

City of Pittsburgh Planning Commission Agenda

March 27, 2018

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

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

Planning Commission Members

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

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

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

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

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

1. Minutes

Meeting Minutes of March 13, 2018

PUBLIC HEARINGS

- 2. Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR, DA).**
This is a public hearing on a recommendation to City Council for adoption of an amendment to an existing 'Empire Business Park' Overlay Zoning District (Ord. No's. 07-1284 and 04-1214) to allow a "Major Utility" use subject to a Use Permit, approval of a Use Permit for a Major Utility limited overlay, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Development Agreement and design review approval of plans to install an energy storage project in three buildings with related accessory equipment and tie-line to an existing PG&E Substation. The project site covers a 12-acre portion of the 35-acre Empire Business Park site located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 096-100-031.
- 3. Recommendation on Amendments to Pittsburgh Municipal Code Title 18 Related to Cannabis Regulations, AP-18-1308 (RZ).**
This is a public hearing on a proposal to consider recommending amendments to Title 18, "Zoning," of the Pittsburgh Municipal Code (PMC) in order to allow for use of cannabis within medical and nonmedical product manufacturing. On March 19, 2018, the City Council adopted amendments to PMC Title 5 in order to allow for use of cannabis within medical and nonmedical product manufacturing and establish procedures for issuing medical and nonmedical commercial cannabis permits.

ZONING ADMINISTRATOR REPORTS

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

The Zoning Administrator submits two notices of intent to exercise delegated design review authority for: 1) a revision to the San Marco Village D House Plans; and 2) an extension of approval for the Burlessas Building Remodel at 14 East 4th Street. The Zoning Administrator also submits two resolutions 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**

March 13, 2018

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Gargalikis at 7:01 p.m. on Tuesday, March 13, 2018, in the Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

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

PLEDGE OF ALLEGIANCE

Commissioner Linde led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals or continuances

COMMENTS FROM THE AUDIENCE

There were no comments from the audience

PRESENTATIONS

There were no presentations

CONSENT

1. Minutes of February 13, 2018
2. Disposition of 764 E. 11th Street (APN 073-082-020) – General Plan Consistency Determination

A request for the Planning Commission to determine whether a proposed disposition of 764 E. 11th Street, also known as County Assessor's Parcel Number 073-082-020 (the "Property") is consistent with the City's General Plan.

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

PUBLIC HEARINGS

3. 2108 Railroad Avenue Commercial Shell Building, AP-17-1274 (VA, DR)

A public hearing on a request for approval of: 1) a variance from the adopted height requirements; and 2) plans to construct a 3,168-square foot, single-story commercial shell building on an 8,598-square foot parcel located at 2108 Railroad Avenue. The property is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP Land Use Designation of TOD-H (Transit Oriented Development, High Density). Assessor's Parcel No. 087-030-087.

Senior Planner Jordan Davis gave a presentation.

Chair Gargalikis opened the public hearing.

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

Bruce Ohlson, Pittsburg, asked that the Railroad Avenue Specific Plan be enforced and the variance is not approved.

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

On motion by Commissioner Croskey seconded by Commissioner Foster to approve Resolution 10092, with removal of Condition Nos. 5 and 3, and modification of Condition No. 2 to reduce the payment to \$10,000, and failed by the following vote:

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

On motion by Chair Gargalikis seconded by Commissioner Coniglio to approve Resolution 10091 and carried by the following vote:

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

4. JC's Auto Body, AP-17-1299 (UP)

A public hearing requesting approval of a use permit to establish a major auto repair use within an approximately 1,950 square foot tenant space in an existing multi-tenant building, located at 999 Harbor Street, Suite C, in the CS (Service Commercial) District. APN: 073-060-001.

Planning Technician Celina Palmer gave a presentation.

Chair Gargalikis opened the public hearing.

HosaiMehr, spoke on behalf of the applicant.

Bruce Ohlson, Pittsburg, spoke in favor of the project.

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

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

COMMISSION CONSIDERATIONS

5. Beacon Villas, AP-17-1260 (DR)

A request for design review approval of plans to construct a 40-unit townhouse apartment complex, as well as a mixed-use building with 14 apartment units and approximately 2,840 square feet of commercial/office space, on 2.36 acres of vacant land located at the southwest corner of West 10th Street and Beacon Street. The property is within the M (Mixed Use) District. APNs: 082-260-009, 082-260-012, 082-260-044, 085-243-001, 085-243-002, and 085-260-178.

Commissioner Croskey recused himself due to a conflict of interest and left the room.

Senior Planner Jordan Davis gave a presentation.

Justin Tin, Amerasia LLC, spoke as the applicant.

Ed Roscher, Pittsburg, expressed concerns for safety and traffic control in the project site area.

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

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

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

Commissioner Croskey rejoined the Commissioners at the dais.

ZONING ADMINISTRATOR REPORTS

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

Planning Manager/Secretary Kristin Pollot clarified that the description included in the agenda was incorrect and the Zoning Administrator had actually submitted five notices of intent to exercise delegated design review authority for: 1) a new 35 foot chimney stack which would extend 17.5 feet above an existing building, for the Pet Loss Center at 620 Garcia Avenue; 2) a parking lot expansion for the New Destiny Church located at 1434 Simpson Court; 3) new exterior paint colors for the historic Bank of America Building at 420 Railroad Avenue; 4) a new pedestrian ramp to provide access to an existing lower level church hall for St. Peter Martyr at 740 Black Diamond Street; and 5) installation of a new 400 square foot office trailer for DOW Chemical at 901 Loveridge Road. The Zoning Administrator also submitted one resolution previously approved under the delegated authority (Planning Commission Resolution No. 9918).

The Commissioners acknowledged receipt of notices and resolution.

STAFF COMMUNICATIONS

Planning Manager/Secretary Kristin Pollot stated the next regularly scheduled meeting would be on March 27, 2018

COMMITTEE REPORTS

Chair Mark Gargalikis welcomed Commissioner Linde to the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 9:11p.m. to March 27, 2018.

Kristin Pollot, AICP, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

ITEM: Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR, DA).

ORIGINATED BY: Kevin Johnson on behalf of Diablo Energy Storage LLC, 5000 Hopyard Road, Suite #480, Pleasanton, CA 94588

SUBJECT: This is a public hearing on a recommendation to City Council for adoption of an amendment to an existing 'Empire Business Park' Overlay Zoning District (Ord. No's. 07-1284 and 04-1214) to allow a "Major Utility" use subject to a Use Permit, approval of a Use Permit for a Major Utility limited overlay, Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, Development Agreement and design review approval of plans to install an energy storage project in three buildings with related accessory equipment and tie-line to an existing PG&E Substation. The project site covers a 12-acre portion of the 35-acre Empire Business Park site located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 096-100-031.

RECOMMENDATION:

Staff recommends that the Planning Commission move to continue this public hearing to April 10, 2018.

BACKGROUND:

Staff is recommending a continuance in order to allow additional time to finalize the draft development agreement and respond to comments received on the draft mitigated negative declaration.

PROJECT DESCRIPTION:

Not applicable.

GENERAL PLAN/CODE COMPLIANCE:

Public Notice: On or prior to March 16, 2018, notice of the March 27, 2018, public hearing was published in the East County Times; was posted at City Hall 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 project site, to local service agencies expected to provide services to the facility, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.020 and Government Code sections 65091.

ANALYSIS:

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Not applicable.

ACTION REQUIRED:

Move to continue the public hearing to April 10, 2018.

ATTACHMENTS:

1. Public Hearing Notice & Vicinity Map

Prepared by: Joan Lamphier, Consulting Planner



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

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

Concerning the following matter:

Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR, DA).

This is a request for a recommendation to City Council for: 1) adoption of an amendment to the existing 'Empire Business Park' Overlay Zoning District (Ord. No's. 07-1284 and 04-1214) to allow a "Major Utility" use subject to a use permit; 2) approval of a use permit for a Major Utility; 3) approval of a development agreement; and 4) design review approval of plans to install an energy storage project in three 60,000 sq. ft. buildings with related accessory equipment and tie-line to an existing PG&E substation. The project site covers a 12-acre portion of the 35-acre Empire Business Park parcel located at 701 Willow Pass Road in the IP-O (Industrial Park Overlay) District. Assessor's Parcel No. 085-280-010.

PROJECT PLANNER: Joan Lamphier, (415) 868-9093, or jlamphier@ci.pittsburg.ca.us

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

Where can I get more information about this project?

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

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

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

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

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Diablo Energy Storage Project, AP-17-1270 (RZ, UP, DR, DA)
Location: 701 Willow Pass Road, APN: 085-280-010.



City of Pittsburg

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

NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

**ITEM: Recommendation on Amendments to Pittsburgh Municipal Code Title 18
Related to Cannabis Regulations, AP-18-1308 (RZ).**

ORIGINATED BY: Richard Fischler, BioZone Laboratories, Inc., 680 Garcia Avenue,
Pittsburg, CA 94565

SUBJECT: This is a public hearing on a proposal to consider recommending amendments to Title 18, "Zoning," of the Pittsburgh Municipal Code (PMC) in order to allow for use of cannabis within medical and nonmedical product manufacturing. On March 19, 2018, the City Council adopted amendments to PMC Title 5 in order to allow for use of cannabis within medical and nonmedical product manufacturing and establish procedures for issuing medical and nonmedical commercial cannabis permits.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt Resolution No. 10094, recommending City Council approval of the proposed amendments to PMC Title 18 related to cannabis regulations.

BACKGROUND:

On October 3, 2016, the City Council adopted amendments to Titles 5 and 18 of the PMC to both regulate and ban cannabis activities. The changes regulated the delivery of cannabis for medical purposes and banned the utilization, delivery, and other cannabis activities including testing, manufacturing, and cultivation.

On November 8, 2016, the voters of the City of Pittsburgh approved Measure J, allowing for implementation of a Marijuana Business Tax on all commercial marijuana businesses that may operate within the City, should land use regulations and applicable provisions of the PMC be amended to allow for such businesses and/or if local control over such businesses is removed by the courts, the Legislature, or statewide initiative in the future. Measure J passed with 13,693 (68.3%) "yes" votes and 6,364 (31.7%) "no" votes. As approved by the voters, the maximum marijuana business tax rate is 10% on all marijuana related transactions.

The proposal to amend the municipal code in order to allow for use of cannabis within product manufacturing was brought before the Land Use Subcommittee on September 19, 2017, and before the City Council and Planning Commission during a combined study session on December 18, 2017. During the study session, the City Council and Planning Commission were presented background information on cannabis and cannabis-related products, as well as the potential use of these products by BioZone Laboratories, Inc. City Council members and Commissioners discussed concerns regarding security and cultivation of cannabis within the City limits, but noted the

Planning Commission Staff Report

growing use of cannabis in medicine and health products, and directed staff and the applicant to proceed in exploring amendments to the PMC to allow for advanced manufacturing and testing of cannabis by businesses in Pittsburgh, while maintaining the ban on dispensing to the end user within the City limits.

On March 19, 2018, the City Council adopted Ordinance No. 18-1442, amending PMC Title 5 to allow for use of cannabis within medical and nonmedical product manufacturing, and establishing procedures for issuing medical and nonmedical commercial cannabis permits. These amendments limit the types of commercial cannabis businesses to those designated as Type 6 (Manufacturers), Type 7 (Manufacturers), Type 8 (Testing Laboratories), and Type 11 (Distributors). Commercial entities seeking to manufacture cannabis-related products would be required to obtain a commercial cannabis permit, which is subject to City Council approval, and is mandated to include: 1) a Business Operating Agreement, which would set forth the terms and conditions under which the commercial medical cannabis business would operate; 2) a Business Operating Plan; and 3) a Business Security Plan approved by the Chief of Police. The total number of commercial cannabis permits that may be issued within the City is limited to nine. Cultivation, dispensaries, and retail deliveries of cannabis in the City of Pittsburgh remain prohibited.

PROJECT DESCRIPTION:

The proposed changes to Title 18 would generally reflect those already adopted by the City Council, as described above. The Title 18 amendments would also modify the use definition of “food and drug processing,” to specifically include commercial medical and nonmedical cannabis businesses, and add a limitation which specifies that businesses utilizing cannabis as a primary or accessory use are not required to obtain a use permit, but rather shall comply with the requirements prescribed by Title 5 (including obtaining a Commercial Cannabis Permit along with an operating agreement, business operating plan, and security plan approved by the City Council), and prohibits onsite tasting, sampling, or retailing of cannabis products to or by the public.

Food and drug processing uses are currently permitted only within the IG (General Industrial), IL (Limited Industrial), and IP (Industrial Park) Districts, as well as areas where allowable uses defer to the uses allowed within these districts, such as the ‘Business Commercial’ land use designation of the Railroad Avenue Specific Plan. The proposed amendments would not allow for such uses within any additional zoning districts. A map of these areas has been provided as Attachment 3.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: As previously mentioned, the proposed amendments would not expand the areas of the City in which “food and drug processing” uses would be permitted, and as such are consistent with the current General Plan Land Use goals, specifically goals 2-G-12 and 2-G-15, which call for maintaining and supporting industrial character and activities in appropriate, designated areas.

The proposed changes which would potentially allow businesses to utilize cannabis commercially are consistent with General Plan Economic Development goals and policies that call for maintaining and enhancing an attractive climate for conducting business in Pittsburg (6-G-4) and efficient licensing and development permitting procedures and regulations (6-P-6). The amendments would also support the City's continued effort to develop a research and development and office attraction strategy to promote economic diversification, ensure appropriate location, and maximize growth opportunities, while retaining and expanding existing businesses (6-P-12).

Lastly, as the City would enter into operating agreements with potential commercial cannabis businesses that allow for a marijuana business tax rate of up to 10% on all cannabis-related transactions, the City would potentially see increased General Fund revenues. Since the 2015-16 fiscal year, 57-62% of General Fund expenditures have gone to police services, and additional General Fund revenues would help the City reach and maintain the goal of a ratio of 1.8 sworn police officers per 1,000 residents (10-P-39).

Zoning: California Government Code sections 65853 – 65855, and PMC sections 18.48.010 – 18.48.060, identify the procedures for processing zoning amendments. As identified in these code sections, the Planning Commission is the recommending body for zoning changes, with final decision-making authority assigned to the City Council.

Pursuant to PMC Section 18.16.020 and 18.48.030, specifically, the Planning Commission shall include written findings to support any recommendation it makes to the City Council to amend the Municipal Code.

Required Findings: In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC Section 18.48.030) that:

1. The changes proposed are consistent with the objectives, policies, general land uses, and programs specified in the General Plan.
2. In the case of a base district, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.
3. A community need is demonstrated for the change proposed.
4. Its adoption will be in conformity with public convenience, general welfare and good zoning practice.

Environmental: This project is exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment.

The amendments proposed are procedural in nature and would not modify the type of uses permitted within any areas of the City, nor would they expand or alter the nature of “food and drug processing” uses or the areas in which they are permitted. Staff believes that the use of cannabis by Type 6, Type 7, Type 8, and Type 11 commercial cannabis businesses currently would be classified as “food and drug processing” uses, and the proposed amendments to the use classification definition, the added limitation applicable to these uses in industrial districts, and other amendments to Chapter 18.88 are intended only to provide clarity as to the required procedures for approving these uses, and would therefore not result in any new impacts beyond those that could exist without the change, specifically as they may relate to aesthetics, air quality, transportation, noise, hazards, utilities and/or public services. Further, specific proposals to establish commercial cannabis businesses would be subject to approval of a Commercial Cannabis Permit, at which time impacts resulting from the establishment of any potential use would be further reviewed once more details are made available.

Public Notice: On or prior to March 17, 2018, notice of the March 27, 2018, public hearing to consider this application was posted at City Hall and on the ‘public notices’ page of the City’s website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times) as a 1/8 page advertisement; and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code section 65090 and 65091.

ANALYSIS:

As previously mentioned, the City Council has adopted amendments to Title 5 which would allow a limited number and type of commercial cannabis businesses upon City Council approval of a Business Operating Agreement, Operating Plan, and Security Plan. The proposed amendments to Title 18 generally reflect the changes already put into place by the City Council and identify how these businesses would be classified and in what zone districts they potentially could locate.

Recent studies have shown medical and nonmedical products that contain cannabis can have positive health benefits, and the increased production and availability of these products would potentially allow the community to more readily obtain effective treatments. Additionally, the use of cannabis in products would allow companies to experience increased sales, adding to the tax revenue base, and creating additional job opportunities.

While the amendments to Title 18 would affect multiple properties throughout the City and are not specific to one site or operation, nor do they provide permission for any company to operate without first obtaining a Commercial Cannabis Permit approved by the City Council, the proposed changes have been initiated by BioZone Laboratories, Inc., a company that has operated in the City of Pittsburg since 1992, and is a global developer, manufacturer, and marketer of over-the-counter drugs and preparations,

Planning Commission Staff Report

cosmetics, and nutritional supplements intended to improve personal health. BioZone expects it could see substantial growth in its consumer and medical product revenue by utilizing cannabis extracts, which in turn could result in an estimated \$100,000 a year in sales tax revenue. Additionally, if successful, the company estimates a substantial increase in employment within three years of implementation, from approximately 80 to 160 employees.

ACTION REQUIRED:

Move to adopt Resolution No. 10094, recommending City Council approval of the proposed amendments to PMC Title 18 related to cannabis regulations.

ATTACHMENTS:

1. Proposed Resolution No. 10094
2. Proposed Resolution Exhibit A - Proposed PMC Changes
3. Map of Industrial Zone Districts and RASP Business Commercial Areas
4. Title 5 Amendments, as adopted by the City Council on March 19, 2018
5. Public Hearing Notice

Prepared by: Jordan Davis, AICP, Senior Planner

PROPOSED
BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending that the City	)	Resolution No. 10094
Council Amend Title 18 of the Pittsburgh	)	
Municipal Code as it Relates to Cannabis	)	
Regulations, AP-18-1308 (RZ)	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On January 11, 2018, Richard Fischler, on behalf of BioZone Laboratories, Inc., filed Planning Application No. 18-1308, requesting approval of a text amendment to Pittsburgh Municipal Code (PMC) Title 18, in order to allow for use of cannabis within pain management and consumer product manufacturing.

- B. BioZone Laboratories, Inc. has operated in the City of Pittsburgh since 1992. BioZone is a global developer, manufacturer, and marketer of over-the-counter drugs and preparations, cosmetics, and nutritional supplements intended to improve personal health. BioZone has developed hundreds of products throughout its history and sold millions of units. The company's strong customer base is made up of large, well-known industry leaders.

- C. On October 3, 2016, the City Council amended Titles 5 and 18 of the PMC to both regulate and ban cannabis activities. The changes regulated the delivery of cannabis for medical purposes, and banned the utilization, delivery, and other cannabis activities including testing, manufacturing, and cultivation.

- D. On November 8, 2016, the voters of the City of Pittsburgh approved Measure J, allowing for implementation of a Marijuana Business Tax on all commercial marijuana businesses that may operate within the City, should land use regulations and applicable provisions of the PMC be amended to allow for such businesses and/or if local control over such businesses is removed by the courts, the Legislature, or statewide initiative in the future. Measure J passed with 13,693 (68.3%) "yes" votes and 6,364 (31.7%) "no" votes. As approved by the voters, the maximum marijuana business tax rate is 10% on all marijuana related transactions.

- E. The proposed changes to the municipal code in order to allow for use of cannabis within product manufacturing were brought before the Land Use Subcommittee on September 19, 2017, and before the City Council and Planning Commission during a combined study session on December 18, 2017. During the study session, the City Council and Planning Commission were presented background information on cannabis and cannabis-related products, as well as

the potential use of these products by BioZone Laboratories. City Council members and Commissioners discussed concerns regarding security and cultivation of cannabis within the City limits, but noted the growing use of cannabis in medicine and health products, and directed staff and the applicant to proceed in exploring amendments to the PMC to allow for advanced manufacturing and testing of cannabis by businesses in Pittsburg, while maintaining the ban on dispensing to the end user within the City limits.

- F. On March 19, 2018, the City Council adopted Ordinance No. 18-1442, amending PMC Title 5 to allow for use of cannabis within medical and nonmedical product manufacturing and establish procedures for issuing medical and nonmedical commercial cannabis permits. These amendments limit the types of commercial cannabis businesses to those designated as Type 6 (Manufacturers), Type 7 (Manufacturers), Type 8 (Testing Laboratories), and Type 11 (Distributors). Commercial entities seeking to manufacture cannabis-related products will be required to obtain a commercial cannabis permit, which would be subject to City Council approval, and shall be mandated to include: 1) a Business Operating Agreement which would set forth the terms and conditions under which the commercial medical cannabis business would operate; 2) a Business Operating Plan; and 3) a Business Security Plan approved by the Chief of Police. The total number of commercial cannabis permits that may be issued within the City is limited to nine. Cultivation, dispensaries and retail deliveries of cannabis in the City of Pittsburg remain prohibited.
- G. In order to recommend approval of an amendment to the Zoning Ordinance, the Commission must find (in accordance with PMC section 18.48.030) that:
1. the amendment is consistent with the objectives, policies, general land uses and programs in the General Plan;
 2. the land use regulation is compatible with uses and regulations of the land use district for which it is proposed;
 3. there is a community need for the change proposed; and
 4. the change will be in conformity with the public convenience, general welfare, and good zoning practice.
- H. On or prior to March 17, 2018, notice of the March 27, 2018, public hearing to consider this application was posted at City Hall and on the 'public notices' page of the City's website; was delivered to the Pittsburg Library; was published in the local newspaper (East Contra Costa County Times) as a 1/8 page advertisement; and was mailed via first class mail or electronic mail to interested parties and individuals and organizations that requested such notice, in accordance with PMC sections 18.14.010, and Government Code sections 65090 and 65091.

- I. On March 27, 2018, the Planning Commission held a public hearing to consider amendments to PMC Title 18 related to cannabis regulations.

Section 2. Findings

- A. Based on the Planning Commission staff report entitled, “Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Cannabis Regulations, AP-18-1308 (RZ),” dated March 27, 2018, 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 exempt from the requirements of the California Environmental Quality Act under the general rule of applicability of the state CEQA Guidelines, section 15061, in that there is no possibility that the activity in question would have a significant negative physical impact on the environment. The amendments proposed are procedural in nature and would not modify the type of uses permitted within any areas of the City, nor would they expand or alter the nature of “food and drug processing” uses or the areas in which they are permitted. The use of cannabis by Type 6, Type 7, Type 8, and Type 11 commercial cannabis businesses currently would be classified as “food and drug processing” uses, and the proposed amendments to the use classification definition, the added limitation applicable to these uses in industrial districts, and other amendments to Chapter 18.88 are intended only to provide clarity as to the required procedures for approving these uses, and would therefore not result in any new impacts beyond those that could exist without the change, specifically as they may relate to aesthetics, air quality, transportation, noise, hazards, utilities and/or public services. Further, specific proposals to establish commercial cannabis businesses would be subject to approval of a Commercial Cannabis Permit, at which time impacts resulting from the establishment of any potential use would be further reviewed once more details are made available.
 3. The changes proposed are consistent with the objectives, policies, general land uses, and programs specified in the General Plan. The proposed amendments will not expand the areas of the City in which uses determined to qualify as “food and drug processing,” will be permitted, and as such are consistent with current General Plan Land Use goals, specifically goals 2-G-12 and 2-G-15, which call for maintaining and supporting industrial character and activities in appropriate, designated areas. Allowing businesses to utilize cannabis in product manufacturing is consistent with General Plan Economic Development goals and policies that call for maintaining and enhancing an

attractive climate for conducting business in Pittsburgh (Goal 6-G-4) and efficient licensing and development permitting procedures and regulations (Policy 6-P-6). The amendments will also support the City's continued effort to develop a research and development and office attraction strategy to promote economic diversification, ensure appropriate location, and maximize growth opportunities, while retaining and expanding existing businesses (6-P-12). Further, as the City may enter into operating agreements with potential commercial cannabis businesses that allow for a marijuana business tax rate of up to 10% on all cannabis-related transactions, the City will potentially see additional General Fund revenues, which will help the City reach and maintain the goal of a ratio of 1.8 sworn police officers per 1,000 residents (Policy 10-P-39).

4. The proposed amendments are compatible with uses and regulations of the land use district for which they are proposed, in that the proposed text amendment to the use classification definition of "food and drug processing" is procedural in nature, and intended to clarify how commercial cannabis businesses are classified, and will not permit these uses in any zoning district in which they are not currently allowed or alter any development standards which would substantially alter the character of the zone districts in which these uses are permitted. Further, the allowed use of cannabis will not result in a substantial change to the type of raw materials or products produced by these types of businesses.
5. There is a community need for the proposed amendments, in that recent studies have shown medical and nonmedical products that contain cannabis can have positive health benefits, and the increased production and availability of these products will potentially allow the community to more readily obtain effective treatments. Additionally, the use of cannabis in products will allow companies to experience increased sales, adding to the tax revenue base, and creating additional job opportunities.
6. The proposed amendments will be in conformity with the public convenience, general welfare, and good zoning practice, in that businesses that proposed to utilize cannabis in product manufacturing, testing, or distribution will be required to enter into an operating agreement with the City, which allows for a maximum tax rate of 10% on all cannabis-related transactions, and will potentially provide the City with increased tax revenues, which may be used to fund services that support the general welfare of the public, such as police services and parks. Further, the proposed amendments will not permit "food and drug processing," uses in any zoning district in which they are not currently allowed or alter any development standards which would substantially alter the character of the zone districts in which these uses are permitted.

Section 3. Decision

- A. Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance amending PMC Title 18, as identified in the attached "Exhibit A."

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

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

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10094 was adopted by the Planning Commission of the City of Pittsburg on March 27, 2018.

JORDAN DAVIS, AICP, ACTING SECRETARY
PITTSBURG PLANNING COMMISSION

Amend Pittsburgh Municipal Code, Title 18 as follows (new text shown in underline font, and text proposed for deletion is shown in ~~strikethrough font~~):

Chapter 18.08

USE CLASSIFICATIONS

...

Article V. Industrial Uses

...

18.08.100 Industrial use classifications.

A. Food and Drug Processing. Establishment engaged in the manufacture, processing, production, or packaging of drugs, beverages, or food products within an enclosed building. This classification includes brewery, bottler, winery, meat processing plant, candy and dairy product manufacturer, commercial medical and nonmedical cannabis businesses as defined by PMC section 18.88.010, and related activities within an enclosed building, but excludes slaughterhouse, rendering plant, cannery or tannery. Uses in this classification may provide for the incidental onsite tasting or retailing of products.

...

Chapter 18.54

INDUSTRIAL DISTRICTS (I)

...

18.54.010 IP, IL and IG district – Land use regulations.

...

	IP	IL	IG
Industrial			
Food and drug processing	<u>U, L-175</u>	<u>U, L-175</u>	<u>U, L-175</u>

...

<u>L-175</u>	<u>Use permit required. Businesses utilizing cannabis as a primary or accessory use are not required to obtain a use permit, but shall comply with the requirements prescribed by PMC Title 5, Chapter 5.70 and Chapter 18.88 of this title. Onsite tasting, sampling, or retailing of cannabis products to or by the public is prohibited.</u>
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Chapter 18.88

MARIJUANACANNABIS USES

Sections:

- 18.88.010 Definitions.
- 18.88.020 Medical ~~marijuana~~cannabis dispensaries prohibited.
- 18.88.030 Medical ~~marijuana~~cannabis deliveries prohibited.
- 18.88.035 Commercial nonmedical ~~marijuana~~cannabis businesses ~~prohibited~~allowed.
- 18.88.040 Commercial medical ~~marijuana~~cannabis businesses ~~prohibited~~allowed.
- 18.88.045 Nonmedical ~~marijuana~~cannabis deliveries prohibited.
- 18.88.050 Medical ~~marijuana~~cannabis cultivation prohibited.
- 18.88.055 Nonmedical ~~marijuana~~cannabis cultivation.
- 18.88.060 Violations.

18.88.010 Definitions.

~~“Commercial medical marijuana business” means any activity licensed pursuant to~~
cannabis business” means Type 6-Manufacturer 1, Type 7-Manufacturer 2, Type 8-
Testing laboratory, and Type 11-Distributor activities defined by the Medical~~Medicinal~~
and Adult-Use Cannabis Regulation and Safety Act, (“MAUCRSA”), Business and
Professions Code Section 19300- 26000 et seq., including but not limited to medical
marijuana cultivation, distribution, manufacturing, transporting and testing.

~~“Commercial nonmedical marijuana business” means any activity licensed by~~
cannabis
business” means any nonmedical Type 6-Manufacturer 1, Type 7-Manufacturer 2, Type
8-Testing laboratory, and Type 11-Distributor activities defined by the Medicinal and
Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”), Business and
Professions Code Section 26000 et seq., including but not limited to nonmedical
marijuana cultivation, distribution, manufacturing, retail, testing, and operation of a
microbusiness.

“Fully enclosed and secure structure” means a space within a building that complies with the applicable building code, and has a complete roof enclosure supported by connecting walls extending from the ground to the roof, a foundation, slab or equivalent

base to which the floor is secured by bolts or similar attachments, is secure against unauthorized entry, and is accessible only through one or more lockable doors. Walls and roof must be constructed of solid materials that cannot be easily broken through, and must be constructed with nontransparent material.

“Indoors” means inside a fully enclosed and secure structure or within a private residence.

“Medical marijuanacannabis” means marijuanacannabis used for medical purposes in accordance with the Compassionate Use Act (~~California~~, Health and Safety Code Section ~~11362.5~~), 11362.5, and the ~~Medical Marijuana Program Act (California Health~~ Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”), Business and Professions Code Section ~~11362.7~~ 26000 et seq.).

“Medical marijuanacannabis cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuanacannabis as defined in ~~California~~ Business and Professions Code Section ~~19300.5(l)~~, as that section may be amended from time to time 26000 et seq.

“Medical marijuanacannabis delivery” means the transfer of medical marijuanacannabis or medical marijuanacannabis products from a medical marijuanacannabis dispensary to a qualified patient or primary caregiver, as well as the use by a dispensary of any technology platform to arrange for or facilitate the transfer of medical marijuanacannabis or medical marijuanacannabis products.

“Medical marijuanacannabis dispensary” or “dispensary” means (1) any facility, building, structure or location, whether fixed or mobile, where a primary caregiver makes available, sells, transmits, gives or otherwise provides medical marijuanacannabis to three or more of the following: a qualified patient or a person with an identification card, or a primary caregiver, in strict accordance with ~~California~~ Health and Safety Code Section 11362.5 et seq.; or (2) any facility, building, structure or location where three qualified patients and/or persons with identification cards and/or primary caregivers meet or congregate in order to collectively or cooperatively distribute, sell, dispense, transmit, process, deliver, exchange or give away marijuanacannabis for medicinal purposes pursuant to ~~California~~ Health and Safety Code Section 11362.5 et seq., and such group is organized as a medical marijuanacannabis cooperative or collective as set forth in the Attorney General’s guidelines. The terms “primary caregiver,” “qualified patient,” and “person with an identification card” shall be as defined in ~~California~~ Health and Safety Code Section 11362.5 et seq.

For purposes of this chapter, a “medical marijuanacannabis dispensary” shall not include the following uses, as long as the location of such uses is otherwise regulated

by applicable law and complies strictly with applicable law, including but not limited to ~~California~~ Health and Safety Code Section 11362.5 et seq.:

1. A clinic licensed pursuant to Chapter 1 of Division 2 of the ~~California~~ Health and Safety Code;
2. A health care facility licensed pursuant to Chapter 2 of Division 2 of the ~~California~~ Health and Safety Code;
3. A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the ~~California~~ Health and Safety Code;
4. A residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the ~~California~~ Health and Safety Code;
5. A residential hospice or a home health agency licensed pursuant to Chapter 8 of Division 2 of the ~~California~~ Health and Safety Code.

“Medical ~~marijuana-cannabis~~ products” means medical ~~marijuana-cannabis~~ that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing ~~marijuana-cannabis~~ or concentrated cannabis and other ingredients.

“Nonmedical ~~marijuana-cannabis~~” means ~~marijuana-cannabis~~ that is intended to be used for nonmedical purposes pursuant to Health and Safety Code Section 411362.1 et seq. and Business and Professions Code Section 26000 et seq.

“Nonmedical ~~marijuana-cannabis~~ cultivation” means the planting, growing, harvesting, drying or processing of ~~marijuana-cannabis~~ plants or any part thereof pursuant to Health and Safety Code Section 11362.1 et seq., ~~as those sections may be amended from time to time.~~ and Business and Professions Code Section 26000 et seq.

“Nonmedical ~~marijuana-cannabis~~ delivery” means the commercial transfer of nonmedical ~~marijuana-cannabis~~ or nonmedical ~~marijuana-cannabis~~ products to a person, including any technology that enables persons to arrange for or facilitate the commercial transfer of nonmedical ~~marijuana-cannabis~~ or nonmedical ~~marijuana-cannabis~~ products.

“Nonmedical ~~marijuana-cannabis~~ products” means nonmedical ~~marijuana-cannabis~~ that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing ~~marijuana-cannabis~~ or concentrated cannabis and other ingredients.

“Outdoors” means any location within the city that is not within a fully enclosed and secure structure or a private residence.

“Person” means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability corporation, collective, cooperative, or combination thereof in whatever form or character.

“Private residence” means a house, an apartment unit, a mobile home or other similar dwelling.

“Solid fence” means a fence constructed of substantial material, such as wood or metal, that prevents viewing the contents from one side to the other side of the fence.

18.88.020 Medical ~~marijuana~~cannabis dispensaries prohibited.

Medical ~~marijuana~~cannabis dispensaries are prohibited in the city. It shall be unlawful for any person to engage in, conduct, carry on, or to ~~permit~~allow to be engaged in, conducted or carried on, in or upon any premises in the city, the operation of a medical ~~marijuana~~cannabis dispensary.

18.88.030 Medical ~~marijuana~~cannabis deliveries prohibited.

Medical ~~marijuana~~cannabis deliveries are prohibited in the city. It shall be unlawful for any person to engage in, conduct, carry on, or to ~~permit~~allow to be engaged in, conducted or carried on, in or upon any premises in the city, medical ~~marijuana~~cannabis deliveries. This section shall not be interpreted to prohibit the transportation of medical ~~marijuana~~cannabis through the city on public roads, as long as such transportation does not involve the delivery of medical ~~marijuana~~cannabis within the city.

18.88.035 Commercial nonmedical ~~marijuana~~cannabis businesses ~~prohibited~~allowed.

~~A. Commercial Nonmedical Marijuana Businesses as a Prohibited Use. A commercial nonmedical marijuana business is prohibited in all zones of the city. No permit or any other applicable license or entitlement for use, nor any business license, shall be approved or issued for the establishment, maintenance or operation of a commercial nonmedical marijuana business. Commercial nonmedical cannabis businesses are subject to the permit requirements outlined in the base district applicable to the site, and subject to additional permitting requirements as outlined in PMC section 5.70.150.~~

18.88.040 Commercial medical ~~marijuana~~cannabis businesses ~~prohibited~~allowed.

~~Commercial medical marijuana businesses are prohibited in the city. It shall be unlawful for any person to engage in, conduct, carry on, or to permit to be engaged in, conducted or carried on, in or upon any premises in the city, a commercial medical marijuana~~

business. ~~[Ord. 16-1414 § 4, 2016.]~~ Commercial medical cannabis businesses are subject to the permit requirements outlined in the base district applicable to the site, and subject to additional permitting requirements as outlined in PMC section 5.70.050.

18.88.045 Nonmedical ~~marijuana~~ cannabis deliveries prohibited.

~~A. Nonmedical Marijuana~~ Cannabis Deliveries as a Prohibited Use. Nonmedical ~~marijuana~~ cannabis deliveries are prohibited in all zones of the city. No permit or any other applicable license or entitlement for use, nor any business license, shall be approved or issued for the establishment, maintenance or operation of nonmedical ~~marijuana~~ cannabis deliveries.

18.88.050 Medical ~~marijuana~~ cannabis cultivation prohibited.

Medical ~~marijuana~~ cannabis cultivation is prohibited in the city. No person shall engage in medical ~~marijuana~~ cannabis cultivation in or upon any premises or property in any district in the city.

18.88.055 Nonmedical ~~marijuana~~ cannabis cultivation.

The following regulations shall apply to the cultivation of nonmedical ~~marijuana~~ cannabis within the city:

A. Cultivation Not in Compliance with This Chapter. It is declared to be unlawful and a public nuisance for any person owning, leasing, occupying or having charge or possession of any parcel or premises within any zoning district in the city to cultivate nonmedical ~~marijuana~~ cannabis except as provided for in this code. No person other than an individual 21 years of age or older may engage in the cultivation of nonmedical ~~marijuana~~ cannabis.

B. Outdoor Cultivation. It is unlawful and a public nuisance for any person owning, leasing, occupying, or having possession of any legal parcel or premises within any zoning district in the city to cause or allow such parcel or premises to be used for the outdoor cultivation of nonmedical ~~marijuana~~ cannabis.

C. Indoor Cultivation. Indoor cultivation of nonmedical ~~marijuana~~ cannabis is prohibited in all zoning districts of the city, except when such cultivation occurs on a parcel or premises with an approved private residence. All cultivation must be in compliance with this chapter.

D. Indoor Cultivation in Private Residence. The indoor cultivation of nonmedical ~~marijuana~~ cannabis on a parcel or premises with an approved private residence shall only be conducted within a fully enclosed and secure structure or within a residential

structure. Such cultivation shall be in conformance with the following minimum standards:

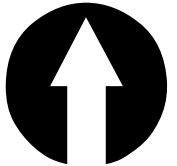
1. The primary use of the property shall be for a residence. Nonmedical ~~marijuana~~cannabis cultivation is prohibited as a home occupation.
2. All areas used for cultivation of nonmedical ~~marijuana~~cannabis shall comply with PMC Title 15 (Buildings and Construction), as well as applicable law.
3. Indoor grow lights shall not exceed 1,000 watts per light, and shall comply with the California Building, Electrical and Fire Codes as adopted by the city.
4. The use of gas products (CO2, butane, propane, natural gas, etc.) or generators for cultivation of nonmedical ~~marijuana~~cannabis is prohibited.
5. Any fully enclosed and secure structure or residential structure used for the cultivation of nonmedical ~~marijuana~~cannabis must have a ventilation and filtration system installed that shall prevent ~~marijuana~~cannabis plant odors from exiting the interior of the structure and that shall comply with PMC Title 15 (Buildings and Construction).
6. A fully enclosed and secure structure used for the cultivation of nonmedical ~~marijuana~~cannabis shall be located in the rear yard area of the parcel or premises, and must maintain a minimum 10-foot setback from any property line. The yard where the fully enclosed and secure structure is maintained must be enclosed by a solid fence at least six feet in height. This provision shall not apply to cultivation occurring in a garage.
7. Adequate mechanical locking or electronic security systems must be installed as part of the fully enclosed and secure structure or the residential structure prior to the commencement of cultivation.
8. Nonmedical ~~marijuana~~cannabis cultivation shall be limited to six ~~marijuana~~cannabis plants per private residence, regardless of whether the ~~marijuana~~cannabis is cultivated inside the residence or in a fully enclosed and secure structure. The limit of six plants per private residence shall apply regardless of how many individuals reside at the private residence.
9. The residential structure shall remain at all times a residence, with legal and functioning cooking, sleeping and sanitation facilities with proper ingress and egress. These rooms shall not be used for nonmedical ~~marijuana~~cannabis cultivation where such cultivation will prevent their primary use for cooking of meals, sleeping and bathing.

10. Cultivation of nonmedical ~~marijuana~~cannabis shall only take place on impervious surfaces.
11. From a public right-of-way, there shall be no exterior evidence of nonmedical ~~marijuana~~cannabis cultivation occurring on the parcel.
12. Nonmedical ~~marijuana~~cannabis cultivation area, whether in a fully enclosed and secure structure or inside a residential structure, shall not be accessible to persons under 21 years of age.
13. Written consent of the property owner to cultivate nonmedical ~~marijuana~~cannabis within the residential structure shall be obtained and shall be kept on the premises, and available for inspection by the chief of police or his/her designee.
14. A portable fire extinguisher, that complies with the regulations and standards adopted by the state fire marshal and applicable law, shall be kept in the fully enclosed and secure structure used for cultivation of nonmedical ~~marijuana~~cannabis . If cultivation occurs in a residential structure, the portable fire extinguisher shall be kept in the same room as where the cultivation occurs.

18.88.060 Violations.

- A. Violation of this chapter is hereby declared a public nuisance.
- B. Nothing in this chapter in any way limits any remedy that may be available to the city, or any penalty that may be imposed by the city, for violations of this chapter. Such remedies include, but are not limited to, injunctive relief and administrative citations.

Industrial Zone Districts and RASP Business Commercial Areas



**Amendments to PMC Title 5, as adopted by the City Council on March 19, 2018
(Exhibit "A" to Ordinance No. 18-1442)**

Amend Pittsburgh Municipal Code, Title 5, Chapter 15.70, as follows (new text shown in underline font, and text proposed for deletion is shown in ~~strike through~~ font):

Chapter 5.70

~~MARIJUANA-CANNABIS~~ DISPENSARIES, BUSINESSES ~~AND~~ DELIVERIES

Sections:

Article I. Medical ~~Marijuana~~Cannabis

5.70.010 Purpose.

5.70.020 Definitions.

5.70.030 Medical ~~marijuana~~cannabis dispensaries ~~prohibited~~.

5.70.040 Medical ~~marijuana~~cannabis deliveries ~~prohibited~~.

5.70.050 Commercial medical ~~marijuana~~cannabis businesses ~~prohibited~~allowed.

5.70.051 Commercial Medical Cannabis Permit.

5.70.052 Commercial Medical Cannabis Permit Holder Qualifications.

5.70.053 Commercial Medical Cannabis Permit Application.

5.70.054 Commercial Medical Cannabis Business Operating Agreement.

5.70.055 Commercial Medical Cannabis Business Operating Plan.

5.70.056 Commercial Medical Cannabis Business Security Plan.

5.70.057 Commercial Medical Cannabis Permit Revocation and Suspension.

5.70.058 Commercial Medical Cannabis Permit Indemnification.

5.70.060 Penalty.

Article II. Nonmedical ~~Marijuana~~Cannabis

5.70.110 Purpose.

5.70.120 Definitions.

5.70.130 Nonmedical ~~marijuana~~deliveries cannabis dispensaries prohibited.

5.70.140 ~~Commercial nonmedical marijuana businesses prohibited~~ Nonmedical cannabis deliveries prohibited.

5.70.150 ~~Penalty~~ Commercial nonmedical cannabis businesses allowed.

5.70.160 Commercial Nonmedical Cannabis Permit.

5.70.161 Commercial Nonmedical Cannabis Permit Holder Qualifications.

5.70.162 Commercial Nonmedical Cannabis Permit Application.

5.70.163 Commercial Nonmedical Cannabis Business Operating Agreement.

5.70.164 Commercial Nonmedical Cannabis Business Operating Plan.

5.70.165 Commercial Nonmedical Cannabis Business Security Plan.

5.70.170 Commercial Nonmedical Cannabis Permit Revocation and Suspension.

5.70.180 Commercial Nonmedical Cannabis Permit Indemnification.

5.70.190 Dual Application Process

5.70.200 Penalty.

Article I. Medical ~~Marijuana~~ Cannabis

5.70.010 Purpose.

- A. In enacting this article, it is the intent of the ~~city council~~ City Council of the city of Pittsburgh to protect the safety and welfare of the general public. The Federal Controlled Substances Act, 21 U.S.C. Section 841, prohibits the possession, sale and distribution of ~~marijuana~~ cannabis, and the ~~city council~~ City Council finds that sanctioning the opening or establishment of medical ~~marijuana~~ cannabis collectives, cooperatives and dispensaries, or ~~commercial medical marijuana businesses~~, or allowing the delivery of medical ~~marijuana~~ cannabis within the city, would be inconsistent with federal law. However, the city acknowledges that state law allows commercial medical cannabis businesses, and that certain commercial medical cannabis businesses that operate in accordance with state law and are properly vetted, regulated, and monitored, can have positive economic impacts in the communities in which they operate.
- B. Furthermore, the ~~city council~~ City Council finds that medical ~~marijuana~~ cannabis dispensaries are public nuisances in that many violent crimes have been committed that can be traced back to the proliferation of ~~marijuana~~ cannabis dispensaries, including armed robberies and murders. Increased noise and pedestrian traffic, including nonresidents in pursuit of ~~marijuana~~ cannabis, and

out-of-area criminals in search of prey, are commonly encountered near outside ~~marijuana~~cannabis collectives, cooperatives and dispensaries. The ~~city council~~City Council further finds that it is reasonable to conclude that medical ~~marijuana~~cannabis deliveries~~and commercial medical marijuana businesses~~ are likely to cause many of these same adverse impacts.

- C. Therefore, in order to protect the integrity of the city and the goals upon which this city was founded, the ~~city council~~City Council finds that it is in the best interest of the residents of the city to prohibit medical ~~marijuana~~cannabis collectives, cooperatives and dispensaries, ~~as well as and medical cannabis deliveries, and only allow certain~~ commercial medical ~~marijuana~~cannabis businesses ~~and medical marijuana deliveries to operate, subject to specific permitting requirements and execution of an operating agreement.~~
- D. The purpose of this article is to prohibit medical ~~marijuana~~cannabis collectives, cooperatives and dispensaries ~~and commercial medical marijuana businesses~~ from being opened or established in the city of Pittsburg, as well as prohibiting medical cannabis deliveries from occurring in the city of Pittsburg, while also allowing certain commercial medical cannabis businesses to operate subject to requirements set forth in this article. Nothing in this article shall be deemed to ~~permit~~allow or authorize any use or activity which is otherwise prohibited by any state or federal law.

5.70.020 Definitions.

The following words and phrases, whenever used in this article, shall be construed as hereafter set out, unless it is apparent that they have a different meaning:

- A. "City" means the city of Pittsburg.
- B. "Commercial medical ~~marijuana~~cannabis business" means ~~any activity licensed pursuant to~~Type 6-Manufacturer 1, Type 7-Manufacturer 2, Type 8-Testing laboratory, and Type 11-Distributor activities defined by the Medicinal and Adult-Use Cannabis Regulation and Safety Act, ("MAUCRSA"), Business and Professions Code Section 19300- 26000 et seq., including but not limited to medical marijuana cultivation, distribution, manufacturing, transporting and ~~testing.~~
- C. "Medical ~~marijuana~~cannabis" means ~~marijuana~~cannabis used for medical purposes in accordance with the Compassionate Use Act (~~California Health and Safety Code Section 11362.5~~) and the ~~Medical Marijuana Program Act (California Health and Safety~~MAUCRSA, Business and Professions Code Section 11362.7- 26000 et seq.).

- D. “Medical ~~marijuana~~cannabis delivery” means the transfer of medical ~~marijuana~~cannabis or medical ~~marijuana~~cannabis products from a medical ~~marijuana~~cannabis dispensary to a qualified patient or primary caregiver, as well as the use by a dispensary of any technology platform to arrange for or facilitate the transfer of medical ~~marijuana~~cannabis or medical ~~marijuana~~cannabis products.
- E. “Medical ~~marijuana~~cannabis dispensary” or “dispensary” means (1) any facility, building, structure or location, whether fixed or mobile, where a primary caregiver makes available, sells, transmits, gives or otherwise provides medical ~~marijuana~~cannabis to three or more of the following: a qualified patient or a person with an identification card, or a primary caregiver, in strict accordance with ~~California~~ Health and Safety Code Section 11362.5 et seq.; or (2) any facility, building, structure or location where three qualified patients and/or persons with identification cards and/or primary caregivers meet or congregate in order to collectively or cooperatively distribute, sell, dispense, transmit, process, deliver, exchange or give away ~~marijuana~~cannabis for medicinal purposes pursuant to ~~California~~ Health and Safety Code Section 11362.5 et seq., and such group is organized as a medical ~~marijuana~~cannabis cooperative or collective as set forth in the Attorney General’s guidelines. The terms “primary caregiver,” “qualified patient,” and “person with an identification card” shall be as defined in ~~California~~ Health and Safety Code Section 11362.5 et seq.

For purposes of this chapter, a “medical ~~marijuana~~cannabis dispensary” shall not include the following uses, as long as the location of such uses is otherwise regulated by applicable law and complies strictly with applicable law, including but not limited to ~~California~~ Health and Safety Code Section 11362.5 et seq.:

1. A clinic licensed pursuant to Chapter 1 of Division 2 of the ~~California~~ Health and Safety Code;
2. A health care facility licensed pursuant to Chapter 2 of Division 2 of the ~~California~~ Health and Safety Code;
3. A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the ~~California~~ Health and Safety Code;
4. A residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the ~~California~~ Health and Safety Code;
5. A residential hospice or a home health agency licensed pursuant to Chapter 8 of Division 2 of the ~~California~~ Health and Safety Code.

- F. "Medical ~~marijuana~~cannabis products" means medical ~~marijuana~~cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing ~~marijuana~~cannabis or concentrated cannabis and other ingredients.
- G. "Person" means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability corporation, collective, cooperative, or combination thereof in whatever form or character.

5.70.030 Medical ~~marijuana~~cannabis dispensaries prohibited.

Medical ~~marijuana~~cannabis dispensaries are prohibited in the city. It shall be unlawful for any person to engage in, conduct, carry on, or to ~~permit~~allow to be engaged in, conducted or carried on, in or upon any premises in the city, the operation of a medical ~~marijuana~~cannabis dispensary.

5.70.040 Medical ~~marijuana~~cannabis deliveries prohibited.

Medical ~~marijuana~~cannabis deliveries are prohibited in the city. It shall be unlawful for any person to engage in, conduct, carry on, or to ~~permit~~allow to be engaged in, conducted or carried on, in or upon any premises in the city, medical ~~marijuana~~cannabis deliveries. This section shall not be interpreted to prohibit the transportation of medical ~~marijuana~~cannabis through the city on public roads, as long as such transportation does not involve the delivery of medical ~~marijuana~~cannabis to retail or end users within the city.

5.70.050 Commercial medical ~~marijuana~~cannabis businesses ~~prohibited~~allowed.

Commercial medical ~~marijuana~~cannabis businesses are ~~prohibited~~allowed in the city, pursuant to the requirements set forth in this article. All commercial medical cannabis businesses must obtain a city business license, a City Medical Cannabis Permit, and a state license prior to operation, and also enter into an operating agreement with the City. Only Type 6-Manufacturers 1, Type 7-Manufacturers 2, Type 8-Testing laboratories, and Type 11-Distributors, as defined by Business and Professions Code §§ 26000 *et seq.*, shall be allowed and permitted by the city. The City Council may, at its discretion, issue up to nine (9) Commercial Medical Cannabis Permits. This number may be changed at a later time by resolution of the City Council. It shall be unlawful for any person to engage in, conduct, carry on, or to ~~permit~~allow to be engaged in, conducted or carried on, in or upon any premises in the city, a commercial medical ~~marijuana business-cannabis business~~ without complying with the requirements of this article.

5.70.051 Commercial Medical Cannabis Permit.

- A. It shall be unlawful for any person to operate a commercial medical cannabis business without a Commercial Medical Cannabis Permit, issued by the city, under the terms and conditions set forth in this article.
- B. Each Commercial Medical Cannabis Permit shall expire five (5) years from its date of issuance. Renewal of the Permit shall be subject to City Council approval, which must be obtained at a duly noticed, open and public meeting. City shall have the right to charge an administrative fee to the Commercial Medical Cannabis Permit holder, to compensate city for its reasonable and actual costs to evaluate the Permit renewal,
- C. The Commercial Medical Cannabis Permit is not transferrable, and any attempt to assign or transfer the Permit shall render the Permit null and void.
- D. No commercial medical cannabis business shall be located within six hundred (600) feet of an existing school, daycare, youth center, park or library. The City Council by ordinance, may amend this restriction or adopt additional restrictions.
- E. The commercial medical cannabis business shall file an application for a Commercial Medical Cannabis Permit with the City Manager or City Manager's designee on forms provided by the city, and shall pay an "application fee" and "processing fee."
- F. The City Council may deny an application for a Commercial Medical Cannabis Permit, if it determines any of the following:
 - i. The applicant made one or more false or misleading statements or omissions on the registration application or during the application process;
 - ii. The applicant fails to meet the requirements of this chapter or any regulation adopted pursuant to this chapter;
 - iii. It is not in the best interest of the city, based upon the applicant's application or operating agreement, to issue a Permit to the business;
 - iv. Potential threats to public health and safety cannot be sufficiently mitigated; or
 - v. Significant public opposition necessitates denial to preserve the health, safety, and general welfare of the city.

5.70.052 Commercial Medical Cannabis Permit Holder Qualifications.

All Commercial Medical Cannabis Permit holders must meet the following minimum qualifications. The city reserves the right to require additional qualifications through the Commercial Medical Cannabis Permit application procedure.

- A. Commercial Medical Cannabis Permit holders, business operators, and employees must be twenty-one (21) years of age or older.
- B. Commercial Medical Cannabis Permit holders, their business operators and employees shall be subject to background search by the California Department of Justice and local law enforcement. At city's discretion, city may conduct a background search of any Commercial Medical Cannabis Permit holder, their business operators, and employees.
- C. Commercial medical cannabis business owners, operators, managers, and employees must not have felony convictions, as specified in Penal Code section 667.5(c) and section 1192.7(c).
- D. Commercial medical cannabis business owners, operators, managers, and employees must not have a criminal conviction that substantially relates to the qualifications, functions, or duties of the business or profession, including a felony conviction involving fraud, deceit, or embezzlement or a criminal conviction for the sale or provision of illegal controlled substances to a minor.

5.70.053 Commercial Medical Cannabis Permit Application.

An application for a Commercial Medical Cannabis Permit shall include, but no be limited to, the following information:

- A. The legal name, and any other names, under which the commercial medical cannabis business will operate.
- B. The address of the location and the on-site telephone number, if known, of the commercial medical cannabis business.
- C. The following information for each owner and manager of the medical cannabis business:
 - i. Complete legal name and any alias(es), address, and telephone number.
 - ii. Date and place of birth.
 - iii. Social security numbers.

- iv. Copy of a valid government issued photo identification card, license, or passport.
- v. List of all criminal convictions, other than infractions for traffic violations, the jurisdiction of the convictions, and the circumstances thereof.
- vi. Names of businesses owned or operated by the owner(s) or manager(s) within the last ten (10) years.
- vii. Investor and/or partner information.
- D. Assessor's Parcel Number of the parcel upon which the commercial medical cannabis business will be located.
- E. Draft operating agreement, in accordance section 5.70.054.
- F. Notarized written authorization from the property owner and/or landlord, to operate a commercial medical cannabis business on the site.
- G. Air Quality Acknowledgement. When deemed necessary by city staff, the applicant shall provide a calculation of the businesses anticipated emissions of air pollutants. The applicant shall also provide assurance that the business will comply with all Best Management Practices established by the Bay Area Air Quality Management District ("BAAQMD"). No Commercial Medical Cannabis Permit shall be issued to any business that would exceed the thresholds of significance established by the BAAQMD for evaluating air quality impacts for operation or construction.
- H. Greenhouse Gas Emissions Acknowledgement. When deemed necessary by city staff, the applicant shall provide calculations of the anticipated greenhouse gas emissions for the operation of the business and, where applicable, the operation of the business. The applicant shall further demonstrate compliance with any applicable state, regional, or local plan for the reduction of greenhouse gas emissions. No Commercial Medical Cannabis Permit shall be granted for any business that would violate any state, regional, or local plan for the reduction of greenhouse gases.
- I. Water Supply Acknowledgement. When deemed necessary by the City Engineer, the applicant shall demonstrate to the satisfaction of the City Engineer that sufficient water supply exists for the use.
- J. Wastewater Acknowledgement. When deemed necessary by the City Engineer, the applicant shall demonstrate to the satisfaction of the City Engineer that sufficient wastewater capacity exists for the proposed use.

- K. To the extent that the applicant intends to use any hazardous materials in its operations, the applicant shall provide a hazardous materials management plan that complies with all federal, state, and local requirements for management of such substances. "Hazardous materials" includes any hazardous substance regulated by any federal, state, or local laws or regulations intended to protect human health or the environment from exposure to such substances.
- L. Property owner(s) and applicant(s), shall sign the application and shall include affidavit(s) agreeing to abide by and conform to the conditions of the Permit and all provisions of the Pittsburgh Municipal Code pertaining to the establishment and operation of the medical cannabis manufacturing business, including, but not limited to, the provisions of this article. The affidavit(s) shall acknowledge that the approval of the Permit shall, in no way, allow any activity contrary to the Pittsburgh Municipal Code, or any activity which is in violation of applicable laws.
- M. Statement in writing by the applicant, that they will, to the fullest extent allowed by law, give preference to residents of the city for employee hiring.
- N. Signed indemnity provision.
- O. Any other information the city deems necessary.

Pursuant to applicable law, private information will be exempt from disclosure to the public, in order to protect an applicant's privacy interest and safety.

5.70.054 Commercial Medical Cannabis Business Operating Agreement.

The operating agreement shall set forth the terms and conditions under which the commercial medical cannabis business will operate, which are in addition to the requirements of this article, including, but not limited to: a business operating plan as set forth in 5.70.055; a security plan as set forth in 5.70.056; payment of fees and other charges mutually agreed to; and additional terms and conditions that will protect and promote public health, safety, and welfare. The operating agreement shall be approved by the City Council during a duly noticed, open and public meeting. The operating agreement may be approved concurrently with the Commercial Medical Cannabis Permit. An approved operating agreement shall only be in force with a valid Commercial Medical Cannabis Permit.

5.70.055 Commercial Medical Cannabis Business Operating Plan.

An operating plan shall be in conformance with the requirements of this article, and shall include, at a minimum:

- A. A list of the names, addresses, telephone numbers, and responsibilities of each applicant, manager and employees of the medical cannabis manufacturing business.
- B. Planned hours and days of operations of the medical cannabis manufacturing business.
- C. Floor plan of the proposed business facility.
- D. If applicant is a commercial medical cannabis manufacturing business, procedures to be utilized at the facility, including, as applicable, a description of which chemicals will be used, how chemicals will be stored, handled, and used; extraction and infusion methods; the transportation process; inventory procedures; cannabis track and trace procedures; inventory procedures; quality control procedures; and testing procedures.
- E. If applicant is a commercial medical cannabis manufacturing business, a detailed description of the product(s) to be manufactured at the business, including a description of the product's intended final use by consumers.
- F. Transportation plan detailing how and when medical cannabis will be delivered to and from the commercial medical cannabis business.
- G. Procedures for identifying, managing, and disposing of contaminated, adulterated, deteriorated, or excess medical cannabis and medical cannabis products.
- H. Procedures for inventory control to prevent diversion of medical cannabis or medical cannabis products to nonmedical use; employee screening; storage of medical cannabis; personnel policies; and recordkeeping.
- I. Odor management plan detailing the reasonable steps that will be taken by the business to ensure that the odor of medical cannabis and other physical impacts on neighboring properties will be minimized.
- J. Policies and procedures for adopting, monitoring, implementing, and enforcing all requirements of this article.

The city shall have the discretion to require changes to a business's operating plan. A Commercial Medical Cannabis Permit holder is required to submit any proposed change(s) to an approved operating plan to the City Manager for approval, at least thirty (30) days before the proposed change(s) is/are to take effect. Failure to do so will result in a suspension and/or revocation of the Permit. The City Manager shall have the authority to suspend a Permit, and the City Council shall have the authority to revoke a Permit.

5.70.056 Commercial Medical Cannabis Business Security Plan.

A security plan must be developed in consultation with, and approved by, the city's Chief of Police, to ensure the safety of persons working inside the business, and to protect the premises from theft, vandalism, and fire. The applicant's approved security plan must be filled with the City Manager or City Manager's designee. The applicant shall agree to implement all measures set forth in the security plan. The security plan shall include, but not be limited to, the following security measures:

- A. Storing cannabis and cannabis products not being manufactured or tested, in a secure room(s). Access to this/these room(s) shall be limited to key officers or employees.
- B. Installation of 24-hour security surveillance cameras of at least high definition quality, to monitor all entrances and exits to and from the premises, all interior spaces where cannabis, cash, or currency is being stored, and all interior spaces where diversion of cannabis could reasonably occur. Access to the security surveillance camera network shall be given to the Police Department.
- C. Retention of 24-hour surveillance camera footage for at least sixty (60) days. All surveillance camera footage shall be made immediately available to the Chief of Police or the Chief of Police's designee, or to any other state or local law enforcement, upon request.
- D. Professionally installed, maintained and monitored alarm system. Notice of the triggered alarm shall be sent to the Police Department.
- E. Sensors installed to detect entry and exit from all secure areas.
- F. Use of commercial-grade, non-residential locking mechanisms at all points of ingress and egress.
- G. Procedure whereby police are notified immediately upon any incidents of theft, vandalism, or any other instances stipulated by the Chief of Police.
- H. Designation of a responsible individual, who will be the business's point of contact with city, police, and other law enforcement entities.
- I. Transportation plan detailing how and when medical cannabis will be delivered to and from the commercial medical cannabis business.

5.70.057 Commercial Medical Cannabis Permit Revocation and Suspension.

A Commercial Medical Manufacturing Permit issued under this article maybe immediately suspended and/or revoked for any of the following reasons:

- A. An operator/permit holder ceases to meet any of the minimum qualifications listed in this article.
- B. An operator/permit holder fails to comply with the requirements of this article or any conditions of approval of the Permit.
- C. An operator/permit holder's state license for commercial medical cannabis operations is revoked, terminated, or not renewed.
- D. The commercial medical cannabis business fails to become operational within six (6) months of obtaining its Commercial Medical Cannabis Permit.
- E. Once operational, the business ceases to be in regular and continuous operation for ninety (90) consecutive days
- F. State law allowing the use for which the Permit was issued is amended or repealed resulting in the prohibition of such use, or the city receives credible information that the federal government will commence enforcement measures against such businesses and/or local governments that allow them.
- G. Circumstances under which the Permit was granted have significantly changed and the public health, safety, and welfare require the suspension, revocation, or modification.
- H. The Permit was granted, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the Permit application.
- I. An operator/permit holder is not current on city taxes or fees.
- J. An operator/permit holder initiates changes to its operating plan or operating agreement without first obtaining city approval.
- K. An operator/permit holder's state license for commercial medical cannabis operations is suspended. The city shall not reinstate the Permit until documentation is received showing that the state license has been reinstated or reissued. It shall be the city's discretion whether the city reinstates any Permit.

The City Manager shall have the authority to suspend a Permit, and the City Council shall have the authority to revoke a permit. A suspension and/or revocation of a Permit, automatically suspends and/or revokes the Permit holder's Commercial Medical Cannabis Business Operating Agreement.

5.70.058 Commercial Medical Cannabis Permit Indemnification.

To the fullest extent permitted by law, Commercial Medical Cannabis Permit holders shall indemnify, defend with counsel acceptable to city, and hold harmless, city and its officers, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney's fees, costs and fees of litigation (collectively, "Liability") of every nature arising out of, pertaining to, or relating to the city's suspension and/or revocation of a Permit, except such liability cause by the sole gross negligence or willful misconduct of city.

5.70.060 Penalty.

- A. Violation of this article is a public nuisance.
- B. Nothing in this article in any way limits any other remedy that may be available to the city, or any penalty that may be imposed by the city, for violations of this chapter. Such additional remedies include, but are not limited to, injunctive relief, administrative citations, or a cause of action under the California Narcotics Nuisance Abatement Act (Health and Safety Code Section 11570).

Article II. Nonmedical ~~Marijuana~~Cannabis

5.70.110 Purpose.

- A. In enacting this article, it is the intent of the city council to protect the safety and welfare of the general public. The Federal Controlled Substances Act, 21 U.S.C. Section 841, prohibits the possession, sale and distribution of ~~marijuana~~cannabis, and the city council finds that sanctioning the opening or establishment of nonmedical ~~marijuana businesses~~cannabis collectives, cooperatives, and dispensaries, or allowing the delivery of nonmedical ~~marijuana~~cannabis within the city would be inconsistent with federal law. ~~The purpose of this article is to prohibit~~However, the city acknowledges that state law allows commercial nonmedical ~~marijuana~~cannabis businesses, and that certain commercial nonmedical cannabis businesses from being opened or established that operate in the city, and to prohibit nonmedical marijuana deliveries from occurringaccordance with state law and are properly vetted, regulated, and monitored, can have positive economic impacts in the city- communities in which they operate.
- B. Furthermore, the city council finds that nonmedical cannabis dispensaries are public nuisances in that many violent crimes have been committed that can be traced back to the proliferation of cannabis dispensaries, including armed robberies and murders. Increased noise and pedestrian traffic, including

nonresidents in pursuit of cannabis, and out-of-area criminals in search of prey, are commonly encountered near outside cannabis collectives, cooperatives and dispensaries. The city council further finds that it is reasonable to conclude that cannabis deliveries are likely to cause many of these same adverse impacts.

- C. Therefore, in order to protect the integrity of the city and the goals upon which this city was founded, the city council finds that it is in the best interest of the residents of the city to prohibit nonmedical cannabis collectives, cooperatives and dispensaries, and cannabis deliveries, and only allow certain commercial cannabis businesses to operate, subject to specific permitting requirements and execution of an operating agreement.
- D. The purpose of this article is to prohibit cannabis collectives, cooperatives and dispensaries from being opened or established in the city of Pittsburg, as well as prohibiting nonmedical cannabis deliveries from occurring in the city of Pittsburg, while also allowing certain commercial nonmedical cannabis businesses to operate subject to requirements set forth in this article. Nothing in this article shall be deemed to allow or authorize any use or activity which is otherwise prohibited by any state or federal law.

5.70.120 Definitions.

The following words and phrases, whenever used in this article, shall be construed as hereafter set out, unless it is apparent that they have a different meaning:

- A. "City" means the city of Pittsburg.
- B. "Commercial nonmedical ~~marijuana~~cannabis business" means ~~any activity licensed~~Type 6-Manufacturer 1, Type 7-Manufacturer 2, Type 8-Testing laboratory, and Type 11-Distributor activities defined by the Medicinal and Adult-Use Cannabis Regulation and Safety Act ("MAUCRSA"), Business and Professions Code Section 26000 et seq., including but not limited to nonmedical~~marijuana cultivation, distribution, manufacturing, retail, testing, and operation of a microbusiness.~~
- C. "Nonmedical ~~marijuana~~cannabis" means ~~marijuana~~cannabis that is intended to be used for nonmedical purposes pursuant to ~~Health~~Business and Safety~~Professions~~ Code Section~~11362.1- 26000~~ et seq.
- D. "Nonmedical ~~marijuana~~cannabis delivery" means the commercial transfer of nonmedical ~~marijuana~~cannabis or nonmedical ~~marijuana~~cannabis products ~~from a nonmedical cannabis dispensary to a person, including as well as the use by a dispensary of any technology that enables persons~~platform to arrange for or

facilitate the ~~commercial~~ transfer of nonmedical ~~marijuana~~cannabis or nonmedical ~~marijuana~~cannabis products.

- E. “Nonmedical ~~marijuana~~cannabis dispensary” or “dispensary” means any retail business that is required to possess a “Type 10-Retailer” or “Type 12 Microbusiness” under Business and Professions Code Section 2600 *et seq.*
- F. “Nonmedical cannabis products” means nonmedical ~~marijuana~~cannabis that has undergone a process whereby the plant material has been transformed into a concentrate, including, but not limited to, concentrated cannabis, or an edible or topical product containing ~~marijuana~~cannabis or concentrated cannabis and other ingredients.
- G. “Person” means any individual, partnership, co-partnership, firm, association, joint stock company, corporation, limited liability corporation, collective, cooperative, or combination thereof in whatever form or character.

5.70.130 Nonmedical ~~marijuana~~ deliveries~~cannabis~~ dispensaries prohibited.

Nonmedical ~~marijuana~~ deliveries~~cannabis~~ dispensaries are prohibited in the city. It shall be unlawful for any person to engage in, conduct, carry on, or to ~~permit~~allow to be engaged in, conducted or carried on, in or upon any premises in the city, the operation of a nonmedical ~~marijuana~~cannabis dispensary.

5.70.140 Nonmedical cannabis deliveries prohibited.

Nonmedical cannabis deliveries are prohibited in the city. It shall be unlawful for any person to engage in, conduct, carry on, or to allow to be engaged in, conducted or carried on, in or upon any premises in the city, nonmedical cannabis deliveries. This section shall not be interpreted to prohibit the transportation of nonmedical ~~marijuana~~cannabis through the city on public roads, as long as such transportation does not involve the delivery of nonmedical ~~marijuana~~cannabis within the city.

5.70.140-150 Commercial nonmedical ~~marijuana~~cannabis businesses prohibited~~allowed~~.

Commercial nonmedical ~~marijuana~~cannabis businesses are ~~prohibited~~allowed in the city~~;~~, pursuant to the requirements set forth in this article. All commercial nonmedical cannabis businesses must obtain a city business license, a City Nonmedical Cannabis Permit, and a state license prior to operation, and also enter into an operating agreement with the City. Only Type 6-Manufacturers 1, Type 7-Manufacturers 2, Type 8-Testing laboratories, and Type 11-Distributors, as defined by Business and Professions Code §§ 26000 *et seq.*, shall be allowed and permitted by the city. The City Council may, at its discretion, issue up to nine (9) Commercial Nonmedical

Cannabis Permits. This number may be changed at a later time by resolution of the City Council. It shall be unlawful for any person to engage in, conduct, carry on, or to permit allow to be engaged in, conducted or carried on, in or upon any premises in the city, a commercial nonmedical marijuana business. cannabis business without complying with the requirements of this article.

5.70.150-5.70.160 Commercial Nonmedical Cannabis Permit.

- A. It shall be unlawful for any person to operate a commercial nonmedical cannabis business without a Commercial Nonmedical Cannabis Permit, issued by the city, under the terms and conditions set forth in this article.
- B. Each Commercial Nonmedical Cannabis Permit shall expire five (5) years from its date of issuance. Renewal of the Permit shall be subject to City Council approval, which must be obtained at a duly noticed, open and public meeting. City shall have the right to charge an administrative fee to the Commercial Nonmedical Cannabis Permit holder, to compensate city for its reasonable and actual costs to evaluate the Permit renewal.
- C. The Commercial Nonmedical Cannabis Permit is not transferrable, and any attempt to assign or transfer the Permit shall render the Permit null and void.
- D. No commercial nonmedical cannabis business shall be located within six hundred (600) feet of an existing school, daycare, youth center, park or library. The City Council by ordinance, may amend this restriction or adopt additional restrictions.
- E. The commercial nonmedical cannabis business shall file an application for a Commercial Nonmedical Cannabis Permit with the City Manager or City Manager's designee on forms provided by the city, and shall pay an "application fee" and "processing fee."
- F. The City Council may deny an application for a Commercial Nonmedical Cannabis Permit, if it determines any of the following:
 - i. The applicant made one or more false or misleading statements or omissions on the registration application or during the application process;
 - ii. The applicant fails to meet the requirements of this chapter or any regulation adopted pursuant to this chapter;
 - iii. It is not in the best interest of the city, based upon the applicant's application or operating agreement, to issue a Permit to the business;
 - iv. Potential threats to public health and safety cannot be sufficiently mitigated; or

- v. Significant public opposition necessitates denial to preserve the health, safety, and general welfare of the city.

5.70.161 Commercial Nonmedical Cannabis Permit Holder Qualifications.

All Commercial Nonmedical Cannabis Permit holders must meet the following minimum qualifications. The city reserves the right to require additional qualifications through the Commercial Nonmedical Cannabis Permit application procedure.

- A. Commercial Nonmedical Cannabis Permit holders, business operators, and employees must be twenty-one (21) years of age or older.
- B. Commercial Nonmedical Cannabis Permit holders, their business operators and employees shall be subject to background search by the California Department of Justice and local law enforcement. At city's discretion, city may conduct a background search of any Commercial Nonmedical Cannabis Permit holder, their business operators, and employees.
- C. Commercial nonmedical cannabis business owners, operators, managers, and employees must not have felony convictions, as specified in Penal Code section 667.5(c) and section 1192.7(c).
- D. Commercial nonmedical cannabis business owners, operators, managers, and employees must not have a criminal conviction that substantially relates to the qualifications, functions, or duties of the business or profession, including a felony conviction involving fraud, deceit, or embezzlement or a criminal conviction for the sale or provision of illegal controlled substances to a minor.

5.70.162 Commercial Nonmedical Cannabis Permit Application.

An application for a Commercial Nonmedical Cannabis Permit shall include, but no be limited to, the following information:

- A. The legal name, and any other names, under which the commercial nonmedical cannabis business will operate.
- B. The address of the location and the on-site telephone number, if known, of the commercial nonmedical cannabis business.
- C. The following information for each owner and manager of the nonmedical cannabis business:
 - i. Complete legal name and any alias(es), address, and telephone number.
 - ii. Date and place of birth.
 - iii. Social security numbers.

- iv. Copy of a valid government issued photo identification card, license, or passport.
- v. List of all criminal convictions, other than infractions for traffic violations, the jurisdiction of the convictions, and the circumstances thereof.
- vi. Names of businesses owned or operated by the owner(s) or manager(s) within the last ten (10) years.
- vii. Investor and/or partner information.
- D. Assessor's Parcel Number of the parcel upon which the commercial nonmedical cannabis business will be located.
- E. Draft operating agreement, in accordance section 5.70.163.
- F. Notarized written authorization from the property owner and/or landlord, to operate a commercial nonmedical cannabis business on the site.
- G. Air Quality Acknowledgement. When deemed necessary by city staff, the applicant shall provide a calculation of the businesses anticipated emissions of air pollutants. The applicant shall also provide assurance that the business will comply with all Best Management Practices established by the Bay Area Air Quality Management District ("BAAQMD"). No Commercial Nonmedical Cannabis Permit shall be issued to any business that would exceed the thresholds of significance established by the BAAQMD for evaluating air quality impacts for operation or construction.
- H. Greenhouse Gas Emissions Acknowledgement. When deemed necessary by city staff, the applicant shall provide calculations of the anticipated greenhouse gas emissions for the operation of the business and, where applicable, the operation of the business. The applicant shall further demonstrate compliance with any applicable state, regional, or local plan for the reduction of greenhouse gas emissions. No Commercial Nonmedical Cannabis Permit shall be granted for any business that would violate any state, regional, or local plan for the reduction of greenhouse gases.
- I. Water Supply Acknowledgement. When deemed necessary by the City Engineer, the applicant shall demonstrate to the satisfaction of the City Engineer that sufficient water supply exists for the use.
- J. Wastewater Acknowledgement. When deemed necessary by the City Engineer, the applicant shall demonstrate to the satisfaction of the City Engineer that sufficient wastewater capacity exists for the proposed use.

- K. To the extent that the applicant intends to use any hazardous materials in its operations, the applicant shall provide a hazardous materials management plan that complies with all federal, state, and local requirements for management of such substances. "Hazardous materials" includes any hazardous substance regulated by any federal, state, or local laws or regulations intended to protect human health or the environment from exposure to such substances.
- L. Property owner(s) and applicant(s), shall sign the application and shall include affidavit(s) agreeing to abide by and conform to the conditions of the Permit and all provisions of the Pittsburg Municipal Code pertaining to the establishment and operation of the medical cannabis manufacturing business, including, but not limited to, the provisions of this article. The affidavit(s) shall acknowledge that the approval of the Permit shall, in no way, allow any activity contrary to the Pittsburg Municipal Code, or any activity which is in violation of applicable laws.
- M. Statement in writing by the applicant, that they will, to the fullest extent allowed by law, give preference to residents of the city for employee hiring.
- N. Signed indemnity provision.
- O. Any other information the city deems necessary.

Pursuant to applicable law, private information will be exempt from disclosure to the public, in order to protect an applicant's privacy interest and safety.

5.70.163 Commercial Nonmedical Cannabis Business Operating Agreement.

The operating agreement shall set forth the terms and conditions under which the commercial medical cannabis business will operate, which are in addition to the requirements of this article, including, but not limited to: a business operating plan as set forth in 5.70.164; a security plan as set forth in 5.70.165; payment of fees and other charges mutually agreed to; and additional terms and conditions that will protect and promote public health, safety, and welfare. The operating agreement shall be approved by the City Council during a duly noticed, open and public meeting. The operating agreement may be approved concurrently with the Commercial Nonmedical Cannabis Permit. An approved operating agreement shall only be in force with a valid Commercial Nonmedical Cannabis Permit.

5.70.164 Commercial Nonmedical Cannabis Business Operating Plan.

An operating plan shall be in conformance with the requirements of this article, and shall include, at a minimum:

- A. A list of the names, addresses, telephone numbers, and responsibilities of each applicant, manager and employees of the medical cannabis manufacturing business.
- B. Planned hours and days of operations of the medical cannabis manufacturing business.
- C. Floor plan of the proposed business facility.
- D. If applicant is a commercial nonmedical cannabis manufacturing business, procedures to be utilized at the facility, including, as applicable, a description of which chemicals will be used, how chemicals will be stored, handled, and used; extraction and infusion methods; the transportation process; inventory procedures; cannabis track and trace procedures; inventory procedures; quality control procedures; and testing procedures.
- E. If applicant is a commercial nonmedical cannabis manufacturing business, a detailed description of the product(s) to be manufactured at the business, including a description of the product's intended final use by consumers.
- F. Transportation plan detailing how and when nonmedical cannabis will be delivered to and from the commercial medical cannabis business.
- G. Procedures for identifying, managing, and disposing of contaminated, adulterated, deteriorated, or excess nonmedical cannabis and nonmedical cannabis products.
- H. Procedures for inventory control to prevent diversion of nonmedical cannabis or nonmedical cannabis products to unintended uses; employee screening; storage of nonmedical cannabis; personnel policies; and recordkeeping.
- I. Odor management plan detailing the reasonable steps that will be taken by the business to ensure that the odor of nonmedical cannabis and other physical impacts on neighboring properties will be minimized.
- J. Policies and procedures for adopting, monitoring, implementing, and enforcing all requirements of this article.

The city shall have the discretion to require changes to a business's operating plan. A Commercial Nonmedical Cannabis Permit holder is required to submit any proposed change(s) to an approved operating plan to the City Manager for approval, at least thirty (30) days before the proposed change(s) is/are to take effect. Failure to do so will result in a suspension and/or revocation of the Permit. The City Manager shall have the authority to suspend a Permit, and the City Council shall have the authority to revoke a Permit.

5.70.165 Commercial Nonmedical Cannabis Business Security Plan.

A security plan must be developed in consultation with, and approved by, the city's Chief of Police, to ensure the safety of persons working inside the business, and to protect the premises from theft, vandalism, and fire. The applicant's approved security plan must be filled with the City Manager or City Manager's designee. The applicant shall agree to implement all measures set forth in the security plan. The security plan shall include, but not be limited to, the following security measures:

- A. Storing nonmedical cannabis and nonmedical cannabis products not being manufactured or tested, in a secure room(s). Access to this/these room(s) shall be limited to key officers or employees.
- B. Installation of 24-hour security surveillance cameras of at least high definition quality, to monitor all entrances and exits to and from the premises, all interior spaces where cannabis, cash, or currency is being stored, and all interior spaces where diversion of cannabis could reasonably occur. Access to the security surveillance camera network shall be given to the Police Department.
- C. Retention of 24-hour surveillance camera footage for at least sixty (60) days. All surveillance camera footage shall be made immediately available to the Chief of Police or the Chief of Police's designee, or to any other state or local law enforcement, upon request.
- D. Professionally installed, maintained and monitored alarm system. Notice of the triggered alarm shall be sent to the Police Department.
- E. Sensors installed to detect entry and exit from all secure areas.
- F. Use of commercial-grade, non-residential locking mechanisms at all points of ingress and egress.
- G. Procedure whereby police are notified immediately upon any incidents of theft, vandalism, or any other instances stipulated by the Chief of Police.
- H. Designation of a responsible individual, who will be the business's point of contact with city, police, and other law enforcement entities.
- I. Transportation plan detailing how and when nonmedical cannabis will be delivered to and from the commercial nonmedical cannabis business.

5.70.170 Commercial Nonmedical Cannabis Permit Revocation and Suspension.

A Commercial Nonmedical Manufacturing Permit issued under this article maybe immediately suspended and/or revoked for any of the following reasons:

- A. An operator/permit holder ceases to meet any of the minimum qualifications listed in this article.
- B. An operator/permit holder fails to comply with the requirements of this article or any conditions of approval of the Permit.
- C. An operator/permit holder's state license for commercial nonmedical cannabis operations is revoked, terminated, or not renewed.
- D. An operator/permit holder's Commercial Medical Permit is suspended or revoked.
- E. The commercial nonmedical cannabis business fails to become operational within six (6) months of obtaining its Commercial Nonmedical Cannabis Permit.
- F. Once operational, the business ceases to be in regular and continuous operation for ninety (90) consecutive days
- G. State law allowing the use for which the Permit was issued is amended or repealed resulting in the prohibition of such use, or the city receives credible information that the federal government will commence enforcement measures against such businesses and/or local governments that allow them.
- H. Circumstances under which the Permit was granted have significantly changed and the public health, safety, and welfare require the suspension, revocation, or modification.
- I. The Permit was granted, in whole or in part, on the basis of a misrepresentation or omission of a material statement in the Permit application.
- J. An operator/permit holder is not current on city taxes or fees.
- K. An operator/permit holder initiates changes to its operating plan or operating agreement without first obtaining city approval.
- L. An operator/permit holder's state license for commercial nonmedical cannabis operations is suspended. The city shall not reinstate the Permit until documentation is received showing that the state license has been reinstated or reissued. It shall be the city's discretion whether the city reinstates any Permit.

The City Manager shall have the authority to suspend a Permit, and the City Council shall have the authority to revoke a Permit. A suspension and/or revocation of a Permit,

automatically suspends and/or revokes the Permit holder's Commercial Nonmedical Cannabis Business Operating Agreement.

5.70.180 Commercial Nonmedical Cannabis Permit Indemnification.

To the fullest extent permitted by law, Commercial Nonmedical Cannabis Permit holders shall indemnify, defend with counsel acceptable to city, and hold harmless, city and its officers, officials, employees, agents and volunteers (collectively, "Indemnitees") from and against any and all liability, loss, damage, claims, expenses, and costs, including without limitation, attorney's fees, costs and fees of litigation (collectively, "Liability") of every nature arising out of, pertaining to, or relating to the city's suspension and/or revocation of a Permit, except such liability cause by the sole gross negligence or willful misconduct of city.

5.70.190 Dual Application Process

A person may apply for a Commercial Medical Cannabis Permit and Commercial Nonmedical Cannabis Permit concurrently.

5.70.200 Penalty.

- A. Violation of this article is a public nuisance.
- B. Nothing in this article in any way limits any other remedy that may be available to the city, or any penalty that may be imposed by the city, for violations of this ~~article~~chapter. Such additional remedies, include, but are not limited to, injunctive relief ~~and, administrative citations,~~ or a cause of action under the California Narcotics Nuisance Abatement Act (Health and Safety Code Section 11570).



City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

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

Concerning the following matter:

Recommendation on Amendments to Pittsburg Municipal Code Title 18 Related to Cannabis Regulations, AP-18-1308 (RZ).

This is a public hearing on a proposal to consider recommending amendments to Title 18, "Zoning," of the Pittsburg Municipal Code (PMC) in order to allow for use of cannabis within medical and nonmedical product manufacturing. On March 5, 2018, the City Council moved to introduce and waive further reading of amendments to PMC Title 5 in order to allow for use of cannabis within medical and nonmedical product manufacturing and establish procedures for issuing medical and nonmedical commercial cannabis permits.

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

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

Where can I get more information about this project?

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

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

Comments or objections to the project can be made by writing or through oral testimony during the public hearing. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA 94565. You may also register your comments or objections by attending the public hearing on the date and time listed above.

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


 KRISTIN POLLOT, AICP, SECRETARY
 PITTSBURG PLANNING COMMISSION

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT**

**ITEM: Notice of Intent to Exercise Delegated Design Review Authority, 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 two notices of intent to exercise delegated design review authority for: 1) a revision to the San Marco Village D House Plans; and 2) an extension of approval for the Burlessas Building Remodel at 14 East 4th Street. The Zoning Administrator also submits two resolutions previously approved under the delegated authority (Planning Commission Resolution No. 9918).

RECOMMENDATION:

Staff recommends that the Commission acknowledge receipt of the two attached Notices of Intent to Exercise Design Review Authority, and the two attached adopted Zoning Administrator resolutions.

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 two applications requesting design review approval which qualify within one or more of the nine categories of delegated authority established by Resolution No. 9918:

1. Extension of Approval for Burlessas Building Remodel, AP-15-1070 (AD) – Delegated Design Review Category 3.

This is a request for a one-year extension of the design review approval for plans to rehabilitate the historic Burlessas Building, an existing, 11,682 square-foot building located at 14 East 4th Street in the CP (Pedestrian Commercial) District. Assessor's Parcel Nos. 085-104-004 and 085-104-009. The building was constructed in 1922 and is a contributor to the New York Landing Historic District. The approved project consisted of the following: 1) demolition of the third floor 'penthouse'; 2) installation of new commercial storefront systems and lighting; 3) restoration or in-kind replacement of original, exterior doors and windows; 4) replacement of non-original exterior doors and windows; 5) rehabilitation and painting of all building exteriors; 6) interior building improvements to accommodate commercial uses on the ground floor and provide eight residential apartment units on the second floor; and 7) construction of a parking lot including a carport, lighting, landscaping, walkways, bike racks, and a trash enclosure. The existing approval was set to expire on March 10, 2018.

2. San Marco Village D Model Homes Revision, AP-18-1327 (AD) – Delegated Design Review Category 7.

This is an application by Roe LaFlamme, on behalf of Discovery Builders, Inc.,

Planning Commission Staff Report

requesting a revision to a previous administrative design review approval for six model homes to be used in Village D of the San Marco Planned Development Area. The revision would allow a one-foot reduction to the minimum corner side yard setback on Lot 63 (Assessor's Parcel No. 097-970-063). The San Marco Subdivision (Tract 7362) was approved by the City Council on January 19, 1993 (Resolution No. 93-7889). A total of 171 new single-family units are under construction in Village D.

The Zoning Administrator has also adopted two resolutions approving delegated design review applications, as follows:

1. Resolution No. 307: Bank of America Building Repainting, AP-18-1322 (AD)
2. Resolution No. 308: Dow UTLX Office Trailer, AP-18-1324 (AD)

GENERAL PLAN/CODE COMPLIANCE:

Delegated Design Review Authority: Resolution No. 9918 established nine categories of design review applications upon which the Commission would authorize the Zoning Administrator to act. Resolution No. 9918, and PMC section 18.10.100, direct staff to notify the Planning Commission of intent to exercise delegated design review authority on any application that falls within one of those nine categories, prior to approving the application. Upon receiving such notification, a majority of the Commission may direct that the matter be scheduled for future consideration by the entire Commission. Resolution No. 9918 also directs staff to keep the Commission informed about delegated design review application approvals by providing copies of resolutions adopted by the Zoning Administrator.

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notices of Intent and the adopted Zoning Administrator resolutions.

ATTACHMENTS:

1. Notice of Intent: Extension of Approval for Burlessas Building Remodel, AP-15-1070 (AD)
2. Notice of Intent: San Marco Village D Model Homes Revision, AP-18-1327 (AD)
3. Zoning Administrator Resolution No. 307
4. Zoning Administrator Resolution No. 308

Prepared by: Jordan Davis, Acting Zoning Administrator

**NOTICE OF INTENT
TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF
PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918**

Extension of Approval for Burlessas Building Remodel, AP -15-1070 (AD).

This is a request for a one-year extension of the design review approval for plans to rehabilitate the historic Burlessas Building, an existing, 11,682 square-foot building located at 14 East 4th Street in the CP (Pedestrian Commercial) District. Assessor's Parcel Nos. 085-104-004 and 085-104-009. The building was constructed in 1922 and is a contributor to the New York Landing Historic District. The approved project consisted of the following: 1) demolition of the third floor 'penthouse'; 2) installation of new commercial storefront systems and lighting; 3) restoration or in-kind replacement of original, exterior doors and windows; 4) replacement of non-original exterior doors and windows; 5) rehabilitation and painting of all building exteriors; 6) interior building improvements to accommodate commercial uses on the ground floor and provide eight residential apartment units on the second floor; and 7) construction of a parking lot including a carport, lighting, landscaping, walkways, bike racks, and a trash enclosure. The existing approval was set to expire on March 10, 2018.

This project was delegated to staff on May 26, 2015 under Category 3 – Minor Building Remodels.

March 08, 2018

City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

Subject: Request for Extension
Application No.: AP-15-1072
Project Name : Burlessas Building Remodel
Location: 14 East 4th Street
APN(s): 085-104-009,-004

Dear Hector Rojas, LEED AP, Senior Planner,

The expiration date of our Design Review Approval will expire on March 10, 2018. Mr. John Caprio, Owner of the Burlessas Building, and myself are requesting for an extension to be filed with the Planning Division and subsequently approve by the Planning Commission.

Mr. Caprio has been diligently complying within Section 3. Decision, of Resolution No. 278, approved on March 10, 2016. Mr. Caprio is currently undergoing seismic retrofitting analysis and design to improve the safety and integrity of the structure. This analysis and design is to be completed by our Structural Engineer within the next week, and we will more likely submit plans for review to obtain a seismic retrofit building permit.

Therefore, we are requesting for an extension of the Design Review Approval, so we can continue with our efforts with the Rehabilitation of the Burlessas Building.

If you have any questions regarding this request for extension, please feel free to contact John Caprio or myself, Joel Ferrer at (925) 759-0512 or ferrerassociates@att.net. We look forward to an approval for an extension.

Sincerely,

John Caprio, Owner
Burlessas Building

Joel L. Ferrer, Owner
Ferrer and Associates

NOTICE OF INTENT

TO EXERCISE DESIGN REVIEW AUTHORITY DELEGATED TO STAFF PURSUANT TO PLANNING COMMISSION RESOLUTION NO. 9918

SAN MARCO VILLAGE D MODEL HOMES REVISION, AP-18-1327 (AD).

This is an application by Roe LaFlamme, on behalf of Discovery Builders, Inc., requesting a revision to a previous administrative design review approval for six model homes to be used in Village D of the San Marco Planned Development Area. The revision would allow a one-foot reduction to the minimum corner side yard setback on Lot 63 (Assessor's Parcel No. 097-970-063). The San Marco Subdivision (Tract 7362) was approved by the City Council on January 19, 1993 (Resolution No. 93-7889). A total of 171 new single-family units are under construction in Village D.

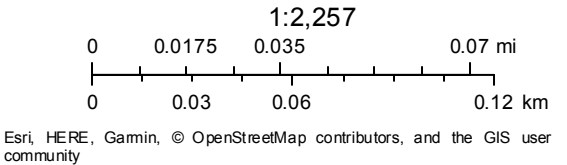
This project is eligible for delegation to staff under Category 7 (New Model Homes in Approved Subdivisions), pursuant to Planning Commission Resolution No. 9918. Projects eligible for delegation under this category are limited to model homes that are consistent with the general size, quality of architecture and materials, and general character of the originally approved models.

Attachment 1 - Location Map

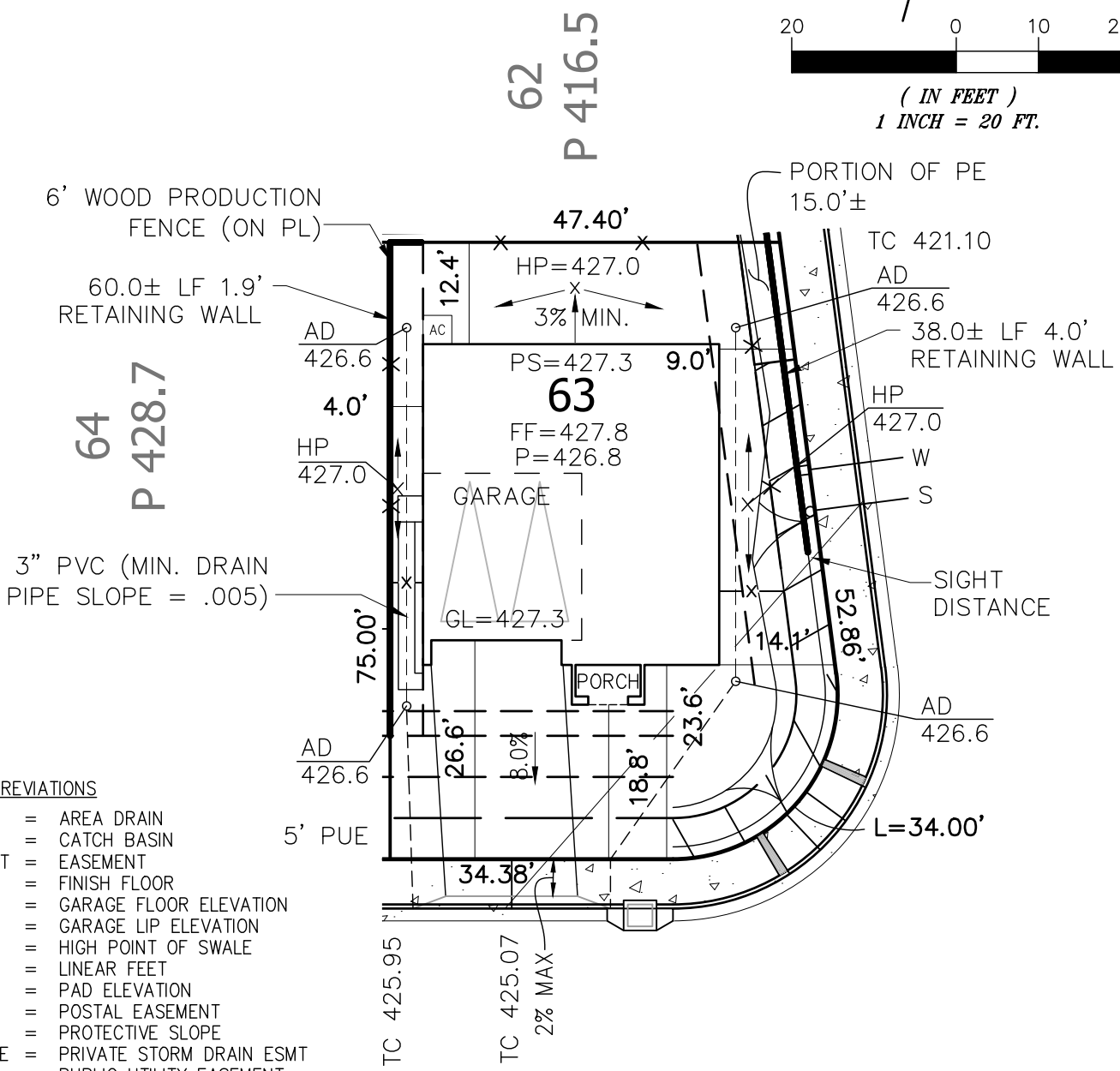
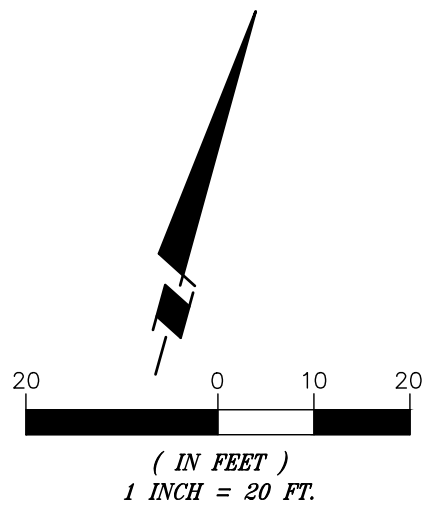


3/16/2018, 4:20:35 PM

-  Parcel
-  Caltrans ROW
-  City Limits
-  CCC Housing Authority



NOTES:
1) SET BACK DIMENSIONS
ARE TO PROPERTY LINES.



- ABBREVIATIONS
- AD = AREA DRAIN
 - CB = CATCH BASIN
 - ESMT = EASEMENT
 - FF = FINISH FLOOR
 - GF = GARAGE FLOOR ELEVATION
 - GL = GARAGE LIP ELEVATION
 - HP = HIGH POINT OF SWALE
 - LF = LINEAR FEET
 - P = PAD ELEVATION
 - PE = POSTAL EASEMENT
 - PS = PROTECTIVE SLOPE
 - PSDE = PRIVATE STORM DRAIN ESMT
 - PUE = PUBLIC UTILITY EASEMENT
 - S = SANITARY SEWER LATERAL
 - SCA = SLOPE CONTROL AREA
 - SDE = STORM DRAIN ESMT
 - TC = TOP OF CURB ELEVATION
 - TGRE = TEMPORARY GRADING ESMT
 - W = WATER SERVICE
 - WLE = WATERLINE ESMT
 - BOD = BACKWATER OVERFLOW DEVICE

- LEGEND
- x—x— 6' WOOD FENCE
 - MASONRY WALL
 - — — RETAINING WALLS
 - — — RIGHT OF WAY
 - //// RELINQUISHMENT OF ACCESS RIGHTS PER SUB. 9379

3201 LA PAZ DRIVE
APN: 097-970-063

LOT 63- TWO STORY	Coverage: 36%
PLAN NO. (2) 2410-A-7	Lot Area: 3,805± S.F.
SAN MARCO - UNIT 11	House Footprint Area: 1,356 ± S.F.

ISAKSON & ASSOCIATES INC.
2255 YGNACIO VALLEY ROAD, SUITE C WALNUT CREEK, CA. 94598
PHONE (925) 937-9333

PLOT PLAN SUBDIVISION 9379	CHECKED BY: DOI	DRAWN BY: JDVL	JOB NO. 201409
	SCALE: 1"=20'	DATE: 11/16/17	SHEET 1 OF 1

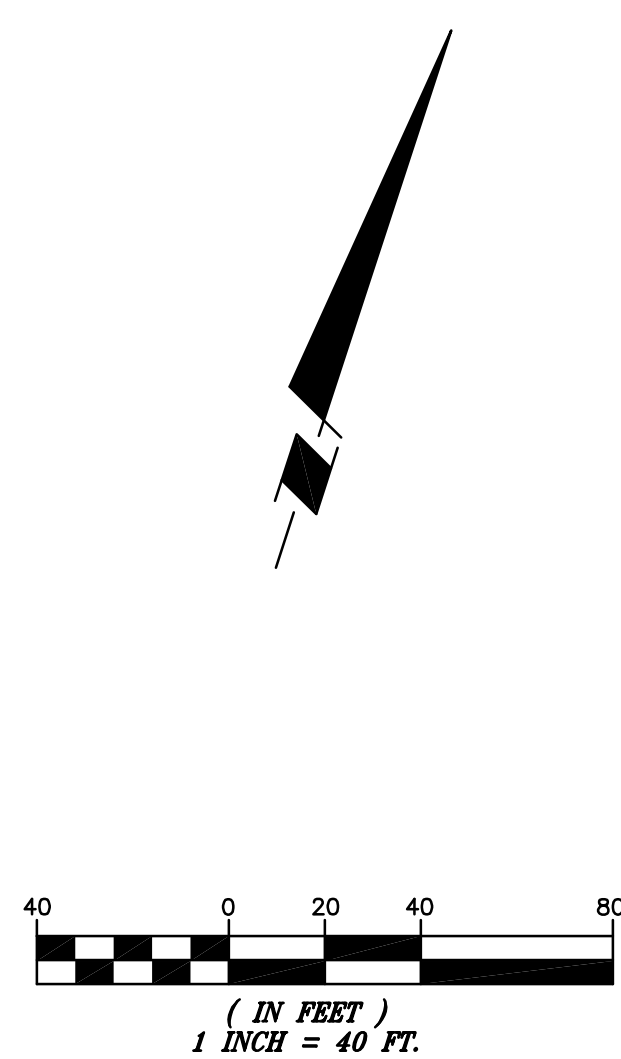


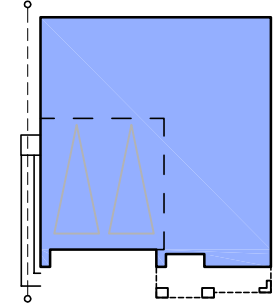
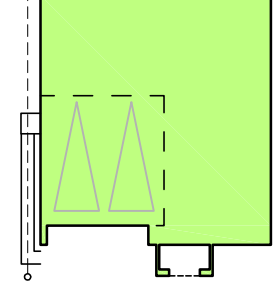
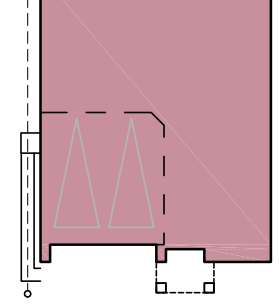
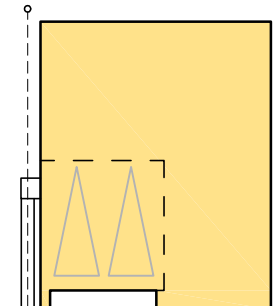
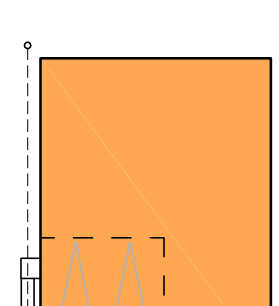
SAN MARCO UNIT 11 & 12

PITTSBURG, CA



SAN MARCO UNIT #11 **MASTER PLOTTING PLAN**



	MODEL	COUNT	PERCENT
		PLAN 1 30	24%
		PLAN 2 29	23%
		PLAN 3 25	20%
		PLAN 4 28	22%
		PLAN 5 13	11%
TOTAL HOMES:		125	100%

REGISTERED PROFESSIONAL ENGINEER
 NO. 21764
 CIVIL
 STATE OF CALIFORNIA

SAN MARCO UNIT #11
 MASTER PLOTTING PLAN
 CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

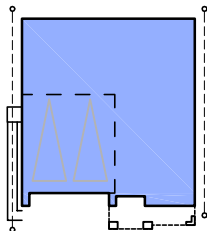
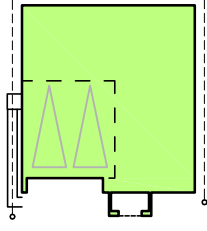
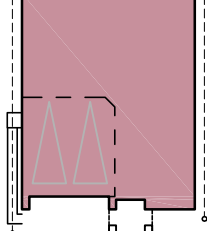
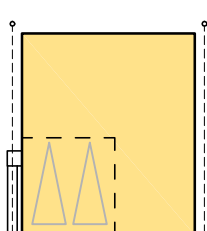
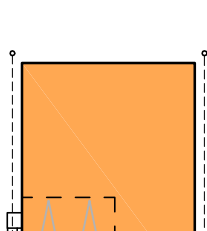
Isakson & Assoc. Inc.
 civil
 land
 engineering
 surveying
 2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone: (925) 937-9333

DATE: 12-01-16 DESIGNED: BTG DRAWN: KLVL CHECKED: DOI JOB NO: 201409 SHEET 1 OF 1

SAN MARCO UNIT #12

MASTER PLOTTING PLAN



MODEL	COUNT	PERCENT
	PLAN 1 22	20%
	PLAN 2 27	25%
	PLAN 3 20	19%
	PLAN 4 24	22%
	PLAN 5 15	14%
TOTAL HOMES:		108 100%

DATE: 12-01-16

DESIGNED BY: RF

DRAWN BY: KLVL

CHECKED BY: DOI

JOB NO: 201412

SHEET 1 OF 1

REGISTERED PROFESSIONAL ENGINEER
DAVID O. ISAKSON
NO. 21764
CIVIL
STATE OF CALIFORNIA

SAN MARCO UNIT #12

MASTER PLOTTING PLAN

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.

civil engineering land surveying

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



Elevation A
"MONTEREY"



Elevation C
"FRENCH COUNTRY"

MATERIAL LEGEND

- | | | |
|--|---|---|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
DECORATIVE WROUGHT IRON
MOCK TILE VENTS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> |
|--|---|---|



Elevation B
"TUSCAN"

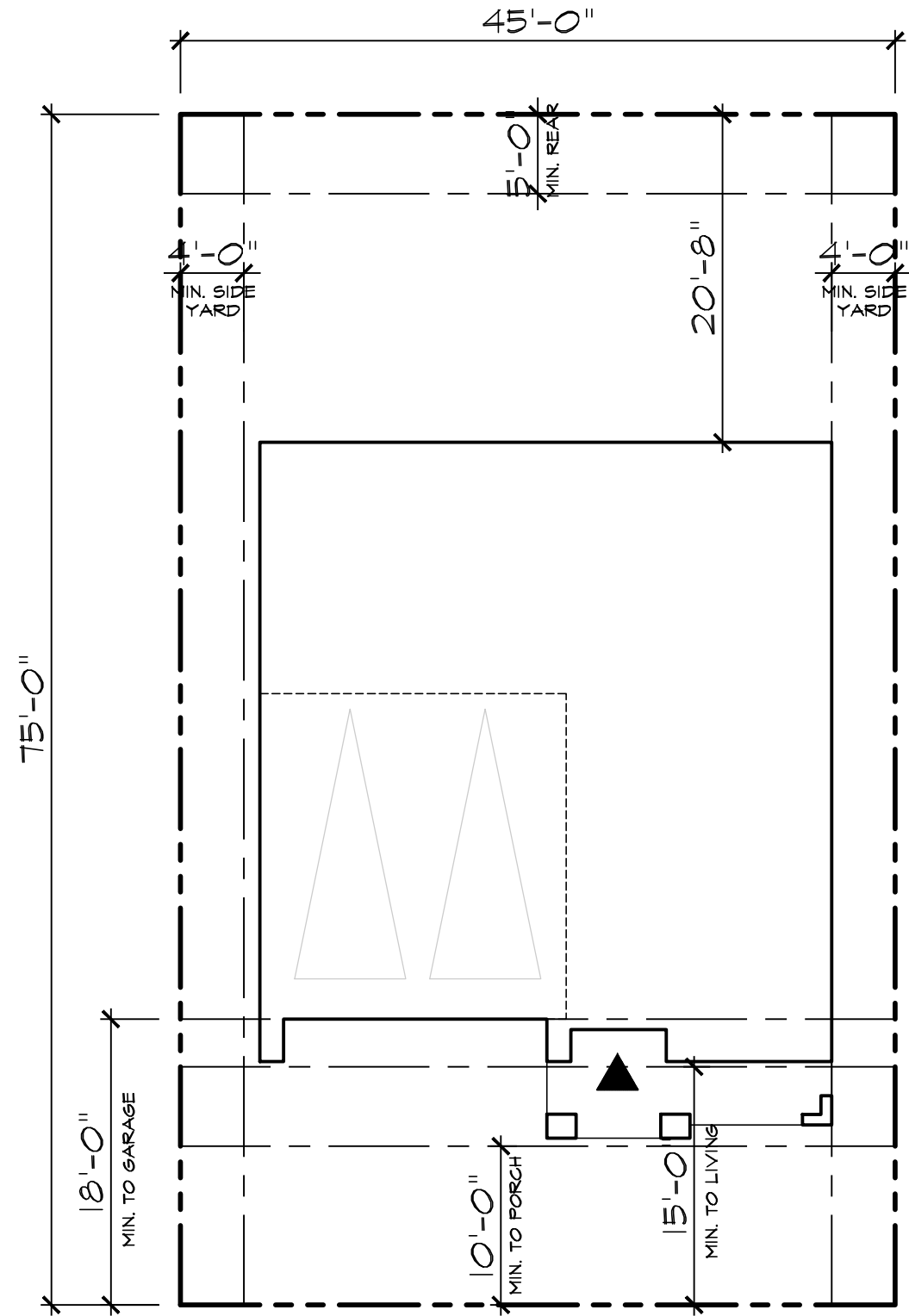
Plan 1
Front Elevations

SAN MARCO
UNIT 11 & 12
PITTSBURG, CA



DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/30/16



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
45' x 75' = 3375 SQ. FT.	1340 SQ. FT.	40%	20'-8"

City of Pittsburgh

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING

15' MIN.

FRONT SETBACK - TO GARAGE

18' MIN.

SIDE YARD - SETBACK

4' MIN.

CORNER SIDE YARD - SETBACK

10' MIN.

REAR YARD - SETBACK

5' MIN.

PORCH SETBACK -

10' MIN.

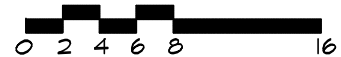
LOT SIZE -

2,900 SQ. FT.

MAX COVERAGE - 2-STORY

50%

Plan 1
Site Plan



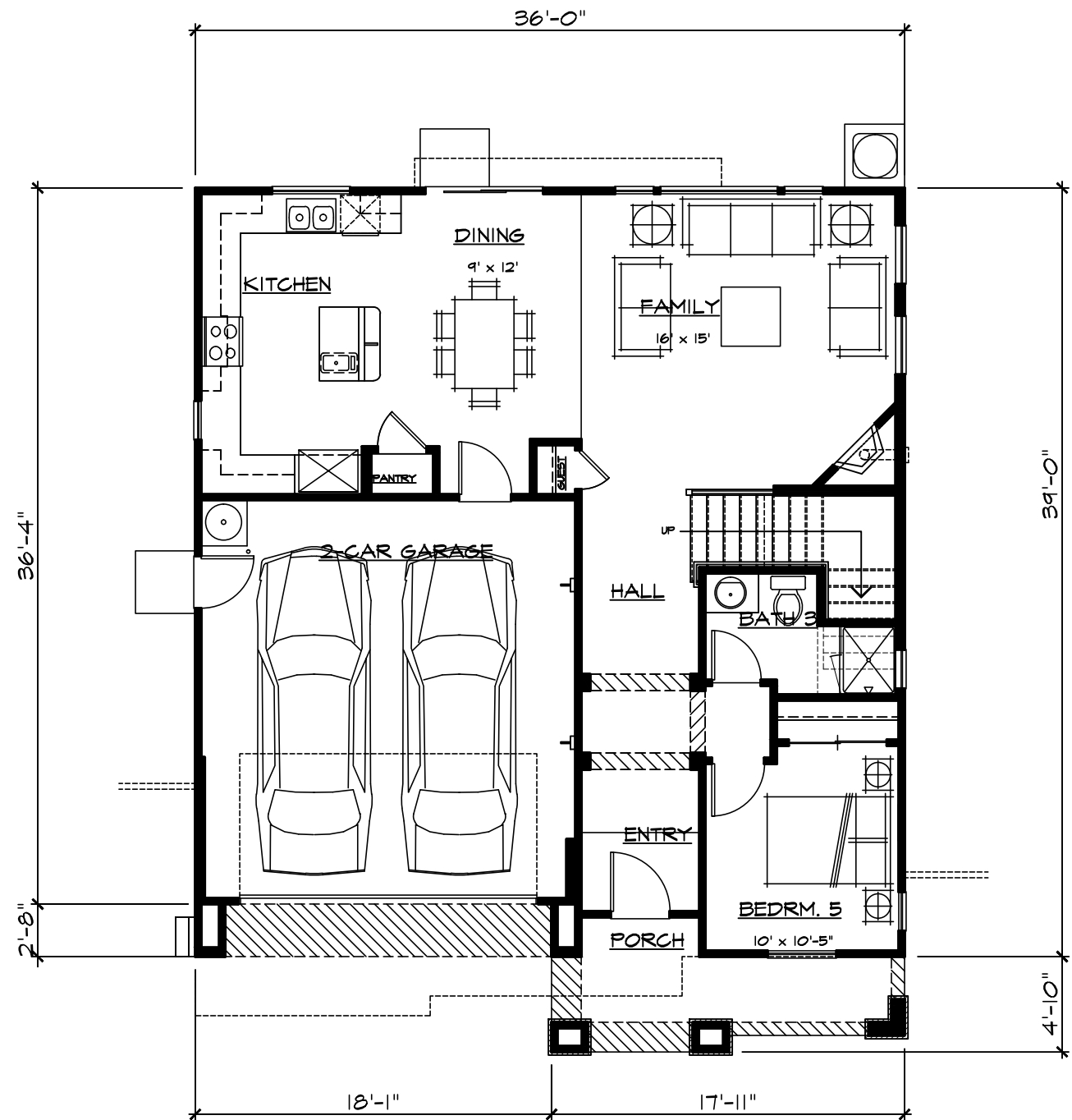
SAN MARCO

UNIT 11

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/11/16



Plan 1
First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	944 SF
SECOND FLOOR	1440 SF
TOTAL LIVING AREA	2384 SF
GARAGE	396 SF
FOOTPRINT	1340 SF

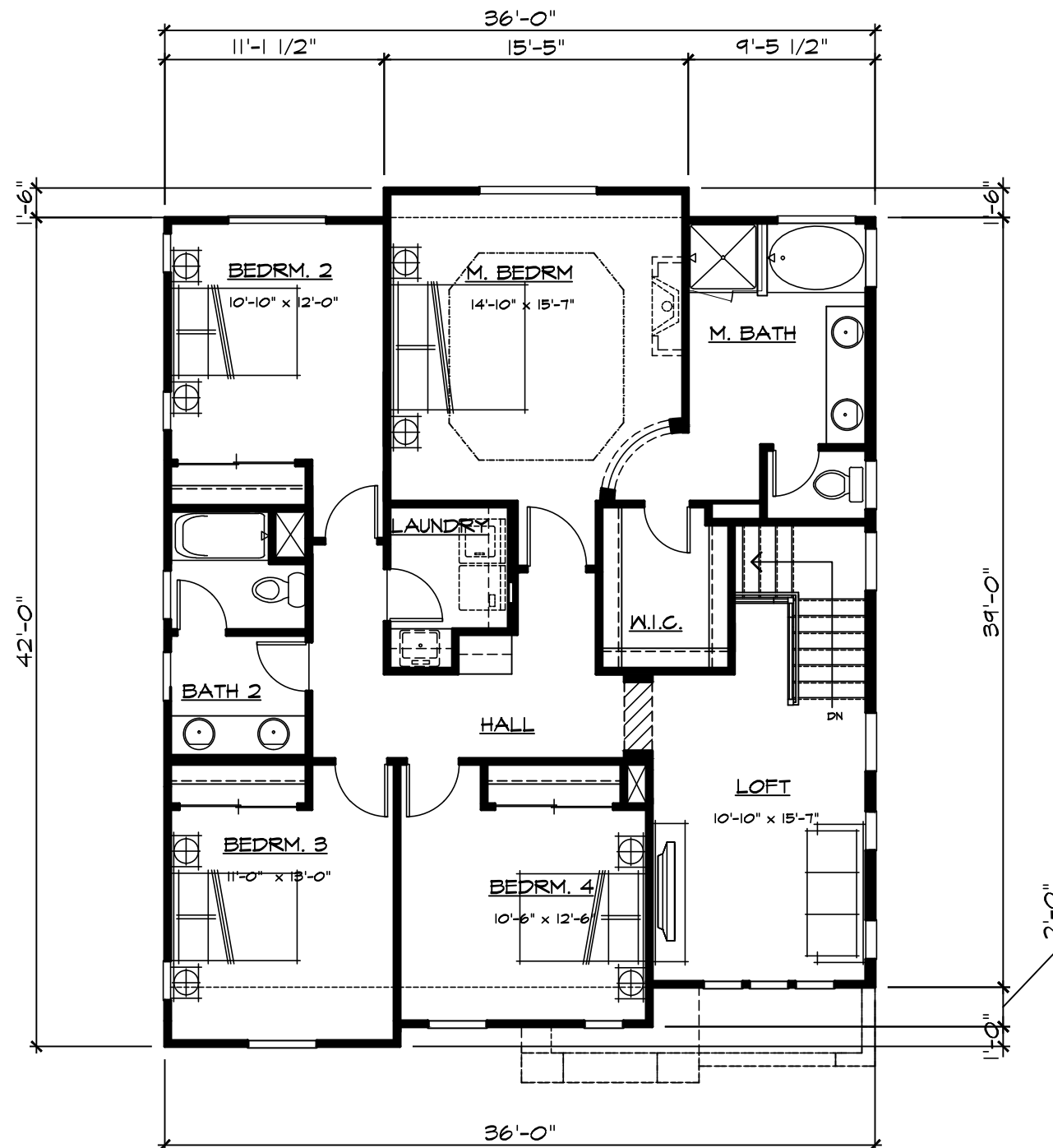


SAN MARCO
UNIT 11 & 12

PITTSBURG, CA

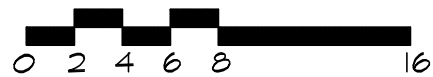


Discovery Builders Inc.
Date 11/30/16



Plan 1 Second Floor Plan

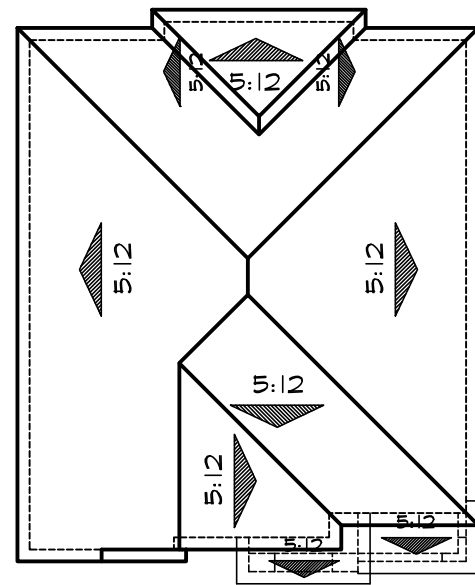
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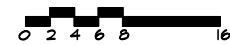
SAN MARCO
UNIT 11 & 12
 PITTSBURG, CA



Discovery Builders Inc.
 Date 11/30/16



Roof Plan 'A'



Right



Rear



Left

**Plan 1
Elevations - 'A'**

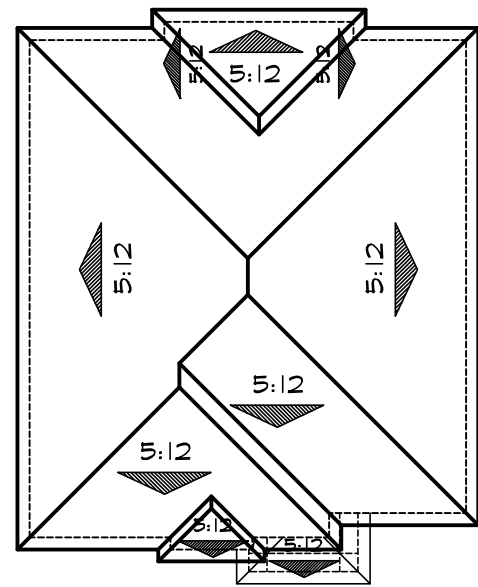


DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

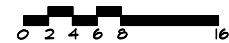
**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



Roof Plan 'B'

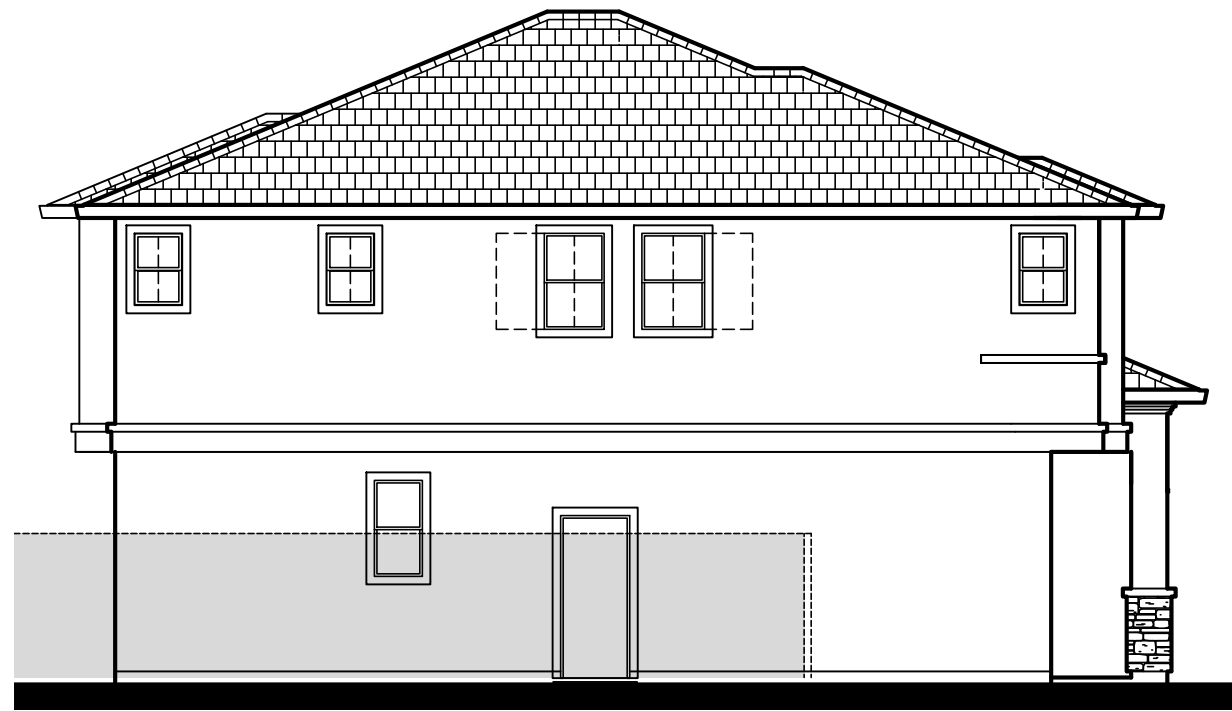


Right

± 27'-5"



Rear



Left

**Plan 1
Elevations - 'B'**

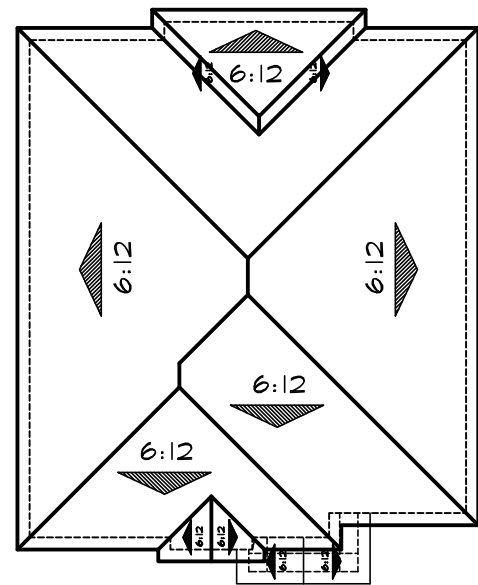


--- DENOTES WINDOW GRIDS AND SHUTTERS AT SIDE ELEVATIONS FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



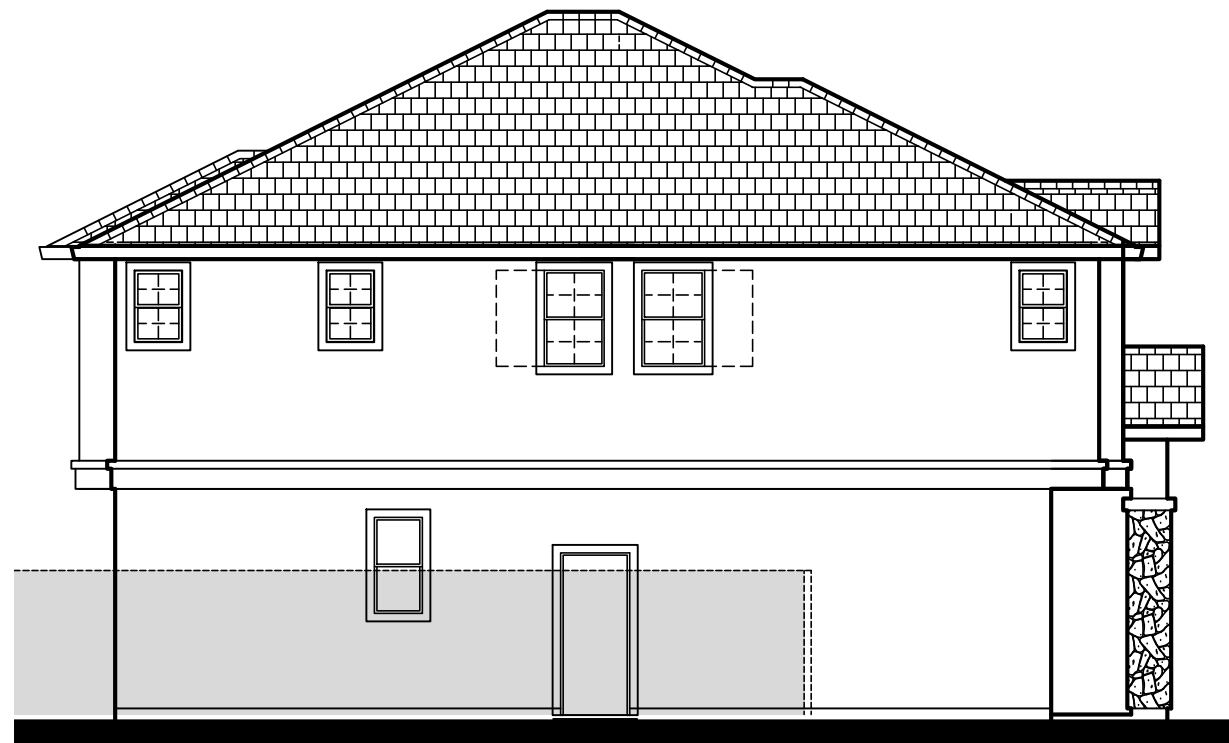
Roof Plan 'C'



Right



Rear



Left

**Plan 1
Elevations - 'C'**



DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



Elevation A
"MONTEREY"



Elevation C
"FRENCH COUNTRY"

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
DECORATIVE WROUGHT IRON
MOCK TILE VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B
"TUSCAN"

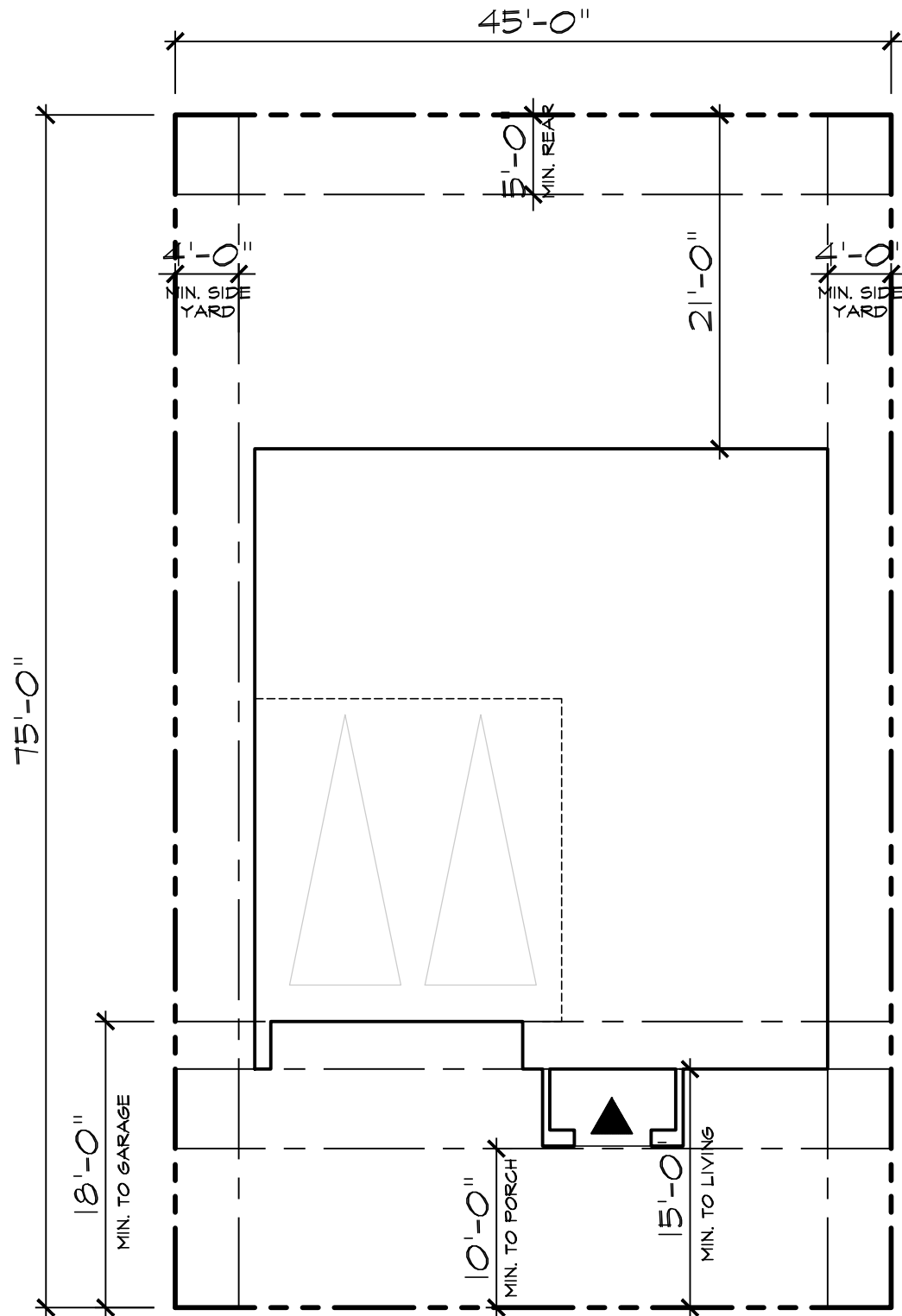
Plan 2 **Front Elevations**

SAN MARCO
UNIT 11 & 12
PITTSBURG, CA



DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/30/16



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
45' x 75' = 3375 SQ. FT.	1354 SQ. FT.	40%	21'-0"

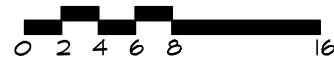
City of Pittsburg

MINIMUM REQUIREMENTS

FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.

MAX COVERAGE - 2-STORY	50%
------------------------	-----

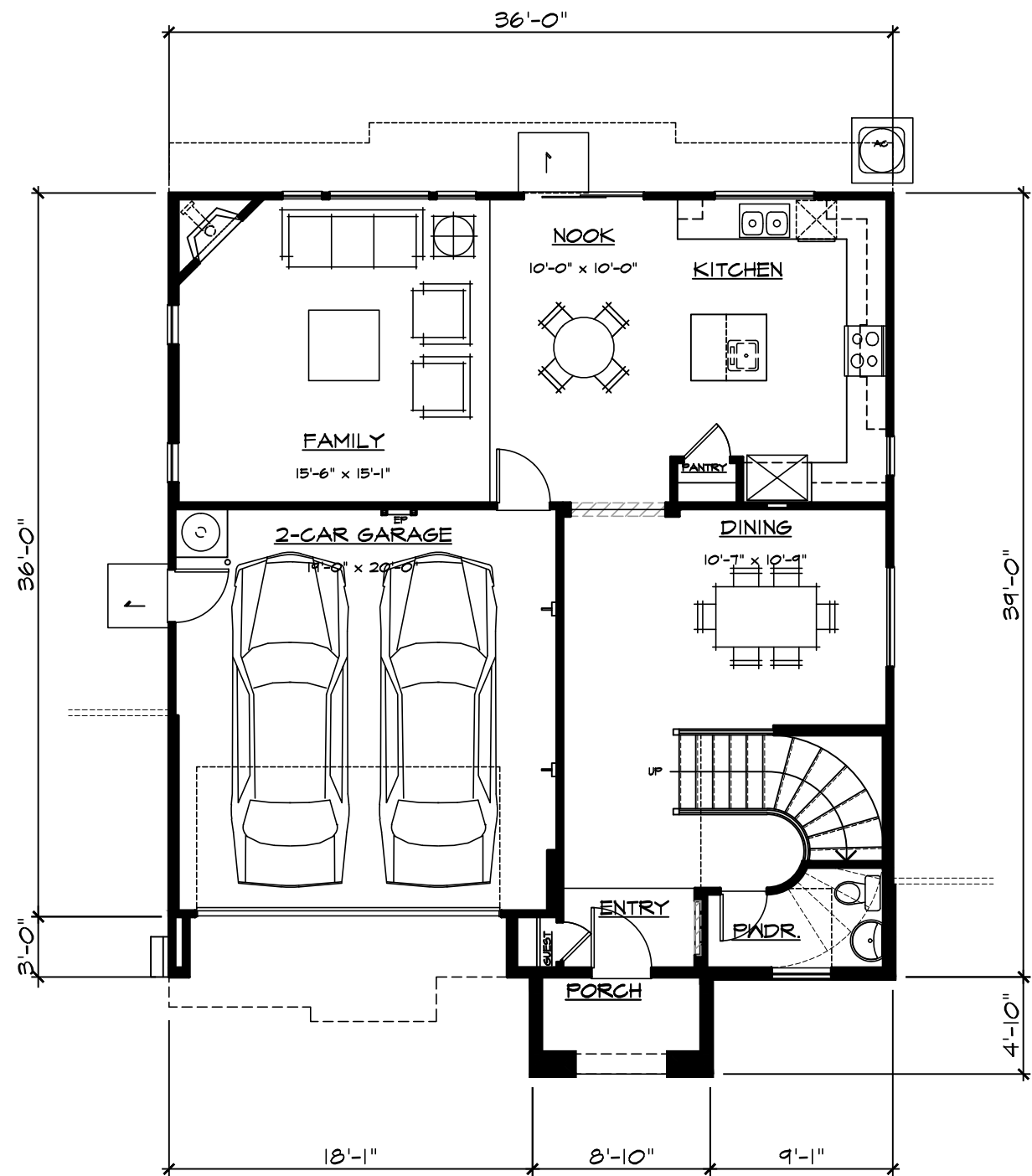
Plan 2 Site Plan



SAN MARCO UNIT 11 & 12 PITTSBURG, CA



Discovery Builders Inc.
Date 11/11/16



Plan 2 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	963 SF
SECOND FLOOR	1447 SF
TOTAL LIVING AREA	2410 SF
GARAGE	391 SF
FOOTPRINT	1354 SF



SAN MARCO UNIT 11 & 12

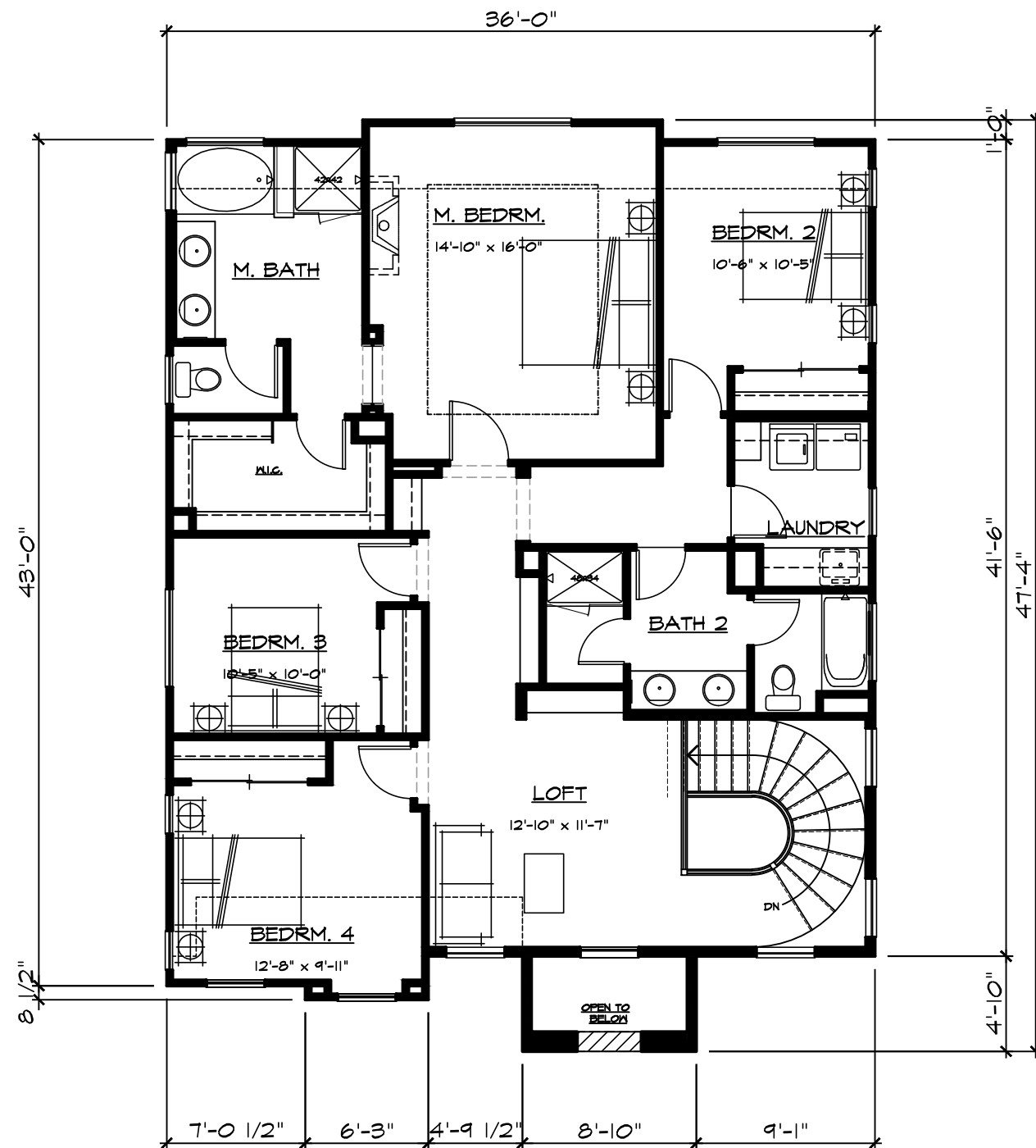
PITTSBURG, CA



DISCOVERY
DESIGN
GROUP

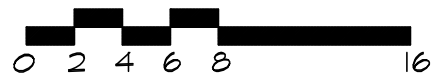
Discovery Builders Inc.

Date 11/30/16



Plan 2 Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	963 SF
SECOND FLOOR	1447 SF
TOTAL LIVING AREA	2410 SF
GARAGE	391 SF
FOOTPRINT	1354 SF



SAN MARCO UNIT 11 & 12

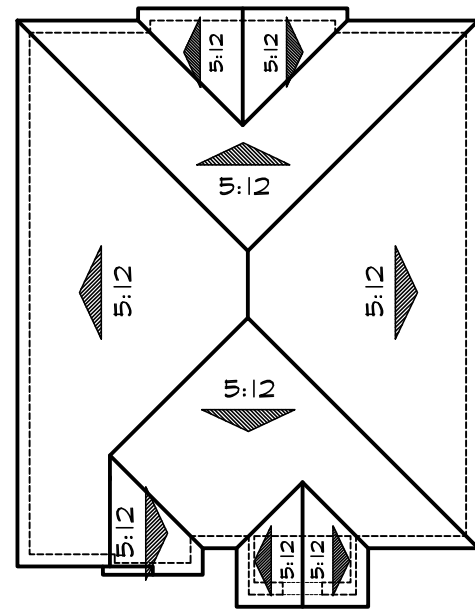
PITTSBURG, CA



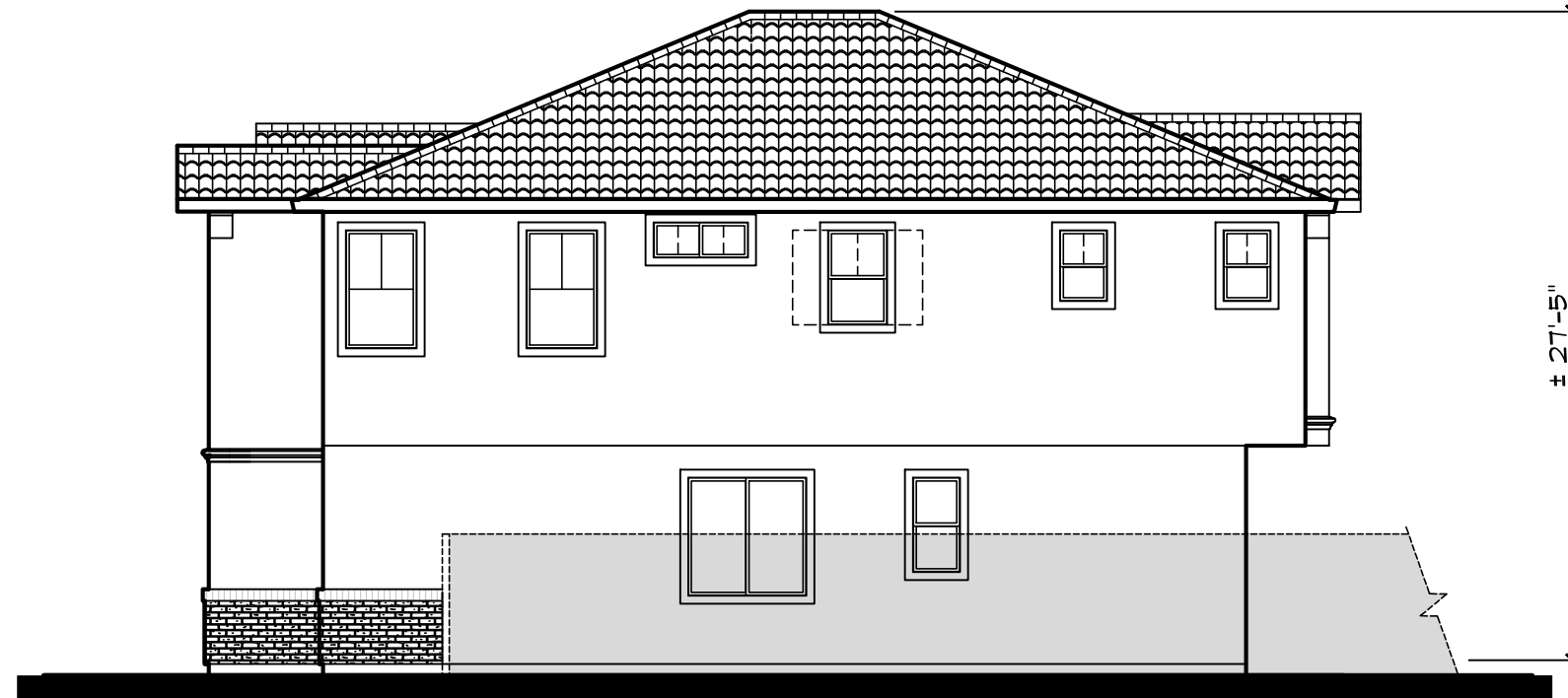
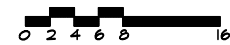
DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.

Date 11/30/16



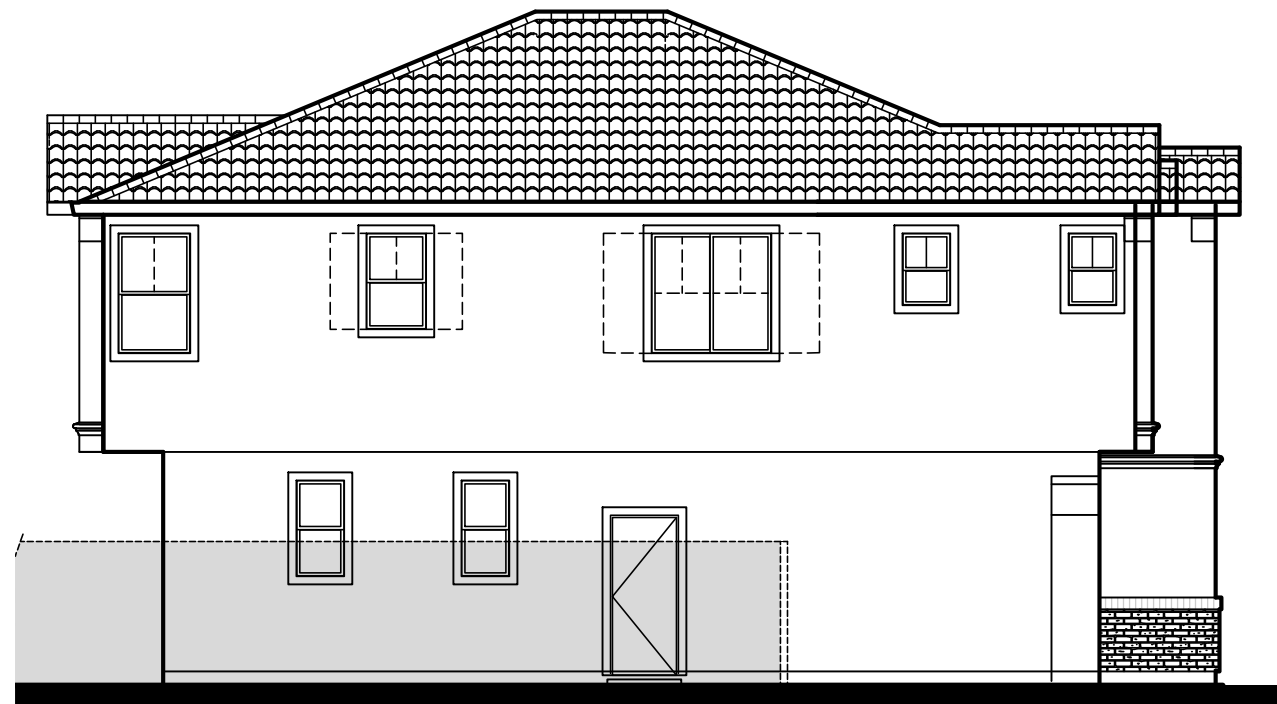
Roof Plan 'A'



Right



Rear



Left

**Plan 2
Elevations - 'A'**

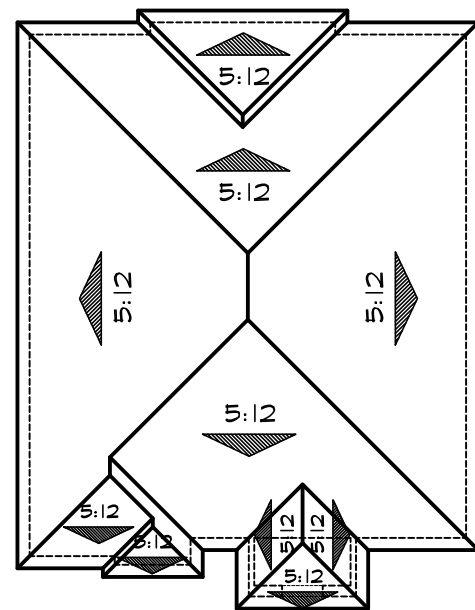



 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

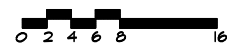
**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



Roof Plan 'B'



Right

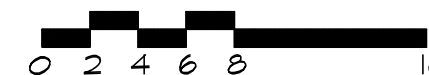


Rear



Left

**Plan 2
Elevations - 'B'**



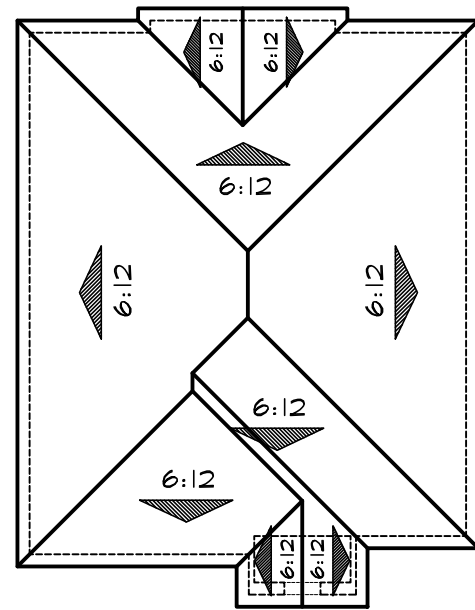

 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA

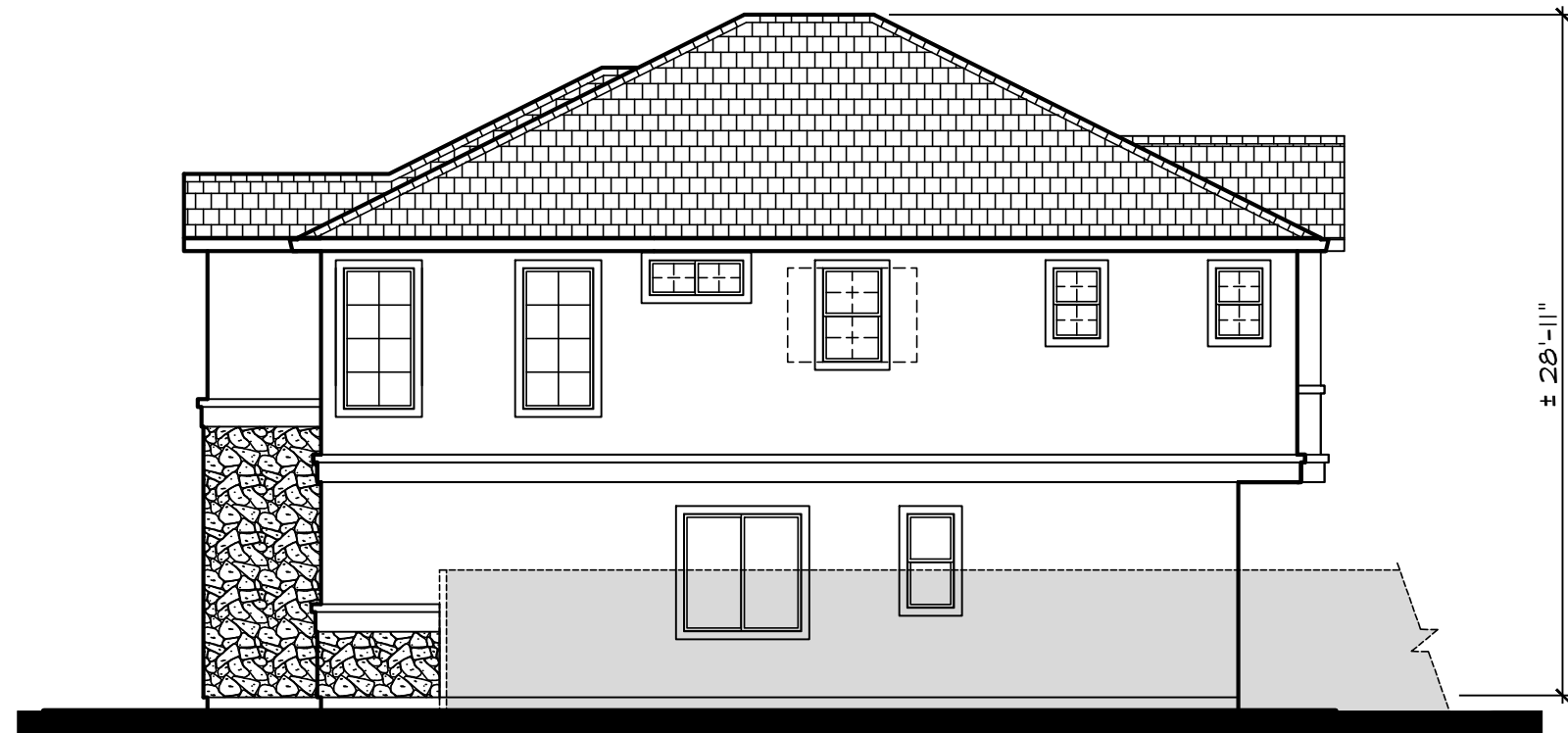
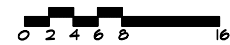


**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/30/16



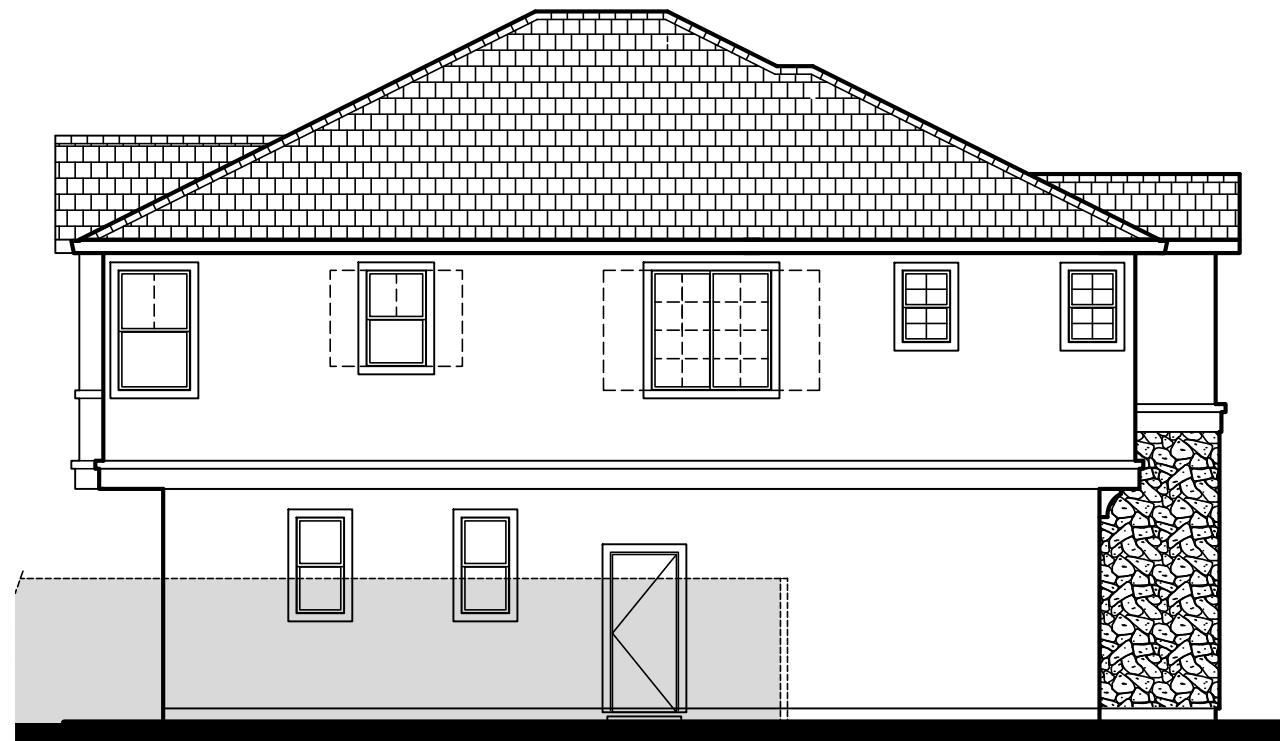
Roof Plan 'C'



Right



Rear



Left

**Plan 2
Elevations - 'C'**




 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



Elevation A
"MONTEREY"



Elevation C
"FRENCH COUNTRY"

MATERIAL LEGEND

- | | | |
|--|---|---|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
DECORATIVE WROUGHT IRON
MOCK TILE VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> |
|--|---|---|



Elevation B
"TUSCAN"

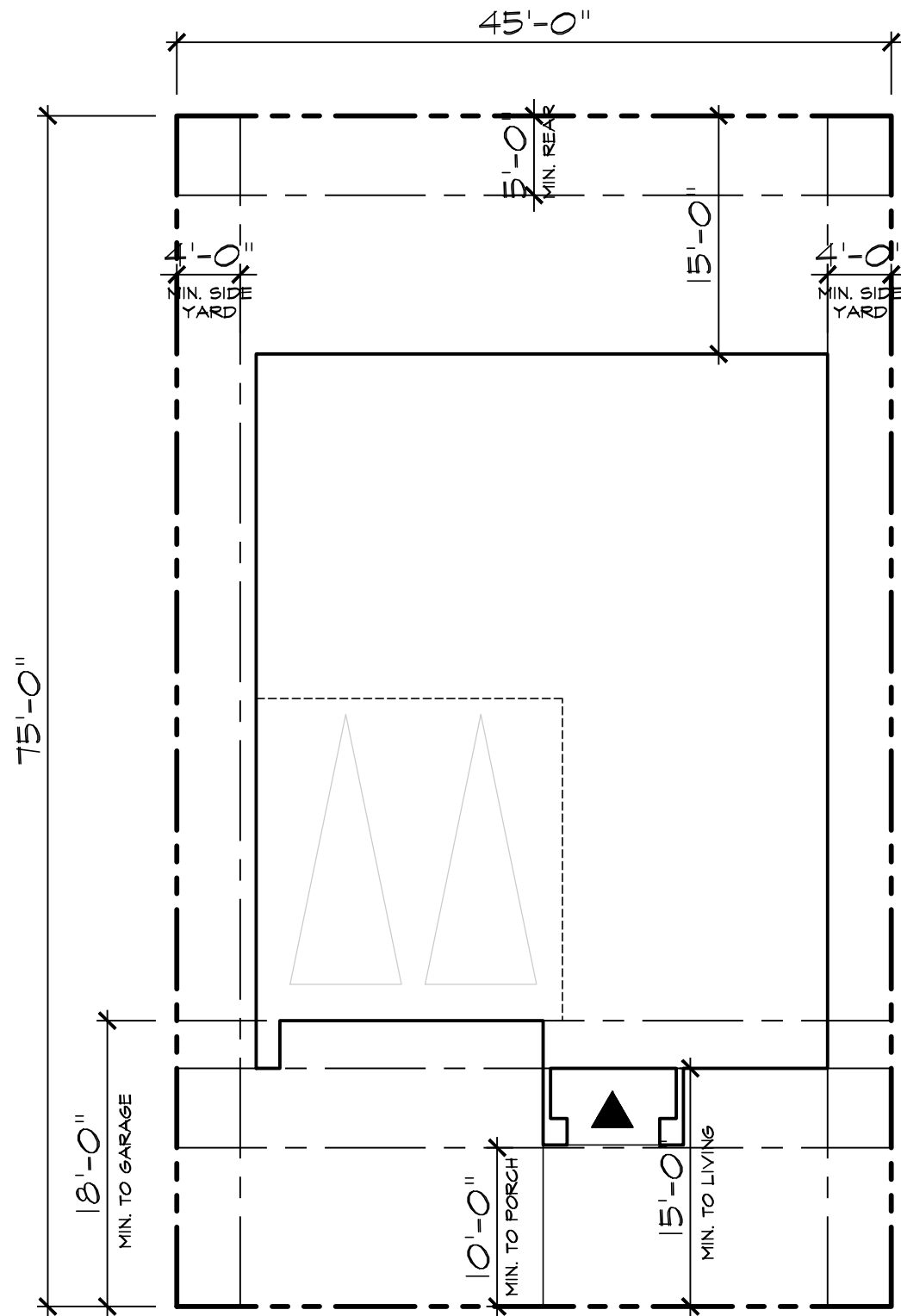
Plan 3
Front Elevations

SAN MARCO
UNIT 11 & 12
PITTSBURG, CA

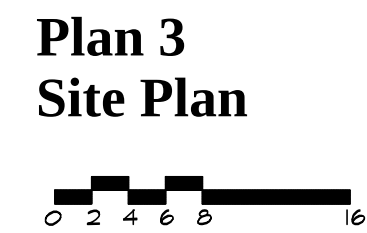


DISCOVERY
DESIGN
GROUP

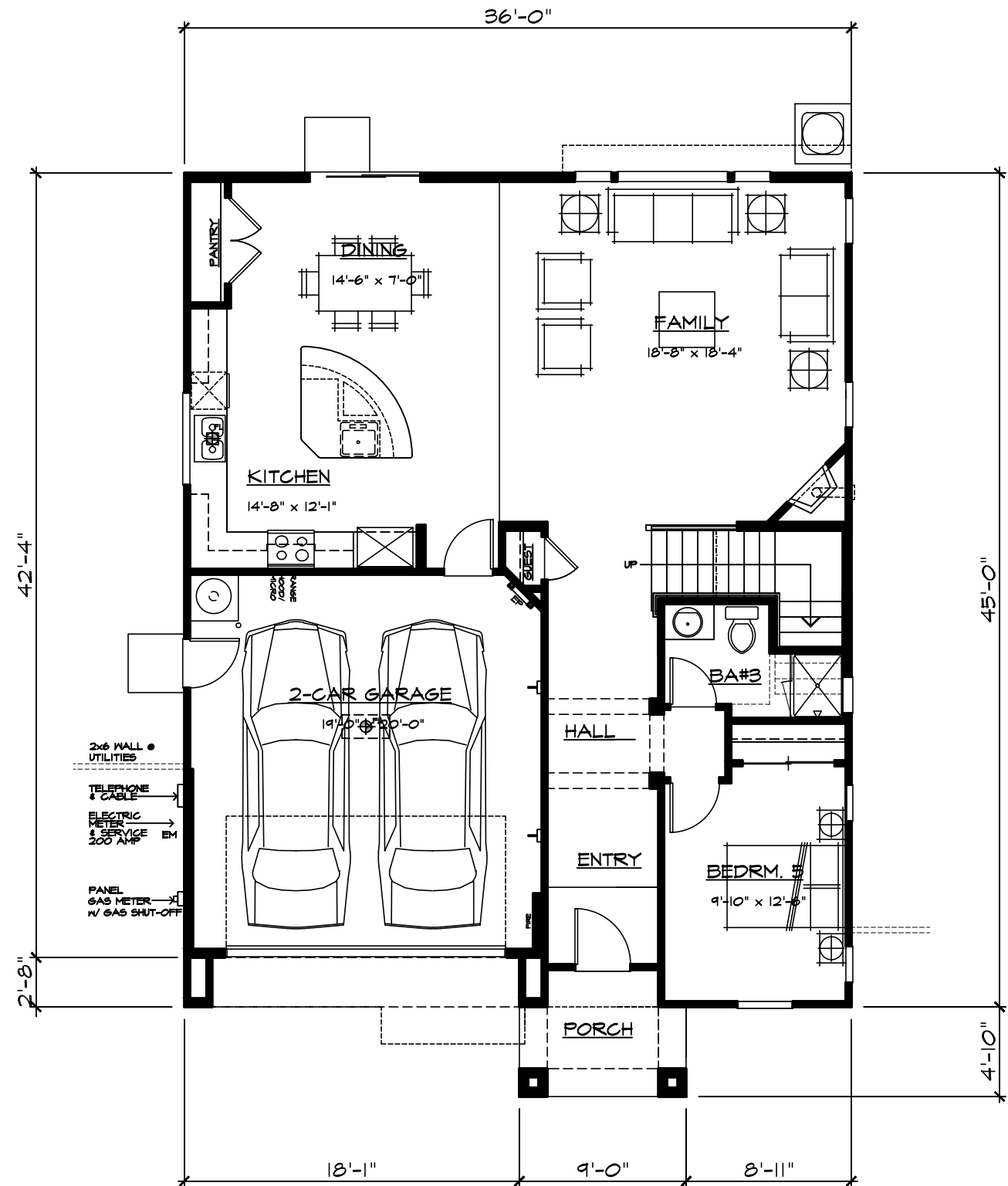
Discovery Builders Inc.
Date 11/30/16



City of Pittsburg	
MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

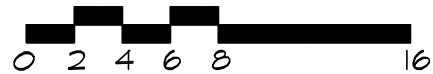


LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
45' x 75' = 3375 SQ. FT.	1556 SQ. FT.	46%	15'-0"



Plan 3 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1159 SF
SECOND FLOOR	1611 SF
TOTAL LIVING AREA	2770 SF
GARAGE	397 SF
FOOTPRINT	1556 SF

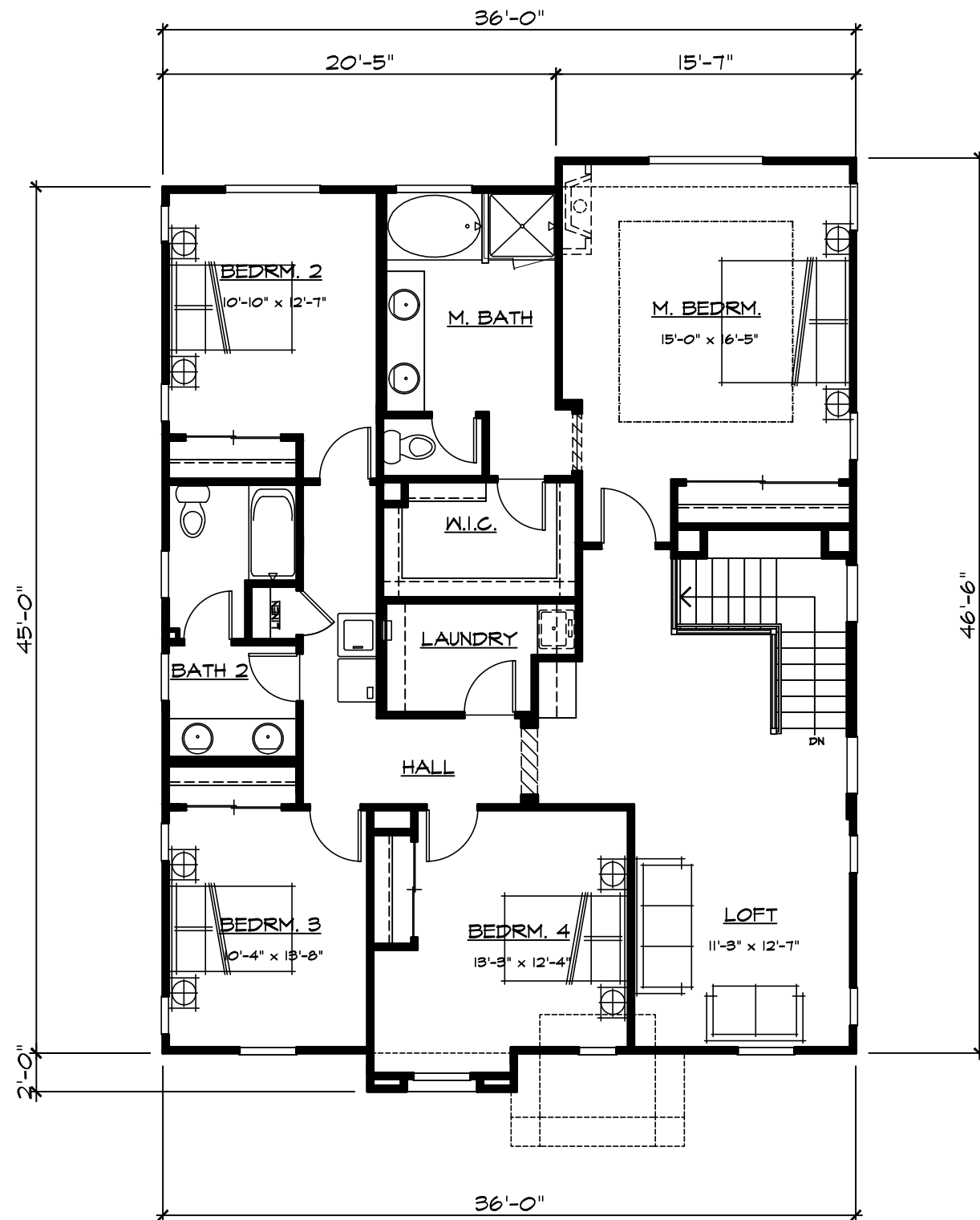


**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/30/16



Plan 3 Second Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1159 SF
SECOND FLOOR	1611 SF
TOTAL LIVING AREA	2770 SF
GARAGE	397 SF
FOOTPRINT	1556 SF



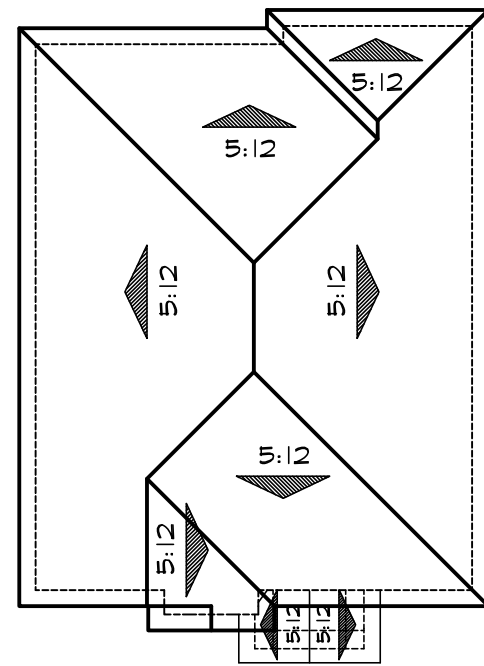
SAN MARCO UNIT 11 & 12

PITTSBURG, CA

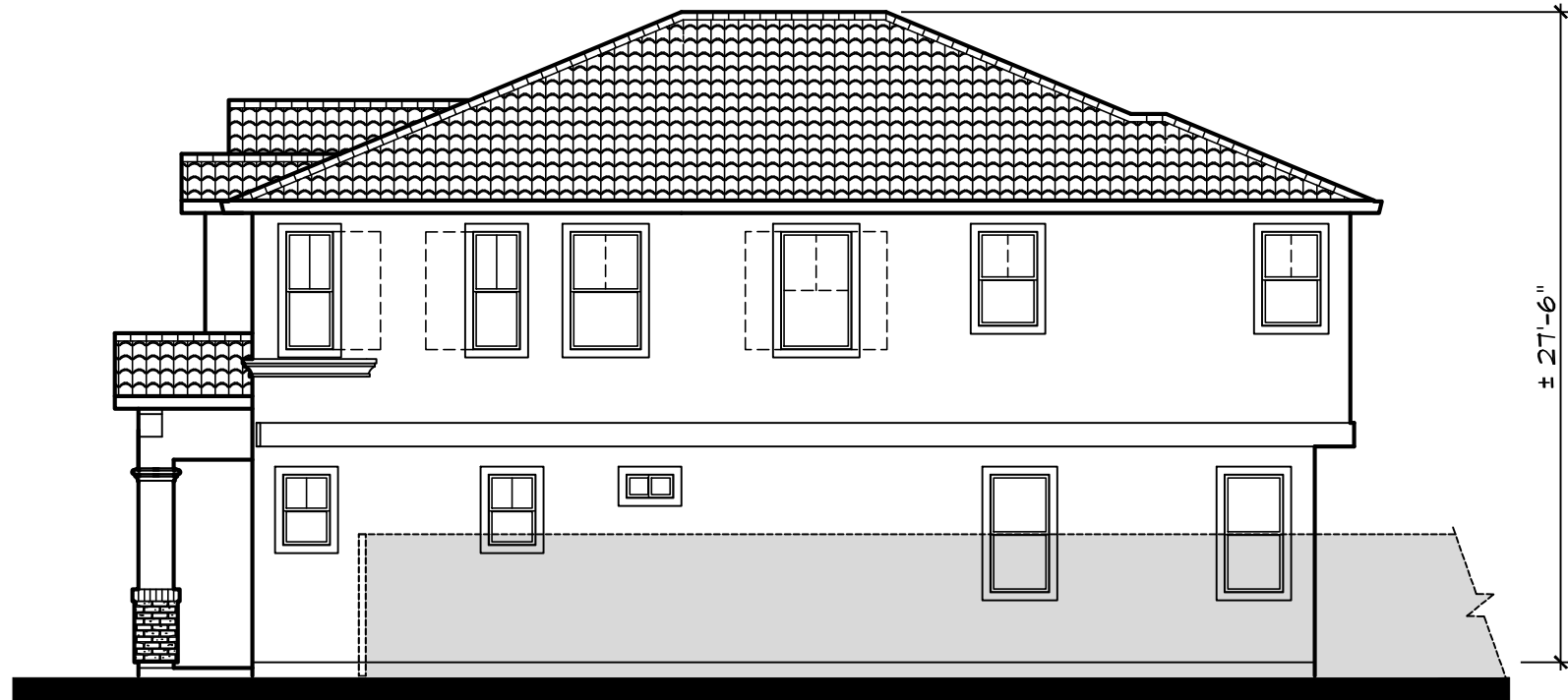
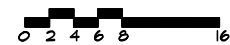


Discovery Builders Inc.

Date 11/30/16



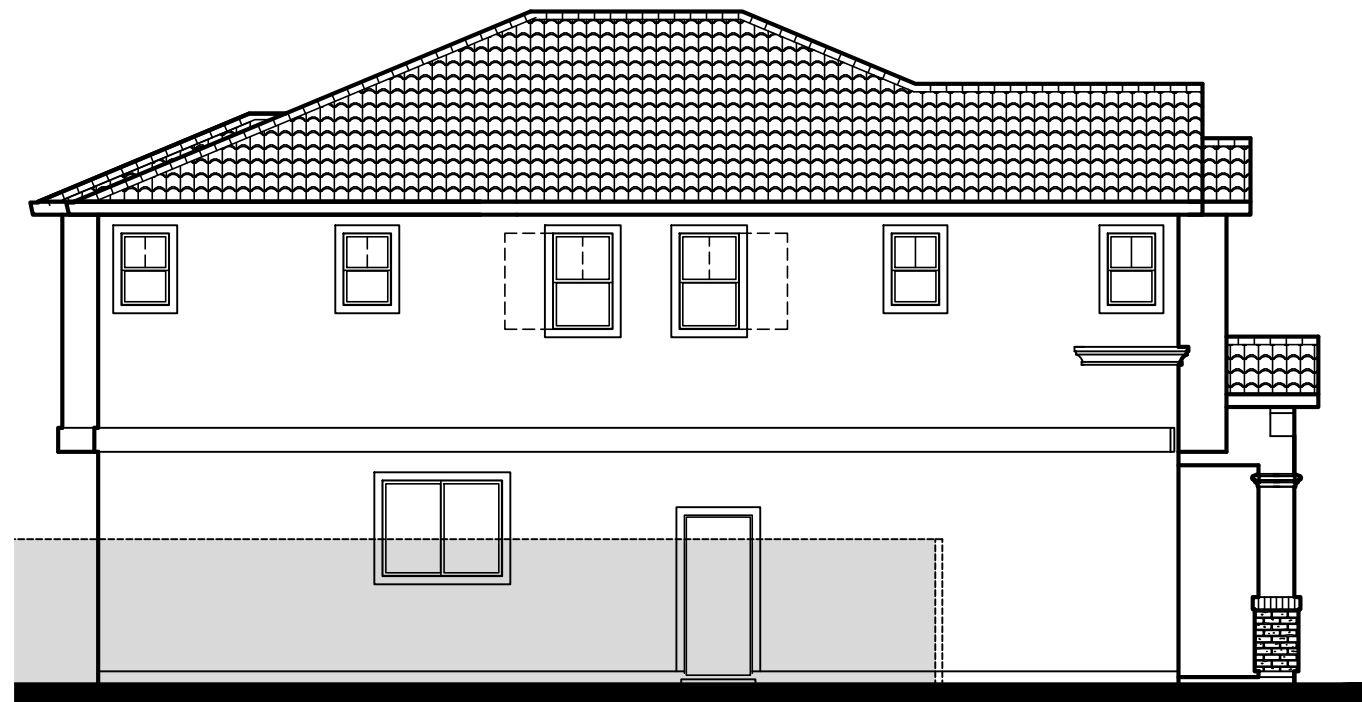
Roof Plan 'A'



Right



Rear



Left

**Plan 3
Elevations - 'A'**

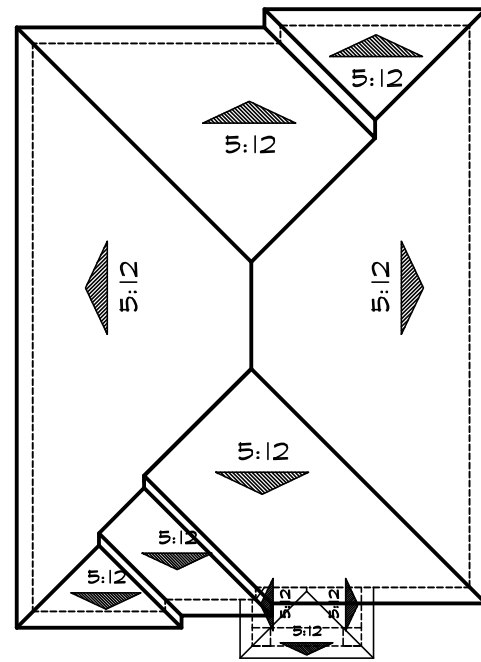


DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

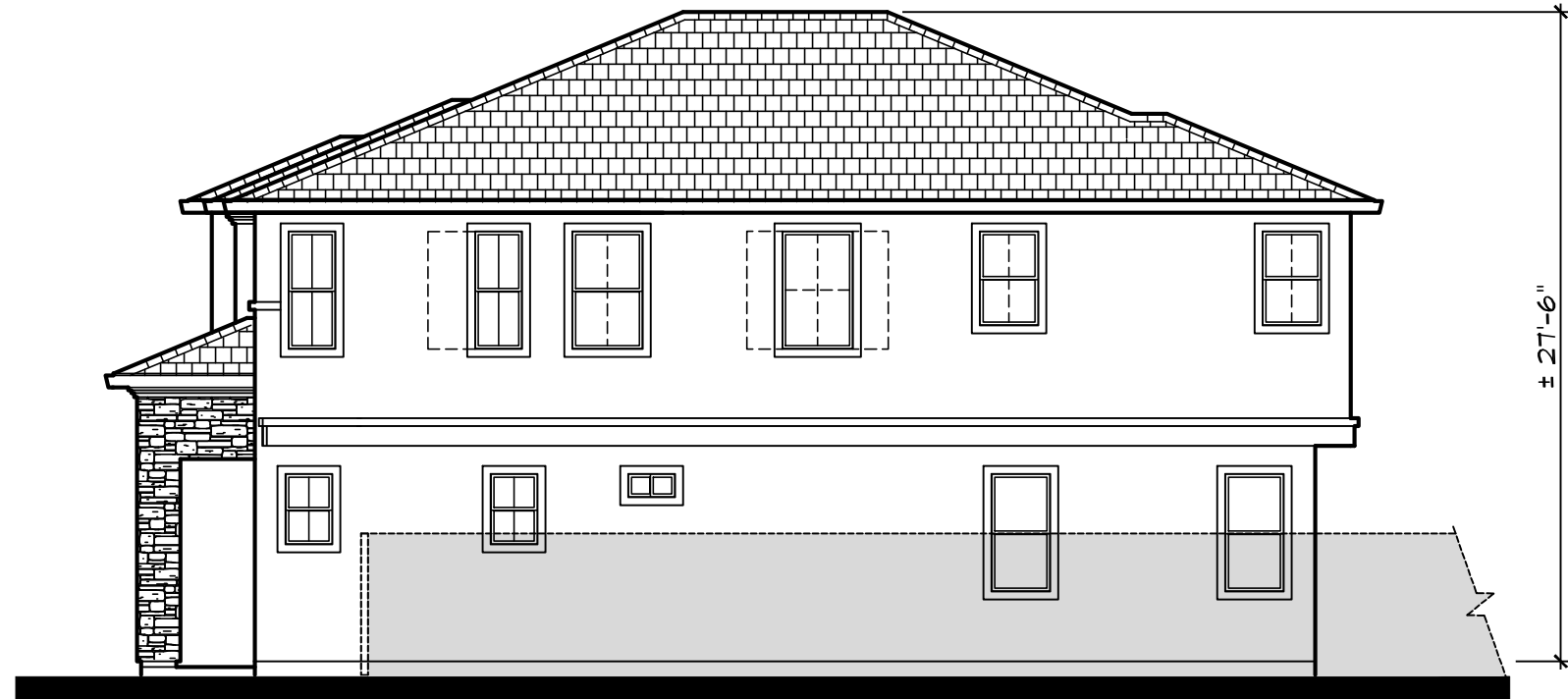
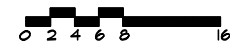
**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



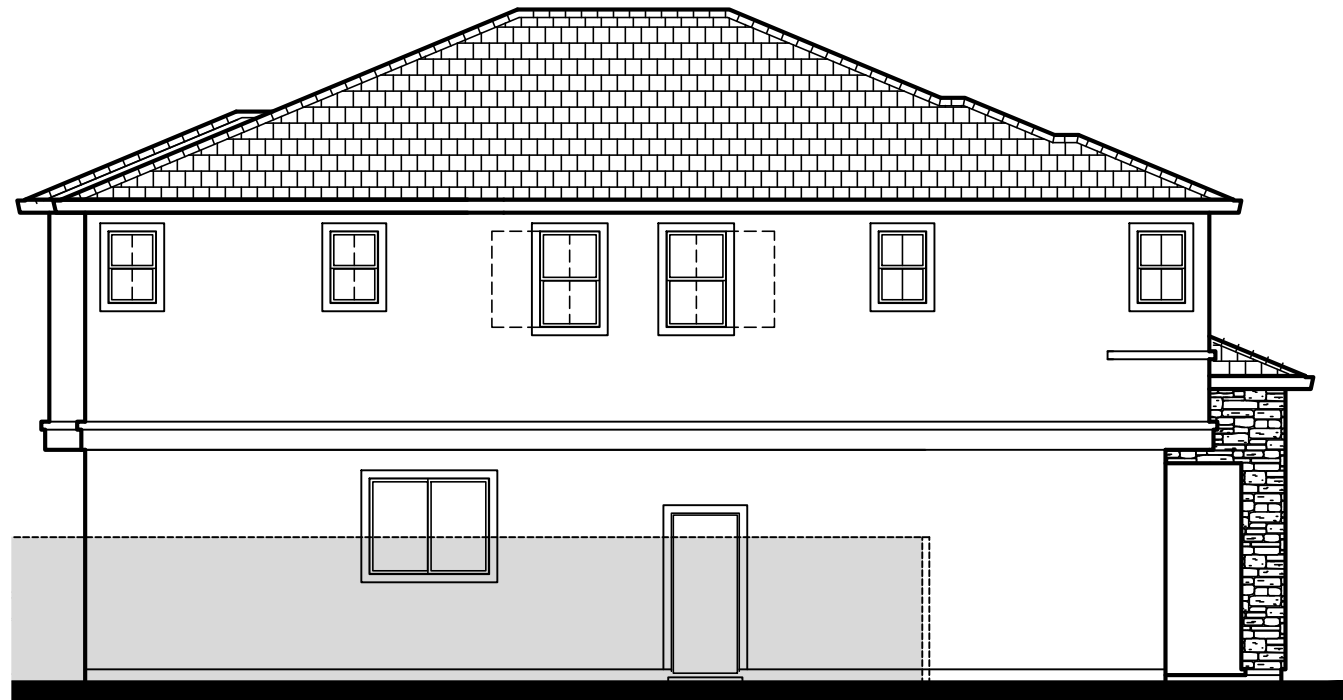
Roof Plan 'B'



Right



Rear



Left

**Plan 3
Elevations - 'B'**

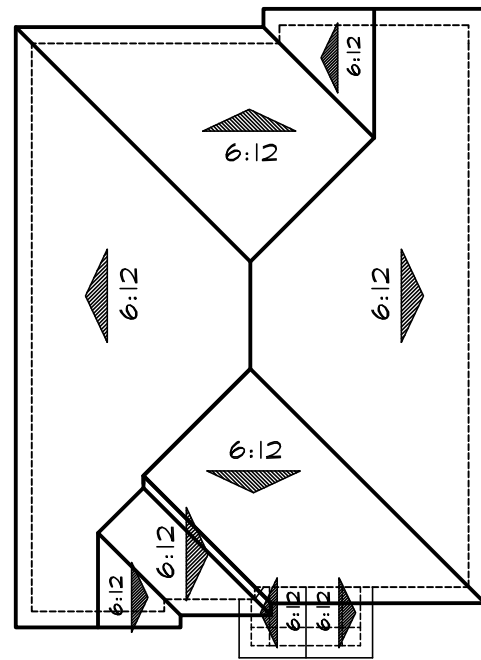



 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

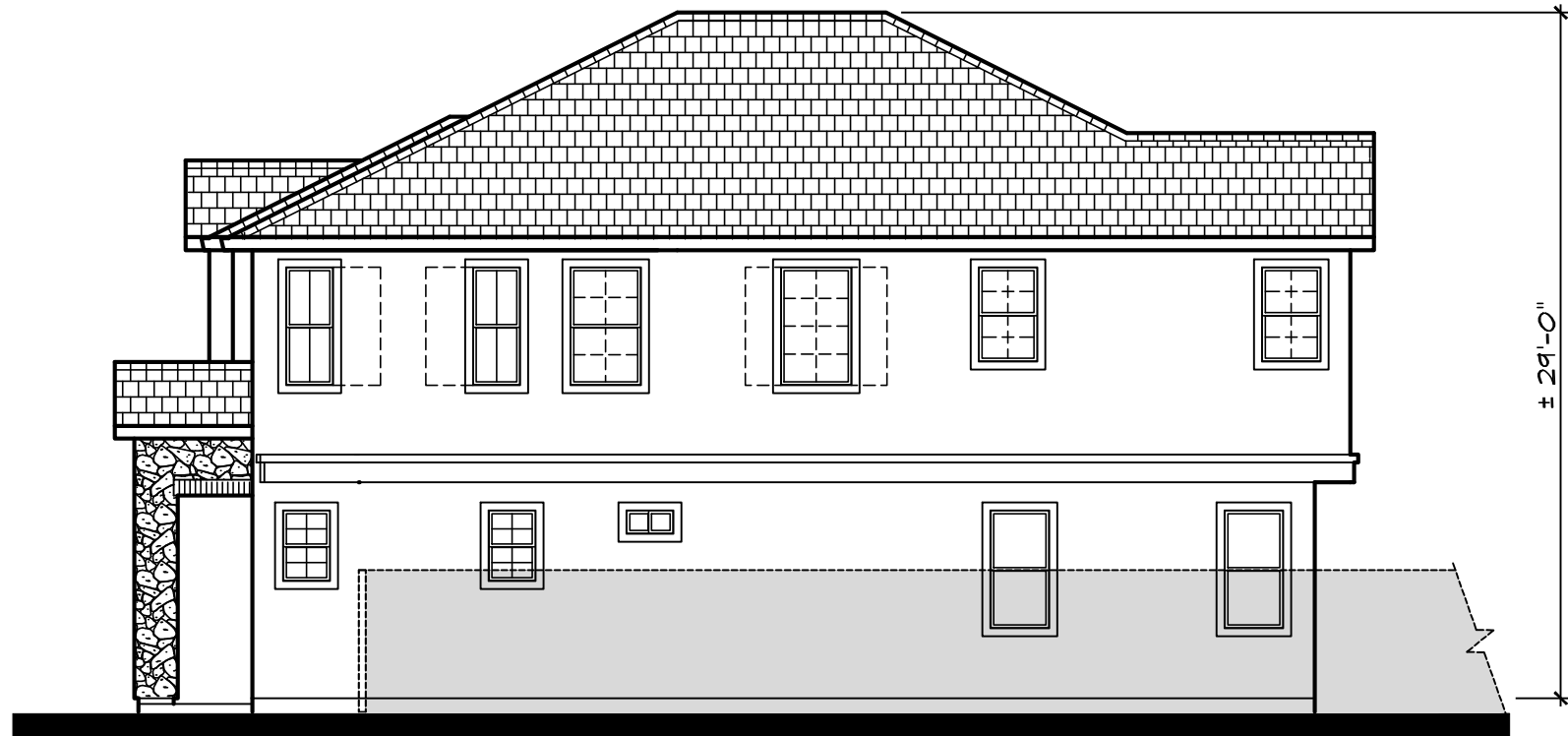
**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



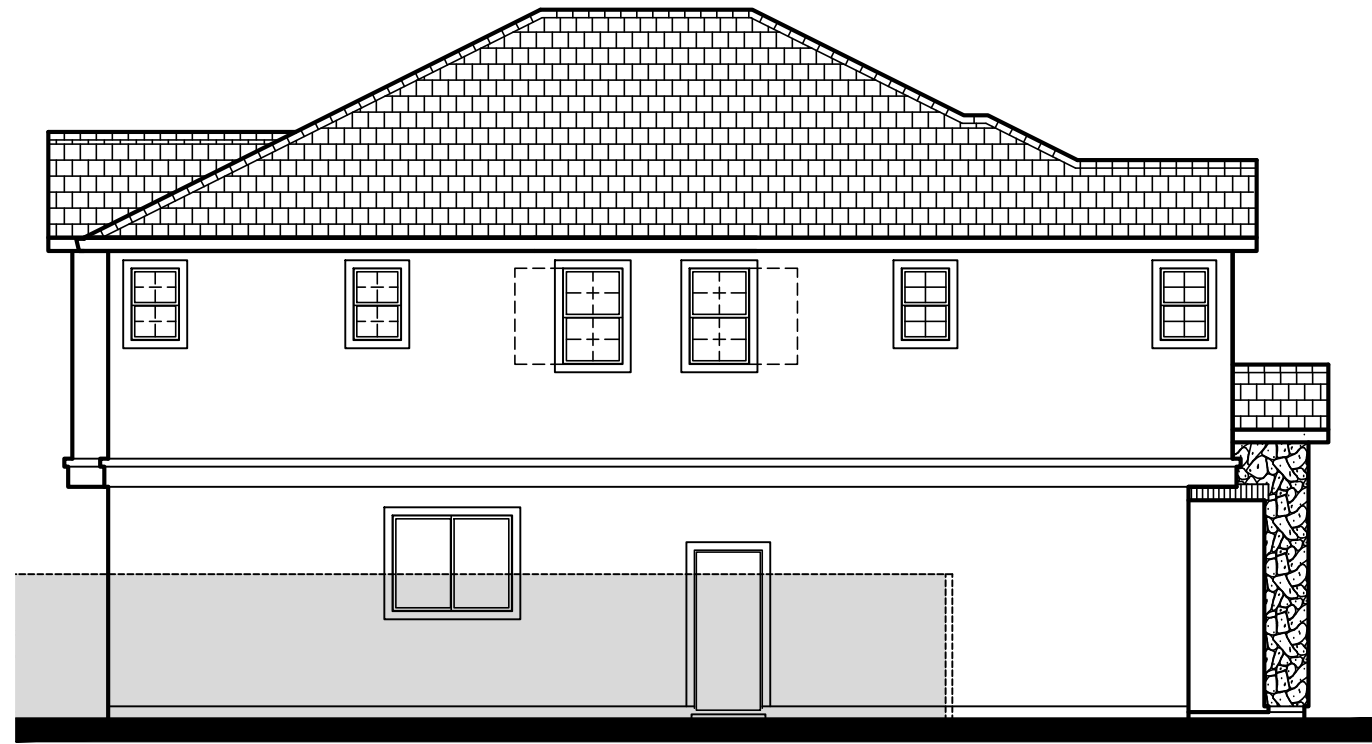
Roof Plan 'C'



Right



Rear



Left

**Plan 3
Elevations - 'C'**



— DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



Elevation A
"MONTEREY"



Elevation C
"FRENCH COUNTRY"

MATERIAL LEGEND

- | | | |
|--|---|---|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
DECORATIVE WROUGHT IRON
MOCK TILE VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES</p> |
|--|---|---|



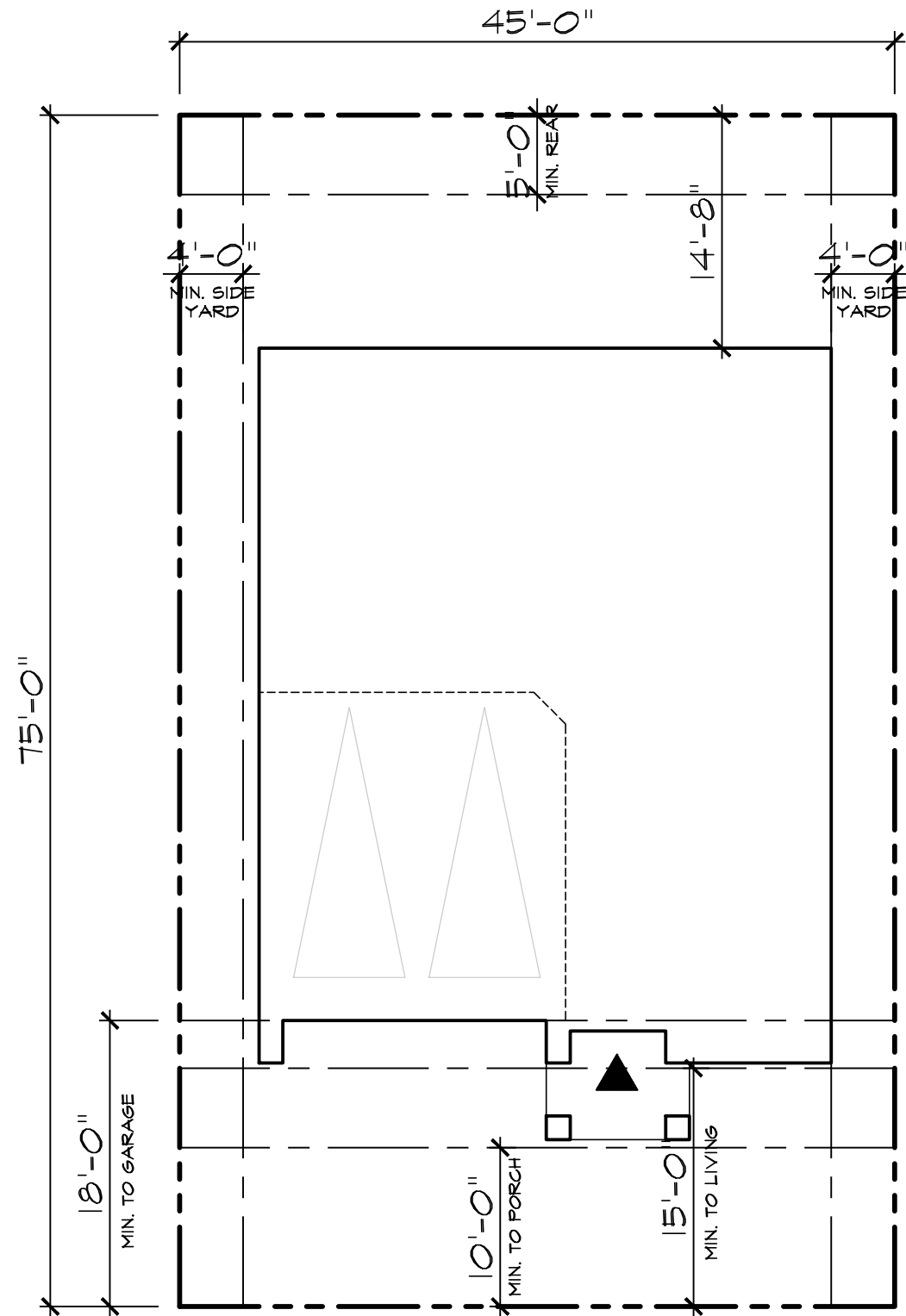
Elevation B
"TUSCAN"

Plan 4
Front Elevations

SAN MARCO
UNIT 11 & 12
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



LOT COVERAGE			
TYPICAL LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
45' x 75' = 3375 SQ. FT.	1561 SQ. FT.	46%	14'-8"

City of Pittsburgh

MINIMUM REQUIREMENTS

FRONT SETBACK -
TO LIVING

15' MIN.

FRONT SETBACK -
TO GARAGE

18' MIN.

SIDE YARD -
SETBACK

4' MIN.

CORNER SIDE YARD -
SETBACK

10' MIN.

REAR YARD -
SETBACK

5' MIN.

PORCH SETBACK -

10' MIN.

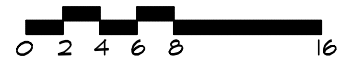
LOT SIZE -

2,900 SQ. FT.

MAX COVERAGE -
2-STORY

50%

Plan 4
Site Plan



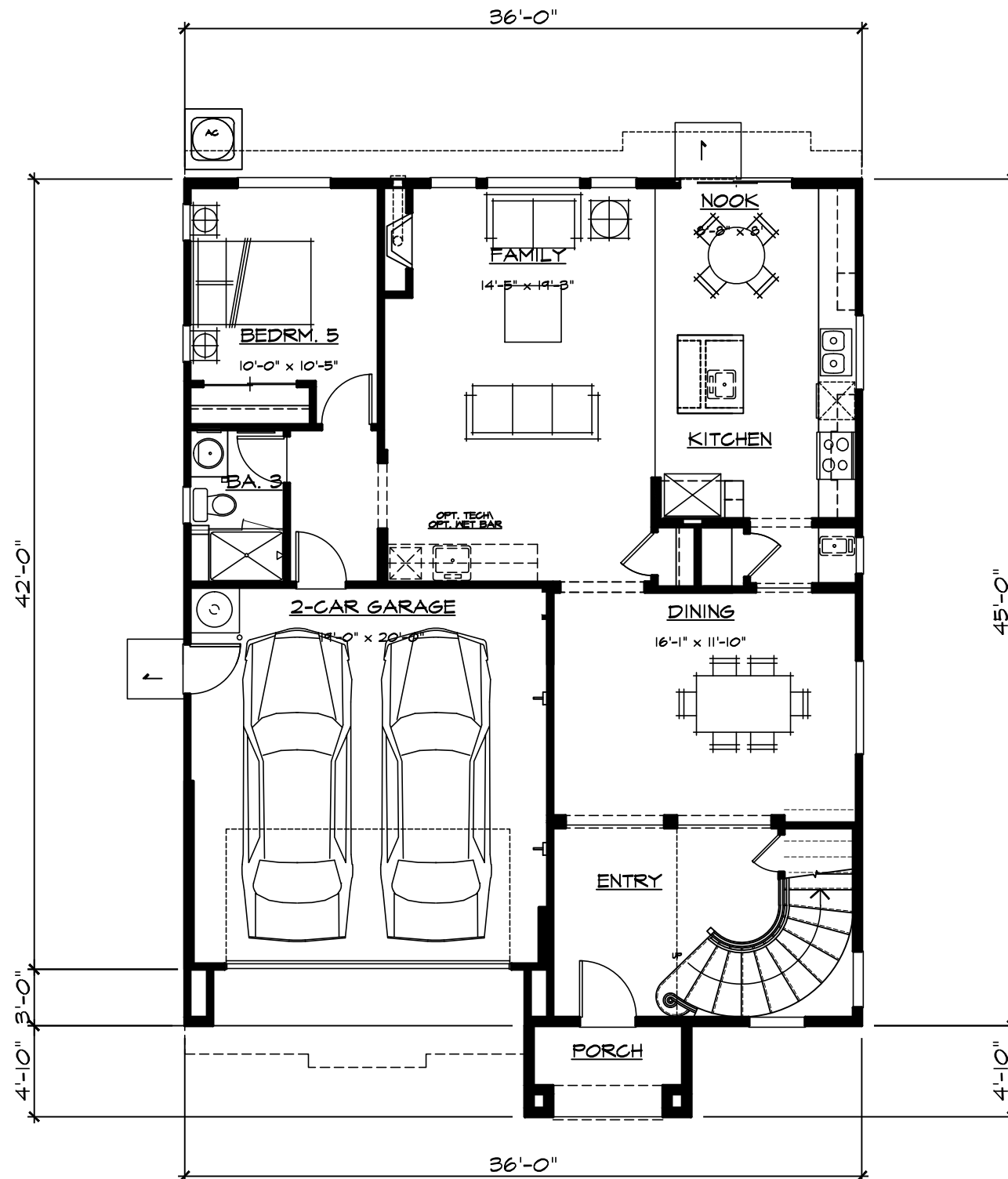
SAN MARCO

UNIT 11 & 12

PITTSBURG, CA

DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/11/16



Plan 4 First Floor Plan

SQUARE FOOTAGE	
FIRST FLOOR	1170 SF
SECOND FLOOR	1636 SF
TOTAL LIVING AREA	2806 SF
GARAGE	391 SF
FOOTPRINT	1561 SF



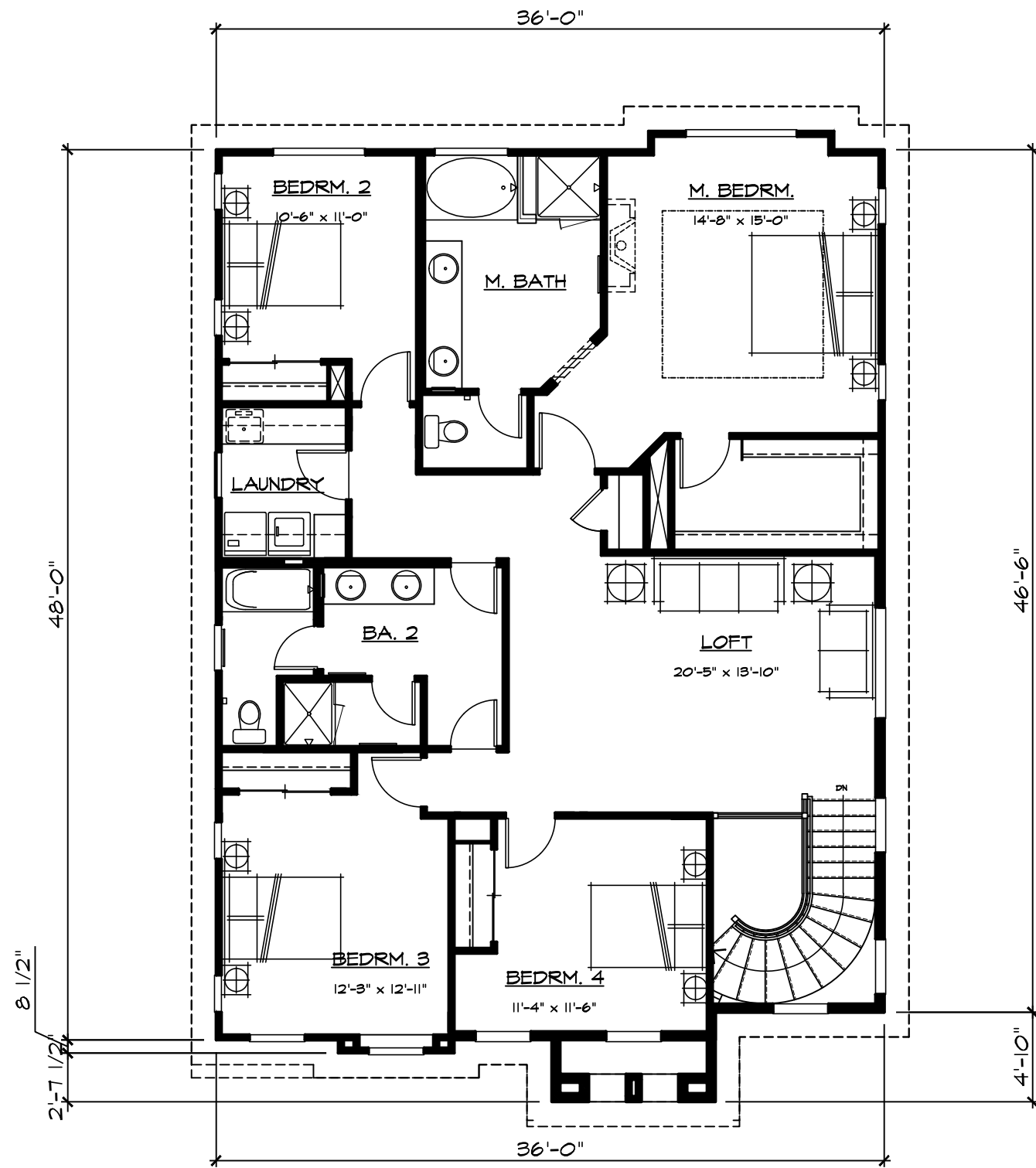
SAN MARCO UNIT 11 & 12

PITTSBURG, CA



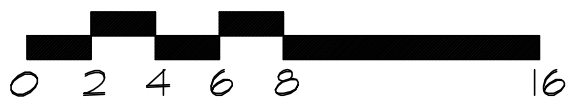
Discovery Builders Inc.

Date 11/30/16



Plan 4
Second Floor Plan

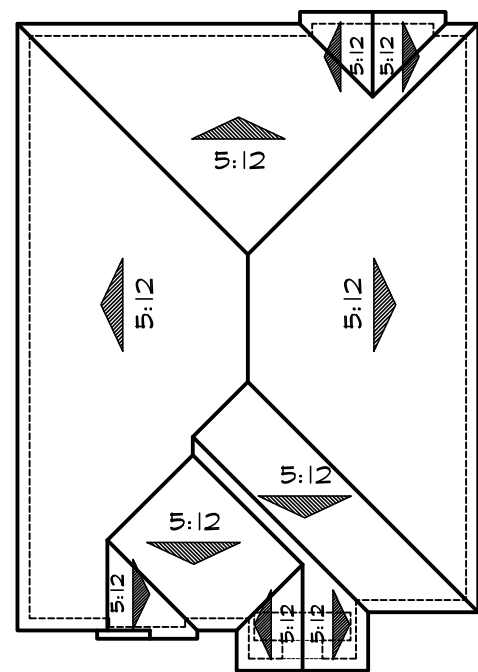
SQUARE FOOTAGE	
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TOTAL LIVING AREA	2806 SF
GARAGE	391 SF
FOOTPRINT	1561 SF



SAN MARCO
UNIT 11 & 12
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



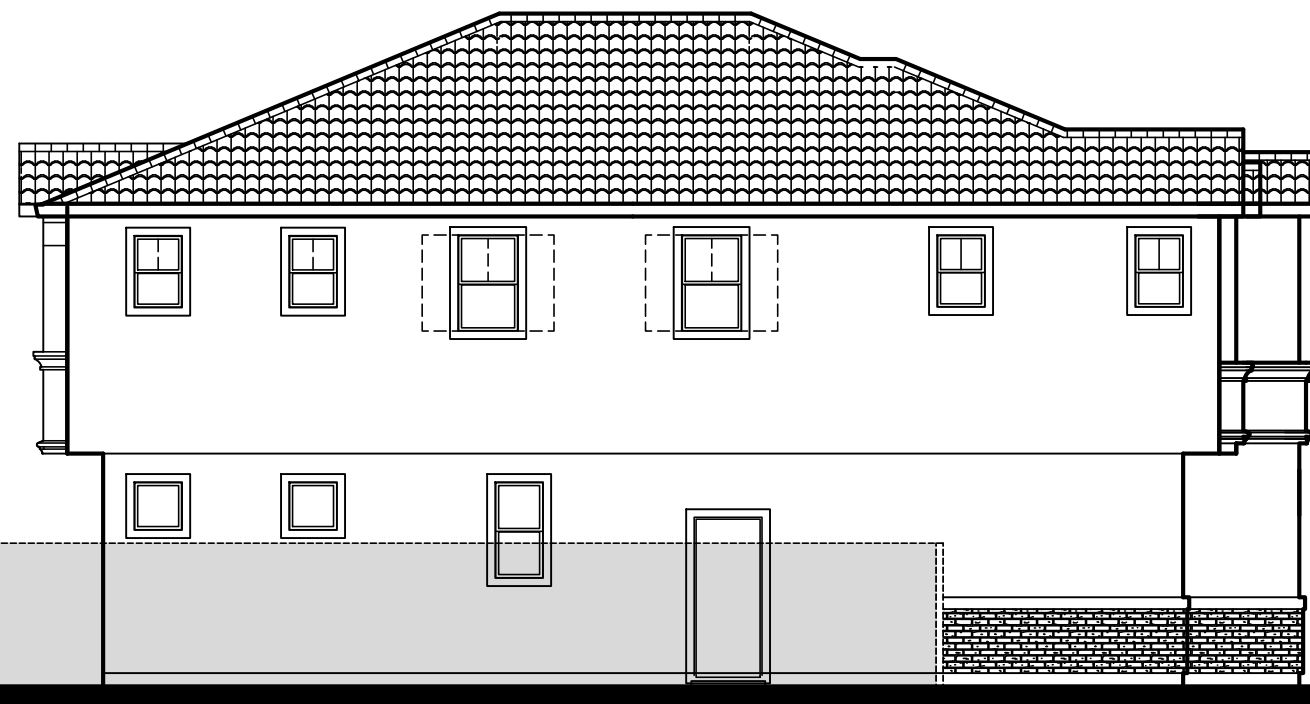
Roof Plan 'A'



Right

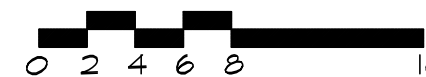


Rear



Left

**Plan 4
Elevations - 'A'**



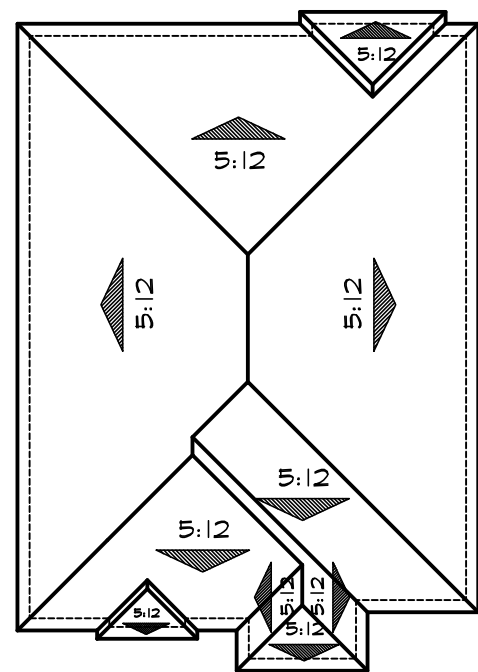
DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA

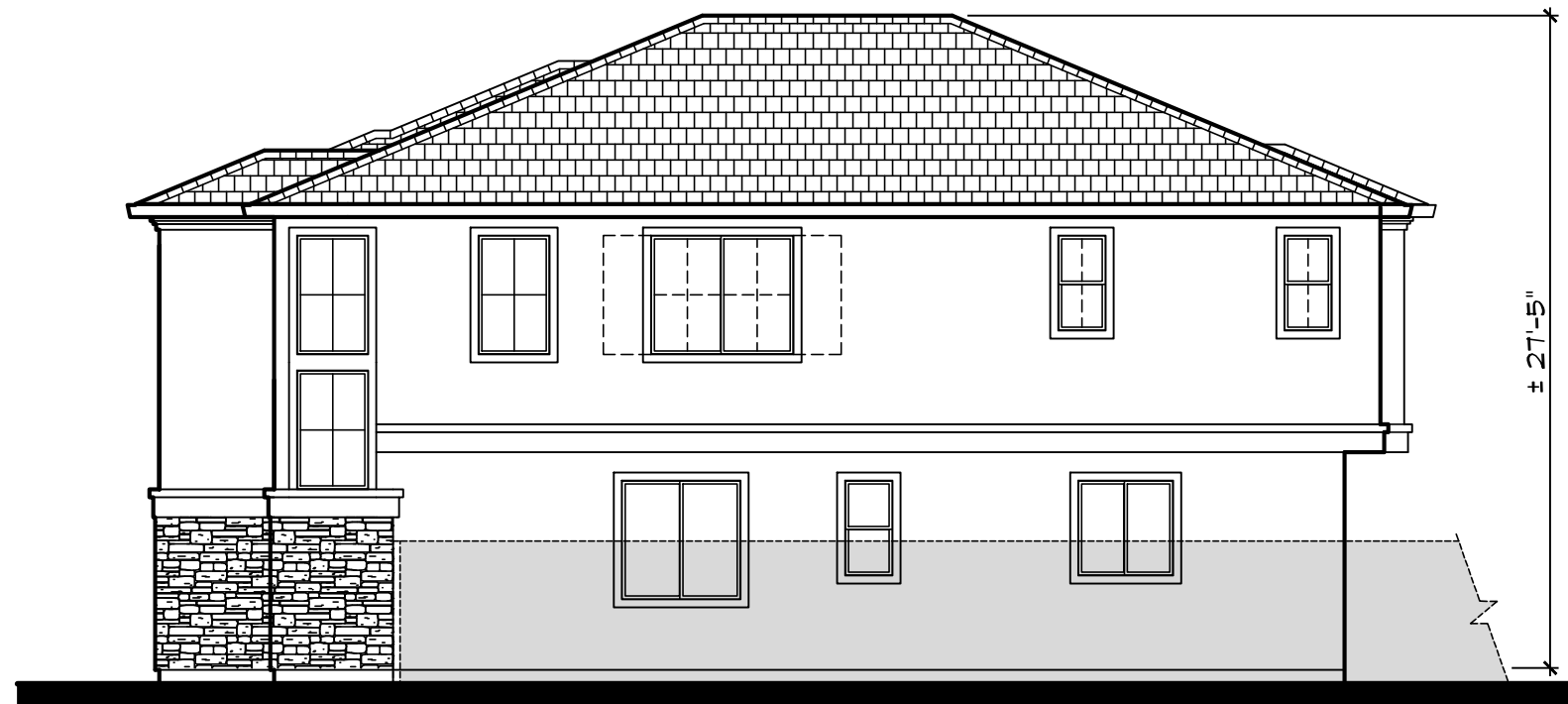
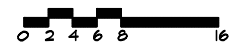


**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/30/16



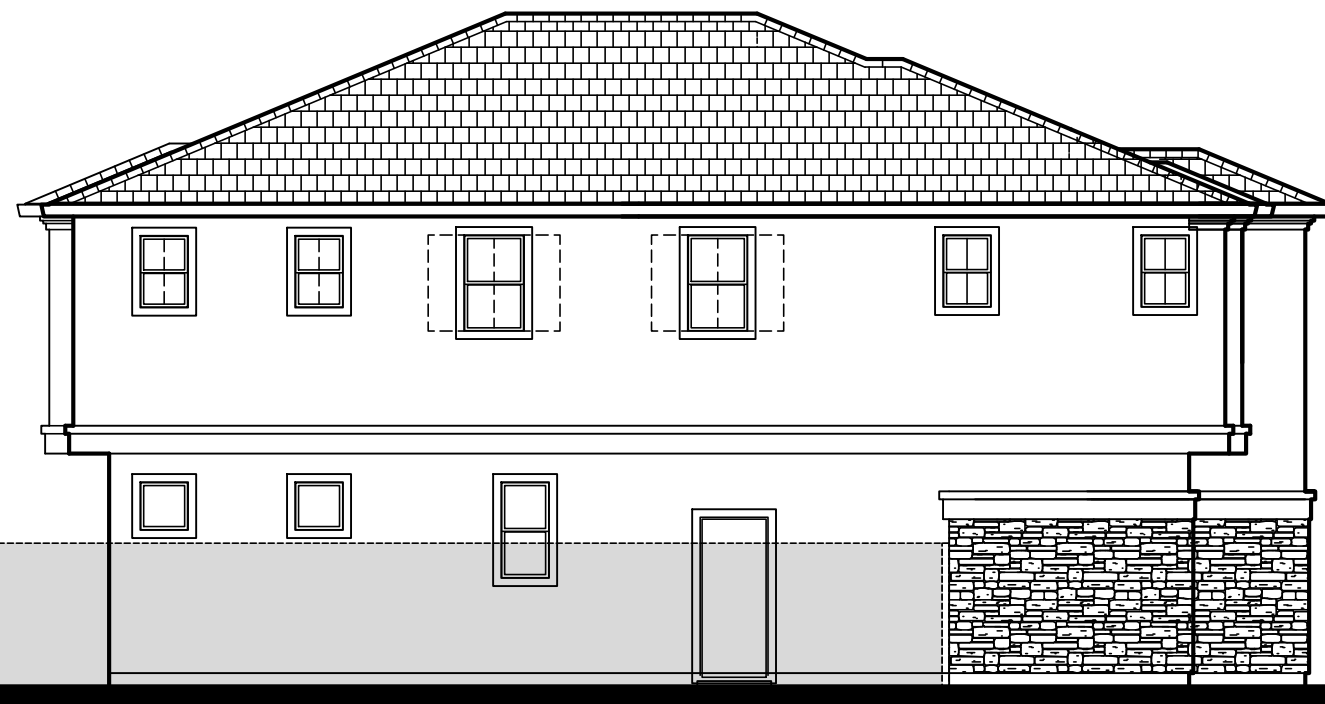
Roof Plan 'B'



Right



Rear



Left

**Plan 4
Elevations - 'B'**



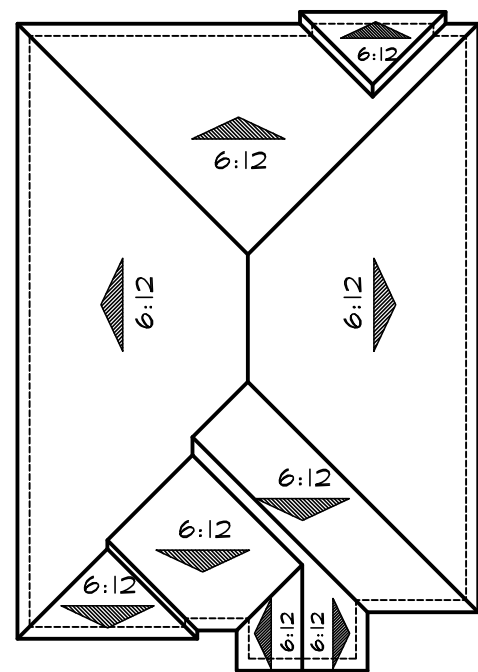

 DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA

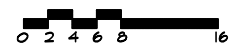


**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/30/16



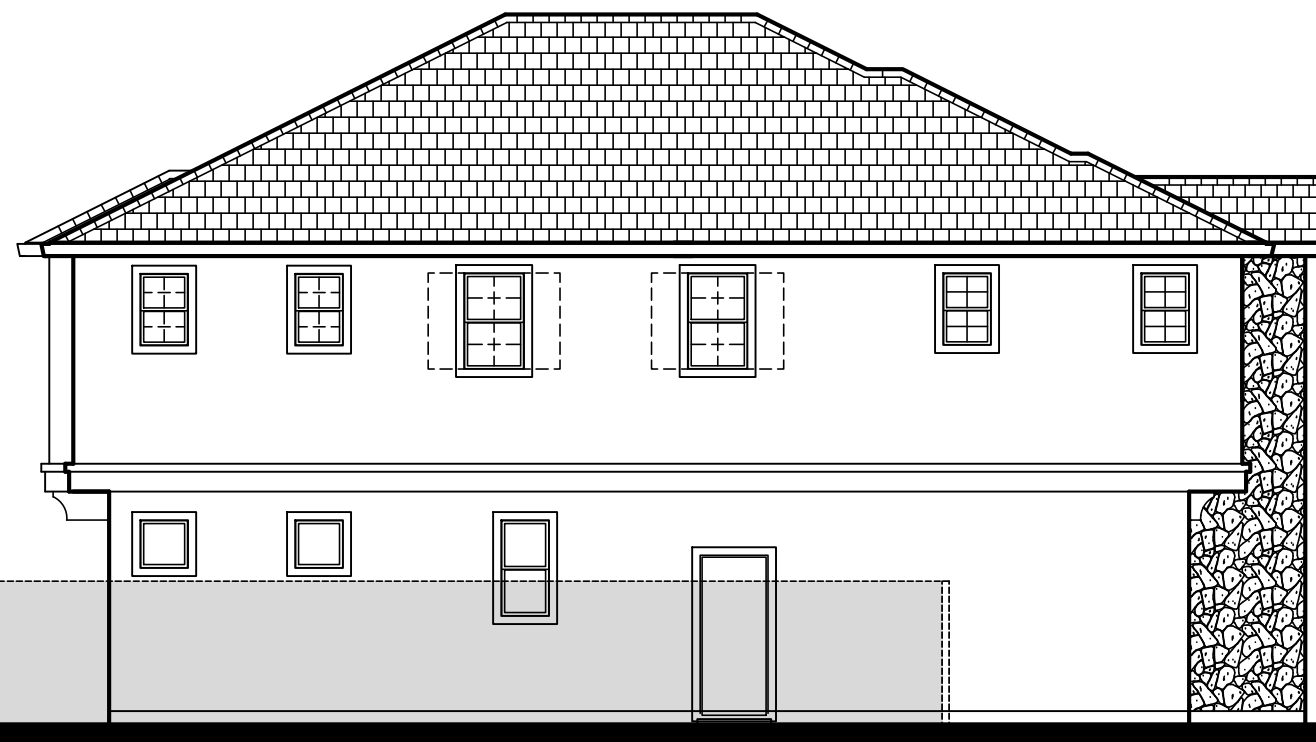
Roof Plan 'C'



Right

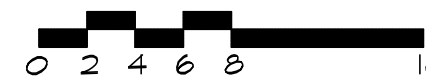


Rear



Left

**Plan 4
Elevations - 'C'**




 DENOTES WINDOW GRIDS AND
 SHUTTERS AT SIDE ELEVATIONS
 FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/30/16



Elevation A
"MONTEREY"



Elevation C
"FRENCH COUNTRY"

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
DECORATIVE WROUGHT IRON
MOCK TILE VENTS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B
"TUSCAN"

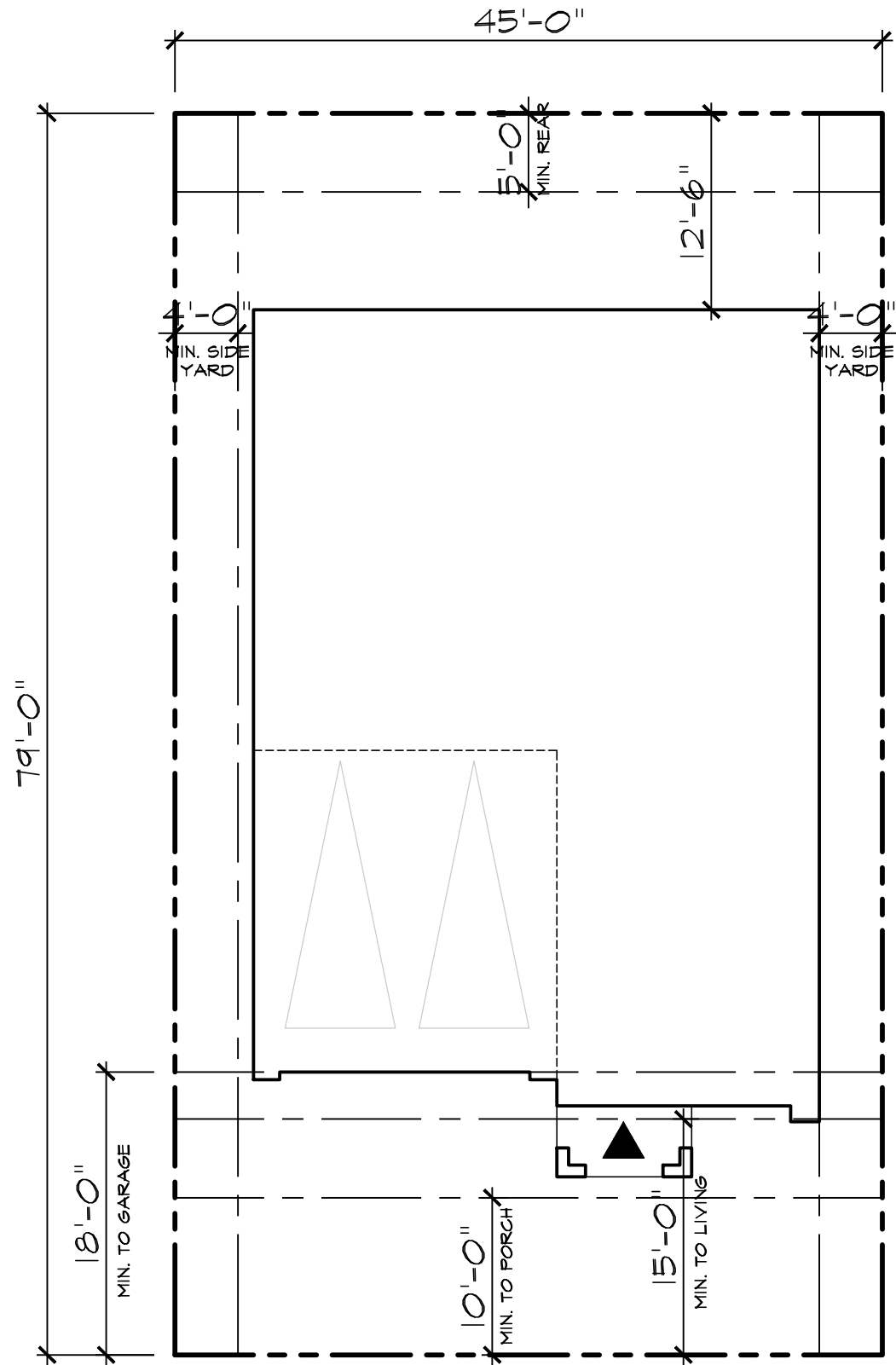
Plan 5 Front Elevations

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



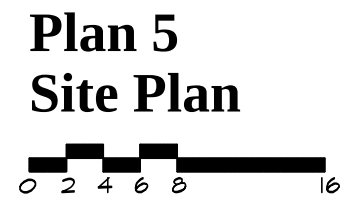
**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/30/16



APPROXIMATE MIN. LOT SIZE FOR 50% COVERAGE	LOT COVERAGE		
	FOOTPRINT	COVERAGE	BACKYARD
45' x 79' = 3555 SQ. FT.	1783 SQ. FT.	50%	12'-6"

City of Pittsburgh	
MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

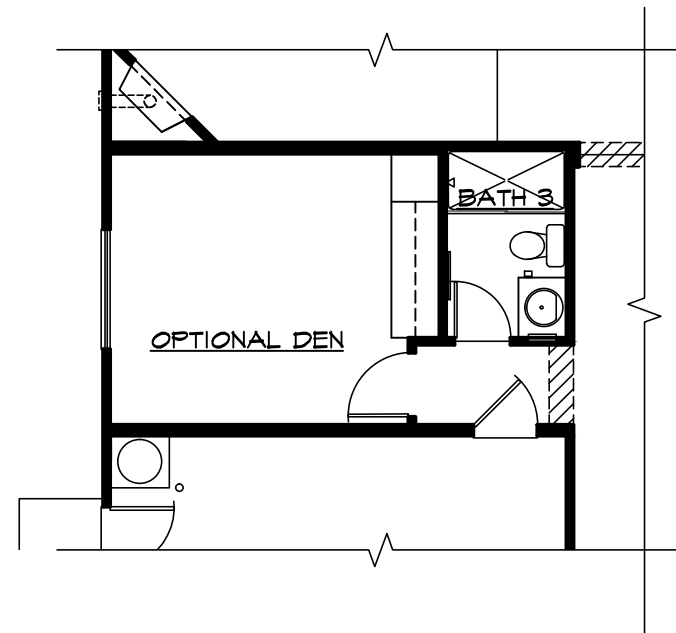


SAN MARCO
UNIT 11 & 12
PITTSBURG, CA

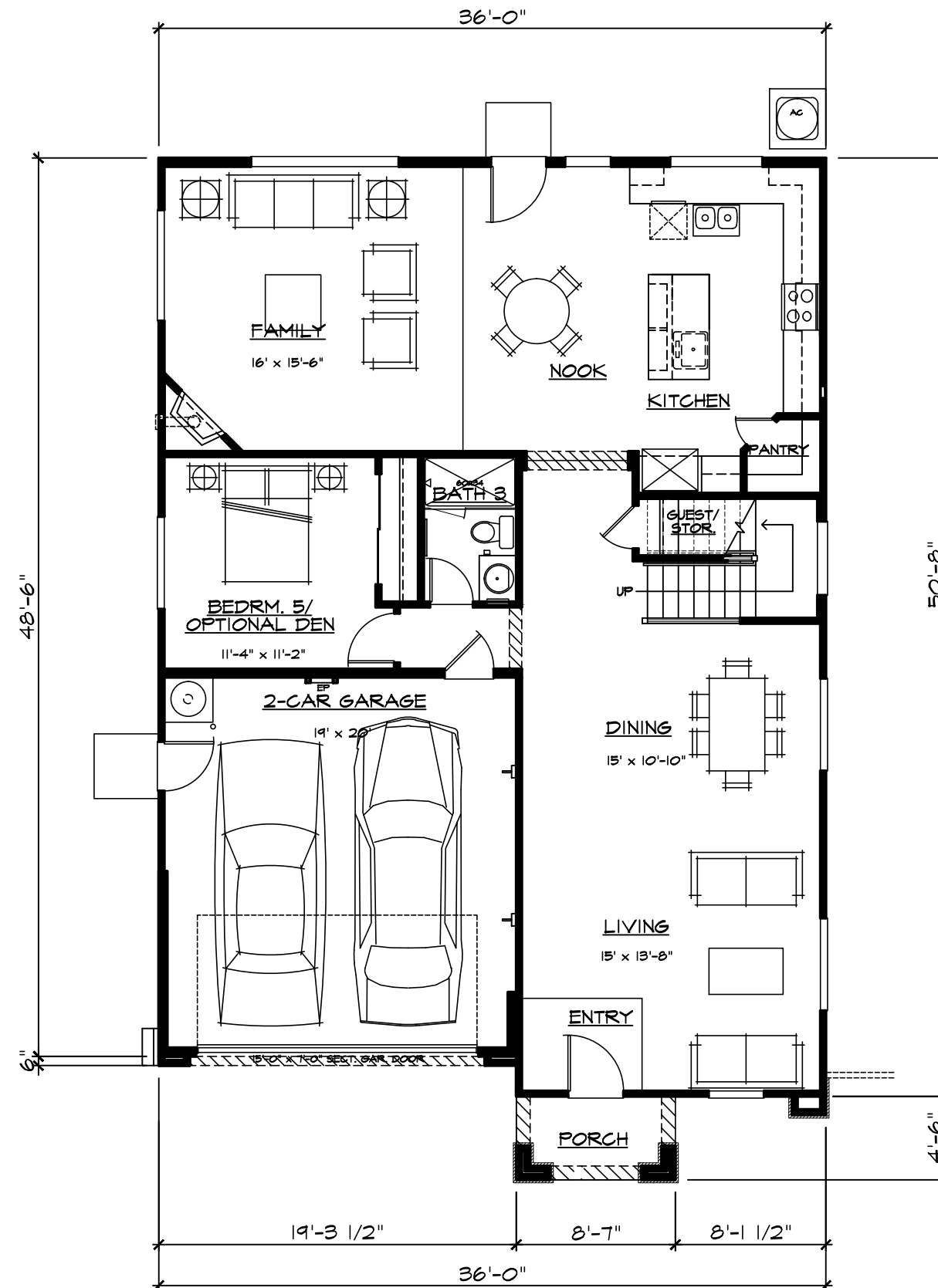


DISCOVERY
DESIGN
GROUP

Discovery Builders Inc.
Date 11/11/16

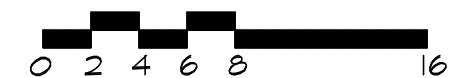


Optional Den



Plan 5
First Floor Plan

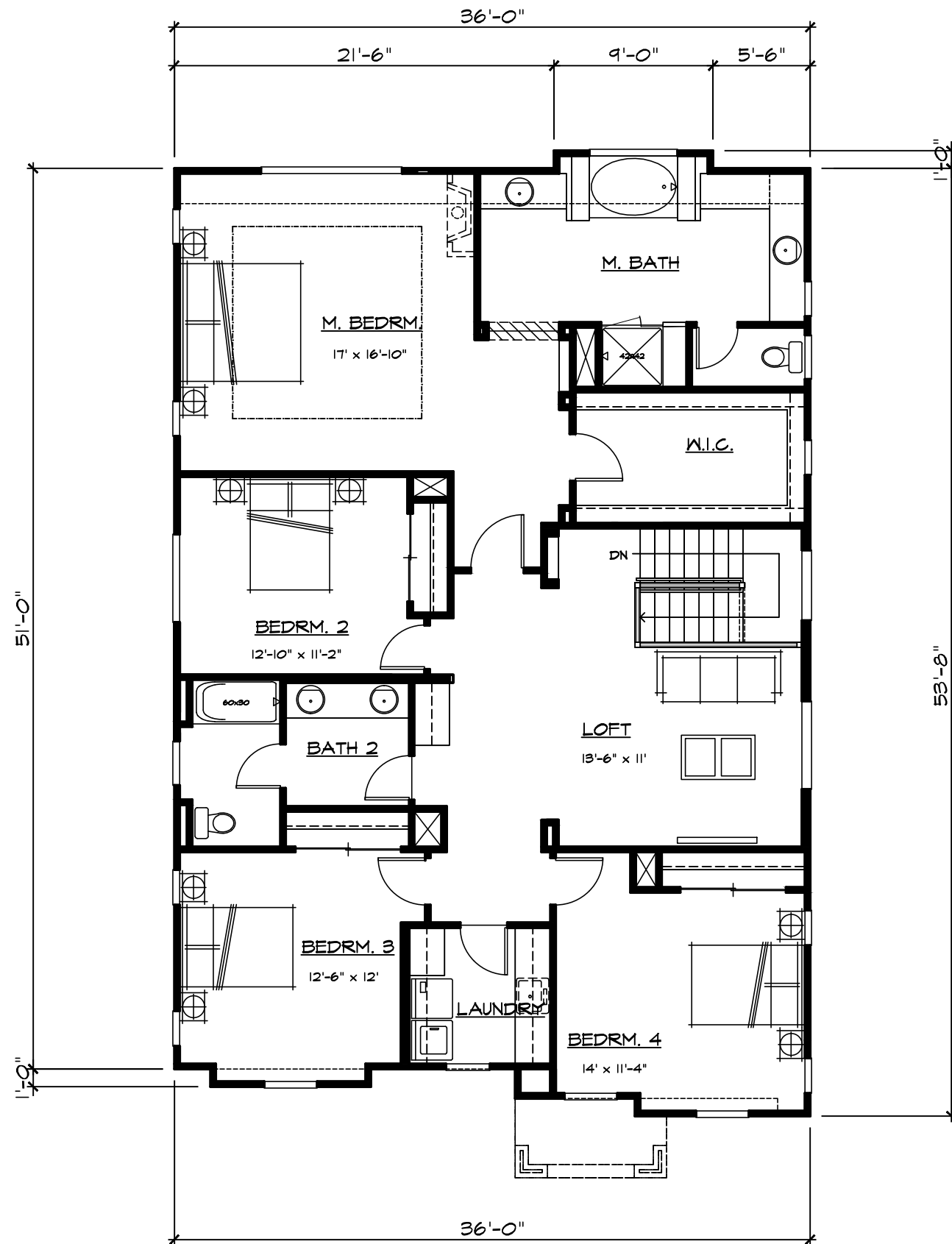
SQUARE FOOTAGE	
FIRST FLOOR	1388 SF
SECOND FLOOR	1830 SF
TOTAL LIVING AREA	3218 SF
GARAGE	395 SF
FOOTPRINT	1783 SF



SAN MARCO
UNIT 11 & 12
PITTSBURG, CA

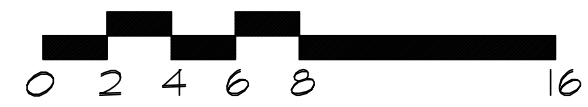


Discovery Builders Inc.
Date 11/30/16



Plan 5 Second Floor Plan

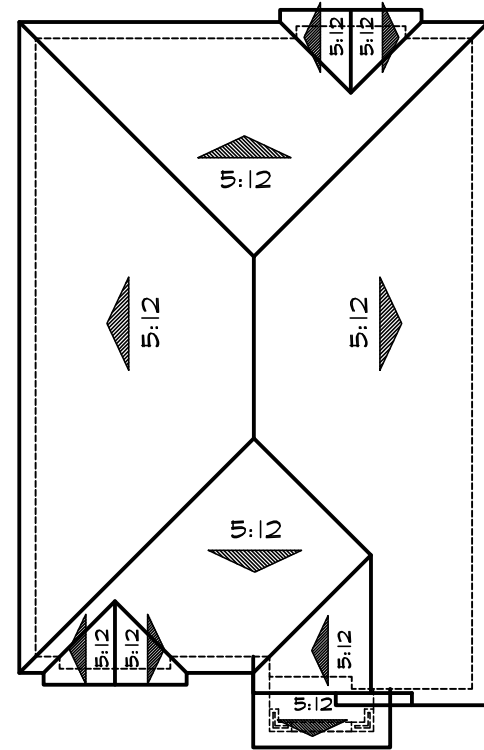
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GARAGE	395 SF
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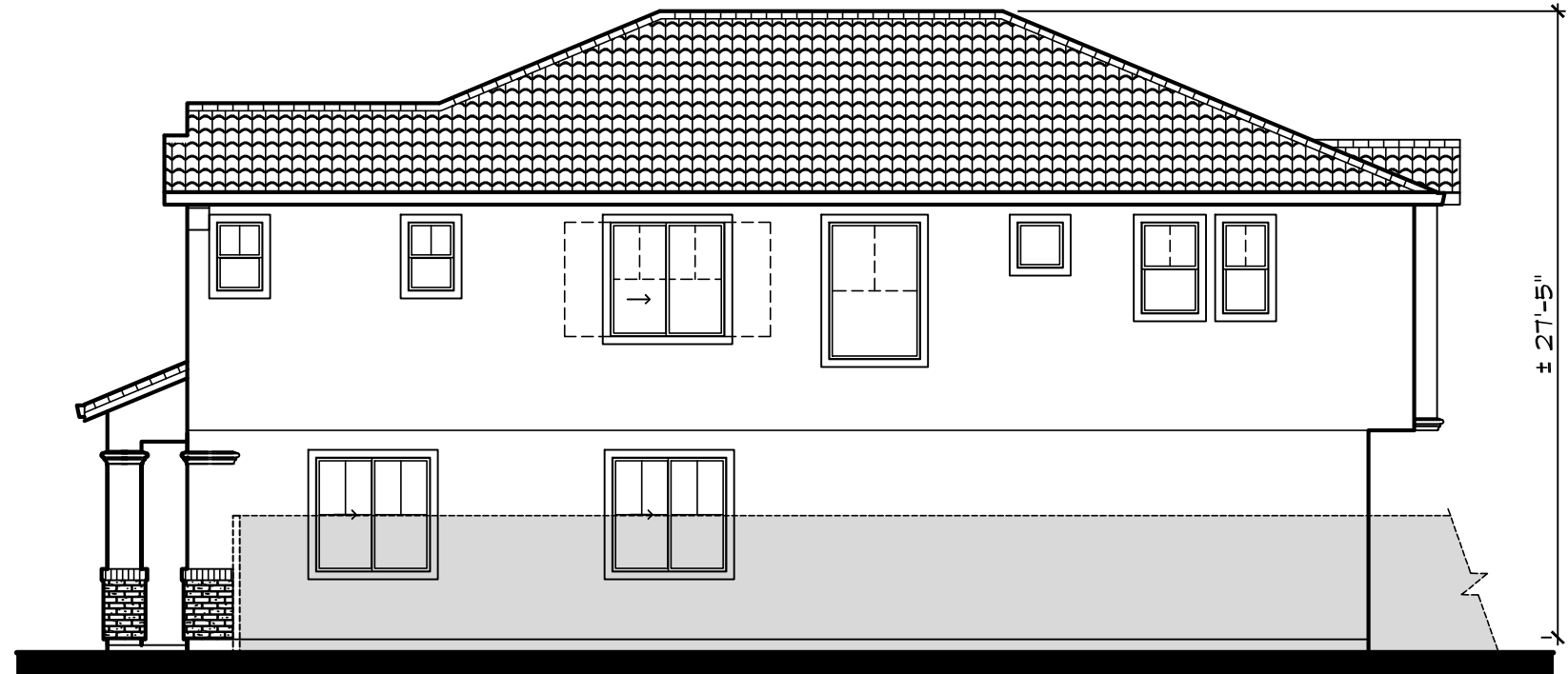
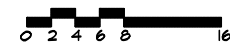
**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



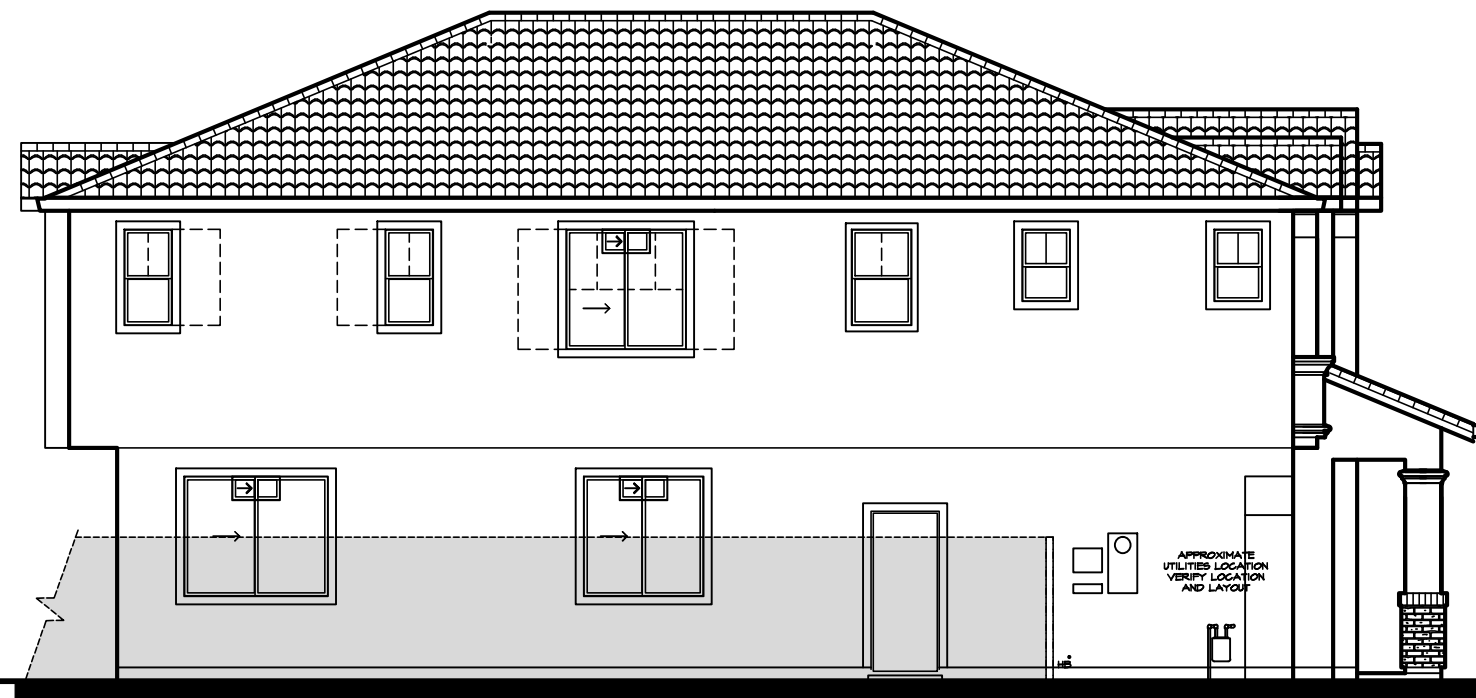
Roof Plan 'A'



Right



Rear



Left

**Plan 5
Elevations - 'A'**



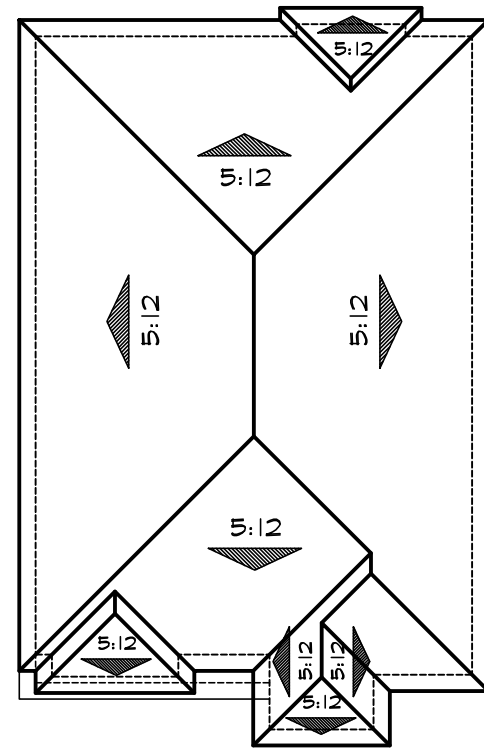
DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA

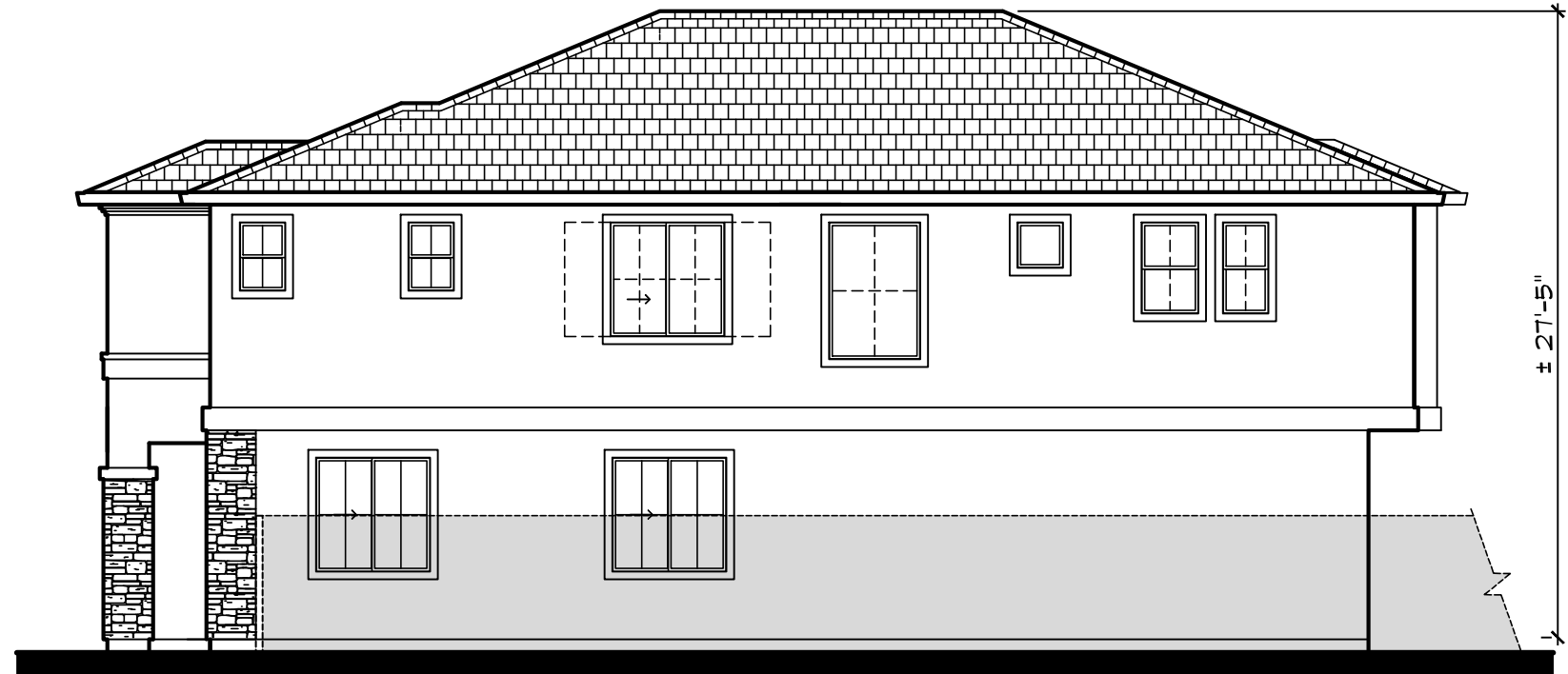


**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/30/16



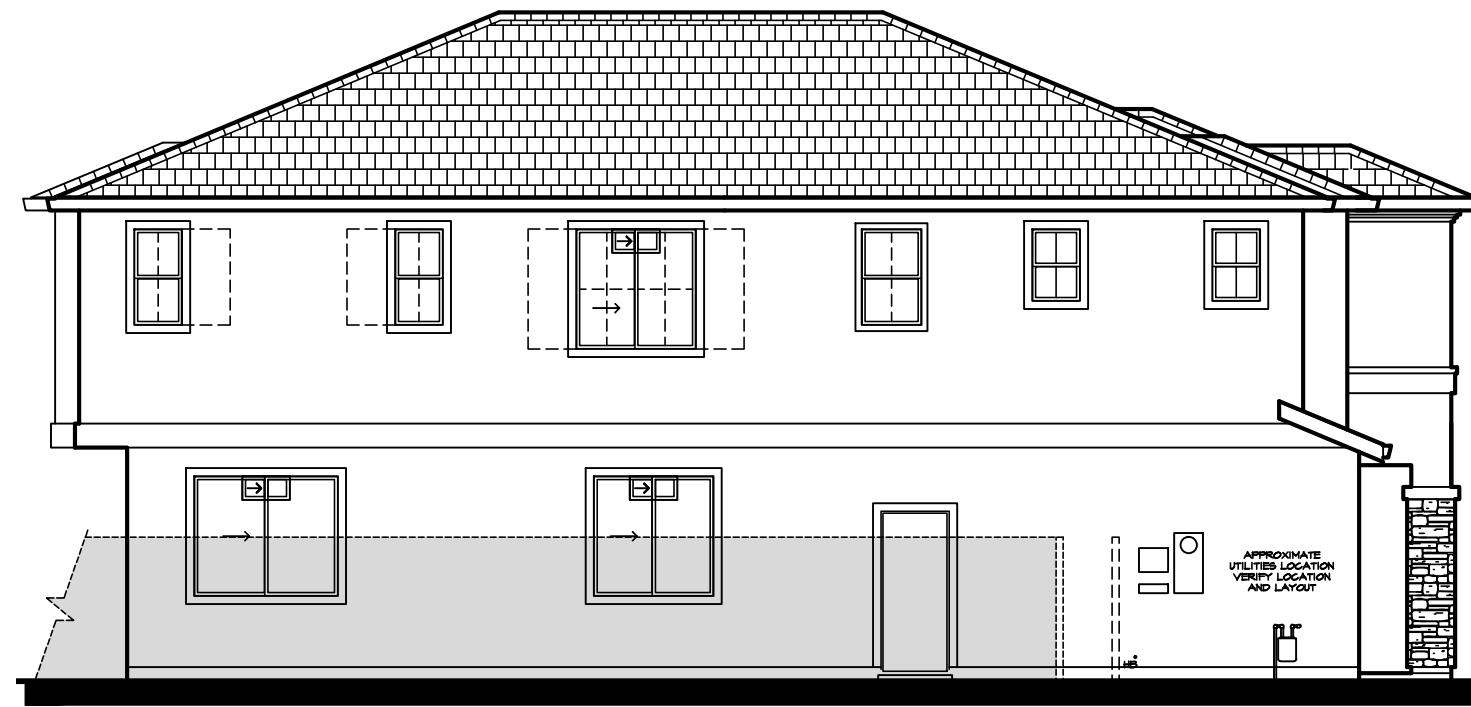
Roof Plan 'B'



Right



Rear



Left

**Plan 5
Elevations - 'B'**



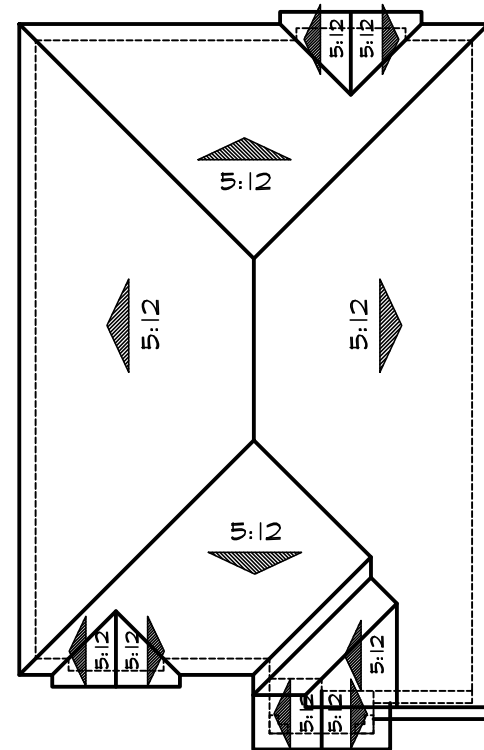
**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



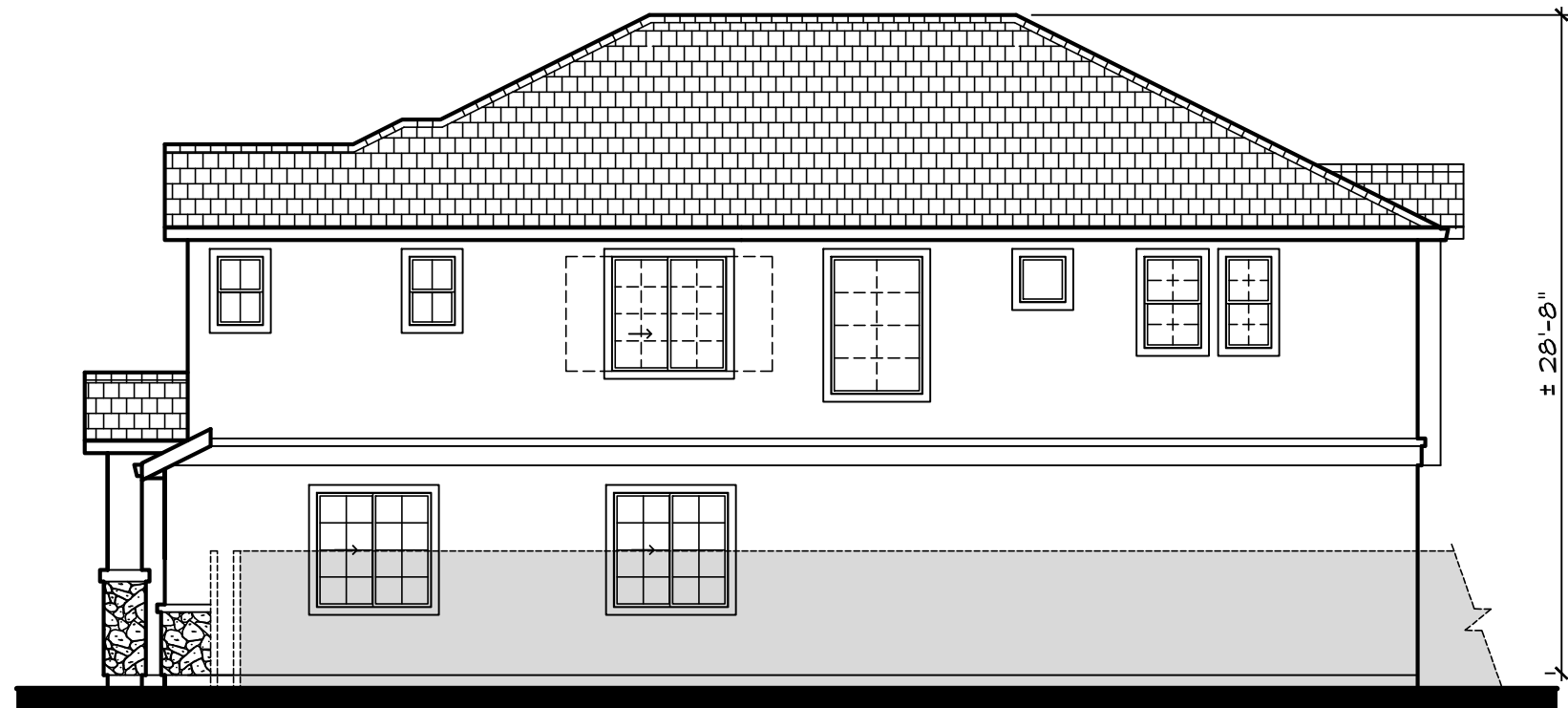
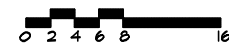
**DISCOVERY
DESIGN
GROUP**

Discovery Builders Inc.
Date 11/30/16

DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.



Roof Plan 'C'



Right

± 28'-8"



Rear



Left

**Plan 5
Elevations - 'C'**



**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16

DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.



Elevation A
"MONTEREY"



Elevation C
"FRENCH COUNTRY"

MATERIAL LEGEND

A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
DECORATIVE WROUGHT IRON
MOCK TILE VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES

C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBELS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS
W/ OPT. WINDOW LITES



Elevation B
"TUSCAN"

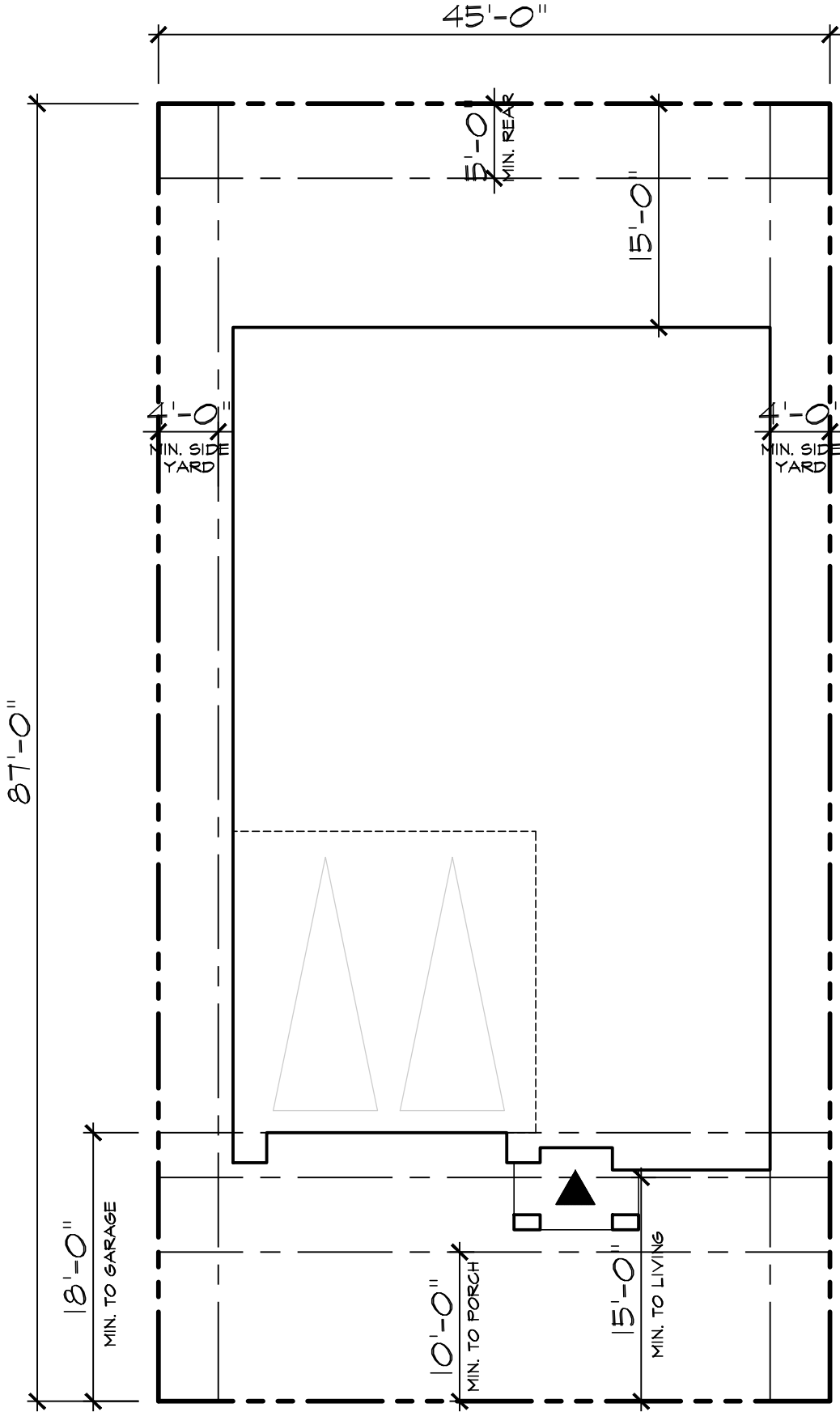
Plan 6 **Front Elevations**

SAN MARCO
UNIT 11 & 12
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16

APPROXIMATE MIN. LOT SIZE FOR 50% COVERAGE	LOT COVERAGE		
	FOOTPRINT	COVERAGE	BACKYARD
45' x 87' = 3915 SQ. FT.	1975 SQ. FT.	50%	15'-0"



City of Pittsburgh	
MINIMUM REQUIREMENTS	
FRONT SETBACK - TO LIVING	15' MIN.
FRONT SETBACK - TO GARAGE	18' MIN.
SIDE YARD - SETBACK	4' MIN.
CORNER SIDE YARD - SETBACK	10' MIN.
REAR YARD - SETBACK	5' MIN.
PORCH SETBACK -	10' MIN.
LOT SIZE -	2,900 SQ. FT.
MAX COVERAGE - 2-STORY	50%

Plan 6 Site Plan



SAN MARCO

UNIT 11 & 12

PITTSBURG, CA



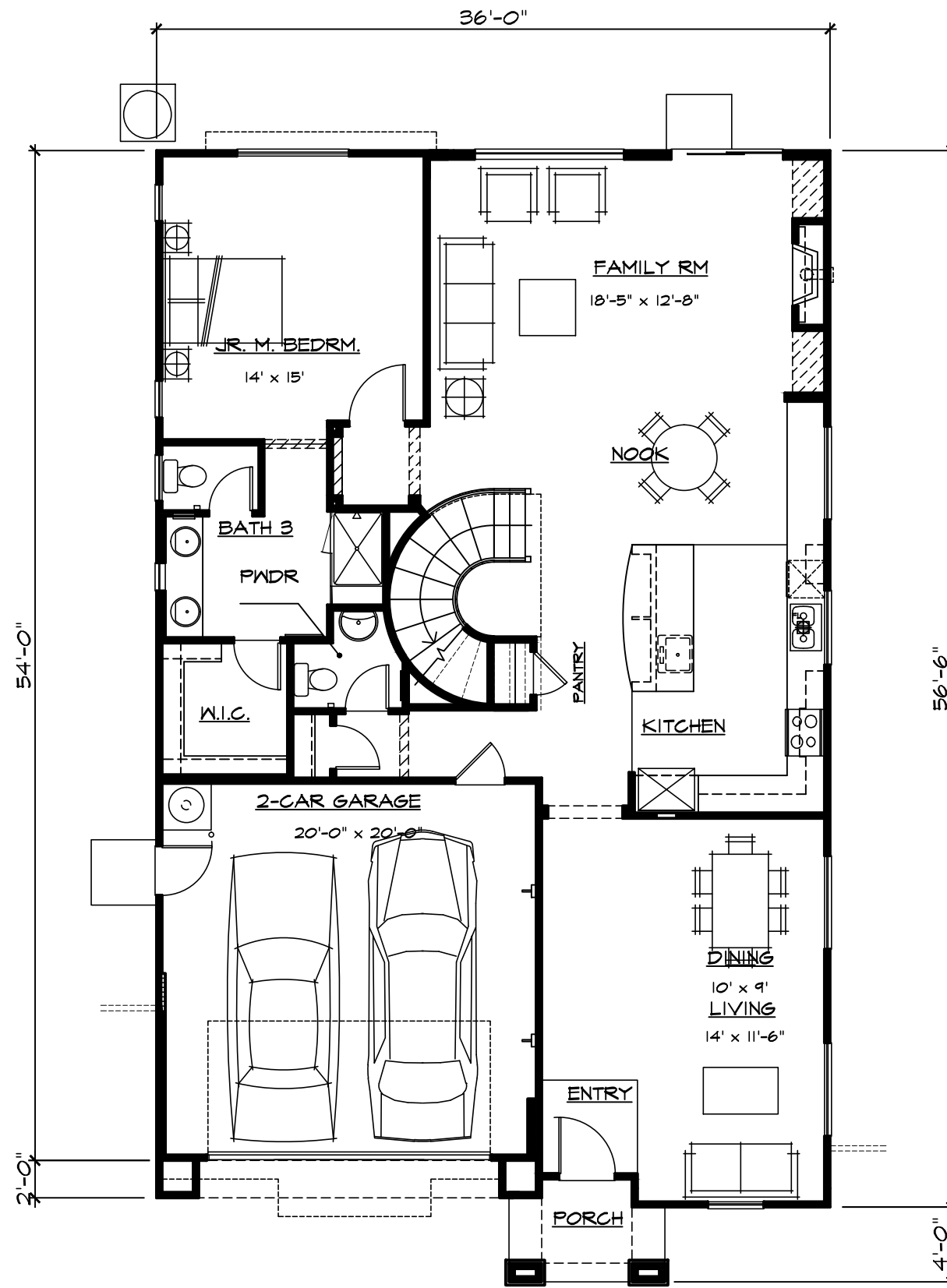
DISCOVERY

DESIGN

GROUP

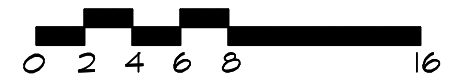
Discovery Builders Inc.

Date 09/28/16



Plan 6 First Floor Plan

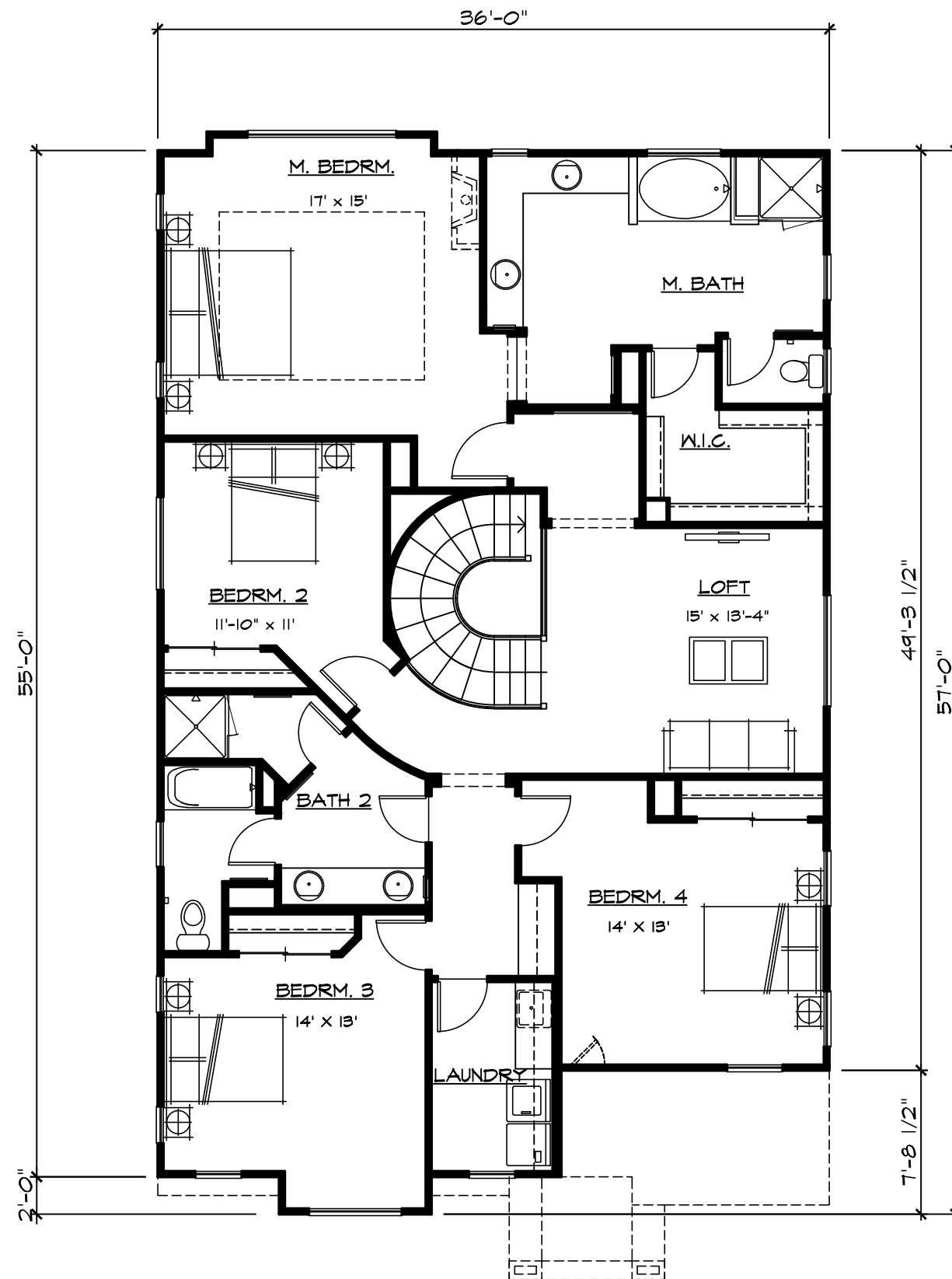
SQUARE FOOTAGE	
FIRST FLOOR	1566 SF
SECOND FLOOR	1850 SF
TOTAL LIVING AREA	3416 SF
GARAGE	409 SF
FOOTPRINT	1975 SF



**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



Discovery Builders Inc.
Date 11/30/16



Plan 6 Second Floor Plan

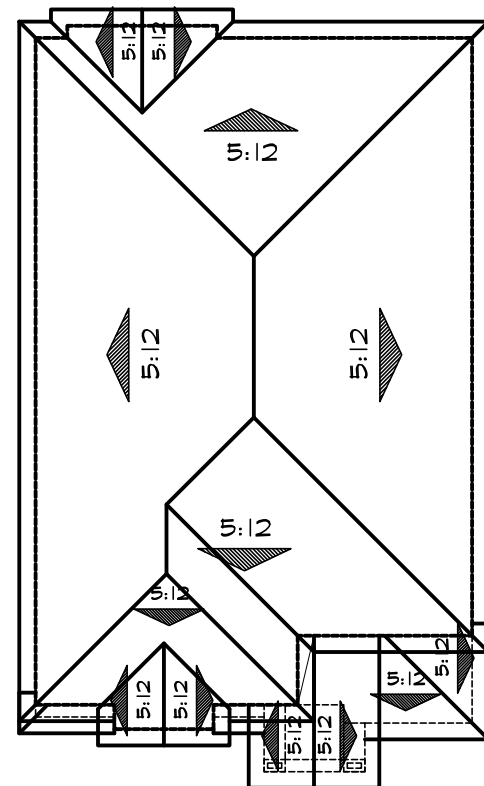
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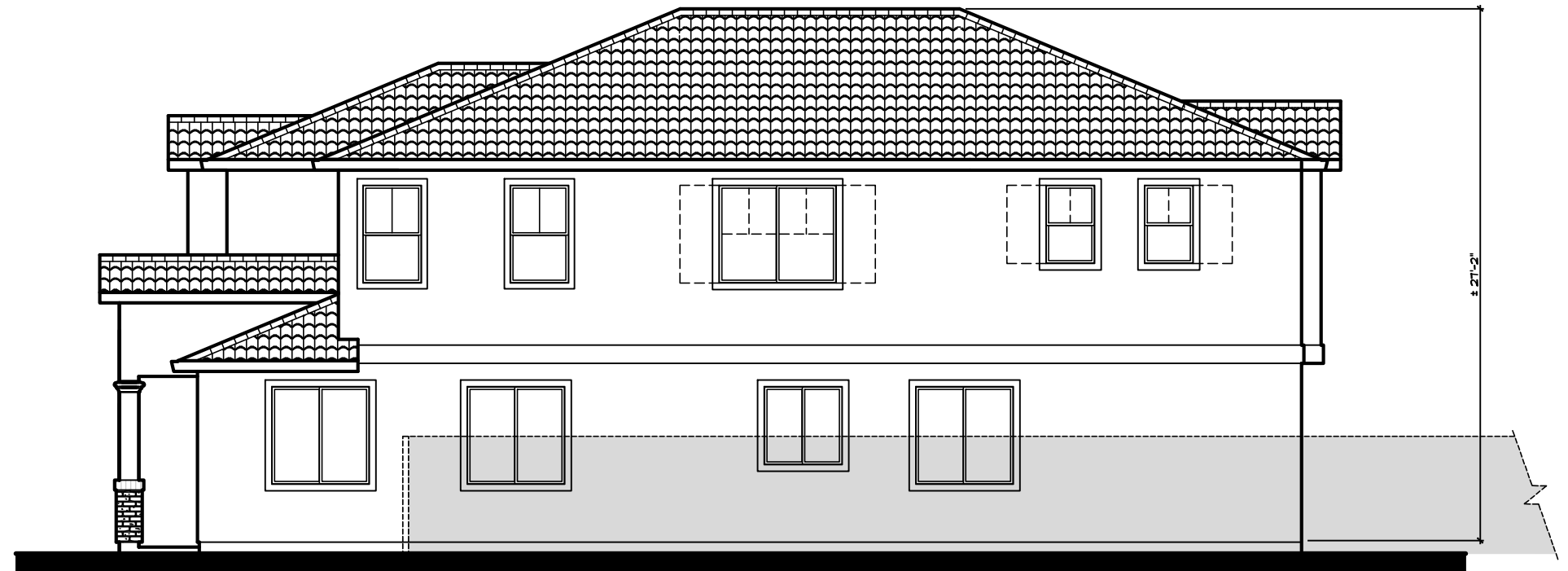
SAN MARCO
UNIT 11 & 12
 PITTSBURG, CA



Discovery Builders Inc.
 Date 11/30/16



Roof Plan 'A'



Right



Rear



Left

**Plan 6
Elevations - 'A'**

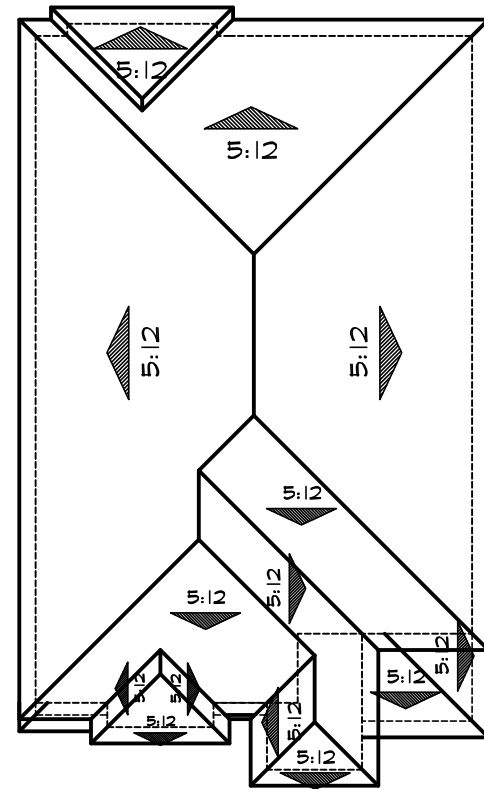


**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA

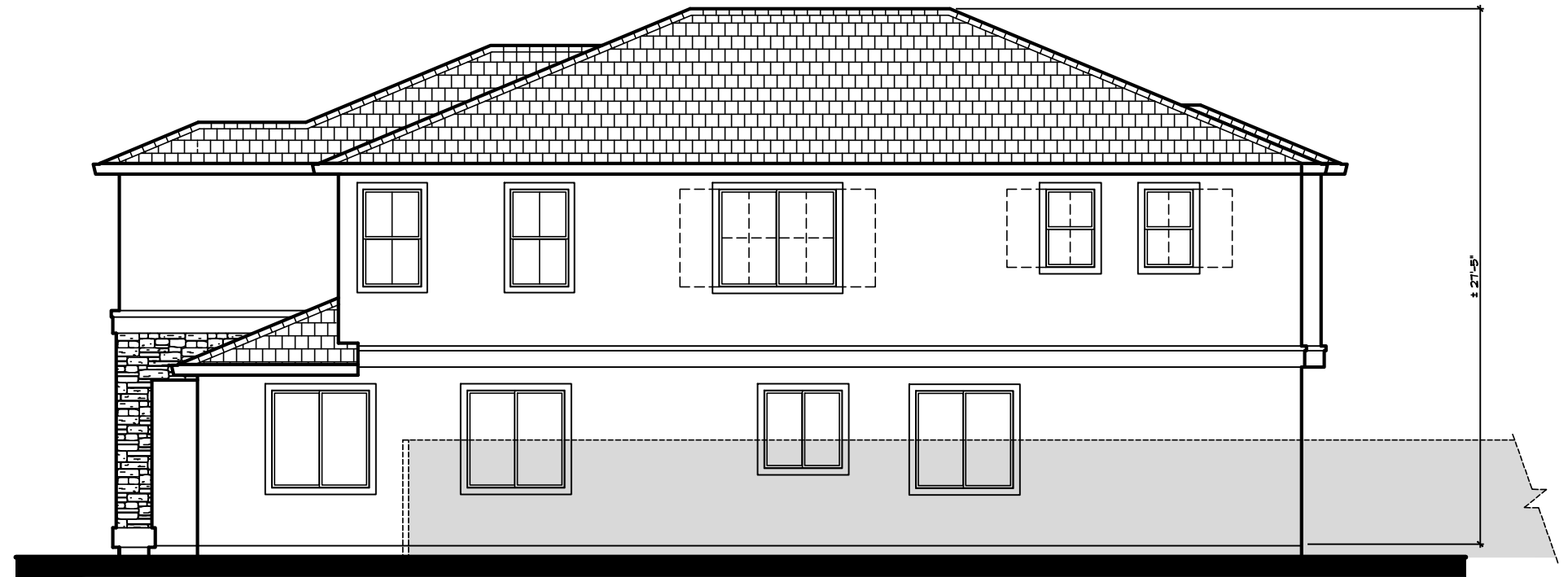


Discovery Builders Inc.
Date 11/30/16

DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.



Roof Plan 'B'



Right



Rear

Left

**Plan 6
Elevations - 'B'**

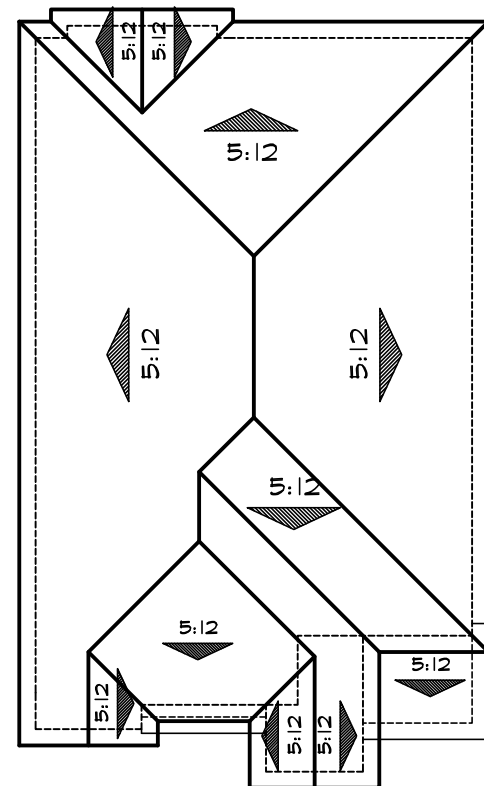


**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA

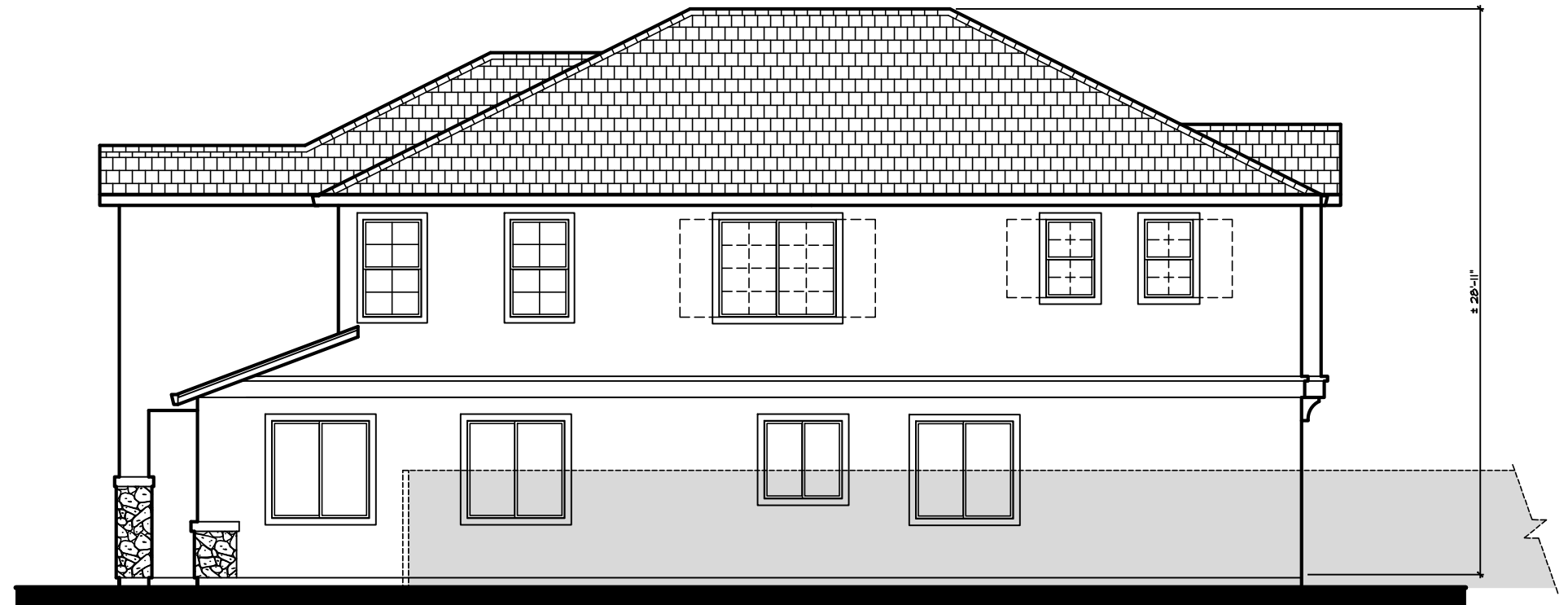


Discovery Builders Inc.
Date 11/30/16

DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.



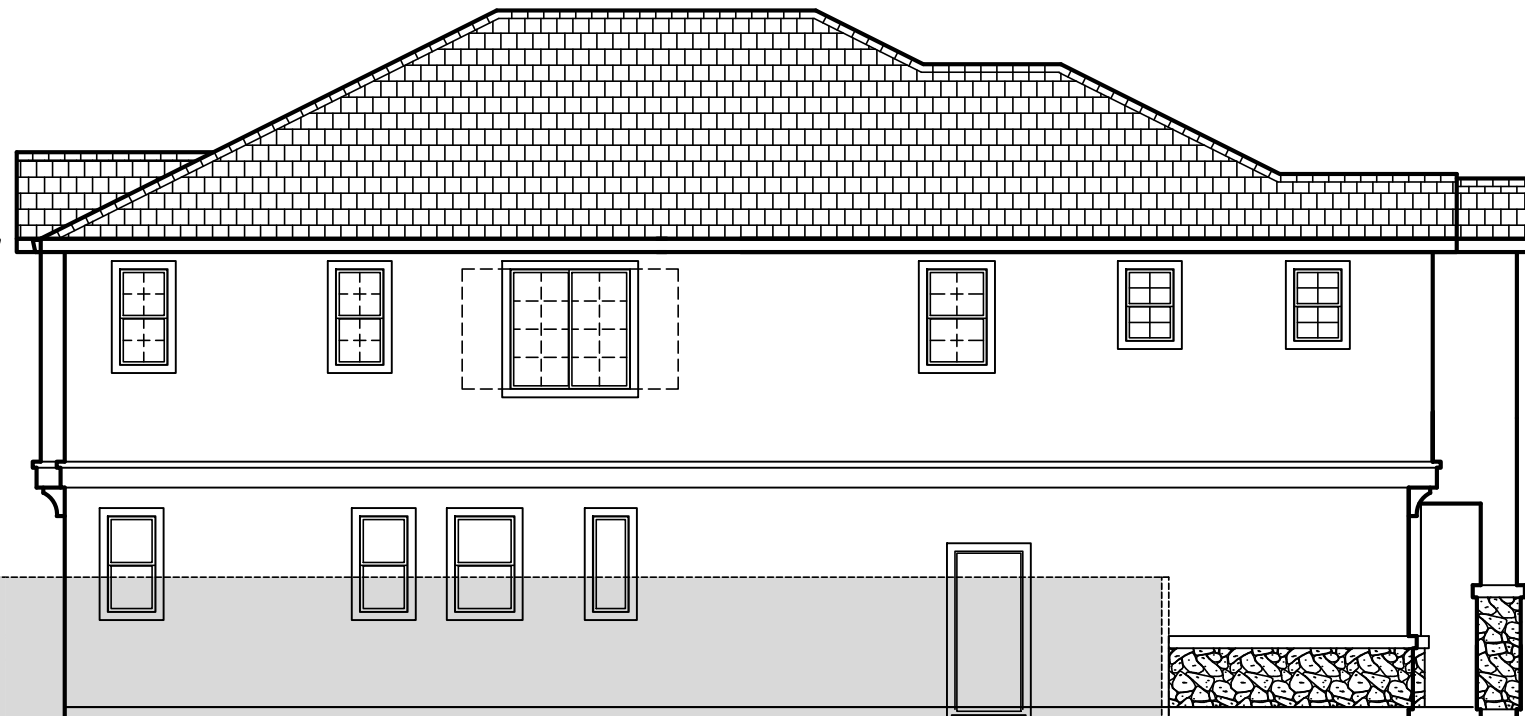
Roof Plan 'C'



Right



Rear



Left

**Plan 6
Elevations - 'C'**



**SAN MARCO
UNIT 11 & 12**
PITTSBURG, CA



**DISCOVERY
DESIGN
GROUP**

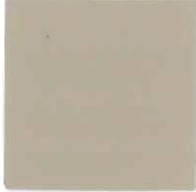
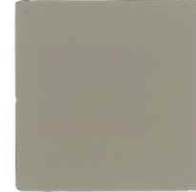
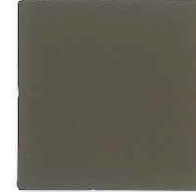
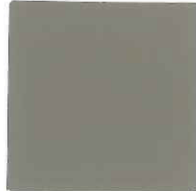
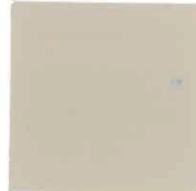
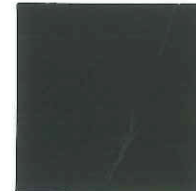
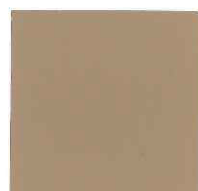
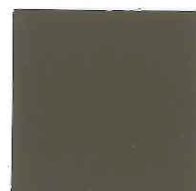
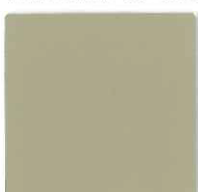
Discovery Builders Inc.
Date 11/30/16

DENOTES WINDOW GRIDS AND
SHUTTERS AT SIDE ELEVATIONS
FACING STREETS.

SUBDIVISION: **SAN MARCO UNIT 11 & 12**
DISCOVERY BUILDERS, INC.

PITTSBURG, CA

COLOR BOARD

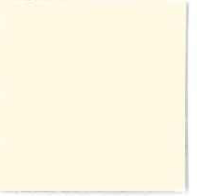
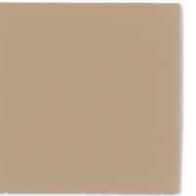
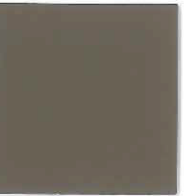
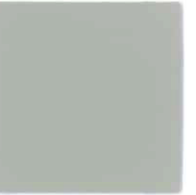
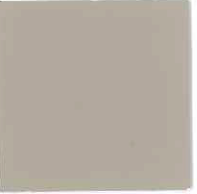
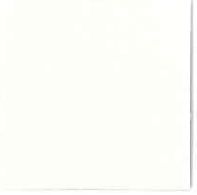
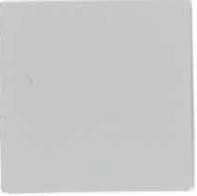
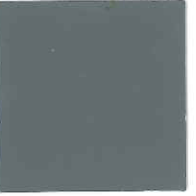
SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1 SPANISH	1VICS3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KMW28-1 Clam 	KM5784-3 Creek Bay 	KM5792-3 Stacked Stone 	KM4582 Beaver Pelt 	Sevilla Dressed Fieldstone 	Sandy Creek 
SCHEME 2 SPANISH	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KMW10-1 Pogo Sands 	KM4937-3 Paw Print 	KM5777 Cannery Park 	KM4897-5 Yin Mist 	Echo Ridge Dressed Fieldstone 	Coastal Bluff 
SCHEME 3 TUSCAN	1VICS7330 Verona Clay 	1FACS0024 - Desert Sage 	KM4634-2 Community 	KM4635-3 Tanglewood 	KM46 Acoustic White 	KMA56-5 Pinyon Pine 	Tudor Old Country Fieldstone 	Moroccan Sand 
SCHEME 4 TUSCAN	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KM232 Toscana 	KM412 Cargo 	KM4582 Beaver Pelt 	KMA68-5 Leather Satchel 	Red Rock Country LedgeStone 	High Desert 
SCHEME 5 CRAFTSMAN	1VICS7330 Verona Clay 	1FACS1430 Charcoal Blend 	KM4719 Harvest Dance 	KM4718-2 Wagon Wheel 	KM4575-5 Mud Room 	KMA76-5 Log Cabin 	Grand Mesa Country LedgeStone 	Marsh Pointe 
SCHEME 6 CRAFTSMAN	1VICS3233 Brown Blend 	1FBCF1132 Charcoal Brown Blend 	KM4942-2 Tin Man 	KM4937-3 Paw Print 	KM4939-5 Arrowhead 	KM417 Oxford Brown 	Umber Creek Country LedgeStone 	Tobacco Road 

ROOFING: Boral Concrete Tile or Equivalent
STONE: Boral Cultured Stone/Cultured Brick or Equivalent
PAINT: Kelly Moore or Equivalent

SUBDIVISION: **SAN MARCO UNIT 11 & 12**
DISCOVERY BUILDERS, INC.

PITTSBURG, CA

COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7 ENGLISH COUNTRY	1VICS3163 Camino Blend 	1FACS1132 Charcoal Brown Blend 	HL4201 Adobe White 	KM5705-3 Pioneer Village 	KM5800-5 Sausalito Ridge 	KMA82-5 Lamp Post 	Burnt Ochre Del Mare Ledgestone 	Coastal Bluff 
SCHEME 8 FRENCH	1VICS0024 Desert Sage 	1FACS1430 Charcoal Blend 	KM4899-1 Gray Spell 	KM4942-2 Tin Man 	KM4786-1 Fresh Linen 	KM407 Carbon 	Echo Ridge Old Country Fieldstone 	Alamo 
SCHEME 9 FRENCH	1VICS3233 Brown Blend 	1FBCF1430 Charcoal Blend 	KM305 Ironwood 	KM4938-3 Grouchy Badger 	KM216 Malibu Beige 	KM5804-5 Yacht Club 	Chardonnay Old Country Fieldstone 	Capers Island 
SCHEME 10 PRAIRIE	1VICS3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KM4566-3 City Loft 	KM4559-3 Mink 	KM5800-5 Sausalito Ridge 	KMA66-5 Santana Soul 	Chardonnay Limestone 	Rustic Manor 
SCHEME 11 FARMHOUSE	1VICS7330 Verona Clay 	1FBCF1132 Charcoal Brown Blend 	KM49 Antique White 	KM5767-2 Greige 	KM14 Frost 	KM4818-5 Knit Cardigan 	Sevilla Country Ledgestone 	Old Guignard 
SCHEME 12 FARMHOUSE	1VICS0024 Desert Sage 	1FBCF1430 Charcoal Blend 	KM4908-1 Bashful Emu 	KM4896-3 Stone Hearth 	KM49 Antique White 	KMA82-5 Lamp Post 	Fog Southern Ledgestone 	Mt Rushmore 

ROOFING: Boral Concrete Tile or Equivalent
STONE: Boral Cultured Stone/Cultured Brick or Equivalent
PAINT: Kelly Moore or Equivalent

Landscape Architectural Construction Documents

San Marco - UNITS 11 & 12 NEIGHBORHOOD DESIGN & TYPICAL FRONT YARDS

CITY OF PITTSBURG
CONTRA COSTA COUNTY, CALIFORNIA

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE (AB 1881) AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE, IRRIGATION AND GRADING DESIGN PLANS.

BY: Michael Fotheringham DATE: 11/18/16

MICHAEL FOTHERINGHAM, Landscape Architect, CA #2481

WATER EFFICIENT LANDSCAPE NOTES:

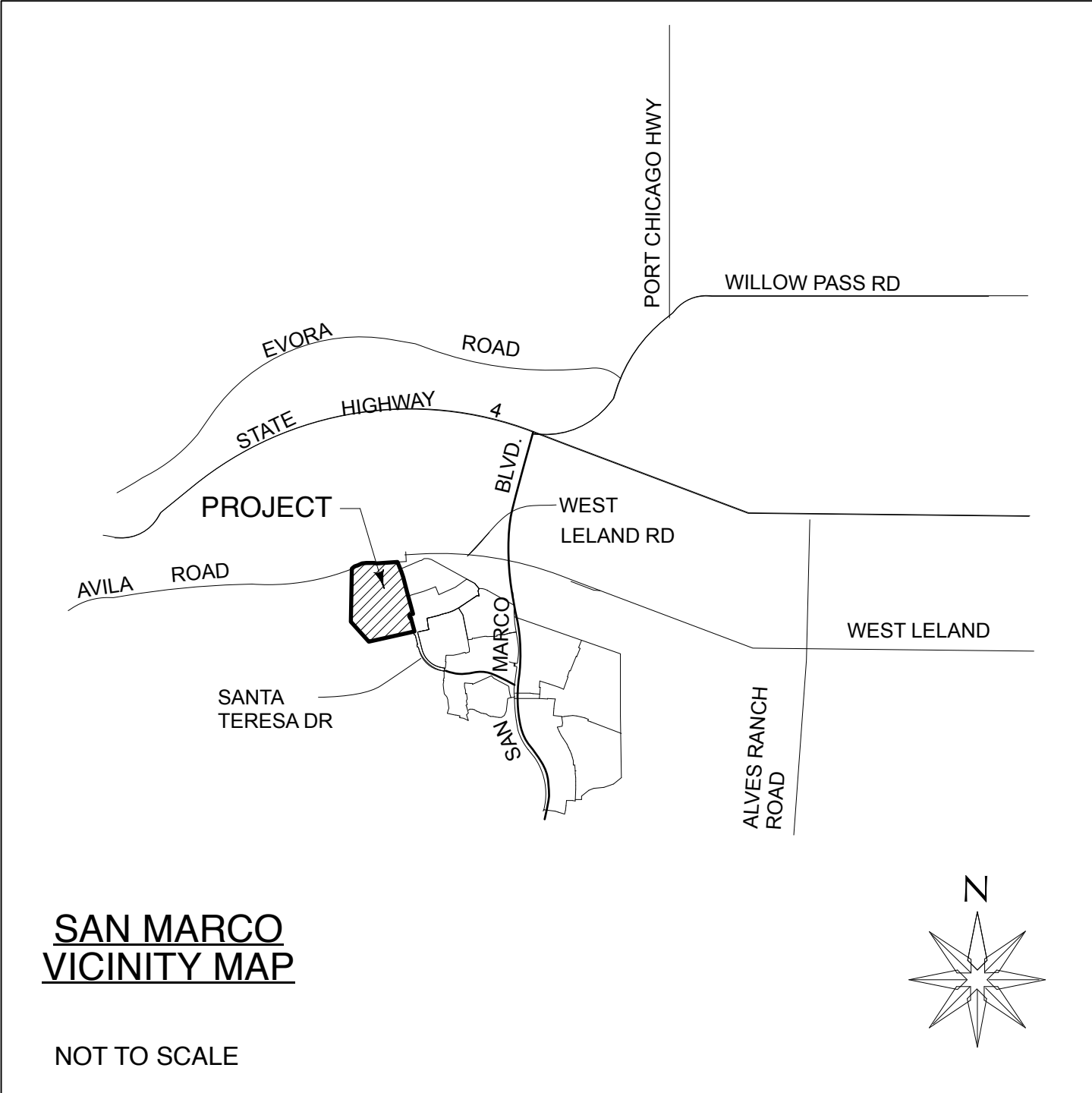
- Topsoil shall be amended in accordance with the agricultural suitability analyses prepared for this project. Soil samples and testing shall occur after pad grades are established and drain lines are installed. Contractor or Owner to prepare a soil management report that documents soil amendment protocols prepared for each lot.
- Turf shall not be installed on slopes greater than 25% where the toe of the slope is adjacent to a non-permeable hardscape.
- Invasive plant species are not used.
- A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, hydroseed areas and where creeping or rooting ground covers may be planted.
- The irrigation systems shall be designed/installed to prevent runoff, low head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, impermeable paving and structures. Use low-volume irrigation bubblers in mulched planting areas.
- Swing joints or other riser-protection components are required on all risers subject to damage.
- Check valves or anti-drain valves are required for all zones.
- Maintain a minimum of ten feet (10') in any direction for turf areas if spray irrigation is used. This project is recommending sub-surface irrigation for lawn areas.
- Refer to the water use tables on the plans for verification that each landscape component complies with the water efficient landscape requirements, issued or endorsed by the City of Brentwood.
- Owner is responsible for completing the certificate of completion.
- Model homes that are landscaped shall have written information available to demonstrate the principles of water-efficient landscape design. Signs shall be used to identify the model as an example of a water-efficient landscape, including descriptions such as hydrozones, irrigation equipment and other design features that contribute to the efficient use of irrigation and natural precipitation in the landscape. Include information about the design, installation, management and maintenance of water-efficient gardens.

Project Directory

Landscape Architects:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone/Fax: 925-939-8292
Contact: Mike Fotheringham
mdf@mdfotheringham.com

Civil Engineers:
Isakson & Assoc. Inc.
2255 Ygnacio Valley Road, Suite C,
Walnut Creek, CA. 94598
Telephone: (925) 937-9333

Vicinity Map



Approvals

APPROVED BY: THE CITY OF PITTSBURG
PLANNING DEPARTMENT

BY: _____

DATE: _____

Sheet Index

- | | |
|-------|--|
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| L-2 | MASTER STREET TREE & FENCE PLAN 1 |
| L-3 | MASTER STREET TREE & FENCE PLAN 2 |
| L-4 | MASTER STREET TREE WATER CALCULATIONS |
| L-5 | TYPICAL FRONT YARDS LAYOUT & PLANTING PLAN |
| L-6 | TYPICAL FRONT IRRIGATION PLAN |
| L-7.1 | TYPICAL FRONT YARDS WATER CALCULATIONS 1 |
| L-7.2 | TYPICAL FRONT YARDS WATER CALCULATIONS 2 |
| L-8 | IRRIGATION DETAILS 1 |
| L-9 | IRRIGATION DETAILS 2 & SCHEDULE |
| L-10 | CONSTRUCTION DETAILS |

CONSTRUCTION NOTES:

THESE NOTES ARE PROVIDED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.

- Owner: San Marco Properties, LLC Contact: Roe LaFlamme
- Landscape Contractor shall review all existing site conditions prior to submitting bids and prior to commencing installation. Bring any discrepancies or conflicts in field conditions that impede installation to the attention of the Owner.
- Landscape Contractor shall notify Owner and City as required a minimum of 48 hours prior to beginning construction.
- All work associated with these construction documents shall be installed in conformance with all applicable local codes and ordinances, by experienced workforce under the supervision of a licensed Landscape Contractor. Landscape Contractor shall obtain all necessary permits and pay all required fees as determined by Owner.
- Landscape Contractor shall schedule regular site visits by City representatives and/or Owner throughout landscape construction, with a final site review and inspection required by City Representative and the Owner prior to beginning the 90-day maintenance period.
- Costs incurred due to repair, restoration or replacement of existing improvements which are not designated for removal which are damaged as a result of installation operations shall be the responsibility of the Landscape Contractor.
- Landscape Contractor shall become familiar with site conditions and location of all new construction, and to coordinate irrigation work with other contractors in locating and installing pipe sleeves through walls and under paving, structures, etc.
- Installation of these improvements shall be coordinated with installation of grading and drain system operations as shown on Civil Engineer's improvement plans, and with architectural plans.
- All planting areas shall drain to area drains at a minimum of two (2) percent. Slopes within five feet of buildings shall drain a minimum of three-to-five (3-5) percent away from building walls and foundations. Landscape Contractor shall adjust drain heights, add drains or adjust minimum surface gradients, if needed, to ensure adequate drainage.
- Piping, sleeves, valves, and other irrigation equipment shall be installed in shrub or ground cover planting areas wherever possible. Avoid any conflicts between the sprinkler system, planting, underground utilities and architectural features. SPRAY IRRIGATION NOZZLES SHALL NOT BE INSTALLED OR WATER ALLOWED TO DRAIN INTO A ZONE TWO (2) FEET WIDE IMMEDIATELY ADJACENT TO ANY BUILDING.
- Do not install the irrigation system when field obstructions, grade differences or dimension discrepancies exist that might conflict with prudent practice and engineering. Bring such conditions to the attention of the Owner. In the event this notification is not performed, the Landscape Contractor shall assume full responsibility for any revisions necessary.
- Notify Owner of any aspects of layout which will not provide sufficient water coverage and do not proceed until notified.
- Flush and adjust all sprinkler heads for optimum performance and to prevent overspray onto buildings. Select appropriate degree of arc to fit existing conditions and throttle the flow control at each valve or head to obtain optimum operating pressure and coverage.
- Landscape Contractor to verify water pressure prior to installation and confirm minimum operating pressure shown on the plans.
- Landscape Contractor shall notify all local jurisdictions as required to schedule trenching, temporary road closings, inspections, and testing of installed backflow prevention device.
- Prior to trenching, locate underground utilities by calling Underground Service Alert at 1 (800) 438-7435. (811)
- Owner to verify with Project structural engineer the structural reinforcement of all slab-on-grade concrete paving, and CMU sound/ retaining walls.
- Wood members for fences shall be per details. Bottom and sides of wood posts shall be treated with non-toxic wood preservative to six (6) inches above Finish Grades, unless using pressure-treated lumber.
- Use galvanized metal nails, flashing and coated screws and bolts for all wood connections.

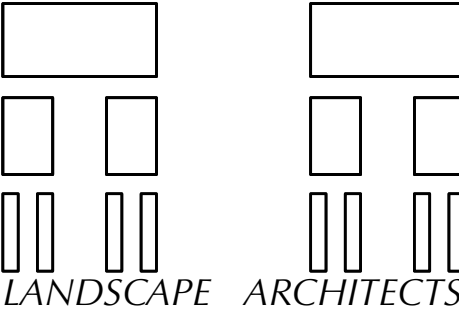
GRADING/DRAIN SYSTEM NOTES:

- It is the intent of the project to achieve a balance of cut and fill. Notify Owner of fine grading conditions that may create an unbalanced situation.
- Preparation of subbase under all paving shall be per soils engineer's geotechnical report.
- All grading and drain systems shall be installed in accordance with the soils engineer's geotechnical report and addenda prepared for the site.
- All site preparation, and placing and compaction of fill shall be under the observation of the soils engineer.

PLANTING NOTES:

- Unless otherwise specified, structural improvements and paving shall be installed prior to planting. Plant material in or near paving or walls may require planting prior to installation of structures.
- Landscape Contractor shall be responsible for locating and staking existing sewer, water, cable, telephone and other utilities above or below grade that might be in conflict with planting operations. Notify Owner regarding tree locations affected by utilities.
- All work related to irrigation system installation and testing shall be performed prior to planting operations.
- Plant Schedule shall be used as a guideline only. Contractor shall verify sizes, quantities and availability by plan check and supply sufficient quantities to fulfill design intent of Construction Documents.
- Final locations of plant materials on site shall be reviewed by the Owner's authorized representative prior to installation. Plant trees and shrubs faced to provide best appearance. Care shall be taken to space plant material evenly to allow optimum growth and aesthetics.
- Trees and shrubs shall not be planted in drainage swales, in conflict with structures or to block irrigation patterns.
- Shrub and ground cover areas on slopes less than 20% shall be mulched with a 3-inch thick layer of medium chip walk-on fir bark. Shrub and ground cover areas on slopes greater than 20% shall be mulched with a 3-inch thick layer of shredded fir bark (not gorilla hair). Contractor to submit mulch samples for approval.
- Ground covers shall be planted under trees and shrubs unless otherwise indicated on the plans.
- Trees shall be planted a minimum of three (3) feet from walls, fences, paving, mowstrips, curbs and irrigation heads. Notify Owner or Landscape Architect if soil conditions in plant pits allow water to stand beyond the following limits: 6 inches in bottom of tree pit should drain completely over a 12-hour period. If water does not drain, special provisions for pipe drain, gravel sumps, or drywells will be required to provide adequate tree pit drainage.
- All trees planted within EIGHT (8) feet of paving or curbs, including in-tract street trees, shall be planted with a root guard as approved by City. See Planting Details for root guard application.
- All boxed plant material may be approved by the Owner/City at the place of origin prior to delivery.
- Plant materials shall be erect after planting, and staked as detailed. Remove nursery stakes but retain nursery labels until end of maintenance period. All vines shall be installed with vine runners espallered to adjacent structure. Submit fastener information to Owner for approval prior to installation.
- All trees shall be planted a minimum of five (5) feet (or per local code) from fire hydrants, storm drain, sanitary sewer and other underground utilities. Trees shall be planted a minimum of 15 feet from street light poles and a minimum of 45 feet from the point of intersection of corner curves.
- Provide to Owner a soil fertility report prior to applying soil amendments. Soil amendments shall be properly applied and worked into the soil prior to ground cover installation. Use the following soil amendments in all planting areas to a depth of 12 inches, and tree pit backfill mix for bidding purposes only. Apply the following at the rate of 6 cubic yards per 1,000 square feet:
1/3 cubic yard nitrogen-stabilized organic amendment; 2/3 cubic yard well-pulverized native site soil; other amendments and fertilizers as follows (amounts per cubic yard): 17 lbs. Gro Power Plus, 1 lb. Iron Sulfate, 10 lbs. Agricultural Gypsum.

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License Stamp



Consultant

Project

SAN MARCO
UNITS 11-12
NEIGHBORHOOD
DESIGN

Pittsburg, CA

Client

AD SEENO CONSTRUCTION CO.
4021 PORT CHICAGO HIGHWAY
CONCORD, CALIFORNIA
925-671-7711

Sheet Title

COVER

DESIGN REVIEW SUBMITTAL

NOT FOR CONSTRUCTION

Scale

SEE PLAN

Designed By

Drawn By

BHU

Checked By

MDF

Revision Notes

Issue Date Project Start Date

11/21/16 9/06/16

Project ID

1516

Sheet No.

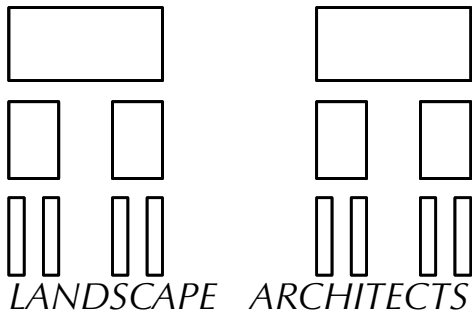
L-1



MASTER STREET TREE SCHEDULE							
SYMBOL	BOTANICAL NAME	COMMON NAME	Exposure	Water Demand	Size	Spacing	Quantity
ST-1	Fraxinus udhei	Evergreen Ash	SW	Moderate	24-in Box	SEE PLAN	139
ST-2	Lagerstroemia indica x fauriei 'Natchez'	Natchez Crape Myrtle	SW/NE	Low	24-in Box	SEE PLAN	7
ST-3	Lagerstroemia indica x fauriei 'Muskogee'	Muskogee Crape Myrtle	SW	Low	24-in Box	SEE PLAN	5
ST-4	Lagerstroemia indica x fauriei 'Tuscarora'	Tuscarora Crape Myrtle	SW	Low	24-in Box	SEE PLAN	1
ST-5	Malus 'Prairifire'	Flowering Crabapple	SW	Moderate	24-in Box	SEE PLAN	6
ST-6	Pistacia chinensis	Chinese Pistache	SW/NE	Low	24-in Box	SEE PLAN	20
ST-7	Platanus x acerifolia 'Bloodgood'	London Planetree	SW	Moderate	24-in Box	SEE PLAN	59
ST-8	Quercus rubra	Red Oak	SW	Moderate	24-in Box	SEE PLAN	24

*Plant schedule shall be used as a guideline only. Contractor shall verify sizes, quantities and availability by plan check and supply sufficient quantities to fulfill design intent of Construction Documents.

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SAN MARCO
UNITS 11-12
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Pittsburg, CA

Client

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Sheet Title

MASTER
STREET TREE
&
FENCE PLAN 1

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SEE PLAN

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Drawn By

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Checked By

MDF

Revision Notes

Issue Date Project Start Date

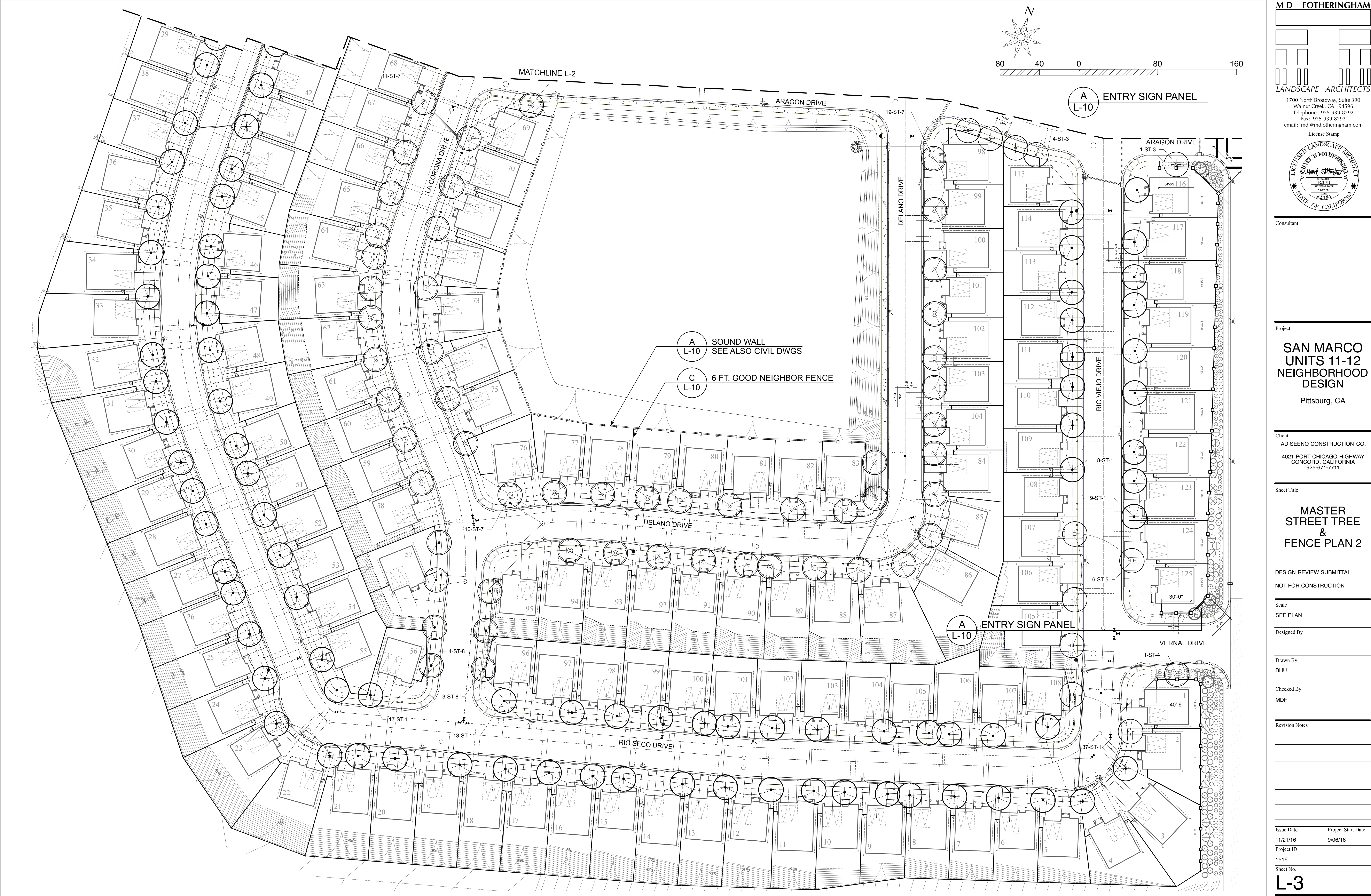
11/21/16 9/06/16

Project ID

1516

Sheet No.

L-2



WATER EFFICIENCY LANDSCAPE ORDINANCE
PROJECT SUMMARY

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - STREET TREES
DATE: 11/11/16

CITY LOCATION: Pittsburg, CA
ETo LOCATION: Pittsburg

LANDSCAPE ARCHITECT:

Total Landscape Area (SF): 3,536
Total Calculated Hydrozone Area (SF): 3,536

Annual ETo (inches): 45.4
Total Special Landscape Areas: 0

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:
(Check to indicate completion)

		gallons/year without rainfall	gallons/year with rainfall	
☒	1	Maximum Applied Water Allowance:	54,742	54,742
☒	2	Estimated Total Water Use:	47,558	47,558
☒	2(a)	Expected Water from Effective Precipitation:		0
☒	3	Expected Water Savings: Percent Savings:	7,184 13.12%	7,184 13.12%

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

- ☒ 4 Hydrozone Report
☐ 5 Soil Fertility Analysis
☒ 6 Grading Design Plan
☒ 7 Planting Design Plan
☒ 8 Irrigation Design Plan
☐ 9 Irrigation Schedule
POST-INSTALLATION INSPECTION:
☐ A Maintenance Schedule
☐ B Irrigation Audit
☐ C Plants iinstalled as specified (substitutions accepted)
☐ D Irrigation system installed as designed (as-builts included)
☐ E Landscape irrigation audit performed
☐ F Submittal package and this certification package have been provided to owner, building or site manager and local water agency.

1

SECTION B.
WATER BUDGET CALCULATIONS

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - STREET TREES
DATE: 11/11/16

CITY OF: Pittsburg, CA
ETo Location: Pittsburg

SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE
MAWA = ETo x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo 45.4
CONVERSION FACTOR 0.62
ET ADJUSTMENT FACTOR 0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet) 3,536
SPECIAL LANDSCAPE AREA (SLA in Square Feet) 0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year) 54,742
TOTAL ACRE FEET 0.17

CALCULATIONS:
45.4 x 0.62 x 0.55 x 3,536 + 0.45 x 0 = 54,742

Effective Precipitation (Eppt)
Use 25% of annual precipitation in the following equation:
MAWA = (ETo - Eppt) x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo 45.4
EFFECTIVE PRECIPITATION (Eppt) = XX.XX in/yr x .25 0
NET ETo 45.4
CONVERSION FACTOR 0.62
ET ADJUSTMENT FACTOR 0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet) 3,536
SPECIAL LANDSCAPE AREA (SLA in Square Feet) 0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year) 54,742
TOTAL ACRE FEET 0.17

CALCULATIONS:
45.4 x 0.62 x 0.55 x 3,536 + 0.45 x 0 = 54,742

RESULTS: Irrigation reductions by adding precipitation (gallons/year): 0

2

SECTION B.
WATER BUDGET CALCULATIONS

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - STREET TREES
DATE: 11/11/16

CITY OF: Pittsburg, CA
ETo City: Pittsburg
SECTION B2 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)
ETWU = ETo x .62 x ((PF x HA)/IE) + SLA

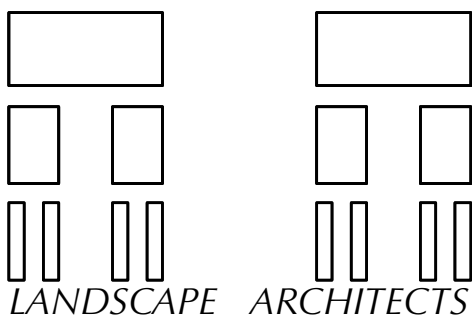
Calculate the following for each Hydrozone (HZ):
YEARLY ETo (inches per year) 45.4
CONVERSION FACTOR (to gallons per square foot) 0.62
AVG PF - PLANT FACTOR (plant water demand, defined for each hydrozone) 0.30
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet) 3,536
SPECIAL LANDSCAPE AREA (SLA in Square Feet) 0
AVG IE - IRRIGATION EFFICIENCY FACTOR (minimum .71) 0.81
TOTAL ESTIMATED TOTAL WATER USE (gallons/year): 47,558
TOTAL ACRE FEET: 0.15

YEARLY CONVERSION		HZ NO.	HYDROZONE DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	ETAF (PF x IE)	HYDROZONE AREA (HA) (SLA)	ETWU (gallons/year)	LANDSCAPE AREA (HA)	% ETAF x A998
ETo	FACTOR									
45.4	0.62	1	Unit 11 Trees - Low	0.20	B	0.81	0.25	448	3,224	12.67%
45.4	0.62	2	Unit 11 Trees - Moderate	0.40	B	0.81	0.49	1,328	19,115	37.56%
45.4	0.62	3	Unit 12 Trees - Low	0.20	B	0.81	0.25	16	115	0.45%
45.4	0.62	4	Unit 12 Trees - Moderate	0.40	B	0.81	0.49	1,744	25,103	49.32%
			Special Landscape Area				0.45	0		

TOTALS:
AVERAGE PF: 0.30
AVERAGE IE: 0.81
AVERAGE ETAF: 0.46
3,536 47,558 100.00% 1,632

3

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Project

SAN MARCO
UNITS 11-12
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DESIGN

Pittsburg, CA

Client

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4021 PORT CHICAGO HIGHWAY
CONCORD, CALIFORNIA
925-671-7711

Sheet Title

MASTER STREET
TREE
WATER
CALCULATIONS

DESIGN REVIEW SUBMITTAL

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SEE PLAN

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Revision Notes

Issue Date Project Start Date

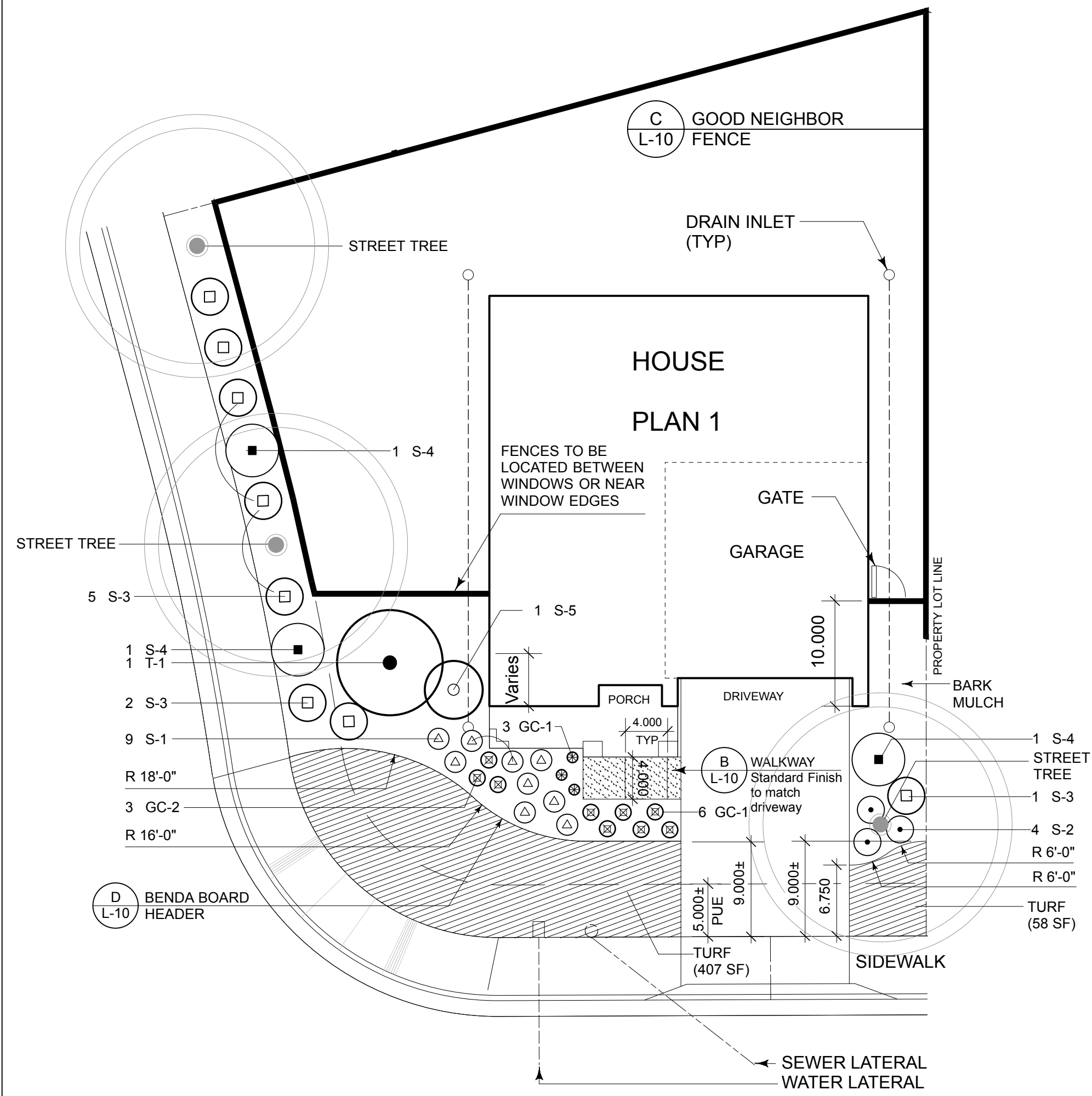
11/21/16 9/06/16

Project ID

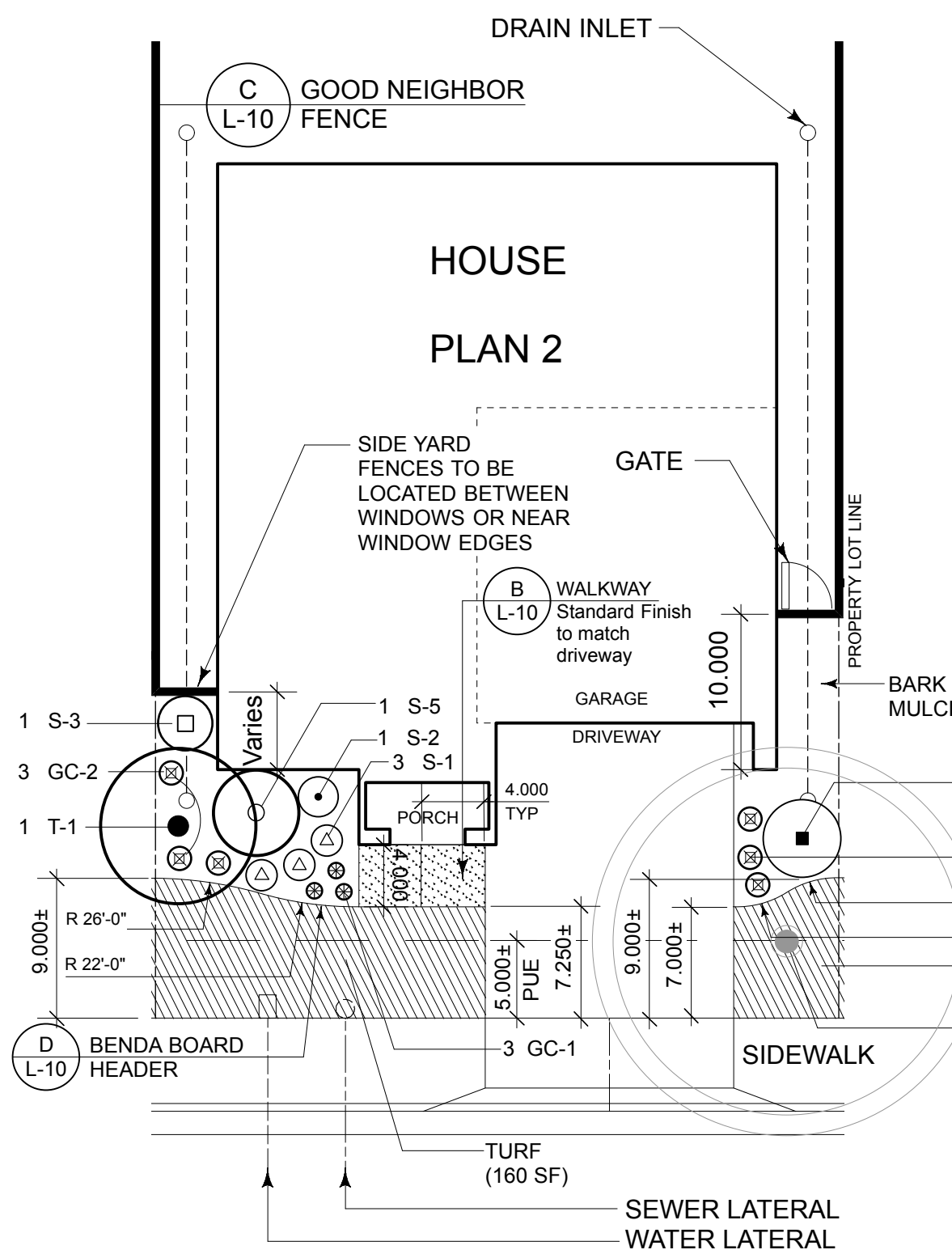
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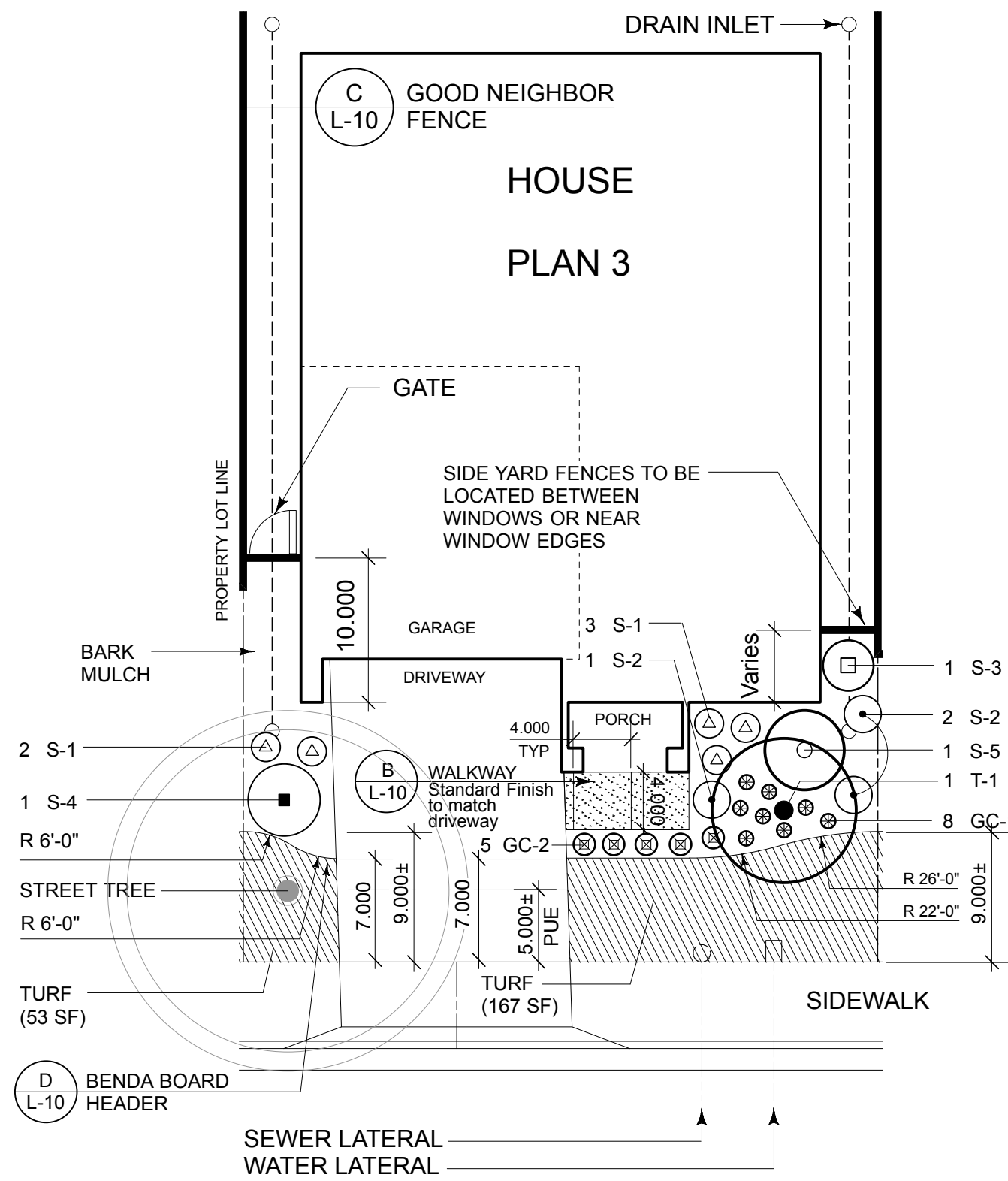
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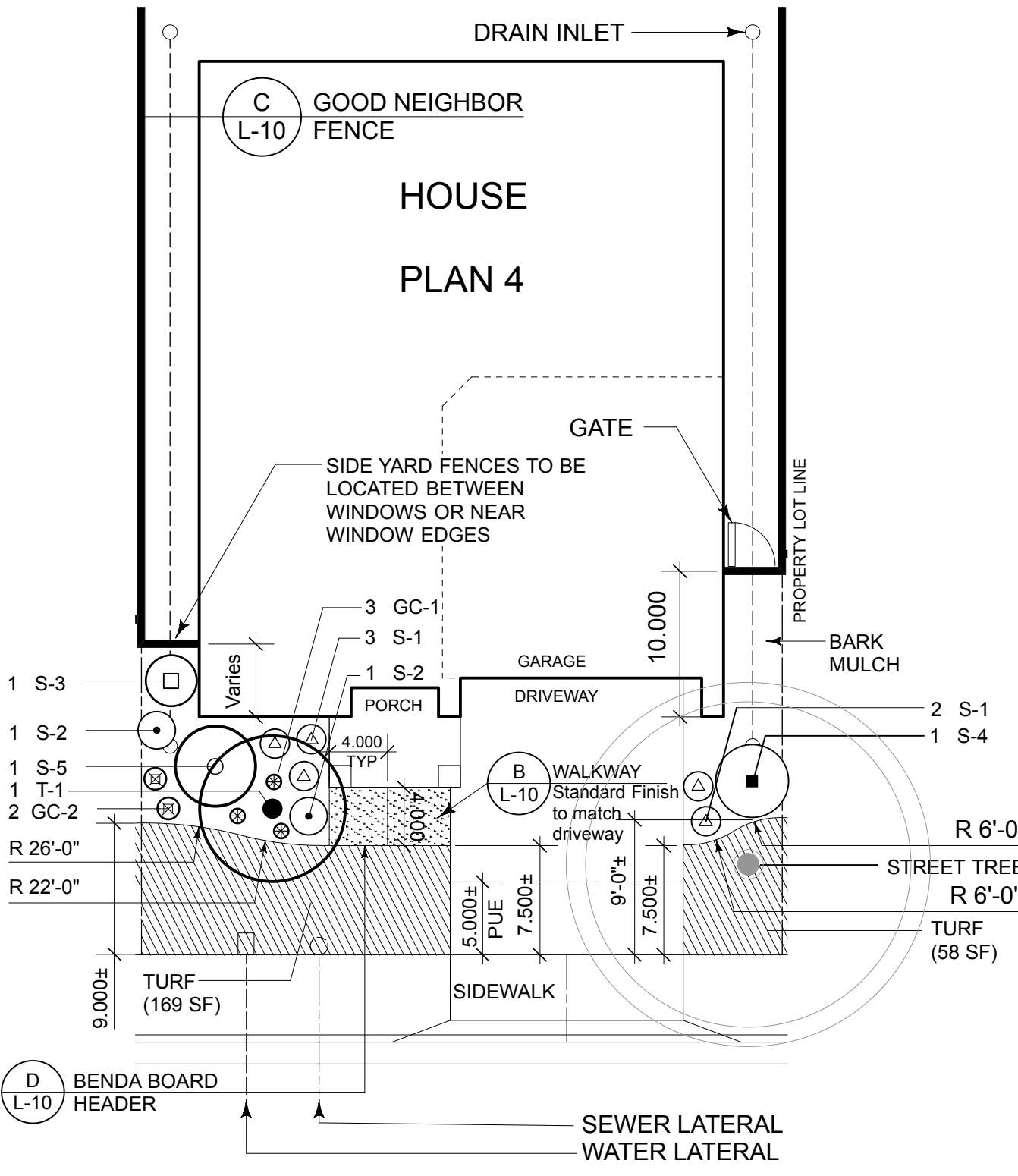
LAYOUT/PLANTING PLAN 1



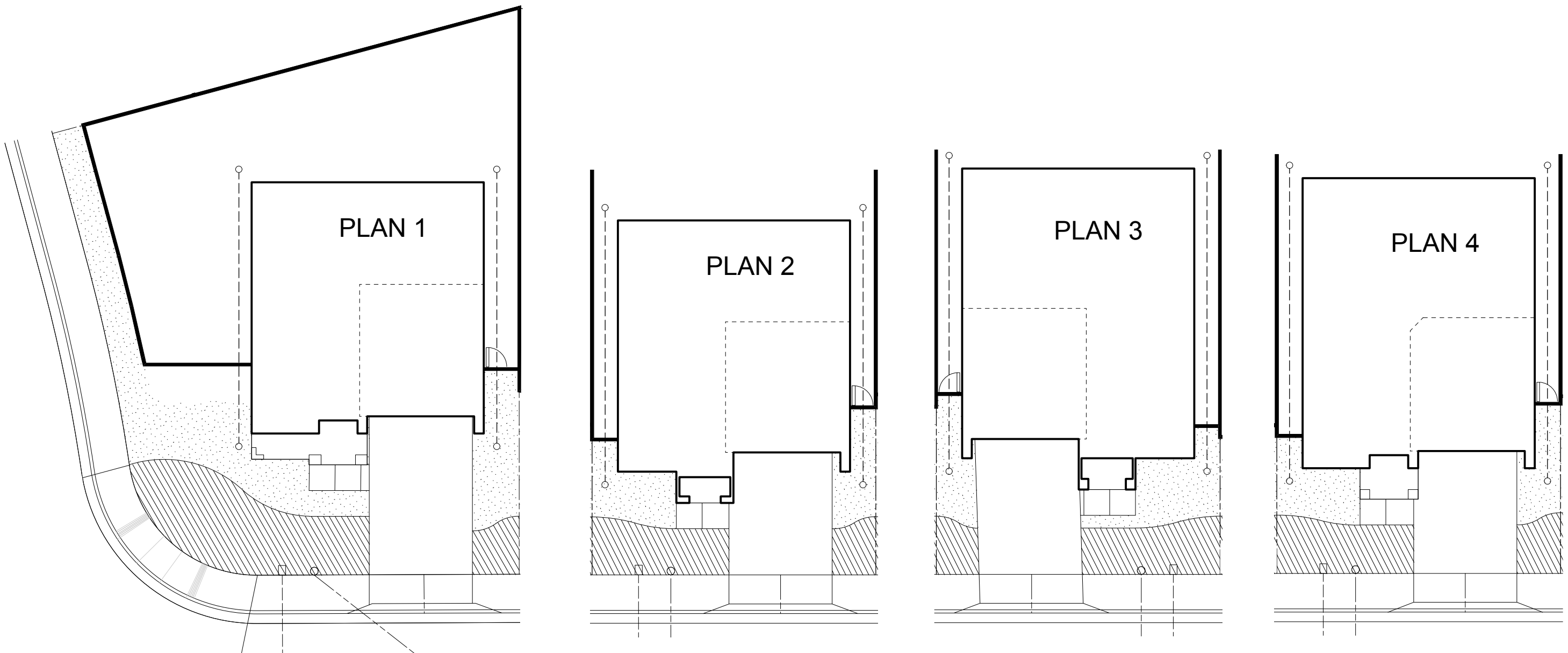
LAYOUT/PLANTING PLAN 2



LAYOUT/PLANTING PLAN 3



LAYOUT/PLANTING PLAN 4



HYDROZONE PLAN

LEGEND

- SHRUB AREAS - LOW
- TURF AREAS - HIGH

FRONT YARD PLANT PALETTE A

South/West Palette

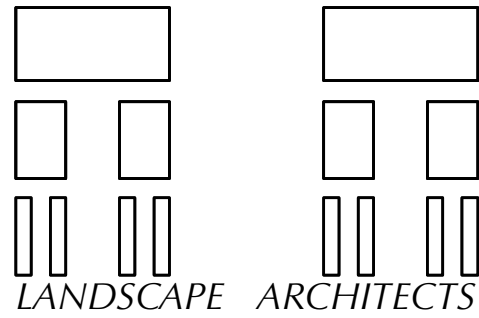
Symbol	Botanical Name	Common Name	Size	Spacing O.C.	Water Demand
Trees					
T - 1	Lagerstroemia 'Zuni'	Lavender Crape Myrtle	15 Gallon	8.00	Low
Shrubs					
S - 1	Lavandula a. 'Munstead'	Munstead Lavender	1 Gallon	2.50	Low
S - 2	Salvia microphylla 'Hot Lips'	Hot Lips Sage	1 Gallon	3.00	Low
S - 3	Leucophyllum f. 'Compacta'	Pink Texas Sage	1 Gallon	4.00	Low
S - 4	Rhaphiolepis i. 'Ballerina'	Pink India Hawthorn	1 Gallon	4.00	Low
S - 5	Arctostaphylos d. 'Harmony' or e. 'Carmel Sur'	Shrub Manzanita	5 Gallon	6.00	Low
Ground Covers					
G - 1	Myoporum p. 'Pink'	Pink-flowering Myoporum	1 Gallon	2.00	Low
G - 2	Rosmarinus o. 'Corsican Prostrate'	Dwarf Spreading Rosemary	1 Gallon	2.00	Low
TURF	100% Tall Fescue Blend	Fescue Lawn	Sod		High

FRONT YARD PLANT PALETTE B

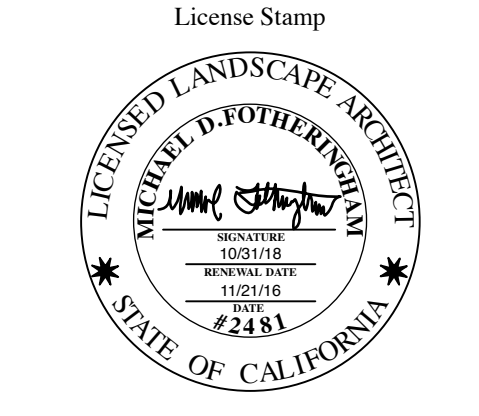
North/East Palette

Symbol	Botanical Name	Common Name	Size	Spacing O.C.	Water Demand
Trees					
T - 1	Parkinsonia aculeata	Mexican Palo Verde	15 Gallon	See Plan	Low
Shrubs					
S - 1	Iris douglasiana	Native California Iris	1 Gallon	2.50	Low
S - 2	Nandina domestica 'Moon Bay'	Dwarf Heavenly Bamboo	1 Gallon	3.00	Low
S - 3	Rhaphiolepis i. 'Ballerina'	Ballerina India Hawthorn	1 Gallon	4.00	Low
S - 4	Carpenteria c. 'Elizabeth'	Bush Anemone	1 Gallon	5.00	Low
S - 5	Pittosporum t. 'Varigata'	Variegated Tobira	5 Gallon	6.00	Low
Ground Covers					
G - 1	Mahonia repens	Creeping Mahonia	1 Gallon	2.00	Low
G - 2	Sollya heterophylla	Australian Bluebell Creeper	1 Gallon	2.00	Low
TURF	100% Tall Fescue Blend	Fescue Lawn	Sod		High

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**SAN MARCO
UNITS 11-12
NEIGHBORHOOD
DESIGN**

Pittsburg, CA

Client

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925-671-7711

Sheet Title

**TYPICAL FRONT
YARDS
LAYOUT
&
PLANTING PLAN**

DESIGN REVIEW SUBMITTAL

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Scale

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Revision Notes

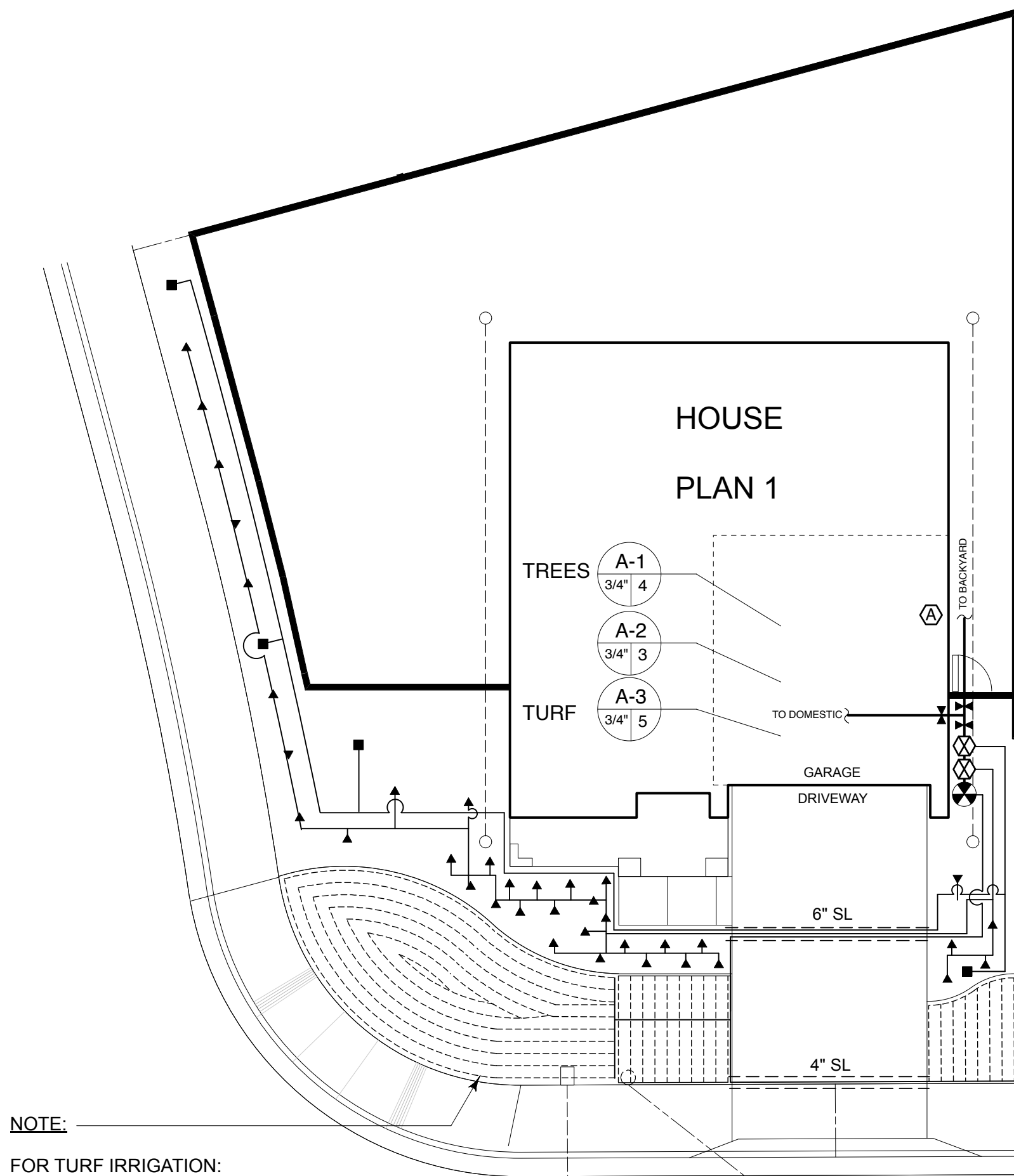
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11/21/16 9/06/16

Project ID

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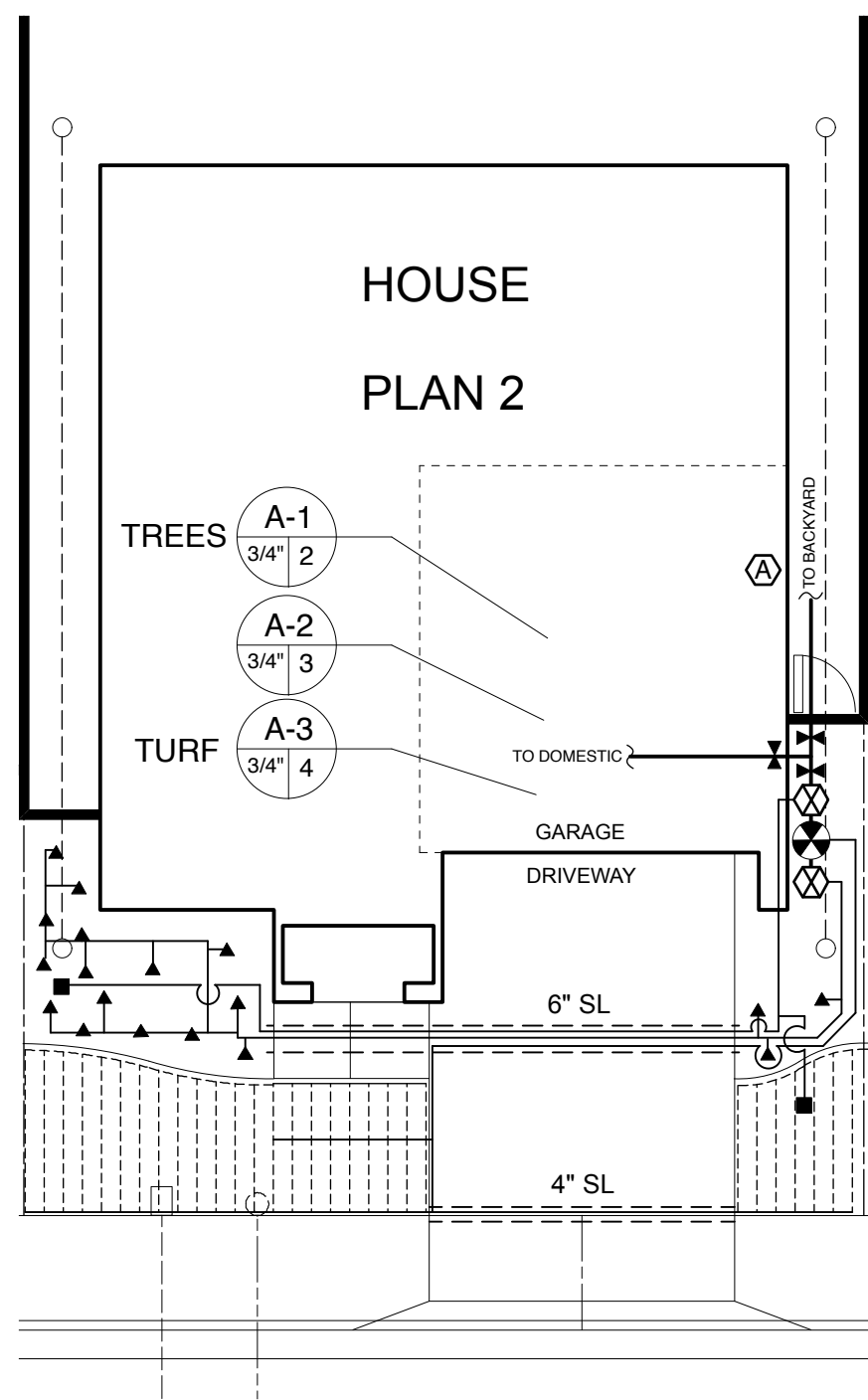
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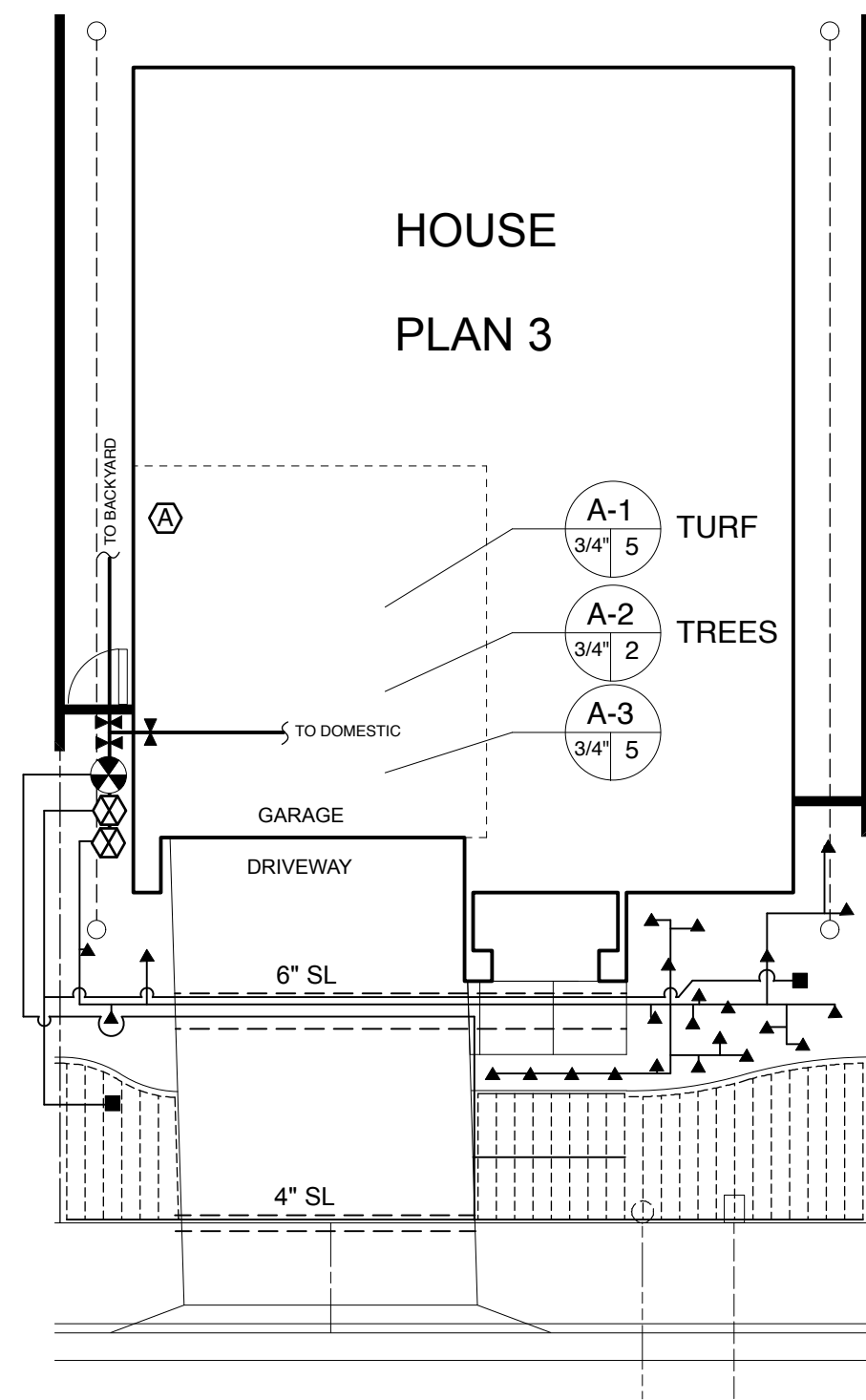


NOTE:
FOR TURF IRRIGATION:
DL2000 SUB-SURFACE
IRRIGATION DRIPLINES
MUST BE INSTALLED AT
A CONSISTANT 4-INCH DEPTH.

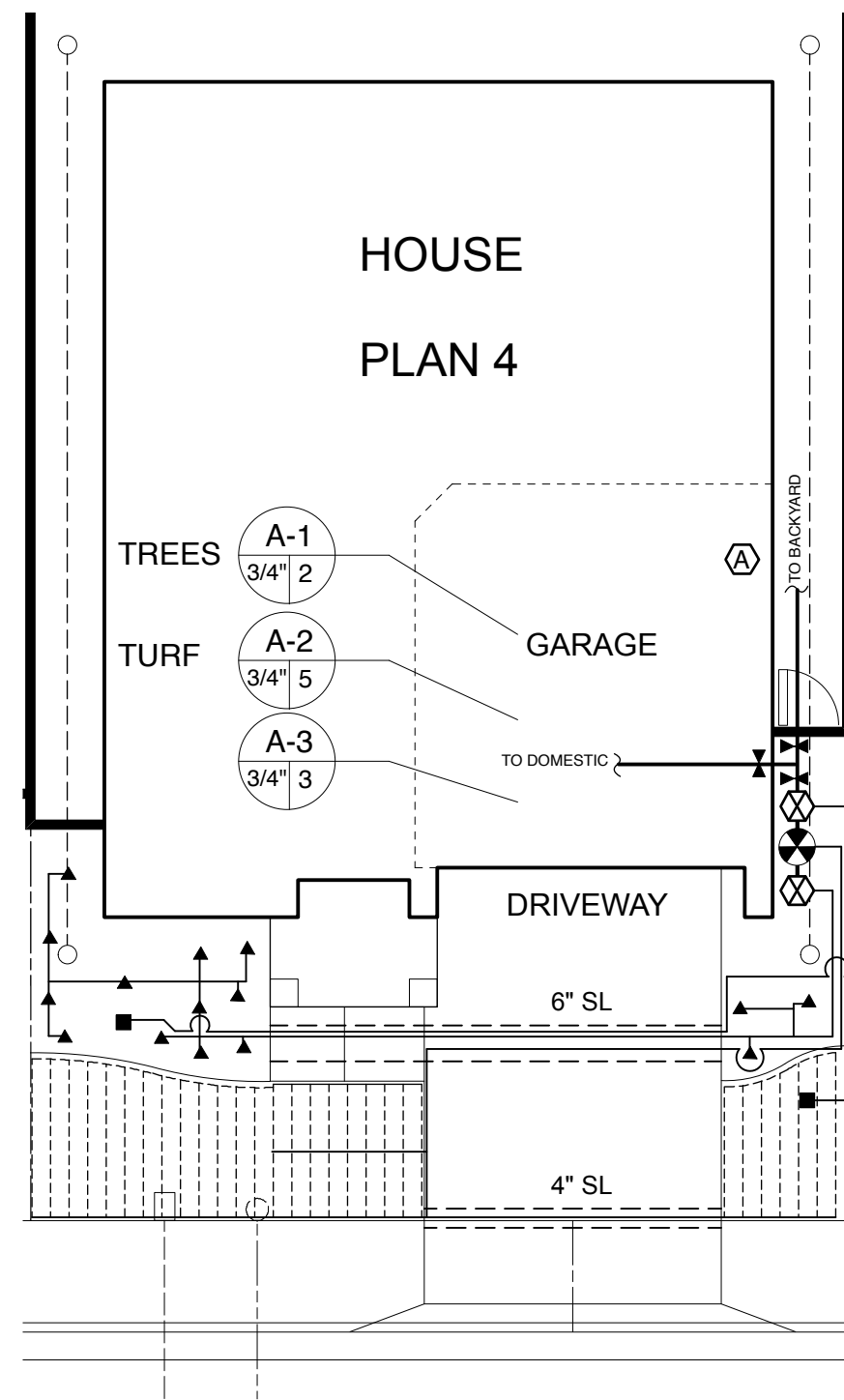
IRRIGATION PLAN 1



IRRIGATION PLAN 2

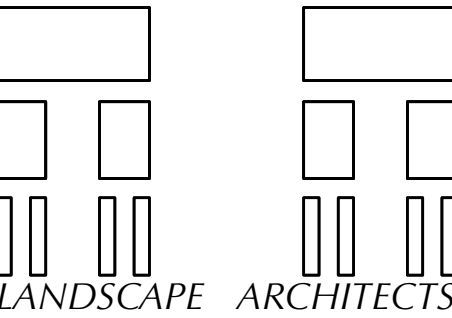


IRRIGATION PLAN 3



IRRIGATION PLAN 4

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Sheet Title

**TYPICAL FRONT
YARDS
IRRIGATION PLAN**

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Issue Date Project Start Date

11/21/16 9/06/16

Project ID

1516

Sheet No.

L-6

PLAN 1

IRRIGATION WATER USE CALCULATIONS
PROJECT SUMMARY

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 1
Revised: 11/18/16

CITY LOCATION: ETo LOCATION:

LANDSCAPE ARCHITECT:

Total Landscape Area (SF): Total Calculated Hydrozone Area (SF):

Annual ETo (inches): Total Special Landscape Areas:

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:
(Check to indicate completion)

		gallons/year without rainfall	gallons/year with rainfall	
☒	1	Maximum Applied Water Allowance:	18,051	18,051
☒	2	Estimated Total Water Use:	14,351	14,351
☒	2(a)	Expected Water from Effective Precipitation:		0
☒	3	Expected Water Savings: Percent Savings:	3,700 20.50%	3,700 20.50%
			18,051	

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

- ☒ 4 Hydrozone Report
☐ 5 Soil Fertility Analysis
☒ 6 Grading Design Plan
☒ 7 Planting Design Plan
☐ 8 Irrigation Design Plan
☐ 9 Irrigation Schedule

POST-INSTALLATION INSPECTION:

- ☐ A Maintenance Schedule
☐ B Irrigation Audit
☐ C Plants installed as specified (substitutions accepted)
☐ D Irrigation system installed as designed (as-builts included)
☐ E Landscape irrigation audit performed
☐ F Submittal package and this certification package have been provided to owner, building or site manager and local water agency.

1

IRRIGATION WATER USE CALCULATIONS
Maximum Allowed Water Allowance

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 1
Revised: 11/18/16

CITY OF: **Pittsburg, CA** ETo Location **Pittsburg**

SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE
MAWA = ETo x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	45.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	1,166
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	18,051
TOTAL ACRE FEET	0.06

CALCULATIONS:
45.4 x 0.62 x 0.55 x 1,166 + 0.45 x 0 = **18,051**

Effective Precipitation (Eppt)
Use 25% of annual precipitation in the following equation:
MAWA = (ETo - Eppt) x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	45.4
EFFECTIVE PRECIPITATION (Eppt) = XX.XX in/yr x .25	0
NET Eto	45.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	1,166
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	18,051
TOTAL ACRE FEET	0.06

CALCULATIONS:
45.4 x 0.62 x 0.55 x 1,166 + 0.45 x 0 = **18,051**

RESULTS: Irrigation reductions by adding precipitation (gallons/year): **0**

2

IRRIGATION WATER USE CALCULATIONS
Estimated Total Water Use

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 1
Revised: 11/18/16

CITY OF: **Pittsburg, CA** ETo City **Pittsburg**

SECTION B2 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)
ETWU = ETo x .62 x ((PF x HA)/IE) + SLA

Calculate the following for each Hydrozone (HZ):

YEARLY ETo (inches per year)	45.4
CONVERSION FACTOR (to gallons per square foot)	0.62
AVG PF - PLANT FACTOR (plant water demand, defined for each hydrozone)	0.37
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	1,166
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
AVG IE - IRRIGATION EFFICIENCY FACTOR (minimum .71)	0.81
TOTAL ESTIMATED TOTAL WATER USE (gallons/year):	14,351
TOTAL ACRE FEET:	0.04

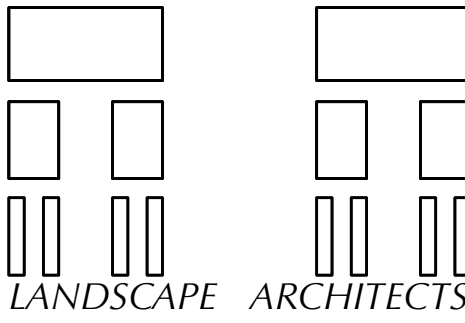
CALCULATIONS:

YEARLY CONVERSION		HZ	HYDROZONE	FACTOR		IRRIGATION	EFFICIENCY	ETAF	AREA	ETWU	LANDSCAPE	x area
Eto	FACTOR	NO	DESCRIPTION	(PF)	METHOD	(IE)	(PF/IE)	(HA)	(Sq Ft)	Gals/Yr	AREA	
45.4	0.62	1	Shrubs - Low	0.10	B	0.81	0.12	685	2,465	58.75%	85	
45.4	0.62	2	Trees - Moderate	0.30	B	0.81	0.37	16	173	1.37%	6	
45.4	0.62	3	Turf	0.70	B	0.81	0.86	465	11,713	39.88%	402	
Special Landscape Area								0.45	0			0

TOTALS:
AVERAGE PF: 0.37
AVERAGE IE: 0.81
AVERAGE ETAF: 0.42

3

M D FOTHERINGHAM



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Walnut Creek, CA 94596
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License Stamp



Consultant

Project

**SAN MARCO
UNITS 11-12
NEIGHBORHOOD
DESIGN**

Pittsburg, CA

Client

AD SEENO CONSTRUCTION CO.

4021 PORT CHICAGO HIGHWAY
CONCORD, CALIFORNIA
925-671-7711

Sheet Title

**TYPICAL FRONT
YARDS
WATER
CALCULATIONS 1**

DESIGN REVIEW SUBMITTAL

NOT FOR CONSTRUCTION

Scale

SEE PLAN

Designed By

Drawn By

BHU

Checked By

MDF

Revision Notes

Issue Date

11/21/16

Project ID

1516

Sheet No.

L-7.1

PLAN 2

IRRIGATION WATER USE CALCULATIONS
Project Summary

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 2
Revised: 11/18/16

CITY LOCATION: ETo LOCATION:

LANDSCAPE ARCHITECT:

Total Landscape Area (SF): Total Calculated Hydrozone Area (SF):

Annual ETo (inches): Total Special Landscape Areas:

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:
(Check to indicate completion)

		gallons/year without rainfall	gallons/year with rainfall	
☒	1	Maximum Applied Water Allowance:	7,106	7,106
☒	2	Estimated Total Water Use:	6,474	6,474
☒	2(a)	Expected Water from Effective Precipitation:		0
☒	3	Expected Water Savings: Percent Savings:	632 8.90%	632 8.90%
			7,106	

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

- ☒ 4 Hydrozone Report
☐ 5 Soil Fertility Analysis
☒ 6 Grading Design Plan
☒ 7 Planting Design Plan
☐ 8 Irrigation Design Plan
☐ 9 Irrigation Schedule

POST-INSTALLATION INSPECTION:

- ☐ A Maintenance Schedule
☐ B Irrigation Audit
☐ C Plants installed as specified (substitutions accepted)
☐ D Irrigation system installed as designed (as-builts included)
☐ E Landscape irrigation audit performed
☐ F Submittal package and this certification package have been provided to owner, building or site manager and local water agency.

1

IRRIGATION WATER USE CALCULATIONS
Maximum Applied Water Allowance

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 2
Revised: 11/18/16

CITY OF: **Pittsburg, CA** ETo Location **Pittsburg**

SECTION B1 MAXIMUM APPLIED WATER ALLOWANCE
MAWA = ETo x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	45.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	459
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	7,106
TOTAL ACRE FEET	0.02

CALCULATIONS:
45.4 x 0.62 x 0.55 x 459 + 0.45 x 0 = **7,106**

Effective Precipitation (Eppt)
Use 25% of annual precipitation in the following equation:
MAWA = (ETo - Eppt) x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo	45.4
EFFECTIVE PRECIPITATION (Eppt) = XX.XX in/yr x .25	0
NET Eto	45.4
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.55
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	459
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)	7,106
TOTAL ACRE FEET	0.02

CALCULATIONS:
45.4 x 0.62 x 0.55 x 459 + 0.45 x 0 = **7,106**

RESULTS: Irrigation reductions by adding precipitation (gallons/year): **0**

2

IRRIGATION WATER USE CALCULATIONS
Estimated Total Water Use

prepared by:
MD Fotheringham, Landscape Architects, Inc.
1700 North Broadway, Suite 390
Walnut Creek, CA 94596
925-939-8292

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 2
Revised: 11/18/16

CITY OF: **Pittsburg, CA** ETo City **Pittsburg**

SECTION B2 ESTIMATED TOTAL WATER USE (ETWU, gallons per year)
ETWU = ETo x .62 x ((PF x HA)/IE) + SLA

Calculate the following for each Hydrozone (HZ):

YEARLY ETo (inches per year)	45.4
CONVERSION FACTOR (to gallons per square foot)	0.62
AVG PF - PLANT FACTOR (plant water demand, defined for each hydrozone)	0.37
TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)	459
SPECIAL LANDSCAPE AREA (SLA in Square Feet)	0
AVG IE - IRRIGATION EFFICIENCY FACTOR (minimum .71)	0.81
TOTAL ESTIMATED TOTAL WATER USE (gallons/year):	6,474
TOTAL ACRE FEET:	0.02

CALCULATIONS:

YEARLY CONVERSION		HZ	HYDROZONE	FACTOR IRRIGATION EFFICIENCY			AREA	LANDSCAPE	
ETo	FACTOR	NO.	DESCRIPTION	(PF)	METHOD	(IE)	(PF)(IE)	(HA) (Sq Ft)	ETWU
45.4	0.62	1	Shrubs - Low	0.10	B	0.81	0.12	225	810
45.4	0.62	2	Trees - Moderate	0.30	B	0.81	0.37	16	173
45.4	0.62	3	Turf	0.70	B	0.81	0.86	218	5,491
Special Landscape Area							0.45	0	

TOTALS:
AVERAGE PF: 0.37
AVERAGE IE: 0.81
AVERAGE ETAF: 0.48

3

PLAN 3

IRRIGATION WATER USE CALCULATIONS

Project Summary

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 3

Revised: 11/18/16

CITY LOCATION:

Pittsburg, CA

ETo LOCATION:

Pittsburg

LANDSCAPE ARCHITECT:

Total Landscape Area (SF):

506

Total Calculated Hydrozone Area (SF):

506

Annual ETo (inches):

45.4

Total Special Landscape Areas:

0

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:

(Check to indicate completion)

☒

1

Maximum Applied Water Allowance:

7,834

7,834

7,834

☒

2

Estimated Total Water Use:

6,686

6,686

☒

2(a)

Expected Water from Effective Precipitation:

0

☒

3

Expected Water Savings:

1,148

1,148

7,834

☐

Percent Savings:

14.65%

14.65%

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

☒

4

Hydrozone Report

☐

5

Soil Fertility Analysis

☒

6

Grading Design Plan

☒

7

Planting Design Plan

☐

8

Irrigation Design Plan

☐

9

Irrigation Schedule

POST-INSTALLATION INSPECTION:

☐

A

Maintenance Schedule

☐

B

Irrigation Audit

☐

C

Plants installed as specified (substitutions accepted)

☐

D

Irrigation system installed as designed (as-builts included)

☐

E

Landscape irrigation audit performed

☐

F

Submittal package and this certification package have been provided to owner, building or site manager and local water agency.

IRRIGATION WATER USE CALCULATIONS

Maximum Applied Water Allowance

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 3

Revised: 11/18/16

CITY OF:

Pittsburg, CA

ETo Location

Pittsburg

SECTION B1

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = ETo x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo

45.4

CONVERSION FACTOR

0.62

ET ADJUSTMENT FACTOR

0.55

TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)

506

SPECIAL LANDSCAPE AREA (SLA in Square Feet)

0

MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)

7,834

TOTAL ACRE FEET

0.02

CALCULATIONS:

45.4 x 0.62 x 0.55 x 506 + 0.45 x 0 = 7,834

Effective Precipitation (Eppt)

Use 25% of annual precipitation in the following equation:

MAWA = (ETo - Eppt) x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo

45.4

EFFECTIVE PRECIPITATION (Eppt) = XX.XX in/yr x .25

0

NET Eto

45.4

CONVERSION FACTOR

0.62

ET ADJUSTMENT FACTOR

0.55

TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)

506

SPECIAL LANDSCAPE AREA (SLA in Square Feet)

0

MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)

7,834

TOTAL ACRE FEET

0.02

CALCULATIONS:

45.4 x 0.62 x 0.55 x 506 + 0.45 x 0 = 7,834

RESULTS:

Irrigation reductions by adding precipitation (gallons/year):

0

IRRIGATION WATER USE CALCULATIONS

Estimated Total Water Use

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 3

Revised: 11/18/16

CITY OF:

Pittsburg, CA

ETo City

Pittsburg

SECTION B2

ESTIMATED TOTAL WATER USE (ETWU, gallons per year)

ETWU = ETo x .62 x ((PF x HA)/IE) + SLA

Calculate the following for each Hydrozone (HZ):

YEARLY ETo (inches per year)

45.4

CONVERSION FACTOR (to gallons per square foot)

0.62

AVG PF - PLANT FACTOR (plant water demand, defined for each hydrozone)

0.37

TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)

506

SPECIAL LANDSCAPE AREA (SLA in Square Feet)

0

AVG IE - IRRIGATION EFFICIENCY FACTOR (minimum .71)

0.81

TOTAL ESTIMATED TOTAL WATER USE (gallons/year):

6,686

TOTAL ACRE FEET:

0.02

CALCULATIONS:

YEARLY CONVERSION HZ

ETo

FACTOR

NO.

HYDROZONE DESCRIPTION

PLANT FACTOR (PF)

IRRIGATION METHOD

EFFICIENCY (IE)

ETAF (PF/IE)

AREA (HA) (Sq Ft)

ETWU (Gal/yr)

% LANDSCAPE AREA

ETAF x Area

45.4

0.62

1

Shrubs - Low

0.30

B

0.81

0.37

270

972

51.36%

33

45.4

0.62

2

Trees - Moderate

0.30

B

0.81

0.37

16

173

3.16%

6

45.4

0.62

3

Turf

0.70

B

0.81

0.86

220

5,542

43.48%

190

Special Landscape Area

0.45

0

5,542

43.48%

190

0

TOTALS:

AVERAGE PF:

0.37

AVERAGE IE:

0.81

506

6,686

100.00%

229

AVERAGE ETAF:

0.45

1

2

3

PLAN 4

IRRIGATION WATER USE CALCULATIONS

Project Summary

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 4

Revised: 11/18/16

CITY LOCATION:

Pittsburg, CA

ETo LOCATION:

Pittsburg

LANDSCAPE ARCHITECT:

Total Landscape Area (SF):

464

Total Calculated Hydrozone Area (SF):

464

Annual ETo (inches):

45.4

Total Special Landscape Areas:

0

INCLUDED IN THIS PROJECT SUBMITTAL PACKAGE:

(Check to indicate completion)

☒

1

Maximum Applied Water Allowance:

7,183

7,183

7,183

☒

2

Estimated Total Water Use:

6,686

6,686

☒

2(a)

Expected Water from Effective Precipitation:

0

☒

3

Expected Water Savings:

497

497

7,183

☐

Percent Savings:

6.92%

6.92%

Note: If the design assumes that a part of the ETWU will be provided by precipitation, the Effective Precipitation Disclosure Statement shall be completed and submitted.

☒

4

Hydrozone Report

☐

5

Soil Fertility Analysis

☒

6

Grading Design Plan

☒

7

Planting Design Plan

☐

8

Irrigation Design Plan

☐

9

Irrigation Schedule

POST-INSTALLATION INSPECTION:

☐

A

Maintenance Schedule

☐

B

Irrigation Audit

☐

C

Plants installed as specified (substitutions accepted)

☐

D

Irrigation system installed as designed (as-builts included)

☐

E

Landscape irrigation audit performed

☐

F

Submittal package and this certification package have been provided to owner, building or site manager and local water agency.

IRRIGATION WATER USE CALCULATIONS

Maximum Applied Water Allowance

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 4

Revised: 11/18/16

CITY OF:

Pittsburg, CA

ETo Location

Pittsburg

SECTION B1

MAXIMUM APPLIED WATER ALLOWANCE

MAWA = ETo x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo

45.4

CONVERSION FACTOR

0.62

ET ADJUSTMENT FACTOR

0.55

TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)

464

SPECIAL LANDSCAPE AREA (SLA in Square Feet)

0

MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)

7,183

TOTAL ACRE FEET

0.02

CALCULATIONS:

45.4 x 0.62 x 0.55 x 464 + 0.45 x 0 = 7,183

Effective Precipitation (Eppt)

Use 25% of annual precipitation in the following equation:

MAWA = (ETo - Eppt) x .62 x (.55 x HA) + (.45 x SLA)

YEARLY ETo

45.4

EFFECTIVE PRECIPITATION (Eppt) = XX.XX in/yr x .25

0

NET Eto

45.4

CONVERSION FACTOR

0.62

ET ADJUSTMENT FACTOR

0.55

TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)

464

SPECIAL LANDSCAPE AREA (SLA in Square Feet)

0

MAXIMUM APPLIED WATER ALLOWANCE (gallons/year)

7,183

TOTAL ACRE FEET

0.02

CALCULATIONS:

45.4 x 0.62 x 0.55 x 464 + 0.45 x 0 = 7,183

RESULTS:

Irrigation reductions by adding precipitation (gallons/year):

0

IRRIGATION WATER USE CALCULATIONS

Estimated Total Water Use

PROJECT NAME: San Marco Units 11-12 - Typical Front Yards - PLAN 4

Revised: 11/18/16

CITY OF:

Pittsburg, CA

ETo City

Pittsburg

SECTION B2

ESTIMATED TOTAL WATER USE (ETWU, gallons per year)

ETWU = ETo x .62 x ((PF x HA)/IE) + SLA

Calculate the following for each Hydrozone (HZ):

YEARLY ETo (inches per year)

45.4

CONVERSION FACTOR (to gallons per square foot)

0.62

AVG PF - PLANT FACTOR (plant water demand, defined for each hydrozone)

0.37

TOTAL IRRIGATED LANDSCAPE AREA (HA in Square Feet)

464

SPECIAL LANDSCAPE AREA (SLA in Square Feet)

0

AVG IE - IRRIGATION EFFICIENCY FACTOR (minimum .71)

0.81

TOTAL ESTIMATED TOTAL WATER USE (gallons/year):

6,686

TOTAL ACRE FEET:

0.02

CALCULATIONS:

YEARLY CONVERSION HZ

ETo

FACTOR

NO.

HYDROZONE DESCRIPTION

PLANT FACTOR (PF)

IRRIGATION METHOD

EFFICIENCY (IE)

ETAF (PF/IE)

AREA (HA) (Sq Ft)

ETWU (Gal/yr)

% LANDSCAPE AREA

ETAF x Area

45.4

0.62

1

Shrubs - Low

0.30

B

0.81

0.37

221

795

47.63%

27

45.4

0.62

2

Trees - Moderate

0.30

B

0.81

0.37

16

173

3.45%

6

45.4

0.62

3

Turf

0.70

B

0.81

0.86

227

5,718

48.92%

196

Special Landscape Area

0.45

0

5,718

48.92%

196

0

TOTALS:

AVERAGE PF:

0.37

AVERAGE IE:

0.81

464

6,686

100.00%

229

AVERAGE ETAF:

0.49

1

2

3

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License Stamp

Consultant

Project

SAN MARCO
UNITS 11-12
NEIGHBORHOOD
DESIGN

Pittsburg, CA

Client

AD SEENO CONSTRUCTION CO.
4021 PORT CHICAGO HIGHWAY
CONCORD, CALIFORNIA
925-671-7711

Sheet Title

TYPICAL FRONT
YARDS
WATER
CALCULATIONS 2

DESIGN REVIEW SUBMITTAL

NOT FOR CONSTRUCTION

Scale

SEE PLAN

Designed By

Drawn By

BHU

Checked By

MDF

Revision Notes

Issue Date Project Start Date

11/21/16 9/06/16

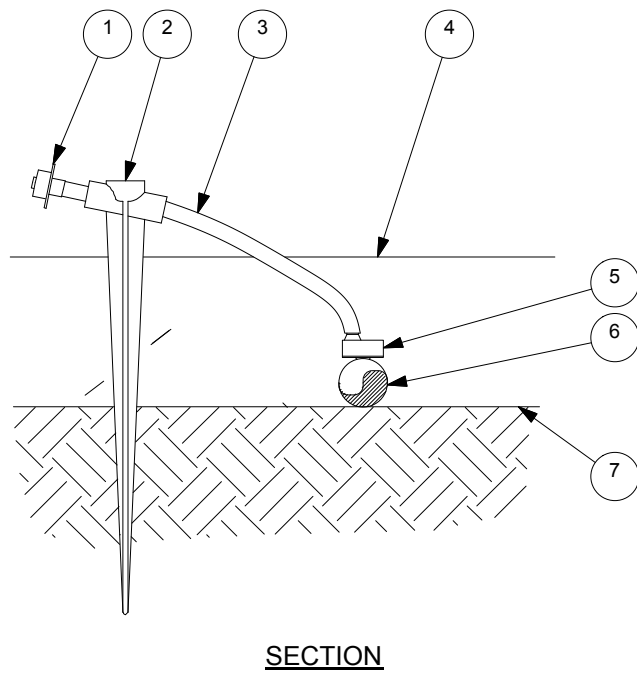
Project ID

1516

Sheet No.

L-7.2

*REPEATED INFORMATION
FROM THE RAINBIRD COMPANY



- NOTES:**
1. USE RAIN BIRD XERIMUG TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
 2. RAIN BIRD XERIMUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH
XB-10PC 1.0 GPH
XB-20PC 2.0 GPH
- SECTION**

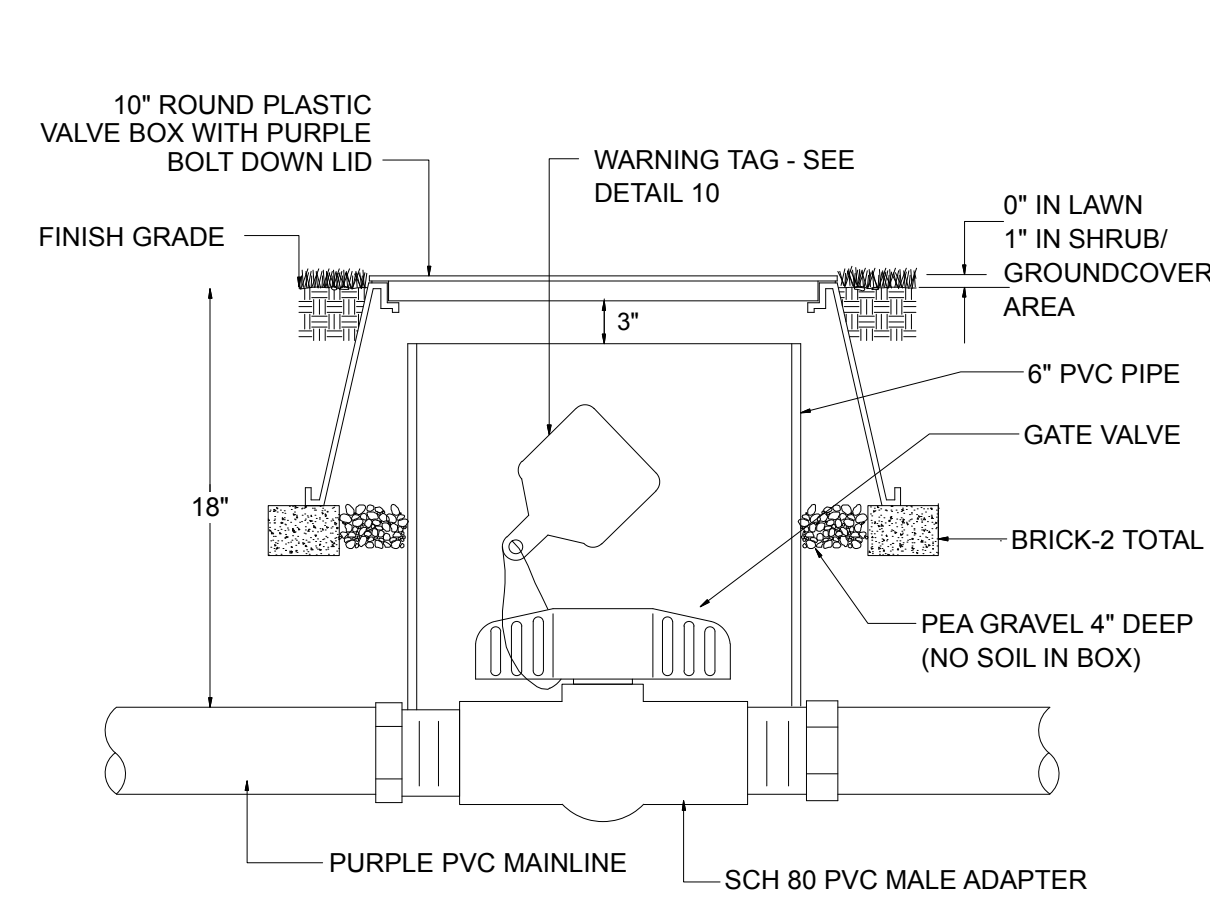
- LEGEND**
1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
 2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
 3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
 4. TOP OF MULCH
 5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERIMUG EMITTER
 6. 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
 7. FINISH GRADE

1 XERI-BUG INTO 1/2-INCH TUBING WITH 1/4" TUBING, STAKE AND BUG CAP

NOT TO SCALE

Xeri-bug Option 2

*SOURCE: TORO COMPANY

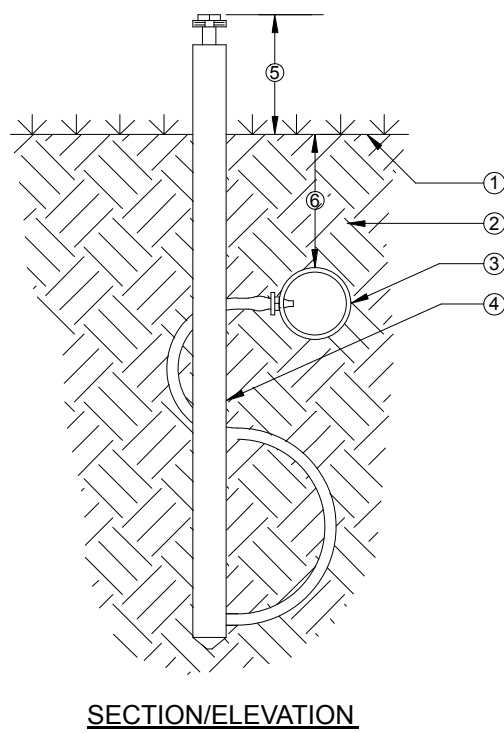


5 PVC SCHEDULE 40 BALL VALVE

NOT TO SCALE

NIBCO 4660-T PVC

*SOURCE: TORO COMPANY



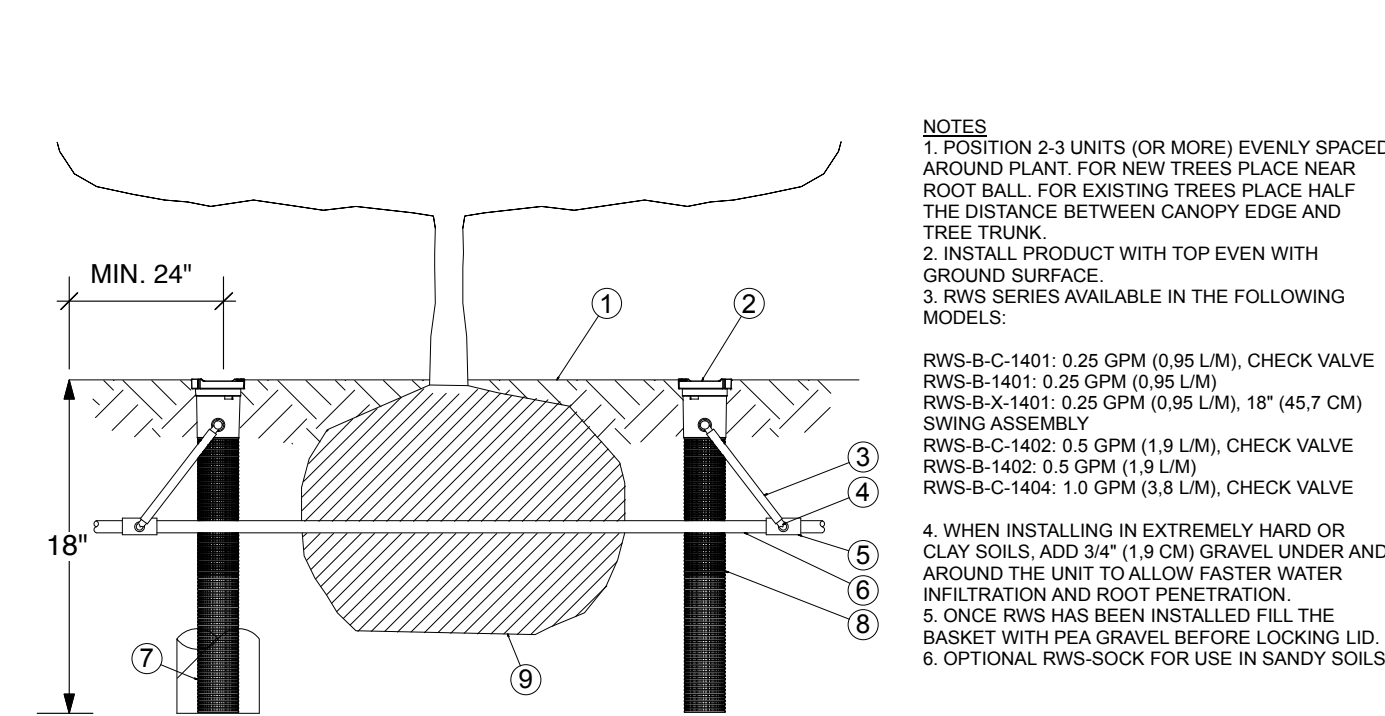
- LEGEND**
1. FINISH GRADE.
 2. NATIVE SOIL BACKFILL PER SPECIFICATIONS.
 3. TORO DL2000 DRIPLINE (RGP-XXX-XX).
 4. TORO DL2000 OPERATION INDICATOR (DL-MP9). USE ONE PER ZONE AND LOCATED AT FLUSH END OF ZONE.
 5. 2'-3" ABOVE FINISH GRADE.
 6. DEPTH OF TUBING PER SPECIFICATIONS (SEE TORO PUBLICATION #ALT111).
- SECTION/ELEVATION**

10 OPERATION INDICATOR

NOT TO SCALE

DL2000 - OPERATION INDICATOR

*REPEATED INFORMATION
FROM THE RAINBIRD COMPANY



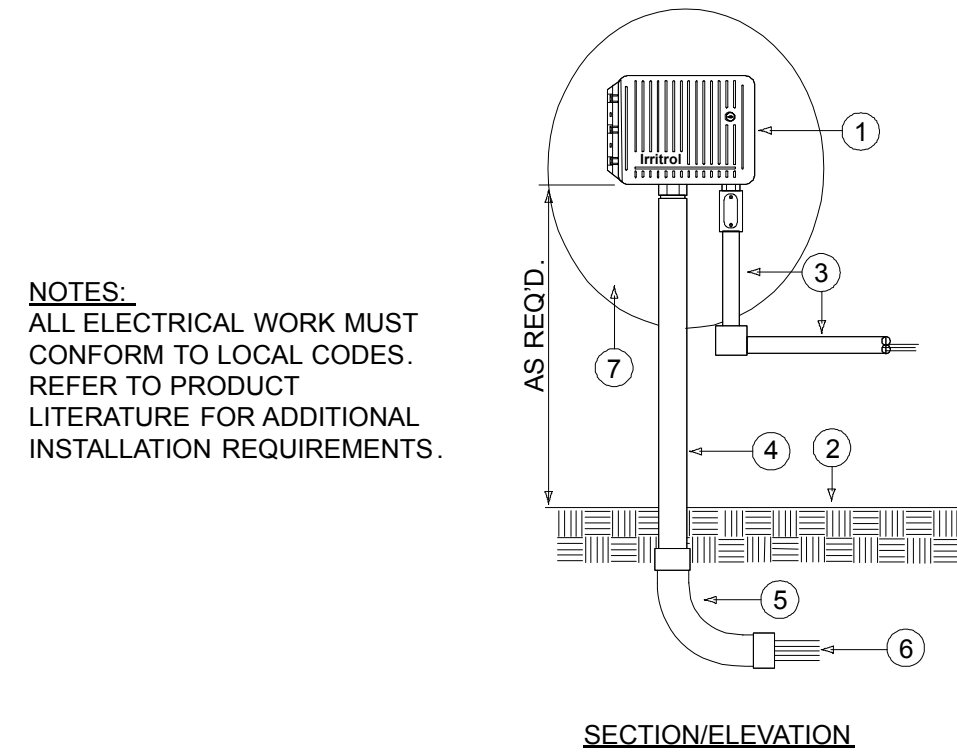
- LEGEND**
1. FINISH GRADE/TOP OF MULCH
 2. ROOT WATERING SYSTEM: RAIN BIRD RWS
 3. SWING ASSEMBLY (INCLUDED)
 4. 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
 5. PVC SCH 40 TEE OR EL
 6. PVC OR POLYETHYLENE LATERAL PIPE
 7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
 8. 4" (10.2 CM) WIDE X 36" (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
 9. PLANT ROOT BALL
- SECTION**

2 TREE ROOT ZONE WATERING SYSTEM

NOT TO SCALE

RWS TREE INSTALLATION

*REPEATED INFORMATION
FROM THE IRRITROL COMPANY

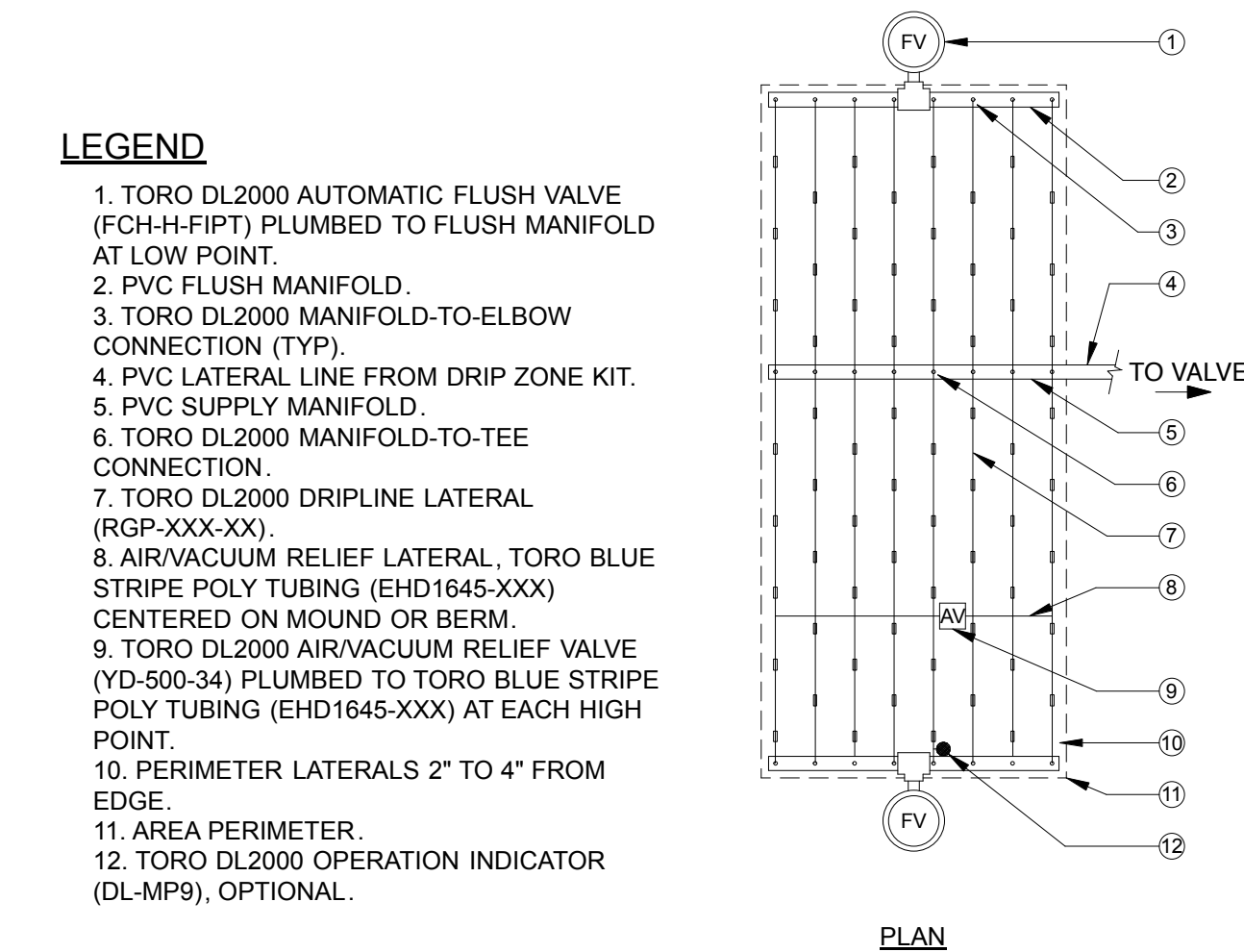


- LEGEND**
1. IRRITROL TC-EX TOTAL CONTROL SERIES AUTOMATIC SPRINKLER CONTROLLER (EXTERIOR WALL MOUNT)
 2. FINISH GRADE
 3. 1/2" UL APPROVED ELECTRICAL CONDUIT, RING NUT AND JUNCTION BOX FOR 120V AC ELECTRICAL POWER
 4. PVC SCHEDULE 40 CONTROL WIRE CONDUIT (SIZE AS REQUIRED)
 5. PVC SWEEP ELL (DEPTH AS REQUIRED)
 6. CONTROL WIRES TO ELECTRIC VALVES
 7. EXTERIOR SURFACE FOR MOUNTING OF SPRINKLER CONTROLLER
- SECTION/ELEVATION**

6 TC-EX TOTAL CONTROL

NOT TO SCALE

*SOURCE: TORO COMPANY

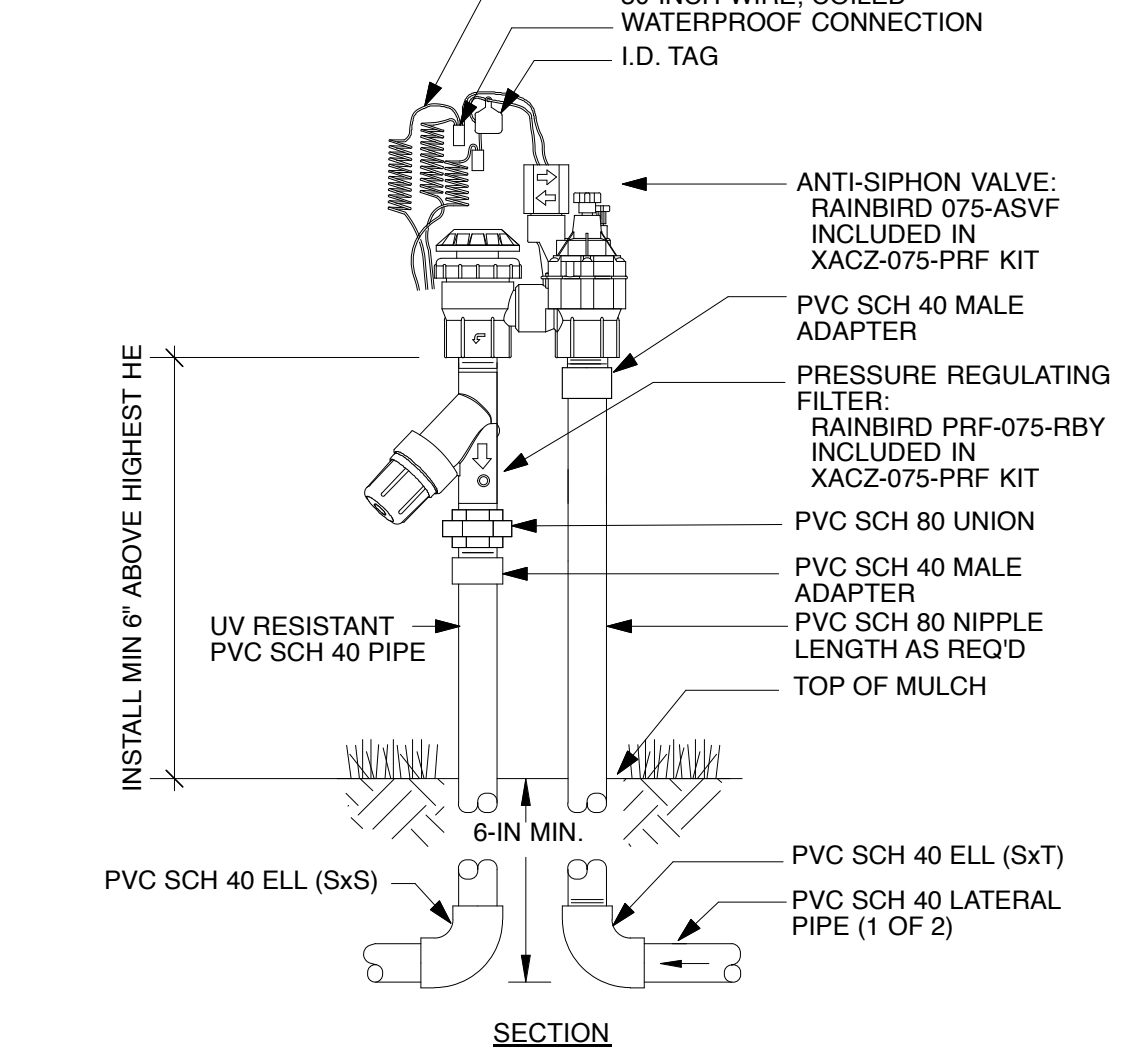


11 SUB-SURFACE IRRIGATION LAYOUT

NOT TO SCALE

DL2000 - CENTER-FEED LAYOUT

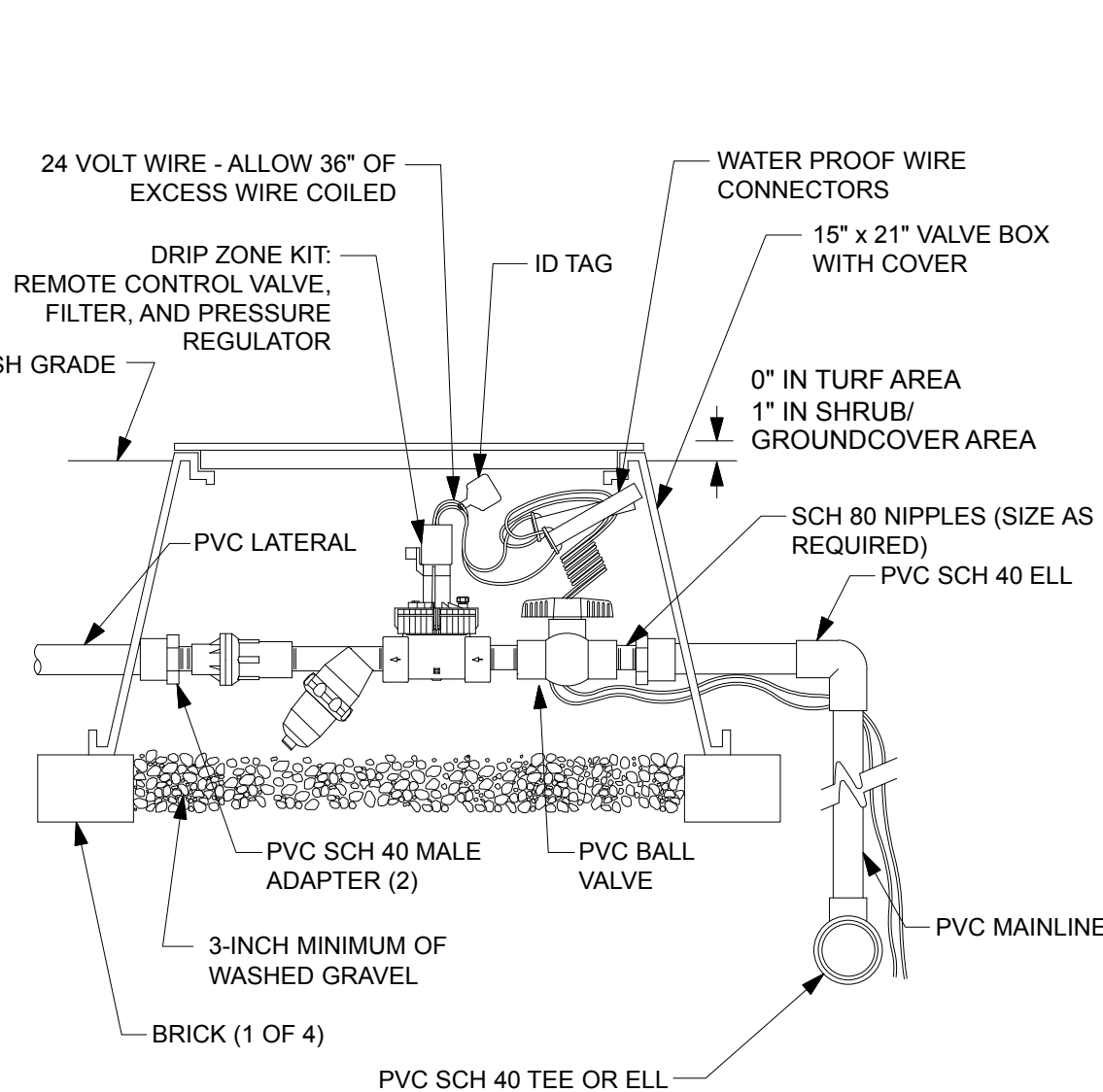
*REPEATED INFORMATION
FROM THE RAINBIRD COMPANY



3 DRIP REMOTE CONTROL VALVE WITH ATMOSPHERIC VACUUM BREAKER DETAIL

NOT TO SCALE

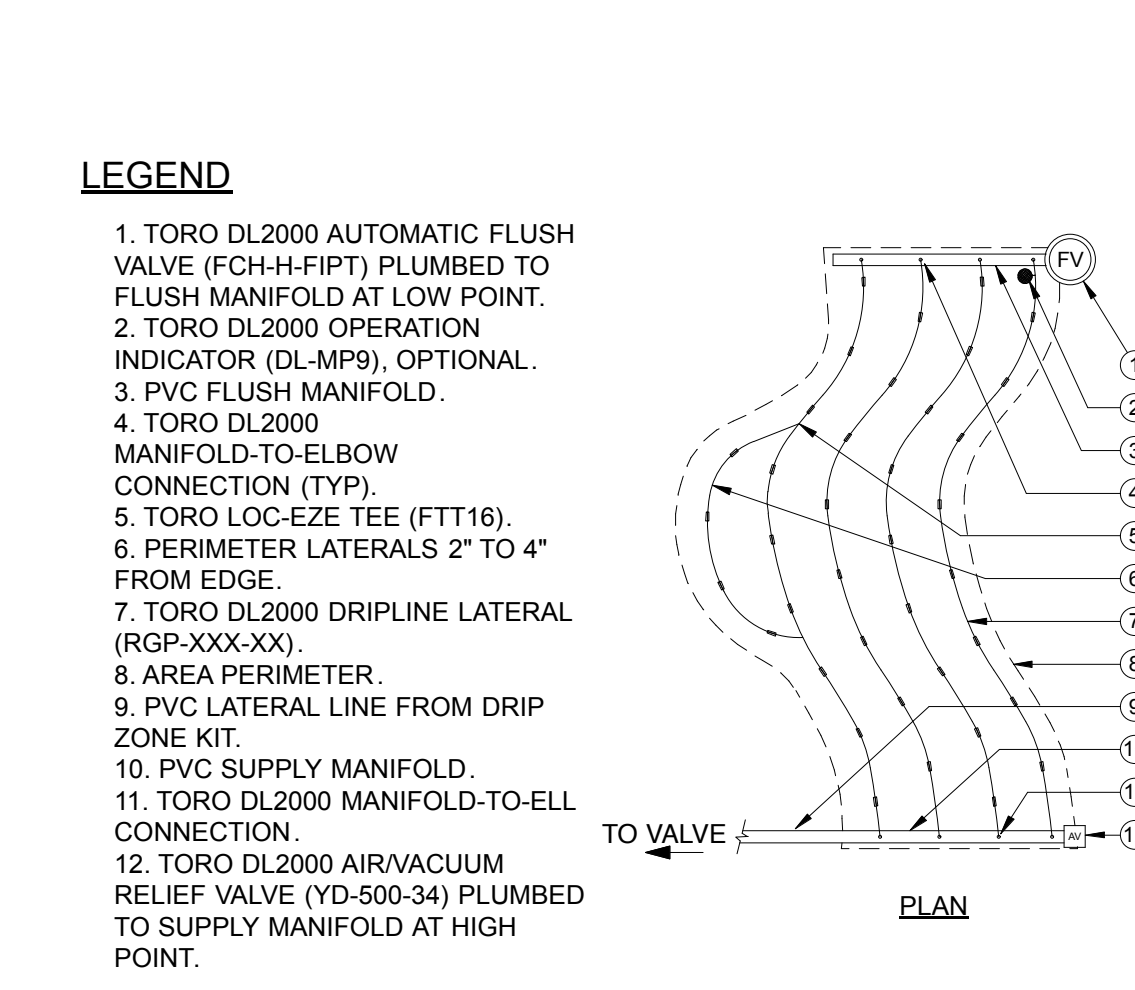
*SOURCE: TORO COMPANY



7 TORO DRIP ZONE KIT

NOT TO SCALE

*SOURCE: TORO COMPANY

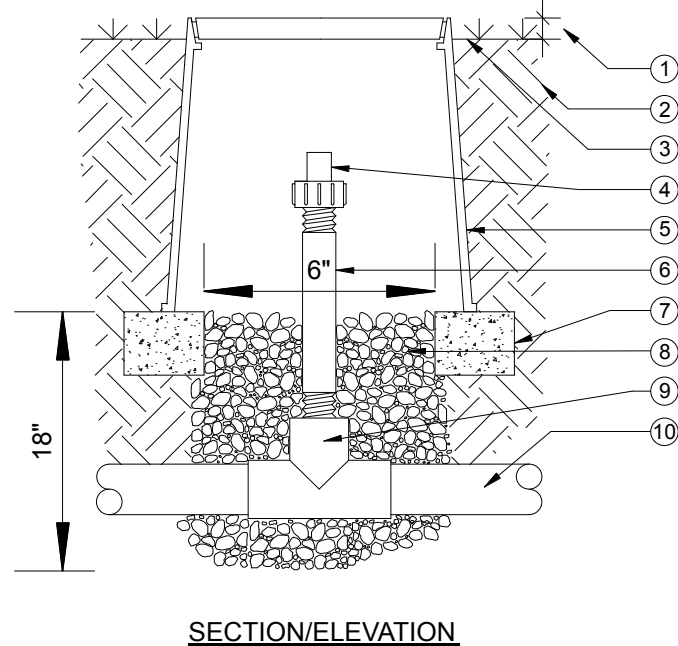


12 SUB-SURFACE IRRIGATION LAYOUT

NOT TO SCALE

DL2000 - ODD-CURVES LAYOUT

*SOURCE: TORO COMPANY



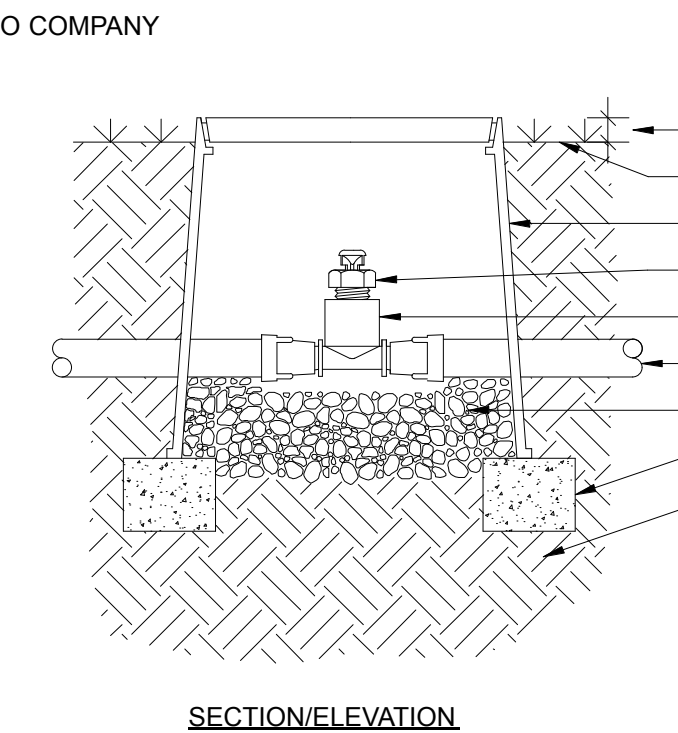
- LEGEND**
1. 1" ABOVE FINISH GRADE.
 2. NATIVE SOIL PER SPECIFICATIONS.
 3. FINISH GRADE.
 4. TORO DL2000 FLUSH VALVE (FCH-H-FIPT)
 5. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "FV" ON LID IN 1" HIGH CHARACTERS.
 6. 3/4" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
 7. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
 8. PEA GRAVEL SUMP (6" x 18").
 9. PVC TEE (SxSxT) WITH 3/4" THREADED OUTLET.
 10. PVC PIPING.
- SECTION/ELEVATION**

8 FLUSH VALVE ON PVC-TEE

NOT TO SCALE

DL2000 - FLUSH VALVE ON PVC-TEE

*SOURCE: TORO COMPANY



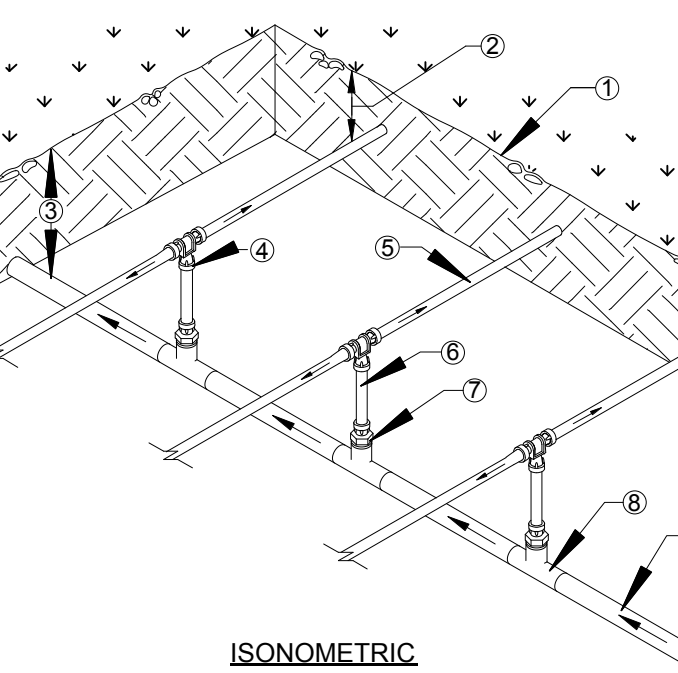
- LEGEND**
1. 1" ABOVE FINISH GRADE.
 2. FINISH GRADE.
 3. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
 4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
 5. TORO LOC-EZE X 1/2" FPT TEE (FTF16).
 6. TORO DL2000 TUBING (RGP-XX-XXX) OR TORO BLUE STRIPE POLY TUBING (EHD1645-XXX) AIR-RELIEF LATERAL.
 7. PEA GRAVEL SUMP (6" DEEP).
 8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
 9. NATIVE SOIL PER SPECIFICATIONS.
- SECTION/ELEVATION**

9 AIR/VACUUM RELIEF VALVE ON TUBING

NOT TO SCALE

DL2000 - AIR/VACUUM RELIEF VALVE ON TUBING

*SOURCE: TORO COMPANY



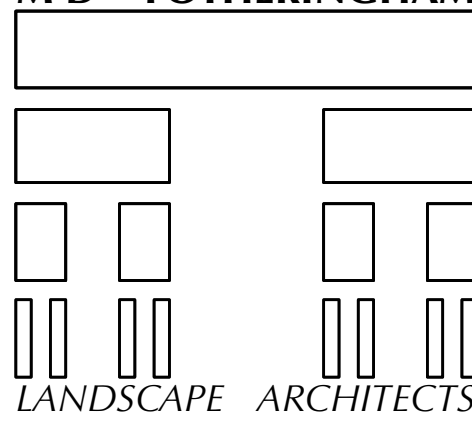
- LEGEND**
1. FINISH GRADE.
 2. DEPTH OF TUBING PER SPECIFICATIONS (SEE TORO PUBLICATION #ALT111).
 3. DEPTH OF PVC SUPPLY MANIFOLD PER SPECIFICATIONS.
 4. TORO LOC-EZE TEE (FTT16).
 5. TORO DL2000 DRIPLINE LATERAL (RGP-XXX-XX).
 6. TORO BLUE STRIPE POLY TUBING (EHD1645-XXX), LENGTH AS NECESSARY.
 7. TORO LOC-EZE X 1/2" MTP ADAPTER (FAM16).
 8. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
 9. PVC SUPPLY MANIFOLD FROM DRIP ZONE KIT.
- ISOMETRIC**

13 SUB-SURFACE IRRIGATION LAYOUT

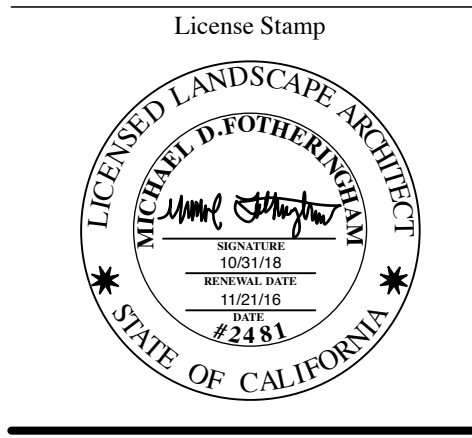
NOT TO SCALE

DL2000 - MANIFOLD END CENTER FEED

M D FOTHERINGHAM



1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
email: mdf@mdfotheringham.com



Consultant

Project

**SAN MARCO
UNITS 11-12
NEIGHBORHOOD
DESIGN**

Pittsburg, CA

Client

AD SEENO CONSTRUCTION CO.
4021 PORT CHICAGO HIGHWAY
CONCORD, CALIFORNIA
925-671-7711

Sheet Title

**IRRIGATION
DETAILS 1**

DESIGN REVIEW SUBMITTAL

NOT FOR CONSTRUCTION

Scale

SEE PLAN

Designed By

Drawn By

BHU

Checked By

MDF

Revision Notes

Issue Date Project Start Date

11/21/16 9/06/16

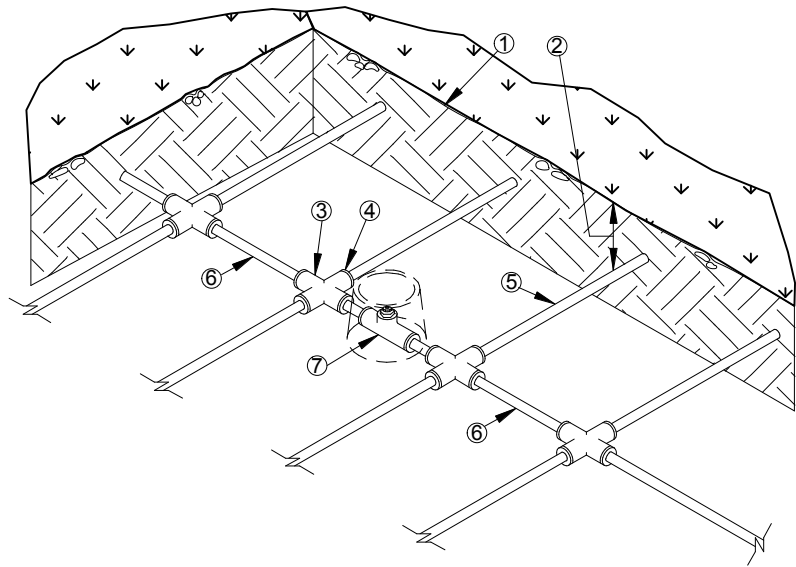
Project ID

1516

Sheet No.

L-8

*SOURCE: TORO COMPANY



SECTION/ELEVATION

LEGEND

1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO DL2000 AIR/VACUUM RELIEF VALVE (YD-500-34).
5. 1/2" PVC COUPLING (TXT).
6. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
9. PEA GRAVEL SUMP (6" DEEP).
10. PVC ELL (SXT) WITH 1/2" THREADED OUTLET.
11. PVC PIPING.

14

AIR/VACUUM RELIEF LATERAL

NOT TO SCALE

DL2000 - AIR/VACUUM RELIEF LATERAL

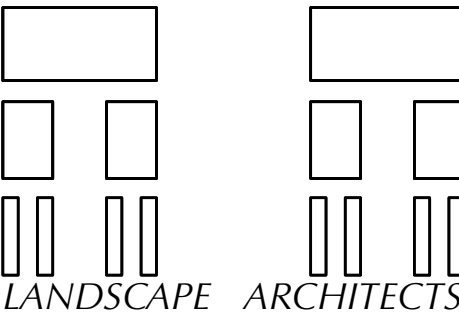
IRRIGATION SCHEDULE

	MODEL NUMBER	DESCRIPTION
■	RWS-B-XB-20PC W/SPB-025, PT-025	RAINBIRD ROOT WATERING SERIES FOR TREES (3 - XB-20PC per 15 Gal. and 24" box (6 GPH); 4 - XB-20PC per 36" box (8 GPH))
▲	XFD BLANK, XB-10-6, XB-10PC	RAINBIRD SHRUB DRIP BLANKLINE W/ XB EMITTERS (3 - XB-10PC per 5 Gal. (3 GPH); 5 - XB-10PC per 15 Gal. (5 GPH))
⊗	XACZ-100-PRF, XACZ-075-PRF	RAINBIRD 1" (or 3/4") LOW FLOW ANTI-SIPHON VALVE W/ 1" (or 3/4") PR RBY Filter
△	T-FCH-H-FIPT	TORO DL2000 FLUSH VALVE
NOT SHOWN	T-YD-500-34	TORO DL2000 AIR VENT
⊙	T-DL-MP9	TORO DL2000 POP-UP OPERATION INDICATOR
⊗	DZK-700-1-LF / LT-1000-T / W72W-SVD-11	TORO DRIP ZONE VALVE KIT - INCL. REMOTE CONTROL VALVE, WYE FILTER WITH 150 MESH SCREEN, AND PRESET PRESSURE REGULATOR / KBI PVC BALL VALVE / WEATHERTRAK DECODER
⊗	4660-T PVC	NIBCO PVC SCHEDULE 40 BALL VALVE - 4" AND SMALLER (LINE SIZE)
A-1		CONTROLLER AND STATION NUMBER
3/4"		APPROXIMATE GALLONS PER MINUTE (GPM)
3		VALVE SIZE
		MAINLINE: 1" DIA. 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 80 PVC SOLVENT WELD FITTINGS. 18" MIN. COVER.
		LATERAL LINE: 1120 - 200 PSI PVC SOLVENT WELD PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" MIN. COVER. FOR DRIPLINE SEE DRIP IRRIGATION DETAILS
		SLEEVE: 1120-CLASS 200 PVC PLASTIC PIPE. (SL. 6" OR 4" - SEE PLAN) PVC SOLVENT WELD FITTINGS. 18" COVER.
		SUB-SURFACE DRIPLINE: TORO DL2000 RGP-212-10 DRIPLINE WITH ROOT GUARD. USE ONLY DL2000 DRIPLINE LOC-EZE FITTINGS. 4" COVER. (12" EMITTER SPACING; .53 GPH PER EMITTER)
A	TC-12IN-B	IRRITROL TOTAL CONTROL SERIES 12 - STATION CONTROLLER; WITH WIRED RAIN SENSOR; MOUNTED ON EXTERIOR WALL OF GARAGE

NOTES:

1. ALL SLEEVES SHALL BE 3" DIA. CLASS 200 PVC WHENEVER MAINLINE CROSSES UNDER PAVING. INSTALL 2 SLEEVES FOR MAINLINES (1 FOR MAINLINE, 1 FOR CONTROL WIRES).
2. MINIMIZE SLEEVE LOCATIONS. WHERE MULTIPLE SLEEVES CROSS UNDER THE SAME WALKWAY, INSTALL ADJACENT TO EACH OTHER. NOT ALL IRRIGATION SLEEVES ARE SHOWN. SIZE AND LOCATION OF SLEEVES MAY CHANGE PER CONTRACTOR LAYOUT PREFERENCES.
3. PROVIDE AN IRRIGATION SERVICE WITH GATE VALVE TO BACK YARDS.
4. STREET TREES AND ACCENT TREE MAY BE ON THE SAME VALVE IF THEY HAVE THE SAME WATER REQUIREMENTS.
5. STREET TREES IN SIDE YARDS TO BE IRRIGATED ON A SEPARATE VALVE.
6. ATMOSPHERIC CONTROL VALVES MAY BE USED ONLY IF INSTALLED AT THE MINIMUM HEIGHT ABOVE THE HIGHEST IRRIGATION HEAD.
7. SEE WATER EFFICIENT LANDSCAPE CALCULATIONS ON SHEET L10.
8. WATER USE CALCUALIONS REFLECT A RECENT ET ADJUSTMENT FACTOR TO .55 DUE TO DROUGHT CONDITIONS. ADDITIONAL RESTRICTIONS MAY BE ENFORCED IN THE FUTURE.
9. THE TOTAL AMOUNT OF LAWN IN THE FRONT YARDS SHALL COMPLY WITH THE APPROVED TYPICAL FRONT YARDS FOR THIS PROJECT.

M D FOTHERINGHAM



1700 North Broadway, Suite 390
Walnut Creek, CA 94596
Telephone: 925-939-8292
Fax: 925-939-8292
email: mdf@mdfotheringham.com

License Stamp



Consultant

Project

SAN MARCO
UNITS 11-12
NEIGHBORHOOD
DESIGN

Pittsburg, CA

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4021 PORT CHICAGO HIGHWAY
CONCORD, CALIFORNIA
925-671-7711

Sheet Title

IRRIGATION
DETAILS 2
&
SCHEDULE

DESIGN REVIEW SUBMITTAL

NOT FOR CONSTRUCTION

Scale

SEE PLAN

Designed By

Drawn By

BHU

Checked By

MDF

Revision Notes

Issue Date Project Start Date

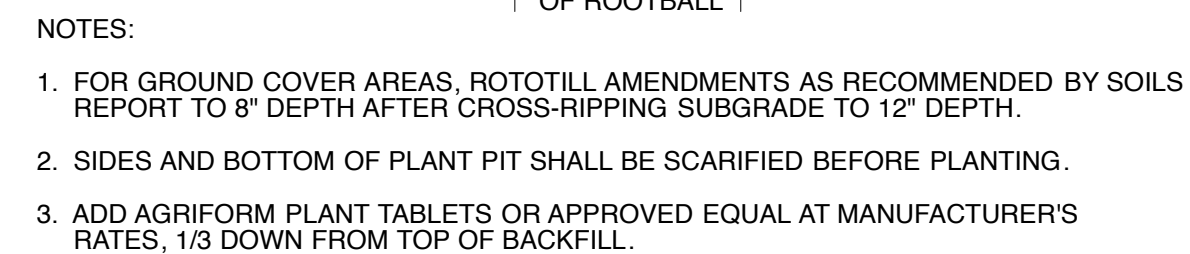
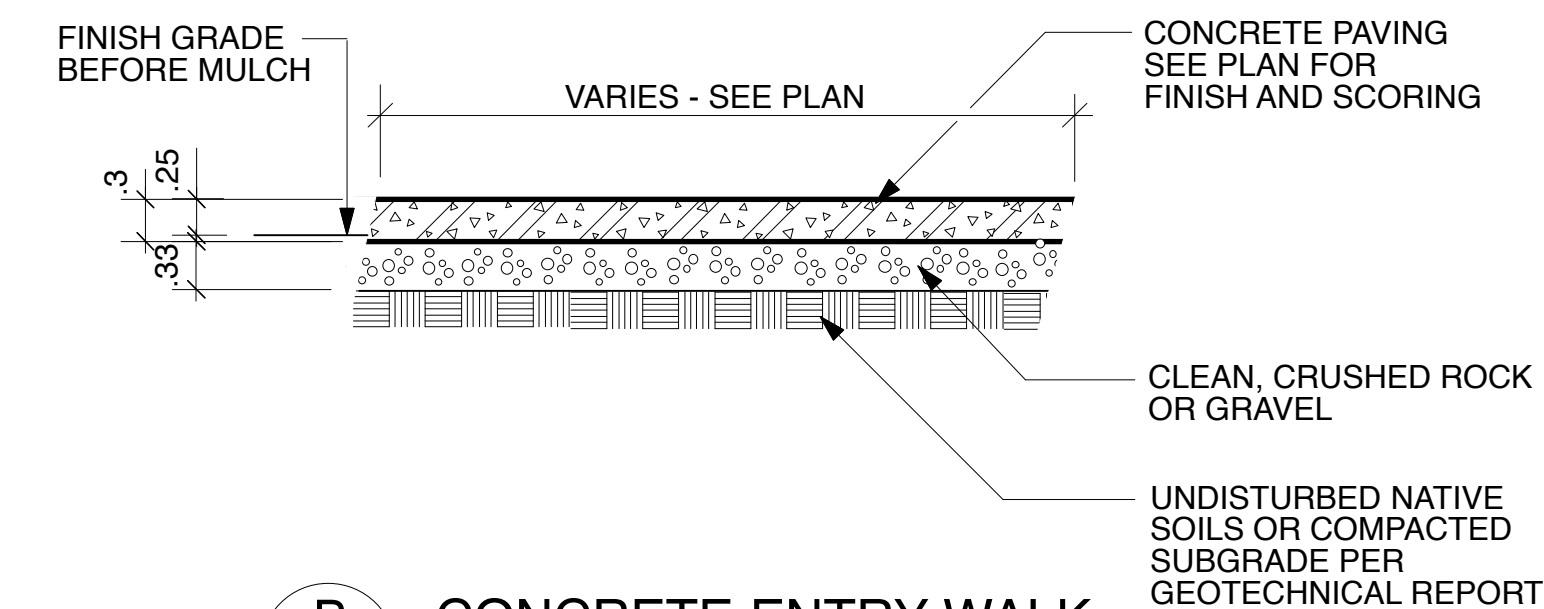
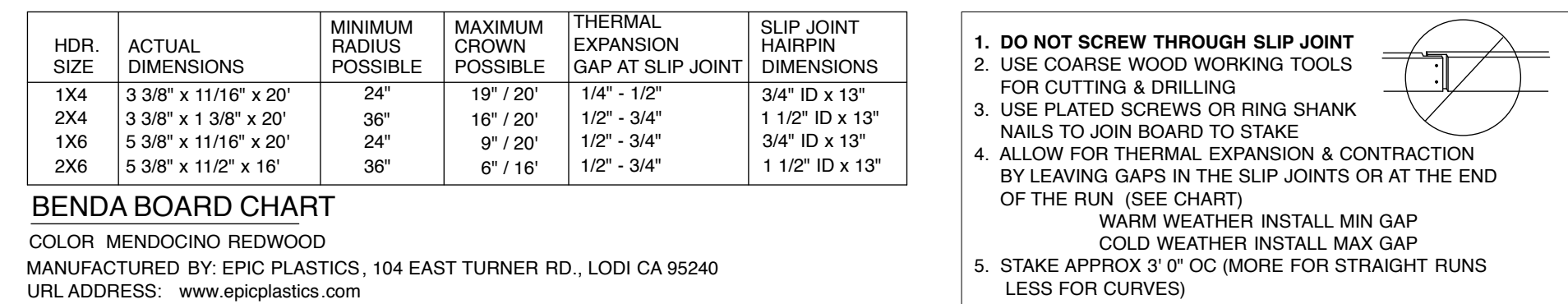
11/21/16 9/06/16

Project ID

1516

Sheet No.

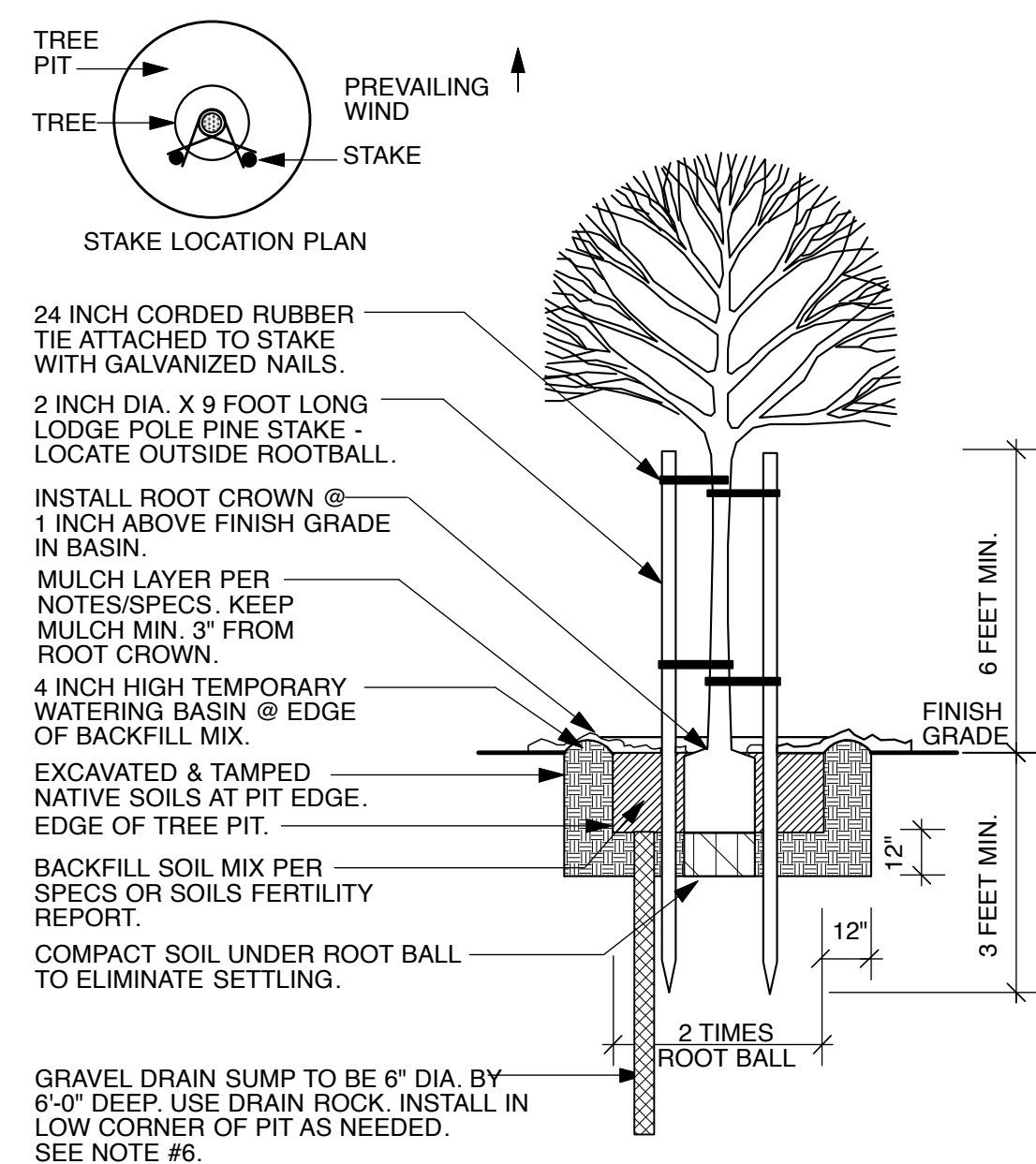
L-9



A cross-sectional diagram of a tree pit installation. The diagram shows a tree with roots and a trunk. The trunk is surrounded by a layer of bark mulch. Below the mulch is a layer of earth fill for a water basin. The water basin is filled with a backfill mix per soils report/specs. Below the backfill mix is a layer of undisturbed native soils. The tree pit is located on an existing slope. The diagram includes labels for the following components:

- BARK MULCH
- EARTH FILL FOR WATER BASIN
- EXISTING SLOPE
- UNDISTURBED NATIVE SOILS
- BACKFILL MIX PER SOILS REPORT/SPECS.
- IRRIGATION HEAD
- TWICE ROOTBALL
- 3.000 ±
- 4.000 MAX.

Diagram illustrating the cross-section of a tree pit. The diagram shows a vertical pit with a depth of 2.50 feet and a width of 2.00 feet. The pit is lined with a material labeled "PAVING, WALKS, CURBS, ETC." and has a "DEEP ROOT" panel (Type RB 24-2; 20 FT. LONG BY 2 FT. WIDE OR APPROVED EQUAL) installed. The panel is covered with "FINISH GRADE BEFORE BARK MULCH". The pit is filled with "ROOT BALL" material. The distance from the "EDGE OF PLANT PIT" to the center of the root ball is labeled "5' OR LESS".



PLANT SPACING (S)
ON CENTER (O.C.)

S

S

PLANT LOCATION

3/2

EDGE OF PAVING
OR STRUCTURE

PLAN

SPACING	NO. OF PLANTS/SQUARE FOOT
6" O.C.	4.60
8" O.C.	2.60
10" O.C.	1.66
12" O.C.	1.15
15" O.C.	0.738
18" O.C.	0.512
24" O.C.	0.29
30" O.C.	0.185
36" O.C.	0.128
48" O.C.	0.073
60" O.C.	0.046

Sheet No.

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review)
Approval to Repaint an Historic Building at)
420 Railroad Avenue, for "Bank of)
America Building Repainting. AP-18-1322)
(AD).")

Resolution No. 307

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On March 2, 2018, Joe Gjerde filed Planning Application No. 18-1322 requesting design review approval to repaint the historic Bank of America Building with a new color scheme. The Bank of America Building was constructed in 1921 and is a contributor to the New York Landing Historic District. It is located at 420 Railroad Avenue in the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-006.
- B. The proposed project is governed by the policies and development standards in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), PMC Chapter 15.84 (Preservation of Historic Structures and Establishment of Historical Districts), the Old Town Design Guidelines (OTDGs), and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Secretary's Standards and Guidelines for Rehabilitation).
- C. On September 25, 2012, the Planning Commission adopted Resolution No. 9918, delegating certain types of design review projects to the Zoning Administrator. Design review of this project is delegated to the Zoning Administrator under Category 3, Minor Building Remodels of Planning Commission Resolution No. 9918.
- D. On March 13, 2018, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 31, 'Historic Resource Rehabilitation Consistent with the Secretary of the Interior's Guidelines and Standards' of the state CEQA Guidelines Section 15331.

Section 2. Findings

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 evidence presented to the Zoning Administrator on March 14, 2018, the Zoning Administrator finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The proposed project 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, in that the new paint colors will enhance the appearance of the building by providing an attractive, refreshed exterior.
3. The proposed project will not affect exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project is limited to the application of new paint colors and will not otherwise physically alter the existing structure.
4. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the new paint colors will enhance the appearance of the building and neighborhood by providing an attractive, refreshed exterior.
5. The proposed project is in harmony with proposed developments on land in the general area, in that the new paint colors will coordinate well with other buildings in the New York Landing District and Old Town Pittsburgh.
6. The proposed project conforms with the criteria set forth in the OTDGs, in that the new paint colors will be used to accent the architectural details on the building.
7. The proposed work will not adversely affect the exterior character defining features of the structure, in that, consistent with the Secretary's Standards and Guidelines for Rehabilitation, the historic character of the property will be retained and preserved. The project is limited to the application of new paint colors and will not remove distinctive materials or alter features, spaces and spatial relationships that characterize the property. Furthermore, the new paint colors will be applied in a manner that, if removed in the future, the essential form and integrity of the structure and its environment would be unimpaired.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 18-1322, subject to the following conditions:

Design Review:

1. **Conformity with Project Plans:** The project shall be carried out in substantial conformity with the project plans, date-stamped March 2, 2018, and attached as Exhibit A and B to this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. **Secretary's Standards and Guidelines:** All work shall be undertaken in a manner consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing

Historic Buildings. A copy of the guidelines pertaining to work on masonry surfaces is attached as Exhibit C to this resolution.

Standard Conditions:

3. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
4. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 307 shall govern.
5. Indemnification. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
6. The Developer or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Developer or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.
7. Expiration of Approval. This design review approval will expire on March 14, 2019, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 14th day of March 2018, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINSTRATOR

Exhibit A

myPAINTColors™

After

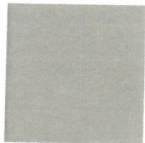


Before



made by
renoworks

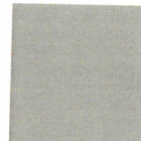
Products Used

**Paint 2**

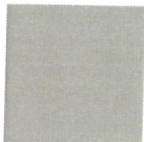
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Type: Paint
Look: Exterior - Warm Neutral
Color: 2821 Downing Stone

**Paint 3**

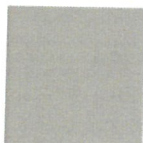
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Look: Exterior - Warm Neutral
Color: 2821 Downing Stone

**Paint 4**

Brand: Sherwin Williams
Type: Paint
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Color: 2821 Downing Stone

**Paint 5**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Warm Neutral
Color: 2821 Downing Stone

**Paint 6**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Warm Neutral
Color: 2821 Downing Stone

**Paint 3**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

Products Used

**Paint 4**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

**Paint 5**

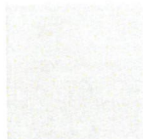
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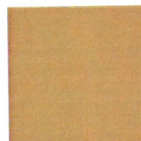
Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

**Paint 7**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

**Paint 8**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

**Paint 9**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Yellow
Color: 2920 Monarch Gold

**Paint 10**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Yellow
Color: 2920 Monarch Gold

**Paint 11**

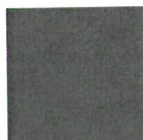
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Color: 2920 Monarch Gold

**Paint 12**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Yellow
Color: 2920 Monarch Gold

**Paint 13**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Yellow
Color: 2920 Monarch Gold

**Paint 14**

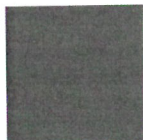
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Type: Paint
Look: Exterior - Cool Neutral
Color: 7675 Sealskin

**Paint 15**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Cool Neutral
Color: 7675 Sealskin

**Paint 16**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Cool Neutral
Color: 7675 Sealskin

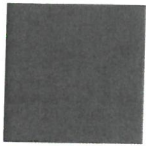
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Brand: Sherwin Williams
Type: Paint
Look: Exterior - Cool Neutral
Color: 7675 Sealskin

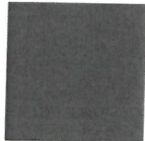
**Paint 18**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Cool Neutral
Color: 7675 Sealskin

Products Used

**Paint 19**

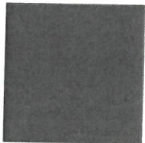
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 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

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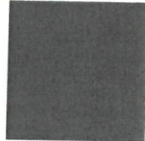
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 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 21**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 22**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 23**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 24**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 25**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 26**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 27**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 28**

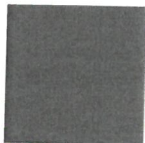
Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 30**

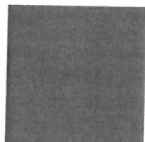
Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 36**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 38**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 41**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 41**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

Products Used

**Paint 43**

Brand: Sherwin Williams

Type: Paint

Look: Exterior - Cool Neutral

Color: 7675 Sealskin

Color and Product Disclaimer

Products and product colors may not be exactly as shown. This is due to variance in monitor and printer calibrations. Product and color availability can vary by region. As a result, some of the products and colors you see may not be available to you.



myPAINTColors™

After

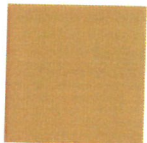


Before



made by
renoworks

Products Used



Paint 1

Brand: Sherwin Williams
Type: Paint
Look: Exterior - Yellow
Color: 2920 Monarch Gold



Paint 2

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall



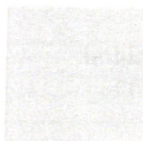
Paint 3

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall



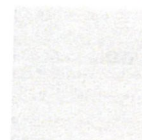
Paint 4

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall



Paint 5

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall



Paint 6

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

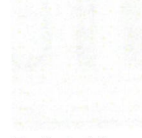
Products Used

**Paint 7**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 9**

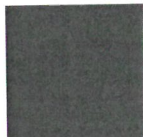
Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 10**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 11**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 14**

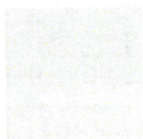
Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 15**

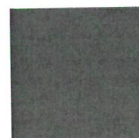
Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 16**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 17**

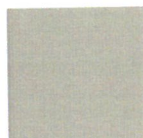
Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - White
 Color: 6000 Snowfall

**Paint 3**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 4**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 5**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Warm Neutral
 Color: 2821 Downing Stone

**Paint 6**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Warm Neutral
 Color: 2821 Downing Stone

**Paint 7**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 8**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

**Paint 10**

Brand: Sherwin Williams
 Type: Paint
 Look: Exterior - Cool Neutral
 Color: 7675 Sealskin

Products Used**Paint 11**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

**Paint 13**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

**Paint 14**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

**Paint 15**

Brand: Sherwin Williams
Type: Paint
Look: Exterior - White
Color: 6000 Snowfall

Color and Product Disclaimer

Products and product colors may not be exactly as shown. This is due to variance in monitor and printer calibrations. Product and color availability can vary by region. As a result, some of the products and colors you see may not be available to you.



Exhibit B



✓ FEATURED IN SCENE

SW 7503
Sticks & Stones

✓ FEATURED IN SCENE

SW 7011
Natural Choice

✓ FEATURED IN SCENE

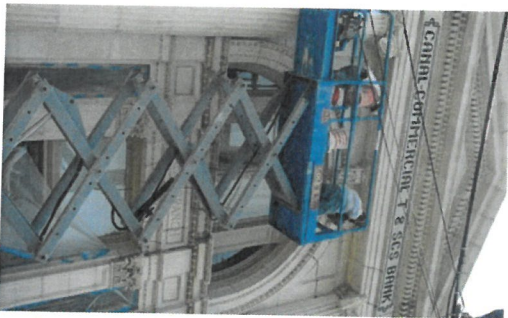
SW 6034
Arresting Auburn

✓ FEATURED IN SCENE

SW 2856
Fairfax Brown

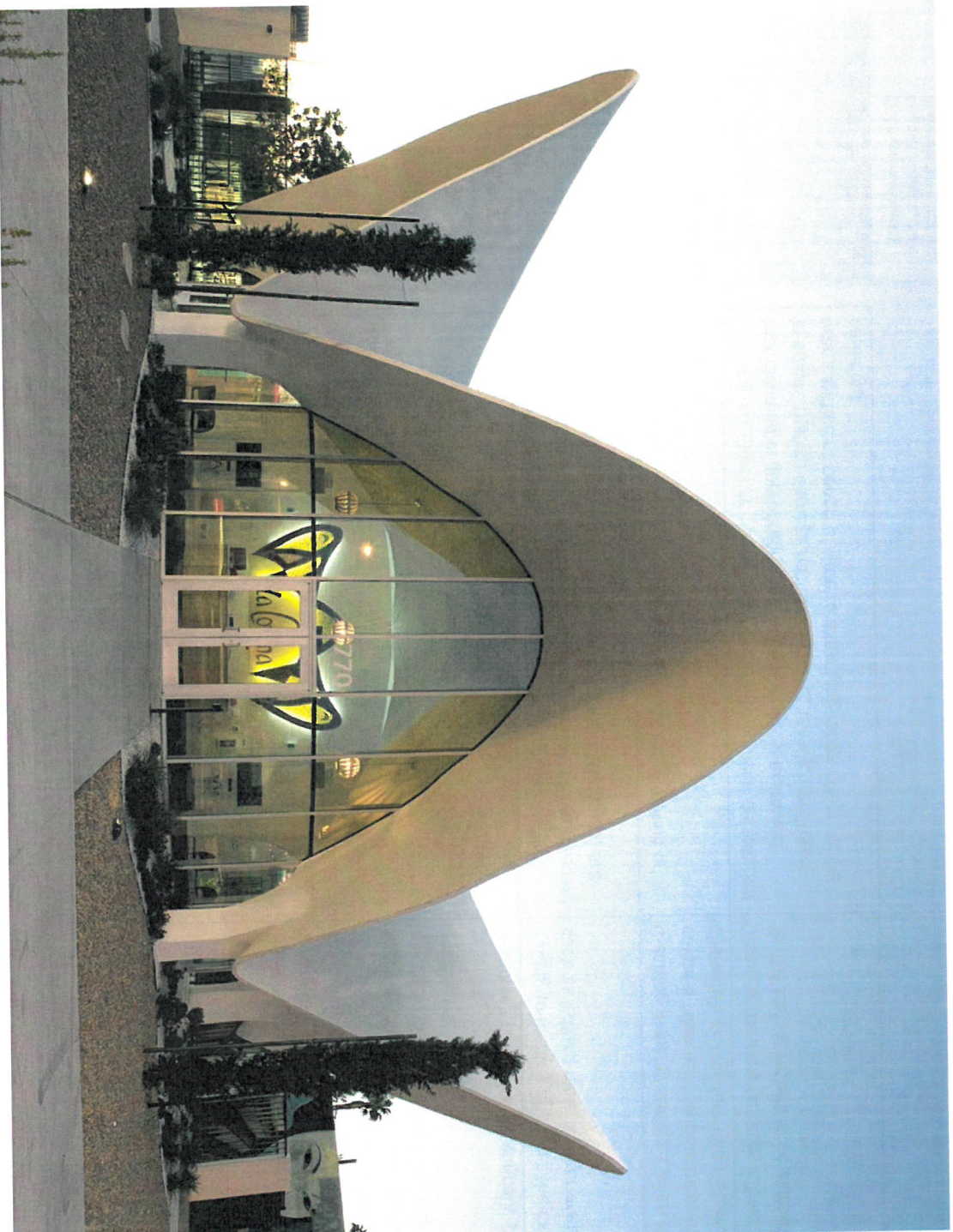
MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED		NOT RECOMMENDED
Identifying, retaining and preserving masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.		Removing or substantially changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing or rebuilding a major portion of exterior masonry walls that could be repaired, thereby destroying the historic integrity of the building. Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance. Removing paint from historically-painted masonry.
Protecting and maintaining masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.		Failing to identify and treat the causes of masonry deterioration, such as leaking roofs and gutters or rising damp.
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.		Cleaning masonry surfaces when they are not heavily soiled to create a "like-new" appearance, thereby needlessly introducing chemicals or moisture into historic materials.
Carrying out masonry cleaning tests when it has been determined that cleaning is appropriate. Test areas should be examined to ensure that no damage has resulted and, ideally, monitored over a sufficient period of time to allow long-range effects to be predicted.		Cleaning masonry surfaces without testing or without sufficient time for the testing results to be evaluated.



[1] An alkaline-based product is appropriate to use to clean historic marble because it will not damage the marble, which is acid sensitive.

Exhibit C



[2] Mid-century modern building technology made possible the form of this parabolic-shaped structure and its thin concrete shell construction. Built in 1961 as the lobby of the La Concha Motel in Las Vegas, it was designed by Paul Revere Williams, one of the first prominent African-American architects. It was moved to a new location and rehabilitated to serve as the Neon Museum, and is often cited as an example of Google architecture. Credit: Photographed with permission at The Neon Museum, Las Vegas, Nevada.

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED	
Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes.	
NOT RECOMMENDED	
Cleaning or removing paint from masonry surfaces using most abrasive methods (including sandblasting, other media blasting, or high-pressure water) which can damage the surface of the masonry and mortar joints.	Using a cleaning or paint-removal method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
	Cleaning with chemical products that will damage some types of masonry (such as using acid on limestone or marble), or failing to neutralize or rinse off chemical cleaners from masonry surfaces.



[3] **Not Recommended:**
The white film on the upper corner of this historic brick row house is the result of using a scrub or slurry coating, rather than traditional repointing by hand, which is the recommended method.



[4] **Not Recommended:**
The quoins on the left side of the photo show that high-pressure abrasive blasting used to remove paint can damage even early 20th-century, hard-baked, textured brick and erode the mortar, whereas the same brick on the right, which was not abrasively cleaned, is undamaged.

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED		NOT RECOMMENDED	
Using biodegradable or environmentally-safe cleaning or paint-removal products.			
Using paint-removal methods that employ a poultice to which paint adheres, when possible, to neatly and safely remove old lead paint.			
Using coatings that encapsulate lead paint, when possible, where the paint is not required to be removed to meet environmental regulations.			
Allowing only trained conservators to use abrasive or laser-cleaning methods, when necessary, to clean hard-to-reach, highly-carved, or detailed decorative stone features.			
Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.	Removing paint that is firmly adhered to masonry surfaces, unless the building was unpainted historically and the paint can be removed without damaging the surface.		
Applying compatible paint coating systems to historically-painted masonry following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting masonry features.		
Repainting historically-painted masonry features with colors that are appropriate to the historic character of the building and district.	Using paint colors on historically-painted masonry features that are not appropriate to the historic character of the building and district.		
Protecting adjacent materials when cleaning or removing paint from masonry features.	Failing to protect adjacent materials when cleaning or removing paint from masonry features.		
Evaluating the overall condition of the masonry to determine whether more than protection and maintenance, such as repairs to masonry features, will be necessary.	Failing to undertake adequate measures to ensure the protection of masonry features.		
Repairing masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes, such as terra-cotta brackets or stone balusters.	Removing masonry that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials. Replacing an entire masonry feature, such as a cornice or balustrade, when repair of the masonry and limited replacement of deteriorated or missing components are feasible.		

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED		NOT RECOMMENDED
Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster on the interior.		Removing non-deteriorated mortar from sound joints and then repointing the entire building to achieve a more uniform appearance.
Removing deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry.		
Using power tools only on horizontal joints on brick masonry in conjunction with hand chiseling to remove hard mortar that is deteriorated or that is a non-historic material which is causing damage to the masonry units. Mechanical tools should be used only by skilled masons in limited circumstances and generally not on short, vertical joints in brick masonry.	Allowing unskilled workers to use masonry saws or mechanical tools to remove deteriorated mortar from joints prior to repointing.	
Duplicating historic mortar joints in strength, composition, color, and texture when repointing is necessary. In some cases, a lime-based mortar may also be considered when repointing Portland cement mortar because it is more flexible.	Repointing masonry units with mortar of high Portland cement content (unless it is the content of the historic mortar). Using "surface grouting" or a "scrub" coating technique, such as a "sack rub" or "mortar washing," to repoint exterior masonry units instead of traditional repointing methods.	
	Repointing masonry units (other than concrete) with a synthetic caulking compound instead of mortar.	
Duplicating historic mortar joints in width and joint profile when repointing is necessary.	Changing the width or joint profile when repointing.	
Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.	Removing sound stucco or repairing with new stucco that is different in composition from the historic stucco. Patching stucco or concrete without removing the source of deterioration. Replacing deteriorated stucco with synthetic stucco, an exterior finish and insulation system (EFIS), or other non-traditional materials.	

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED		NOT RECOMMENDED	
Using mud plaster or a compatible lime-plaster adobe render, when appropriate, to repair adobe.		Applying cement stucco, unless it already exists, to adobe.	
Sealing joints in concrete with appropriate flexible sealants and backer rods, when necessary.			
Cutting damaged concrete back to remove the source of deterioration, such as corrosion on metal reinforcement bars. The new patch must be applied carefully so that it will bond satisfactorily with and match the historic concrete.		Patching damaged concrete without removing the source of deterioration.	



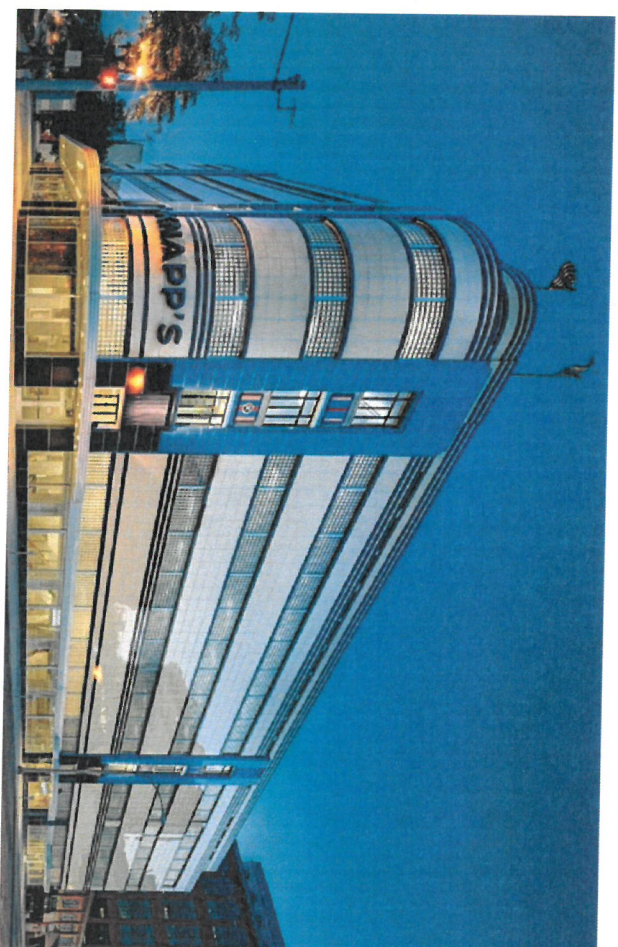
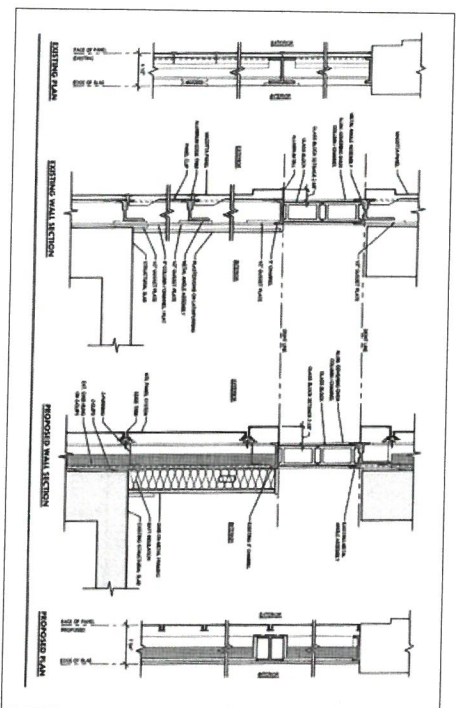
[5] Rebars in the reinforced concrete ceiling have rusted, causing the concrete to spall. The rebars must be cleaned of rust before the concrete can be patched.

[6] Some areas of the concrete brise soleil screen on this building constructed in 1967 are badly deteriorated. If the screen cannot be repaired, it may be replaced in kind or with a composite substitute material with the same appearance as the concrete.





[7] (a) J.W. Knapp's Department Store, built 1937-38, in Lansing, MI, was constructed with a proprietary material named "Maul Macotta" made of enameled steel and cast-in-place concrete panels. Prior to its rehabilitation, a building inspection revealed that, due to a flaw in the original design and construction, the material was deteriorated beyond repair. The architects for the rehabilitation project devised a replacement system (b) consisting of enameled aluminum panels that matched the original colors (c). Photos and drawing (a-d): Quinn Evans Architects; Photo (c): James Haefer Photography.



MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

RECOMMENDED		NOT RECOMMENDED	
Using a non-corrosive, stainless-steel anchoring system when replacing damaged stone, concrete, or terra-cotta units that have failed.			
Applying non-historic surface treatments, such as water-repellent coatings, to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.	Applying waterproof, water-repellent, or non-original historic coatings (such as stucco) to masonry as a substitute for repointing and masonry repairs.		
Applying permeable, anti-graffiti coatings to masonry when appropriate.	Applying water-repellent or anti-graffiti coatings that change the historic appearance of the masonry or that may trap moisture if the coating is not sufficiently permeable.		
Replacing in kind an entire masonry feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples can include large sections of a wall, a cornice, pier, or parapet. If using the same kind of material is not feasible, then a compatible substitute material may be considered.	Removing a masonry feature that is unrepairable and not replacing it, or replacing it with a new feature that does not match. Using substitute material for the replacement that does not convey the same appearance of the surviving components of the masonry feature.		
<i>The following work is highlighted to indicate that it is specific to Rehabilitation projects and should only be considered after the preservation concerns have been addressed.</i>			
Designing the Replacement for Missing Historic Features			
Designing and installing a replacement masonry feature, such as a step or door pediment, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating an inaccurate appearance because the replacement for the missing masonry feature is based upon insufficient physical or historic documentation, is not a compatible design, or because the feature to be replaced did not coexist with the features currently on the building. Introducing a new masonry feature that is incompatible in size, scale, material, or color.		

STANDARD CONDITIONS OF DEVELOPMENT
(Planning Commission Resolution No. 8931)

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

A. Project Site.

1. The applicant shall comply with all regulations and code requirements of the Building Division, Engineering Division, Contra Costa Fire Protection District, the Police Department and any other agencies requiring review of the project. If required, these agencies shall be supplied copies of the final building and site plans.
2. Developer shall provide written notification to adjacent property owners for any drainage work required to collect or convey storm water runoff, which may or will affect their properties.
3. During construction water trucks or sprinkler systems are to be used in sufficient quantities to prevent dust from leaving the site during any earthmoving and/or construction activities. Nonpotable water shall be used from a source approved by the City Engineer. (Title 15 of PMC)
4. Continuous 6" high Portland Concrete Cement curbing shall be provided between all driveways and landscaped areas as indicated in the City of Pittsburg Standard Details. In addition to above, curbing between length of parking space and landscaped area shall include a 12" wide "Courtesy Curb."
5. CC&R's (Covenants, Conditions and Restrictions) for the project shall contain appropriate provisions for joint maintenance of any infrastructure, roadways, utilities, landscaping and irrigation as determined necessary by the City Engineer.
6. Developer shall submit a study addressing on and off-site storm water and sewer system capabilities. If the study indicates that the present system is inadequate, the developer must provide plans and install any additional storm water and sanitary and sanitary sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.
7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.
10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

or

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

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

BEFORE THE ZONING ADMINISTRATOR OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review)
Approval to Replace an Existing Office)
Trailer at 901 Loveridge Road, for "Dow)
UTLX Office Trailer, AP-18-1324 (AD).")

Resolution No. 308

The Zoning Administrator DOES RESOLVE as follows:

Section 1. Background

- A. On March 5, 2018, David O'Sullivan filed Planning Application No. 18-1324 requesting design review approval to replace an existing 192 square-foot, modular office trailer located at 901 Loveridge Road, in the IG (General Industrial) District. Assessor's Parcel No. 073-220-049. The existing trailer would be replaced with a new 400 square-foot, modular office trailer placed in the same general vicinity.
- 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 (DRDGs; 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 March 13, 2018, a Notice of Intent to exercise staff delegated authority for this project was included on the Planning Commission agenda.
- E. The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 11, 'Accessory Structures' of the state CEQA Guidelines Section 15311.

Section 2. Findings

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 evidence presented to the Zoning Administrator on March 14, 2018, the Zoning Administrator finds that:

- 1. All recitals above are true and correct and are incorporated herein by reference.
- 2. The proposed project will conform with good taste, good design and in general will not detract from the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the trailer's utilitarian design is appropriate for the area's industrial character.

3. The proposed project will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that the trailer will be required to comply with all applicable building and fire codes.
4. The proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value, in that the trailer's utilitarian design is appropriate for the area's industrial character and there are several other similar trailers located on properties throughout the IG District.
5. The proposed project is in harmony with proposed developments on land in the general area, in that and there are no proposed developments near the trailer's vicinity.
6. The proposed project will conform with the city's adopted DRDGs, if conditions are added requiring the applicant to: 1) paint the trailer's exterior with light gray colors so that it blends with other industrial structures at the site; and 2) install skirting along the trailer's perimeter to provide screening.

Section 3. Decision

Based on the findings set forth above, the Zoning Administrator hereby grants design review approval for Planning Application No. 18-1324, subject to the following conditions:

Design Review:

1. Conformity with Project Plans. The project shall be carried out in substantial conformity with the project plans, date-stamped March 5, 2018, and attached as Exhibit A this resolution, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Zoning Administrator.
2. Exterior Color: The trailer's exterior, including any attached mechanical equipment, shall be painted with light gray colors so that it blends with other industrial structures at the site.
3. Skirting: Skirting shall be installed along the trailer's base perimeter to screen any unsightly elements.

Standard Conditions:

4. Other Agency Requirements. The developer shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
5. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 307 shall govern.

6. Indemnification. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
7. The Developer or their subcontractor(s) shall record with the California Board of Equalization a nexus or additional location within the City of Pittsburg to ensure any and all sales tax paid shall be recorded and paid to the City of Pittsburg. Developer or subcontractors shall add a new location to an existing account or ensure the seller of goods and materials subject to sales tax have registered a location within the City of Pittsburg with the Board of Equalization.
8. Expiration of Approval. This design review approval will expire on March 14, 2019, unless a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Zoning Administrator.

Section 4. Effective Date

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

The foregoing resolution was passed and adopted the 14th day of March 2018, by the Zoning Administrator of the City of Pittsburg, California.



KRISTIN POLLOT, AICP
ZONING ADMINSTRATOR

UTLX Trailer Replacement / Relocation

Project Overview

March 5, 2018



Dow AgroSciences

DOW AGROSCIENCES RESTRICTED

Solutions for the Growing World

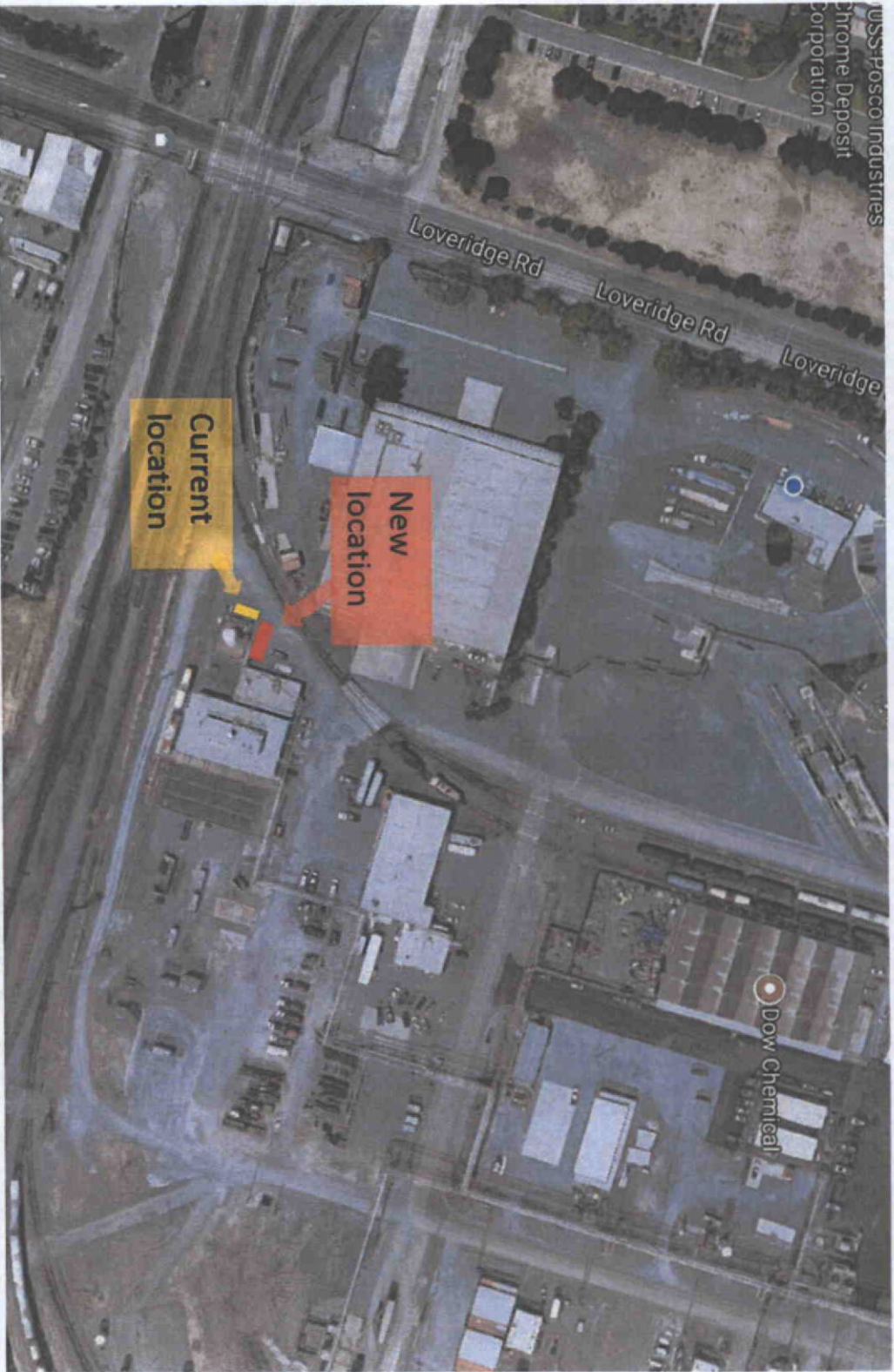
Project Overview

- Replace UTLX office trailer near rail entrance to Dow site with larger trailer. UTLX is railcar operator at Dow. Office will typically be used by 2 People.
- Occasionally up to 6 People will use office for meetings.
- New trailer is 10 feet by 40 feet in plan. Existing trailer is approximately 8 feet by 24 feet in plan.
- Existing trailer and new trailer are only visible from outside Dow site from Loveridge Road at railroad crossing just south of the Dow site.
- New trailer will be less noticeable from road due to location and orientation.
- New trailer will be painted gray with green trim.
- Old and new trailer are in area where ground surface is unpaved gravel with adequate space for parking.



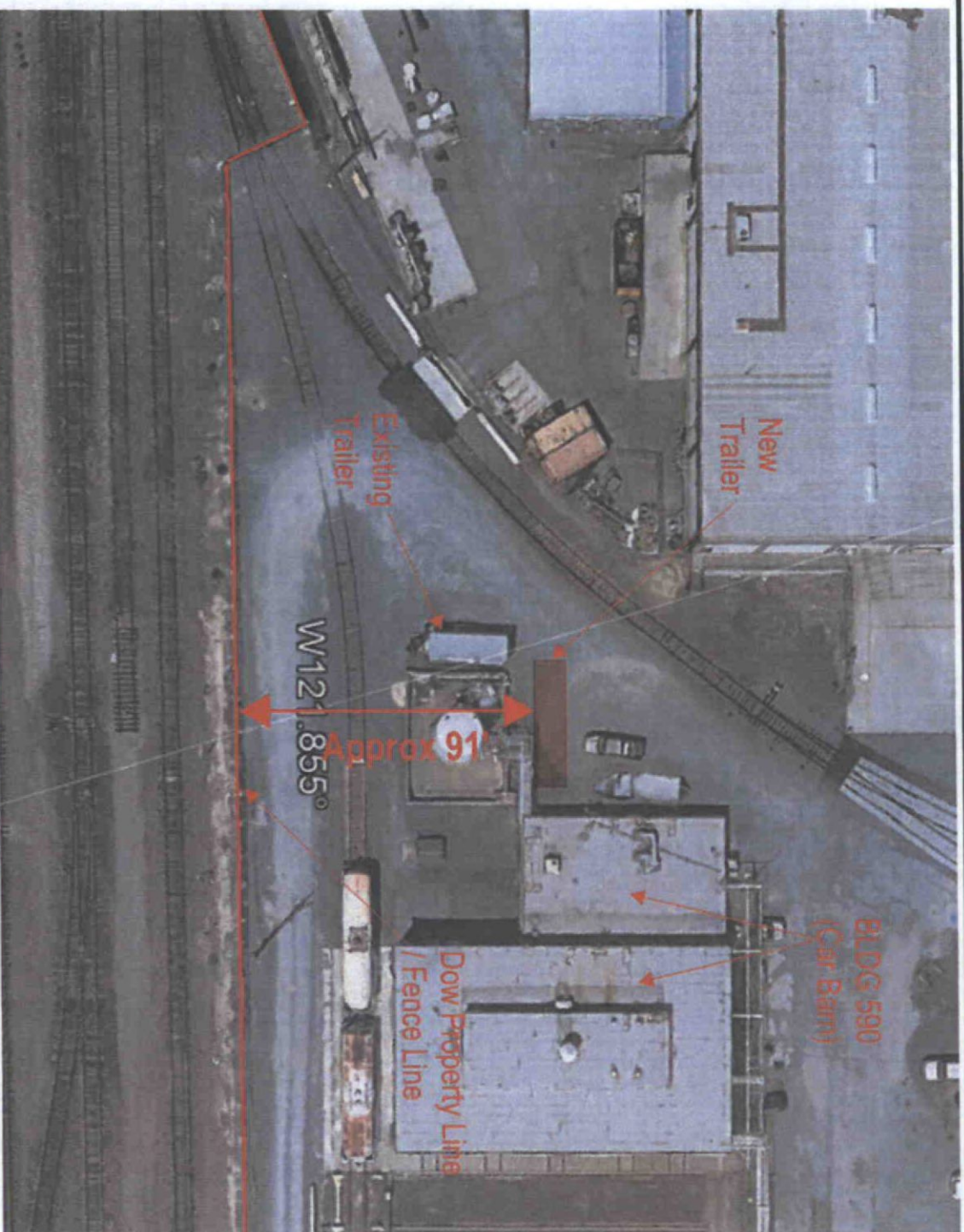
Dow AgroSciences

Project Scope – Location on Site



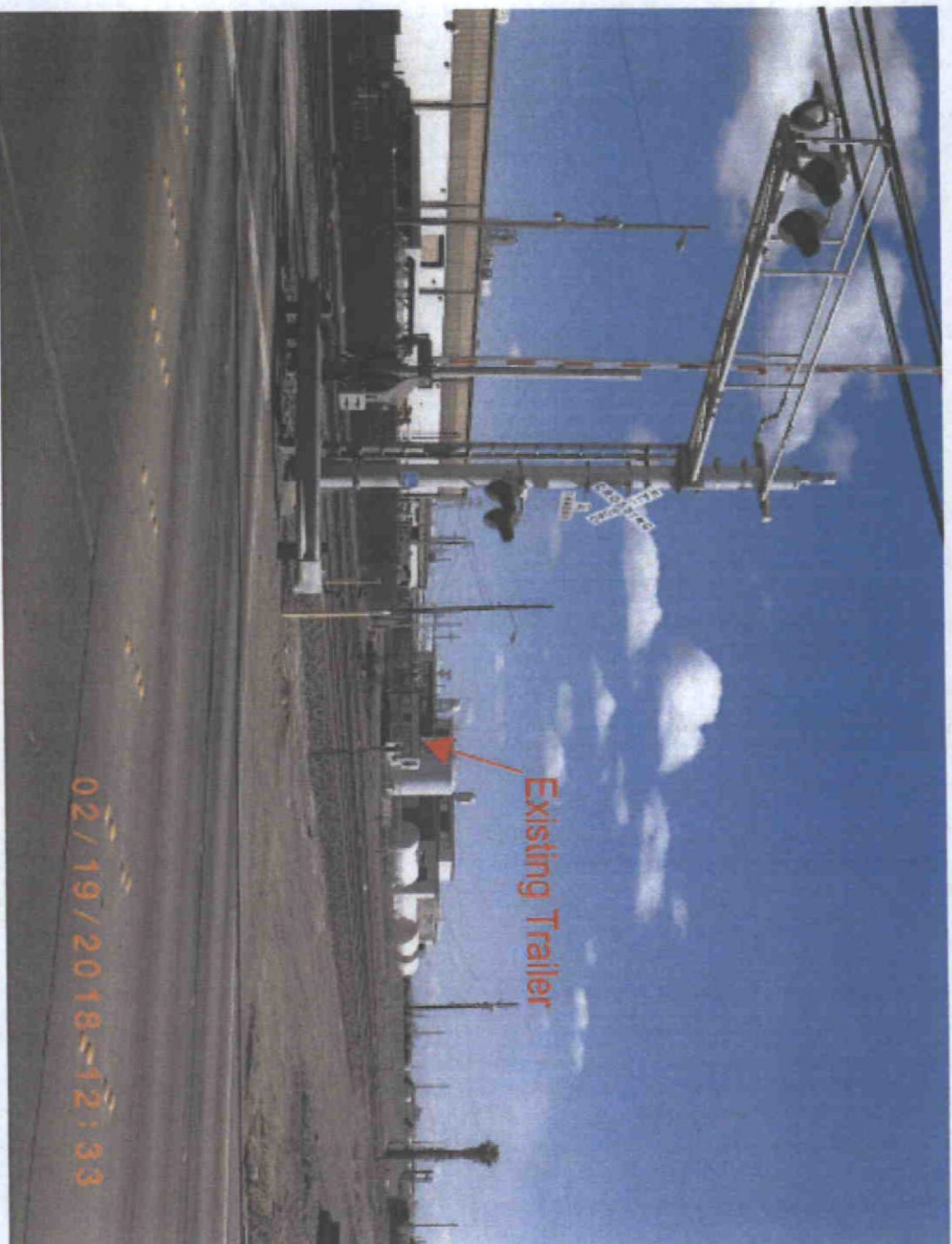
Dow AgroSciences

Setback – Approx 91' from fenceline & 9' from Bldg 590



Dow AgroSciences

Existing View from Lloveridge Road at Railroad Crossing



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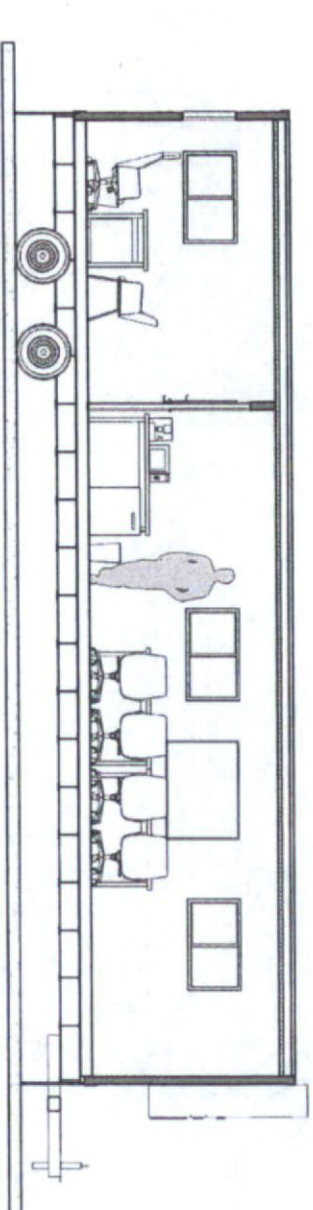
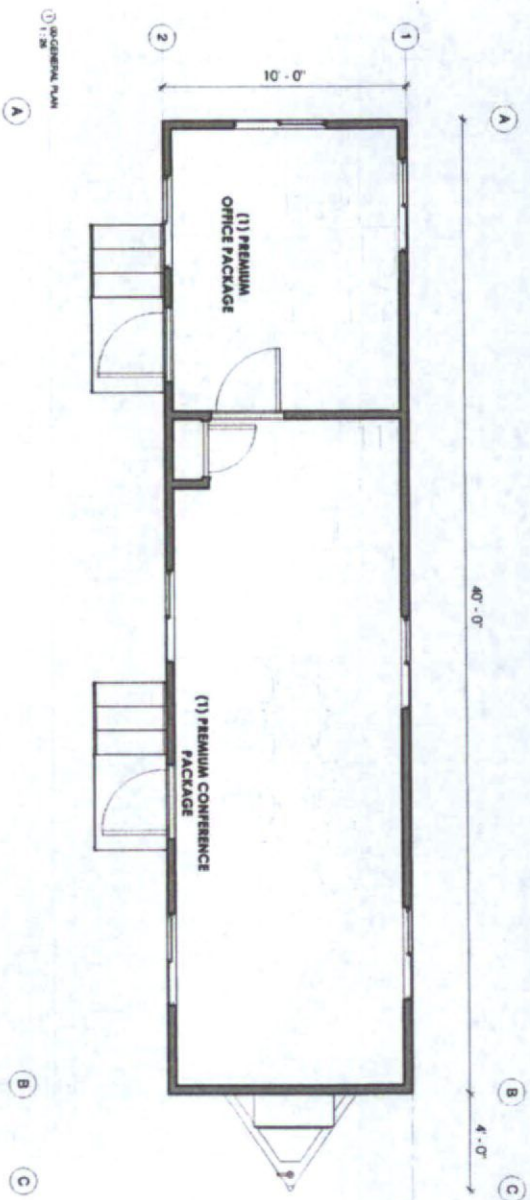
Dow AgroSciences

Existing View Looking South



Dow AgroSciences

Trailer Floor Plan

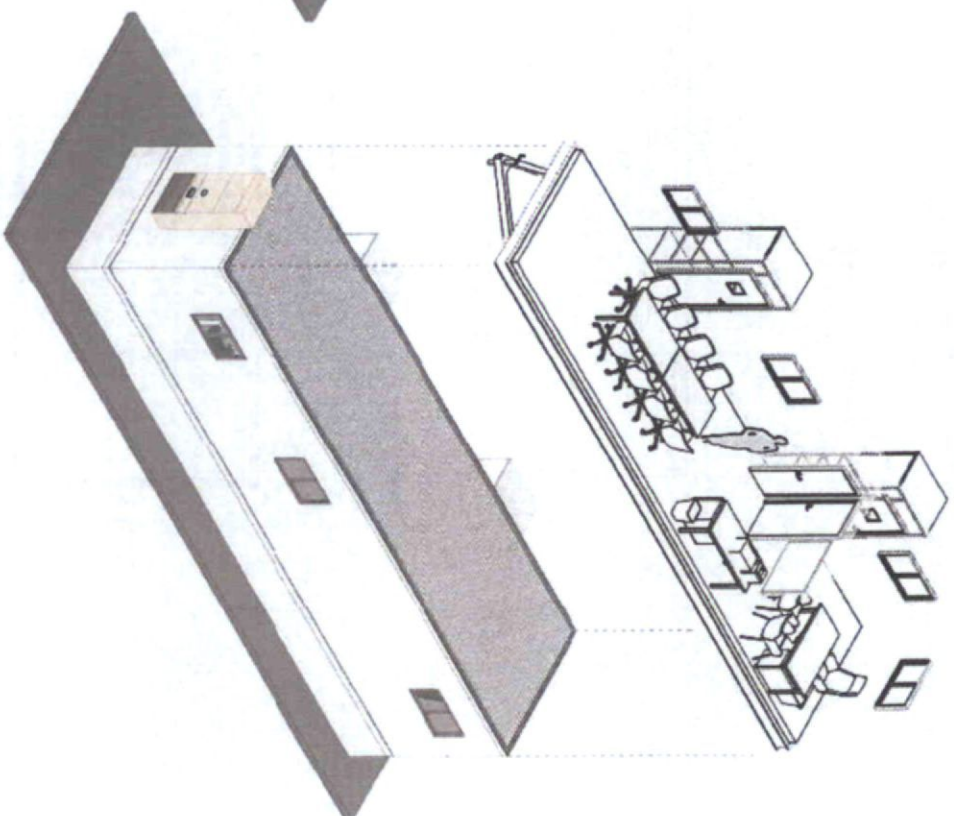
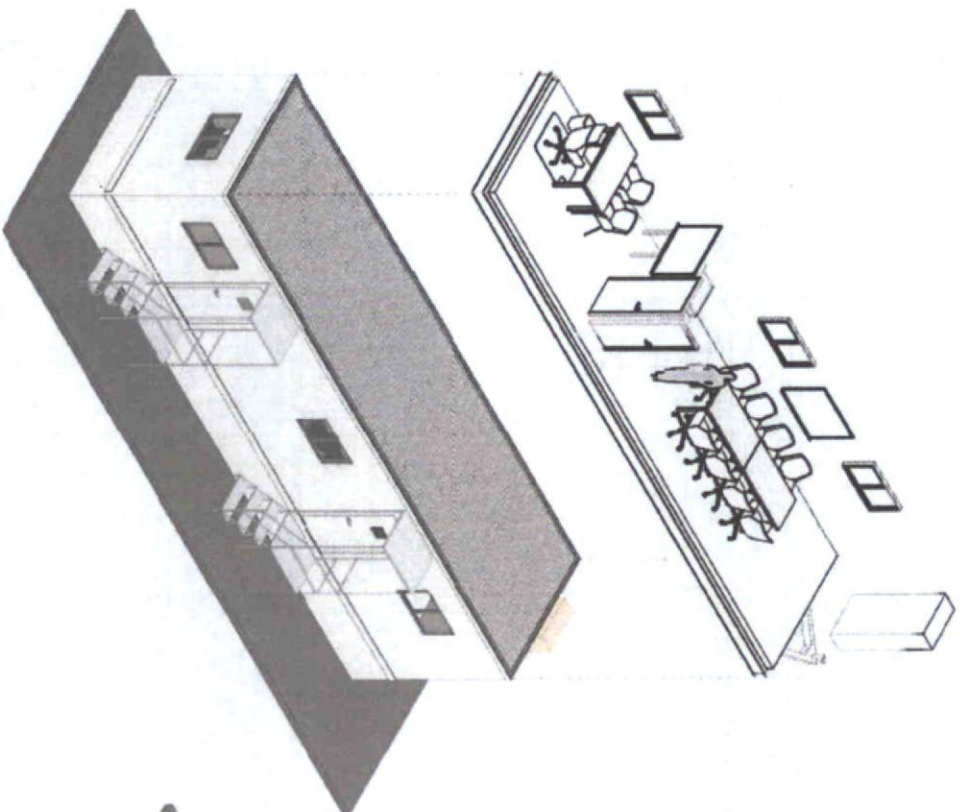


VAP'S PACKAGES		VAP'S PACKAGES		VAP'S PACKAGES	
ELEMENT	QUANTITY	ELEMENT	QUANTITY	ELEMENT	QUANTITY
COAT HOOK	1	MANAGER CHAIR	6	UTILITY TABLE SFT	1
CONFER POI	1	MANAGER CHAIR	1	WHITE BOARD	2
CONFERENCE TABLE SFT	2	MAN. FUDGE	1	TOTAL:	
CONFERENCE STARTER KIT	1	OFFICE SUPPLY STARTER KIT	1	(1) PREMIUM OFFICE PACKAGE	
DESK SFT	1	FEDERAL	1	(1) PREMIUM CONFERENCE ROOM PACKAGE	
FLOOR MAT	1	SIDE CHAIR	2	(2) PREMIUM ENTRANCE PACKAGES	
LUXURY RECLINE CHAIR	1	TRASH CAN	2		



Dow AgroSciences

Trailer Elevations



TRAILER ELEVATION

TRAILER ELEVATION

STANDARD CONDITIONS OF DEVELOPMENT
(Planning Commission Resolution No. 8931)

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

A. Project Site.

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

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

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

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

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