

City of Pittsburgh Planning Commission Agenda

March 14, 2017

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

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

Planning Commission Members

Mark Gargalikis, Vice-Chair

Patrice Belleci-Shipe, Commissioner

James Coniglio, Commissioner

Wolfgang Croskey, Commissioner

A.J. Fardella, Commissioner

Durie Foster, Commissioner

Oliver Guerrero, Commissioner

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

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

Minutes

1. Meeting Minutes of February 28, 2017

STUDY SESSION

2. Liberty Residential Subdivision, AP-17-1229 (PPR).

This is a preliminary plan review of a proposal to construct a 57-unit, single-family development on a 4.98-acre site located at 350 Central Avenue in the CS (Service Commercial) and RS-5 (Single-Family Residential) districts. Assessor's Parcel Nos. 086-160-009, -011, -012, and 086-151-001.

3. Staff Report Formatting.

Planning staff is considering updating the Planning Commission staff report template in order to make the reports more useful and efficient for reviewers.

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions.

The Zoning Administrator submits one notice of intent to conduct a Zoning Administrator public hearing on a proposed tree removal permit for 5 trees located at 351 School Street, and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

STAFF COMMUNICATIONS

COMMITTEE REPORTS

ADJOURNMENT OF PLANNING COMMISSION MEETING

NOTICE TO PUBLIC

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

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

GENERAL INFORMATION

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

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

February 28, 2017

A regular meeting of the Pittsburg Planning Commission was called to order by Acting Chair / Vice Chair Gargalikis at 7:01 p.m. on Tuesday, February 28, 2017, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Acting Chair / Vice Chair Gargalikis, Commissioners Coniglio, Croskey, Fardella, Foster, Guerrero

Absent: Commissioner Belleci-Shipe

Staff: City Engineer/Community Development Director Fritz McKinley, Planning Manager/Secretary Kristin Pollot, Administrative Assistant Amanda McVey, City Attorney Ruthann Ziegler, Planning Technician Celina Palmer, Senior Civil Engineer Richard Abono, Assistant to the City Manager Jill Hecht

PLEDGE OF ALLEGIANCE

Commissioner Durie Fosterled the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATION

There were no presentations.

CONSENT

Item 2 of the Consent Calendar was pulled by Acting Chair Gargalikis.

1. Minutes of January 24, 2017
3. Empire Business Park Minor Subdivision – Extension of Approval of AP-08-570 (MS-677-08).

A request for approval of a five-year extension for the Empire Business Park Minor Subdivision (MS-677-08) and minor amendments to the tentative map's conditions of approval. The affected property is located at 701 Willow Pass Road, in the IP-O (Industrial Park with a Limited Overlay, Ordinance No. 07-1284) District. Assessor's Parcel Number: 085-280-009.

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

AYES: Coniglio, Croskey, Fardella, Foster, Gargalikis, Guerrero
NOES: None
ABSTAIN: None
ABSENT: Belleci-Shipe

2. General Plan Annual Progress Report for Calendar Year 2016

A request for the Planning Commission to: 1) review the draft General Plan Annual Progress Report (APR) for Calendar Year 2016; and 2) authorize its submittal to the City Council, Governor's Office of Planning and Research (OPR), State Housing and Community Development Department (HCD), and Contra Costa Transportation Authority (CCTA).

Bruce Ohlson, Pittsburg, spoke regarding the Great Delta Trail.

On motion by Commissioner Coniglio seconded by Commissioner Fardella to approve with edits as proposed and carried by the following vote:

AYES: Coniglio, Croskey, Fardella, Foster, Gargalikis, Guerrero
NOES: None
ABSTAIN: None
ABSENT: Belleci-Shipe

PUBLIC HEARINGS

4. All Star Hyundai, AP-17-1221, AP-17-1216 (UP, AD).

A public hearing on a request for approval of: 1) a new use permit to re-establish a vehicle sales facility with ancillary vehicle service and parts sales; and 2) design review for a building color change. The project site is located at 3950 Century Court, in the CC (Community Commercial) District. APN: 074-090-028.

Planning Technician Celina Palmer gave a presentation.

Acting Chair Gargalikis opened the public hearing.

Christin Hafstad, Teetime Associates, spoke on behalf of the applicant. Ms. Hafstad stated the owner has read and agrees to all conditions as presented.

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

On motion by Commissioner Fardella, seconded by Commissioner Guerrero to approve and carried by the following vote:

AYES: Coniglio, Croskey, Fardella, Foster, Gargalikis, Guerrero
NOES: None
ABSTAIN: None
ABSENT: Belleci-Shipe

ZONING ADMINISTRATOR REPORTS

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

Two notices of intent to exercise delegated design review authority for: 1) placement of up to ten shipping containers on site at the Rege Trucking Yard, located at 103 Avila Road, and 2) placement of one 320 sq. ft. ancillary storage structure on site of the Empire Business Park, located at 701 Willow Pass Road.

Commissioners acknowledged receipt of the two notices of intent.

STAFF COMMUNICATIONS

Planning Manager Kristin Pollot provided the Commission with a copy of the Planning Commission Goals that will be presented to the City Council. Ms. Pollot also informed the Commission that the Transit Oriented Development Tour date has been set for March 9, 2017, from 10:00 a.m. until 2:00 p.m.

COMMITTEE REPORTS

Commissioner Fardella reported that Land Use Subcommittee did not meet.

Commissioner Coniglio reported that TRANSPLAN Committee did not meet.

ADJOURNMENT

The meeting was adjourned at 7:26 p.m. to March 14, 2017.

Kristin Pollot, AICP, Acting Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 2 – Liberty Residential Subdivision, AP-17-1229 (PPR).

ORIGINATED BY: Kevin English on behalf of Discovery Builders, Inc., 4061 Port Chicago Highway, Suite H, Concord, CA 94520

SUBJECT: This is a preliminary plan review of a proposal to construct a 57-unit, single-family development on a 4.98-acre site located at 350 Central Avenue in the CS (Service Commercial) and RS-5 (Single-Family Residential) districts. Assessor's Parcel Nos. 086-160-009, -011, -012, and 086-151-001.

RECOMMENDATION:

Staff recommends that the Planning Commission review the initial plans submitted for the Liberty Residential Subdivision and provide comments with regard to land use, density, site layout, and architectural design.

BACKGROUND:

On May 1, 2014, Meea Kang filed a planning application requesting approval for: 1) a General Plan amendment to change the land use designation of the site from a combination of 'Service Commercial' and 'Low Density Residential' to 'High Density Residential'; and 2) a rezoning of the site from a combination of 'Service Commercial District (CS)' and 'Single-Family Residential District (RS-5)' to 'High-Density Residential District (RH)'. The Planning Commission held a public hearing to consider this initial version of the project on September 9, 2014. At this meeting, the Commission could not reach a consensus on its desired recommendation, and voted to continue the item to September 23, 2014, for further review.

Public comments received on that project included concerns from nearby residents that the site could be developed with an inordinate amount of high-density affordable housing. In response to these concerns, the applicant and property owners voluntarily agreed to limit the density on site to no more than 24 dwelling units per acre (d.u./ac). This density is the maximum allowed by the RH District, so the applicant's voluntary limitation would have eliminated any possibility of a density bonus for the site. To solidify the agreement, two memorandums of understanding were drafted, signed by the property owners, and submitted to the City for signature.

On May 20, 2015, staff received a letter from the applicant requesting that the initial version of the application be revised in order to rezone the site to 'Medium Density Residential District (RM)' instead of the previously requested change to 'High Density Residential District (RH)'. As a result of the change in proposal, the potential allowable density was substantially decreased. Under the originally requested RH District, the site would have been zoned for a maximum of 120 units (14 to 24 d.u./ac). The subsequent

Planning Commission Staff Report

RM District proposal would have allowed for up to 70 units (4 to 14 d.u./ac). On May 22, 2015, the Planning Manager circulated a memorandum providing the Commission with analysis in support of the revised proposal.

On May 26, 2015, the Commission held a public hearing on the revised proposal. During the public hearing, there was extensive testimony received from the public generally opposing the project. Concerns included the following: 1) the project would not be consistent with the surrounding neighborhood's single-family character; 2) the proposal would not be consistent with the goals of the Railroad Avenue Specific Plan (RASP); 3) there are not enough jobs available in the community to accommodate additional residents; 4) existing schools are overcrowded; 5) the project may result in negative impacts to Downtown Pittsburg; 6) there could be increased traffic and parking problems for the area; 7) the project could increase crime rates in the immediate vicinity; and 8) without conceptual project plans, there would be too much uncertainty regarding future development of the site.

Following the close of the public hearing, the Commission deliberated and voted 6-0 to deny the revised proposal without prejudice (Planning Commission Resolution No. 9982). The Commission's denial was based primarily on the lack of conceptual project plans to support the requested General Plan amendment and rezoning.

On June 5, 2015, the applicant and property owners filed an appeal of the Commission's denial and submitted conceptual project plans (see Attachment 4) illustrating a development that could occur on the site if the requested General Plan amendment and rezoning were to be approved. The conceptual project plans included a total of 70 units and a mix of two-story, detached single-family homes and three-story, attached townhouses, with craftsman-style architecture and living areas ranging between 1,800 and 2,100 square-feet.

The City Council heard the appeal on February 1, 2016. The Council liked the conceptual project plans presented, but felt that a development agreement, affordable housing agreement, tentative map, and detailed architectural plans should have accompanied the application considered by the Commission. For this reason, the Council voted unanimously to uphold the Commission's decision to deny the revised proposal without prejudice. Since that time, the Discovery Builders, Inc. purchased the site with the intent to construct a single-family residential development.

PROJECT DESCRIPTION:

Existing Conditions: The project site includes 4.98 acres of undeveloped, flat land located along the south side of Central Avenue, between Railroad Lane and Isabel Court (see Attachment 1). The site has just over 500 feet of frontage on Central Avenue. While a majority of the site consists of weeds and seasonal grasses, there is an approximately one-quarter acre area covered with gravel and an approximately one-half acre area covered with old cracked concrete where a self-service car wash used to be.

Surrounding Land Uses: The project site is bounded by the Union Pacific Railroad (UPRR) tracks to the south, with a single family residential neighborhood just beyond the UPRR tracks; Central Avenue to the north with several commercial establishments beyond, including Ramar Foods International and the Filipino-American Cultural Center; a partially constructed religious assembly facility to the east with a single family residential neighborhood beyond; and an established religious assembly facility in the former Vogue Theatre to the west.

Proposed Project: The applicant and new property owner, Discovery Builders, Inc., has requested a preliminary plan review of a proposal to construct a 57-unit, single-family development at the site, similar to the 'Waterstone' subdivision (formerly known as 'Belle Harbor') that was approved by City Council in June 2016, and is currently under construction.

As part of the proposed project, the applicant will be requesting the following approvals: 1) a General Plan map amendment to change the site's land use designation from a combination of 'Service Commercial' and 'Low Density Residential' (1 to 7 d.u./ac) to 'Medium Density Residential' (7 to 14 d.u./ac); 2) a zoning map amendment to rezone the site from a combination of 'Service Commercial District (CS)' and 'Single-Family Residential District (RS-5)' to 'Planned Development District (PD)'; 3) a vesting tentative map to subdivide the 4.98-acre site into 57 lots for detached single-family homes; and 4) design review of landscape and architectural plans. The applicant plans to work with City staff to prepare a development agreement and affordable housing agreement for the project.

Lot sizes are proposed to range from 2,016 to 4,126 square feet, yielding a density of approximately 11.45 units per gross acre (see Attachment 2). As currently proposed, the subdivision would utilize a single, 36-foot-wide street for public access from Central Avenue at the intersection of Moose Way. This street would feed six motor courts, each with seven to nine homes. In addition to the motor courts, a cluster of six homes would be arranged around a 5,172-square-foot park located at the southeast corner of the site. Along Central Avenue, the applicant would keep the existing sidewalk and install a 13-foot-wide landscape area in front of an eight-foot-tall masonry wall that would separate Central Avenue from adjacent rear yards. Masonry walls would also be installed along the eastern, southern, and western property boundaries. None of the houses would face Central Avenue. Ten guest parking spaces would be provided throughout the subdivision – seven along the eastern side of the proposed cul-de-sac street and three adjacent to the proposed park. Over half of the lots proposed would not have a driveway deep enough to accommodate vehicle parking. An emergency vehicle access road is not proposed at this time, but the Contra Costa County Fire Protection District may require one.

The submitted architectural plans (see Attachment 3) include four, two-story house models with three exterior designs each and ten total color schemes. The house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile

Planning Commission Staff Report

roofing material; stucco siding and simulated stone veneer or horizontal lap siding; and windows with faux shutters, wrought iron railings, or window planter boxes. The proposed house models range from 1,846 to 2,477 square feet in total living area. Each model features a two-car garage with two wall-mounted bike racks, four bedrooms, two and one-half bathrooms (including a master bath and walk-in closet), a family or 'great' room, a 'nook' or dining room, a kitchen with appliances, and a laundry room.

To meet the affordable housing obligation for the project, the developer intends to enter into an affordable housing agreement that would require the construction of a specified number of houses with attached, income-restricted, accessory dwelling units. As shown on the architectural plans, the accessory units would be incorporated into the Plan 2 (2477) house model. The accessory units would include a living room/bedroom, kitchenette, and bathroom for an approximate living area of 234 square feet. Homeowners would have the option of using the accessory units to house their extended families or leasing them to other tenants at an affordable rent to be defined in the affordable housing agreement.

GENERAL PLAN/CODE COMPLIANCE:

Attachment 5 includes a list of General Plan goals and policies that staff will use to evaluate whether the proposed project is consistent with the General Plan. The Commission may use this list as a basis to provide the applicant with comments on the initial plans submitted.

ANALYSIS:

Not applicable at this time.

ACTION REQUIRED:

Review the initial plans submitted for the Liberty Residential Subdivision and provide comments with regard to land use, density, site layout, and architectural design.

ATTACHMENTS:

1. Project Location Map
2. Vesting Tentative Map, dated February 2017
3. Architectural Plans, dated February 13, 2017
4. Conceptual Project Plans from Previous Application, dated December 23, 2015
5. List of Applicable General Plan Goals and Policies

Prepared by: Hector J. Rojas, AICP, Senior Planner

Location Map



February 23, 2017

Street Centerline Labels

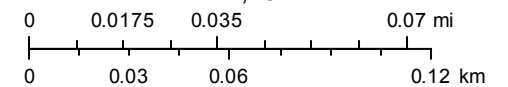


Parcel



City Limits

1:2,257



ccc

APN: 086-131-022

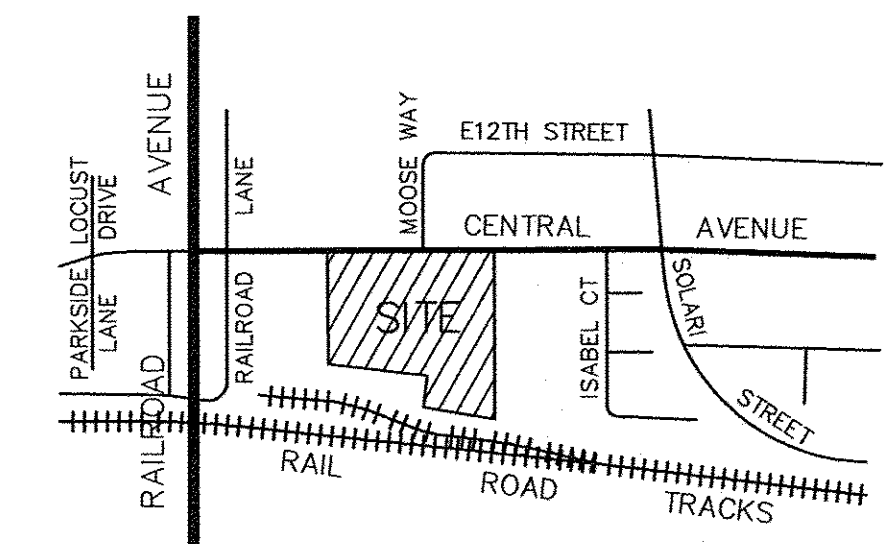
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APN: 086-131-013

"LIBERTY"

VESTING TENTATIVE MAP, PRELIMINARY GRADING, AND DRAINAGE PLAN

SUBDIVISION 9453
CITY OF PITTSBURG
FEBRUARY, 2017



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- DEVELOPER:
DISCOVERY BUILDERS, INC.
4061 PORT CHICAGO HIGHWAY, SUITE H
CONCORD, CA. 94520
(925) 682-6419
- CIVIL ENGINEER:
ISAKSON & ASSOCIATES, INC.
2255 YGNACIO VALLEY ROAD, SUITE C
WALNUT CREEK, CA 94598
(925) 937-9333
- SOILS ENGINEER:
TRC ENGINEERING, INC.
ONE CONCORD CENTER
2300 CLAYTON ROAD, SUITE 610
CONCORD, CA 94520
- APN: 086-160-009, 011, 012
086-151-001
- EXISTING LAND USE: VACANT LOT
- EXISTING GENERAL PLAN: SERVICE COMMERCIAL & LOW DENSITY RESIDENTIAL
- PROPOSED GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- PRESENT ZONING: SERVICE COMMERCIAL (CS) & SINGLE FAMILY RESIDENTIAL (RS-5)
- PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
- NUMBER OF LOTS PROPOSED: 57
- WATER: CITY OF PITTSBURG
- SEWAGE: CITY OF PITTSBURG
- MINIMUM LOT SIZE: 2,016 SQUARE FEET (LOT 14)
- MAXIMUM LOT SIZE: 4,126 SQUARE FEET (LOT 27)
- GROSS DENSITY: 11.45 D.U. / GROSS ACRE
- AREA:
PARCEL A 4.98 ACRES
PARCEL B 2,180 SF (LANDSCAPE AREA)
PARCEL C 4,752 SF (MOTOR COURT)
PARCEL D 4,752 SF (MOTOR COURT)
PARCEL E 4,717 SF (MOTOR COURT)
PARCEL F 8,424 SF (MOTOR COURT)
PARCEL G 5,172 SF (PARK)
PARCEL H 3,904 SF (MOTOR COURT)
PARCEL I 891 SF (PARKING)
PARCEL J 4,371 SF (MOTOR COURT)
PARCEL K 808 SF (PARKING)
PARCEL L 4,494 SF (MOTOR COURT)
PARCEL M 1,787 SF (LANDSCAPE AREA)

LEGEND:

EXISTING	PROPOSED		
		STORM DRAIN AND DIRECTION	
		SANITARY SEWER AND DIRECTION	
		SANITARY SEWER & MANHOLE	
		WATER & GATE VALVE	
		FIRE HYDRANT	
		STREET LIGHT	
		ASPHALT CONCRETE	
		CONCRETE	
		PROJECT BOUNDARY	
		LOT LINES	

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	TYPICAL SECTIONS AND DETAILS
3	UTILITY PLAN
4	DEMOLITION PLAN



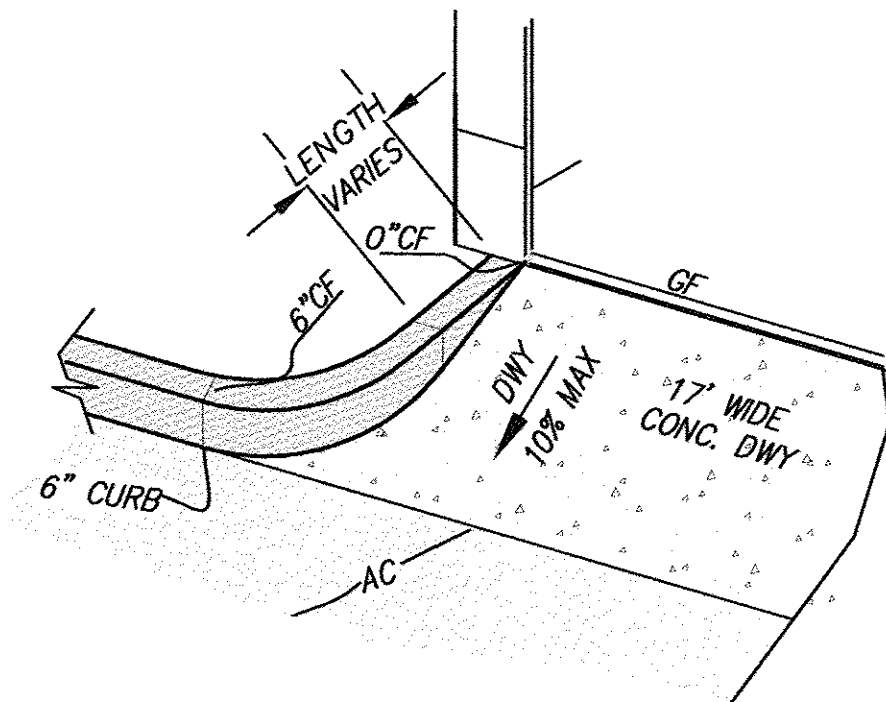
SUBDIVISION 9453
VESTING TENTATIVE MAP
& PRELIMINARY DRAINAGE PLAN
CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering & land surveying

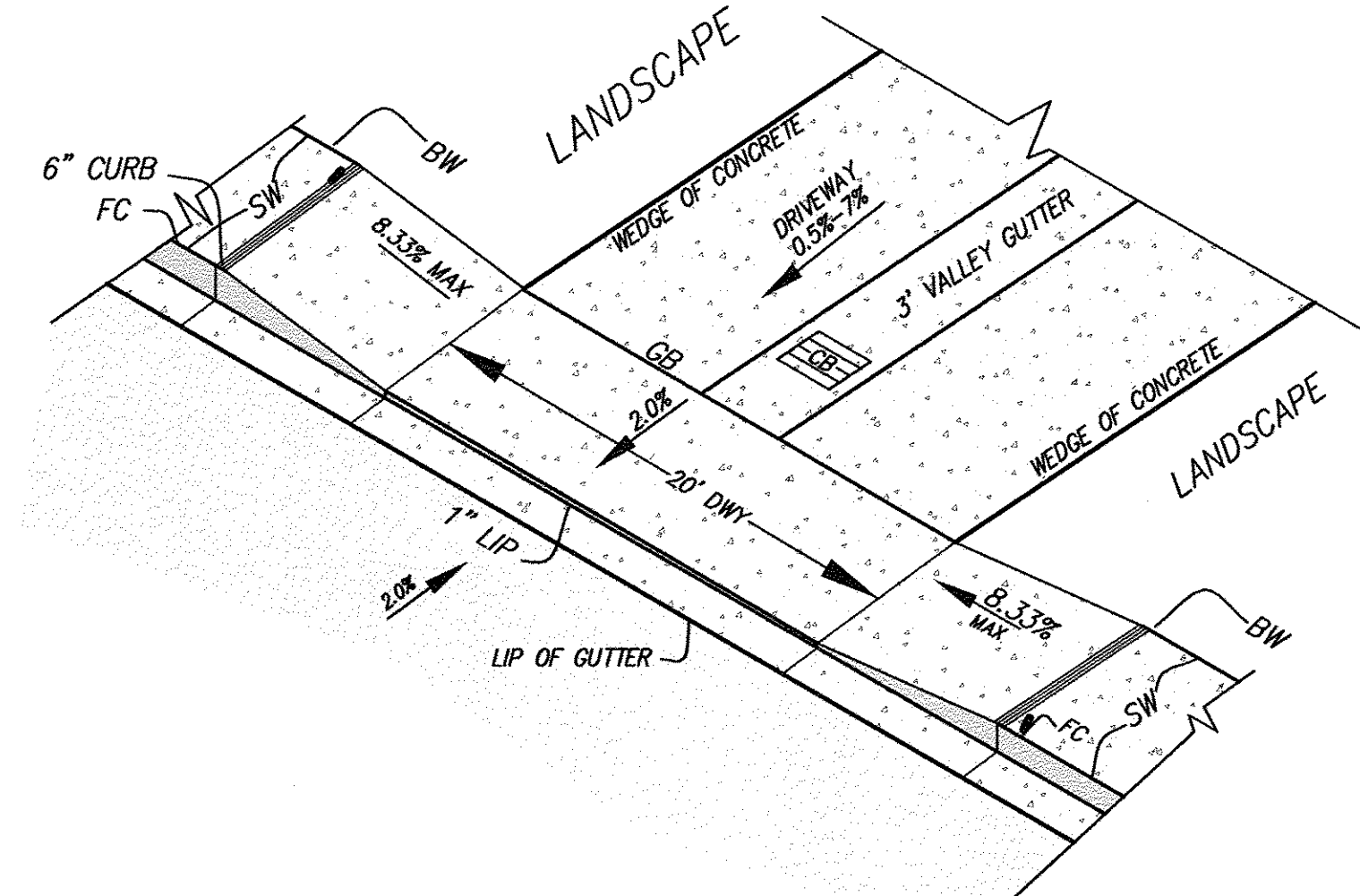
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA. 94598 Phone: (925) 937-9333

DATE: 02-10-17 DESIGNED BY: DOI DRAWN BY: STAFF CHECKED BY: DOI JOB NO. 201616 SHEET 1 OF 4

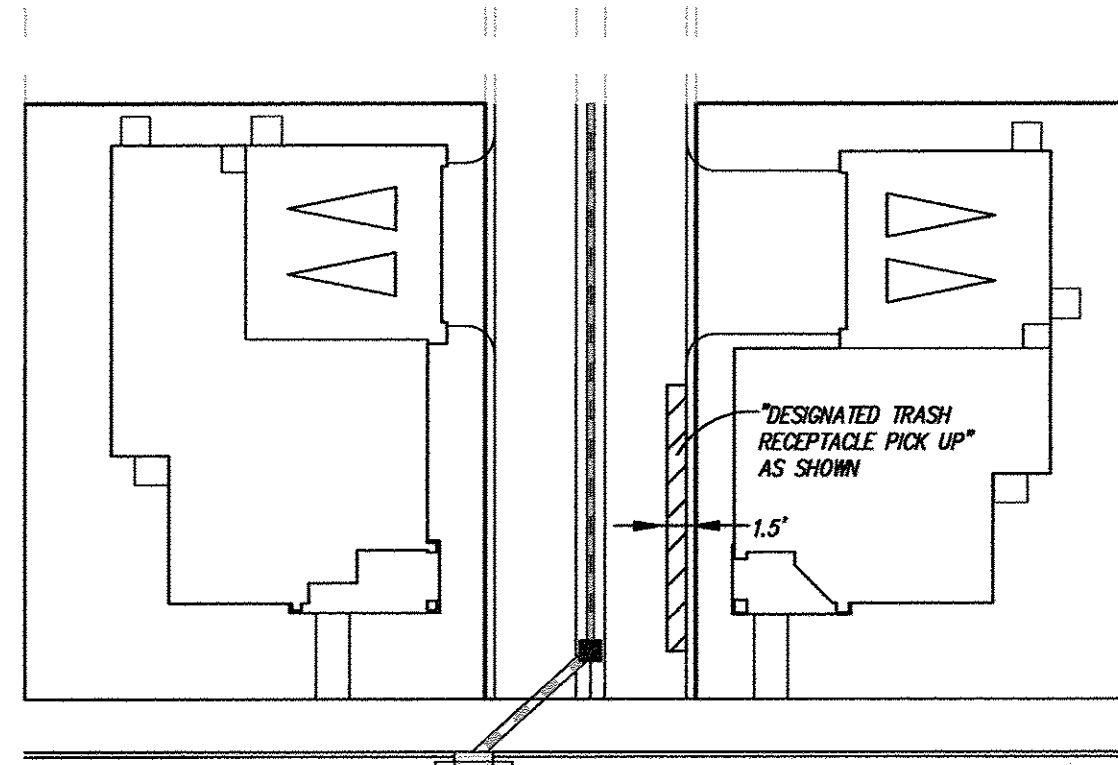
"LIBERTY"
CONCEPTUAL UTILITIES
SECTIONS AND DETAILS
SUBDIVISION 9453
CITY OF PITTSBURG



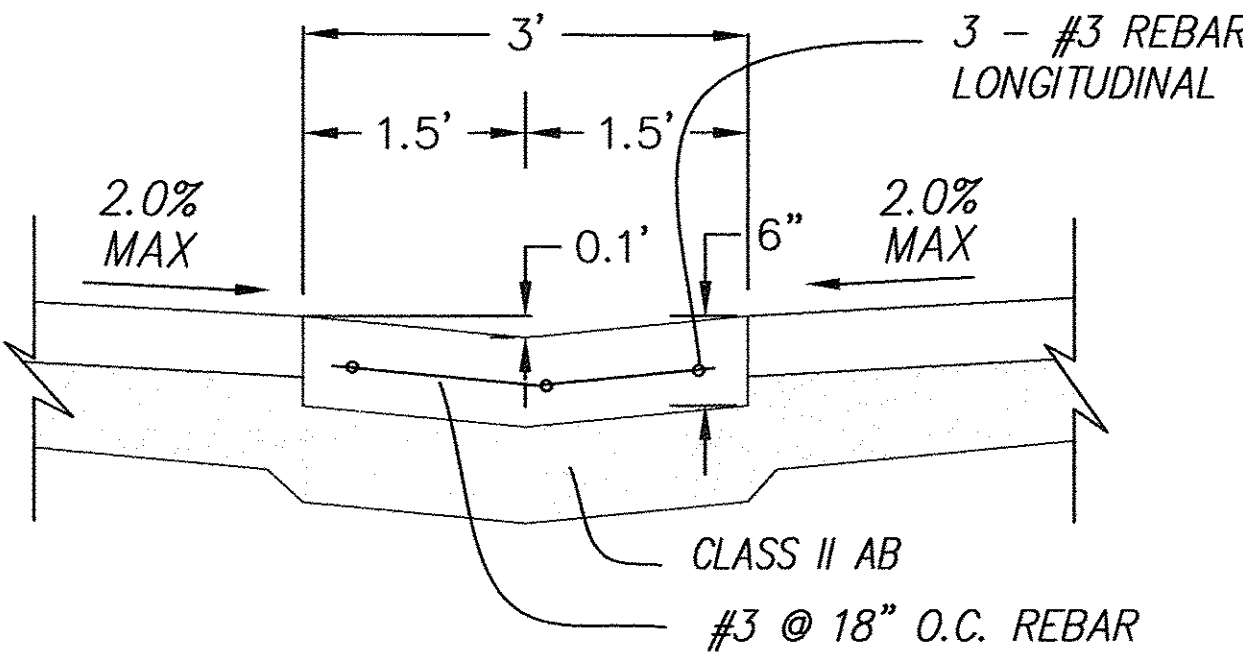
TYPICAL CURB & GUTTER
TRANSITION AT DRIVEWAY
APRONS
NOT TO SCALE



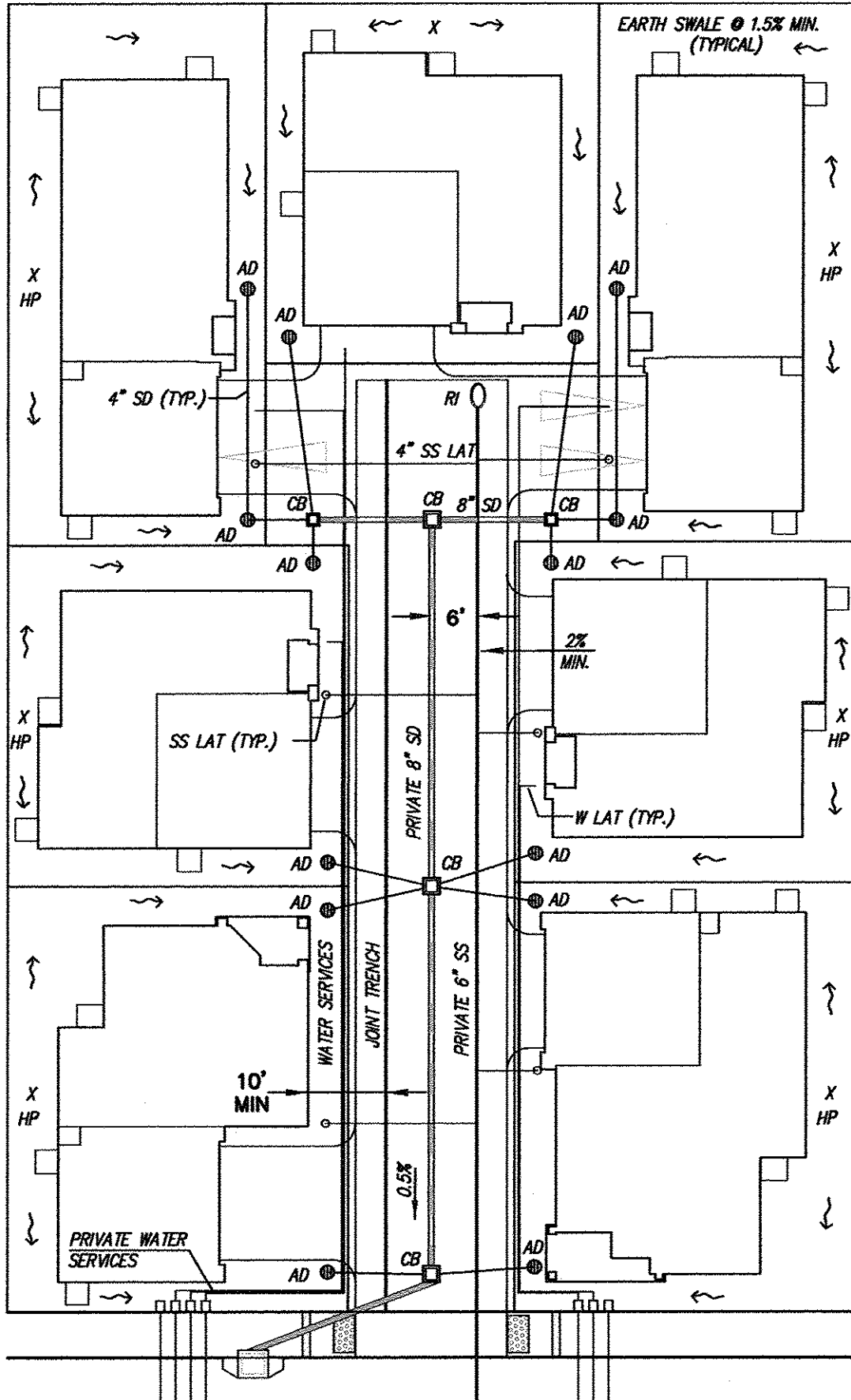
TYPICAL MOTORCOURT APPROACH DETAIL
NOT TO SCALE



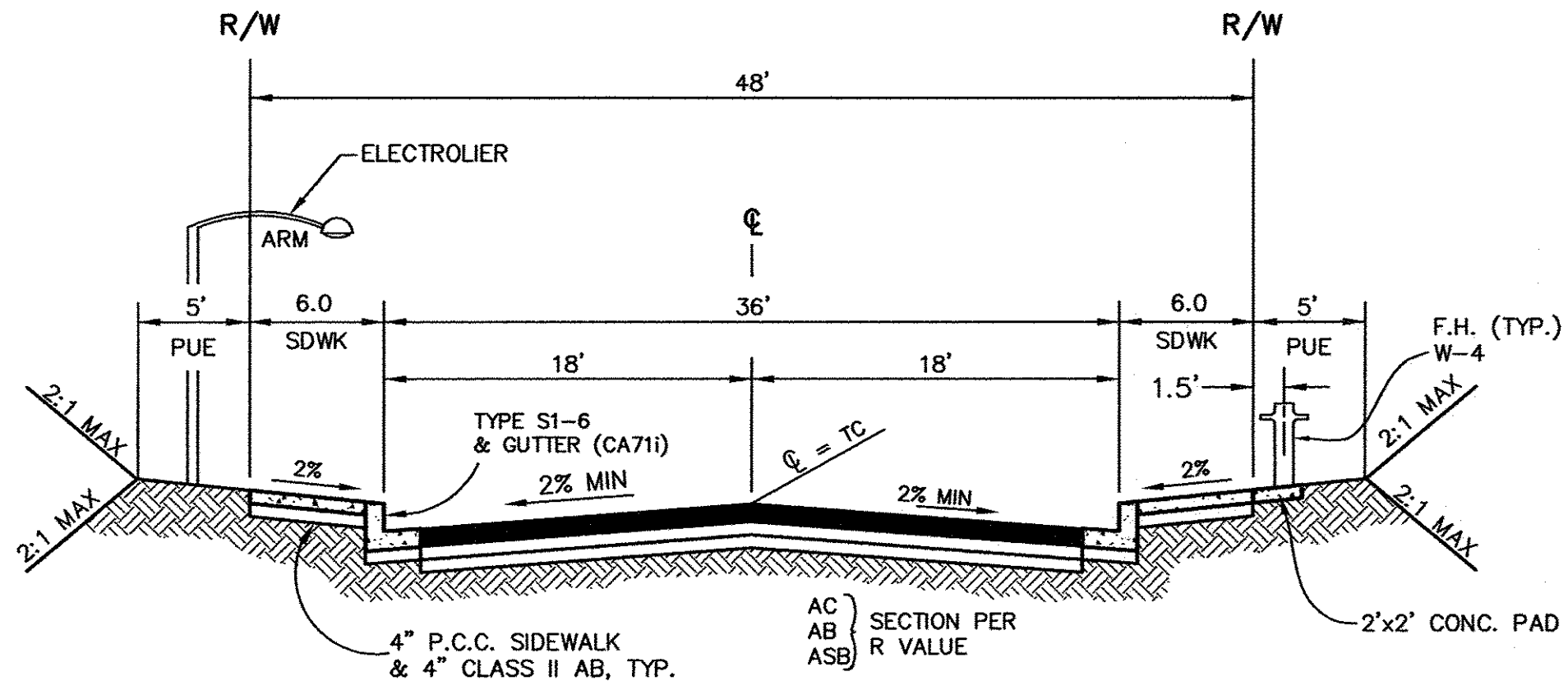
TYPICAL "DESIGNATED TRASH
RECEPTACLE PICK UP"
NOT TO SCALE



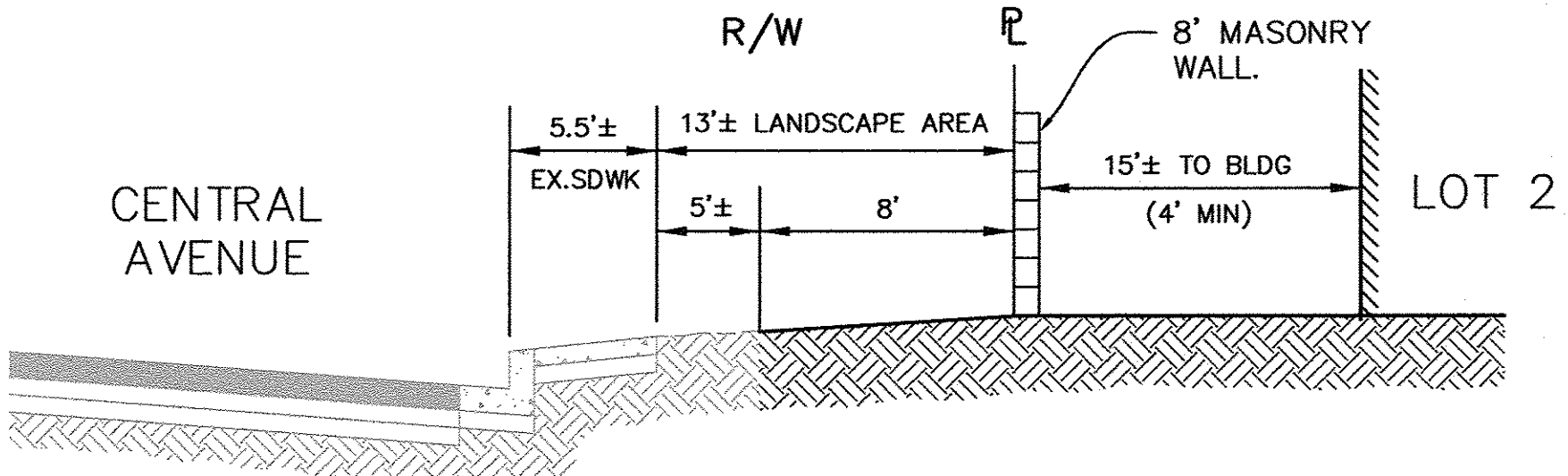
TYPICAL VALLEY GUTTER
NOT TO SCALE



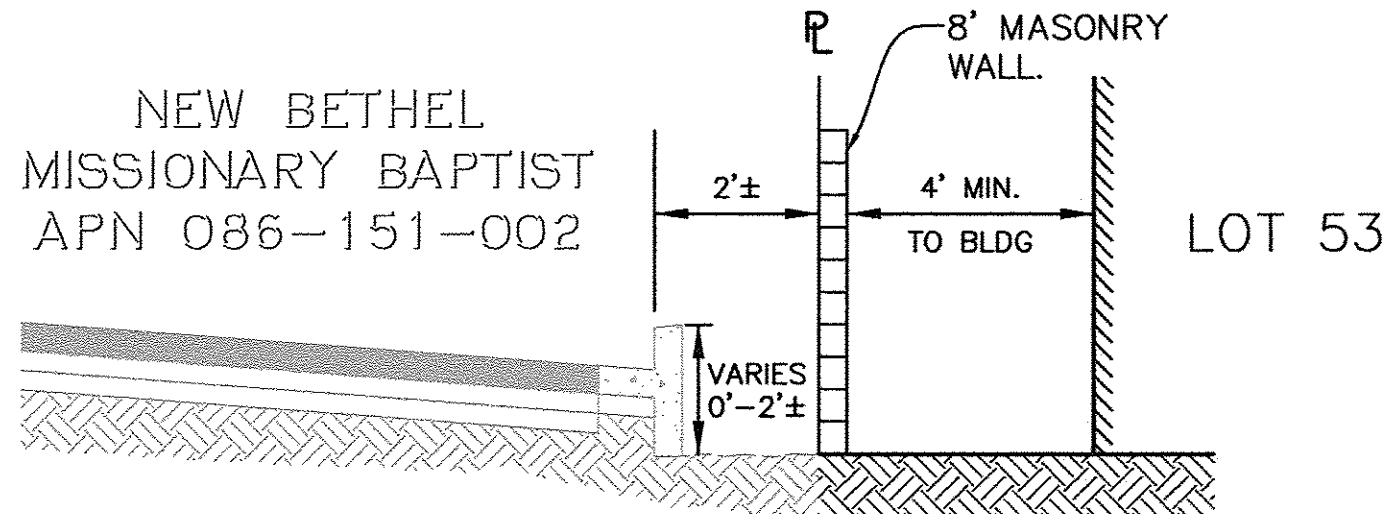
TYPICAL MOTOR COURT UTILITY
AND CONCEPTUAL DRAINAGE LAYOUT
NOT TO SCALE



PUBLIC STREET 48' R/W
SECTION A-A
NOT TO SCALE



SECTION A-A
NOT TO SCALE



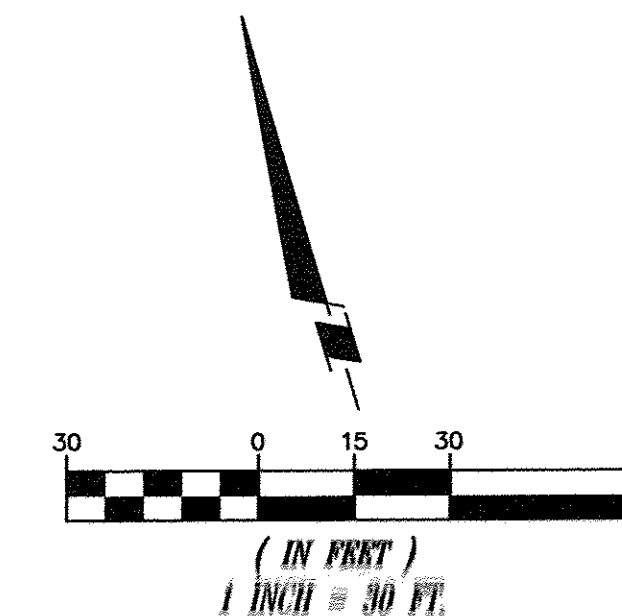
SECTION B-B
NOT TO SCALE

DATE: 02-10-17		DESIGNED BY: DOI		DRAWN BY: STAFF		CHECKED BY: DOI		JOB NO. 201616		SHEET 2 OF 4	
REVISIONS		APPR.		NO. 21764		STATE OF CALIFORNIA		SUBDIVISION 9453		LIBERTY	
REGISTERED PROFESSIONAL ENGINEER		DAVID G. ISAKSON		NO. 21764		STATE OF CALIFORNIA		VESTING TENTATIVE MAP		SECTIONS AND DETAILS	
CITY OF PITTSBURG		CONTRA COSTA COUNTY		CALIFORNIA		Isakson & Assoc. Inc.		civil engineering		land surveying	
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA. 94598		Phone: (925) 937-9333									

APN: 086-131-022

APN: 086-131-014

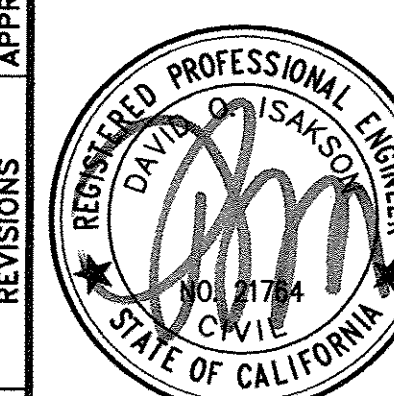
APN: 086-131-013

"LIBERTY"**UTILITY PLAN**MOOSE
WAYCENTRAL
AVENUE**LEGEND:**

EXISTING	PROPOSED

STORM DRAIN		BOARD FENCE
SANITARY SEWER AND DIRECTION		MASONRY WALL
SANITARY SEWER & MANHOLE		PRIVATE STORM DRAIN & CATCH BASIN
WATER & GATE VALVE		PUBLIC STORM DRAIN & CATCH BASIN
FIRE HYDRANT		DESIGNATED TRASH RECEPTACLE PICK UP
STREET LIGHT		LOT NUMBER
RODDING INLET		PAD ELEVATION
ASPHALT CONCRETE		FINISH FLOOR ELEVATION
CONCRETE		GARAGE SLAB ELEVATION
PROJECT BOUNDARY		LOT AREA
LOT LINES		LOT DIMENSION

SSMH #	RIM ELEV.	FLOW LINE ELEV.
SSMH-1	MATCH EX.	FLOW TO EX. SSMH
SSMH-2	28.0	FL 22.3± OUT
		FL 22.55 IN
SSMH-3	27.9	FL 22.75 OUT
		FL 23.0 IN
SSMH-4	28.7	FL 23.0 THRU
		FL 23.25 IN
SSMH-5	29.1	FL 23.95 THRU
		FL 24.20 IN
SSMH-6	29.8	FL 24.5 OUT
		FL 24.75 IN
SSMH-7	32.0	FL 25.3 OUT
		FL 25.5 IN
SSMH-8	33.1	FL 26.31



SUBDIVISION 9453 LIBERTY
VESTING TENTATIVE MAP
 UTILITY PLAN
 CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA
Isakson & Assoc. Inc.
 civil land
 engineering surveying
 2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA. 94598 Phone: (925) 937-9333

DATE: 02-10-17 DESIGNED BY: DOI DRAWN BY: STAFF CHECKED BY: DOI JOB NO. 201616 SHEET 3 OF 4

NEW BETHEL MISSIONARY BAPTIST
APN 086-151-002

S.P.R.R.

APN 086-160-014

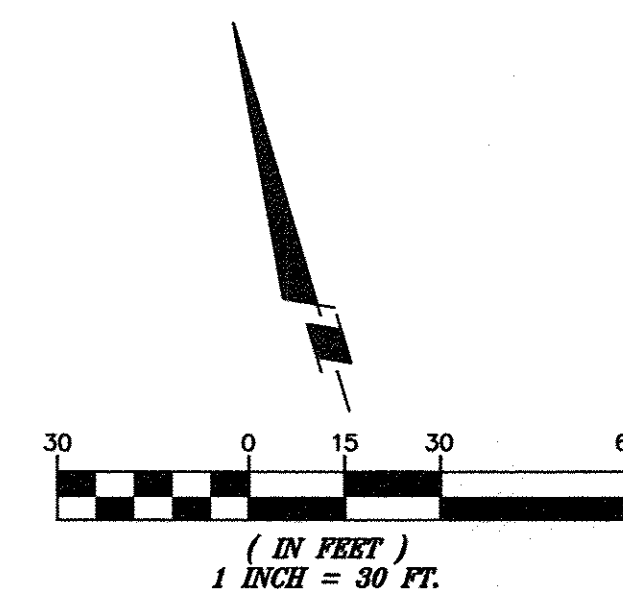
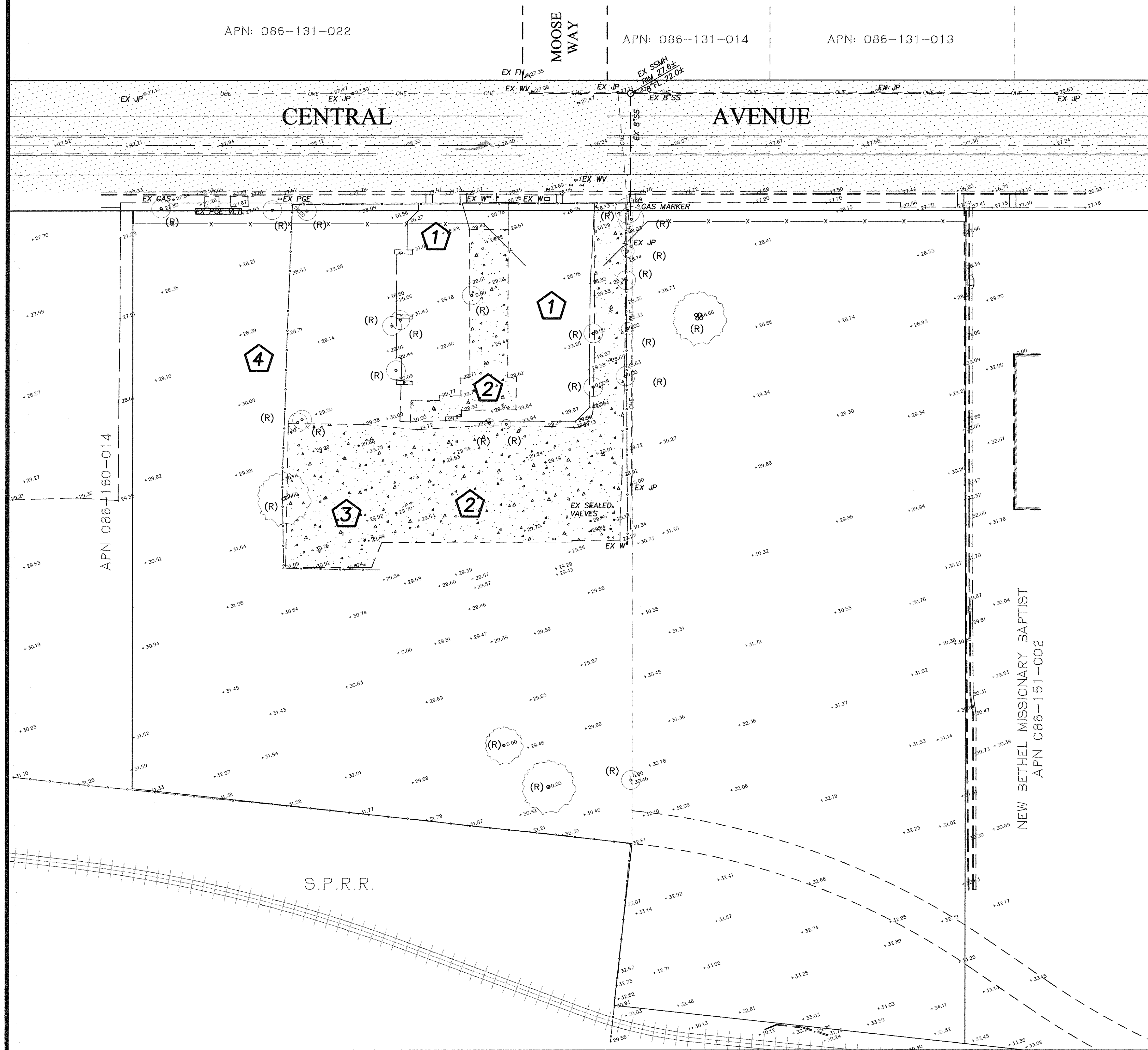
APN: 086-131-022

APN: 086-131-014

APN: 086-131-013

"LIBERTY"

DEMOLITION PLAN



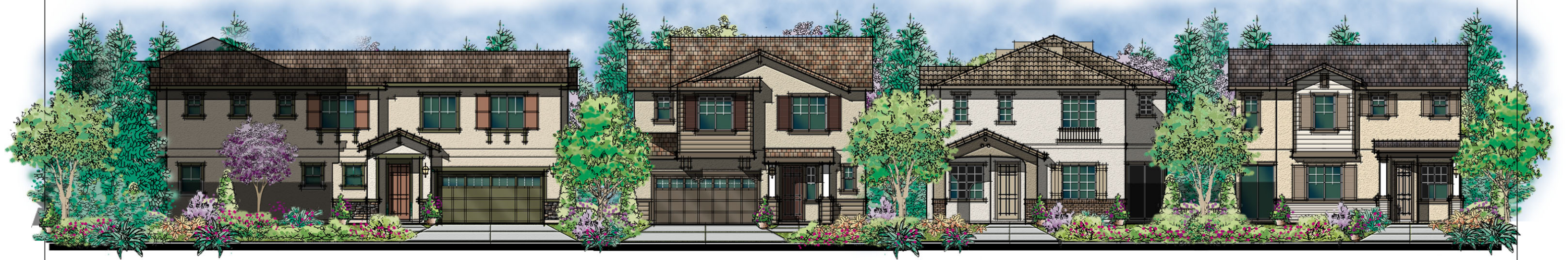
TO BE REMOVED:

- 1 REMOVE EXISTING AC
- 2 REMOVE EXISTING CONCRETE
- 3 REMOVE EXISTING BOLLARDS
- 4 REMOVE EXISTING CHAIN LINK FENCE

LEGEND:

- PROJECT BOUNDARY
- PROPERTY LINES
- EXISTING PAVEMENT
- (R) REMOVE TREE

DATE: 02-10-17		DESIGNED BY:		DOI	DRAWN BY:	STAFF	CHECKED BY:	DOI	JOB NO.	201616	SHEET 4 OF 4
SUBDIVISION 9453		LIBERTY		VESTING TENTATIVE MAP DEMOLITION PLAN CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA							
Isakson & Assoc. Inc.		civil engineering land surveying		2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA. 94598 Phone: (925) 937-9333							

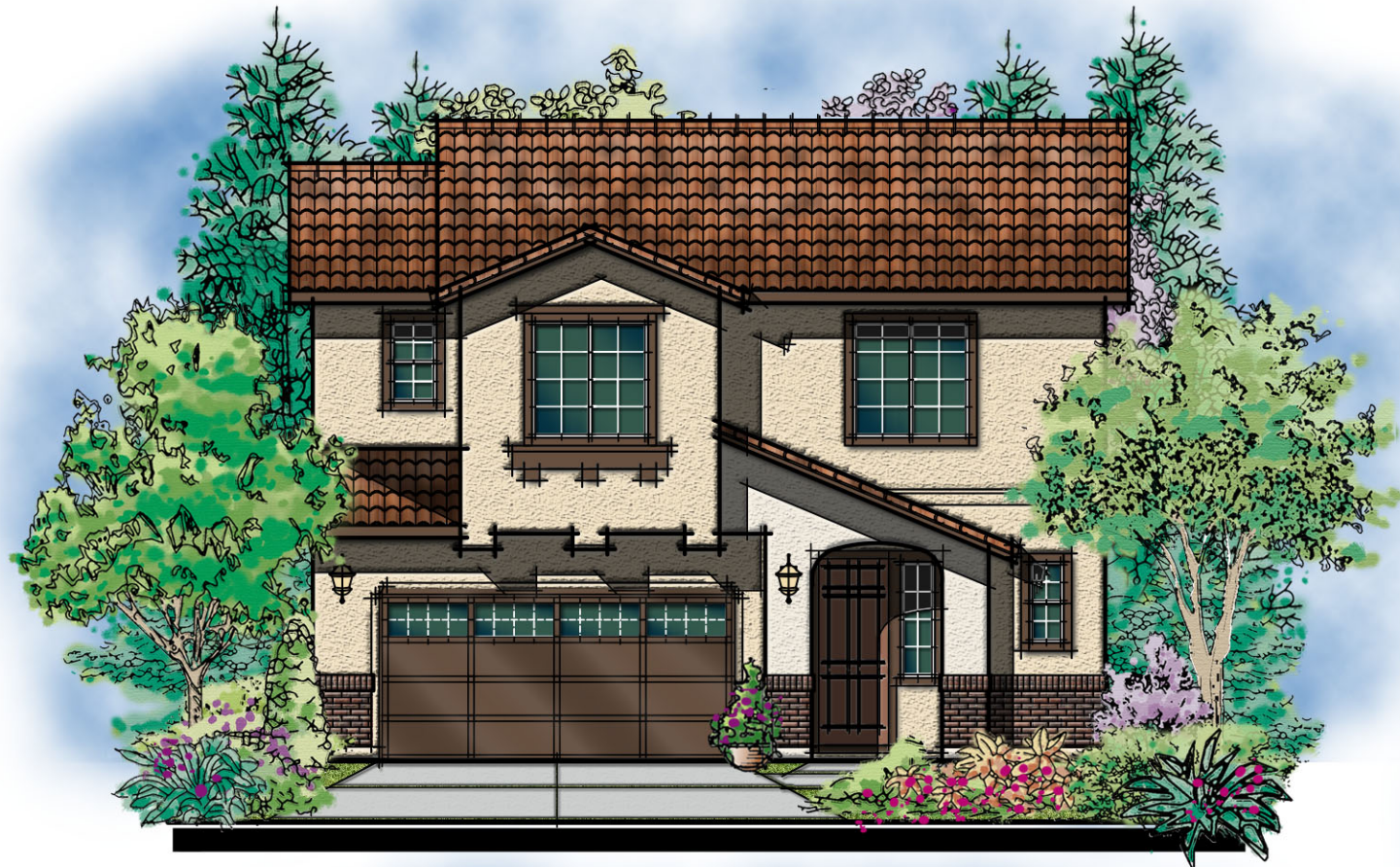


LIBERTY

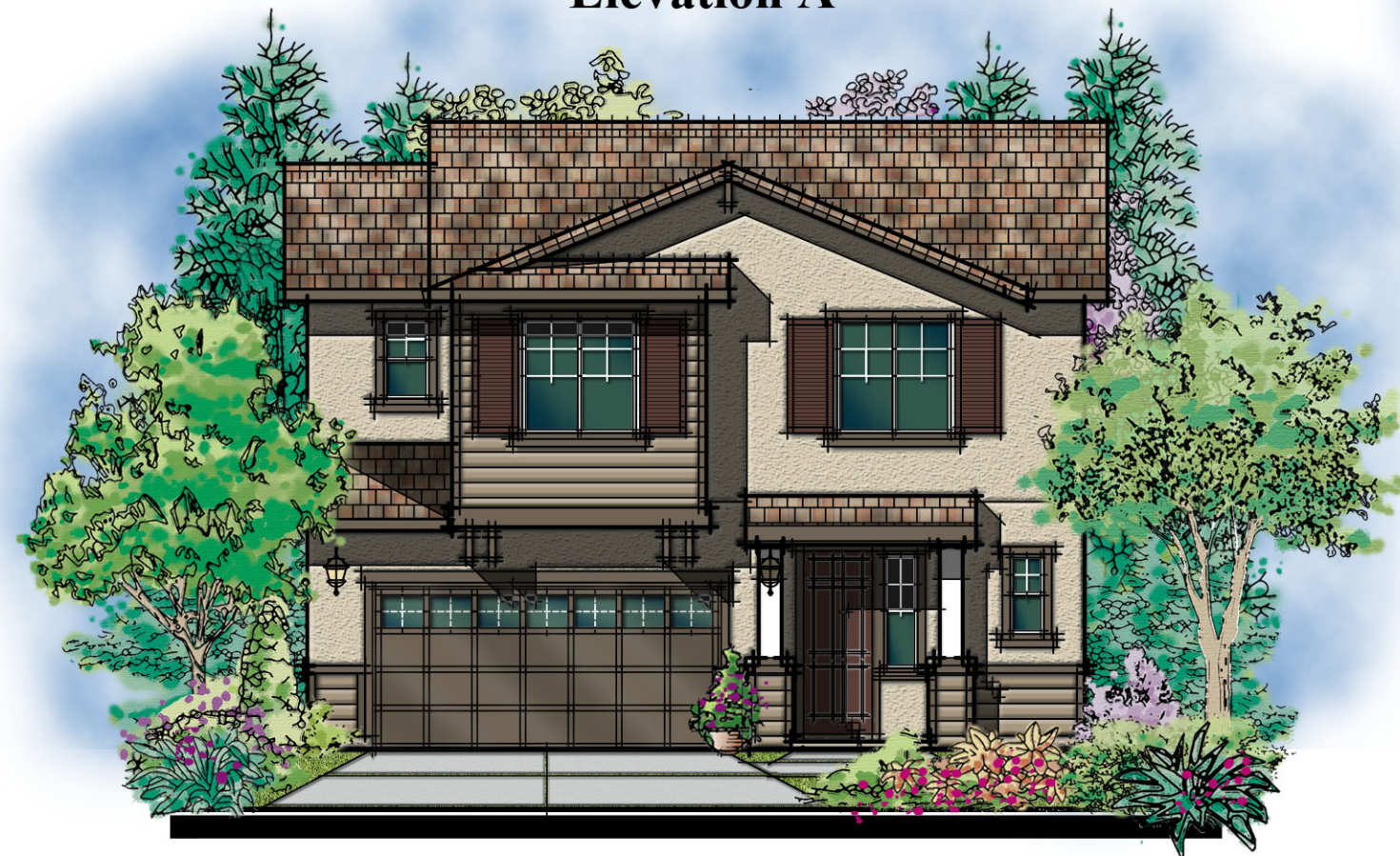
PITTSBURG, CA

DISCOVERY BUILDERS, INC.
4061 PORT CHICAGO HWY, SUITE H
CONCORD, CA 94520

 **D**ISCOVERY
DESIGN
GROUP, LLC
Date 02/13/17



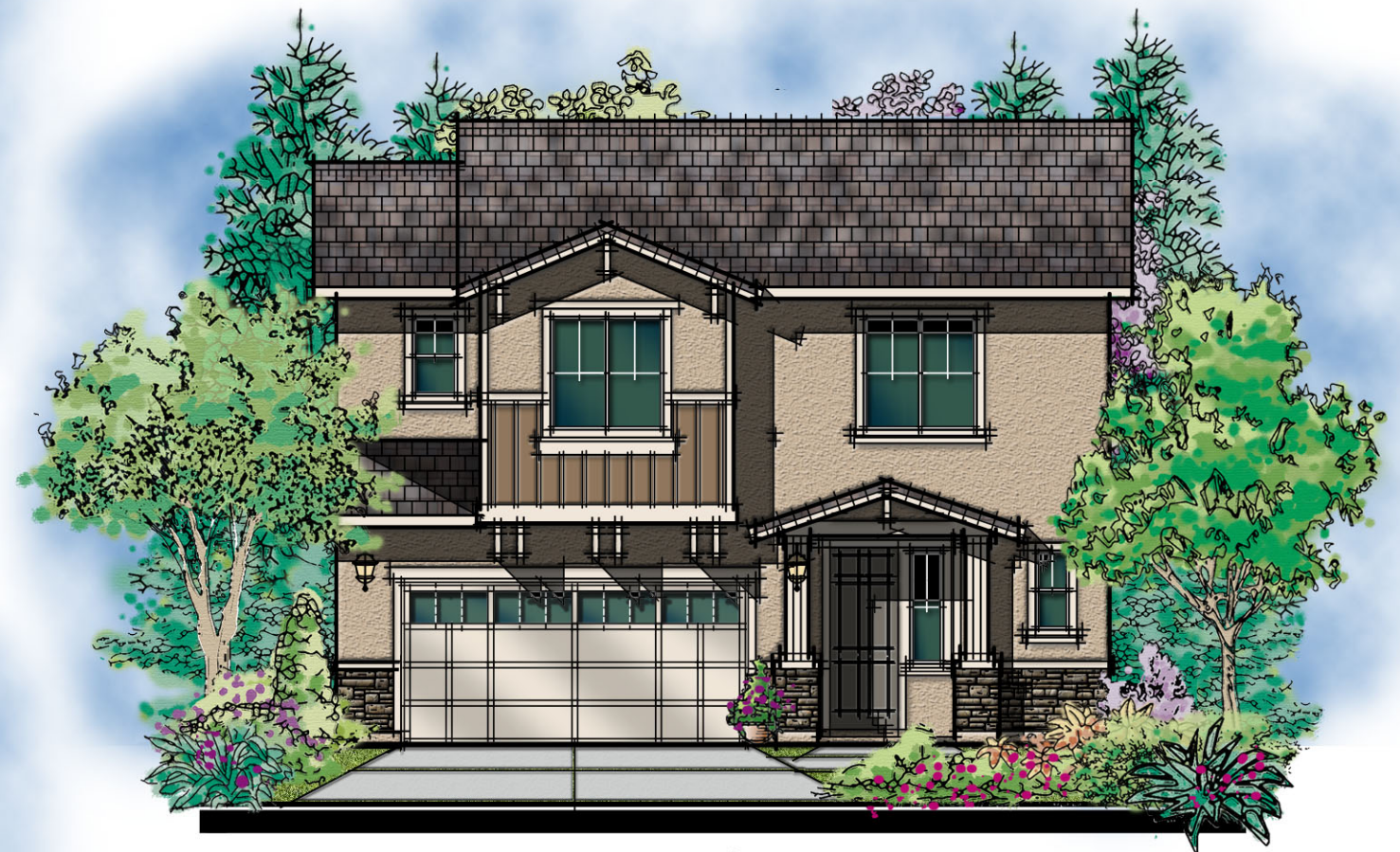
Elevation A



Elevation C

MATERIAL LEGEND

A	VILLA CONCRETE TILE ROOFING	B	FLAT CONCRETE TILE ROOFING	C	FLAT CONCRETE TILE ROOFING
	GABLE ROOFS		GABLE ROOFS		GABLE ROOFS
	STUCCO BODY		STUCCO BODY		STUCCO BODY
	STUCCO TRIM		STUCCO TRIM		STUCCO TRIM
	STUCCO/FOAM CORBEL		STUCCO/FOAM CORBEL		STUCCO/FOAM CORBEL
	SIMULATED BRICK VENEER		BOARD AND BATTEN		MOCK WOOD SHUTTERS
	ROLL-UP GARAGE DOORS		SIMULATED STONE VENEER		LAP SIDING
	W/ OPT. WINDOW LITES		ROLL-UP GARAGE DOORS		ROLL-UP GARAGE DOORS
			W/ OPT. WINDOW LITES		W/ OPT. WINDOW LITES



Elevation B

Plan 1 (1846)
Front Elevations

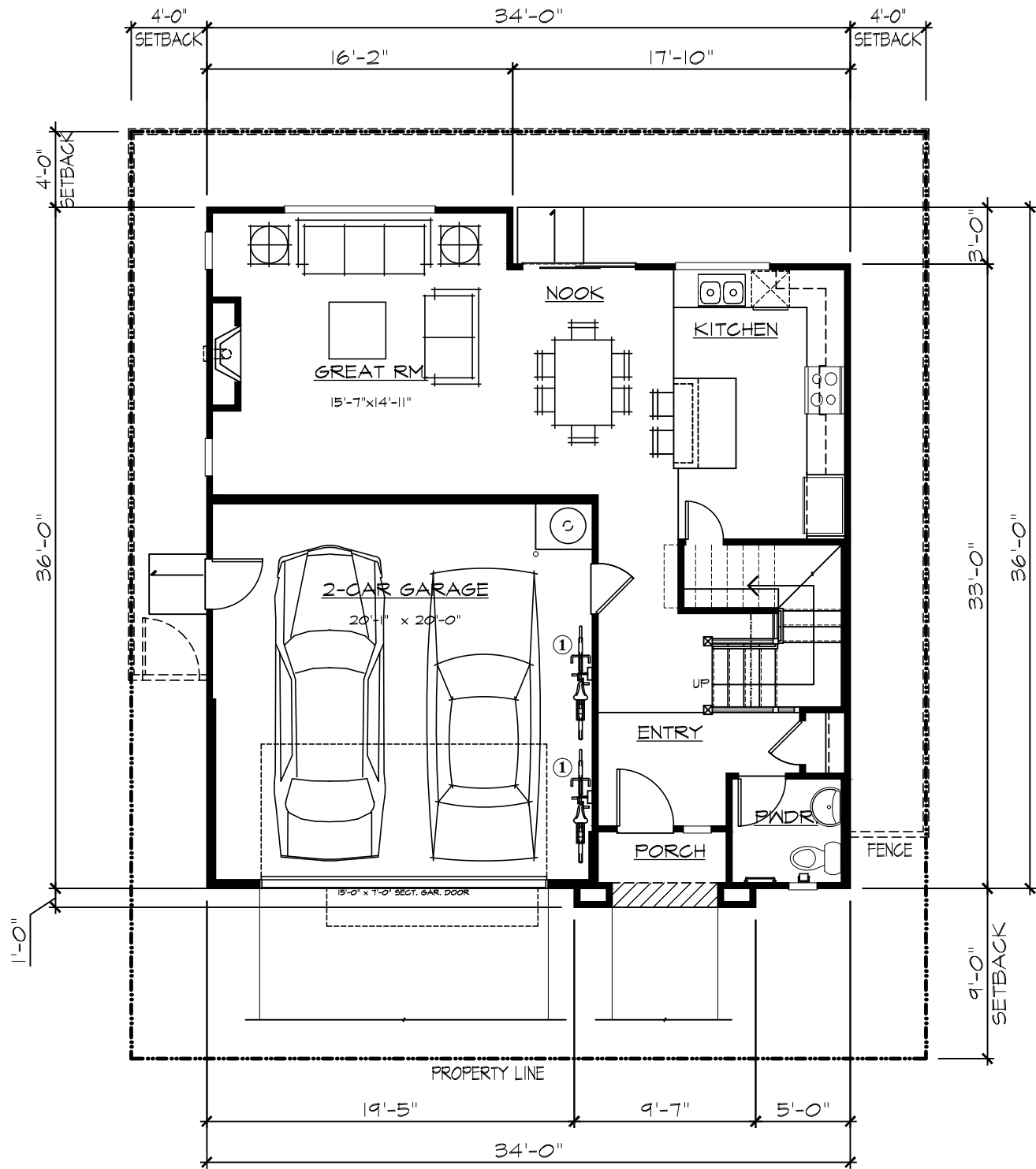
LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17

Plan Notes:

- ① Wall-mounted bicycle storage



Plan 1 (1846)

4 BEDROOMS (OPT. LOFT)
2-1/2 BATHS

SQUARE FOOTAGE	
FIRST FLOOR	735 SF
SECOND FLOOR	1111 SF
TOTAL LIVING AREA	1846 SF
GARAGE	415 SF

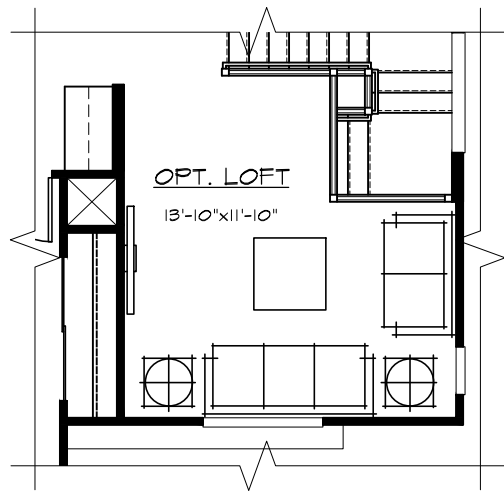
First Floor Plan



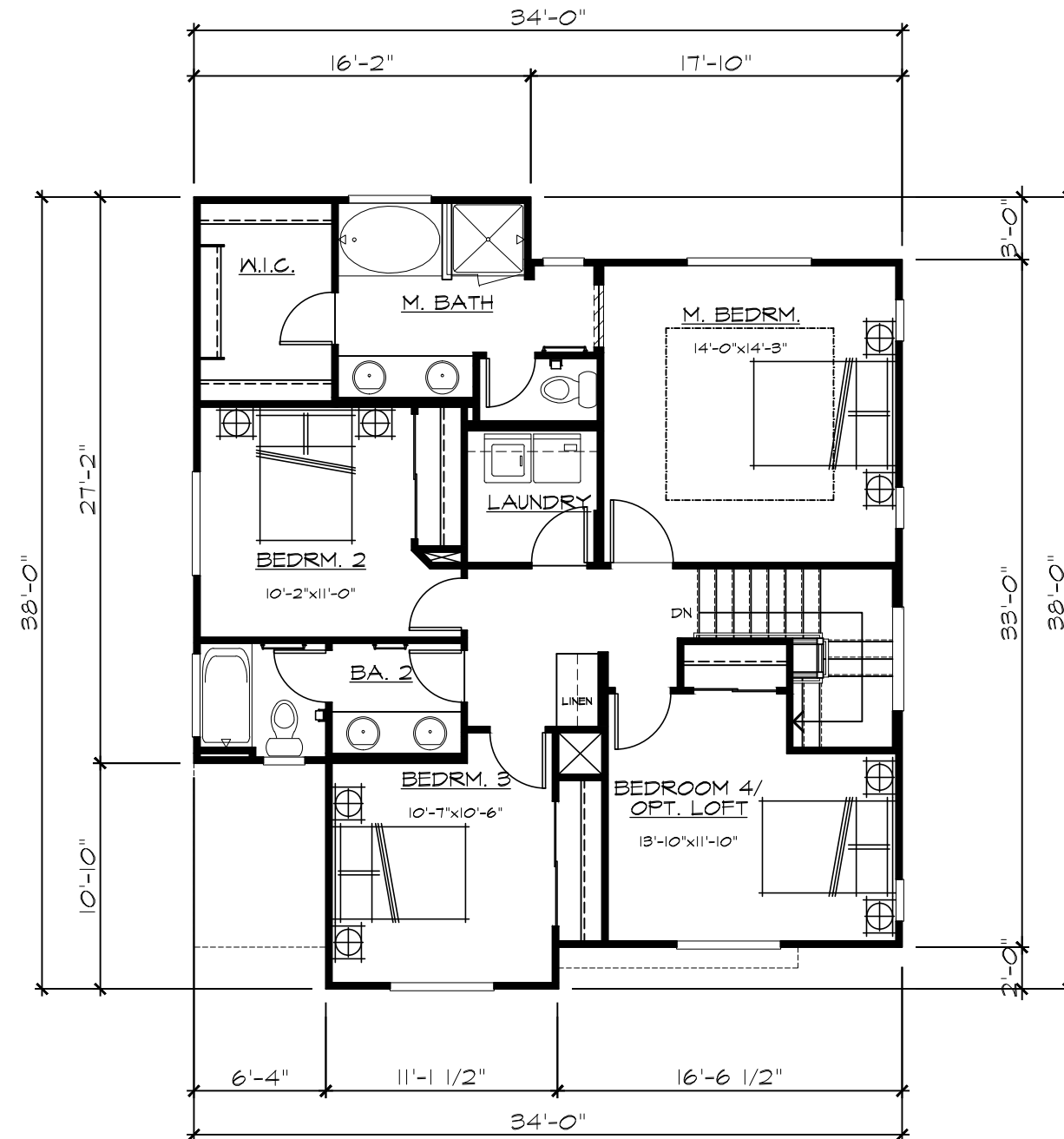
LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17



Opt. Loft



Plan 1 (1846)

4 BEDROOMS (OPT. LOFT)
2-1/2 BATHS

SQUARE FOOTAGE	
FIRST FLOOR	735 SF
SECOND FLOOR	1111 SF
TOTAL LIVING AREA	1846 SF
GARAGE	415 SF

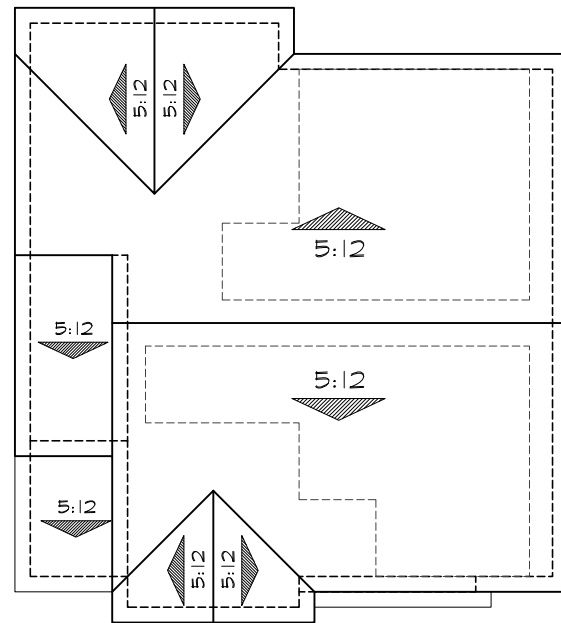
Second Floor Plan



LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17



SOLAR ZONE READY:
REFER TO SECTION 110.10 IN THE
2013 CALIFORNIA ENERGY CODE
FOR MANDATORY REQUIREMENTS
FOR SINGLE-FAMILY RESIDENCES
AND MINIMUM SOLAR ZONE.

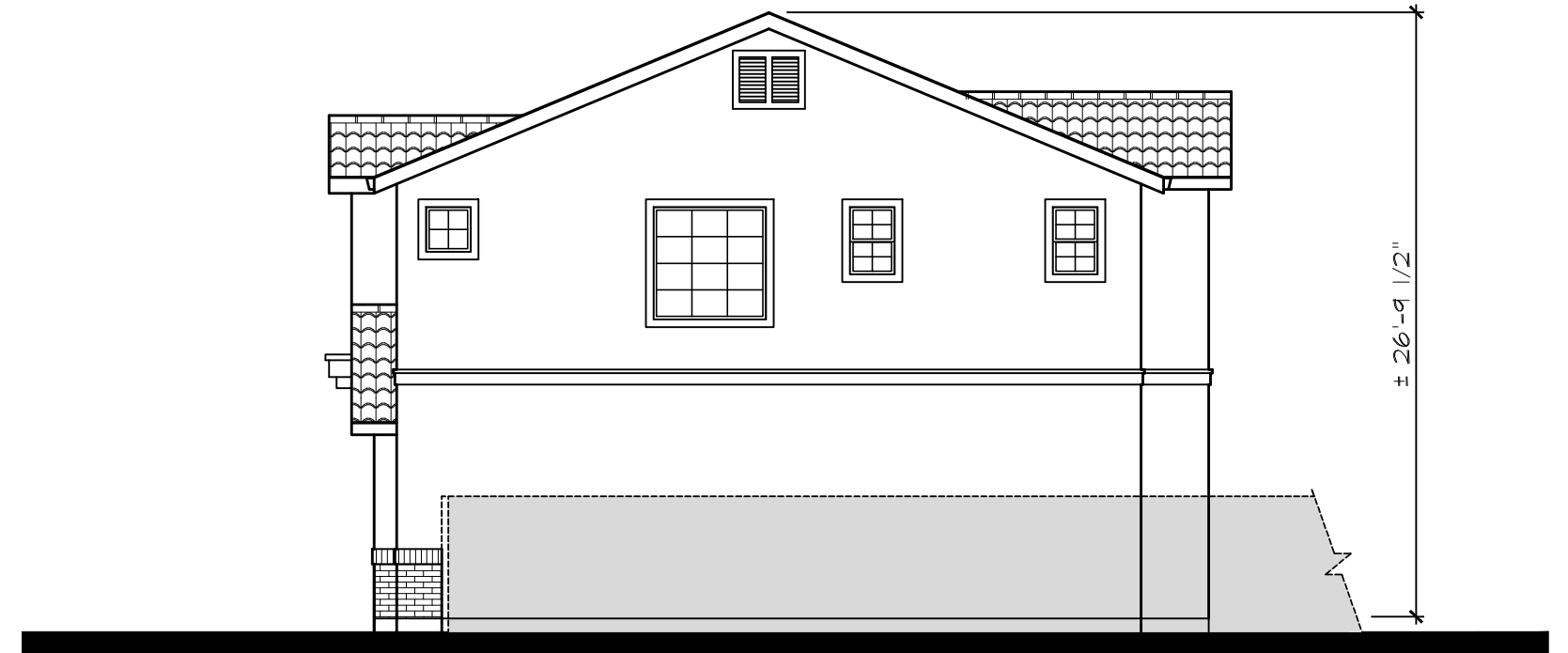
 DENOTES
SOLAR PANELS

PROVIDE CONDUIT ONLY FROM
ROOFATTIC TO ELECTRICAL
SERVICE PANEL FOR FUTURE
PHOTOVOLTAIC PANELS.

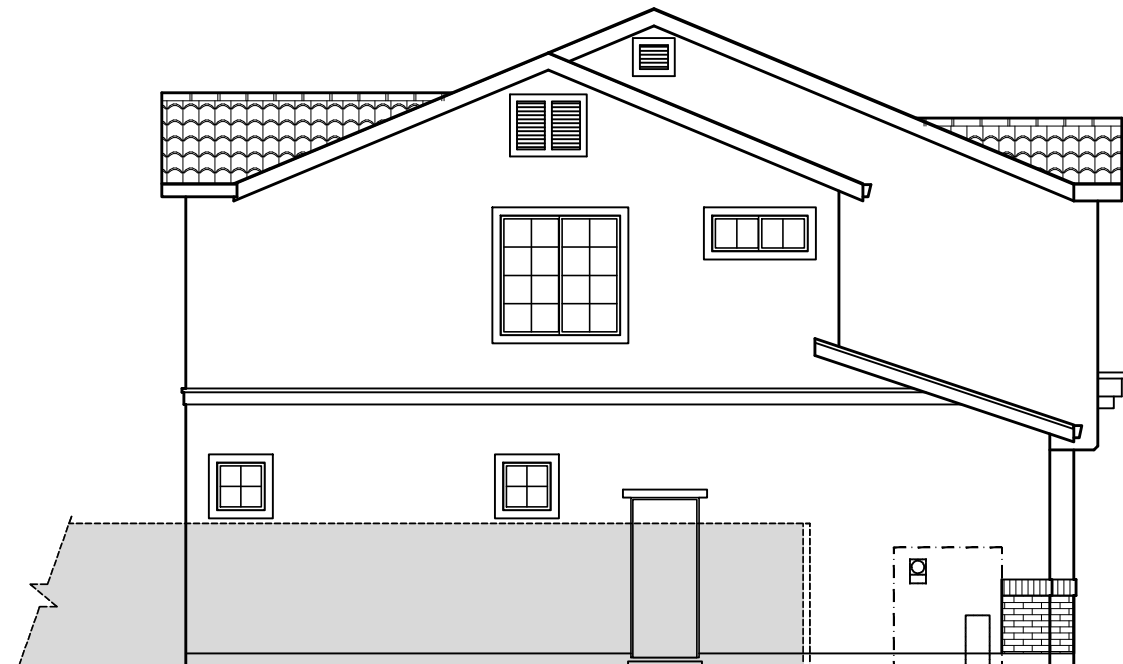
Roof Plan 'A'



Rear

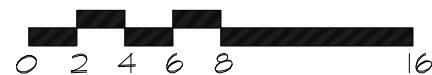


Right



Left

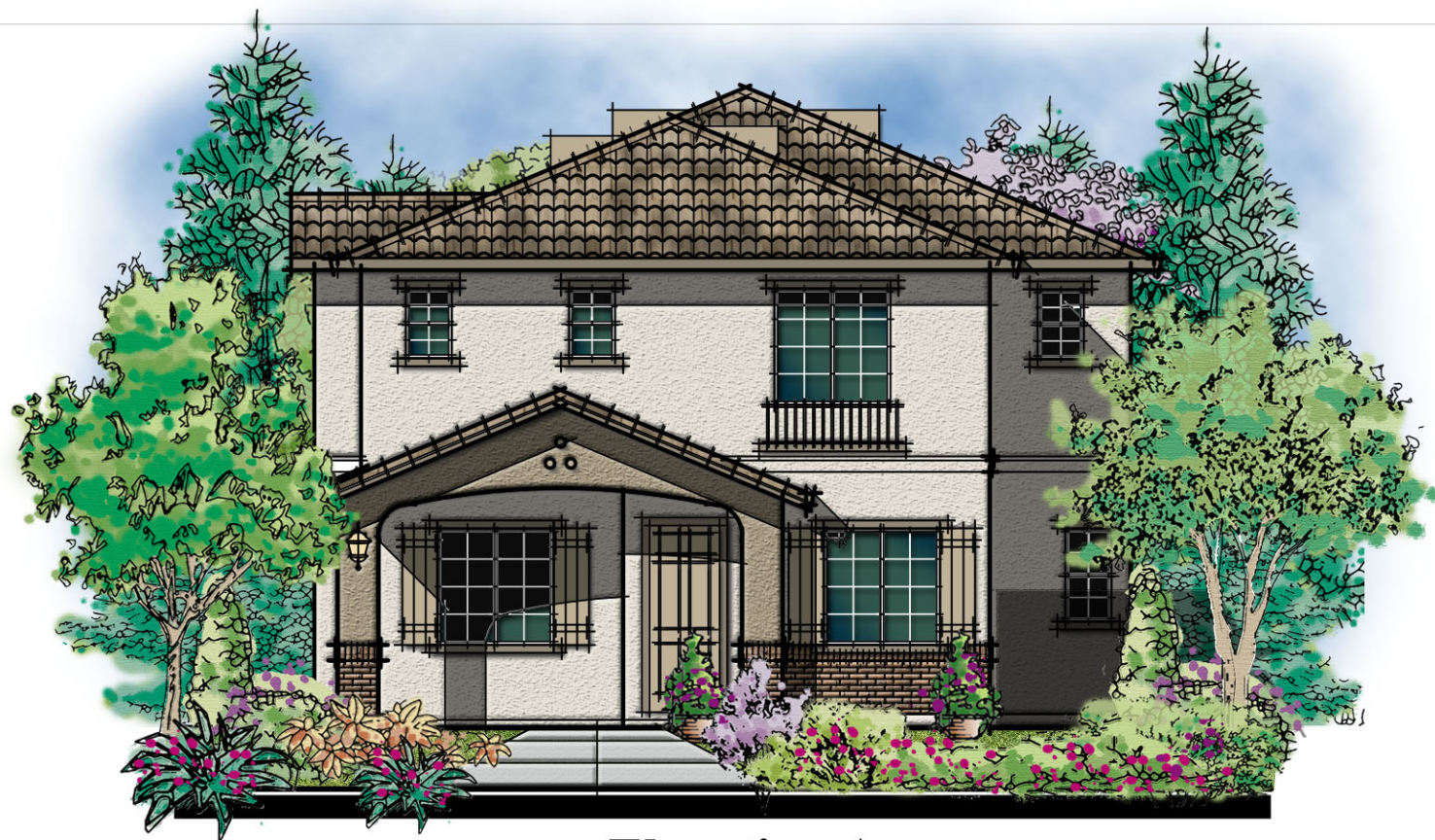
**Plan 1 (1846)
Elevations - 'A'**



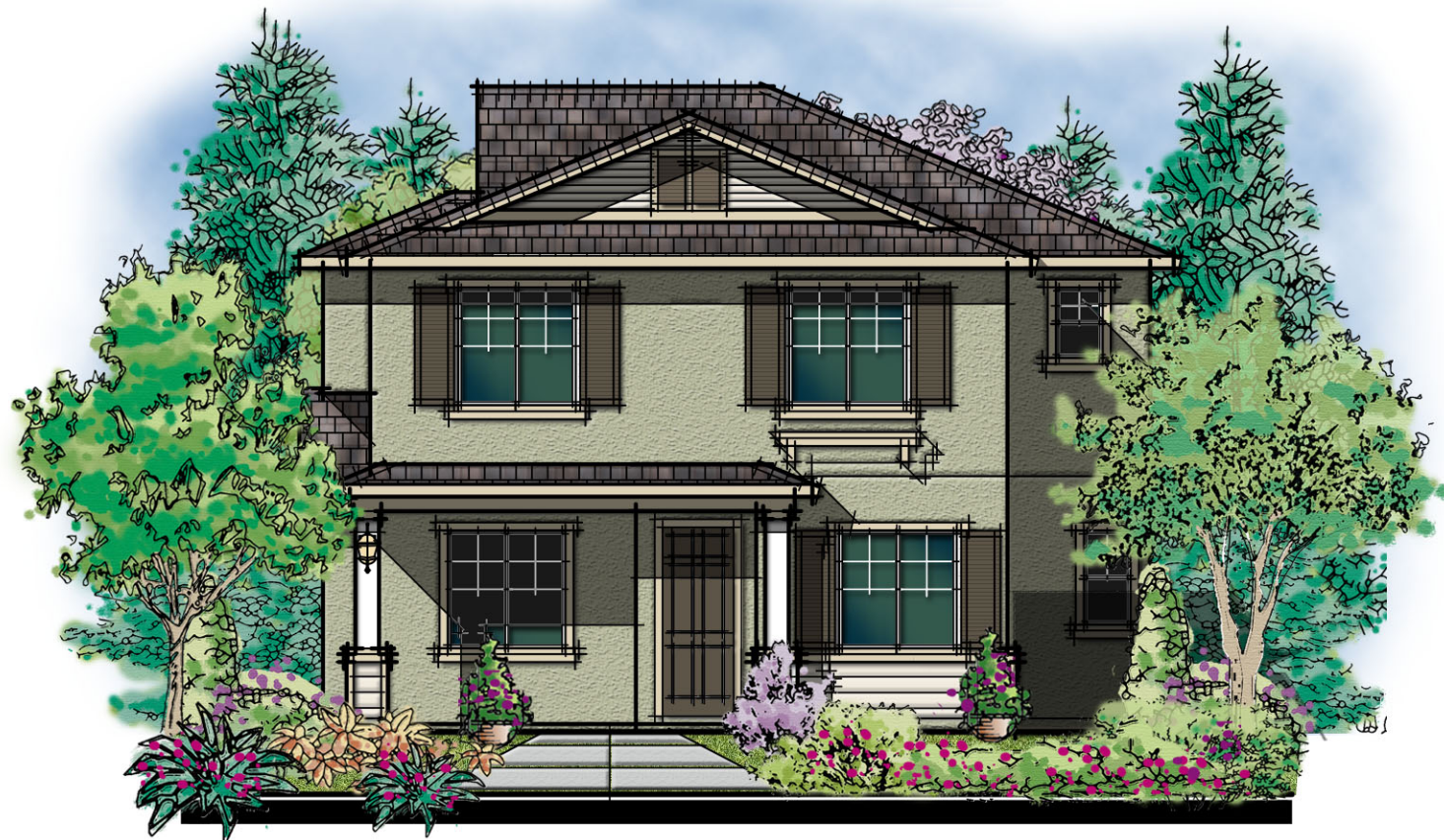
LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17



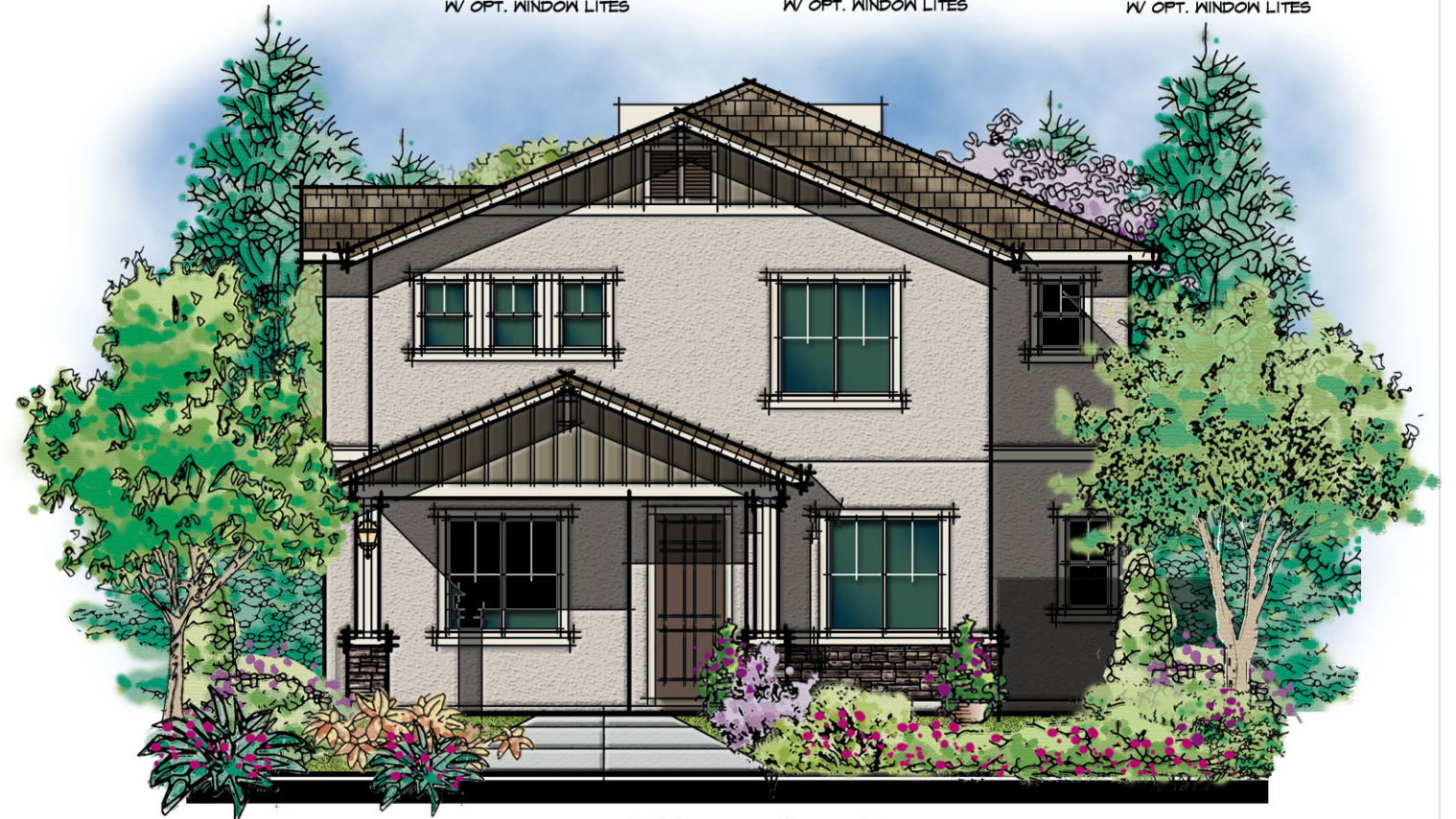
Elevation A



Elevation C

MATERIAL LEGEND

A	VILLA CONCRETE TILE ROOFING GABLE & HIP ROOFS STUCCO BODY STUCCO TRIM MOCK VENTS MOCK WOOD SHUTTERS SIMULATED BRICK VENEER WROUGHT IRON DETAIL ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES	B	FLAT CONCRETE TILE ROOFING GABLE & HIP ROOFS STUCCO BODY STUCCO TRIM STUCCO/FOAM CORBEL MOCK VENTS BOARD AND BATTEN SIMULATED STONE VENEER ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES	C	FLAT CONCRETE TILE ROOFING GABLE & HIP ROOFS STUCCO BODY STUCCO TRIM STUCCO/FOAM CORBEL MOCK VENTS MOCK WOOD SHUTTERS LAP SIDING ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES
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Elevation B

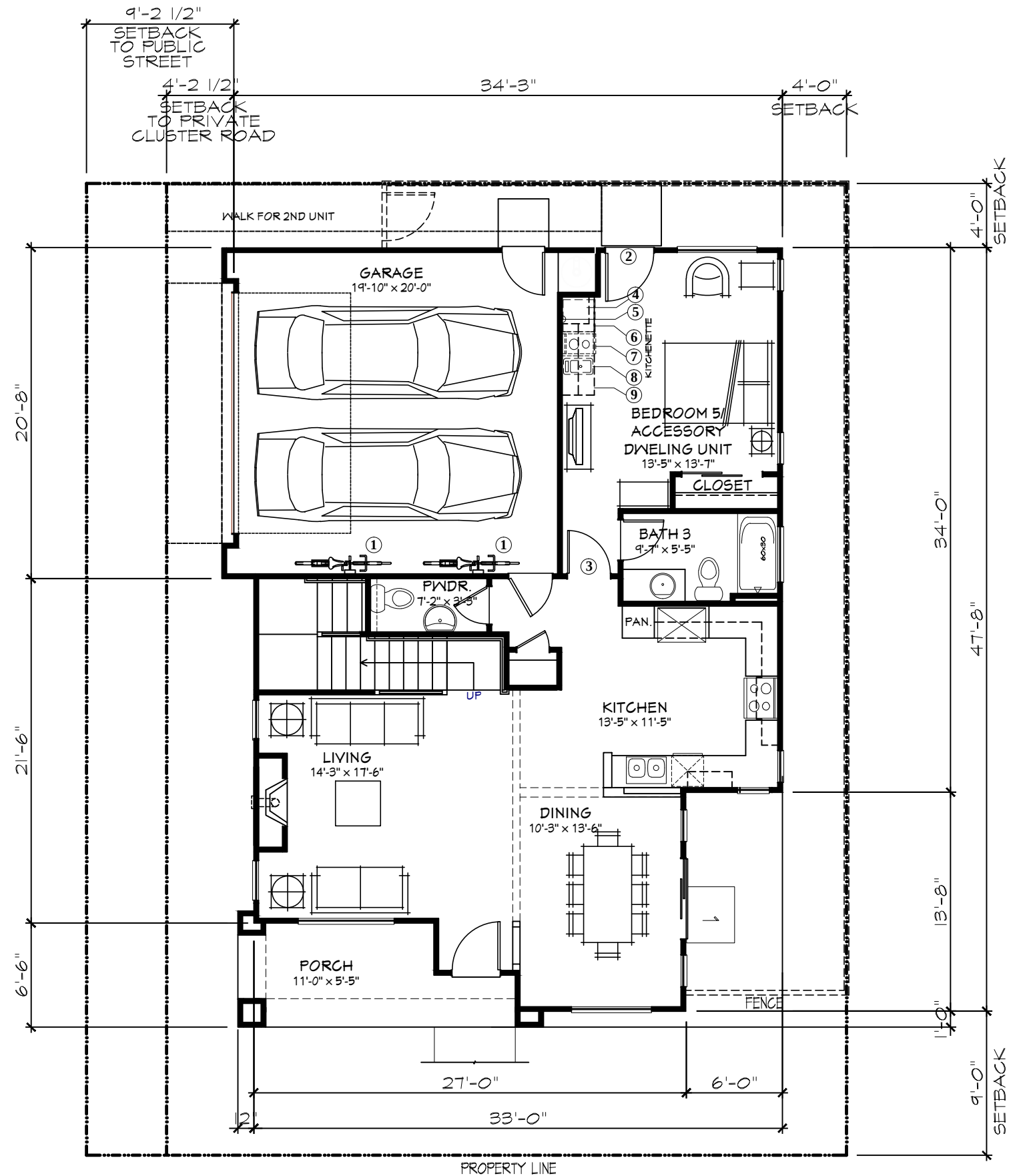
Plan 2 (2477)
Front Elevations



LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17



Plan Notes:

- ① Wall-mounted bicycle storage

ACCESSORY DWELING UNIT

- ② Exterior entry door
- ③ Optional door to living
- ④ Upper microwave shelf with receptacle
- ⑤ Electrical receptacle
- ⑥ Undercounter refrigerator
- ⑦ Two-burner electric cooktop
- ⑧ Stainless steel sink with garbage disposal
- ⑨ Base cabinet with tile countertop

Plan 2 (2477)

SQUARE FOOTAGE	
FIRST FLOOR	1020 SF
SECOND FLOOR	1453 SF
TOTAL LIVING AREA	2477 SF
GARAGE	422 SF

First Floor Plan



LIBERTY
PITTSBURG, CA



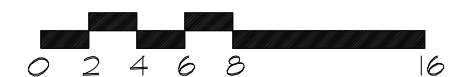
Discovery Builders Inc.
Date 02/13/17



Plan 2 (2477)

SQUARE FOOTAGE	
FIRST FLOOR	1020 SF
SECOND FLOOR	1453 SF
TOTAL LIVING AREA	2477 SF
GARAGE	422 SF

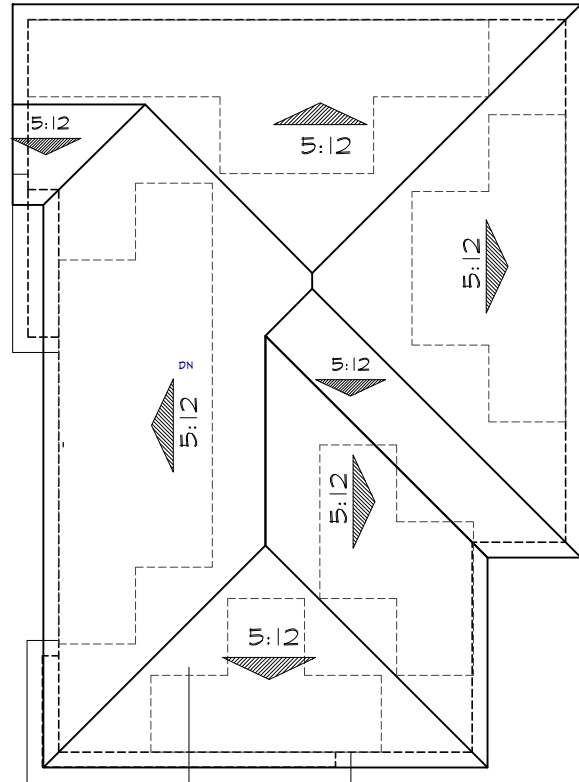
Second Floor Plan



LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17



SOLAR ZONE READY:
REFER TO SECTION 110.10 IN THE
2013 CALIFORNIA ENERGY CODE
FOR MANDATORY REQUIREMENTS
FOR SINGLE-FAMILY RESIDENCES
AND MINIMUM SOLAR ZONE.

DENOTES
SOLAR PANELS

PROVIDE CONDUIT ONLY FROM
ROOFATTIC TO ELECTRICAL
SERVICE PANEL FOR FUTURE
PHOTOVOLTAIC PANELS.

Roof Plan 'A'



Right

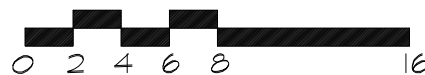


Rear



Left

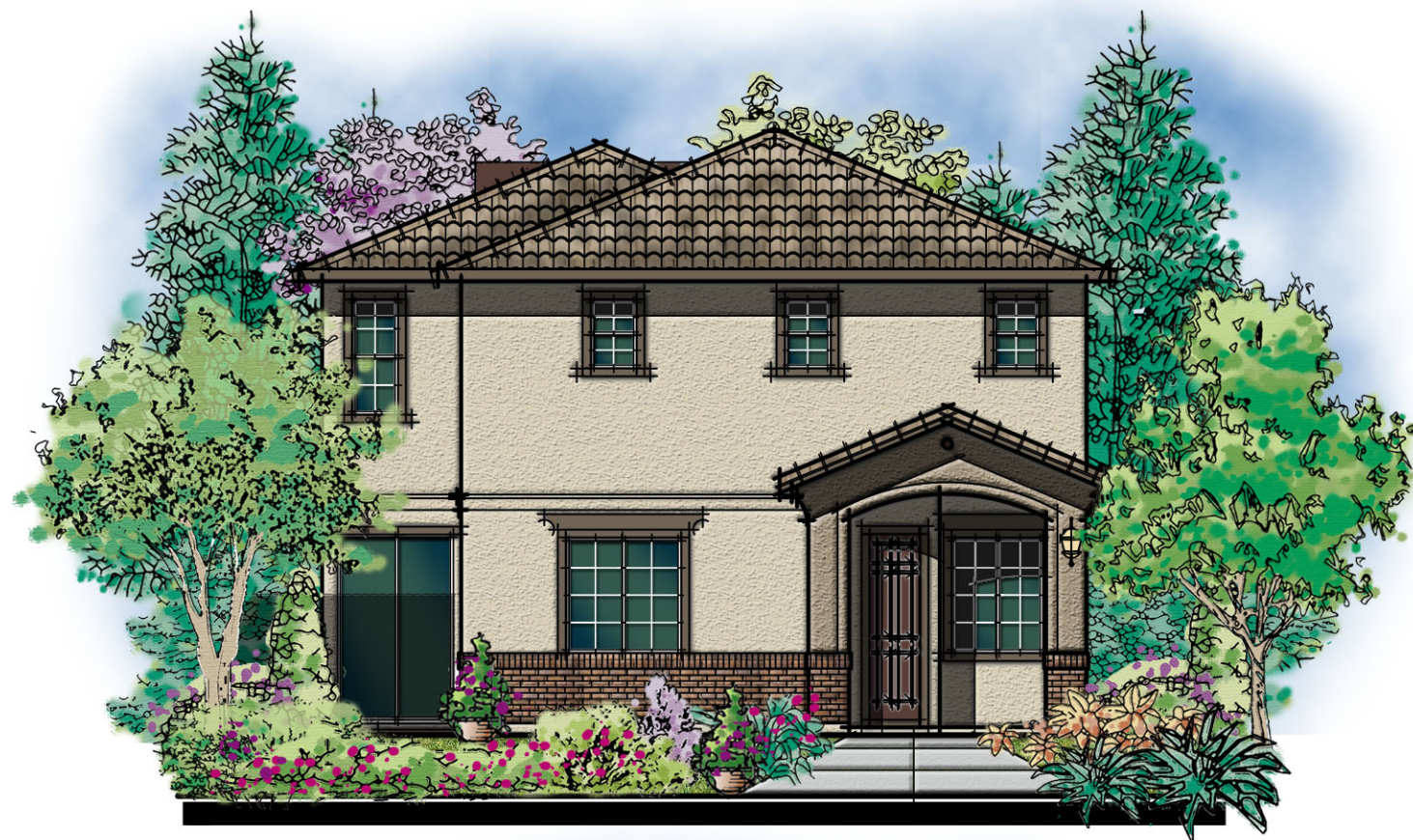
**Plan 2 (2477)
Elevations - 'A'**



LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17



Elevation A



Elevation C

MATERIAL LEGEND

A	VILLA CONCRETE TILE ROOFING GABLE & HIP ROOFS STUCCO BODY STUCCO TRIM MOCK VENTS SIMULATED BRICK VENEER ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES	B	FLAT CONCRETE TILE ROOFING GABLE ROOFS STUCCO BODY STUCCO TRIM BOARD AND BATTEN SIMULATED STONE VENEER ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES	C	FLAT CONCRETE TILE ROOFING GABLE ROOFS STUCCO BODY STUCCO TRIM MOCK WOOD SHUTTERS MOCK VENTS LAP SIDING ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES
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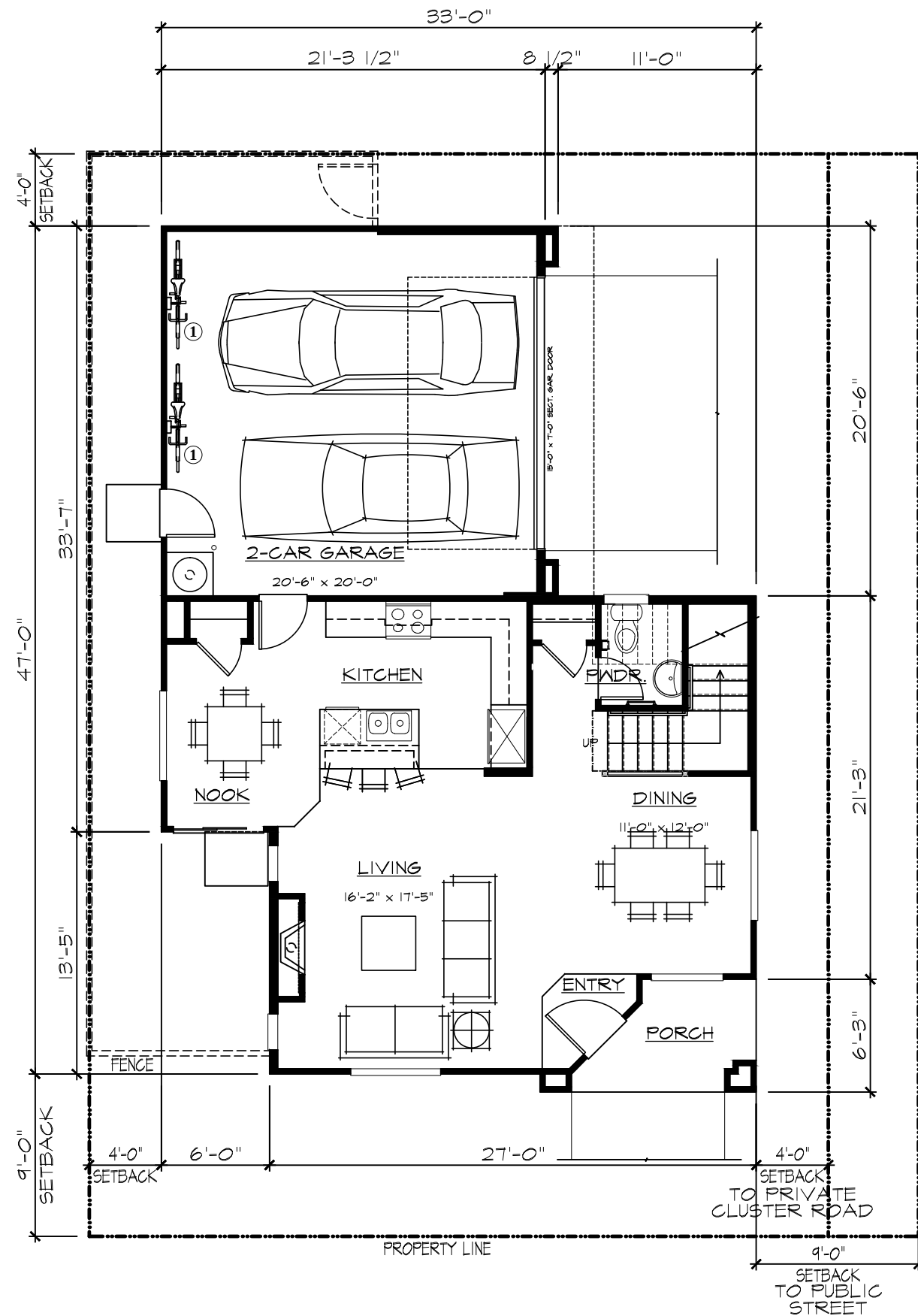
Elevation B

Plan 3 (1966)
Front Elevations

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PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17



Plan Notes:

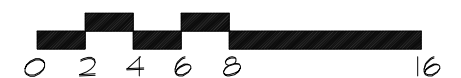
- ① Wall-mounted bicycle storage

Plan 3 (1966)

4 BEDROOMS
2-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	753 SF
SECOND FLOOR	1213 SF
TOTAL LIVING AREA	1966 SF
GARAGE	436 SF

First Floor Plan

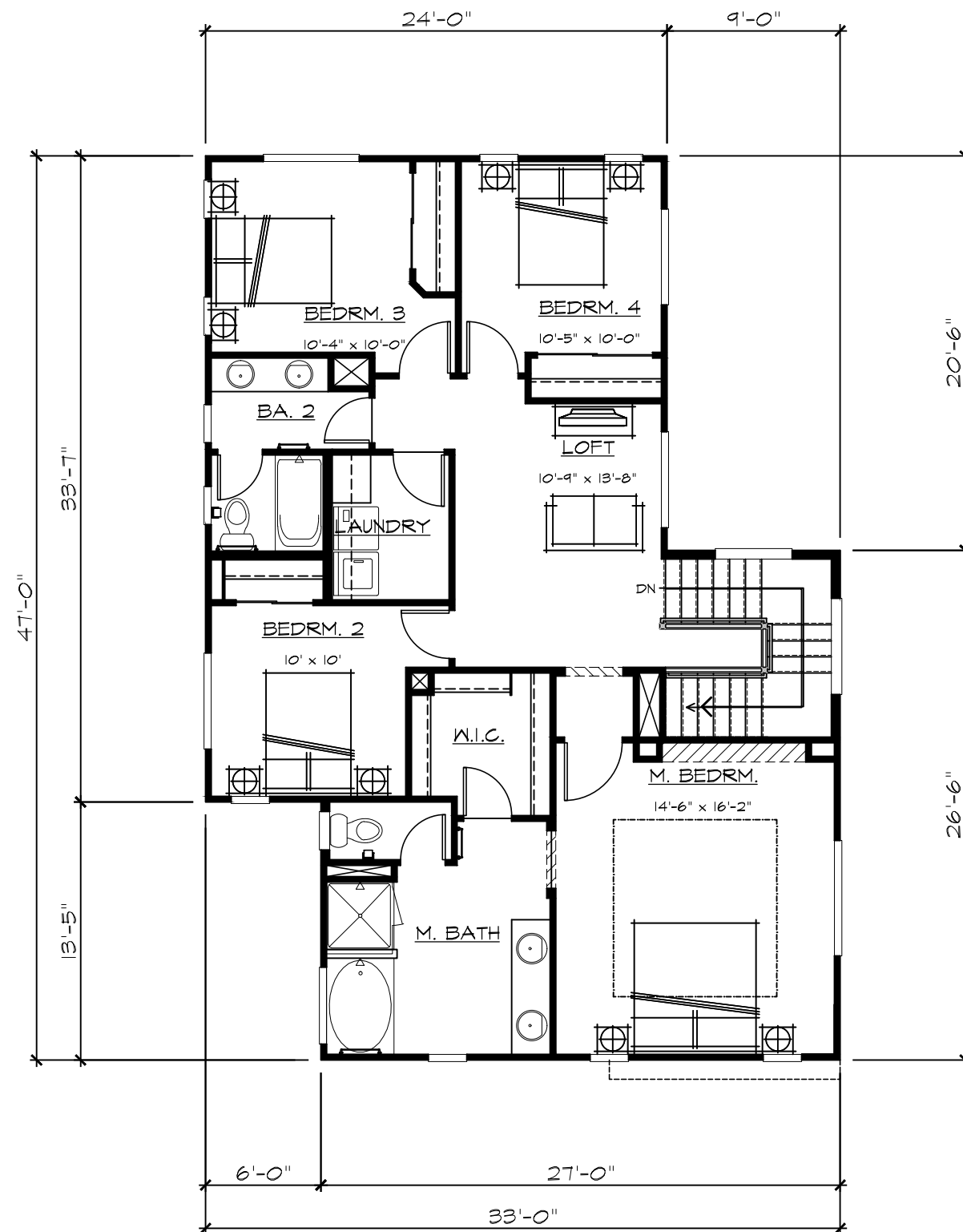


LIBERTY
PITTSBURG, CA



Discovery Builders Inc.

Date 02/13/17



Plan 3 (1966)

4 BEDROOMS
2-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	753 SF
SECOND FLOOR	1213 SF
TOTAL LIVING AREA	1966 SF
GARAGE	436 SF

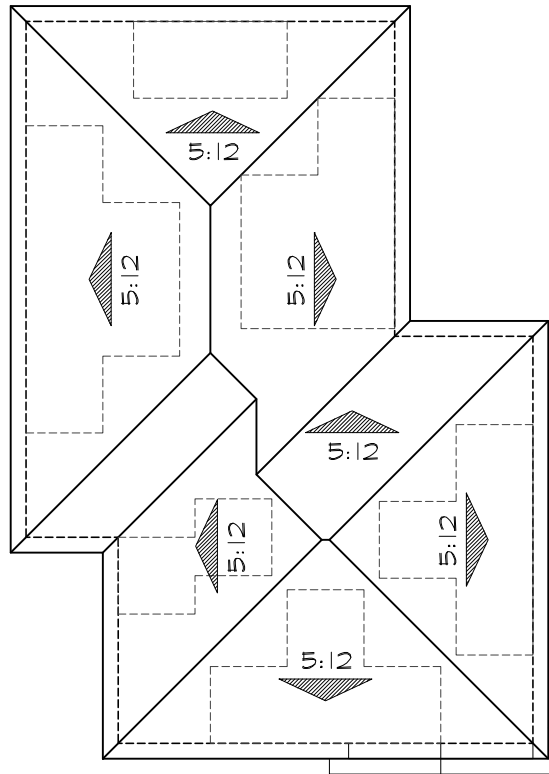
Second Floor Plan



LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17



Roof Plan 'A'



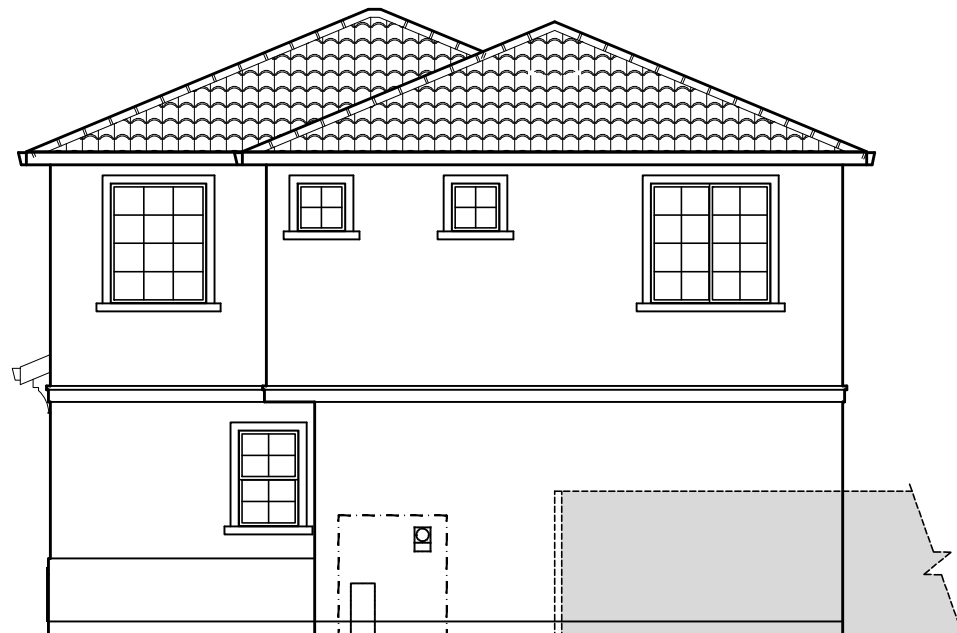
SOLAR ZONE READY:
REFER TO SECTION 110.10 IN THE
2013 CALIFORNIA ENERGY CODE
FOR MANDATORY REQUIREMENTS
FOR SINGLE-FAMILY RESIDENCES
AND MINIMUM SOLAR ZONE.

 DENOTES
SOLAR PANELS

PROVIDE CONDUIT ONLY FROM
ROOFATTIC TO ELECTRICAL
SERVICE PANEL FOR FUTURE
PHOTOVOLTAIC PANELS.



Right

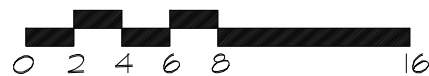


Rear



Left

**Plan 3 (1966)
Elevations - 'A'**



LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17

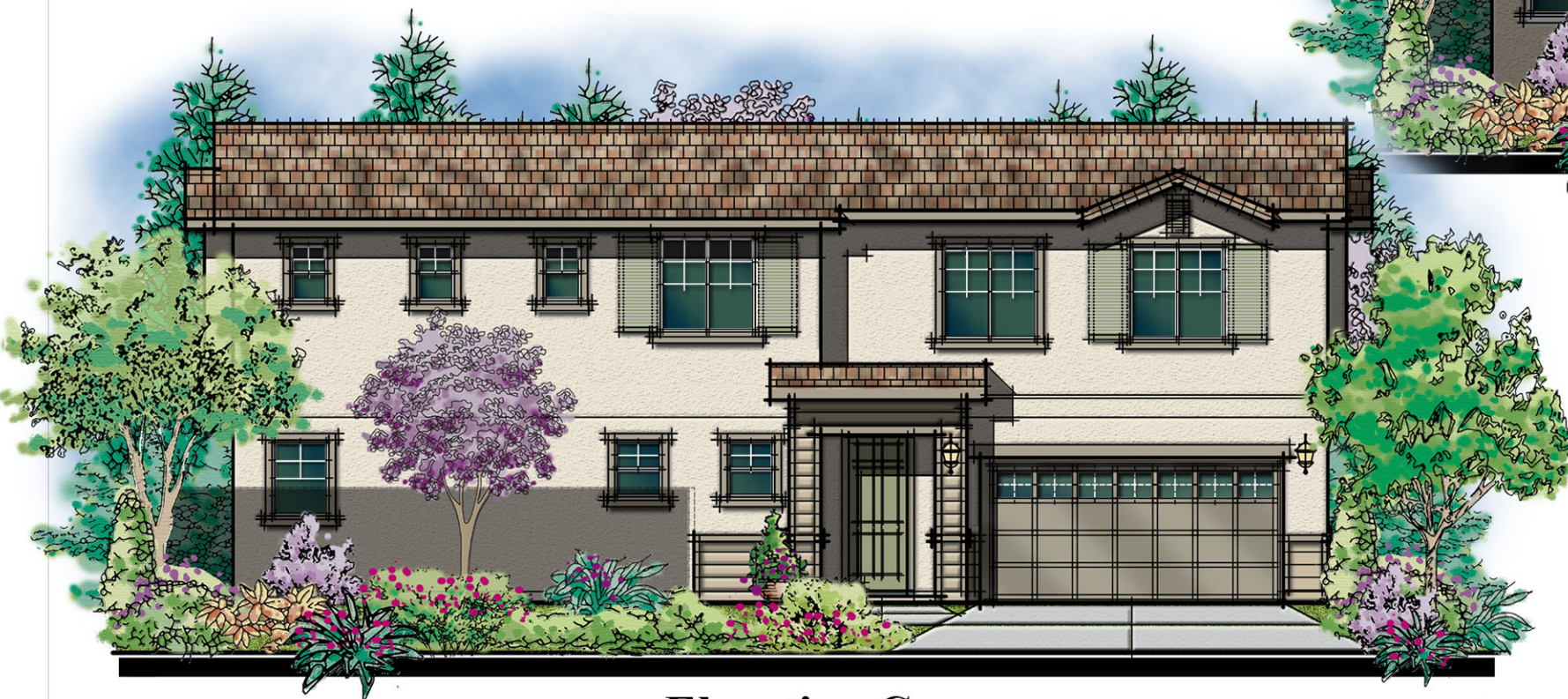
<u>MATERIAL LEGEND</u>					
A	VILLA CONCRETE TILE ROOFING	B	FLAT CONCRETE TILE ROOFING	C	FLAT CONCRETE TILE ROOFING
	GABLE & HIP ROOFS		GABLE ROOFS		GABLE ROOFS
	STUCCO BODY		STUCCO BODY		STUCCO BODY
	STUCCO TRIM		STUCCO TRIM		STUCCO TRIM
	MOCK VENTS		STUCCO/FOAM CORBEL		MOCK VENTS
	MOCK WOOD SHUTTERS		MOCK WOOD SHUTTERS		MOCK WOOD SHUTTERS
	SIMULATED BRICK VENEER		SIMULATED STONE VENEER		LAP SIDING
	ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES		BOARD AND BATTEN		ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES
			ROLL-UP GARAGE DOORS W/ OPT. WINDOW LITES		



Elevation A



Elevation B



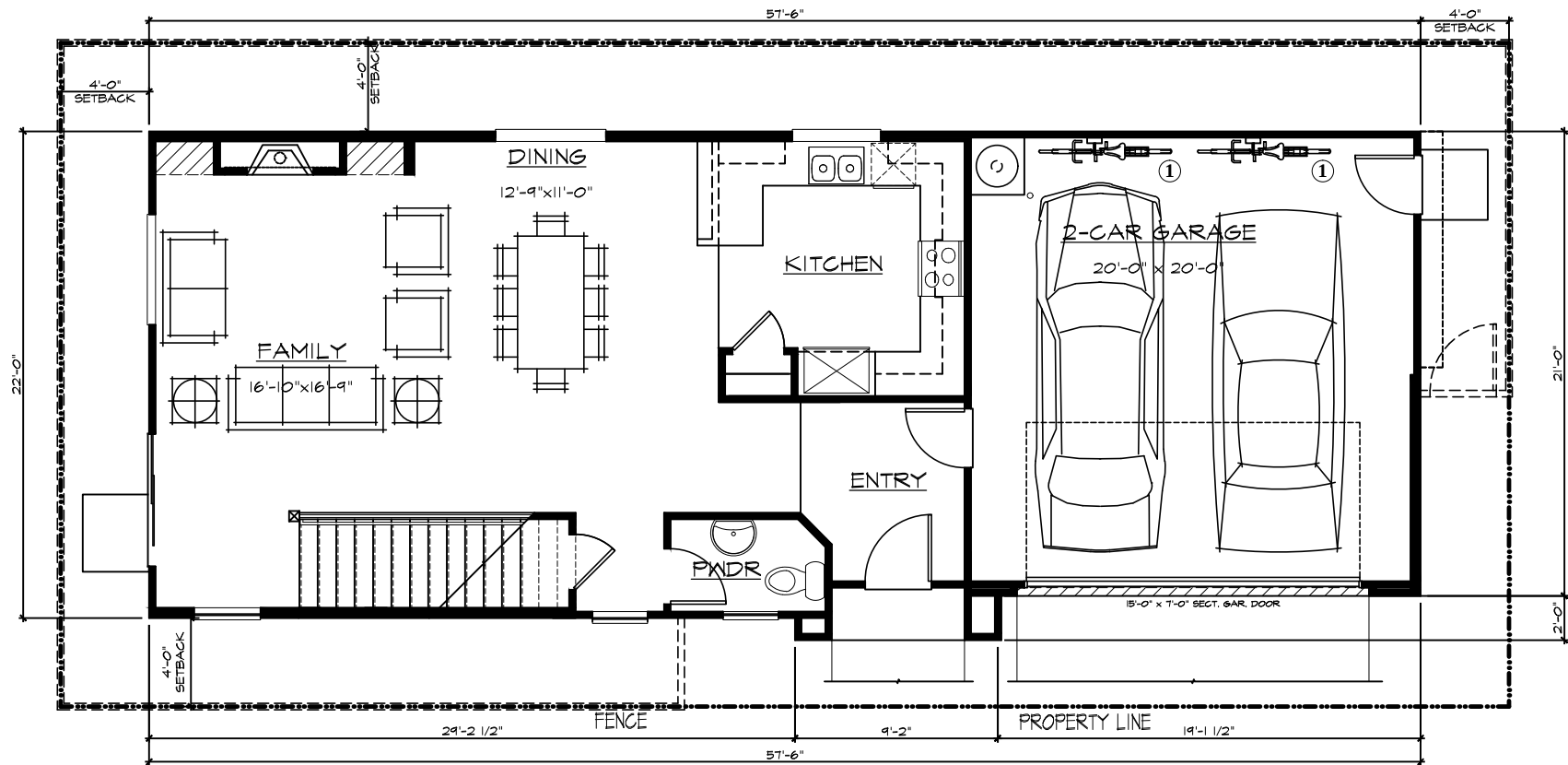
Elevation C

Plan 4 (2034)
Front Elevations

LIBERTY
PITTSBURG, CA
 **DISCOVERY**
DESIGN
GROUP, LLC
Discovery Builders Inc.
Date 02/13/17

Plan Notes:

- ① Wall-mounted bicycle storage

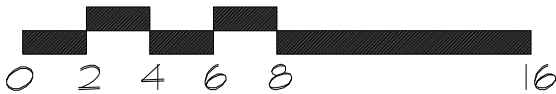


Plan 4 (2034)

4 BEDROOMS
2-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	809 SF
SECOND FLOOR	1225 SF
TOTAL LIVING AREA	2034 SF
GARAGE	419 SF

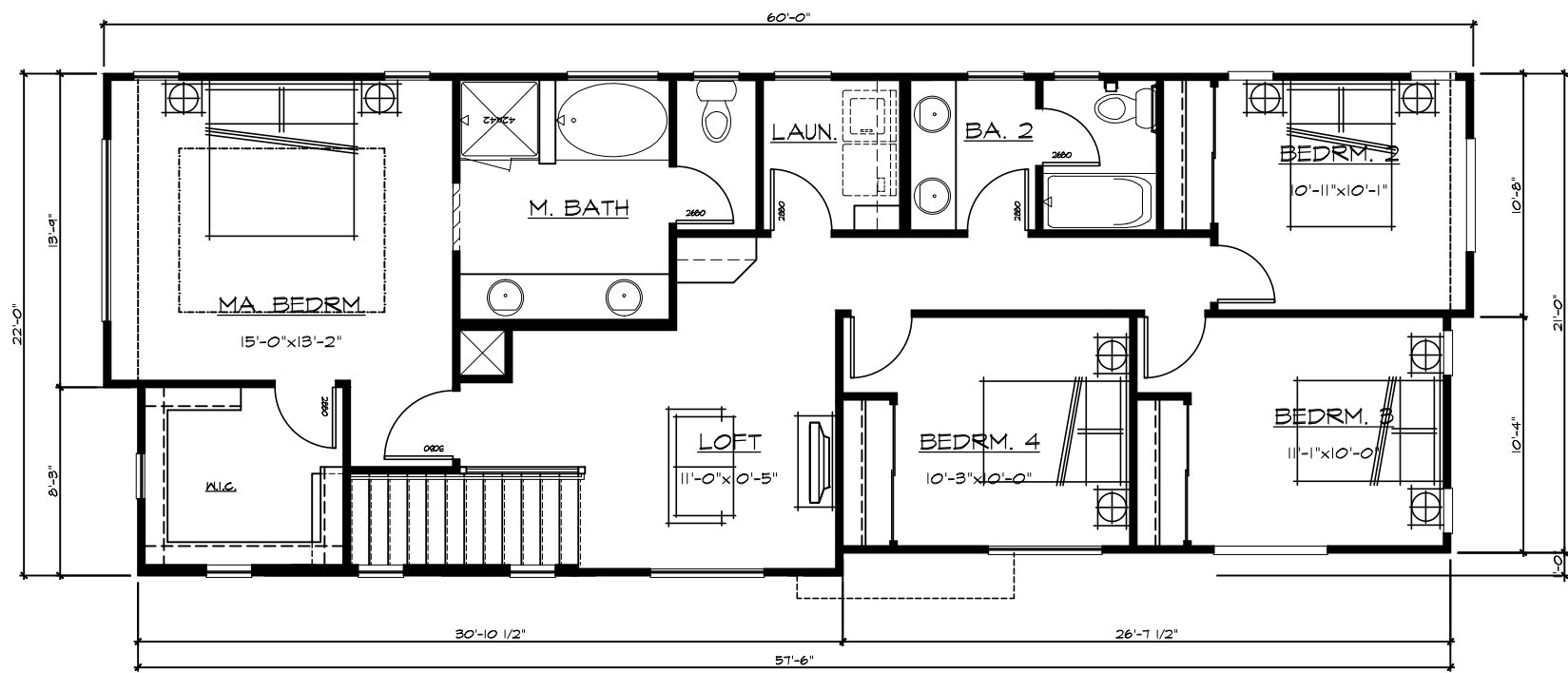
First Floor Plan



LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17

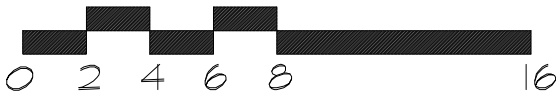


Plan 4 (2034)

4 BEDROOMS
2-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	809 SF
SECOND FLOOR	1225 SF
TOTAL LIVING AREA	2034 SF
GARAGE	419 SF

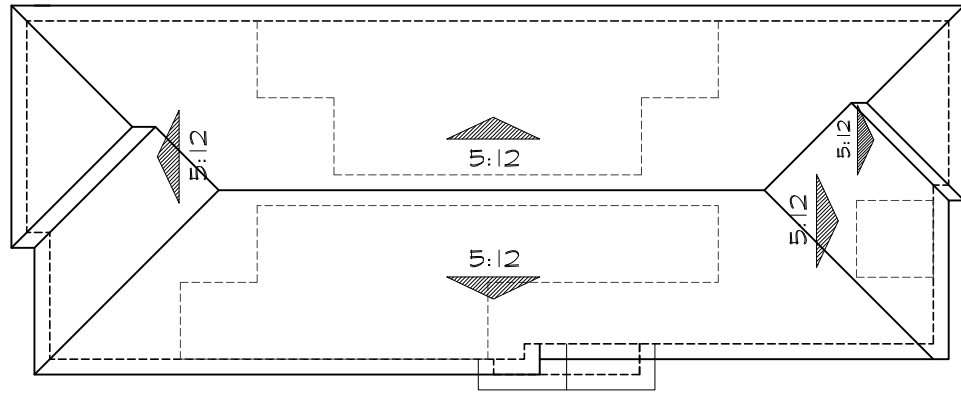
Second Floor Plan



LIBERTY
PITTSBURG, CA



Discovery Builders Inc.
Date 02/13/17

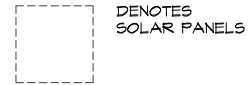


Roof Plan 'A'

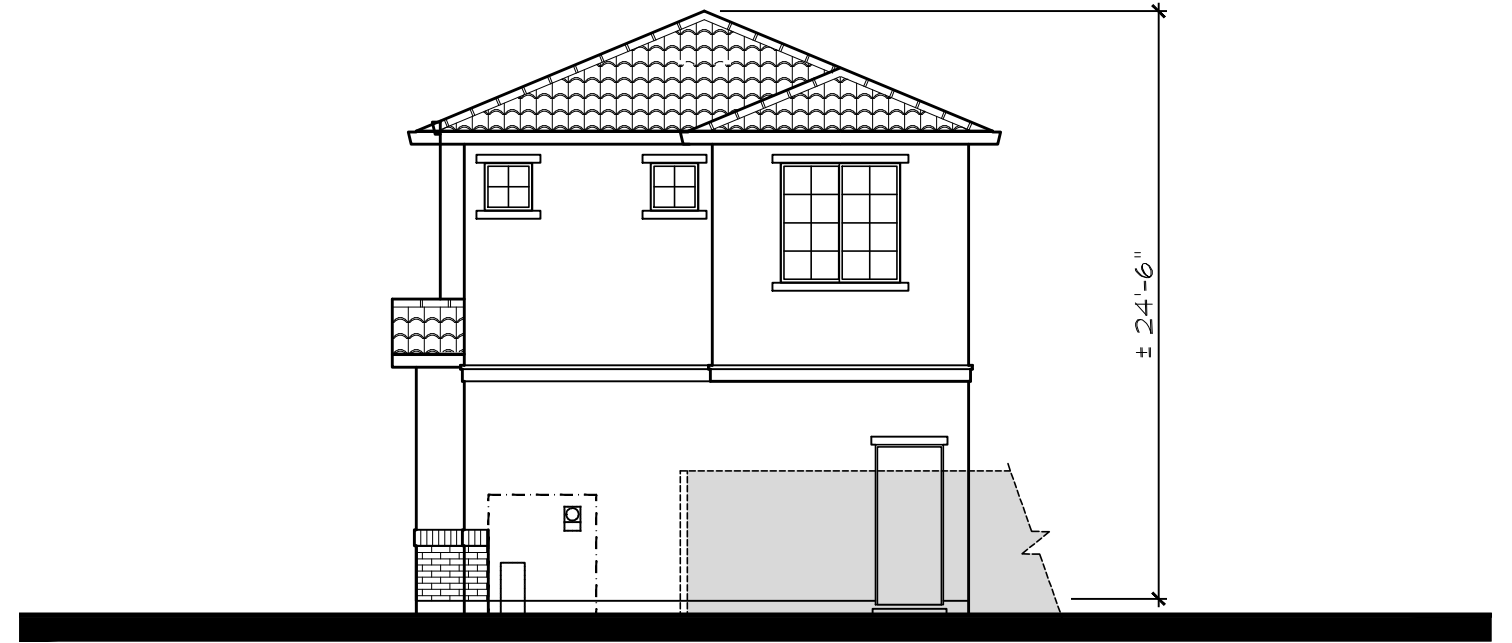


SOLAR ZONE READY:

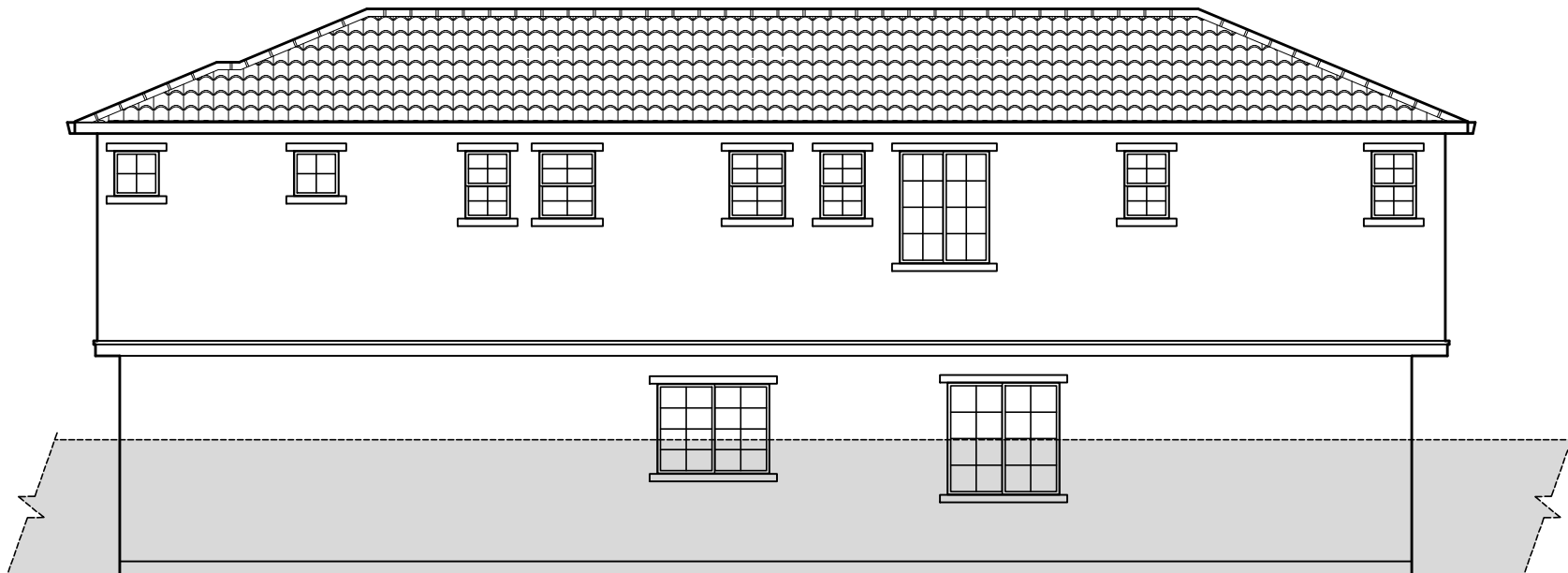
REFER TO SECTION 110.10 IN THE 2019 CALIFORNIA ENERGY CODE FOR MANDATORY REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES AND MINIMUM SOLAR ZONE.



PROVIDE CONDUIT ONLY FROM ROOFATTIC TO ELECTRICAL SERVICE PANEL FOR FUTURE PHOTOVOLTAIC PANELS.



Right

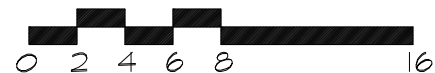


Rear



Left

**Plan 4 (2034)
Elevations - 'A'**

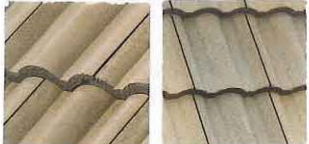
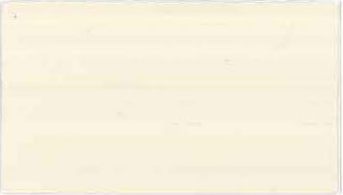
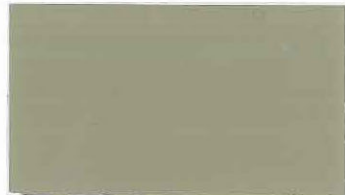
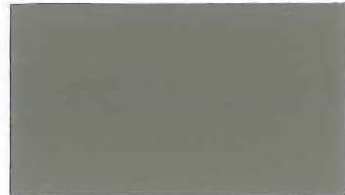
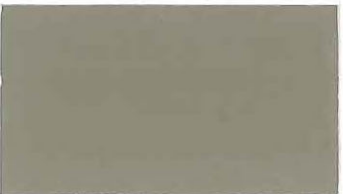


LIBERTY
PITTSBURG, CA



Discovery Builders Inc.

Date 02/13/17

	BODY 1	BODY 2	TRIM/ FASCIA/GARAGE DOOR	ACCENT/ENTRY DOOR	BRICK	STONE (El Dorado/Cultured Stone*)	S ROOF TILE (Boral/Eagle*)	FLAT ROOF TILE (Boral/Eagle*)
1	 HL4281-2 CANTERBURY CATHEDRAL	 HL4201-1 ADOBE WHITE	 HLS4257-2 LAND RUSH BONE	 KM3943-3 CREME DE CARAMEL	 TUNDRABRICK-RIVERBED	 RUSTIC LEDGE-CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	 CAMINO BLEND 1VICS3163/ 2690 PEWTER BRONZE BLEND*	 CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*
2	 HL4273-2 TRAIL DUST	 OW235-1 WISHBONE	 KM3968-5 WOVEN WILLOW	 KM4055-3 MAPLE SUGAR	 ROMABRICK-CASTELLO	 MOUNTAIN LEDGE-BUCKSKIN/ CARAMEL COUNTRY LEDGESTONE*	 BROWN BLEND 1VICS3233/ 2689 BROWN RANGE*	 BROWN BLEND 1FBCF3233/ 4689 BROWN RANGE*
3	 HL4201-1 ADOBE WHITE	 230 GRAYSTONE	 KM3942-2 TROPICAL TAN	 KM3966-3 SANDALWOOD TAN	 MODENABRICK-CASSIS	 MOUNTAIN LEDGE-BITTERROOT/ BUCKS COUNTY COUNTRY LEDGESTONE*	 MARBLED TERRA COTTA 1VICS6129/ 2522 TERRA COTTA FLASHED*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*
4	 KM4705-3 KISS THE BLARNEY STONE	 KM5741-3 CRICKET'S CROSS	 KM3946-1 DESERT PALM	 KM3926-3 TOPIARY	 TUNDRABRICK-RIVERBED	 STACKED STONE-SANTE FE/ HUDSON BAY COUNTRY LEDGESTONE*	 BROWN BLEND 1VICS3233/ 2689 BROWN RANGE*	 BROWN BLEND 1FBCF3233/ 4689 BROWN RANGE*
5	 OW252-1 CHIC	 KM3974-3 HIGHLAND GRASS	 KM5741-3 CRICKET'S CROSS	 KM4705-3 KISS THE BLARNEY STONE	 MODENABRICK-CASSIS	 HILLSTONE-BERGAMO/ ASPEN DRESSED FIELDSTONE*	 DUNES TAN 1VICS0198/ 2549 SANTA PAULA*	 CEDAR BLEND 1FBCF3293/ 5557 LIVE OAK*

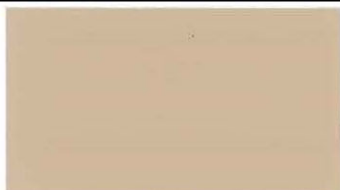
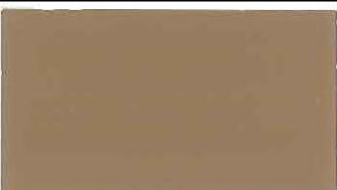
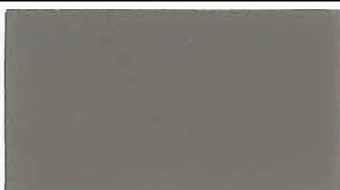
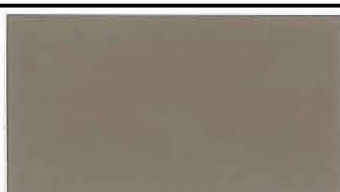
The picture samples may vary from actual colors and appearance.
Discovery Builders, Inc. reserves the right to substitute/delete color, styles, and/or change product brand.

Color Chart Key

Paint: Kelly Moore

Roofing: Boral OR Eagle* Roofing OR EQUAL

Stone/Brick: El Dorado OR Cultured Stone*

	BODY 1	BODY 2	TRIM/ FASCIA/GARAGE DOOR	ACCENT/ENTRY DOOR	BRICK	STONE (El Dorado/Cultured Stone*)	S ROOF TILE (Boral/Eagle*)	FLAT ROOF TILE (Boral/Eagle*)
6	 KM3940-1 JUTE	 217 CHADWICK	 27 BONE	 KM4200-5 CRANBERRY CRAZE	 ROMABRICK-CASTELLO	 RUSTIC LEDGE-CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	 BROWN BLEND 1VICS3233/ 2689 BROWN RANGE*	 DUNES TAN 1FBCF0198/ 5530 WEATHERED ADOBE*
7	 MISSION TAN LRV57	 22 SOFT WHITE	 KM3943-3 CREME DE CAMEL	 HL4276-3 CLIPPERSHIP TWILL	 TUNDRABRICK-HARTFORD	 BLUFFSTONE-LA PLATA/ ASPEN COUNTRY LEDGESTONE*	 GOLDENROD 1VICS6116/ SUNRISE BLEND 2645*	 CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*
8	 171 SAND PEBBLE	 KM4008-5 ROYAL CROWN	 22 SOFT WHITE	 KM4200-5 CRANBERRY CRAZE	 MODENABRICK-CASSIS	 CLIFFSTONE-MESQUITE/ ECHO RIDGE COUNTRY LEDGESTONE*	 GULFSTREAM 1VICS4960/ 2680 LOS PADRES BLEND*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*
9	 301 OAKWOOD	 412 CARGO	 36 NAVAJO WHITE	 KM3959-3 FAIR FIELDSTONE	 ROMABRICK-CASTELLO	 BLUFFSTONE-BODEGA/ BUCKS COUNTY COUNTRY LEDGESTONE*	 GULFSTREAM 1VICS4960/ 2680 LOS PADRES BLEND*	 CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*
10	 42 WISE OWL	 HL4276-3 CLIPPERSHIP TWILL	 KM3943-3 CREME DE CAMEL	 AC252-5 ROCKY MOUNTAIN	 TUNDRABRICK-RIVERBED	 FIELDLEDGE-VENETO/ BUCKS COUNTY DRESSED FIELDSTONE*	 DUNES TAN 1VICS0198/ 2549 SANTA PAULA*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*

The picture samples may vary from actual colors and appearance.
Discovery Builders, Inc. reserves the right to substitute/delete color, styles, and/or change product brand.

Color Chart Key

Paint: Kelly Moore OR Frazee*

Roofing: Boral OR Eagle* Roofing OR EQUAL

Stone/Brick: El Dorado OR Cultured Stone*



ELEVATION FROM CENTRAL AVENUE

SCALE: 3/16"=1'-0"



ELEVATION FROM CENTRAL AVENUE

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

Attachment 5
Applicable General Plan Goals and Policies
Liberty Residential Subdivision, AP-17-1229 (PPR)

Land Use Element:

East Central Subarea
2-G-16 Maintain the existing, predominantly residential land use pattern within a grid street network.
2-G-17 Foster increased connectivity within the neighborhoods, and to surrounding areas.
Citywide
2-G-5 Promote a diversity of housing types, including opportunities for hillside estate development, as well as smaller lot, infill, and high-density housing.
2-P-5 Undertake planned development as a means to achieve high community design standards, not to circumvent development intensity standards.
2-P-6 Ensure provision of community amenities within planned development projects, including parks and recreation facilities, streetscaping and pedestrian paths, transit facilities, parking areas, and public safety facilities. Ensure construction of amenities at a time that is in balance with the needs of the development.
2-P-7 During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.
2-P-13 Ensure that buffers—including landscaping, berms, parking areas, and storage facilities—are used to separate potentially incompatible activities.

Growth Management Element:

3-G-3 Provide a range of development intensities, with the highest intensities in Downtown and in areas approximate to transit and services, and lower intensities in hillsides and at the City's southern edge.
3-G-5 Ensure that new residential, commercial and industrial growth within the Voter-Approved Urban Limit Line pays its share of the costs for the construction of facilities needed to serve that growth.
3-P-1 Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.
3-P-2 Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.
3-G-9 Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.
3-P-16 Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)
3-P-17 As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)

Urban Design Element:

4-G-17 Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and provide a sense of connection with surrounding uses.
4-G-18 Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles.
4-P-82 Develop and implement development standards in the City's Zoning Ordinance and Subdivision Regulations that minimize the visual dominance of garages in residential units.
4-P-83 Ensure that new developments provide an integrated pattern of streets and pedestrian paths that provide connections between neighborhoods. As part of the City's Subdivision Regulations, establish street connectivity requirements. New residential streets, particularly those adjacent to existing neighborhoods, should provide street and pedestrian connections to adjacent areas to enable more efficient movement throughout the City. Single-access neighborhoods should be avoided.

Downtown Element:

5-G-1 Promote Downtown as the City's symbolic center, with a mix of residential and commercial uses in a walkable, pedestrian-oriented district.
5-G-5 Improve streetscapes within the Downtown, including: a) Clearing public views of the waterfront and southern hills; b) Providing pedestrian amenities; c) Strengthening transitions between land uses; and d) Increasing landscaping and planting more street trees.
5-P-32 Require transitional buffers along the edges of new and redevelopment projects adjacent to the industrial uses east of Downtown. Such buffers may include a combination of landscaped berms, parking areas, pedestrian walkways, and storage facilities.
5-P-35 Retain existing pedestrian-scale lampposts and amenities along sidewalks within Downtown.
5-G-9 Encourage redevelopment projects to reinforce a walkable grid street layout, integrated with the existing grid network.
5-P-42 Ensure that new Downtown residential projects preserve and continue the traditional grid street network. Consider extension of the grid street network east of Downtown as existing industrial uses are redeveloped.

Transportation Element:

7-G-15 Encourage walking as a regular means of transportation for people who live within a half-mile walk of school, work, or routine shopping destinations.
7-P-34 As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.
7-P-39 Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.
7-P-42 Improve pedestrian crossing safety at heavily used intersections by installing crossing controls that provide adequate time for pedestrians to cross the street.
7-P-52 Require that new arterial and collector streets accommodate bicyclists.

Open Space, Youth and Recreation Element:

8-G-1 Develop a high-quality public park system for Pittsburgh that provides varied recreational opportunities accessible to all City residents.
8-P-2 Pursue the development of park and recreation facilities within reasonable walking distance of all homes.
8-P-6 Revise the City's Park Dedication Ordinance to define useable area for parkland dedication requirements. Proposed park sites should be: a) Designed such that 80 percent of the site has slopes of less than 3 percent that are suitable for active recreational play; b) Sized according to the City's park standard of 5 acres per 1,000 residents (for example, a 200-unit subdivision would yield about 600 residents, and a dedication requirement of 3 acres); c) Available for year-round use, so that detention basins are not designated as parkland or shared park facilities; and d) A minimum of 2 contiguous acres in new residential neighborhoods.
8-P-11 Encourage dedication of fully developed parks rather than in-lieu fees. When in-lieu fees are collected, ensure that they are spent acquiring and developing new park sites or enhancing existing park facilities.
8-P-16 Encourage dedication of public parks in new residential developments with more than 150 units.
8-P-41 As part of development review for large residential subdivisions (greater than 100 units), evaluate the need for new school sites. If needed, encourage subdivision design to accommodate school facilities and cooperate with the school districts in acquisition of those sites.

Resource Conservation Element:

9-P-22 Continue working with the Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System (NPDES), with specific requirements established in each NPDES permit.
9-P-23 Require new urban development to use Best Management Practices to minimize creek bank instability, runoff of construction sediment, and flooding.
9-P-26 Monitor water quality in the local creek and reservoir system to ensure clean supplies for human consumption and ecosystem health.
9-G-9 Work toward improving air quality and meeting all Federal and State ambient air quality standards by reducing the generation of air pollutants from stationary and mobile sources.
9-G-11 Reduce the number of motor vehicle trips and emissions accounted to Pittsburg residents and encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.
9-P-33 Encourage new residential development and remodeled existing homes to install clean-burning fireplaces and wood stoves.

Health and Safety Element:

10-P-39 Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.

Public Facilities Element:

11-P-18 Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.
11-P-23 Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.
11-P-29 Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.
11-P-33 As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.

Noise Element:

12-G-3 Continue efforts to incorporate noise considerations into land use planning decisions, and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.
12-P-5 Require that applicants for new noise-sensitive development, such as schools, residences, and hospitals, in areas subject to noise generators producing noise levels greater than 65 dB CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.
12-P-6 Ensure that new noise-sensitive uses, including schools, hospitals, churches, and homes, in areas near roadways identified as impacting sensitive receptors by producing noise levels greater than 65 dB CNEL (Figure 12-1), incorporate mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL.

Housing Element:

G-1 Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and meet Pittsburgh's regional fair share housing needs for people of all income levels.
P-1.1 Ensure there is an adequate supply of mixed use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2022. B. Rezone vacant/underutilized land that is deemed appropriate for mixed use or residential/higher-density residential use.
P-1.2 Encourage the construction of both high end and moderate-income housing in the southern foothills, downtown, along the waterfront, and throughout Pittsburgh to provide above moderate-income housing opportunities in the community and to increase economic activity within the city.
P-1.5 Encourage the construction of accessory dwelling units or "second units" that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.
P-1.6 Meet Pittsburgh's fair share regional housing needs. A. Endeavor to facilitate the production of a minimum of 2,025 housing units between January 1, 2014, and June 30, 2022, including at least 392 units serving extremely low- and very low-income households, 254 units serving low-income households, and 316 units serving moderate-income households through implementation of the policies and actions identified in this element.
P-5.1 Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 3 – Staff Report Formatting (Study Session).

ORIGINATED BY: City of Pittsburgh, Planning Manager.

SUBJECT: Planning staff is considering updating the Planning Commission staff report template in order to make the reports more useful and efficient for reviewers.

RECOMMENDATION:

At this time, the Planning Commission is requested to provide feedback on the formatting of staff reports.

BACKGROUND:

In the past, the planning manager has made efforts to meet individually with Commissioners to try to get feedback on ways that staff can be more efficient in presenting information. Meeting with Commissioners individually has been logistically difficult, so this year, feedback is being requested from the entire Commission through a study session format.

PROJECT DESCRIPTION:

Staff is currently considering making several minor changes to the standard staff report templates, as outlined below:

1. Addition of a quick reference page, or cover sheet, that includes the basic and most critical information about a project proposal - condensed onto one page. Feedback is requested to determine: 1) if this would be useful to Commissioners, and 2) what type of information would be considered most critical to include on this sheet?
2. Reformatting of background information to ensure it is presented as a timeline of relevant actions/events that led up to the current project review. As part of this reformatting, staff is considering using a table format to convey information and including as an attachment, rather than being a part of the body of the report.
3. Addition of an annotated aerial map and photos of neighboring uses, to more clearly illustrate what the surrounding land uses and zoning designations are for a project site. This would probably take the form of a new attachment that could be standardized, in place of a written description in the body of the report.

In order to help further facilitate this discussion, a copy of the standard staff report template that is used by staff is attached to this report. Sections marked with an

Planning Commission Staff Report

asterisk correspond to the SIRE template sections that cannot be changed (for the time being).

GENERAL PLAN/CODE COMPLIANCE:

Not applicable.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Staff would like the Commission's feedback on the suggestions outlined above, and any additional feedback that might help improve how project information is presented.

ATTACHMENTS:

1. Staff Report Standard Template

Prepared by: Kristin Pollot, AICP, Planning Manager

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
> Date**

ITEM: **Project, Ap-xx-xxx()**

*ORIGINATED BY:

*SUBJECT: This is a public hearing on a request for approval of a use permit to allow *<identify/describe use proposal>* at *<project location>*, located within the *<identify zoning district>* District. APN 123-456-759

*RECOMMENDATION:

*BACKGROUND:

>

*PROJECT DESCRIPTION:

Existing Conditions: >

Proposed Project: >

*GENERAL PLAN/CODE COMPLIANCE:

General Plan: >

Zoning: >

(Add other PMC chapters as needed): >

Required Findings: *(use outline format)*>

Environmental: *(For EXEMPT projects)* This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class *<#>*, *<"Class Title,">* of the State CEQA Guidelines, section **15301**.

Public Notice: On or prior to **Friday, <date>**, notice of the *<date>*, public hearing to consider this application was *[published in the East County Times]*, posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to existing tenants in the building, to local service agencies expected to provide services to the business, and to individuals who had previously filed

Planning Commission Staff Report

>Project Name/No.

>Date

written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091.

ANALYSIS:

>

ACTION REQUIRED:

Move to adopt Resolution No. **XXXX**, approving *[Use Permit, Design Review, etc.]*
Application No. **XX-XXXX**, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
- 2.
- 3.
4. Vicinity Map

Prepared by: **Name, Title**

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: No. 4 - Notice of Intent to Conduct a Zoning Administrator Public Hearing, and Submittal of Adopted Zoning Administrator Resolutions.

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 proposed tree removal permit for 5 trees located at 351 School Street, and one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the Notice of Intent to Conduct a Zoning Administrator Public Hearing, and the attached adopted Zoning Administrator resolution.

BACKGROUND:

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

1. Freestanding signs: Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
2. Wireless Communication Equipment: New or replacement antennas on existing poles and their related equipment.
3. Minor Building Remodels: Limited to changes in building colors, awnings, fenestration, and finishes.
4. Changes to Existing Parking Lots.
5. Changes to Existing Landscaping.
6. Additions to Existing Buildings: Additions must be smaller than 2,500 square feet and designed to complement existing building architecture.

Planning Commission Staff Report

7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

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

PROJECT DESCRIPTION:

Since the last Commission meeting, staff has received one application requiring a Zoning Administrator public hearing:

1. Pittsburg High School Protected Tree Removal, AP-16-1212 (ZA).

This is an application by Prachi Amin of Pittsburg Unified School District, requesting Zoning Administrator approval of a permit to remove five protected trees, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F). In order to meet the requirements for tree replacement, the applicant is proposing to pay in-lieu fees equal to the value of replacing the removed trees at a 12-to-one ratio (60 total trees), pursuant to PMC section 18.84.855(A)(3). The project site is located at 351 School Street, in the GQ (Government/Quasipublic) District. Assessor's Parcel No. 086-201-001.

The Zoning Administrator has also adopted one resolution approving a delegated design review application, as follows:

1. Resolution No. 294: Rege Contractor Yard Storage Structures, AP-16-1201 (AD)

GENERAL PLAN/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, tree removal permits, reestablishment of nonconforming uses in the M district or the Railroad Avenue Specific Plan PD district, and small recycling facilities. PMC section 18.10.100 directs the Zoning Administrator

Planning Commission Staff Report

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.

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 and the adopted Zoning Administrator resolution.

ATTACHMENTS:

1. Notice of Intent: Pittsburg High School Protected Tree Removal, AP-16-1212 (ZA).
2. Zoning Administrator Resolution No. 294

Prepared by: Kristin Pollot, AICP, Zoning Administrator

**NOTICE OF INTENT
TO CONDUCT A ZONING ADMINISTRATOR PUBLIC HEARING
PURSUANT TO PMC 18.84.850**

Pittsburg High School Protected Tree Removal, AP-16-1212 (ZA).

This is an application by Prachi Amin of Pittsburg Unified School District, requesting Zoning Administrator approval of a permit to remove five protected trees, as defined by Pittsburg Municipal Code (PMC) section 18.84.830(F). In order to meet the requirements for tree replacement, the applicant is proposing to pay in-lieu fees equal to the value of replacing the removed trees at a 12-to-one ratio (60 total trees), pursuant to PMC section 18.84.855(A)(3). The project site is located at 351 School Street, in the GQ (Government/Quasipublic) District. Assessor's Parcel No. 086-201-001.

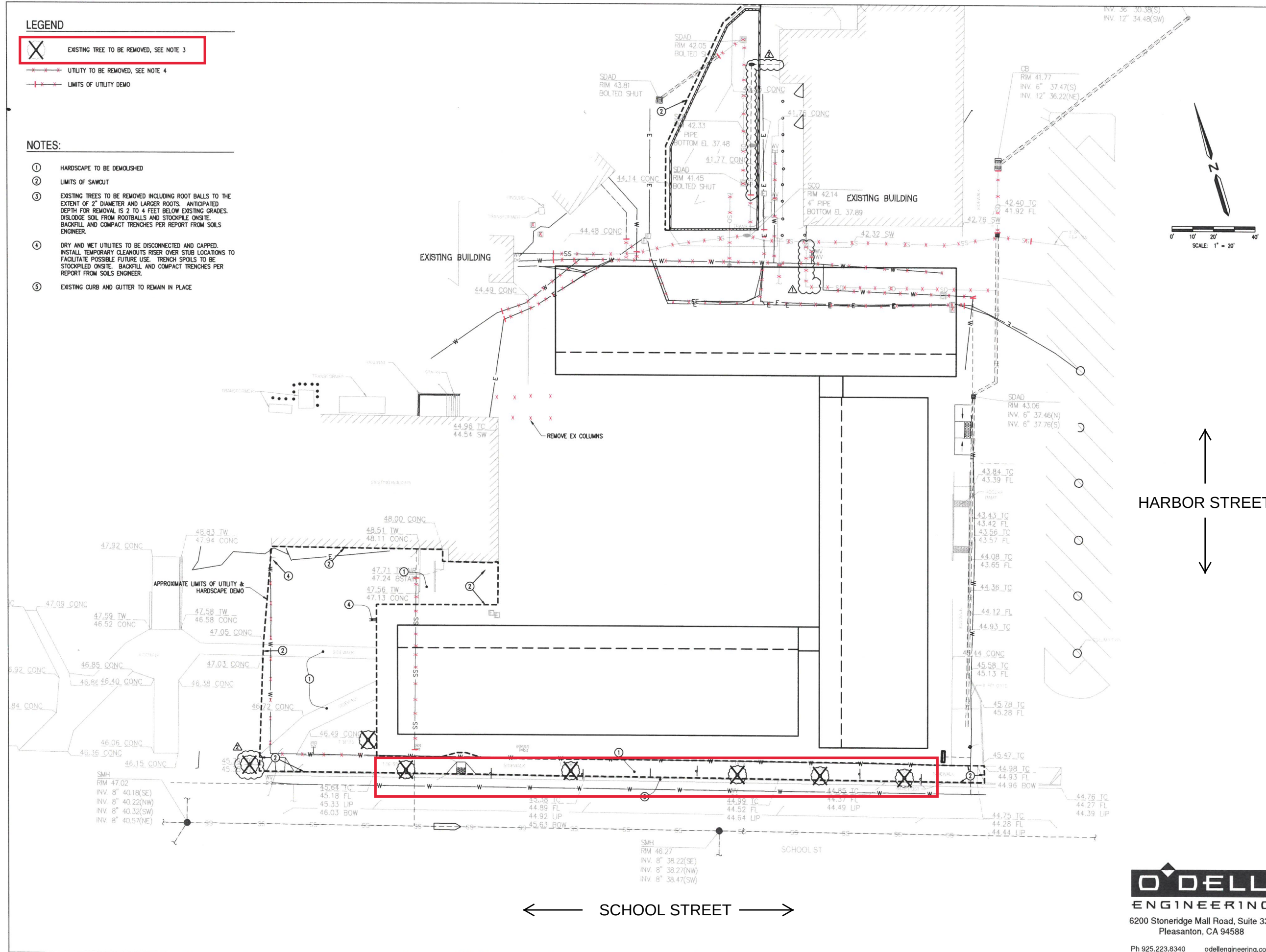
This project is delegated to the Zoning Administrator under PMC section 18.84.850(C).

LEGEND

-  EXISTING TREE TO BE REMOVED, SEE NOTE 3
-  UTILITY TO BE REMOVED, SEE NOTE 4
-  LIMITS OF UTILITY DEMO

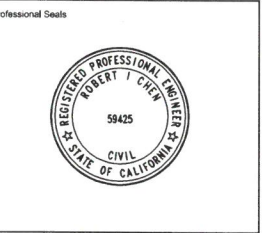
NOTES:

- HARDSCAPE TO BE DEMOLISHED
- LIMITS OF SAWCUT
- EXISTING TREES TO BE REMOVED INCLUDING ROOT BALLS TO THE EXTENT OF 2' DIAMETER AND LARGER ROOTS. ANTICIPATED DEPTH FOR REMOVAL IS 2 TO 4 FEET BELOW EXISTING GRADES. DISLODGE SOIL FROM ROOTBALLS AND STOCKPILE ON-SITE. BACKFILL AND COMPACT TRENCHES PER REPORT FROM SOILS ENGINEER.
- DRY AND WET UTILITIES TO BE DISCONNECTED AND CAPPED. INSTALL TEMPORARY CLEANOUTS RISER OVER STUB LOCATIONS TO FACILITATE POSSIBLE FUTURE USE. TRENCH SPOILS TO BE STOCKPILED ON-SITE. BACKFILL AND COMPACT TRENCHES PER REPORT FROM SOILS ENGINEER.
- EXISTING CURB AND GUTTER TO REMAIN IN PLACE



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ARCHITECTS

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PITTSBURG UNIFIED SCHOOL DISTRICT
PITTSBURG HIGH SCHOOL-NORTH ANNEX
NEW CLASSROOMS - INCREMENT #2
250 SCHOOL ST.
PITTSBURG, CA. 94565

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
#01-115973
AC _____ FLS _____ SS _____
DATE: _____

SHEET TITLE:
DEMOLITION PLAN
SCALE: 1" = 20'

REVISIONS		
No.	Issue Description	Date
1	PLAN CHECK COMMENTS / RFI	11/17/16
2	DESIGN CHANGES	12/14/16
3		
4		

Drawn By: CZW
Checked By: RIC

JOB NO.
31140
DATE
12-14-2016
SHEET NUMBER
C-6
6 of 10

O'DELL
ENGINEERING
6200 Stoneridge Mall Road, Suite 330
Pleasanton, CA 94588
Ph 925.223.8340 odellengineering.com



City of Pittsburg

Community Development Department – Planning Division

65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4314

Date: 3-8-17

SUBJECT: RESOLUTION NO. 299

Dear Applicant,

Enclosed is a copy of the resolution adopted by the ZONING ADMINISTRATOR. A copy of our Standard Conditions of Development is also included. Please read the enclosed documents and retain them for your files. All conditions of approval shall be incorporated into subsequent plan submittals and construction documents, where appropriate.

The enclosed resolution is valid for a limited period of time as specified in the resolution. Please make a note of the applicable expiration date and plan your construction timeline accordingly to avoid the loss of your entitlements.

If you have any questions about the enclosed resolution, please contact the Planning Division at the number listed above.

Sincerely,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 299
Standard Conditions of Development

Let us know how we did! You are invited to complete an online customer service satisfaction survey to provide feedback on our planning services. We value your input and look forward to hearing how we might improve our customer experience. The survey takes less than five minutes and can be filled out at <https://goo.gl/ZZaf73>.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Approving Design Review for	)	
the Placement of Ten Shipping Containers	)	
Totaling 1,360 Square Feet at 103 Avila	)	Resolution No. 294
Road, for "Rege Contractor Yard Storage	)	
Structures, AP-16-1201 (AD)"	)	

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On October 25, 2016, Dave Rege of the Rege Trucking Yard filed Administrative Design Review Application No. 16-1201, requesting approval to provide up to ten shipping containers to be used for the storage of equipment, including seven (7) 8x20x8 (one to be used as an office) and three (3) 8x10 metal construction boxes within an existing contractor yard at 103 Avila Road, in the OS-O (Open Space with a Limited Overlay, Ordinance No. 07-1284) District. Assessor's Parcel No. 097-140-014.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 8, "Ancillary Structures" of Planning Commission Resolution No. 9918.
- D. On February 28, 2017, a Notice of Intent to exercise staff-delegated authority for this project was provided to the Planning Commission.
- E. Design review approval can be granted by the Zoning Administrator only after s/he makes a determination that the proposed project is consistent with PMC section 18.36.220 (B).
- F. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 3, "New Construction or Conversion of Small Structures" of the state CEQA Guidelines, section 15303.

Section 2. Findings

- A. Based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on evidence presented to the Zoning Administrator on March 7, 2017, the Zoning Administrator finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The installation of the portable storage boxes will not degrade the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the structures will be painted "grey," and will not be visible off-site due to existing landscaping and fencing. The proposed shipping containers will also protect operational equipment from sun and weather damage, reducing the potential for rusty and weathered equipment which may be used and viewed throughout other areas of the City during operation.
 3. The shipping containers storing equipment will not be affected by noise and other environmental factors as their use is for storage only. The portable shipping container conversion will be protected against exterior and interior noise, vibrations, and other factors that may tend to make the environment less desirable, in that the structure is insulated for protection against noise and vibrations.
 4. The exterior design and appearance of the proposed shipping containers are not of inferior quality as to cause the nature of the site to materially depreciate in appearance and value; rather, the proposed shipping containers will store equipment used in the operations of the trucking yard and complement the industrial nature of the facility. Further, the location of the shipping containers will be set back more from the public right-of-way, and will be screened by landscape along Highway 4 and Avila Road. As such, visual impacts will be minimal, or non-existent.
 5. The proposed shipping containers will be in harmony with existing development on land in the general area, in that the structures will be painted, "grey," or similar color. Additionally, visual impacts to surrounding uses would be minimal or non-existent due to the shipping containers be set back from the public right-of-way, and will be screened by landscape along Highway 4 and Avila Road.

Section 3. Decision

- A. Based on the findings set forth above, the Zoning Administrator hereby approves Administrative Design Review Application No. 16-1201, subject to the following conditions.
1. The project shall be constructed in substantial conformity with the project plans dated January 23, 2017, and attached to this resolution as Exhibit A, except as modified below.
 2. The portable shipping containers shall not be visible from off-site views, including highway 4 and Avila Road.
 3. All portions of the storage structures shall be painted "grey" as identified on the plans. The converted office plans shall include a black door and trim.
 4. All gutters, downspouts, roof flashing, and roof top vents –if any- shall be painted the same color as the surface to which they are mounted.
 5. All site landscaping shall be maintained so as to remain thriving and free of weeds.
 6. All site development shall comply with Title 15 (Building and Construction) of the Pittsburg Municipal Code.
 7. The applicant shall comply with all requirements of the Pittsburg Building and Engineering Divisions, the Contra Costa County Fire Protection District, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
 8. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between this resolution and the Standard Conditions of Development, this Zoning Administrator resolution shall govern.
 9. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense.

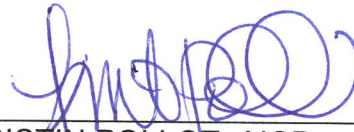
Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorney's fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

10. This approval will expire on March 7, 2018, unless a building permit has been issued and/or the improvements noted herein are diligently pursued to completion, or unless a written request for extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator. The approval shall be valid for no more than six months from the date of a building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the applicable building permit.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 7th day of March, 2017, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINISTRATOR

EXHIBIT A

Rege Trucking Yard Storage Containers

1. Site map
2. Rege Trucking Yard – Storage Box Plan
3. Use Summary
4. Photos
5. Shipping Container Office Plan

APPROVED BY THE CITY OF PITTSBURG

☒ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP 16-1201
Reso. No. 294
Date Approved: 3-7-17
Signature: CSB

GIS WebMap



August 31, 2016

☐ Parcel

☒ City Limits

**APPROVED BY
THE CITY OF PITTSBURG**

Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP 16 1201

Reso. No. 294

Date Approved: 3-7-17

Signature: CJL

1:2,257
 0 0.0275 0.055 0.085 0.11 mi
 0 0.0425 0.085 0.17 km

Engineering Division - Geographic Information Section
 City of Pittsburgh



GRAPHIC SCALE



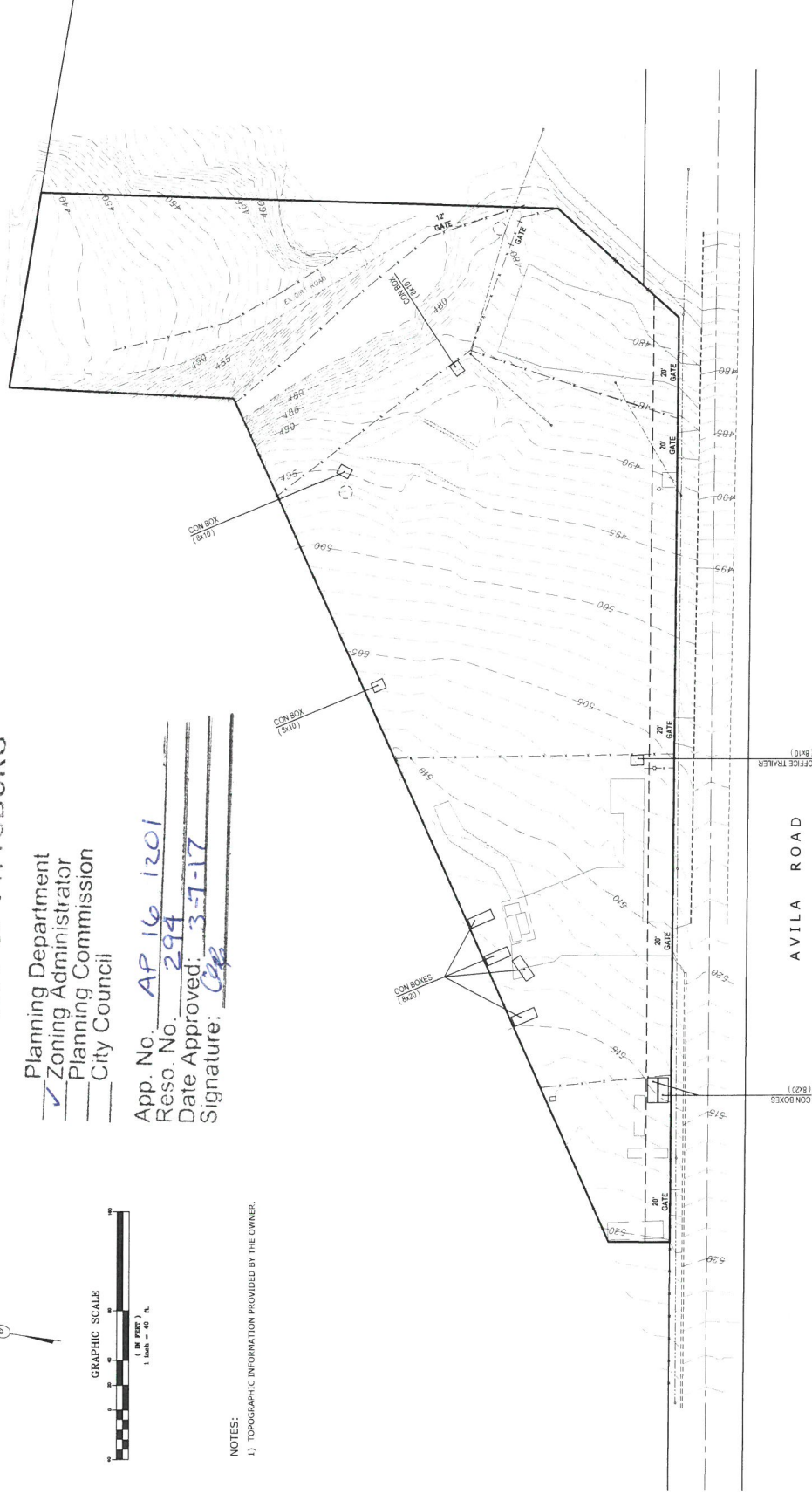
NOTES:

1) TOPOGRAPHIC INFORMATION PROVIDED BY THE OWNER.

APPROVED BY
THE CITY OF PITTSBURG

Planning Department
☒ Zoning Administrator
Planning Commission
City Council

App. No. AP 16 1201
Reso. No. 294
Date Approved: 3-7-17
Signature: CAB



STORAGE BOX PLAN

REGE TRUCKING YARD
PERMIT AP-16-1201
CONTRA COSTA COUNTY

PITTSBURG

CALIFORNIA

ISSUED: 03/07/18
REVISION: 03/07/18

REVISIONS	DATE



DeBolt Civil Engineering
811 San Ramon Valley Boulevard
Danville, CA 94526
Tel: 925/837-4378
Fax: 925/837-4378
dcbolte@deboltcivil.com

Date: 12/2/2017
Scale: 1" = 40'
By: [Signature]
Check: [Signature]
Job No.: [Blank]
Sheet: [Blank]

EXHIBIT A Rege Trucking Yard Storage Containers - Use Summary

Portable "Office" Trailer Use:

The grey office trailer is entirely mobile and may be removed entirely when large jobs require it. It would be used as a common job site trailer to house a future security system, first aid kits, and job site paperwork such as MSDS's, permits, etc. It will not be used as an office, as we have a staffed office in Walnut Creek. The Office trailer is equipped with a electrical plug which can be connected to a power source. No other utilities are to be provided.

Portable Shipping containers:

1. The structures will be grey.
2. The boxes will be moved away from the fence and not be visible off-site.
3. The 8' high shipping containers do not have wheels. They measure 8' x 20' and 8' X 10'.
4. When not on site, they are located to job sites to securely store equipment necessary for a job. They do not store flammable liquids or toxic materials.
5. They store parts and equipment appurtenant to the Rege Trucking Yard Operations to keep them secure, and out of the elements.

APPROVED BY THE CITY OF PITTSBURG

☐ Planning Department
☒ Zoning Administrator
☐ Planning Commission
☐ City Council

App. No. AP 16-1201
Reso. No. 294
Date Approved: 3-7-17
Signature: Cef

EXHIBIT A Rege Trucking Yard Storage Containers Photos



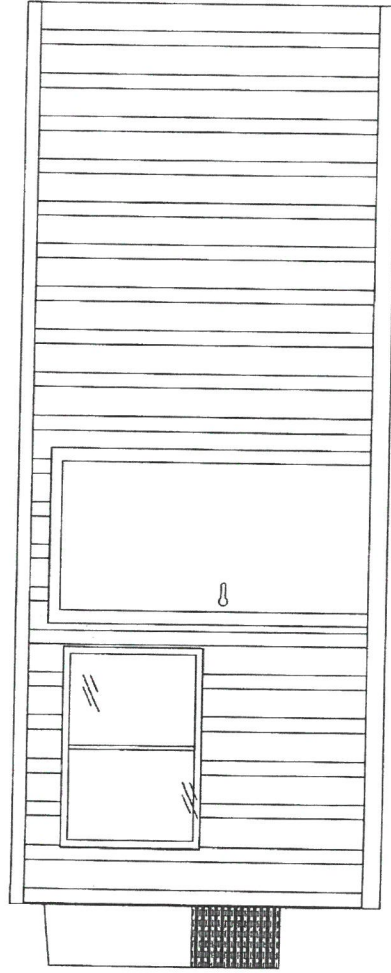
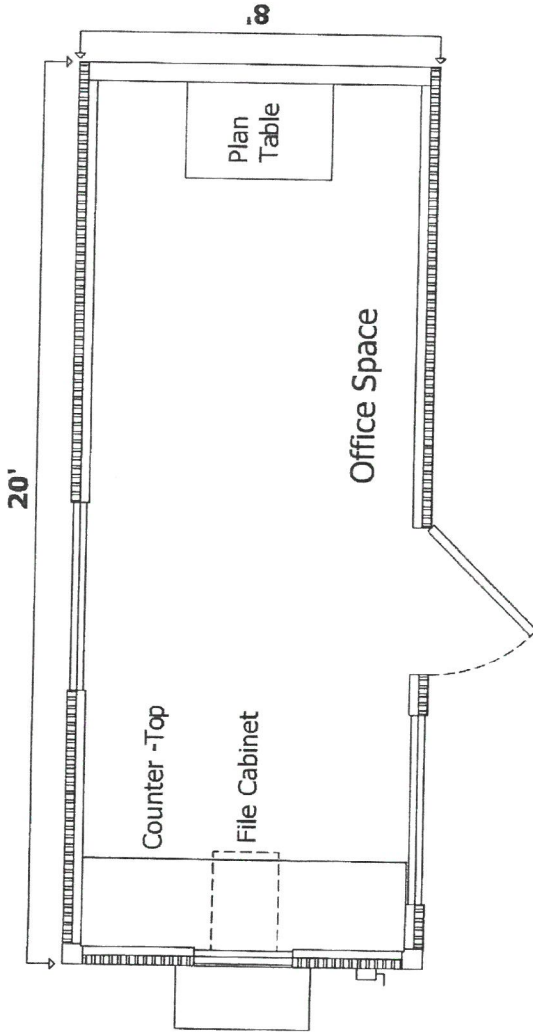
Shipping Container storage Boxes. Photo of 8'x 20'x8' storage container:



Portable Office

____ Planning Department
____ ☒ Zoning Administrator
____ Planning Commission
____ City Council

App. No. AP 16-1201
Reso. No. 294
Date Approved: 3-7-17
Signature: Cole



Note: Dimensions, and door & window locations shown are nominal. Actual dimensions, layout, and roof slope may vary depending on model or modification.

- 160 square feet of open office space provides generous office space for up to four people.
- Our buildings are completely insulated and come with a heating and air conditioning system to provide a comfortable work environment.
- Heavyweight corrugated steel sides and roof for reinforced security and durability.
- Sturdy 1-1/8" thick marine wood floor is ready for your storage needs.
- Ground level access eliminates the need for stairs, ramps and skirting.
- Upgraded office interior wall coverings provides a professional appearance.
- One integrated workstation includes: a built in desktop and a two drawer file cabinet. We also added a convenient and versatile plan table. Bring an office chair and you are ready to work.

APPROVED BY
 THE CITY OF ELLIOTT, ALABAMA
 Planning Department
 Zoning Administrator
 Planning Commission
 City Council

App. No. AP 16-1201
 Reso. No. 294
 Date Approved: 3-7-17
 Signature: [Signature]

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