



City of Pittsburg Planning Commission Agenda

05/09/2023

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

**Workshop
6:00 P.M.**

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

Planning Commission Members

**Ivelina Popova, Chair
Arlene Kobata, Vice-Chair
Sarah Foster, Commissioner
Alvin Jackson, Commissioner
Donna Smith, Commissioner
Elissa Robinson, Commissioner**

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

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

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

This agenda was posted in City Hall on Friday, May 5, 2023

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

PRESENTATIONS

CONSENT

1. **Minutes**
Minutes of April 25, 2023

PUBLIC HEARINGS

2. **Modification of Use Permit for Massage Establishment, AP-23-0015 (UP)**
This is a request to modify the Use Permit approval originally granted by the Planning Commission on December 13, 2022, in Resolution No. 10210 (AP-22-0103 (UP)) allowing a massage therapy establishment within an existing 800 square-foot (sq. ft.) commercial space. The 800 sq. ft. commercial space is within an existing multi-tenant building located at 3815 Railroad Avenue. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
3. **Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ)**
This is a request for recommendation to the City Council for adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law.

The proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and pursuant to CEQA Guidelines Section 15061(b)(3), because there is no possibility the activity in question may have a significant effect on the environment.

COMMISSION CONSIDERATIONS

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for: 1) This is an application filed by Lauren Richman on behalf of Stratus requesting Administrative Design Review proposing to modify the exterior façade. The proposed façade modifications include a change in the color of the exterior awnings, and the installation of new window striping, consistent with the colors of the future tenants (BMO Harris Bank) branded institution.

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**

April 25, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, April 25, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Commissioners Foster, Jackson, Robinson, Smith

Absent: Chair Popova, Vice-Chair Kobata

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Senior Planner Maurice Brenyah-Addow, Associate Planner Alison Hodgkin, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Jackson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdraws, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of February 14, 2023
Minutes of April 11, 2023
2. Hernandez Towing, AP-22-0124 (UP). Approval of a Use Permit for temporary storage of towed/impaired vehicles obtained by local law enforcement within a 7,500-square foot (sq. ft.) space within the Empire Commerce Center located at 671 Willow Pass Road.

3. Pittsburg Landing AT&T Wireless Facility, AP-22-0122 (DR). Design Review (DR) application to install a new approximately 80-foot-tall Monopole Telecommunications Facility (disguised as a stealth flagpole) behind an existing industrial building, the Site One Landscape Supply, Stone Center, which is located at 2665 Pittsburg – Antioch Highway.

On motion by Commissioner Foster, seconded by Commissioner Smith to approve the consent items and carried by the following vote:

AYES: Foster, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Kobata, Popova

PUBLIC HEARING

4. The Dalé Vino Wine Bar and Restaurant, AP-23-0014 (UP, OD). This item was continued from the April 11, 2023 hearing.

A public hearing requesting approval of a use permit and outdoor dining permit application to expand outdoor activities of an existing Wine Bar and Restaurant with Live Entertainment and outdoor seating. The existing establishment was approved in 2021 for a 1,662 square-foot indoor seating area with wine display, a 58 square-foot office space, and a 404 square-foot outdoor seating area. The current application is a request to expand the outdoor activities area into the adjacent public open areas located at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW). Assessor Parcel No. 085-071-044.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Tara Sanders spoke on behalf of the project.

Acting Chair Robinson opened the public hearing.

There being no one to speak, Acting Chair Robinson closed the public hearing.

On motion by Commissioner Smith to approve a use permit and outdoor dining permit application to expand outdoor activities at The Dalé Vino Wine Bar and Restaurant at 51 Marina Boulevard in the Marine Commercial District/Commercial Waterfront (CW) AP-23-0014 (UP, OD), seconded by Commissioner Foster and carried by the following vote:

AYES: Foster, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Kobata, Popova

5. East Bay Auto Sales, AP-21-1591 (UP, DR)

A public hearing requesting approval of a Use Permit and Design Review to construct: (1) an approximately 798 square foot (sq. ft.) sales office, (2) 576 sq. ft. repair garage, and (3) an approximately 10,772 sq. ft. surface parking lot with 625 sq. ft. of landscaping improvements at 1025 Railroad Avenue, in the CS-D (Downtown Service Commercial) District. APNs: 085-204-005, 085-204-010 and 085-204-011.

Associate Planner Alison Hodgkin gave a presentation.

Mohammed Asif Palyal spoke on behalf of the project.

Acting Chair Robinson opened the public hearing.

Public comment was received by the following:

Bruce Olson, Pittsburg resident.

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

On motion by Commissioner Smith to approve a use permit and design review to construct: (1) an approximately 798 square foot (sq. ft.) sales office, (2) 576 sq. ft. repair garage, and (3) an approximately 10,772 sq. ft. surface parking lot with 625 sq. ft. of landscaping improvements at 1025 Railroad Avenue AP-21-1591 (UP, DR), seconded by Commissioner Foster and carried by the following vote:

AYES: Foster, Jackson, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: Kobata, Popova

6. Recommendation on Adoption of Amendments to Title 18 of the Pittsburg Municipal Code for Miscellaneous Zoning Code Updates.

A public hearing for recommendation to City Council for the approval of amendments to various sections of Title 18 ("Zoning") of the Pittsburg Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of Accessory Dwelling Unit (ADUs) State Law. The proposed amendments include updates to zoning definitions and use classifications, corrections, clarifications, miscellaneous "clean-up" amendments, and consistency with State ADU Law. These updates would apply city-wide.

Senior Planner Maurice Brenyah-Addow gave a presentation.

Acting Chair Robinson opened the public hearing.

Public comment was received by the following:

Bruce Olson, Pittsburg resident.

There being no one to speak further on the item, Acting Chair Robinson closed

the public hearing.

On motion by Acting Chair Robinson for recommendation to City Council for the approval of amendments to various sections of Title 18 (“Zoning”) of the Pittsburgh Municipal Code (PMC) in order to clarify minor inconsistencies and ensure compliance with recently updated provisions of Accessory Dwelling Unit (ADUs) State Law., seconded by Commissioner Foster and carried by the following vote:

AYES: Foster, Jackson, Robinson

NAYES: Smith

ABSTAIN: None

ABSENT: Kobata, Popova

ZONING ADMINISTRATOR REPORTS

7. The Zoning Administrator submitted one notice of intent to exercise delegated design review authority on a proposed Tree Removal Permit pursuant to PMC 18.84.850.C.

COMMISSION CONSIDERATIONS

There were no commission considerations.

STAFF COMMUNICATIONS

Secretary Funderburg provided information materials and discussed the tentative schedule for upcoming meetings.

Three (3) items tentatively being presented at the May 9, 2023, meeting:

1. Planning Commission Workshop at 6:00 pm – Ethics Training and Committees
2. Objective Design Standards – an Overlay Amendment that will help to streamline housing production and help to implement the City’s General Plan vision through the application of zones and standards that reflect a context-specific approach based upon the City’s distinct development patterns in Multi-Family Residential Zoning Districts and development projects as well as all Mixed-Use Zoning Districts.
3. Housing Element Update – The City of Pittsburgh’s Housing Element is part of the City’s General Plan and lays out a blueprint of how the City will meet its housing goals. At its core, a Housing Element is an opportunity for community members and policy makers to address local housing challenges and find solutions. It contains detailed information on local housing needs, existing resources and constraints, and an inventory of sites that are suitable for new housing. Under State law, each jurisdiction in California must update their Housing Element every eight years. The City is updating its Housing Element for the 2023-2031 cycle.

Three (3) items tentatively being presented at the May 23, 2023, meeting:

1. Harbor Street Painting – a design review application for Harbor Street Painting. This is for a new home improvement business, to construct three (3) premanufactured warehouse structures (4,200 square foot total) on two vacant parcels located at 1000 Harbor Street.
2. Sienna/San Marco 16 & 17 – a development plan amendments, rezone and general plan amendment, vesting tentative map and design review for 206 single family residential units.
3. Use Permit – Adult Residential Care Facility at 2251 Oak Creek Circle.

COMMITTEE REPORTS

Acting Chair Robinson provided an update on the Land Use Committee that was held on Friday, April 21, 2023.

ADJOURNMENT

The meeting was adjourned at 8:50 p.m. to May 9, 2023.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 9, 2023**

ITEM: Modification of Use Permit for Massage Establishment, AP-23-0015 (UP)

ORIGINATED BY: Richard Mao, promax888@hotmail.com, 510-552-1687

SUBJECT: This is a request to modify the Use Permit approval originally granted by the Planning Commission on December 13, 2022, in Resolution No. 10210 (AP-22-0103 (UP)) allowing a massage therapy establishment within an existing 800 square-foot (sq. ft.) commercial space. The 800 sq. ft. commercial space is within an existing multi-tenant building located at 3815 Railroad Avenue. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.

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

RECOMMENDATION: Staff recommends the Planning Commission adopt a Resolution (Attachment 1) approving Use Permit Application No. AP-23-0015 (UP), subject to conditions which include a revised floor plan.

BACKGROUND: The project was initially presented to the Planning Commission on December 13, 2022. At that meeting, the Planning Commission adopted Resolution No. 10210, granting Use Permit approval of site development plans to allow a massage therapy establishment (Blue Sea Massage) within an existing 800 square-foot (sq. ft.) commercial space within an existing multi-tenant building.

Pursuant to Condition No. 1 of Resolution No. 10210, Use Permit approval was granted based on conformity with project plans as presented to the Planning Commission in the staff report dated December 13, 2022. The original staff report stated that the proposed massage establishment would occupy a tenant space that would not require any interior alterations.

However, following approval of Resolution No. 10210, the property owner (Richard Mao) notified the Planning Division that the original applicant (Sally Leung) no longer wished to lease the existing 800-sq. ft. commercial space. In discussions with future tenants, the property owner realized the interior of the existing commercial space should be remodeled to allow for better use as a massage establishment. With the exception of changes to the approved floor plan, all other project information remains substantially unchanged.

See Attachment 2 for Adopted Resolution No. 10210 (pages 3 – 15).

PROJECT DESCRIPTION:

Existing Conditions: Golden Plaza Shopping Center is situated within a small shopping area on a 0.52-acre property located on Railroad Avenue between El Dorado and Linscheid Drives. The small shopping area consists of six, attached tenant spaces in a single-story commercial building. The current tenants include, Uncle Wang Chinese Restaurant (3821 Railroad Ave.), Ruby Nail Spa (3819 Railroad Ave.), Ramentica (3817 Railroad Ave.), Magic Fingers Hair Braiding Salon (3813 Railroad Ave.) and Lutong Bahay Filipino Food (3811 Railroad Ave.).

The proposed massage establishment would occupy the approximately 800 square-foot (sq. ft.) tenant space at 3815 Railroad Ave between the Magic Fingers Hair Braiding Salon (3813 Railroad Ave.) and Ramentica (3817 Railroad Ave.). The current tenant space consists of three individual rooms (Suite #100, Suite #200 and Suite #300), a shared hallway and restroom. Each individual room is approximately 143 sq. ft. in size and has its own separate entry access from a shared “galley-style” hallway.

The revised floor plan indicates four changes to the tenant space:

- 1. Conversion of Front Portion of Hallway into Massage Room*.**
The applicant proposes to construct a wall within the currently unutilized front portion of the hallway to create/enclose an additional massage room.
- 2. Conversion of Middle Portion of Hallway into Reception Area.**
The applicant proposes to construct a second wall within the currently unutilized middle portion of the hallway to create an enclosed sitting area and reception room.
- 3. Conversion of Existing Suite #300 into Employee Break Room.**
The applicant proposes to convert the existing approximately 143-sq. ft. Suite #300 into an Employee Break Room with a toilet and sink for employees, as well as an employee locker.
- 4. Conversion of Portion of Existing Suite #200 into Hallway.**
The applicant proposes to construct a third wall within existing Suite #200 to create an interior hallway which would lead to doorways to Suite #100 and #300 (Employee Break Room). This change would reduce the size of Suite #200 by approximately 50 sq. ft.

* Converting the front portion of the hallway to a massage room would involve locking the currently underutilized main entry doorway fronting the sidewalk on Railroad Avenue. Patrons of the massage establishment would instead utilize the rear-entry doorway to access the reception area for the business.

See Attachment 3 for Revised Floor Plan.

Please refer to the original staff report (Attachment 2, pages 16 - 28) entitled, “Blue Sea Massage Therapy, AP-22-0103 (UP),” dated December 13, 2022, for additional project information.

CODE COMPLIANCE:

Pittsburg Municipal Code (PMC) section 18.28.060 (Modification of use permit, variance, temporary activity permit or change in conditions) states that any change to development plans that affect an approved Use Permit condition of approval must be treated as a new application.

Therefore, in order to allow the property owner to apply for a building permit for the alterations to the existing 800-sq. ft. commercial tenant space at 3815 Railroad Avenue, a modification to the existing approved Use Permit must be approved by the Planning Commission.

With the exception of changes to the approved floor plan, all other project information remains substantially unchanged. All other aspects of the project remain consistent with Pittsburg General Plan 2020, Pittsburg Municipal Code, off-street parking, bicycle parking and signage requirements.

Environmental: The project continues to be categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

If the project is approved, Planning Staff will file a Notice of Exemption with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office.

Public Notice: On or before April 28, 2023, a notice of the May 9, 2023, public hearing for the project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Upper Diamond" neighborhood.

See Attachment 4 for the Public Hearing Notice.

ANALYSIS:

The General Plan land use designation, zoning classification and development standards applicable to the project site have not changed since the project was

approved with adoption of Resolution No. 10210 on December 13, 2022. The project continues to comply with the required Use Permit findings in PMC section 18.16.040.

As previously mentioned, the property owner encountered difficulty in securing a lease agreement for the commercial space at 3815 Railroad Avenue following Planning Commission approval of the original Use Permit for Blue Sea Massage. The property owner now desires to improve the commercial space for a future massage establishment tenant.

Pursuant to PMC section 18.28.060, revisions to the floor plan and new tenant improvements for the existing 800-sq. ft. commercial space at 3815 Railroad Avenue require the Planning Commission to review the development of the site. Staff believes that the Planning Commission can make the required findings to allow the proposed massage establishment at the proposed location if the following key conditions of approval are required:

- The business owner and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC) pursuant to PMC section 5.64.030(A).
- The business owner shall install and maintain a video surveillance system in the common areas of the business with at least 90 days of video retention. The cameras shall be web-based, and the business owner shall provide the Pittsburg Police Department with the cameras' internet protocol (IP) addresses.
- The hours of operation for the business shall be limited to 8:00 a.m. to 8:00 p.m., seven days per week, as specified in PMC section 5.64.070(A)(5).

ACTION REQUIRED:

Move to adopt a Resolution approving Use Permit Application No. 23-0015 (UP), subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Adopted Resolution No. 10210
3. Revised Floor Plan
4. Public Hearing Notice

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Use Permit to Allow a)
Massage Establishment, located at 3815)
Railroad Avenue, AP-22-0103 (UP))

Resolution No.

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On October 18, 2022, Sally Leung filed Planning Application No. AP-22-0103 (UP), requesting approval of a use permit to establish a massage therapy business within an existing 800 square-foot commercial space located at 3815 Railroad Avenue, within the Golden Plaza Shopping Center. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.
- B. On December 13, 2022, the Planning Commission approved Application No. AP-22-0103 (UP) in Resolution No. 10210.
- C. Following approval of Resolution No. 10210, on February 19, 2023, the property owner filed Planning Application No. AP-23-0015 (UP), requesting approval of revisions to the floor plan included in the original approval granted under Resolution No. 10210 on December 13, 2022.
- D. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- E. On or prior to April 28, 2023, notice of the May 9, 2023, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Upper Diamond" neighborhood.
- F. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
 - 1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;

2. is not detrimental to the health, safety, and general welfare of the city;
3. will not adversely affect the orderly development of property within the city;
4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law; and,
9. is consistent with the city's approved funding priorities.

G. On May 9, 2023, the Planning Commission held a public hearing on Planning Application No. 23-0015 (UP), at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Reports entitled, "Modification of Use Permit for Massage Establishment, AP-23-0015 (UP)," dated May 9, 2023, "Blue Sea Massage Therapy, AP-22-0103 (UP)," dated December 13, 2022, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The proposed massage establishment will:
 - a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location, in that the purpose of the Neighborhood Commercial (CN) District is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that complement the surrounding residential environment and that prevent significant adverse effects on adjoining residential uses. Approval of the requested Use Permit allowing a massage establishment would provide a personal service use in an area in which a similar service does not currently exist.
 - b) not be detrimental to the health, safety, and general welfare of the city, if the following Conditions of Approval are incorporated into the adopted Resolution: 1)

- the business owner, operator, and all massage therapists employed by the business undergo thorough background checks conducted by the Pittsburg Police Department; 2) the business owner install cameras at the front and rear entrances of the tenant space; and 3) that the front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business. In addition, the use will be required to meet health and safety requirements of the California Massage Therapy Council, the Pittsburg Economic and Community Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services.
- c) not adversely affect the orderly development of property within the city, in that the proposed use will occupy an existing commercial space that has previously been operated as a personal service use, and the applicant is proposing no building improvements or expansions.
 - d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city, as the continued occupancy of empty tenant spaces throughout town will increase property values as well as the city's tax base.
 - e) be consistent with the General Plan in that the project site is located in the 'Railroad Subarea' of the General Plan and has a land use designation of *Community Commercial*, which is intended to provide shopping areas containing a wide variety of businesses, including personal services.
 - f) not create a nuisance or enforcement problem within the neighborhood, if the project is conditioned with the following: 1) the business owner, operator, and all massage therapists employed by the business undergo thorough background checks conducted by the Pittsburg Police Department; 2) the business owner install cameras at the front and rear entrances of the tenant space; and 3) that the front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business. In addition, the use will be required to meet health and safety requirements of the California Massage Therapy Council.
 - g) not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial shopping center, and does not involve construction of a new building or building addition.
 - h) not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law, in that any such use will operate in a building that has been designed to utilize existing infrastructure. Additional proposed Conditions of Approval state that the Pittsburg Police Department reserves the right to require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police, at the business owner's sole expense to ensure that the Pittsburg Police Department can adequately address potential

public safety concerns. Further, the proposed project is located on private property and will be maintained privately.

- i) not be inconsistent with the city's approved funding priorities, in that the proposed use is on private property, to be maintained privately, and does not propose or require any city funding.

B. The staff reports entitled, "Modification of Use Permit for Massage Establishment, AP-23-0015 (UP)," dated May 9, 2023, and "Blue Sea Massage Therapy, AP-22-0103 (UP)," dated December 13, 2022, are referenced hereto as additional support for the findings.

Section 3. Decision

A. Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 23-0015 (UP), subject to the following conditions:

1. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.
2. The hours of operation for the business shall be limited to 8:00 a.m. to 8:00 p.m., seven days per week, as specified in PMC section 5.64.070(A)(5).
3. The business owner and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC).
4. All massage therapists employed by the business shall maintain and keep displayed valid Massage Therapy Licenses issued by the State of California.
5. The business owner, operator, and all massage therapists employed by the business shall maintain and keep displayed active Business Licenses issued by the City of Pittsburg. Pursuant to PMC section 5.64.040, prior to issuance of a Business License to the business owner or an individual massage therapist, each applicant shall be required to submit to the Chief of Police or his designee an application which shall include the following:
 - a) A list stating the number of massage therapists and other employees the applicant intends to employ at the massage establishment, the full name, date of birth, current address, and telephone number of each employee, the identification number and expiration date of each massage therapists' CAMTC certificate, and how many massage therapists the applicant intends to be working on site performing massages simultaneously. The business shall also provide a copy of each massage therapist's unexpired CAMTC certificate and identification card;

- b) A list providing the complete name, address, and telephone number of each owner and operator of the proposed business;
- c) Proof that an owner or operator is a CAMTC certificate holder, through submission of a copy of the owner's or operator's valid, unexpired CAMTC certificate and CAMTC identification; or the applicant may submit an application for a background check filed, under penalty of perjury, by each individual owner and operator of the massage establishment containing the following:
 - i. Each individual owner and operator of the massage establishment's full legal name and any other names used by the individual;
 - ii. The individual's height, weight, and color of eyes and hair;
 - iii. The business name, address and telephone number of the proposed massage establishment for which the business permit is sought;
 - iv. The current residential address and telephone number of the individual, and two previous residential addresses and business addresses, if any;
 - v. A copy of a valid and current Driver's License and/or identification issued by a state or federal government agency or other photographic identification bearing a bona fide seal by a foreign government showing, to the satisfaction of the city, that the individual is at least 18 years of age;
 - vi. The individual's business, occupation or employment history for the five years immediately preceding the date of the application;
 - vii. The name and address of any massage establishment or similar business owned or operated by the person whether inside or outside the city or state;
 - viii. The massage or similar Business License history of the individual, including whether such person, in previously operating in this City or another city, county or state under a license or permit, has had such license or permit revoked or suspended, and the reasons and dates for any such revocation or suspension;
 - ix. All criminal convictions, except infractions for traffic violations;
 - x. Two identical passport photos;

- xi. The individual shall be fingerprinted, and such fingerprints shall be submitted to the Department of Justice for a criminal background check; and
 - xii. A statement that the applicant understands that the application shall be considered by the city only after a full background investigation has been made by the Chief of Police;
- d) A statement as to whether the proposed business intends to provide massage services off site;
 - e) Information demonstrating that the proposed business is consistent with the applicable land use designation and the city's Zoning Code;
 - f) A floor plan showing the layout of the massage establishment, to the specifications required by the finance department;
 - g) A statement of the nature and character of the business and of any other business conducted or proposed to be conducted at the same location, if applicable;
 - h) An acknowledgment signed by the applicant and each owner and operator of the massage establishment that:
 - i. all information contained in the application is true and correct;
 - ii. the applicant and each owner and operator have read this chapter and are familiar with state and local requirements for massage establishments;
 - iii. the applicant and all owners and operators shall be jointly responsible for all conduct of the business and its employees; and
 - iv. the failure of the business, applicant, any owner, any operator, or any employee to comply with California Business and Professions Code Section 4600 et seq. and any local, state, or federal law, including CAMTC rules or regulations and the provisions of this chapter, may result in immediate suspension or revocation of the business permit.
 - i) A statement that the applicant understands and agrees that any business or activity conducted or operated under any permit issued under such application shall be operated in full conformity with all state and local laws and regulations, and that a violation of any such laws or regulations may render any permit subject to immediate suspension or revocation;
 - j) A statement that the applicant has read the provisions of PMC Chapter 5.64, and particularly the provisions of PMC section 5.64.070, and understands

and agrees to abide by all rules and regulations contained in PMC Chapter 5.64; and

- k) Any other information reasonably required by the Chief of Police.
6. The business owner shall abide by the operational requirements contained within PMC section 5.64.070. In the event of a conflict between the conditions of approval contained within this resolution and the operational requirements contained within PMC section 5.64.070, the more restrictive requirement, as determined by the City Planner, shall rule.
 7. The business owner shall install and maintain a video surveillance system in the common areas of the business with at least 90 days of video retention. The cameras shall be web-based, and the business owner shall provide the Pittsburgh Police Department with the cameras' internet protocol (IP) addresses.
 8. The business owner shall ensure that front entry doorways and windows are not screened, or tinted. All visible front facades and windows of the building facing Railroad Avenue shall not be tinted with materials that obscure and not allow for visibility into the business. Prior to final occupancy permits for the project the Zoning Administrator will review for compliance and sign-off.
 9. The business operator shall provide access and visibility to the greatest extent practicable between the main entrance, reception area, hallways and private massage rooms and the rear exit of the tenant space, and shall not construct or install any doors, walls, curtains, or similar screening mechanisms. Doorways leading to private massage rooms shall not be lockable.
 10. Exterior signage is not approved at this time. No signs shall be installed until plans are reviewed and approved by the Planning Division under a separate sign permit application.
 11. Illuminated window signage shall be prohibited.
 12. The business operator shall ensure that there is no loitering on the sidewalks, rear or side yards, or streets surrounding the business tenant space, or within the nearby parking lots, during operating hours and within one (1) hour of business closing. If the business operator observes loitering, the Pittsburgh Police Department shall be notified immediately.
 13. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the

Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

14. The site shall be kept clean and free of all litter, debris, and refuse at all times. For the cleanup of trash and leaf debris on and around the premises, the applicant shall ensure that dry cleanup methods such as sweeping are used whenever possible, in lieu of hosing the area down with water. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
15. The business owner shall practice dry clean-up methods for outdoor sidewalk and patio surface areas, in accordance with the guidelines established by the Bay Area Stormwater Management Agencies Association (BASMAA).
16. The business owner shall ensure employees collect and dispose of water and cleaning liquids to the sanitary sewer, not the exterior storm drain inlets/catch basins.
17. The business owner shall ensure detergents/degreasers are never used in the process of outdoor cleaning.
18. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
19. The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, the California Massage Therapy Council, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
20. Business owner agrees to indemnify, defend, and hold harmless the city, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, city may select its own legal counsel at applicant's sole cost and expense. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner shall pay for city's costs of defense, whether directly or by timely reimbursement to city on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by city in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

21. This use permit will expire on May 9, 2025, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the ____ day of _____, 2023, 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. was adopted by the Planning Commission of the City of Pittsburg on _____, 2023.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2

AP-23-0015 UP

701.03

PC

RESO

10210

12-13-22



City of Pittsburg

Community and Economic Development Department – Planning Division

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

Date: December 13, 2022

SUBJECT: PC RESOLUTION NO. 10210

Dear Applicant,

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

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

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

Sincerely,

John Funderburg III
Assistant Director of Planning

Enclosures: (2) Resolution No. 10210
Standard Conditions of Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Use Permit to Allow a)
 Massage Therapy Business, located at)
 3815 Railroad Avenue, for “Blue Sea)
 Massage Therapy, AP-22-0103 (UP).”) Resolution No. 10210
)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On October 18, 2022, Sally Leung filed Planning Application No. AP-22-0103 (UP), requesting approval of a use permit to establish a massage therapy business within an existing 800 square-foot commercial space located at 3815 Railroad Avenue, within the Golden Plaza Shopping Center. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.
- B. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- C. On or prior to December 2, 2022, notice of the December 13, 2022, public hearing was posted at City Hall, near the proposed project site, and on the "Public Notices" section of the city's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Upper Diamond" neighborhood.
- D. PMC section 18.16.040 specifies that the following findings must be made before approval of a use permit. The Planning Commission may grant approval of a use permit if the proposed use:
 1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
 2. is not detrimental to the health, safety, and general welfare of the city;
 3. will not adversely affect the orderly development of property within the city;
 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;

5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem within the neighborhood;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law; and,
 9. is consistent with the city's approved funding priorities.
- E. On December 13, 2022, the Planning Commission held a public hearing on Planning Application No. 22-0103 (UP), at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Blue Sea Massage Therapy, AP-22-0103 (UP)," dated December 13, 2022, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed massage therapy use will:
 - a) be in accordance with the objectives of the Zoning Ordinance, the purposes of the land use district in which it is located, and will be appropriate to the specific location, in that the purpose of the Neighborhood Commercial (CN) District is to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that complement the surrounding residential environment and that prevent significant adverse effects on adjoining residential uses. Approval of the requested Use Permit allowing a massage therapy business would provide a personal service use in an area in which a similar service does not currently exist.
 - b) not be detrimental to the health, safety, and general welfare of the city, if the following Conditions of Approval are incorporated into the adopted Resolution: 1) the business owner, operator, and all massage therapists employed by the business undergo thorough background checks conducted by the Pittsburg Police Department; 2) the business owner install cameras at the front and rear entrances of the tenant space; and 3) that the front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business. In addition, the use will be required to meet health and safety requirements of the California Massage Therapy Council, the Pittsburg Economic and Community

Development Department, the Contra Costa County Fire Protection District, and the Environmental Health Division of Contra Costa Health Services.

- c) not adversely affect the orderly development of property within the city, in that the proposed use will occupy an existing commercial space that has previously been operated as a personal service use, and the applicant is proposing no building improvements or expansions.
- d) not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city, as the continued occupancy of empty tenant spaces throughout town will increase property values as well as the city's tax base.
- e) be consistent with the General Plan in that the project site is located in the 'Railroad Subarea' of the General Plan and has a land use designation of *Community Commercial*, which is intended to provide shopping areas containing a wide variety of businesses, including personal services.
- f) not create a nuisance or enforcement problem within the neighborhood, if the project is conditioned with the following: 1) the business owner, operator, and all massage therapists employed by the business undergo thorough background checks conducted by the Pittsburg Police Department; 2) the business owner install cameras at the front and rear entrances of the tenant space; and 3) that the front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business. In addition, the use will be required to meet health and safety requirements of the California Massage Therapy Council.
- g) not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial shopping center, and does not involve construction of a new building or building addition.
- h) not create a demand for public services within the city beyond that of the ability of the city to meet in light of taxation and spending restraints imposed by law, in that any such use will operate in a building that has been designed to utilize existing infrastructure. Additional proposed Conditions of Approval state that the Pittsburg Police Department reserves the right to require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police, at the business owner's sole expense to ensure that the Pittsburg Police Department can adequately address potential public safety concerns. Further, the proposed project is located on private property and will be maintained privately.
- i) not be inconsistent with the city's approved funding priorities, in that the proposed use is on private property, to be maintained privately, and does not propose or require any city funding.

- B. The staff report entitled, "Blue Sea Massage Therapy, AP-22-0103 (UP)," dated December 13, 2022, is referenced hereto as additional support for the findings.

Section 3. Decision

- A. Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 22-0103 (UP), subject to the following conditions:
1. The approved use shall be operated substantially as presented to the Planning Commission in the staff report identified in Section 2 of this resolution, except as may be modified by the conditions below. Operation of the approved use in a manner inconsistent with this use permit shall be grounds for revocation of the use permit.
 2. The hours of operation for the business shall be limited to 8:00 a.m. to 8:00 p.m., seven days per week, as specified in PMC section 5.64.070(A)(5).
 3. The business owner and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC).
 4. All massage therapists employed by the business shall maintain and keep displayed valid Massage Therapy Licenses issued by the State of California.
 5. The business owner, operator, and all massage therapists employed by the business shall maintain and keep displayed active Business Licenses issued by the City of Pittsburg. Pursuant to PMC section 5.64.040, prior to issuance of a Business License to the business owner or an individual massage therapist, each applicant shall be required to submit to the Chief of Police or his designee an application which shall include the following:
 - a) A list stating the number of massage therapists and other employees the applicant intends to employ at the massage establishment, the full name, date of birth, current address, and telephone number of each employee, the identification number and expiration date of each massage therapists' CAMTC certificate, and how many massage therapists the applicant intends to be working on site performing massages simultaneously. The business shall also provide a copy of each massage therapist's unexpired CAMTC certificate and identification card;
 - b) A list providing the complete name, address, and telephone number of each owner and operator of the proposed business;
 - c) Proof that an owner or operator is a CAMTC certificate holder, through submission of a copy of the owner's or operator's valid, unexpired CAMTC certificate and CAMTC identification; or the applicant may submit an application for a background check filed, under penalty of perjury, by each individual owner and operator of the massage establishment containing the following:

- i. Each individual owner and operator of the massage establishment's full legal name and any other names used by the individual;
 - ii. The individual's height, weight, and color of eyes and hair;
 - iii. The business name, address and telephone number of the proposed massage establishment for which the business permit is sought;
 - iv. The current residential address and telephone number of the individual, and two previous residential addresses and business addresses, if any;
 - v. A copy of a valid and current Driver's License and/or identification issued by a state or federal government agency or other photographic identification bearing a bona fide seal by a foreign government showing, to the satisfaction of the city, that the individual is at least 18 years of age;
 - vi. The individual's business, occupation or employment history for the five years immediately preceding the date of the application;
 - vii. The name and address of any massage establishment or similar business owned or operated by the person whether inside or outside the city or state;
 - viii. The massage or similar Business License history of the individual, including whether such person, in previously operating in this City or another city, county or state under a license or permit, has had such license or permit revoked or suspended, and the reasons and dates for any such revocation or suspension;
 - ix. All criminal convictions, except infractions for traffic violations;
 - x. Two identical passport photos;
 - xi. The individual shall be fingerprinted, and such fingerprints shall be submitted to the Department of Justice for a criminal background check; and
 - xii. A statement that the applicant understands that the application shall be considered by the city only after a full background investigation has been made by the Chief of Police;
- d) A statement as to whether the proposed business intends to provide massage services off site;

- e) Information demonstrating that the proposed business is consistent with the applicable land use designation and the city's Zoning Code;
 - f) A floor plan showing the layout of the massage establishment, to the specifications required by the finance department;
 - g) A statement of the nature and character of the business and of any other business conducted or proposed to be conducted at the same location, if applicable;
 - h) An acknowledgment signed by the applicant and each owner and operator of the massage establishment that:
 - i. all information contained in the application is true and correct;
 - ii. the applicant and each owner and operator have read this chapter and are familiar with state and local requirements for massage establishments;
 - iii. the applicant and all owners and operators shall be jointly responsible for all conduct of the business and its employees; and
 - iv. the failure of the business, applicant, any owner, any operator, or any employee to comply with California Business and Professions Code Section 4600 et seq. and any local, state, or federal law, including CAMTC rules or regulations and the provisions of this chapter, may result in immediate suspension or revocation of the business permit.
 - i) A statement that the applicant understands and agrees that any business or activity conducted or operated under any permit issued under such application shall be operated in full conformity with all state and local laws and regulations, and that a violation of any such laws or regulations may render any permit subject to immediate suspension or revocation;
 - j) A statement that the applicant has read the provisions of PMC Chapter 5.64, and particularly the provisions of PMC section 5.64.070, and understands and agrees to abide by all rules and regulations contained in PMC Chapter 5.64; and
 - k) Any other information reasonably required by the Chief of Police.
6. The business owner shall abide by the operational requirements contained within PMC section 5.64.070. In the event of a conflict between the conditions of approval contained within this resolution and the operational requirements contained within PMC section 5.64.070, the more restrictive requirement, as determined by the City Planner, shall rule.

7. The business owner shall install and maintain a video surveillance system in the common areas of the business with at least 90 days of video retention. The cameras shall be web-based, and the business owner shall provide the Pittsburgh Police Department with the cameras' internet protocol (IP) addresses.
8. The business owner shall ensure that front windows are not screened, tinted, or otherwise obscured, and allow for visibility into the business.
9. The business operator shall maintain unobstructed access and visibility between the main entrance and the rear exit of the tenant space, and shall not construct or install any doors, walls, curtains, or similar screening mechanisms in the Hallway/Reception Area of the business. Doorways leading to private massage rooms shall not be lockable.
10. Exterior signage is not approved at this time. No signs shall be installed until plans are reviewed and approved by the Planning Division under a separate sign permit application.
11. Illuminated window signage shall be prohibited.
12. The business operator shall ensure that there is no loitering on the sidewalks, rear or side yards, or streets surrounding the business tenant space, or within the nearby parking lots, during operating hours and within one (1) hour of business closing. If the business operator observes loitering, the Pittsburgh Police Department shall be notified immediately.
13. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.
14. The site shall be kept clean and free of all litter, debris, and refuse at all times. For the cleanup of trash and leaf debris on and around the premises, the applicant shall ensure that dry cleanup methods such as sweeping are used whenever possible, in lieu of hosing the area down with water. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
15. The business owner shall practice dry clean-up methods for outdoor sidewalk and patio surface areas, in accordance with the guidelines established by the Bay Area Stormwater Management Agencies Association (BASMAA).

16. The business owner shall ensure employees collect and dispose of water and cleaning liquids to the sanitary sewer, not the exterior storm drain inlets/catch basins.
17. The business owner shall ensure detergents/degreasers are never used in the process of outdoor cleaning.
18. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.
19. The business owner shall comply with all the requirements of the City's Community Development Department, Contra Costa County Fire Protection District, the Environmental Health Division of Contra Costa Health Services, the California Massage Therapy Council, and all other applicable local, state and federal agencies. It is the responsibility of the business owner to contact each local, state, or federal agency for requirements that may pertain to this project.
20. Business owner agrees to indemnify, defend, and hold harmless the city, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, city may select its own legal counsel at applicant's sole cost and expense. Business owner may select its own legal counsel to represent business owner's interests at business owner's sole cost and expense. Business owner shall pay for city's costs of defense, whether directly or by timely reimbursement to city on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by city in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
21. This use permit will expire on December 13, 2024, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Foster, seconded by Commissioner Popova, the foregoing resolution was passed and adopted the 13th day of December, 2022, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Popova, Kobata, Tolliver, Foster, Jackson

NAYES: Robinson

ABSTAIN: None

ABSENT: None

I hereby certify that the above Resolution No. was adopted by the Planning Commission of the City of Pittsburgh on December 13, 2022.

A handwritten signature in cursive script, appearing to read "John Funderburg".

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

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 sewer facilities including off-site improvements to correct storm water runoff and sanitary sewer demands anticipated for upstream buildout in accordance with the Pittsburg General Plan.
7. Environmental and engineering studies, as directed by the Planning and Building Director, must be complete and on file prior to commencement to plan checking. Developer shall install off-street improvements determined necessary by the City Engineer to provide safe traffic conditions.
8. Developer shall underground existing and required on and off-site utilities as specified in Chapter 17 of the Municipal Code or as deemed necessary by the City Engineer.
9. All site development shall comply with title 12 (Streets, Sidewalks and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval of that permit.
10. The CC&R's shall restrict the storage of recreational vehicles on this site or parcels unless they are the principle source of transportation for the

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

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

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

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

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

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

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

or

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

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

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
December 13, 2022**

ITEM: Blue Sea Massage Therapy, AP-22-0103 (UP)

ORIGINATED BY: Sally Leung, 510-600-4222, hellenrunhe@yahoo.com

SUBJECT: This is a public hearing on a request for approval of a Use Permit to allow a massage therapy establishment within an existing 800 square-foot (sq. ft.) commercial space located at 3815 Railroad Avenue, within an existing multi-tenant building. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1), approving Use Permit Application No. 22-0103, subject to conditions.

BACKGROUND:

The tenant space for the proposed massage establishment is one of six commercial units constructed as part of a small shopping center built in 1962 (Golden Plaza). In 2011, the property owner received approval for an exterior remodel which included updated elevations, new paint, new parking lot layout and new trash enclosure, as well as additional landscaping. The exterior remodel of Golden Plaza was completed in 2016. The tenant space was recently vacated by a beauty salon.

On October 18, 2022, the applicant filed Use Permit Application No. 22-0103 to establish a massage therapy establishment in an existing tenant space within the Golden Plaza Shopping Center. Golden Plaza is currently occupied by three restaurants, one hair salon and one nail spa. The addition of a massage establishment within the Golden Plaza Shopping Center would be compatible with existing and allowed uses in the surrounding area.

The applicant for the proposed massage establishment operates one other massage establishment in the City of Antioch.

PROJECT DESCRIPTION:

Existing Conditions:

Golden Plaza Shopping Center is situated within a small shopping area on a 0.52-acre property located on Railroad Avenue between El Dorado and Linscheid Drives. The small shopping area consists of six, attached tenant spaces in a single-story commercial building. The current tenants include, Uncle Wang Chinese Restaurant (3821 Railroad Ave.), Ruby Nail Spa (3819 Railroad Ave.), Ramentica (3817 Railroad Ave.), Magic

Fingers Hair Braiding Salon (3813 Railroad Ave.) and Lutong Bahay Filipino Food (3811 Railroad Ave.).

The proposed massage establishment would occupy the approximately 800 square-foot (sq. ft.) tenant space at 3815 Railroad Ave between the Magic Fingers Hair Braiding Salon (3813 Railroad Ave.) and Ramentica (3817 Railroad Ave.). The tenant space consists of three individual rooms (Suite #100, Suite #200 and Suite #300), a shared hallway and restroom. Each individual room is approximately 143 sq. ft. in size and has its own separate entry access from a shared “galley-style” hallway.

The main entrances to all six tenant spaces within the shopping center are located on the west side of the building fronting the sidewalk along Railroad Avenue. The eastern building façade provides rear emergency/employee exits for all tenant spaces, which is adjacent to an existing walkway and parking area with lighting. The rear side of the shopping center faces a vacant parcel and Fort Knox Self Storage facility and is not visible from the front side of the shopping center along Railroad Avenue.

See Attachment 2 for Existing Conditions Photos

Surrounding Land Uses:

The following land uses surround the shopping center:

North: Amigo’s Market

West: Railroad Avenue and personal service businesses

South: Hernandez Income Tax

East: Vacant Parcel and Fort Knox Self Storage

See Attachment 3 for Map of Surrounding Land Uses

Proposed Project:

The applicant is requesting approval of a Use Permit to allow a massage therapy establishment (proposed project) within an existing, 800 sq. ft. tenant space within a commercial multi-tenant building. The proposed massage establishment would operate 7 days per week between the hours of 9:30 am to 8:00 pm, daily. The applicant has indicated the proposed massage establishment would have a maximum number of two employees on-site at any given time.

The proposed massage establishment would occupy a tenant space that would not require any interior alterations. The main entrance to the space consists of a galley-style hallway (315 sq. ft.) that leads to the rear exit and shared restroom area (56 sq. ft.). On the left side of the hallway are separate doors leading to three, 143-sq. ft. rooms/suites to be used by Blue Sea Massage. On the right side of the hallway is a doorway leading to the Ramentica Restaurant. Blue Sea Massage would utilize the front half of the hallway

as a reception area. Both Blue Sea Massage and Ramentica would utilize the rear half of the hallway to access the 56 sq. ft. shared restroom.

See Attachment 4 for the Project Site and Floor Plans

CODE COMPLIANCE:

Pittsburg General Plan 2020: The project site is located in the 'Railroad Subarea' of the General Plan (GP) and has a land use designation of Community Commercial. The Community Commercial land use designation is intended to provide sites for retail shopping areas (primarily in shopping centers) containing a wide variety of businesses, including retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, motels, educational and social services.

The proposed project is consistent with GP Land Use Goal 2-G-7, in that the proposed project would promote flexibility and diversity in land use arrangements. The proposed massage establishment is a personal service business located within an existing shopping center and no massage establishments currently exist in the vicinity. Additionally, the proposed project complies with GP Land Use Goal 2-G-3, in that it is located in an area where existing commercial development is concentrated within a multi-tenant building in a small shopping area, rather than sporadically spread in linear commercial strips throughout the city.

Pittsburg Municipal Code: The project site is located within the Neighborhood Commercial (CN) Zoning District which is intended to provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that complement the surrounding residential environment and that prevent significant adverse effects on adjoining residential uses.

Massage Establishments are conditionally permitted in the CN District subject to an approved business permit (PMC 5.64.030(B)(3)) and Use Permit (PMC 18.52.010). The proposed project, if approved, would provide an additional 'Personal Services' use in the Railroad Subarea which is located along the Railroad Avenue commercial corridor and in close proximity to single-family residential neighborhoods.

Off-Street Parking: There are currently 26 shared parking spaces located in the parking lot areas on the property, available for use by all tenants and customers utilizing the shopping area.

PMC section 18.78.030(E)(3) sets forth standards for off-street parking within retail shopping centers. This section specifies that the parking requirement for all uses shall be those prescribed for retail sales (one space per each 250 sq. ft. of retail space), unless a Use Permit is required for an individual use within the shopping center. In the instance

where a Use Permit is required, the parking requirement for that use shall correspond to the parking requirements outlined in PMC section 18.78.040, Schedule A.

As 'Massage Therapy' is not an identified use within PMC section 18.78.040, Schedule A, staff recommends the Planning Commission apply the standards for the most similar use, 'Personal Services.' PMC section 18.78.040, Schedule A specifies that 'Personal Services' uses provide a minimum of one (1) space per each 250 sq. ft. of retail space, which is equal to the standard set forth for off-street parking within multi-tenant retail shopping centers. This results in a requirement for three off-street parking spaces for the proposed massage establishment. Golden Plaza provides 26 parking spaces for tenants and customers. As a result, no additional parking spaces for the project are required.

With regards to bicycle parking, PMC section 18.78.045 specifies a minimum number of bicycle parking stalls that must be provided on new non-residential sites based on the number of required off-street parking stalls for the use. According to this section of the PMC, the proposed project is not required to provide bicycle parking. However, when the project site was remodeled in 2016, bicycle racks were installed on the rear hallway landing.

Signage: The applicant is not proposing exterior signage for the tenant space at this time. Signage associated with the proposed project will require a separate sign permit application that demonstrates consistency with the Golden Plaza Master Retail Sign Program adopted by the Planning Commission on June 9, 2020 (Resolution No. 10151). Once Planning Staff has reviewed and approved a separate sign permit, the applicant will be able to apply for a Building Permit allowing signage at the project site.

Required Findings – Use Permit: Pursuant to PMC section 18.16.040, in order to approve the Use Permit for the proposed massage establishment, the Planning Commission must find that the proposed project:

- A. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
- B. is not detrimental to the health, safety, and general welfare of the city;
- C. will not adversely affect the orderly development of property within the city;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the city;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;

- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law; and
- I. is consistent with the city's approved funding priorities.

A full analysis of how the proposed project meets the required Use Permit findings is provided in the Resolution (Attachment 1).

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301. The proposed project qualifies for a Class 1 categorical exemption because the project site is an existing, private structure and the applicant is not proposing any expansion of the existing structure. Therefore, the proposed project will not have a significant effect on the environment and is exempt from the provisions of CEQA.

If the proposed project is approved, Planning Staff will file a Notice of Exemption with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office.

Public Notice: On or before December 2, 2022, a notice of the December 13, 2022, public hearing for the proposed project was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to all owners of property within 300 feet of the project site, to local service agencies expected to provide services to the business, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091 (Attachment 5). In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Upper Diamond" neighborhood.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to grant Use Permit approval for the proposed project, as it would provide a new commercial business within the City, have a positive impact on the City's tax base, and occupy a vacant tenant space that could otherwise remain vacant. See Attachment 1 for a full analysis of how the proposed project meets the required Use Permit findings.

Approval of the proposed project would provide a personal service business that would serve local residents, including surrounding residential developments in the Railroad Subarea.

Staff recommends key conditions of approval be incorporated into the attached Resolution intended to meet requirements in PMC 5.64 related to Massage Establishments including:

- all massage therapists employed by the business shall maintain and keep publicly-displayed valid massage therapy licenses issued by the State of California;
- the business owner/operator and all massage therapists shall adhere to all requirements of the California Massage Therapy Council (CAMTC);
- the business owner/operator maintain exterior video cameras at the front and back doors of the business location, and that the cameras encompass the parking lot in front of the business, the front public entrance, the rear emergency exit, and the parking lot behind the business;
- the business owner/operator shall ensure that front windows and separate entrance doorways to each suite are not screened or tinted, and allow for visibility into the business; and
- the business owner/operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that the customers refrain from incidents of violence or indecent acts that adversely impact the safety of the community. Should the business owner/operator fail to control loitering, noise, public disturbances or incidents of violence or indecency, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner/operator to provide additional public safety measures, including but not limited to, additional video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.

In addition, the business owner/operator and all massage therapists would be required to obtain and maintain active business licenses with the City of Pittsburg. Prior to issuance of a Business License, each applicant would be required to submit to the Chief of Police, or his designee, an application which must include, among other things: 1) fingerprints and recent photographs of the applicant; 2) proof that the applicant is a certified massage practitioner and member of a qualified massage association; 3) the applicant's birth certificate or other acceptable proof that the applicant is over 18 years of age; 4) a photograph identification card; 5) a statement that the applicant understands that the application shall be considered by the City only after a full background investigation has been made by the Chief of Police; and 6) any other information reasonably required by the Chief of Police.

ACTION REQUIRED:

Move to adopt a Resolution, approving Use Permit application No. 22-0103, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Conditions Photos
3. Surrounding Land Uses Map
4. Project Site and Floor Plans
5. Public Hearing Notice/Vicinity Map

Prepared by: Alison Hodgkin, Associate Planner

Existing Condition Photos
Blue Sea Massage Therapy AP-22-0103 (UP)

Fig. 1 – Front of Golden Plaza
Looking East at Project Site from Railroad Avenue

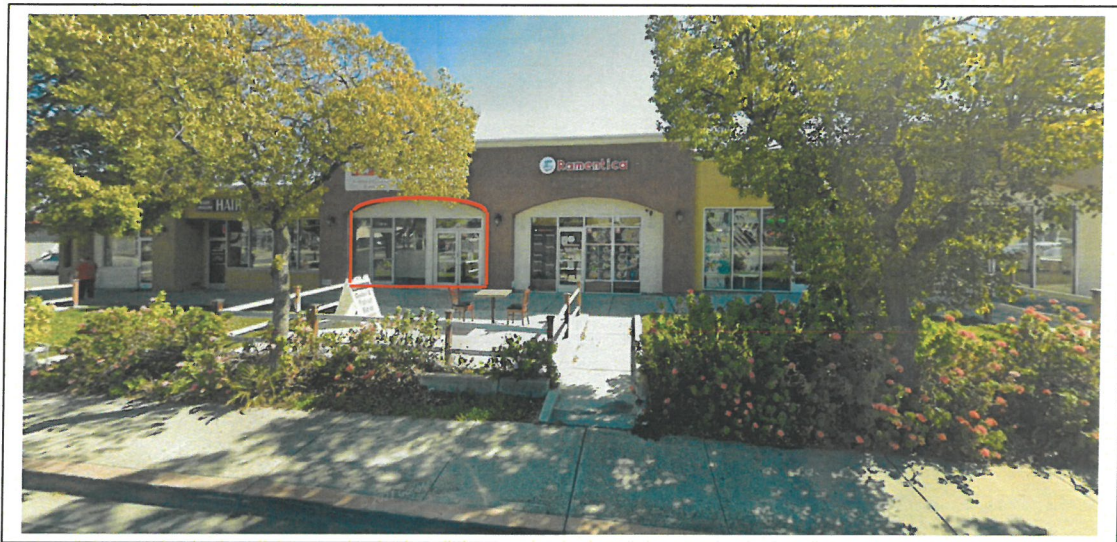


Fig. 2 – Closeup of Front of Blue Sea Massage Therapy and Entry Doors
Looking East at Project Site from Railroad Avenue



Fig. 3 – Hallway/Reception Area
Looking East at Front of Interior Hallway just inside Main Entry

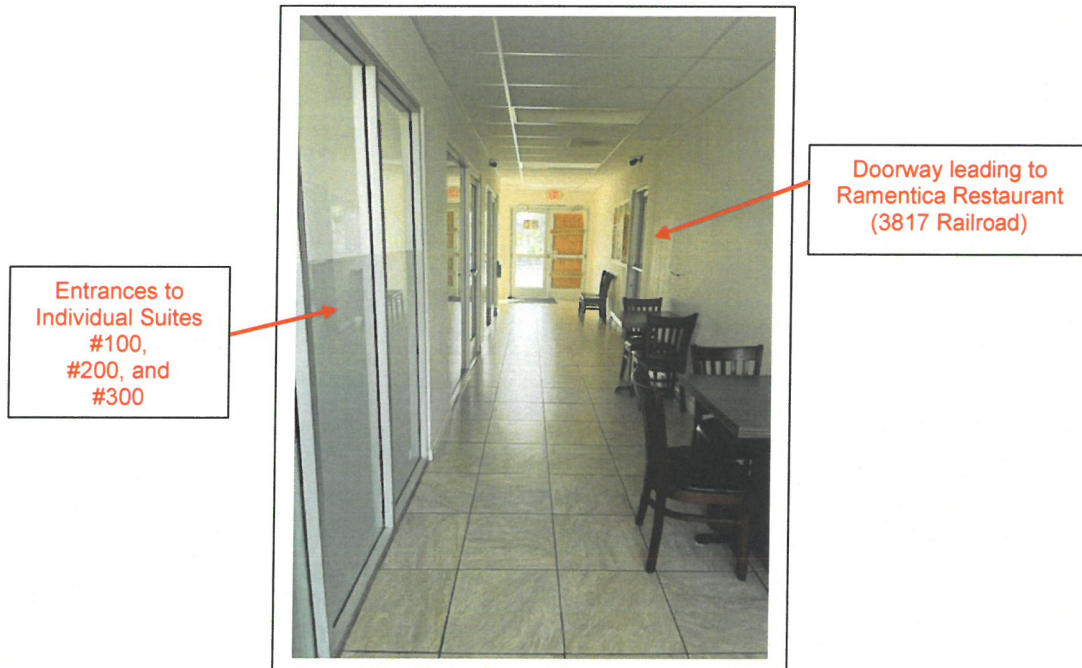


Fig. 4 – Shared Restroom Area
Rear of Interior Hallway near Exit Doors



Fig. 5 – Closeup of Rear of Blue Sea Massage Therapy Exit Doors
Looking West at Project Site from Rear Parking Lot



Fig. 6 – Surrounding Uses
Looking West across Railroad Avenue from Project Site



Fig. 7 – Surrounding Uses
Looking North at Golden Plaza Tenant Entrances



Blue Sea Massage Therapy (AP-22-0103) - Surrounding Land Uses



Project Site: 3815 Railroad Avenue, Suites #100, #200 and #300

3811 – 3821 Railroad Avenue



EAST

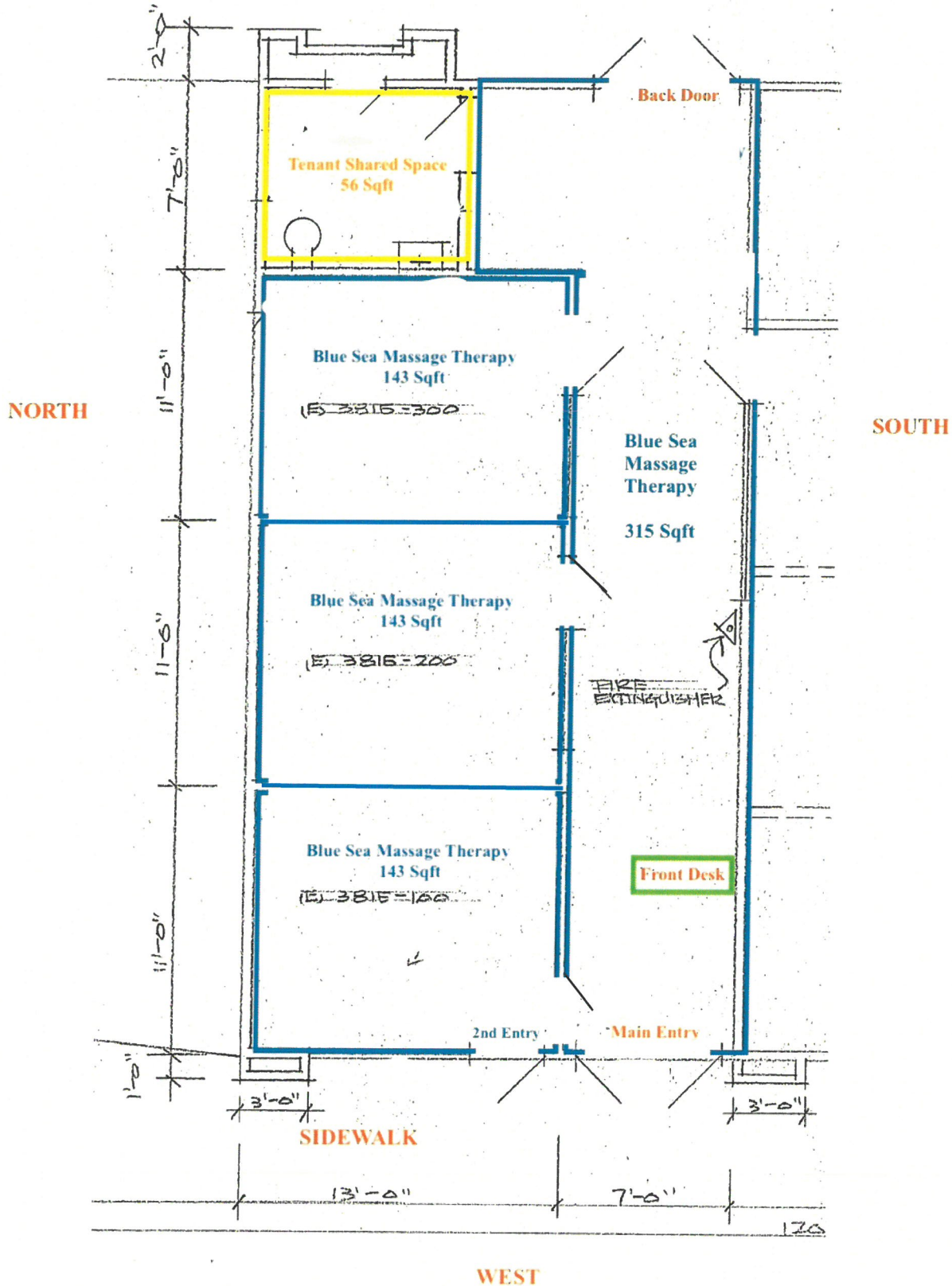
3815 Railroad Ave, Pittsburg, CA 94565

Blue Sea Massage Therapy

Floor Plan

Total Leasing Sqft: 744

Parking Lot





City of Pittsburg

Community and Economic Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: December 13, 2022
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Blue Sea Massage Therapy, AP-22-0103 (UP)

This is a public hearing on a request for approval of a Use Permit to allow a massage therapy establishment within an existing ~800 square-foot (sq. ft.) commercial space located at 3815 Railroad Avenue, within an existing multi-tenant building. The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.

Environmental Determination

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

PROJECT PLANNER: Alison Hodgkin, (925) 252-6987 or ahodgkin@pittsburgca.gov

Why am I receiving this notice?

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

Where can I get more information about this project?

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

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

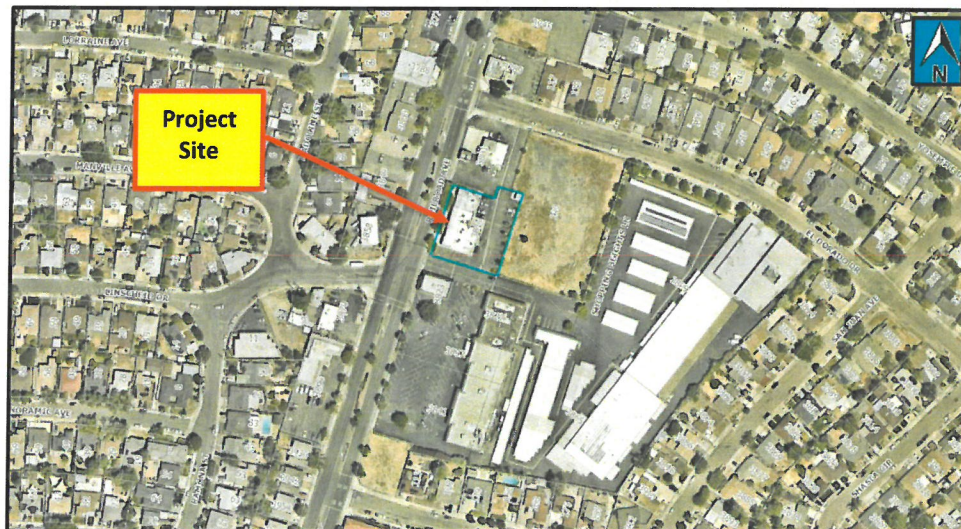
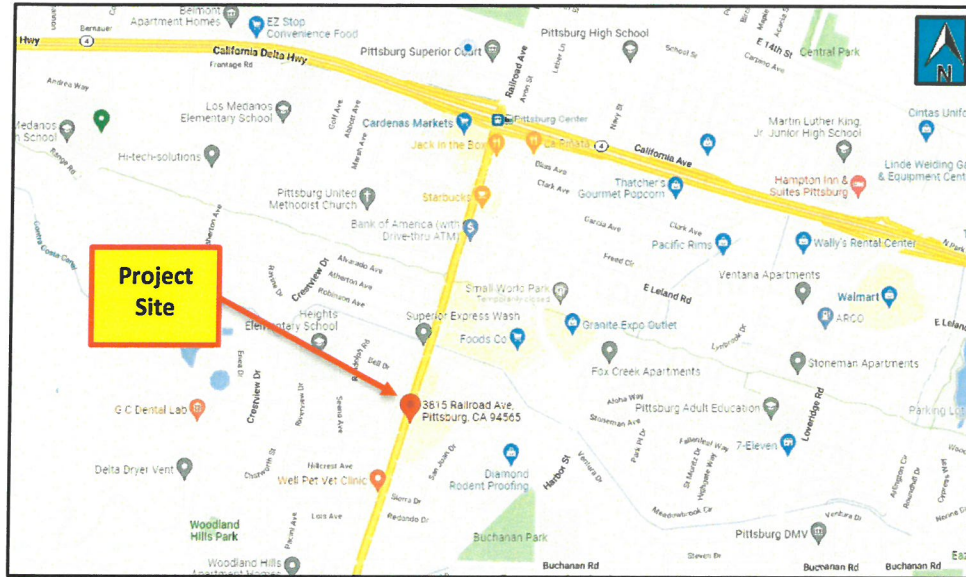
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division,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

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

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

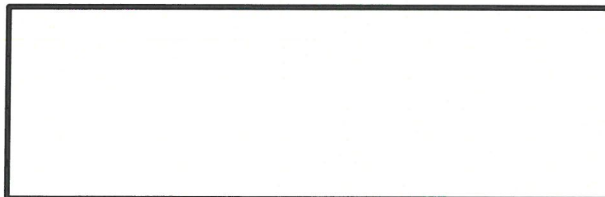
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Blue Sea Massage Therapy, AP-22-0103 (UP)
Location: 3815 Railroad Avenue, APN: 088-072-068



City of Pittsburg

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

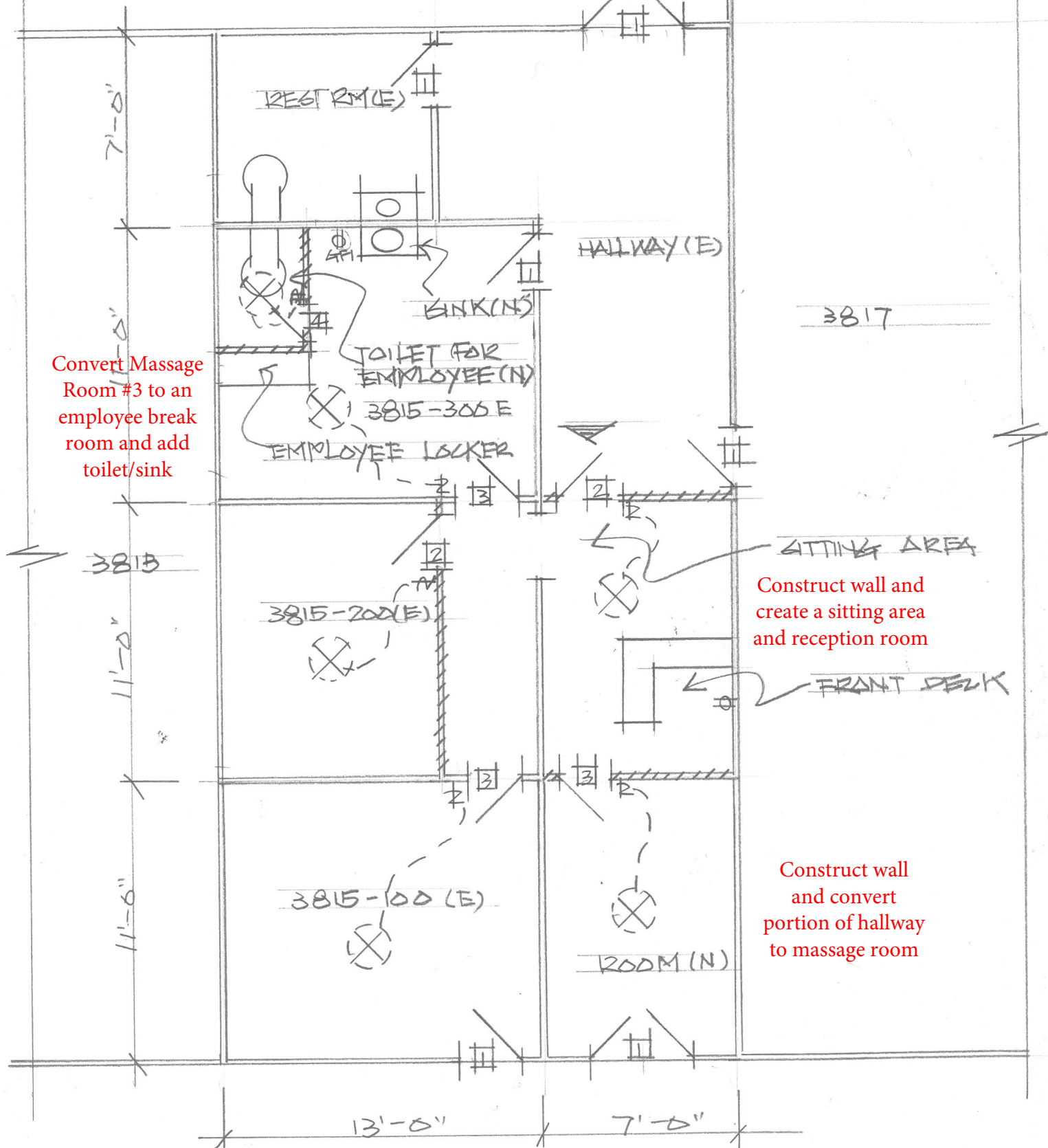


NOTICE OF PUBLIC HEARING

Attachment 3
AP-23-0015 (UP)

- II EXISTING DOOR
- 2 36" NEW DOOR
- 3 30" NEW DOOR
- 4 28" NEW DOOR

WALL (E)
WALL (N)



Convert Massage Room #3 to an employee break room and add toilet/sink

Construct wall and create a sitting area and reception room

Construct wall and convert portion of hallway to massage room

RAILROAD AVE.

FLOOR 53 PLAN (N) NOT TO SCALE



NOTICE OF PUBLIC HEARING

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

DATE: May 9, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Modification of Use Permit for Massage Establishment, AP-23-0015 (UP)

This is a public hearing on a request for approval of a Use Permit to allow a revision to the Floor Plan for a previously approved massage establishment within an existing ~800 square-foot (sq. ft.) commercial space located at 3815 Railroad Avenue (Application No. AP-22-0103 approved on December 13, 2022, under Resolution No. 10210). The property is in the CN (Neighborhood Commercial) District. Assessor's Parcel Number: 088-072-068.

Environmental Determination

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

PROJECT PLANNER: Alison Hodgkin, (925) 252-6987 or ahodgkin@pittsburgca.gov

Why am I receiving this notice?

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

Where can I get more information about this project?

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

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

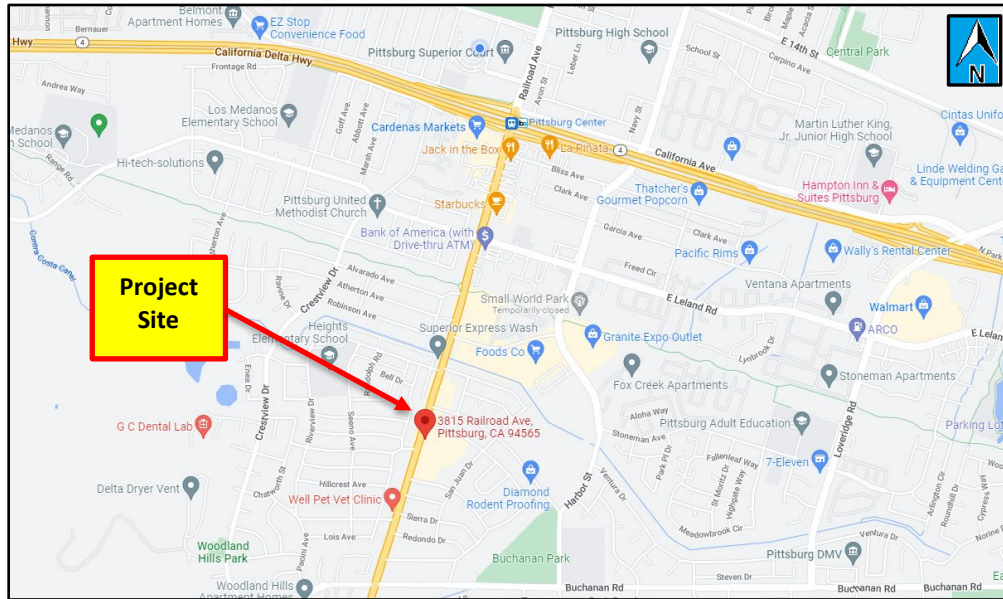
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division,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

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

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

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Project Title: Massage Establishment, AP-23-0015 (UP)
Location: 3815 Railroad Avenue, APN: 088-072-068



City of Pittsburg

Community and Economic Development Department - Planning Division

65 Civic Avenue
Pittsburg, CA 94565



NOTICE OF PUBLIC HEARING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 9, 2023**

ITEM: Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ).

ORIGINATED BY: City of Pittsburg, 65 Civic Avenue, Pittsburg, CA 94565

SUBJECT: This is a request for recommendation to the City Council for adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law.

RECOMMENDATION: Staff recommends that the Planning Commission hereby recommend that the City Council adopt an Ordinance approving Objective Design Standards 2023, adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ).

BACKGROUND: In March 2019, the California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for the Senate Bill 2 (SB 2) Planning Grants Program for local government planning grants. Local governments have used the grant awards to accelerate housing production by streamlining the approval of affordable housing and promoting development consistent with the state's planning priorities. In November 2019, following direction from the City Council, staff submitted an application to the SB 2 Planning Grants Program to complete three projects, one of which was the preparation of Objective Design Standards 2023 (ODS).

The City was awarded funding under the SB 2 Planning Grants Program and used a portion of it to enter into a contract with Opticos Design, Inc. to develop objective design standards pursuant to recent state laws regarding housing development. These laws require local jurisdictions to have such standards for projects involving affordable housing, farmworker housing, and emergency shelters. Specifically, the Housing Accountability Act (HAA) encourages a streamlined process for housing projects, Senate Bill 35 of 2017 (SB 35) requires ODS for qualifying projects that include affordable housing, and Senate Bill 330 of 2019 (SB 330) requires timely processing of housing projects that meet zoning requirements.

In November 2022, a proposal to establish a City-wide overlay to implement objective design standards for qualifying projects was presented to the City's Land Use

Subcommittee. Potential concerns identified by the Subcommittee included building massing and “cookie-cutter-like” architectural design. Subsequently, the City scheduled a second Land Use Subcommittee Hearing for April 21, 2023, to further discuss the proposed standards. City staff presented a set of regulations, now titled “Objective Design Standards 2023” with the addition of a new chapter to address previously raised concerns. Chapter 5, entitled “Massing and Façade Articulation Standards”, provides additional objective standards to address potential clustering or semblance among adjacent structures. The Subcommittee members remarked that the addition of Chapter 5 addressed the previously raised concerns and were overall supportive of seeing the project move forward.

PROJECT DESCRIPTION:

Existing Conditions: Currently, the Pittsburgh Municipal Code (PMC), the City-adopted Development Review Design Guidelines (DRDG) (Planning Commission Resolution 9864), and any applicable Development Plan or Specific Plan govern the review of multi-family and mixed-use development projects in the City. Pursuant to recent state law, the City must adapt to a non-subjective form of direction for specific projects, and rather, establish objective standards to provide developers and applicants who submit qualifying projects under SB35, SB 330 and the Housing Accountability Act.

Proposed Project: The Objective Design Standards 2023 project initiation began with site surveys, lot testing, lot analysis, and background data review to analyze gaps in existing zone standards. Opticos Design, Inc. reviewed the Municipal Code and Residential Design Guidelines which ultimately formed the basis for drafting the ODS. The Design Standards Gap Analysis is included as Attachment 2 to this Staff Report.

The City’s ODS will be applicable through an overlay district for qualifying projects under SB 35, SB 330, and the Housing Accountability Act within areas of the City that are currently zoned to allow for multi-family residential and mixed-use development. Overlays are effective when adding standards to multiple zoning districts that share certain needs and/or common standards. The proposed overlay map is Exhibit B to proposed Ordinance for this item, included as an attachment to this Staff Report.

The City will allow the applicant to select either Title 18 (Zoning) or the relevant objective design standards to apply to their projects.

The state law requirement for objective design standards and ministerial review are intended to encourage affordable housing production and shorten the timeframe needed for project review while promoting a high-quality built environment. ODS sets forth objective standards for neighborhood design, building form, and civic space within specified zones. These standards are established to execute the intent of the City of Pittsburgh’s General Plan Goals and Policies to facilitate housing production, and specifically infill housing production, through development that reinforces the character and scale of the City’s walkable centers, neighborhoods, and corridors.

The overlay will establish five transect zones within the City. Each transect zone has its own development regulations and standards specific to the urban design and physical characteristics of the neighborhood that it transects. The proposed transect zones correlate with existing density standards prescribed by the Pittsburgh Municipal Code and General Plan. A detailed review of the five proposed Transect Zones is within Chapter 2 of the ODS.

Objective Design Standards 2023, if adopted by the City Council, would be referenced in the Pittsburgh Municipal Code, Article XXI of Title 18. The proposed ordinance adding Article XXI is attached as Exhibit A to the Ordinance attached to the Resolution for this item.

GENERAL PLAN/CODE COMPLIANCE:

City of Pittsburgh General Plan (2020): The proposed project is City-wide and is not classified by a singular General Plan Land Use Designation. The proposed overlay will implement standards related to density, building structure, form, and open space, among other standards, but will not change the existing densities, or any General Plan Goal or Policy prescribed by the General Plan. The proposed Objective Design Standards (“Standards”) are in compliance with the General Plan, in that:

1. The Standards would foster the development of a variety of housing types, densities, and prices to balance the City’s housing stock and to meet Pittsburgh’s regional fair share housing needs for people of all income levels, in that the proposed Standards would primarily be implemented in affordable multi-family housing projects and mixed-use development projects in the City. The Standards would encourage a streamlined entitlement process for qualifying projects under SB 35, SB 330, and the Housing Accountability Act, which would further foster the development of a variety of housing prices in the City (General Plan, Growth Management Goal 3-G-10 / Housing Element Goal 13-G and G-1).
2. The Standards would improve and preserve the existing affordable housing stock where feasible and appropriate, in that, at time of affordable redevelopment of project sites within the proposed Overlay boundaries, the Standards would provide an objective approach to building form and design. Creating and implementing an objective approach would ensure that all projects using the Standards are processed equitably (General Plan, Housing Element Goal G-4).
3. The Standards would enhance the visual quality of Pittsburgh’s residential neighborhoods by developing nondiscretionary standards for quality affordable housing development within the ODS Overlay boundaries. These Standards are in relation to architectural design, façade articulation, character, and building massing (General Plan, Housing Element Goal G-5).
4. The Standards would aid the City in maintaining programs and providing incentives for use of vacant infill land and reuse and revitalization of underutilized

sites through the establishment of Standards for development that reinforces the character and scale of the City's walkable centers, neighborhoods, and corridors (General Plan, Growth Management Goal 3-G-4 / Land Use Goal 2-G-6).

5. The Standards would encourage residential and mixed-use development within the Urban Limit Line to meet regional fair share housing goals by focusing residential and mixed-use development on sites that have been designated within Priority Development Areas (PDAs) under the Metropolitan Transportation Commission and Association of Bay Area Governments (MTC/ABAG) FOCUS Program. (General Plan, Growth Management Policy 3-P-18 / Housing Element program 13-P-1.1 E) The Metropolitan Transportation Commission Priority Development Areas within the City are included as Attachment 3 to this Staff Report. There are several areas within the proposed ODS Overlay that are also areas identified as PDA areas. The implementation of the Standards would further encourage a streamlined development process for Priority Development Areas in the City.

Land Use – Zoning Text and Map Amendment Request (Rezone): The proposed project includes a request to amend the text within Pittsburg Municipal Code, Title 18, Zoning, to establish objective design standards in new Article XXI of Chapter 18.84. The proposed project also includes a request to amend the Zoning Map for the City of Pittsburg to establish a City-wide overlay for the standards. The proposed Overlay Map is an exhibit to the proposed ordinance.

Required Findings – Zoning Text and Map Amendment: Pittsburg Municipal Code (PMC) Section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to the Zoning Map and Zoning Text, and PMC Section 18.48.030(A) requires that the Planning Commission determine, prior to making its recommendation, whether or not:

- A. the change proposed is consistent with the Objectives, Policies, general Land Uses and Programs specified in the General Plan and applicable Specific Plan;
- B. in the case of a Base District, Overlay District or General Land Use Regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the Land Use District for which it is proposed;
- C. a community need is demonstrated for the change proposed; and
- D. its adoption would be in conformity with public convenience, general welfare and good zoning practice.

Environmental: The proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and pursuant to CEQA Guidelines Section 15061(b)(3), because there is no possibility the activity in question may have a

significant effect on the environment. All projects for which the Objective Design Standards would apply will undergo separate CEQA review and approval. If the Commission recommends City Council adoption of the Objective Design Standards, and if the City Council adopts the Objective Design Standards, City staff will file a Notice of Exemption with the Contra Costa County Clerk-Recorder's Office pursuant to Public Resources Code Sections 21108(b) and 21152(b).

Public Notice: On or prior to April 28, 2023, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020, a "Notice of Public Hearing," for the May 9, 2023 Public Hearing on this item was published in the East County Times; was posted at City Hall; was posted at the Pittsburg Branch Library, was mailed via first class or electronic mail to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribers of the City of Pittsburg. The Public Hearing Notice is included as Attachment 4 to this Staff Report.

ANALYSIS:

Zoning Map and Text Amendment Findings (Rezone): In order for the Planning Commission to recommend approval of a Rezone application to the City Council, the Planning Commission must find that the Zoning Amendment proposed is consistent with the objectives, policies, general land uses, and programs specified in the General Plan; that there is a community need; that the amendment proposed would be in conformity with public convenience, general welfare and good zoning practice, and, in the case of an Overlay District, that the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed.

Staff believes the findings to support the Zoning Amendment request can be made because the proposed Zoning Amendment to include Objective Design Standards within the Zoning Code (Title 18) would foster the development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburg's regional fair share housing needs for people of all income levels, in that the proposed Standards would primarily be implemented in affordable housing projects for multi-family housing and mixed-use development. The Standards would improve and preserve the existing affordable housing stock where feasible and appropriate, in that, at time of affordable redevelopment of project sites within the proposed Overlay boundaries, the Standards would provide an objective approach to building form and design. The Standards would enhance the visual quality of Pittsburg's residential neighborhoods by developing non-discretionary standards for quality affordable housing development within the ODS Overlay boundaries. The Standards would further aid the City in maintaining programs and providing incentives for use of vacant infill land and reuse and revitalization of underutilized sites through the establishment of Standards for development that reinforces the character and scale of the City's walkable centers, neighborhoods, and corridors. As such, the proposed Objective Design Standards are

consistent with the objectives, policies, general land uses, and programs specified in the General Plan.

There is a community need for Objective Design Standards, as the City does not currently have objective standards for qualifying affordable housing projects under SB 35, SB 330, and the Housing Accountability Act. The implementation of the Standards would encourage the development of a variety of housing types, including affordable housing, for the growing Pittsburg Community. The City must meet the required Regional Housing Needs Allocation (RHNA) prescribed to the City by the Association of Bay Area Governments (ABAG). This allocation requires all local government agencies to plan for and meet the housing needs of different demographics in the City, which includes affordable housing. The RHNA allocation for Pittsburg's Sixth Cycle Housing Element (2023-2031) is 2,052 units. The Standards would contribute to fostering a streamlined development process for qualifying affordable housing development projects under SB 35, SB 330, and the Housing Accountability Act, which would further assist the City in meeting the required RHNA threshold.

Staff has concluded that the proposed Zoning Map and Text Amendment would be consistent with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed, in that there is no change to the underlying land use districts within the City. The Objective Design Standards will be applied as an Overlay District for qualifying projects within areas of the City that are currently zoned to allow for multi-family residential and mixed-use development. The City will allow the applicant to select either Title 18 (Zoning) *and* DRDG or the ODS (PMC Chapter 18.84 Article XXI to apply to their projects. As such, there would be no change in zoning or General Plan designations with the recommendation for approval of the Objective Design Standards 2023.

Adoption of the ODS will be in conformity with public convenience, general welfare, and good zoning practice, in that, pursuant to recent state law, the City must adapt to a non-subjective form of direction for specific projects, and rather, establish objective standards to provide developers and applicants who submit qualifying projects under SB 35, SB 330, and the Housing Accountability Act. The adoption of the ODS is expected to accelerate housing production and would ultimately increase accessibility to equitable housing.

ACTION REQUIRED:

Move to adopt a Resolution recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ).

ATTACHMENTS:

Planning Commission Staff Report
Objective Design Standards 2023 (ODS) (AP-22-0117, [RZ])
May 9, 2023

1. Resolution attached Ordinance Approving Objective Design Standards 2023, Adding Article XXI of Chapter 18.84 to the Pittsburgh Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law with Exhibit A ODS 2023 and Exhibit B Objective Design Standards 2023 Overlay Map (Rezone)
2. Design Standards Gap Analysis Objective Design Standards
3. Metropolitan Transportation Commission – Open Map of Priority Development Areas (PDAs)
4. Public Hearing Notice for Objective Design Standards

Prepared by: Kelsey Gunter, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

PROPOSED RESOLUTION

Recommending City Council adoption of an)
Ordinance Approving Objective Design)
Standards 2023, Adding Article XXI to)
Chapter 18.84 of the Pittsburgh Municipal)
Code, and amending the Zoning Map, for)
certain multi-family housing and mixed-use)
development projects, to further housing)
production consistent with state law, AP-)
22-0117 (RZ).)

The Planning Commission of the City of Pittsburgh DOES RESOLVE as follows:

Section 1. Background

- A. In March 2019, the California Department of Housing and Community Development (HCD) released a Notice of Funding Availability (NOFA) for the Senate Bill 2 (SB 2) Planning Grants Program for local government planning grants. Local governments have used the grant awards to accelerate housing production by streamlining the approval of affordable housing and promoting development consistent with the state's planning priorities. In November 2019, following direction from the City Council, staff submitted an application to the SB 2 Planning Grants Program to complete three projects, one of which was the preparation of Objective Design Standards 2023 (ODS).
- B. The City was awarded funding under the SB 2 Planning Grants Program and used a portion of it to enter into a contract with Opticos Design, Inc. to develop objective design standards pursuant to recent state laws regarding housing development. These laws require local jurisdictions to have such standards for projects involving affordable housing, farmworker housing, and emergency shelters. Specifically, the Housing Accountability Act (HAA) encourages a streamlined process for housing projects, Senate Bill 35 of 2017 (SB 35) requires ODS for qualifying projects that include affordable housing, and Senate Bill 330 of 2019 (SB 330) requires timely processing of housing projects that meet zoning requirements.
- C. On November 18, 2022, a proposal to establish a City-wide overlay to implement Objective Design Standards for qualifying projects was presented to the City's Land Use Subcommittee. Potential concerns identified by the Subcommittee included building massing and "cookie-cutter-like" architectural design.
- D. Subsequently, the City scheduled a second Land Use Subcommittee Hearing for April 21, 2023, to further discuss the proposed standards. City staff presented a set of regulations, now titled "Objective Design Standards 2023" with the addition of a new chapter to address previously raised concerns. Chapter 5, entitled "Massing and Façade Articulation Standards", provides additional objective standards to address potential

clustering or semblance among adjacent structures. The Subcommittee members remarked that the addition of Chapter 5 addressed the previously raised concerns and were overall supportive of seeing the project move forward.

- E. The proposed project is governed by the applicable goals, policies, and regulations of the Pittsburg General Plan and Pittsburg Municipal Code (PMC).
- F. Pittsburg Municipal Code (“PMC”) Section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed changes to the Zoning Map and Zoning Text. Prior to making a recommendation, the Planning Commission must find, in accordance with PMC Section 18.48.030(A), that:
 - 1. The change proposed is consistent with the objectives, policies, general land uses, and programs specified in the General Plan and applicable Specific Plan;
 - 2. In the case of a Base District, Overlay District, or General Land Use Regulation, 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; and
 - 4. Its adoption will be in conformity with public convenience, general welfare, and good zoning practice.
- G. The proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, and pursuant to CEQA Guidelines Section 15061(b)(3), because there is no possibility the activity in question may have a significant effect on the environment. All projects for which the Objective Design Standards would apply will undergo separate CEQA review and approval. If the Commission recommends City Council adoption of the Objective Design Standards, and if the City Council adopts the Objective Design Standards, City staff will file a Notice of Exemption with the Contra Costa County Clerk-Recorder’s Office pursuant to Public Resources Code Sections 21108(b) and 21152(b).
- H. On or prior to April 28, 2023, in accordance with Government Code sections 65090 and 65091, and PMC Section 18.14.020, a “Notice of Public Hearing,” for the May 9, 2023 Public Hearing on this item was published in the East County Times; was posted at City Hall; was posted at the Pittsburg Branch Library, was mailed via first class or electronic mail to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribers of the City of Pittsburg.
- I. On May 9, 2023, the Planning Commission considered a Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding

Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, and held a public hearing on Planning Application No. AP -22-0117 (RZ), at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburgh Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ)” dated May 9, 2023 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 Pittsburgh, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed Objective Design Standards 2023 (“Standards”) are in compliance with the General Plan, in that:
 - a. The Standards would foster the development of a variety of housing types, densities, and prices to balance the City’s housing stock and to meet Pittsburgh’s regional fair share housing needs for people of all income levels, in that the proposed Standards would primarily be implemented in affordable multi-family housing projects and mixed-use development projects in the City. The Standards would encourage a streamlined entitlement process for qualifying projects under SB 35, SB 330, and the Housing Accountability Act, which would further foster the development of a variety of housing prices in the City (General Plan, Growth Management Goal 3-G-10 / Housing Element Goal 13-G and G-1).
 - b. The Standards would improve and preserve the existing affordable housing stock where feasible and appropriate, in that, at time of affordable redevelopment of project sites within the proposed Overlay boundaries, the Standards would provide an objective approach to building form and design. Creating and implementing an objective approach would ensure that all projects using the Standards are processed equitably (General Plan, Housing Element Goal G-4).
 - c. The Standards would enhance the visual quality of Pittsburgh’s residential neighborhoods by developing nondiscretionary standards for quality affordable housing development within the ODS Overlay boundaries. These Standards are

in relation to architectural design, façade articulation, character, and building massing (General Plan, Housing Element Goal G-5).

- d. The Standards would aid the City in maintaining programs and providing incentives for use of vacant infill land and reuse and revitalization of underutilized sites through the establishment of Standards for development that reinforces the character and scale of the City's walkable centers, neighborhoods, and corridors (General Plan, Growth Management Goal 3-G-4 / Land Use Goal 2-G-6).
 - e. The Standards would encourage residential and mixed-use development within the Urban Limit Line to meet regional fair share housing goals by focusing residential and mixed-use development on sites that have been designated within Priority Development Areas (PDAs) under the Metropolitan Transportation Commission and Association of Bay Area Governments (MTC/ABAG) FOCUS Program. (General Plan, Growth Management Policy 3-P-18 / Housing Element program 13-P-1.1 E) The Metropolitan Transportation Commission Priority Development Areas within the City are included as Attachment 3 to this Staff Report. There are several areas within the proposed ODS Overlay that are also areas identified as PDA areas. The implementation of the Standards would further encourage a streamlined development process for Priority Development Areas in the City.
- 3. The proposed project includes a request to amend the text within Pittsburg Municipal Code, Title 18, Zoning, to establish objective design standards in new Article XXI of Chapter 18.84. The proposed project also includes a request to amend the Zoning Map for the City of Pittsburg to establish a City-wide overlay for the standards. The proposed Overlay Map is an exhibit to the proposed ordinance.
 - 4. There is a community need for Objective Design Standards, as the City does not currently have objective standards for qualifying affordable housing projects under SB 35, SB 330, and the Housing Accountability Act. The implementation of the Standards would encourage the development of a variety of housing types, including affordable housing, for the growing Pittsburg Community. The City must meet the required Regional Housing Needs Allocation (RHNA) prescribed to the City by the Association of Bay Area Governments (ABAG). This allocation requires all local government agencies to plan for and meet the housing needs of different demographics in the City, which includes affordable housing. The RHNA allocation for Pittsburg's Sixth Cycle Housing Element (2023-2031) is 2,052 units. The Standards would contribute to fostering a streamlined development process for qualifying affordable housing development projects under SB 35, SB 330, and the Housing Accountability Act, which would further assist the City in meeting the required RHNA threshold.

5. Adoption of the ODS will be in conformity with public convenience, general welfare, and good zoning practice, in that, pursuant to recent state law, the City must adapt to a non-subjective form of direction for specific projects, and rather, establish objective standards to provide developers and applicants who submit qualifying projects under SB 35, SB 330, and the Housing Accountability Act. The adoption of the ODS is expected to accelerate housing production and would ultimately increase accessibility to equitable housing.

The Staff Report entitled "Resolution Recommending City Council adoption of an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law, AP-22-0117 (RZ)" dated May 9, 2023, is referenced hereto as additional support for the findings.

Section 3. Recommendation

Based on the findings set forth above, the Planning Commission hereby recommends that the City Council adopt an Ordinance Approving Objective Design Standards 2023, Adding Article XXI to Chapter 18.84 of the Pittsburg Municipal Code, and amending the Zoning Map, for certain multi-family housing and mixed-use development projects, to further housing production consistent with state law.

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 9th day of May 2023, 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. _____ was adopted by the Planning Commission of the City of Pittsburg on May 9, 2023.

JOHN L FUNDERBURG III, M.S., AICP
SECRETARY
PITTSBURG PLANNING COMMISSION

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving Objective Design Standards 2023,)
Adding Article XXI to Chapter 18.84 the Pittsburg)
Municipal Code and Amending the Zoning Map)

ORDINANCE NO. 23-

WHEREAS, the California Legislature has passed and the Governor has signed a number of laws in recent years aimed at increasing the production of housing; and

WHEREAS; California Government Code Section 65913.4, as added by Senate Bill 35 of 2017 and as amended since, sets forth a ministerial approval process requiring objective design standards for specified residential housing projects; and

WHEREAS, staff has drafted a set of objective design standards to be applicable as set forth in an overlay district in compliance with state law.

NOW, THEREFORE, the City Council of the City of Pittsburg Does ORDAIN as follows:

Section 1. Amendment. Title 18 is hereby amended to add Article XXI to Chapter 18.84 as set forth below:

Article XXI. Objective Design Standards

18.84.980 Purpose.

The purpose of this article is to establish objective design standards, in compliance with state law, that protect and promote public health, safety, welfare and community aesthetics consistent with the goals, objectives and policies in the General Plan. This article establishes an application and review process for residential or mixed-use projects qualifying for ministerial approval under state law that further housing production.

18.84.985 Applicability.

A. Objective design standards shall apply to proposed development as identified in Objective Design Standards 2023.

B. The objective design standards shall be implemented through an overlay of zones.

C. Any applicant for a proposed development may select either to comply with the objective design standards or Title 18, Chapter 18.36.

18.84.990 Application Requirements.

Application requirements are set forth in Objective Design Standards 2023.

18.84.995 Standard of Review.

Proposed development subject to objective design standards and ministerial approval shall be considered in compliance with state law and requirements set forth in Objective Design Standards 2023.

Section 2. Approval and Adoption. The City Council hereby approves and adopts Objective Design Standards 2023 attached as Exhibit A to this Ordinance.

Section 3. Zoning Map Amendment. The Zoning Map is hereby amended to add the Objective Design Standards Overlay Map attached as Exhibit B to this Ordinance.

Section 4. Effective Date. This Ordinance shall be in full force and effect thirty (30) days after its adoption.

Section 5. Severability. If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

Section 6. Publication. The ordinance shall be posted and published in accordance with the California Government Code.

The foregoing ordinance was introduced at a regular meeting of the City Council of the City of Pittsburg held on _____, 2023, and was adopted and ordered published at a meeting of the City Council held on _____, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk



Objective Design Standards 2023

Final Draft
March 2023



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Quick Code Guide for Developments Less Than Five Acres

The following graphic is intended as a summary guide.

1 Determine your Maximum Zoning Envelope ¹		
Identify your zone , see Section 2 (ODS Zone Standards)	a. Select your building type(s)	Table C of the ODS zone
	b. Comply with building placement standards	Table E of the ODS zone
	c. Comply with building form and height standards	Table D of the ODS zone
	d. Select from allowed uses	Title 18, Division III. Base District Regulations
	e. Comply with parking standards	Table G of the ODS zone
	f. Select your frontage type	Table F of the ODS zone
Identify your building type standards , see Section 4 (Building Types)	g. Comply with the standards	Tables A-F of the building type
¹ This process shall be applied to each design site.		
2 Connect Ground Floor to Adjacent Streetscape		
Apply your frontage type(s) , see Section 6 (Frontage Types)	a. Based on your selected frontage type(s), comply with the standards	Tables A-C of the frontage type
3 Proceed to Approval Process		
Identify your approval procedure , see Subsection 1.060 (Permits and Procedures)	a. Comply with the procedure standards	Subsection 1.060 (Permits and Procedures)

Quick Code Guide for Developments Over Five Acres with Widths along Front or Side Street Over 800 Feet

The following graphic is intended as a summary guide.

1 Design your Design Sites		
Identify Large Sites , see Subsection 3.050 (Large Sites)	a. Comply with the standards	Subsection 3.050 (Large Sites)
2 Determine your Maximum Zoning Envelope ¹		
Identify your zone , see Section 2 (ODS Zone Standards)	a. Select your building type(s)	Table C of the ODS zone
	b. Comply with building placement standards	Table E of the ODS zone
	c. Comply with building form and height standards	Table D of the ODS zone
	d. Select from allowed uses	Title 18, Division III. Base District Regulations
	e. Comply with parking standards	Table G of the ODS zone
	f. Select your frontage type	Table F of the ODS zone
Identify your building type standards , see Section 4 (Building Types)	g. Comply with the standards	Tables A-F of the building type
¹ This process shall be applied to each design site.		
3 Connect Ground Floor to Adjacent Streetscape		
Apply your frontage type(s) , see Section 6 (Frontage Types)	a. Based on your selected frontage type(s), comply with the standards	Tables A-C of the frontage type
4 Proceed to Approval Process		
Identify your approval procedure , see Subsection 1.060 (Permits and Procedures)	a. Comply with the procedure standards	Subsection 1.060 (Permits and Procedures)

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Section 1: Introduction

Subsections:

1.010	Purpose
1.020	Objective Design Standards
1.030	Applicability
1.040	Relationship to the City of Pittsburg General Plan
1.050	Relationship to Title 18 (Zoning)
1.060	Permits and Procedures

1.010 Purpose

This Division 18.84.986 (City of Pittsburg Objective Design Standards), shall hereafter be referred to as the "ODS." The ODS implements the City of Pittsburg's General Plan vision through the application of ODS zones and standards that reflect a context-specific approach based upon the City of Pittsburg's distinct development patterns.

1.020 Objective Design Standards

The ODS sets forth the standards for neighborhood design, building form, and uses within ODS zones. These standards reflect the community's vision for implementing the intent of the City of Pittsburg General Plan to facilitate housing production and specifically infill housing production, through development that reinforces the character and scale of the City's walkable centers, neighborhoods, and corridors.

1.030 Applicability

- 1. **Rules for Construction of Language.** The following general rules for construction of language apply to the text of this ODS:
 - A. **Tenses and Numbers.** Words used in the present tense include the future, words used in the singular include the plural, and the plural includes the singular, unless the context clearly indicates the contrary.
 - B. **Applicable.** The applicable standards of this ODS apply so as to not require stating the phrase "and all applicable standards" throughout this ODS.
 - C. **Conjunctions.** Unless the context clearly indicates otherwise, the following conjunctions shall be interpreted as follows:
 - (1) "And" indicates that all connected items or provisions apply;
 - (2) "Or" indicates that the connected items or provisions may apply; and
 - (3) "Either/or" indicates that the connected items or provisions apply singly but not in combination.

2. ODS Implementation.

- A. This ODS apply to proposed development as identified in Table 1.030.A (Applicability).
- B. The standards in this ODS are implemented through an overlay of zones, see Figure 2.020.1 (ODS Overlay Map) for zones established in this ODS.
- C. Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Division 18.84.986 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Division 18.84.986 (Objective Design Standards). This shall not apply to projects eligible under Senate Bill 35.
- D. The standards in this ODS prevail unless stated otherwise. See Table 1.050.A: Relationship of Division 18.84.986 (Objective Design Standards) to Title 18 (Zoning) for reference.

Table 1.030.A: Applicability

Development Type	ODS Applies
Objective Residential Development ¹	
Single-Unit Residential	No
Two-Unit Residential	Yes
Multi-Unit Residential	Yes
Affordable Housing ²	Yes
Objective Mixed-Use Development ¹	
At least 2/3 of square footage designated for residential units	Yes
At least 2/3 of square footage designated for Affordable Housing ²	Yes
Less than 2/3 of square footage designated for residential units	No
Other Development	
Non-Residential	No
Non-Objective Residential Development ³	No
Non-Objective Mixed-Use Development ³	No

¹ Includes Transitional and Supportive Housing, Emergency Shelters, and Farmworker Housing meeting all eligibility criteria and specific protections by development type per the Government Code.

² "Affordable Housing" refers to projects that contain the minimum percentage of affordable housing units to be eligible for Senate Bill 35 streamlining. See Government Code §65913.4(a)

³ Development that does not comply with objective General Plan, zoning, and subdivision standards of the City of Pittsburgh

3. **Requirements.** As required by Table 1.030.A (Applicability), the standards in this ODS apply to all proposed development and improvements within ODS zones as identified below.

A. **General**

- (1) A design site is a portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. From the allowed types in the ODS zone, and in compliance with the listed standards, the following shall be selected for each design site:
 - (a) Only one primary building type per design site is allowed, except an Accessory Dwelling Unit and/or Junior Accessory Dwelling Unit, in compliance with Section 18.50.315 (Design and Development Standards) in Title 18 (Zoning) of the Municipal Code, may be included within a design site in addition to the primary building type. Parcels with enough land area to meet the ODS zone standards for minimum design site width and depth may have multiple design sites;
 - (b) At least one private frontage type; and
 - (c) At least one use type.
- (2) Building types and frontage types not listed in the ODS zone's standards are not allowed in that zone.
- (3) Uses. Refer to the underlying zone for the allowed uses and standards in Title 18, Division III. Base District Regulations.
- (4) New buildings and their improvements are subject to the City of Pittsburgh local standards for Fire Safety and Building Safety.

B. **Site Standards.** Section 3 (Site Standards)

- (1) **Screening.** The standards of Subsection 3.020 (Screening) apply to all new elements specified in Subsection 3.020 (Screening) for:
 - (a) All new development;
 - (b) Additions over 25 percent of the existing floor area of primary building;
 - (c) Reconstruction or reconfiguration of existing primary building that includes a remodel affecting more than 25 percent of existing floor area;
 - (d) Replacement of existing fencing or screening; and/or
 - (e) Installation of new equipment (e.g. HVAC, backflow preventer, etc.)
- (2) **Landscaping and Tree Standards.**
 - (a) Landscaping Standards. Refer to Article VII. Landscaping, Irrigation and Hydroseeding of Title 18 (Zoning) for applicable standards.
 - (b) Tree Standards. Refer to Article XIX. Tree Preservation and Protection of Title 18 (Zoning) for applicable standards

- (3) **Parking.** The standards of Subsection 3.030 (Parking) apply to the following:
 - (a) New development;
 - (b) Changes in land use; and/or
 - (c) Changes in intensity of buildings or structures made after the effective date of this ODS that cause an increase or decrease of 25 percent or greater in:
 - i. Gross floor area;
 - ii. Seating capacity;
 - iii. Units; and/or
 - iv. Parking spaces.
 - (d) Parking lot and access shall be redesigned in compliance with Subsection 3.030 (Parking) when additional parking of at least 25 percent from existing is proposed.
- (4) **Large Site Standards.** The standards of Subsection 3.040 (Large Sites) apply to new development on a project of at least five acres in area and at least 800 feet in length along the front or side street as follows:
 - (a) **Design Sites**
 - i. New buildings are required to be designed in compliance with the design site width and depth standards of the ODS zone.
 - ii. This ODS does not require the recordation of design site lines. The design site width and depth standards are for the purpose of consistently achieving pedestrian-oriented and scaled buildings.
 - (b) **Blocks and Thoroughfares**
 - i. Development sites shall be divided into new blocks in compliance with Subsection 3.040.7 (Block Size).
 - ii. New thoroughfares are required to form blocks in compliance with Table 3.040.7 (Block Size).
 - iii. When designing a new thoroughfare or retrofitting an existing thoroughfare, the standards in Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications, apply.
 - (c) **Applying Zones for Developments over 20 acres.**
 - i. Developments shall apply at least two zones using only the zones established in Section 2 (ODS Zone Standards) and in compliance with Table 3.040.B (Available Zones by General Plan Land Use Designation).
 - (d) **Civic Space Types.** See Section 7 (Civic Space Types).
- C. **Building Type Standards.** The standards of Section 4 (Building Types) apply to the following:
 - (1) New buildings (except public safety buildings); and

- (2) Additions over 50 percent of the existing floor area of primary building (except public safety buildings).
- D. **Frontage Type Standards.** The standards of Section 6 (Frontage Types) apply to the following:
 - (1) New buildings;
 - (2) Existing buildings within 30 feet of the front or side street or public open space;
 - (3) Private property improvement on existing building within 30 feet of a front or side street; and
 - (4) Modification of pedestrian entrance(s) on existing building within 30 feet of a front or side street.
- E. **Civic Space Type Standards.** The standards of Section 7 (Civic Space Types) apply to the following:
 - (1) Development sites larger than three acres are required to create new civic space(s) in compliance with Section 7 (Civic Space Types).
- F. **Nonconforming Situations.** The standards of Chapter 18.76 (Nonconforming Uses and Structures) in Title 18 (Zoning) apply to all nonconforming situations
- G. **Permits and Procedures.** Applications for development are to be processed in compliance with the procedures identified in Subsection 1.060 (Permits and Procedures).

1.040
Relationship to the City of Pittsburgh General Plan

This ODS implements the City's General Plan vision through a palette of ODS zones described in Section 2 (ODS Zone Standards). This ODS is applied to walkable environments, existing or new. Walkable is described as an environment that is pedestrian-oriented in nature, with a variety of housing choices, where bicycling and walking are viable daily options because services, retail, or restaurants are within 2,000 linear feet of most residences in the development.

1.050
Relationship to Title 18 (Zoning)

Table 1.050.A: Relationship of Division 18.84.986 (Objective Design Standards) to Title 18 (Zoning) identifies the relationship of Division 18.84.986 (Objective Design Standards) to Title 18 (Zoning) only for parcel(s) mapped with ODS zones subject to Division 18.84.986 (Objective Design Standards). All other content in Title 18 (Zoning) not identified in the table continue to apply.

Table 1.050.A: Relationship of Division 18.84.986 (Objective Design Standards) to Title 18 (Zoning)

Title 18 (Zoning)		Division 18.84.986 (Objective Design Standards)
Division/Chapter	Description	Status
Division I	General Provisions	Superseded by Chapter 1 (Introduction), except as noted otherwise.
Division II	Administration	Superseded by Subsection 1.060 (Permits and Procedures), except as noted otherwise.
Division III	Base District Regulations	
Chapter 18.50	Residential Districts: RM, RMD, RH, RHD	Superseded by this Division 18.84.986 (Objective Design Standards), except as noted otherwise.
Chapter 18.52	Commercial Districts: CC, CN, CP, CS, CSD	Superseded by this Division 18.84.986 (Objective Design Standards), except as noted otherwise.
Chapter 18.53	Mixed Use Districts: M	Superseded by this Division 18.84.986 (Objective Design Standards), except as noted otherwise.
Chapter 18.62	Planned Development Districts: PD	Superseded by this Division 18.84.986 (Objective Design Standards), except as noted otherwise.
Division IV	Overlay District Regulations	
Chapter 18.74	Residential and Commercial Districts: RM-O, RMD-O, CS-O	Superseded by this Division 18.84.986 (Objective Design Standards), except as noted otherwise.
Division V	General Land Use Regulations	
Chapter 18.78	Off-Street Parking and Loading	Superseded by Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone, and Subsection 3.030 (Parking), except as noted otherwise.
Chapter 18.80	Development Standards for All Uses	
	18.80.010 Building Projections	Superseded by Table E (Building Placement) of the ODS zone
	18.80.015 Flag Lot	Superseded by Table C (Building Types and Design Site Size) of the ODS zone
	18.80.025 Mechanical and Utility Equipment	Superseded by Subsection 3.020 (Screening), except as noted otherwise.
	18.80.050 Street Line, Minimum length	Superseded by Table E (Building Placement) of the ODS zone
Chapter 18.84	Special Land Use Regulations Applicable to Specific Uses	
	Article IV. Fences and Walls	Superseded by Subsection 3.020 (Screening), except as noted otherwise.
All Divisions within Title 18 (Zoning) apply unless specified by this table.		

1.060 Permits and Procedures

1. Procedures for Applications Filed Under Senate Bill 35

A. Applicability

- (1) This Subsection applies to housing development projects applying for approval under Government Code §65913.4 and replaces the City's procedures for reviewing discretionary applications.
- (2) Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Division 18.84.986 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Division 18.84.986 (Objective Design Standards).
- (3) This Subsection shall remain in effect for the same period as Senate Bill 35 provisions contained in Government Code §65913.4. Unless Senate Bill 35 provisions are extended by the State Legislature, this Subsection shall remain in effect only until January 1, 2026, and as of that date is repealed.
- (4) The California Environmental Quality Act (CEQA) does not apply to projects eligible under Senate Bill 35.
- (5) The Department of Housing and Community Development is charged with developing guidelines for implementing Senate Bill 35. These procedures may change if required by changes in those guidelines or in Government Code §65913.4.

- B. **Definitions.** Terms defined in Government Code §65913.4 shall apply to this Subsection and shall control in the event of a conflict between definitions in this ODS and definitions in Government Code §65913.4.

C. Application Filing

- (1) **Preliminary Application Filing.** An applicant shall file a notice of intent to submit a Senate Bill 35 application in the form of a preliminary application consistent with Government Code §65941.1.
 - (a) **Form.** A preliminary application shall be filed on a form provided by the City with the required fee. If the City has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.
 - (b) **Timeline.** Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full Senate Bill 35 application, provided scoping consultation has concluded consistent with Subsection 1.060.1.C.(1).(c) (Scoping Consultation).
 - (c) **Scoping Consultation**

- i. Upon receipt of the preliminary application, the City shall contact the Native American Heritage Commission for assistance in identifying any California Native American tribe that should be noticed. The City shall provide a formal notice of the applicant's intent to submit a full application to each required California Native American tribe within 30 days of preliminary application submittal. The formal notice shall be consistent with Government Code §65913.4(b).
 - ii. If, within 30 days of receipt of the formal notice, any California Native American tribe that was formally noticed accepts the invitation to engage in scoping consultation, the City shall commence scoping consultation within 30 days of receiving that response.
 - iii. Scoping consultation shall be conducted consistent with Government Code §65913.4(b). If, after scoping consultation is concluded, a development is not eligible for Senate Bill 35 streamlining, the City shall provide written documentation as required by Government Code §65913.4(b) to the applicant and any California Native American tribe that is a party to that scoping consultation.
- (2) **Full Application.** If the development remains eligible to apply under Senate Bill 35 after scoping consultation consistent with Government Code §65913.4(b) has concluded, an applicant may file a full Senate Bill 35 application on a form provided by the City with the required fee.
- D. **Completeness Review.** The City shall review an application for compliance consistent with Subsection 1.060.1.E (Compliance Review); there shall be no separate or additional time frame for completeness review. Only the items necessary to determine compliance with the provisions contained in Government Code §65913.4(a) shall be required.
- E. **Compliance Review**
 - (1) **Scope of Review.** The Review Authority's scope of review is limited to all of the provisions contained in Government Code §65913.4(a) and the objective standards in effect at the time of preliminary application submittal.
 - (2) **Review Time frames and Review Authority**
 - (a) **Consistency Review.** The Zoning Administrator or his/her designee shall determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards within the following time frames:
 - i. Within 60 calendar days of application submittal for applications that include 150 or fewer housing units.
 - ii. Within 90 calendar days of application submittal for applications that include 151 or more housing units.
 - (b) **Design Review or Public Oversight.** Any design review or public oversight (i.e., Planning Commission review) to determine if the application complies with all of the provisions contained in Government Code §65913.4(a) and applicable objective standards shall occur within the following time frames:
 - i. Within 90 calendar days of application submittal for applications that include 150 or fewer housing units.
 - ii. Within 180 calendar days of application submittal for applications that include 151 or more housing units.
 - (3) **Compliance Determination**

- (a) **Compliant Application.** If the application complies with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the City shall complete any design review or public oversight and any subdivision approval within the time frames listed in this Subsection 1.060.1.E (Compliance Review). Only objective design and subdivision standards may be applied. See Subsection 1.060.1.F (Decision on Project).
- (b) **Non-Compliant Application.** If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Review Authority shall make the following determination:
 - i. If the application does not comply with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, the Review Authority shall provide the applicant with written documentation of which standards the development conflicts with and an explanation of the reasons the development conflicts with each standard.
 - ii. Resubmitted Application. If the project was found to be non-compliant, the applicant may resubmit the application for Senate Bill 35 streamlining, and the City shall review it for compliance with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards subject to the same timelines in this Subsection.
 - iii. Project Ineligible. If the project is ineligible for Senate Bill 35 streamlined processing, the applicant may elect to submit an application for the applicable discretionary approval.

F. **Decision on Project**

- (1) **Project Approval and Findings.** The Review Authority shall approve the application if the Review Authority finds that the proposed development is compliant with all of the provisions contained in Government Code §65913.4(a) and all applicable objective standards, including objective subdivision standards.
- (2) **Conditions of Approval.** The Review Authority may impose conditions of approval provided those conditions of approval are objective and broadly applicable to development within the City.

G. **Post-decision Procedures**

- (1) **Subsequent Permits.** Any necessary subsequent permits shall be issued on a ministerial basis subject to applicable objective standards. If a public improvement is necessary to implement a development subject to this Subsection, and that public improvement is located on land owned by the City, the Review Authority shall process any approvals needed as required by Government Code §65913.4(h)(3).
- (2) **Post-Approval Modifications**

- (a) **Post-Approval Modification Request.** An applicant or the City may request a modification to an approved development if that request is made prior to the issuance of the final building permit.
 - (b) **Applicability of Objective Standards to Modifications.** The Review Authority shall only apply objective standards in effect when the original application was submitted, except that objective standards adopted after the date of original submittal may be applied in any of the following instances:
 - i. The total number of residential units or total square footage of construction changes by 15 percent or more; or
 - ii. The total number of residential units or total square footage of construction changes by five percent or more, and it is necessary to subject the development to an objective standard beyond those in effect when the application was submitted in order to mitigate or avoid a specific adverse impact upon public health or safety, for which there is no feasible alternative method to satisfactorily mitigate or avoid.
 - (c) **Post-Approval Modification Review Time frame and Decision.** The Review Authority shall determine if the modification is consistent with objective planning standards and issue a decision on the applicant's modification request within 60 days after submittal unless design review is required, in which case a decision shall be made within 90 days.
 - (3) **Expiration.** An application approved consistent with this Subsection shall remain valid for three years; however, an application approval shall not expire if the development includes public investment in housing affordability, beyond tax credits, where 50 percent of the units are affordable to households making at or below 80 percent of the area median income consistent with Government Code §65913.4(f).
 - (4) **Extension.** At the discretion of the Review Authority, a one-year extension may be granted consistent with Government Code §65913.4(f)(3).
2. **Procedures for applications filed consistent with the** Housing Accountability Act

A. Applicability

- (1) This Subsection applies to housing development projects as defined by Government Code §65589.5(h)(2).
- (2) Pursuant to California state law, affordable housing projects, farmworker housing and emergency shelters [all as defined in Section 8 of the ODS (Definitions)] are subject to objective design review standards. The State Legislature imposed this requirement to facilitate the creation of new housing. However, the City recognizes that for certain projects, Division 18.84.986 (Objective Design Standards) may be more burdensome than the City's standard zoning process under Title 18 (Zoning). To further the intent of the State Legislature in streamlining the application and approval process for these projects, the City requires the applicant to select one of the following set of objective design standards to apply to their project: (1) Title 18 (Zoning) or (2) Division 18.84.986 (Objective Design Standards).
- (3) This Subsection shall remain in effect for the same period as provisions contained in the Government Code §65589.5 (Housing Accountability Act). Any provisions that are not extended by the State Legislature shall be repealed as of the date those provisions in the Housing Accountability Act are deemed null and void.

- B. Definitions.** Terms defined in Government Code §65589.5 shall apply to this Subsection and shall control in the event of a conflict between definitions in this ODS and definitions in Government Code §65589.5.

C. Application Filing

- (1) **Preliminary Application Filing (Optional).** An applicant may file a preliminary application consistent with Government Code §65941.1.
 - (a) A preliminary application shall be filed on a form provided by the City with the required fee. If the City has not prepared a form, a preliminary application shall be filed on the standardized form adopted by the California Department of Housing and Community Development.
 - (b) Within 180 calendar days after submitting a preliminary application, an applicant shall submit a full application for the housing development.
- (2) **Full Application.** An applicant may file a full application for a housing development without filing a preliminary application. The full application shall be filed on a form provided by the City with the required fee.

- D. Conflicting Procedures.** This Subsection provides additional procedures that shall be followed for applicable projects. If conflicts occur between the City's procedures and the procedures of this Subsection, this Subsection shall control.

E. Completeness Review

- (1) **Preliminary Application.** If a preliminary application is filed, the preliminary application shall be deemed complete when the preliminary application containing all of the information listed in the preliminary application form is submitted. If all listed information is not provided, the City shall request the missing information from the applicant.
- (2) **Full Application**
 - (a) Once a full application is submitted, the City shall inform the applicant in writing within 30 calendar days of submittal or resubmittal that the application is complete or incomplete and the additional information required consistent with Government Code §65943. Only information requested in the City's application forms can be requested. If the City does not provide written notification within this time frame, the application shall be deemed complete. The City shall review each resubmittal within the 30-day period and cannot request information that was not listed in the first incompleteness letter.
 - (b) If an applicant receives written notification that the application is incomplete, and a preliminary application was submitted for the housing development, the applicant shall submit the information needed to complete the application within 180 calendar days of receiving the written notification of incompleteness. If the applicant does not submit this information within this time frame, the preliminary application shall expire and have no further force or effect.
 - (c) If a second determination of incompleteness is provided, the applicant shall be able to appeal the decision to the City Council. The City shall make a decision on the appeal no later than 60 calendar days after receipt of the applicant's written appeal. The initial appeal may be to the Planning Commission, but in that case the City Council shall still make a decision within 60 days. If the decision on the appeal is not made within this time frame, the application shall be deemed complete.

F. **Compliance Review**

(1) **Scope of Review**

- (a) **Housing Development with a Preliminary Application Submittal.** A housing development for which a preliminary application was submitted shall only be subject to the ordinances, policies, and standards adopted and in effect when the preliminary application is submitted, except in the following circumstances:
 - i. A fee, charge, or other monetary exaction increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or monetary exaction.
 - ii. A preponderance of the evidence in the record establishes that subjecting the housing development to an ordinance, policy, or standard beyond those in effect when the preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.
 - iii. Subjecting the housing development to an ordinance, policy, standard, or any other measure, beyond those in effect when the preliminary application was submitted is necessary to avoid or substantially lessen an impact consistent with CEQA.
 - iv. The housing development has not commenced construction within 2.5 years following the date of the housing development's final approval (as defined in Government Code §65589.5(o)(1)(D)).

- v. The number of residential units or square footage of construction proposed changes by 20 percent or more, exclusive of any increase resulting from a density bonus, incentive, concession, waiver, or similar provision.
- (b) **Housing Development without a Preliminary Application Submittal.** A housing development shall be subject to objective standards in effect when the application was deemed complete.
- (2) **Review Time frames**
 - (a) Applications for housing development containing 150 or fewer units shall be reviewed for compliance with applicable objective standards within 30 calendar days of being deemed complete.
 - (b) Applications for housing development containing more than 150 units shall be reviewed for compliance with applicable objective standards within 60 calendar days of being deemed complete.
- (3) **Review Authority.** The Review Authority shall be the Review Authority consistent with the City's procedures for the full application; however, if the Director of Planning & Building or his/her designee is not the Review Authority, the Director of Planning & Building or his/her designee may serve as the Review Authority, if necessary, to comply with Review Timelines described in Subsection 1.060.2.F.(2) (Review Time frames).
- (4) **Compliance Determination**
 - (a) The Review Authority shall identify the specific standard(s) that the project does not comply with and provide an explanation of the reason(s) why the housing development is considered to be inconsistent or non-compliant with identified provisions and shall provide the written determination to the applicant.
 - (b) A housing development is considered in compliance with this ODS, and shall not require a Zoning Map Amendment, if the housing development complies with objective General Plan standards but the zoning for the housing development site is inconsistent with the General Plan.
- (5) **Limited Hearings/Meetings.** If a housing development complies with applicable objective standards, the City shall not conduct more than five public hearings (including continuances), workshops, or similar meetings after the full application is complete in connection with the approval of the housing development consistent with Government Code §65905.5. Meetings required by CEQA are exempt from the limit.

G. Findings and Decision

(1) Findings

- (a) If the proposed housing development complies with applicable objective General Plan, zoning, and subdivision standards and criteria, including design review standards, the Review Authority may only deny the housing development or conditionally approve the housing development at a lower density if the Review Authority makes written findings supported by a preponderance of the evidence in the record that:
 - i. The housing development would have a specific, adverse impact upon the public health or safety unless the housing development is denied or conditionally approved at a lower density. A "specific, adverse impact" means a "significant, quantifiable, direct, and unavoidable impact, based on identified written public health or safety standards, policies, or conditions as they existed on the date that the project was deemed complete"; and
 - ii. There is no feasible method to satisfactorily mitigate or avoid the adverse impact other than the denial of the housing development or conditional approval of the housing development at a lower density.
 - (b) If the housing development includes 20 percent of units affordable to very low or low-income households, 100 percent of units affordable or moderate or middle income households, or an emergency shelter, the Review Authority shall approve the housing development unless the Review Authority makes written findings supported by a preponderance of the evidence in the record, as to at least one of the findings in Government Code §65589.5(d).
- (2) **Decision Time frames.** The Review Authority shall approve or deny the housing development within the following applicable period:
- (a) 90 days from Environmental Impact Report certification;
 - (b) 60 days from Environmental Impact Report certification for an affordable housing development consistent with Government Code §65950(a)(3);
 - (c) 60 days from adoption of a Negative Declaration; or
 - (d) 60 days from determination of CEQA exemption.
- H. **Post-Decision Procedures.** Post-decision procedures for the required permit (full application) shall be followed provided those procedures do not conflict with applicable Government Code sections for housing developments (i.e., Housing Accountability Act, Government Code §65589.5).

Figure 1.060.A: Process for Developments Eligible for Senate Bill 35 Streamlining with 150 units or Fewer (Government Code §65913.4)

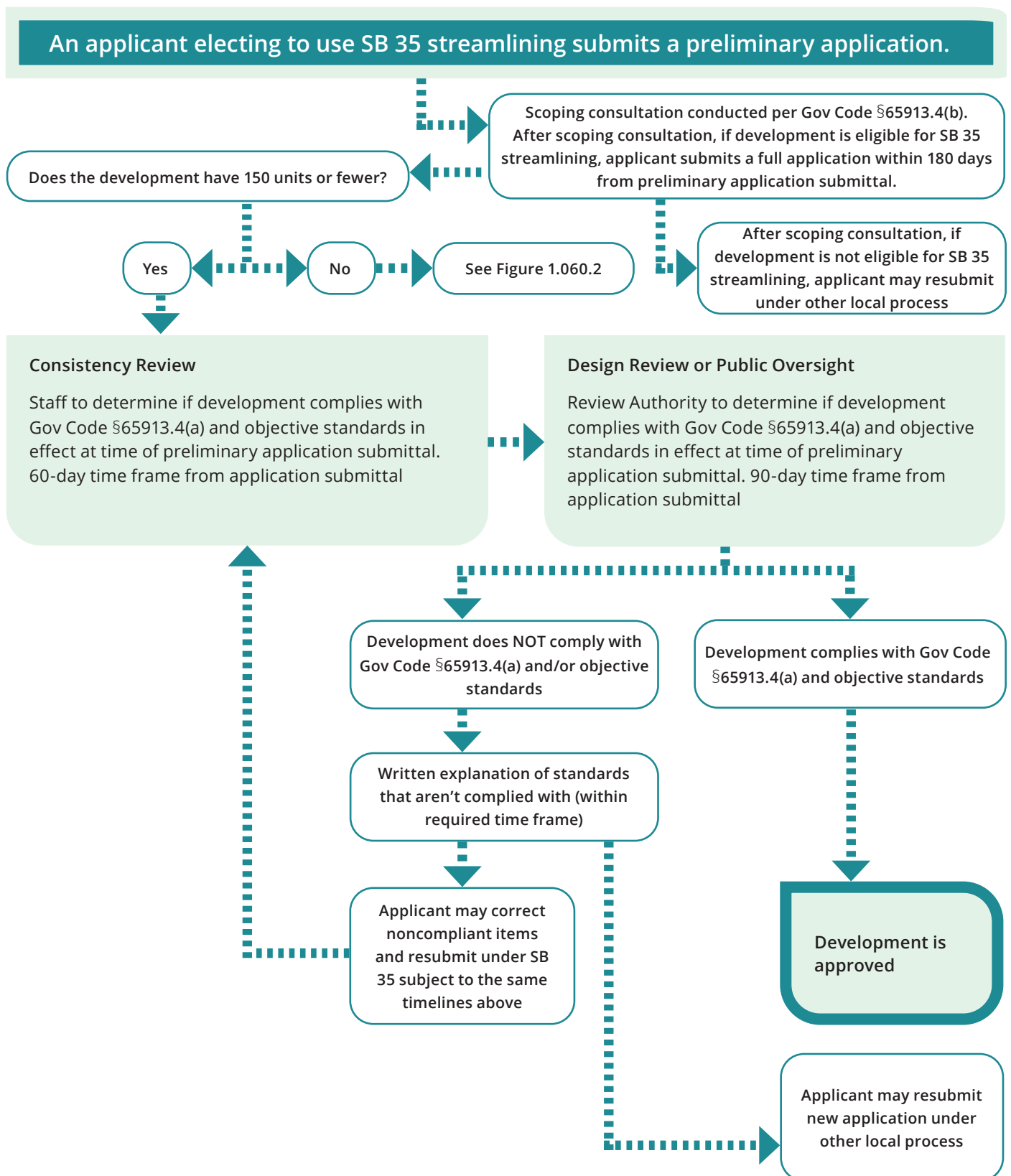
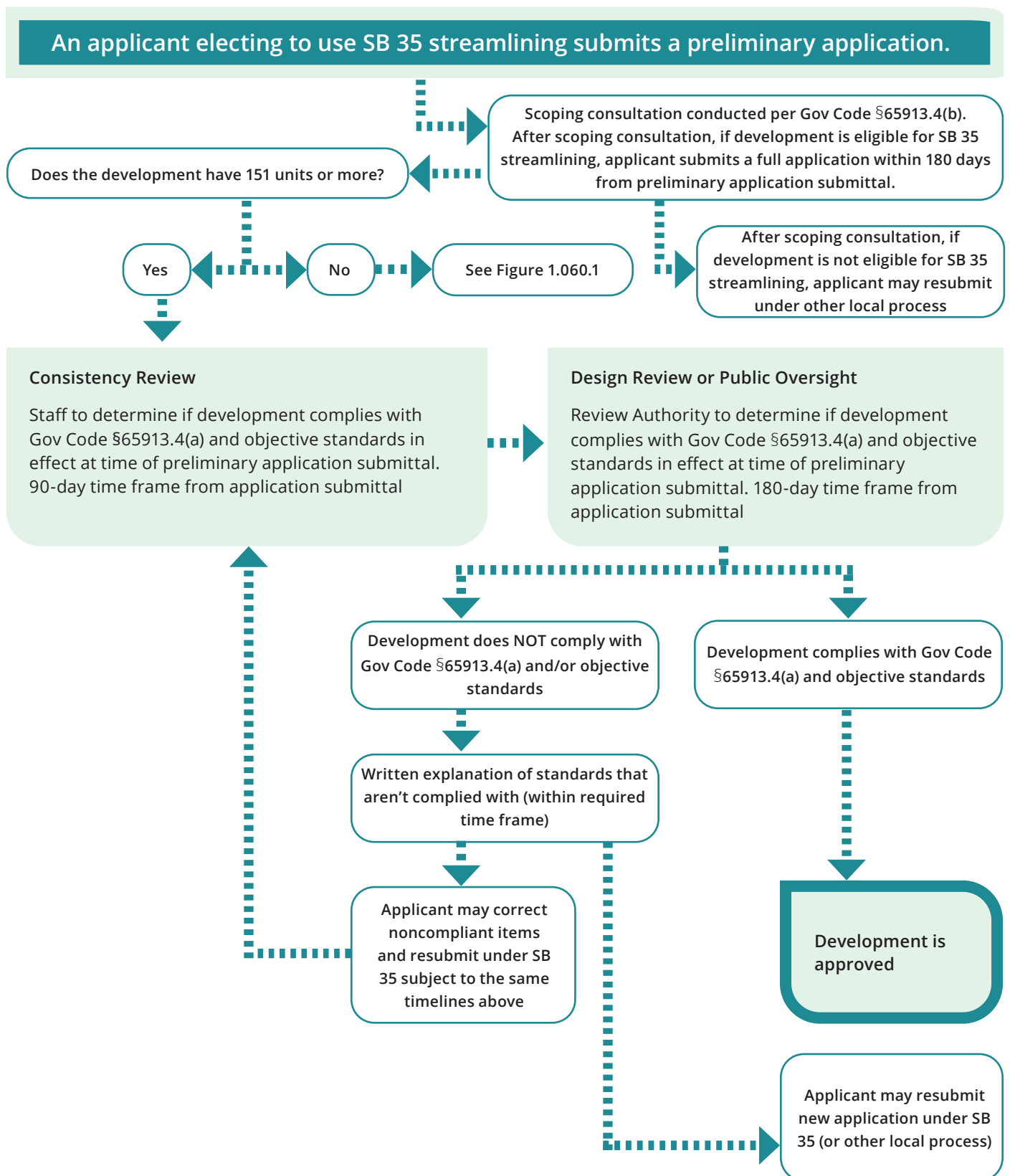


Figure 1.060.B: Process for Developments Eligible for Senate Bill 35 Streamlining with 151 units or More (Government Code §65913.4)



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graph TD
    Start([An applicant submits a development application eligible for protection under the HAA.]) --> Q1{Is it a preliminary application (per Gov Code §65941.1)?}
    Q1 -- Yes --> Box1[Development shall only be subject to objective standards in effect at time of complete preliminary application submittal]
    Q1 -- No --> Box2[Development shall be subject to objective standards in effect when application deemed complete]
    Box1 --> Box3[Applicant submit a full application within 180 days from preliminary application submittal]
    Box2 --> Box4[Applicant submits specific information requested]
    Box3 --> Q2{Jurisdiction has 30 days to review for completeness. Is it a complete application per Gov Code §65943?}
    Box4 --> Q2
    Q2 -- Yes --> Box5[Application deemed complete]
    Q2 -- No --> Box6[Jurisdiction provides completeness letter within 30 days]
    Box5 --> Q3{Does the development have 150 units or fewer?}
    Box6 --> Box7[Applicant submits specific information requested]
    Box7 --> Q2
    Q3 -- Yes --> Box8[Jurisdiction has 30 days from deemed complete to review for compliance]
    Q3 -- No --> Box9[Jurisdiction has 60 days from deemed complete to review for compliance]
    Box8 --> Box10[If not in compliance, jurisdiction identifies and explains reason(s) for non-compliance in writing. Applicant resubmits.]
    Box9 --> Box10
    Box10 --> Box11[If in compliance, OR if review NOT completed with time frame, development deemed in compliance]
    Box11 --> Box12[No more than five hearings/meetings may be held before decision]
    Box12 --> End[Final decision within 60 days of CEQA exemption determination, MND adoption, or EIR certification for affordable housing developments; 90 days after EIR certification for all other residential developments]
    
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An applicant submits a development application eligible for protection under the HAA.

Is it a preliminary application (per Gov Code §65941.1)?

- Yes:** Development shall only be subject to objective standards in effect at time of complete preliminary application submittal. Applicant submit a full application within 180 days from preliminary application submittal.
- No:** Development shall be subject to objective standards in effect when application deemed complete. Applicant submits specific information requested.

Jurisdiction has 30 days to review for completeness. Is it a complete application per Gov Code §65943?

- Yes:** Application deemed complete.
- No:** Jurisdiction provides completeness letter within 30 days. Applicant submits specific information requested.

Does the development have 150 units or fewer?

- Yes:** Jurisdiction has 30 days from deemed complete to review for compliance.
- No:** Jurisdiction has 60 days from deemed complete to review for compliance.

Compliance Review:

- If not in compliance:** jurisdiction identifies and explains reason(s) for non-compliance in writing. Applicant resubmits.
- If in compliance, OR if review NOT completed with time frame:** development deemed in compliance.

Final Decision: No more than five hearings/meetings may be held before decision. Final decision within 60 days of CEQA exemption determination, MND adoption, or EIR certification for affordable housing developments; 90 days after EIR certification for all other residential developments.

Additional Rules:

- If a preliminary application was submitted, and applicant does NOT submit required information within 180 days of receipt of completeness letter, preliminary application expires.
- Upon a second incompleteness determination, applicant may appeal. Decision on appeal within 60 days.

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Section 2: ODS Zone Standards

Subsections:

2.010	Purpose
2.020	ODS Overlay Map
2.030	Overview of ODS Zones
2.040	T3 Neighborhood (T3N)
2.050	T4 Neighborhood (T4N)
2.060	T4 Main Street (T4MS)
2.070	T5 Neighborhood (T5N)
2.080	T5 Main Street (T5MS)
2.090	Allowed Uses

2.010 Purpose

This Section provides zones and standards to implement the City of Pittsburg General Plan to generate and support the variety of physical character of the intended development.

2.020 ODS Overlay Map

The zones established in this Section are mapped on Figure 2.020.1 (ODS Overlay Map). In addition to identifying the zoning for each parcel, Figure 2.020.1 (ODS Overlay Map) identifies specific urban design requirements.

2.030 Overview of ODS Zones

Table 2.020.A (Overview of ODS Zones) provides an overview of each ODS zone and its intent. This information is to show how the broader transects have been applied, and as qualitative background information on the intended physical character, allowed range of uses, and direction for the detailed standards in each ODS zone. See referenced Subsection(s) for standards.

Figure 2.020.1 ODS Overlay Map

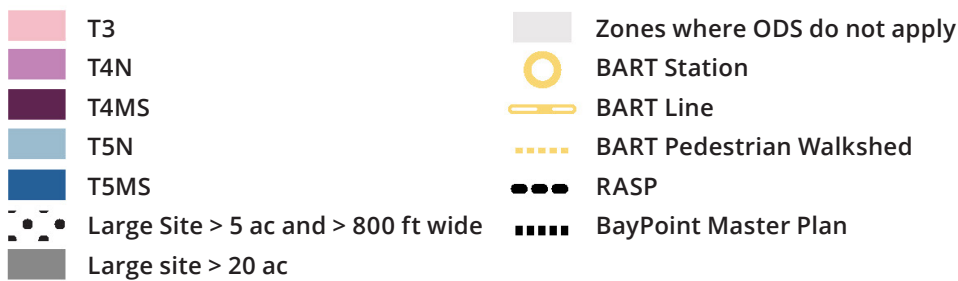


Figure 2.020.2 ODS Overlay Map - Area 1

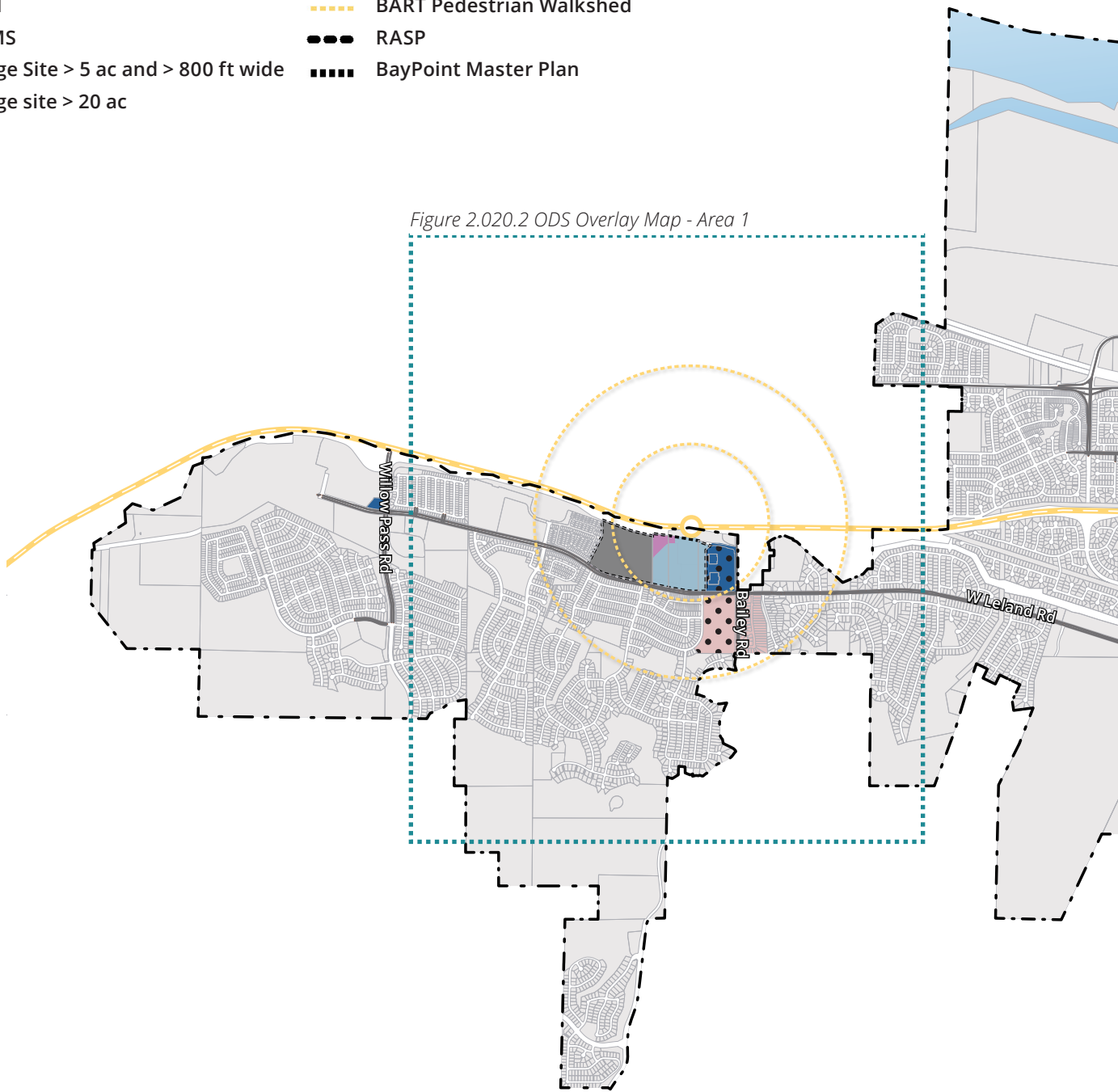


Figure 2.020.3 ODS Overlay Map - Area 2

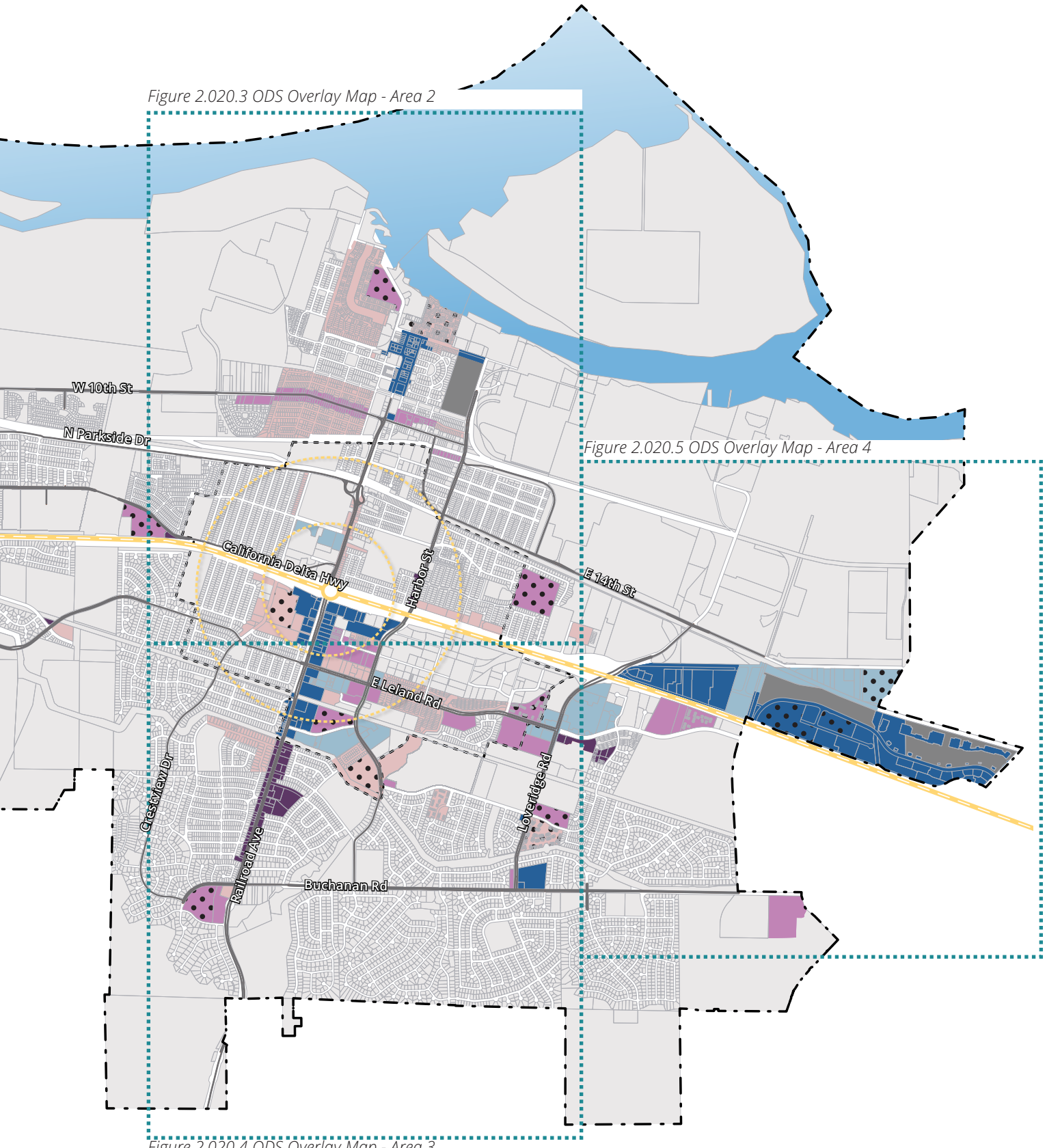


Figure 2.020.5 ODS Overlay Map - Area 4

Figure 2.020.4 ODS Overlay Map - Area 3

Figure 2.020.2 ODS Overlay Map - Area 1

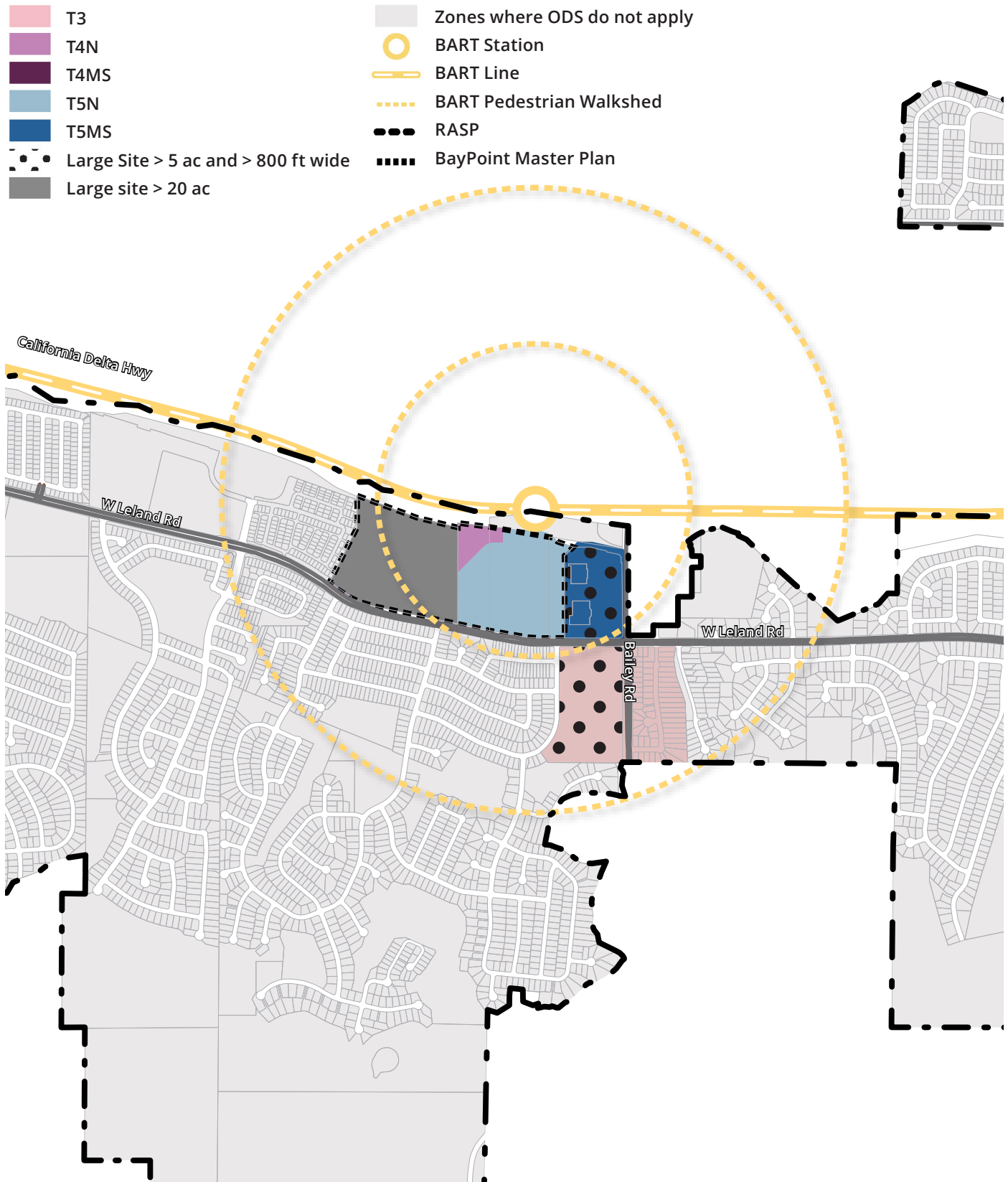


Figure 2.020.3 ODS Overlay Map - Area 2

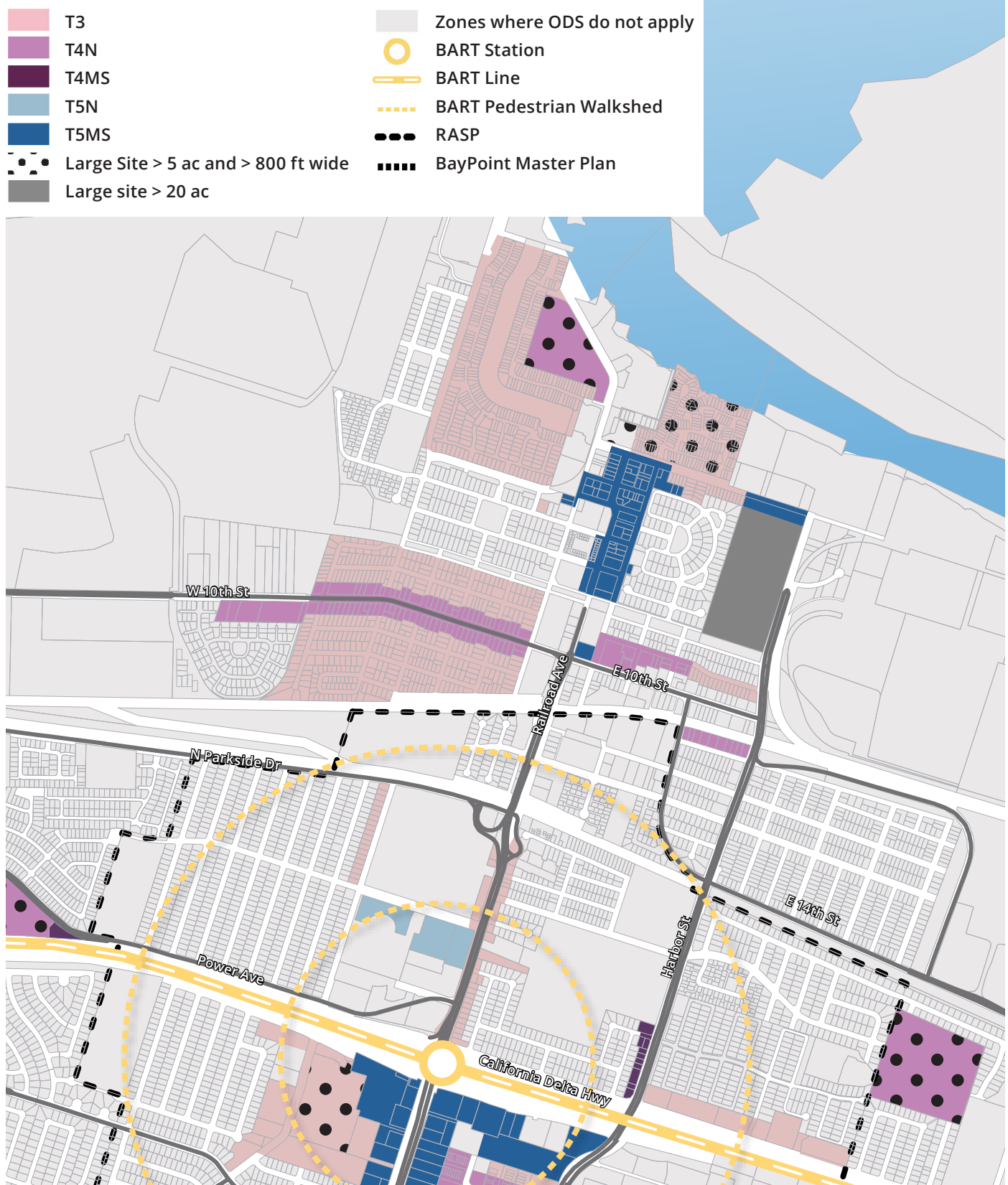


Figure 2.020.4 ODS Overlay Map - Area 3

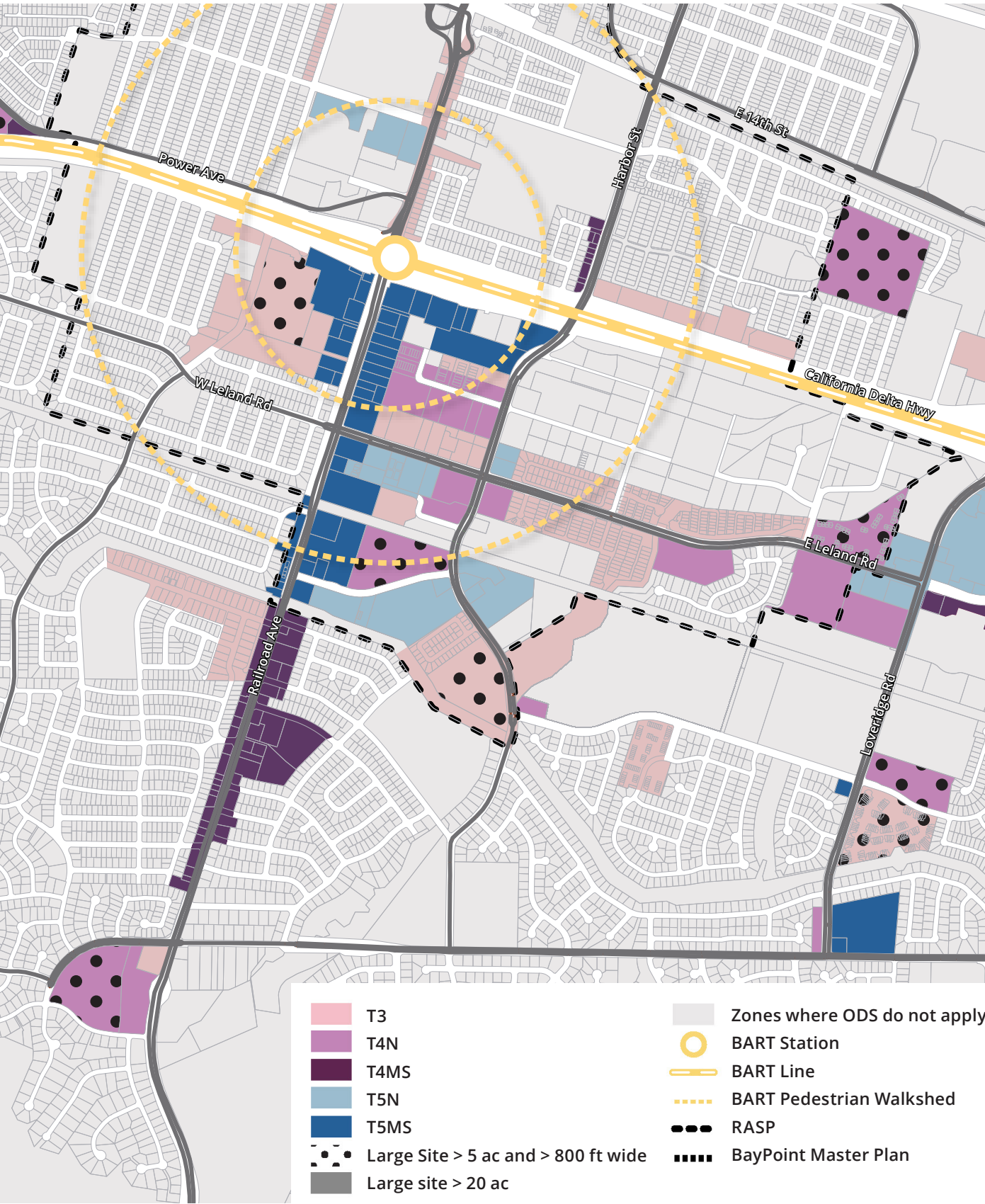


Figure 2.020.5 ODS Overlay Map - Area 4

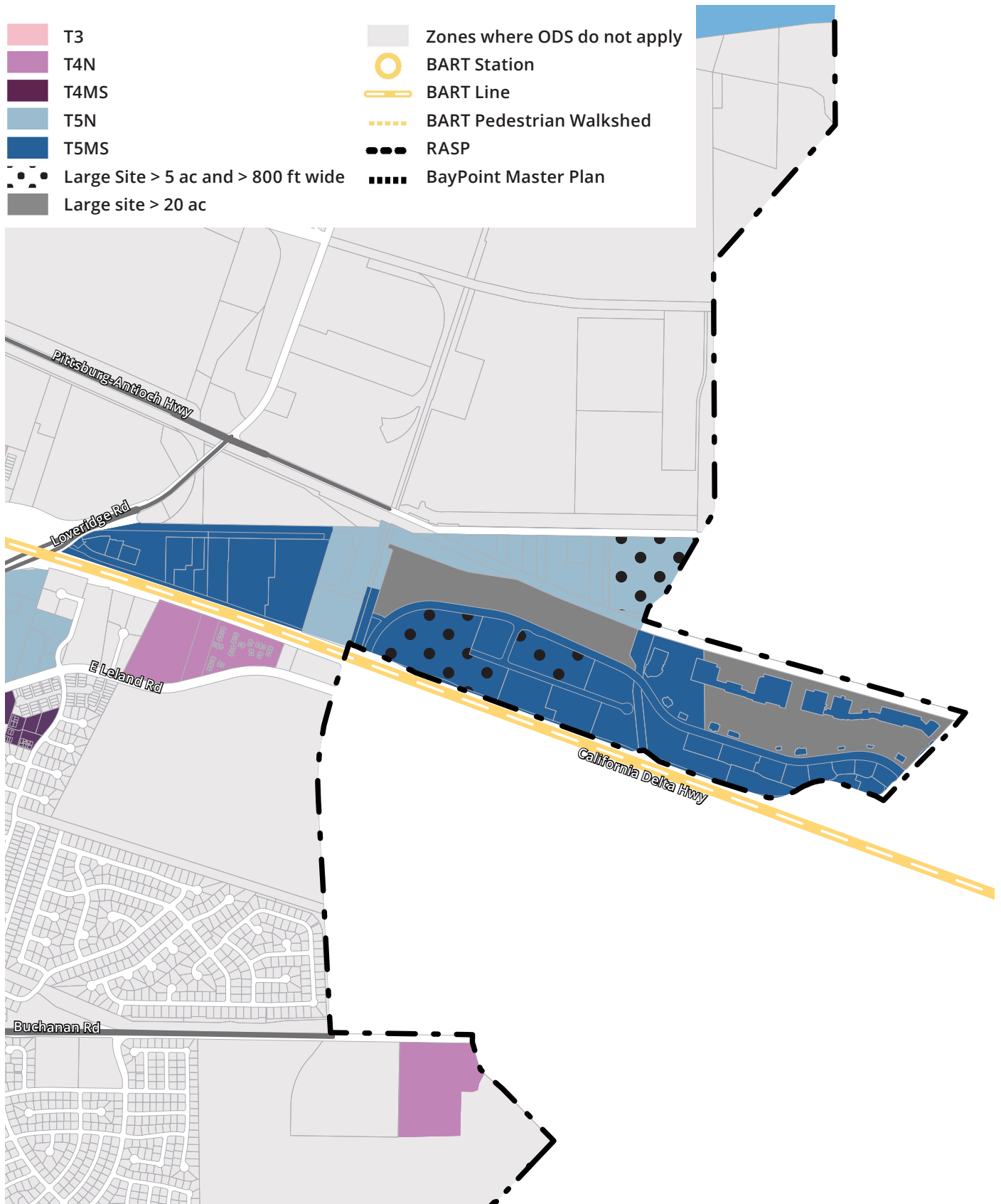


Table 2.030.A: Overview of ODS Zones

◀ Less Urban

T3 Neighborhood 2.040



Zone Abbreviation

T3N

Intent

A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Medium-to-Large Front Setbacks

Medium-to-Large Side Setbacks

Up to 3 Stories

T4 Neighborhood 2.050



Zone Abbreviation

T4N

Intent

A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

House-Scale Buildings

Primarily Detached Buildings

Small-to-Medium Building Footprint

Small-to-Medium Front Setbacks

Small-to-Medium Side Setbacks

Up to 4 Stories

Table 2.030.A: Overview of ODS Zones (Continued)

T4 Main Street 2.060



Zone Abbreviation

T4MS

Intent

A walkable district of medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form

Mostly Block-Scale Buildings

Primarily Attached Buildings

Medium Building Footprint

Small-to-None Front Setbacks

Small-to-None Side Setbacks

Up to 3 Stories

T5 Neighborhood 2.070



Zone Abbreviation

T5N

Intent

A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Desired Form

Primarily Block-Scale Buildings

Primarily Attached Buildings

Medium-to-Large Building Footprint

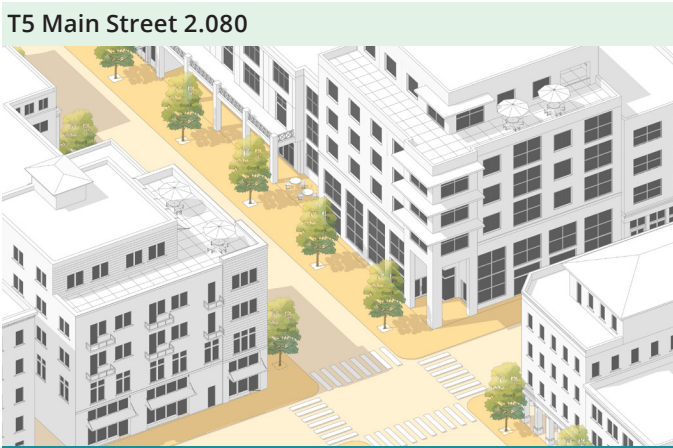
Small Front Setbacks

Small Side Setbacks

Up to 5 Stories

Table 2.030.A: Overview of ODS Zones (Continued)

More Urban 



Zone Abbreviation

T5MS

Intent

A walkable district of medium-to-large footprint, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Desired Form

Block-Scale Buildings

Primarily Attached Buildings

Medium-to-Large Building Footprint

Small-to-None Front Setbacks

Small-to-None Side Setbacks

Up to 5 Stories

2.040 T3 Neighborhood (T3N)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.040.A Intent
A walkable neighborhood environment of small-to-medium footprint, low-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Table 2.040.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
House-Scale		
Duplex Side-by-Side	60' min.	110' min.
Duplex Stacked	50' min.	100' min.
Cottage Court	90' min.	120' min.
Townhouse	25' min.	100' min.

Design Site

Each design site shall have only one primary building type.
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Subsection 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.040.C Building Form

Primary Building		
Stories	3 max.	
To Highest Eave/Parapet	35' max.	C
Overall	40' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E
Common entries may be set at grade in compliance with local and federal accessibility standards.		

Habitable Space on Ground Floor along front facade

Depth	12' min. Cottage Court 30' min. All Other Building Types	F
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Ground Floor Clear Height

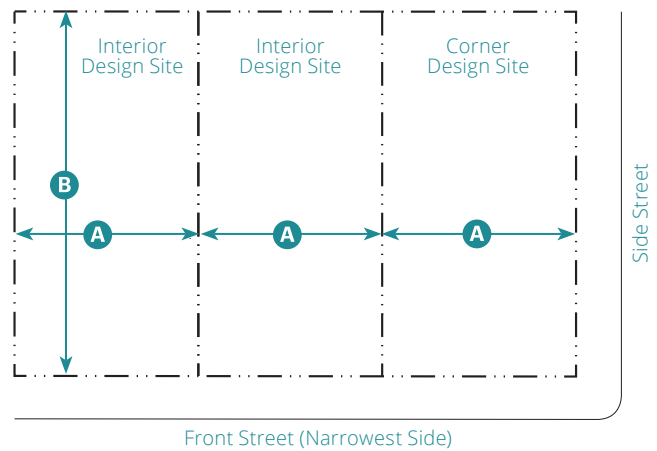
Residential Uses	9' min.	G
Non-Residential Uses	10' min.	G

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

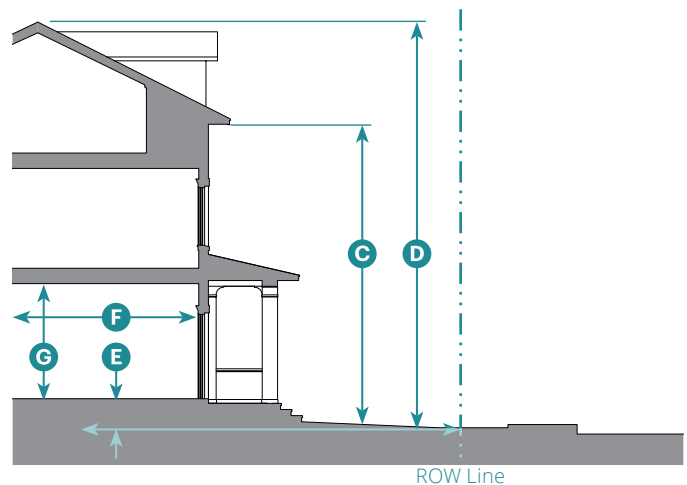
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
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Figure 2.040.1**Key**

--- ROW/ Design Site Line

Figure 2.040.2**Key**

--- ROW Line

Table 2.040.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building		
Front (Facade Zone)	15' min. 25' max.	H
Side Street (Facade Zone)	15' min. 25' max.	I
Side	7' min.	J
Rear	20' min.	K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

No internal Side setback required between Townhouses in a Run

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 10 feet.

Building Facade

Facade Zone Defined By Building

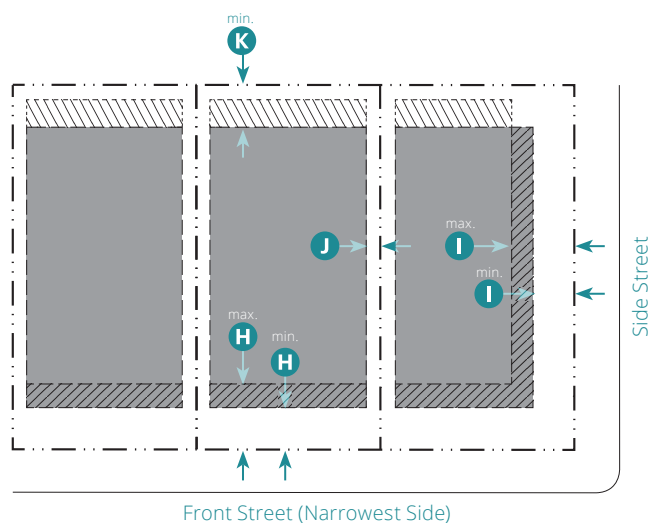
Total length of facade required within the facade zone:

Front	60% min. exclusive of setbacks
Side Street	50% min. exclusive of setbacks

Table 2.040.E Frontages

Allowed Frontage Types	Standards
Porch Projecting	6.040
Porch Engaged	6.050
Dooryard	6.060
Stoop	6.070

Figure 2.040.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.040.F On-Site Vehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	1.5 min. per unit

Allowed Non-Residential Uses per Building

≤ 1,000 sf	0 min.
≥ 1,000 sf	1.5 min. per 1,000 sf above first 1,000 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	2 min. per unit

Setback (Distance from ROW/ Design Site Line)

Front	45' min.	L
Side Street	25' min.	M
Side	5' min.	N
Rear	5' min.	O

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

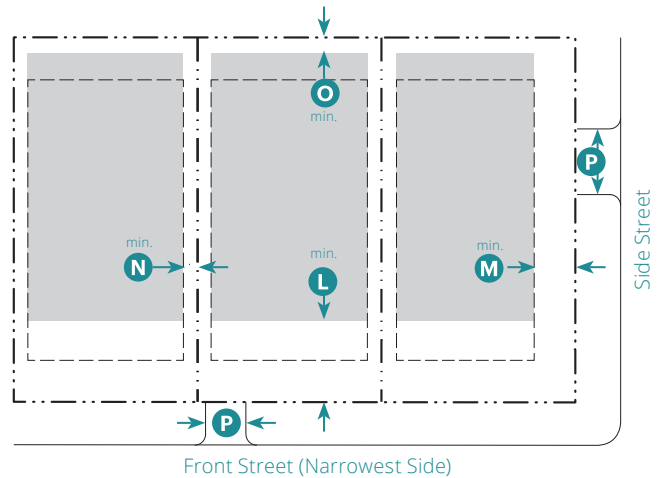
Driveway

Curb Cut/Width	P
One-Way	12' max.
Two-Way	Not Allowed

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.040.4**Key**

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

2.050 T4 Neighborhood (T4N)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.050.A Intent

A walkable neighborhood environment of small-to-medium footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Table 2.050.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
House-Scale		
Multiplex Small	60' min.	110' min.
Townhouse	18' min.	100' min.
Courtyard Building Small	100' min.	150' min.

Design Site

Each design site shall have only one primary building type.
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.050.C Building Form

Primary Building		
Stories	4 max.	
To Highest Eave/Parapet	45' max.	C
Overall	50' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E

Common entries may be set at grade in compliance with local and federal accessibility standards.

Habitable Space on Ground Floor along front facade

Depth	30' min.	F
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Ground Floor Clear Height

Residential Uses	9' min.	G
Non-Residential Uses	10' min.	G

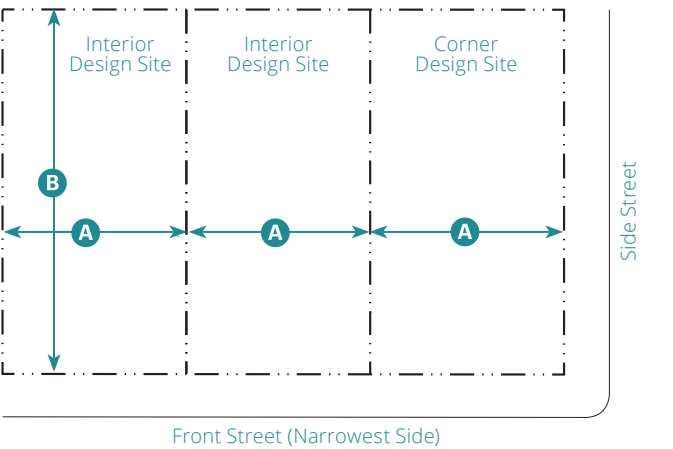
Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
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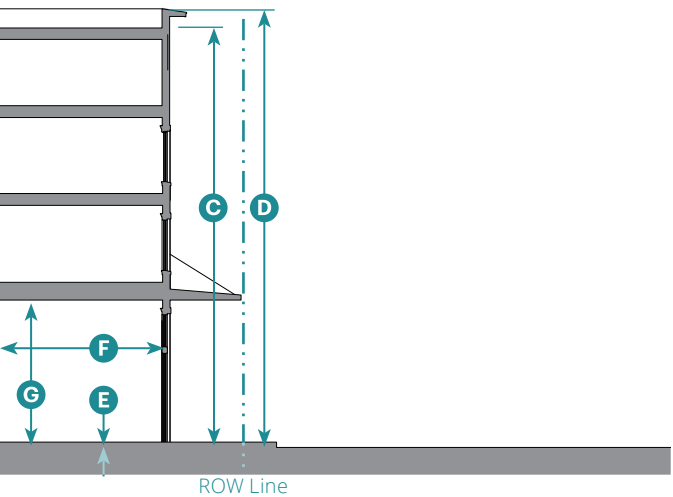
Figure 2.050.1



Key

--- ROW/ Design Site Line

Figure 2.050.2



Key

--- ROW Line

Table 2.050.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building

Front (Facade Zone)	10' min. 20' max.	H
Side Street (Facade Zone)	10' min. 20' max.	I
Side	5' min.	J
Rear	20' min.	K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

No internal Side setback required between Townhouses in a Run

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 8 feet.

Building Facade

Facade Zone Defined By Building

Total length of facade required within the facade zone:

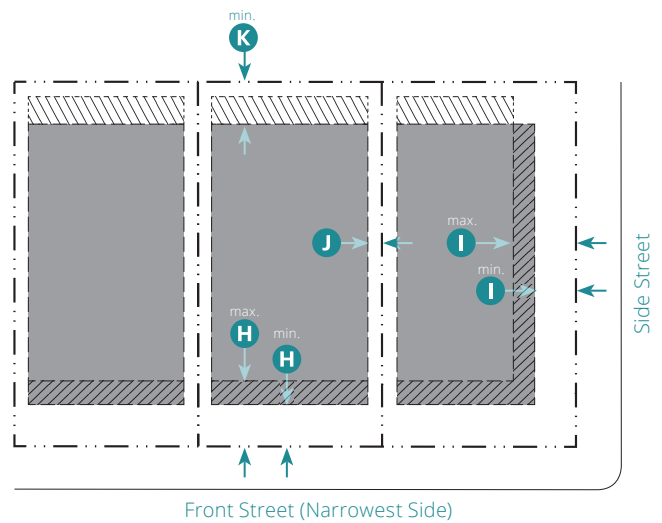
Front	65% min. exclusive of setbacks
Side Street	55% min. exclusive of setbacks

Table 2.050.E Frontages

Allowed Frontage Types Standards

Porch Projecting	6.040
Porch Engaged	6.050
Dooryard	6.060
Stoop	6.070

Figure 2.050.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.050.F On-Site Vehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	1.5 min. per unit

Allowed Non-Residential Uses per Building

≤ 1,500 sf	0 min.
≥ 1,500 sf	1.5 min. per 1,000 sf above first 1,500 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	2 min. per unit

Setback (Distance from ROW/ Design Site Line)

Front	40' min.	L
Side Street	20' min.	M
Side	5' min.	N
Rear	5' min.	O

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

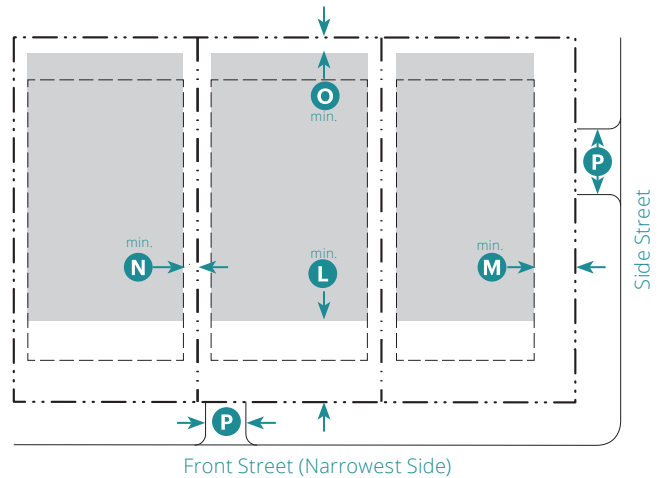
Driveway

Curb Cut/Width	P
One-Way	10' max.
Two-Way	Not Allowed

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.050.4**Key**

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

2.060 T4 Main Street (T4MS)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.060.A Intent

A walkable district of medium footprint, moderate intensity, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Table 2.060.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
House-Scale		
Courtyard Building Small	100' min.	140' min.
Block-Scale		
Townhouse	18' min.	100' min.
Main Street Building	25' min.	100' min.

Design Site

Each design site shall have only one primary building type.
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.060.C Building Form

Primary Building		
Stories	3 max.	
To Highest Eave/Parapet	35' max.	C
Overall	40' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E

Common entries may be set at grade in compliance with local and federal accessibility standards.

Habitable Space on Ground Floor along front facade

Depth	30' min.	F
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Ground Floor Clear Height

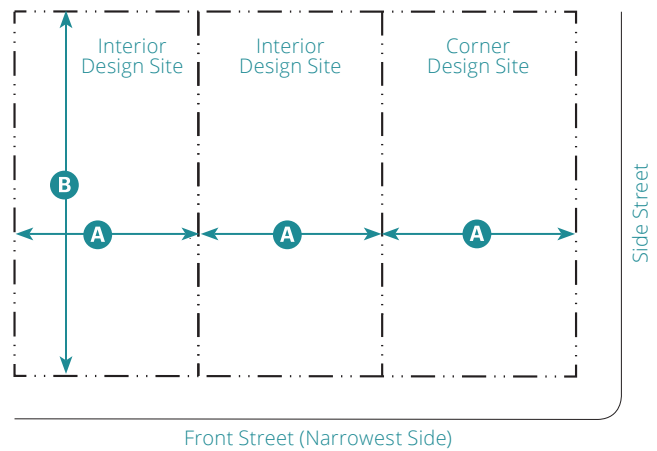
All Uses	12' min.	G
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Accessory Dwelling Unit/Junior Accessory Dwelling Unit

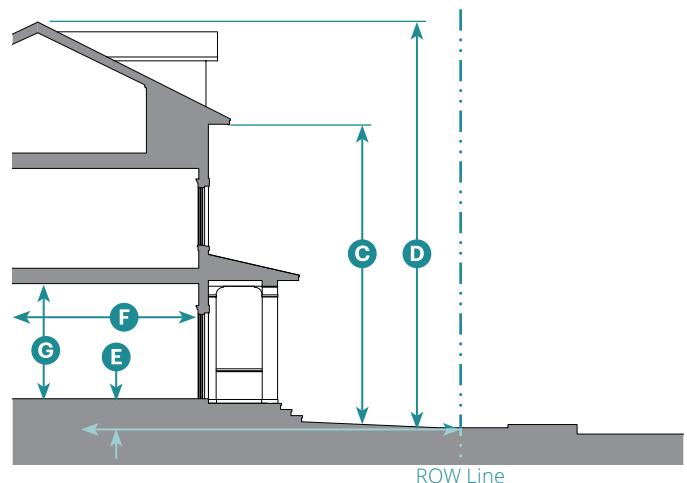
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
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Figure 2.060.1**Key**

--- ROW/ Design Site Line

Figure 2.060.2**Key**

--- ROW Line

Table 2.060.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building

Front (Facade Zone)	0' min.	10' max.	H
Side Street (Facade Zone)	0' min.	10' max.	I
Side	0' min.		J
Rear	10' min.		K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 5 feet, but shall not encroach within public ROWs.

Upper stories Architectural Features on Front and Side Street are allowed to encroach within public ROWs with a 10' min. of clearance.

Building Facade

Facade Zone Defined By Building

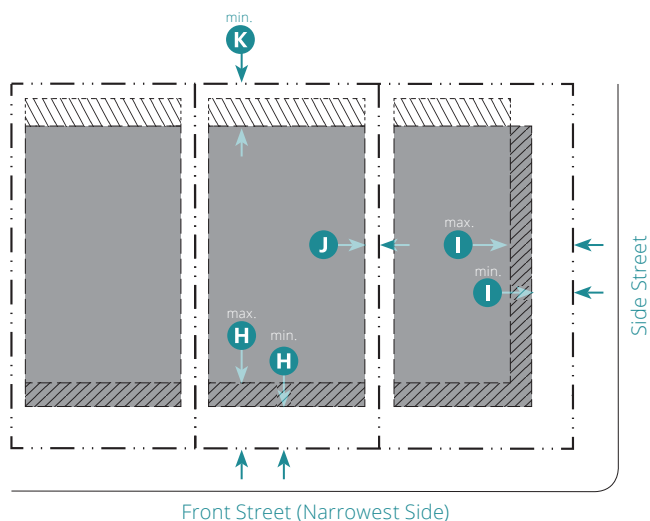
Total length of facade required within the facade zone:

Front	80% min. exclusive of setbacks
Side Street	70% min. exclusive of setbacks

Table 2.060.E Frontages

Allowed Frontage Types	Standards
Dooryard	6.060
Stoop	6.070
Forecourt	6.080
Shopfront	6.090
Terrace	6.100
Gallery	6.110

Figure 2.060.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.060.F On-Site Vehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom 0.75 min. per unit

2 or More Bedrooms 1.25 min. per unit

Allowed Non-Residential Uses per Building

≤ 3,00 sf 0 min.

≥ 3,000 sf 1.5 min. per 1,000 sf above first
3,000 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom 1 min. per unit

2 or More Bedrooms 2 min. per unit

Setback (Distance from ROW/ Design Site Line)Front 30' min. **L**Side Street 10' min. **M**Side 0' min. **N**Rear 5' min. **O**

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

DrivewayCurb Cut/Width **P**

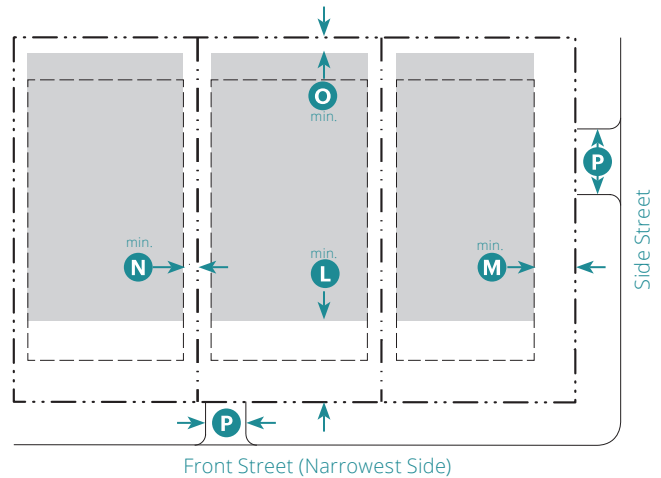
One-Way 10' max.

Two-Way 14' max.

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.060.4**Key**

--- ROW/ Design Site Line

■ Parking Area

--- Building Setback Line

2.070 T5 Neighborhood (T5N)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.070.A Intent

A walkable neighborhood environment with medium-to-large footprint, moderate-intensity housing choices, supporting and within short walking distance of neighborhood-serving retail and services.

Table 2.070.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
House-Scale		
Multiplex Large	60' min.	110' min.
Block-Scale		
Townhouse	18' min.	60' min.
Courtyard Building Large	110' min.	180' min.

Design Site

Each design site shall have only one primary building type.
Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.070.C Building Form

Primary Building		
Stories	5 max.	
To Highest Eave/Parapet	60' max.	C
Overall	65' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E

Common entries may be set at grade in compliance with local and federal accessibility standards.

Habitable Space on Ground Floor along front facade

Depth	30' min.	F
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Ground Floor Clear Height

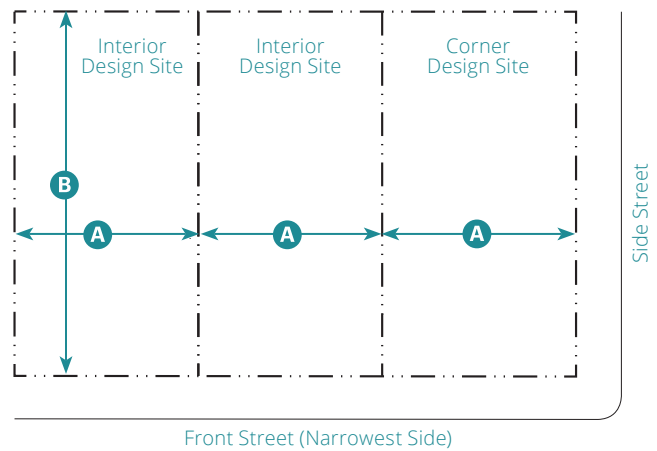
Residential Uses	9' min.	G
Non-Residential Uses	12' min.	G

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

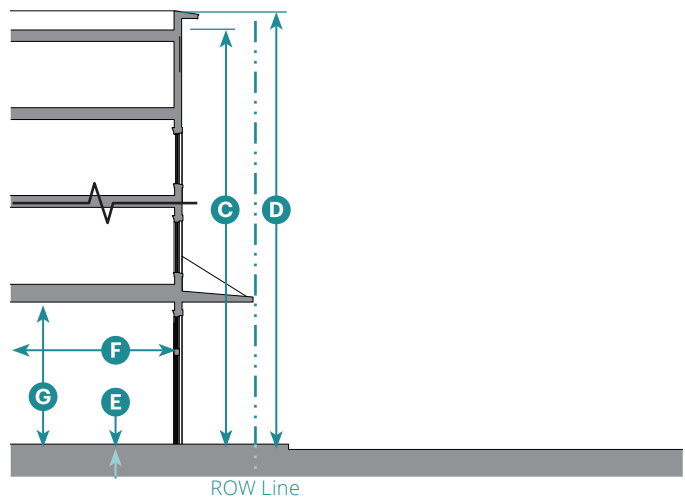
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
----------------------	--

Figure 2.070.1**Key**

--- ROW/ Design Site Line

Figure 2.070.2**Key**

--- ROW Line

Table 2.070.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building

Front (Facade Zone)	10' min. 15' max.	H
Side Street (Facade Zone)	10' min. 15' max.	I
Side	5' min.	J
Rear	15' min.	K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

No internal Side setback required between Townhouses in a Run

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 8 feet.

Building Facade

Facade Zone Defined By Building

Total length of facade required within the facade zone:

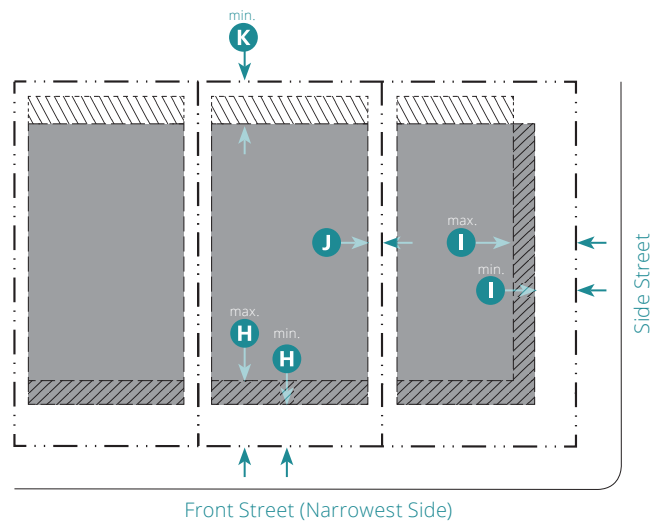
Front	75% min. exclusive of setbacks
Side Street	65% min. exclusive of setbacks

Table 2.070.E Frontages

Allowed Frontage Types Standards

Dooryard	6.060
Stoop	6.070
Forecourt	6.080
Terrace	6.100

Figure 2.070.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.070.F On-Site Vehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	1.5 min. per unit

Allowed Non-Residential Uses per Building

≤ 1,500 sf	0 min.
≥ 1,500 sf	1.5 min. per 1,000 sf above first 1,500 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom	1 min. per unit
2 or More Bedrooms	2 min. per unit

Setback (Distance from ROW/ Design Site Line)

Front	35' min.	L
Side Street	15' min.	M
Side	5' min.	N
Rear	5' min.	O

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

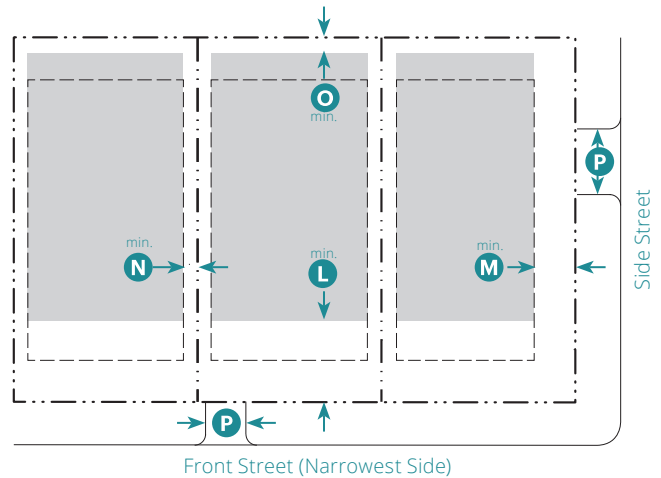
Driveway

Curb Cut/Width	P
One-Way	10' max.
Two-Way	14' max.

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.070.4**Key**

- ROW/ Design Site Line
- Building Setback Line
- Parking Area

2.080 T5 Main Street (T5MS)



General note: the illustrations above are intended to provide a brief overview of the zone and are descriptive in nature.

Table 2.080.A Intent

A walkable district of medium-to-large footprint, mixed-use buildings and housing choices, supporting neighborhood-serving ground floor retail, food and services.

Table 2.080.B Building Types and Design Site Size

Allowed Building Types (Primary Building)	Design Site	
	Width A	Depth B
Block-Scale		
Courtyard Building Large	90' min.	170' min.
Main Street Building	25' min.	100' min.

Design Site

Each design site shall have only one primary building type. Design sites of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to include new street(s) and civic space per Section 3.040 (Large Sites).

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) of Title 18 (Zoning) for standards.

Table 2.080.C Building Form

Primary Building		
Stories	5 max.	
To Highest Eave/Parapet	60' max.	C
Overall	65' max.	D

Ground Floor Finish Floor Level

Residential Uses	By allowed Frontage Type or Base Flood Elevation Plus 1'; which ever is greater	E
Non-Residential Uses	6" max.	E

Common entries may be set at grade in compliance with local and federal accessibility standards.

Habitable Space on Ground Floor along front facade

Depth	30' min.	F
-------	----------	----------

Ground Floor Clear Height

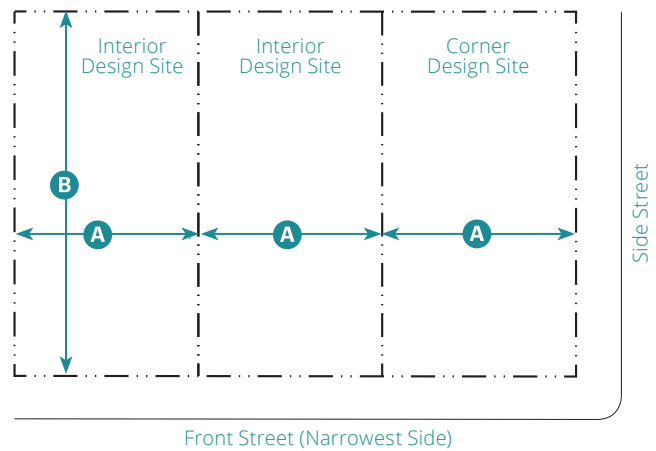
All Uses	14' min.	G
----------	----------	----------

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

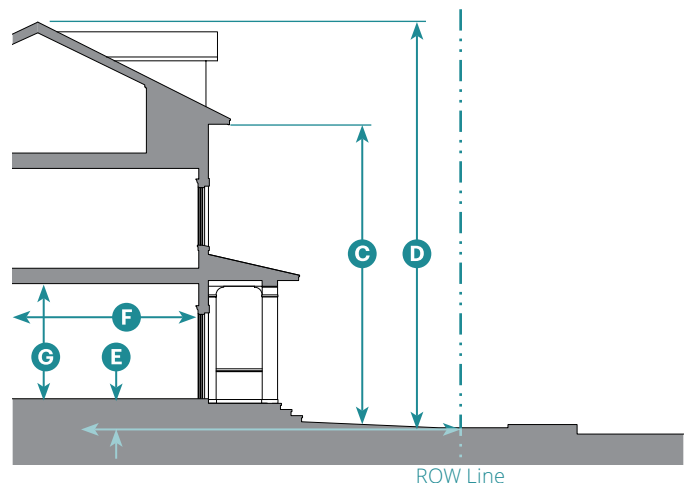
See Section 18.50.315 (Design and Development Standards) for standards.

Building Footprint and Massing

Additional standards	Section 4 (Building Types) and Section 5 (Massing and Facade Articulation Standards)
----------------------	--

Figure 2.080.1**Key**

--- ROW/ Design Site Line

Figure 2.080.2**Key**

--- ROW Line

Table 2.080.D Building Placement

Setback (Distance from ROW/ Design Site Line)

Primary Building			
Front (Facade Zone)	0' min.	5' max.	H
Side Street (Facade Zone)	0' min.	5' max.	I
Side	0' min.		J
Rear	10' min.		K

Accessory Dwelling Unit/Junior Accessory Dwelling Unit

See Section 18.50.315 (Design and Development Standards) for standards.

Accessory Structures

See Article I (Accessory Structures) of Chapter 18.84 for standards.

Encroachments into Minimum Setbacks

Architectural Features, including ramps and stairs, may encroach into minimum setbacks a maximum of 5 feet, but shall not encroach within public ROWs.

Upper stories Architectural Features on Front and Side Street are allowed to encroach within public ROWs with a 10' min. of clearance.

Building Facade

Facade Zone Defined By Building

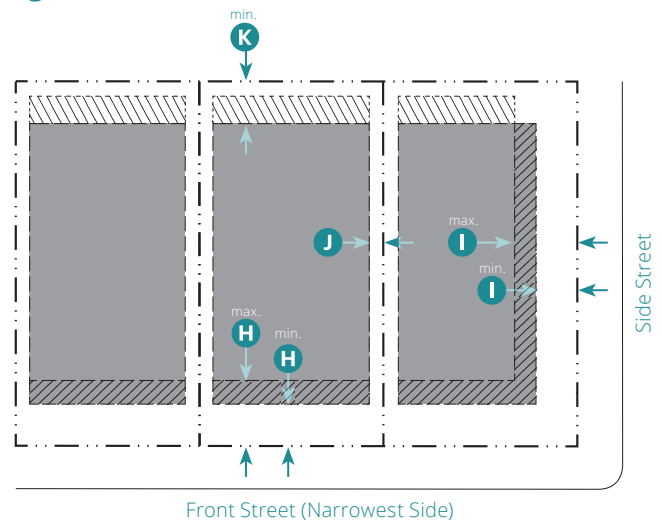
Total length of facade required within the facade zone:

Front	80% min. exclusive of setbacks
Side Street	70% min. exclusive of setbacks

Table 2.080.E Frontages

Allowed Frontage Types	Standards
Dooryard	6.060
Forecourt	6.080
Shopfront	6.090
Terrace	6.100
Gallery	6.110

Figure 2.080.3



Key

--- ROW/ Design Site Line	Buildable Area
--- Building Setback Line	Acc. Structures Only
	Facade Zone

Table 2.080.F OnVehicular and Bicycle Parking**Vehicular Spaces****Residential Uses**

Studio or 1 Bedroom 0.75 min. per unit

2 or More Bedrooms 1.25 min. per unit

Allowed Non-Residential Uses per Building

≤ 5,00 sf 0 min.

≥ 5,000 sf 1.5 min. per 1,000 sf above first
5,000 sf

Additional standards Subsection 3.030 (Parking)

Bicycle Spaces**Residential Uses**

Studio or 1 Bedroom 1 min. per unit

2 or More Bedrooms 2 min. per unit

Setback (Distance from ROW/ Design Site Line)Front 40' min. **L**Side Street 30' min. **M**Side 0' min. **N**Rear 5' min. **O**

Bicycles may be parked anywhere on design site, in compliance with pedestrian and vehicular access standards.

DrivewayCurb Cut/Width **P**

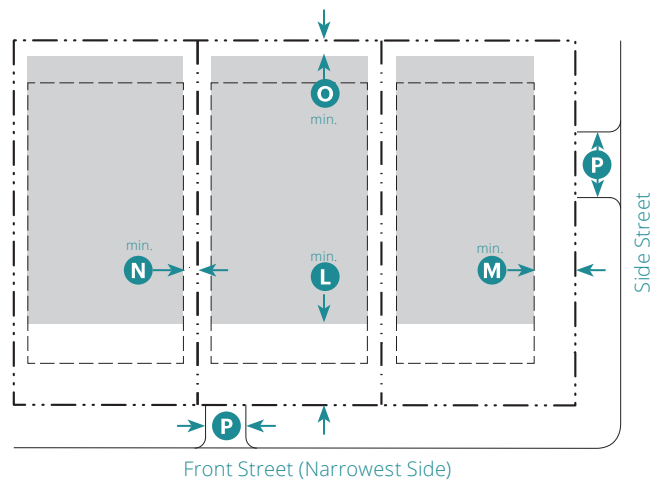
One-Way 10' max.

Two-Way 14' max.

Curb cut width may exceed allowed max. width along alley.

Driveways may be shared between adjacent design sites but shall not exceed maximum allowed width.

Driveway access on corner design sites required from side street or rear.

Figure 2.080.4**Key**

--- ROW/ Design Site Line

■ Parking Area

--- Building Setback Line

2.090 **Allowed Uses**

Refer to the underlying zone for the allowed uses and standards in Title 18, Division III. Base District Regulations.

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Section 3: Site Standards

Subsections:

3.010	Purpose
3.020	Screening
3.030	Parking
3.040	Large Sites

3.010	Purpose
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This Section provides standards to ensure that new development accomplishes the following:

- 1. Makes a positive contribution to the development pattern of the area;
- 2. New or altered structures are compatible with the design and use of existing structures on neighboring properties;
- 3. Respects the existing conditions of neighboring properties; and
- 4. Does not adversely affect neighboring properties, with "adversely affect" meaning to impact in a substantial, negative manner the habitability of these properties.

3.020 Screening

1. **Intent.** This Subsection provides standards for screening, fences, and walls for the protection of property, the enhancement of privacy, the attenuation of noise, and the improvement of the visual environment.
2. **Height Standards for Screening.** Except for wall- and ground-mounted equipment that is not visible from the public right-of-way or abutting design sites, all equipment shall comply with the following:
 - A. **Screening Height Maximums.** Screening shall not exceed the maximums identified in Table 3.020.A (Maximum Height Allowed).
 - B. **Screening Height Measurement.** Screening height shall be measured as the vertical distance between the finished grade at the base of the screen and the top edge of the screen material.

Table 3.020.A: Maximum Height Allowed

ODS zone	Item	Maximum Height Allowed			
		Front	Side St.	Side	Rear
T3N	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	4' max.	4' max.	No max.	No max.
T4N	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	4' max.	4' max.	No max.	No max.
T4MS	Fences	X	X	6' max.	6' max.
	Free Standing Walls	X	X	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	3' max.	3' max.	No max.	No max.
T5N	Fences	3' max.	3' max.	6' max.	6' max.
	Free Standing Walls	3' max.	3' max.	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	4' max.	4' max.	No max.	No max.
T5MS	Fences	X	X	6' max.	6' max.
	Free Standing Walls	X	X	6' max.	6' max.
	Mechanical Equipment ¹	X	X	6' max.	6' max.
	Refuse Storage Areas	X	X	6' max.	6' max.
	Landscaping ²	3' max.	3' max.	No max.	No max.

¹ Max. allowed height may be exceeded to the highest point of the equipment

² Excludes trees

Key

X = Item Not Allowed

3. **Courtyard Screening**

- A. Fences, walls and other screening installed to create a courtyard without a roof shall be set back a minimum of 10 feet from the front property line or back of sidewalk, whichever is the least.

4. **Equipment Screening**

- A. The following mechanical equipment is exempt from screening:
 - (1) Free-standing or roof-mounted solar equipment; and
 - (2) Vents less than two feet in height.
 - B. For new installation or relocation of existing mechanical equipment, the equipment shall be screened.
 - (1) **Roof-Mounted Equipment.** Building parapets or other architectural elements in the building's architectural style shall screen roof-mounted equipment.
 - (a) New buildings shall be designed to provide a parapet or other architectural element that is as tall or taller than the highest point on any new mechanical equipment to be located on the roof of the building; and
 - (b) For existing buildings with no parapet less than two feet in height, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim cap detail.
 - (2) **Wall- and Ground-Mounted Equipment**
 - (a) Equipment and screening shall be in compliance with the setbacks of the ODS zone.
 - (b) Screening shall be architecturally compatible and include matching paint, finish, and trim cap of the building.
5. **Temporary Fencing.** Temporary fencing may be used to provide security for approved special events, construction sites, or vacant structures and land, which cannot otherwise be secured.
6. **Barbed Wire and Razor Wire.** Barbed wire and razor wire screening are not allowed.

7. **Safety.** Fences, walls, and other screening and landscaping, whether provided in compliance with the provisions of this Subsection or provided in addition to those provisions, are subject to review by the Traffic Engineer in the following areas to ensure that visibility is maintained:
 - A. Within 10 feet of the point of intersection of:
 - (1) A vehicular access way or driveway and a street; and/or
 - (2) A vehicular access way or driveway and a sidewalk.
 - B. Within 20 feet of the point of intersection of two or more vehicular access ways, including driveways, alleys, or streets.
 - C. As used in this Subsection, "point of intersection" is measured from the face of curb or if none, from the edge of pavement.
8. **Maintenance.** Fences, walls, and other screening shall be maintained erect and in a state of good repair. A dilapidated, dangerous, or unsightly fence or wall shall be repaired, replaced, or removed, as the situation may warrant.

3.030

Parking

1. **Intent.** This Subsection prescribes standards for motor vehicle and bicycle parking areas, access drives, and standards for reducing motor vehicle trips per capita to and from development. These standards are intended to ensure that new development accomplishes the following:
 - A. Consistency with the intended physical character of walkable environments;
 - B. Provision of bicycle parking to increase bicycle trips and reduce motor vehicle trips per capita; and
 - C. Appropriately limits, screens, and landscapes motor vehicle parking areas to protect and enhance the environmental and visual quality of the community, enhance privacy, attenuate noise, and control dust.
2. **Parking Categories**
 - A. **On-site parking.** On-site parking is allowed in all ODS zones per Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone subject to the standards in this Subsection.
 - B. **Off-site parking.** Off-site parking is only allowed in developments of at least 5 acres per Subsection 3.040 (Large Sites).
3. **Bicycle Parking Standards.** Bicycle parking shall be provided in compliance with Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.
4. **General Vehicular Parking Standards**

- A. **Sharing of On-Site Parking.** Sharing of parking between different uses and developments is allowed.
- B. **Sharing of Non-Residential Parking Required.** If on-site parking spaces for non-residential uses are provided, such spaces shall be made available for use by the general public during at least one of the following time periods:
- (1) Monday through Friday, 8 AM to 5 PM; or
 - (2) Monday through Friday, 5 PM to 11 PM and all day on Saturday and Sunday.
5. **Number of Motor Vehicle Parking Spaces Required**
- A. **Required Spaces.** The minimum number of on-site parking spaces required is listed in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.
- (1) Parking Spaces for the Handicapped shall meet the requirements of the California Administrative Code (Title 24, Part 2, Chapter 2-71).
- B. **Required Number of Parking Spaces**
- (1) When calculating the required number of parking spaces, numbers shall be rounded down to the closest whole number.
 - (2) Parking systems that stack individual vehicles are counted as three spaces for every horizontal space identified.
 - (3) **Calculating Required Parking for a Mixed-Use Development.** For a building with residential and non-residential uses, shared parking shall be calculated as follows. The sum of the required parking for the two use types as stated in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone shall be divided by the factor listed in Table 3.030.A (Shared Parking Factor for Two Uses). The required number of parking spaces shall be rounded up to the closest whole number.
- | | Residential | Lodging | Office | Retail |
|-----------------------|--------------------|----------------|---------------|---------------|
| Residential | 1.0 | 1.1 | 1.4 | 1.2 |
| Lodging | 1.1 | 1.0 | 1.7 | 1.3 |
| Office | 1.4 | 1.7 | 1.0 | 1.2 |
| Retail/
Commercial | 1.2 | 1.3 | 1.2 | 1.0 |
- C. **Exception in the Event of Changes of Use or Alterations to Existing Buildings or Structures.** If an existing building or structure is altered or existing land uses are changed, the existing number of parking spaces on a property may be retained, even if the resulting building, structure or land use would ordinarily be subject to a lower maximum parking allowance.
6. **Electric Vehicle Charging.** Electric vehicle charging facilities shall be provided in compliance with CA Green Standards Building Code, Title 24, Part 11.
7. **Traffic-Reducing Parking Standards**

A. Carshare Parking Spaces

- (1) Carshare parking spaces shall be provided in the amounts specified in Table 3.030.B (Required Carshare Parking Spaces).

Table 3.030.B: Required Carshare Parking Spaces

Residential Uses	Carshare Parking Spaces Required
0-49 units	None
50-100 units	1
101 or more units	2 + 1 per additional 200 units
Office/Research & Development Uses	Carshare Parking Spaces Required
≤ 10,000 sf	None
> 10,000 sf	1 per 10,000 sf

- (2) The required carshare space(s) shall be made available, at no cost, to a carshare service for purposes of providing carshare services to its members. At the election of the property owner, the carshare spaces may be provided:
- (a) On the design site; or
 - (b) On another off-street site within 1,000 feet of the design site.
- (3) Required carshare space or spaces shall be designed in a manner that will make the spaces accessible to non-resident subscribers from outside the building as well as building residents.
- (4) If no carshare service can make use of the dedicated carshare parking spaces, the spaces may be occupied by non-carshare vehicles; provided, however, that upon 90 days of advance written notice to the property owner from a carshare service, the property owner shall terminate any non-carsharing leases for such spaces and shall make the spaces available to the carshare service for its use of such spaces.
- B. Carpool Spaces.** If parking is provided at a development, parking spaces reserved for use by carpool/vanpool vehicles shall be designated in preferred locations (including, but are not limited to, closest to building entries). The locations of these spaces shall be approved by the City. The minimum number of carpool spaces required is listed in Table 3.030.C (Required Carpool Parking Spaces).

Table 3.030.C: Required Carpool Parking Spaces

Office/Research & Development Uses	Carpool Parking Spaces Required
≤ 40 parking spaces	None
> 40 parking spaces	10% of the total number of spaces
Other Uses	Carpool Parking Spaces Required
All Other Uses	None

C. **Parking Costs Unbundled from the Cost of Other Goods and Services**

- (1) **Residential Uses.** All off-street parking spaces accessory to residential uses in structures of four dwellings or more shall be leased or sold separately from the rental or purchase fees for dwellings for the life of the dwellings, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space. Renters or buyers of on-site inclusionary affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwellings.
- (2) **Non-Residential Uses.** All off-street parking spaces accessory to non-residential uses shall be leased or sold separately from the rental or purchase fees for non-residential building space for the life of the building, such that potential renters or buyers have the option of renting or buying building space at a price lower than would be the case if there were a single price for both the building space and the parking space.
- (3) **Exception.** Off-street parking spaces accessory to retail uses are not required to be leased or sold separately from retail space and may be offered to shoppers and other visitors free of charge for stays of up to two hours.

8. **Parking Spaces, Design and Layout**

A. **Access.** On-site parking areas shall be accessed per the following:

- (1) Parking shall be designed with an appropriate means of vehicular access to a street or to an alley to cause the least interference with traffic flow.
- (2) Ingress to and egress from parking spaces shall be from an on-site aisle or driveway, directly from the front, side street, public alley, or rear lane.
- (3) On-site loading space(s) is not required.

B. **Driveways**

- (1) Access to Driveways
 - (a) Driveway access to and from developments of two or fewer dwelling units onto public streets shall be where practical by forward motion of the vehicle; and
 - (b) Driveway access to and from developments of three or more dwelling units onto public streets shall be by forward motion of the vehicle.
 - (c) Minimum 30 feet separation between driveways for all uses except developments of two or fewer dwelling units.
 - (d) Driveways shall comply with the Contra Costa County fire protection district for access road and fire lanes.

- (2) **Number of Driveways.** Table 3.030.D (Number of Driveways) specifies the maximum number of driveways for a development site based on the amount of lot frontage along arterial streets.

Table 3.030.D: Number of Driveways

Lot Frontage	Maximum Number of Driveways
Up to 150'	1
150' to 299'	2
Each additional 300'	1

- (3) Driveways shall be setback from design site lines as follows:
- (a) Minimum two feet from side design site lines; and/or
 - (b) No less than the minimum rear parking setback per the ODS zone.
- (4) Driveways shall extend to and include the area between the design site line and the edge of the street pavement.
- C. **Aisles.** Table 3.030.E (Aisle Widths) specifies the minimum dimensions for a aisles based on the angle for the parking spaces.
- (1) Driveways shall comply with the Contra Costa County Fire Protection District for access road and fire lanes.

Table 3.030.E: Aisle Widths

Angle of Parking Space	One-Way Traffic	Two-Way Traffic
90 degrees	25' min.	25' min.
60 degrees	16' min.	23' min.
45 degrees	12' min.	22' min.
30 degrees	11' min.	21' min.
0 degrees	12' min.	24' min.

- D. **Parking Space Dimensions.** Table 3.030.F (Parking Space Dimensions) specifies the minimum dimensions for parking spaces.

Table 3.030.F: Parking Space Dimensions

Use	Width	Depth
Residential	10' min.	20' min.
Non-Residential	9' min.	18' min.
All (Parallel Spaces)	10' min.	22' min.

- E. **Tandem Parking.** Tandem parking is allowed in all ODS zones for all uses, subject to on-site management.
- F. **Identification as to Purpose and Location.** On-site parking areas of four or more spaces shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading areas, while distinguishing such spaces from aisle and other circulation features.

G. Materials

- (1) All parking area and driveway specifications to follow those specified by the Engineering Division of the City of Pittsburgh.
- (2) Parking area surfacing materials shall comply with all applicable Contra Costa County Fire Protection District Standards and City of Pittsburgh Standard Details and Specifications.

H. Location

- (1) **On-site Parking.** Location of on-site parking is regulated by the required setbacks in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone and the following:
 - (a) Parking lots shall be separated at least by five feet from buildings to make room for a sidewalk, landscaping, and/or other planting between the building and the parking area; and
 - (b) The required separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.
- (2) **Off-site Parking.** Location of Off-site parking is regulated by the required plan in Subsection 3.030.9 (Off-site Parking Plan)
- I. **Size of Parking Lot.** Parking lots larger than 10,000 square feet in size shall be broken down into smaller parking areas with planted landscape areas with a minimum width of 15 feet between them to minimize the perceived scale of the total field of stalls.

9. Off-site Parking Plan.

- A. All Off-site Parking Plans shall comply with the following standards:
 - (1) A maximum of 150 feet of distance between parking and building entrances;

3.040**Large Sites**

1. Developments of at least 5 acres and at least 800 feet wide along the Front or Side Street are required to be designed per standards identified in Items A through G.
2. Developments over 20 acres are required to be designed per standards identified in Items A through H.

A. Civic Space Required

- (1) A minimum of 10 percent of the total development area, after subtracting street right-of-ways, is required, meeting or exceeding standards per Item D (Standards and Formula for Dedication of Land) in Section 17.32.020 (Park Dedication).
- (2) See Section 7 (Civic Space Types) for allowed types.

B. Streets.

- (1) Streets are to be applied to create walkable neighborhoods with redundant routes for vehicular, bicycle, and pedestrian circulation.
- (2) New streets are required to meet the standards in Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications.

C. Alleys

- (1) Existing alleys may be removed if street access is provided to the design sites on those blocks in compliance with the access standards of the ODS zone.
- (2) Alleys may be added in compliance with Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications and in compliance with Table 3.040.A (Block Size).

D. External Connectivity

- (1) The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and intended for future development, or where the adjoining lands are undeveloped and include opportunities for such connections.
- (2) Street rights-of-way shall be extended to or along adjoining property boundaries to provide a roadway connection or street stub for development, in compliance with Table 3.040.A (Block Size), for each direction (north, south, east, and west) in which development abuts vacant land.
- (3) Right-of-way stubs shall be identified and include a notation that all stubs are to connect with future streets on adjoining property and be designed to transition in compliance with Roadway Standard Details of the City Council Resolution 07-10785, City Standard Details and Specifications.
- (4) New dead-end streets and cul-de-sacs are not allowed, except when the grade of the new street exceeds 15 percent.

E. Block Size (New Blocks and Blocks to be Modified)

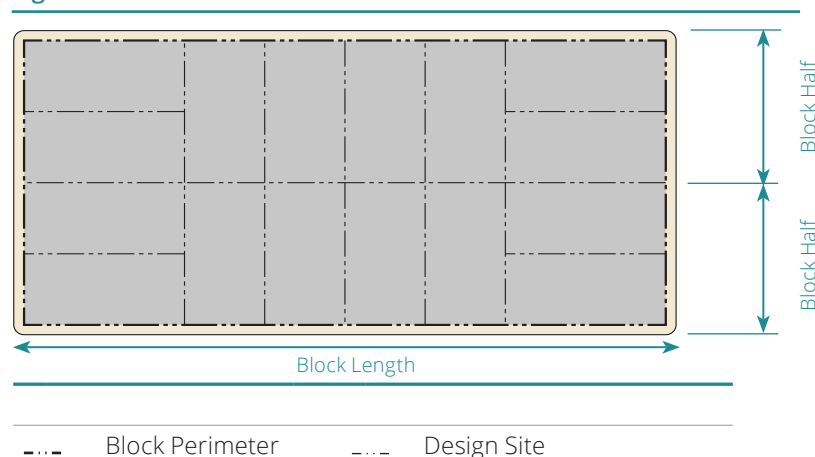
- (1) Individual block lengths and the total block perimeter shall be in compliance with the standards in Table 3.040.A (Block Size).

- (2) If a block contains multiple ODS zones, the most intense ODS zone is to be used to establish the standards for block size.
 - (3) Blocks shall be a minimum width to result in two halves of developable design sites in compliance with the design site depth standards for the allowed building types in the ODS zone. A single half is allowed when adjoining an existing half-block.
 - (4) Blocks may be uniquely shaped in compliance with the standards in Table 3.040.A (Block Size Standards).
- F. **Off-site Parking.** Off-site parking is allowed, per standards in Subsection 3.030 (Parking).
- G. **Stormwater Management**
- (1) Integrated Design

Table 3.040.A: Block Size

Zone	Length	Perimeter	Length	Perimeter
	Without Passage		Passage Required ¹	
T3N	600' max.	2,000' max.	800' max.	2,400' max.
T4N	600' max.	2,000' max.	800' max.	2,400' max.
T4MS	450' max.	1,600' max.	N/A	N/A.
T5N	500' max.	1,800' max.	N/A	N/A
T5MS	450' max.	1,600' max.	N/A.	N/A

¹In compliance with the standards for a Passage in Subsection 7.060 (Passage)

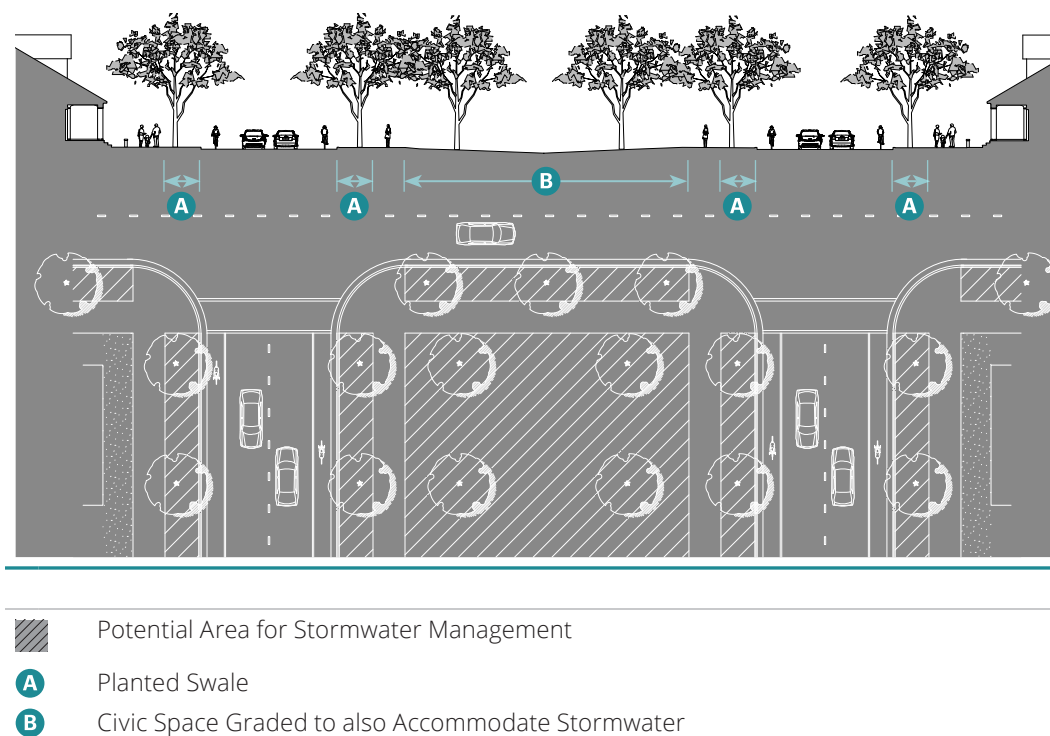
Figure 3.040.1 Block Size

- (a) Stormwater management is required through a system that is integral to the streetscapes and/or the civic and open space(s) in the development.
- (b) The area(s) used for stormwater management is to be designed for both seasonal temporary on-site retention of stormwater and as public open space for the neighborhood(s) accessible to the public.
- (c) The stormwater management area(s) may connect with those of adjacent development(s).

H. Applying ODS zones for Developments over 20 acres.

- (1) Developments shall apply at least two ODS zones using only the ODS zones established in Section 2 (Zone Standards) and in compliance with Table 3.040.B (Available Zones by General Plan Land Use Designation).

Figure 3.040.2 Stormwater Management Diagram



- (a) Open sub-zones are allowed, but do not count as a second ODS zone.
- (2) Organization of zones.
 - (a) Low-intensity ODS zones (T3N, and T4N) shall be mapped around neighborhood streets, and open space.
 - (b) High-intensity ODS zones (T4MS, T5N, and T5MS) shall be mapped around a main street, civic or open space, transit stop, or civic building locations suitable for greater intensities.
 - (c) Transitions between zones shall occur within the block or across alleys along the adjacent prevailing slope.

Table 3.040.B: Available Zones by General Plan Land Use Designation

Zone	Land Use Designation														
	Residential		Downtown		Mixed Use					Commercial					
	MD	HD	MD	HD	CC	D	G	P/BP BART	Railroad Ave. SPA	D	C	M	PI	R	S
T3N	●	●	●	●					●				●		
T4N		●		●	●		●	●	●			●		●	●
T4MS						●				●	●				
T5N					●	●	●	●	●		●	●		●	●
T5MS						●			●	●	●				

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Section 4: Building Types

Subsections

4.010	Purpose
4.020	Building Types
4.030	Overview of Building Types
4.040	Duplex Side-by-Side
4.050	Duplex Stacked
4.060	Cottage Court
4.070	Multiplex Small
4.080	Multiplex Large
4.090	Townhouse
4.100	Courtyard Building Small
4.110	Courtyard Building Large
4.120	Main Street Building

4.010 Purpose

This Section provides the standards for development of individual building types to achieve the intended physical character of each zone, offer housing choices and affordable housing opportunities, and incubate small businesses as amenities within walkable neighborhoods.

4.020 Building Types

1. Building types are used to articulate size, scale, and intensity according to the intent of each zone.
2. Building types are categorized into two groups: House-Scale Buildings and Block-Scale Buildings. See Figure 4.020.1 (Example of House-Scale and Block-Scale Buildings) for reference.
 - A. **House-Scale Buildings.** Buildings that are the size of a house, typically ranging in footprint from as small as 25 feet up to 80 feet in width overall; and
 - B. **Block-Scale Buildings.** Buildings that are individually as large as most or all of a block or, when arranged together along a street, appear as long as most or all of a block.
3. The design site size standards for each building type are set in each zone to generate pedestrian-oriented buildings within the overall intended physical character of each zone. The design site size standard identifies the range of design site sizes on which the given building type is allowed to be built.
4. Certain building types have additional standards beyond the zone standards to further calibrate the type for its context.

5. Each design site shall have only one primary building type, except as follows, and in compliance with all standards:
 - A. The Cottage Court may consist of up to nine individual buildings. See Subsection 4.040 (Cottage Court);
 - B. More than one primary building type is allowed on a parcel that identifies proposed multiple design site lines that meet the standards of this Subsection. See Figure 4.020.2 (Example of Multiple Design Sites on One Parcel).
 - (1) Examples
 - (a) A parcel large enough to accommodate multiple design sites but smaller than the size of a block; or
 - (b) A parcel large enough to create one or more new blocks. See Subsection 3.050 (Large Sites) for standards.
6. On-site open space. The standards identify only the required type (private or common) and amount. For example, if the type only has standards for private open space, common open space is not required for that building type. The identified amount is for the entire building unless specified otherwise.
7. Parking may be designed as tuck-under, detached garage(s), podium or subterranean, in compliance with the zone standards for parking placement.
8. Wings are required to be smaller in size and height than the main body to visually reduce the overall size of a building. To further this objective, the standards specify the amount that wings are required to be offset from the main body so that their facades are not aligned.
9. The maximum number of units identified for each building type is dependent on the design site being large enough to accommodate the zone's standards (e.g., parking). These standards implement the Pittsburgh General Plan and do not allow more residential density than what is allowed by the applicable General Plan Land Use category.
10. Individual designs may vary from the diagrams for each building type in compliance with the standards of this Section.
11. New buildings and their improvements are subject to the City's local standards for Fire Safety and Building Safety.

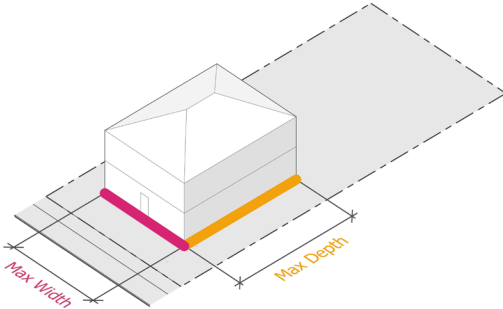
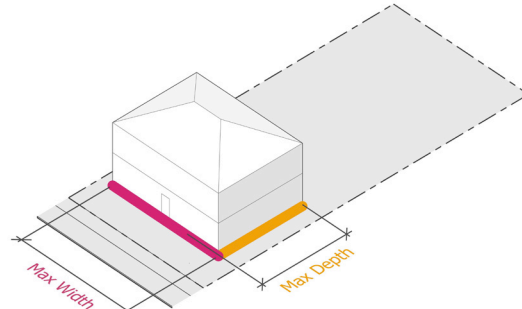
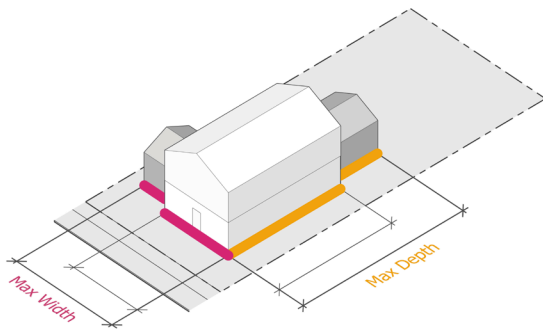
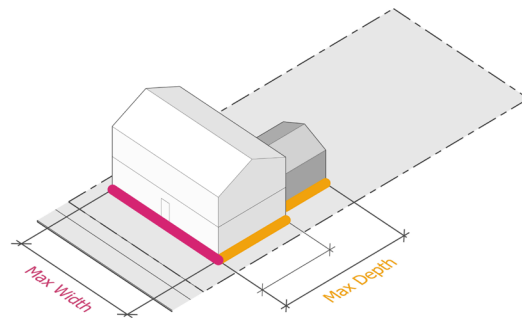
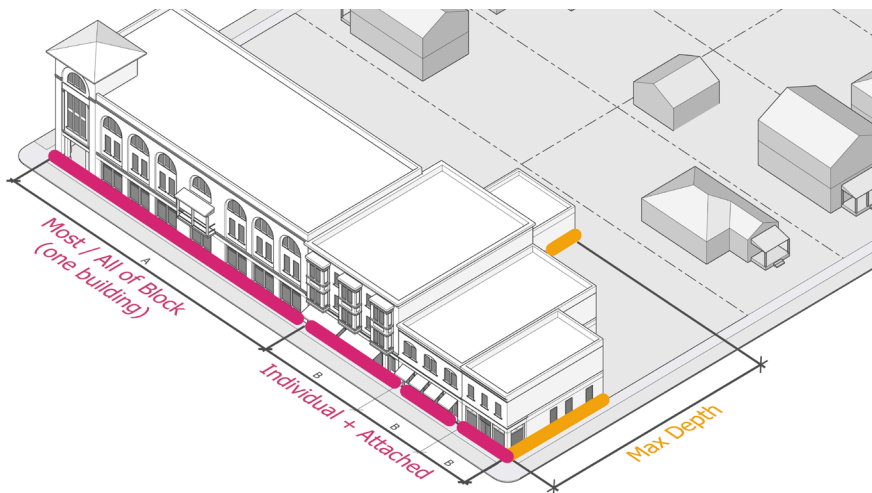
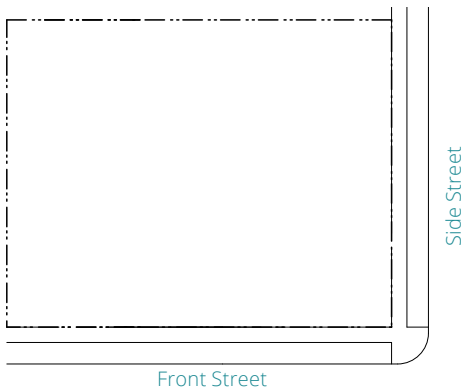
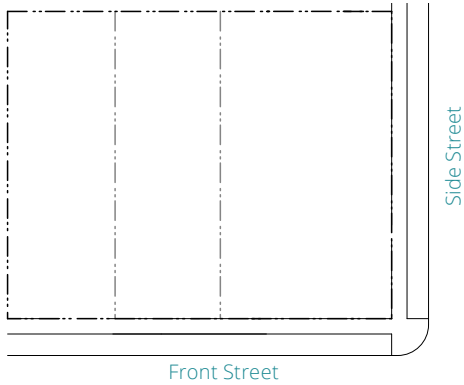
Figure 4.020.1 Example of House-Scale and Block-Scale Buildings**House-Scale Buildings***Main body only**Main body only**Main body with side and rear wings**Main body with rear wing***Block-Scale Buildings**

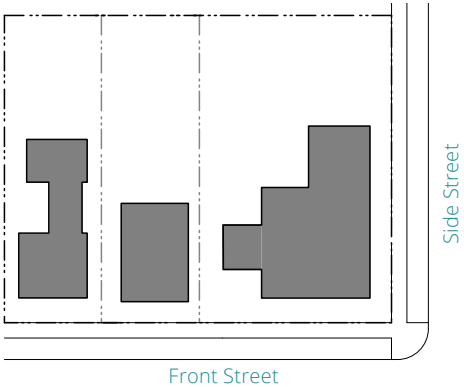
Figure 4.020.2 Example of Multiple Design Sites on One Parcel



One parcel



One parcel proposed for three design sites. Each design site is sized in compliance with the width and depth standards in Table C (Building Types and Design Site Size) of the ODS zone.



One parcel with three resulting primary buildings in compliance with required setbacks. Individual design sites are not required to be recorded as new parcels.

Larger examples of this approach are parcels that are large enough to make new block(s). See Subsection 3.050 (Large Sites) for standards.

Key

- - - Parcel Line
- - - Design Site Line
- Primary Building Type

4.030 Overview of Building Types

Table 4.030.A (Building Types Overview) provides an overview of the allowed building types in each zone. The names of the building types are not intended to limit uses within a building type. For example, a Duplex may have non-residential uses within it as allowed by the zone. See referenced Subsection(s) for standards.

Table 4.030.A: Overview of Building Types

Private Frontage Type	Specific Standards	Zones				
		T3N	T4N	T4MS	T5N	T5MS
Duplex Side-by-Side	4.040	P	X	X	X	X
Duplex Stacked	4.050	P	X	X	X	X
Cottage Court	4.060	P	X	X	X	X
Multiplex Small	4.070	X	P	X	X	X
Multiplex Large	4.080	X	X	X	P	X
Townhouse	4.090	P	P	P	P	X
Courtyard Building Small	4.100	X	P	P	X	X
Courtyard Building Large	4.110	X	X	X	P	P
Main Street Building	4.120	X	X	P	X	P

Key P = Allowed O = Allowed Only in Open Sub-Zone or Side Street X = Not Allowed

4.040 Duplex Side-by-Side



Example of Duplex Side-by-Side

Table 4.040.A Description

A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two side-by-side units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods.

Table 4.040.B Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.



Example of Duplex Side-by-Side



Example of Duplex Side-by-Side

General Note: Photos on this page are illustrative, not regulatory.

Table 4.040.C Building Size and Massing**Height**

Stories 2.5 max.

Main Body¹

Width 48' max. **(A)**

Depth 36' max. **(B)**

Wing(s)¹

Width 15' max. **(C)**

Depth 24' max. **(D)**

Separation between Wings 10' min. **(E)**

Offset from Main Body facade along Front Street, Side Street, or Civic Space 5' min. if 2 stories; 0' min. if 1 story **(E)**

¹ In compliance with Table E (Building Placement) of the ODS zone

Table 4.040.D Pedestrian Access

Main Entrance Location Front Street² **(F)**

Each unit shall have an entry facing the street on or within 15' of the front facade.

² On corner design sites, each unit shall front a different street.

Table 4.040.E Vehicle Access and Parking

Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(G)**

Table 4.040.F Open Space**Common Open Space**

Width 15' min. **(H)**

Depth 15' min. **(H)**

Required setbacks and driveways do not count toward open yard.

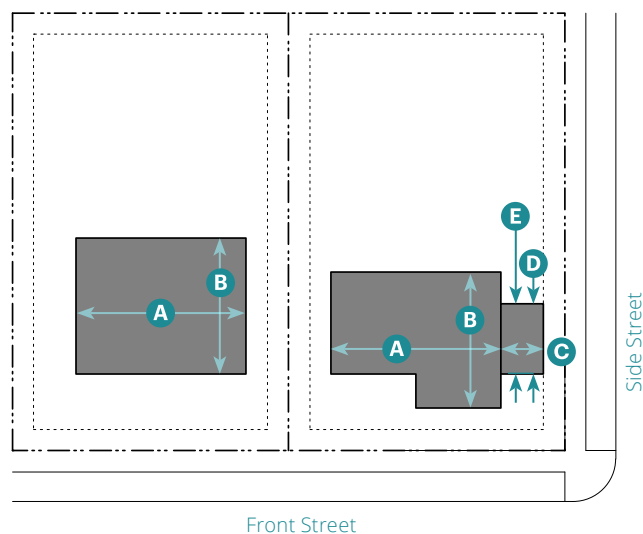
Required open space shall be located behind the main body of the building.

Table 4.040.G Miscellaneous**Fencing**

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

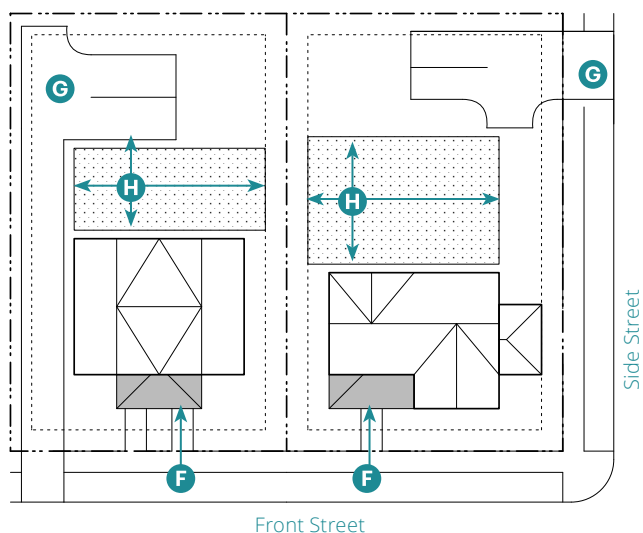
Visibility shall be maintained through the fencing.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- ▨ Common Open Spaces

4.050 Duplex Stacked



Example of Duplex Stacked

Table 4.050.A Description

A small-to-medium-sized, detached, House-Scale Building with small-to-medium setbacks and a rear setback. The building consists of two stacked units, both facing the street and within a single building massing. The type has the appearance of a single-unit house and is scaled to fit within lower-intensity neighborhoods..

Table 4.050.B Number of Units

Units per Building	2 max.
Buildings per Design Site	1 max.



Example of Duplex Stacked



Example of Duplex Stacked

General Note: Photos on this page are illustrative, not regulatory.

Table 4.050.C Building Size and Massing**Height**

Stories 2.5 max.

Main Body¹Width 36' max. **(A)**Depth 48' max. **(B)****Wing(s)¹**Width 15' max. **(C)**Depth 24' max. **(D)**Separation between Wings 10' min. **(E)**Offset from Main Body facade along
Front Street, Side Street, or Civic Space 5' min. if 2 stories;
0' min. if 1 story **(E)**¹ In compliance with Table E (Building Placement) of the ODS zone**Table 4.050.D Pedestrian Access**Main Entrance Location Front Street² **(F)**

Each unit shall have an entry facing the street on or within 15' of the front facade.

² On corner design sites, each unit shall front a different street.**Table 4.050.E Vehicle Access and Parking**Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(G)****Table 4.050.F Open Space****Common Open Space**Width 15' min. **(H)**Depth 15' min. **(H)**

Required setbacks and driveways do not count toward open space.

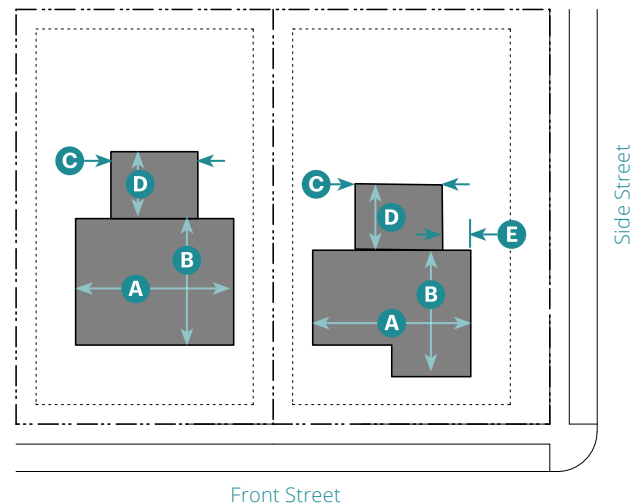
Required open space shall be located behind the main body of the building.

Table 4.050.G Miscellaneous**Fencing**

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

Visibility shall be maintained through the fencing.

Alley access required if alley exists

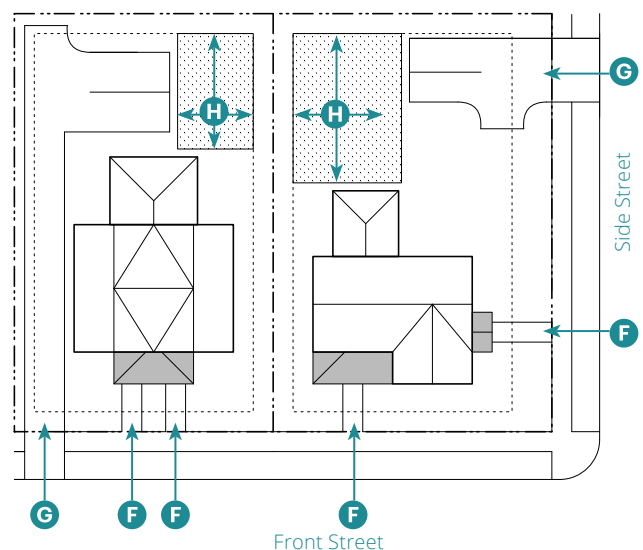
**Key**

--- ROW/ Design Site Line

■ Building

----- Building Setback Line

Alley access required if alley exists

**Key**

--- ROW/ Design Site Line

■ Frontage

----- Building Setback Line

▨ Common Open Spaces

4.060 Cottage Court



Example of Cottage Court

Table 4.060.A Description

A group of three to nine small, detached, House-Scale Buildings arranged to define a shared court open to and visible from the street. The shared court is common open space becoming an important community-enhancing element. The type is scaled to fit within low-to-moderate-intensity neighborhoods and in non-residential contexts.

Synonym: Bungalow Court

Table 4.060.B Number of Units

Units per Cottage	1 max.
Cottages per Design Site	3 min.; 9 max.



Example of Cottage Court



Example of Cottage Court

General Note: Photos on this page are illustrative, not regulatory.

Table 4.060.C Building Size and Massing**Height**

Stories 1.5 max.

Main BodyWidth 32' max. **(A)**Depth 32' max. **(B)**Separation between Cottages 7' min. **(C)****Table 4.060.D Pedestrian Access**Shared court shall be accessible from front street. **(D)**Pedestrian Path Setbacks from Building Entrance 6' min. **(E)**

Main entrance to units required from shared court.

Units on a corner may enter from the side street.

Pedestrian connections shall connect all buildings to the public ROW, shared court, and parking areas.

Table 4.060.E Vehicle Access and ParkingDriveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(F)**

Spaces may be individually accessible by the units and/or common parking area(s) at rear or side of design site.

Table 4.060.F Open Space**Common Open Space**Width 15' min. **(G)**Depth 60' min. (3-4 units) **(H)**

70' min. (5-9 units)

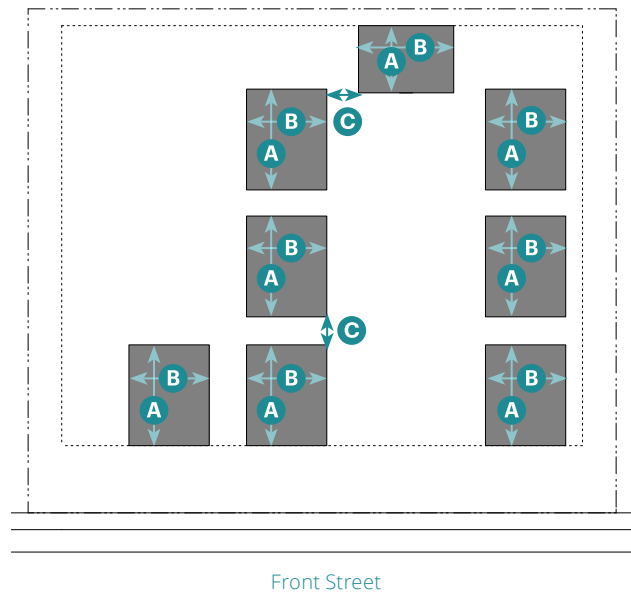
Required setbacks and driveways do not count toward open space.

Table 4.060.G Miscellaneous**Fencing**

Fencing only allowed around or between individual buildings and shall not exceed 36" in height.

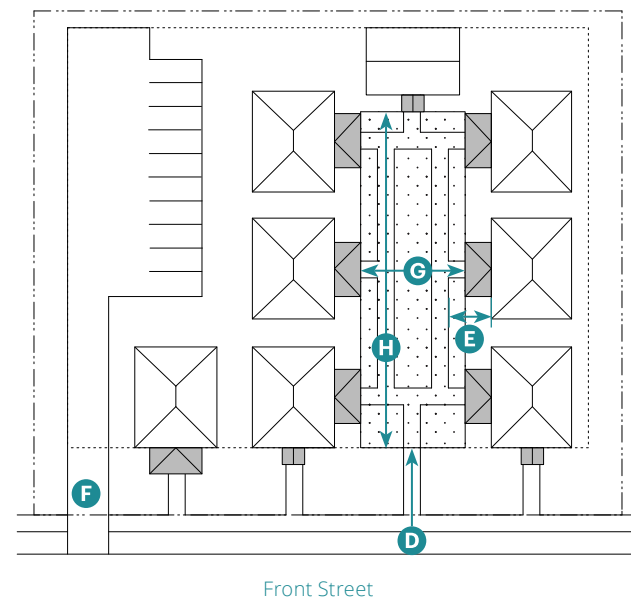
Visibility shall be maintained through the fencing.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- ▨ Common Open Spaces

4.070 Multiplex Small



Example of Multiplex Small

Table 4.070.A Description

A small-to-medium-sized, detached, House-Scale Building that consists of three to six side-by-side and/or stacked units, typically with one shared entry or individual entries along the front. The type has the appearance of a medium-sized, single-unit house and is scaled to fit within low- to moderate-intensity neighborhoods.

Table 4.070.B Number of Units

Units per Building	3 min.; 6 max.
Buildings per Design Site	1 max.



Example of Multiplex Small



Example of Multiplex Small

General Note: Photos on this page are illustrative, not regulatory.

Table 4.070.C Building Size and Massing

Height	
Stories	3 max.
Main Body	
Width	48' max. (A)
Depth	48' max. (B)
Wing(s) ¹	
Width	20' max. (C)
Depth	20' max. (D)
Separation between Wings	15' min.
Offset from Main Body	5' min. (E)

¹Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Table 4.070.D Pedestrian Access

Main Entrance Location	Front Street (E)
------------------------	-------------------------

Each unit may have an individual entry.

Table 4.070.E Vehicle Access and Parking

Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. (F)
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Table 4.070.F Open Space

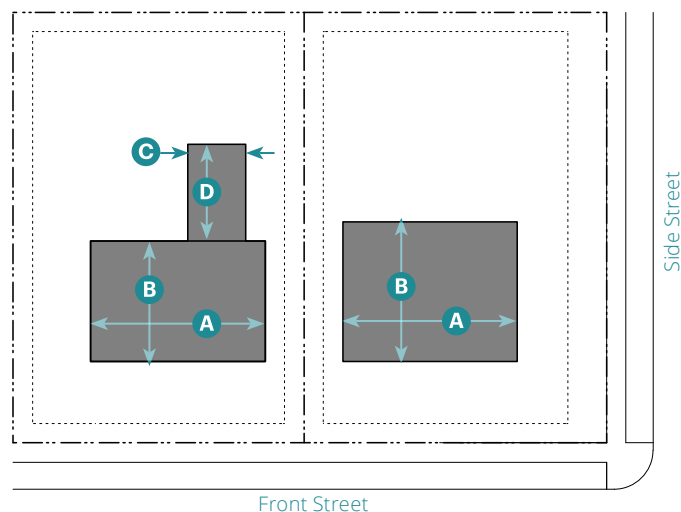
Common Open Space ²	
Width	15' min. (G)
Depth	15' min. (H)

Required setbacks and driveways do not count toward open space.

Required common open space shall be located behind the main body of the building.

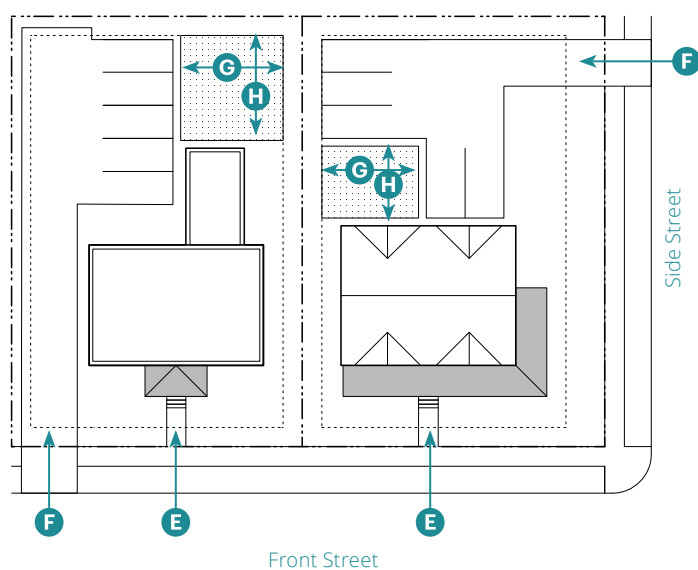
²Common open space is not required if the building is within 800' of public open space

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.080

Multiplex Large



Example of Multiplex

Table 4.080.A Description

A medium-to-large-sized, detached, House-Scale Building that consists of seven to 12 side-by-side and/or stacked units, typically with one shared entry. The type is scaled to fit within moderate-intensity neighborhoods.

Synonym: Mansion Apartment

Table 4.080.B Number of Units

Units per Building	7 min.; 12 max.
--------------------	-----------------

Buildings per Design Site	1 max.
---------------------------	--------



Example of Multiplex



Example of Multiplex

General Note: Photos on this page are illustrative, not regulatory.

Table 4.080.C Building Size and Massing

Height	T5N
Stories	3.5 max.
Main Body¹	
Width	60' max. (A)
Depth	60' max. (B)
Wing(s)¹	
Width	30' max. (C)
Depth	30' max. (D)
Separation between Wings	15' min.
Offset from Main Body	5' min. (E)

¹Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Table 4.080.D Pedestrian Access

Main Entrance Location	Front Street (E)
------------------------	-------------------------

Units located in the main body shall be accessed by a common entry along the front street.

On corner design sites, units in a wing may enter from the side street.

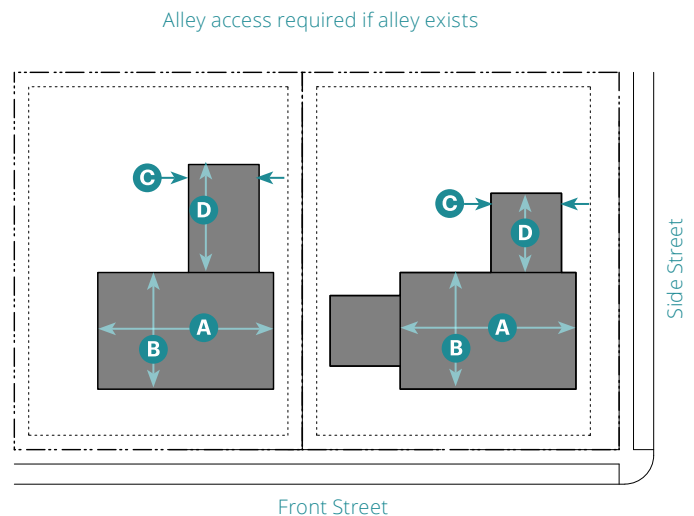
Table 4.080.E Vehicle Access and Parking

Driveway and parking location shall comply with	(F)
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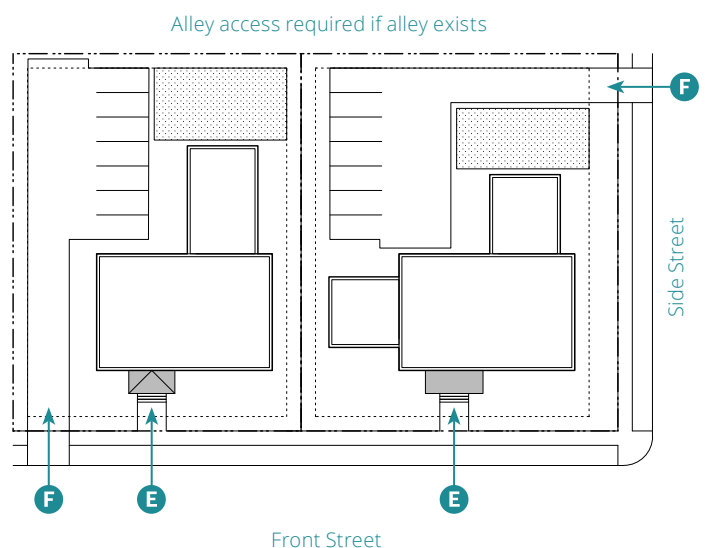
standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.

Table 4.080.F Open Space

Common or Private open space is not required.

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.090 Townhouse



Example of Neighborhood Townhouse

Table 4.090.A Description

A small-sized, typically attached, House-Scaled or Block-Scaled Building with a rear setback. Each Townhouse consists of one unit. As allowed by the zone, the type may also be detached with minimal separations between buildings. The type is typically located within low-to-moderate-intensity neighborhoods.

Synonym: Rowhouse

Table 4.090.B Number of Units

House-Scale	T3N/T4N
Units per Townhouse	1 max.
Townhouses per Design Site	1 max.
Townhouses per Run	2 min.; 5 max.
Block-Scale	T4MS/T5N
Units per Townhouse	3 max.
Townhouses per Design Site	1 max.
Townhouses per Run	4 min.; 8 max.



Example of Neighborhood Townhouse



Example of Neighborhood Townhouse

General Note: Photos on this page are illustrative, not regulatory.

Table 4.090.C Building Size and Massing

Height	T3N/T4N	T4MS/T5N
Stories	3 max.	
Main Body ¹		
Width per Townhouse	18' min.; 25' max.	A
Depth per Townhouse	50' max.	B
Width per Run	125' max.	200' max. C
Wing(s) ¹		
Width	14' max.	14' max. D
Depth	14' max.	14' max. E
Separation between Wings	10' min. F	

¹ Height is limited to 1 story less than main body and 10' less to highest eave/parapet.

Table 4.090.D Pedestrian Access

Main Entrance Location	Front Street	G
------------------------	--------------	----------

Each unit shall have an individual entry facing a street.

Table 4.090.E Vehicle Access and Parking

Driveway and parking location shall comply with	H
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standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone.

Table 4.090.F Open Space

Private Open Space		
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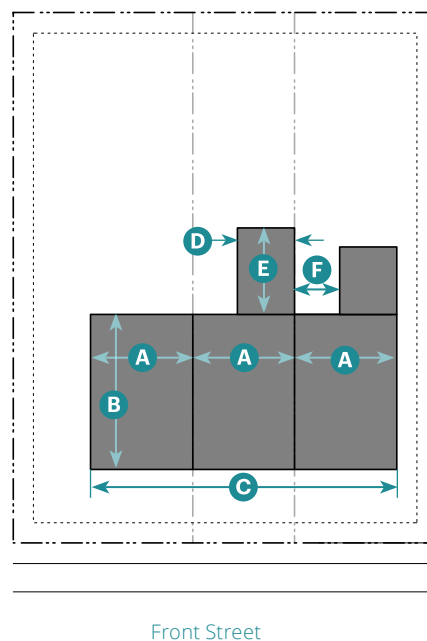
Width	8' min.	I
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Depth	8' min.	I
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Required setbacks and driveways do not count toward open space.

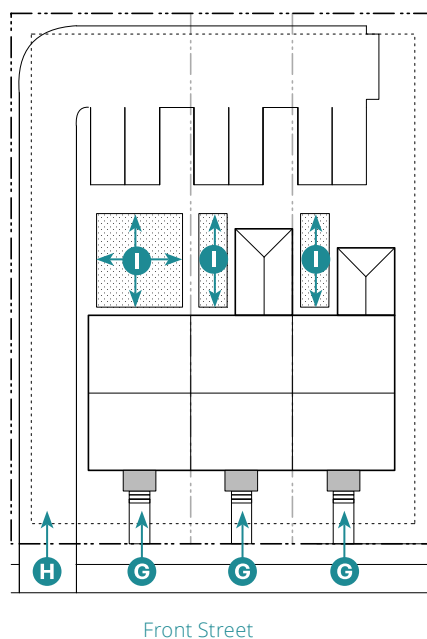
Required private open space shall be located behind the main body of the building.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.100 Courtyard Building Small



Example of Neighborhood Courtyard

Table 4.100.A Description

A detached, House-Scale Building that consists of up to 16 attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Synonym: Courtyard Apartment

Table 4.100.B Number of Units

Units per Building	10 min.; 16 max.
--------------------	------------------

Buildings per Design Site	1 max.
---------------------------	--------



Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

General Note: Photos on this page are illustrative, not regulatory.

Table 4.100.C Building Size and Massing**Height**

Stories 3 max.

Main Body¹Width 100' max. **(A)**Depth 100' max. **(B)****Table 4.100.D Pedestrian Access**Main Entrance Location¹ Courtyard or Street **(C)**¹ The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.**Table 4.100.E Vehicle Access and Parking**Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(D)****Table 4.100.F Open Space**

Common Open Space	L-shaped	U-shaped	
Width	20' min.	25' min.	(E)
Depth	30' min.	50' min.	(F)

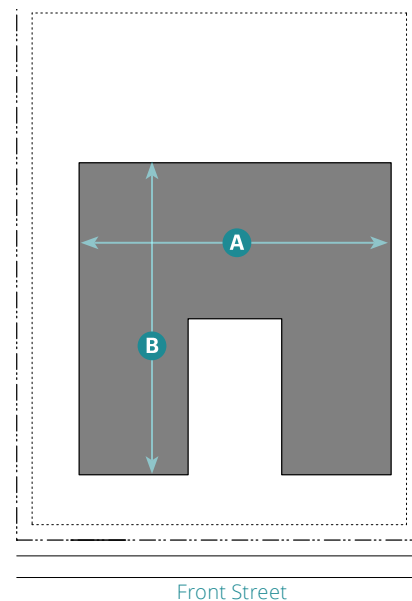
Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

Building shall define at least three walls of the courtyard.

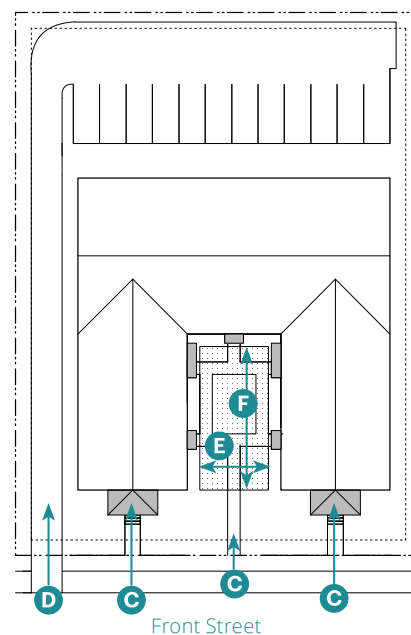
Front of courtyard not defined by building shall be defined by 2'-6" to 5' tall wall with entry gate/door.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.110 Courtyard Building Large



Example of Neighborhood Courtyard

Table 4.110.A Description

A detached, House-Scale Building that consists of up to 24 attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space and takes the place of a rear setback. The type is typically integrated as a small portion of lower-intensity neighborhoods or more consistently into moderate-intensity neighborhoods.

Synonym: Courtyard Apartment

Table 4.110.B Number of Units

Units per Building	18 min.; 24 max.
--------------------	------------------

Buildings per Design Site	1 max.
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Example of Neighborhood Courtyard



Example of Neighborhood Courtyard

General Note: Photos on this page are illustrative, not regulatory.

Table 4.110.C Building Size and Massing**Height**

Stories 5 max.

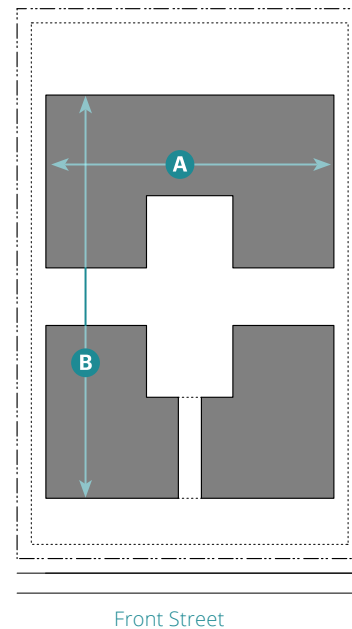
Main Body¹Width 120' max. **(A)**Depth 150' max. **(B)****Table 4.110.D Pedestrian Access**Main Entrance Location¹ Courtyard or Street **(C)**¹ The main entry of ground floor units shall be directly off of a courtyard or street, whichever is closer.**Table 4.110.E Vehicle Access and Parking**Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **(D)****Table 4.110.F Open Space****Common Open Space**Width 30' min. **(E)**Depth 50' min. **(F)**

Courtyard(s) shall be accessible from the front street.

Multiple courtyards are required to be connected via a Passage through or between buildings.

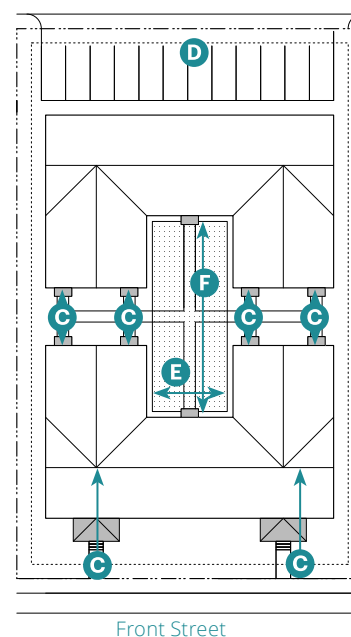
Building shall define at least three walls of the courtyard.

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

Alley access required if alley exists

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

4.120

Main Street Building



Example of Main Street Building

Table 4.120.A Description

A small-to-large-sized, Block-Scale Building, typically attached, but may be detached. The type is intended to provide a vertical mix of uses with ground-floor retail, office, or service uses and upper-floor service or residential uses. The type makes up the primary component of neighborhood and downtown main streets, therefore being a key component to providing walkability.

Table 4.120.B Number of Units

Units per Building	Unrestricted
Buildings per Design Site	1 max.



Example of Main Street Building



Example of Main Street Building

General Note: Photos on this page are illustrative, not regulatory.

Table 4.120.C Building Size and Massing

Height	T4MS	T5MS
Stories	3 max.	5 max.
Main Body		
Width	100' max.	200' max. A
Depth	100' max.	200' max. B

Table 4.120.D Pedestrian Access

Distance between Entries to 40' max.

Ground Floor Shops

Upper floor units shall be accessed by a common entry along the front or side street.

Ground floor shops shall have individual entries along the front or side street. **C**

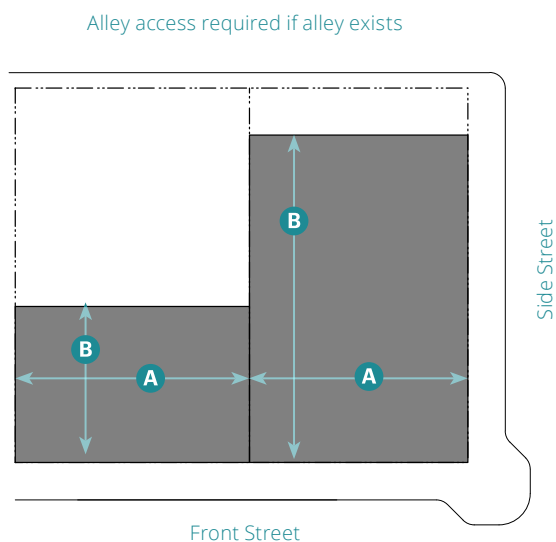
Ground floor units allowed along side streets are required to be at least 30' from the front street. **D**

Table 4.120.E Vehicle Access and Parking

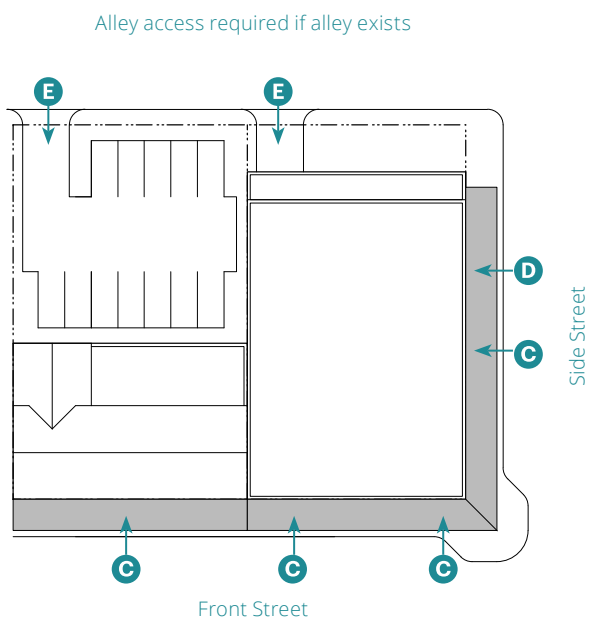
Driveway and parking location shall comply with standards in Table F (On-Site Vehicular and Bicycle Parking) of the ODS zone. **E**

Table 4.120.F Open Space

Common or private open space is not required.

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Building

**Key**

- ROW/ Design Site Line
- Building Setback Line
- Frontage
- Private Open Space

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Section 5: Massing and Facade Articulation Standards

Subsections:

- 5.010 Purpose
- 5.020 Overview of Façade and Design Standards
- 5.030 Massing and Composition
- 5.040 Tripartite Facade Articulation
- 5.050 Architectural Recession(s)
- 5.060 Windows and Openings

5.010 Purpose

This Section provides standards intended to promote a pedestrian-scaled built environment by reducing the perceived mass of large buildings while allowing for creativity and innovation.

5.020 Overview of Façade and Design Standards

Table 5.020.A (Massing and Facade Articulation Standards Overview) provides an overview of the standards.

Table 5.020.A: Massing and Facade Articulation Standards Overview				
Standard	Building Length ¹			
	< 75'	75' to <100'	100'to <150'	≥150'
5.030 (Massing and Composition)	N	R	R	R
5.040 (Tripartite Facade Articulation)	N	R	R	R
5.050 (Architectural Recession(s))	N	N	R	R
5.060 (Windows and Openings)	N	N	R	R

¹ Building length includes main body and wings, as measured along street or civic space.

Key	R = Required	N = Not Required	A = Allowed	- = Not Allowed
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5.030 Massing and Composition

Table 5.030.A Description

Standards for the articulation of building facades to ensure that new development is harmonious in scale with existing development.

Table 5.030.B Applicability

Buildings $\geq 75'$ long

Table 5.030.C General Character

New facades and facade modifications along a street or civic space shall be designed to appear as multiple buildings no greater than 75' in length and not repeating the same massing and composition. **A**

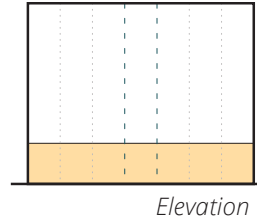
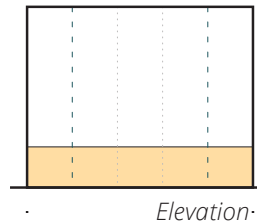
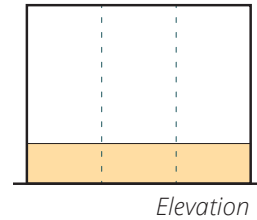
Building facades shall be arranged in an orderly composition of window bays/ openings based on prevalent patterns of 3, 5 or 7 bays. **B**

Facades shall be designed in an orderly symmetrical or asymmetrical composition. **C**

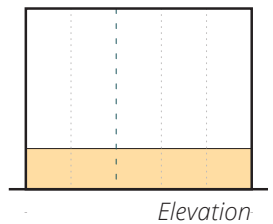
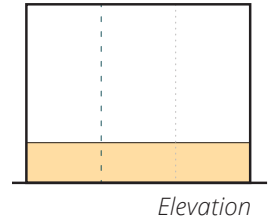
The pattern shall be visually expressed through the spacing of openings, physical recesses, projections or other techniques.

The pattern may include the ground floor and its mezzanine.

Symmetric facade composition



Asymmetric facade composition



3, 5, 7-bay facade composition

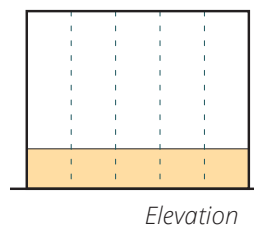
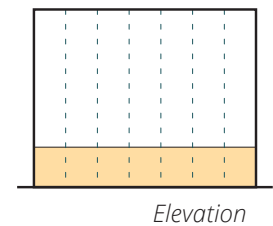
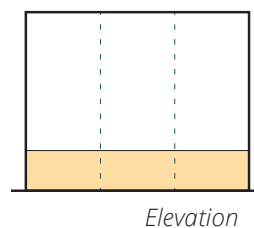


Figure 5.030.A: Diagram of Massing and Composition

5.040 Tripartite Facade Articulation

Table 5.040.A Description

This Subsection prescribes standards for the articulation of building facades to maintain visual quality. For new building facades, tripartite articulation is required, which is a method of visually organizing a building facade into three sections: a base, a middle and a top.

Table 5.040.B Applicability

Buildings $\geq 75'$ long

Table 5.040.C General Character

Combinations of colors, materials, and massing may be used to visually express a base, middle, and top.

New facades and facade modifications along a street or civic space shall be designed to visually express a base, middle, and top:

Building Base. The base shall be a minimum of one story **A** in height. For buildings taller than 3 stories the base may be up to 2-stories tall.

Building Middle. The middle shall be a minimum of one-story in height. **B**

Building Top. The top may include multiple stories including building stepbacks but should not exceed the height of the building's middle. Parapets, cornices and entablatures may be used to articulate the top. **C**

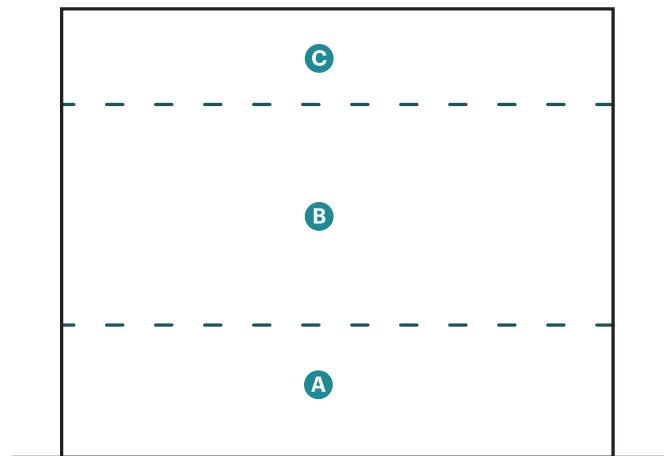


Figure 5.040.A: Diagram of Tripartite Facade Articulation

5.050 Architectural Recession(s)

Table 5.050.A Description

New facades and renovations along a street or civic space shall be designed to modulate the apparent size and scale of a building by recessing a portion(s) of the facade. Recessions shall be articulated using one or more frontage types to create a semi-public space, such as a forecourt or dooryard.

Table 5.050.B Applicability

Buildings $\geq 100'$ long

Table 5.050.C General Character

Frequency	Minimum one recession every 75' in facade length	A
Width	10' min.	B
Depth	10' min.	C
If ground floor is recessed, recession shall extend from ground to sky		

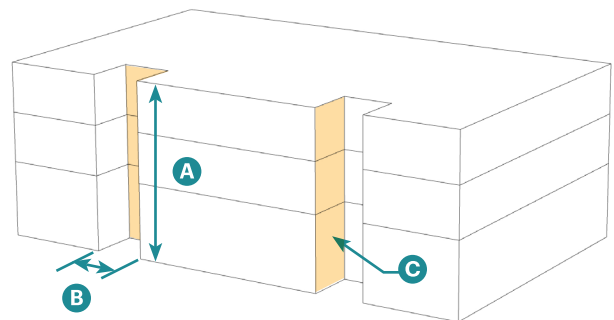


Figure 5.050.A: Diagram of Architectural Recessions

5.060 Windows and Openings

Table 5.060.A Description

This Subsection describes standards for the composition of window bays and openings.

Table 5.060.B Applicability

Buildings $\geq 100'$ long

Table 5.060.C General Character

New facades and facade modifications shall be designed to include an orderly composition of window bays and openings.

All building facades shall be designed to include square- or vertically-oriented windows and openings, including groupings of windows and openings, coordinated with the building facade composition as per Subsection 5.03 (Massing and Composition).

Location of balconies when used should be coordinated with windows and doors on the facade, and with the composition of bays on the building facade.

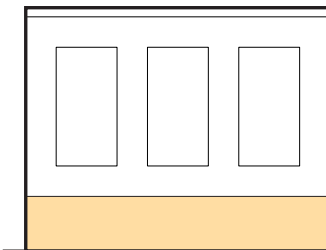
Buildings at least 100' in length along the street are required to include projected or recessed window bays.

Bay windows shall have either a square or a chamfer profile.

Square profile bay window



Elevation



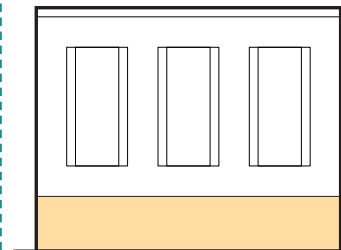
Plan



Chamfer profile bay window



Elevation



Plan



Figure 5.060.A: Diagram of Windows and Openings

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Section 6: Frontage Types

Subsections:

6.010	Purpose
6.020	Frontage Types
6.030	Overview of Frontage Types
6.040	Porch Projecting
6.050	Porch Engaged
6.060	Dooryard
6.070	Stoop
6.080	Forecourt
6.090	Shopfront
6.100	Terrace
6.110	Gallery

6.010 Purpose

This Section provides the standards for frontage types. Frontages are the components of a building that provide the transition and interface between the public realm (street and sidewalk) and the private realm (setback or building).

6.020 Frontage Types

1. The names of the frontage types indicate their particular configuration or function and are not intended to limit uses within the associated building. For example, a Porch may be used by non-residential uses including, but not limited to, a restaurant or office, as allowed by the zone.
2. Each building is required to include at least one private frontage type along the front street or adjacent civic space. Buildings with entries along a side street are required to include at least one private frontage type on those facades. The Cottage Court Building Type is only required to have frontages facing the court.
3. The habitable space on ground floor along front facade with a minimum depth as identified in Table D (Building Form) of the ODS zone, is required to be habitable/occupiable space in compliance with this Subsection.
4. Accessibility is provided through the allowed private frontage types for each zone. This requirement does not apply when base floor elevation (BFE) exceeds three feet from existing grade.
5. Private frontage types not listed in Table F (Frontages) of the ODS zone are not allowed in that zone.
6. Each building may have multiple private frontage types in compliance with the allowed types in Table F (Frontages) of the ODS zone.
7. Each private frontage type shall be located in compliance with the facade zone per Table E (Building Placement) of the ODS zone.
8. Standards are stated for the front and side street facades of a design site.

9. In addition to the ODS zone's standards, each private frontage is further refined through these standards to calibrate the type for its context.

6.030 Overview of Frontage Types

Table 6.030.A (Overview of Frontage Types) provides a summary of the allowed private frontage types in each ODS zone. See referenced Subsection(s) for standards.

Table 6.030.A: Overview of Frontage Types						
Private Frontage Type	Specific Standards	Zones				
		T3N	T4N	T4MS	T5N	T5MS
Porch Projecting	6.040	P	P	X	X	X
Porch Engaged	6.050	P	P	X	X	X
Dooryard	6.060	P	P	P	P	P
Stoop	6.070	P	P	P	P	X
Forecourt	6.080	X	X	P	P	P
Shopfront	6.090	X	X	P	X	P
Terrace	6.100	X	X	P	P	P
Gallery	6.110	X	X	P	X	P

Key P = Allowed X = Not Allowed

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6.040 Porch Projecting

Table 6.040.A Description

The main facade of the building is set back from the front design site line with a covered structure encroaching into the front setback. The resulting setback area may be defined by a fence or hedge to spatially maintain the edge of the street. The Porch may be one or two stories, is open on three sides, with all habitable space located behind the building setback line.

Table 6.040.B Size

Width, Clear	15' min. ¹	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	1' min. ²	D
Pedestrian Access Width	3' min.	E

¹ Reduce to 8' min. and maximum 1 story when applied to Cottage Court Building Type

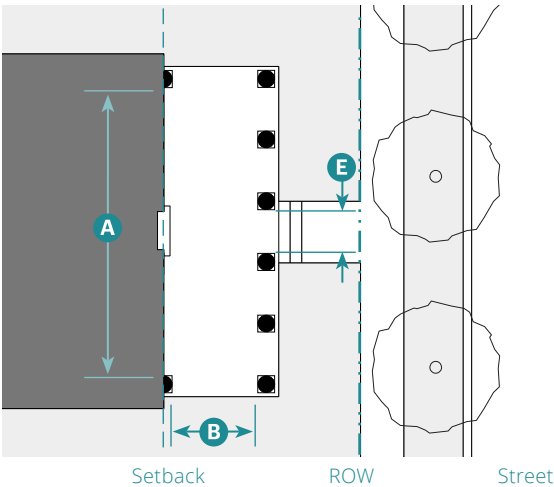
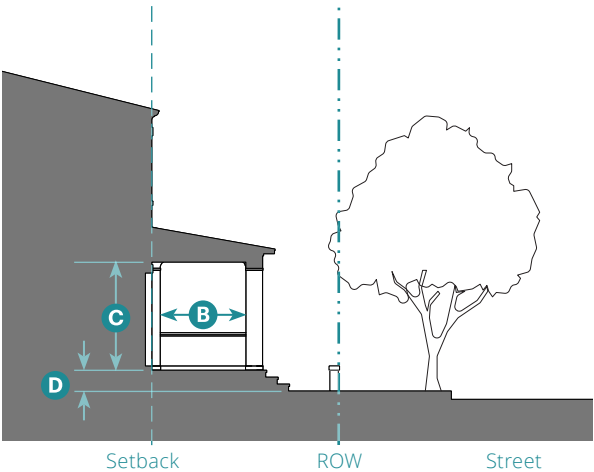
² Common entries may be set at grade per local and federal accessibility standards.

Table 6.040.C Miscellaneous

Porch shall be open on three sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is 1'.



Example of a Projecting Porch



Key

--- ROW/ Design Site Line - - - - - Setback Line

6.050 Porch Engaged

Table 6.050.A Description

A portion of the main facade of the building projects into the front setback to create an area for a covered structure that projects from the rest of the facade that is set back. The resulting yard may be defined by a fence or hedge to spatially define the edge of the street. The Porch may be one or two stories and may have two or three adjacent sides that are engaged to the building with at least one side open.

Table 6.050.B Size

Width, Clear	15' min.	A
Depth, Clear	8' min.	B
Height, Clear	8' min.	C
Stories	2 stories max.	
Finish Level above Sidewalk	1' min. ¹	D
Pedestrian Access Width	3' min.	E
Encroachment area of building facade		
Depth	6' max.	F
Width ²	1/3 min. of overall building facade.	G

¹ Common entries may be set at grade per local and federal accessibility standards.

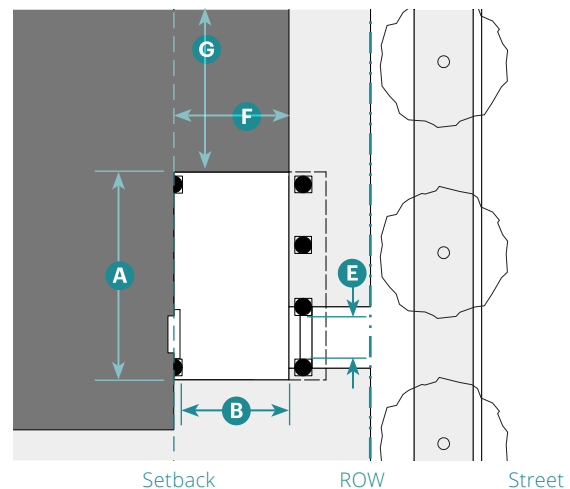
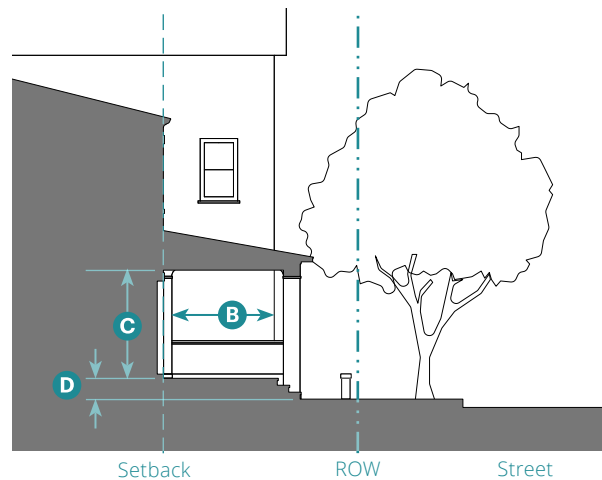
² Encroachment width may not exceed width of Porch (A).

Table 6.050.C Miscellaneous

Porch shall be open on two sides and have a roof. Clear glass may be installed between the porch columns if the minimum size of individual panes is 1'.



Example of an Engaged Porch



Key

--- ROW/ Design Site Line - - - - - Setback Line

6.060 Dooryard

Table 6.060.A Description

The main facade of the building is set back from the front design site line, which is defined by a low wall or hedge, creating a small private area between the sidewalk and the facade. Each Dooryard is separated from adjacent Dooryards. The Dooryard may be raised or at grade.

Table 6.060.B Size

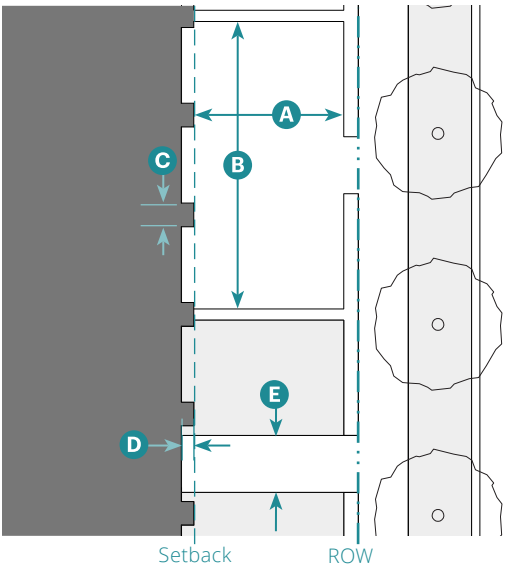
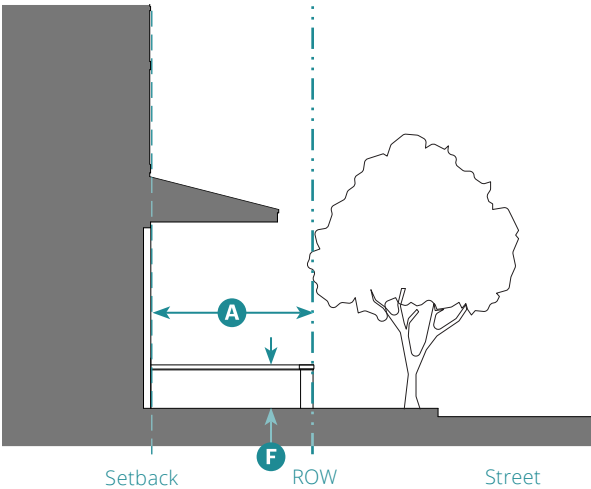
Depth, Clear	6' min.	A
Length	15' min.	B
Distance between Glazing	4' max.	C
Depth of Recessed Entries	3' max.	D
Pedestrian Access Width	3' min.	E
Height of Dooryard Fence/Wall	3' max.	F
above Finish Level		

Table 6.060.C Miscellaneous

Each Dooryard shall provide access to only one ground floor entry.



Example of a Dooryard



Key

--- ROW/ Design Site Line - - - - - Setback Line

6.070 Stoop

Table 6.070.A Description

The main facade of the building is near the front design site line with steps to an elevated entry. The Stoop is elevated above the sidewalk to provide privacy along the sidewalk-facing rooms. Stairs or ramps from the Stoop may lead directly to the sidewalk or may be parallel to the sidewalk.

Table 6.070.B Size

Width, Clear	4' min.	A
Depth, Clear	3' min.	B
Finish Level above Sidewalk	1' min. ¹	C
Depth of Recessed Entries	8' max.	D

¹ Common entries may be set at grade per local and federal accessibility standards.

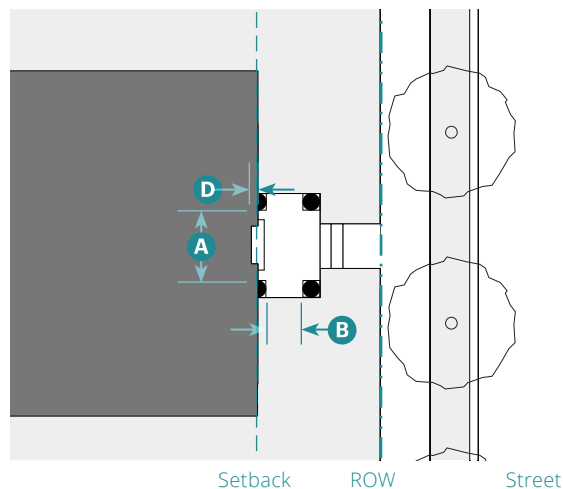
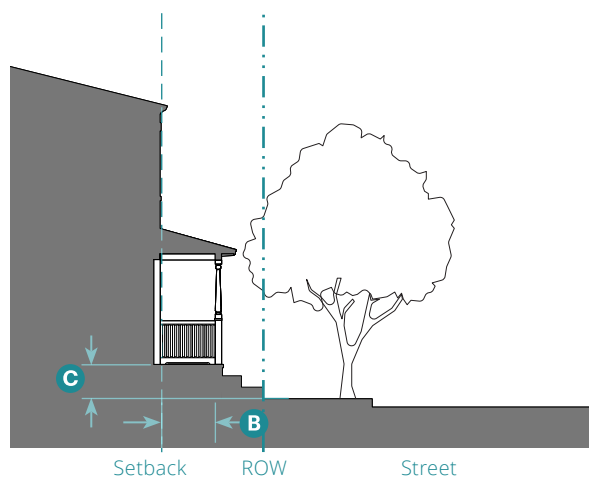
Table 6.070.C Miscellaneous

Entry doors shall be covered or recessed to provide shelter from the elements.

Gates are not allowed.



Example of a Stoop



Key

--- ROW/ Design Site Line

--- Setback Line

6.080 Forecourt

Table 6.080.A Description

The main facade of the building is at or near the front design site line and a portion is set back, extending the public realm into the design site to create an entry court or shared garden space for housing, or an additional shopping or restaurant seating area within retail and service areas.

Table 6.080.B Size

Width, Clear	15' min.	A
Depth, Clear	15' min.	B
Ratio, Height to Width	2:1 max.	C
Other frontages, awnings, and balconies may encroach into all sides of the Forecourt.	Max. 1/2 width of Forecourt	D

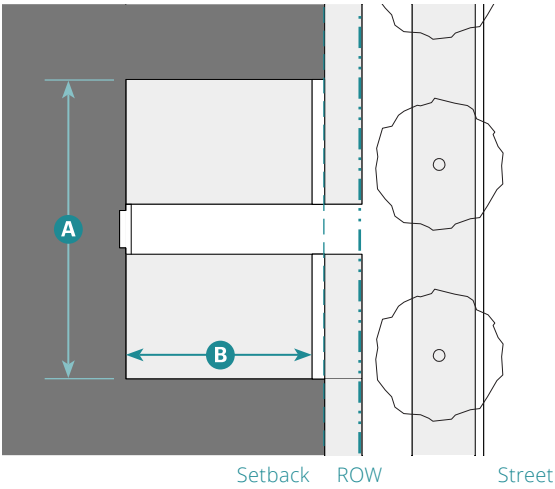
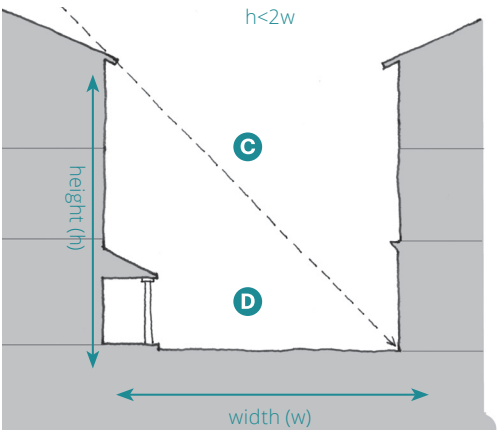
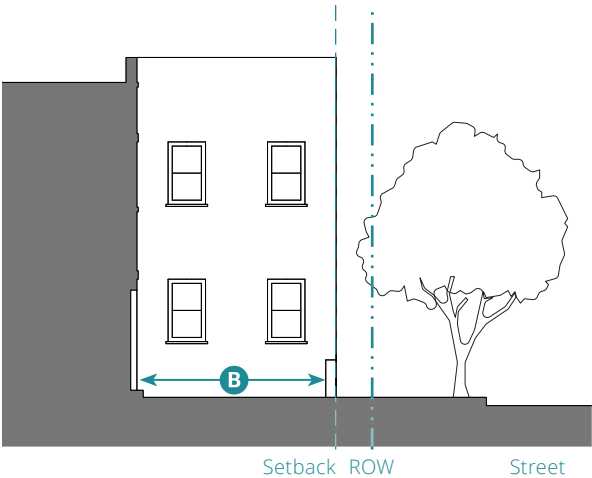
Table 6.080.C Miscellaneous

Forecourts may be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

The proportions and orientation of a Forecourt shall be in compliance with the diagram below for solar orientation and user comfort.



Example of a Forecourt with Shopfronts



Key

--- ROW/ Design Site Line Setback Line

6.090 Shopfront

Table 6.090.A Description

The main facade of the building is at or near the front design site line with at-grade entrance from the sidewalk. The type is intended for service, retail, or restaurant use and includes substantial glazing between the Shopfront base and the ground floor ceiling. This type may include an awning that overlaps the sidewalk.

Table 6.090.B Size

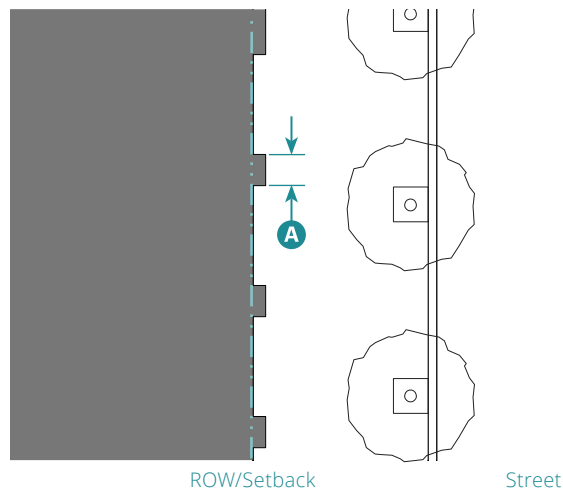
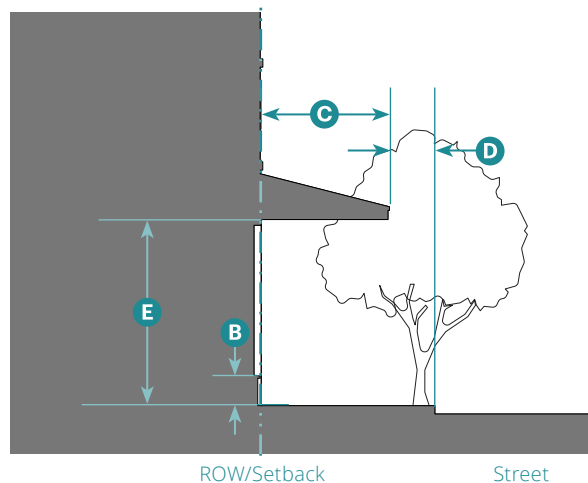
Distance between Glazing	2' max.	A
Ground Floor Glazing between Sidewalk and Finished Ceiling	75% min.	
Depth of Recessed Entries	5' max.	
Shopfront Base	6" min.; 2' max.	B

Table 6.090.C Awning (Allowed/Not Required)

Depth	5' min.	C
Setback from Curb	2' min.	D
Height, Clear	10' min.	E



Example of a Shopfront



Key

--- ROW/ Design Site Line

--- Setback Line

6.100 Terrace

Table 6.100.A Description

The main facade is at or near the front design site line with steps leading to an elevated area providing pedestrian circulation along the facade to connect multiple entrances. The type is used for retail, service, office uses, or housing to provide outdoor areas along the sidewalk and/or to accommodate an existing or intended grade change.

Table 6.100.B Size

Depth of Terrace	8' min. residential	A
	10' min. non-residential	A
Finish Level above Sidewalk	3' max.	B
Distance between Stairs	25' max.	C

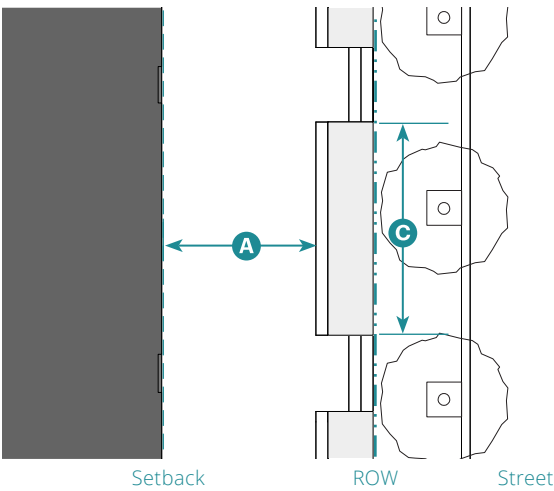
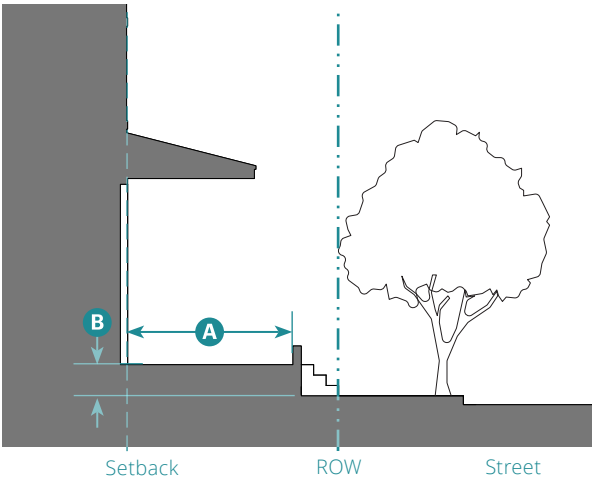
Table 6.100.C Miscellaneous

May be utilized to group several entries at a common elevation in compliance with the zones' ground floor finish level standards.

Ramps are required to be integrated along the terrace to connect multiple entrances of the building(s).



Example of a Terrace with low-wall seating



Key

--- ROW/ Design Site Line --- Setback Line

6.110 Gallery

Table 6.110.A Description

The main facade of the building is set back from the front design site line and an at-grade covered structure, articulated with colonnade or arches, overlaps the sidewalk. The type may be one or two stories. When used in nonresidential settings, the Shopfront Type is included; when used in residential settings, Stoops, Dooryards, and Forecourts may be included as allowed by the zone.

Table 6.110.B Size

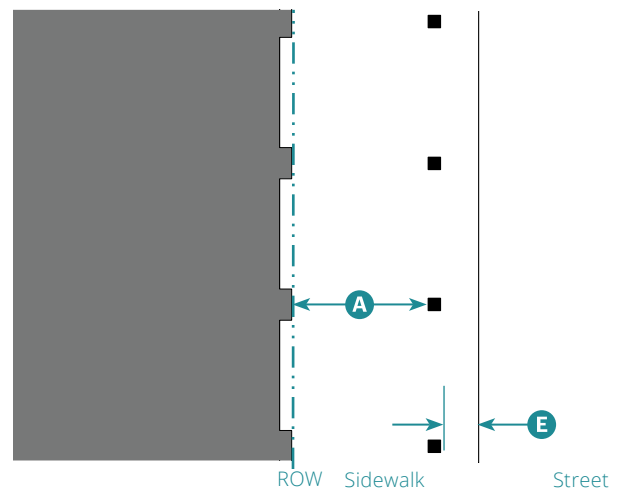
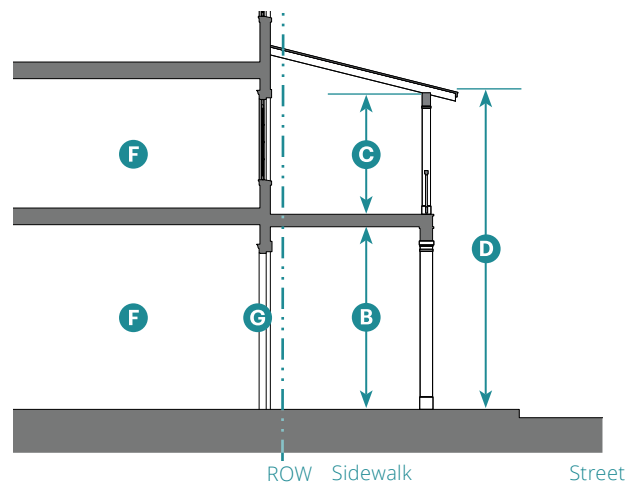
Depth, Clear	8' min.	A
Ground Floor Height, Clear	12' min.	B
Upper Floor Height, Clear	9' min.	C
Height	2 stories max.	D
Setback from Curb	18" min. (clear)	E

Table 6.110.C Miscellaneous

Habitable Space	F
Galleries shall also follow the standards of the Shopfront, see Subsection 6.090 (Shopfront).	G
Galleries shall have a consistent depth across the entire front and/or side street facade.	
Galleries are allowed to project over the sidewalk in the public ROW.	
The second story of the Gallery may be covered.	



Example of a two-story Gallery with an uncovered second story



Key

--- ROW/ Design Site Line --- Setback Line

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Section 7: Civic Space Types

Subsections:

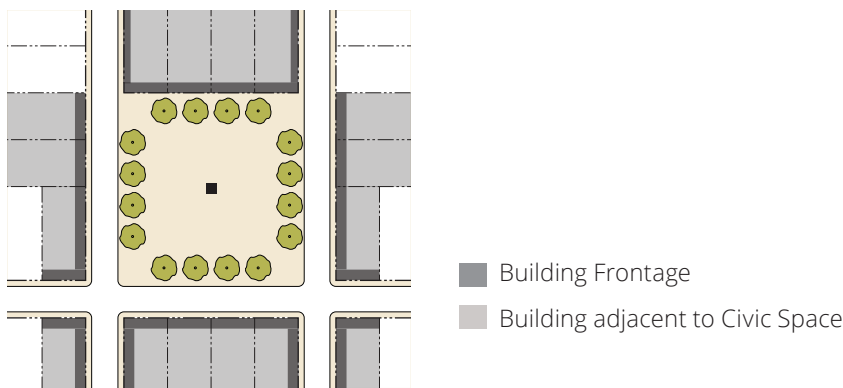
7.010	Purpose
7.020	Civic Space Types
7.030	Overview of Civic Space Types
7.040	Pocket Park/Plaza
7.050	Playground
7.060	Passage
7.070	Greenway
7.080	Plaza

7.010	Purpose
	This Section establishes the standards applicable to new civic spaces. These standards supplement the standards for each zone. Civic space is land in the public realm (publicly or privately owned) for civic gathering purposes.

7.020	Civic Space Types
	1. As required by Subsection 3.040 (Large Sites), design sites of least five acres are required to set aside a minimum area of 10 percent of the design site as civic space. One or more civic spaces may be used to meet the required area. 2. Each civic space is described as to its purpose and intent along with standards and characteristics regarding general physical character, uses, size and location. Characteristics are considered standards unless stated otherwise. 3. Public access and visibility is required along public parks, natural open spaces, and civic uses, including creeks and drainages and stormwater management areas, and shall be fronted by: A. Single-loaded frontage streets (those with development on one side and open space on the other); B. Bike and pedestrian paths; or C. Other methods of frontage that provide similar access and visibility to the open space allowed in the zone. Such access may be provided through public easements or other similar methods.

- 4. The facades on building design sites attached to or across a street from a civic space shall be designed as a "front" on to the civic space. See Figure 7.020.1 (Building Frontage Adjacent to a Civic Space) for reference.

Figure 7.020.1 Building Frontage Adjacent to a Civic Space



7.030 Overview of Civic Space Types

Table 7.030.A (Overview of Civic Space Types) provides a summary of the allowed civic space types by zone. See referenced Subsection(s) for standards.

Table 7.030.A: Overview of Civic Space Types						
Private Frontage Type	Specific Standards	Zones				
		T3N	T4N	T4MS	T5N	T5MS
Pocket Park/Plaza	7.040	P	P	P	P	P
Playground	7.050	P	P	P	P	P
Passage	7.060	P	P	P	P	P
Greenway	7.070	P	P	X	X	X
Plaza	7.080	X	X	P	P	P

Key P = Allowed X = Not Allowed

7.040 Pocket Park/Plaza

Table 7.040.A Description

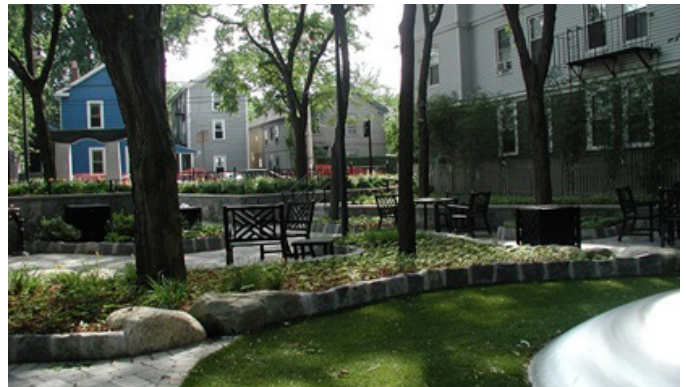
A small-scale space, serving the immediate neighborhood, available for informal activities in close proximity to neighborhood residences, and civic purposes, intended as intimate spaces for seating or dining.

Table 7.040.B Size and Location

Size 50' x 50' min.

Street required on one of the Pocket Park/Plaza's sides

Facades on design sites attached to or across a street shall "front" on to the Pocket Park/Plaza.



Examples of a Pocket Park/Plaza

7.050 Playground

Table 7.050.A Description

A small-scale space designed and equipped for the recreation of children. These spaces serve as quiet, safe places protected from the street and typically in locations where children do not have to cross any major streets. An open shelter, play structures, or interactive art and fountains may be included. Playgrounds may be included within all other civic space types.

Table 7.050.B Size and Location

Size 40' x 60' min.



Examples of a Playground

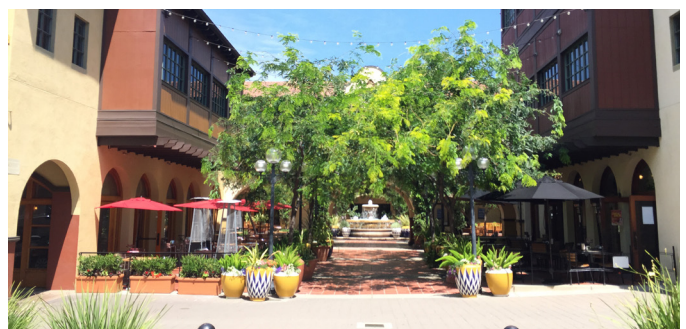
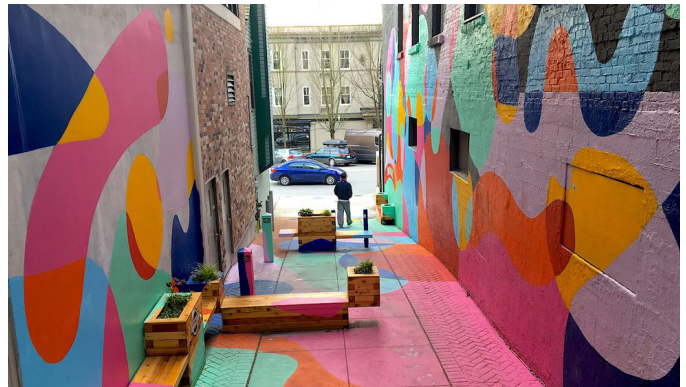
7.060**Passage****Table 7.060.A Description**

A pedestrian pathway that extends from the public sidewalk into a civic space and/or across the block to another public sidewalk. The pathway is lined by non-residential Shopfronts and/or residential ground floors and pedestrian entries as required by the zone.

Table 7.060.B Size and Location

Size	15' min. clear width between or through buildings
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Ground floor facades shall be in compliance with facade zone in Table E (Building Placement) and frontages allowed in Table F (Frontages) of the ODS zone.



Examples of a Passage

7.070

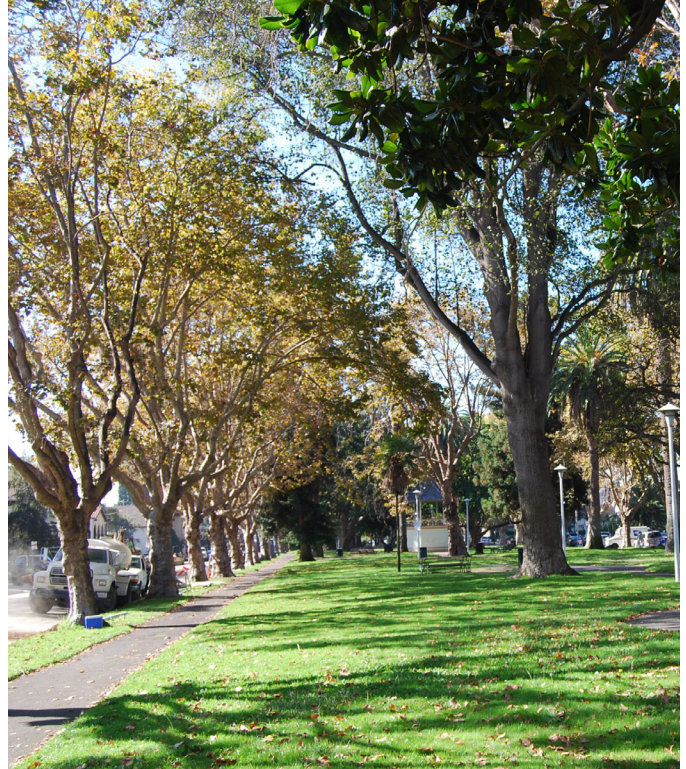
Greenway

Table 7.070.A Description

A multiple-block long linear space for community gathering and strolling for nearby residents and employees, defined by a tree-lined street on at least one side, sometimes forming a one-way couplet on its flanks and by the fronting buildings across the street. Greenways serve an important role as a green connector between destinations.

Table 7.070.B Size and Location

Size	2 continuous blocks in length min.
Width	50' min.
Shall front at least one street	



Examples of a Greenway

7.080 Plaza

Table 7.080.A Description

A community-wide focal point primarily for civic purposes and commercial activities.

Table 7.080.B Size and Location

Size 100' x 100' min.

Street required one of the Plaza's sides

Facades on design sites attached to or across a street shall "front" on to the Plaza.



Examples of a Plaza

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Section 8: Definitions

Subsections:

- 8.010 Purpose
- 8.020 Definitions
- 8.030 Measurement Methods

8.010 Purpose

This Section provides definitions for specialized terms and phrases used in this ODS. All other applicable definitions in Title 18 (Zoning) apply.

8.020 Definitions

A. Definitions

- Abutting.** Having a common property line or district boundary, or separated by a private or public street or easement.
- Access or Service Drive.** A public or private way of paving or right-of-way of not more than 30 feet affording means of access to property.
- Access Frontage or Service Road or Street.** A public or private street or right-of-way of not less than minimum standards as specified by the subdivision ordinance of the Town affording means of access to property.
- Adjacent.** Sharing a common design site line, or having design site lines separated only by an alley.
- Adjacent Buildings.** Two or more buildings located upon adjacent design sites.
- Alley.** A public or private way to be used primarily for vehicular access to the back or side of a design site of real property that otherwise abuts a street.
- Apartment, Efficiency.** A dwelling unit in a multi-unit building, consisting of not more than one habitable room, excluding the kitchen or kitchenette and sanitary facilities, of a total floor area of not more than 400 square feet.
- Applicant.** Any individual, firm, or any other entity that applies to the City for the applicable permits to undertake any construction or development within the City.

Architectural Feature. Exterior building element intended to provide ornamentation to the building massing including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

Attached Building or Structure. Any building or structure which is structurally a part of or has a common wall and/or continuous roof with a primary building or structure, except where such connection is a breezeway or walkway incidental to and not a necessary part of the construction of the primary building.

Awning. A roof or cover which projects from a wall of a building over a window or door, made of canvas, aluminum, or similar material, which may be fixed in place or be retractable.

B. Definitions

Basement. A story whose floor is more than 12 inches, but not more than half of its story height below the average level of the adjoining finished grade (as distinguished from a “cellar,” which is a story more than one-half below such level). A basement, when used as a dwelling, shall not be counted as a story for purposes of height measurement.

Bathroom. A room that contains all of the following features: a bathtub or shower, a washbowl, and a toilet.

Bay. Any division of a building between vertical lines or planes, especially the entire space included between two adjacent supports.

Bay Window. An architectural projection from the building cantilevered from the facade, consisting of one or more stories in height, containing at least 60 percent glass area.

Block. An area of land separated from other areas by adjacent streets, railroads, rights-of-way, public areas, or the subdivision boundary.

Block Face. The aggregate of all the building facades on one side of a block. The block face provides the context for establishing architectural harmony.

Block Length. The horizontal distance from the right-of-way on one end of the block to the right-of-way on the other end along the same street.

Block Perimeter. The aggregate of all sides of a block bounded by the abutting rights-of-way.

Block-Scale, Building. A building that is individually as large as a block or individual buildings collectively arranged along a street to form a continuous facade as long as most or all of a block.

Buildable Area. The horizontal area in which a building is allowed to be constructed.

Building Elevation. The exterior wall of a building not adjacent to a public right-of-way, the front or side along a private street, or civic space.

Building Entrance. A point of pedestrian ingress and egress to the front of a building along the sidewalk of the street immediately adjacent to the building.

Building Facade. The exterior wall of a building adjacent to a street, the front or side along a private street, or civic space.

1. **Building Facade, Front.** The exterior wall of a building adjacent to a street or civic space.
2. **Building Facade, Side Street.** The exterior wall of a building adjacent to a side street.
3. **Building Facade, Interior Side.** The exterior wall of a building adjacent to the interior design site line(s).

4. **Building Facade, Rear.** The exterior wall of a building opposite the front.

Building Form. The overall shape and dimensions of a building.

Building Frontage. The facade(s) along the front and side street of the design site.

Building Frontage, Principal. The facade along the front of the design site, typically the narrower of sides and identified by an address.

Building, Primary. The building that serves as the focal point for all activities related to the principal use of the design site.

Building, Setback. See "Setback, Building."

Building Type. A structure defined by its combination of configuration, disposition, and function.

C. Definitions

Ceiling Height, Ground Floor. The height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Ceiling Height, Upper Floor(s). The height from finished floor to finished ceiling of primary rooms on the floor(s) above the ground floor, not including secondary rooms which include, but are not limited to: bathrooms, closets, utility rooms, and storage spaces.

Cellar. That portion of a building between floor and ceiling which is wholly or partly below grade and so located that the vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling. A cellar shall not be counted as a story, for the purpose of height standards.

Center. Concentration of ground floor shopping, restaurants, and services, with additional offices and housing located above, within a Walkable Urban context.

Chamfered Corner. An external wall of a building joining two perpendicular exterior walls, typically at a symmetrical, 45 degree angle creating a beveled edge to the building rather than a 90 degree corner.

Civic. A term defining not-for-profit organizations that are dedicated to arts, culture, education, religious activities, recreation, government, transit, and public parking facilities.

Civic Building. A structure operated by governmental or not-for-profit organizations and limited to civic and related uses.

Civic Space. An outdoor area dedicated for public gathering and civic activities. See Section 7 (Civic Space Types).

Common Courtyard. An entry court, forecourt, or courtyard shared by multiple residential units or commercial spaces.

Common Open Space. An entry court, forecourt, courtyard, or other on-site open space shared by multiple residential units or non-residential units.

Common Space (syn. Common Area). A portion of a development held in common and/or single ownership, is not reserved for the exclusive use or benefit of an individual tenant or owner, and is available for use by all persons who reside or work in the building or on the design site.

Communication Equipment Building. A building housing operating electrical and mechanical equipment necessary for the conduct of a communications business with or without personnel.

Communications Tower. Any structure which supports an antenna.

Community Center. A multi-purpose meeting and recreational facility typically consisting of one or more meeting or multi-purpose rooms, kitchen, and/or outdoor barbecue facilities, that are available for use by various groups for such activities as meetings, parties, receptions, dances, etc.

Condominium. An estate in real property consisting of an undivided interest in common in a portion of the property together with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, design site map, or condominium plan. The condominium may be commercial, industrial, residential, or any combination. [Civil Code §783, §1351(f)].

Corner Element. A physical distinction in a building at the corner of two streets or a street and public space.

Corner Entry. An entrance located on the corner of a building.

Cottage Court. See Subsection 4.060 (Cottage Court).

Council. The City Council of the City of Pittsburgh.

Courtyard (syn. Court). An unroofed area that is completely or partially enclosed by walls or buildings on at least two sides and often shared by multiple residential units or non-residential units, not including off-street parking.

Courtyard Building, Large. See Subsection 4.110 (Courtyard Building Large).

Courtyard Building, Small. See Subsection 4.100 (Courtyard Building Small).

Coverage

1. **Coverage, Accessory Structures.** The sum of the footprint area of all structures on a design site.
2. **Coverage, Building.** The floor area of the largest story of a building divided by the total design site area.
3. **Coverage, Design Site.** The portion of the design site expressed as a percentage that is covered in buildings or other structures.

Co-working Space. A facilitated environment which may contain shared facilities including, but not limited to: conference rooms, reception services, phones, and other business amenities. Work spaces are used by a recognized membership who share the site in order to interact and collaborate with each other as part of a community and to reduce duplicated costs by sharing facilities. The uses shall have externally observable attributes similar to uses allowed in the zone in which that they are located. Equipment is limited to those which do not generate noise or pollutants in excess of what is customary within a typical office environment. Such space located in a research & development building may use equipment consistent with research & development uses. Co-working space may be interchangeably referred to as "incubator space."

Cul-de-sac. A street which connects to another public street only at one end and is not planned for later extension.

Crawl Space. A shallow unfinished uninhabitable space beneath the floor or under the roof of a building, that provides access to utility, structural, and other building components not readily accessible from the habitable portions of the building.

D. Definitions

Dangerous or Objectionable Elements. Any land or building structure used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor, or other form of air pollution; heat, cold, dampness, electrical, or other disturbance; glare; liquid or solid refuse or wastes; or other substance, condition or elements in such manner or in such amount as to adversely affect the surrounding area or adjoining premises.

Days. Calendar days unless this ODS specifies otherwise.

Defensible Space. A public, private, or semi-private residential environment whose physical characteristics—building layout and site plan—function to allow inhabitants themselves to become key agents in ensuring their security.

Department. Pittsburg's Planning Department.

Depth, Ground-Floor Space. The distance from the street-facing facade to the rear interior wall of the ground-floor space available to an allowed use.

Depth-to-Height Ratio. The relationship of the depth of a space measured perpendicular to a building divided by the average height of the buildings adjacent to the space.

Design Site. A portion of land within a parcel, delineated from other design sites and/or parcels to accommodate no more than one building type. The main purpose of a design site is to allow a parcel large enough to contain more than one building type to contain multiple building types while not requiring the legal subdivision of the parcel into additional parcels.

1. **Design Site, Corner.** A design site located at the intersection of two or more streets, where they intersect at an interior angle of not more than 175 degrees. If the intersection angle is more than 175 degrees, the design site is considered an interior design site.
2. **Design Site, Flag.** A design site not meeting minimum design site frontage standards and where access to a public or private street is provided by means of a long, narrow driveway between abutting design sites.
3. **Design Site, Interior.** A design site abutting only one street.
4. **Design Site, Through.** A design site with two or more frontage lines that do not intersect.

Design Site Area. The total square footage or acreage of horizontal area included within the design site lines.

Design Site Coverage. See "Coverage."

Design Site Depth. The horizontal distance between the front design site line and rear design site line of a design site measured perpendicular to the front design site line.

Design Site Line. The perimeter and geometry of a design site demarcating one design site from another.

1. **Design Site Line, Front.** One of the following:
 - a. The frontage line in the case of a design site having a single frontage line;
 - b. The shortest frontage line in the case of a corner design site with two frontage lines, neither of which are adjacent to a thoroughfare or a design site with independent frontage;

- c. The frontage line generally perceived to be the front design site line in the case of a corner design site with three or more frontage lines, none of which are adjacent to a thoroughfare or a design site with independent frontage;
 - d. The frontage line adjacent to a thoroughfare in the case of a corner design site with two or more frontage lines, one of which is adjacent to a thoroughfare;
 - e. The frontage line adjacent to a design site with independent frontage in the case of a corner design site with two or more frontage lines, one of which is adjacent to a design site with independent frontage; or
 - f. The frontage line adjacent to the front design site line of an adjacent design site in the case of a through design site.
2. **Design Site Line, Rear.** That design site line opposite the front design site line.
 3. **Design Site Line, Side.** Design site lines connecting the front and rear design site lines.

Design Site Width. The horizontal distance between the design site lines measured perpendicular to the front design site line.

Detached. Separate or unconnected.

Development Site. The parcel(s) or portion(s) thereof on which proposed structures and improvements are to be constructed.

Diligently Pursued. Continued with constant or appropriate effort.

Display. An item or arrangement of items indoors that is not attached to a window, door or wall.

Disposition, Formal. Composed in a formal arrangement, in a regular, classical, and typically symmetrical manner.

Disposition, Informal. Composed in an informal character with a mix of formal and natural characteristics.

Disposition, Natural. A preservation of the existing natural condition or a composition of elements arranged as they would appear in nature, with irregular shapes and asymmetry.

Distance Between Entries. The horizontal distance between entrances to a building or buildings, measured parallel to the facade.

Dooryard. See Subsection 6.060 (Dooryard).

Drive-Through Service. Any business that either by design or operation provides services or products directly to occupants of a motor vehicle, except gasoline service stations.

Driveway. A vehicular lane within a design site, or shared between two design sites, usually leading to a garage, other parking, or loading area.

Dwelling, Group Living (syn. Co-housing). Dwellings designed for occupancy of groups living together and having a central dining facility.

E. Definitions

Elevated Ground Floor. A ground floor situated above the grade plane of the adjacent sidewalk.

Encroachment. Any architectural feature, structure, or structural element—including, but not limited to, a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace, or deck—that breaks the plane

of a vertical or horizontal regulatory limit by extending: into a setback, beyond the build-to-line into the public frontage, or above a height limit.

Entry. An opening, including, but not limited to, a door, passage, or gate, that allows access to a building.

1. **Entry, Primary.** The opening that allows access to a building directly from the sidewalk along the front facade.
2. **Entry, Service.** An entrance located toward or at the rear of the building intended for the delivery of goods and removal of refuse.

Established Landscape. The point in time at which plants have developed roots into the soil adjacent to the root ball.

Establishment Period. The first year after installing a plant in a landscape.

External Employees. An employee who does not reside at his or her place of employment.

F. Definitions

Facade. See "Building Facade."

Facade Zone. The area between the minimum and maximum setback lines along the front of a design site and along the side street of a corner design site where the building facade is required to be placed. The zone standards identify the minimum amount of facade to be placed in the facade zone. See Subsection 8.030 (Measurement Methods).

Facility. An improvement, structure, or building that is designed and used for a particular purpose.

Finish Level, Ground Floor. Height difference between the finished floor on the ground floor and the adjacent sidewalk. In the case of a terrace frontage that serves as the public right-of-way, the floor finish level is the height of the walk above the adjacent street. Standards for ground floor finish level for ground floor residential uses do not apply to ground floor lobbies and common areas in multi-unit buildings.

Flex Space. A room or group of internally connected rooms designed to accommodate an evolution of use over time in response to an evolving market demand. Typically designed to accommodate future commercial uses, while accommodating less intense short-term uses, including, but not limited to, residential or live/work, until the commercial demand has been established.

Flood Hazard. The threat of overflow stormwaters having the capability to flood lands or improvements, transport or deposit debris, scour the surface soil, dislodge or damage structures, or erode the banks of channels.

Floor Coverage. See "Coverage."

Floorplate. An area measurement in square feet of either the gross or the rentable floor area of a typical floor in a building.

Floorplate, Non-residential. The square footage area measurement of a floorplate dedicated to non-residential uses.

Floorplate, Residential. The square footage area measurement of a floorplate dedicated to residential uses.

Flow Rate. The rate at which water flows through pipes and valves, measured in gallons per minute or cubic feet per second.

Footprint Area. The total square footage contained within a footprint.

Footprint, Building. The outline of the area of ground covered by the foundations of a building or structure.

Forecourt. See Subsection 6.080 (Forecourt).

Freestanding Wall. A wall that is separate from a building and supported by independent means.

Front. See "Design Site Line, Front."

Front Loaded. (Front Access). Design sites that provide vehicular access from the front of the design site.

Frontage, Private. The area between the building facade and the back of the sidewalk abutting a street (public or private) or public open space.

Frontage, Public. The area between the on-street parking and the back of the sidewalk.

Frontage Line. The design site line(s) of a design site fronting a street (public or private) or a civic space.

Frontage Type. A physical element configured to connect the building facade to the back of the sidewalk abutting a street or public open space depending on the intended physical character of the zone.

Furniture Area. An area of space that allows for the placement of furniture without restricting the movement of pedestrians.

G. Definitions

Gable. A vertical wall in the shape of a triangle formed between the cornice or eave and the ridge of the roof.

Gallery. See Subsection 6.110 (Gallery).

General Retail. Stores and shops selling many lines of merchandise. Examples of these stores and lines of merchandise include: bicycle sales, service, and rental; bookstores, except adult bookstores; apparel and accessories; bakeries; and food stores.

Glazing. Openings in a building in which glass is installed.

Grade. The finished ground level at any point along the exterior walls of a structure. Where walls are parallel to and within five feet of a sidewalk, alley or other public way, the level above ground shall be measured at the elevation of the sidewalk, alley or public way. Also see "Grade, Finished."

Grade, Finished. The final ground surface elevation after the completion of grading or other site preparation related to a proposed development that conforms to an approved Grading Permit or Building Permit. In cases where substantial fill is proposed, "finished grade" shall be established by the Director consistent with design sites in the immediate vicinity and shall not be, nor have been artificially raised to gain additional building height. Also see "Grade."

Grade, Pre-Development. The grade of a design site prior to any site improvements related to the proposed development.

Grading. Earthwork performed to alter the natural contours of an area.

Green Building Practices. A whole-systems approach to the design, construction, and operation of buildings and structures that helps mitigate the environmental, economic, and social impacts of construction, demolition, and renovation. Green building practices including, but not limited to, those described in the LEED™ rating system recognize the relationship between natural and built environments

and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment.

Greenway. See Subsection 7.070 (Greenway).

Ground Floor. The floor of a building located nearest to the level of the ground around the building.

Gross Floor Area. The total floor area inside the building envelope, including the external walls, but not including the roof.

Ground Floor Ceiling Height. Height from finished floor to finished ceiling of primary rooms on the ground floor, not including secondary rooms including, but not limited to: bathrooms, closets, utility rooms, and storage spaces.

Gross Parking Area. The total area of parking space and drive included on a design site.

Gross Residential Acreage. The total area, measured in acres, included within the design site lines of a residential development.

Guest House. A detached structure accessory to a single dwelling, accommodating living/sleeping quarters, but without kitchen or cooking facilities.

H. Definitions

Habitable Space. The portion of a building that is suitable for human occupancy.

Hardscape. Paving, decks, patios, and other hard, non-porous surfaces.

Height

1. **Height, Number of Stories.** The number of stories in a structure allowed above adjacent finished grade. See "Stories."
2. **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
3. **Height, Highest Eave/parapet.** The vertical distance between adjacent finished grade and the highest eave or parapet of the building.

High Water-use or Non-drought-Tolerant Plant. A plant that will require regular irrigation for adequate appearance, growth, and disease resistance.

House-Scale Building. A building that is the size of a small-to-large house and detached from other buildings, typically ranging from 24 feet to as large as 80 feet overall, including wings.

I. Definitions

Impervious. The area of any surface that prevents the infiltration of water into the ground including, but not limited to, roads, parking areas, concrete, and buildings.

Improved. An area which has been paved or planted and is permanently maintained as such.

Improvement. The product of any modification to a site structure or building, not including maintenance or repairs.

Infill. The development of vacant land that was bypassed by earlier waves of development and is now largely surrounded by developed land.

Irrigation Efficiency. The measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system, characteristics, and management practices.

Irrigated Landscape Area. An entire design site less the building footprint, driveways, non-irrigated portions of parking lots, and other hardscape areas. Landscape areas encompass all portions of a development site to be improved with planting and irrigation. They include water bodies including, but not limited to, fountains, swimming pools, and ponds. Natural open spaces without irrigation systems are not included.

J. Definitions

No specialized terms beginning with the letter J are defined at this time.

K. Definitions

No specialized terms beginning with the letter J are defined at this time.

L. Definitions

L-Shaped (syn. Ell). A horizontal form for the main body of a building or a massing composition, also referred to as an "Ell" which is an extension at a right angle to the length of a building.

Landing. A level area at the top or bottom of a staircase or between one flight of stairs and another.

Landscaping. Flowers, shrubs, trees, or other decorative material of natural origin.

LEED™ Rating System. The most recent version of the Leadership in Energy and Environmental Design (LEED™) Commercial Green Building Rating System, or other related LEED™ rating system, approved by the U.S. Green Building Council.

Live/Work. An integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-unit dwelling or multiple-unit dwelling, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Living Area. The interior habitable area of a dwelling unit, including basements and attics, but not including garages or any accessory structure.

Loading Dock(s). A platform where cargo from vehicles can be loaded or unloaded.

Loading Spaces, Off-street. Permanently improved and maintained areas on the design site dedicated to loading and unloading of materials, equipment, and merchandise.

Lodging. See "Bed and Breakfast" or "Hotel or Motel."

Lot. See "Design Site."

Low-Water-Use or Extra Drought-Tolerant Plant. A plant that can survive without irrigation throughout the year once established, although supplemental water may be desirable during drought periods for improved appearance and disease resistance.

M. Definitions

Main Body. The primary massing of a primary building.

Main Facade. The front facade of a building.

Main Street Building. See Subsection 4.120 (Main Street Building).

Major. Having a greater size, scope, effect, characteristic, or quality relative to the other corresponding sizes, scopes, effects, characteristics, or qualities; or being the greater of two or more.

Massing. The overall shape or arrangement of the bulk or volume of a building and structures.

Median. A planted or paved area which separates two roadways or divides a portion of a road into two or more lanes.

Minor. Having a lesser size, scope, effect, characteristic, or quality relative to the average size, scope, effect, characteristic, or qualities; or being the lesser of two or more.

Mixed-Use. Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Mobile Home. A vehicle, other than a motor vehicle, designed and equipped to contain one or more dwelling units to be used without a permanent foundation, and which is in excess of 8 feet in width and in excess of 40 feet in length.

Moderate Water-Use or Semi-Drought-Tolerant Plant. A plant that can survive throughout the year with occasional irrigation.

Multiplex, Large. See Subsection 4.080 (Multiplex Large).

Multiplex, Small. See Subsection 4.070 (Multiplex Small).

Multi-Unit Building. A residential, non-residential, or mixed-use building in which there exists three or more separate units with direct exterior access and in which there are appurtenant shared facilities. Distinguishing characteristics of a multi-tenant building or use may, but need not, include common ownership of the real property upon which the building or use is located, common wall construction, and multiple occupant use of a single structure.

N. Definitions

Neighborhood Center. A walkable environment that provides a mix of civic, institutional, and/or commercial uses.

New Construction. Structures for which the "start of construction" commenced on or after the effective date of this ODS.

Nonconforming Design Site. A design site that was legally created before the effective date of this ODS and does not comply with the minimum area, depth, width, or other applicable standards of the zone it is located.

Nonconforming Site Improvement. A site improvement (e.g., fences, landscaping, parking, walls, etc.) that conformed to the standards of the previous zoning that lawfully existed before the effective date of this ODS and does not conform to the present standards of the zone in which it is located.

Non-Street Frontage. Building facades that do not face a street or civic space.

O. Definitions

ODS Zone (syn. Transect Zone). One of several zones mapped on the ODS Overlay Map. See Figure 2.020.1 (ODS Overlay Map).

Off-Street Parking. The area(s) located on a design site available for temporary storage of passenger vehicles, including a public or private parking lot where parking is the principal use of the property.

Open Space. See "Civic Space."

Open Space Easement. See "Scenic Easement or Open Space Easement."

Open Structure. An accessory structure having a roof constructed of lattice or other roof material which allows light and air to pass through a minimum of 50 percent of the roof surface. Additionally, the sides of an open structure consist only of support posts and decorative or functional elements including, but not limited to, braces and railings such that light and air can pass through a minimum of 75 percent of each side. Open structures include but are not limited to trellises, trellis-like patio covers, and other shade structures. Play structures do not qualify as open structures, but are regulated as minor or major accessory structures.

Oriel Window (syn. Upper Story Bay Window). A window that projects from the building facade or elevation, located on upper floors and may extend for multiple stories.

Outdoor Storage Building. A building used primarily for storage of goods and materials, and uninhabitable.

Overhead Doors. Doors constructed in horizontally hinged Subsections that are equipped with hardware that rolls the Subsections into an overhead position, clear of the opening.

P. Definitions

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel, Nonconforming. A legally created parcel which does not conform with current standards for area, width, frontage or other such standards for the zone in which the parcel is located because of annexation or amendments to the title.

Park and Recreational Area, Public. Include playgrounds, public gardens, outdoor sports grounds, indoor sports structures within a park area, tot lots, passive park areas, and other areas of use to the general public for recreation or outdoor diversions, not including commercial recreation facilities (see "Commercial Recreation Facility.")

Parking Driveway Width. The horizontal measurement of an access driveway to a parking area, measured perpendicular to the direction of travel.

Parkway. That portion of a public right-of-way located between the outermost curb-lane driving lane and the farthest edge of the right-of-way.

Passage. See Subsection 7.060 (Passage).

Passageway. A pathway unobstructed clear to the sky and extends from a street to one entrance of the accessory dwelling unit.

Path of Travel. A continuous, unobstructed way of pedestrian passage.

Patio Cover. A one story, roofed structure, not more than 12 feet in height above adjacent finished grade, used only for recreational and/or outdoor living purposes, that may be attached or detached as an accessory structure to the primary building.

Pedestrian Shed. An area centered on a destination including, but not limited to, a civic space, civic building, or main street. Its size is limited by an average distance that may be traversed at an easy walking pace in a given amount of time from its center to its edge, about 1,500 feet. Pedestrian sheds are used for planning Walkable Urban areas.

Pedestrian Orientation. A physical structure or place with design qualities and elements that contribute to an active, inviting, and pleasant place for pedestrians that typically includes most of the following elements:

1. Building facades that are highly articulated at the street level, with interesting uses of material, color, and architectural detailing, located directly behind the sidewalk;
2. Visibility into buildings at the street level;
3. A continuous sidewalk, with a minimum of intrusions into pedestrian right-of-way;
4. Continuity of building facades along the street with few interruptions in the progression of buildings and stores;
5. Signs oriented and scaled to the pedestrian rather than the motorist; and/or
6. Pedestrian orientation may also include: design amenities related to the street level including, but not limited to, awnings, paseos, and arcades; landscaping and street furniture.

Pedestrian-Oriented Businesses. General commercial businesses that allow customers to park once and complete multiple transactions and visits on foot in a context that encourages people to walk instead of drive.

Pedestrian-Oriented Use. A land use that is intended to encourage walk-in customers and that generally does not limit the number of customers by requiring appointments or otherwise excluding the general public. A pedestrian oriented use provides spontaneous draw from sidewalk and street due to visual interest, high customer turnover, and/or social interaction.

Pennant. Any lightweight flexible plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, in a series of three or more, designed to move in the wind.

Playground. See Subsection 7.050 (Playground).

Plaza. See Subsection 7.080 (Plaza).

Plot Plan. A plan for an individual residential design site within an approved subdivision. At a minimum, the plot plan shows the design site property lines with metes and bounds; street address; driveways; grading; proposed locations for structures; public and private improvements (e.g., utility service laterals); retaining walls; trees; and measurements to locate these improvements within the design site.

Podium. A continuous projecting base or pedestal under a building often occupied by parking.

Podium Top. A flat, elevated and open area above a podium that can be used as common area.

Pocket Park/Plaza. See Subsection 7.040 (Pocket Park/Plaza).

Porch. A covered shelter projecting in front of the entrance of a building.

1. **Porch, Engaged.** See Subsection 6.050 (Porch Engaged).
2. **Porch, Projecting.** See Subsection 6.040 (Porch Projecting).

Pre-Development Grade. The grade of a design site prior to any site improvements related to the proposed development.

Premises. An area of land with its appurtenances and buildings which because of its unity of use may be regarded as the smallest conveyable unit.

Primary Building. See "Building, Primary."

Primary Living Space. A space within the primary building that is designed as a living room, dining room, or bedroom.

Private Open Space. The area required for each unit in some building types, provided as outdoor yard areas, patios, decks, and balconies, but excluding stairs, entrance decks, and/or landings. Does not include required setbacks.

Private Street. Any street not a public street.

Public Property. Any property publicly owned outside of the designated public right-of-way.

Public Street. A street for which the right-of-way is owned by or offered for dedication to the public and accepted by the City.

Q. Definitions

No specialized terms beginning with the letter Q are defined at this time.

R. Definitions

Rear. Opposite of front.

Rear-Loaded (syn. Rear Access). Vehicular access from the rear of the design site.

Recessed Entry. An entrance to a building that is set back from the facade of the building.

Recreational Area. Areas of active play or recreation including, but not limited to, sports fields, school yards, picnic grounds, or other areas with intense foot traffic.

Relocation. The act or process of moving a structure or object from one property to another property or to a different location on the same property.

Renovation

1. A structural change to the foundation, roof, floor, or exterior of load-bearing walls of a facility, or the extension of an existing facility to increase its floor area.
2. Alteration of an existing facility including, but not limited to, significantly changing its function, even if such renovation does not include any structural change to the facility.
3. Remodeling of the building interior or exterior.

Residential. Premises used primarily for human habitation.

Residential Development. Any development that consists entirely of dwellings.

Right-of-Way (ROW). Land dedicated to transportation purposes and/or use by the general public.

Rowhouse. See Subsection 4.090 (Townhouse).

Runoff. Water which is not absorbed by the soil to which it is applied. Runoff usually occurs when water is applied at too great a precipitation rate, when water is applied to saturated soils, or when water is applied to a steep slope.

S. Definitions

Satellite Dish Antenna. Parabolic or spherical antenna whose purpose is to receive and/or transmit radio communication signals to and/or from satellites.

Scenic Easement or Open Space Easement. An easement granted to the public whereby the owner relinquishes or limits the right to construct improvements on the land.

Second Unit. See "Dwelling, Second Unit."

Semi-Public Utility Building. A building owned or operated by a non-profit organization, private institution, or foundation, and used to provide utility services to its members or those persons it serves.

Service Entries. Building access for service providers.

Service Facilities. On-site facilities that support grounds maintenance, landscaping, and minor repair service relative to a primary use.

Setback. The distance by which a structure, parking area, or other development feature is separated from a design site line, other structure, or development feature

1. **Setback, Front.** An area extending across the full width of the design site between the front design site line and the primary structure.
2. **Setback, Rear.** An area extending the full width of the design site between a rear design site line and the primary structure.
3. **Setback, Side.** An area between a side design site line and the primary structure extending between the front and rear setback.

Setback, Building. The mandatory clear distance between a design site line and a building.

Setback, Parking. The mandatory clear distance between a design site line and parking.

Setback, Non-Street Frontage. Any side or rear setback not contiguous to a public right-of-way. Such setback shall be measured laterally from the nearest part of that portion of a primary building facing said side or rear setback toward the nearest point of the design site line.

Shared Parking. Any parking spaces assigned to more than one user, where different persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Shopfront. See Subsection 6.090 (Shopfront).

Shopfront Base. A very low wall, that does not include glass, between the display window(s) of a shopfront and the adjacent sidewalk.

Sidewalk. A paved area along a street intended exclusively for pedestrian use and often installed between a street and design site frontages.

Single-Loaded, Building. A building containing dwellings and/or commercial units without common hallways for access to the dwellings and/or units.

Site Plan. A base sheet that includes the basic information that will appear on all plans including, but not limited to, natural features, roads, buildings, or other structures to remain on-site.

Special Architectural Elements. Church spires; belfries cupolas and domes; monuments; corner or entry towers on residential units; and other similar architectural elements.

Street, Front. Street located along the front design site line of a parcel.

Street, Side. Street located along a design site line of a parcel that is not along the front design site line.

Stoop. See Subsection 6.070 (Stoop).

Storefront. The majority portion of a shopfront frontage that consists of the display window and/or entrance and its components, including windows, doors, transoms, and sill pane.

Story. The portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, the space between the floor and the ceiling above. If the finished floor level directly above a basement or cellar is more than six feet above grade for more than 50 percent of the total perimeter, such basement or cellar shall be considered a story.

1. **Story, First.** The lowest story or the ground story of any building, the floor of which is not more than 12 inches below the average contact ground level at the exterior walls of the building.
2. **Story, Half (syn. Attic Story).** A conditioned space that rests primarily underneath the slope of the roof, usually having dormer windows. The half story is identified by the ".5" in the description of maximum height (e.g., 2.5). A half-story is considered a story when its top wall plates, on at least two opposite exterior walls, are four feet or more above the floor of such story.
3. **Story, Mezzanine.** A story which covers one-third or less of the area of the story directly underneath it. A mezzanine story shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine story.

Street. A public or permanent private thoroughfare which affords a primary means of access to design site(s).

1. **Street, Front.** Street located along the front design site line.
2. **Street, Side.** Street located along a design site line that is not the front design site line

Street Frontage. The lineal length of that portion of a design site abutting a street.

Street Frontage, Principal. The length of the property line of any one premise parallel to and along the public right-of-way which it borders and which is identified by an officially assigned street address.

Street Tree. A tree planted in open spaces, parkways, sidewalk areas, easements, streets, and rights-of-way.

T. Definitions

Tandem Parking. A parking space deep enough to allow two cars to park, one behind the other.

Terrace. See Subsection 6.100 (Terrace).

Thoroughfares. A way for use by vehicular, pedestrian, and bicycle traffic that provides access to design sites and open spaces, and that incorporates vehicular lanes and public frontages.

Townhouse. See Subsection 4.090 (Townhouse).

Transect. A cross-Subsection of the environment showing a range of different habitats. The Natural-to-Urban Transect of the human environment is divided into multiple transect zones that describe the physical form and character of a place according to the intensity of its land use and urbanism.

Transect Zone. See "ODS Zone."

Transit Station. A design site or structure used for the purpose of parking, loading, and unloading freight and passengers from train or bus transportation. May include parking facilities and other commercial amenities to service transit passengers.

Transit Stop. A location where buses stop to load and unload passengers, excluding a stop that is only utilized by a school bus route operated seasonally or only during school hours for the intended purpose of serving students. A transit stop may or may not include a shelter or a pullout.

Turf. A surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial ryegrass, red fescue, and tall fescue are cool-season grasses. Bermudagrass, kikuyugrass, seashore paspalum, St. Augustinegrass, zoysiagrass, and buffalo grass are warm-season grasses.

U. Definitions

Understory. The smaller trees and shrubs below the canopy of large trees.

Unit. See "Dwelling Unit."

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Usable Open Space. Common or private open space, excluding the following:

1. Required front setbacks;
2. Areas devoted to parking, driveways, and maneuvering areas;
3. Open space at grade less than 10 feet in its minimum dimension; and
4. Patios, balconies, or decks less than five feet in their minimum dimension.

V. Definitions

Visitability. A basic level of accessibility that enables persons with disabilities to visit others in their dwellings by providing at least one accessible means of egress/ingress for each residential unit.

W. Definitions

Walkable Neighborhood Center. A Walkable Urban environment that provides a concentrated mix of civic, institutional, and/or commercial uses.

Walkable/Walkability. The condition when an area is highly interconnected to other areas and appeals to pedestrians for recreational walking or for walking to work, transit, errands, shopping, or restaurants.

Walkway. A paved way located on one or more design sites, used for pedestrian traffic, and used exclusively by the design site owner(s), their guests, and invitees.

Wall Plane. A vertical surface defined by the facades of buildings.

Water Table, Architectural Feature. A horizontal projecting string-course of masonry, molding, or a ledge placed so as to divert rainwater from a building.

Width-to-Height Ratio. The ratio of the horizontal size of a space measured perpendicularly to the vertical height of a building.

Wing. A structure of at least five feet in depth physically attached to, and secondary to, the main body of a primary building.

X. Definitions

No specialized terms beginning with the letter Y are defined at this time.

Y. Definitions

Yard. See "Setback."

Z. Definitions

Zero Design Site Line. A building or structure that is placed on the property line.

Zone. See "Transect Zone."

Zone Map. The zoning map(s) of the Town of Pittsburg, California, together with all amendments.

Zoning Administrator. The duly designated and appointed zoning administrator of the Town of Pittsburg.

Zoning Code. The Zoning Ordinance of the City of Pittsburg specified in Title 18.

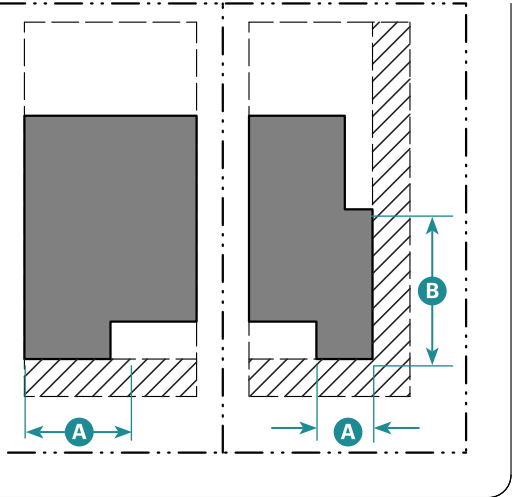
8.030 Measurement Methods

1. Primary Building within Facade Zone

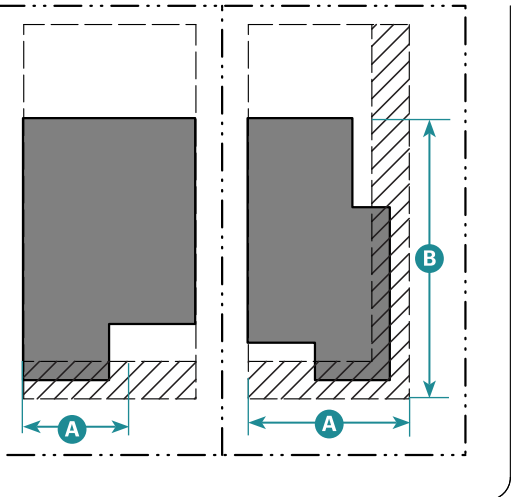
- A. **Applicability.** The facade zone standards apply to new primary buildings and their additions along the front and side street of a design site.
- B. **Methodology.** The required amount is expressed in the zone standards as a percentage. The percentage is calculated as follows through an example for the front facade zone. The same approach is to be applied to the side street, using the minimum front and rear building setbacks.
 - (1) Identify the width of design site (e.g., 50 feet) and apply required front and side building setbacks (e.g., 5 feet and 5 feet).
 - (2) Subtract the horizontal length between each side setback and the adjacent side design site line from the total width of the design site. The result is the net buildable width of the design site (e.g., 40 feet).
 - (3) Multiply the required minimum percentage in the zone standards (e.g., 50 percent) by the net buildable width of the design site (e.g., 50 feet). The result is the minimum length, in feet, of building facade that shall be placed in or abutting the facade zone (e.g., 20 feet).

Figure 8.030.1: Applying the Required Amount to the Facade Zone

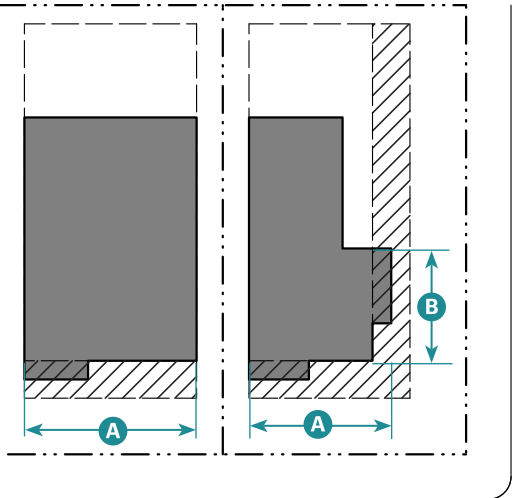
A. Abutting Facade Only



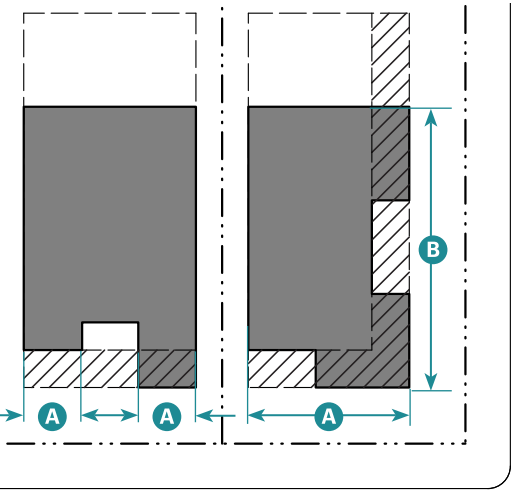
B. Within Facade Zone Only



C. Abutting and Within Facade Zone



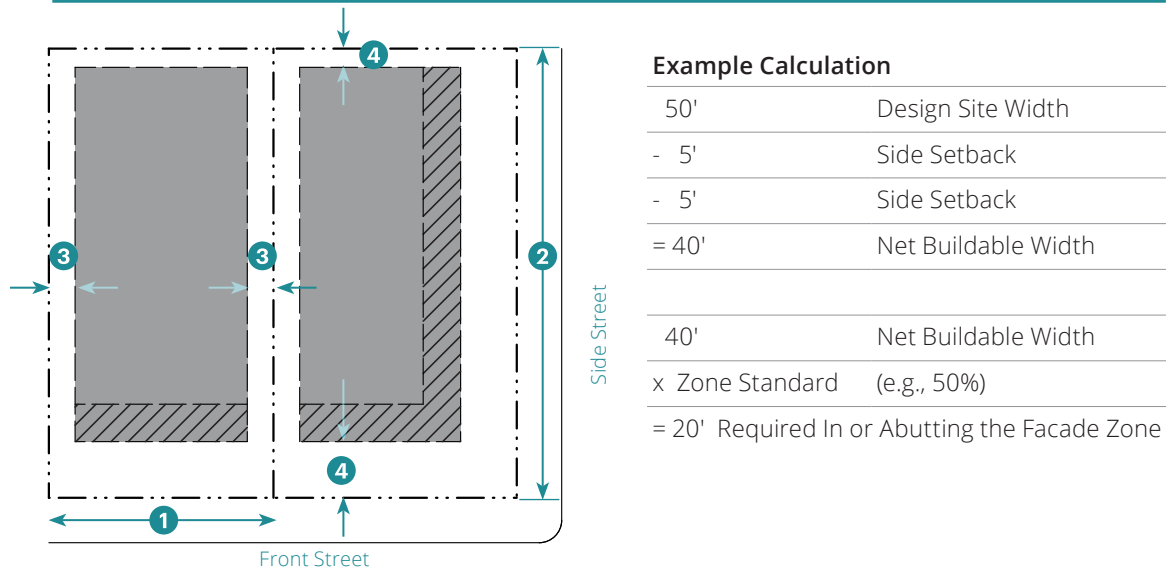
D. Abutting and at Front of Facade Zone



		Front Street	Side Street
	Facade Zone	50% min. ¹	50% min. ¹
	Buildable Area	A	B

¹This is an example. See Subsection 5 of the zone for the standard.

Figure 8.030.2: Determining the Required Amount Subject to the Facade Zone



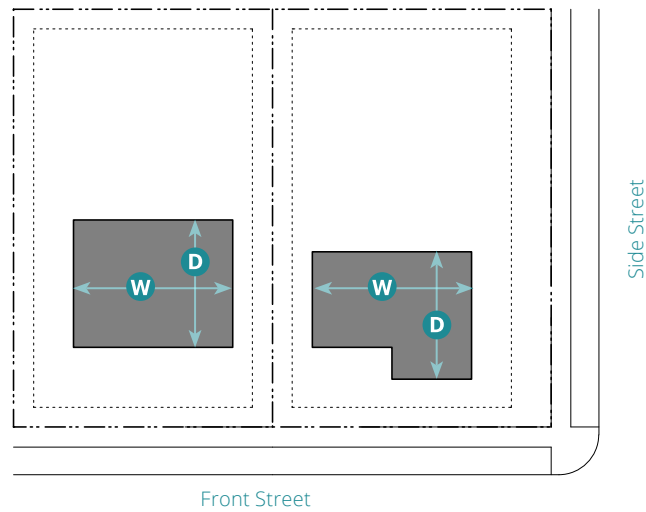
- ① Width of Design Site
- ② Depth of Design Site
- ③ Setback to be Subtracted from Design Site Width
- ④ Setback to be Subtracted from Design Site Depth

2. Measuring Building Types

A. Methodology. Measurement of width and depth.

(1) **Main Body.** The width and depth of the main body shall be measured as follows:

- (a) The width shall be parallel to the front.
- (b) The depth shall be perpendicular to the front.



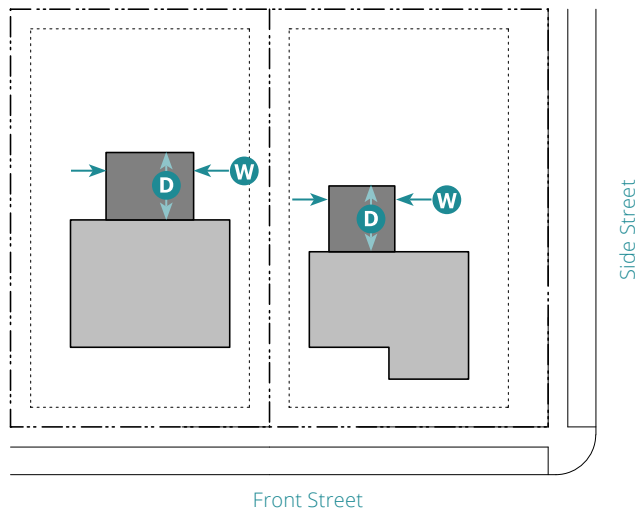
**Figure 8.030.3:
Main Body**

W Width

D Depth

(2) **Wings and Ancillary Structures.** The width and depth of wings and ancillary structures, shall be measured as follows:

- (a) The width shall be the greater of the two dimensions of the footprint.
- (b) The depth shall be the lesser of the two dimensions of the footprint.



**Figure 8.030.4:
Wings and Ancillary Structures**

W Width

D Depth

(3) **Open Space(s).** The width and depth of open spaces shall be measured as follows:

- (a) The width shall be parallel to the front
- (b) The depth shall be perpendicular to the front.

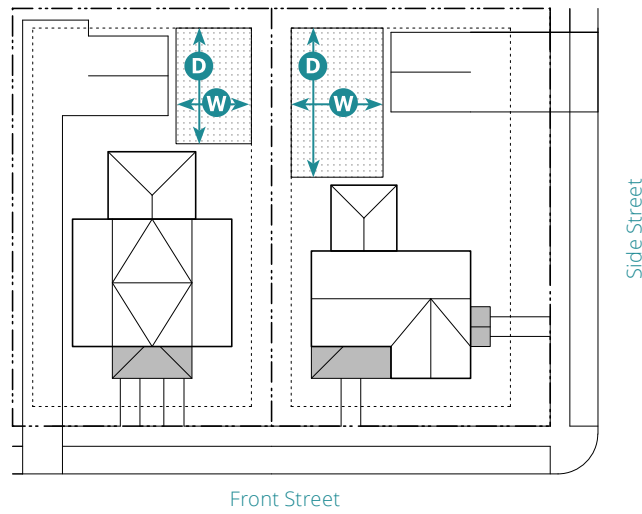


Figure 8.030.5:
Open Space(s)

W Width

D Depth

- (4) **Courtyard(s).** The width and depth of courtyards shall be measured as follows:
- The width shall be parallel to the front; unless the courtyard is a secondary courtyard accessed directly from a side street.
 - If a secondary courtyard is accessed directly from the side street, the width shall be parallel to the side street.
 - The depth shall be perpendicular to the width.

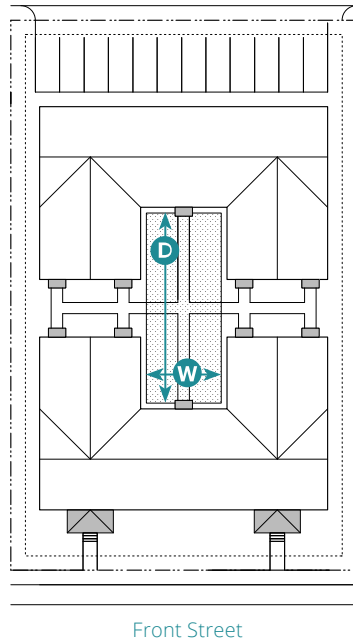


Figure 8.030.6:
Courtyard(s)

- W Width
D Depth

- (5) **Width-to-Height Ratio.** Measurement of width-to-height ratio and depth-to-height ratio of forecourts.
- The width and depth of forecourts shall be measured per Figure 10 (Width-to-Height Ratio).
 - The height of forecourts shall be a measurement of the vertical plane of the building that defines the forecourt.

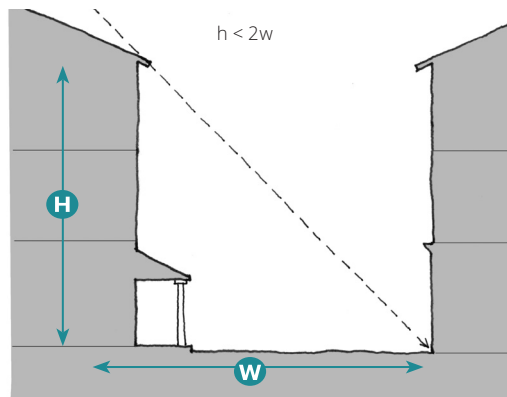


Figure 8.030.7:
Width-to-Height Ratio

- W Width
H Height

(6) **Highest Eave/Top of Parapet.**

- (a) **Height, Overall.** The vertical distance between adjacent finished grade and the highest part of the structure directly above.
- (b) **Height, Top of Parapet.** The vertical distance between adjacent finished grade and the top of the parapet of the primary building.
- (c) **Height, Highest Eave.** The vertical distance between adjacent finished grade and the highest eave of the primary building.
- (d) **Highest Eave Measurement.** The measurement is to bottom of the eave assembly.
- (e) **Eave.** The edge of the roof that overhangs the face of the adjoining wall. The bottom of the eave can range from exposed rafters to a finished horizontal surface.

Figure 8.030.8: Top of Parapet and Flat Roof

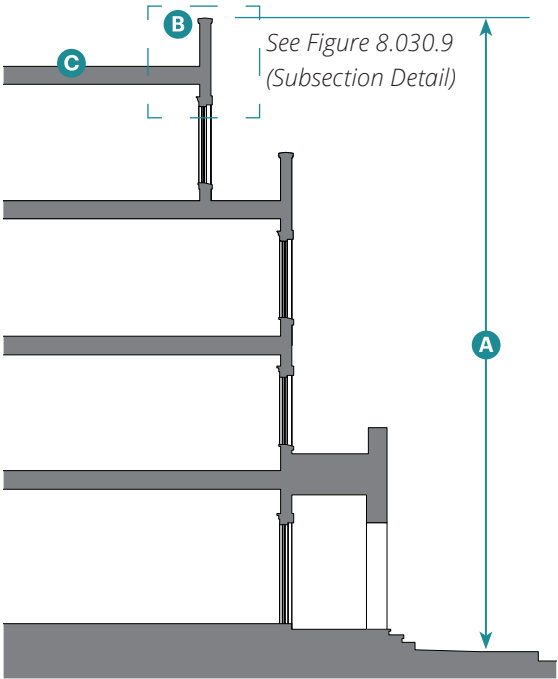


Figure 8.030.9: Subsection Detail of Top of Parapet and Flat Roof

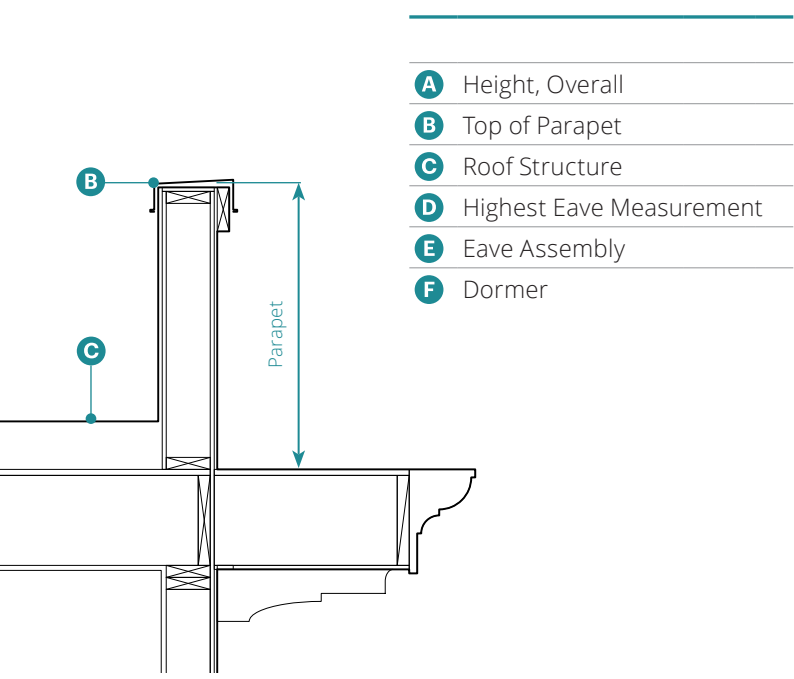


Figure 8.030.10: Highest Eave for Pitched Roof

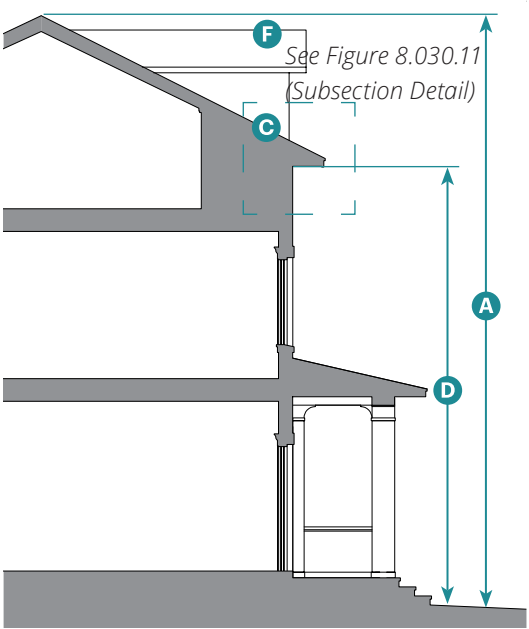
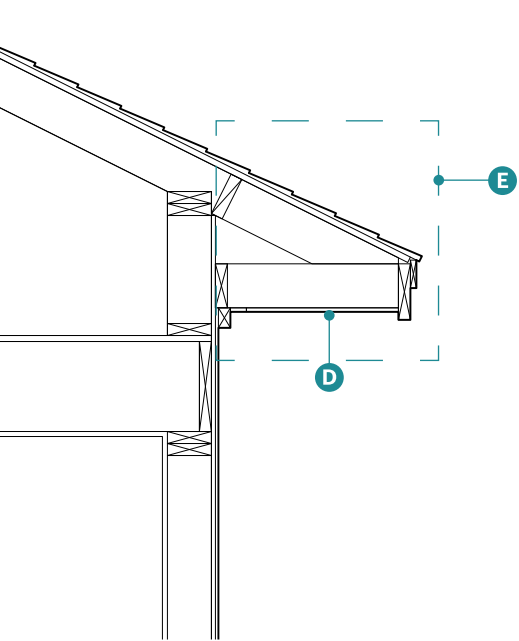


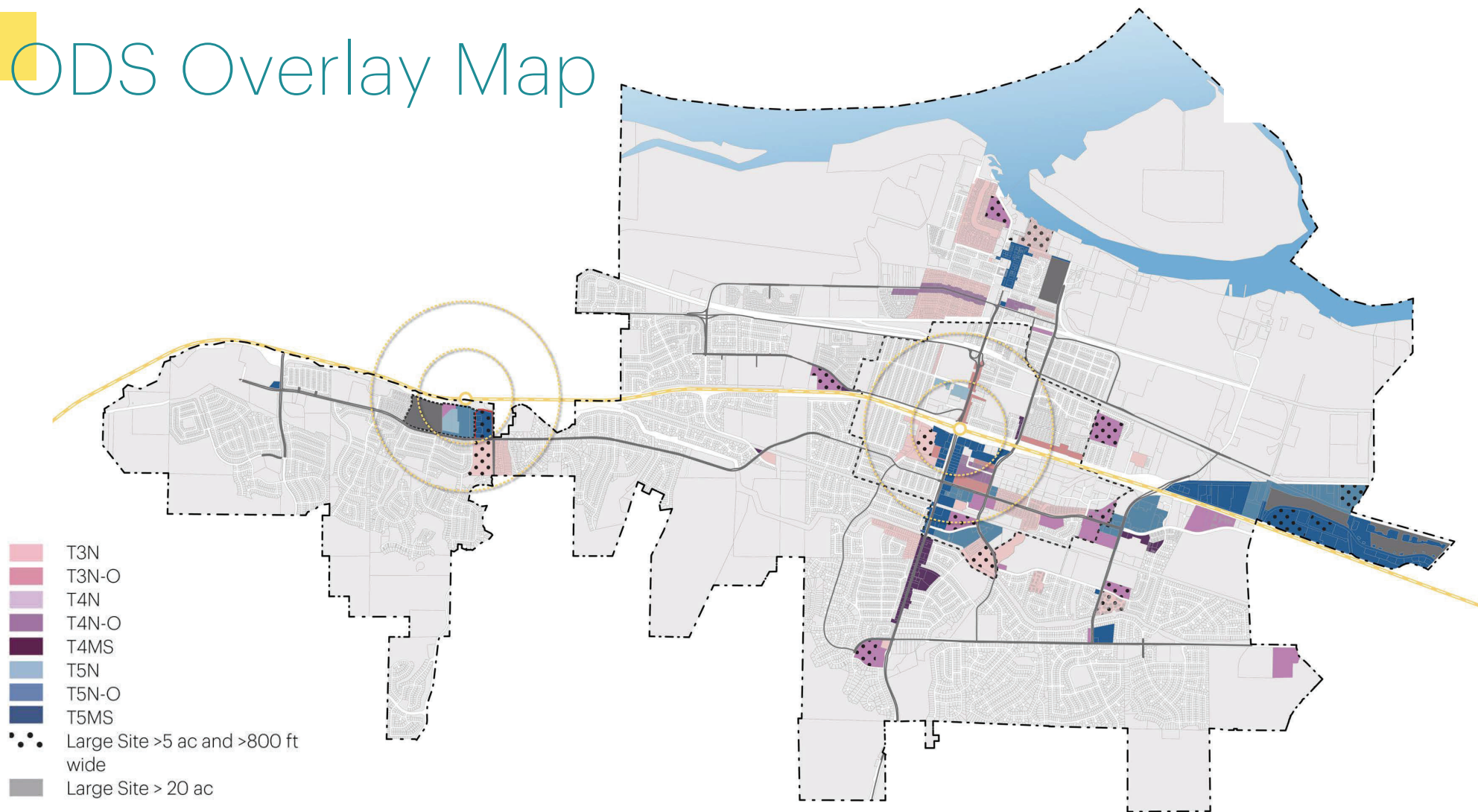
Figure 8.030.11: Subsection Detail of Highest Eave for Pitched Roof



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ODS Overlay Map



Pittsburgh Objective Design Standards



Design Standards Gap Analysis

City of Pittsburg
Objective Design
Standards

Task 1 Deliverable
August 2021





Introduction

Citywide Context Analysis

As part of the work on developing Objective Design Standards for the City of Pittsburg, the first step involved citywide mapping to document and analyze the existing physical environment. This provides an understanding of the built context, identifies repeating patterns in the built form and existing lots. This analysis is summarized in the form of maps and findings in [Section 1](#) of this document.

Physical Test Fits on Opportunity Sites

The next step was to test out the existing zoning and other development standards on a sampling of sites across the City and across different zones. Ten Opportunity Sites were identified by City staff, and through a process of Lot Testing, each of these sites was studied in terms of its physical characteristics, surrounding uses and context, applicable regulatory standards, and capacity to support a range of building types and uses. This analysis, detailed in [Section 2](#) of this document, helps identify limiting factors to development in the current standards that could be addressed in creating the Objective Design Standards.





Citywide Context Analysis

SECTION

1

Background

Pittsburg is a city with a population of 60,000 in Contra Costa county, located within commuting distance of regional centers such as San Francisco (37 miles), Oakland (29 miles), Sacramento (65 miles) and San Jose (60 miles). Established in the late 1800s as an industrial center along the Suisun Bay, Pittsburg has a rich industrial past and with its deep water channel river port, has played an important role in the development of the San Francisco Bay Area.

Pittsburg has a total area of approximately 20 square miles, out of which about 18 square miles are land. It has a diverse population and is home to a number of large employers and institutions. It shares boundaries with the cities of Concord and Antioch, and the unincorporated community of Baypoint.





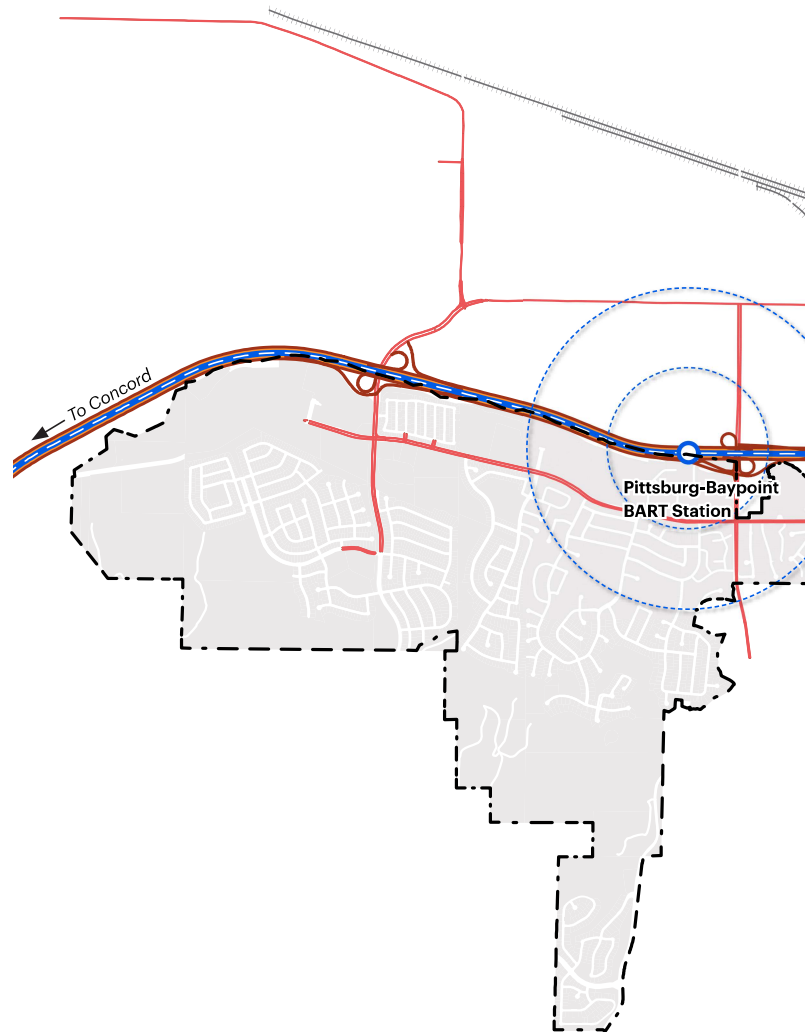
Access + Connectivity

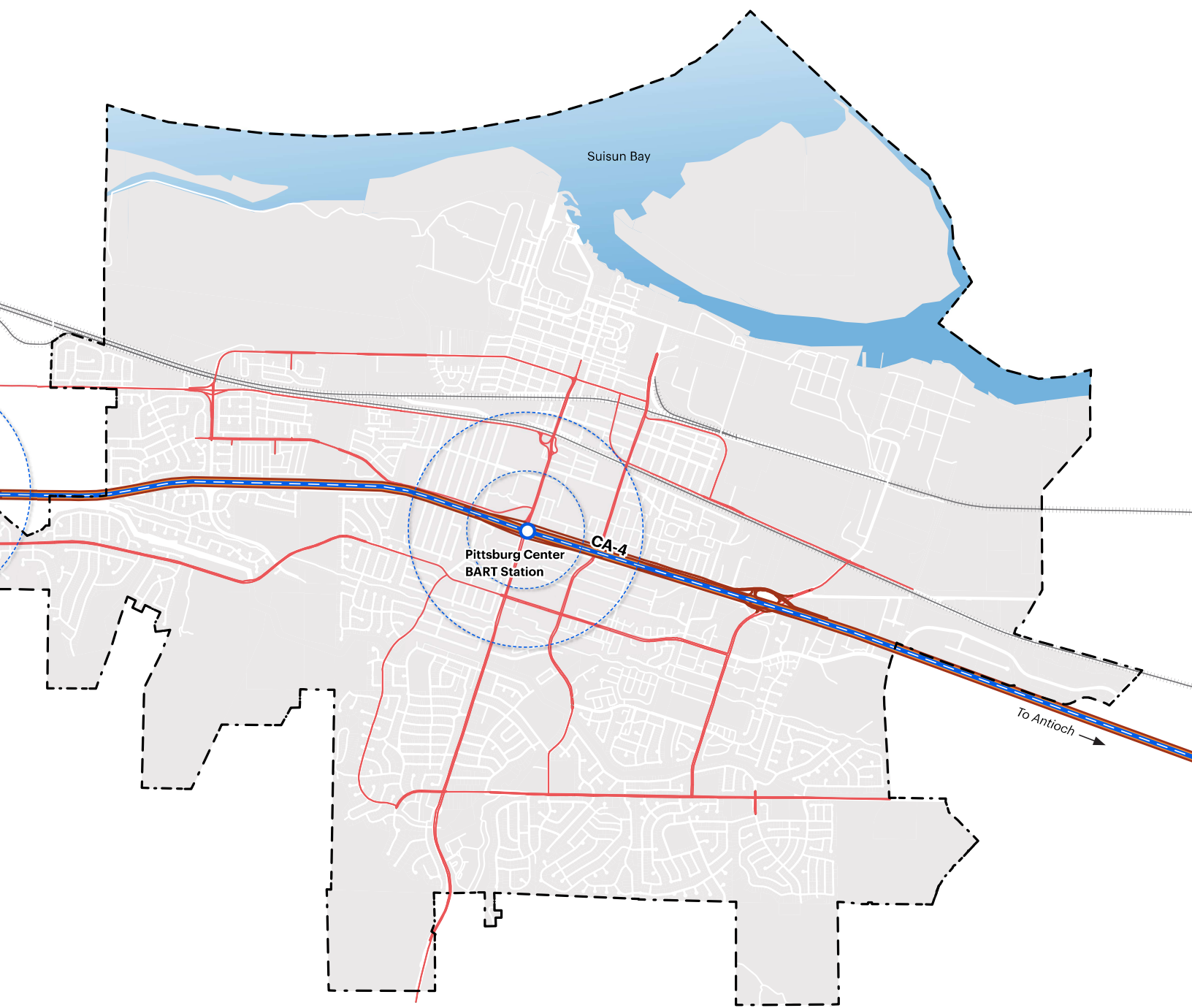
Findings

Pittsburg has good highway and transit access. State Highway 4 (the California Delta Highway) traverses the city in the east-west direction, and the Bay Area Rapid Transit (BART) light rail runs along the same right-of-way. Pittsburg has two BART stations on the Antioch-SFO line, at Pittsburg-Baypoint (at the boundary of the two cities) and at Pittsburg Center, in the heart of downtown Pittsburg at the intersection of CA-4 and Railroad Avenue. Local bus service is managed by Tri-Delta Transit, serving Pittsburg and adjoining cities including Antioch, Brentwood, Baypoint and Oakley.

Implications for Objective Design Standards

- In keeping with its General Plan goals, Pittsburg is prioritizing walkability and reduced dependence on driving. Future development in Pittsburg will be thus guided to a large extent by area plans that the City has adopted, several of which are focused at transit stations, such as the Railroad Avenue Specific Plan.
- Intensification of development will be more feasible in parts of the city with good access, in particular transit access. Active transportation will also be an important consideration.





Key

- | | |
|------------------------|-----------------------|
| ● BART Station | — Highway |
| — BART Rail Line | — Major Arterial |
| ○ 5-10 Minute Walkshed | ----- California Rail |

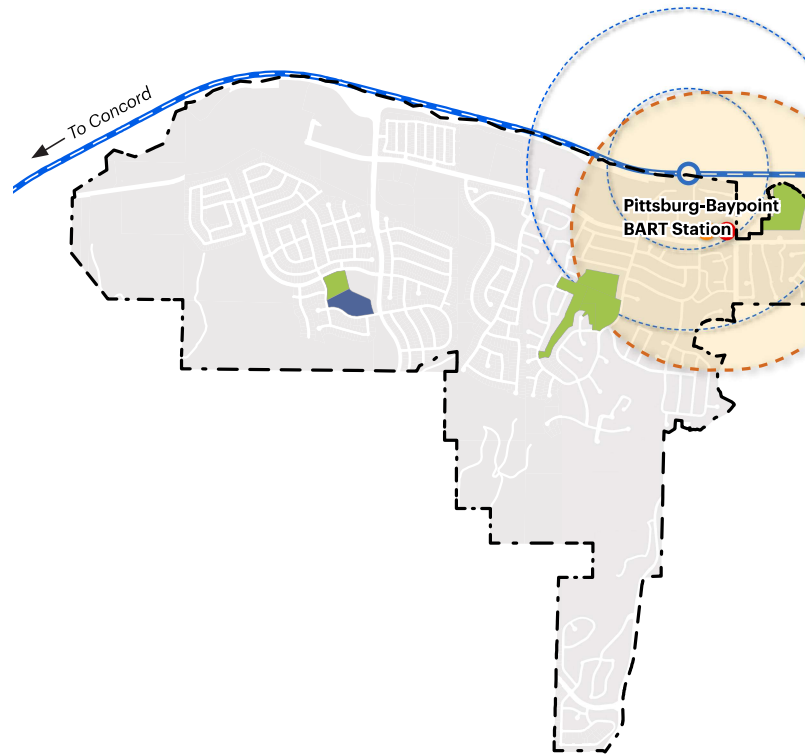
Community Destinations

Findings

Mapping popular destinations such as parks, schools, retail centers, employment hubs and other community and civic destinations helps to determine the level of access to services and amenities across the city; and this in turn helps to determine areas that can support greater intensification and/or transformation, say from a residential enclave to a mixed-use neighborhood.

Implications for Objective Design Standards

- Access to amenities and services will be an important consideration in delineating areas for potential intensification and/or transformation when developing Objective Design Standards. In promoting walkability, areas with the greatest intensity of uses should be located near popular community destinations.
- Proximity to retail and employment hubs, as well as to schools and open spaces, will guide the intensity and mix of uses in future nodes and corridors.





Key

- | | | |
|-----------------------------------|-------------------------|-----------------|
| BART Station | Civic Institution | Retail Node |
| BART Rail Line | Religious Institution | Employment Node |
| 5-10 Minute Transit Walkshed | School | Marina |
| 10 Minute Walkshed (Around Nodes) | Park/ Trail/ Open Space | |

Existing Zoning

Findings

The Zoning Map for Pittsburg provides the regulatory framework for development within the City. Pittsburg has a number of residential, commercial and mixed-use zones that would be considered for crafting the citywide Objective Design Standards. Several of these zones were analyzed when carrying out Lot Testing on the selected Opportunity Sites.

Implications for Objective Design Standards

- Zones will be analyzed to identify limiting factors, and zone standards will be adjusted to be objective and non-conflicting.
- Zone standards will also be updated to reflect market conditions, the desired degree of change in different parts of the study area, and to meet the City's other development and housing goals.
- The zones where Objective Design Standards would apply could be determined by looking at existing zone standards to see which are most supportive of multifamily and mixed-use development; as well as potential intensification. Based on preliminary analysis, these zones are listed below, highlighted in blue. Ones with a question mark need discussion with City staff.

Residential Zones:

RH, RH-D, RM, RM-D, RM-O, RMD-O, RS-5(?)

Commercial Zones:

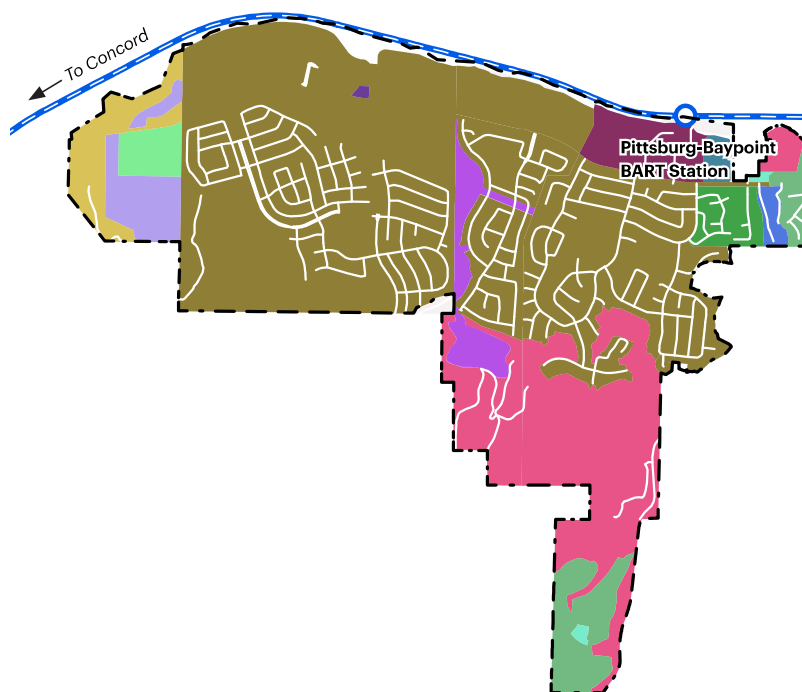
CC, CP, CN(?), CW(?), SC(?)

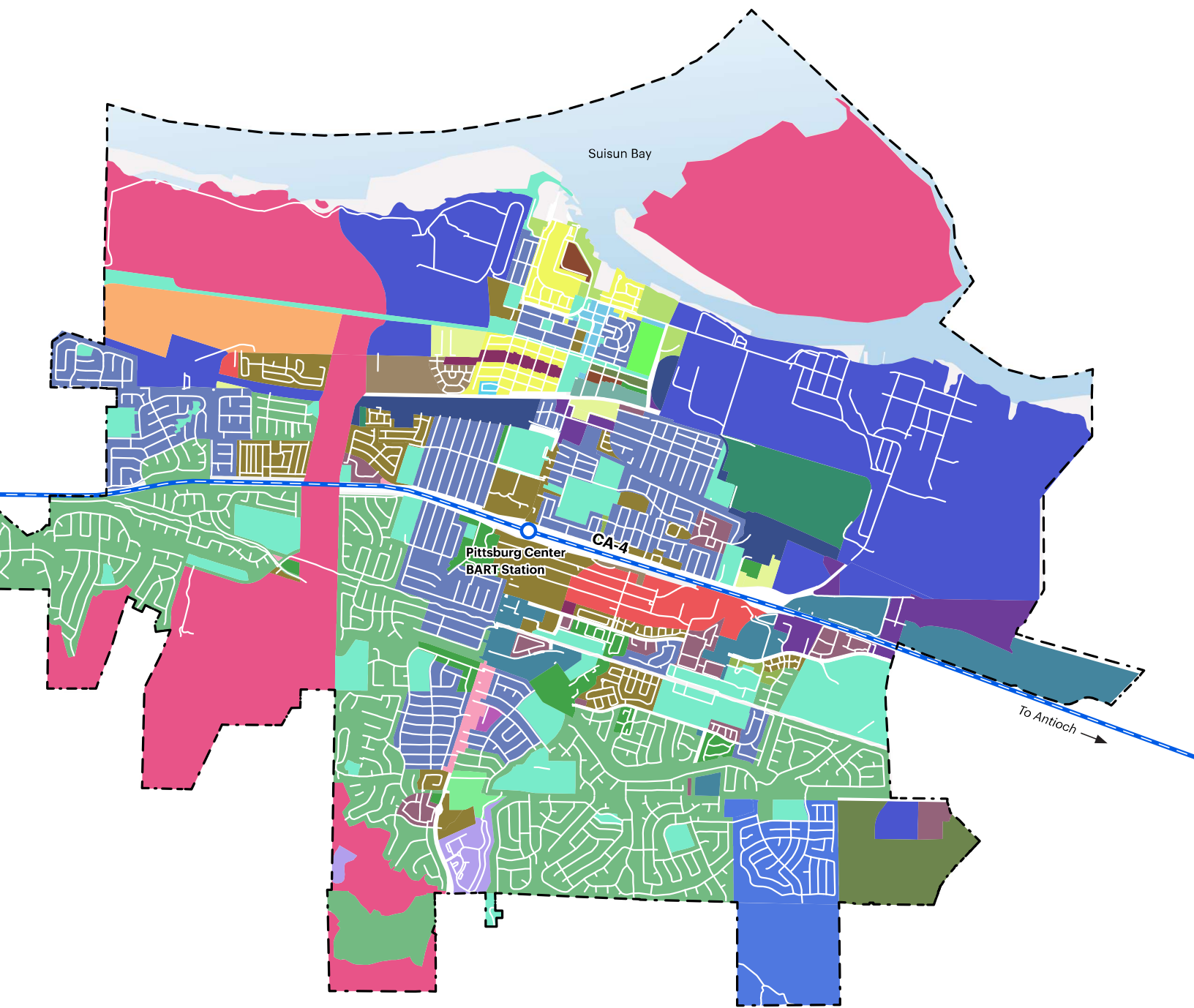
Mixed Use Zone:

M

Other Zones:

GQ(?), PD (RASP, PBSP)





Key

BART Station	CO-O	GQ	IP	PD	RMD-O
BART Rail Line	CP	HPD	IP-O	RH	RS-10
5-10 Minute Walkshed	CS	IG	M	RH-D	RS-4
CC	CS-D	IG-O	OS	RM	RS-5
CN	CS-O	IL	OS District	RM-D	RS-6
CO	CW	IL-O	OS-O	RM-O	RS6-O

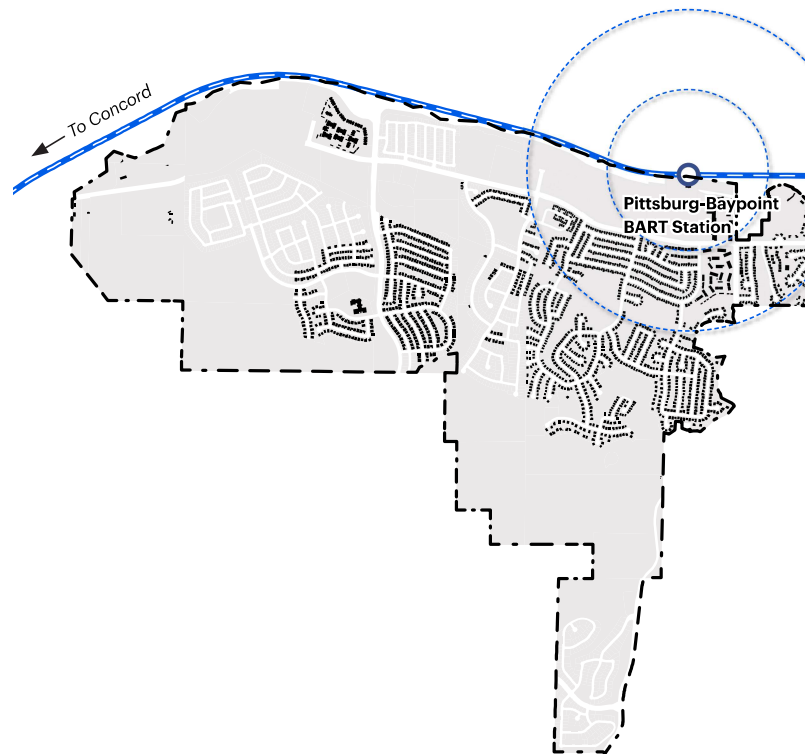
Existing Built Form

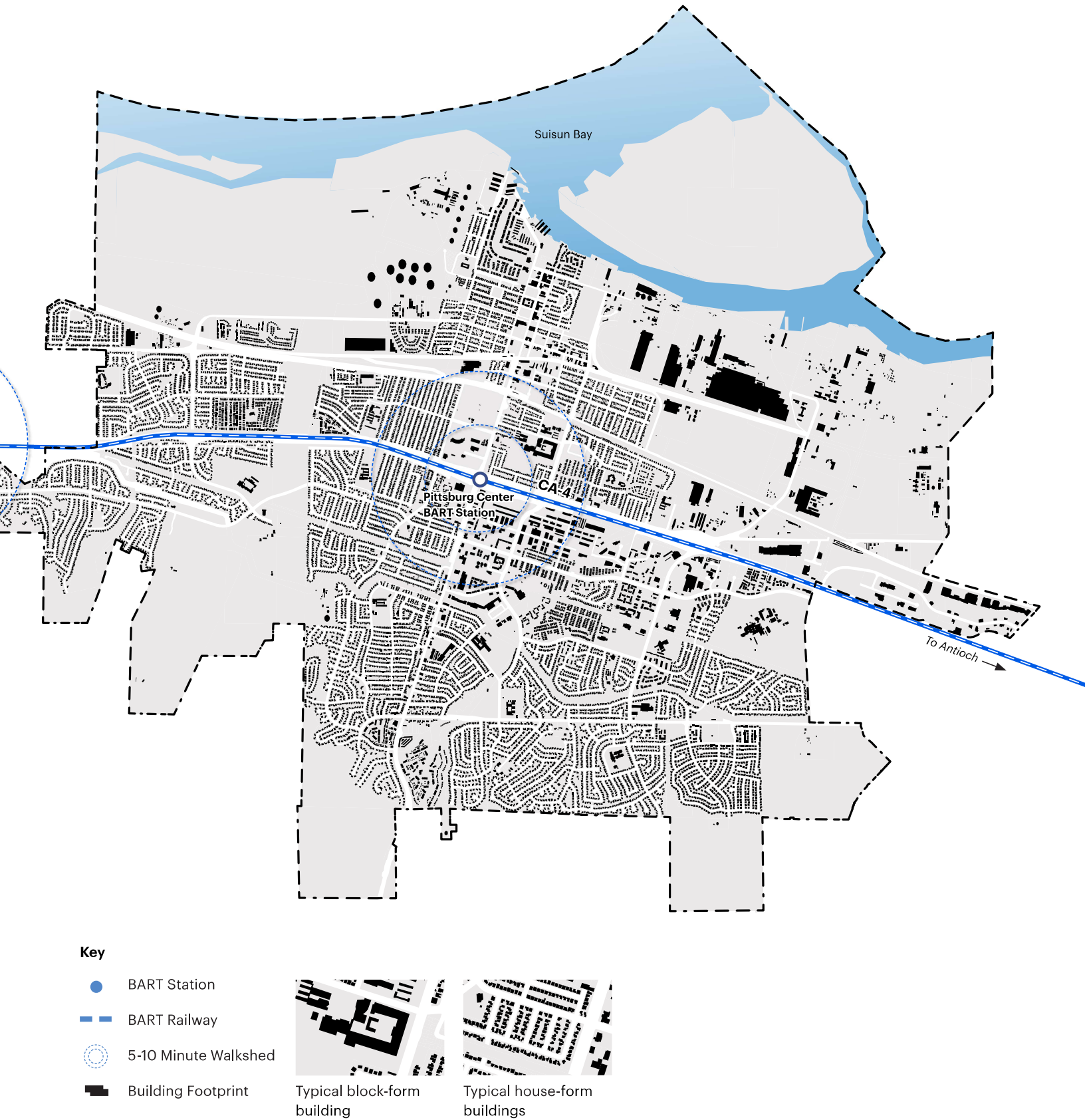
Findings

The map on the facing page shows existing building footprints within the study area. Two clear patterns emerge: of "house-form" and "block-form" buildings. The former refers to detached, smaller buildings at the scale of a house. House-form environments are typically lower-intensity and often predominantly residential in character. Block-form buildings refer to attached buildings, with small to no setbacks, typically framing the entire perimeter of a city block, or most of one. Block-form environments are typically seen in areas with a higher intensity of uses and development, such as downtowns. These environments are also typically more mixed-use in character.

Implications for Objective Design Standards

- Intensity of future development should complement the scale and form of existing buildings, unless intensification is desired.
- In areas where built form is likely to intensify, it will be important to consider appropriate transitions in scale and form to adjacent house-form environments such as residential neighborhoods.





Lot Characteristics

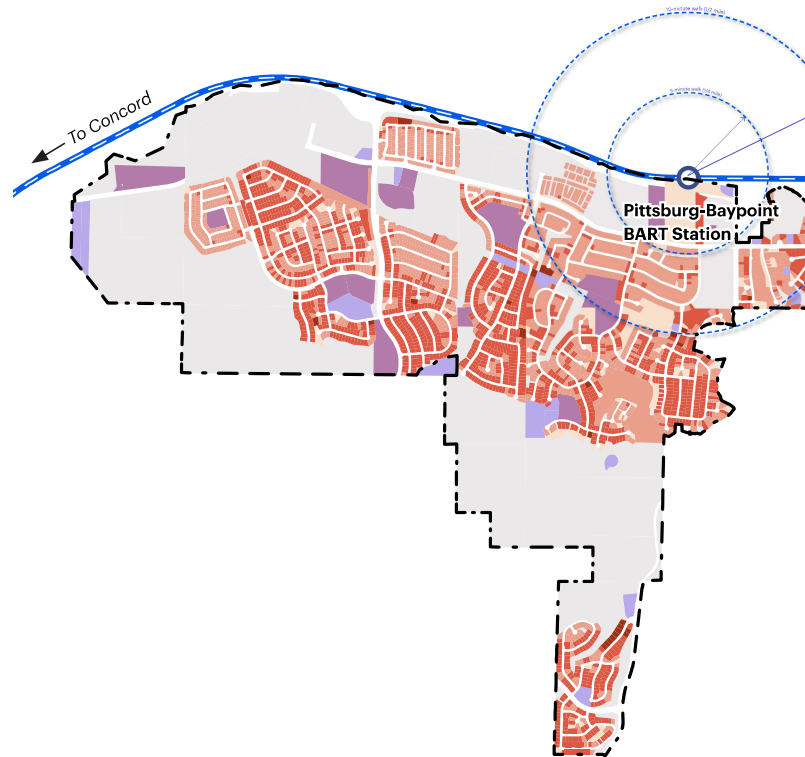
Findings

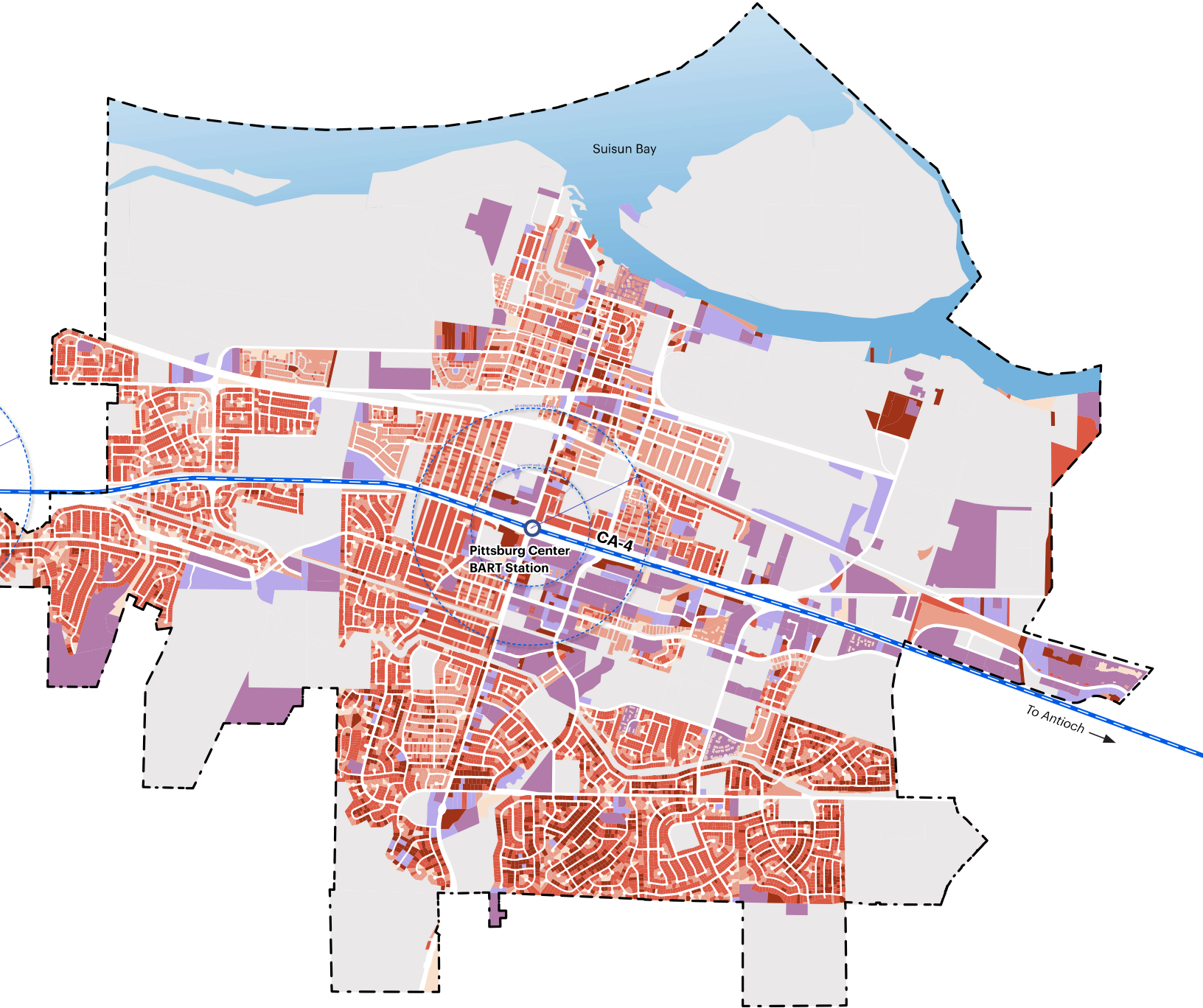
This map shows the ranges of lot width for existing lots in the study area. Note that the analysis ignores lots that are outliers in size, as well as lots that are very irregular in shape. Also note that while lot depth is also an important condition to analyze, lot width is typically a more critical dimension in determining the range of building types that can fit on a given parcel.

The majority of lots within the study area fall within the lot width range of 25' to 75'.

Implications for Objective Design Standards

- Lot width and lot depth will determine the palette of building types that can be accommodated, as well as potential parking strategies.
- Lot size will also determine the degree of potential transformation, given that in the current real estate market, mixed-use development is challenging on small lots, as is structured parking. For efficiency, a solution often used by developers is lot consolidation to create larger parcels. Since this can have unexpected results, it is an important element to address in the Objective Design Standards.





Key

- | | | |
|----------------------|--------------------|----------------------|
| BART Station | Lot Width 0-24 ft | Lot Width 75-99 ft |
| BART Rail Line | Lot Width 25-49 ft | Lot Width 100-149 ft |
| 5-10 Minute Walkshed | Lot Width 50-74 ft | Lot Width 150-299 ft |





Lot Testing of Opportunity Sites

SECTION

2

Overview and Approach

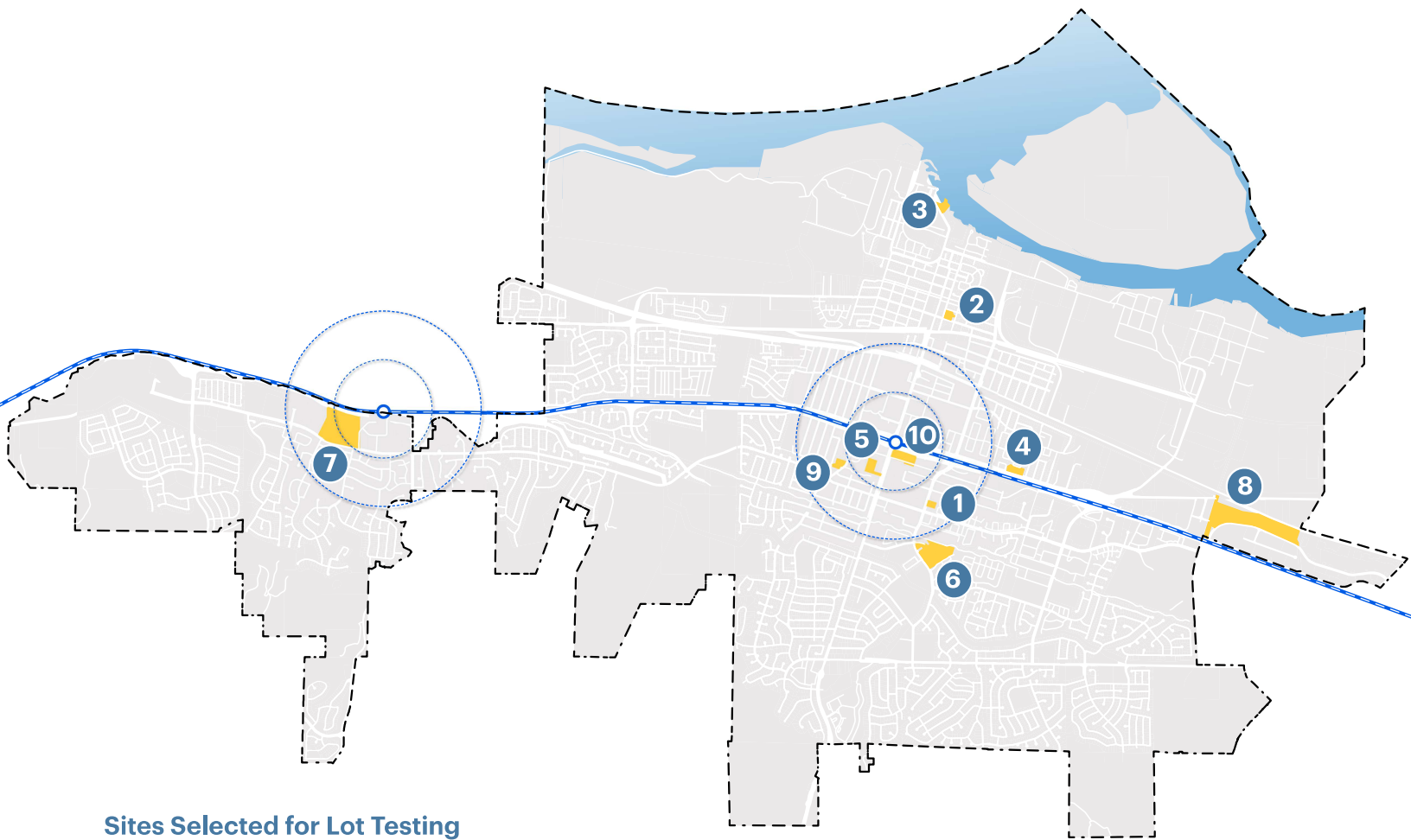
Lot Testing: Purpose and Method

Lot testing is a critical step to testing out existing development standards to reveal existing inconsistencies and highlight factors limiting development. For Pittsburgh, lot testing was carried out on 10 sites selected by the City. These sites were selected on the basis of the following criteria:

- The selected lots had to be fairly typical of the existing lots in that area in terms of lot dimensions and proportion (some lots could not be outliers in terms of size but not all).
- Selected lots should be in parts of the City where a change in land use and/or intensity of development is anticipated, and politically viable.
- Lots were selected from a variety of existing residential and mixed-use zones to ensure that development standards were being tested for a variety of conditions.

Lot testing included reviewing existing zoning standards and determining the maximum developable envelope (for most lots), shown as a simple massing model. The next step involved developing a hypothetical project on that lot following the applicable development standards. Out of several possible determinants of the maximum built envelope such as density, maximum height and FAR, density was taken to be a "given". In other words, the hypothetical program attempted to achieve the maximum density allowed for that lot, and the resultant massing helped reveal development standards that could not be met, or were in conflict. In this way, the conceptual massing and program helped to determine the key factors limiting developing the lot to its full capacity.

The selected lots are shown on the map on the facing page, and the analysis for each is described in the following pages.



Sites Selected for Lot Testing

- 1 2301 Harbor Street
- 2 925 Cumberland Street
- 3 Marina Boulevard/ Cutting Avenue - Note this was not tested, more information needed
- 4 680 California Avenue
- 5 2156 Railroad Avenue
- 6 Harbor Street
- 7 1700 West Leland Road
- 8 4401 Century Boulevard
- 9 2188 Crestview Drive
- 10 2101 Railroad Avenue

01

2301 Harbor Street

APN 088-650-061

**Lot Information**

Site Area	0.76 ac
Zoning	PD/ Railroad Avenue SP CC (Community Commercial)
GP Designation	Community Commercial
Existing Condition	Vacant

Development Standards

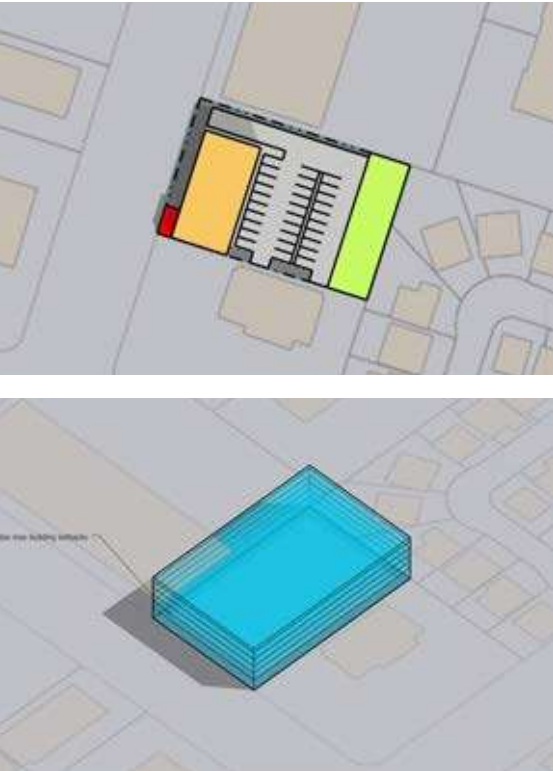
Characteristics	Development Standards
Lot Width	50' min.
Lot Area	5,000 sf min.
Setback, Front	0 to 15' min.
Setback, Corner/Side Street	0 to 10' min.
Setback, Side	0 to 10' min.
Setback, Rear	0 to 10' min.
Height	60' max.
Site Landscaping	10 % min.
Open Space	-- sf/unit
Storage	-- sf/unit
Density (min. lot area/unit)	1,800 sf/unit
FAR	0.50 to 0.75 max.
Lot Coverage	50 % max.

Parking Standards**Multifamily Residential**

Residential	1.0 to 1.5 space/unit
Guest Parking	-- space/unit

Non-Residential

Commercial	1.0 space/333 sf
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Option Summary	
Number of Units	18 units
Resultant Density	33 du/ac
Resultant FAR	0.64 --
Commercial Area	2,250 sf
Residential Area	19,000 sf
Commercial Parking Req.	7 spaces
Residential Parking Req.	19 spaces
Total Parking Provided	30 spaces

- Key**
- Max Zoning Envelope
 - Residential
 - Commercial
 - Site Landscaping



This option tests a mixed-use building along Harbor Street, with surface parking behind the building. Ground floor residential uses are set back from the front property line.

Observations

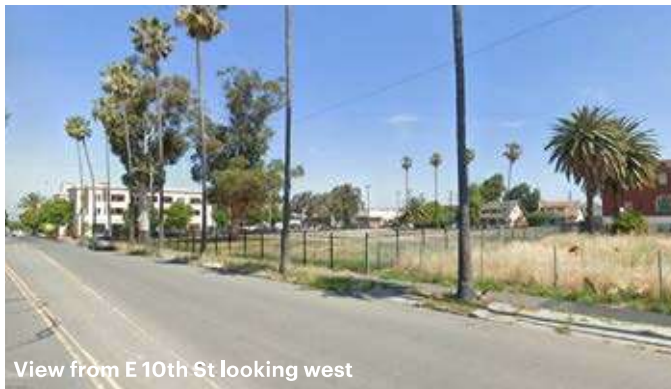
- Difficult to develop to maximum allowed height given the base maximum Floor Area Ratio (FAR) and maximum allowed density.
- Maximum allowed FAR limits parking approach and intensity.
- Per bullet point 3 under Development Intensity Range Requirements (page 92 of Railroad Avenue Specific Plan), allowed FAR may be increased to 0.75 maximum. Residential area is then allowed to be up to 24,895 sf. The outcome would be larger units and an additional floor of residential use.
- The lot test suggests the potential for higher density than currently allowed by the zone.

What are the key limiting factors?

1. **Maximum Density**
2. **Maximum FAR**

02 925 Cumberland Street

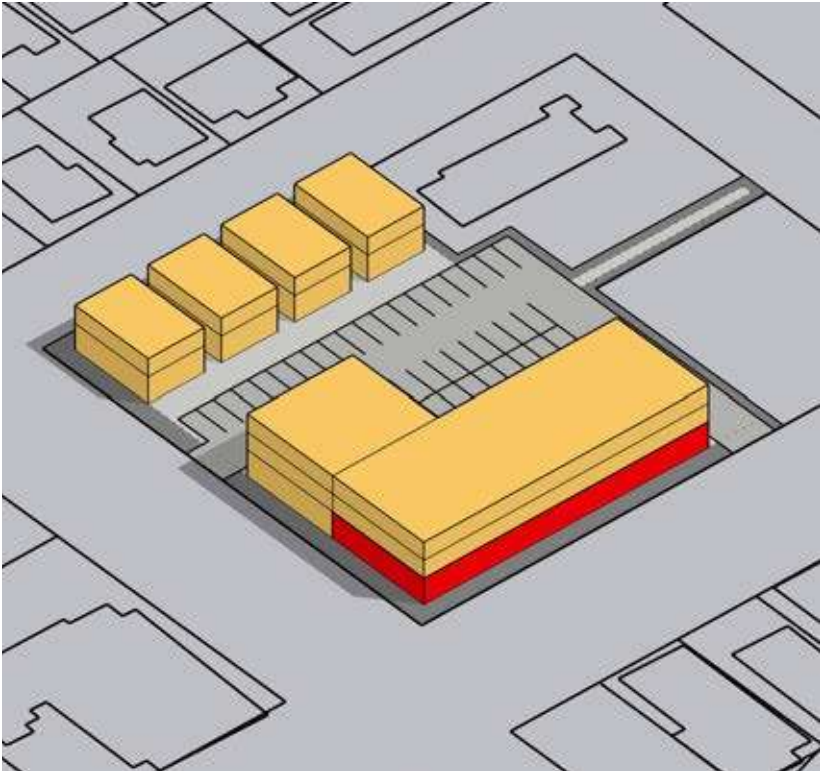
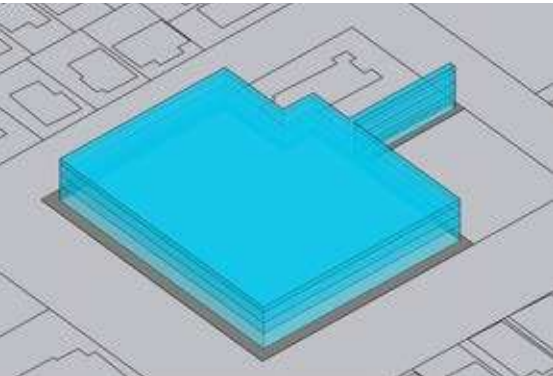
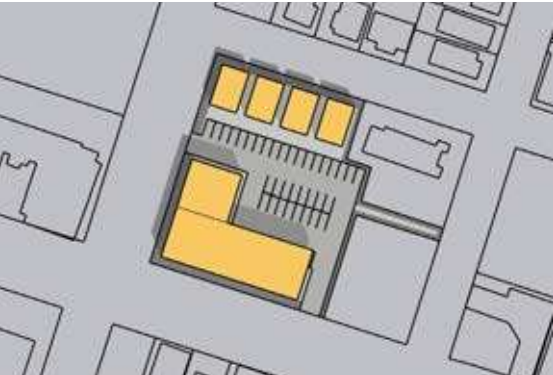
APN 085-196-004



Lot Information	
Site Area	1.16 ac
Zoning	RH-D (Residential High Density)
GP Designation	Downtown Medium Density
Existing Condition	Vacant

Development Standards	
Characteristics	Development Standards
Lot Width	100' min.
Lot Area	30,000 sf min.
Setback, Front	10' min.
Setback, Corner/Side Street	10' min.
Setback, Side	5' min.
Setback, Rear	5' min.
Height	40' max.
Site Landscaping	20 % min.
Open Space	60 sf/unit
Storage	200 sf/unit
Density (min. lot area/unit)	1,500 sf/unit
Residential FAR	-- --
Commercial FAR	0.75 max.
Lot Coverage	80 % max.

Parking Standards	
Multifamily Residential	
Residential (up to 1 bedroom)	2.0 spaces/unit min., 1 must be covered
Residential (2 bedroom)	2.5 spaces/unit min., 1 must be covered
Guest Parking	-- space/unit
Non-Residential	
Commercial	1.0 space/500 sf



Option Summary	
Number of Units	33 units
Resultant Density	28.9 du/ac
Resultant FAR	0.99 --
Commercial Area	7,716 sf
Residential Area	42,188 sf
Commercial Parking Req.	15 spaces
Residential Parking Req.	74 spaces
Total Parking Provided	45 spaces

- Key**
- Max Zoning Envelope
 - Residential
 - Commercial
 - Site Landscaping (Not Shown)

This option tests a mixed-use building facing E 10th Street. Missing Middle Housing types are used to transition to the residential neighborhood edge. Tuck under and surface parking are internal to the lot.

Observations

- Covered parking requirement constrains parking approach (e.g. requiring canopy structure or podium buildings).
- Parking standards are high, limiting development.
- Maximum density is achievable on the site if maximum FAR is exceeded and parking requirement lowered.
- Massing is unable to meet maximum allowed height, which suggests potential for higher density than currently allowed.

What are the limiting factors?

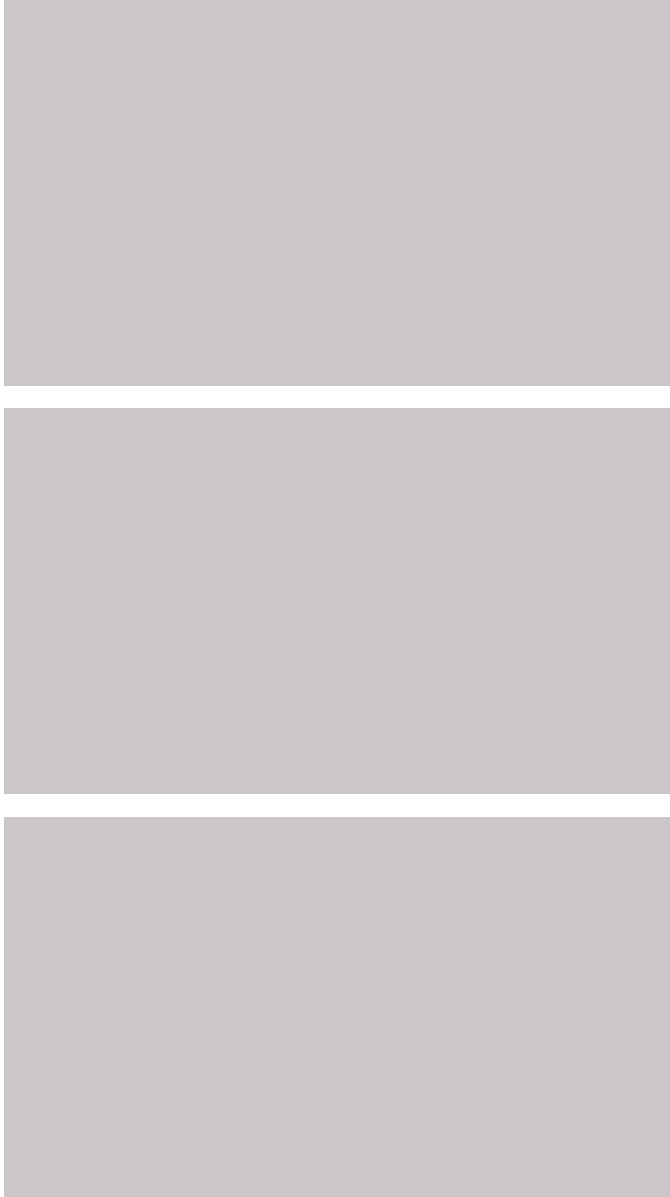
1. **Parking Standards**
2. **Maximum FAR**
3. **Maximum Density**

NOTE: THIS SITE WAS NOT TESTED. CONFIRMATION OF SITE REQUESTED.

03

Marina Blvd / Cutting Ave

APN 085-071-046 & 085-071-038



Lot Information	
Site Area	1.40 ac
Zoning	CW (Commercial Waterfront)
GP Designation	Marine Commercial
Existing Condition	

Development Standards	
Characteristics	Development Standards
Lot Width	min.
Lot Area	sf min.
Setback, Front	min.
Setback, Corner/Side Street	min.
Setback, Side	min.
Setback, Rear	min.
Height	max.
Site Landscaping	% min.
Open Space	sf/unit
Storage	sf/unit
Density (min. lot area/unit)	sf/unit
FAR	--
Lot Coverage	% max.

Parking Standards	
Multifamily Residential	
Residential (up to 1 bedroom)	spaces/unit min., 1 must be covered
Residential (2 bedroom)	spaces/unit min., 1 must be covered
Guest Parking	space/unit
Non-Residential	
Commercial	space/500 sf

NOTE: THIS SITE WAS NOT TESTED. CONFIRMATION OF SITE REQUESTED.

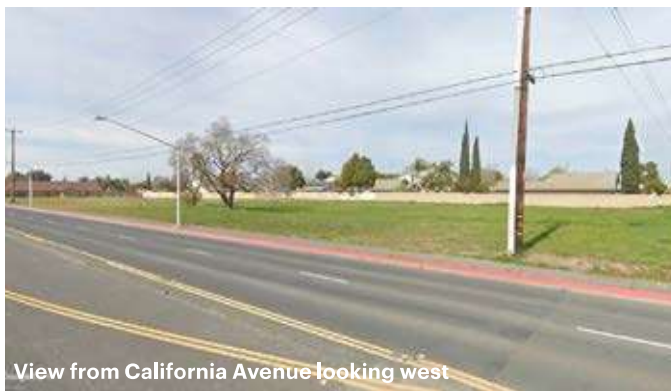


Option Summary	
Number of Units	units
Resultant Density	du/ac
Resultant FAR	--
Commercial Area	sf
Residential Area	sf
Commercial Parking Req.	spaces
Residential Parking Req.	spaces
Total Parking Provided	spaces

What are the limiting factors?

04 680 California Ave

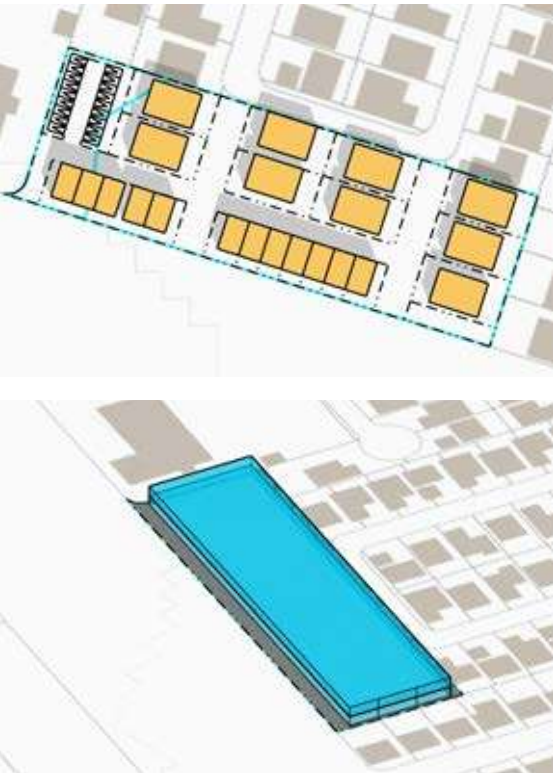
APN 073-140-019 & 073-281-052



Lot Information	
Site Area	2.24 ac
Zoning	RS-5 (Residential Single Family 5,000 sf min. lot area)
GP Designation	Low Density Residential
Existing Condition	Vacant

Development Standards	
Characteristics	Development Standards
Lot Width	50' min.
Lot Area	5,000 sf min.
Setback, Front	20' min.
Setback, Corner/Side Street	10' min.
Setback, Side	5' min.
Setback, Rear	15' min.
Height	28' max.
Site Landscaping	15 % min.
Open Space	-- sf/unit
Storage	-- sf/unit
Density (min. lot area/unit)	5,000 sf/unit
Residential FAR	-- --
Commercial FAR	0.5 max.
Lot Coverage	50 % max.

Parking Standards	
Multifamily Residential	
Residential (2 bedroom)	2.5 spaces/unit min., 1 must be covered
Residential (3 bedroom)	3.0 spaces/unit min., 1 must be covered
Residential (4 bedroom)	3.5 spaces/unit min., 1 must be covered
Guest Parking	-- space/unit
Non-Residential	
Commercial	1.0 space/250 sf



Option Summary	
Number of Units	21 units
Resultant Density	9.4 du/ac
Resultant FAR	0.70 --
Commercial Area	3,000 sf
Residential Area	65,040 sf
Commercial Parking Req.	12 spaces
Residential Parking Req.	67 spaces
Total Parking Provided	54 spaces

- Key**
- Max Zoning Envelope
 - Residential
 - Commercial
 - Site Landscaping (Not Shown)

This option tests tuck-under townhouse buildings along California Avenue and single family homes that continue the street network of the residential neighborhood north of the property.

Observations

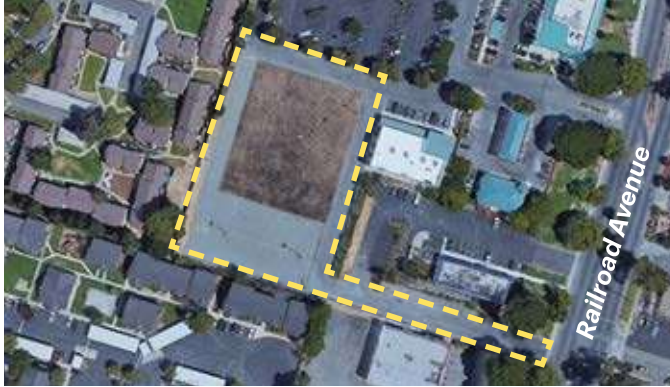
- While exceptions were made to reach the maximum allowed density (see below), maximum density is not achievable as proposed.
- Parking requirements are high, limiting development.
- Exceptions include: reduced front and site setbacks for townhouses, eliminating the rear setback to accommodate tuck-under parking, additional height allowed for the townhouses, and allowing for small commercial live-work at the corner as a transition to the adjacent lot.

What are the limiting factors?

1. **Parking Standards**
2. **Maximum Height**
3. **Minimum Setbacks**

05 2156 Railroad Ave

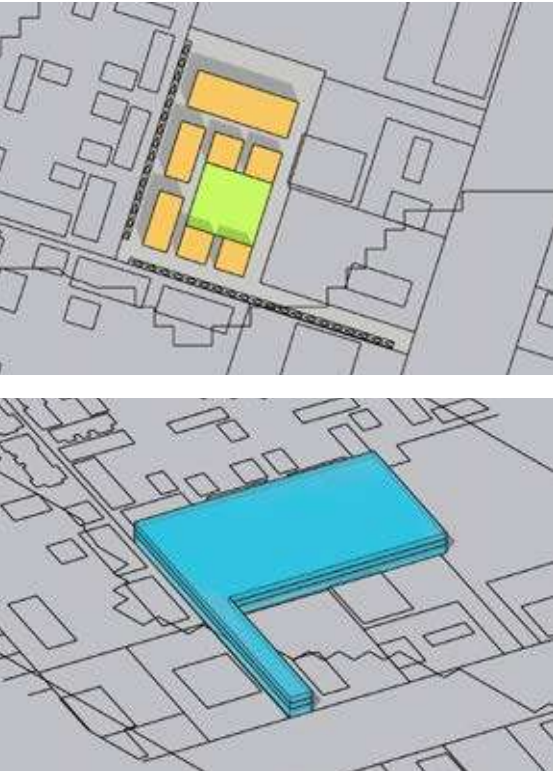
APN 087-030-067



Lot Information	
Site Area	2.20 ac
Zoning	PD/ Railroad Avenue SP TOD-M
GP Designation	Mixed Use
Existing Condition	Vacant

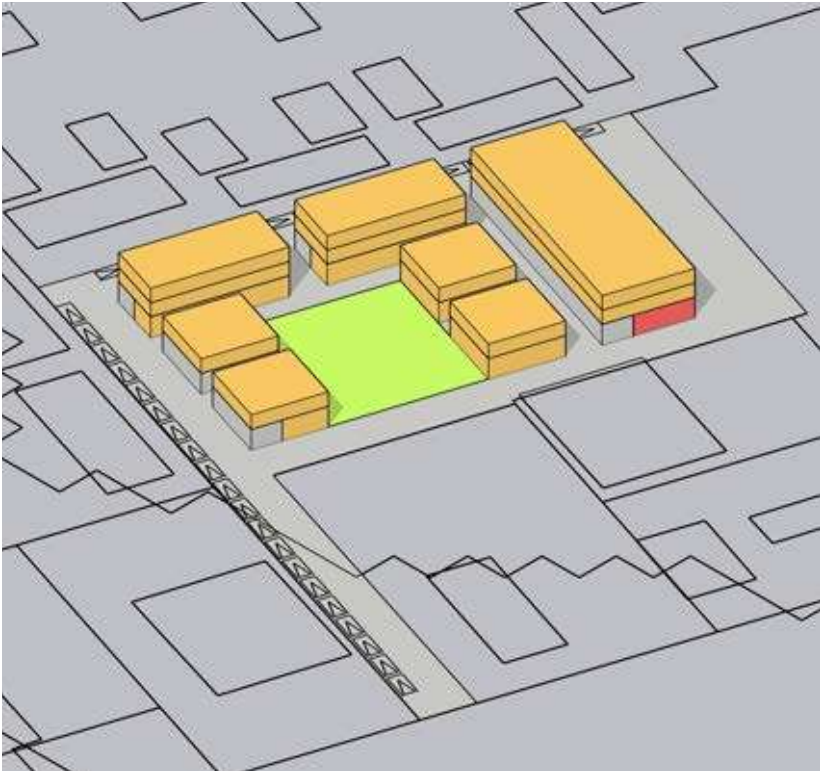
Development Standards	
Characteristics	Development Standards
Lot Width	-- min.
Lot Area	-- sf min.
Setback, Front	0 min.
Setback, Corner/Side Street	0 min.
Setback, Side	7.5' min.
Setback, Rear	10' min.
Height	25' to 40' --
Stories	2 min.
Site Landscaping	10 % min.
Open Space	-- sf/unit
Storage	-- sf/unit
Density	15 to 30 du/ac
Residential FAR	-- --
Commercial FAR	1.0 max.
Lot Coverage	-- % max.

Parking Standards	
Multifamily Residential	
Residential	1.0 to 1.5 spaces/unit
Guest Parking	-- space/unit
Non-Residential	
Commercial	1.0 space/333 sf



Option Summary	
Number of Units	65 units
Resultant Density	29.5 du/ac
Resultant FAR	0.65 --
Commercial Area	2,000 sf
Residential Area	59,832 sf
Commercial Parking Req.	6 spaces
Residential Parking Req.	61 spaces
Total Parking Provided	77 spaces

- Key**
- Max Zoning Envelope
 - Residential
 - Commercial
 - Site Landscaping



This option tests a mixed-use building fronting the existing adjacent parking lot to the north. Behind it is upper Missing Middle Housing types oriented around a shared courtyard, with tuck-under and surface parking.

Observations

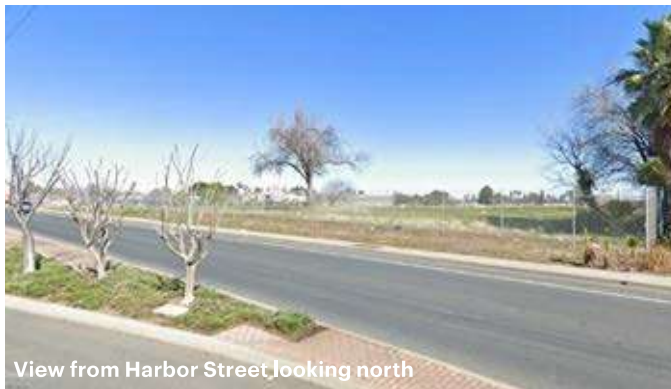
- Maximum density is achievable.
- The courtyard is used to meet the site landscaping requirement, considering the odd flag shape of the lot and its location internal to the block. In lieu of open space requirements, more attention may be warranted to control placement of site landscaping standards.
- Rear and side setbacks per adjacency to RM zone.
- Massing is unable to meet maximum height, which suggests potential for higher density than allowed.

What are the limiting factors?

1. Maximum Density

06 Harbor Street

APN 088-300-001, 088-300-016, 088-300-017, & 088-300-020



View from Harbor Street looking north



View from Harbor Street looking east

Lot Information

Site Area	2.80 ac
Zoning	CC + GQ
GP Designation	Marine Commercial
Existing Condition	Partially developed

Development Standards

Characteristics	Development Standards
Lot Width	30' min.
Lot Area	4,000 sf min.
Setback, Front	15' min.
Setback, Corner/Side Street	15' min.
Setback, Side	7.5' min.
Setback, Rear	10' min.
Height	45' max.
Site Landscaping	20 % min.
Private Open Space	60 sf/unit
Storage	200 sf/unit
Density (min. lot area/unit)	1,800 sf/unit
Residential FAR	0.75 to 1.0 max.
Commercial FAR	0.75 max.
Lot Coverage	60 % max.

Parking Standards

Multifamily Residential

Residential (up to 1 bedroom)	2.0 spaces/unit min., 1 must be covered
Residential (2 bedroom)	2.5 spaces/unit min., 1 must be covered
Residential (3 bedroom)	3.0 spaces/unit min., 1 must be covered
Guest Parking	-- space/unit

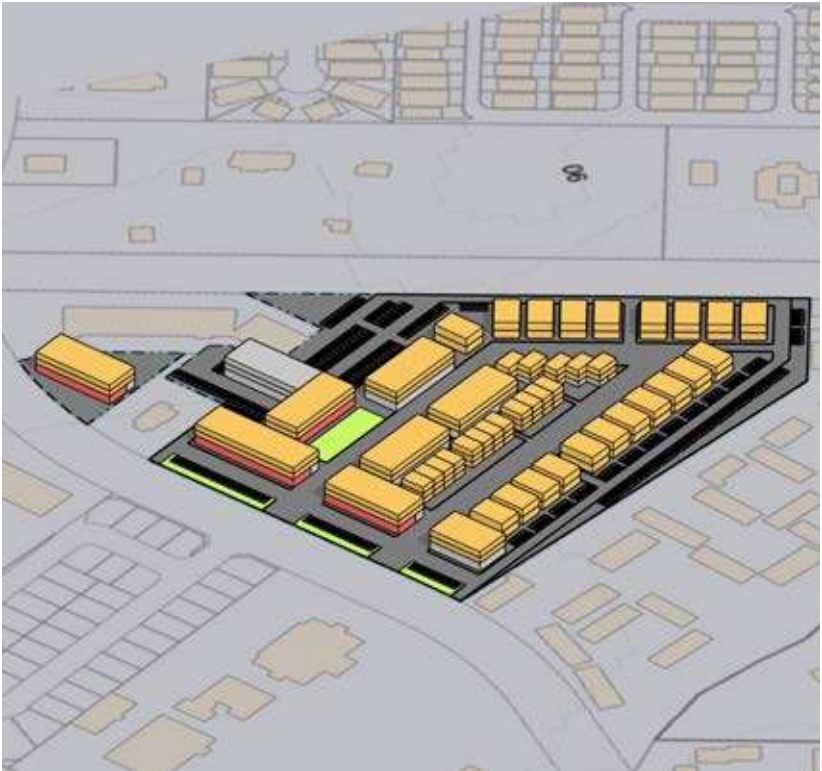
Non-Residential

Commercial	1.0 space/250 sf
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Option Summary	
Number of Units	206 units
Resultant Density	17.1 du/ac
Resultant FAR	0.56 --
Commercial Area	33,480 sf
Residential Area	262,563 sf
Commercial Parking Req.	134 spaces
Residential Parking Req.	475 spaces
Total Parking Provided	502 spaces

- Key**
- Residential
 - Commercial
 - Site Landscaping



This option tests block scale apartment and mixed-use buildings. Townhouses and fourplexes diversify the housing options for the neighborhood.

Observations

- As shown, maximum density is not achieved. However the maximum height allowed is 45' and a fourth floor can be added to block scale buildings to reach maximum density.
- Residential parking standards influence more intense parking approaches, such as podium buildings with ground floor parking and stand-alone parking structures.
- Considering the site's mix of zoning, more direction for the desired outcome of the site could help refine this option.
- RH zoning standards have been used for apartments and condominiums, with exceptions for setbacks to accommodate building types.

What are the limiting factors?

1. **Parking Standards**
2. **Minimum Setbacks**

07 1700 W Leland Rd

APN 093-130-049



Lot Information	
Site Area	23.4 ac
Zoning	M (Mixed Use) Pittsburg-Baypoint SP (RM-D)
GP Designation	Mixed Use/ Medium Density Residential Land Use
Existing Condition	Vacant

Development Standards	
Characteristics	Development Standards
Lot Width	-- min.
Lot Area	-- sf min.
Setback, Front	0 to 15' min.
Setback, Corner/Side Street	0 to 15' min.
Setback, Side	0 to 5' min.
Setback, Rear	5'/15' min. (alley/no alley)
Height	-- max.
Stories	2 to 4
Site Landscaping	10 % min.
Open Space	-- sf/unit
Storage	-- sf/unit
Density	20 to 49 du/ac
FAR	-- --
Lot Coverage	-- % max.

Parking Standards	
Multifamily Residential	
Residential	2.0 spaces/unit max.
Residential	1.0 space/1,000 sf recreational space
Guest Parking	-- space/unit
Non-Residential	
Commercial (up to 50,000 sf)	1.0 space/250 sf
Commercial (over 50,000 sf)	1.0 space/350 sf



Option Summary	
Number of Units	1,147 units
Resultant Density	49 du/ac
Resultant FAR	1.26 --
Commercial Area	66,721 sf
Residential Area	1,213,125 sf
Commercial Parking Req.	248 spaces
Residential Parking Req.	2,514 spaces
Total Parking Provided	1,083 spaces

- Key**
- Residential (Apartments | Townhouses)
 - Commercial
 - Site Landscaping

This option tests block scale apartment and mixed-use podium buildings. Townhouses help transition the massing to single-family neighborhoods on the west edge of the property.

Observations

- Maximum density isn't achievable, without more a more intensive parking approach.
- Residential parking requirements limit further development.
- Considering site's mix of zoning, more direction for the desired outcome of the site could help refine this option.

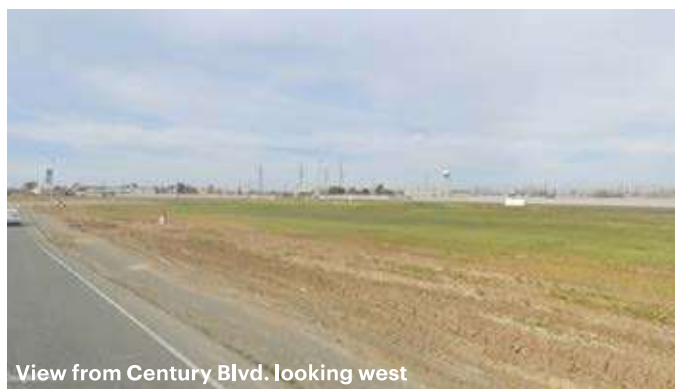
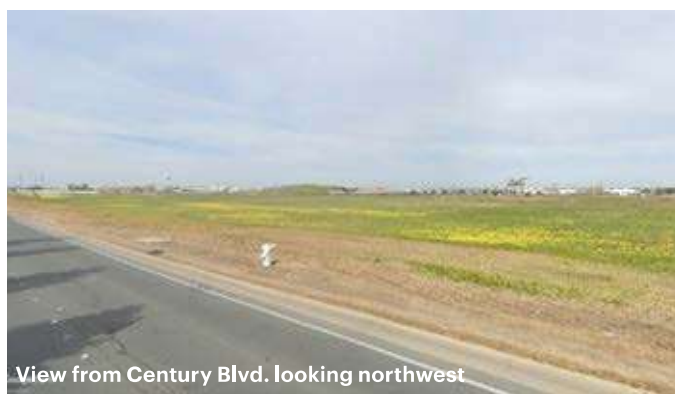
What are the limiting factors?

1. Parking Standards

08

4401 Century Blvd

APN 074-090-005 & 074-090-019

**Lot Information**

Site Area	26.3 ac
Zoning	SC (Service Commercial)
GP Designation	Regional Commercial
Existing Condition	Vacant

Development Standards

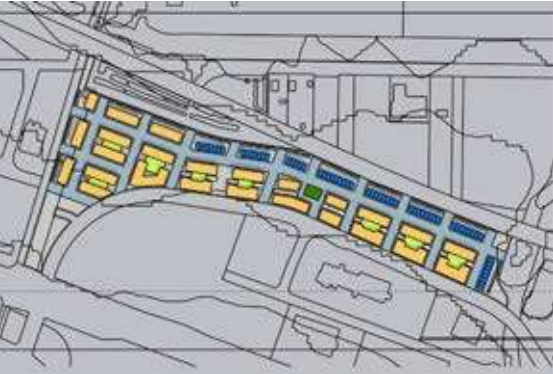
Characteristics	Development Standards
Lot Width	70' min.
Lot Area	5,000 sf min.
Setback, Front	10' min.
Setback, Corner/Side Street	10' min.
Setback, Side	10' min.
Setback, Rear	10' min.
Height	50' max.
Site Landscaping	7 % min.
Open Space	60 sf/unit
Storage	200 sf/unit
Density (min. lot area/unit)	1,800 sf/unit
FAR	0.5 max.
Lot Coverage	60 % max.

Parking Standards**Multifamily Residential**

Residential (up to 1 bedroom)	2.0 spaces/unit min., 1 must be covered
Residential (2 bedroom)	2.5 spaces/unit min., 1 must be covered
Guest Parking	-- space/unit

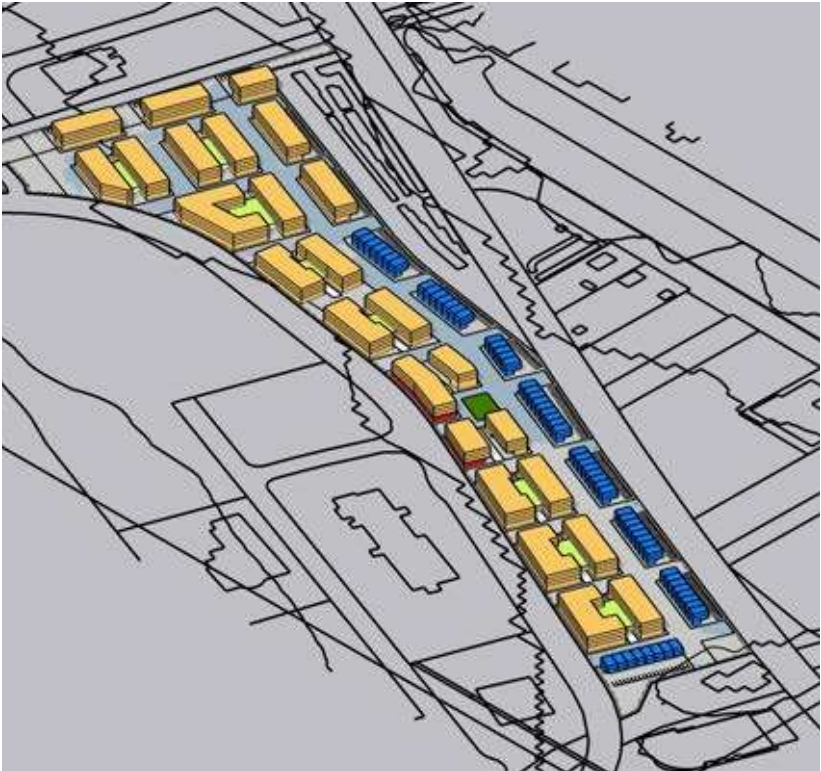
Non-Residential

Commercial	1.0 space/500 sf
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Option Summary	
Number of Units	636 units
Resultant Density	24.2 du/ac
Resultant FAR	0.53 --
Commercial Area	17,965 sf
Residential Area	587,500 sf
Commercial Parking Req.	36 spaces
Residential Parking Req.	1,531 spaces
Total Parking Provided	785 spaces

- Key**
- Residential (Apartments | Townhouses)
 - Commercial
 - Site Landscaping



This option tests block scale apartment podium buildings with townhouses along the north and east edges of the property.

Observations

- Maximum density isn't achievable.
- Residential parking requirements limit further development.
- Due to the size and context, **more direction for the desired outcome of the site**, as well as information for potential development just south of the site would help refine this option.

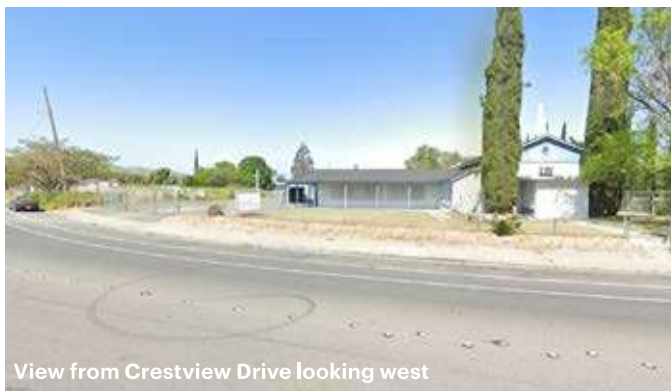
What are the limiting factors?

1. Parking Standards

09

2188 Crestview Dr

APN 087-030-018 & 087-205-024

**Lot Information**

Site Area	0.96 ac
Zoning	RM (Med. Density Residential)
GP Designation	Medium Density Residential
Existing Condition	Partially developed

Development Standards

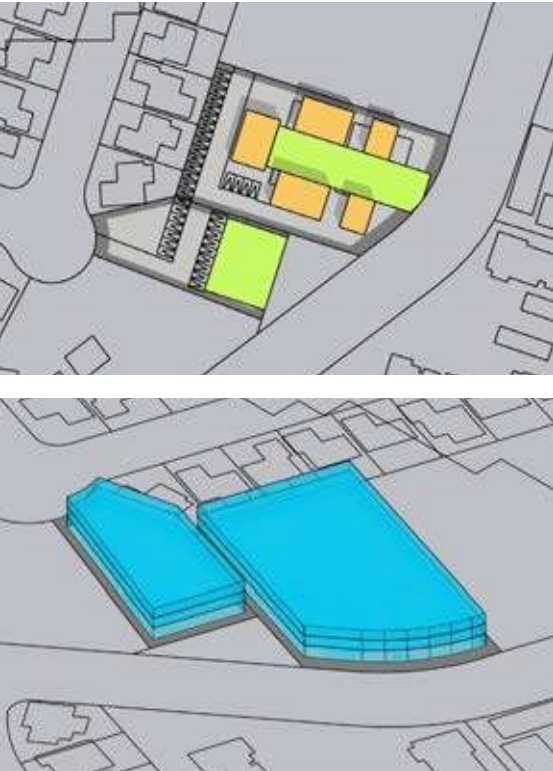
Characteristics	Development Standards
Lot Width	30' min.
Lot Area	5,000 sf min.
Setback, Front	15 min.
Setback, Corner/Side Street	15 min.
Setback, Side	7.5 min.
Setback, Rear	10 min.
Height	35 max.
Site Landscaping	25 % min.
Open Space	60 sf/unit
Storage	200 sf/unit
Density (min. lot area/unit)	3,000 sf/unit
Residential FAR	-- --
Commercial FAR	0.6 max.
Lot Coverage	60 % max.

Parking Standards**Multifamily Residential**

Residential (up to 1 bedroom)	2.0 spaces/unit min., 1 must be covered
Residential (2 bedroom)	2.5 spaces/unit min., 1 must be covered
Guest Parking	-- space/unit

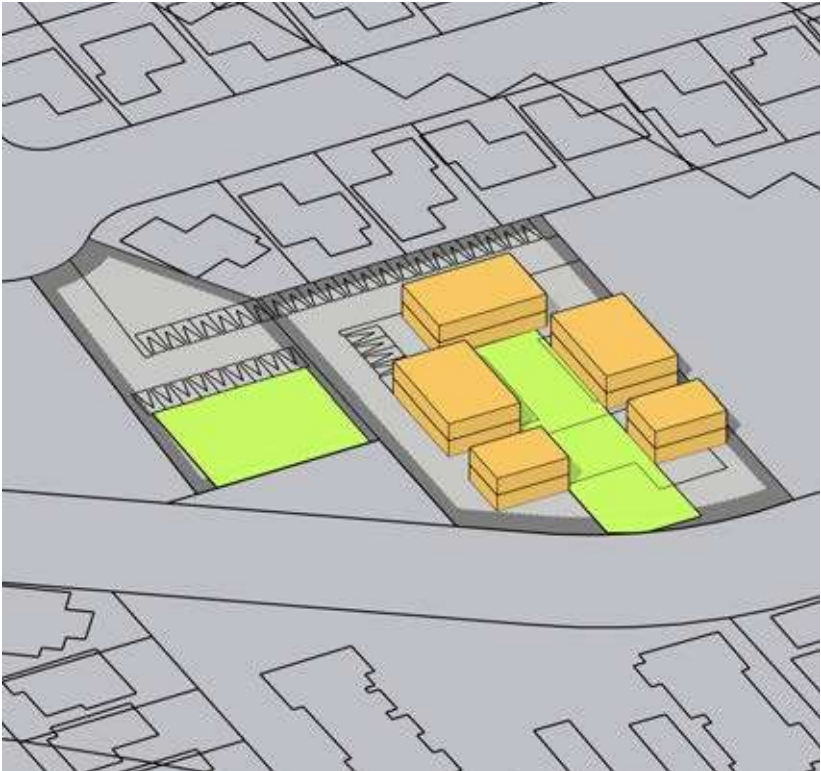
Non-Residential

Commercial	-- --
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Option Summary	
Number of Units	14 units
Resultant Density	14.6 du/ac
Resultant FAR	0.46 --
Commercial Area	-- sf
Residential Area	19,200 sf
Commercial Parking Req.	-- spaces
Residential Parking Req.	35 spaces
Total Parking Provided	35 spaces

- Key**
- Max Zoning Envelope
 - Residential
 - Site Landscaping



This option tests MMH building types, duplexes and fourplexes, with surface parking toward the rear of the combined lots. Given the lot width, an apartment building with a similar parking approach is likely also feasible.

Observations

- Maximum density limits development. The site can support additional parking and units.
- Unable to meet maximum allowed height, which also suggests potential for higher density than currently allowed.
- Unit size can increase to approximately 1,800 sf to maximize FAR within the allowed density limit.

What are the limiting factors?

1. Maximum Density

10

2101 Railroad Ave

APN 088-171-027, 088-171-033, & 088-171-035



View from Bliss Avenue & Railroad Avenue looking east



View from Bliss Avenue looking north

Lot Information

Site Area	4.10 ac
Zoning	PD/ Railroad Avenue SP TOD-H
GP Designation	Mixed Use
Existing Condition	Partially developed

Development Standards

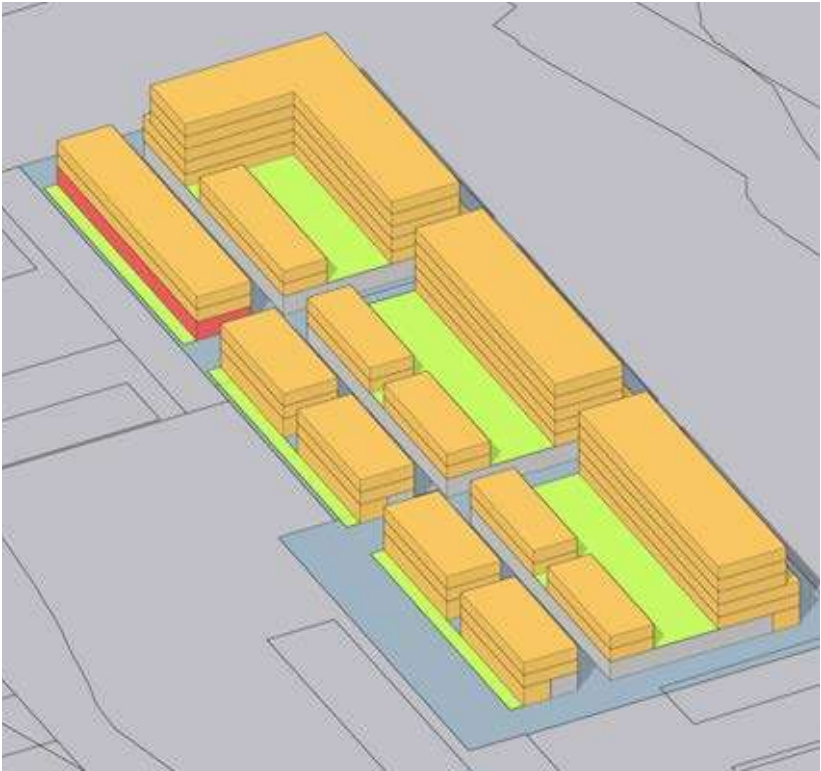
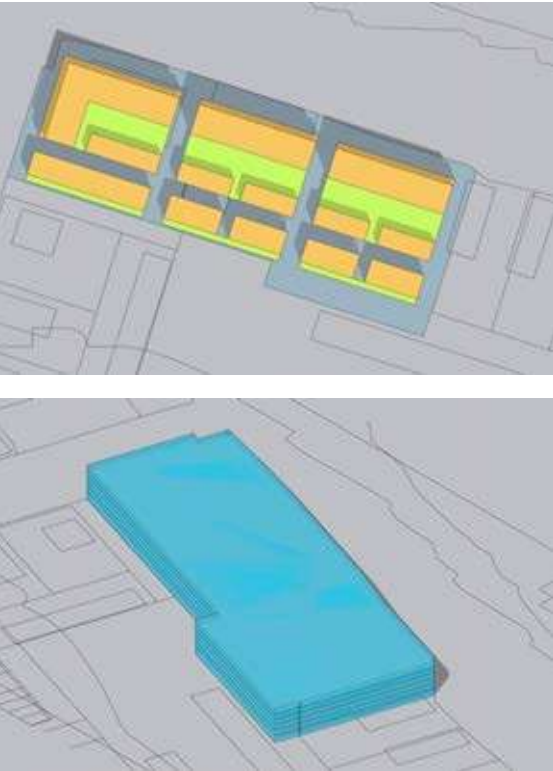
Characteristics	Development Standards
Lot Width	-- min.
Lot Area	-- sf min.
Setback, Front	-- min.
Setback, Corner/Side Street	-- min.
Setback, Side	-- min.
Setback, Rear	-- min.
Height	25' to 65'
Site Landscaping	10 % min.
Open Space	-- sf/unit
Storage	-- sf/unit
Density	30 to 65 du/ac
FAR	0.25 to 1.0 max.
Lot Coverage	-- % max.

Parking Standards**Multifamily Residential**

Residentia	1 to 1.5 spaces/unit max.
Guest Parking	-- space/unit

Non-Residential

Commercial	1.0 space/333 sf
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Option Summary	
Number of Units	259 units
Resultant Density	63.2 du/ac
Resultant FAR	1.59 --
Commercial Area	8,000 sf
Residential Area	276,732 sf
Commercial Parking Req.	24 spaces
Residential Parking Req.	221 spaces
Total Parking Provided	259 spaces

- Key**
- Max Zoning Envelope
 - Residential
 - Commercial
 - Site Landscaping

This option tests podium buildings, with ground floor parking lined with apartments facing the pedestrian path. Townhouse buildings and a mixed-use building line Bliss Avenue.

Observations

- Maximum density is achievable.
- More commercial area is possible if more intense parking approaches are considered.
- The FAR achieved is relatively high compared to that allowed.

What are the limiting factors?

1. Maximum Density

Findings + Limiting Factors

Limiting Factors to Development

The analysis revealed a broad range of key limiting factors to development, shown on the matrix to the right. The two most prevalent limiting factors identified are:

- **Maximum Allowed Density.** In most sites tested, the maximum allowed density was found to be lower than what the site could physically accommodate. This limits the sites potential to reach the maximum allowed height, or use all of the available site area for additional development such as dwelling units or parking.
- **Minimum Off-Street Parking Requirements.** Consistently, required parking standards are too high to allow capitalizing on the full development potential of a site. To do so would require more intensive (and expensive) parking approaches, such as separate parking structures, podium parking, and parking lifts. The parking approach may also become a primary driver of the site design, as opposed to building form and activation of the public realm.
- **Maximum Allowed FAR.** In a few instances where the development standards include a maximum FAR, it was found to limit development.

Other Considerations

- **Development Trends.** It is important to keep in mind that the most typical mixed-use building type being constructed in the Bay Area is a 2-story podium with 3 to 5 stories above. This type translates to heights of approximately 50 to 70 feet, higher than that allowed by most zones tested.
- **Minimum Setbacks.** In terms of the developable envelope, setbacks may reduce the viability of certain building types, such as the rear setback requirement limiting townhouses with tuck-under parking.

SUMMARY OF LIMITING FACTORS FROM LOT TESTING										
Site	01	02	03	04	05	06	07	08	09	10
Development Standard	CC (RASP)	RH-D	-	RS-5	TOD-M (RASP)	CC/GQ	MDR (BPSP)	CS	RM	TOD-H (RASP)
Is Maximum Allowed Density Too Low?	✗	✗	-	✓	✗	✓	✓	✓	✗	✗
Is Maximum Allowed FAR Too Low?	✗	✗	-	✓	✓	✓	✓	✓	✓	✓
Is Minimum Required Lot Size Too High?	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
Is Maximum Lot Coverage Too Low?	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
Are Minimum Setbacks Too High?	✓	✓	-	✗	✓	✗	✓	✓	✓	✓
Is Minimum Off-Street Parking Too High?	✓	✗	-	✗	✓	✗	✗	✗	✓	✓
Is Covered Parking Required?	✓	✗	-	✓	✓	✓	✓	✓	✓	✓
Is Minimum Open Space Too High?	✓	✓	-	✓	✓	✓	✓	✓	✓	✓
Is Maximum Height Too Low?	✓	✓	-	✗	✓	✗	✓	✓	✓	✓

Key

✓ Not a Limiting Factor

✗ Limiting Factor

AP-22-0117 (RZ) Objective Design Standards Overlay

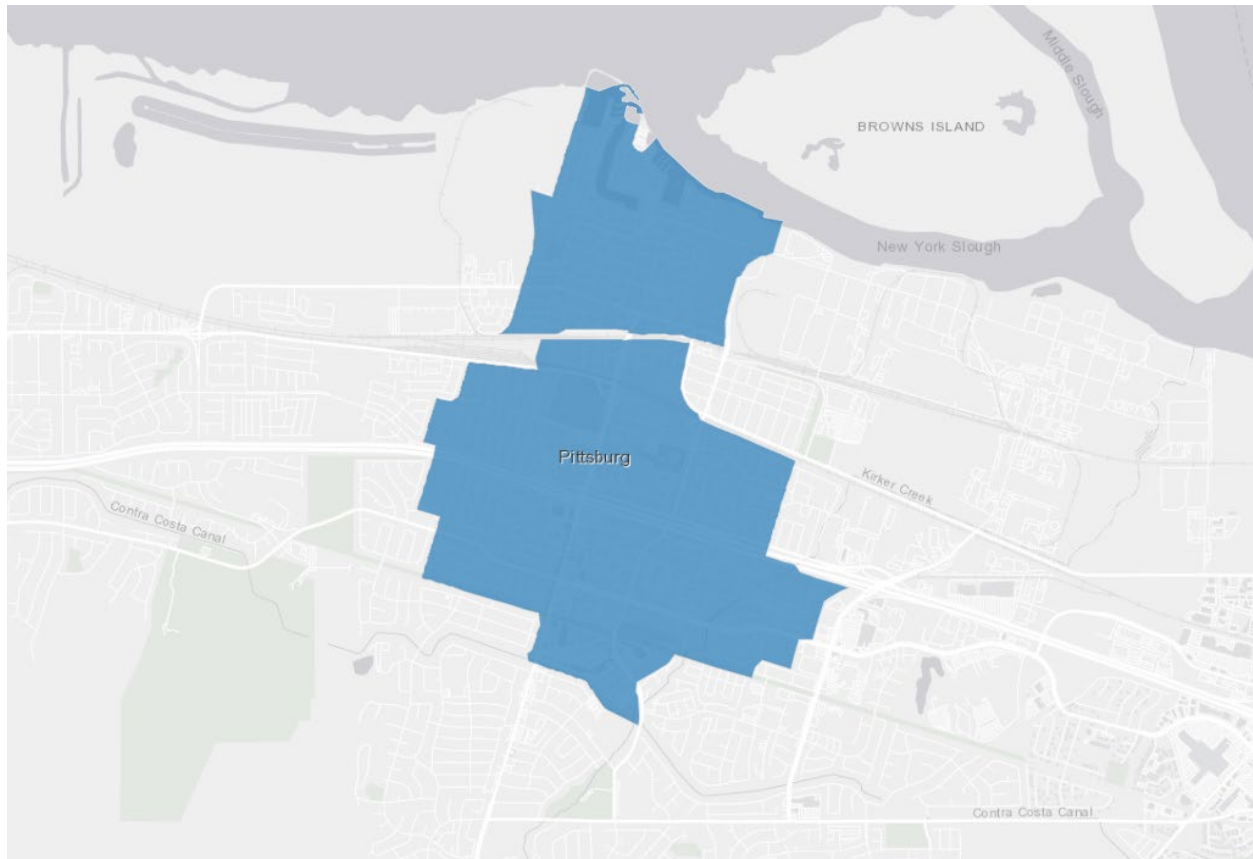
Attachment 5

Metropolitan Transportation Commission – Open Map of Priority Development Areas (PDAs)

“This feature set contains the Priority Development Areas used to develop Plan Bay Area 2050. The feature set is only appropriate for mapping and analysis projects associated with Plan Bay Area 2050.

This feature set contains the Priority Development Areas (PDAs) used by the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) for analysis and mapping related to Plan Bay Area 2050. Plan Bay Area 2050 is the latest update to the long-range Regional Transportation Plan and Sustainable Communities Strategy for the nine-county San Francisco Bay Region. The PDAs were adopted by the executive bodies of MTC and ABAG on July 16, 2020 and represent areas local jurisdictions have identified for new and/or intensified development.

This PDA feature set is limited to use in general mapping and analysis related to Plan Bay Area 2050.”



Priority Development Areas (Plan Bay Area 2050). (n.d.). Metropolitan Transportation Commission.
<https://opendata.mtc.ca.gov/datasets/priority-development-areas-plan-bay-area-2050/explore?location=38.021013,-121.881639,13.94>



City of Pittsburg

Community and Economic Development Department – Planning Division

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

NOTICE OF PUBLIC HEARING

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

DATE: May 9, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Proposed Project:

This is a City-initiated, City-wide overlay project to develop Objective Design Standards (ODS) that will streamline housing production and help to implement the City's General Plan vision through the application of zones and standards that reflect a context-specific approach based upon the City's distinct development patterns. The types of development standards included in the ODS Document refer to parking, neighborhood design, structure height, screening, building types, accessibility, pedestrian engagement, and parks. The overlay and development standards will be applicable to all Multi-Family Residential Zoning Districts and proposed development projects within these zones as well as all Mixed Use Zoning Districts and development projects within these zones.

Environmental Determination:

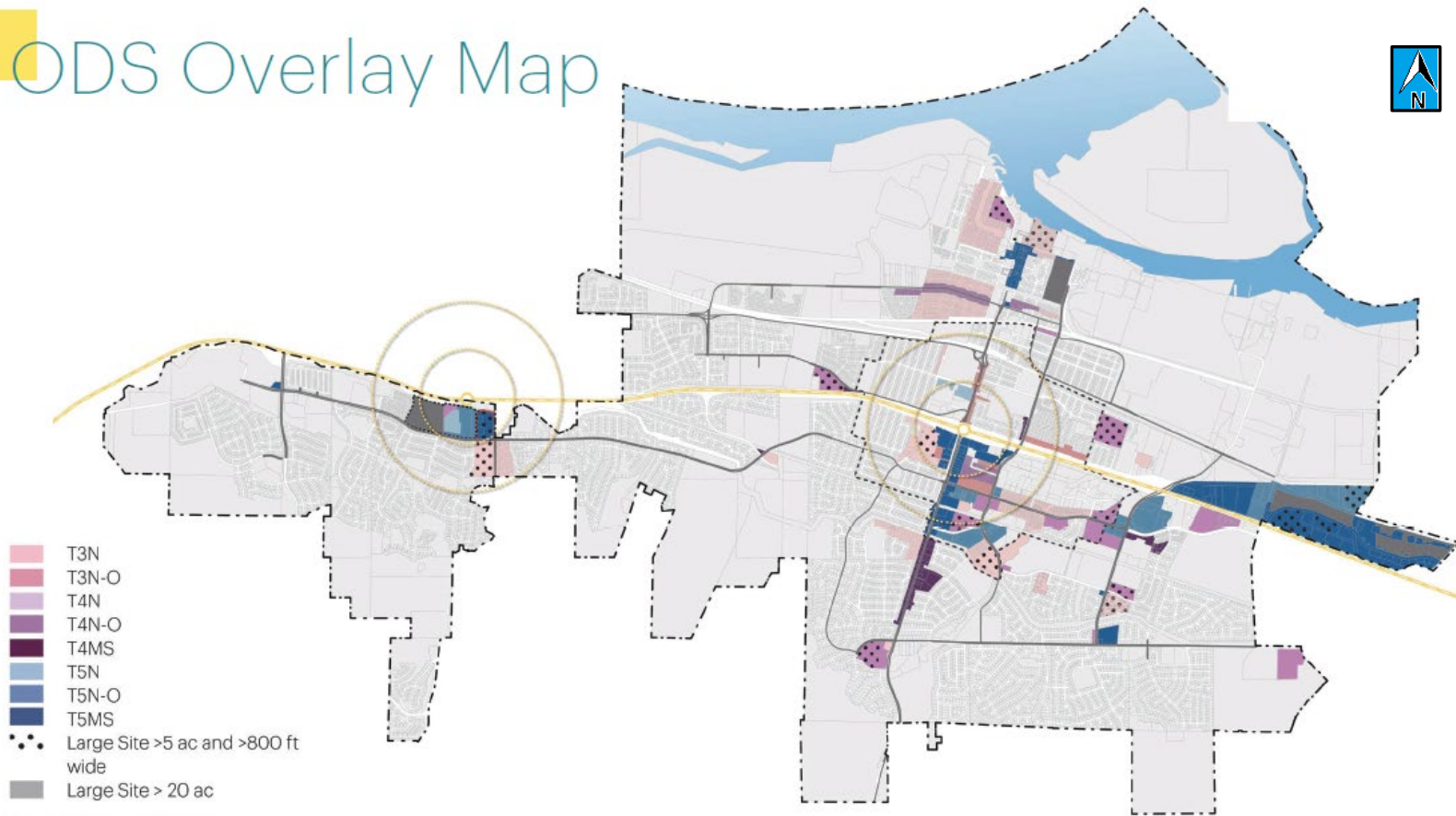
The proposed project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15060(c)(2), because it will not result in a direct or reasonably foreseeable indirect physical change in the environment and pursuant to CEQA Guidelines Section 15061(b)(3), because there is no possibility the activity in question may have a significant effect on the environment. All projects for which the Objective Design Standards would apply will undergo separate CEQA review and approval.

You are invited to submit comments regarding any aspect of this matter in writing before the public hearing, or verbally at the public hearing. If you challenge the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. For further details on this matter, please contact Kelsey Gunter, Associate Planner, via mail at 65 Civic Avenue, Pittsburg, CA, by telephone at (925) 252-4824, through e-mail at kgunter@pittsburgca.gov, or by fax at (925) 252-4814.

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

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

ODS Overlay Map



Pittsburg Objective Design Standards

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
May 9, 2023**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority for: 1) This is an application filed by Lauren Richman on behalf of Stratus requesting Administrative Design Review proposing to modify the exterior façade. The proposed façade modifications include a change in the color of the exterior awnings, and the installation of new window striping, consistent with the colors of the future tenants (BMO Harris Bank) branded institution.

The project property address is 2900 Railroad Avenue and is located within the CC (Community Commercial) District. Assessor's Parcel Number 087-061-041.

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge receipt of the attached Notice of Intent to Exercise Design Review Authority.

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 their intent to exercise delegated design review authority. Copies of resolutions approving any delegated design review application must also be provided to the Commission.

PROJECT DESCRIPTIONS:

1. BMO Bank – Façade Modification (AP-23-0063 [ADR]).

This is an application filed by Lauren Richman on behalf of Stratus requesting Administrative Design Review proposing to modify the exterior façade of the financial institution at 2900 Railroad Avenue. The proposed façade modifications include a change in the color of the exterior awnings, and the installation of new window striping, consistent with the colors of the future tenants (BMO Harris Bank) branded institution.

The project property address is 2900 Railroad Avenue and is located within the CC (Community Commercial) District. Assessor's Parcel Number 087-061-041.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

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

Planning Commission Staff Report

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent.

ATTACHMENTS:

1. Notice of Intent BMO Bank – Façade Modification (AP-23-0063 [ADR])
2. PC Reso 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT

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

BMO Bank – Façade Modification (AP-23-0063 [ADR]).

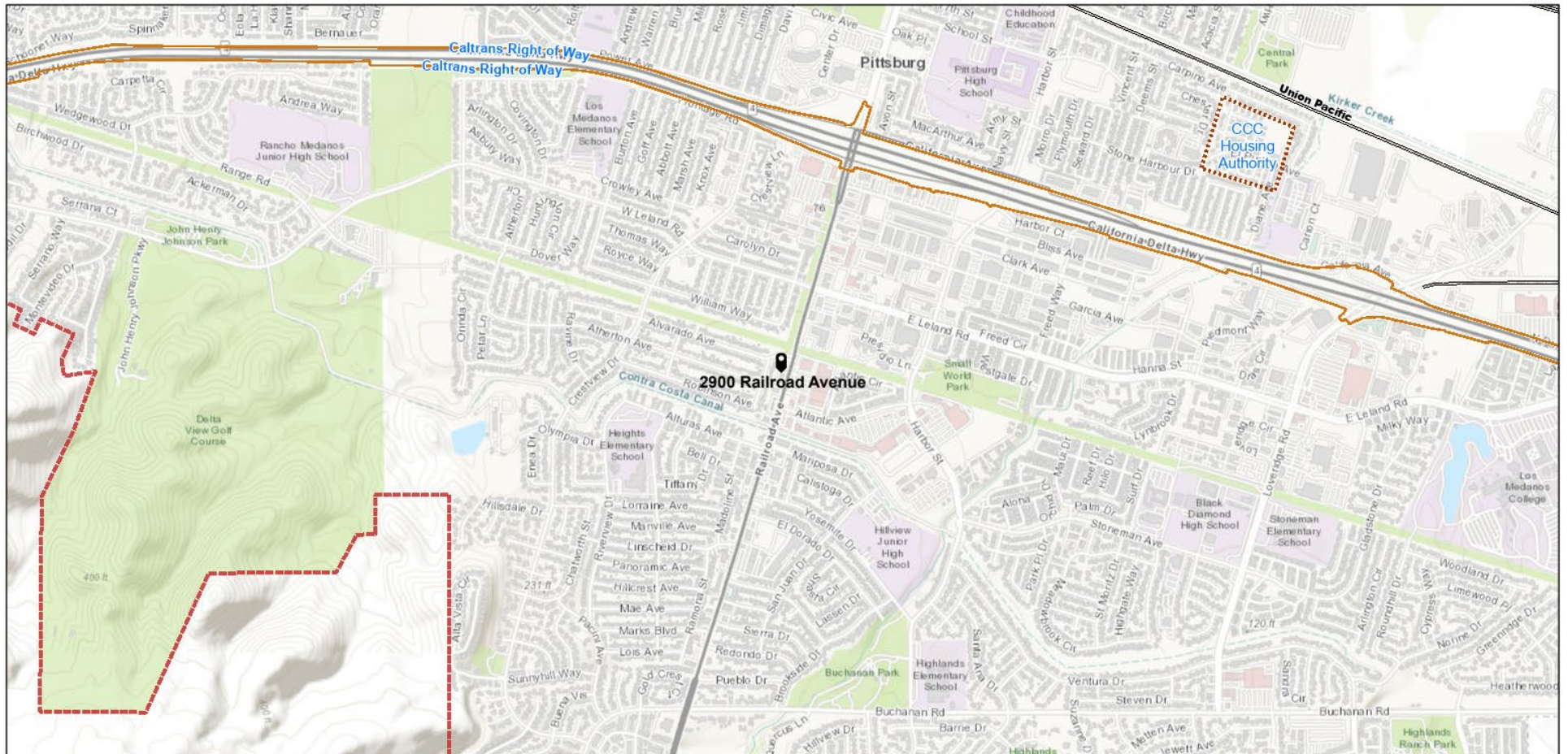
This is an application filed by Lauren Richman on behalf of Stratus requesting Administrative Design Review proposing to modify the exterior façade of the financial institution at 2900 Railroad Avenue. The proposed façade modifications include a change in the color of the exterior awnings, and the installation of new window striping, consistent with the colors of the future tenants (BMO Harris Bank) branded institution.

The project property address is 2900 Railroad Avenue and is located within the CC (Community Commercial) District. Assessor's Parcel Number 087-061-041.

This project is delegated to staff under Category 3 (Minor Building Remodels) of Planning Commission Resolution No. 9918.

BMO Bank – Façade Modification – Vicinity Map

AP-23-0063	2900 Railroad Avenue
Administrative Design Review	APN: 087-064-041



BMO Bank – Façade Modification – Vicinity Map

AP-23-0063	2900 Railroad Avenue
Administrative Design Review	APN: 087-064-041



Stratus™

stratusunlimited.com
888.503.1569

LOCATION NUMBER:

2480-C

SITE ADDRESS:

2900 Railroad Ave
Pittsburg, CA 94565-5225

1/9/23

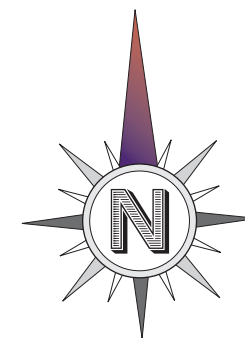
[View in Google Maps](#)



BMO



SITE PLAN



SITE OVERVIEW

[illegible]

SIGN CODE:

Code allows 1 SF for each LF of frontage, or 20 SF, whichever is greater.

For wayfinding directionals, copy must be on sign face and cannot be more than 25% of the face.



ALLOWED SF:	62.0
EXISTING SIGN SF:	29.8
PROPOSED SIGN SF:	55.0

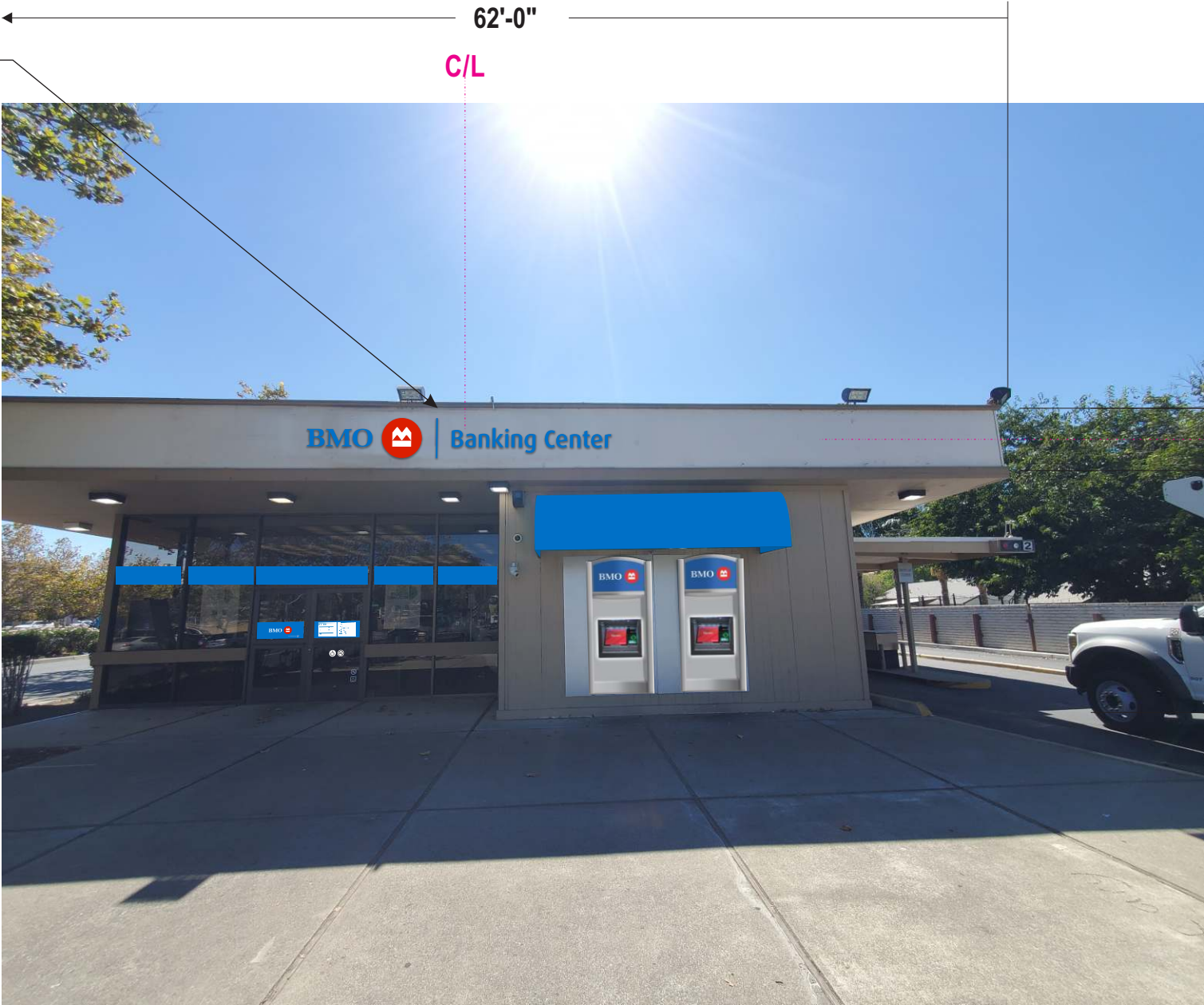
EXISTING
Remove existing signage (2'-6" x11'-11")
Wall repaired seam to seam as required



PROPOSED
Install 14" Face- lit/halo-lit channel
letters(2'-8-1/4" x 20'-5-3/8")

**RESTORATION
AREA**
3'-4" x 62'-0"
(206.7 SF)

WALL COLOR
Pantone 7506C



C/L 3'-3"

16'-0" +/-

ALLOWED SF:	128
EXISTING SIGN SF:	29.8
PROPOSED SIGN SF:	55.0

PROPOSED

Install 14" Face- lit/halo-lit channel letters(2'-8-1/4" x 20'-5-3/8")

RESTORATION AREA

3'-4" x 47'-3" (157.5 SF)

EXISTING

Remove existing signage (2'-6" x11'-11")

Wall repaired seam to seam as required

128'-0" frontage

47'-3"

C/L

C/L 3'-4"

16'-0" +/-



WALL COLOR

Pantone 7506C





- LETTERS:
- FACES:

.187 #2447 white acrylic w/ surface applied screen printed dual color film to match BMO Blue - illuminates White at night
- TRIMCAP:

1" Standard jewelite painted blue
- RETURNS:

4-1/2" deep .050 alum. painted blue
- BACKS:

1/4" thick #2447 White Tuffak SL polycarbonate
- ILLUM.:

HLED-P2072W Hanley White led's are to light faces; Blue Hanley LEDs for Halo lighting
Alternate: Sloan VL 4 White - 6500K & VL 4 Blue
3 mm ACP inner Baffle; Power supplies are remote
- LOGO:
- FACES:

.187 #7328 white acrylic w/ surface applied Trans red vinyl overlay w/ reverse weeded graphic to show thru white; 3M matte overlaminate applied over red vinyl
Roundel size: Over 46" there will be a seam in the vinyl with a 3/8" overlap
- TRIMCAP:

1" Standard Red
Roundel size: 37" - 47" blow out clips are required
Roundel size: 48" & above use 1-1/2" metal retainers painted Red
- RETURNS:

4-1/2" deep .050 alum. painted Red
- BACKS:

1/4" thick #2447 White Tuffak SL polycarbonate
- ILLUM.:

HLED-P2072W Hanley White led's are to light faces; Blue Hanley LEDs for Halo lighting
Alternate: Sloan VL 4 White - 6500K & VL 4 Blue
3mm ACP inner Baffle; Power supplies are remote
- INSTALL:

Thru bolted with 1-1/2" stand off from wall surface using 3/8" threaded rod into approved blocking; spacers to be provided painted to match wall.
- WALL MATERIAL:

Stucco
- QUANTITY:

(2) TWO required for NORTH and EAST elevations

COLOR PALETTE

LETTER VINYL:

3M screen printed Dual Color ON to match Pantone 300 C Blue

LETTER RETURNS:

Pantone 300 C Blue

LOGO VINYL:

3M 3630-143 Poppy Red
3M 3660-M Scotchcal Matte overlaminate

LOGO RETURNS:

Pantone 485 C

SPACER:

Pantone 7506C



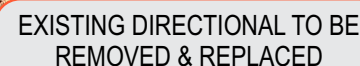
All paint finishes are satin unless otherwise noted.

NON-ILLUMINATED DIRECTIONAL

D3

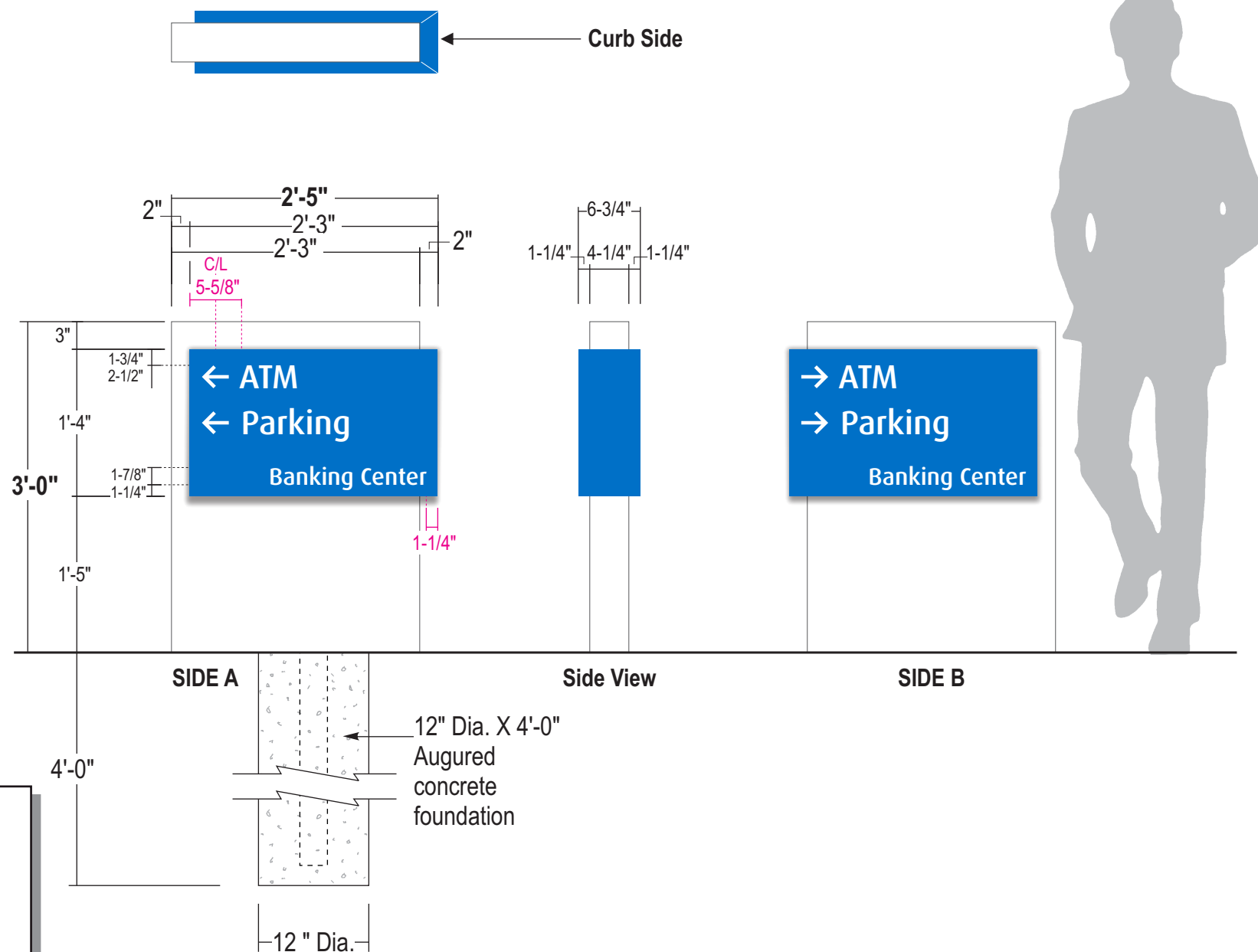
3.0 Square Feet

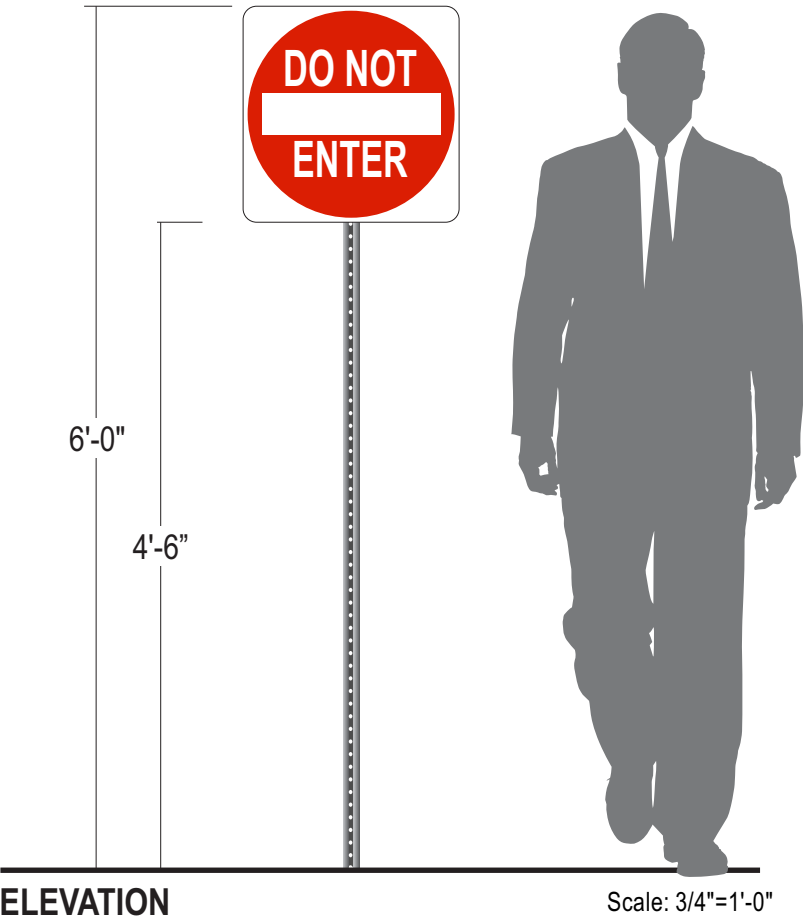
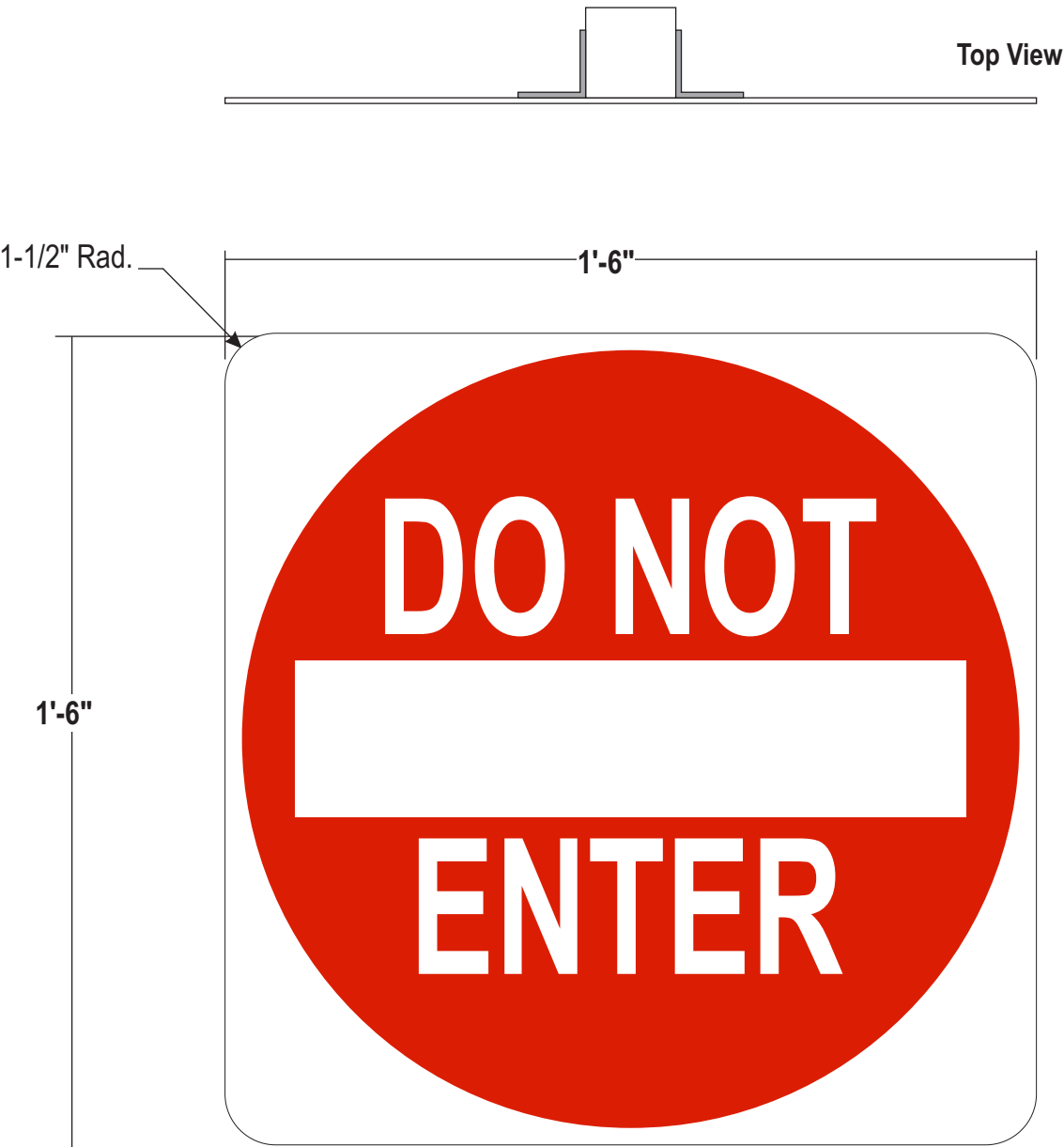
EXISTING



QUANTITY: (1) One D/F Non-Illumunited Directional required

COLOR PALETTE





- PANEL:

Standard USDOT Do Not Enter - R5
.080 aluminum faces w/ 1-1/2" radius corners
- GRAPHICS:

Digitally printed on Engineer grade White reflective aluminum
- POLE:

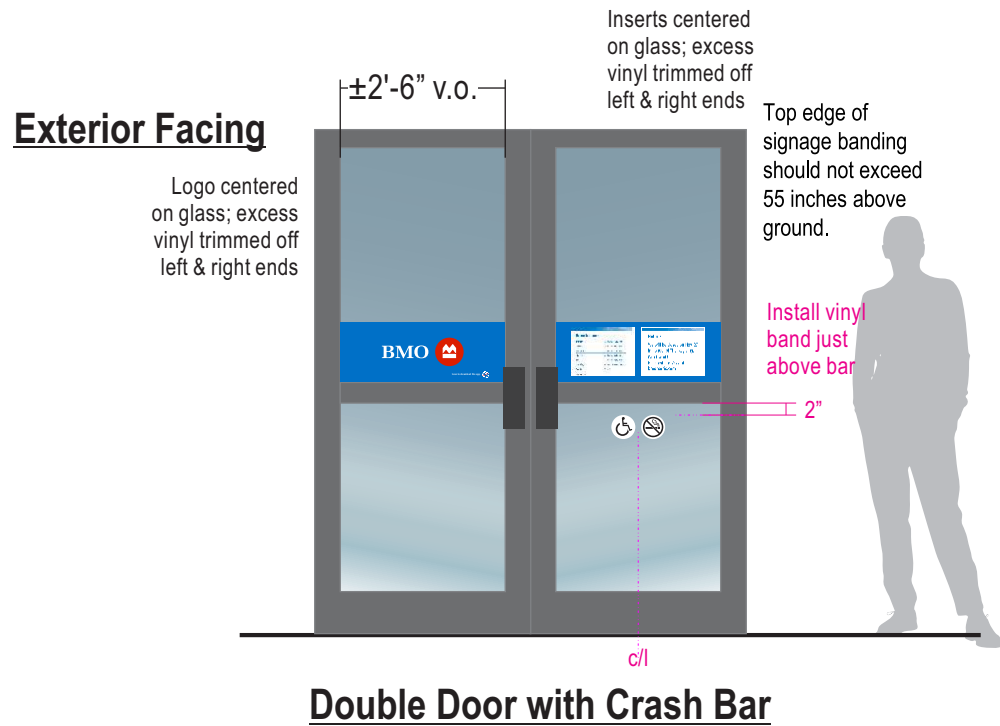
Standard galvanized U--channel post
Angles welded to backside of panel to secure to post
No visible fasteners thru face
Direct burial installation as required by engineering & city code
- QUANTITY:

(1) ONE required

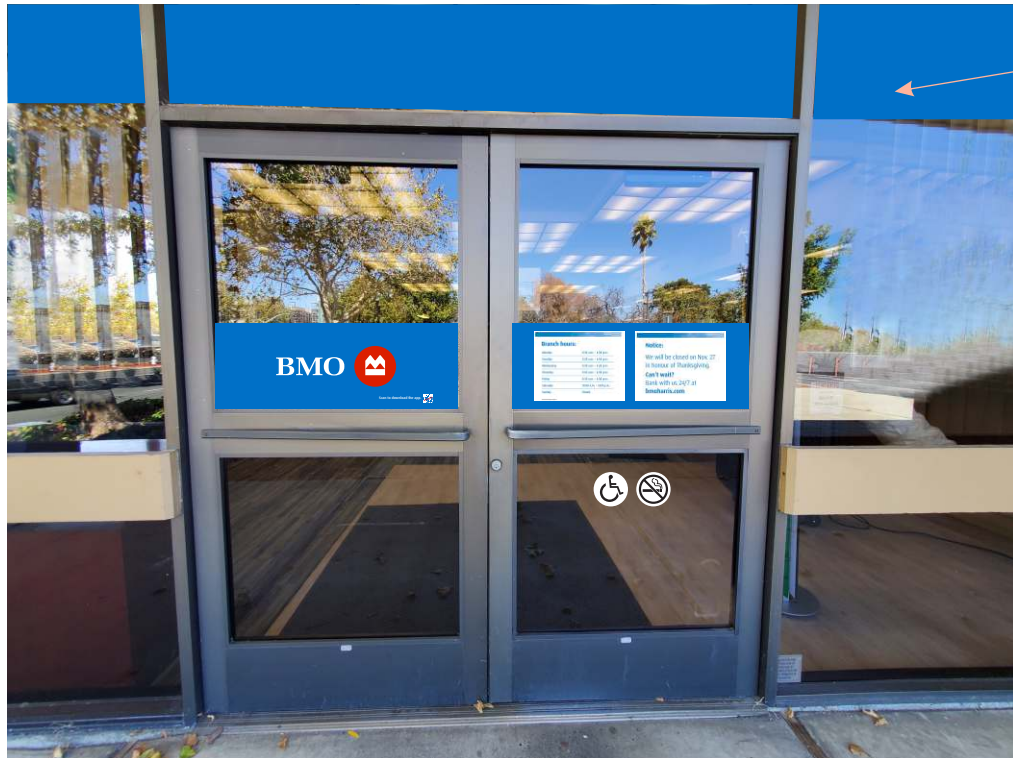
S5

DOOR VINYL REMOVAL

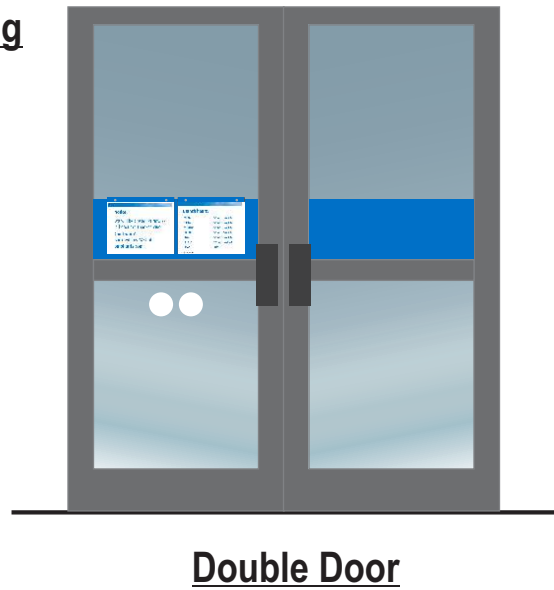
Scale: NTS



PROPOSED NORTH ENTRANCE



Interior Facing



SCOPE OF WORK:

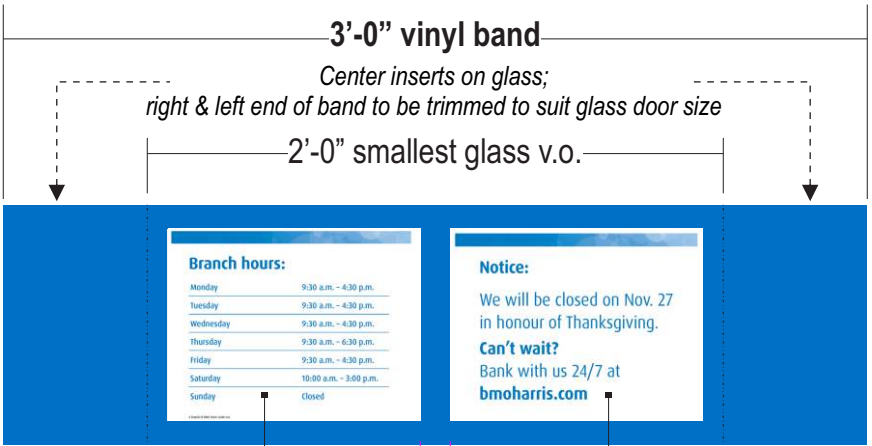
Remove all existing logos, and door vinyls
Apply vinyl banding as shown

Preferred install is first surface / exterior for vinyl bands & decals

Double Door
to be used for
doors 24" - 36"



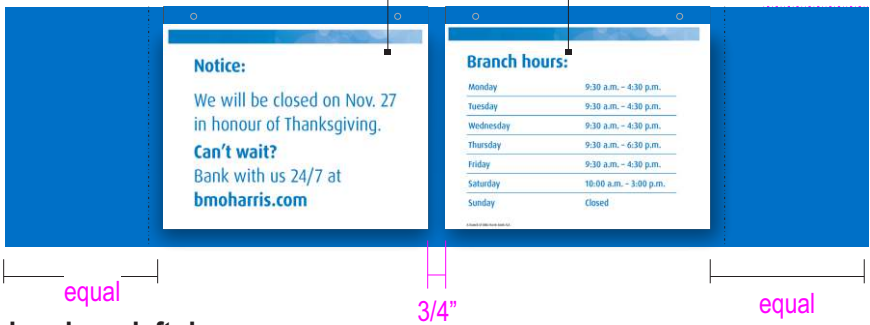
Exterior view - left door



Exterior view - right door

QUANTITY: (1) One set of (2) two bands required

9.25" x 11" Insert holders installed
on interior of doors with VHB tape at top edge
Conceal tape w/ 3/4" x 11" blue vinyl band



Interior view - left door



Interior view - right door

Stratus™

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8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:



ADDRESS:

2900 Railroad Ave
Pittsburg, CA 94565-5225

PAGE NO.:

9

ORDER NUMBER:

1181337

SITE NUMBER:

2480

ELECTRONIC FILE NAME:

K:\ACCOUNTS\HARRIS BANK\LOCATIONS\2022\CA\2480_Pittsburg\
2480_Pittsburg_CA_C_Brandbook_R2.cdr

PROJECT NUMBER:

86575

PROJECT MANAGER:

SARAH NADDY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	401911	09/28/22 AG					
Orig	402384	9/30/22 Viv					
Rev 1	403206	10/6/22 Viv					
Rev 1	403303	10/7/22 Viv					
Rev 2	410081	12/8/22 AG	added page				
Rev 2	410787	12/9/22 Viv					
Rev 3	413129	01/09/23 AG					

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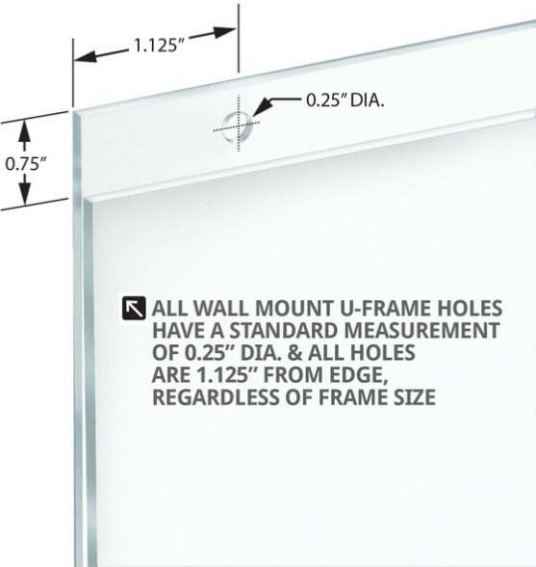
11" W x 8.5" Sign Holder
U-frame holder by Azar International
or approved equivalent

VHB Tape on back of holder at top edge / installed inside of glass

.100" thick

FACES INSIDE OF BRANCH

3/4" x 11" BMO blue vinyl band
applied to inside edge of holder to conceal
tape & holes from inside surface



Top or Side Loading Sign Holder Frames
Pre-drilled holes / High quality clear plastic
Insert size: 11" x 8.5"

QUANTITY: (2) two holders required

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Mentor, Ohio 44060
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CLIENT:

BMO

ADDRESS:

2900 Railroad Ave
Pittsburg, CA 94565-5225

PAGE NO.:

10

ORDER NUMBER:

1181337

SITE NUMBER:

2480

ELECTRONIC FILE NAME:

K:\ACCOUNTS\HARRIS BANK\LOCATIONS\2022\CA\2480_Pittsburg\2480_Pittsburg_CA_C_Brandbook_R2.cdr

PROJECT NUMBER:

86575

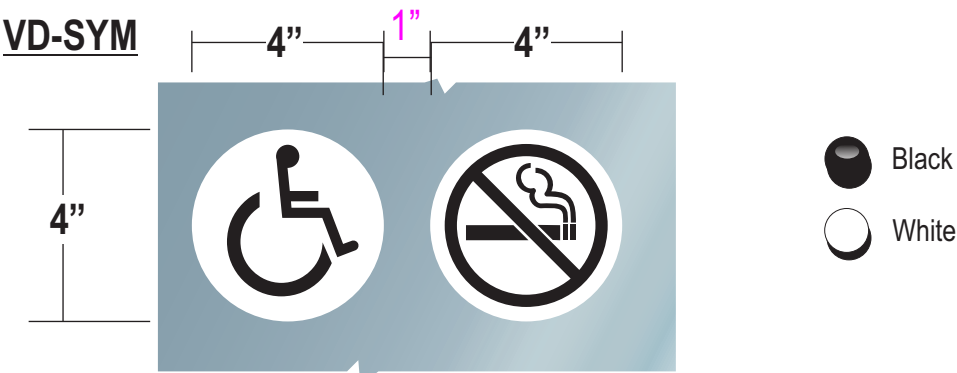
PROJECT MANAGER:

SARAH NADDY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	401911	09/28/22 AG					
Orig	402384	9/30/22 Viv					
Rev 1	403206	10/6/22 Viv					
Rev 1	403303	10/7/22 Viv					
Rev 2	410081	12/8/22 AG	added page				
Rev 2	410787	12/9/22 Viv					
Rev 3	413129	01/09/23 AG					

DIGITALLY PRINTED VINYL DECALS:

Digitally printed to match colors shown with
3M 3660-M Scotchcal Matte overlamine



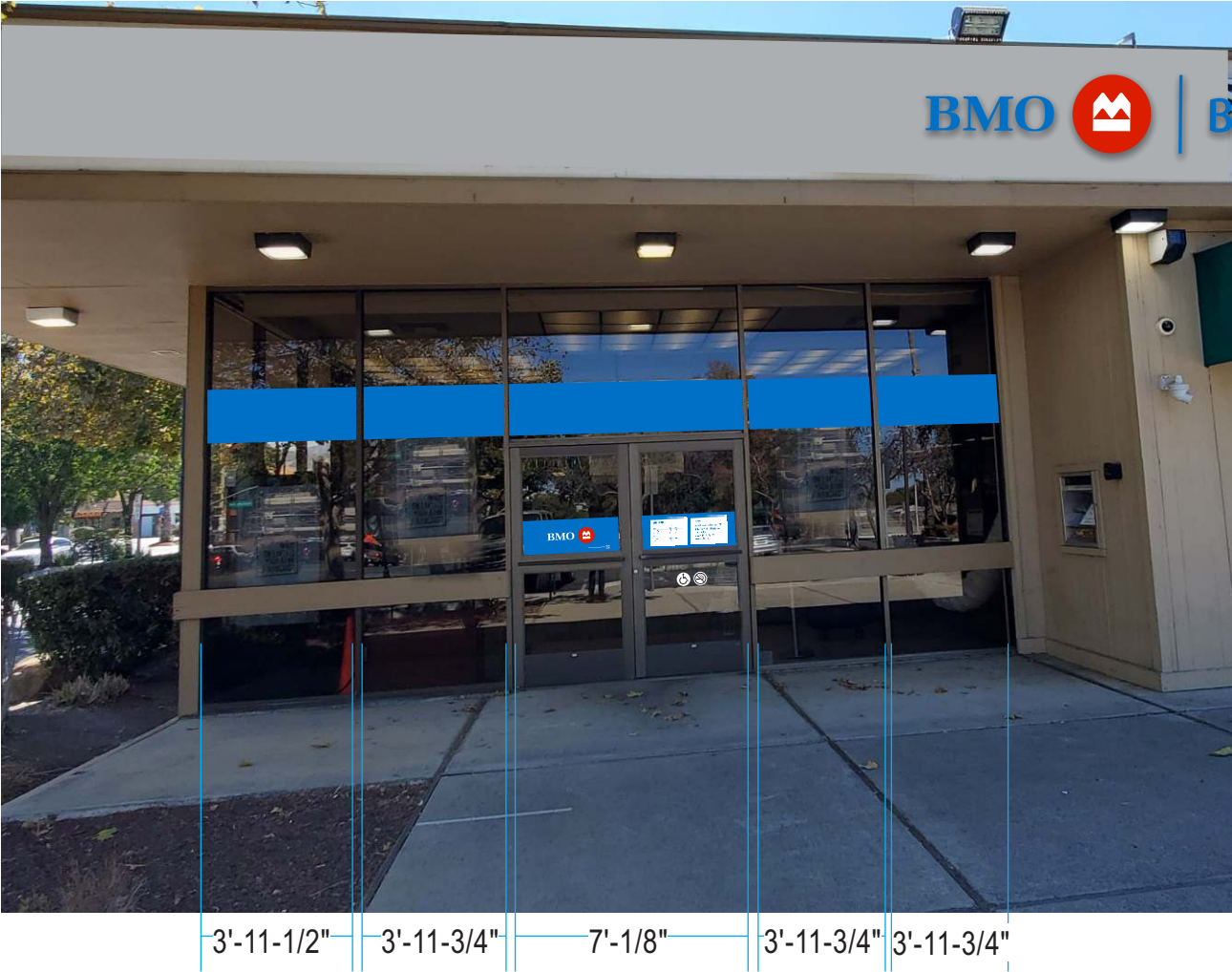
No Smoking & No Weapons decals to be used when existing or known
to be required by code

When fewer than all (3) three decals are used, reposition
remaining in center.

QUANTITY: (1) one set of (2) two required

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	401911	09/28/22 AG					
Orig	402384	9/30/22 Viv					
Rev 1	403206	10/6/22 Viv					
Rev 1	403303	10/7/22 Viv					
Rev 2	410081	12/8/22 AG	added page				
Rev 2	410787	12/9/22 Viv					
Rev 3	413129	01/09/23 AG					

NORTH ELEVATION



EAST ELEVATION



Align blue bands on East elevation to be at same height as shown on North

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8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:

BMO



ADDRESS:

2900 Railroad Ave
Pittsburg, CA 94565-5225

PAGE NO.:

12

ORDER NUMBER:

1181337

SITE NUMBER:

2480

ELECTRONIC FILE NAME:

K:\ACCOUNTS\HARRIS BANK\LOCATIONS\2022\CA\2480_Pittsburg\2480_Pittsburg_CA_C_Brandbook_R2.cdr

PROJECT NUMBER:

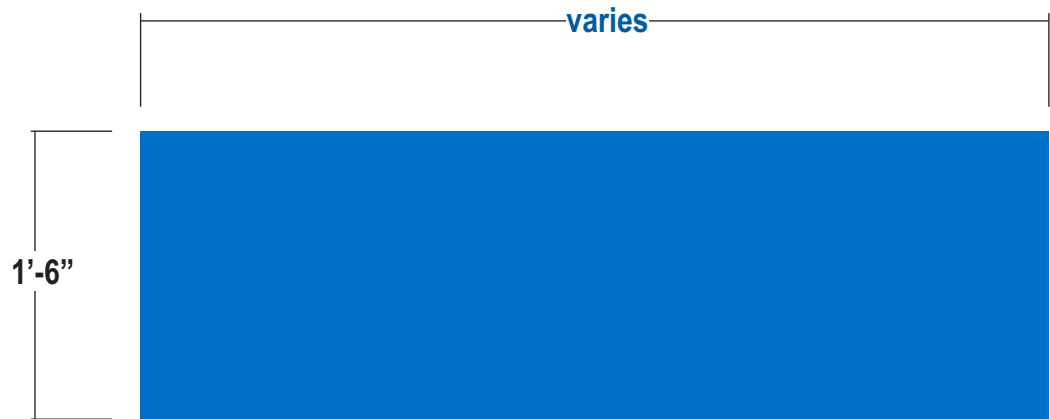
86575

PROJECT MANAGER:

SARAH NADDY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	401911	09/28/22 AG					
Orig	402384	9/30/22 Viv					
Rev 1	403206	10/6/22 Viv	ADDED				
Rev 1	403303	10/7/22 Viv	aligned East elevation blue bands with north elevation				
Rev 2	410081	12/8/22 AG	updated photos				
Rev 2	410787	12/9/22 Viv					
Rev 3	413129	01/09/23 AG	updated w/ sizes				

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GRAPHICS: First Surface applied opaque vinyl applied to top portion of windows
Vinyl to be cut on site to fit windows

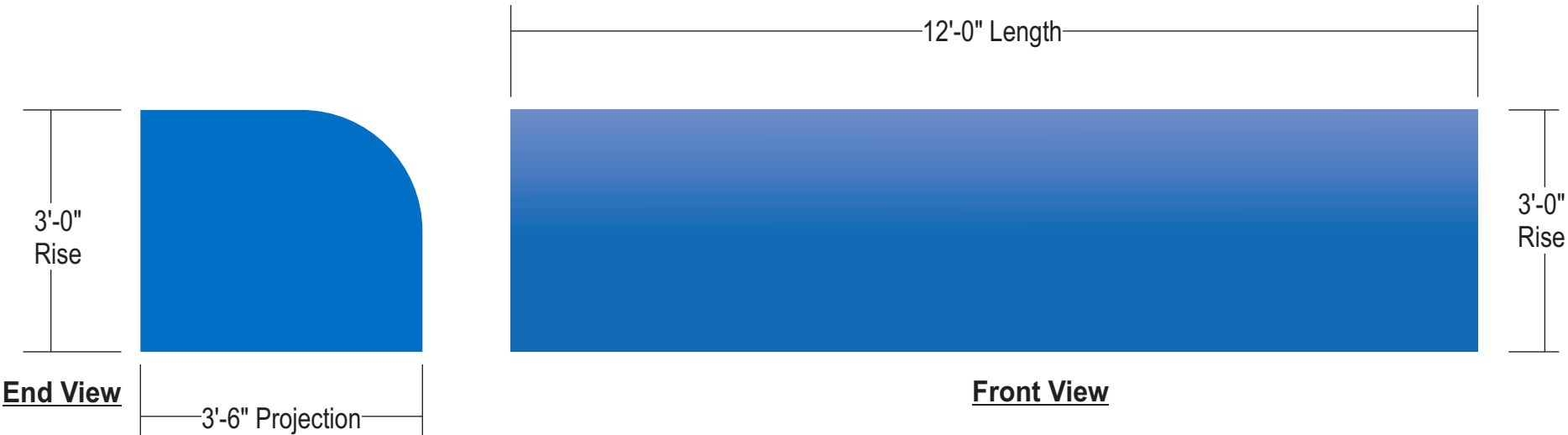
QUANTITY: 18" x 60 linear feet required

COLOR PALETTE

 3M 3630-8308 BMO Blue

Scale: 1/2"=1'-0"

EXISTING



PROPOSED



- FRAME:** Existing 1" tube frame to remain
Existing framework to be repainted to match awning fabric if frames are visible and of a contrasting color
- FABRIC:** Non-illuminated awnings: Sunbrella fabric to match BMO Blue
- ATTACH:** Attach to existing frame using tek screws as required
- QUANTITY:** (1) ONE non illuminated awning reskin required

COLOR PALETTE

NON-ILLUMINATED:
Sunbrella
Firesist Regatta

EXISTING



PROPOSED



FRONT



SIDE

QUANTITY: (2) TWO required

MODEL 9475 SURROUND
Shown W/ 6684 ATM
SEPTEMBER 05, 2022
B/BMO/
9475_6684_BMO

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	401911	09/28/22 AG					
Orig	402384	9/30/22 Viv					
Rev 1	403206	10/6/22 Viv					
Rev 1	403303	10/7/22 Viv					
Rev 2	410081	12/8/22 AG	updated to new atm scope				
Rev 2	410787	12/9/22 Viv					
Rev 3	413129	01/09/23 AG					

TS1



FL-HL-14-B-PERF-BCL-TEMP

S1 Building Sign
North Elevation

tech specs on
following pages

TS2



FL-HL-14-B-PERF-BCL-TEMP

S2 Building Sign
East Elevation

tech specs on
following pages

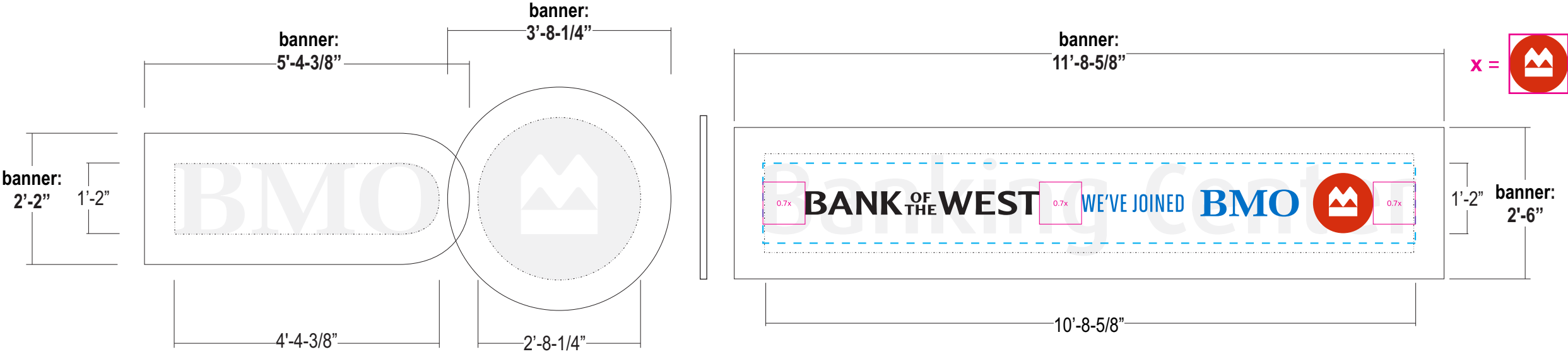
Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	401911	09/28/22 AG					
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Rev 2	410787	12/9/22 Viv					
Rev 3	413129	01/09/23 AG					

TS1
TS2

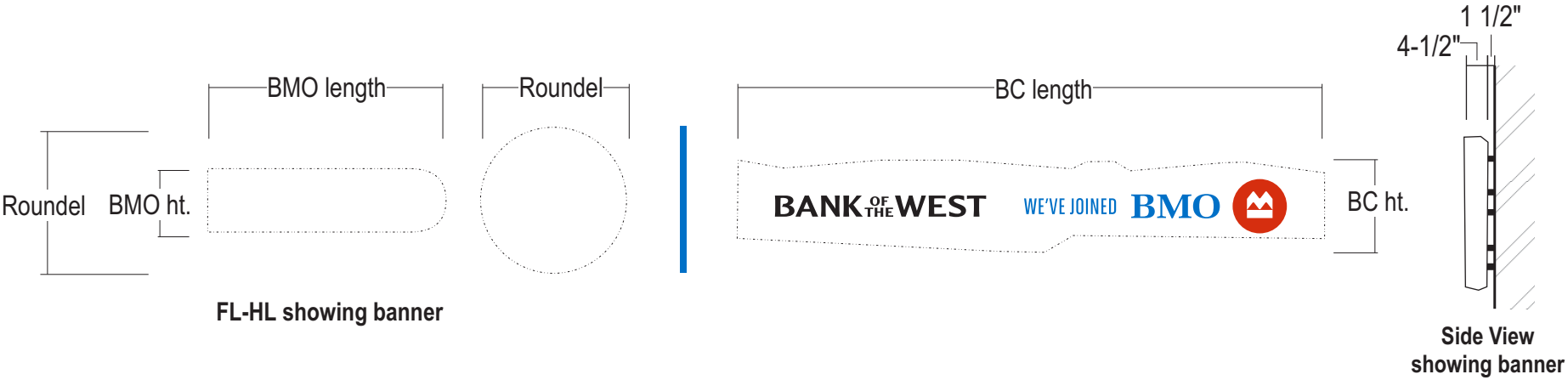
FACE-LIT/HALO-LIT CHANNELS TEMPORARY BANNER FL-HL-14-B-PERF-BCL-TEMP

Scale: 1/2"=1'-0"

ADD 12" TO ACTUAL SIZE OF SIGNAGE FOR FACE LIT/ HALO LIT LETTERS



- BKGD:** White heavy duty banner material hemmed and grommeted as required.
- GRAPHICS:** Digitally printed to match colors shown
- INSTALLATION:** Banner to be secured over existing sign and tied around letters.
Nylon lace to be supplied with banner for installation to secure as necessary
- QUANTITY:** (2) TWO required



COLOR PALETTE

Black Pantone 300 Blue Pantone 485 Red



FL-HL
Shown prior to temp covering

		Property Name:	2480
Prop ID #	2480	Address:	2900 Railroad Ave.
		City, State Zip:	Pittsburg, CA 94565
Zoning Classification:		CC, Community Commercial.	
Jurisdiction:		City of Pittsburg.	
Code Link		https://www.codepublishing.com/CA/Pittsburg/html/Pittsburg19/Pittsburg19_.html#19	
Confirm when sign code was last updated- need to know if current signs are out of code, are they under a variance or because the code has changed		The Pittsburg Municipal Code is current through Ordinance 22-1501, passed May 16, 2022	
Ground Signs			
	Parcel Containing Fewer Than Four Businesses or Uses. The sign area may not exceed 50 square feet or 50 percent of the sign area permitted for building signs on the principal street frontage of each business identified on the sign, whichever is less, except that the sign area may be at least 20 square feet.		
Maximum Sq ft per face:	Fees are based on the total cost of the job.		
Permit costs	See above.		
Maximum Sq Ft. per sign			
	The size of a sign is measured by the square area of the sign face (to the perimeter of the sign) or for random-element signs, the square area of a circle or the smallest polygon containing six sides or fewer of the sign face. The sign area does not include the supporting sign structure or architectural embellishment unless designed to form part of the display or an integral background for the display. When calculating the size of a multi-sided sign, only one side of the display area is measured.		
Sq ft. calculation method:			
	A freestanding sign may not exceed the height specified for the particular land use. The height is measured from the finished grade to the highest elevation of the sign structure. The height of a freestanding sign may not exceed one foot for each 10 feet of lot frontage or 15 feet, whichever is less. No portion of the sign may be higher than the closest distance between the sign and a building. Notwithstanding the preceding restrictions, a freestanding sign may be at least five feet in height.		
Overall height limit:			
	A single business on a parcel may have one freestanding sign per street frontage. A parcel containing two or three businesses or uses may have one freestanding sign per street frontage. The sign may include identification for each business.		
Number of ground signs allowed (Qty):			
What is the required distance between signs?:	Not stipulated by the code; subject to review.		
Can ground sign illuminate?:	Yes.		
	The sign structure supporting a freestanding sign must be attractively designed and adequately engineered to support the sign without the use of unsightly braces, poles or wires.		
Is the cladding allowed?:			
If pylon is not allowed can we have a monument:	Yes.		
Setback restrictions:	No portion of a freestanding sign may be placed in or project over or into a public right-of-way.		
Clearance restrictions:	May not obstruct view.		
Visibility restrictions:	Not specified in the code; apply for determination.		
Vision Triangle:	Not specified in the code; apply for determination.		
Can sign project over walkways?:	No.		

	A permanent freestanding sign may be permitted by the planning commission for a business or use only if the commission makes one or more of the following findings: The business, use or building is set back from the street or obscured from view by adjacent structures or vegetation in such a manner that adequate identification cannot be obtained from a sign placed on the building; A freestanding sign is necessary to provide the business or use with a comparable degree of identity from the street as that available to businesses or uses on neighboring premises but that does not provide an unfair advantage over similar businesses or uses; The size or width of the property upon which the business or use is located is such that a sign or signs placed on the building do not adequately identify the premises occupied by that use; The architectural style, materials, or elements of construction are such that signs attached to the building would be in conflict with the provisions of Chapter 18.36 PMC; The sign is a master identification sign for a shopping center of four or more individual businesses. A freestanding sign must be placed on the premises and adjacent to a public right-of-way to which the business or use has direct access. The area around the base of a freestanding sign must be attractively landscaped unless its location restricts or prohibits such landscaping.
Other notes:	
Walls Signs	
Wall signs (Qty):	
	The size of a sign is measured by the square area of the sign face (to the perimeter of the sign) or for random-element signs, the square area of a circle or the smallest polygon containing six sides or fewer of the sign face. The sign area does not include the supporting sign structure or architectural embellishment unless designed to form part of the display or an integral background for the display. When calculating the size of a multi-sided sign, only one side of the display area is measured.
S.F. calculation method for wall sign:	
	A retail or service business may place permanent building signs on the premises including wall signs, awning signs, suspended signs and window signs. The building signs may not exceed a maximum total area of one square foot for each lineal foot of building frontage or 20 square feet whichever is greater; provided, that: If a business occupies less than 50,000 square feet of floor area, the total sign area may not exceed 200 square feet on any one building frontage; or If a business occupies 50,000 square feet or more of floor area, the area for any one sign face may not exceed 200 square feet.
Total S.F. allowed for wall signs:	
	"Sign" means any medium for visual communication including its structure or component parts, which is used or intended to be used to attract attention to an idea, activity, business, an event, goods, services or land use for identification or advertising purposes. Functional architectural features of buildings are not normally signs. A sign under this title is one which is intended to be seen from a public open space or from other premises under separate occupancy.
Is an architectural background panel with copy included as a wall sign?	
	The size of a sign is measured by the square area of the sign face (to the perimeter of the sign) or for random-element signs, the square area of a circle or the smallest polygon containing six sides or fewer of the sign face. The sign area does not include the supporting sign structure or architectural embellishment unless designed to form part of the display or an integral background for the display. When calculating the size of a multi-sided sign, only one side of the display area is measured.
For an architectural background panel is sq. footage determined by the copy only or the overall size?:	
Total S.F. allowed for architectural background panel:	
	See below.
	A retail or service business may place permanent building signs on the premises including wall signs, awning signs, suspended signs and window signs. The building signs may not exceed a maximum total area of one square foot for each lineal foot of building frontage or 20 square feet whichever is greater; provided, that: If a business occupies less than 50,000 square feet of floor area, the total sign area may not exceed 200 square feet on any one building frontage; or If a business occupies 50,000 square feet or more of floor area, the area for any one sign face may not exceed 200 square feet.
Total S.F. (not to exceed):	

	A permanent wall sign shall: Be placed only on a building frontage; Identify only the ground floor occupant of the building or portion of the building upon which the sign is placed; Not be placed on a building wall abutting or adjacent to an interior lot or lease line; and Be placed flat against the wall except as may be deemed necessary for design or construction considerations. A permanent building sign may not have a vertical dimension that exceeds 25 feet in height.
Other notes:	
Directional Signs	
Number Allowed:	Not stipulated by the code; subject to review.
Illumination Allowed?:	Not stipulated by the code; subject to review.
Permit Required?:	No sign permit required.
Maximum Sq ft allowed	4 square feet.
Maximum Height	Not stipulated by the code; subject to review.
Logo allowed	Not more than 25 percent of the sign face is used for the business, product name, trademark, or other identification of the use of the premises;
Window Signage	
Are there window sign restrictions?:	Yes.
Do we need to permit small signs not on street facing exterior walls?:	A sign not intended to be seen from a public open space or from other premises does not require a sign permit.
BMO looks to add blue vinyl to the top of all windows and would like us to confirm there are no code restrictions regarding this	A permanent window sign shall: Not be constructed of temporary, lightweight material but may be painted on, or applique to, the glass; Be included within the allowable sign area on any building frontage unless the sign is exempt Be located only on a ground floor window; and Occupy no more than 15 percent of the ground floor window area on any building frontage or the total amount of allowable sign area, whichever is less.
Other notes:	See above.
Options for Refacing	
Do refaces require a permit?:	Yes.
Other notes:	Permit is required.
Banners/Temporary Signs	
Are banners allowed?:	Yes.
Is a permit required?:	Temporary sign permit required.
How long can they be left up?:	The maximum period of time for which a promotional sign is permitted is: For a sale or business promotion, five days; For a business opening, 15 days after the first day of the opening or 21 days after installation, whichever occurs first.
Material restrictions:	"Temporary sign" means a sign constructed of light materials such as cardboard, plywood, wallboard, fabric or similar flexible material (either framed or unframed) and designed and intended to be used for a limited period of less than 90 days.
Other notes:	Temporary on-site signs and banners may be placed on the exterior of a building and temporary cold or hot air balloons or other advertising devices may be placed at a site for a special event such as a business opening, sale or other business promotion if the owner first obtains a temporary sign permit from the city planner.
Permits (general)	
Permit contact	Jordan Davis
Permit contact phone:	925-252-6900
Permit contact email:	buildingdivision@pittsburgca.gov
Time frame to process permit?:	6-9 weeks. Normally permitting times are not in effect during the pandemic as cities learn to revamp the way they are doing things you can expect delays.

How long is the permit valid?:	180 days.
Is a variance required to achieve the BMO backer panel?:	Not stipulated; subject to review.
What is the time frame to process a variance (Include any appeal period)?	2-6 months.
Does application require a special review (Architect / Inspector / Historic)?	The planning commission shall review an application for: A freestanding sign (unless the sign replaces a previously approved freestanding sign and does not exceed the approved size or height); A master sign program; An exception to the sign regulations of this title; and Any application referred by the city planner.
If yes, what is the time frame for review?:	2-4 months.
List all documents required for permit (include number of copies):	3 sets of drawings. Super imposed photographic drawings showing mounting details of proposed signs. Photos of existing signs. Measurements of existing and proposed signs. Measurements of elevations and wall height. Detailed footer for ground sign and engineers for freestanding signs. Landlord approval and owner authorization. Site plan showing location of signs. Additional documents may be required and requested upon submittal based on scope of work.
How many copies of the design are required?:	3 copies.
Are certified plot plans required?:	The city reserves the right upon review to request these drawings.
Can an authorized agent provide landlord / owner approval?	No.
Does permit application need to be signed by owner?:	Yes.
Does anything need to be notarized?:	No.
Is the contractor's license or insurance required?:	Yes.
Is this a Planned Unit Development?:	None indicated by zoning; check with landlord for MSP prior to permit submittal.
Is this a special district?:	No.
Is there any color restriction?:	The size, type, location, placement, materials, illumination, design and colors of a sign shall be compatible and harmonious with the architecture of the building, landscaping and other structures in the nearby area. Fewer, simpler, unobtrusive signs are preferred.
Describe all restrictions:	A sign may not be placed in such a manner that its construction, design or location may be a hazard to the health and safety of the public. A sign or its illumination may not be placed in a manner that confuses or obstructs the view of an official traffic sign, signal or device or creates a hazard to vehicular or pedestrian traffic. Illumination shall be concentrated on the area of the sign so as to prevent glare upon the street, adjacent properties or the night sky. The intensity of illumination or its direction may not be a menace to traffic or a nuisance to adjacent properties or the surrounding environment. The size, type, location, placement, materials, illumination, design and colors of a sign shall be compatible and harmonious with the architecture of the building, landscaping and other structures in the nearby area. Fewer, simpler, unobtrusive signs are preferred. Each sign shall be constructed, installed and maintained in accordance with the Uniform Building Code, Uniform Electrical Code and Uniform Sign Code as adopted by the city. Each sign for which a permit is granted shall have affixed to it in a visible manner a label indicating the sign permit number and date of approval. An interior illuminated sign shall also bear the label of Underwriters' Laboratories, Inc.
Are there any planned changes to code?:	No.
Permit Notes:	https://pittsburg.prod.govaccess.org/services/community-development/building/-loadingmode-EditContent/-fsiteid-1?navid=183

AP-23-0063 - BMO BANK

Menu Help

File Date: 04/27/2023

Application Detail: Detail

Application Status: In progress

Assigned To: Ariana Ruiz

Description of Work: UPDATE SIGNAGE [INCLUDING 2 WALL SIGNS, 1 DOUBLE FACED DIRECTIONAL SIGN, REGULATORY POLE MOUNTED SIGN, DOOR VINYL, WINDOW VINYL] // INSTALL BLUE WINDOW VINYL - BRAND AMPLIFICATION - FIRST SURFACE APPLIED OPAQUE VINYL APPLIED TO TOP PORTION OF WINDOWS. // RESKIN EXISTING AWNING - EXISTING FRAMEWORK TO BE REPAINTED TO MATCH AWNING FABRIC IF FRAMES ARE VISIBLE AND OF A CONTRASTING COLOR, AS SHOWN IN ATTACHED PLANS.

Application Type: Planning Project

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	2480_Pittsburg_CA_C_Br...	PLANNING	Project Plans	WINDOW VINYL DRAWINGS	application/pdf	Uploaded	04/27/2023
	2480_Pittsburg_CA_C_Br...	PLANNING	Project Plans	AWNING DRAWINGS	application/pdf	Uploaded	04/27/2023
	2480_Pittsburg_CA_C_Br...	PLANNING	Project Plans	SITE PLAN	application/pdf	Uploaded	04/27/2023
	2480_Pittsburg_CA_C_Br...	PLANNING	Project Plans	DOOR VINYL BANDING ...	application/pdf	Uploaded	04/27/2023
	2480_Pittsburg_CA_C_Br...	PLANNING	Project Plans	PROJECT DRAWINGS	application/pdf	Uploaded	04/27/2023
	2480_Pittsburg_Stratus...	PLANNING	Owner's Authori...	OWNER AUTHORIZATION	application/pdf	Uploaded	04/27/2023

Show all

Address: 2900 RAILROAD Ave.,PITTSBURG, CA 94565

Owner Name: CENTRAL BANK

Owner Address: , SAN RAMON CA

Application Name: BMO BANK

Parcel No: 087061041

Contact Info:	Name	Organization Name	Contact Type	Status
	LAUREN RICHMAN		Applicant	Active
	CENTRAL BANK	CENTRAL BANK	Property Owner	Active

Licensed Professionals Info:	Primary	License Number	License Type	Name	Business Name	Business License #
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Total Fee Assessed: \$489.00

Total Fee Invoiced: \$489.00

Balance: \$489.00

Custom Fields: GENERAL INFORMATION

Location	Are you the owner of the property?	Proposed General Plan
WINDOW VINYL - BLUE BAND - NORTH AND EAST ELEVATI	No	-
ONS - 18" X 60 LINEAR FEET REQUIRED		
// RESKIN EXISTING AWNING - NORTH ELEVATION		
Proposed Zoning Designations	Existing Use	Proposed Use
-	43	NO CHANGE
Size of Existing Structure(s) (Sqft)	Size of Proposed Additions (SqFt)	Size of Proposed New Structure (SqFt)
7322	90SF BLUE VINYL / RESKIN EXISTING AWNING	N/A
Amount of New Impervious Surfaces (SqFt)	Project Size	Project Size Unit
N/A	90SF BLUE VINYL BANDING // RESKIN EXISTING AWNING	-
Number of Existing Lots	Number of Proposed Lots	RSP/ORD No
1	N/A	-
Days Hours of Operation	Number of Employees Existing	Number of Employees Proposed
Thursday	N/A	N/A

[9?AM-5?PM](#)

[Friday](#)

[9?AM-5?PM](#)

[Saturday](#)

[9?AM-12?PM](#)

[Sunday](#)

[Closed](#)

[Monday](#)

[9?AM-5?PM](#)

[Tuesday](#)

[9?AM-5?PM](#)

[Wednesday](#)

[9?AM-5?PM](#)

Number of On-Site Parking Stalls Existing
[N/A](#)

Number of On-Site Parking Stalls Proposed
[N/A](#)

Existing Sign Permit
[Yes](#)

APPROVAL DATES

Approval Valid Through Date

Approval Date

-

-

GIS INFORMATION

Existing General Plan

Existing Zoning Designations

HCP Boundaries

-

-

-

School District

-

APPLICATION TYPE

Application Type **Application Subtype** **Notes**

[Design Review](#) Administrative/Awnings/Color Change INSTALL BLUE WINDOW VINYL BANDING - BRAND AMPLIFICATION

[Design Review](#) Administrative/Awnings/Color Change RESKIN EXISTING AWNING

[Design Review](#) Administrative/Awnings/Color Change BLUE DOOR VINYL BANDING - DOUBLE DOOR

REFERRALS

Referred To Department **Referred to Contact** **Referred to Email** **Date Referred**

Workflow Status: Task	Assigned To	Status	Status Date	Action By
Application Intake		In Progress	05/01/2023	Ariana Ruiz

	Task	Assigned To	Status	Status Date	Action By			
	Building Review							
	Engineering Review							
	Transporation Review							
	Planning Review							
	External Agencies Review							
	Public Works Review							
	Review Consolidation							
	Staff Report							
	Plans Distribution							
	Public Meeting							
	Decision Notification							
	Appeal Period							
	Case Complete							
Conditions of Approval:	Group	Type	Condition Name	Short Comments	Status	Status Date	Severity	
Application Comments:	View ID	Comment		Date				
Initiated by Product:	ACA							
Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments			
Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments			

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible)
Projects and Revising the Procedures for) Resolution No. 9918
Delegating Design Review Authority of Certain)
Types of Projects to the Zoning Administrator)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."
- B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.
- C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.
- D. Pittsburgh Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission*, grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

- E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.
- F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.
- G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).
- I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 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 sq. ft. and designed to complement existing building architecture.
 7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
 8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION