



PUBLIC ADVISORY:
THE CITY COUNCIL CHAMBER WILL NOT BE OPEN TO THE PUBLIC

This meeting will be held in compliance with California Government Code Section 54953(e)(2), which was added by Assembly Bill 361 which became effective Oct. 1, 2021, pursuant to the Governor's Executive Order N-15-21. On January 18, 2022, the City Council authorized teleconferenced meetings of the City Council and Commissions upon findings made in Resolution 22-14038 as required by state law. City Council Members/Commissioners will be participating electronically and will not be physically present in the Council Chamber. Pursuant to Government Code Section 54953(e)(3), the City Council authorization is effective for 30 days and may be extended every 30 days if the City Council makes required findings.

The public is invited to watch and participate in meetings via the methods listed below:

Watch the live meeting via the City's webcast (www.pittsburgca.gov), or on Delta TV Comcast Channel 32, or Delta TV AT&T U-Verse Channel 99.

Members of the public may submit a live remote public comment via Zoom video conferencing. Download Zoom from its website: www.zoom.com. Zoom also allows you to join the meeting by phone. Written comments will not be read aloud by staff during the meeting. Join the meeting at any point but be sure you are in the meeting prior to the Commission consideration of the item on which you would like to provide comments.

From a PC, Mac, iPad, iPhone or Android:

- Webinar ID: **861 0517 9206**
- Passcode: **086252**
- By phone: **US: +1-669-900-6833 or +1346-348-7799**

Speakers are asked to provide their name and city of residence for the record, although providing this is not required for participation.

Each speaker will be afforded up to 3 minutes to speak (at the discretion of the Chair).

When the Chair opens a public comment period on the item on which you would like to comment, please use the "Raise Hand" feature (or press *9 if connecting via telephone) which will alert staff that you have a comment to provide. You will be invited to speak when it is your turn. Speakers will be muted until their opportunity to provide public comment. You will not be seen or heard until it is your turn to speak. You will be muted again after the allotted time to speak. Just as in a live meeting inside the Council Chamber, only one comment per agenda item per person is allowed.

When making a public comment during the meeting, please

1. Try to be in a room or space without a lot of background noise.
2. Mute your microphone until it is your turn to speak, then mute your speakers while speaking.
3. Have a strong, reliable internet connection or cell phone signal.

In the event of a disruption that prevents the Commission from broadcasting the meeting to members of the public using the call-in option or internet-based service option, or in the event of a disruption within the local agency's control which prevents members of the public from offering public comments using the call-in option or internet-based service option, the body shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option or internet-based service option is restored. Actions taken on agenda items during a disruption that prevents the public agency from broadcasting the meeting may be challenged pursuant to Section 54960.1.



City of Pittsburg Planning Commission Agenda

January 25, 2022

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

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

Planning Commission Members

**Vacant, Chair
James Coniglio, Vice-Chair
Elissa Robinson, Commissioner
Heliodoro Moreno Jr., Commissioner
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Sarah Foster, Commissioner**

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, is considered counterproductive and will not be tolerated.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

- 1. Consideration of a Resolution Approving Use Permit and Design Review of the Valero C-Store, AP-21-1572 (UP, DR), to be continued to a date uncertain.**

COMMENTS FROM THE AUDIENCE

CONSENT

- 2. Minutes**
Minutes of December 14, 2021

COMMISSION CONSIDERATION

- 3. Consideration of a Resolution Approving the Discovery Homes Dream Courts, AP-20-1528 (DR, SE)**

This is an application requesting approval of design review of plans to construct a 41,007-square-foot basketball court facility and a sign exception for the project at John Henry Johnson Park located at 790 W. Leland Road in the GQ (Governmental and Quasipublic) District. Assessor's Parcel No. (APN) 094-080-037.

Environmental Determination: This project is exempt from CEQA pursuant to Section 15332. A Notice of Exemption will be filed if the project is approved.

ZONING ADMINISTRATOR REPORTS

- 4. Notice of Intent to Conduct a Zoning Administrator Public Hearing**

The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a variance and administrative design review to remodel the existing façade, apply new paint colors, construct a 563 square foot addition, construct a new trash enclosure, restripe the parking lot, and add landscaping, along with a variance from the rear yard setback (from 10 feet to 0 feet) for Nation's Giant Hamburgers restaurant located at 3789 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 088-071-024.

STAFF COMMUNICATIONS

COMMITTEE REPORTS / COMMISSIONER COMMENTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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



City of Pittsburg

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

January 19, 2022

MEMORANDUM

To: Planning Commission

From: John Funderburg, Assistant Director of Planning

Subject: Valero C-Store, AP-21-1572 (UP, DR)

The Planning Department is requesting a continuance of this item to a date to be determined by staff. Staff will re-notice for the item and send out new Public Hearing Notices.

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

December 14, 2021

In compliance with Section 54953(e)(2), of Executive Order N-15-21, issued by Governor Newsom effective October 1, 2021, the City Council authorized the regular meeting of the Planning Commission for December 14, 2021, to be held as a hybrid meeting upon findings made in Resolution 21-13997 as required by state law. Planning Commissioners and appropriate staff participated in person in the Council Chamber. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chamber was not open for the meeting. The Public will continue virtual participation via Zoom with broadcasting live through Granicus on the City's website.

Vice-Chair Coniglio called the meeting of the Pittsburg Planning Commission to order at 7:00 p.m. on Tuesday, December 14, 2021, via Zoom teleconference.

ROLL CALL

Present: Vice-Chair James Coniglio, Commissioners Foster, H. Moreno Jr., Perkins, Popova, Robinson

Staff: City Attorney Donna Mooney, Director of Community Development Jordan Davis, Assistant Director of Planning John Funderburg, Assistant City Clerk Amanda McVey, Permit Center Supervisor Shelby Rose

PLEDGE OF ALLEGIANCE

Vice-Chair Coniglio led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions or withdrawals.

Item 3, Valero C-Store, AP-21-1572 (UP, DR), was continued to January 25, 2022.

COMMENTS FROM THE AUDIENCE

Lee Wolf, Pittsburg, spoke to item 3 that was continued to January 25, 2022.

CONSENT

1. Minutes of November 9, 2021

2. Courtyard by Marriot – Extension of Approval of AP-19-1417

A request for a one-year extension of design review approval of plans to construct a four-story, 69,972-square-foot hotel with 125 guest rooms on the 2.75-acre eastern portion of a larger 5.23-acre site located at the southwest corner of Railroad Avenue and Center Drive. The property is located with the Railroad Avenue Specific Plan (RASP) land use designation of Public/Institutional. Assessor's Parcel Nos. 086-100-040 and 086-100-041.

On motion by Commissioner Foster, seconded by Commissioner Robinson to approve the consent calendar, and carried unanimously.

PUBLIC HEARING

4. Consideration of Resolution Approving Use Permit and Outdoor Dining Permit for The Dalé Vino Wine Bar and Restaurant, AP-21-1594 (UP, OD).

A public hearing on a request for a use permit to accommodate a Wine Bar and Restaurant with Live Entertainment at City-owned property. The project will include a 1,662 square feet indoor eating area, 404 square feet of outdoor eating area, 58 square foot office space, and wine display area at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW). Assessor Parcel No. 085-071-044.

Environmental Determination: This project is exempt from CEQA pursuant to Section 15301. A Notice of Exemption will be filed if the project is approved.

Consulting Senior Planner Robinson gave a presentation.

Applicant Tara Sanders spoke on behalf of her application.

Vice-Chair Coniglio opened the public hearing.

Public comment was received through call-in from the following:

Michael Bardales, Pittsburg
Sean of Hannah Nicolle Vineyard, Brentwood
Alissa Friedman, Pittsburg
Wolfgang Croskey, Pittsburg
Karen Lewis, Pittsburg
Nestor Telleria-Elejalde, Pittsburg
Gina Del Carlo, Pittsburg

There being no one to speak, Vice-Chair Coniglio closed the public hearing.

On motion by Commissioner Robinson to amend condition five to extend hours of operation to midnight and seconded by Commissioner Foster to approve use permit AP-21-1594 and carried unanimously.

ZONING ADMINISTRATOR REPORT

The Zoning Administrator submit two notices of intent to conduct a Zoning Administrator public hearing on proposed variances from the required setbacks.

STAFF COMMUNICATIONS

Secretary Funderburg introduced new Assistant Planner Kelsey Gunter to the commissioners and notified them of Celina Palmer's promotion to Associate Planner and Trishia Caguiat's promotion to Senior Planner.

COMMITTEE REPORTS / COMMISSIONER COMMENTS

No committee reports / No commission comment

ADJOURNMENT

The meeting was adjourned at 8:00-p.m. to January 25, 2022.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
February 8, 2022**

ITEM: Consideration of a Resolution Approving the Discovery Homes Dream Courts, AP-20-1528 (DR, SE).

ORIGINATED BY: Louis Parsons, Discovery Builders, 4021 Port Chicago Highway Suite H, Concord, CA 94520

SUBJECT: This is an application requesting approval of design review of plans to construct a 41,007-square-foot basketball court facility and a sign exception for the project at John Henry Johnson Park located at 790 W. Leland Road in the GQ (Governmental and Quasipublic) District. Assessor's Parcel No. (APN) 094-080-037.

Environmental Determination: This project is exempt from CEQA pursuant to Section 15332. A Notice of Exemption will be filed if the project is approved.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10184, approving Design Review and Sign Exception Application No. 20-1528, subject to conditions.

BACKGROUND:

The site of the proposed recreation facility is within John Henry Johnson Park, an area that has never been developed and has been used as a park since the late 1980s.

The City currently lacks some of the infrastructure helpful in providing recreational services. Former youth centers along Crestview Drive have been closed since the late 1990's. The Pittsburg Youth Development Center, which offers youth classes and sports, is outdated, and cannot meet the demand of a city the size of Pittsburg.

On August 2, 2020, the City Council adopted Resolution No. 20-13810, approving an agreement in which Discovery Builders, Inc. to design and construct all components of an approximately 45,000 square foot Recreation Facility on land owned by the City, at a cost not to exceed \$3 million. On February 1, 2021, this agreement was amended to increase the not-to-exceed cost to \$3.2 million.

PROJECT DESCRIPTION:

Existing Conditions: As described above, the project site is currently used as a recreational field within John Henry Johnson Park. The building location is within the west half of the park, separated from the eastern half by a 110-space parking lot. An existing play structure is located at the northeast corner of the project site, adjacent to the parking area, and would remain. The area that would house the building is outlined by a meandering pathway, which would also remain. The eastern half of the site would

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remain open space to be used for field sports. Restrooms are also located on the opposite side of the parking lot.

See Attachment 3 for site photos.

Surrounding Land Uses: Surrounding Land Uses:

North: Contra Costa Canal; Single-Family Residential

West: Contra Costa County Fire Protection District Station No. 87

South: Stoneman Reuse Area (former Delta View Golf Course)

East: Field area of John Henry Johnson Park

See Attachment 4 for a map of surrounding uses.

Proposed Project: The proposed project would include the development of a 41,007-square foot recreational facility and would contain five (5) high school-sized basketball courts, two (2) 120-square foot office spaces, 775 square feet of flex space, 554 square feet of storage, restroom facilities, and a check in area. The design of the facility would allow for removable bleachers, a covered waiting/drop off area, 16 bicycle parking spaces, and a bike repair station.

The entry to the facility would be located on the east side of the building, between the courts and the parking area. The entry is designed to serve as a focal point that also helps in locating the entry, with a dramatic slated roof in a bright red color palette, with expansive glazing along the frontage. The location along the east side of the building also allows morning sun to enter the facility and provide light, while avoiding afternoon sun during hot summer months. An exterior check in window would be located in the vicinity of the entry to check ins. The entire building entry would be surrounded by a small plaza area with enhanced landscaping, an ADA accessible pathway, and pedestrian connection to the parking area.

The building height would be a maximum of 26 feet from the finished floor, with the bottom eave height at 22 feet. The entire building would be surrounded by a secondary five-foot sidewalk. Twenty-two skylights would be installed on the roof to allow for natural light. The roof would also contain no visible equipment and would be painted in a light color to allow for a cool roof that helps to reduce interior heat. Large fans would be located

See Attachment 2 for project plans.

CODE COMPLIANCE:

General Plan: The project site has a General Plan land use designation of Park, which provides for parks, recreation complexes, community fields, public golf courses, stadiums, and greenways. Local and regional trail network is also accommodated. Ancillary facilities such as concession stands, clubhouses, and equipment rental are also allowed.

Planning Commission Staff Report

As further shown in Attachment 6, the proposed project is consistent with all applicable General Plan goals and policies.

Zoning: The project site is located within the GQ (Government and Quasipublic) District; where publicly owned “Park and Recreation Facilities,” (as defined by PMC section 18.08.060[P]) are a permitted use. Staff does note that the existing agreement with the applicant does provide that Discovery Builders may elect to retain ownership of the building for a period not-to exceed 10 years, with the ultimate sale of the facility to the City at the end of this term for one dollar. As the facility will function as a public recreation facility and ownership of the underlying land and ultimately, the facility, rests with the City, this has been determined to be a permitted use.

Pursuant to PMC section 18.60.040, development regulations within the GQ District are as specified by a use permit or design review where required. Pursuant to PMC section 18.60.050, all projects require design review.

Parking: Pursuant to PMC section 18.78.040(F), if the proposed use is a permitted use, and the use classification is not included in Schedule A of PMC section 18.78.040, the zoning administrator or the planning commission, as appropriate, shall determine the parking and loading requirements as part of the zoning approval process. Schedule A of PMC section 18.78.040 does not set forth an off-street parking requirement for “Park and Recreation Facilities.” As such, the Planning Commission shall determine the appropriate number of required parking spaces.

The existing parking lot contains 110 off-street parking spaces; the project would not alter the amount available. Staff believes the amount of existing parking is adequate, as the use would be located within an existing public recreation space, and would largely serve the youth of Pittsburg, and specifically youth under the age of 16 who are unable to drive. The total floor area open to the public is approximately 39,989 square feet, resulting in a parking ratio of 1 space for every 354 square feet.

Development Review Design Guidelines: The proposed project is subject to the City’s adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 5, the proposed project will conform with the city’s adopted DRDGs, specifically: 1) section IV.c, which calls for the incorporation of existing trees into the project design; 2) IV.h, which calls for building elevations visible from the public right-of-way be treated appropriately; 3) section IV.k, which calls for all structures to have structural reliefs and articulated entries; and 4) section IV.n, which supports murals as a welcome treatment for blank walls visible from public view. Additionally, the project would not be inconsistent with section IV.f, as the nature of the use necessitates the large horizontal expanse. The project would be further consistent with the DRDGs if conditions are added to require all ground mounted utilities be screened from view from the public right-of-way.

Sign Ordinance: PMC section 19.12.060(E), “Prohibited Signs,” states a sign painted on a building wall is prohibited, though murals, drawings or other graphic embellishments not containing any commercial message or identification information are not considered signs. While the proposed identification is considered artistic in nature, and not intended

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to draw commercial activity to the site, it will potentially include the name of commercial entities that sponsor the facility or hold naming rights. Staff has recommended that a sign exception approval be sought in order to clearly establish an approval process for the proposed signage/mural proposed.

HCP/NCCP: The proposed project is located within the boundary of the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP). The site has been designated as “urban,” under the HCP/NCCP. Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as “urban” in the HCP/NCCP are exempt from the applicability of the requirements for mitigation of impacts to open space, habitat, and species covered by the HCP/NCCP.

Findings:

Required Design Review Findings: The Planning Commission may grant design review approval for a project only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), summarized below:

1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
2. the structure would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
4. the structure is in harmony with proposed developments on land in the general area; and,
5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.

Required Sign Exception Findings: Pursuant to PMC section 19.08.020(C), the Planning Commission may grant exceptions to a sign regulation if the Commission finds that:

1. The proposed exception conforms as closely as possible to the sign size, number and placement regulations; and
2. The proposed exception is not inconsistent with the intent and purpose of the sign regulations of PMC Title 19; and,
3. Either:
 - a. Strict adherence to the sign regulations does not allow adequate

identification of the site because of the site's location or configuration, or because the proposed business or use is obscured from view by adjacent buildings or vegetation;

- b. The architectural style, materials, or construction elements of the building are such that a sign placed in conformance with the sign regulations would conflict with other aesthetic considerations; or
- c. The master sign program for the site is nonconforming, and a sign placed in conformance with sign regulations would be inconsistent with the master sign program. (Not applicable to this application)

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.

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, in that the subject site has a general plan designation of "Park," and a zoning designation of GQ, both of which are intended promote the use of recreational opportunities within the City.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, in that the site is within the City, is located on a portion of John Henry Johnson Park approximately 2.68 acres, and is surrounded by developed lands.
3. The project site has no value, as habitat for endangered, rare or threatened species, in that the proposed area is subject to the East Contra Costa County Habitat Conservation Program (HCP) and has been designated as "urban." Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as "urban" in the HCP are exempt from the applicability of the HCP and the requirements for mitigation of impacts to open space, habitat, and species covered by the HCP/NCCP.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the use has been determined to be a predominately local serving use within an existing recreational facility and would not increase traffic or noise impacts, would not allow for a use that would create negative air impacts, or water quality impacts as the project would be required to adhere to best management practices (BMPs) regarding stormwater and stormwater pollutants.
5. The site can be adequately served by all required utilities and public services, in that water, sewer, and stormwater infrastructure is available, as is the necessary infrastructure to treat water, wastewater, and stormwater.

Planning Commission Staff Report

Public Notice: Although not required by the PMC, on or prior to January 15, 2022, notice of the January 25, 2022, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the “Public Notices” section of the City’s website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice.

ANALYSIS:

As previously mentioned, the City of Pittsburg has been without an adequate indoor recreation facility for over 20 years, following the closure of the Crestview Drive facility in the 1990s. The proposed facility would be designed to house multiple types of recreational facilities, and would be available during the entire year, as opposed to outdoor fields for which use is limited during rain events and colder weather.

The court area would provide for a minimum of five basketball courts, however, staff anticipates that this area will be striped to also allow for other activities such as volleyball and pickleball. The flex space within the building would allow for recreational activities such as dance, youth meetings, birthday parties, etc. The facility has been designed to incorporate natural daylight and ventilation, reducing the amount of energy required by the building, an important consideration for the City, as operation and maintenance of the project will be the City’s responsibility in the future.

ACTION REQUIRED:

Move to adopt Resolution No. 10184 approving Design Review and Sign Exception Application No. 20-1528, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10184
2. Project Plans
3. Site Photos
4. Map of Surrounding Uses
5. Development Review Design Guidelines
6. Applicable General Plan Goals and Policies
7. Public Meeting Notice/Vicinity Map
8. Public Comment received prior to publishing of Agenda

Prepared by: Jordan Davis, Director of Community and Economic Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review and	)	Resolution No. 10184
Sign Exception Approval of Plans to	)	
Construct a Basketball Recreation	)	
Facility at 790 W. Leland Road, for	)	
"Discovery Builders Dream Courts, AP-	)	
20-1528 (DR, SE)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. The City has identified a need within Pittsburg for a public recreational facility with necessary parking facilities to serve the needs of the community's youth.
- B. On August 3, 2020, the City Council adopted Resolution No. 20-13810, approving an agreement with Discovery Builders Inc. to design and build a recreation facility.
- C. On August 21, 2020, Louis Parsons of Discovery Builders filed Planning Application No. 20-1528, requesting approval of design review of plans to construct a 40,697-square-foot basketball court facility and a sign exception for the project at John Henry Johnson Park located at 790 W. Leland Road in the GQ (Governmental and Quasipublic) District. Assessor's Parcel No. 094-080-037.
- 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. Although not required by the PMC, on or prior to January 15, 2022, notice of the January 25, 2022, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice.
- F. On January 25, 2022, the Planning Commission held a public meeting to consider Design Review and Sign Exception Application No. 20-1528, at which

time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, “Consideration of a Resolution Approving the Discovery Homes Dream Courts, AP-20-1528 (DR, SE),” dated January 25, 2022, 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.
 - a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, in that the subject site has a general plan designation of “Park,” and a zoning designation of GQ, both of which are intended promote the use of recreational opportunities within the City.
 - b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, in that the site is within the City, is located on a portion of John Henry Johnson Park approximately 2.68 acres, and is surrounded by developed lands.
 - c. The project site has no value as habitat for endangered, rare or threatened species, in that the proposed area is subject to the East Contra Costa County Habitat Conservation Program (HCP) and has been designated as “urban.” Pursuant to PMC section 15.108.030(A)(2), any development project that the city planner determines is contained entirely within an area mapped as “urban” in the HCP are exempt from the applicability of the HCP and the requirements for mitigation of impacts to open space, habitat, and species covered by the HCP/NCCP.
 - d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, in that the use has been determined to be a predominately local serving use within an existing recreational facility and would not increase traffic or noise

impacts, would not allow for a use that would create negative air impacts, or water quality impacts as the project would be required to adhere to best management practices (BMPs) regarding stormwater and stormwater pollutants.

- e. The site can be adequately served by all required utilities and public services, in that water, sewer, and stormwater infrastructure is available, as is the necessary infrastructure to treat water, wastewater, and stormwater.

Design Review:

- 3. The proposed project will conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed project will result in the development of a modern facility with a high quality aesthetic that is indicative of the nature of the type of recreation facility proposed, and would be finished in a style that would not overwhelm the area or otherwise stand out in a negative manner or impact vistas. The building will be finished with standing seam and corrugated metal, as well as a notable amount of glass storefront glazing at the entry, helping to identify the entry point of the building. The facility will provide recreation opportunities to Pittsburg residents and would therefore promote fitness and healthy living.
- 4. The structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the building will be professionally designed and constructed to all current building and engineering standards.
- 5. The exterior design and appearance of the structures and other amenities placed onsite will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the proposed finish materials will provide a modern aesthetic while remaining understated as to not detract from nearby development. The proposed signage along the southern façade would help to identify the use of the facility and reflect the energy and excitement of the activities taking place inside.
- 6. The project site is in harmony with proposed developments on land in the general area, in that the proposed materials, colors, and landscaping to be used throughout the site reflect the recreational use of the property, which is located within John Henry Johnson Park and across the street from anticipated additional recreational opportunities.
- 7. The proposed project will conform with the city's adopted Development

Review Design Guidelines (DRDGs), specifically: 1) section IV.c, which calls for the incorporation of existing trees into the project design; 2) IV.h, which calls for building elevations visible from the public right-of-way be treated appropriately; 3) section IV.k, which calls for all structures to have structural reliefs and articulated entries; and 4) section IV.n, which supports murals as a welcome treatment for blank walls visible from public view. Additionally, the project would not be inconsistent with section IV.f, as the nature of the use necessitates the large horizontal expanse. The project would be further consistent with the DRDGs if conditions are added to require secure bicycle parking on site and that all ground mounted utilities be screened from view from the public right-of-way.

Sign Exception:

8. The proposed sign exception to allow for increased signage area and location on the building conform as closely as possible to the regulations contained within PMC Title 19, in that the proposed murals function as a design feature and allow the signage to be visible to as many residents as possible.
 9. The proposed exceptions to allow for increased signage area and location on the building are not inconsistent with the intent and purpose of the sign regulations of PMC Title 19, in that the proposed mural signage would serve a public benefit by identifying the facility which will hold community events and enhance the design of the structure.
 10. Strict adherence to the existing sign regulations would not allow for adequate identification of the site and would severely limit the effectiveness of advertising of the community recreation center. PMC section 19.12.060(E), "Prohibited Signs," states a sign painted on a building wall is prohibited, though murals, drawings or other graphic embellishments not containing any commercial message or identification information are not considered signs. While the proposed identification is considered artistic in nature, and not intended to draw commercial activity to the site, it will potentially include the name of commercial entities that sponsor the facility or hold naming rights. As such, the Planning Commission finds that the proposed sign exception application is warranted and necessary to provide for required identification.
 11. The architectural style, materials, or construction elements of the building are such that a sign placed in conformance with the sign regulations would conflict with other aesthetic considerations
- B. The staff report entitled, "Consideration of a Resolution Approving the Discovery Homes Dream Courts, AP-20-1528 (DR, SE)," dated January 25, 2022, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Design Review and Sign Exception Application No. 20-1528, subject to the following conditions:

1. The project shall be constructed in substantial conformity with the project plans and project element details, dated August 25, 2021, except as hereinafter modified.
2. The final design, including but not limited to size, colors, and graphics, of the exterior mural and all signage shall be subject to approval by the City Planner.
3. The City Manager shall reserve the right to require additional design features be incorporated into the final project plans, including but not limited to exterior lighting, interior fans, security cameras, or additional landscaping necessary to provide passive cooling.
4. The Developer shall install parking facilities for a minimum of ten (10) bicycles. The final design and location of the bicycle parking facilities shall be subject to approval by the City Planner.
5. The final location of the facility shall be subject to approval by the City Engineer. The City Engineer may approve relocation of the facility within 500 feet of the proposed location if determined necessary due to infrastructure requirements.
6. 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 a 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.
7. All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen consistent with Appendix 1 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864).
8. The entire roofing surface shall be painted white to create a 'cool roof.'
9. All gutters and downspouts shall be painted the same color and the exterior wall to which they are directly attached.

10. 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.
11. The Developer shall submit five (5) copies of the engineering plans to the Engineering Division for review and approval. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:
 - a) A Site Plan
 - b) A Grading and Drainage Plan
 - c) A Utilities Plan
 - d) A Landscaping and Irrigation Plan
 - e) An Erosion and Sedimentation Control Plan
 - f) Offsite Improvements due to Project Impacts
12. 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/or the issuance of a site development permit.
13. The applicant shall incorporate long-term best management practices (BMPs) 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:
 - a) 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.
 - b) Providing covered trash enclosures.
 - c) Using pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas.
 - d) Minimizing the amount of directly connected impervious surface area.
 - e) Marking all storm drains with "No Dumping, Drains to Delta" messages.
 - f) Constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
14. Prior to the issuance of a grading permit, the Developer shall submit an Erosion and Sedimentation Control Plan or Stormwater Pollution Prevention Plan (if the project

requires a permit from the State Water Resources Control Board under the provisions of the General Construction Permit) to the Engineering Division for review. The Stormwater Pollution Prevention Plan measures shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

15. The Developer shall submit a complete Stormwater Control Plan and Report compliant 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 grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions. Developer shall not be responsible for the installation of any stormwater control measures created by the recreational facility.
16. The developer shall evaluate the capacity and functionality of the existing 66-inch to 36-inch storm drain conveyance line that will be underneath a portion of the proposed building. Any required corrective measures for its functionality shall be incorporated in the design of the utility plans for the building.
17. 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.
18. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as condition of approval for this project as applicable. Where there is a conflict between the conditions of approval of Resolution No. 8931 and the specific conditions identified herein, the specific conditions of this resolution shall apply.
19. The developer shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the developer to contact each local, state, or federal agency for requirements that may pertain to this project.
20. 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 applicant'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.

21. This approval will expire on January 25, 2023, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The City Manager, in their sole discretion, may authorize extensions to the approvals in six month increments for a period not to exceed two (2) years. 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 25th day of January, 2022, 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. 10184 was adopted by the Planning Commission of the City of Pittsburg on January 25, 2022.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



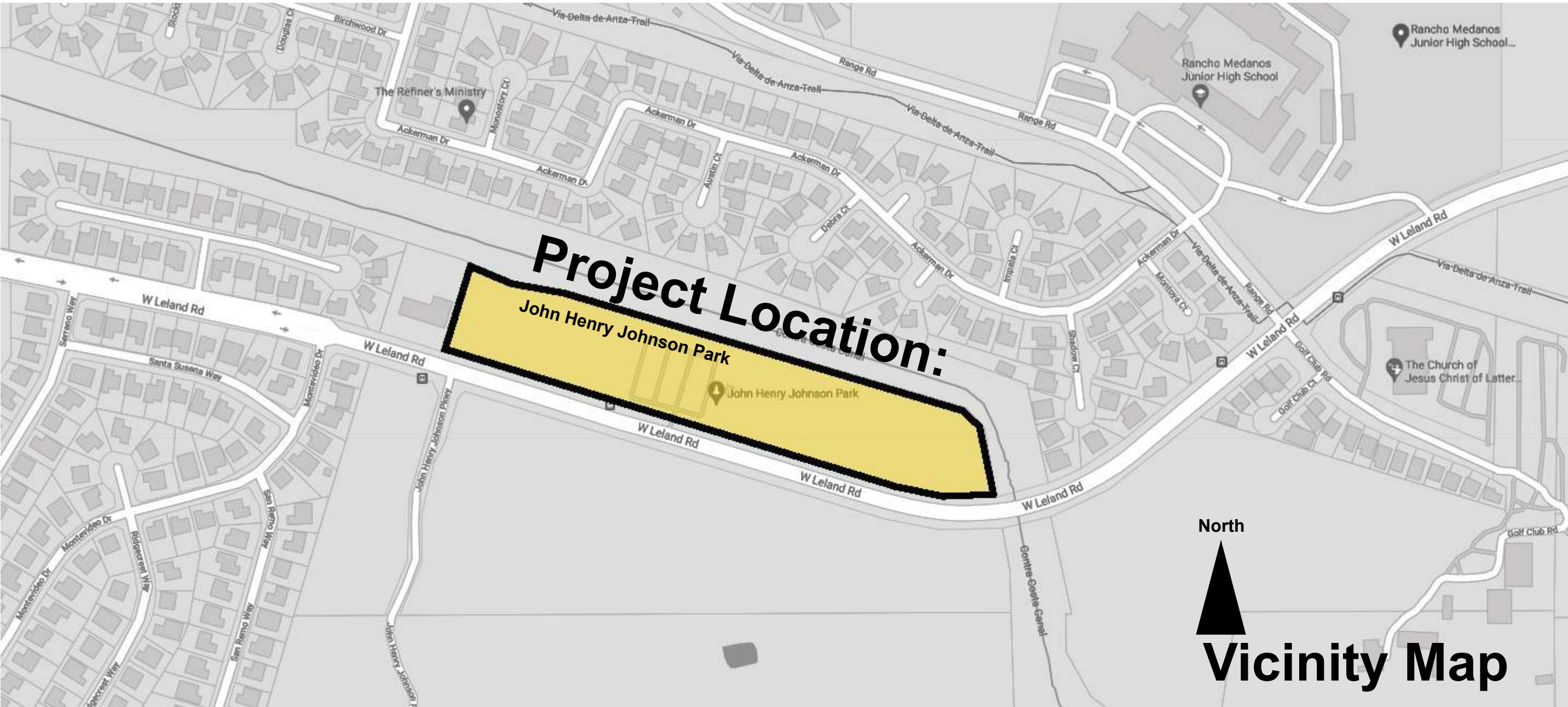
Discovery Homes Dream Courts

John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610

8/25/2021 | Sheet A-1



Design Review Submission



Data Table

Zoning: Land Use Regulations (PMC Section 18.60.030) – The project site is located in the GQ (Governmental and Quasipublic) District and the proposed use falls within the land use classification of “Commercial Recreation and Entertainment – Within Building”.
Lot Size: 9.41 Acres
Lot Width: 1,550’ Approximately
Total Building Area: 41,007 Sqft
Building Height: Approximately 26’
Floor-To Area-Ratio: Development regulations for the proposed project will be determined by the Planning Commission as part of the requested use permit and design review process.
Lot Coverage: Development regulations for the proposed project will be determined by the Planning Commission as part of the requested use permit and design review process.
Building Setbacks: Development regulations for the proposed project will be determined by the Planning Commission as part of the requested use permit and design review process.
Percent landscaped area: PARKING SPACES CARS: City staff has recommended the Planning Commission utilize the parking ratio of 1.63 stalls/1,000 square feet for the proposed project. Based on this ratio, the parking demand for the proposed project would be 74 stalls. The parking lot at John Henry Johnson Park includes 110 stalls. This means 74 stalls could be designated for the project and 36 could be designated for the eastern side of the park.
PARKING SPACE BICYCLES: A total of eight (8) bicycle parking spaces are required for projects requiring 51-100 off-street parking spaces. 16 bicycle parking spaces are provided within 25 feet of the proposed building entrance for users of the building and eastern side of the park. A bike repair station equipped with basic tools needed to fix a flat tire, adjust a chain, and perform other basic bicycle maintenance. will also be provided. Bike station tools will include an air pump, wrenches, a chain tool, tire levers, hex keys/Allen wrenches, torx keys, screwdrivers, and spoke wrenches
Parking Lot Trees: Existing to remain.

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Civil Engineering	
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General Notes	C2
Preliminary Grading, Drainage and Utility Plan	C3

Architect:
LCA Architects
590 Ygnacio Valley Road, Suite 310
Walnut Creek CA 94596
t. 925.9441626

Carl Campos
email. ccampos@lca-architects.com

Landscape Architect:
RW Stover & Associates, Inc. Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
t. 925.933.2583 x105

Rick Stover
email. rstover@rwsa.com

Civil Engineer:
APEX Civil Engineering & Land Surveying
817 Arnold Drive, Ste 50
Martinez, Ca 94553
t: 925.476.8499

Robert Lezcano
email. rlezcano@apexce.net

Discovery Homes Dream Courts

John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610



SITE PLAN



Discovery Homes Dream Courts

John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610

8/25/2021 | Sheet A-3

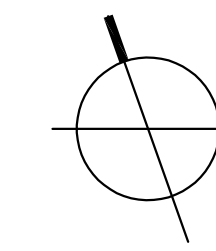




FACILITY SUMMERY

41,007 TOTAL SQUARE FEET
5 HIGH SCHOOL AND MIDDLE SCHOOL COURTS 84' X 50'
2 OFFICES, 120 SQUARE FEET EACH
775 SQUARE FEET OF STUDY/ FLEXIBLE SPACE
554 SQUARE FEET OF STORAGE
SPACE TO ACCOMMODATE REMOVABLE BLEACHERS
COVERED WAITING/ DROP OFF AND PICK UP AREA.
AREA FOR POTENTIAL SPONSORSHIP BANNERS AND COURT MARKINGS
NATURAL DAYLIGHTING AND VENTILATION STRATEGIES
MEN'S RESTROOM (2 LAVS, 2 URINALS, 1 WATER CLOSET)
WOMEN'S RESTROOM (2 LAVS, 3 WATER CLOSETS)
16 BICYCLE PARKING AND BIKE REPAIR STATION

Floor Plan



16' 0' 16' 32'
SCALE: 1/16" = 1'-0"



Discovery Homes Dream Courts

John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610

8/25/2021 | Sheet A-4



discovery
homes

Architectural Sections



Exterior Elevations & Roof Plan



B SOUTH ELEVATION (Parking Side)
Scale: 1/6" 1'-0"



A SOUTH ELEVATION (Street Side)
Scale: 1/16" = 1'-0"



D WEST ELEVATION
Scale: 1/6" 1'-0"



C NORTH ELEVATION (Rear)
Scale: 1/6" = 1'-0"

Skylights
No visible equipment proposed on roof
Cool Roof at 2:12

ROOF PLAN
SHADOWS SHOWN FOR JANUARY 1ST AT 11:00 AM

Discovery Homes Dream Courts

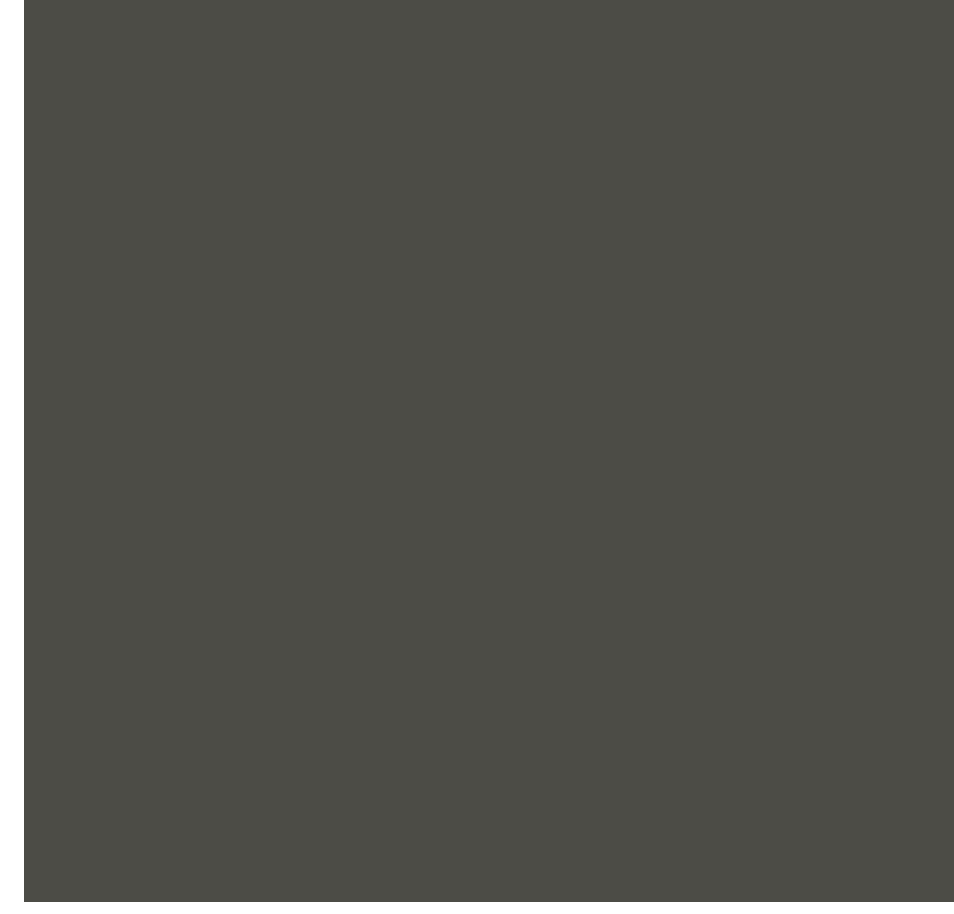
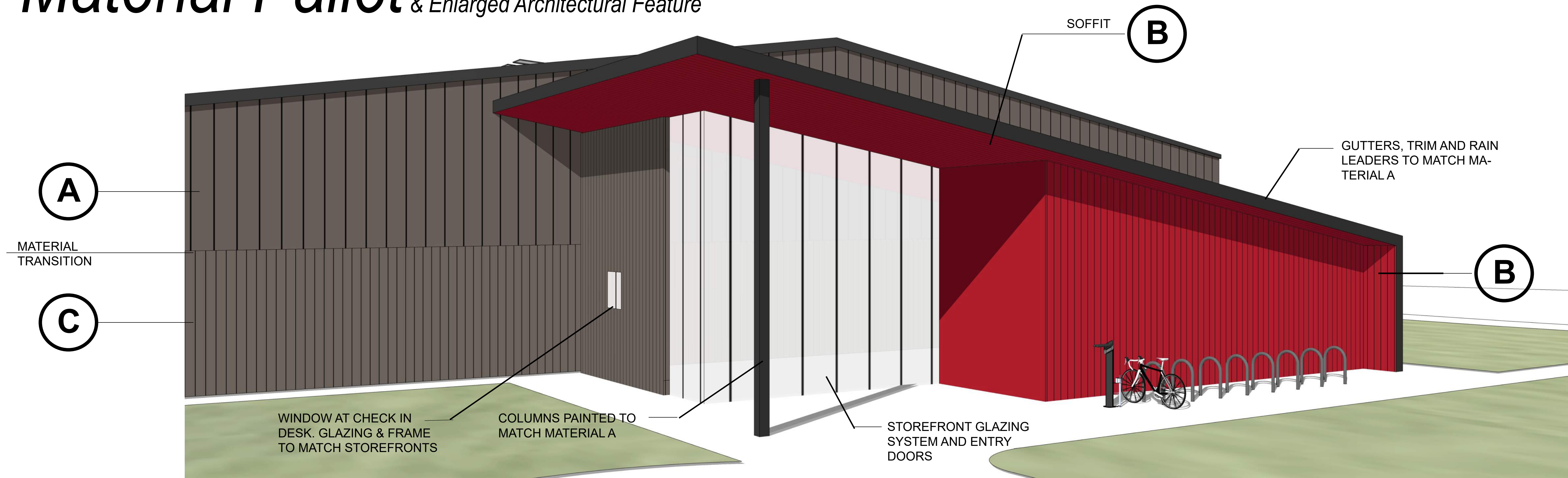
John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610

8/25/2021 | Sheet A-6



discovery
homes

Material Pallet & Enlarged Architectural Feature



A Material A: Long span metal panel with 18" seams
Color: Similar to Kelly Moore KMA88-5 Japanese Sable

B Material B: Structural corrugated metal panel with 6"-7" spacing and 1-1/4" rib
Color: Similar to Kelly Moore KM5463-5 Japanese Maple

C Material C: Structural corrugated metal panel with 6"-7" spacing and 1-1/4" rib
Color: Similar to Kelly Moore KMA88-5 Japanese Sable

Discovery Homes Dream Courts

John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610

8/25/2021 | Sheet A-7



Site Images



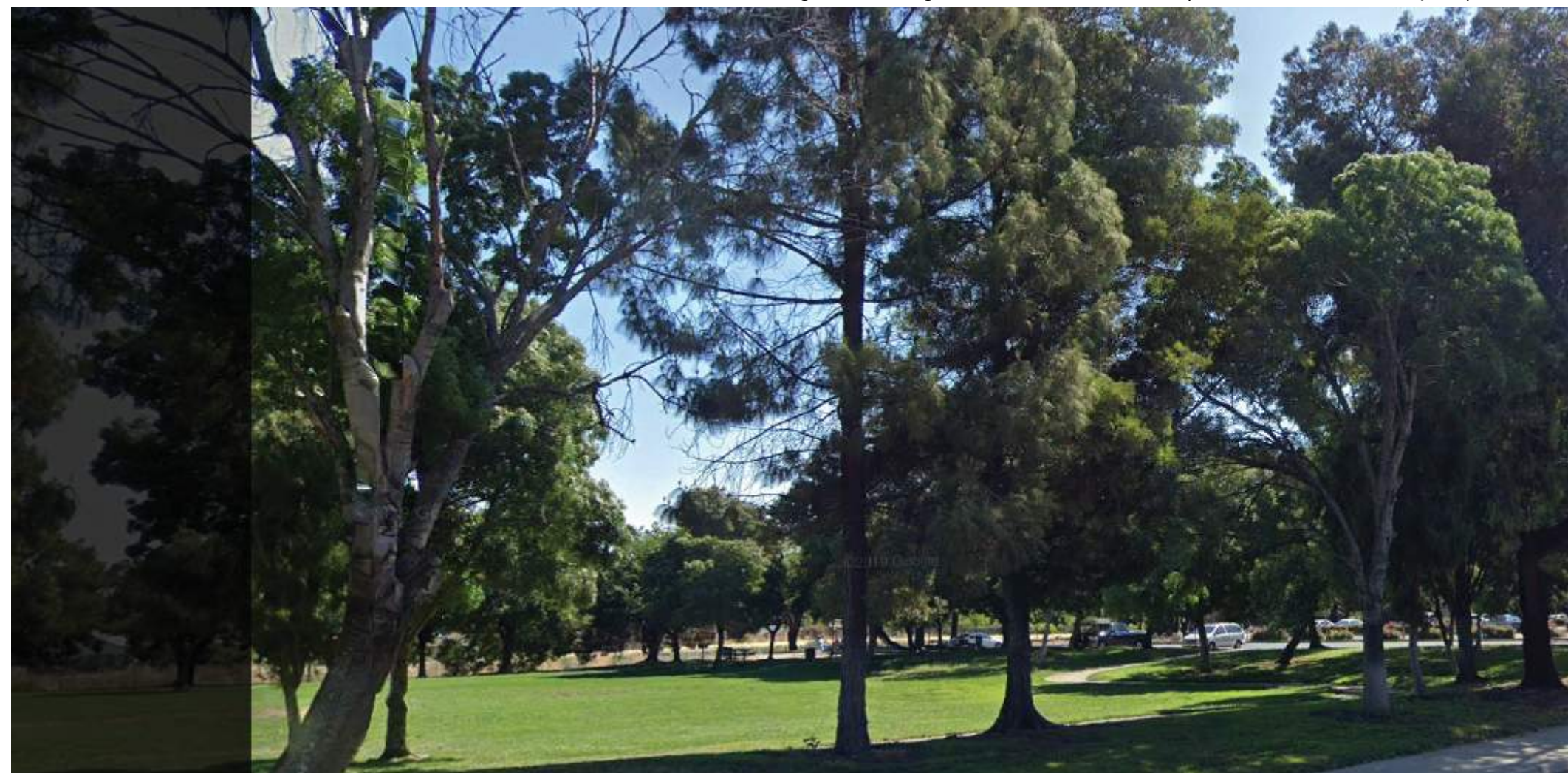
View of Building Site driving East on W. Leland Rd. (South West corner of park)



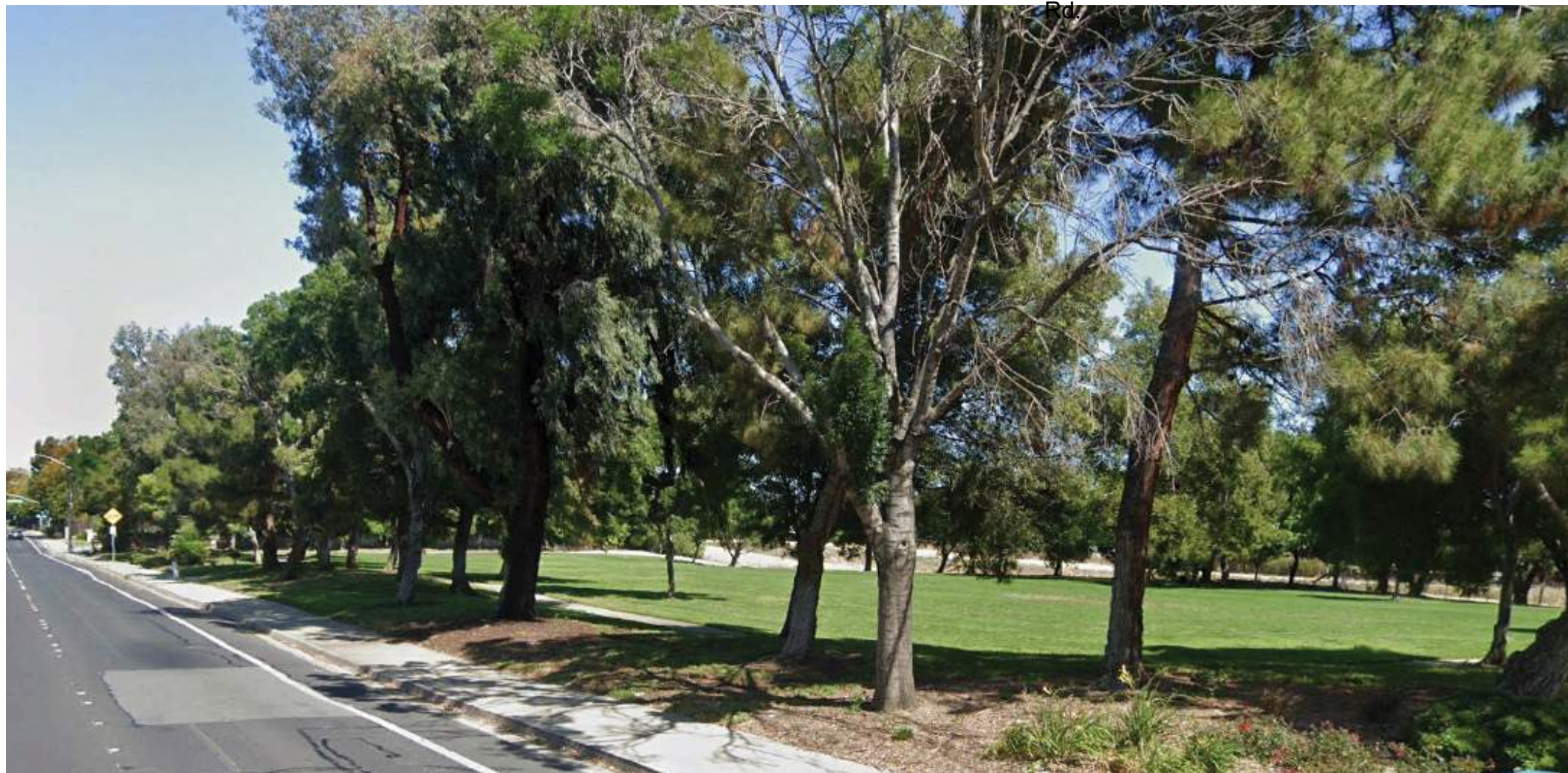
View of Building Site driving East on W. Leland



View of Building Site driving East on W. Leland Rd.



View of Building Site driving East on W. Leland Rd.



View of Building Site driving West on W. Leland Rd.



View of Building Site from Parking

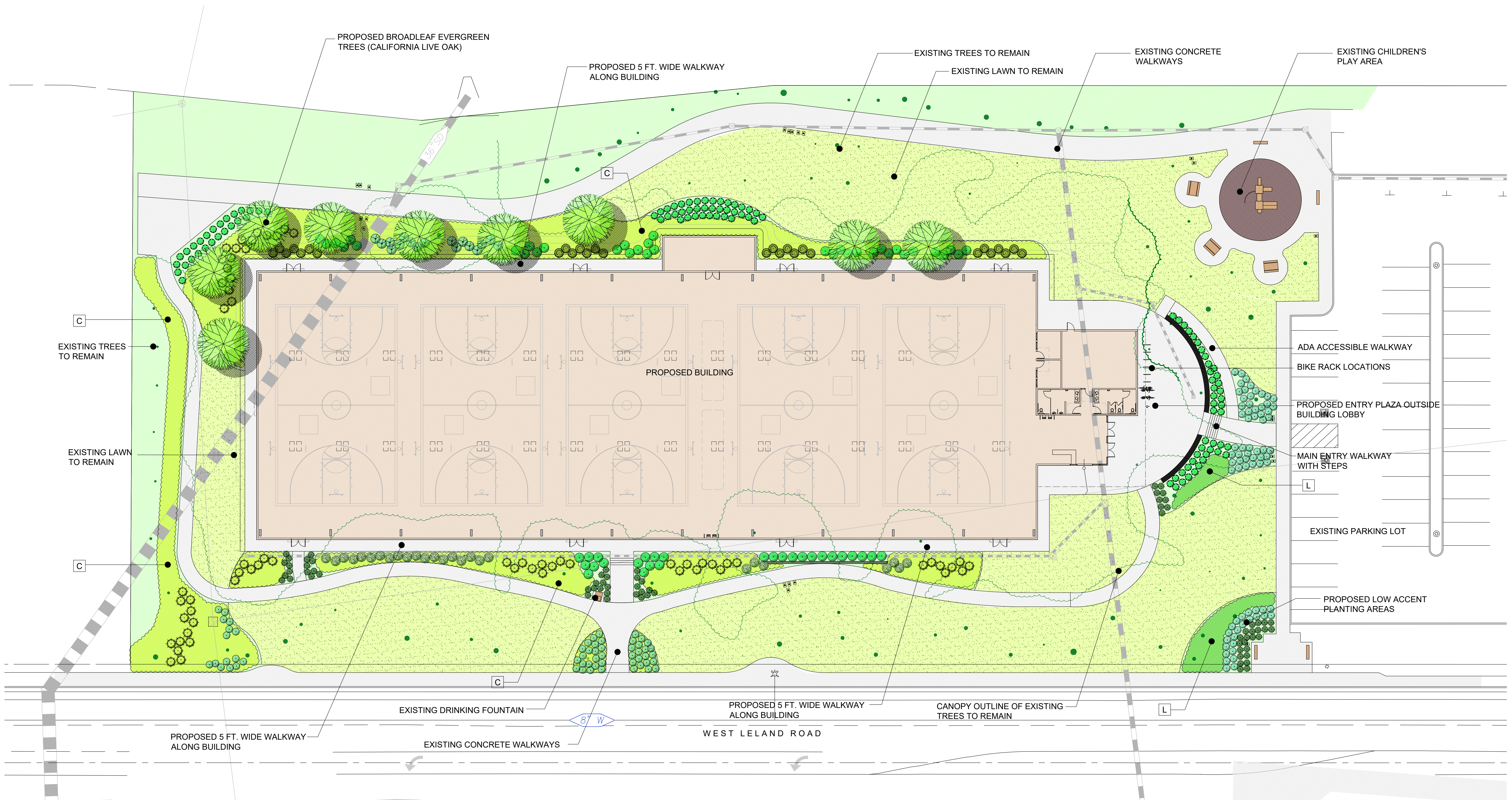
Discovery Homes Dream Courts

John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610

8/25/2021 | Sheet A-8



discovery
homes



DISCOVERY HOMES DREAM COURTS CITY OF PITTSBURG

RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

Discovery Homes Dream Courts

John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610

PRELIMINARY LANDSCAPE PLAN

REFE TO SHEET L2 FOR RECOMMENDED PLANT MATERIAL LIST & PLANT IMAGES



discovery
homes

L1

AUGUST 26, 2021

TREES:



BROADLEAF EVERGREEN TREE
QUERCUS AGRIFOLIA
(CALIFORNIA LIVE OAK)

SHRUBS / GRASSES / PERENNIALS:



CALLISTEMON 'LITTLE JOHN'
(DWARF BOTTLE BRUSH)



CISTUS HYBRIDUS
(ROCKROSE)



FRANGULA CALIFORNICA 'EVE CASE'
(COFFEEBERRY)



NERIUM OLEANDER 'PETITE PINK'
(DWARF OLEANDER)



SALVIA GREGII
(AUTUMN SAGE)



WESTRINGIA FRUTICOSA
(COAST ROSEMARY)



ANIGOZANTHOS 'BUSH BABY'
(DWARF KANGAROO PAW)



LOMANDRA L. 'BREEZE'
(DWARF MAT RUSH)

GROUND COVERS:



COPROSMA 'KIRKII'
(CREEPING COPROSMA)



LANTANA MONTEVIDENSIS
(PURPLE TRAILING LANTANA)

PLANT MATERIALS LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	MATURE SIZE	QUANTITY
TREES:						
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW	24" BOX	35'Hx35'W	9
SHRUBS:						
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLE BRUSH	LOW	5 GA	3'Hx5'W	32
	CISTUS HYBRIDUS	ROCKROSE	LOW	5 GA	3'Hx4'W	61
	FRANGULA CALIFORNICA 'EVE CASE'	COFFEEBERRY	LOW	5 GA	4'Hx5'W	16
	NERIUM OLEANDER 'PETITE PINK'	DWARF OLEANDER	LOW	5 GA	4'Hx5'W	68
	SALVIA GREGII	AUTUMN SAGE	LOW	5 GA	4'Hx4'W	128
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GA	4'Hx4'W	30
PERENNIALS AND GRASSES:						
	ANIGOZANTHOS 'BUSH BABY'	DWARF KANGAROO PAW	LOW	1 GA	2'Hx2'W	72
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	1 GA	3'Hx3'W	111
GROUND COVER: SET AT 36" O.C. SPACING						
	COPROSMA 'KIRKII'	CREEPING COPROSMA	LOW	1 GA	24"Hx4'W	10,314 SF
	LANTANA MONTEVIDENSIS (PURPLE)	TRAILING LANTANA	LOW	1 GA	30"Hx6'W	680 SF

WATER EFFICIENT LANDSCAPE WORKSHEET - NEW PLANTING

REFERENCE EVAPOTRANSPIRATION (ET _o):				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	15229	5640.369299	158765.1
V.LOW WATER USE	0.2	BUBBLER	0.81	0.2469135	81	19.999935	563.0
TOTALS:					15310	5660	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				1	0	0	0
WATER FEATURE 1				1	0	0	0
WATER FEATURE 2				1	0	0	0
TOTALS:					0	0	
ETWU TOTAL:							159,328
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							193,926
ETAF CALCULATIONS:							
REGULAR LANDSCAPE AREAS:							
TOTAL ETAF x AREA		5,660		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.			
TOTAL LANDSCAPE AREA		15,310					
AVERAGE ETAF		0.37					
ALL LANDSCAPE AREAS:							
TOTAL ETAF x AREA		5,660					
TOTAL LANDSCAPE AREA		15,310					
SITEWIDE ETAF		0.37					

RECOMMENDED PLANT MATERIAL LIST
PLANT IMAGES & WELO WATER BUDGET

DISCOVERY HOMES DREAM COURTS
CITY OF PITTSBURG



Discovery Homes Dream Courts

John Henry Johnson Park, 790 W Leland Rd, Pittsburg, CA 94565, APN 094-080-037,
Contact: Louis Parsons, Discovery Builders, (925) 603-2610



L2

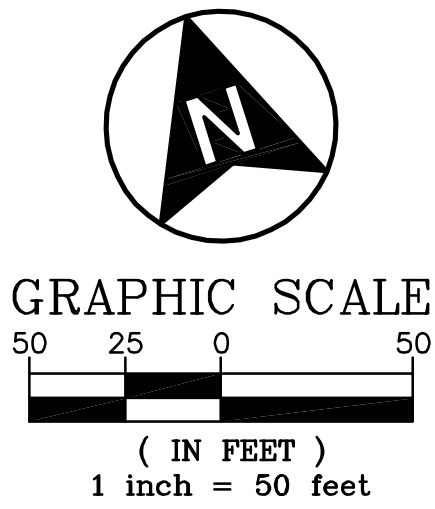
AUGUST 25, 2021

ABBREVIATIONS

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

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
"DISCOVERY HOMES DREAM COURTS"

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



OWNER/DEVELOPER

DISCOVERY HOMES
4021 PORT CHICAGO HIGHWAY
CONCORD, CA. 94520
(925) 682-6419

CIVIL ENGINEER

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

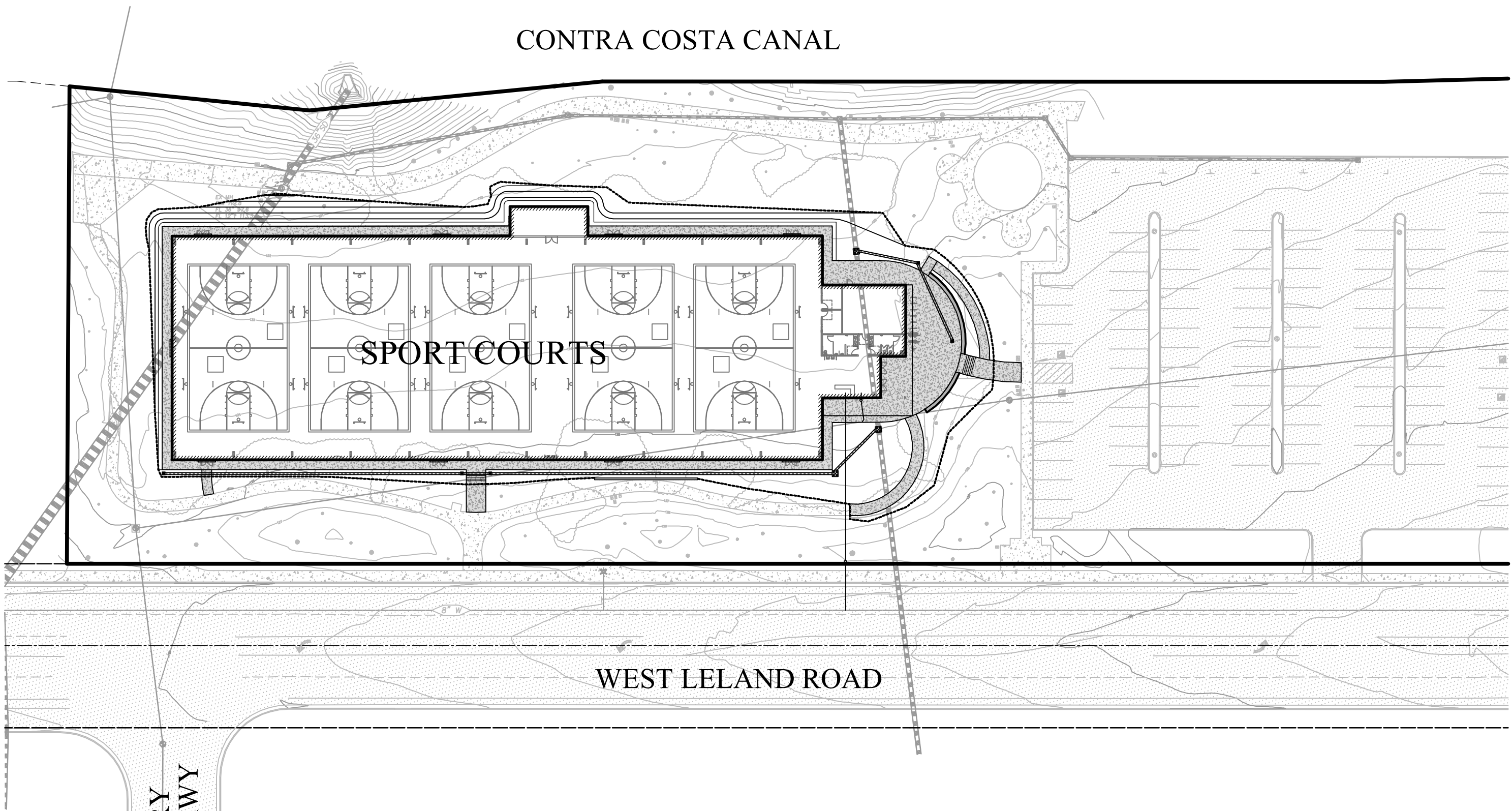
ARCHITECT

LCA ARCHITECTS
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CA 94596
(925) 944-1626



NOTE:

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



SITE PLAN
SCALE: 1"=100'

LEGEND

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

SHEET INDEX

SHEET No.	DESCRIPTION
C1	TITLE SHEET
C2	GENERAL NOTES
C3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

BASIS OF BEARINGS

BEARINGS ARE BASED ON CENTERLINE OF LELAND ROAD AS SHOWN ON THE RECORD OF SURVEY (68 LSM 36) TAKEN AS SOUTH 72°18'43" EAST BETWEEN FOUND MONUMENTS

BENCHMARK

EBMUD BRASS DISK IN TOP OF CONCRETE STRUCTURE STAMPED P-3623+83.00 EL=71.798 (NGVD 29)



ENGINEERING
DIVISION
65 Civic Avenue
Pittsburg, CA 94565
Ph: (925) 252-4930
www.ci.pittsburg.ca.us



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Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net
info@apexce.net

NO.	REVISIONS	NO	BY	DATE	DESIGN: JV
					DRAWN: STAFF
					CHECKED: JV
					PROJECT #: 20067



PRELIMINARY GRADING, DRAINAGE & UTILITY PLANS
TITLE SHEET
DISCOVERY HOMES DREAM COURTS
PITTSBURG, CA

SHEET
C1
DATE
08-25-2021

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF PITTSBURG STANDARD SPECIFICATIONS AND DETAILS SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT. ALL REVISIONS MUST BE APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION, A PRE-JOB CONFERENCE SHALL BE REQUESTED BY THE DEVELOPER THROUGH THE CITY ENGINEER, 925-252-4930.
3. APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE DEVELOPER OR THE ENGINEER FROM THE RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF.
4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM OTHER REGULATORY AGENCIES FOR PROJECTS WITHIN SENSITIVE AREAS OR WHICH HAVE SIGNIFICANT STORM WATER POLLUTION POTENTIAL. OTHER REGULATORY AGENCIES INCLUDE, BUT ARE NOT LIMITED TO, THE REGIONAL WATER QUALITY CONTROL BOARD, DEPARTMENT OF FISH AND GAME AND ARMY CORPS OF ENGINEERS.
5. A PERMIT SHALL BE REQUIRED FROM THE HEALTH SERVICES DEPARTMENT OF CONTRA COSTA COUNTY TO DRILL, REPAIR, OR ABANDON A WELL.
6. IF THE CITY OF PITTSBURG STANDARD PLANS AND RECOMMENDATIONS BY THE DEVELOPER'S ENGINEER AND/OR SOILS ENGINEER DIFFER, THE CITY ENGINEER SHALL DETERMINE WHICH SHALL APPLY.
7. ALL LANDSCAPING IS SUBJECT TO CITY INSPECTION. ANY CHANGE IN THE APPROVED LANDSCAPE PLAN MUST BE APPROVED BY THE CITY'S DESIGN REVIEW STAFF.
8. CITY STANDARD PLANS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

SD-7 SIDEWALK CROSS DRAIN

CC-1 STANDARD CURB, GUTTER AND SIDEWALK

CC-2 RESIDENTIAL DRIVEWAY APPROACH

CC-6 WEAKENED PLANE JOINTS AND SCORE LINES

MS-1 TRENCH BACKFILL AND RESURFACING
9. A TITLE REPORT DATED AT LEAST 6 MONTHS PRIOR TO DESIGN REVIEW APPROVAL DATE WILL BE REQUIRED AT THE TIME OF PROJECT APPROVAL.
10. THE PROJECT IS REQUIRED TO PROVIDE FRONTAGE IMPROVEMENTS. THIS INCLUDES BRINGING ALL SIDEWALK, CURB, GUTTER AND PAVING TO CENTERLINE ALONG THE PROJECT FRONTAGE INTO COMPLIANCE WITH CITY STANDARDS AND REPAIRING OR REPLACING ANY EXISTING FRONTAGE IMPROVEMENTS DETERMINED BY THE CITY ENGINEER TO BE DAMAGED, DURING OR PRIOR TO PROJECT CONSTRUCTION. THESE IMPROVEMENTS SHALL BE SHOWN AS PROPOSED NEW OR REPLACED ON THE PROJECT PLANS. SHOULD THE CITY ENGINEER DETERMINE THAT EXISTING IMPROVEMENTS MEET CITY STANDARDS, AND ARE IN ACCEPTABLE CONDITION, THE APPLICANT'S RESPONSIBILITY TO INSTALL/REPAIR/REPLACE THE IMPROVEMENTS WILL BE CONSIDERED MET.
11. AN ENCROACHMENT PERMIT IS REQUIRED FOR WORK ASSOCIATED WITH THE FRONTAGE IMPROVEMENTS AND FOR ANY WORK LOCATED IN THE PUBLIC RIGHT-OF-WAY. THE ENCROACHMENT PERMIT APPLICATION IS TYPICALLY MADE BY THE GENERAL CONTRACTOR AND THE ENCROACHMENT PERMIT MUST BE ISSUED PRIOR TO A SITE DEVELOPMENT OR BUILDING PERMIT.
12. GRADING SHALL CONFORM TO THE GRADING ORDINANCE OF THE CITY OF PITTSBURG MUNICIPAL CODE. THE GRADING PLAN AND SITE IMPROVEMENT PLAN SHALL BE APPROVED BY THE CITY ENGINEER. ALL REVISIONS TO THE GRADING AND SITE IMPROVEMENT PLANS MUST BE APPROVED BY THE CITY'S ENGINEERING DEPARTMENT.
13. EXTERIOR PROPERTY CORNERS SHALL BE MARKED AS REQUIRED BY THE CITY ENGINEER PRIOR TO COMMENCING ANY GRADING OPERATIONS, AND SHALL BE MAINTAINED THROUGHOUT THE GRADING OPERATIONS. ALL PROPERTY CORNERS OR OFFSET MARKERS SHALL BE VISIBLE AT THE TIME OF THE ROUGH AND FINAL INSPECTIONS.
14. GRADING OR ANY OTHER OPERATION THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES AND A DUST PALLIATIVE MAY BE REQUIRED BY THE CITY ENGINEER.
15. MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY. STREETS SHALL BE SWEEP AS DIRECTED BY THE CITY INSPECTOR.
16. PROJECTS PROPOSED FOR CONSTRUCTION BETWEEN OCTOBER 1ST AND APRIL 15TH, MUST HAVE AN EROSION AND SEDIMENTATION CONTROL PROGRAM APPROVED, AND IMPLEMENTED TO THE MAXIMUM EXTENT POSSIBLE, PRIOR TO THE START OF ON-SITE EARTHWORK. EARTHWORK THAT IS NECESSARY TO INSTALL EROSION AND SEDIMENTATION CONTROL FACILITIES, SUCH AS DRAINAGE DITCHES AND SEDIMENTATION BASINS, MAY PROCEED CONCURRENT WITH THE INSTALLATION OF THE CONTROL FACILITIES. EROSION CONTROL PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL BY SEPTEMBER 1, AND IMPLEMENTATION COMPLETED BY OCTOBER 1. ALL SITE WORK EXCEPT IMPLEMENTATION OF THE EROSION CONTROL PLAN WILL BE SUBJECT TO SUSPENSION BY THE CITY IF THE REQUIREMENTS OF THIS GENERAL NOTE ARE NOT MET.
17. PRIOR TO FOUNDATION INSPECTION, THE ENGINEER SHALL PROVIDE A REPORT STATING THAT LINES AND GRADES WERE SET IN THE FIELD IN ACCORDANCE WITH THE APPROVED GRADING PLAN AND THAT THE PADS ARE GRADED TO WITHIN 0.2 FOOT (60MM) OF THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN. ALSO, A GRADING REPORT PREPARED BY A SOILS ENGINEER, SHALL BE SUBMITTED WHICH INCLUDES THE LOCATIONS AND ELEVATIONS OF FIELD DENSITY TESTS, AND COMPARES TEST RESULTS WITH RECOMMENDED COMPACTION REQUIREMENTS AS SPECIFIED IN A SOILS REPORT OR STANDARD PLANS AND SPECIFICATIONS. IF TESTS SHOW THAT ACTUAL COMPACTION HAS NOT EQUALED OR SURPASSED THAT WHICH WAS RECOMMENDED, THE SOILS ENGINEER SHALL PROVIDE THE PROPOSED ACTION TO BE TAKEN. WITHOUT ADDITIONAL INFORMATION FROM A SOILS ENGINEER OR A SOILS REPORT, ALL PADS SHALL BE COMPACTED TO A MINIMUM OF 90 PERCENT.
18. INSPECTION OF FINISH GRADING OF SWALES ADJACENT TO STRUCTURES SHALL BE PERFORMED BY THE ENGINEERING INSPECTOR PRIOR TO FINAL BUILDING INSPECTION.
19. ALL UNDERGROUND UTILITIES WITHIN THE RIGHT-OF-WAY OR ACCESS EASEMENT, INCLUDING MAINS AND LATERALS, SHALL BE INSTALLED AND BACKFILL COMPLETED PRIOR TO THE START OF CURB, SIDEWALK AND PAVING CONSTRUCTION.
20. ALL CONSTRUCTION STAKING SHALL INCLUDE, BUT NOT BE LIMITED TO, GRADING, CURBS, STREET IMPROVEMENTS AND STORM DRAINS, AND SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER OR LICENSED SURVEYOR.
21. ALL TRENCH BACKFILL SHALL BE COMPACTED AS SHOWN IN CITY'S STANDARD PLANS OR AS RECOMMENDED BY THE SOILS ENGINEER. IF TESTS SHOW THAT THE ACTUAL COMPACTION HAS NOT EQUALED OR SURPASSED THAT WHICH IS RECOMMENDED, THE SOILS ENGINEER SHALL PROVIDE THE PROPOSED ACTION TO BE TAKEN.
22. ANY DAMAGED OR DISPLACED CURB, GUTTER, SIDEWALK, DRIVEWAY OR PAVEMENT SHALL BE REMOVED AND REPLACED EVEN IF DAMAGE OR DISPLACEMENT OCCURRED PRIOR TO CONSTRUCTION.
23. ALL NEW STORM DRAIN INLETS SHALL BE STENCILED OR STAMPED WITH CITY'S CLEAN WATER PROGRAM STANDARD LOGO, "NO DUMPING - DRAINS TO CREEK," PRIOR TO THE ACCEPTANCE OF THE SUBDIVISION IMPROVEMENT OR THE FINAL BUILDING INSPECTION, WHICHEVER OCCURS FIRST.
24. CONTRACTOR SHALL PROVIDE ALL NECESSARY PUBLIC SAFETY DEVICES IN ACCORDANCE WITH CURRENT CALTRANS TRAFFIC CONTROL STANDARDS INCLUDING, BUT NOT LIMITED TO, LIGHTS, SIGNS, BARRICADES, AND FLAGPERSONS. IN ADDITION, TEMPORARY FENCING SHALL BE PROVIDED ALONG ALL PROPERTY LINES AS DIRECTED BY THE CITY.
25. PRIOR TO ISSUANCE OF ANY PERMITS, THE DEVELOPER SHALL SUBMIT A WASTE MANAGEMENT PLAN DEMONSTRATING HOW THEY INTEND TO RECYCLE, REUSE OR SALVAGE BUILDING MATERIALS AND OTHER DEBRIS (INCLUDING DIRT) GENERATING FROM DEMOLITION OF EXISTING STRUCTURES AND FROM CONSTRUCTION OF THE PROJECT. PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT, THE DEVELOPER SHALL SUBMIT A COMPLETED WASTE MANAGEMENT SUMMARY REPORT DOCUMENTING ACTUAL DEBRIS RECOVERY EFFORTS, INCLUDING QUANTITIES OF RECOVERED AND LANDFILLED MATERIALS, THAT OCCURRED THROUGHOUT THE PROJECT'S DURATION.
26. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER, OR THE CITY OF PITTSBURG PUBLIC WORKS.
27. CONTRACTOR SHALL POST EMERGENCY PHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE AND FIRE DEPARTMENTS.

28. CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY.
29. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL COMPENSATE FOR ANY FUTURE UNDERGROUND UTILITY TRENCH SPOILS BY SELECTIVELY UNDERCUTTING THE STREETS. CONTRACTOR IS RESPONSIBLE FOR HIS OWN GRADING CALCULATIONS. CONTRACTOR SHALL NOTIFY APEX CIVIL ENGINEERING & LAND SURVEYING, INC., AND THE SOIL ENGINEER IMMEDIATELY IF IN THE CONTRACTOR'S ESTIMATION A ROUGH DIRT BALANCE CAN NOT BE ACHIEVED AS PER THE DESIGN. APEX CIVIL ENGINEERING & LAND SURVEYING, INC. AND THE SOIL ENGINEER WILL PROVIDE RECOMMENDATIONS BASED ON THE CONTRACTOR'S ESTIMATE OF EXCESS OR SHORTAGE. ADDITIONAL IMPORT EXPORT, UNLESS DETAILED ON THE PLANS, WILL BE AT CONTRACTOR'S EXPENSE.
30. DURING GRADING OPERATIONS, CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES & INTERIM SEDIMENTATION & EROSION CONTROL MEASURES ON SITE AND ON HAUL ROUTES.
31. ALL STORM WATER RUNOFF SHALL BE CONTAINED WITHIN A SEDIMENTATION BASIN OR SEDIMENTATION TRAP PRIOR TO LEAVING THE PROJECT SITE OR ENTERING A PERMANENT STORM DRAIN SYSTEM. SEDIMENTATION BASINS AND TRAPS SHALL BE COMPLETED BY OCTOBER 15 AND MAINTAINED FROM OCTOBER 15 TO APRIL 15 EACH YEAR UNTIL ALL STREETS AND STORM DRAINAGE FACILITIES ARE COMPLETED WITHIN ITS DRAINAGE.
32. ALL DEBRIS SHALL BE HAULED AND DISPOSED OF OFF-SITE BY CONTRACTOR AS RECOMMENDED BY THE SOILS ENGINEER.
33. ALL GRADING, SITE PREPARATION AND PLACING & COMPACTING OF FILL SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. RECOMMENDATIONS OF THE SOILS REPORT SHALL BE STRICTLY ADHERED TO.
34. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT UNDERGROUND SERVICE ALERT (811) 48 HOURS PRIOR TO ANY EXCAVATION AND TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER, CITY OF PITTSBURG NOR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL BE THE ONLY OBSTRUCTIONS ENCOUNTERED.
35. THE OFFICE OF APEX CIVIL ENGINEERING & LAND SURVEYING, INC., SHALL BE NOTIFIED AT (925) 476-8499 48 HOURS PRIOR TO THE REQUIRING OF ANY GRADE STAKES.
36. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE OWNER/DEVELOPER ON A TIME AND MATERIALS BASIS. THE CONTRACTOR WILL THEN BE BACK-CHARGED FOR SAID EXTRA WORK.
37. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
38. SHOULD IT APPEAR THAT THE WORK TO BE DONE, OR ANY MATTER RELATIVE THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT APEX CIVIL ENGINEERING & LAND SURVEYING, INC. AT (925) 476-8499 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
39. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE SOILS ENGINEER 48 HOURS PRIOR TO STARTING EARTHWORK OPERATIONS.
40. EXISTING GROUND TOPOGRAPHY IS FROM SURVEY DATA DATED JANUARY 2018 PREPARED BY APEX CIVIL ENGINEERING & LAND SURVEYING, INC.
41. NO WORK SHALL COMMENCE UNTIL A GRADING PERMIT IS OBTAINED FROM THE CITY OF PITTSBURG.
42. ENCROACHMENT PERMITS REQUIRED FOR WORK WITHIN EXISTING PUBLIC RIGHT-OF WAY SHALL BE OBTAINED BY THE CONTRACTOR.
43. PRIOR TO ANY WORK ON ADJACENT PROPERTIES THE CONTRACTOR SHALL OBTAIN A COPY OF THE RIGHT OF ENTRY TO PERFORM THE WORK AND NOTIFY THE AFFECTED PROPERTY OWNER OR OCCUPANT 48 HOURS PRIOR TO START OF SAID WORK.
44. FOR DETAILS NOT SHOWN ON THESE PLANS, REFER TO CITY OF PITTSBURG STANDARD DRAWINGS & SPECIFICATIONS ARE AVAILABLE FROM THE PUBLIC WORKS DEPARTMENT BY CALLING (925) 252-4930.
45. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT WRITTEN AUTHORIZATION FROM THE CITY ENGINEER OR APEX CIVIL ENGINEERING & LAND SURVEYING, INC.
46. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EARTHWORK GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION.
47. NO WORK SHALL BEGIN ON THIS PROJECT PRIOR TO A PRECONSTRUCTION CONFERENCE WITH CITY STAFF. CALL RICHARD ABONO, CITY ENGINEER (925) 252-4930 TO ARRANGE FOR THIS CONFERENCE.



ENGINEERING DIVISION

65 Civic Avenue
Pittsburg, CA 94565
Ph: (925) 252-4930
www.ci.pittsburg.ca.us



817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net
info@apexce.net

NO.	REVISIONS	NO	BY	DATE

DESIGN: JV
DRAWN: STAFF
CHECKED: JV
PROJECT #: 20067



PRELIMINARY GRADING, DRAINAGE & UTILITY PLANS
GENERAL NOTES

DISCOVERY HOMES DREAM COURTS

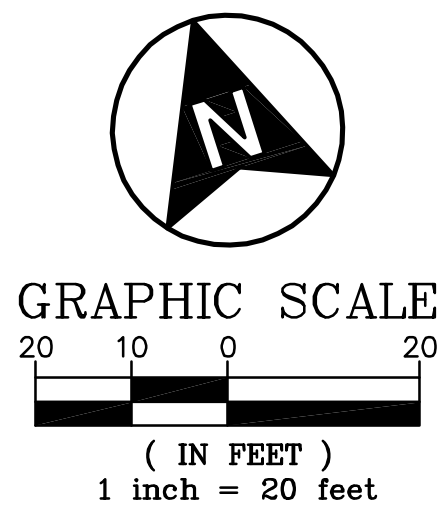
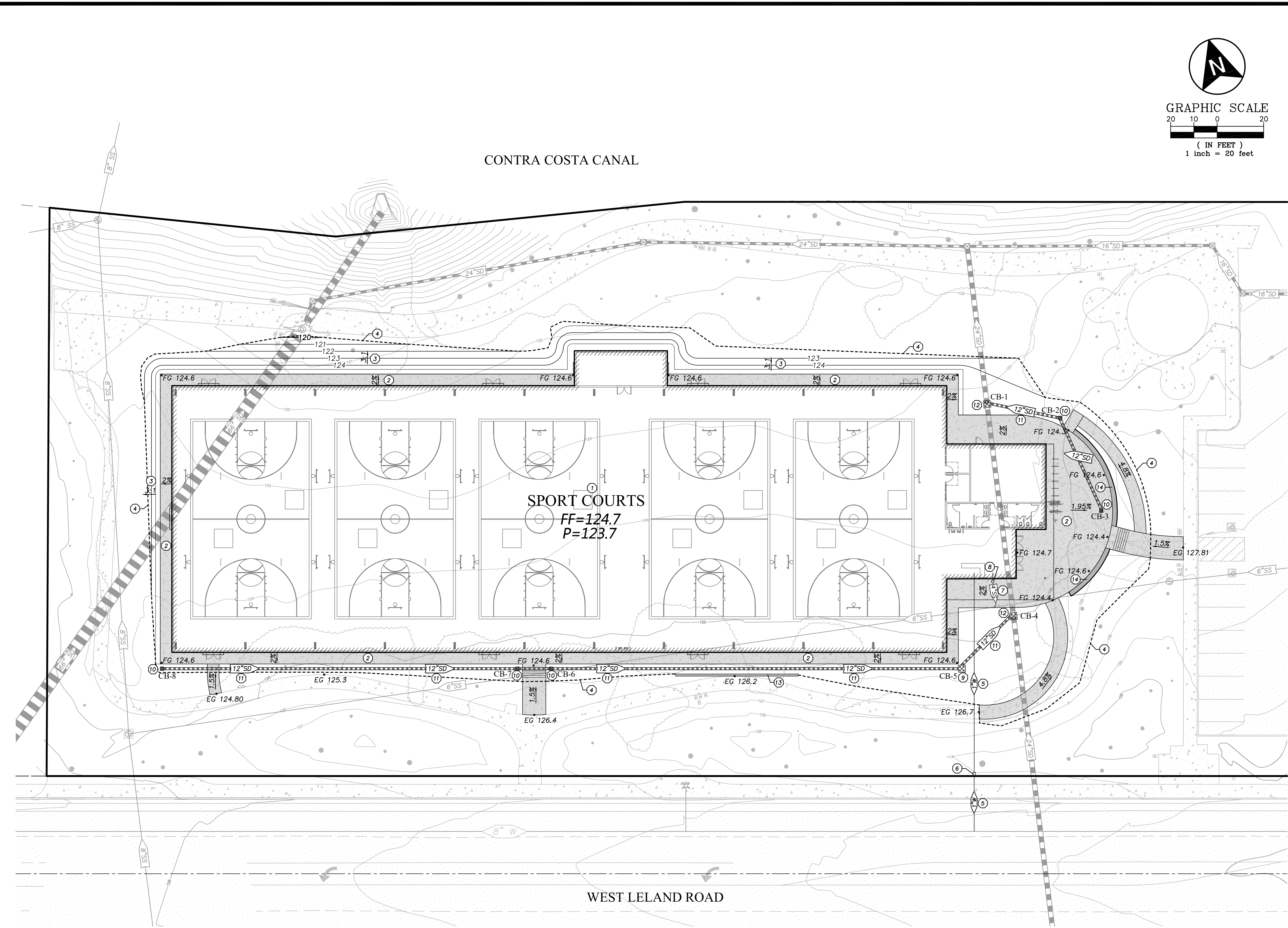
PITTSBURG, CA

SHEET

C2

DATE

08-25-2021



- KEY LEGEND**
- ① BUILDING. SEE ARCHITECTURAL PLANS
 - ② CONCRETE FLATWORK - 4" CONC/4" AB (TYP)
 - ③ 3:1 FILL SLOPE (TYP)
 - ④ DAYLIGHT LINE (TYP)
 - ⑤ 1" WATER LATERAL
 - ⑥ WATER METER
 - ⑦ 6" SANITARY SEWER LATERAL AT 2% MIN.
 - ⑧ 6" SANITARY SEWER CLEANOUT
 - ⑨ CHRISTY V64 CATCH BASIN OR EQUAL (TYP)
 - ⑩ CHRISTY V12 CATCH BASIN OR EQUAL (TYP)
 - ⑪ 12" HDPE STORM DRAIN PIPE @ S=0.5% MIN.
 - ⑫ INSTALL CHRISTY V64 CATCH BASIN OVER EX. STORM DRAIN LINE
 - ⑬ 2' MAX. RETAINING WALL
 - ⑭ SEAT WALL

SD/SS STRUCTURE SUMMARY

STRUCTURE #	GRATE/RIM ELEVATION	FLOW LINE ELEVATION
CB-1	G 124.40	117.11±
CB-2	G 124.20	121.02
CB-3	G 124.24	121.24
CB-4	G 124.20	118.58
CB-5	G 124.50	119.76
CB-6	G 124.50	120.65
CB-7	G 124.50	120.73
CB-8	G 124.50	121.50

- NOTES**
1. CONTRACTOR TO POTHOLE ALL EXISTING UTILITIES AND VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION TO ENSURE NO CONFLICTS EXIST.
 2. WATER LATERALS AND METERS SHALL BE INSTALLED PER CITY OF PITTSBURG SPECIFICATIONS AND STANDARDS.
 3. SANITARY SEWER LATERALS AND CLEANOUTS SHALL BE INSTALLED PER CITY OF PITTSBURG SPECIFICATIONS AND STANDARDS.
 4. FINISHED FLOOR ELEVATION TO FINISHED GRADE ELEVATION AT THE EXTERIOR OF THE BUILDING FOOTPRINT SHALL BE A MINIMUM OF 8", OTHERWISE WATER PROOFING IS REQUIRED.
 5. SEE ARCHITECTURAL & PLUMBING PLANS FOR FINAL LOCATION, DESIGN ELEVATIONS AND SLOPES OF ALL FEATURES AND PIPES WITHIN THE LIMITS OF THE BUILDING FOUNDATION.
 6. SEE LANDSCAPE PLANS FOR LOCATION, COLOR & FINISH OF ALL CONCRETE AND BANDING.
 7. ALL DOWNSPOUTS SHALL BE DISCHARGED TO HARDSCAPE SURFACES. IF LOCATED IN LANDSCAPE AREAS, A SPLASH BLOCK SHALL BE ADDED TO DIRECT DRAINAGE AWAY FROM THE BUILDING.
 8. ALL INLETS SHALL BE FITTED WITH TRASH CAPTURE DEVICES.
 9. EXISTING PATHWAYS ADJACENT TO THE PROPOSED BUILDING AND ALONG WEST LELAND ROAD SHALL BE REPAIRED AS NECESSARY.



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PRELIMINARY GRADING, DRAINAGE & UTILITY PLANS

DISCOVERY HOMES DREAM COURTS

PITTSBURG, CA

SHEET

C3

DATE

08-25-2021

Attachment 3: Site Photos

Discovery Homes Dream Courts, AP-20-1528 (DR, SE)



Facing northwest



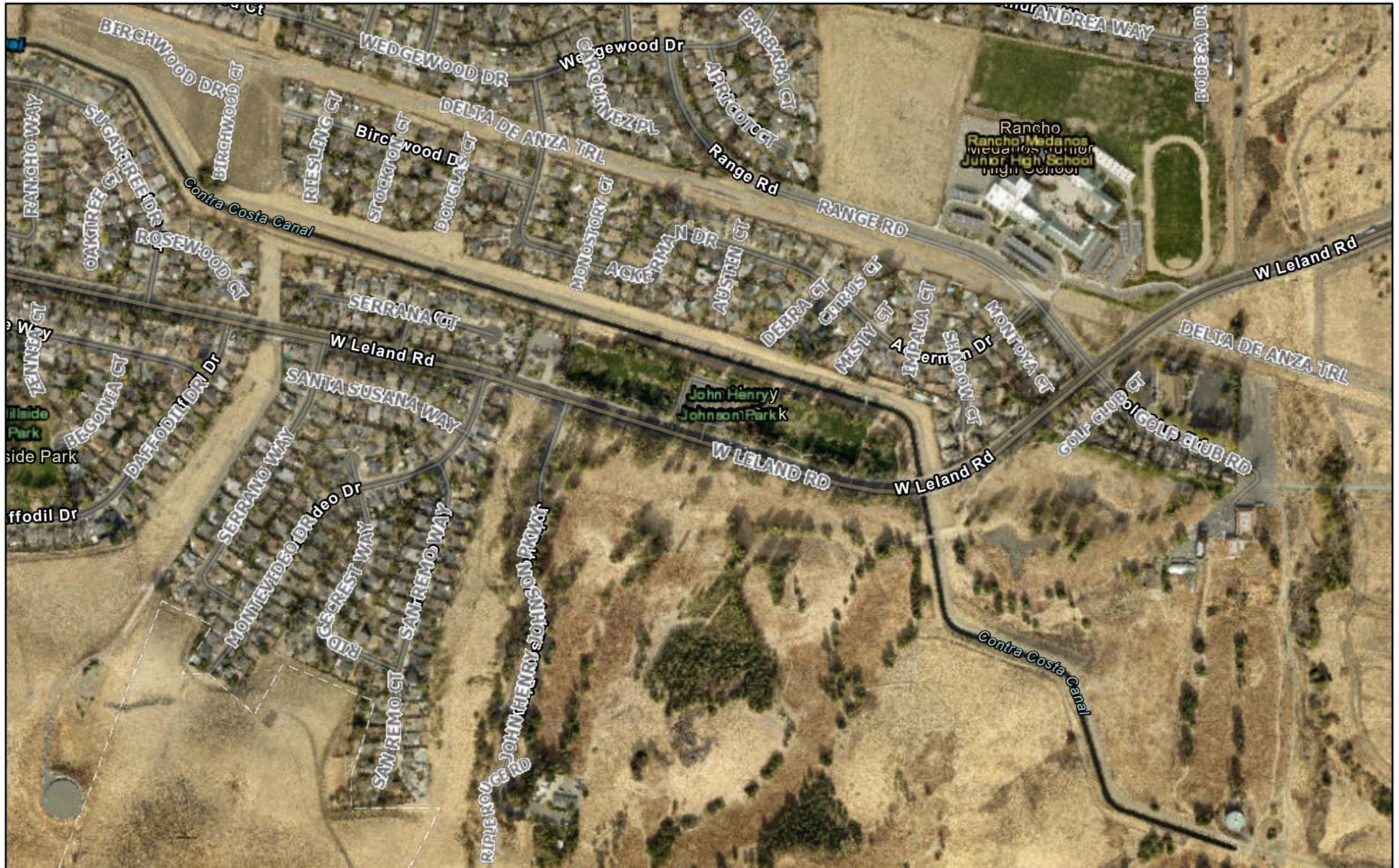
Facing due west

Attachment 3: Site Photos

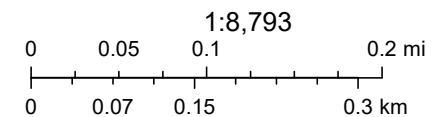


Facing northeast from Fire Station No. 87

Attachment 4: Map of Surrounding Uses



1/21/2022, 6:55:01 AM



Esri, HERE, Garmin, IPC, Maxar, Sources: Esri, HERE, DeLorme, USGS, INCREMENT P, NRCan, © OpenStreetMap contributors, and the GIS User

Attachment 6: Development Review Design Guidelines

Discovery Homes Dream Courts, AP-20-1528 (DR, SE)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Not applicable. The proposed project would not alter the location of the existing parking facilities. The parking facility is centrally located in order to maximize usable park space. The parking lot would be located to the side of the facility, allowing the building frontage to be directly visible and accessible from the roadway.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project side design, unless waived by the City Planner or Planning Commission.	Yes. The project would utilize existing trees around the perimeter walkway to provide shade and landscaping.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Conditionally. A condition of approval states, all air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable. There is only one structure proposed on site.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Yes. The proposed structure the nature of the use necessitates the large horizontal expanse to allow for the maximum number of courts.
IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes. The entry is designed to serve as a focal point that also helps in locating the entry, with a dramatic slated roof in a bright red color palette, with expansive glazing along the frontage.

IV.h: Building elevations (example: rear of shopping centers) visible from public rights-of-way should be addressed in design review and treated appropriately.	Yes. The front and east facades are designed to attract users and identify the building. The rear and western facades are highly screened from public view.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Not applicable. The proposed structure is not located within an existing commercial or industrial center.
IV.j: All roof mounted equipment should be screened completely from view from all public rights-of-way. A site-line study may be necessary to determine appropriate screening method.	Yes/Conditionally. The project plans note that no utility equipment will be roof mounted. Further, a condition of approval would require future roof-mounted equipment be screened, if necessary.
IV.k: All Structures, including, but not limited to, “tilt-up” type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Yes. The building has articulated entries. The entry is designed to serve as a focal point that also helps in locating the entry, with a dramatic slated roof in a bright red color palette, with expansive glazing along the frontage.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Yes. The proposed building does not propose exterior appurtenances such as fire escapes or stairs. The style of building does not allow for downspouts to be hidden behind exterior finishes; however, a condition of approval would require these items be painted the same color as the wall to which they are directly attached.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Yes. The proposed project includes a large mural painted on the south and east facades.
IV.o: Prototype or “theme” architecture is discouraged.	Yes. No themed architecture is proposed.
IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The proposed structure’s features are in keeping with the character of the area, in design, color, and materials. While there is not a strong development aesthetic, the proposed building will complement proximate uses, such as the fire station which includes large red doors, and Rancho Medanos Junior High School, which incorporates standing seam metal roofing into its design.

IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. The front and east facades are designed to attract users and identify the building. The rear and western facades are highly screened from public view.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Not applicable. The proposed project does not propose a separate trash enclosure.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Yes. The proposed building will include a cool roof.
VI.D.2: Parking lot impacts should be minimized.	Yes. The proposed project would not alter the location of the existing parking facilities. The parking facility is centrally located in order to maximize usable park space. The parking lot would be located to the side of the facility, allowing the building frontage to be directly visible and accessible from the roadway.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Conditionally. The project will be required to design for C.3 stormwater control, to be installed by the City at a later date.
VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Not applicable. The proposed project would not alter the existing parking area.

VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Not applicable.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Yes. Reclaimed water is available in the area. It is the City's responsibility to irrigate the site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. Less than 50 employees are expected.
VI.D.8: Street side building faces should encourage walking.	Yes. The proposed project includes sidewalk around building.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Yes. The proposed project include 16 bicycle parking spaces.

Attachment 7: Applicable General Plan Goals and Policies

Pittsburg Renal Center, AP-21-1552 (DR)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would occur on a vacant underutilized site.
2-P-6: Ensure provision of community amenities within planned development projects, including parks and recreation facilities, streetscaping and pedestrian paths, transit facilities, parking areas, and public safety facilities. Ensure construction of amenities at a time that is in balance with the needs of the development.	Consistent. While the proposed project is not directly tied to a singular development, the City's growth over the past 20 years combined with the closure of the former youth center on Crestview Ave. have necessitated the development of the recreational facility.
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 project would be located within an existing park, and is compatible with existing uses in the area, such as the Rancho Medanos Junior High School and residences, as well as planned uses, such as additional recreation facilities on the Southside of West Leland Road.
2-P-82: Undertake a streetscape enhancement program for West Leland Road, focusing on improving the walkability and visual character of the corridor. Emphasize increased street trees and landscaping, medians, crosswalks, widened sidewalks, and benches.	
2-P-83: Maintain permanent preservation of Stoneman Park for recreation and open space. Pursue accessibility to the Park, and expansion of the Park's bicycle and pedestrian trail network.	
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 project would include major investment in providing high-quality public facilities.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project would revitalize a site that is often used, but sparsely developed.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is in an area where infrastructure can be provided.

Economic Development Element	
6-G-4: Maintain and enhance an attractive climate for conducting business in Pittsburgh.	Consistent. The proposed site improvements with this project would enhance the area and allow for potential sports tourism.
Transportation Element	
7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is within 1/4 mile of a bus stop.
Open Space, Youth, and Recreation	
8-G-1: Develop a high-quality public park system for Pittsburgh that provides varied recreational opportunities accessible to all City residents.	Consistent. The proposed project would provide additional and varied recreation opportunities for residents.
8-P-1: Maintain a neighborhood and community park standard of 5 acres of public parkland per 1,000 residents.	Consistent. The proposed project would not reduce community park space.
8-P-2: Pursue the development of park and recreation facilities within reasonable walking distance of all homes.	Consistent. The location has been chosen in part due to the easy access from residential neighborhoods.
8-P-3: Develop public parks and recreational facilities that are equitably distributed throughout the urbanized area, and provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking.	
8-P-4: Consider park accessibility, use and character as more valuable than size in the acquisition and development of new parks.	Consistent. Rather than seek a new park, the City and Discovery Builders have agreed to reinvest \$3.2 million to renovate an existing park.
8-P-7: Encourage the development or provision of facilities that cater to diverse recreational interests.	Consistent. The proposed project would provide additional and varied recreation opportunities for residents of all ages.
8-G-8: Provide a diversity of recreational and cultural opportunities, including facilities and programs targeted toward local youth and senior residents.	
8-P-28: Pursue the development of recreational facilities and programs specifically geared toward youth and teens, including: • Teen Center. A teen center would provide a safe environment for local youth to meet and interact, or to participate in after-school, athletic, or cultural activities. • Gymnasium. A large gymnasium would provide the City with more opportunity to get youth involved in local sports leagues and afterschool drop-in games, such as basketball.	

Public Facilities Element	
11-G-10: Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Consistent. The proposed project contains landscaping along all property lines.
Noise Element	
12-G-3: Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.	No conflict. The proposed project would produce little noise to effect adjacent land uses.



City of Pittsburg

Community and Economic Development Department – Planning Division

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

NOTICE OF PUBLIC MEETING

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

DATE: January 25, 2022

TIME: 7:00 p.m.

PLACE: Zoom Teleconference via Streaming Media on the City's homepage, www.pittsburgca.gov
(see agenda once published on City's homepage for information on attending the virtual meeting)

Concerning the following matter:

Discovery Homes Dream Courts, AP-21-1528 (DR, SE).

This is an application filed by Louis Parsons of Discovery Builders requesting approval of design review of plans to construct a 40,697-square-foot basketball court facility and a sign exception for the project at John Henry Johnson Park located at 790 W. Leland Road in the GQ (Governmental and Quasipublic) District. Assessor's Parcel No. (APN) 094-080-037.

PROJECT PLANNER: Jordan Davis, (925) 252-2015 or jdavis@pittsburgca.gov

Why am I receiving this notice?

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

Where can I get more information about this project?

The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

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

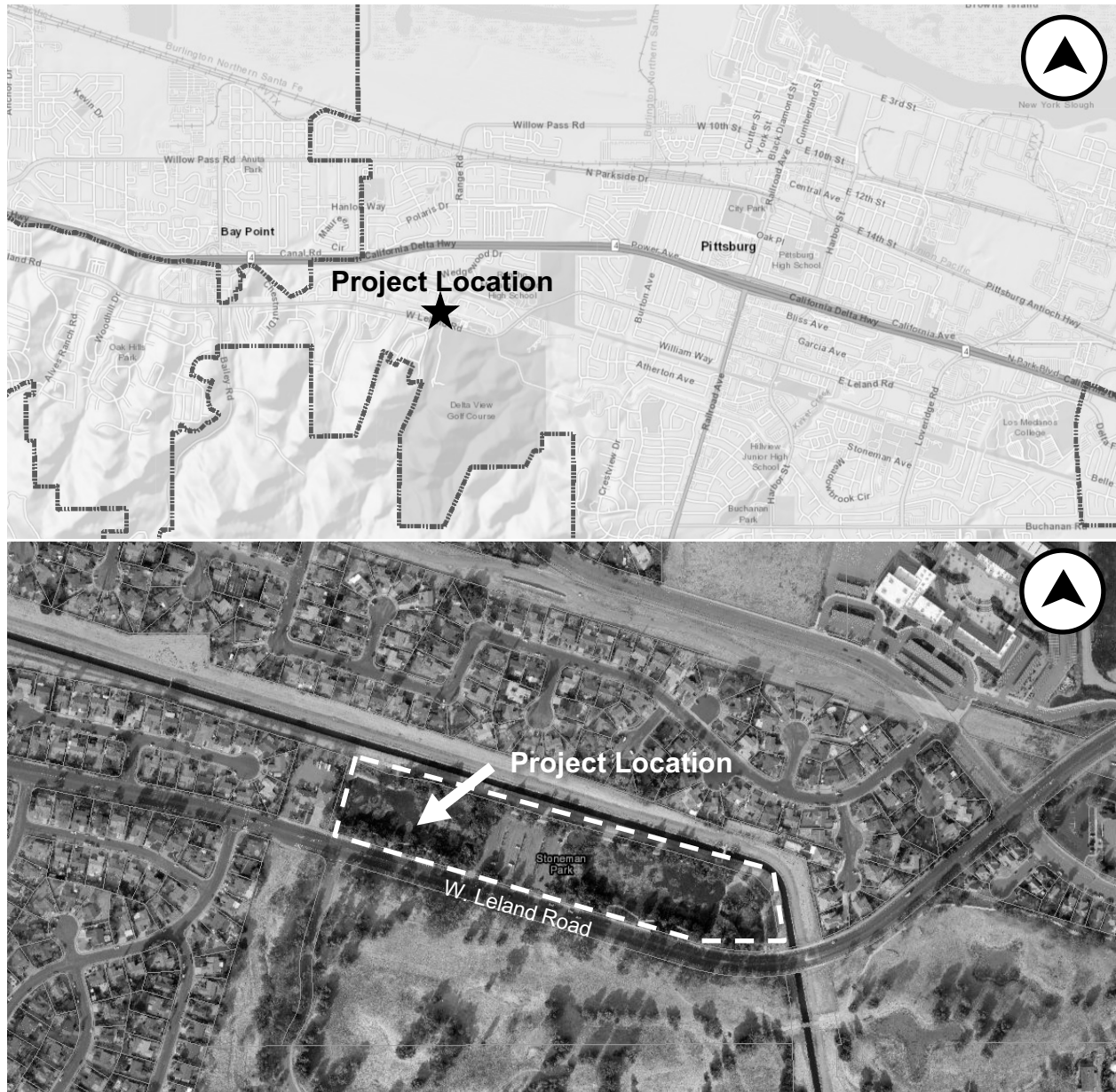
Comments or objections to the project can be made by writing in advance of the meeting or through oral testimony during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565.

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

*Para información en
español:
(925) 252-4920*


JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Discovery Homes Dream Courts, AP-21-1528 (DR, SE)
Location: 790 W. Leland Road (APN: 094-080-037)



City of Pittsburg

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

NOTICE OF PUBLIC MEETING

Subject: Discovery Homes Dream Courts
Date: Thursday, January 20, 2022 at 6:30:05 PM Pacific Standard Time
From: Shannon Hernandez
To: Jordan Davis

****External Sender: Use caution before opening links or attachments****

Hello Mr. Davis/Planning Commission,

I'm writing to voice my concern with building at John Henry Park. This park is always in use! Weekends and afternoons both sides/fields are in use with youth soccer/family gatherings and have been for the last 15 years. This park is also used all hours of the day by people walking and running the path. It's used because it's open and safe. If a building is added it will create blind spots taking away from the whole feel of the park and could be a safety issue. Also the location is so out of the way from most youth in Pittsburg. How will kids get there? By walking on unsafe Leland!!! I am all for creating more for our youth but I don't think taking away something that is heavily used is a good idea. What about a more central location like behind Burger King on Railroad or somewhere with more foot traffic. Please consider another location.

Thank you,
Shannon Hernandez



[Sent from Yahoo Mail for iPhone](#)

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
January 25, 2022**

ITEM: Notice of Intent to Conduct a Zoning Administrator Public Hearing

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

SUBJECT: The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a variance and administrative design review to remodel the existing façade, apply new paint colors, construct a 563 square foot addition, construct a new trash enclosure, restripe the parking lot, and add landscaping, along with a variance from the rear yard setback (from 10 feet to 0 feet) for Nation's Giant Hamburgers restaurant located at 3789 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 088-071-024.

RECOMMENDATION: Staff recommends that the Commission acknowledge receipt of the attached Notice of Intent to Conduct a Zoning Administrator Public Hearing.

PROJECT DESCRIPTION: Since the last Commission meeting, staff has received one application requesting design review approval which qualifies within one or more of the nine categories of delegated authority established by Resolution No. 9918, and one application requiring a Zoning Administrator public hearing:

1. Nation's Pittsburgh Remodel, AP-21-1603 (AD, VA) – Zoning Administrator Hearing

This is an application filed by Autumn Byrd, on behalf of Kaufmann Architects, requesting Zoning Administrator approval of a variance and administrative design review to remodel the existing façade, apply new paint colors, construct a 563 square foot addition, construct a new trash enclosure, restripe the parking lot, and add landscaping, along with a variance from the rear yard setback (from 10 feet to 0 feet) for Nation's Giant Hamburgers restaurant located at 3789 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 088-071-024.

CODE COMPLIANCE:

Zoning Administrator Public Hearings: PMC sections 18.32.010 and 18.84.560 authorize the Zoning Administrator to hear and decide on applications for approval of variances, exceptions to fence regulations, large day care homes, small recycling facilities, and wireless telecommunications collocation facilities. PMC section 18.10.100 directs the Zoning Administrator to notify the Planning Commission of his or her intent to schedule and conduct a public hearing on any application for which the Zoning Administrator is authorized to act, prior to the Zoning Administrator acting on the application.

Planning Commission Staff Report

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 attached Notice of Intent.

ATTACHMENTS:

Notice of Intent Nation's Pittsburg Remodel, AP-21-1603 (AD, VA).

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTRATOR PUBLIC HEARING
PURSUANT TO PMC 18.10.050

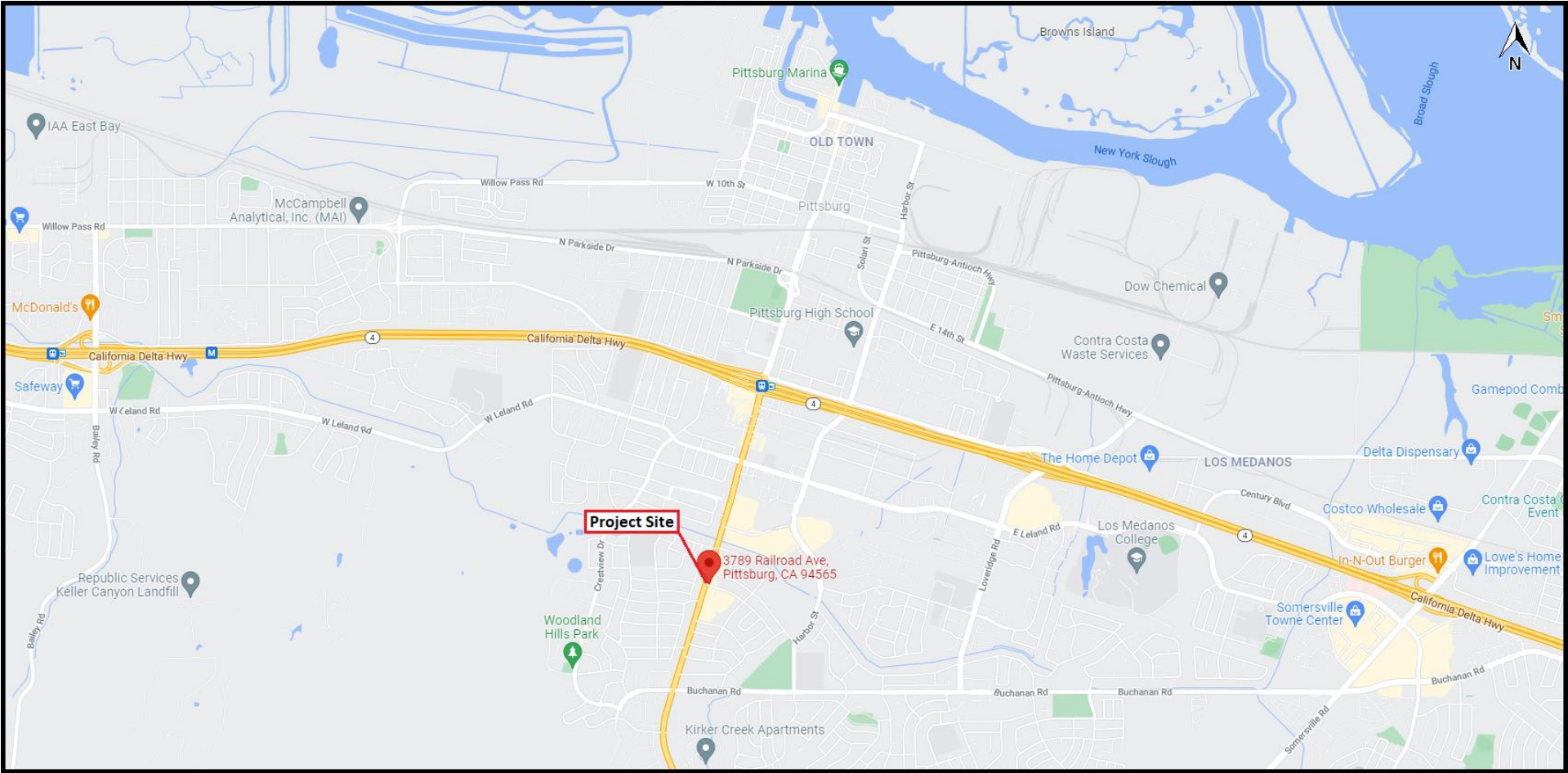
NATION'S PITTSBURG REMODEL, AP-21-1603 (AD, VA).

This is an application filed by Autumn Byrd, on behalf of Kaufmann Architects, requesting Zoning Administrator approval of a variance and administrative design review to remodel the existing façade, apply new paint colors, construct a 563 square foot addition, construct a new trash enclosure, restripe the parking lot, and add landscaping, along with a variance from the rear yard setback (from 10 feet to 0 feet) for Nation's Giant Hamburgers restaurant located at 3789 Railroad Avenue, in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 088-071-024.

This project is delegated to the Zoning Administrator under PMC section 18.28.020.

Nation’s Pittsburg Remodel – Vicinity Map

AP-21-1603	3789 Railroad Avenue
Administrative Design Review, Variance	APN: 088-070-024



Nation's Pittsburg Remodel – Aerial Map

AP-21-1603	3789 Railroad Avenue
Administrative Design Review, Variance	APN: 088-070-024



CODE REQUIREMENTS

All work to comply with:
2019 CBC, CEC, CMC, CPC & 2019 CALIFORNIA ENERGY CODE & GREEN BLDG. CODE

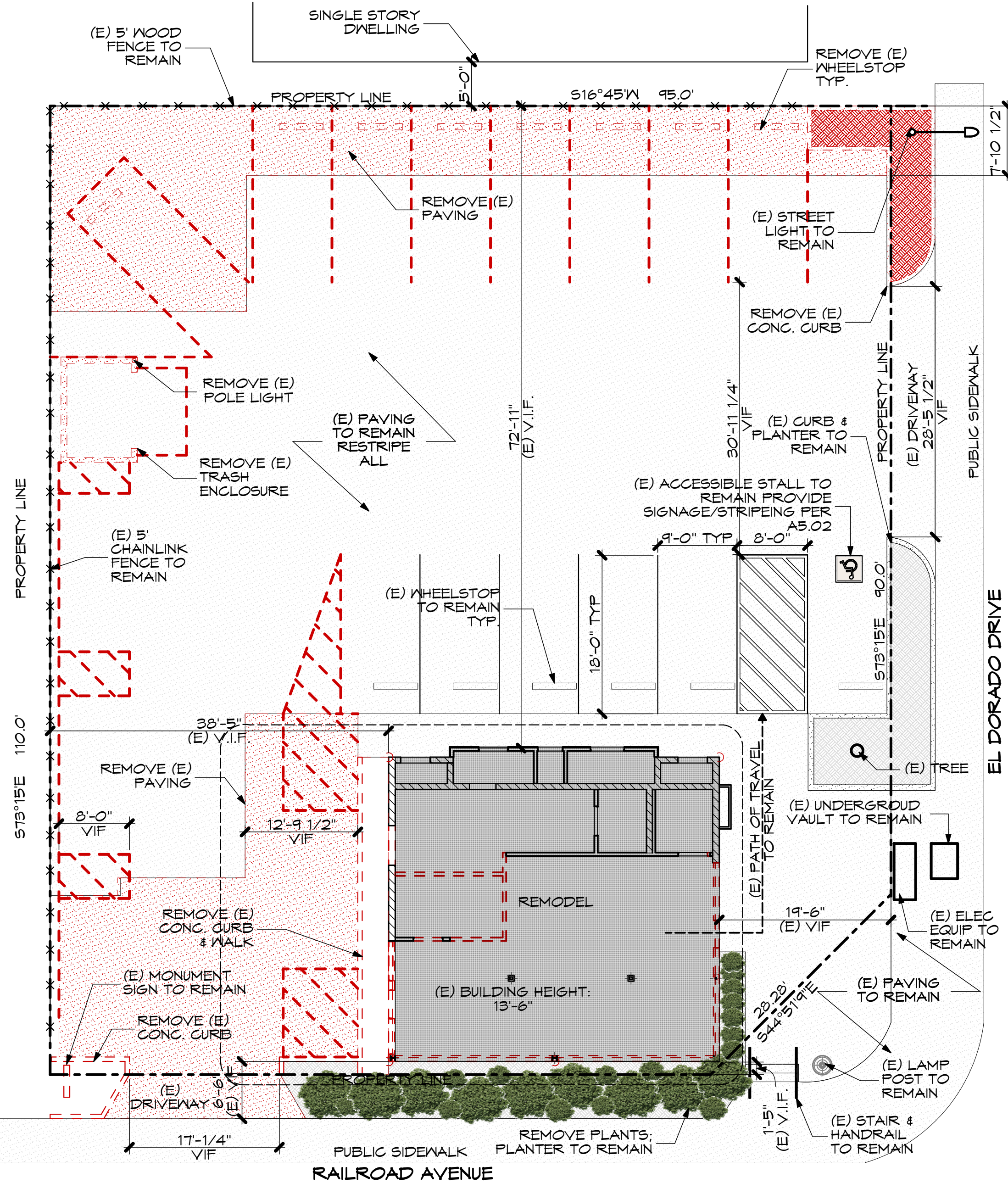
PROJECT DATA

ADDRESS:	3789 RAILROAD AVE, PITTSBURG, CA 94565	ZONING:	NEIGHBORHOOD COMMERCIAL
A.P.N.:	088-071-024-9	BUILDING STORIES/HEIGHT:	1 STORY 15'-1" HEIGHT
CONSTRUCTION TYPE:	Type V-B, NOT SPRINKLERED	TOTAL SITE AREA:	10,289 S.F.
OCCUPANCY CATEGORY:	B: SEE OCCUPANCY TABLE BELOW	BUILDING AREA %:	1,881 S.F. / 10,289 S.F. = 18%
SCOPE OF WORK:	REMODEL AND ADDITION TO AN EXISTING RESTAURANT INCLUDING NEW HOOD, NEW WALK-INS, AND NEW SEATING AREA; NEW TRASH ENCLOSURE, NEW PARKING STRIPING AND RE-DESIGNED EXIT DRIVEWAY	LANDSCAPE AREA %:	728 S.F. / 10,289 S.F. = 7%
		(E) IMPERVIOUS AREA:	10,161 S.F.
		(N) IMPERVIOUS AREA:	9,561 S.F.
		PARKING:	
SQ. FOOTAGE:	(E) FLOOR AREA 1318 S.F. (N) FLOOR ADDITION 563 S.F. TOTAL FLOOR AREA = 1881 S.F.	RESTAURANT TAKE-OUT REQUIRED 1 PER 150SF	1881SF/150 = 12.54 STALLS
OCCUPANCY:	KITCHEN = 435/ 200 = 2 DINING AREA = 38 FIXED SEATS STORAGE = 223/ 300 = 0.74 OFFICE = 40/ 100 = 0.4 UTILITY = 134/ 200 = 0.6 TOTAL = 2+38+0.74+0.4+0.6 = 41.64 < 50 THEREFORE 'A-2' BECOMES A 'B' OCCUPANCY PER UBC 303.1.1	(E) PARKING: 18 STANDARD, 1 ACCESSIBLE =	19 TOTAL STALLS
PLUMBING:	KITCHEN = 435/ 50 = 8.7 DINING AREA = 38 SEATS/ 2 = 19 STORAGE = 223/ 2000 = 0.11 OFFICE = 40/ 200 = 0.2 UTILITY = 134/ 2000 = 0.1 TOTAL = 8.7+19+0.11+0.2+0.1 = 28.1/ 2 = 14 < 25 THEREFORE ONE TOILET ROOM IS REQUIRED AND PROVIDED PER CPC 422.2 Exception (3)	(N) PARKING: 17 STANDARD, 1 ACCESSIBLE =	18 TOTAL STALLS
		ACCESSIBILITY UPGRADES:	
		FRONT ENTRY & SIGNAGE	
		RESTROOM DOOR & SIGNAGE	
		ORDER COUNTER	
		BEVERAGE CENTER	
		DINING TABLES	
		EMPLOYEE HAND WASH STATION	
		RESTROOM LAVATORY	
		RESTROOM ACCESSORIES	
		RESTROOM TOILET - EXISTING CONDITIONS LIMIT SIDE CLEARANCE TO 58" (60" MIN. REQUIRED PER CBC 11B-604.3)	



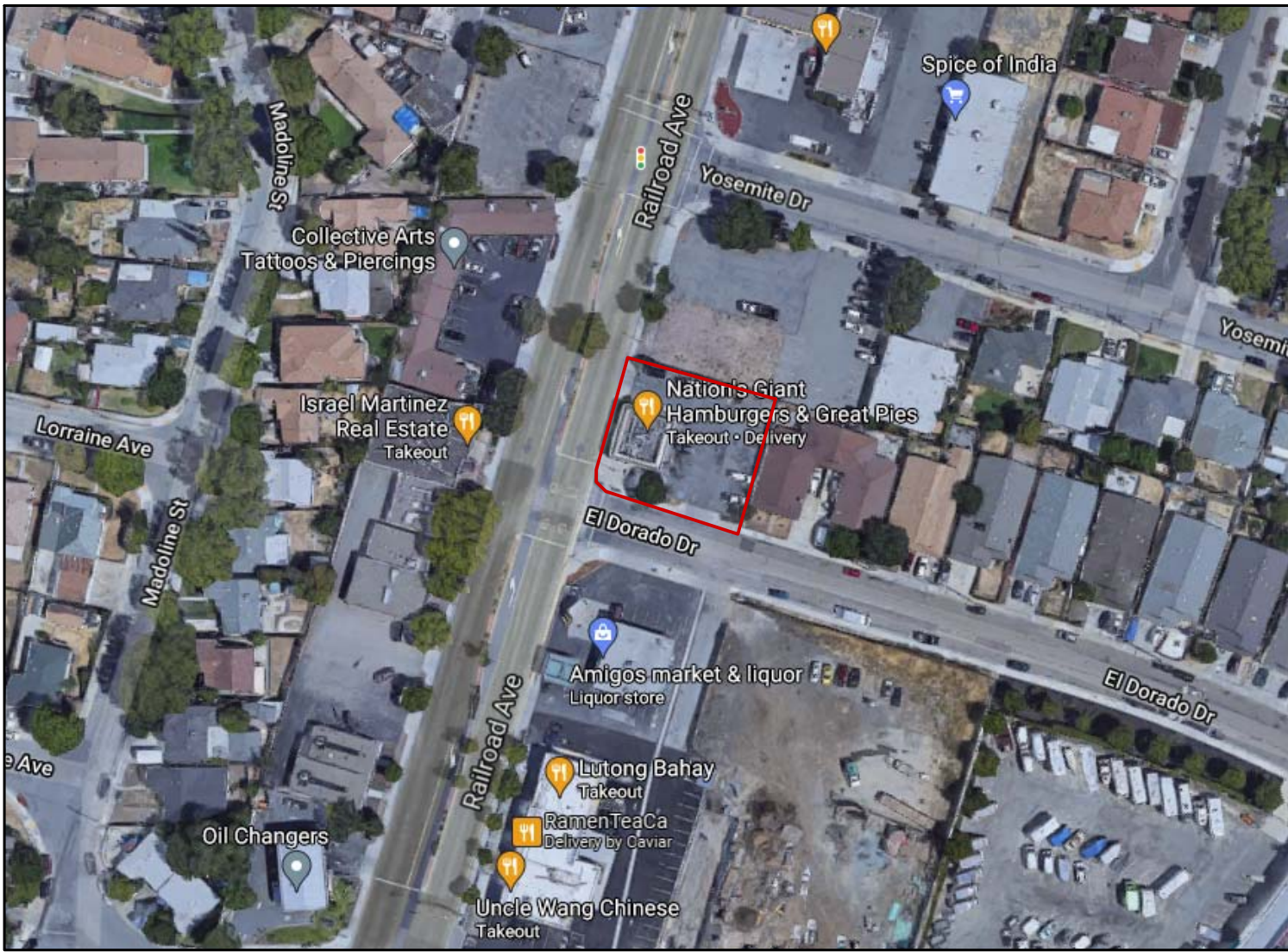
REVISED SITE PLAN

SCALE: 1" = 10'



EXISTING SITE PLAN

SCALE: 1" = 10'



VICINITY MAP

NTS

SHEET INDEX

ARCHITECTURAL DRAWINGS	
A0.01	SITE PLAN
A0.02	LANDSCAPE SITE PLAN
A1.01	FLOOR PLANS
A1.02	REFLECTED CEILING PLAN
A1.03	ROOF PLANS
A2.01	ELEVATIONS
A2.02	MATERIALS & FINISHES
A3.01	BUILDING SECTIONS
A4.01	ENLARGED PLAN & SCHEDULES
A4.02	SIGNAGE & ACCESSIBILITY DETAILS

INTERIOR DESIGN DRAWINGS	
ID-1	INTERIOR PLANS & SCHEDULES
ID-2	INTERIOR DETAILS
ID-3	EQUIPMENT SCHEDULE

KITCHEN HOOD DRAWINGS

1	ECON AIRE
2	ECON AIRE
3	ECON AIRE
4	ECON AIRE
5	ECON AIRE
6	ECON AIRE
7	ECON AIRE
8	ECON AIRE
9	ECON AIRE
10	ECON AIRE

STRUCTURAL DRAWINGS

S1.1	GENERAL NOTES
S1.2	GENERAL NOTES
S2.1	FOUNDATION & TRASH ENCLOSURE PLANS
S2.2	ROOF FRAMING PLAN
S2.3	PARAPET FRAMING PLAN
S3.1	TYPICAL DETAILS
S3.2	TYPICAL DETAILS
S4.1	DETAILS
S4.2	DETAILS
S4.3	DETAILS
S4.4	DETAILS
S5.1	TRASH ENCLOSURE

MECHANICAL DRAWINGS

M1.1	MECHANICAL NOTES & SCHEDULES
M2.1	MECHANICAL FLOOR PLANS
M2.2	MECHANICAL ROOF PLANS
M3.1	MECHANICAL DETAILS
T24.1	TITLE 24 (1 OF 2)
T24.2	TITLE 24 (2 OF 2)

PLUMBING DRAWINGS

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P2.1	PLUMBING DEMOLITION & GAS PIPING PLAN
P2.2	PLUMBING W&V & H&W PIPING PLANS
P2.3	PLUMBING SITE PLAN
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ELECTRICAL DRAWINGS

E1.1	ELECTRICAL SCHEDULES
E2.1	ELECTRICAL PLAN
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E3.1	SITE PLAN
E4.1	TL-24 NRCC -LTI-E
E4.2	TL-24 NRCC-LTO-E
E4.3	TL-24 NRCC-ELC-E

KAUFMANN
ARCHITECTS

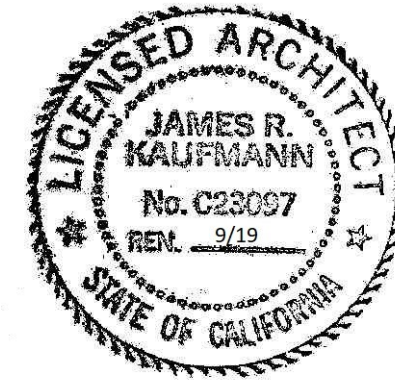


1435 Alhambra Blvd.
Suite 205
Sacramento, CA
95816
916.446.2558

kaufmannarchitects.com

NATION'S PITTSBURG

3789 RAILROAD AVE
PITTSBURG, CA 94565



Jim R. Kaufmann

WRITTEN DIMENSIONS SHALL TAKE
PRECEDENCE OVER SCALED
DIMENSIONS & SHALL BE VERIFIED
AT THE JOB SITE. ANY
DISCREPANCY SHALL BE BROUGHT
TO THE ATTENTION OF THE
ARCHITECT PRIOR TO CONTINUING
ANY WORK.

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REVISIONS	

PRINTED 10/25/2021

SCALE AS NOTED
DATE
SHEET
A0.01

SITE PLAN

GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2019 CBC, CMC, CPC, CEC, CA ENERGY CODE AND CA GREEN BUILDING CODE.

2. ANY REQUESTS FOR SUBSTITUTIONS SHALL BE MADE WITHIN 30 DAY OF CONSTRUCTION CONTRACT SIGNING. ANY ENGINEERING OR REDESIGN COSTS WILL BE BILLED TO THE CONTRACTOR.

3. (N) EXTERIOR WALLS SHALL BE FRAMED WITH 2 X 6 DF #2 @ 16" O.C. UNLESS OTHERWISE NOTED (U.N.O.). ANY NEW WALL THAT EXTENDS AN (E) WALL TO MATCH (E) FRAMING(U.N.O.).

4. INTERIOR WALLS SHALL BE FRAMED WITH 2 X 4 DF #2 @ 16" O.C. U.N.O.

5. PLUMBING WALLS SHALL BE 2 X 6 @ 16" O.C.

6. ALL NEW INTERIOR WALLS SHALL BE SHEATHED WITH 1/2" TYPE X GYP BD U.N.O. NEW CEILING SHALL BE 5/8" TYPE X GYP BD U.N.O.

7. SEE STRUCTURAL DWGS. FOR NEW HEADERS SIZES, SHEATHING, NAILING, TRUSSES & OTHER FRAMING NOTES.

8. PROVIDE R-21 FIBERGLASS BATT INSULATION IN ALL (N) 2X6 EXT. WALLS & R-15 AT (N) 2X4 EXT. WALLS.

9. PROVIDE R-38 FIBERGLASS BATT INSULATION IN ALL NEW ATTIC SPACES. PROVIDE 1" AIR SPACE BETWEEN ROOF SHEATHING & R-19 BATT INSULATION IN VAULTED CEILING AREAS.

10. FOR WINDOWS, DOORS & SKYLIGHTS, SEE SCHEDULES ON A4.01.

11. REPAINT ALL INTERIOR WALLS & TRIM. PAINT ALL NEW GYP BD SURFACES W/ COAT OF RECOMMENDED PRIMER & 2 COATS OF LATEX ENAMEL. PAINT ALL EXPOSED INTERIOR CMU SURFACES W/ COAT OF RECOMMENDED PRIMER & 2 COATS LATEX ENAMEL.
12. REFLECTIX SILL SEALER OR EQUAL FOAM CAULKING SHALL BE APPLIED BETWEEN SUBFLOOR, EXTERIOR SILL PLATES & AROUND ALL WINDOW OPENINGS.

13. ALL EXTERIOR DOORS TO BE FITTED WITH GASKET-TYPE WEATHERSTRIPPING.

14. PROVIDE FOAM GASKETS AT ALL WALL COVER PLATES.

15. PROTECT EXISTING ROOF COVERING; NEW ROOF TO MATCH EXISTING ROOFING. PROVIDE UNDERLAYMENT AS NECESSARY. ROOFER TO PROVIDE ALL FLASHINGS NECESSARY FOR A WATER -TIGHT ASSEMBLY.

16. ALL AREAS WHERE (N) WORK OCCURS & AREAS ADJACENT TO NEW WORK SHALL BE REPAIRED TO MATCH EXISTING SURFACES.

17. MILLWORK TO BE PROVIDED & INSTALLED BY OWNER.

DEMOLITION NOTES

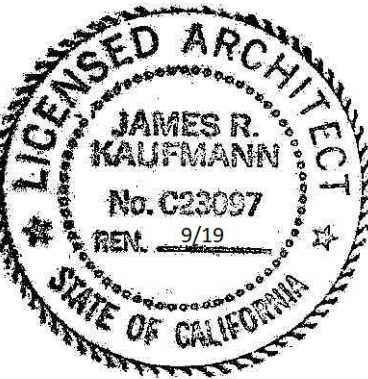
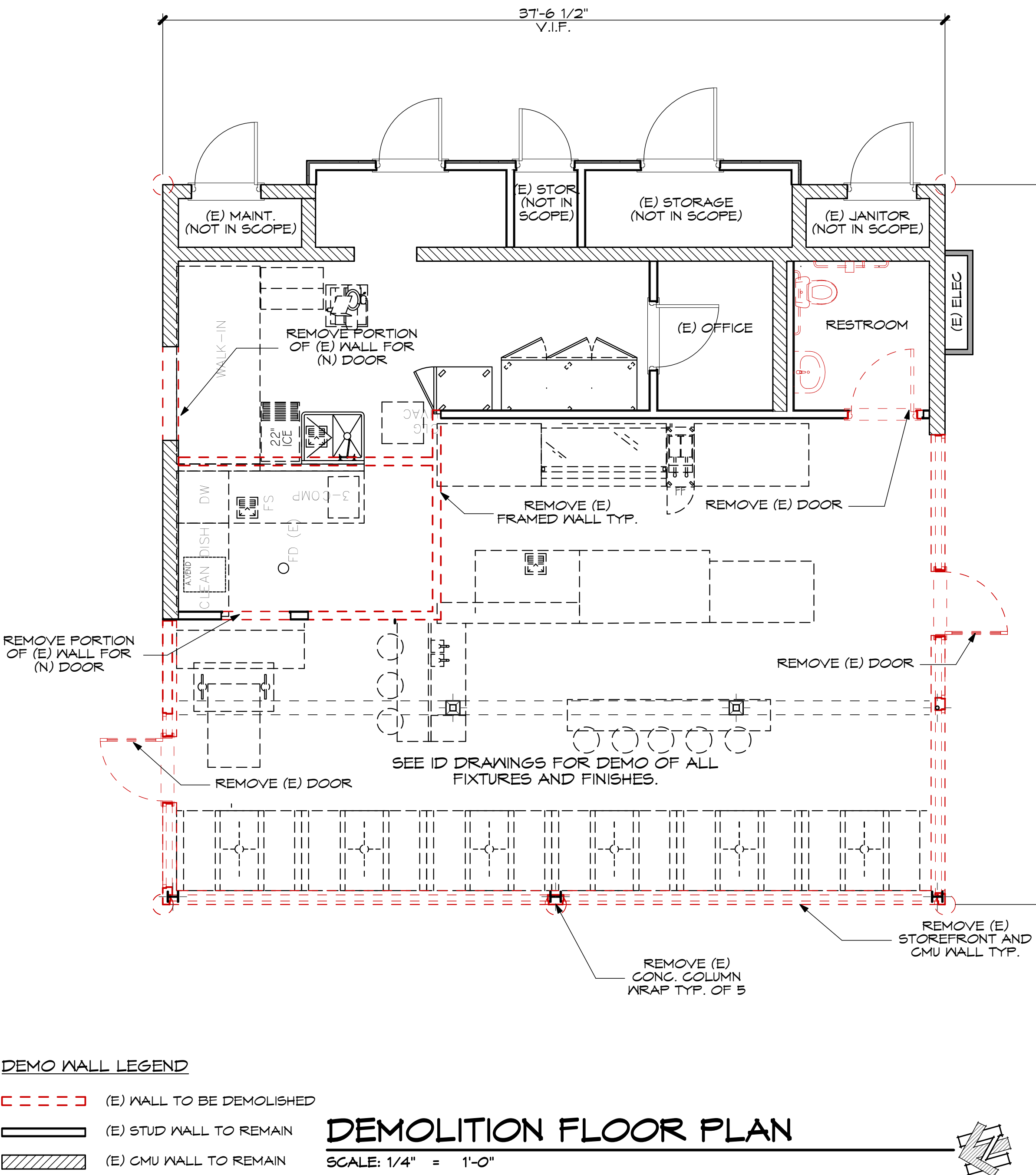
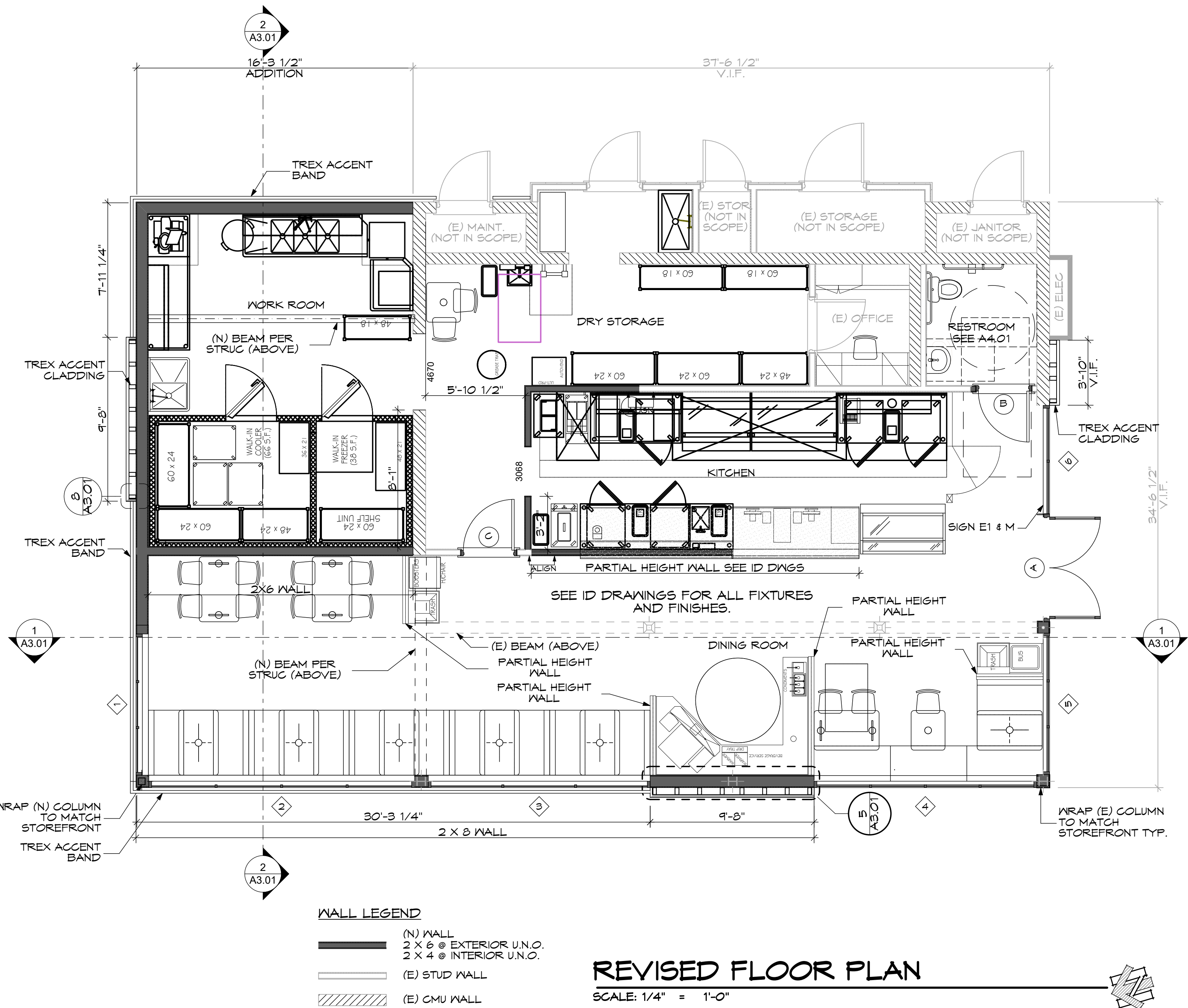
1. CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE NOT SUBJECT TO REMOVAL OR ALTERATION DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.

2. ALL LANDSCAPE LIGHTING AND IRRIGATION EQUIPMENT NOT SUBJECT TO ALTERATION OR REMOVAL SHALL BE PROTECTED AND IN FULL WORKING ORDER AT COMPLETION OF WORK.

3. CONTRACTOR SHALL PROTECT ALL EXISTING FINISHED SURFACES NOT SUBJECT TO REMOVAL OR ALTERATION DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION.

4. ALL REMOVED CABINETS, WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES, KITCHEN APPLIANCES, AND OTHER LIKE HARDWARE AND EQUIPMENT SHALL BE REMOVED WITH CARE AND SALVAGED FOR FUTURE REUSE. SUCH ITEMS SHALL BE STORED OR DISPOSED OF AT OWNER'S DIRECTION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INVENTORY AND REPORTING OF DISPOSAL OF DEMOLISHED MATERIALS.



WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS & SHALL BE VERIFIED AT THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUING ANY WORK.

REVISIONS	

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DATE
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FLOOR PLANS



Jim R. Kaufmann

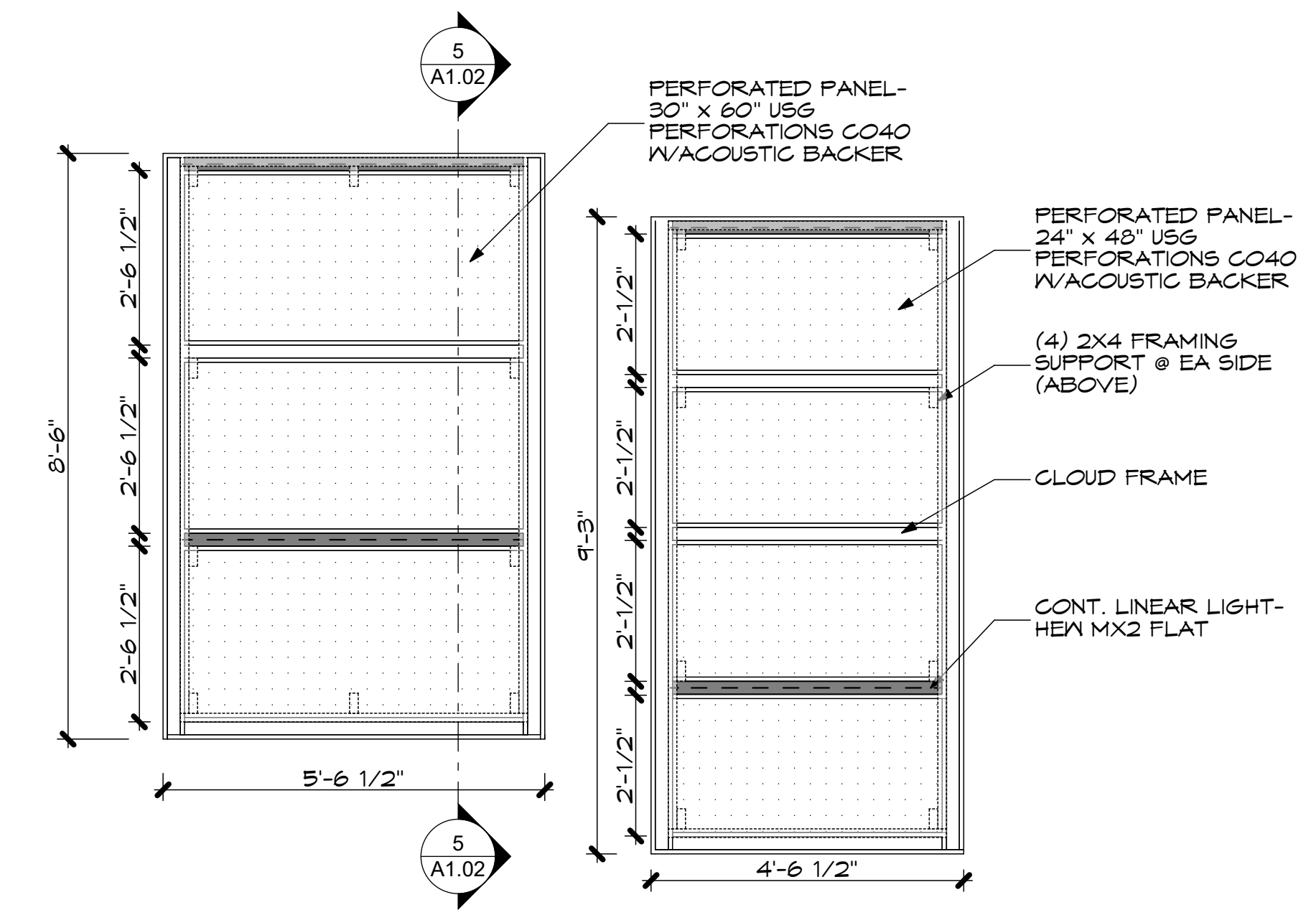
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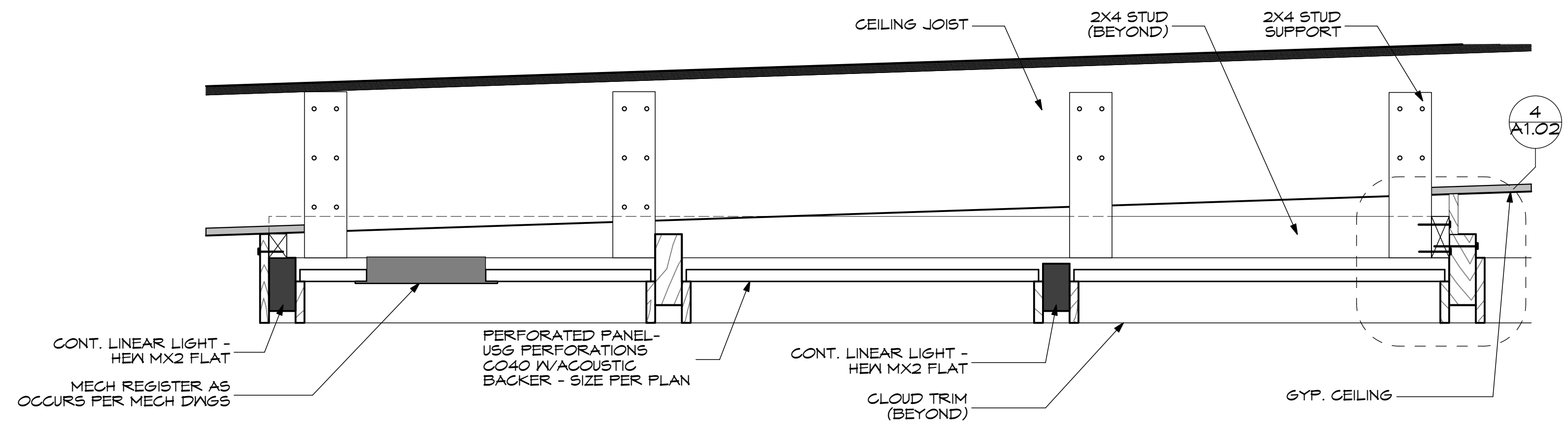
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DATE
SHEET A1.02

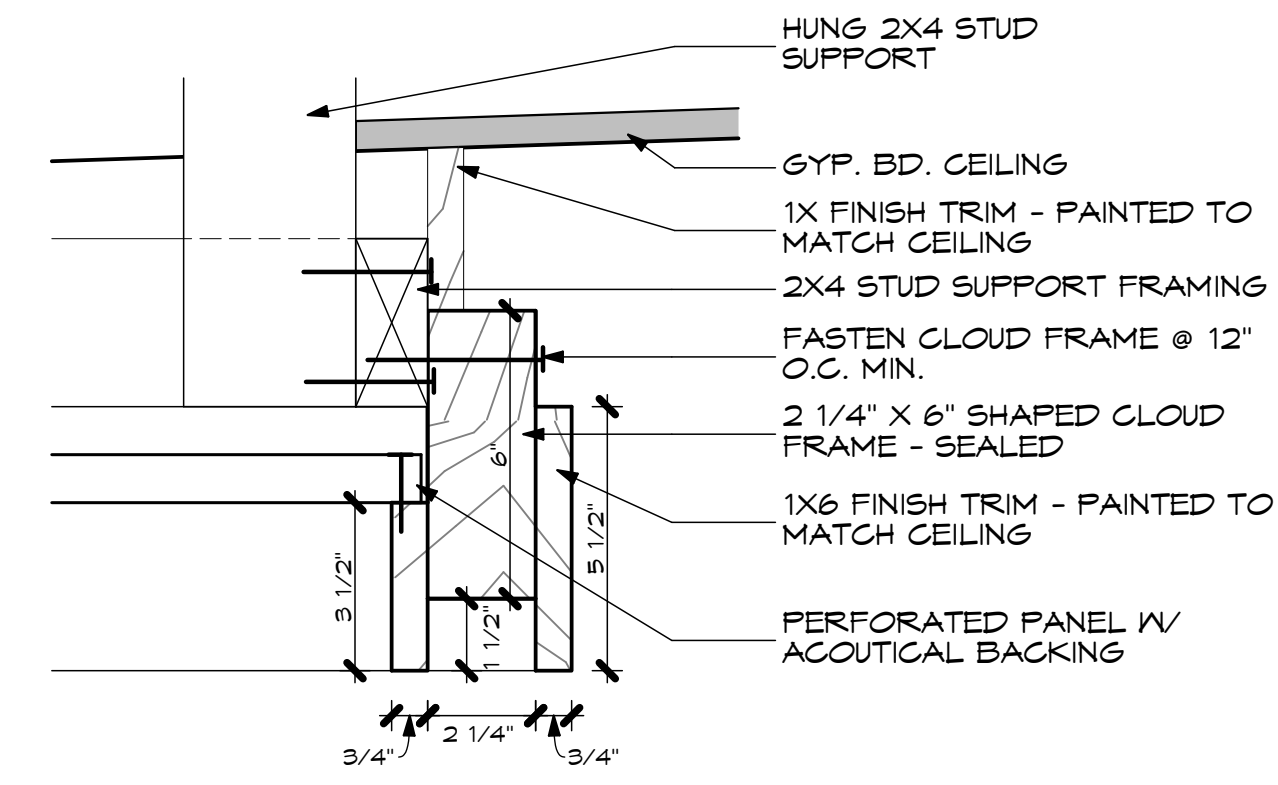
REFLECTED CEILING PLAN



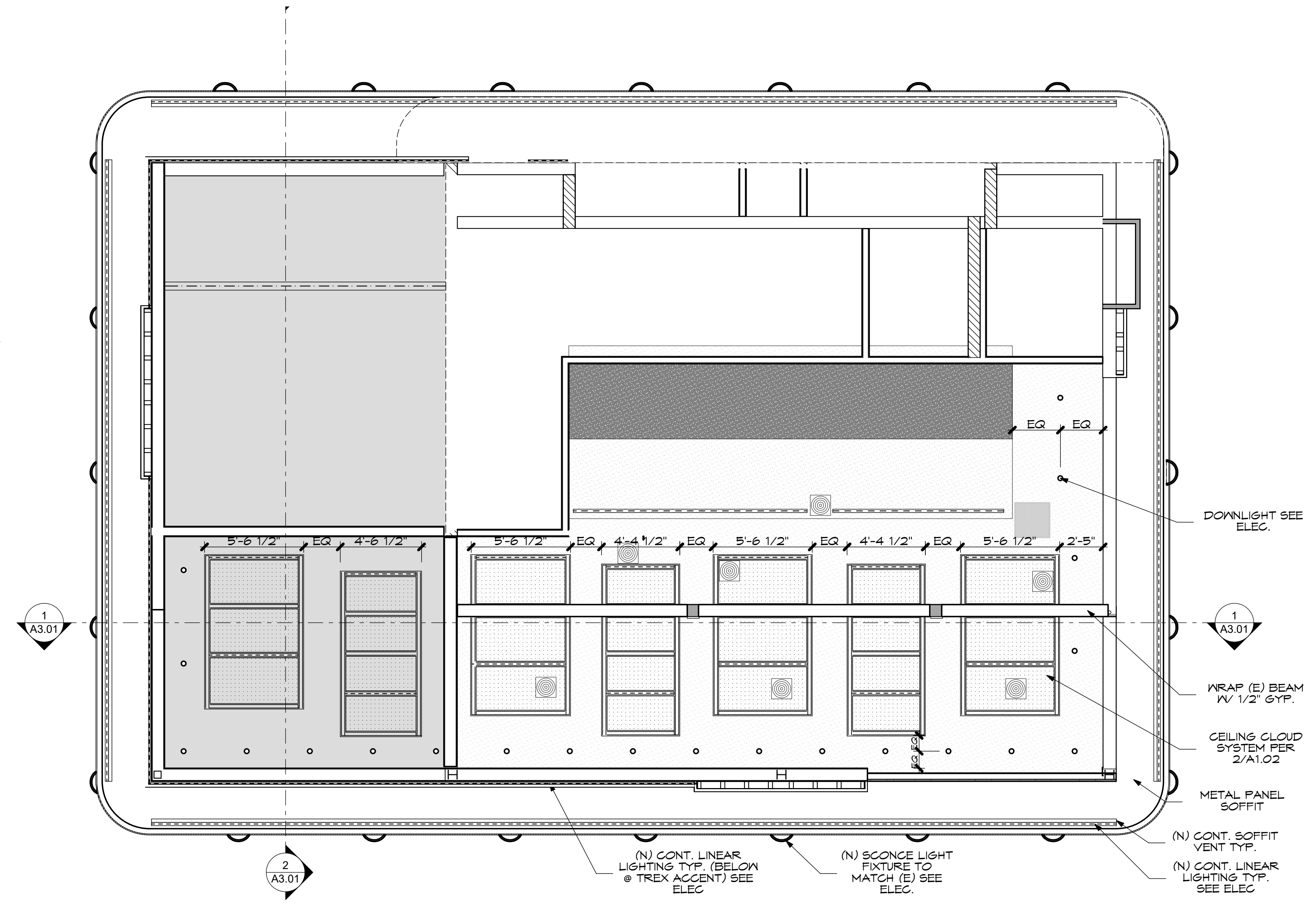
2 CEILING CLOUD PLAN
SCALE: 1/2" = 1'-0"



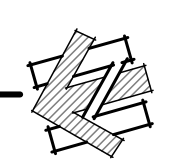
5 CEILING CLOUD SECTION
SCALE: 1 1/2" = 1'-0"



4 CEILING CLOUD CORNER
SCALE: 3" = 1'-0"



REFLECTED CEILING PLAN





Jim R. Kaufmann

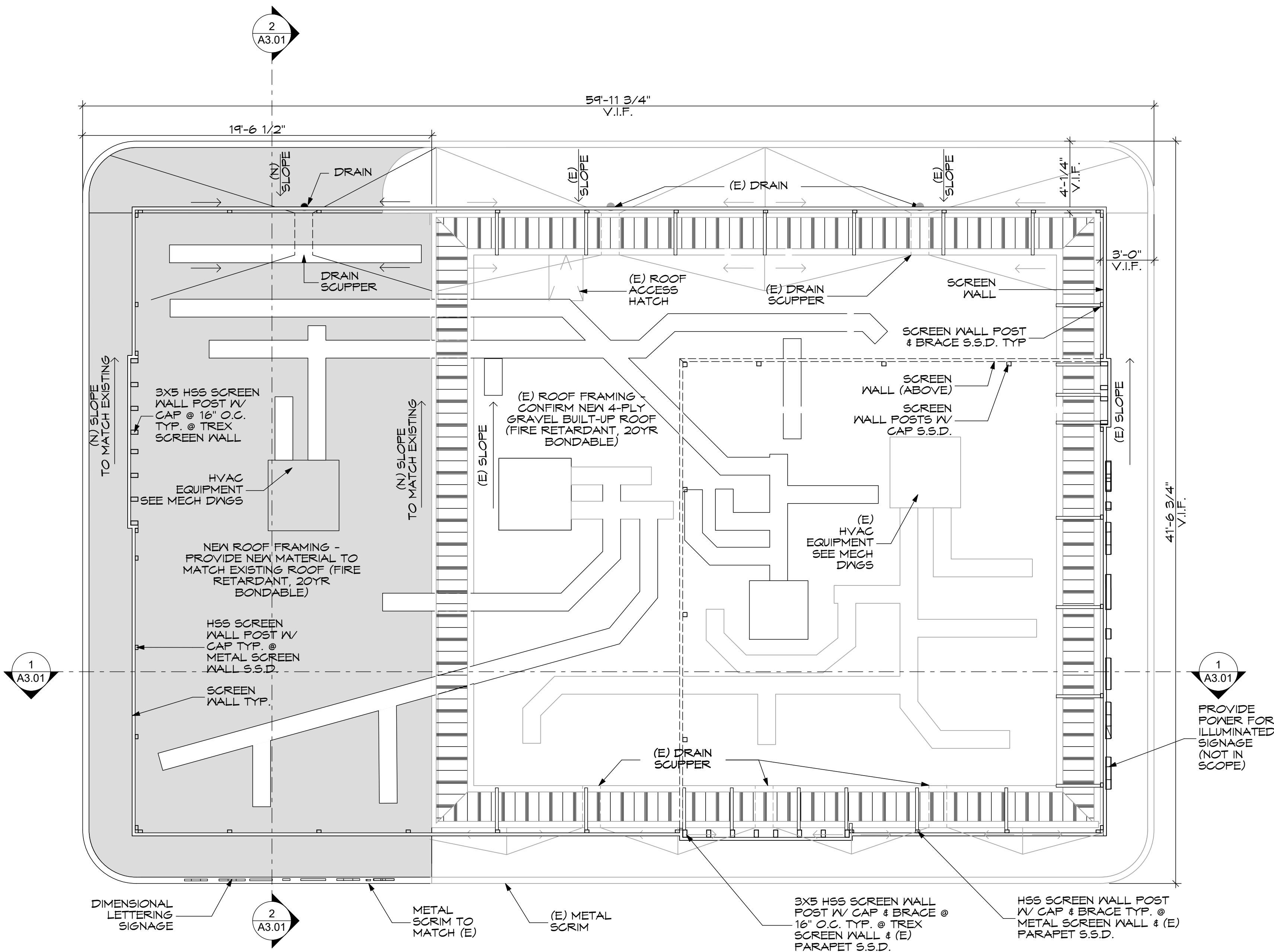
WRITTEN DIMENSIONS SHALL TAKE
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DIMENSIONS & SHALL BE VERIFIED
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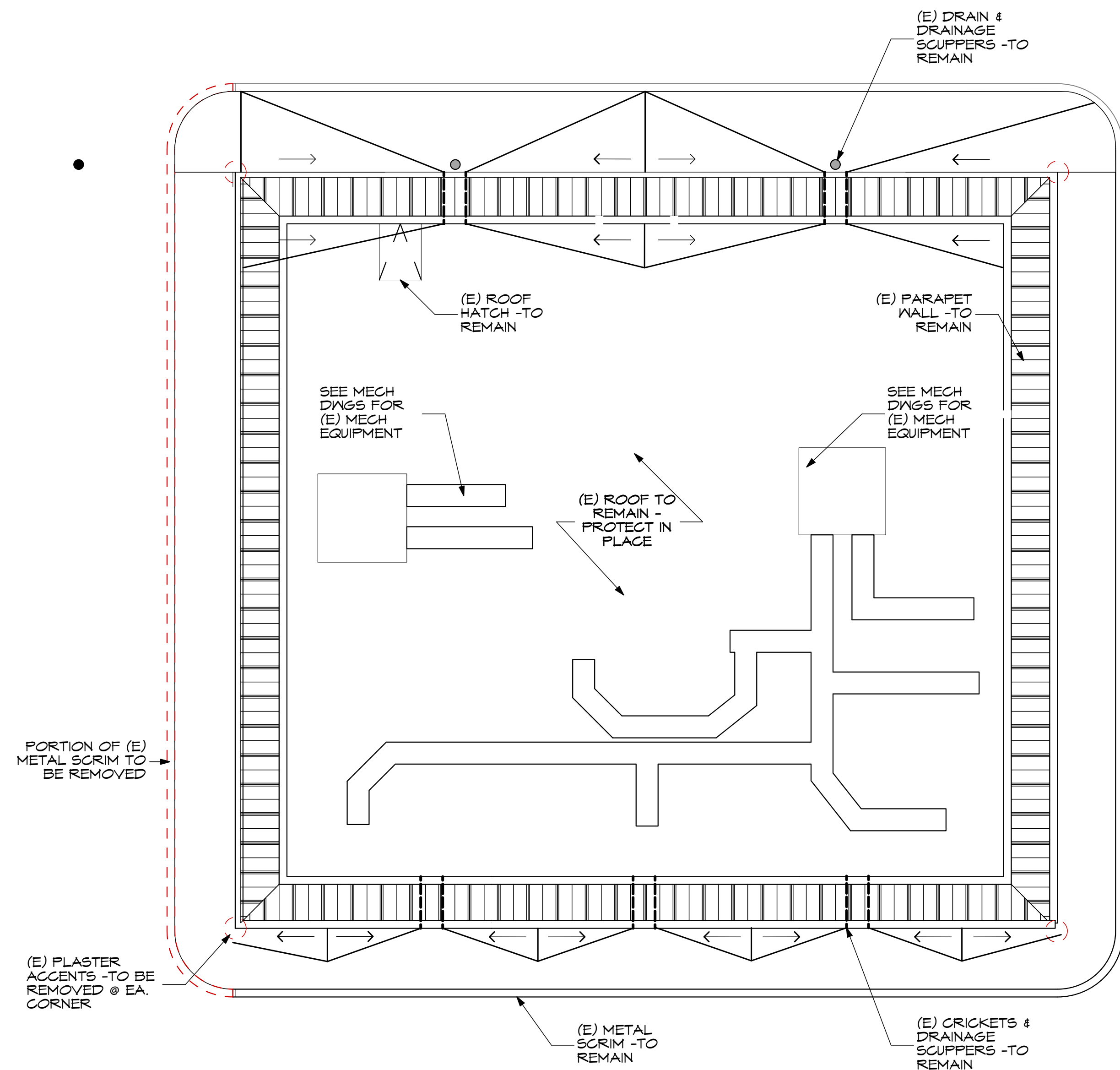
SCALE AS NOTED
DATE
SHEET A1.03

ROOF PLANS



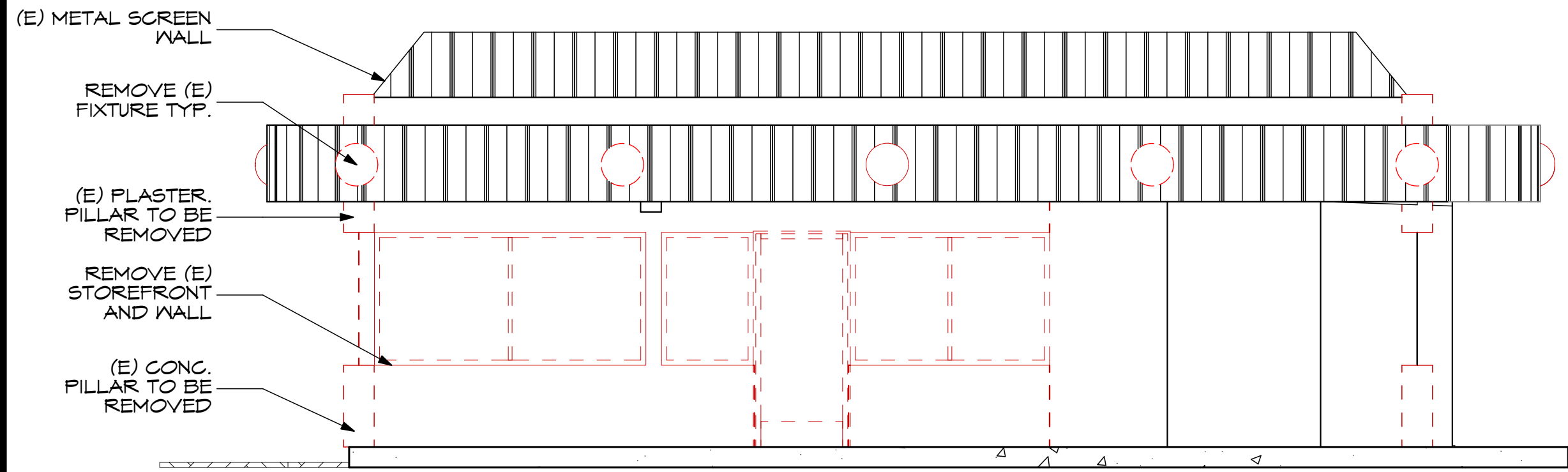
REVISED ROOF PLAN

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



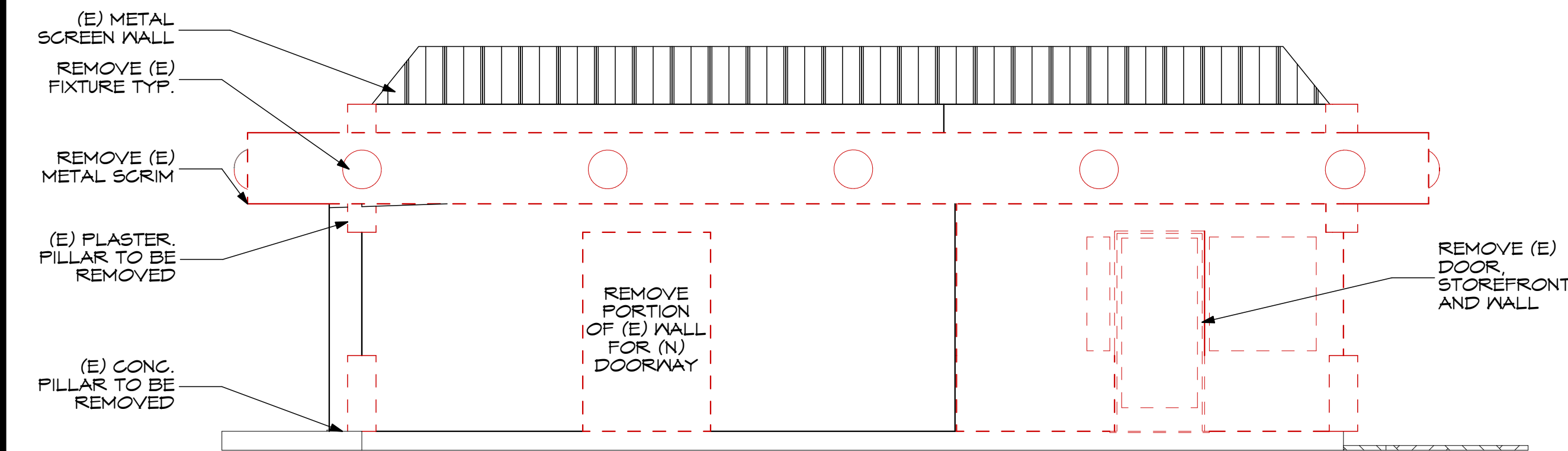
ROOF PLAN DEMO

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



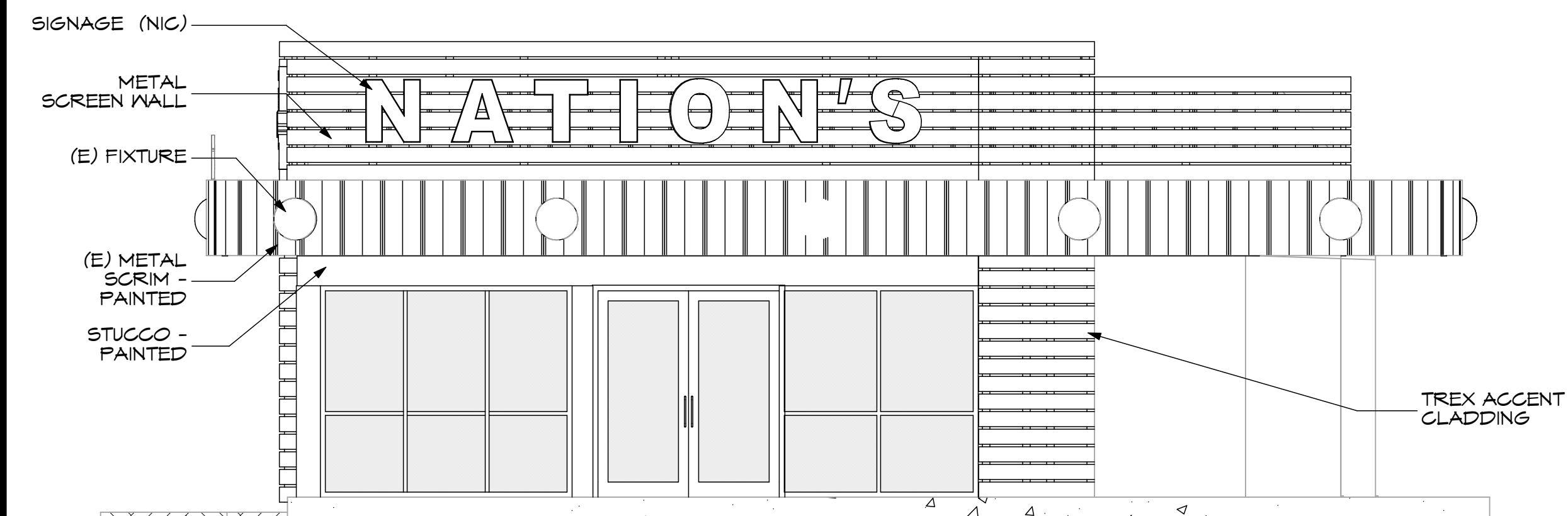
SOUTH ELEVATION DEMO

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



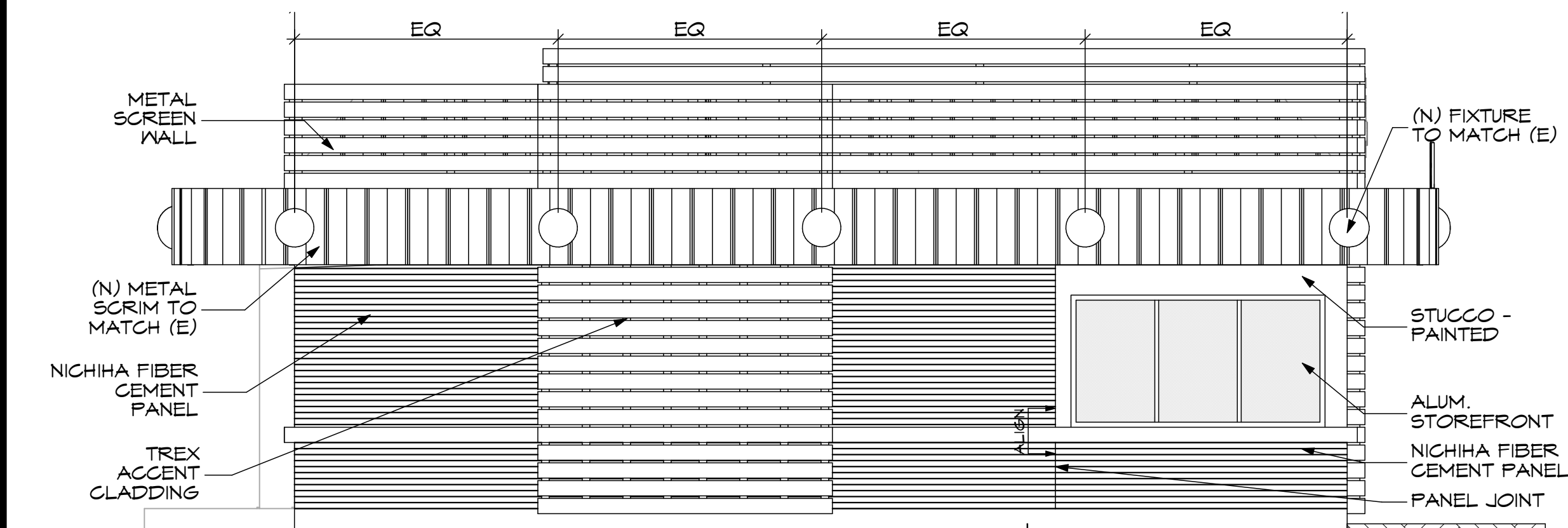
NORTH ELEVATION DEMO

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



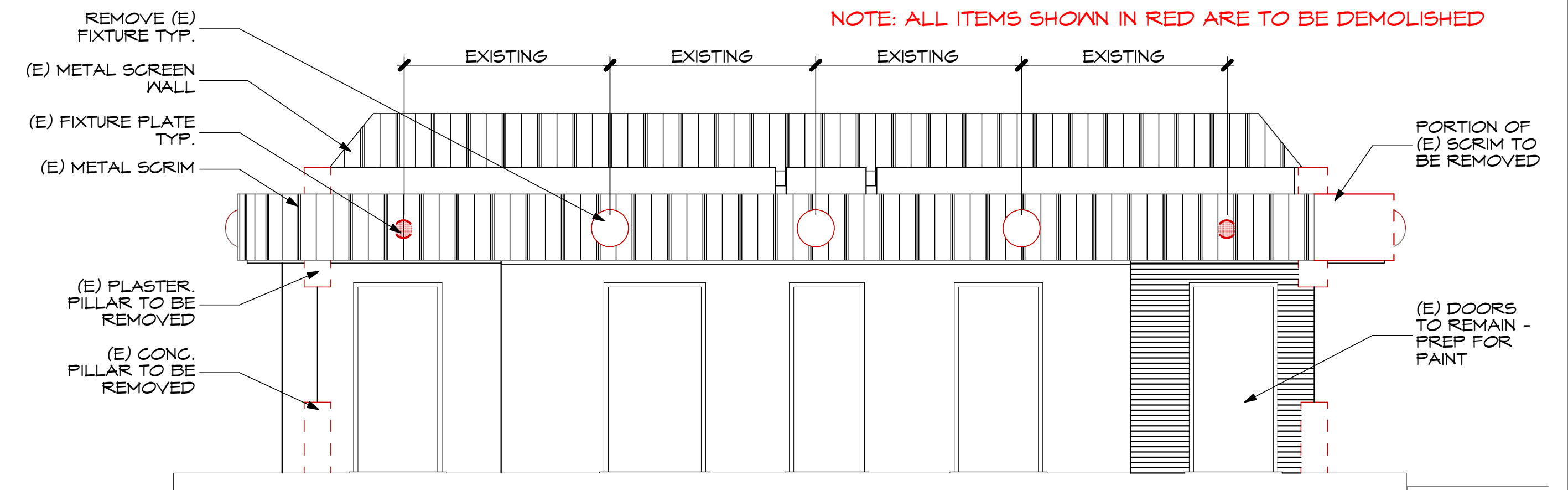
REVISED SOUTH ELEVATION

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



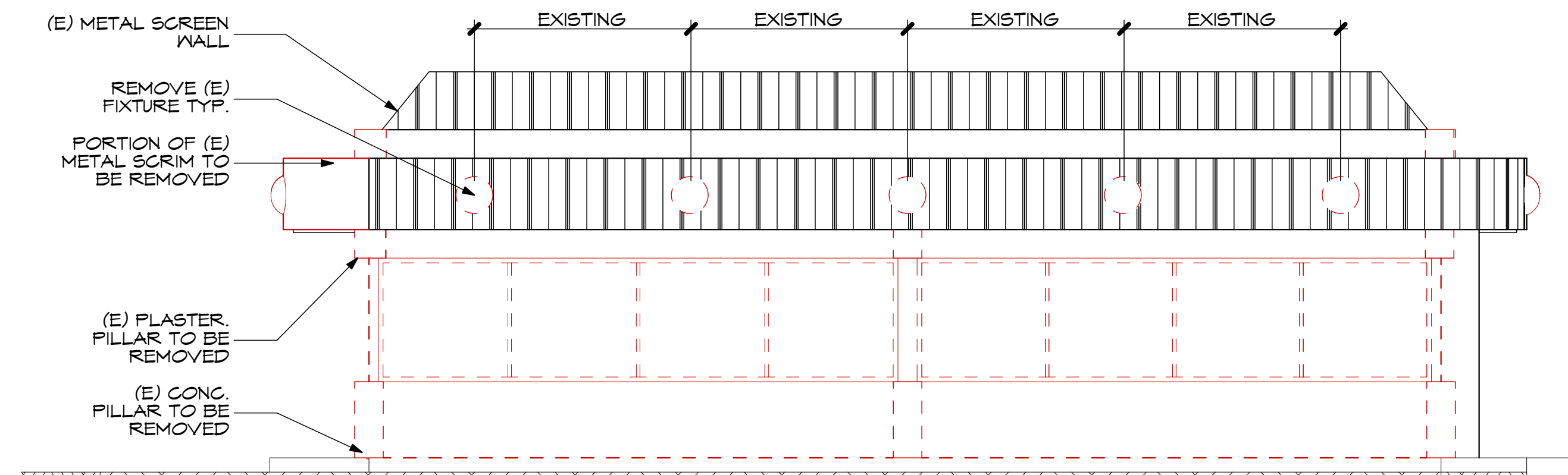
REVISED NORTH ELEVATION

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



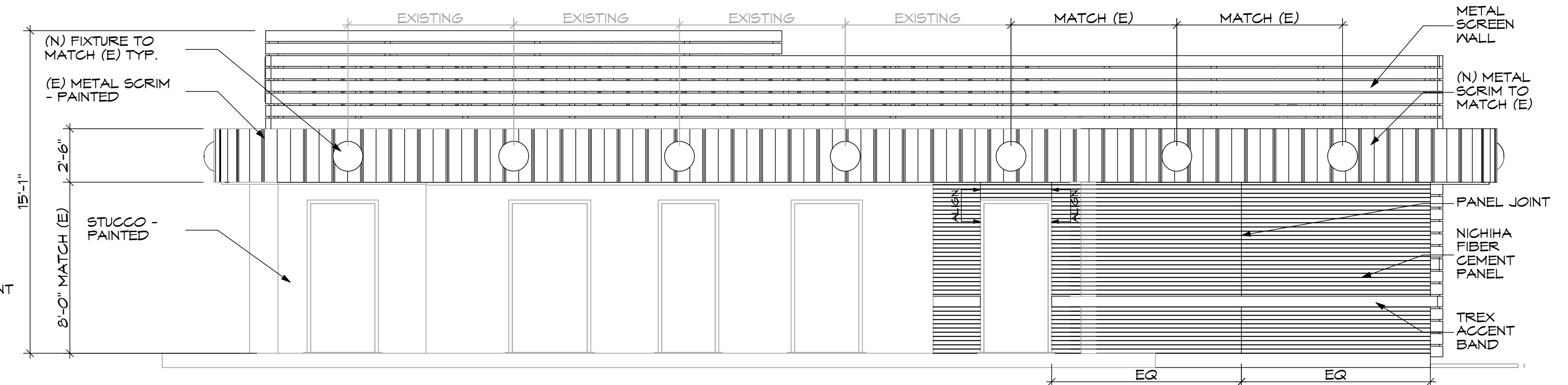
EAST ELEVATION DEMO

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



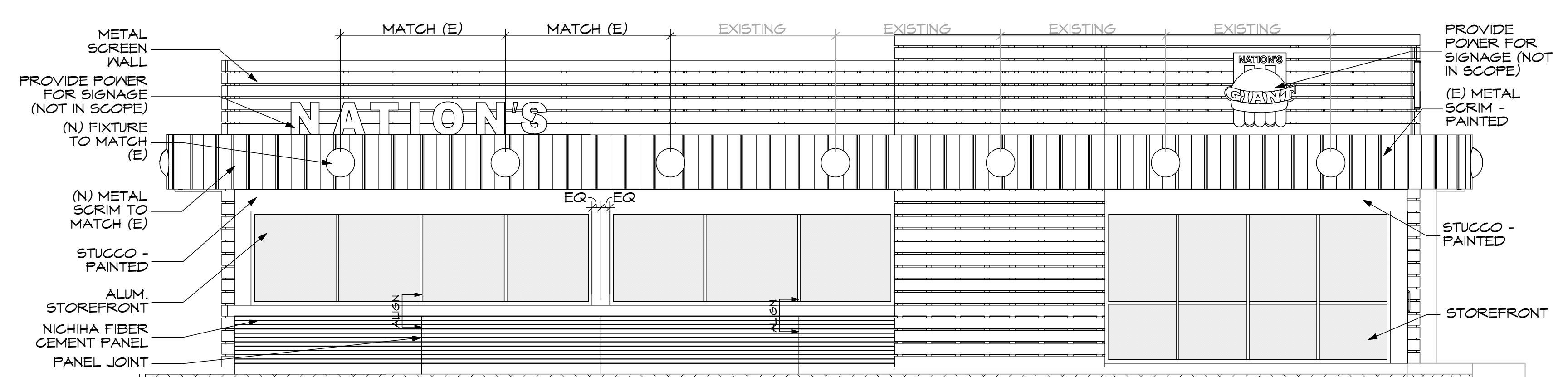
WEST ELEVATION DEMO

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



REVISED EAST ELEVATION

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



REVISED WEST ELEVATION

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



Jim R. Kaufmann

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ENTRY



EP1
STUCCO & METAL SCREEN
BENJAMIN MOORE
WISH



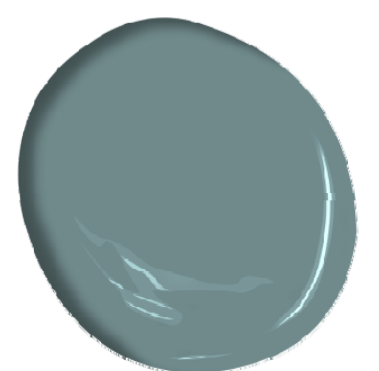
EP2
METAL SCREEN
BENJAMIN MOORE
STORM



EP3
STUCCO & METAL SCREEN
BENJAMIN MOORE
NIGHTFALL



EP4
METAL SCREEN
BENJAMIN MOORE
CLASSIC BURGUNDY



EP5
METAL SCRIM
BENJAMIN MOORE
TEAL OCEAN



SF
STOREFRONT ARCADIA
DARK BRONZE AB-7



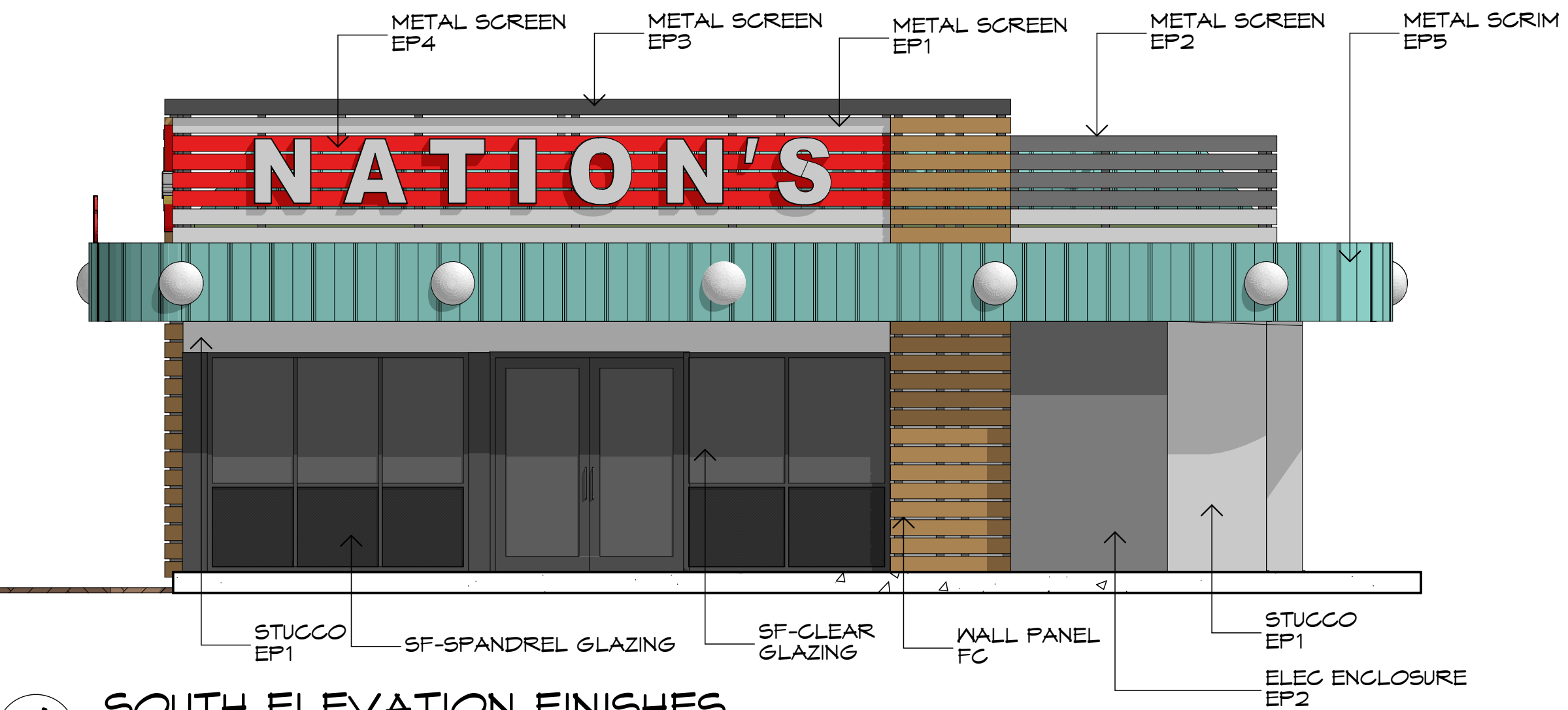
FC
NICHHA FIBER CEMENT PANEL
RIBBED - IVORY



TC
TREX COMPOSITE CLADDING
TIKI TORCH

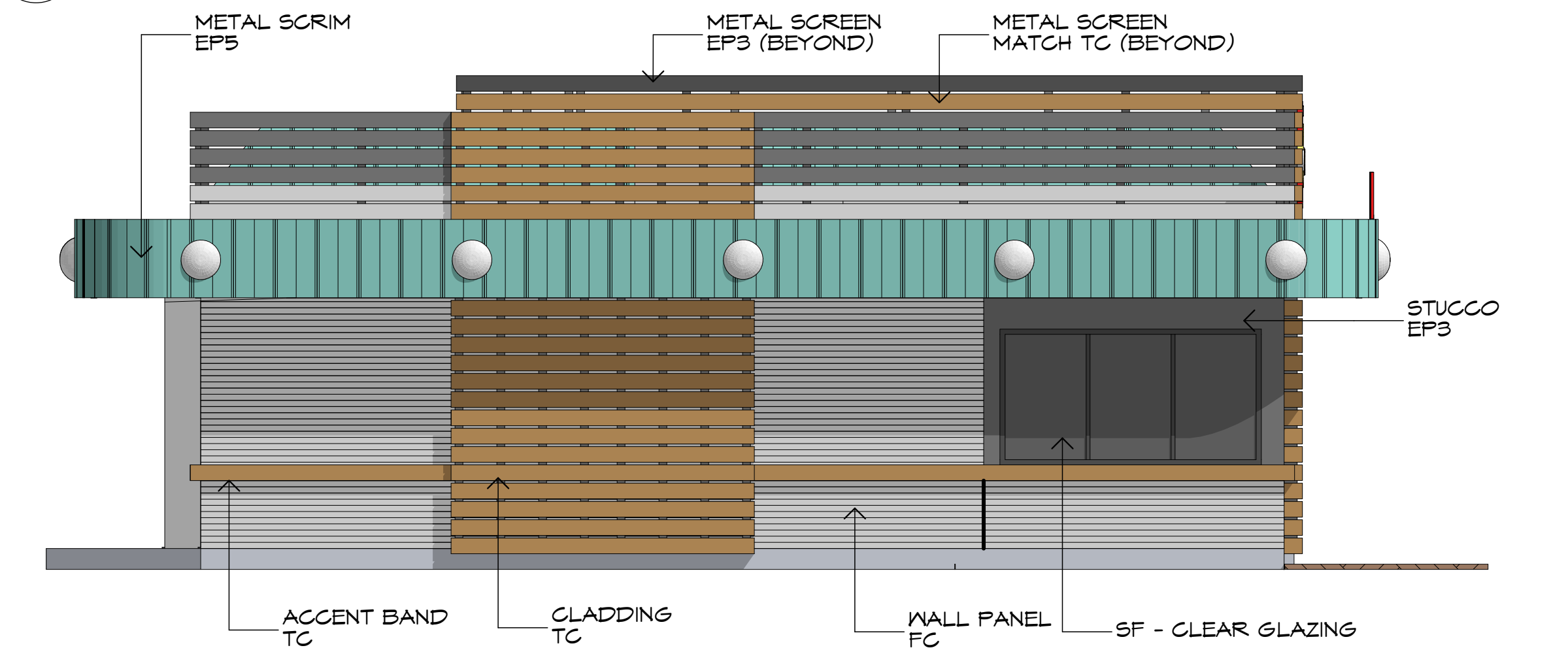
FINISH NOTES:
METAL SCREEN WALL TO BE POWDER COATED TO MATCH PAINT
COLOR.
ALL EXPOSED FURRING, POSTS, & BRACES TO BE PAINTED BLACK.

MATERIALS



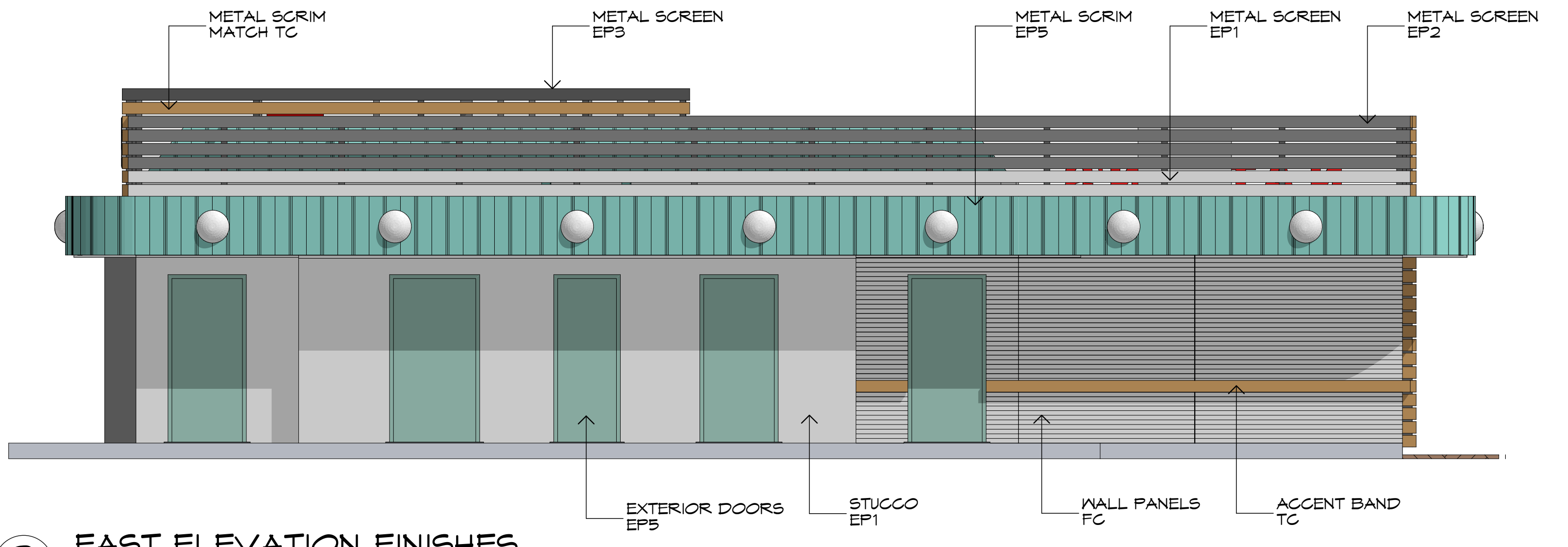
4 SOUTH ELEVATION FINISHES

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



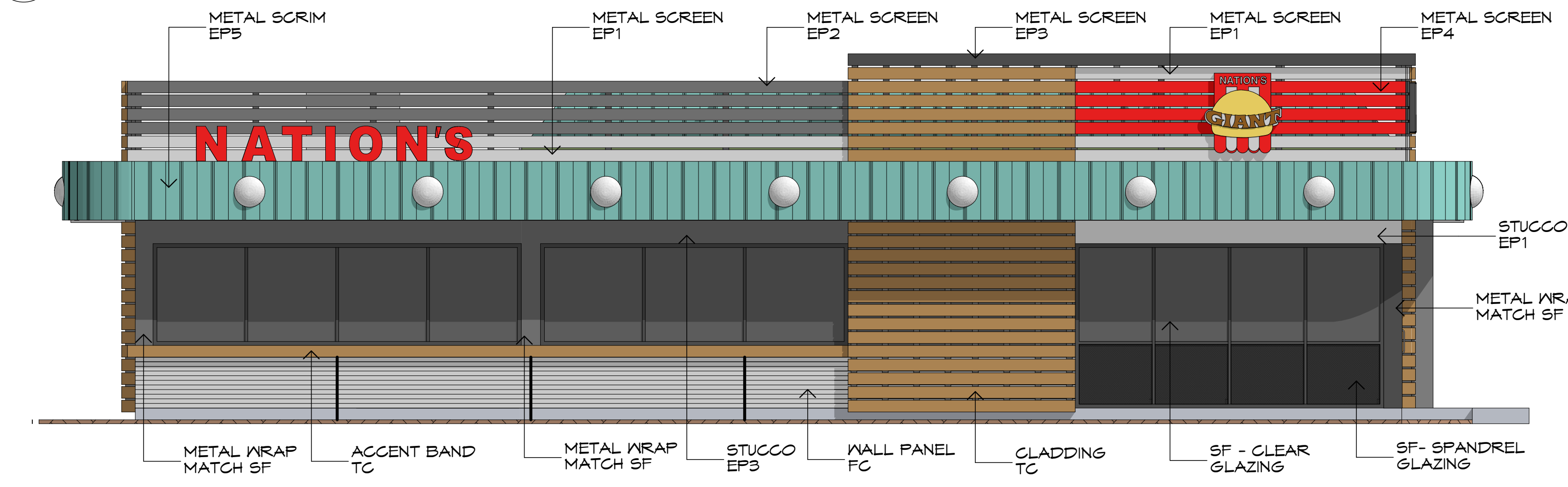
2 NORTH ELEVATION FINISHES

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



3 EAST ELEVATION FINISHES

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



1 WEST ELEVATION FINISHES

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



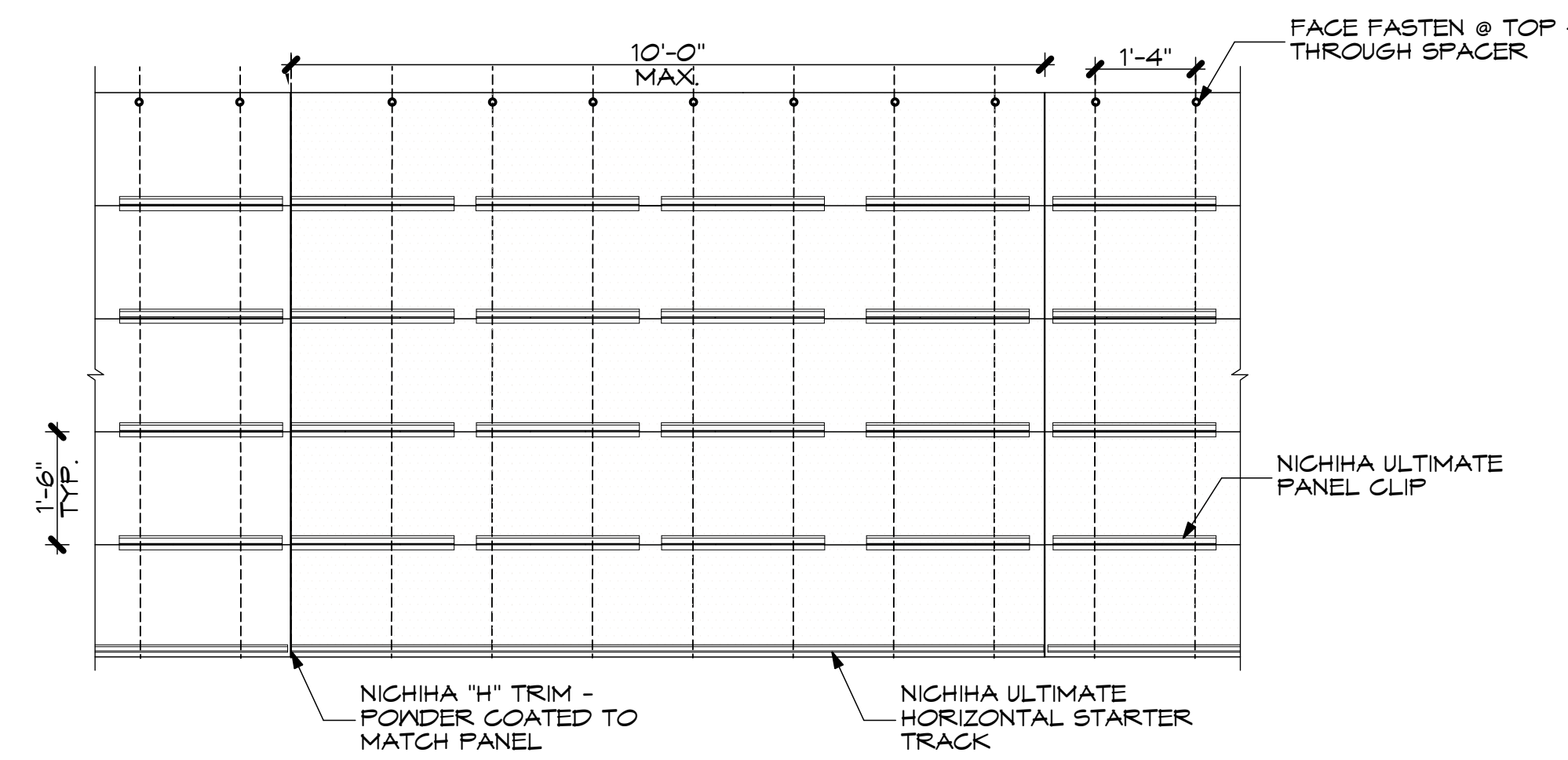
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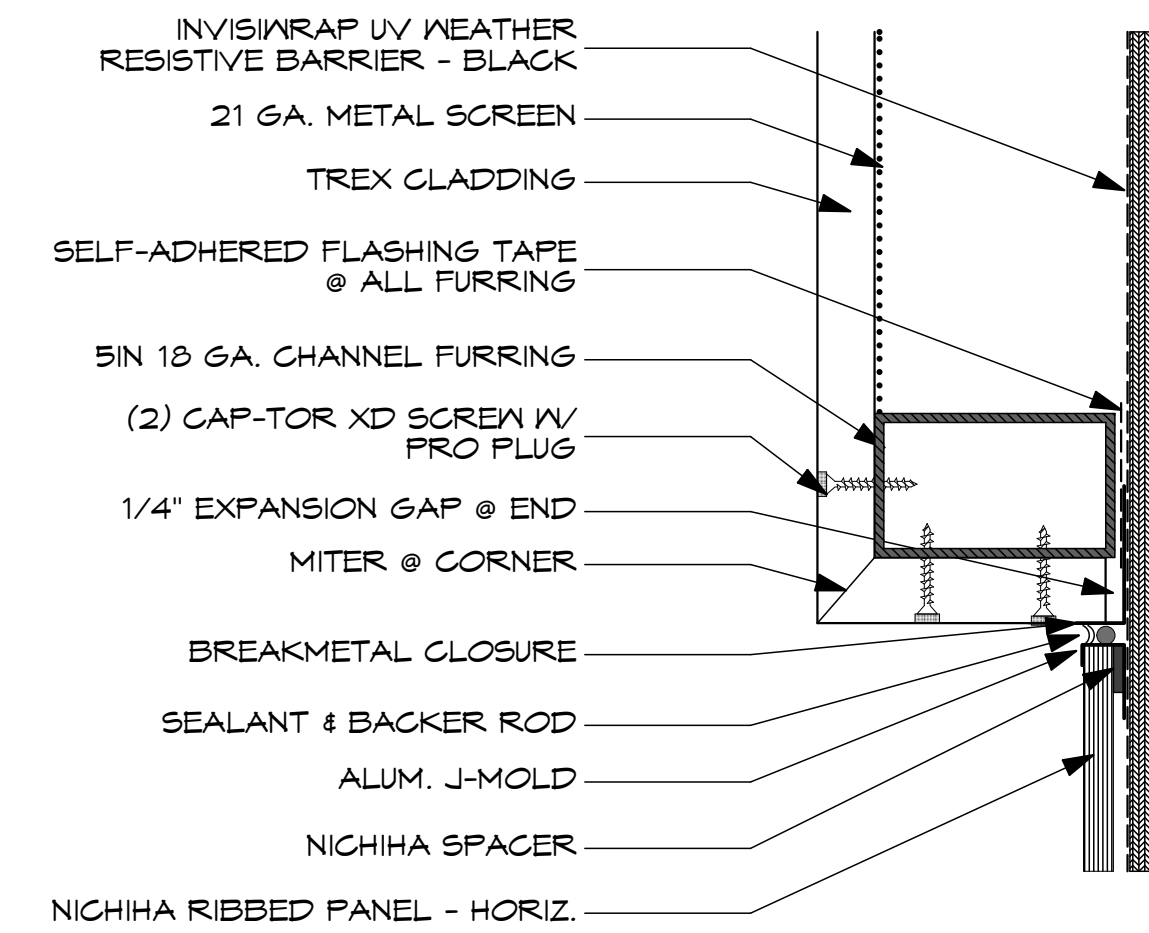
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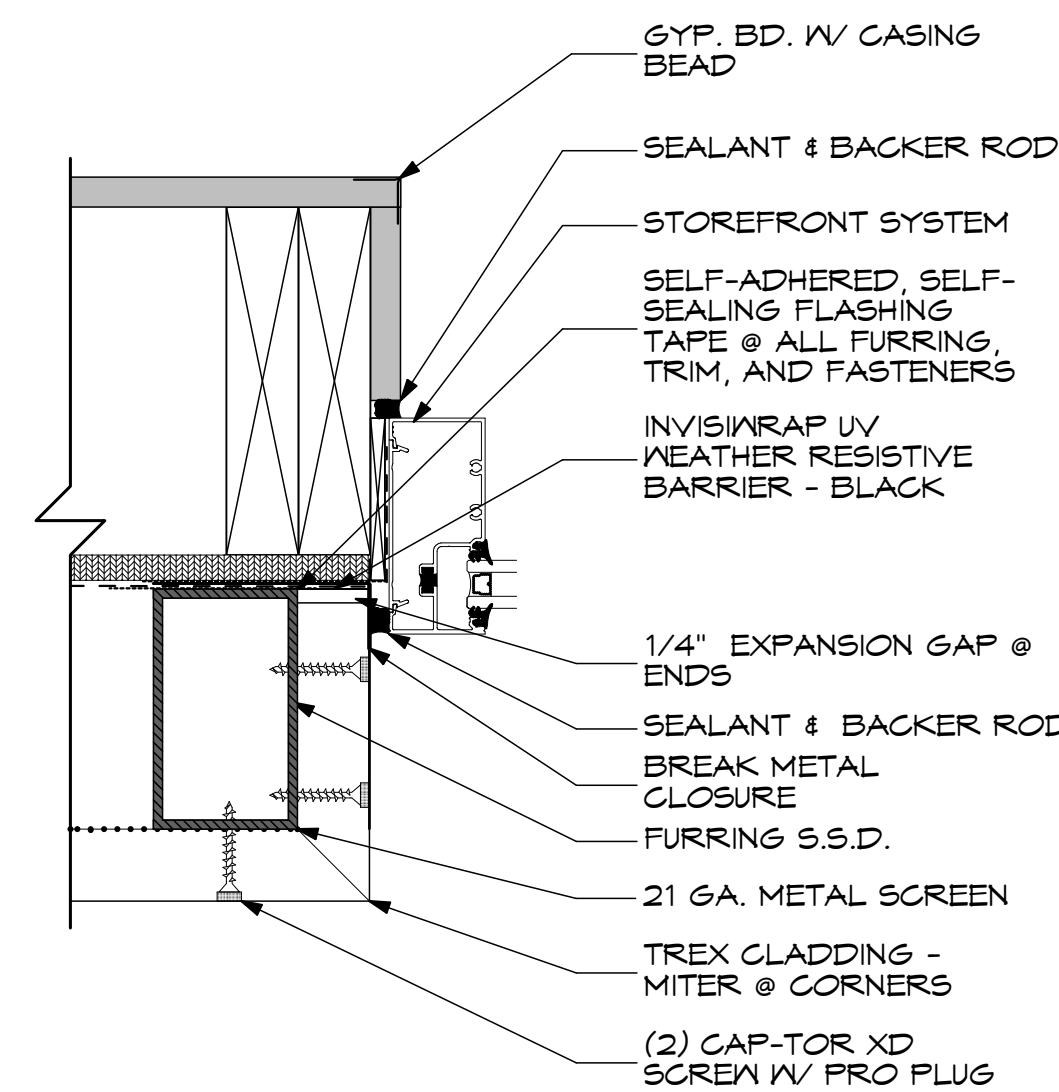
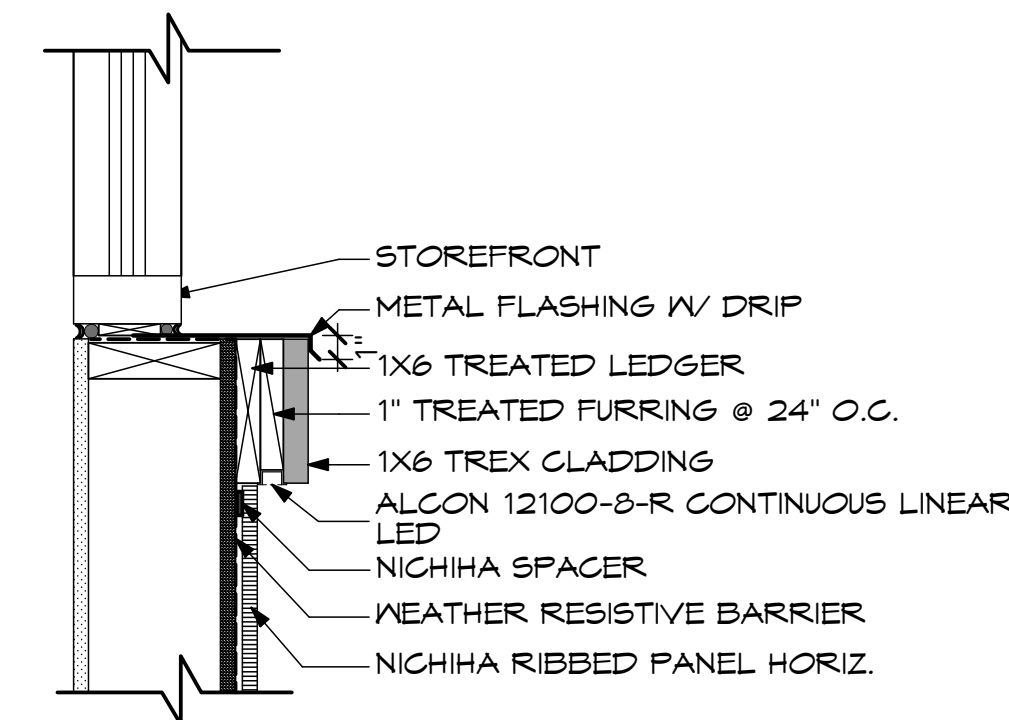
SCALE AS NOTED
DATE
SHEET
A2.02



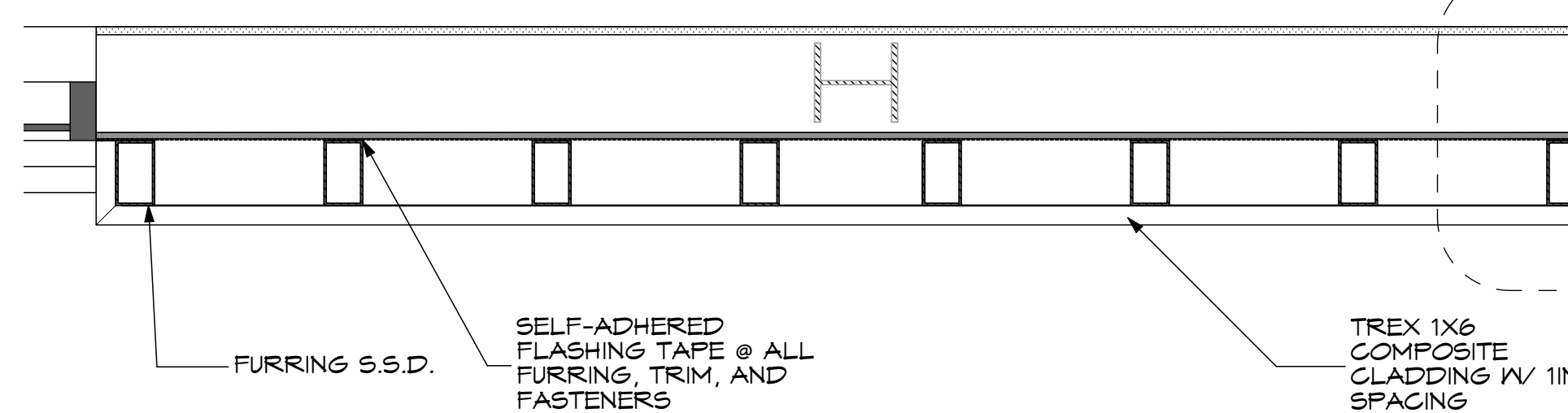
9 NICHHA PANEL SYSTEM
SCALE: 1/2" = 1'-0"



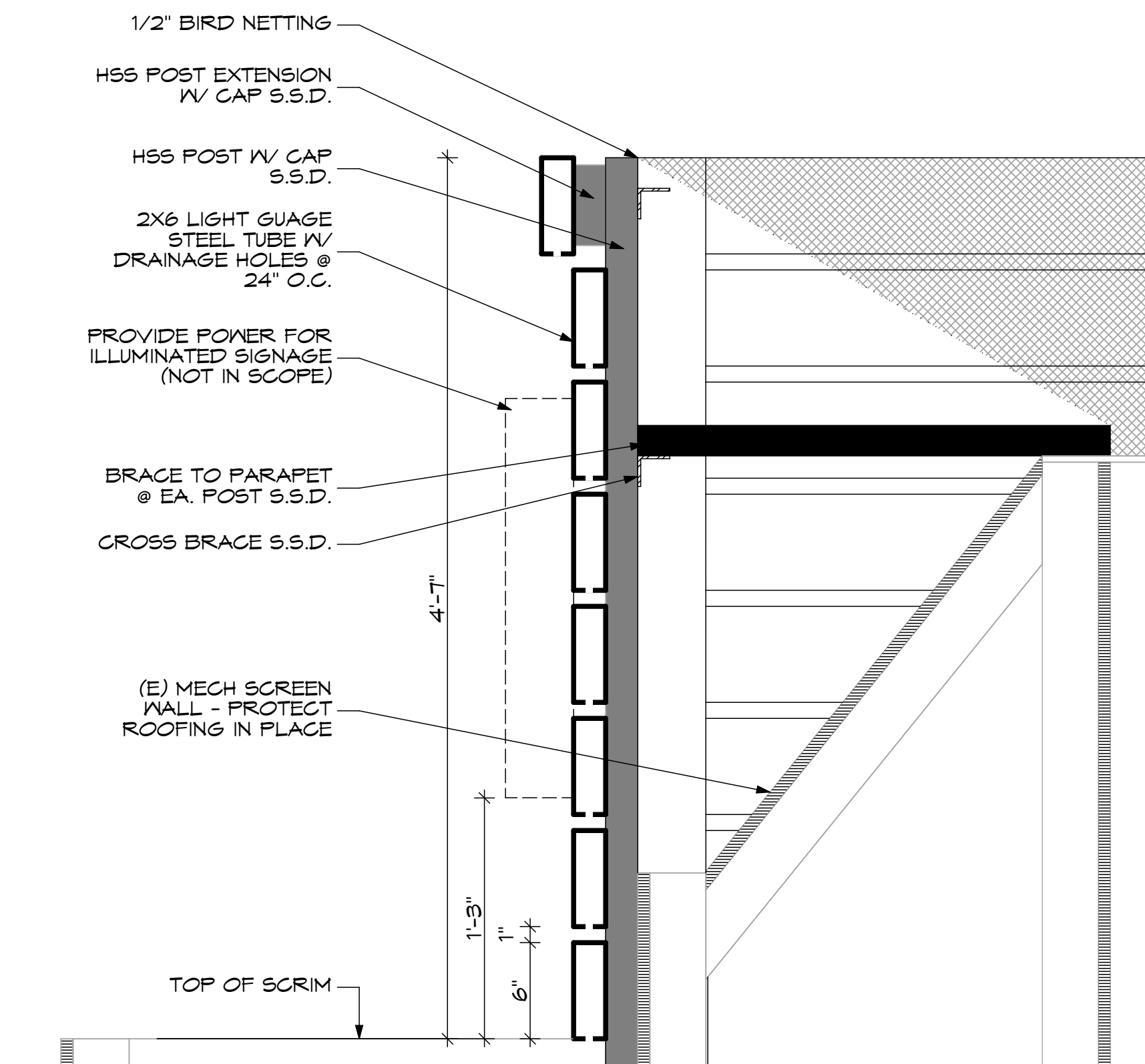
8 TREX & NICHHA TRANSITION
SCALE: 3" = 1'-0"



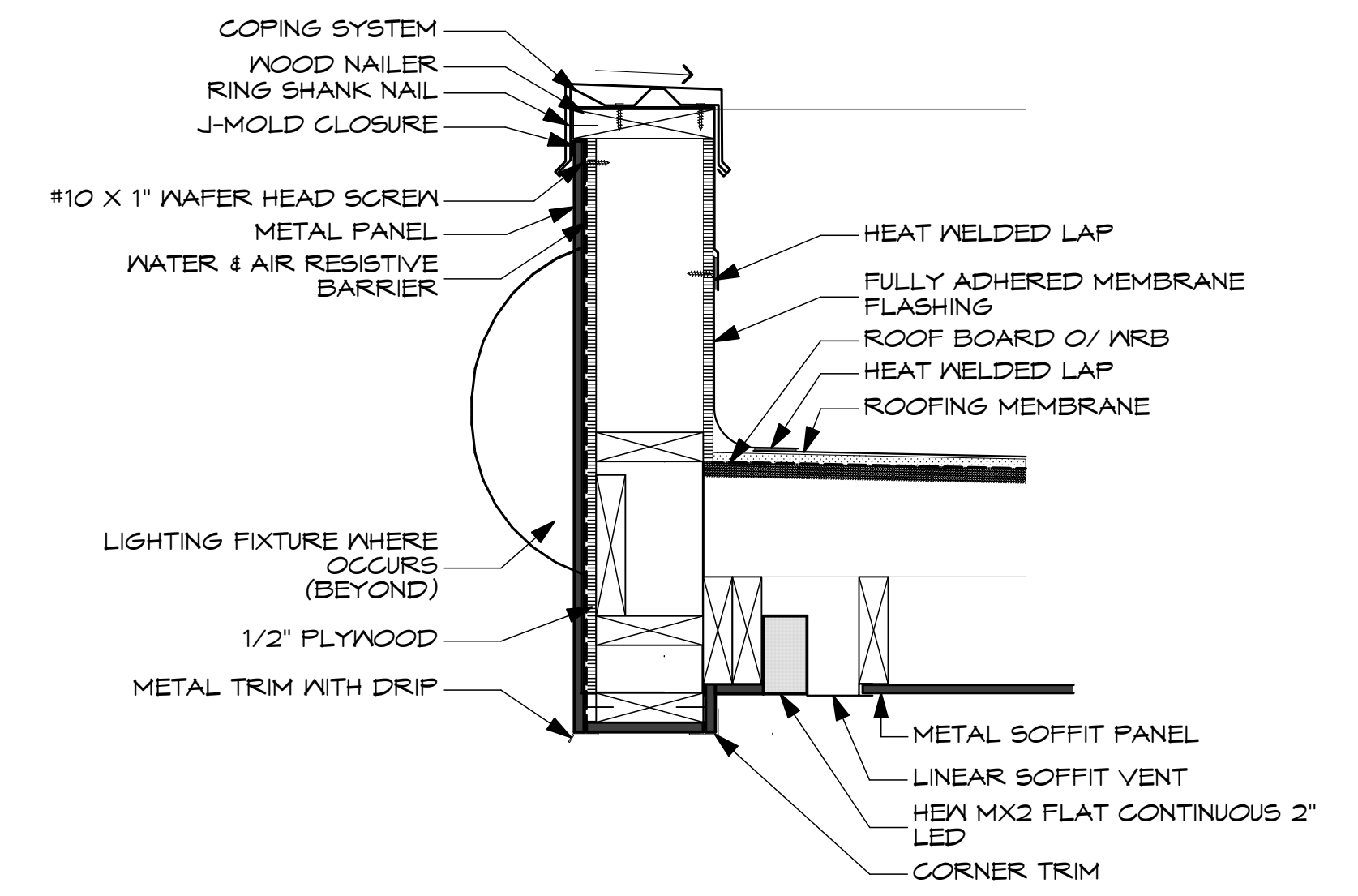
7 ACCENT TRIM W/ LIGHTING
SCALE: 1 1/2" = 1'-0"



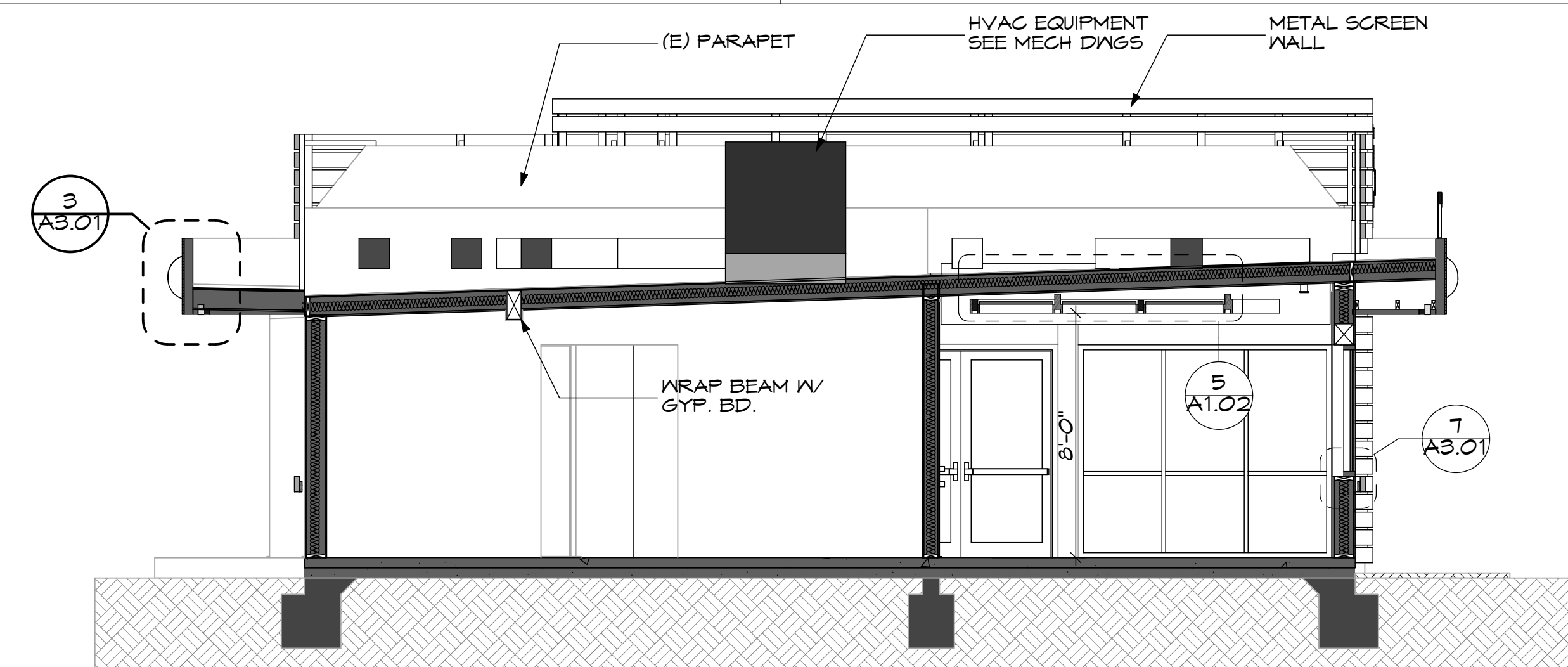
5 TREX CLADDING WALL - PLAN
SCALE: 1" = 1'-0"



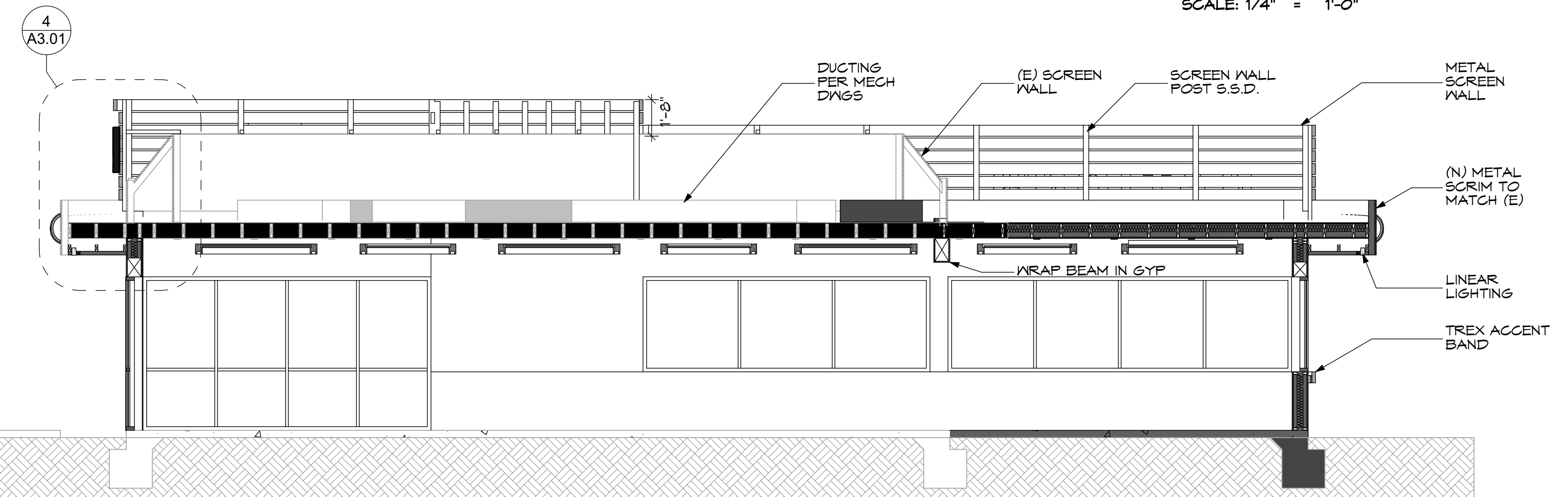
4 SCREEN WALL @ (E) PARAPET
SCALE: 1 1/2" = 1'-0"



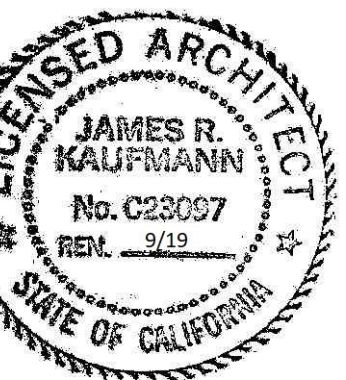
3 SCRIM PARAPET CAP
SCALE: 1 1/2" = 1'-0"



SECTION 2
SCALE: 1/4" = 1'-0"



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



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BUILDING SECTIONS



Planning Application

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

TYPE OF APPLICATION REQUESTED:

☐ UP Conditional Use Permit	☐ ZA Zoning Administrator
☐ DR Design Review	☐ TRP Tree Removal Permit
☐ ADR Design Review (Admin)	☐ TA Temporary Activity
☐ GP General Plan Amendment	☐ PPR Preliminary Plan Review
☐ RZ Rezoning (Includes PUD)	☐ MM Minor Modification (wireless)
☐ SUB Major Subdivision	☐ SR Sign Review (Type: _____)
☐ MS Minor Subdivision	
☐ VA Variance	☐ Other: _____

STAFF USE ONLY

Application Number: AP-21-1603

Date Filed: 10/29/21

PROJECT INFORMATION:

Project Name (Business/Development): Nation's Giant Hamburgers

Address/Location of Project: 3789 Railroad Ave

Assessor's Parcel No(s): 088-071-024

Mapping Address (Latitude/Longitude): 38.00454,121.89436

Existing General Plan / Zoning Designations: Neighborhood Commercial

Proposed General Plan / Zoning Designations: Neighborhood Commercial

Existing Use: Restaurant

Proposed Use: Restaurant

Size of Existing Structure(s): 1318 sf

Size of Proposed Additions / New Structure(s): 563sf

Amount of New Impervious Surfaces (s.f. or acres)¹: Removing 599 sf

Property Size (s.f. or acres): .235 acres No. of Existing Lots: 1 Proposed: 1

Days/Hours of Operation: 6am-12am Daily

No. of Employees, Existing: 3 per shift Proposed: 3 per shift

No. of On-Site Parking Stalls, Existing: 19 Proposed: 18

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.cccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

Remodel and addition to an existing restaurant including; new hood, new walk-ins, new seating area, new trash enclosure, new parking striping and driveway, revised building facade, and new mechanical screens.

APPLICANT INFORMATION:

Applicant Name: Autumn Byrd **Primary Contact:** _____
E-Mail: autumn@kaufmannarchitects.com **Phone:** 760.445.2763
Mailing Address: _____

Property Owner(s): No. 12 NFS - Pittsburg, LLC
E-Mail: pmarasco@nationsrestaurants.com **Phone:** 510.237.1952
Mailing Address: 11090 San Pablo Avenue, El Cerrito, CA 94530

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ **Date:** _____
Property owner/manager (attach notary): _____ **Date:** _____

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIREMENTS: *(to be completed by the applicant)*

- ☒ Consultation with Planning Division
- ☒ Completed Planning Application Form
- ☒ 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- ☒ Correct Filing Fees (if paying by check, make payable to "City of Pittsburg")
- ☐ Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

**One full-sized and one reduced (8.5" x 11" or 11" x 17") required. Please review the Planning Application Submittal Checklist (separate handout) for details about what needs to be included on the project plans.*

STAFF USE ONLY

TOTAL FEES PAID*: _____ **Date Rec'd:** _____ **By:** _____

**Attach Copy of Completed Planning Receipt Form or Developer Deposit Request*