOARD by OWNER VENDOR
- C23 RELOCATE EXISTING T-STAT AS NEEDED
- C24 NO WORK THIS AREA
- C25 RELOCATED LIGHT FIXTURE LOCATION FOR NEW TRACK LIGHTS, USE CIRCUIT FROM LIGHTING REMOVED
- ~~C26 INSTALL NEW LED LIGHT BULBS IN EXISTING RECESSED CAN LIGHTS IN DINNING, BEHIND SERVICE COUNTER AS NEEDED~~

FINISH PLAN KEY NOTES - ISR

- F1 POST MAX. OCCUPANT LOAD ON WALL ADJACENT TO MAIN ENTRY
- F2 SKIM COAT EXISTING WALLS (TO LEVEL 3) WHERE WALLCOVERING HAS BEEN REMOVED PRIME AND PAINT WALLS AND PAINT EXISTING WAINSCOT, UNLESS OTHERWISE NOTED
- F3 EXISTING KNEE WALL - MODIFY / REBUILD AS NEEDED TO ACCOMODATE COUNTERTOP AT 33" A.F.F. COVER WITH NEW DECORATIVE PANELS - SERVICE COUNTER & FOUNTAIN UNIT COUNTER
- F4 NEW SURFACE MOUNTED STAINLESS STEEL CORNER GUARDS. PROVIDE AND INSTALL GUARD 18GA 3/4" x 3/4" WIDE TO EXPOSED SURFACES WITH SILICONE ADHESIVE
- F5 EXISTING FLOOR AND BASE TILE TO REMAIN, PATCH FLOOR WITH NEW FLOOR TILE WHERE POSTS, RAILS AND WALLS ARE REMOVED, NEW TILE TO MATCH EXISTING. PATCH AND REPAIR ANY DAMAGED TILE TO THE NEAREST FULL TILE AS NECESSARY
- ~~F6 NEW BLOCKING IN WINDOW OPENING TO SUPPORT DECORATIVE WALL PANELS~~
- F7 NEW PREFINISHED FLOOR TO CEILING DECORATIVE WALL TRIM PANELS ON EXISTING WALL SURFACE. INSTALL PANELS 1/2" BELOW CEILING FOR VENTILATION PURPOSES
- F8 NEW PRE-PRIMED VENDOR PROVIDE 4"L WINDOW TRIM TO BE PAINTED P-6, REFER TO FINISH SCHEDULE
- F9 NEW FRP PANELS OVER EXISTING SIDE WALLS & BULKHEAD TILE
- F10 NEW VENDOR PROVIDED FLOOR TO CEILING "QUOTE WALL" - REFER TO INTERIOR ELEVATIONS
- F11 NEW WHITE CORIAN WINDOW SILL / WALL CAP (SS-2)
- F12 INSTALL 6" RUBBER WALL BASE OVER NEW WALL PANEL
- F13 INSTALL NEW SOLID SURFACE COUNTERTOPS
- ~~F14 RE-CLAD DIVIDER WALL WITH NEW LAMINATE PANELS PROVIDED BY MILLWORK VENDOR (SF-4) OVER EXISTING PANELS, and INSTALL CORIAN TOP CAP - REFER TO FINISH SCHEDULE~~
- F15 RESTROOMS - PAINT EXISTING CEILING/WALLS
- F16 INSTALL NEW WAINSCOTING AND CHAIR RAIL
- ~~F17 PREFINISHED ALUMINUM CORNER GUARDS TO MATCH NEW WALL FINISH~~
- F18 NO WORK THIS AREA

GENERAL NOTES - LIGHTING / ELECTRICAL

A. CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER

B. EMERGENCY AND STANDARD LIGHTING MARKED WITH "NL" SUBSCRIPT SHALL OPERATE CONTINUOUSLY: PROVIDE UNSWITCHED HOT TO STANDARD AND EMERGENCY BALLASTS

C. EMERGENCY LIGHTING NOT MARKED WITH "NL" SUBSCRIPT: PROVIDE UNSWITCHED CONSTANT HOT TO EMERGENCY BALLAST AND SWITCHED HOT TO STANDARD BALLAST

D. CONTRACTOR SHALL FIELD VERIFY CEILING TYPE AND PROVIDE PROPER MOUNTING HARDWARE

E. ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABLE CIRCUITS IN ELECTRICAL PANELS AND REUSE EXISTING CIRCUITS AS AVAILABLE

F. CONNECT LIGHTING CIRCUITS TO EXISTING LIGHTING CONTROL PANEL. COORDINATE CONTROL SEQUENCE AND TIME OF DAY SCHEDULING WITH FRANCHISEE

G. EXISTING 2X4 AND 2X2 LIGHTING TO BE RE-LAMPED (WITH LED)

H. REFER TO A2.0 FOR ADDITIONAL EXTERIOR LIGHTS NOT SHOWN ON PLAN

I. ALL NEW LIGHTING TO BE COORDINATED WITH EXISTING MECHANICAL GRILLES

J. EXISTING ELECTRICAL PANEL LOCATIONS & NEW CIRCUITS SHALL BE VERIFIED BY E.C. E.C. SHALL COORDINATE & VERIFY FINAL ELECTRICAL WITH LIGHTING / SIGNAGE SUPPLIERS

K. PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY PENETRATIONS OF WALLS, CEILINGS, AND FLOORS. DO NOT USE CAULK OR EXPANDING FOAM FOR SEALANT

L. ALL WIRING TO BE PER NEC INSTALLATION REQUIREMENTS SIZED FOR 40% MAX FILL PER NEC

M. RELOCATED DEVICES TO BE ROUTED IN FLEXIBLE METAL CONDUIT.

N. G.C./E.C. IS RESPONSIBLE FOR FIELD VERIFYING THE EXISTING ELECTRICAL CAPACITY AND CONFIRMING THAT THE NUMBER OF SPARES AT THE PANELS IS ADEQUATE FOR THE ADDITION/RELOCATION OF THE SERVICES SHOWN. G.C. TO NOTIFY KFC PM IF EITHER SERVICE OR NUMBER OF SPARES IS FOUND TO NOT MEET THE NECESSARY REQUIREMENTS

O. E.C. SHALL PROVIDE J-BOX FOR SIGNAGE BY SIGN VENDOR. FINAL CONNECTION TO BUILDING POWER BY E.C.

P. E.C. SHALL PROVIDE J-BOX FOR NEW EXTERIOR LIGHT FIXTURE. FINAL CONNECTION TO BUILDING POWER BY E.C.

Q. E.C. SHALL COORDINATE EXACT ROUTING OF ALL NEW AND RELOCATED CIRCUITS. FIELD VERIFY EXISTING CONDITIONS. ALL WORK AND WIRING PER NEC INSTALLATION REQUIREMENTS. ALL WORK TO BE CONCEALED. SURFACE MOUNT RACEWAYS ARE NOT PERMITTED

R. EXTERIOR DOOR CLOSERS SHALL BE ADJUSTED TO HAVE A MAXIMUM 5 LBS OPENING FORCE

LIGHTING SCHEDULE

NO.	SUPPLIER/MANUF	SKU	DESCRIPTION	REMARKS
FIXTURES				
D-1	CONTECH/TCP	RL38 / LED 14DR6/30K95	6" INCANDESCENT DOWNLIGHT WITH 14 WATT TCP HI CRI 3000K TRIM	
D-2	CONTECH	LVR316S / CTR301-WHT-P	3" LOW VOLTAGE DOWNLIGHT WITH WHITE TRIM	
E-1	AMERLUX	WAF1/BLDG MNT/WAF1/30/BLK	3000K LED FLOOD LIGHT WIDE ANGLE	
E-2	AMERLUX	WAF1/BLDG MNT/BLK-24IN FL1/HWS/30/BLK	24" BRACKET FOR FOR E2 LIGHT 3000K LED FLOOD LIGHTS	
F-1	TECH	700TDSOCOP-M-08-R-B / 700TDMRO-3-T-B	SOCO PENDANT 8' WHITE CORD WITH BLACK MODERN SOCKET	INCLUDED W/FIXTURE
F-2	MINKA LAVERY	2260-84	CLEAR GLASS MINI PENDANT BRUSHED NICKEL FINISH (LAMP INCLUDED)	
J3	ACCUSERV	CP2PCH	WIRE PENDANT WITH SHADE FOR ROUND TABLE	
T-1	AMERLUX	HORNET-H-15-LED-E-LED-WT-CTW-120-FL-3000	15 WATT HORIZONTAL TRACK HEAD HI-CRI WHITE FINISH NARROW FLOOD BEAM	
TR-2	CONTECH	LT2P	2' PIECE WHITE TRACK	
TR-4	CONTECH	LT4P	4' PIECE WHITE TRACK	POWER END FEEDS AND MINI CONNECTORS AS REQUIRED
TR-8	CONTECH	LT8P	8' PIECE WHITE TRACK	
M-2	ACCUSERV	PRO05247-001	WALL SCONCE UP/DOWN LIGHT	REFER TO A-2.0 FOR FIXTURE CLRS
M-3	RAB	WPLED20Y	EXTERIOR WALL PACK	
LAMPS				
D-2	TCP	47906 TCP LED712VMR1630KNFL	7 WATT MR16 LED LAMP	
F-1	SATCO	S7431	COMPACT FLUORESCENT LUMEN LAMP	
M-2	TCP	43717 TCP LED14P3030KNFL	14 WATT LED PAR30 LONG NECK 3000K	

LIGHTING SCHEDULE

E-1	TOP OF WALL	AMERLUX: WAF1/30/BLK (LIGHT) AMERLUX: WAF1/BLDG MNT/BLK-36IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 36" ARM BRACKET BLACK FINISH	24 WATTS / 120 VOLTS
E-2	ABOVE BANNER PANEL	AMERLUX: FL1/HWS/30/BLK (LIGHT) AMERLUX: WAF1/BLDG MNT/BLK-48IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 48" ARM BRACKET BLACK FINISH HORIZONTAL WIDE SPOT BEAM	31 WATTS / 120 VOLTS
M-2	WALL SCONCE	PROGRESS: P5675-31 (LIGHT) PROGRESS: P8799-31 (TOP COVER)	(2) LAMP EXTERIOR RATED UP/DOWN WALL SCONCE BLACK FINISH WITH TOP LENS COVER	28 WATTS / 120 VOLTS
M-3	WALL SCONCE	RAB: WPLED20Y	EXTERIOR RATED LED WALL PACK 3000K BRONZE FINISH	20 WATTS / 120 VOLTS

FINISH SCHEDULE

MARK	DESCRIPTION / LOCATION		MFG / CONTACT	MODEL #/COLOR	REMARKS
B-2	SERVICE COUNTER, DIVIDER WALLS, RED WALL	JOHNSONITE	SCOTT STERTMEYER P (800) 899-8916 ext. 5759 C (713) 254-9791 scott.stertmeyer@johnsonite.com	MILLWORK WALLBASE MANDALAY 6" TOELESS 20 CHARCOAL .375" W x 4.5" H	
P-4	INTERIOR WALLS AND DOORS/FRAMES	BENJAMIN MOORE	DOROTHY HAZINSKI P (800) 635-5147 ext 1841 C (330) 353-3850 dorothy.hazinski@benjaminmoore.com	AURA WATERBORNE INTERIOR PAINT LA PALOMA GRAY 1551 SATIN (526) - INTERIOR WALLS SEMI GLOSS (528) - DOOR AND FRAMES 100% ACRYLIC HYBRID RESIN	PRIME + ORANGE PEEL FINISH
P-5	INTERIOR PAINT	BENJAMIN MOORE	DOROTHY HAZINSKI P (800) 635-5147 ext 1841 C (330) 353-3850 dorothy.hazinski@benjaminmoore.com	AURA WATERBORNE INTERIOR PAINT WEDDING VEIL 2125-70 SATIN 100% ACRYLIC HYBRID RESIN	SELF-PRIMING

MARK	DESCRIPTION / LOCATION		MFG / CONTACT	MODEL #/COLOR	REMARKS
PL-4	KNEE WALL	LAB DESIGNS LAMINATE	SEAN MCELWEE SURFACE MATERIALS P (440) 248-0000 C (614) 327-2906 seanm@surfacematerials.com	WOOD LAMINATE COLLECTION BRUSHED COCOA W0090	HORIZ APP
SF-6	MENUBOARD BULKHEAD AND WALLS @ COUNTER	MARLITE	DAN EGBERS P (330) 343-6621 C (330) 260-7633 degbers@marlite.com	FRP PANELS LA PALOMA SYMETRIX 10' x 4' x .090" TILE RUNNING BOND PATTERN	
SS-2	WINDOW SILL KNEE WALL	DU PONT CORIAN	OHIO VALLEY SUPPLY COMPANY BOB ROSE P (513) 681-8300 C (513) 582-2528 bob.rose@ovsco.com	TERRA COLLECTION WHITE JASMINE 1/2" THICK	
P-64	INTERIOR PAINT	BENJAMIN MOORE	DOROTHY HAZINSKI P (800) 635-5147 ext 1841 C (330) 353-3850 dorothy.hazinski@benjaminmoore.com	AURA WATERBORNE INTERIOR PAINT PROVINCE BLUE 2135-40 100% ACRYLIC HYBRID RESIN	SELF-PRIMING

KFC

DAVID BOYCE ARCHITECT
604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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IP. PROJECT NO #: 2016.6140
TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:
Mark Date By

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 06/14/2016
SHEET TITLE
FLOOR PLAN & FINISH SCHEDULE

SHEET NO.
A-1.0

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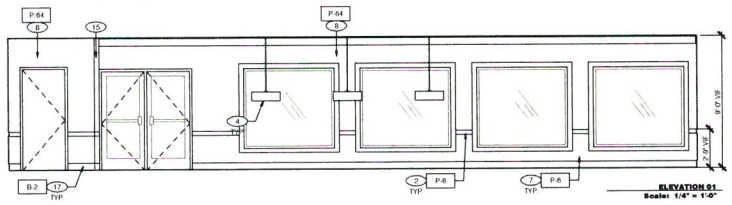

ELEVATION 01
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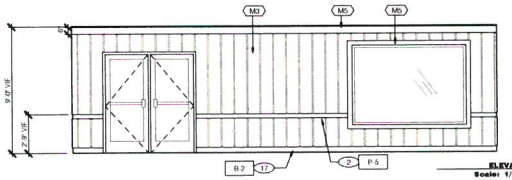

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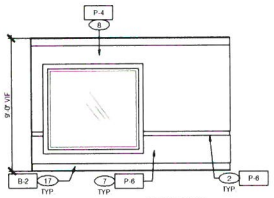

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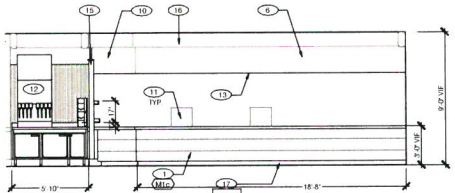

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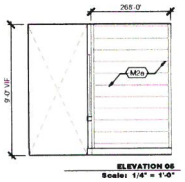

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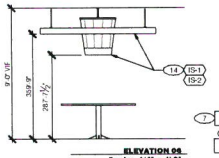

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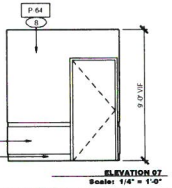

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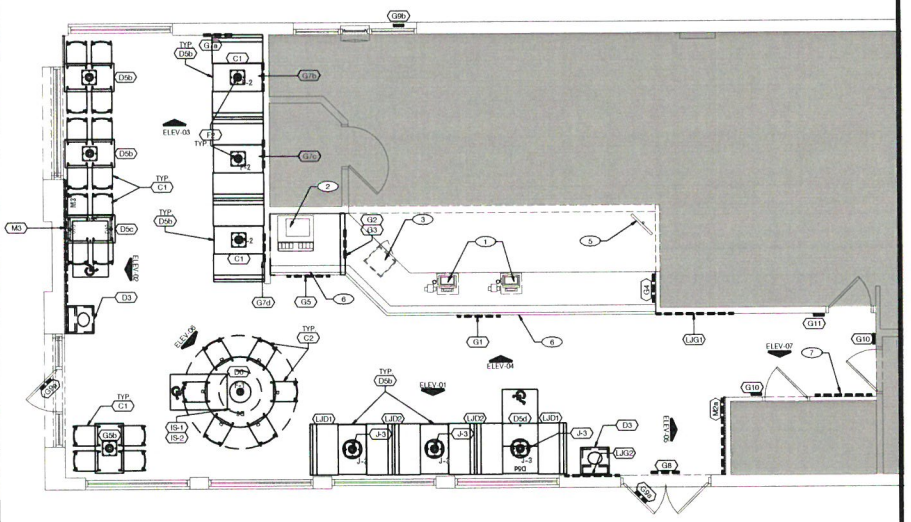

PLAN NORTH

FIXTURES & GRAPHICS PLACEMENT PLAN
Scale: 1/4" = 1'-0"

THESE DETAILS ARE NOT REPRESENTATIVE OF LOCATION OR EXACT FIELD CONDITIONS BUT ARE TO USED FOR GENERAL ARRANGEMENT, AND PLACEMENT FURNITURE, FIXTURES, AND SIGNAGE

LEGEND

EXISTING TO REMAIN

NO WORK IN THIS AREA

** COORDINATE EXACT GRAPHIC LOCATIONS AND HANGING INSTRUCTIONS WITH VENDOR SPECS

INTERIOR ELEVATION KEY NOTES - ISR

NOTE: REFER TO FINISH SCHEDULE ON SHEET A-1.0

1. NEW SERVICE COUNTER (OVER EXISTING KNEE WALL)
2. NEW CHAIR RAIL PRE-PRIMED BY VENDOR, INSTALL WITH REVEAL TO CEILING
3. VENDOR PROVIDED WINDOW SILL, JAMB AND HEADER RETURNS ON RED WALL TO BE PAINT P-6
4. NEW PENDANT LIGHT FIXTURES - SEE CEILING PLAN
5. VENDOR PROVIDED FRAMED ARTWORK, USE PROVIDED TEMPLATE TO INSTALL
6. EXISTING MENUBOARD
7. PAINT EXISTING WAINSCOT
8. SKIM COAT EXISTING WALLS (TO LEVEL 3), PRIME AND PAINT ABOVE CHAIR RAIL
9. EXISTING SOFFIT (FACE AND UNDERSIDE) TO BE PAINTED P-4
10. NEW FRP PANEL OVER EXISTING TILE
11. EXISTING POS EQUIPMENT
12. EXISTING PEPSI DISPENSER / ICE MACHINE
13. STAINLESS STEEL HEADER CAP ON EXISTING BULKHEAD
14. NEW SUSPENDED BUCKET GRAPHIC ELEMENT
15. NEW SURFACE MOUNTED CORNER GUARDS
16. NEW ORDER COUNTER FAUX BEAMS OVERHEAD
17. NEW 6" WALL BASE

APPROVED BY
TITLE DATE

Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12-20-17
Signature: Celina Zhao

IMAGE COMPONENT SCHEDULE (CONT'D)

GRAPHICS		
G1		"KITCHEN" SIGN
G2		CHALK BOARD - PRINTED
G3		REAL MEALS GUARANTEE
G4		SECRET PROCESS ART
G5		PEPSI FILLING STATION SIGN
G6		FOCAL WALL ART
G7		POSTER ARTWORK HANGING RAIL SYSTEM
G7a		POSTER ARTWORK - "SOUTHERN INSPIRED"
G7b		POSTER ARTWORK - "SANDERS FOR SENATOR"
G7c		POSTER ARTWORK - "COLONEL 101"
G7d		POSTER - "No1 CHICKEN SALESMAN"
G7e		POSTER ARTWORK - "PRESSURE COOKER"
G7f		POSTER ARTWORK - "BUCKET LIST"
G7g		POSTER ARTWORK - "SECRET RECIPE"
G7h		POSTER ARTWORK - "4000 STATUES"
G8		"THANKS" MESSAGE
G9a		STORE HOURS - ENTRY DOOR
G9b		STORE HOURS - DT WINDOW
G9c		STORE HOURS - SPEAKER POST
G10		RESTROOM SIGNS
G11		COLONEL'S OFFICE SIGN
G12		RESTROOM MIRROR MESSAGE
G13		COMMUNITY MESSAGE
G15a		BOH ART - COMMUNICATION BOARD (VERT. & HORIZ)
G15b		BOH ART - FAMILY PRIDE BOARD
G15c		BOH ART - COLONEL PROUD BANNER
G15d		BOH ART - COLONEL TIE MIRROR
G15e		BOH ART - GREATEST CHICKEN COLLAGE
G15f		BOH ART - SERVICE PROMISE SIGN

IMAGE COMPONENT SCHEDULE (CONT'D)

MILLWORK		
M1a		ORDER COUNTER/DRINK COUNTER COMPONENTS - K30
M1b		ORDER COUNTER/DRINK COUNTER COMPONENTS - K50
M1c		ORDER COUNTER/DRINK COUNTER COMPONENTS - K38
M1d		ORDER COUNTER/DRINK COUNTER COMPONENTS - K60
M1e		ORDER COUNTER/DRINK COUNTER COMPONENTS - K32
M1f		ORDER COUNTER/DRINK COUNTER COMPONENTS - K90
M1g		ORDER COUNTER/DRINK COUNTER COMPONENTS - Y04
M2a		ENTRY FOCAL WALL WITH REAL MEALS QUOTE - STANDARD
M2b		ENTRY FOCAL WALL WITH REAL MEALS QUOTE - OVER CHAIR RAIL
M3		FOCAL WALL PANELS - BACK RED WALL
M4		WINDOW TRIM PRE-PRIMED
M5		CROWN MOULDING
M6		BUCKET BOOTH WITH BAR COUNTER/CURVED GLASS DIVIDER SCREEN
M7		CONDIMENT STATION WITH RAIL ASSEMBLY
LONG JOHN SILVERS GRAPHICS		
LJG1		"KITCHEN" SIGN
LJG2		3 FISH BOARDS
LONG JOHN SILVERS DECOR		
LJD1		LJS BOOTH - SINGLE
LJD2		LJS BOOTH - DOUBLE
LJD3		ROUND BOOTH
LJD4		CUSTOM LJS SETEE (14'-0" L)
LJD5		LJS DINING SCREEN - PARTIAL HEIGHT (3'-6" L)
LJD6		LJS DINING SCREEN - PARTIAL HEIGHT (11'-0" L)

IMAGE COMPONENT SCHEDULE (XX)

INTERIOR SPECIALTIES		
TAG	QTY.	ITEM DESCRIPTION
IS-1		BUCKET
IS-2		RING CEILING ELEMENT
DECOR		
D1		SANDERS BOOTH - SINGLE
D2		SANDERS BOOTH - DOUBLE
D3		TRASH UNIT - SINGLE
D4		TRASH UNIT - DOUBLE
D5a		TABLE TOP - 21" X 24"
D5b		TABLE TOP - 24" X 42"
D5c		TABLE TOP - 24" X 42" HC W/ SYMBOL
D5d		TABLE TOP - 30" X 42" HC W/ SYMBOL
D5e		TABLE TOP - 30" X 33-1/2"
D5f		TABLE TOP - 30" ROUND
D5g		TABLE TOP - 30" ROUND HC W/ SYMBOL
D5h		TABLE TOP - 36" ROUND
D5i		TABLE TOP - 36" ROUND HC W/ SYMBOL
D6		FOCAL TABLE 60" ROUND WITH CUSTOM BASE
D7		FOCAL TABLE CUSTOM SIZE ROUND WITH CUSTOM BASE
D8		CLIP DOWN STEEL TABLE POST WITH ESCUTCHEON BASE AND MOUNTING PLATE
D9		CLIP DOWN STEEL TABLE POST WITH ESCUTCHEON BASE AND MOUNTING PLATE HC
D10		CLIP DOWN STEEL TABLE POST WITH ESCUTCHEON BASE AND OFFSET MOUNTING PLATE HC
CHAIRS		
C1		CAFE DINING CHAIRS
C2		CAFE DINING CHAIRS - KFC RED SEAT
C3		CAFE BAR CHAIRS - KFC RED SEAT

FIXTURES & GRAPHICS KEY NOTES:

1. EXISTING P.O.S. EQUIPMENT - INCL. EXIST OR NEW UNDER COUNTER CASH DRAWER BRACKET
2. RE-INSTALL EXISTING ICE MACHINE & BEVERAGE DISPENSER - SEE SHEET D1.0
3. EXISTING SAFE
4. ~~REPLACE EXTERIOR/INTERIOR BRANDED PLASTIC DOOR PANEL WITH PREFINISH PANEL TO MATCH DOOR FRAME~~
5. EXISTING SECURITY MONITOR, RELOCATE AS NECESSARY FOR NEW SERVICE COUNTER LAYOUT
6. CUSTOM MILLWORK PROVIDED BY VENDOR
7. REINSTALL EXISTING "KFC FOUNDATION" ARTWORK
8. PAINT EXISTING TABLETOP POSTS - MATTE BLACK

KFC

DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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IP. PROJECT NO # 2016.6140

TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:

Mark	Date	By

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO.	E720027
ISSUE DATE	06/14/2016

SHEET TITLE
FIXTURE GRAPHIC PLACEMENT PLAN & INTERIOR ELEVATIONS

SHEET NO.
A-1.1

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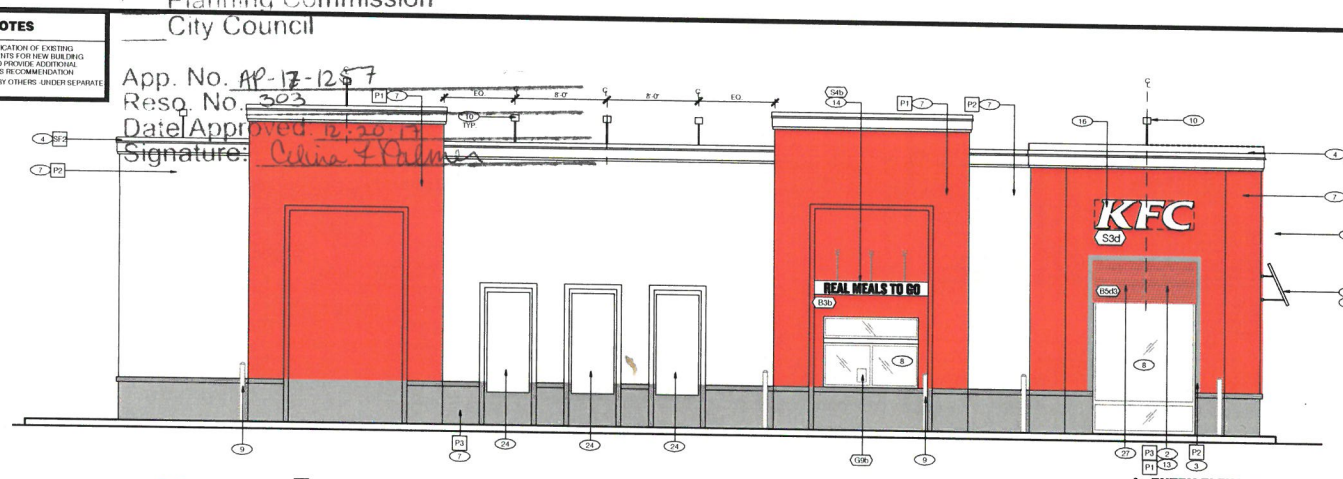
Planning Department
X Zoning Administrator
Planning Commission
City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12/20/17
Signature: Celine Palmer

GENERAL NOTES

G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDOR'S RECOMMENDATION.

KFC: SIGNAGE/STENCIL BY OTHERS - UNDER SEPARATE PERMIT



4 - ENTRY ELEVATION
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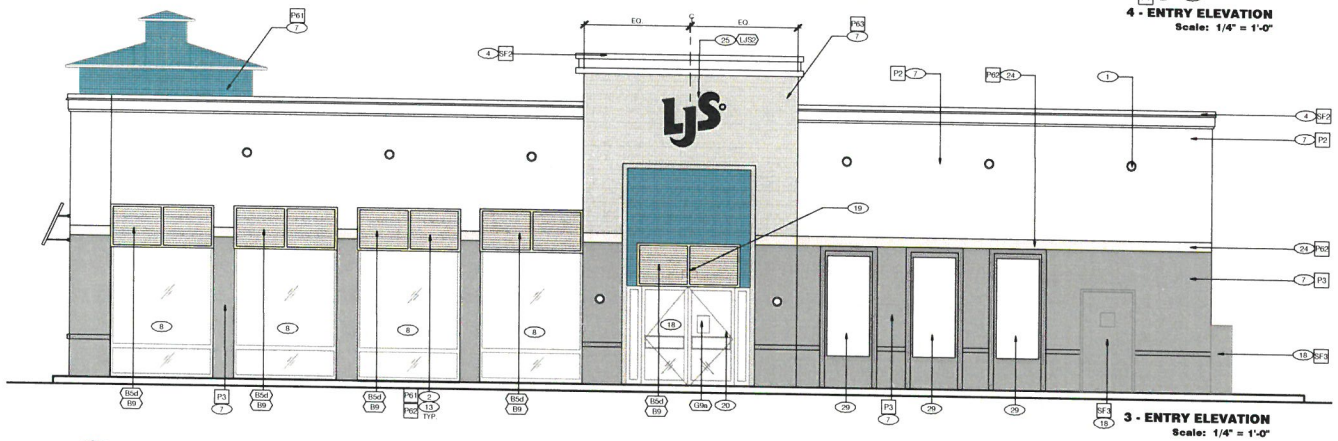
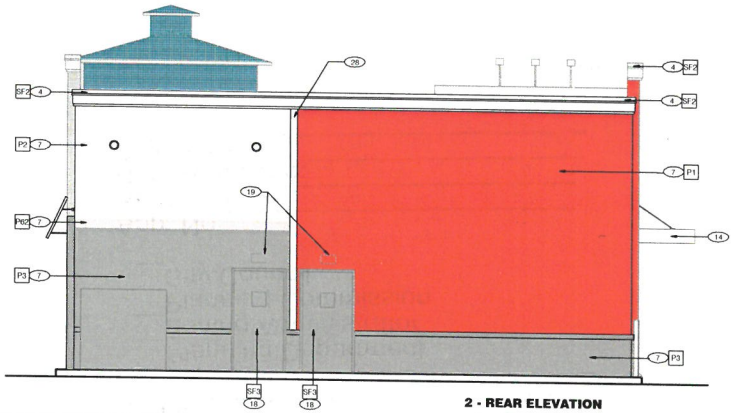
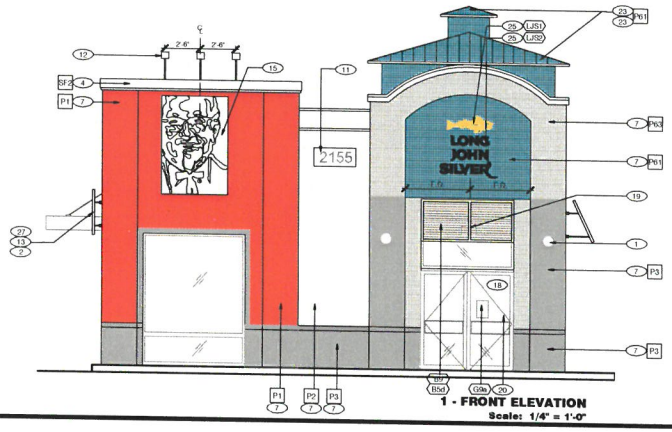


3 - ENTRY ELEVATION
Scale: 1/4" = 1'-0"



2 - REAR ELEVATION
Scale: 1/4" = 1'-0"



1 - FRONT ELEVATION
Scale: 1/4" = 1'-0"

PAINT SCHEDULE

KFC

MARK	LOCATION		MFG / CONTACT	MODEL #/COLOR	REMARKS
P1	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	AURA EXTERIOR PAINT EXOTIC RED 2086-10 LOW LUSTER (636)	MASONRY SUBSTRATE PRIMER: N066 GLAZED TILE SUBSTRATE PRIMER EXA-110
P2	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	REGAL SELECT EXTERIOR PAINT WEDDING VEIL 2125-70 LOW LUSTER (N420)	MASONRY SUBSTRATE PRIMER: N066 GLAZED TILE SUBSTRATE PRIMER EXA-110
P3	EXTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	AURA EXTERIOR PAINT BLACK HORIZON 2132-30 LOW LUSTER (636)	MASONRY SUBSTRATE PRIMER: N066 GLAZED TILE SUBSTRATE PRIMER EXA-110
P4	INTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	PRE-CATALYZED EPOXY LA PALOMA GRAY HC-81 SEMI GLOSS (C9H1) - INTERIOR WALLS	PRIME ALL NEW SUBSTRATE WITH BENJAMIN MOORE FRESH START PRIMER #02300
P5	INTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	SEMI GLOSS (C9H1) - DOOR AND FRAMES	
P6	INTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	PRE-CATALYZED EPOXY WEDDING VEIL 2125-70	PRIME ALL NEW SUBSTRATE WITH BENJAMIN MOORE FRESH START PRIMER #02300
P6	INTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	PRE-CATALYZED EPOXY WALLS: SEMI GLOSS (C9H1) DOORS AND FRAMES	
SF2	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	COROTECH POLYESTER URETHANE: 2125-70 WEDDING VEIL N520 GLOSS CATALYST	COROTECH PRIMER N132
SF3	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	COROTECH POLYESTER URETHANE: 2123-30 BLACK HORIZON N520 GLOSS CATALYST	COROTECH PRIMER N132
SF4	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	COROTECH POLYESTER URETHANE: 2086-10 EXOTIC RED N520 GLOSS CATALYST	COROTECH PRIMER N132

LONG JOHN SILVERS PAINT

P61	EXTERIOR PAINT	SHERWIN WILLIAMS	CHUCK JENNISON P: (443)345-4126	SW #6509 'GEORGIAN BAY'	Long John Silvers
P62	EXTERIOR PAINT	SHERWIN WILLIAMS	CHUCK JENNISON P: (443)345-4126	SW #6682 'JUNE DAY'	Long John Silvers
P63	EXTERIOR PAINT	SHERWIN WILLIAMS	CHUCK JENNISON P: (443)345-4126	SW #7045 'INTELLECTUAL GRAY'	Long John Silvers
P64	INTERIOR PAINT	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	AURA WATERBORNE INTERIOR PAINT PROVINCE BLUE 2136-40 LOW LUSTER (636) 100% ACRYLIC HYBRID RESIN	Long John Silvers
SF2	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	COROTECH POLYESTER URETHANE: 2125-70 WEDDING VEIL N520 GLOSS CATALYST	COROTECH PRIMER N132
SF3	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	COROTECH POLYESTER URETHANE: 2123-30 BLACK HORIZON N520 GLOSS CATALYST	COROTECH PRIMER N132
SF7	EXTERIOR METAL	BENJAMIN MOORE	KURT MCCLELLAND P: (800)635-5147 C: (502)640-1808	COROTECH POLYESTER URETHANE: 2086-10 EXOTIC RED N520 GLOSS CATALYST	COROTECH PRIMER N132

FINISH NOTES - KFC/ LONG JOHN SILVERS

1. NEW M2 EXTERIOR LIGHT SCONCES (INSTALLED ABOVE EXISTING CEILING)
2. PAINT WALL SURFACE BEHIND NEW AWNINGS
3. PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
4. EXISTING PARAPET COPING TO BE PATCHED, SEAL AND PAINTED
5. ~~EXISTING RAILING TO BE PAINTED~~ SF 3
6. STENCIL PAINTED GRAPHIC ELEMENT
7. NEW EXTERIOR PAINT TREATMENT
8. EXISTING WINDOWS
9. EXISTING BOLLARD
10. NEW PRE-FINISHED EXTERIOR LIGHT FIXTURE CENTERED ON WINDOW AND SIGNAGE GRAPHIC. OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT
11. REINSTALL ADDRESS NUMBERS AFTER PAINTING
12. NEW SIGNAGE ACCENT LIGHT FIXTURE. REFER TO LIGHT FIXTURE SCHEDULE
13. NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
14. EXISTING DRIVE-THRU CANOPY
15. EXISTING SIGN CABINET TO REFACED
16. NEW KFC INDIVIDUAL SIGN LETTERS
17. ~~NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. LIGHT PAINTED FINISH. DESIGN AWAITING FROM OF SIGNS~~
18. PAINT EXISTING EXTERIOR DOOR FRAME AND BUILDING MOUNTED EQUIPMENT
19. NEW EXTERIOR WALL LIGHT, M-3
20. EXISTING STOREFRONT
21. ~~NEW BUILT UP TOWER COLLAR WITH PRE-FINISHED METAL CAP. SEAL~~
22. ALIGN PAINT LINE WITH REVEAL
23. NEW ROOF FRAMING AND METAL ROOF ON EXISTING TOWER. PRE-FINISHED STANDING SEAM GALVANIZED METAL ROOF. SEAMS AT 16" O.C.
24. KFC MURALS TO BE RELOCATED AT THIS ELEVATION
25. NEW LONG JOHN SILVER SIGNAGE
26. NEW SLOPED TOWER CAP ATTACHED TO AND HELD OFF EXISTING TOWER
27. AWNINGS TO BE INSTALLED FLAT
28. ADD EIFS TO CREATE A TRIM DIVIDER
29. LJS MURALS TO BE RELOCATED AT THIS ELEVATION

IMAGE COMPONENTS SCHEDULE

TAG	ITEM DESCRIPTION
SIGNAGE	
S3d	KFC CHANNEL LETTERS - 24" WHITE
S4b	"REAL MEALS TO GO" VINYL LETTERS FOR 8' DT CANOPY
G9a	STORE HOURS - ENTRY
G9b	STORE HOURS - DT WINDOW
BUILDING EXTERIOR ELEMENTS	
B3b	DT WINDOW CANOPY - 8' WIDE
B5d3	SHUTTERED AWNINGS - 7'-4" WIDE (3'-0" HIGH)
B5d	SHUTTERED AWNINGS - 7'-4" - WIDE
LONG JOHN SILVERS SIGNAGE/EXTERIOR ELEMENTS	
LJS1	LJS FISH SIGN
LJS2	LJS TWO LINE SIGN
B9	SHUTTERED AWNINGS - LJS YELLOW (SIZE VARIES)

KFC

DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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IP. PROJECT NO # 2016.6140

TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:

Mark	Date	By

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 05/14/2016

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A-2.0

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APPROVED BY
THE CITY OF P...BURG

___ Planning Department
_X_ Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12-20-17
Signature: Celina ? Palmer

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 1 of 6)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

A. General Information

Climate Zone: 12	Conditioned Floor Area: 1195 SQ FT					
	Unconditioned Floor Area:					
Building Type:	☑	Nonresidential	☐	High-Rise Residential	☐	Hotel/Motel
☐ Schools	☐	Relocatable Public Schools	☑	Conditioned Spaces	☐	Unconditioned Spaces
Phase of Construction:	☐	New Construction	☐	Addition	☑	Alteration
Method of Compliance:	☐	Complete Building	☑	Area Category	☐	Tailored
Project Address: 2155 Railroad Avenue, Pittsburg CA 94565						

B. Lighting Compliance Documents (select yes for each document included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

YES	NO	COMP. DOC	TITLE
◉	○	NRCC-LTI-01-E	Certificate of Compliance. All Pages required on plans for all submittals.
◉	○	NRCC-LTI-02-E	Lighting Controls, Certificate of Compliance, and PAF Calculation. All Pages required on plans for all submittals.
◉	○	NRCC-LTI-03-E	Indoor Lighting Power Allowance
○	◉	NRCC-LTI-04-E	Tailored Method Worksheets
◉	○	NRCC-LTI-05-E	Line Voltage Track Lighting Worksheets
○	◉	NRCC-LTI-06-E	Indoor Lighting Existing Conditions

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 2 of 6)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

C. Summary of Allowed Lighting Power

Conditioned and Unconditioned space Lighting must not be combined for compliance

	Indoor Lighting Power for Conditioned Spaces		Watts	Indoor Lighting Power for Unconditioned Spaces		Watts
01	**Installed** Lighting NRCC-LTI-01-E, Table H, page 5	+	1483	**Installed** Lighting NRCC-LTI-01-E, Table H, page 5	+	
02	Portable Only for Offices NRCC-LTI-01-E, Table G, page 4	+				
03	Minus Lighting Control Credits NRCC-LTI-02-E, page 2	-		Minus Lighting Control Credits NRCC-LTI-02-E, page 2	-	
04	Adjusted **Installed** Lighting Power (row 1 plus row 2 minus row 3)	=	1483	Adjusted **Installed** Lighting Power (row 1 minus row 3)	=	0
	Complies ONLY if **Installed** ≤ **Allowed** (Box 04 < Box 05)			Complies ONLY if **Installed** ≤ **Allowed** (Box 04 < Box 05)		
05	**Allowed** Lighting Power Conditioned NRCC-LTI-03-E, page 1. Alterations with replacement luminaires that have at least 50/35% lower power compared to the original existing luminaires, may instead use the allowed wattage from NRCC-LTI-06, page 2		1792.5	**Allowed** Lighting Power Unconditioned NRCC-LTI-03-E, page 1. Alterations with replacement luminaires that have at least 50/35% lower power compared to the original existing luminaires, may instead use the allowed wattage from NRCC-LTI-06, page 2		

D. Declaration of Required Certificates of Installation

Declare by selecting yes for all of the Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	Form/Title	
◉	○	NRCI-LTI-01-E - Must be submitted for all buildings	☐ Field Inspector
○	◉	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐ Field Inspector
◉	○	NRCI-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	☐ Field Inspector
○	◉	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐ Field Inspector
○	◉	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐ Field Inspector
○	◉	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐ Field Inspector

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 3 of 6)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

E. Declaration of Required Certificates of Acceptance

Declare by selecting yes for all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

YES	NO	FORM/TITLE	
◉	○	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐ Field Inspector
◉	○	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐ Field Inspector
○	◉	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐ Field Inspector
○	◉	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for: ☑ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

F. Indoor Lighting Schedule and Field Inspection Energy Checklist

- ☐ The actual indoor lighting power listed on the next 2 pages includes all installed permanent and planned portable lighting systems.
- ☐ When Complete Building Method is used for compliance, list each different type of luminaire on separate lines.
- ☐ When Area Category Method or Tailored Method is used for compliance, list each different type of luminaire by each different function area on separate lines
- ☐ Also include track lighting in schedule, and submit the track lighting compliance document (NRCC-LTI-05-E) when line-voltage track lighting is installed.

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 4 of 6)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

G. Installed Portable Luminaires in Offices – Exception to Section 140.6(a)

- This section shall be filled out ONLY for portable luminaires in offices (As defined in §100.1). All other planned portable luminaires shall be documented on next page of this compliance document.
- This section is used to determine if greater than 0.3 watts of portable lighting is planned for any office
- Fill out a separate line for each different office. Small offices that are typical (having the same general and portable lighting) may be grouped together. This allowance shall not be traded between offices having different lighting systems.

Office Portable Luminaire Schedule	Office Installed Portable Luminaire W/ft²							Office Location	Field Inspector	
01	02	03	04	05	06	07	08	09	10	
Complete Luminaire Description (i.e., LED, under cabinet, furniture mounted direct/indirect)	Watts per Luminaire	Number of Luminaires	Installed portable luminaire watts in this office (G02 x G03)	Square feet of this office	Watts per square foot (G04 / G05)	If G06 ≤ 0.3, enter zero; If G06 > 0.3, (G06-0.3)	(G05 x G07)	Identify Office area in which these portable luminaires are installed	Pass	Fail
			0				0		○	○
			0				0		○	○
			0				0		○	○
			0				0		○	○
			0				0		○	○
Total installed portable luminaire watts that are greater than 0.3 W/ft² per office:								Enter sum total of all pages into NRCC-LTI-01-E; Page 2		

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 5 of 6)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

A Separate Lighting Schedule Must Be Filled Out for Conditioned and Unconditioned Spaces. Installed Lighting Power listed on this Lighting Schedule is only for: ☑ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

H. Indoor Lighting Schedule and Field Inspection Energy Checklist

Luminaire Schedule		Installed Watts					Location	Field Inspector	
01	02	03	04 How wattage was determined		05	06	07	08	
Name or Item Tag	Complete Luminaire Description (i.e., 3 lamp fluorescent troffer, F32T8, one dimmable electronic ballast)	Watts per Luminaire	CEC Default from NA8	According to §130.0(c)	Number Luminaires	Total Installed Watts in this area (H03 x H05)	Primary Function area in which these luminaires are installed	Pass	Fail
F-1	LED SOCO Pendant	13	☐	☑	1	13	Sales/Dining Area	◉	○
F-2	LED Glass Pendant	3	☐	☑	3	9	Sales/Dining Area	◉	○
J-3	LED Wire Pendant	38	☐	☑	3	114	Sales/Dining Area	◉	○
L-1	2x4 LED Recessed Troffer	47	☐	☑	11	517	Sales/Dining Area	◉	○
L-2	2x2 LED Recessed Troffer	35	☐	☑	2	70	Sales/Dining Area	◉	○
T-1, TR-2	LED Track Lighting via 0.5A Current Limiter	60	☐	☑	3	180	Sales/Dining Area	◉	○
T-1, TR-4	LED Track Lighting via 0.5A Current Limiter	60	☐	☑	6	360	Sales/Dining Area	◉	○
T-1, TR-8	LED Track Lighting via 0.5A Current Limiter	100	☐	☑	1	100	Sales/Dining Area	◉	○
T-2, TR-8	LED Track Lighting via 0.5A Current Limiter	120	☐	☑	1	120	Sales/Dining Area	◉	○
	INSTALLED WATTS PAGE TOTAL:					1483	Enter sum total of all pages into NRCC-LTI-01-E; Page 2		

STATE OF CALIFORNIA
INDOOR LIGHTING
CEC-NRCC-LTI-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-01-E
Indoor Lighting	(Page 6 of 6)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DeLonda Singleton	Documentation Author Signature: DeLonda Singleton
Company: Interplan LLC	Signature Date: May 30, 2017
Address: 604 Courtland Street, Suite 100	CEA Certification Identification (if applicable): N/A
City/State/Zip: Orlando, FL 32804	Phone: 407.645.5008

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Malcolm G. Russo	Responsible Designer Signature:
Company: Interplan LLC	Date Signed:
Address: 604 Courtland Street, Suite 100	License: E014010
City/State/Zip: Orlando, FL 32804	Phone: 407.645.5008

KFC
DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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IP. PROJECT NO #: 2016.6140
TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:

Mark	Date	By
1	05/30/2017	DMS
	PERMIT COMMENTS	

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE ~~06/14/2016~~

SHEET TITLE
TITLE 24

SHEET NO.
T24.1

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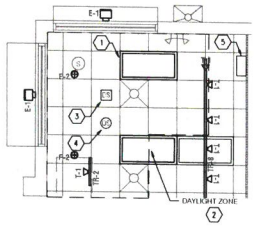

TYPICAL LIGHTING CONTROL DETAIL
Scale: 1/4" = 1'-0"

KEYED NOTES

1. ALL GENERAL LIGHTING WITHIN DAYLIGHT ZONES SHALL BE SEPARATELY CONTROLLED FROM GENERAL AREA LIGHTING IN COMPLIANCE WITH SECTION 130.1(D) OF CEC BUILDING ENERGY EFFICIENCY STANDARDS.
2. LINE DENOTING DAYLIGHT ZONE TYPICAL FOR ALL AREAS ADJACENT TO VERTICAL FENESTRATION WITH DIMENSIONAL CRITERIA AS FOLLOWS
   DEPTH:
   - WINDOW HEIGHT INTO SPACE, OR
   - TO NEAREST CEILING HEIGHT OPAQUE PARTITION

   (WHICHEVER IS LESS)
   WIDTH:
   - WIDTH OF WINDOW PLUS ONE-HALF TIME WINDOW HEAD HEIGHT ON EACH SIDE, OR
   - WINDOW WIDTH PLUS DISTANCE TO OPAQUE PARTITIONS, OR
   - WINDOW WIDTH PLUS ONE-HALF THE DISTANCE TO ADJACENT SKYLIGHT OR VERTICAL FENESTRATION

   (WHICHEVER IS LEAST).
3. PROVIDE CEILING MOUNTED DAYLIGHT SENSOR FOR EACH DAYLIGHT ZONE TO CONTROL GENERAL LIGHTING LUMINAIRES WITHIN THE DAYLIGHT ZONE. LOCATION AND CALIBRATION OF SENSOR SHALL NOT BE READILY ACCESSIBLE TO UNAUTHORIZED PERSONNEL AND SHALL BE CONFIGURED IN THE FIELD.
4. PROVIDE CEILING MOUNTED OCCUPANCY SENSORS LOGISTICALLY LOCATED IN THE SALES AREA TO AUTOMATICALLY SHUT OFF ALL LIGHTING WHEN THE SPACE IS TYPICALLY UNOCCUPIED IN COMPLIANCE WITH SECTION 130.1(C) OF THE CEC BUILDING ENERGY EFFICIENCY STANDARDS.
5. PROVIDE DIMMER SWITCHES COMPATIBLE WITH LIGHTING FIXTURES BEING INSTALLED. REFER TO FIXTURE SCHEDULE ON ARCHITECTURAL SHEETS FOR MORE FIXTURE INFORMATION. DIMMERS SHALL BE EQUIPPED WITH MANUAL ON/OFF CAPABILITY FOR ALL SALES AREA LIGHTING IN COMPLIANCE WITH SECTIONS 130.1 (A) AND (B) FOR AREA CONTROLS AND MULTI-LEVEL LIGHTING CONTROLS OF THE CEC BUILDING ENERGY EFFICIENCY STANDARDS. FINAL LOCATION OF CONTROLS TO BE VERIFIED WITH KFC CONSTRUCTION MANAGER.

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
X Zoning Administrator
Planning Commission
City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12.20.17
Signature: Celina F. Palmer

STATE OF CALIFORNIA
INDOOR LIGHTING – LIGHTING CONTROLS
CEC-NRCC-LTI-02-E (Revised 01/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-02-E
Indoor Lighting - Lighting Controls	(Page 1 of 3)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

A. Mandatory Lighting Control Declaration Statements (Indicate if the measure applies by checking yes or no below.)

YES	NO	Control Requirements
◉	○	Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 20 Appliance Efficiency Regulations in accordance with Section 110.9.
○	◉	Lighting shall be controlled by a lighting control system or energy management control system in accordance with §110.9. An Installation Certificate shall be submitted in accordance with Section 130.4(b).
◉	○	One or more Track Lighting Integral Current Limiters shall be installed which have been certified to the Energy Commission in accordance with §110.9 and §130.0. Additionally, an Installation Certificate shall be submitted in accordance with Section 130.4(b).
○	◉	A Track Lighting Supplementary Overcurrent Protection Panel shall be installed in accordance with Section 110.9 and Section 130.0. Additionally, an Installation Certificate shall be installed in accordance with Section 130.4(b).
◉	○	All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with Section 130.1.
◉	○	All luminaires shall be functionally controlled with manual ON and OFF lighting controls in accordance with Section 130.1(a).
◉	○	General lighting shall be separately controlled from all other lighting systems in an area. Floor and wall display, window display, case display, ornamental, and special effects lighting shall each be separately controlled on circuits that are 20 amps or less. When track lighting is used, general, display, ornamental, and special effects lighting shall each be separately controlled, in accordance with Section 130.1(a)4.
◉	○	The general lighting of any enclosed area 100 square feet or larger, with a connected lighting load that exceeds 0.5 watts per square foot shall meet the multi-level lighting control requirements in accordance with Section 130.1(b).
◉	○	All installed indoor lighting shall be equipped with controls that meet the applicable Shut-Off control requirements in Section 130.1(c).
◉	○	Lighting in all Daylit Zones shall be controlled in accordance with the requirements in Section 130.1(d) and daylit zones are shown on the plans.
○	◉	Lighting power in buildings larger than 10,000 square feet shall be capable of being automatically reduced in response to a Demand Responsive Signal in accordance with Section 130.1(e).
○	◉	Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with Section 130.4(a). The controls required to meet the Acceptance Requirements include automatic daylight controls, automatic shut-OFF controls, and demand responsive controls.

STATE OF CALIFORNIA
INDOOR LIGHTING – LIGHTING CONTROLS
CEC-NRCC-LTI-02-E (Revised 01/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-02-E
Indoor Lighting - Lighting Controls	(Page 2 of 3)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

A separate document must be filled out for Conditioned and Unconditioned Spaces. This page is used only for the following:
☑ CONDITIONED SPACES ☐ UNCONDITIONED SPACES

B. Mandatory and Prescriptive Indoor Lighting Control Schedule, PAF Calculation, and Field Inspection Checklist

Lighting Control Schedule			Standards Complying With [1] (✓ all that apply, or leave empty if Exempted)							PAF Credit Calculation [2]					
01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	
Location in Building	Type/ Description of Lighting Control (i.e.: occupancy sensor, automatic time switch, dimmer, automatic daylight, etc...)	# of Units	§130.1(a)	§130.1(b)	§130.1(c)	§130.1(d)	§130.1(e)	§140.6(a)2	§140.6(d)	Watts of Controlled Lighting	PAF	Control Credit (11) (12)	# of Assemblies Test Required	Field Inspector Pass	Field Inspector Fail
Dining Area	Daylight Sensor	2				*						0	☐	○	○
Dining Area	Dimmers	7	*	*								0	☐	○	○
Dining Area	Occupancy Sensor	2			*							0	☐	○	○
												0	☐	○	○
												0	☐	○	○
												0	☐	○	○
												0	☐	○	○
Control Credit PAGE TOTAL (Sum of Column 13):												0			
IF MULTIPLE PAGES ARE USED, ENTER SUM TOTAL OF Control Credit for all pages HERE (Sum of all Column 13):													Enter Control Credit total into NRCC-LTI-01-E, Page 1.		

1. §130.1(a) = Manual area controls, §130.0(b) = Multi Level, §130.1(c) = Auto Shut Off, §130.1(d) = Mandatory Daylight, §130.1(e) = Demand Responsive; §140.6(a) = Additional lighting controls installed to earn a PAF; §140.6(d) = Prescriptive Secondary Sidelit Daylight Controls.
2. Check Table 140.6-A for correct Factor. PAFs shall not be traded between conditioned and unconditioned spaces. As a condition to earn a PAF, an Installation Certificate is also required to be filled out, signed, and submitted.

STATE OF CALIFORNIA
INDOOR LIGHTING – LIGHTING CONTROLS
CEC-NRCC-LTI-02-E (Revised 01/16)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-02-E
Indoor Lighting - Lighting Controls	(Page 3 of 3)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Darlenda Singleton		Documentation Author Signature: Darlenda Singleton	
Company: Interplan LLC		Signature Date: May 30, 2017	
Address: 604 Courtland Street		CFA Certification Identification (if applicable): N/A	
City/State/Zip: Orlando, FL 32804		Phone: 407.645.5008	

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Malcolm G. Russo		Responsible Designer Signature:	
Company: Interplan LLC		Date Signed:	
Address: 604 Courtland Street, Suite 100		License: 1014010	
City/State/Zip: Orlando, FL 32804		Phone: 407.645.5008	

KFC

DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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IP. PROJECT NO # 2016.6140

TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:

Mark	Date	By
1	05/30/2017	DMS

PERMIT COMMENTS

PROJECT TITLE
CO TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISP
2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 05/16/2016

SHEET TITLE
TITLE 24

SHEET NO.
T24.2

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APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved 12-20-17
Signature: Celina F Palmer

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE
CEC-NRCC-LTI-03-E (Revised 04/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-03-E
Certificate of Compliance - Indoor Lighting Power Allowance	(Page 1 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

A separate page must be filled out for Conditioned and Unconditioned Spaces. This page is only for:
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A. SUMMARY TOTALS OF LIGHTING POWER ALLOWANCES

If using Complete Building Method for compliance, use only the total in column (a) as total allowed building watts.
If using Area Category Method, Tailored Method, or a combination of Area Category and Tailored Method for compliance, use only the total in column (b) as the total allowed building watts

	(a)	(b)
01 Complete Building Method Allowed Watts. Documented in section B of NRCC-LTI-03-E (below on this page)	0	
02 Area Category Method Allowed Watts. Documented in section C-1 of NRCC-LTI-03-E (below on this page)		1792.5
03 Tailored Method Allowed Watts. Documented in section A of NRCC-LTI-04-E		
TOTAL ALLOWED BUILDING WATTS. Enter number into correct cell on NRCC-LTI-01, Page 2, Row 1	0	1792.5

☐ Check here if building contains both conditioned and unconditioned areas.

B. COMPLETE BUILDING METHOD LIGHTING POWER ALLOWANCE

01 TYPE OF BUILDING (From §140.6 Table 140.6-B)	02 WATTS PER ft²	X	03 COMPLETE BLDG. AREA	=	04 ALLOWED WATTS
					0
Total Area					
Total Watts. Enter Total Watts into section A, row 1 (Above on this page)					0

C-1 AREA CATEGORY METHOD TOTAL LIGHTING POWER ALLOWANCES	Watts
Total from section C-2.	1195
Total from section C-3.	597.5
Total Watts. Enter Total Watts into section A, row 2 (Above on this page).	1792.5
For Alterations Only – Reduced lighting power option (Total Allowed Watts x 0.85). Enter this value into section A, row 2 if using this option.	

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE
CEC-NRCC-LTI-03-E (Revised 04/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-03-E
Certificate of Compliance - Indoor Lighting Power Allowance	(Page 2 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

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C -2 AREA CATEGORY METHOD GENERAL LIGHTING POWER ALLOWANCE

- Do not include portable lighting for offices. Portable lighting for offices shall be documented only in Section G of NRCC-LTI-01-E.
- Separately list lighting for each primary function area as defined in §100.1 of the Standards.

01 AREA CATEGORY (From §140.6 Table 140.6-C) Location in Building	Primary Function Area per Table 140.6-C	02 WATTS PER ft²	X	03 AREA (ft²)	=	04 ALLOWED WATTS
Sales Dining Area	Dining	1.0		1195		1195
						0
						0
						0
						0
						0
						0
						0
						0
						0
						0
						0
						0
						0
						0
						0
						0
						0
				TOTALS	1195	
Enter sum total Area Category allowed watts into section C-1 of NRCC-LTI-03-E (this compliance document)						1195 WATTS

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE
CEC-NRCC-LTI-03-E (Revised 04/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-03-E
Certificate of Compliance - Indoor Lighting Power Allowance	(Page 3 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

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C-3 AREA CATEGORY METHOD ADDITIONAL LIGHTING WATTAGE ALLOWANCE (from Table 140.6-C Footnotes)

01 Primary Function	02 Sq Ft or Linear ft[1]	03[2] Additional Watts Allowed	04 Wattage Allowance (02 x 03)	05 Description(s) and Quantity of Special Luminaire Types in each Primary Function Area	06 Total Design Watts[3]	07 ALLOWED WATTS Smaller of 04 or 06
Sales Dining Area	1195	0.5	597.5	Sales/Dining Area, Accent and display feature lighting (2) Wall washers and (1) Narrow beam fixtures	740	597.5
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
			0			
TOTALS – Enter into TOTAL AREA CATEGORY METHOD ADDITIONAL ALLOWANCES – Section C-1						597.5

1. Use linear feet only for additional allowance for white board or chalk board. All other additional Area Category allowances shall use watts per square foot.
2. Additional watts are available only when allowed according to the footnotes on bottom of Table 140.6-C, which include: Specialized task work; Ornamental lighting; Precision commercial and industrial work; Per linear foot of white board or chalk board; Accent, display and feature lighting; and Videoconferencing studio lighting.
3. Luminaire classification and wattage shall be determined in accordance with §130.0(c) of the Standards.

STATE OF CALIFORNIA
INDOOR LIGHTING POWER ALLOWANCE
CEC-NRCC-LTI-03-E (Revised 04/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTI-03-E
Certificate of Compliance - Indoor Lighting Power Allowance	(Page 4 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DeLonda Singleton	Documentation Author Signature: DeLonda Singleton
Company: Interplan LLC	Signature Date: May 30, 2017
Address: 604 Courtland Street, Suite 100	CEA Certification Identification (if applicable): N/A
City/State/Zip: Orlando, FL 32804	Phone: 407.645.5008

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
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Company: Interplan LLC	Date Signed:
Address: 604 Courtland Street, Suite 100	License: E014010
City/State/Zip: Orlando, FL 32804	Phone: 407.645.5008

KFC

DAVID BOYCE ARCHITECT
604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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IP, PROJECT NO # 2016.6140

TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION

Mark	Date	By
1	05/30/2017	DMS

1 PERMIT COMMENTS

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 09/14/2016

SHEET TITLE
TITLE 24

SHEET NO.
T24.3

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APPROVED BY
THE CITY OF PITTSBURG

___Planning Department
X Zoning Administrator
___Planning Commission
___City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12.20.17
Signature: Celina F Palmer

STATE OF CALIFORNIA
LINE-VOLTAGE TRACK LIGHTING WORKSHEET
CEC-NRCC-LTI-05-E (Revised 01/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE — NRCC-LTI-05-E
Indoor Lighting – Line-Voltage Track Lighting Worksheet — (Page 1 of 2)
Project Name: Kentucky Fried Chicken - E720027 — Date Prepared: May 30, 2017

☐ There are four different methods available for determining how many watts of line-voltage track, or line-voltage busway, has been installed. One or more methods may be used to determine how many watts of line-voltage track, or line-voltage busway, has been installed. Use this worksheet to separately calculate the input wattage for each system.
☐ Separately enter each row of this worksheet into the Luminaire Schedule in Section H of NRCC-LTI-01-E
☐ Method 1 is the only option available for determining wattage for track or busway rated for more than 20 amperes

☐ A. METHOD 1 – VOLT-AMPERE (VA) RATING OF THE BRANCH CIRCUIT(S)

01	02
BRANCH CIRCUIT NAME OR ID	VOLT AMPERE (VA) RATING OF THE BRANCH CIRCUIT

☐ B. METHOD 2 – USE THE HIGHER OF 45 WATTS PER LINEAR FOOT OF TRACK OR TOTAL RATED WATTAGE OF ALL LUMINAIRES

01	02	03	04	05	06
Track or Name #	Linear Feet of Track	(W/LF)	002 x 003 (W)	Total Rated Wattage of All Luminaires	Larger of (004 or 005)
		45	0		
		45	0		
		45	0		

☑ C. METHOD 3 – USE THE HIGHER OF: 12.5 WATTS / LINEAR FOOT OF TRACK – OR VA RATING OF INTEGRAL CURRENT LIMITER
☐ Only integral current limiters which are certified to the Energy Commission shall be recognized by the Standards.
☐ This method shall not be recognized if an Installation Certificate is not submitted.

01	02	03	04	05	06
Track or Name #	Linear Feet of Track	(W/LF)	C02 x C03 (W)	VA Rating of Integral Current Limiter	Larger of (C04 or C05)
T-1, TR-2	2	12.5	25	60	60
T-3, TR-4	4	12.5	50	60	60
T-7, TR-8	8	12.5	100	60	100

☐ D. METHOD 4 – DEDICATED TRACK LIGHTING SUPPLIMENTARY OVERCURRENT PROTECTION PANEL
☐ This method shall not be recognized if an Installation Certificate is not submitted.
☐ This method shall be used only for low-voltage track lighting, and shall not be recognized for any other lighting systems. If any other lighting systems or devices are installed, the supplementary overcurrent protection panel shall not be recognized for compliance with the Standards.

01	02	03	04
Name or ID	Voltage of the Branch Circuit	Sum of the Ampere Rating of all Devices Installed in the Panel	Wattage = Sum of the Ampere Ratings of all of the Devices Times the Branch Circuit Voltage (D02 x D03)
			0
			0
			0

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — January 2016

STATE OF CALIFORNIA
LINE-VOLTAGE TRACK LIGHTING WORKSHEET
CEC-NRCC-LTI-05-E (Revised 01/16) — CALIFORNIA ENERGY COMMISSION

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Indoor Lighting – Line-Voltage Track Lighting Worksheet — (Page 1 of 2)
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☐ A. METHOD 1 – VOLT-AMPERE (VA) RATING OF THE BRANCH CIRCUIT(S)

01	02
BRANCH CIRCUIT NAME OR ID	VOLT AMPERE (VA) RATING OF THE BRANCH CIRCUIT

☐ B. METHOD 2 – USE THE HIGHER OF 45 WATTS PER LINEAR FOOT OF TRACK OR TOTAL RATED WATTAGE OF ALL LUMINAIRES

01	02	03	04	05	06
Track or Name #	Linear Feet of Track	(W/LF)	002 x 003 (W)	Total Rated Wattage of All Luminaires	Larger of (004 or 005)
		45	0		
		45	0		
		45	0		

☑ C. METHOD 3 – USE THE HIGHER OF: 12.5 WATTS / LINEAR FOOT OF TRACK – OR VA RATING OF INTEGRAL CURRENT LIMITER
☐ Only integral current limiters which are certified to the Energy Commission shall be recognized by the Standards.
☐ This method shall not be recognized if an Installation Certificate is not submitted.

01	02	03	04	05	06
Track or Name #	Linear Feet of Track	(W/LF)	C02 x C03 (W)	VA Rating of Integral Current Limiter	Larger of (C04 or C05)
T-2, TR-6	8	12.5	100	120	120
		12.5	0		
		12.5	0		

☐ D. METHOD 4 – DEDICATED TRACK LIGHTING SUPPLIMENTARY OVERCURRENT PROTECTION PANEL
☐ This method shall not be recognized if an Installation Certificate is not submitted.
☐ This method shall be used only for low-voltage track lighting, and shall not be recognized for any other lighting systems. If any other lighting systems or devices are installed, the supplementary overcurrent protection panel shall not be recognized for compliance with the Standards.

01	02	03	04
Name or ID	Voltage of the Branch Circuit	Sum of the Ampere Rating of all Devices Installed in the Panel	Wattage = Sum of the Ampere Ratings of all of the Devices Times the Branch Circuit Voltage (D02 x D03)
			0
			0
			0

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — January 2016

STATE OF CALIFORNIA
LINE-VOLTAGE TRACK LIGHTING WORKSHEET
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Indoor Lighting – Line-Voltage Track Lighting Worksheet — (Page 2 of 2)
Project Name: Kentucky Fried Chicken - E720027 — Date Prepared: May 30, 2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	DeLonda Singleton	Documentation Author Signature:	DeLonda Singleton
Company:	Interplan LLC	Signature Date:	May 30, 2017
Address:	604 Courtland Street, Suite 100	CEA Certification Identification (If applicable):	N/A
City/State/Zip:	32804	Phone:	407.645.5008

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Responsible Designer Name:	Malcolm G. Russo	Responsible Designer Signature:	
Company:	Interplan LLC	Date Signed:	
Address:	604 Courtland Street, Suite 100	License:	E034010
City/State/Zip:	Orlando, FL 32804	Phone:	407.645.5008

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance — January 2016

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DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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RELEASE 2.0
MARCH 2016

REVISION:

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1	05/30/2017	DMS
	PERMIT COMMENTS	

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 05/16/2016

SHEET TITLE
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APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
X Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1257
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Date Approved: 12-20-17
Signature: Celina F Palmer

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-01-E
Outdoor Lighting	(Page 1 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

A. General Information

Project Address: 2155 Railroad Avenue, Pittsburg CA 94565	Total Illuminated Hardscape Area: 216 SQ FT
Phase of Construction: ☐ New Construction ☐ Addition ☑ Alteration	
Outdoor Lighting Zone (LZ): ☐ LZ-1 ☐ LZ-2 ☑ LZ-3 ☐ LZ-4	

I have confirmed with the AHJ which LZ applies to this site. For default lighting zone designations, see Title 24 Part 6, §10-114

B. Lighting Compliance Documents (check box for each document included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

☑	NRCC-LTO-01-E	Certificate of Compliance
☐	NRCC-LTO-02-E	Outdoor Lighting Controls Certificate of Compliance
☑	NRCC-LTO-03-E	Outdoor Lighting Power Allowance Certificate of Compliance
☐	NRCC-LTO-04-E	Outdoor Lighting Existing Conditions Certificate of Compliance

C. Summary of Allowed Outdoor Lighting Power

		Watts
01	**Sum Total ALLOWED** Outdoor Lighting Wattage from NRCC-LTO-03-E, page 1 Alterations with NO increase of connected lighting load may instead use the allowed wattage from NRCC-LTO-04, page 2	135.6
	Complies ONLY if **Installed** (Box 02) ≤ **Allowed** (Box 01)	
02	**Sum Total INSTALLED** Outdoor Lighting Wattage from NRCC-LTO-01-E, page 3.	60

D. Declaration of Required Installation Certificates

Declare by checking all Installation Certificates that will be submitted. (Retain copies and verify compliance documents are completed and signed.)

☑ NRCI-LTO-01-E - Must be submitted for all buildings	☐ Field Inspector
☐ NRCI-LTO-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐ Field Inspector

E. Declaration of Required Certificates of Acceptance

Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify compliance documents are completed and signed.)

☐ NRCA-LTO-02-A - Must be submitted for outdoor lighting controls.	☐ Field Inspector

F. Schedule of Luminaires Exempt from the Outdoor Lighting Power Requirements in §140.7

01 Name or Symbol	02 Description of exempt luminaire in accordance with the exemptions

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CEC-NRCC-LTO-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-01-E
Outdoor Lighting	(Page 2 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

G. Schedule of Luminaires Exempt from the Cutoff Requirements in §130.2(b)

01 Name or Symbol	02 Description of exempt luminaire in accordance with the exemptions
E-1	LED FLOOD LIGHT - LIGHTING USED TO ILLUMINATE BUILDING FACADES.
E-2	LED FLOOD LIGHT - LIGHTING USED TO ILLUMINATE BUILDING FACADES.
M-2	LED WALL SCONCE - LIGHTING USED TO ILLUMINATE BUILDING FACADES.

H. Schedule of Luminaires Exempt from the Outdoor Lighting Control Requirements in §130.3(c)

01 Name or Symbol	02 Description of exempt luminaire in accordance with the exemptions

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-01-E
Outdoor Lighting	(Page 3 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

I. Outdoor Lighting Schedule and Field Inspection Energy Checklist

Luminaire Schedule 01 Name or Item Tag	02 Complete Luminaire Description	03 Watts per Luminaire	Installed Watts 04 How wattage was determined: CEC Default from Table	Rounding to (§130.0c)	05 Number of Luminaires	06 Total Installed Watts in this area (05 x 06)	07 Location: Primary Function area in which these luminaires are installed (Outdoor Lighting Zone)	08 Cutoff: BUG Rating	Field Inspector 09 Pass	Fail
M-3	LED WALL PACK	20	☐	☑	3	60	ENTRANCE/EXIT DOORS	UH: UL: FVH: BVH: FH: BH:	⦿	○
			☐	☐		0		UH: UL: FVH: BVH: FH: BH:	⦿	○
			☐	☐		0		UH: UL: FVH: BVH: FH: BH:	⦿	○
					INSTALLED WATTS PAGE TOTAL:	60	Enter sum total of all pages (**Sum Total INSTALLED** Outdoor lighting wattage) into NRCC-LTO-01-E; Page 1			60

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 04/16) — CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-01-E
Outdoor Lighting	(Page 4 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DeLonda Singleton	Documentation Author Signature: DeLonda Singleton
Company: Interplan LLC	Signature Date: May 30, 2017
Address: 604 Courtland Street, Suite 100	CEA Certification Identification (if applicable): N/A
City/State/Zip: Orlando, FL 32804	Phone: 407.645.5008

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Malcolm G. Russo	Responsible Designer Signature:
Company: Interplan LLC	Date Signed:
Address: 604 Courtland Street, Suite 100	License: E014030
City/State/Zip: Orlando, FL 32804	Phone: 407.645.5008

KFC

DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL
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IP. PROJECT NO # 2016.6140

TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:

Mark	Date	By
1	05/30/2017	DMS
	PERMIT COMMENTS	

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 06/14/2016

SHEET TITLE
TITLE 24

SHEET NO.
T24.5

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PLOTTED: Wednesday, November 01, 2017 4:18:57 PM

APPROVED BY
THE CITY OF PITTSBURG

___ Planning Department
_X_ Zoning Administrator
___ Planning Commission
___ City Council

App. No. AP-17-1257
Reso. No. 303
Date Approved: 12.20.17
Signature: Celina Palmer

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 01/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-03-E
Outdoor Lighting Power Allowances	(Page 1 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

A. OUTDOOR LIGHTING POWER ALLOWANCE SUMMARY

1. General Hardscape Lighting Power Allowance (Site Total from Section B of NRCC-LTO-03-E) — 1. 0

2. Additional Specific "use it or lose it" Lighting Power Allowances listed in each of these cells shall be identical to total allowed watts determined in Section C-1 to C-4 of NRCC-LTO-03-E.

PER APPLICATION from Section C-1		PER UNIT LENGTH (SALES FRONTAGE) from Section C-2		PER HARDSCAPE AREA (ORNAMENTAL LIGHTING) from Section C-3		PER SPECIFIC AREA from Section C-4		
60	+	0	+	0	+	75.6	=	2. 135.6

3. Sum Total ALLOWED Outdoor Lighting Wattage (add rows 1 and 2) — 3. 135.6

B. GENERAL HARDSCAPE LIGHTING POWER ALLOWANCE FROM TABLE 140.7-A

Area Wattage Allowance (AWA)				Linear Wattage Allowance (LWA)			Initial Wattage Allowance (IWA)	Total General Hardscape Lighting Allowance
01	02	03	04	05	06	07	08	09
Name of Area	Illuminated Hardscape Area	AWA Per Square Foot	AWA (B02 x B03)	Perimeter Length of General Hardscape	LPA per Linear Foot	LWA (B05 x B06)	IWA (Watts)	B04 + B07 + B08
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
			0			0		0
							TOTAL	0

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 01/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-03-E
Outdoor Lighting Power Allowances	(Page 2 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

C. ADDITIONAL "USE IT OR LOSE IT" OUTDOOR LIGHTING POWER ALLOWANCES FOR SPECIFIC APPLICATIONS

- ☐ The additional specific outdoor lighting power allowance shall be the smaller of the allowed lighting power or the actual lighting power used.
- ☐ Use Outdoor Lighting Zone (OLZ) that is documented on page 1 of NRCC-LTO-01-E to calculate the specific wattage allowances.

C-1. WATTAGE ALLOWANCE PER APPLICATION – Table 140.7-B

- ☐ Available only for qualifying locations, which include Building Entrances or Exits; Primary Entrances to Senior Care Facilities, Police Stations, Hospitals, Fire Stations, and Emergency Vehicle Facilities; Drive Up Windows; Vehicle Service Station Uncovered Fuel Dispenser, ATM Machine Lighting
- ☐ If more than one luminaire type is used per location, use multiple rows for that location

01	02	03	04	05	06	07	08	09	10
	ALLOTTED WATTS			DESIGN WATTS					
Name of Location for Which Allowance is Claimed	Number of Qualifying Locations	Wattage Allowance per Qualifying Location	Allotted Watts (02 x 03)	Luminaire Code or Symbol	Luminaire Description	Luminaire Quantity	Watts per Luminaire	Design Watts (07 x 08)	Allowed Watts (smaller of 04 or 09)
ENTRY/EXIT DOORS	3	35	105	M-3	LED WALL PACK	3	20	60	60
			0					0	
			0					0	
			0					0	
								Sum total allowance per application on this site:	60

C-2. WATTAGE ALLOWANCE PER UNIT LENGTH (Sales Frontage) from Table 140.7-B

- ☐ If more than one luminaire type is used per location, use multiple rows for that location

01	02	03	04	05	06	07	08	09	10
	ALLOTTED WATTS			DESIGN WATTS					
Name of Location for Which Allowance is Claimed	Linear Feet of Sales Frontage	Wattage Allowance per Linear Foot	Allotted Watts (02 x 03)	Luminaire Code or Symbol	Luminaire Description	Luminaire Quantity	Watts per Luminaire	Design Watts (07 x 08)	Allowed Watts (smaller of 04 or 09)
			0					0	
			0					0	
			0					0	
			0					0	
								Sum total allowance for sales frontage on the site:	0

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 01/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-03-E
Outdoor Lighting Power Allowances	(Page 3 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

C-3. WATTAGE ALLOWANCE PER SQUARE FOOT OF HARDSCAPE AREA (Ornamental Lighting) – Table 140.7-B

- Allowance for the total site illuminated hardscape area. Luminaires qualifying for this allowance shall be rated for 100 watts or less as determined in accordance with Section 130.0(c), and shall be post-top luminaires, lanterns, pendant luminaires, or chandeliers.
- If more than one luminaire type is used per location, use multiple rows for that location

01	02	03	04	05	06	07	08	09	10
	ALLOTTED WATTS			DESIGN WATTS					
Name of area for which ornamental allowance is claimed	Square Feet of Hardscape	Wattage Allowance per Square Foot	Allotted Watts (02 x 03)	Luminaire Code or Symbol	Luminaire Description	Luminaire Quantity	Watts per Luminaire	Design Watts (07 x 08)	Allowed Watts (smaller of 04 or 09)
			0					0	
			0					0	
			0					0	
			0					0	
								Sum total allowance for ornamental lighting on the site:	0

C-4. WATTAGE ALLOWANCE PER SQUARE FOOT OF SPECIFIC AREA - Table 140.7-B

- Allowances for Building Facades; Outdoor Sales Lots; Vehicle Service Station Hardscape; Vehicle Service Station Canopies; Sales Canopies; Non-sales Canopies; Tunnels; Guard Stations; Student Pick-up/Drop-off zone: Outdoor Dining; Special Security Lighting for Retail Parking and Pedestrian Hardscape.
- If more than one luminaire type is used per location, use multiple rows for that location

01	02	03	04	05	06	07	08	09	10
	ALLOTTED WATTS			DESIGN WATTS					
Name of Location for Which Allowance is Claimed	Illuminated Area of Application	Wattage Allowance per Square Foot	Allotted Watts (02 x 03)	Luminaire Code or Symbol	Luminaire Description	Luminaire Quantity	Watts per Luminaire	Design Watts (07 x 08)	Allowed Watts (smaller of 04 or 09)
BUILDING FACADES	108	0.35	37.8	E-1	LED FLOOD LIGHT	6	24	144	37.8
BUILDING FACADES	12	0.35	4.2	E-2	LED FLOOD LIGHT	3	31	93	4.2
BUILDING FACADES	96	0.35	33.6	M-2	LED WALL SCONCE	12	28	336	33.6
			0					0	
								Sum total allowance for specific area on the site:	75.6

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 01/16) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-03-E
Outdoor Lighting Power Allowances	(Page 4 of 4)
Project Name: Kentucky Fried Chicken - E720027	Date Prepared: May 30, 2017

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

1. I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: DeLonda Singleton	Documentation Author Signature: DeLonda Singleton
Company: Interplan LLC	Signature Date: May 30, 2017
Address: 604 Courtland Street, Suite 100	CEA Certification Identification (if applicable): N/A
City/State/Zip: Orlando, FL 32804	Phone: 407.645.5008

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4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Malcolm G. Russo	Responsible Designer Signature:
Company: Interplan LLC	Date Signed:
Address: 604 Courtland Street, Suite 100	License: E014010
City/State/Zip: Orlando, FL 32804	Phone: 407.645.5008

KFC

DAVID BOYCE ARCHITECT

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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IP. PROJECT NO #: 2016.6140

TEMPLATE VERSION:
RELEASE 2.0
MARCH 2016

REVISION:

Mark	Date	By
1	05/30/2017	DMS
	PERMIT COMMENTS	

PROJECT TITLE
CD TEMPLATE
KA, K-38 Y04
TO AMERICAN
SHOWMAN
ISR

2155 RAILROAD AVENUE,
PITTSBURG

COMMISSION NO. E720027
ISSUE DATE 06/14/2016

SHEET TITLE
TITLE 24

SHEET NO.
T24.6

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PLOTTED: Wednesday, November 01, 2017 4:18:22 PM

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 eight and 2:1 or greater slope also include one 5-gallon or larger size tree per each 250 sq. ft. of slope area. Trees and shrubs shall be planted in staggered clusters to soften and vary slope plane. Slope planting required by this condition shall include a permanent irrigation system to be installed by the developer prior to 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 Pittsburg, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this approval, or any aspect of the City's consideration of applicant's project. The applicant recognizes and agrees that applicant's voluntary commitment to meet the obligations described in this condition is an integral factor in the City's approval of this project. The intent of this condition is to require the applicant to bear the cost of any and all litigation instituted to overturn or in any way modify the City's approval of this project. Such costs include without limitation, any award of attorney's fees and costs to a prevailing plaintiff or petitioner. In the event the city becomes aware of any such claim, action, or proceeding, the City shall promptly notify the applicant and shall cooperate fully in the defense. If the City fails to promptly notify the applicant, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City. Nothing contained in this condition prohibits the City from participating in the defense of any claim, action, or proceeding, it both the following occur: (a) the City bears its own attorneys' fees and costs; and (b) the City defends the action in good faith. The applicant shall not be required to pay or perform any settlement unless the applicant approves the settlement.

3. 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 Pittsburg 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-Builts) 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-ff for commercial and industrial sites. Storm drains will be inspected periodically. Questions may be referred to City NPDES Coordinator, at 252-4920.

PITTSBURG HISTORIC RESOURCES COMMISSION
MEETING MINUTES
July 11, 2017

CALL TO ORDER

A meeting of the Pittsburg Historic Resources Commission was called to order by Chair Gargalikis at 7:48 p.m. on Tuesday, July 11, 2017, following the Planning Commission meeting in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL:

Present: Chair Gargalikis, Commissioners Coniglio, Croskey, Foster, Guerrero, Robinson, Ward

Staff: Planning Manager/Secretary Kristin Pollot, Community Development Director Jill Hecht, Senior Civil Engineer Richard Abono Administrative Assistant Amanda McVey

REORGANIZATION

On motion by Commissioner Croskey, seconded by Commissioner Foster to nominate Mark Gargalikis as Chair and carried unanimously.

On motion by Commissioner Croskey, seconded by Commissioner Guerrero to nominate James Coniglio as Vice-Chair and carried unanimously.

DELETIONS, WITHDRAWALS OR 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. Historic Resources Commission Meeting Minutes of December 20, 2016.

On motion by Commissioner Coniglio, seconded by Commissioner Ward to approve the minutes and carried unanimously.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m.

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Kristin Pollot, AICP, Secretary