



City of Pittsburg Planning Commission Agenda

07/11/2023

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

**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, July 7, 2023

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. Minutes

Minutes of June 27, 2023

2. Esperanza Apartments at San Marco (Village M), Extension of Design Review Approval, AP-23-0074 (EXT)

This is a request for a second, three-year extension of approval for design review of plans to construct a 318-unit apartment complex, consisting of twelve three-story buildings and one clubhouse, on a 13.3-acre site located at 2009 W Leland Road and known as 'Village M' of the San Marco PD (Planned Development, Ordinance No.12-1362) District. Assessor's Parcel Nos. 091-050-068 and portion of 091-050-069.

Environmental Determination:

The original project was within the scope of the previously approved Supplemental Environmental Impact Report ("SEIR," State Clearinghouse #91073029) prepared for the San Marco Development Plan Area, and certified by the Planning Commission on October 13, 1992. The project was in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified, and no new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects which could require revisions to the SEIR.

PUBLIC HEARINGS

3. Consideration of a Resolution Granting a Use Permit for Doctorbird Market, AP-23-0048 (UP)

This is a public hearing on a request for the approval of a Use Permit to establish a Specialty Food Market with alcohol sales as an ancillary use. The Specialty Food Market will include sales of artisanal foods, beer, wine, and branding merchandise. The applicant is also proposing to host community events with local authors, winemakers, and producers, as well as interactive tastings. Events will be open to the public and is proposed to take place during normal business hours of 10:00 A.M. to 8:00 P.M. The proposed business will utilize the existing tenant space of approximately 1,287 square feet located on a parcel with an existing 11,380 multi-tenant building known as the Bank of America Building, located on the southwestern corner of Railroad Avenue and East 4th Street in Downtown Pittsburg. The subject site is located at the property address 90 East 4th Street and is within the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-006.

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.

4. Consideration of a Resolution Granting a Use Permit for Community Collaboration, AP-23-0068 (UP)

This is a public hearing on a request for approval of a Use Permit to establish a multi-use meeting, networking and/or event space that can be rented by small businesses or individuals to host events within an existing 2,236-square-foot (sq. ft.) commercial/office space located at 62 E. 4th Street. The property is within the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-104-006.

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.

5. Consideration of a Resolution Granting a Use Permit to include ancillary sales of distilled spirits in conjunction with an existing beer and wine sales license for an existing ARCO and AM/PM convenience store, AP-23-0062 (UP).

This is a public hearing on a request for approval of a Use Permit to allow for the sale of distilled spirits in conjunction with the sale of beer, wine, at an existing convenience store. The convenience store is located at 2102 West Leland Road, in the CS (Service Commercial) District. Assessor's Parcel No. 091-050-038.

Environmental Determination:

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

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**

June 27, 2023

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, June 27, 2023, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Popova, Vice-Chair Kobata, Commissioners Foster, Jackson, Robinson, Smith

Staff: Director of Community and Economic Development Jordan Davis, Assistant to the City Manager Sara Bellafronte, Assistant Director of Planning John Funderburg, Senior Planner Maurice Brenyah-Addow, Associate Planner Kelsey Gunter, Associate Planner Alison Hodgkin, Assistant Planner Ariana Ruiz, Administrative Coordinator Candace Hatch

PLEDGE OF ALLEGIANCE

Commissioner Robinson 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.

CONSENT

1. Minutes of May 9, 2023
2. Athens Painting, AP-22-0085.

A public hearing request a design review approval of plan to construct two, premanufactured commercial warehouse buildings to establish a contractor painting business on two vacant parcels located at 1000 Harbor Street. The first warehouse building contains 2,000 square feet (sq. ft.) and the second warehouse building contains 1,950 sq. ft. (3,950 sq. ft. total). The properties are in the CS (Service Commercial) District. Assessor's Parcel Nos. 073-060-002 (Parcel 1) and 073-060-007 (Parcel 2).

On motion by Commissioner Robinson, seconded by Vice-Chair Kobata to approve the consent items and carried by the following vote:

AYES: Foster, Jackson, Kobata, Popova, Robinson, Smith
NAYES: None
ABSTAIN: None
ABSENT: None

PRESENTATIONS

3. Accessory Dwelling Unit Guidebook and Preapproved Accessory Dwelling Unit Prototype Plan

A presentation was made to the Planning Commission by Associate Planner Kelsey Gunter on the proposed Accessory Dwelling Unit (ADU) and ADU Prototype Plan Set.

Chair Popova invited speakers to the podium for public comment.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

There being no one to speak to further on this item, Chair Popova deferred to Secretary Funderburg for the next presentation item on the agenda.

4. City of Pittsburg Sustainability Plan (Draft Review June 2023)

A presentation was made to the Planning Commission by Hanna Mans with Rincon Consulting on the Draft City of Pittsburg Sustainability Plan.

Assistant to the City Manager Sara Bellafronte spoke on behalf of the City of Pittsburg Draft Sustainability Plan.

Chair Popova invited speakers to the podium for public comment.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

There being no one to speak further on this item, Chair Popova deferred to Secretary Funderburg for the next item on the agenda.

COMMISSION CONSIDERATION

5. East 10th Street and Los Medanos Street Mixed-Use Project, AP-22-0102 (DR)

A presentation was made to the Planning Commission by Senior Planner Maurice Brenyah-Addow for a Design Review (DR) application to construct a new 5,214 square-foot mixed-use development that entails three (3) three-bedroom residential units and a 1,371 square-foot ground floor commercial space on a vacant 6,135 square-foot parcel located at the southwest corner intersection of East 10th Street and Los Medanos Street in the CSD (Downtown Service Commercial District) zone and the CS Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011.

Applicant spoke on behalf of the project.

Chair Popova opened the public consideration.

Public comment was received by the following:

Marta Wolfe, Pittsburg resident.

Anthony Alvarado, Pittsburg resident.

There being no one to speak further on this item, Chair Popova closed the public consideration.

On motion by Commissioner Robinson, seconded by Chair Popova for consideration to recommend approval of a Design Review application for a Mixed-Use project located at the southwest corner intersection of East 10th Street and Los Medanos Street in the CSD (Downtown Service Commercial District) zone and the CS Service Commercial General Plan classification. Assessor's Parcel No. 085-205-011:

AYES: Foster, Kobata, Jackson, Popova, Robinson, Smith

NAYES: None

ABSTAIN: None

ABSENT: None

Chair Popova requested a ten-minute recuse, starting at approximately 9:04 p.m. and Chair Popova reconvened the meeting at approximately 9:17 p.m.

PUBLIC HEARING

6. Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR)

A public hearing request for a recommendation for City Council approval of a 206-lot, single-family residential, subdivision on an approximately 58-acre portion of the San Marco project site located immediately south of the Willow Pass Road interchange on State Route 4, near the westernmost edge of Pittsburg city limits in the PD-1362 (Planned Development, Ordinance No. 12-1362) district. Assessor's Parcel Nos. 091-050-072 and portion of 091-050-071.

The requested approvals include: 1) a General Plan Map Amendment to change the land use designation of the project site from High Density Residential and Open Space to Low Density Residential and Open Space, 2) an amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units, 3) a Vesting Tentative Map for a 206-lot Major Subdivision (Siena at San Marco) and; 4) Design Review of landscape and architectural plans.

Associate Planner Alison Hodgkin gave a presentation.

Applicant Lewis Parsons spoke on behalf of the project.

Chair Popova opened the public hearing.

Public comment was received by the following:

Bruce Ohlson, Pittsburg resident.

Jeneal Valladares, Pittsburg resident.

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

On motion by Commissioner Foster, for a recommendation to the City Council to approve the following: 1) a General Plan Map Amendment to change the land use designation of the project site from High Density Residential and Open Space to Low Density Residential and Open Space, 2) an amendment to the San Marco Development Plan and PD-1362 (Planned Development, Ordinance No. 12-1362) District to transfer a total of 112 units from other villages into Village C and convert a total of 206 multi-family units to single-family units, 3) a Vesting Tentative Map for a 206-lot Major Subdivision (Siena at San Marco) and; 4) Design Review of landscape and architectural plans at Siena at San Marco Residential Subdivision, AP-21-1584 (GP, PD/RZ, SUBD, DR), seconded by Commissioner Smith and carried by the following vote:

AYES: Foster, Kobata, Jackson, Robinson, Smith

NAYES: Popova

ABSTAIN: None

ABSENT: None

ZONING ADMINISTRATOR REPORTS

7. The Zoning Administrator submitted one notice of intent to exercise delegated design review authority and three notices of intent to conduct a Zoning Administrator public hearing:

- 1) Administrative Design Review for ACE Hardware Façade Update, AP-23-0051
- 2) Zoning Administrator public hearing for a proposed Tree Removal Permit pursuant to PMC 18.84.850.C for 255 Sierra Drive, AP-23-0049 (TRP)
- 3) Two Zoning Administrator public hearing for Fence Height Exceptions pursuant to PMC 18.32.010.B.3 for the below projects:
 - a. William Way Fence Height Exception, AP-23-0061 (FHE)
 - b. 3468 Pittsburg-Antioch Highway – Fence Height Exception, AP-23-0072 (FHE)

COMMISSION CONSIDERATIONS

There were no commission considerations.

STAFF COMMUNICATIONS

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

Two (2) items tentatively being presented at the July 11, 2023, meeting:

1. Dr. Bird Market – Use permit to establish sales of alcoholic beverages in association with a Specialty Food Market. The Specialty Food Market will include sales of artisanal foods, beer, wine, and branding merchandise. The tenant space is located on the first floor of the building, within the historic Bank of America building.

2. AM/PM Arco – Use permit to allow the sale of distilled spirits, at a convenience store that current sells beer and wine.

There are no items tentatively schedule for the July 25, 2023, meeting.

Secretary Funderburg provided brief information regarding the City Council and Commissioner Dinner at La Veranda on Thursday, July 27, 2023.

Secretary Funderburg congratulated Associate Planner Alison Hodgkin and Associate Planner Kelsey Gunter for passing the American Institute of Certified Planners Exam and obtaining their AICP.

There were no further staff communications.

COMMITTEE REASSIGNMENTS

Chair Popova announced the following Subcommittee assignments:

Land Use: Robinson and Popova

Alternate: Jackson

TRANSPLAN: Foster

Alternate: Jackson

Pittsburg Recognition: Kobata

Alternate: Smith

ADJOURNMENT

The meeting was adjourned at 10:42 p.m. to July 11, 2023.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
July 11, 2023**

ITEM: Esperanza Apartments at San Marco (Village M), Extension of Design Review Approval, AP-23-0074 (EXT).

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

SUBJECT: This is a request for a second, three-year extension of approval for design review of plans to construct a 318-unit apartment complex, consisting of twelve three-story buildings and one clubhouse, on a 13.3-acre site located at 2009 W Leland Road and known as 'Village M' of the San Marco PD (Planned Development, Ordinance No.12-1362) District. Assessor's Parcel Nos. 091-050-068 and portion of 091-050-069.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) approving Planning Application No. 23-0074, extending design review approval for three-years for the Esperanza Apartments at San Marco project, subject to conditions.

BACKGROUND: On April 25, 2017, the Planning Commission adopted Resolution No. 10060 approving the site design, landscape plan, architectural elevations and building materials for the proposed Esperanza Apartments at San Marco, a 318-unit apartment complex, consisting of twelve three story buildings and one clubhouse. At that meeting, the Commission considered public comments and then approved the project by a vote of 6-0. According to Condition No. 63 of Planning Commission Resolution No. 10060, the applicant was given three years from the date of the public hearing to obtain a building or grading permit for the project, or to submit a written request to the Planning Division for an extension of approval.

See Attachment 2 for Resolution No. 10060 adopted on April 25, 2017.

On March 24, 2020, the applicant submitted the first request for a three-year extension of design review approval. This first request for an extension of design review approval for the Esperanza Apartments at San Marco was approved by the Planning Commission on May 26, 2020, in Resolution No. 10147. Condition No. 63 of Planning Commission Resolution No. 10147 extended the project expiration date to May 26, 2023. As such, the applicant had until May 26, 2023, to obtain a building or grading permit for the project, or to submit a written request to the Planning Division for an extension of approval.

See Attachment 3 for Resolution No. 10147 adopted on May 26, 2020.

On May 25, 2023, the applicant submitted a request to the Planning Division for a second, three-year extension of the Design Review term of approval. Pursuant to Pittsburg Municipal Code (PMC) section 18.36.240, when a written request for extension of approval is submitted within the effective period of approval, it authorizes

the reviewing body to extend the period of the approval for Design Review. The three-year extension request was submitted prior to expiration of the resolution, thereby allowing the Planning Commission to consider the request.

PROJECT DESCRIPTION:

The applicant has requested approval of a second, three-year extension to extend the term of design review approval through May 26, 2026, in order to allow additional time to accommodate building permit review and issuance of the necessary building permits. The applicant has stated that they plan to build San Marco Villas Apartments, Phase 3, before this project, so the time extension would be necessary to accommodate the change in construction scheduling.

No additional changes to the project are proposed at this time, and there have been no changes in regulations applicable to this development since its original approval in 2017.

GENERAL PLAN/CODE COMPLIANCE:

General Plan/Zoning: The General Plan land use designation and zoning classification for the site have not changed since the initial project approval on April 25, 2017.

Environmental: The original project was within the scope of the previously approved Supplemental Environmental Impact Report ("SEIR," State Clearinghouse #91073029) prepared for the San Marco Development Plan Area, and certified by the Planning Commission on October 13, 1992. The project was in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified, and no new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects which could require revisions to the SEIR.

Public Notice: Although not required, on or prior to June 30, 2023, a "Notice of Public Meeting" for the July 11, 2023, public meeting on this item was posted at City Hall and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies whose services might be affected by this project, and to individuals who had previously filed written request for such notice. The notice was also posted on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the surrounding Nextdoor neighborhoods including: 1) Toscana; 2) Vista Del Mar; 3) Landing Street; 4) San Marco; and 5) San Marco Villas.

See Attachment 5 for the Public Hearing Notice.

ANALYSIS:

Staff believes that there is good cause for a second, three-year extension of approval as the extension would promote continued orderly development of the San Marco Development Plan Area, and more specifically, development of the currently vacant site which has been envisioned for this type of development since the early 1990's.

The proposed project is consistent with the development that was envisioned for Village M under the San Marco Development Agreement, Development Plan, and PD zoning district, and is therefore considered consistent with the applicable 1988 General Plan. The project does not exceed the maximum allowable density for the PD District (18 units per acre) and is consistent with the conditions of approval set forth in the ordinance establishing the original PD District. With the inclusion of all original conditions of approval from 2017, the project would also be consistent with the current adopted Development Review Design Guidelines.

Further, staff believes that the proposed project's combination of high-quality architecture, resident amenities, and location being adjacent to the recently constructed Ray Giacomelli Park and less than a mile away from the Pittsburg/Bay Point BART Station, make this a desirable location for prospective residents, and help meet the need for multifamily housing in the area.

ACTION REQUIRED:

Move to adopt a Resolution approving a three-year extension of the Design Review term of approval for the Esperanza Apartments at San Marco, Planning Application No. 23-0074 EXT.

ATTACHMENTS:

1. Proposed Resolution
2. Approved Project Plans, date stamped March 10, 2017
3. Adopted Resolution No. 10060 and Staff Report, dated April 25, 2017
4. Adopted Resolution No. 10147 and Staff Report, dated May 26, 2020
5. Public Meeting Notice and Vicinity Map

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Extending the Design Review Term of	)	Resolution No.
Approval for the Esperanza Apartments at	)	
San Marco located at 2009 W Leland Road	)	
immediately west of Tomales Bay Drive and	)	
known as "Village M" of the San Marco PD	)	
(Planned Development, Ordinance No. 12-	)	
1362) District, AP-23-0074 (EXT).	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On January 19, 1993, the City Council adopted Resolution No. 93-7888, certifying a subsequent environmental impact report (SEIR) for a 2,938-unit project currently known as the San Marco Development. On the same evening that the City Council certified the SEIR, it adopted Ordinance No. 93-1057 zoning the San Marco Development property to a residential PD (Planned Development) District, with a PD Plan consisting of 1,412 single-family residential units and 1,526 multifamily units.
- B. On April 25, 2017, the Planning Commission adopted Resolution No. 10060 approving the site design, landscape plan, architectural elevations and building materials for the proposed Esperanza Apartments at San Marco, a 318-unit apartment complex, consisting of twelve three story buildings and one clubhouse on a 13.3-acre site located immediately west of Tomales Bay Drive and known as 'Village M' of the San Marco PD (Planned Development, Ordinance No. 12-1362) District.
- C. Condition No. 63 of Planning Commission Resolution No. 10060, allowed the applicant three years from the date of approval to obtain a building or grading permit for the project, or to submit a written request to the Planning Division for an extension of approval.
- D. On March 24, 2020, Louis Parsons of Discovery Builders, Inc., filed Planning Application No. 20-1509, requesting a three-year extension of the term of Design Review approval for the Esperanza Apartments at San Marco project approved by the Planning Commission under Resolution No. 10060 on April 25, 2017.
- E. On May 26, 2020, the Planning Commission approved the request for a three-year extension of design review approval for the project in Resolution No. 10147. Condition No. 63 of Planning Commission Resolution No. 10147 extended the project expiration date to May 26, 2023.
- F. On May 25, 2023, Louis Parsons of Discovery Builders, Inc., filed Planning

Application No. 23-0074, requesting a second, three-year extension of the term of Design Review approval for the Esperanza Apartments at San Marco project approved by the Planning Commission under Resolution No. 10060 on April 25, 2017. The request was submitted prior to expiration of the resolution, thereby allowing the Planning Commission to consider the request.

- G. The proposed project is governed by the applicable goals and policies of the Pittsburgh General Plan and the Pittsburgh Municipal Code (PMC).
- H. Upon written request submitted within the effective period of approval, PMC section 18.36.240 allows the original reviewing body to extend the period to exercise an approved design review according to its terms.
- I. The General Plan land use designation and zoning classification for the site have not changed since the initial project approval on April 25, 2017.
- J. On July 11, 2023, the Planning Commission considered the request to approve Planning Application No. 23-0074, extending design review approval for three-years for the Esperanza Apartments at San Marco project, subject to conditions.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Esperanza Apartments at San Marco (Village M), Extension of Design Review Approval, AP-23-0074,” dated July 11, 2023, and based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on July 11, 2023, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. Since the adoption of Planning Commission Resolution No.10060, on April 25, 2017, there have been no General Plan or Zoning Ordinance amendments related to the affected property.
 - 3. The SEIR for the project was prepared in compliance with Public Resources Code section 21000 et seq., and there have been no substantial changes to the project or with respect to the circumstances under which the project is being undertaken which require revisions to the SEIR.
 - 4. The design of the project has not changed since the approval of the site plan and architectural plans and elevations for this project.
 - 5. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240.

6. There is good cause for a second, three-year extension of the approval at this time, as it will afford the applicant additional time to secure required building and grading permits, as well as promote continued orderly development of the San Marco Development Plan Area, and more specifically, development of the currently vacant site which has been envisioned for this type of development since the early 1990's.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby extends the term of Design Review approval for Planning Application No. 13-932 (DR), subject to all of the conditions of Resolution No. 10060, with the exception of Condition No. 63, which is replaced by the following:

63. The design review approval will expire on May 26, 2026, unless, prior to that date, the use has been established and a building permit or grading permit has been issued for the site improvements authorized herein. The approval shall be valid for no more than twelve months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 11th day of July 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 July 11, 2023.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



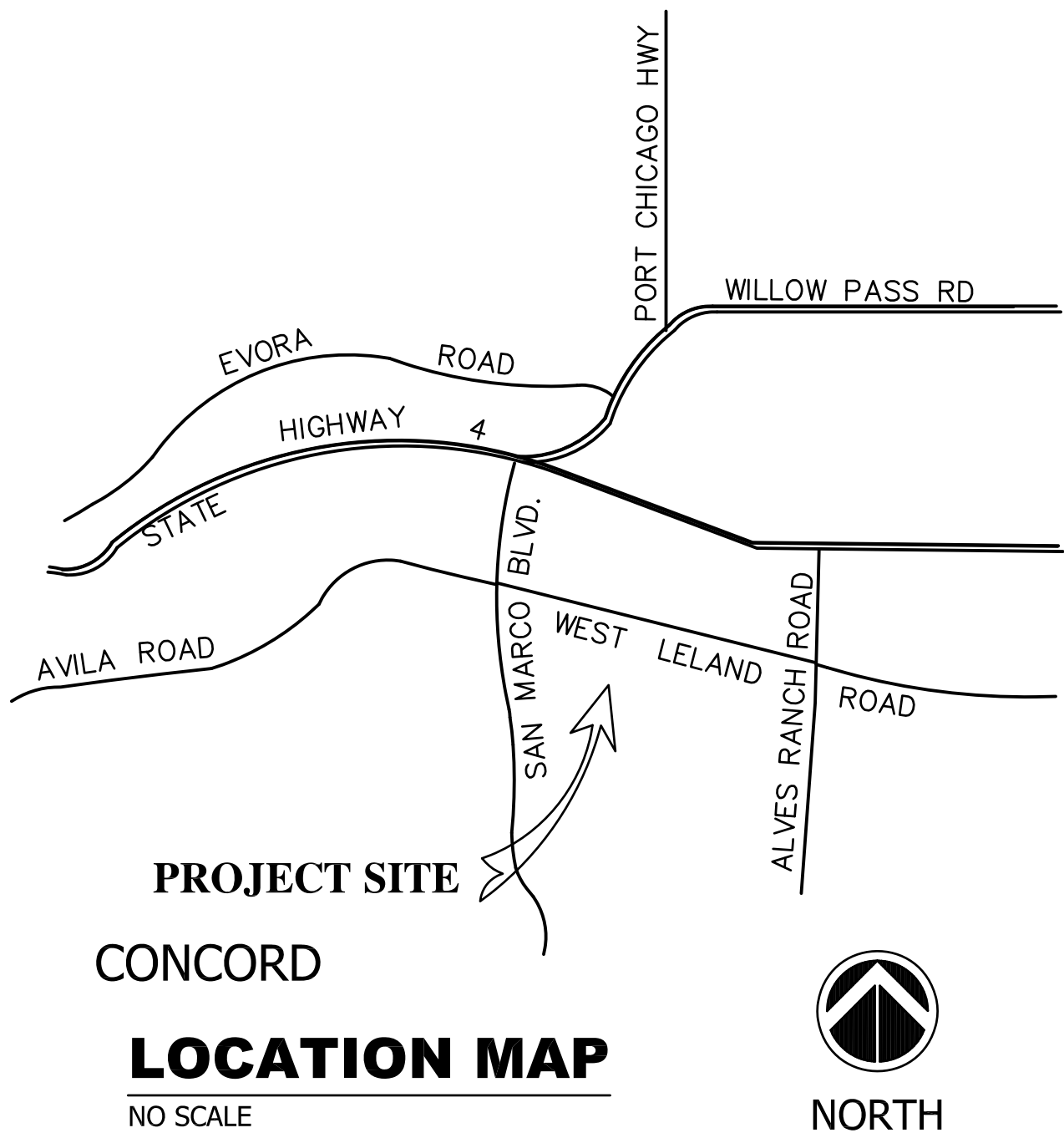
RECEIVED
MARCH 10, 2017
PLANNING DIVISION

ESPERANZA AT SAN MARCO

PITTSBURG, CA

BY

DISCOVERY BUILDERS INC.



PROJECT TEAM

OWNER: **DISCOVERY BUILDERS INC.**
4061 Port Chicago Highway, Suite H
Concord, CA 94520
T 925.682.6419
CONTACT: Kevin English
EMAIL: kenglish@discoverybuilders.com

ARCHITECT: **LCA ARCHITECTS, INC.**
590 Ygnacio Valley Road, Suite 310
Walnut Creek, CA 94596
T 925.944.1626
CONTACT: PETER STACKPOLE
EMAIL: pstackpole@lca-architects.com

CIVIL ENGINEER: **ISAKSON & ASSOCIATES INC.**
2255 Ygnacio Valley Road
Walnut Creek, CA 94598
T 925.937.9333
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EMAIL: admin@isaksonandassociates.com

LANDSCAPE: **THOMAS BAAK & ASSOCIATES, LLP**
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
T 925.933.2583
CONTACT: Rick Stover
EMAIL: rstover@tbaak.com

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C4	UTILITY PLAN
L1	MASTER LANDSCAPE PLAN
L2	LANDSCAPE ENLARGEMENT PLANS



Esperanza at San Marco
PITTSBURG, CALIFORNIA
A.P.N. 097-550-018

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COVER SHEET

SCALE: NO SCALE
DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13012

A0

SHEET OF



OWNER SAN MARCO PROPERTIES, LLC

PROJECT DATA	
GROSS SITE AREA -	22.3 ACRES
NET SITE AREA -	13.3 ACRES
TOTAL UNITS -	318 UNITS
GROSS DENSITY -	14.3 DU/AC
NET DENSITY -	23.9 DU/AC

	NUMBER OF BUILDINGS		NUMBER OF UNITS/BLDG	
TYPE A -	7	x	24	= 168 UNITS
TYPE B -	5	x	30	= 150 UNITS
TOTAL -				318 UNITS

1 BR UNITS -	102 (32.0%)
2 BR UNITS -	216 (68.0%)

PARKING COUNT:	
CARPORT PARKING (39 CARPORTS) -	312 SPACES
GARAGE PARKING (8 GARAGES) -	48 SPACES
GARAGE PARKING (1 GARAGE) -	4 SPACES
UNCOVERED PARKING -	271 SPACES
TOTAL PARKING AVAILABLE -	636 SPACES
PARKING SPACES PER UNIT -	2.00 SPACES/UNIT

ACCESSIBLE PARKING SPACES

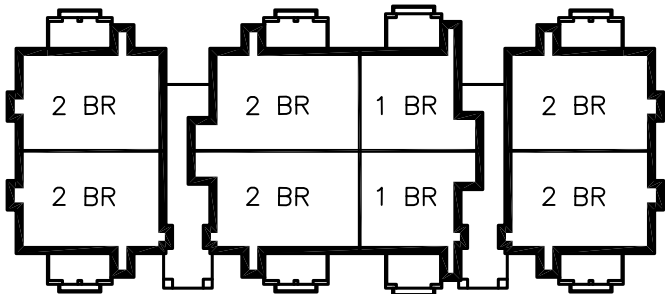
1. COVERED UNITS
(GROUND FLOOR) = 106 UNITS

2. REQUIRED PARKING SPACES
106 X .2 = 212 SPACES
212 X .02 = 4.2 OR 5 SPACES

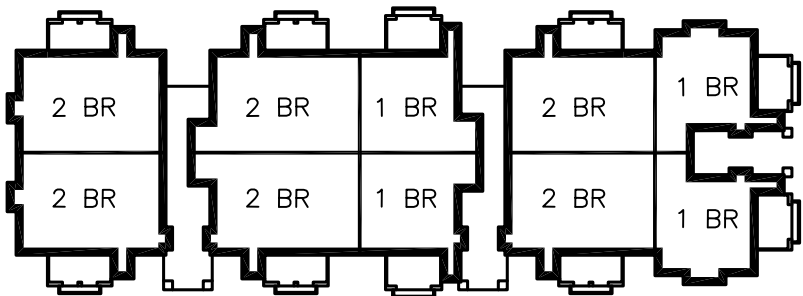
3. GUEST ACCESSIBLE
PARKING SPACES
TOTAL GUEST
SPACES = UP TO 40 SPACES
40 X .05 = 2 SPACES
4. TOTAL REQUIRED
ACCESSIBLE SPACES = 7 SPACES

5. TOTAL PROVIDED
TYPE & NUMBER OF ACCESSIBLE
SPACES
1 - GARAGE SPACE
3 - CARPORT SPACE
3 - OPEN SPACES
7 - TOTAL SPACES

BUILDING TYPES



TYPE A - SAN MARCO BLDG #3 - 24 UNITS



TYPE B - ESPERANZA BLDG #1 - 30 UNITS

CONCEPTUAL SITE PLAN



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CONCEPTUAL
SITE PLAN,
PROJECT DATA

SCALE: AS SHOWN
DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13012

A1
SHEET OF



CONCEPTUAL RIGHT SIDE ELEVATION



CONCEPTUAL FRONT ELEVATION



CONCEPTUAL LEFT SIDE ELEVATION



CONCEPTUAL REAR ELEVATION

CONCEPTUAL CLUBHOUSE ELEVATIONS

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





CONCEPTUAL FRONT ELEVATION



CONCEPTUAL REAR ELEVATION

CONCEPTUAL BUILDING 'A' ELEVATIONS

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



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**BUILDING A
ELEVATIONS**

SCALE: AS SHOWN
DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13012

A3.1

SHEET OF



CONCEPTUAL RIGHT SIDE ELEVATION



CONCEPTUAL LEFT SIDE ELEVATION

CONCEPTUAL BUILDING 'A' ELEVATIONS

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



CARLE CAMPOS | DAVID BOSSTAD | PETER STACIOLE
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(925) 944-1626 | (925) 944-1666 FAX | WWW.LCA-ARCHITECTS.COM

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BUILDING A ELEVATIONS

SCALE: AS SHOWN
DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13012

A3.2

SHEET OF



CONCEPTUAL FRONT ELEVATION



CONCEPTUAL REAR ELEVATION

CONCEPTUAL BUILDING 'B' ELEVATIONS

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





CONCEPTUAL RIGHT SIDE ELEVATION



CONCEPTUAL LEFT SIDE ELEVATION

CONCEPTUAL BUILDING 'B' ELEVATIONS

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



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BUILDING B ELEVATIONS

SCALE: AS SHOWN
DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13012

A3.4

SHEET OF



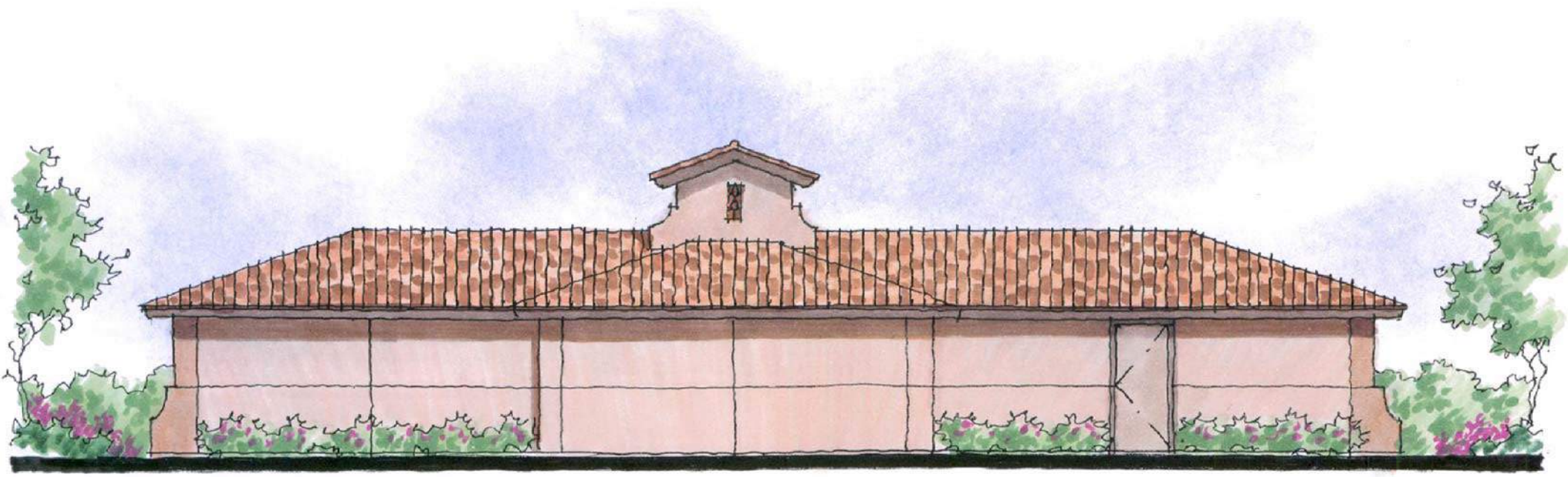
CONCEPTUAL RIGHT SIDE ELEVATION



CONCEPTUAL FRONT ELEVATION



CONCEPTUAL LEFT SIDE ELEVATION



CONCEPTUAL REAR ELEVATION

CONCEPTUAL GARAGE BLDG. ELEVATIONS

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



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**GARAGE BLDG.
 ELEVATIONS**

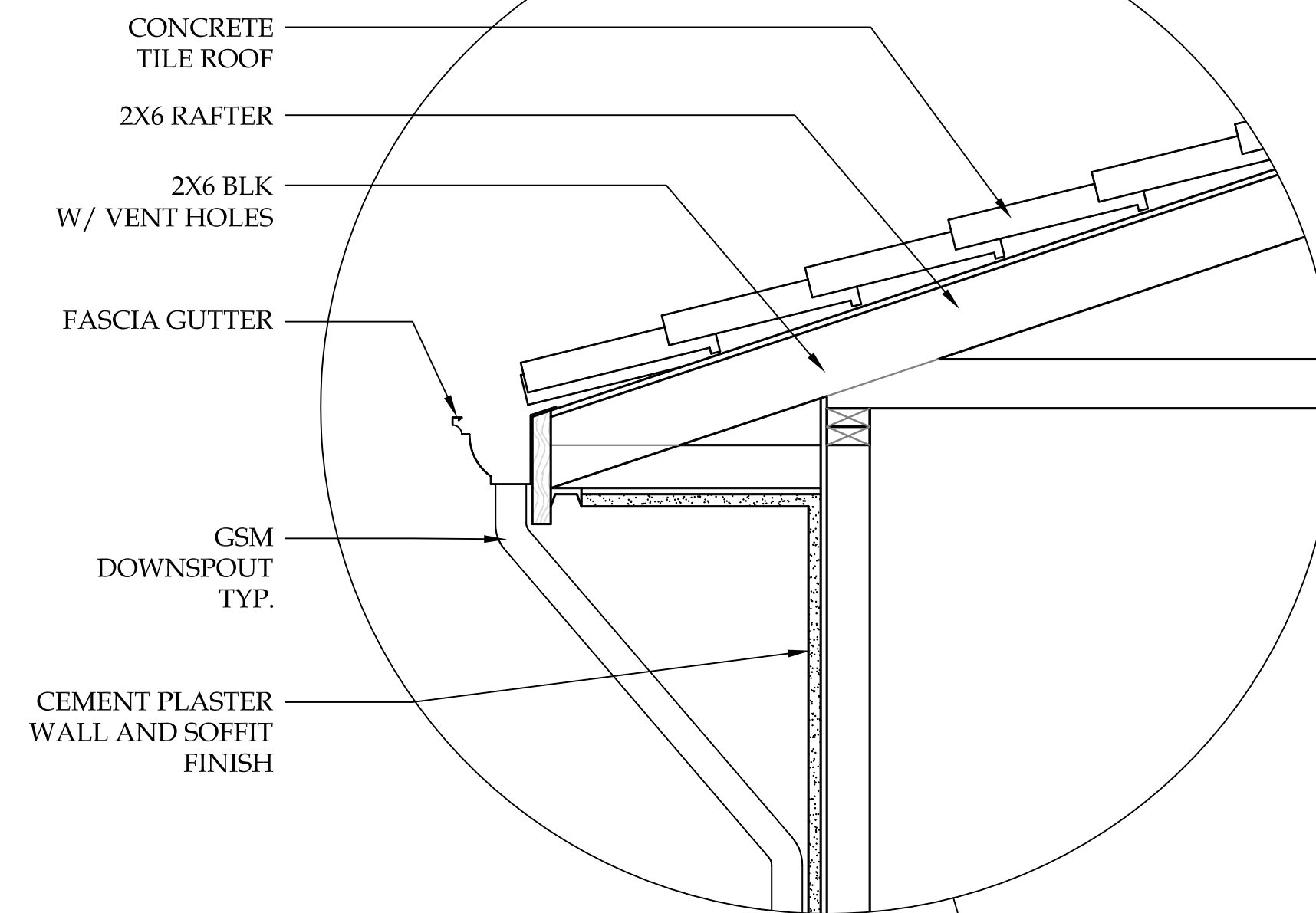
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 DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13012

A3.5

SHEET OF

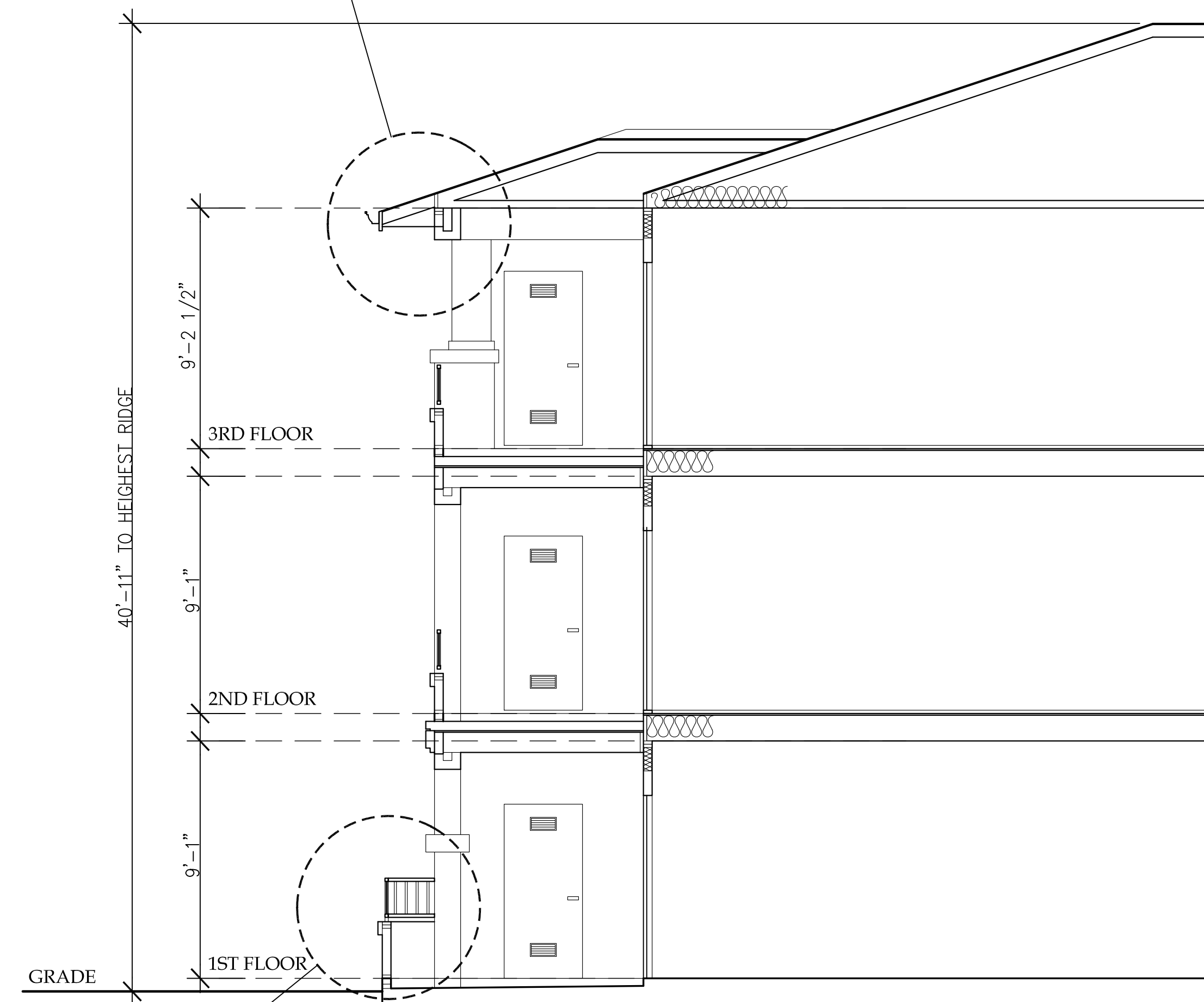


CONCRETE TILE ROOFING
ARCHITECTURAL FASCIA
GUTTER WITH GSM RAIN WATER
LEADERS

FOAM TRIM
METAL GUARDRAIL

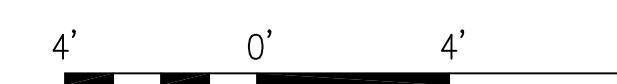
FOAM TRIM

FOAM WALLS



CONCEPTUAL ELEVATION DESIGN ELEMENTS & SECTION

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



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ELEVATION DESIGN ELEMENTS & SECTION

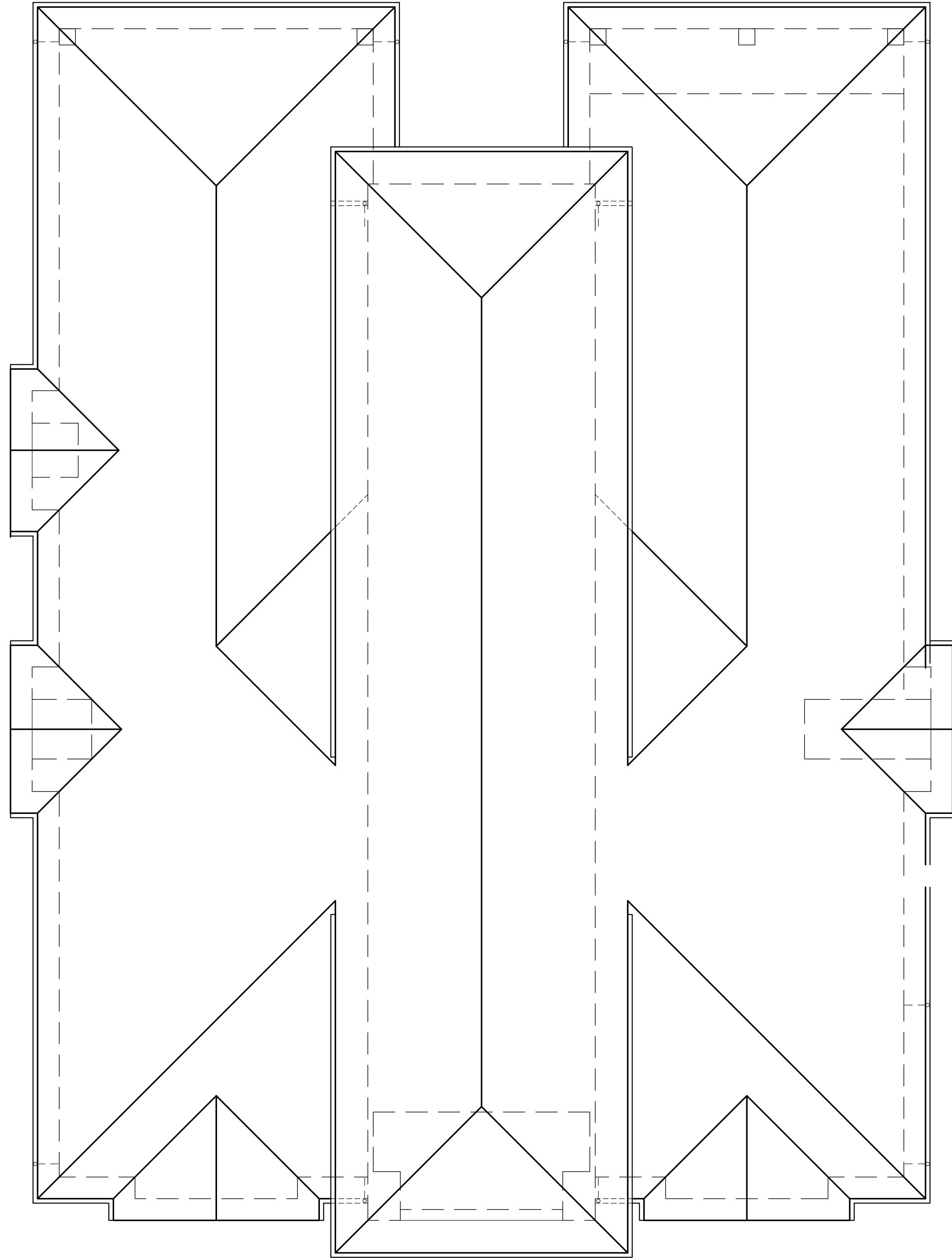
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DATE: 2 / 27 / 2017

REVISIONS:

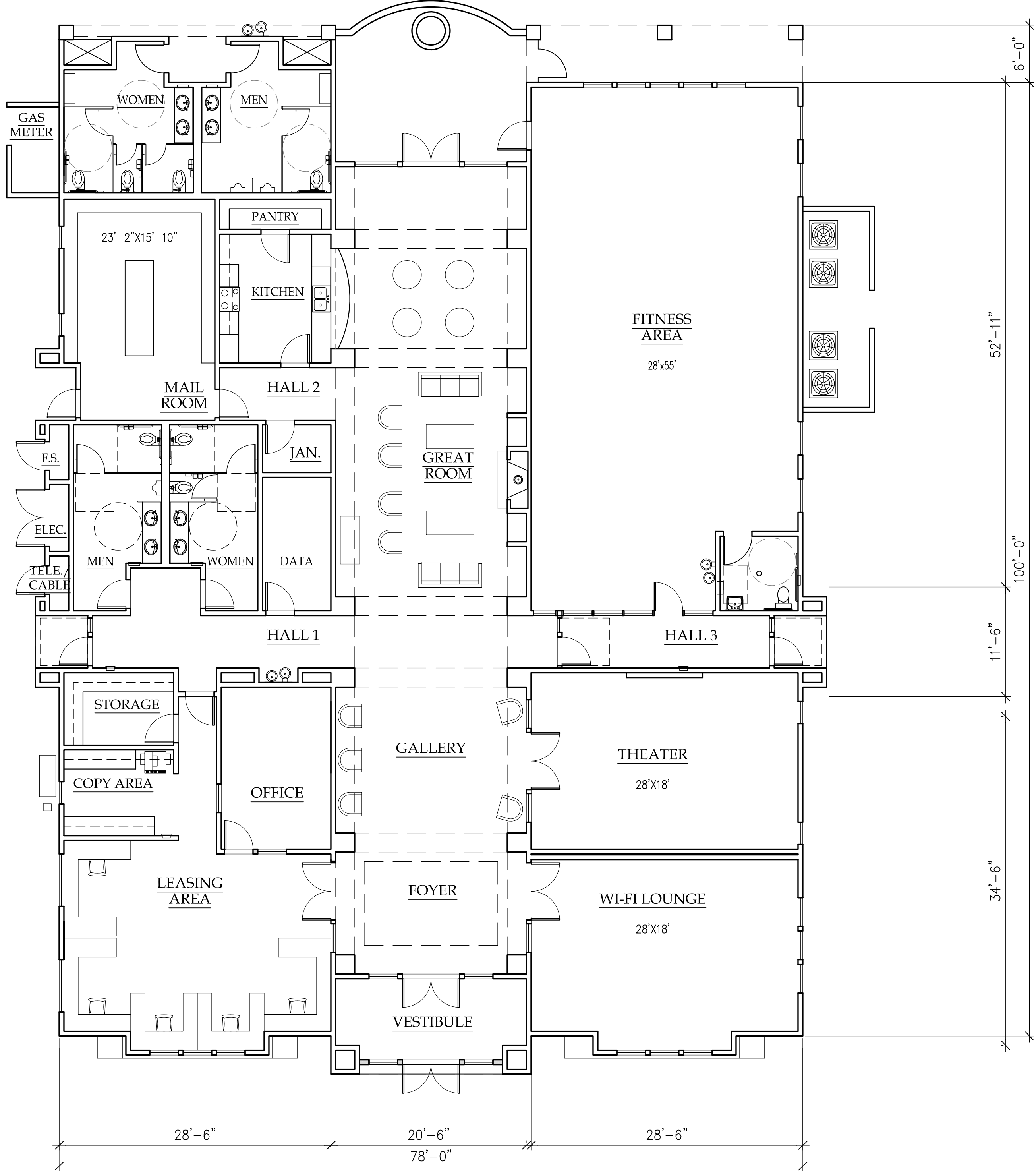
PROJECT NO. 13012

A4

SHEET OF



ROOF PLAN

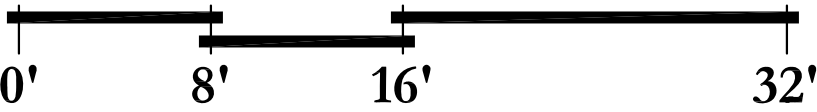


FLOOR PLAN

7,873 S.F.

CLUBHOUSE

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



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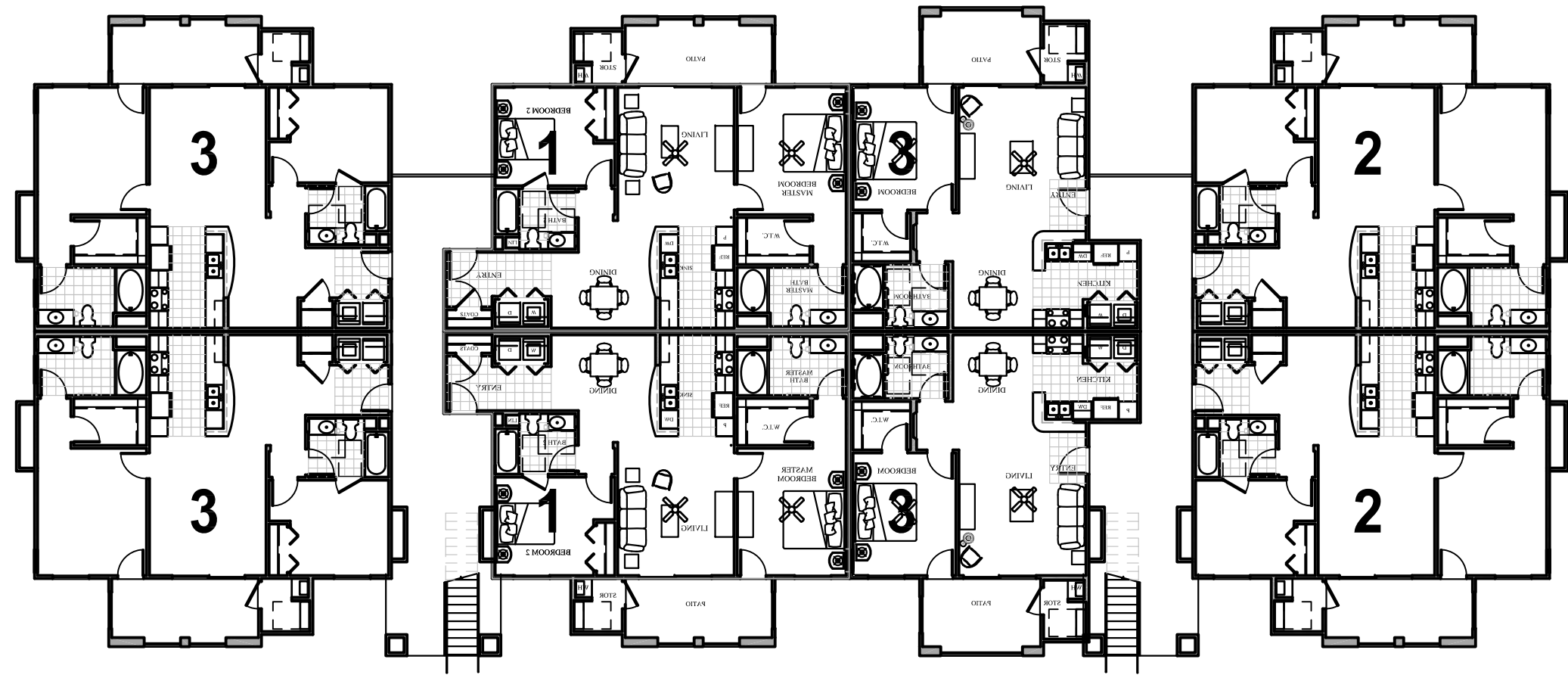
CLUBHOUSE
 PLAN &
 ROOF PLAN

SCALE: AS SHOWN
 DATE: 2 / 27 / 2017

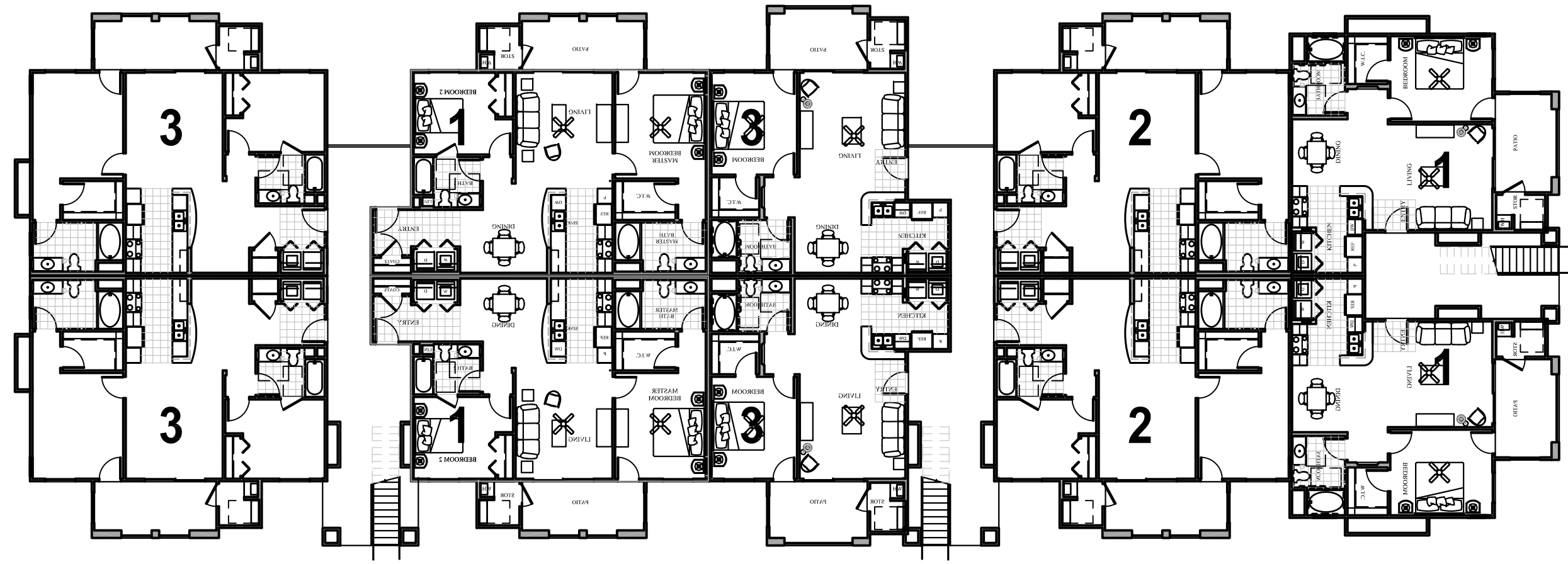
REVISIONS:

PROJECT NO. 13012

A5
 SHEET OF



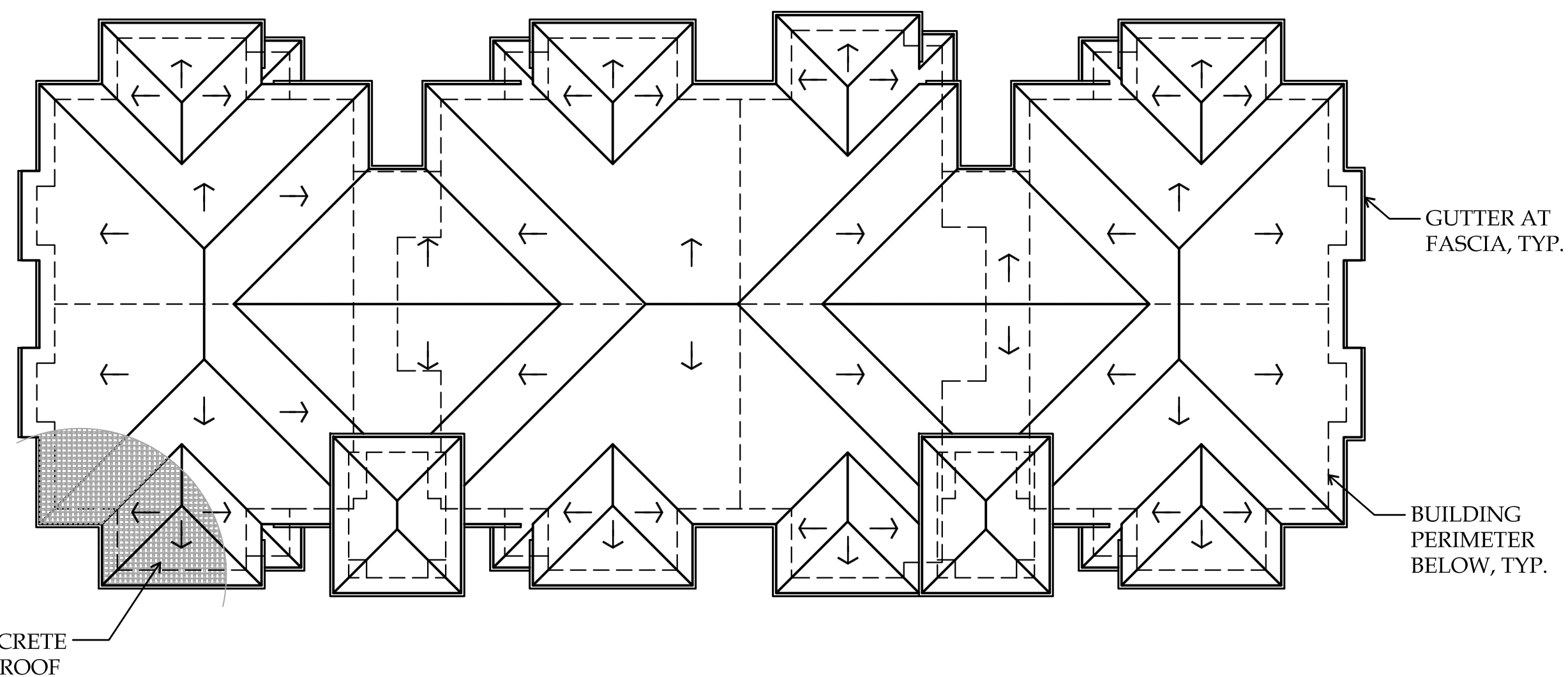
BUILDING A



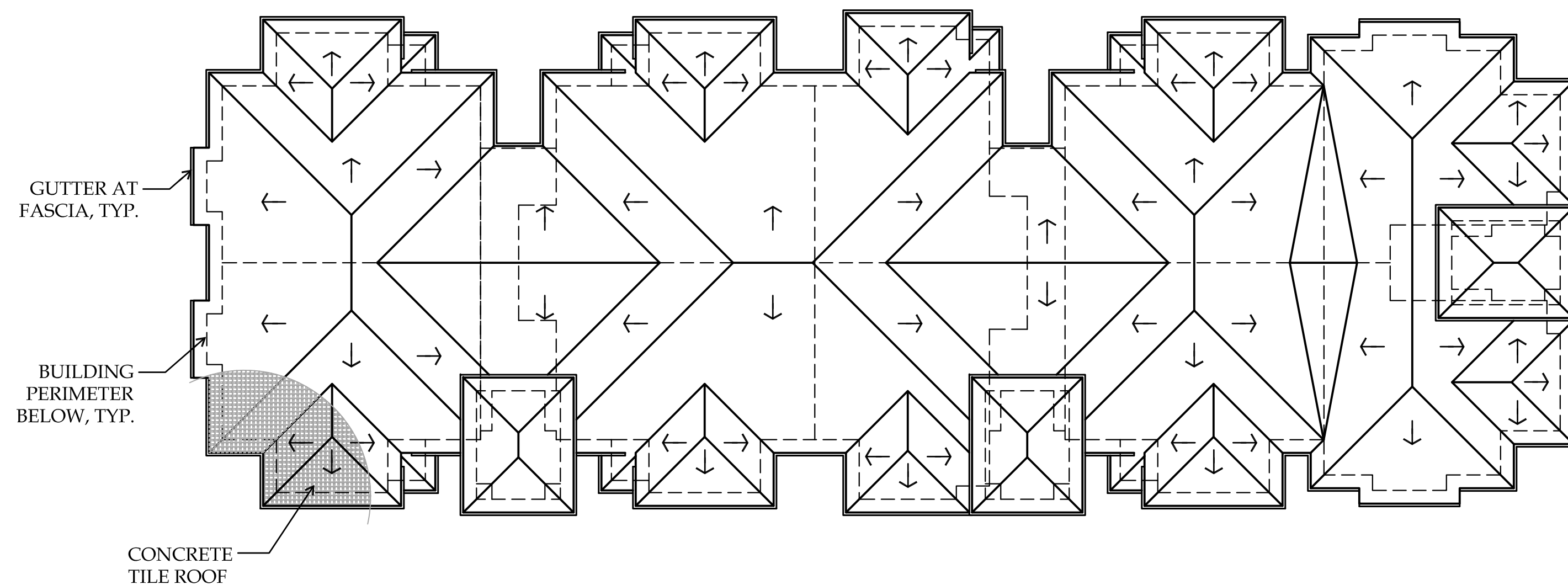
BUILDING B

CONCEPTUAL MASSING PLANS

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



BUILDING A



BUILDING B

CONCEPTUAL ROOF PLANS

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



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**MASSING
PLANS AND
ROOF PLANS
BUILDINGS A & B**

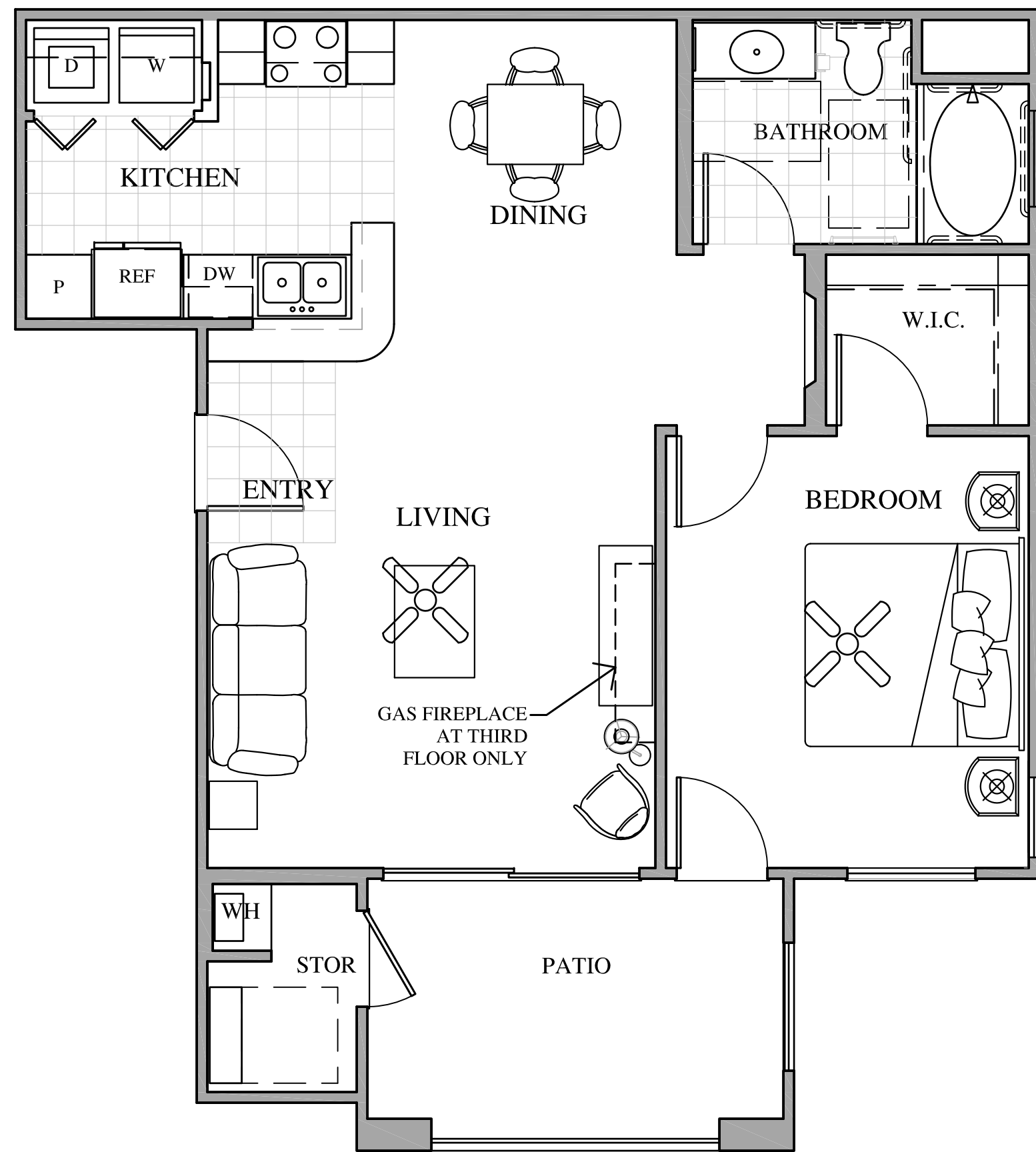
SCALE: AS SHOWN
DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13012

A6

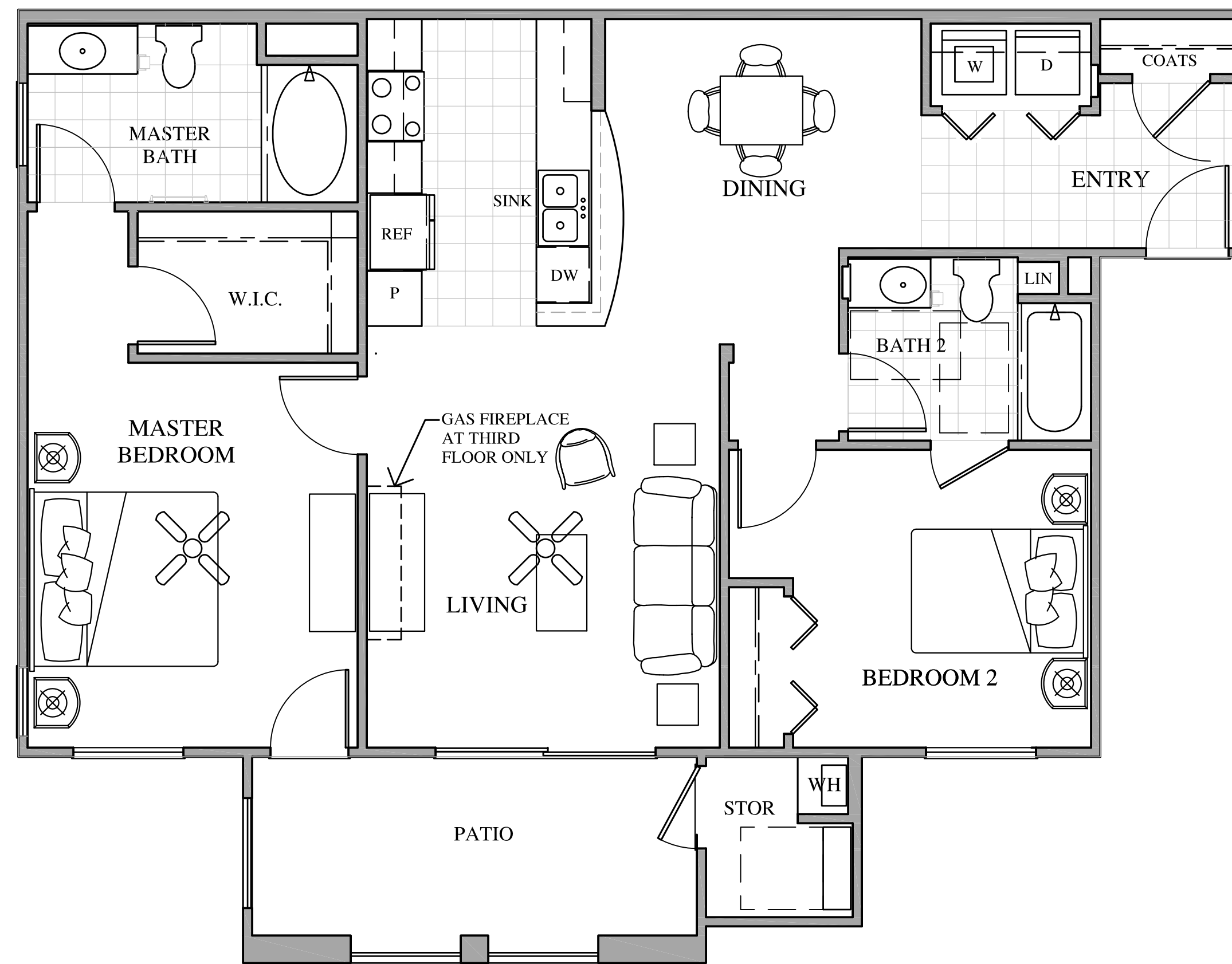
SHEET OF



UNIT 1

1 BR / 1 BATH

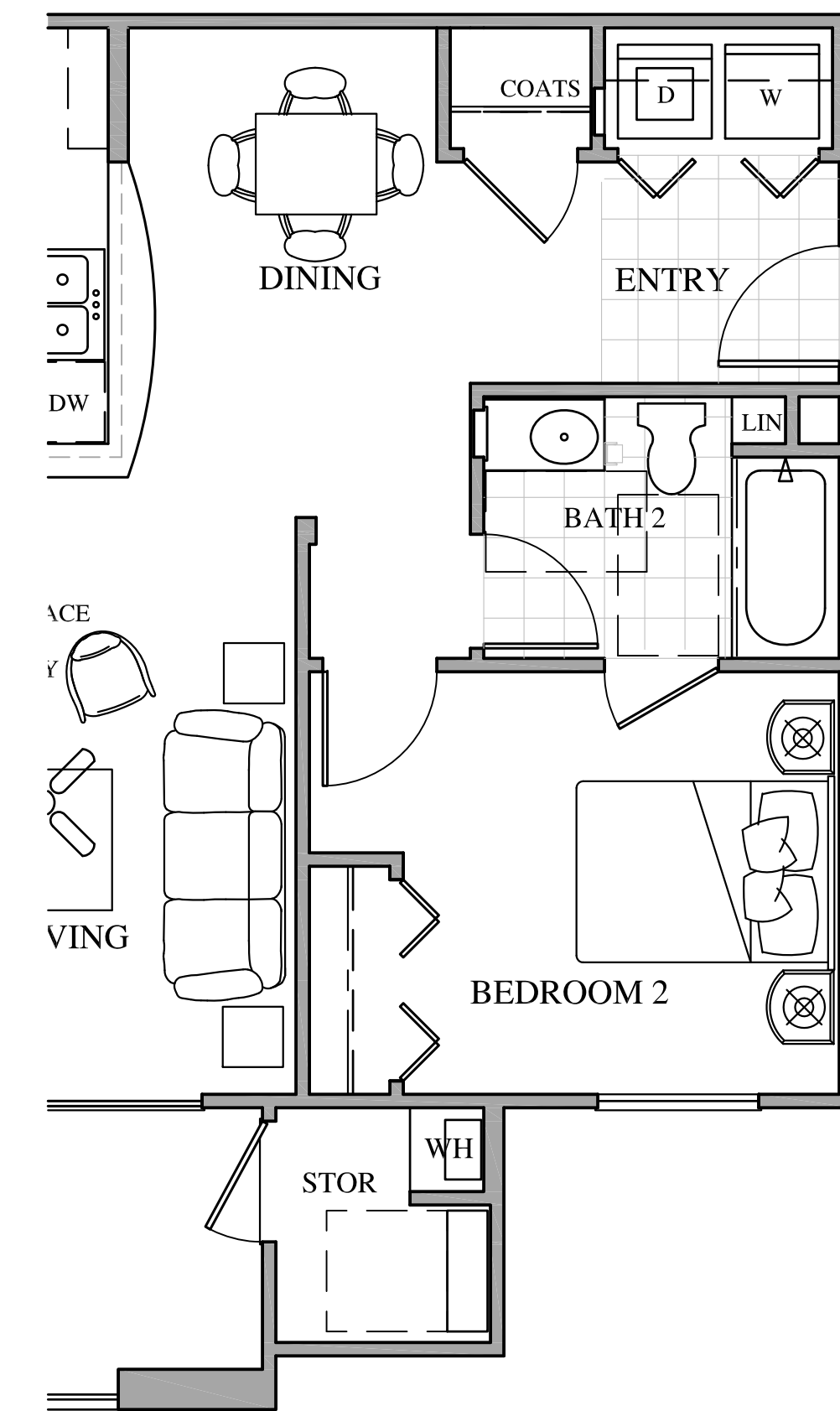
UNIT AREA = 772 SF
PRIVATE STORAGE = 37 SF
DECK (PRIVATE OS) = 98 SF



UNIT 2

2 BR / 2 BATH

UNIT AREA = 1,117 SF
PRIVATE STORAGE = 37 SF
DECK (PRIVATE OS) = 105 SF



UNIT 3

2 BR / 2 BATH
SIMILAR TO UNIT 2 WITH
ALTERNATIVE ENTRY LAYOUT

UNIT AREA = 1,067 SF
PRIVATE STORAGE = 37 SF
DECK (PRIVATE OS) = 105 SF

CONCEPTUAL UNIT PLANS

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



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UNIT
FLOOR PLANS

SCALE: AS SHOWN

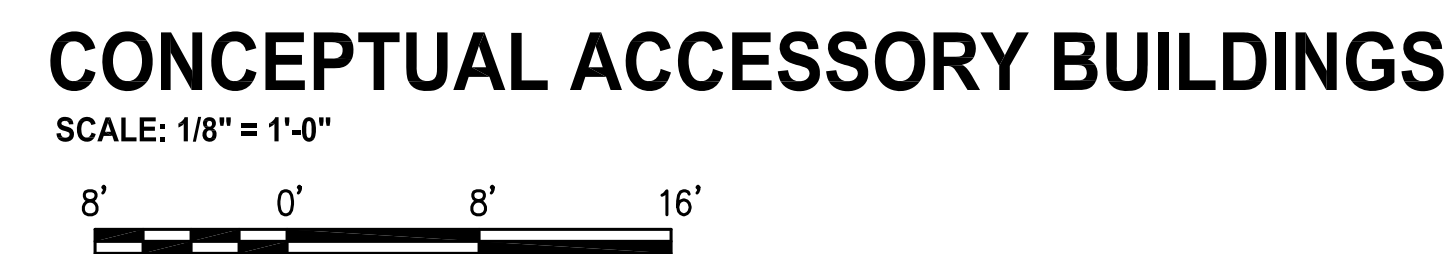
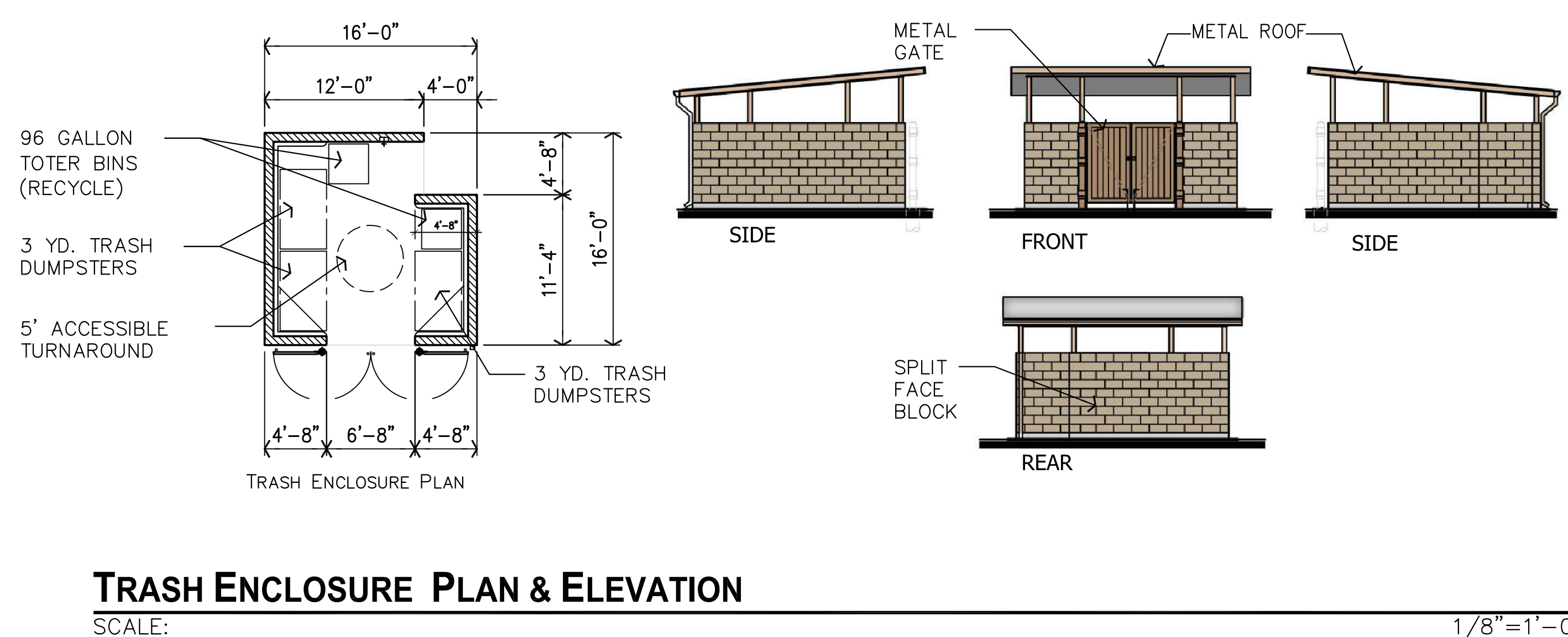
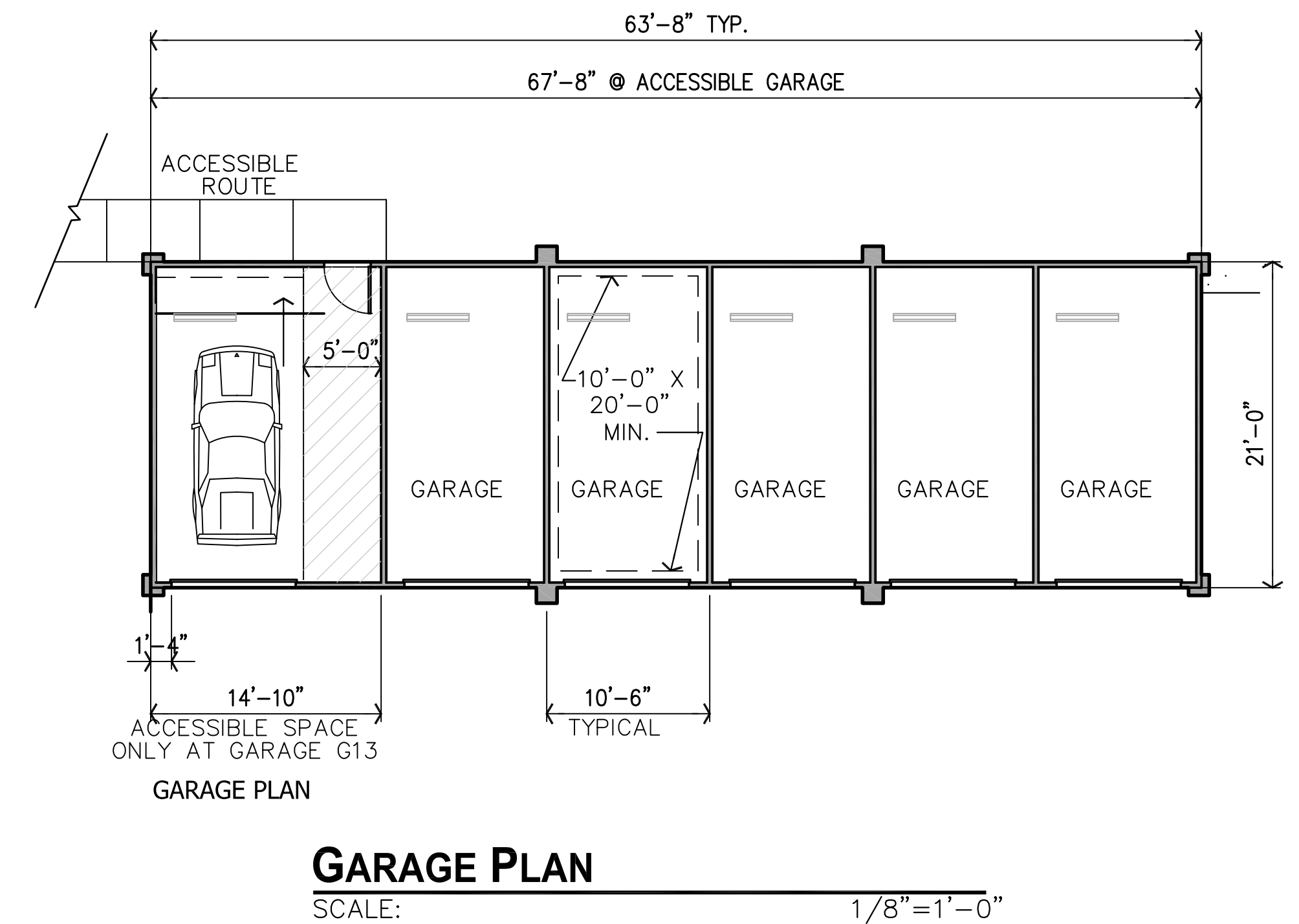
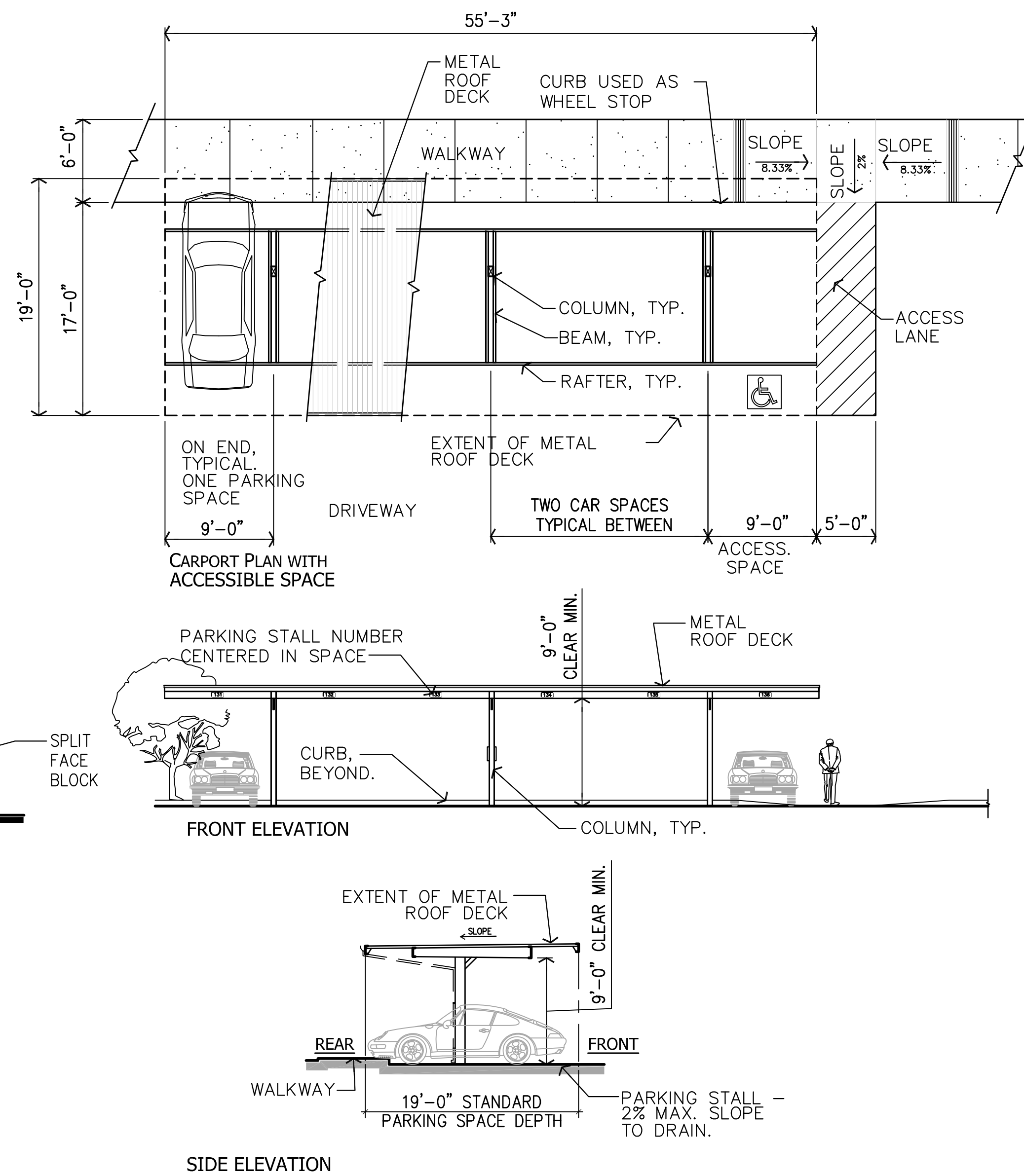
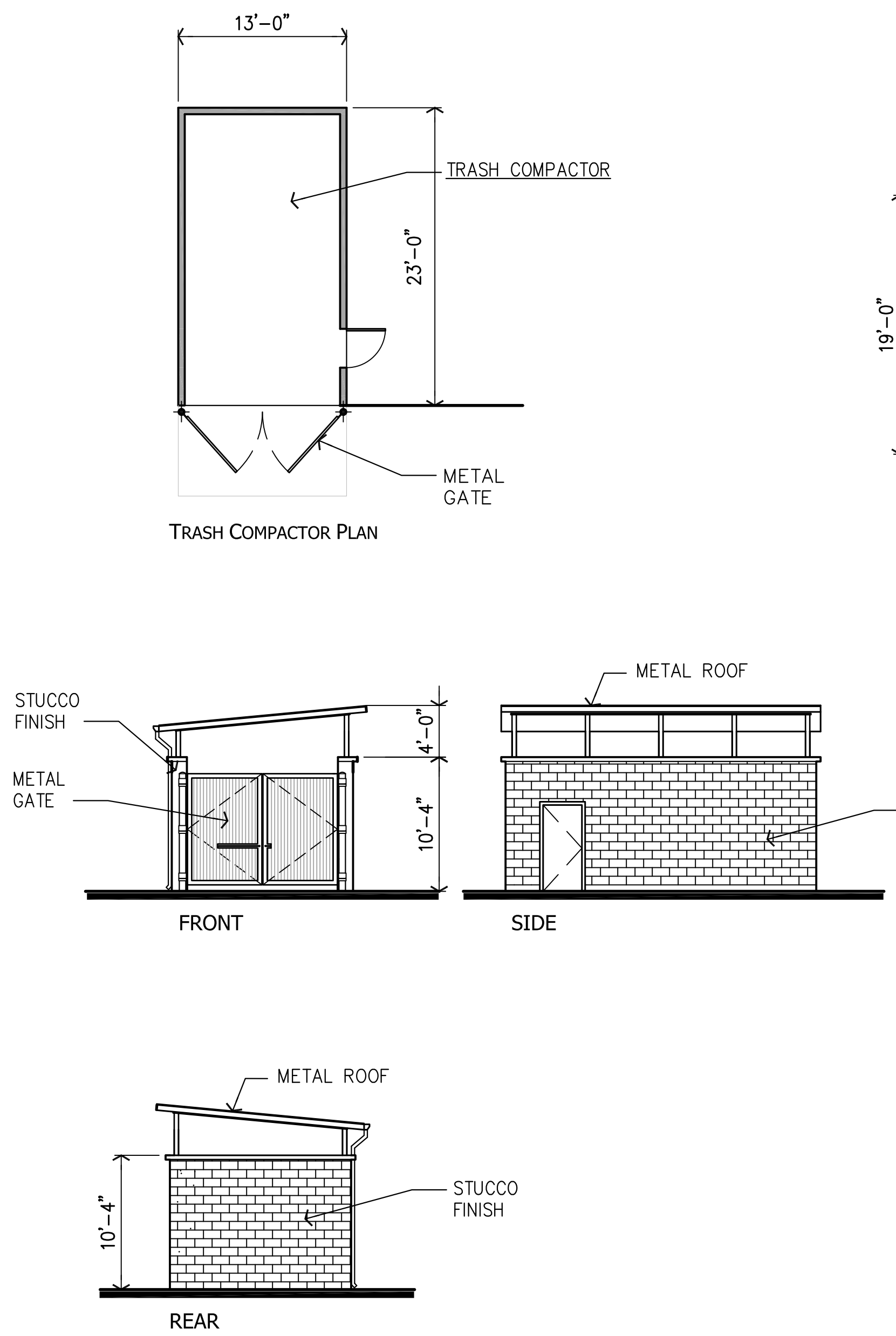
DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13012

A7

SHEET OF





CONCEPTUAL FRONT ELEVATION



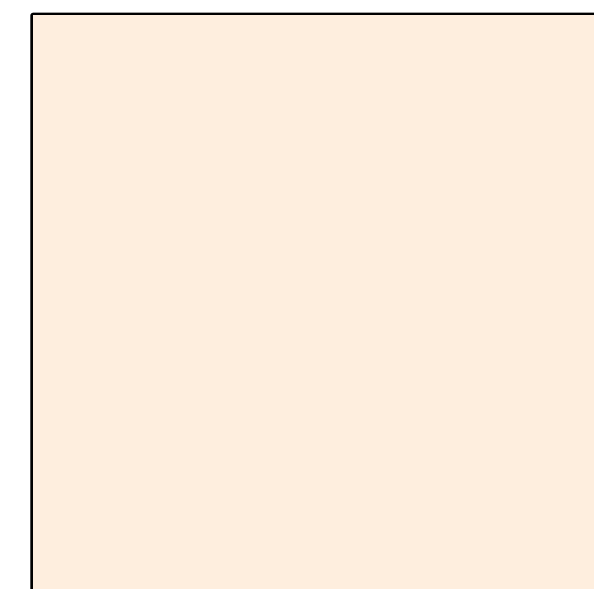
CONCEPTUAL REAR ELEVATION

COLOR CHART

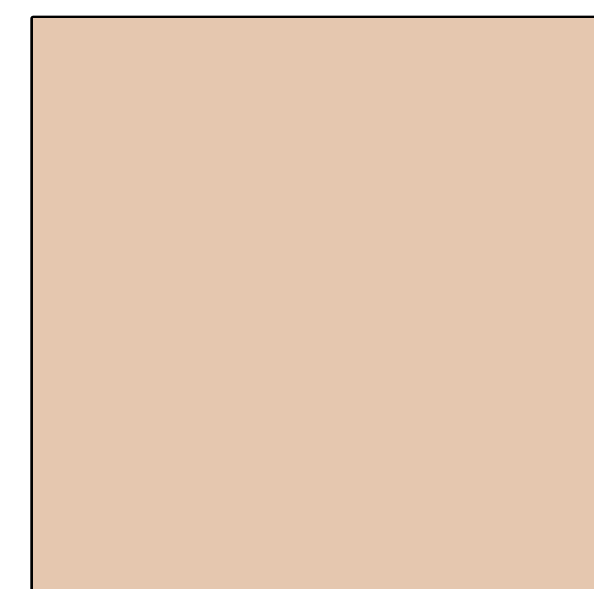
(These colors are approximate. Accuracy is limited by scanning & printing technology. Please see physical Color & Materials Board for actual materials.)



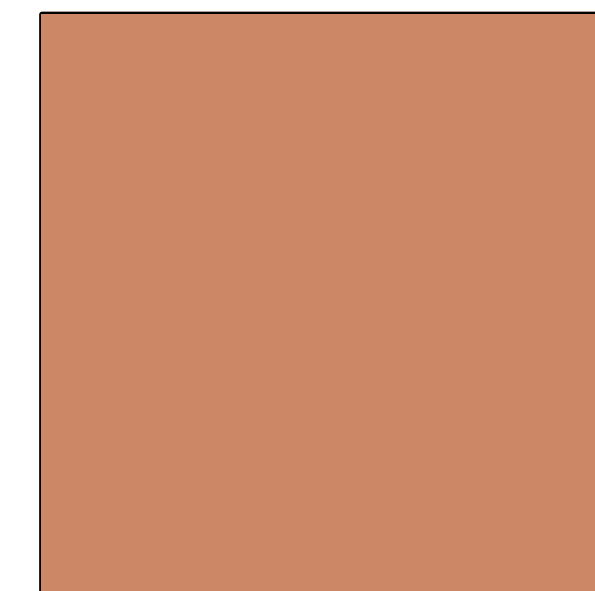
1 **ROOF**
EAGLE ROOF
CONCRETE TILE
CAPISTRANO
ADOBE BLEND 3723



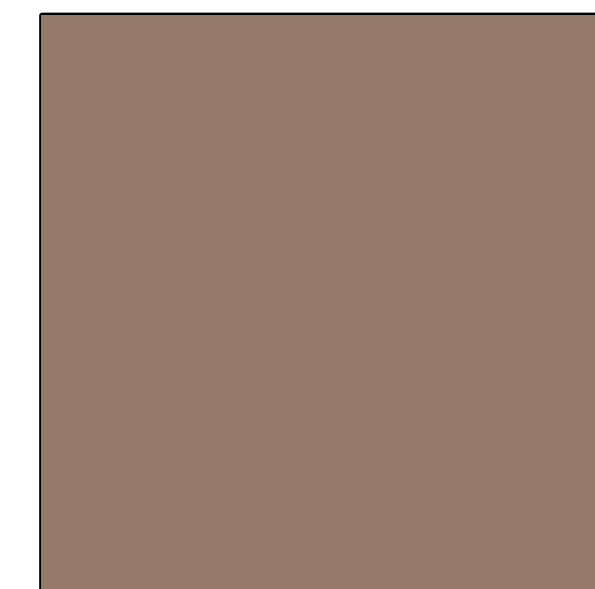
2 **BODY COLOR 1**
KELLY MOORE
KM4527-1
TOASTED OATMEAL



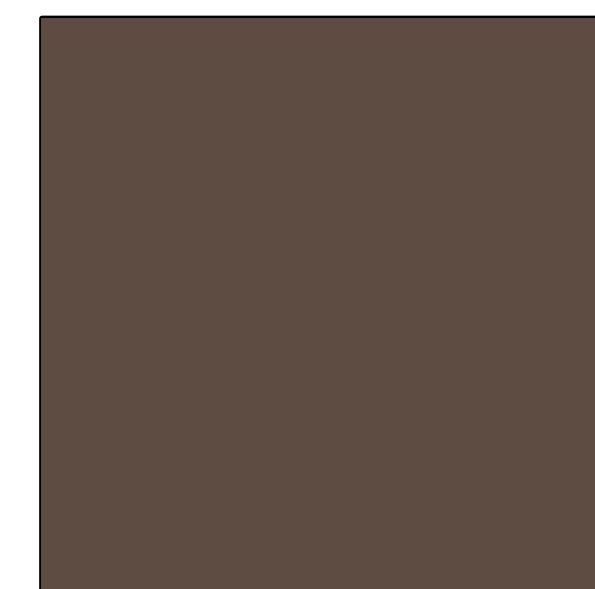
3 **BODY COLOR 2**
KELLY MOORE
KM4530-2
FRIENDLY HOMESTEAD



4 **BODY COLOR 3**
KELLY MOORE
212
SALTILLO



5 **FASCIA / ACCENT / TRIM**
KELLY MOORE
KM4510-3
BEAR HUG



6 **BALCONY**
KELLY MOORE
417
OXFORD BROWN

COLOR & MATERIALS

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



RECEIVED
MARCH 10, 2017
PLANNING DIVISION

CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

LEGEND:

- | | | | |
|--|---------------------------------|--|---|
| | PROJECT BOUNDARY | | RETAINING WALL |
| | RIGHT-OF-WAY LINES | | 42" +/- DECORATIVE METAL VIEW FENCE |
| | PROPERTY LINES | | EX. SPOT ELEVATION |
| | DAYLIGHT LINES | | |
| | BUILDING NUMBER | | |
| | PAD GRADE | | |
| | BUILDING FINISH FLOOR | | |
| | FIRE HYDRANT | | |
| | SEWER LINE, & DIRECTION | | PROPOSED 2:1 SLOPE (UNLESS OTHERWISE NOTED) |
| | SEWER MANHOLE (PROPOSED) | | STREET GRADE & DIRECTION |
| | SEWER CLEANOUT | | |
| | STORM DRAIN LINE | | PROPOSED PAVEMENT |
| | STORM DRAIN CATCH BASIN | | PROPOSED SIDEWALK/WALKWAY |
| | STORM AREA DRAIN | | |
| | STORM BASIN OUTFALL | | CARPORT |
| | WATER LINE & SIZE | | GARAGE |
| | DENOTES FINISH GRADE | | |
| | DENOTES HANDICAP PATH OF TRAVEL | | |
| | STAIRWAY | | |

OWNER/DEVELOPER: SAN MARCO PROPERTIES, LLC.
4061 PORT CHICAGO HWY. STE. H.
CONCORD, CA 94520
PHONE: (925) 682-6419

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

SOILS ENGINEER: ENGEQ INC.
690 WALNUT AVENUE, SUITE 220
VALLEJO, CA 94592
PHONE: (707) 562-0030
(PROJECT No. 2705.2.702.01)

GENERAL NOTES:

1. ALL DOWNSPOUTS WILL BE CONNECTED TO AREA DRAINS AND STORM DRAIN LINES
2. PRELIMINARY INTERIOR STORM DRAIN SYSTEM SUBJECT TO CHANGE DEPENDING ON FIELD CONDITIONS AND LANDSCAPING
3. SEE LANDSCAPE PLANS FOR FENCE LOCATIONS
4. ALL PARKING BAYS WHICH COLLECT AND CONVEY WATER SHALL HAVE THRU CURB SLOTS TO ALLOW FLOW BETWEEN ISLANDS
5. APN NO. 097-550-018

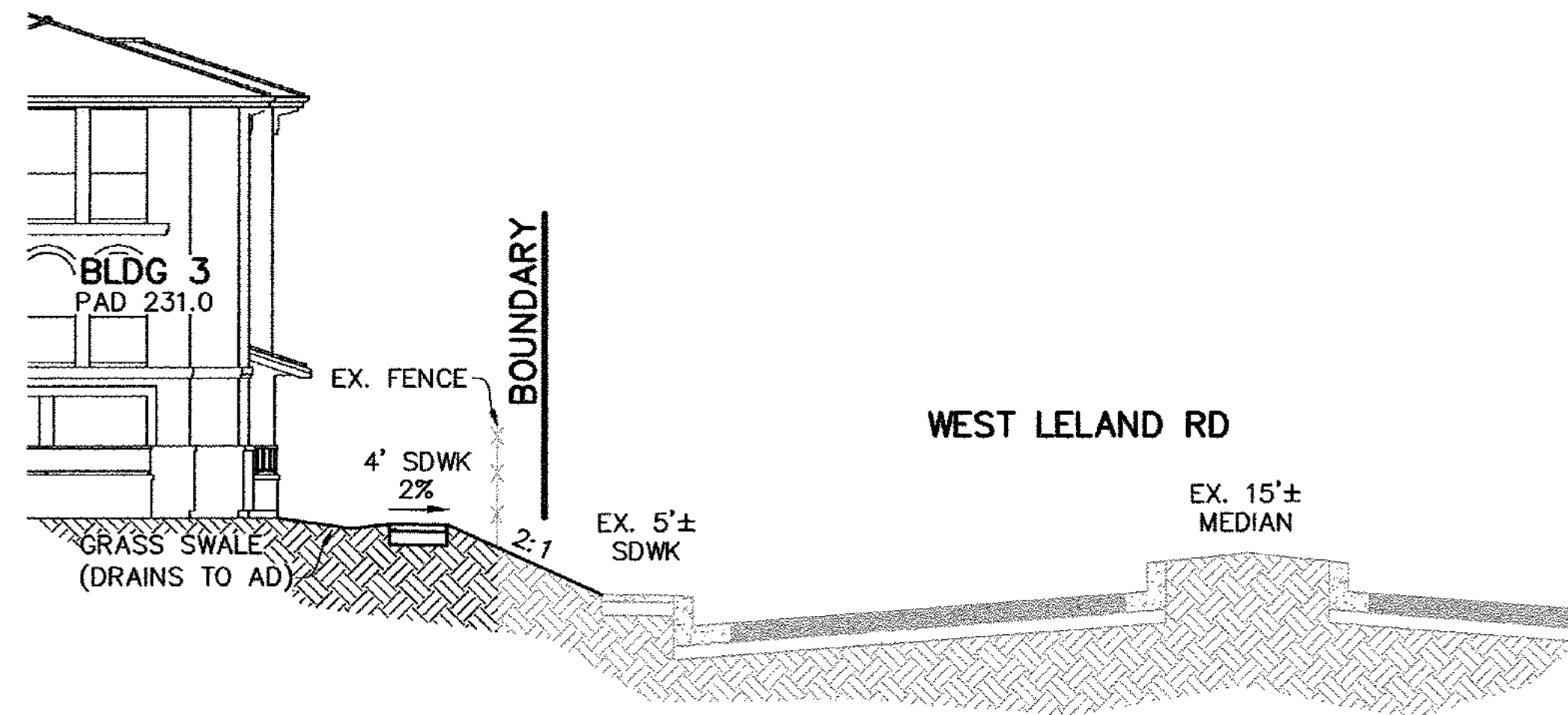
SHEET INDEX	
C1	TITLE SHEET, GENERAL NOTES & PATH OF TRAVEL
C2	SECTIONS
C3	GRADING AND DRAINAGE PLAN (1)
C4	GRADING AND DRAINAGE PLAN (2)
C5	UTILITY PLAN

[illegible]

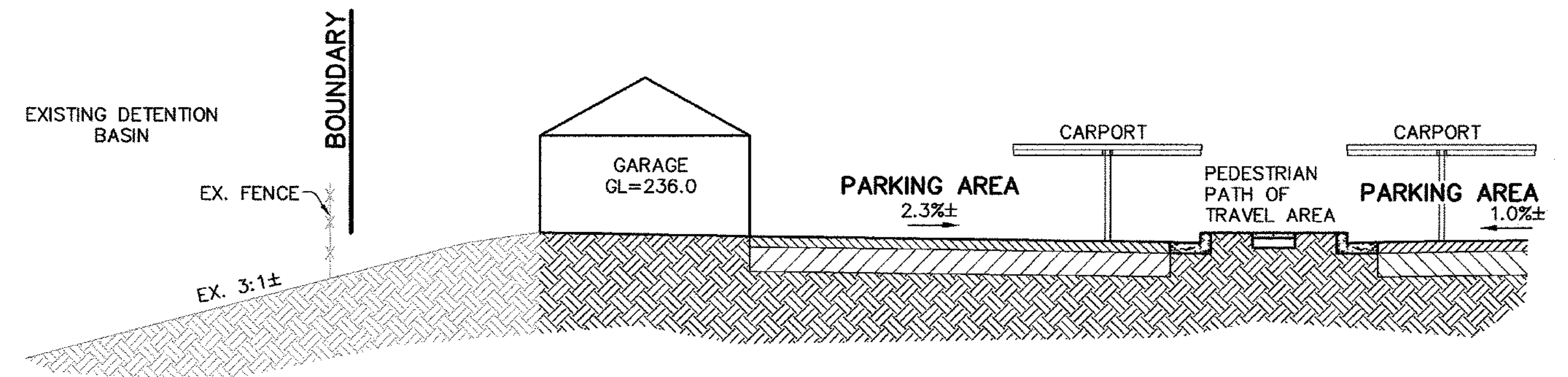
ESPERANZA AT SAN MARCO - PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN 02-09-17

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN ESPERANZA AT SAN MARCO

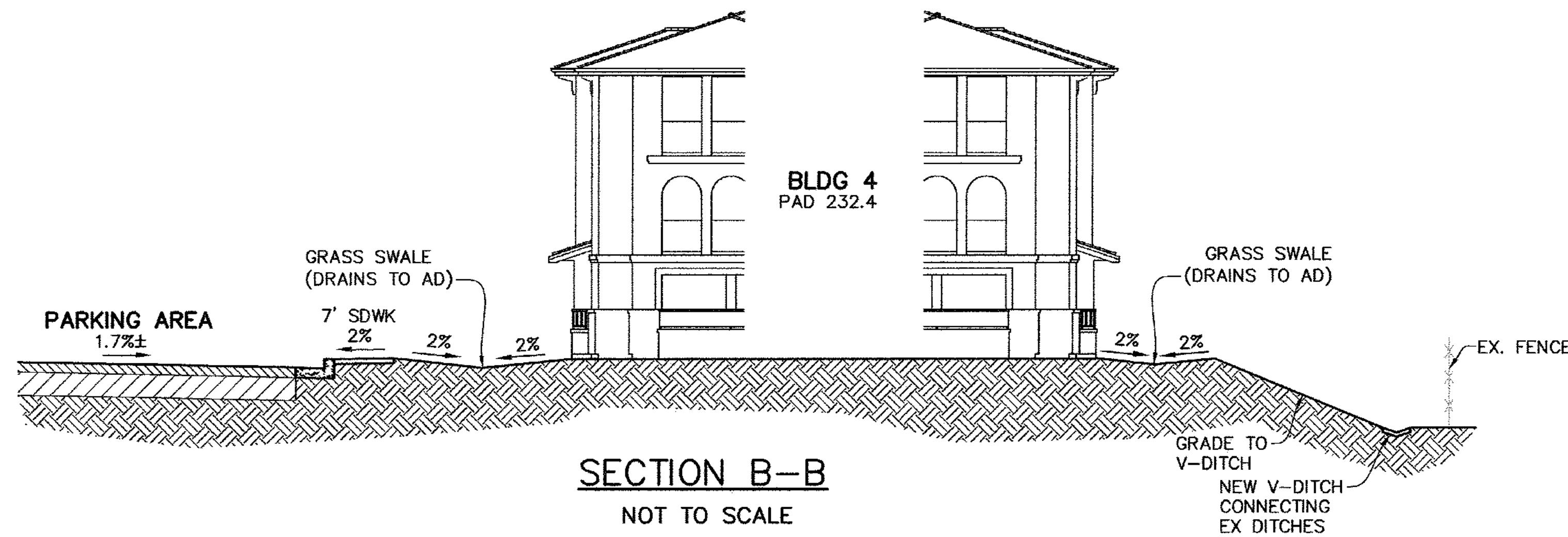
CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA



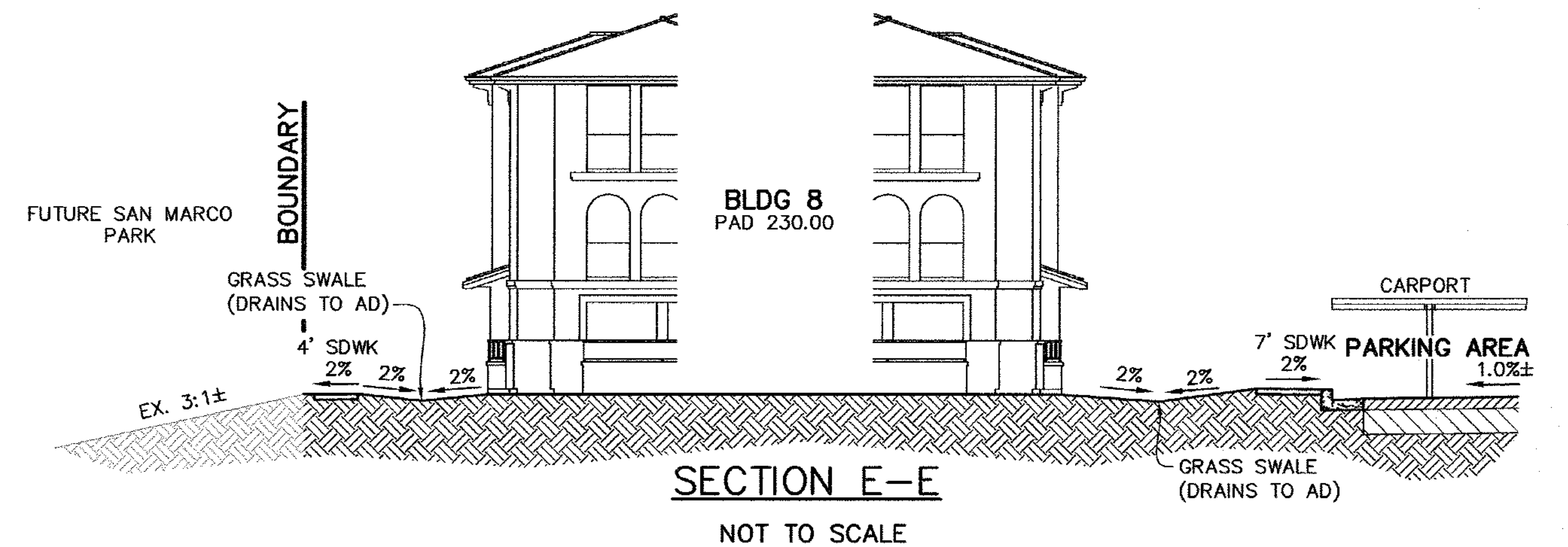
SECTION A-A
NOT TO SCALE



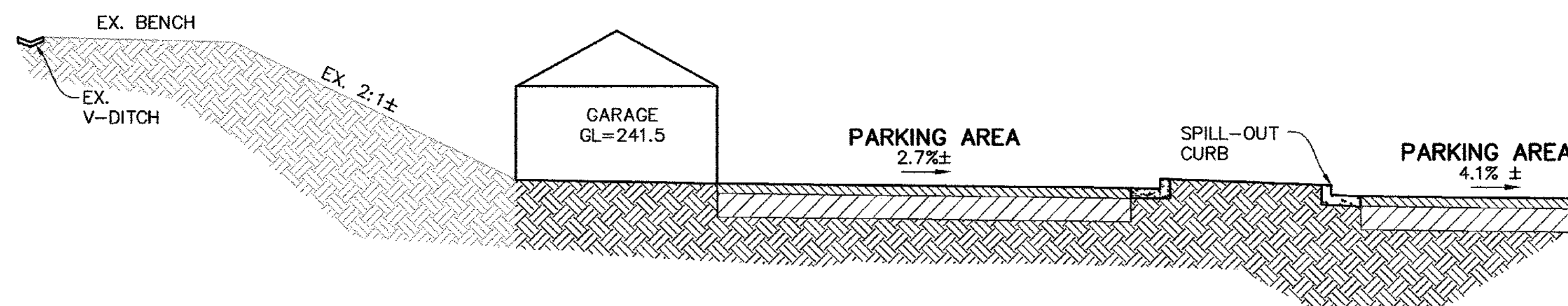
SECTION D-D
NOT TO SCALE



SECTION B-B
NOT TO SCALE



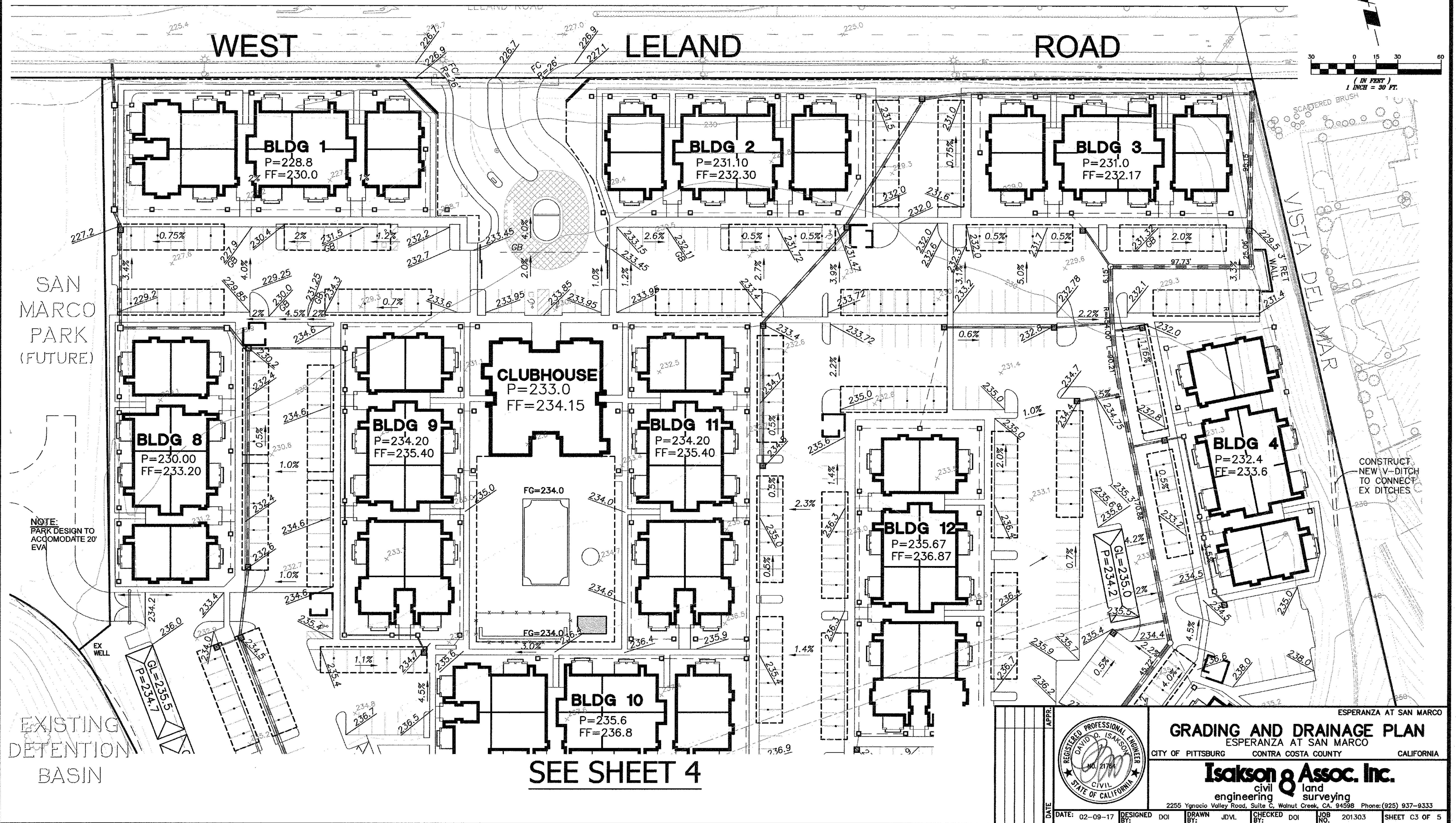
SECTION E-E
NOT TO SCALE



SECTION C-C
NOT TO SCALE

DATE: 02-09-17		DESIGNED BY: DOI		DRAWN BY: JDVL		CHECKED BY: DOI		JOB NO. 201303		SHEET C2 OF 5	
APPR.		APPR.		APPR.		APPR.		APPR.		APPR.	
REGISTERED PROFESSIONAL ENGINEER DAVID Q. ISAKSON NO. 21764 CIVIL STATE OF CALIFORNIA											
CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA											
ESPERANZA AT SAN MARCO											
SECTIONS ESPERANZA AT SAN MARCO											
Isakson & Assoc. Inc. civil engineering and land surveying 2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone: (925) 937-9333											

CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA



CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

SAN
MARCO
PARK
(FUTURE)

EXISTING
DETENTION
BASIN

VISTA DEL MAR

P=235.6
FF=236.8

P=238.40
FF=239.60

$$FF = 240.4$$

P=243.0
FF=244

CONNECT TO EX.
CB AND EXTENT
36" RC

A circular professional engineer seal for David O. Isakson, State of California, No. 21764. The seal features the text "REGISTERED PROFESSIONAL ENGINEER" around the top and "STATE OF CALIFORNIA" around the bottom. The name "DAVID O. ISAKSON" is written in the center, with "CIVIL" below it. The number "NO. 21764" is also present. The seal is stamped over the signature of David O. Isakson.

GRADING AND DRAINAGE PLAN
ESPERANZA AT SAN MARCO
 CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering land surveying

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

DATE: 02-09-17	DESIGNED DOJ	DRAWN JDVL	CHECKED DOJ	JOB 201303	SHEET C4 OF 5
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SAN MARCO

GRADING AND DRAINAGE PLAN

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

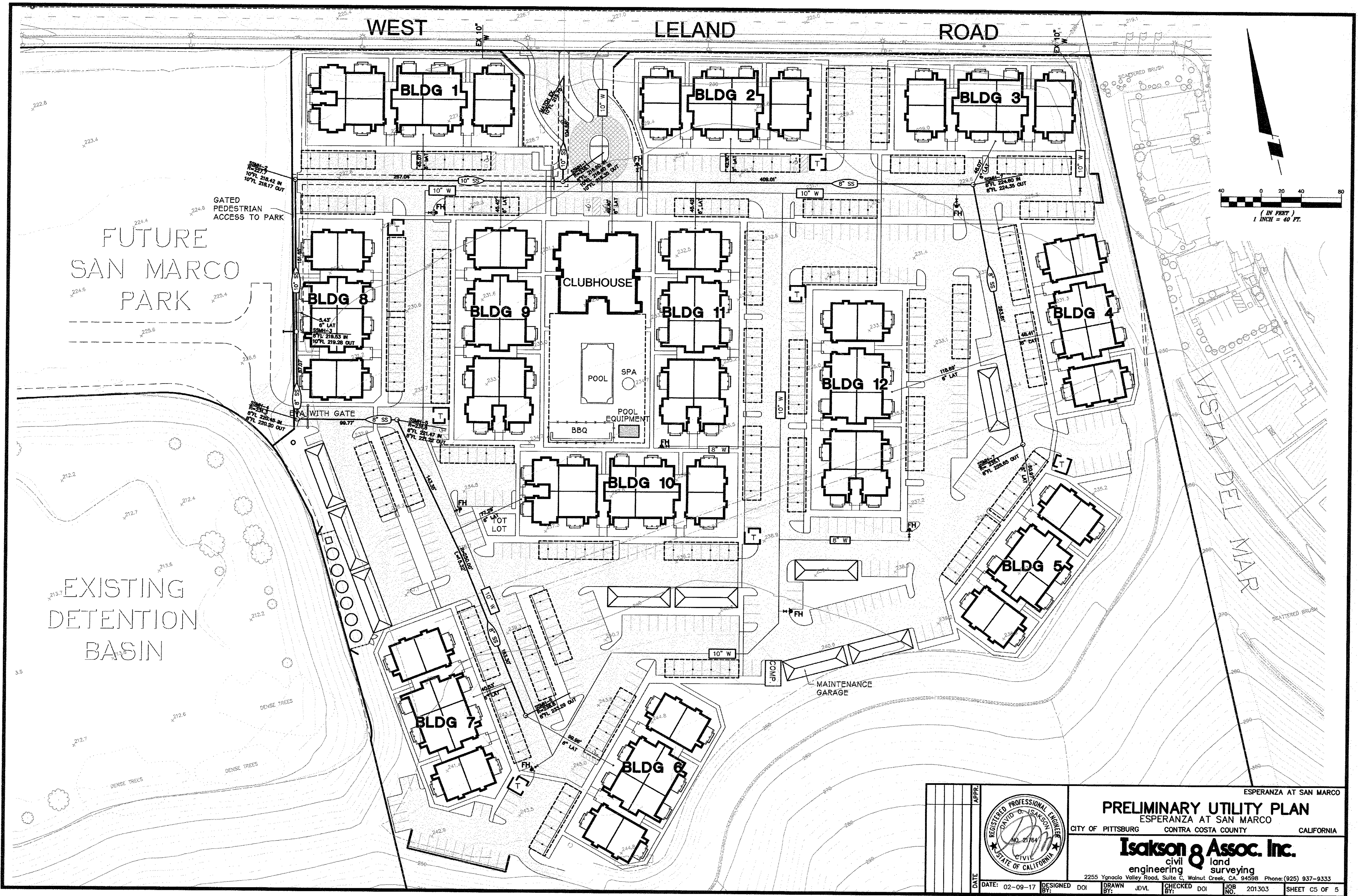
Tsakson & Assoc. Inc.

civil
engineering

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DATE: 02-09-17	DESIGNED DOJ	DRAWN JDVL	CHECKED DOJ	JOB 201303	SHEET C4 OF 5
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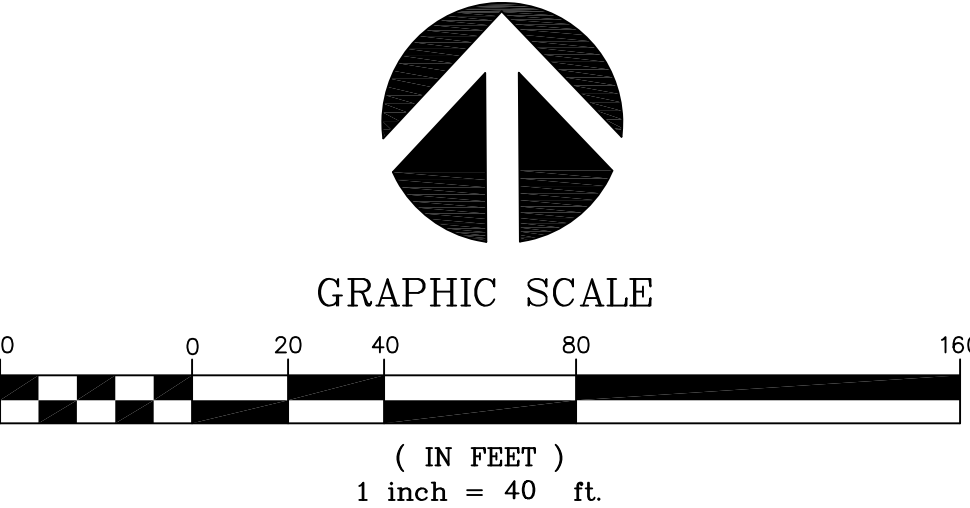
EET C4 OF 5



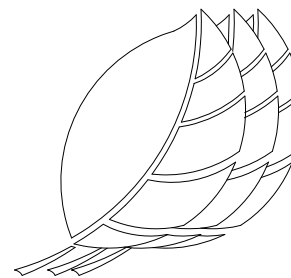


SITE AREA TOTALS:

PROJECT DEVELOPMENT AREA:	12.92 ACRES
PROJECT LANDSCAPE AREA:	2.97 AC (129,288 SQ. FT.)
LANDSCAPE AREA PERCENTAGE OF SITE:	23% OF SITE



REFER TO L2 FOR PRELIMINARY PLANT LIST AND ENLARGEMENTS



Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



RECEIVED
MARCH 10, 2017
PLANNING DIVISION



CARLE CAMPOS | DAVID BOSSTAD | PETER STACOPOL
245 YONACIO VALLEY ROAD, WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626 | (925) 944-1686 FAX | WWW.LCA-ARCHITECTS.COM

Esperanza at San Marco

PITTSBURG, CALIFORNIA
A.P.N. 097-550-018

LCA ARCHITECTS
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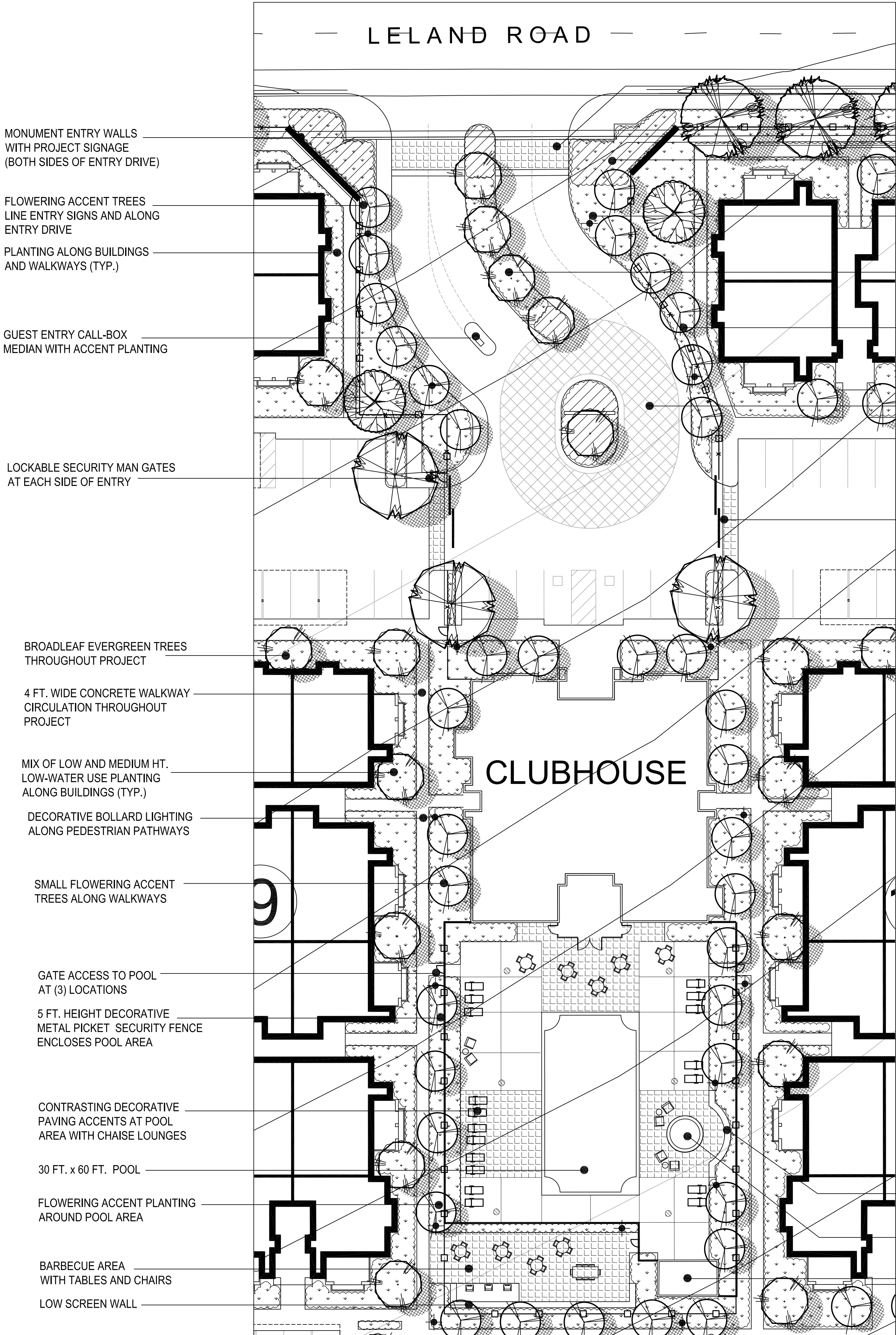
MASTER PRELIMINARY LANDSCAPE PLAN

SCALE:
DATE: 2/24/2017

REVISIONS:

PROJECT NO. 13012

L1
SHEET OF



MONUMENT ENTRY WALLS
WITH PROJECT SIGNAGE
(BOTH SIDES OF ENTRY DRIVE)

FLOWERING ACCENT TREES
LINE ENTRY SIGNS AND ALONG
ENTRY DRIVE

PLANTING ALONG BUILDINGS
AND WALKWAYS (TYP.)

GUEST ENTRY CALL-BOX
MEDIAN WITH ACCENT PLANTING

LOCKABLE SECURITY MAN GATES
AT EACH SIDE OF ENTRY

BROADLEAF EVERGREEN TREES
THROUGHOUT PROJECT

4 FT. WIDE CONCRETE WALKWAY
CIRCULATION THROUGHOUT
PROJECT

MIX OF LOW AND MEDIUM HT.
LOW-WATER USE PLANTING
ALONG BUILDINGS (TYP.)

DECORATIVE BOLLARD LIGHTING
ALONG PEDESTRIAN PATHWAYS

SMALL FLOWERING ACCENT
TREES ALONG WALKWAYS

GATE ACCESS TO POOL
AT (3) LOCATIONS

5 FT. HEIGHT DECORATIVE
METAL PICKET SECURITY FENCE
ENCLOSES POOL AREA

CONTRASTING DECORATIVE
PAVING ACCENTS AT POOL
AREA WITH CHAISE LOUNGES

30 FT. x 60 FT. POOL

FLOWERING ACCENT PLANTING
AROUND POOL AREA

BARBECUE AREA
WITH TABLES AND CHAIRS

LOW SCREEN WALL

DECORATIVE PAVING ACCENTS
AT ENTRY DRIVE

ANNUAL AND PERENNIAL ACCENT COLOR
BEDS AT ENTRY MONUMENT CORNERS

DECORATIVE BOLLARD LIGHTING
ALONG PEDESTRIAN PATHWAYS
AND PROJECT ENTRY

ENTRY DRIVE MEDIAN DIVIDER WITH
LOW ACCENT PLANTING AND SMALL
FLOWERING TREES

DECORATIVE METAL PICKET FENCE
LINING ENTRY DRIVE UP TO AUTO
SECURITY GATES

DECORATIVE CIRCULAR ACCENT
PAVING AT CLUBHOUSE ENTRY DRIVE

AUTOMATIC SECURITY GATE ACCESS
FOR AUTOS WITH ACCENT PAVING
AT EACH SIDE OF ENTRY



PROJECT SIGNS AT ENTRY WALLS

PLANTING ALONG BUILDINGS
AND WALKWAYS (TYP.)

RESIDENCE BUILDINGS

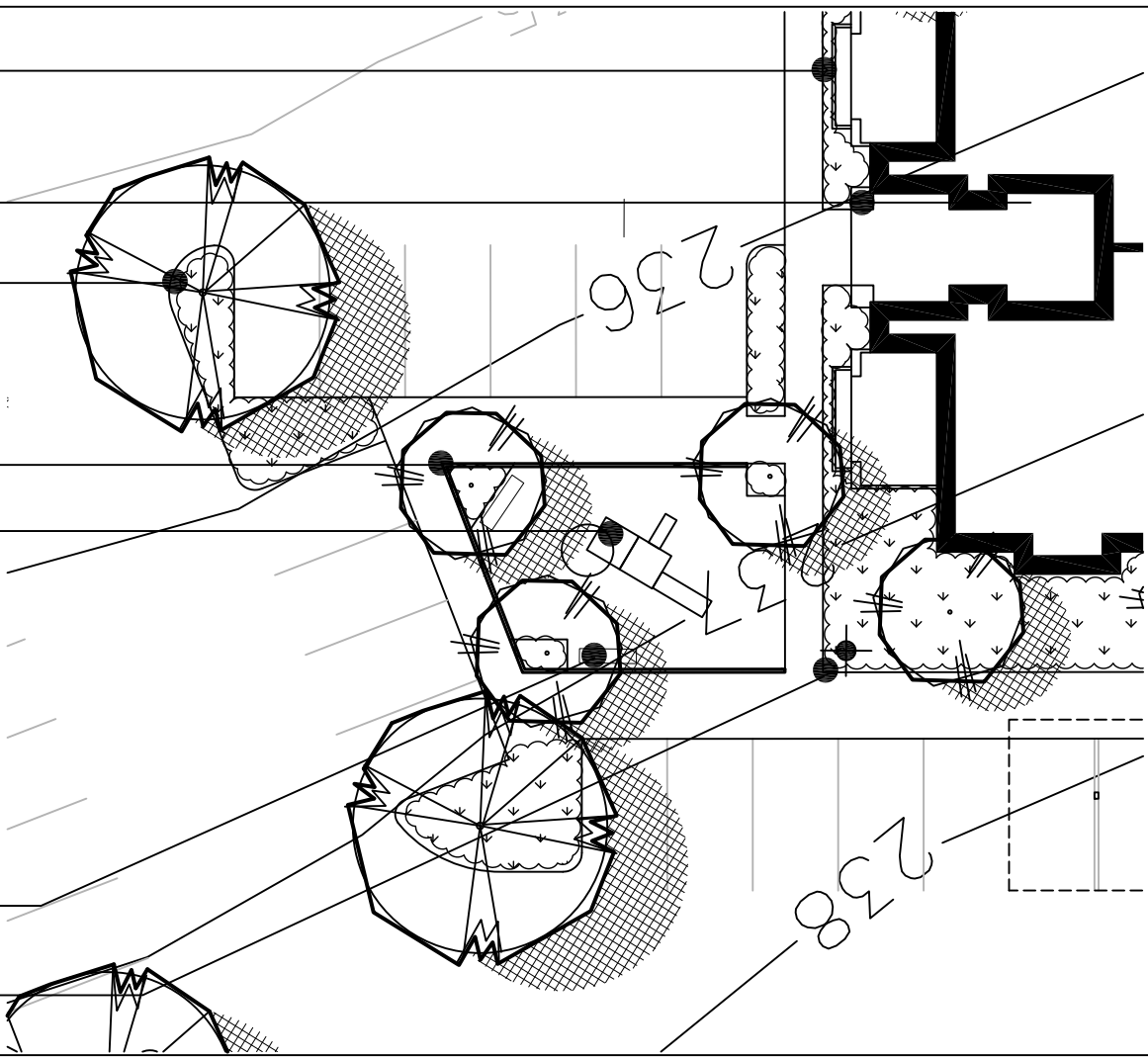
CANOPY SHADE TREES

36" HT. SAFETY RAIL FENCE
ALONG PARKING AREA SIDE

CHILDREN'S PLAY STRUCTURE
WITH SAFETY PLAY SURFACE
(623 SQ.FT. FOR 2-5 YR. OLDS)

BENCH SITTING AREAS AT
PLAY AREA

DECORATIVE BOLLARD LIGHTING
ALONG PEDESTRIAN PATHWAYS



CHILDREN'S PLAY LOT AREA

PRELIMINARY PLANT LIST:

LARGE CANOPY SHADE TREES: 15 GALLON SIZE
ACER RUBRUM (SCARLET MAPLE)
PLATANUS ACERIFOLIA 'COLUMBIA' (PLANETREE)
QUERCUS COCCINEA (SCARLET OAK)
ULMUS PARVIFOLIA (CHINESE ELM)
ZELKOVA SERRULATA (ZELKOVA TREE)

MEDIUM CANOPY TREES: 15 GALLON SIZE
CARPINUS BETULAS 'FRANS FONTAINE' (HORNBEAM)
FRAXINUS OXY. 'RAYWOODII' (RAYWOOD ASH)
PISTACIA CHINENSIS (CHINESE PISTACHE)

CONIFER TREES: 15 GALLON
CEDRUS DEODARA (DEODARA CEDAR)
PINUS ELДАРICA (AFGHAN PINE)

BROADLEAF EVERGREEN TREES: 15 GALLON SIZE
ARBUTUS 'MARINA' (MARINA)
LAURUS NOBILIS (SWEET BAY)
LOPHOSTEMON CONFERTUS (BRISBANE BOX)
OLEA EUROPEA (FRUITLESS OLIVE)
QUERCUS AGRIFOLIA (COAST LIVE OAK)

ACCENT TREES: 15 GALLON SIZE
CERCIS OCCIDENTALIS (REDBUD)
CRATAEGUS LAEVIGATA (FLOWERING CRABAPPLE)
LAGERSTROEMIA SPECIES (GRAPE MYRTLE)
PRUNUS CERASIFERA (PURPLE-LEAF PLUM)

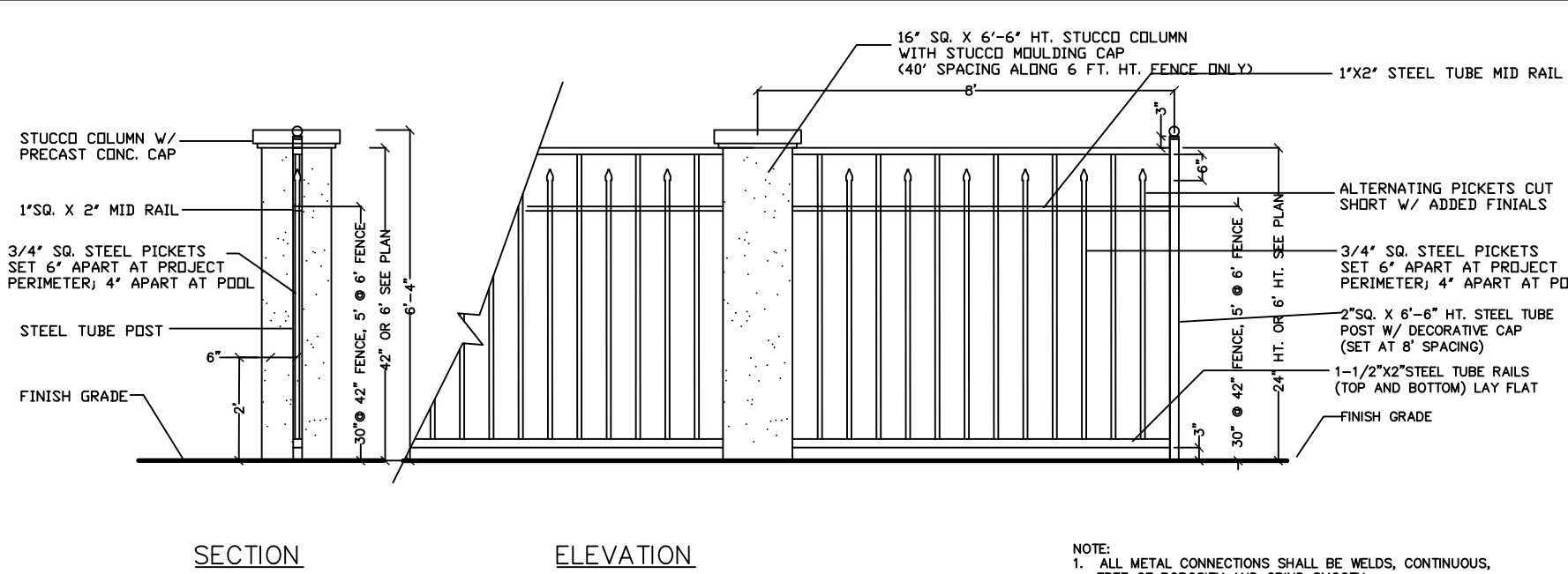
ACCENT PERENNIALS/GRASSES: ONE GALLON SIZE
CAREX SPECIES (SEDGE)
DIETES VEGETA (FORTNIGHT LILY)
ERIGERON KARVINSKIANUS (SANTA BARBARA DAISY)
HEMEROCALLIS SPECIES (DAYLILY)
LANTANA MONTEVIDENSIS (LANTANA)
LAVANDULA AUGUSTIFOLIA (ENGLISH LAVENDER)
NASSELLA SPECIES (FEATHER GRASS)
PENNISETUM SPECIES (FOUNTAIN GRASS)
PHORMIUM SPECIES (FLAX)

SHRUBS: 5 GALLON SIZE
ABELIA SPECIES (ABELIA)
ARCTOSTAPHYLOS 'HOWARD MCMINN' (MANZANITA)
BERBERIS THUNBERGII (BARBERRY)
BUXUS JAPONICA (BOXWOOD)
CEANOTHUS SPECIES (WILD LILAC)
CISTUS SPECIES (ROCKROSE)
HETEROMELES ARBUTIFOLIA (TOYON)
LIGUSTRUM TEXANUM (PRIVET)
MYRTUS COMMUNIS (DWARF MYRTLE)
PITTOSPORIUM SPECIES (MOCK ORANGE)
PLUMBAGO AURICULATA (CAPE PLUMBAGO)
RHAMNUS CALIFORNICA 'EVE CASE' (COFFEEBERRY)
RHAPHIOLEPIS INDICA (INDIA HAWTHORN)
ROSMARINUS 'TUSCAN BLUE' (TUSCAN ROSEMARY)
SALVIA SPECIES (SAGE)
TEUCRIUM FRUTICANS (GERMANDER)
VIBURNUM TINUS 'SPRING BOUQUET' (LAURUSTINUS)

GROUNDCOVERS: ONE GALLON (SPACING NOTED)
ARCTOSTAPHYLOS 'POINT REYES' (MANZANITA) - 36" O.C.
COPROSMA 'VISTA VERDE' (COPROSMA) - 36" O.C.
COTONEASTER 'LOWFAST' (COTONEASTER) - 42" O.C.
ROSMARINUS PROSTRATUS (ROSEMARY) - 36" O.C.

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY A FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM, COMPRISED OF DRIP APPLICATION AND LOW PRECIPITATION BUBBLERS.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
- NO TURF IS PROPOSED FOR THE PROJECT.



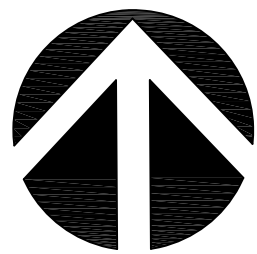
SECTION ELEVATION

PROJECT DECORATIVE METAL FENCE DETAIL

SEATWALL

10 FT. DIAMETER INGROUND SPA

POOL EQUIPMENT BUILDING



GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



CARLE CAMPOS | DAVID BOSSTAD | PETER STACIOPOLE
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Esperanza at San Marco

PITTSBURG, CALIFORNIA

A.P.N. 097-550-018

LCA ARCHITECTS

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PRELIMINARY ENLARGEMENT PLANS

SCALE:

DATE: 2/24/2017

REVISIONS:

PROJECT NO. 13012

L2

SHEET OF

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583

701.03

PC

RESO

10060

4-25-17

42



City of Pittsburg

Community Development Department – Planning Division

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

Date: May 8, 2017

SUBJECT: RESOLUTION NO. 10060

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,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2) Resolution No. 10060
Standard Conditions of Development

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

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review	)	
Approval of Architectural and Site	)	
Development Plans to Construct a 318-	)	Resolution No. 10060
Unit Apartment Complex Along the	)	
Southern Side of West Leland Road,	)	
Immediately West of Tomales Bay Drive,	)	
for, "Esperanza Apartments at San Marco	)	
(Village M), AP-13-932 (DR).")	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 10, 2013, Louis Parsons of Discovery Builders, Inc., filed Design Review Application No. 13-932, requesting design review approval of plans to construct a 318-unit apartment complex along the south side of West Leland Road, immediately west of Tomales Bay Drive. The project consists of 12 three-story buildings and site improvements on 13.3 acres in 'Village M' of the San Marco PD (Planned Development, Ordinance No.12-1362) District. Assessor's Parcel No. 097-550-018.
- B. On April 3, 1990, the City Council adopted Ordinance No. 90-990, certifying a negative declaration and authorizing the execution of the Southwest Development Agreement (DA) for the development of 2,938 residential units on 639 acres in the southwest hills of Pittsburg. The DA established provisions under which the development would be built, including land use regulations, fees and assessments, and infrastructure.
- C. On January 19, 1993, the City Council adopted Resolution No. 93-7888, certifying a subsequent environmental impact report (SEIR) for the 2,938-unit project currently known as the San Marco Development. On the same evening that the City Council certified the SEIR, it adopted Ordinance No. 93-1057 zoning the San Marco Development property to a residential PD (Planned Development) District, with a PD Plan consisting of 1,412 single-family residential units and 1,526 multifamily residential units.
- D. On October 1, 2001, the Council adopted Ordinance No. 01-1187, extending the term of the DA from its original horizon year of 2002 to an amended horizon year of 2020.
- E. On February 3, 2003, the first amendment to the PD plan was adopted as a City-initiated amendment to increase lot coverage allowances for single-family homes

in this and other PD Districts (Ordinance No. 03-1204).

- F. On August 7, 2003, the second amendment to the PD plan was adopted as an applicant-initiated amendment to the San Marco Development park requirements in order to consolidate several mini-parks in the original development plan into two larger community parks, consistent with current (2001) General Plan policy in support of larger parks for more efficiency in maintenance (Ordinance No. 06-1270). This second amendment allowed single-family houses to be built on the former mini-park sites, provided that the number of multifamily units was decreased correspondingly (which resulted in an exchange of approximately 12 multifamily units for single-family units).
- G. On October 15, 2012, the third amendment to the PD plan was adopted as an applicant-initiated amendment to facilitate a exchange of single family residential units between Village A and Village O (Ordinance No. 12-1362).
- H. On April 15, 2013, the Council adopted Ordinance No. 13-1369, approving a second extension of the term of the DA from horizon year 2020 to a new horizon year of 2032.
- I. The proposed project is governed by the policies and development standards in the 1988 Pittsburg General Plan, the most recently adopted PD plan (Ordinance 12-1362), and the Pittsburg Municipal Code (PMC) regulations and development policies that predate the San Marco Development Agreement, which took effect on July 1, 1993.
- J. Development of this project site (Village M) as a multifamily residential project was envisioned in and is consistent with the most recent iteration of the PD plan, and the entire PD plan was determined to be consistent with the applicable General Plan (1988) at the time it was approved.
- K. This project is exempt from the requirements of the City's Inclusionary Housing Ordinance (PMC, section 18.86), which was adopted in 2004, because the project is subject to the San Marco Development Agreement (City Council Ordinance No. 13-1369). Provisions of this agreement expressly prohibit application of rules, regulations and policies that come into effect after July 1, 1993.
- L. The proposed project is within the scope of the SEIR (SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. Furthermore, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified.

- M. Although not required by the PMC, on or prior to April 14, 2017, notice of the April 25, 2017, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice.
- N. On April 25, 2017, the Planning Commission held a meeting on Design Review Application No. 13-932, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Esperanza Apartments at San Marco (Village M), AP-13-932 (DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and are incorporated herein by reference.
 2. The proposed project is within the scope of the SEIR (SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. Furthermore, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified.
 3. The structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed project features 'Mediterranean' architecture characterized by Spanish tile hipped roofs, integrated towers and cupolas, plaster exterior finishes, arched windows and walkway entries, grid-patterned glass, decorative ironwork, and tile borders and accents. The proposed project will also provide direct access to the adjacent Ray Giacomelli Park, which offers residents additional recreational amenities.
 4. The structures will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less

desirable, in that mitigation measures for these factors have been evaluated in the SEIR prepared for the San Marco Development Plan. The mitigation measures to be implemented with the construction of the proposed project require the developer ensure interior spaces exposed to 60 dB exterior noise levels be provided with mechanical ventilation so that windows can be closed, provide sound rated glazing, or submit an acoustical study that recommends measures necessary to attain the acceptable noise level performance standards established in the City's current General Plan for multi-family development.

5. The exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance. The proposed structures feature 'Mediterranean' architecture characterized by Spanish tile hipped roofs, integrated towers and cupolas, plaster exterior finishes, arched windows and walkway entries, grid-patterned glass, decorative ironwork, and tile borders and accents, which evoke the feeling of resort-style living.
 6. The structures are in harmony with proposed developments on land in the general area, in that the proposed architecture and theme of the Esperanza Apartments at San Marco are complimentary to the overall architectural theme of other multifamily developments and the detached single family homes in the San Marco Development Plan area.
 7. Although not required for this project (given the terms of the San Marco Development Agreement), the application will conform with the city adopted Development Review Design Guidelines (DRDGs), specifically sections I.a, VI.C.3, VI.C.5, VI.C.7, and VI.C.8, if conditions are added to require: 1) air conditioning units and other utilities be undergrounded or substantially screened from public view; 2) rewiring for solar panels is provided on all new carports; 3) the developer install two electric vehicle charging stations, as well as prewire for an additional 10 stations; 4) at least 16 bike parking spaces are provided for guests within outdoor racks, to be evenly distributed throughout the site; 5) permanent wall mounted bike storage systems are provided within each garage unit for residents; and 6) the project incorporates the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.
- B. The staff report entitled, "Esperanza Apartments at San Marco (Village M), AP-13-932 (DR)," dated April 25, 2017, 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 Design Review Application No. 13-932, subject to the following conditions:

1. The project shall be constructed in substantial conformity with the project plans date stamped March 10, 2017, except as hereinafter may be modified.
2. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.
3. The walls and ceilings for all breezeways shall be painted Body Color 1, Kelly Moore 'Toasted Oatmeal' (KM4527-1).
4. Lighting shall be installed within all breezeways and shall be on sensors to ensure that adequate lighting is provided during all hours of the day.
5. Lighting installed along the outside of the clubhouse and garages shall be decorative wrought iron accent sconces similar to those proposed along the residential building elevations. Final design of the sconces shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.
6. A minimum 100 square foot pervious area shall be made available on the site as a location for residents to maintain a community garden. The developer shall place a sign at the garden site indicating the availability of the space for a garden. The developer shall also provide an outdoor faucet at the site for irrigation as needed.
7. Prior to issuance of a certificate of occupancy for each building, the developer shall install minimum six-inch high block style numbers at two points on each building façade for purposes of address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the closest parking lot aisle.
8. A minimum of 16 bicycle parking spaces shall be provided for residents and/or guests. Bicycle parking facilities shall be divided into a minimum of two separate areas. The bicycle rack(s) may be covered by a shelter. The design, color and proposed location of the racks shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of a building permit.
9. The developer shall install a minimum of one bollard-style self-service bicycle repair station adjacent to one of the required bicycle parking facilities to allow residents to perform basic repairs and maintenance. The

final location and design of the bicycle repair station shall be subject to review and approval by the Planning Division prior to installation.

10. One permanent wall mounted bike storage system shall be provided inside of each garage unit for use by residents.
11. The following proposed carports shall be designed with a pitched roof and finished with roofing materials similar to those used on the main dwelling units:
 - a. The westernmost carports adjacent to the future park between proposed buildings 1 and 8;
 - b. The carports adjacent to West Leland Road between proposed buildings 2 and 3.
12. The developer shall install a minimum of two (2) electric vehicle charging stations, and prewiring for an additional 10 electric vehicle charging stations.
13. Carport roofs shall be equipped with prewiring for solar collector or photovoltaic panels.
14. Building roofs shall be equipped with prewiring for solar collector or photovoltaic panels.
15. All pedestrian pathways throughout the site shall include pedestrian scale lighting fixtures less than 12 feet in height, or low-level pathway lights. Final pathway lighting design and placement shall be subject to review and approval by the Planning Division prior to installation.
16. A lockable access gate shall be installed southwest of Building 6, as shown in the approved project plans.
17. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible (see Condition No. 63, below). All air conditioning units (in private and common areas) and utility equipment which cannot be undergrounded shall be substantially screened from view by way of a permanent screen or appropriately sized plant material (City of Pittsburgh DRDG II.h and III.a). The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit.
18. The developer shall provide a lighting and photometric plan showing the location, type, and design of all outdoor lighting including but not limited to

exterior building lighting (fixed and freestanding), lights for pedestrian and/or automobile circulation, security, landscaping, and building accents.

19. Prior to issuance of a building permit, the developer shall submit a detailed landscaping and irrigation plan and other documentation as required by the state model water efficient landscaping ordinance or other local water efficient landscaping ordinance in effect at the time the developer applies for a building permit. Prior to issuance of a certificate of occupancy, the developer shall complete and submit all certifications confirming that the landscaping and irrigation were installed in compliance with the approved detailed landscaping and irrigation plan, as required pursuant to the applicable ordinance in effect at the time the developer applies for a building permit.
20. The project shall incorporate the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.
21. Trash enclosures and compactors shall incorporate architectural details and a matching tile and hipped roof, instead of a metal roof as indicated on Sheet A8 of the project plans.
22. All trash enclosures shall be sized in order to meet the requirements of Assembly Bill (AB) 341. Final design shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.
23. The 12-foot long rear wall of the trash enclosure shall be extended four (4) feet in order to screen views into the trash area.
24. All trash enclosures and trash compactors shall be stucco-finished and painted to match the main apartment buildings and/or garages on site. Final design shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.
25. Trash enclosures shall be constructed with a low berm at their entrances or its interior floor shall be sloped slightly so as to prohibit waste liquids from discharging out of the enclosure and entering a storm drain. Storm drains shall not be located within the drainage area of the enclosure.
26. The developer shall label all onsite storm drains with "No Dumping Drains to River" stencils or other medium and similar message approved by the Planning Division.

Applicable Mitigation Measures:

27. The project shall be designed to comply with the mitigation measures and performance standards specified in the San Marco Subsequent Environmental Impact Report (SEIR; SCH #91073029), for the San Marco Development Plan Area. Where there is conflict between the mitigation measures and performance standards specified in the SEIR and the specific conditions of approval specified in this resolution, the SEIR shall govern. These mitigation measures include but are not limited to the following:

a. Noise:

- i. Interior spaces exposed to 60 dB or greater exterior noise levels shall be provided with mechanical ventilation so that windows can be closed. In some cases, sound rated glazing may be required.
- ii. To reduce identified impacts, project construction shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. All equipment used in the project shall be muffled and maintained.

These measures shall be reflected on building and site development plans and shall be subject to review and approval by the Planning Division prior to issuance of a site development permit or building permit. Alternatively, the developer may comply with this condition of approval by submitting an acoustical study conducted by a professional acoustical engineer that evaluates the existing noise levels on the site and recommends measures necessary to attain the acceptable noise level performance standards established in the City's current General Plan for multi-family development. If an acoustical study is prepared, it shall be submitted to the Planning Division for review and approval prior to issuance of a grading permit. If applicable, any new recommended mitigation measures identified in the acoustic study shall be implemented in the building plans and site development plans for the project and shall be subject to review and approval of the Planning Division prior to issuance of a site development permit or building permit.

b. Transportation:

- i. The applicant shall provide all residents, upon request, information on available public transit opportunities.
- ii. The project shall be required to pay the Local Traffic Mitigation Fee to offset City-wide traffic impacts (see Condition No. 34).
- iii. The project shall be required to pay the Regional Traffic Mitigation Fee to offset City-wide traffic impacts (see Condition No. 35).

- iv. To mitigate onsite intersection impacts, signalize the Village M access drive (see Condition No. 42).

c. Soils and Geology:

- i. Grading/foundation designs shall be prepared for each lot based on a standard soils test performed by a qualified geotechnical professional on each lot after mass grading has been completed, and an associated report recommending appropriate lot-specific foundation design, soil preparation, and selective grading measures.

A drainage plan shall be prepared by a registered civil engineer for each lot in compliance with the provisions listed in SEIR section IV.D.3.b(1) to avoid impacts of expansive earth materials due to improper surface drainage.

- ii. A project erosion control plan shall be prepared and implemented by the project civil engineer and a qualified geotechnical professional. The plan shall include construction of "V"-lined ditches on all graded slopes, shall designate all drainageways as public storm easements, shall incorporate ABAG-recommended erosion control measures, and should incorporate best management construction practices.
- iii. To mitigate the potential effects of differential settlement: 1) all fill shall be placed so as to minimize settlement; 2) subsurface drains shall be placed under all fills; 3) a fill settlement monitoring program shall be implemented.
- iv. Seismic-related hazards may be offset through construction of project buildings and foundations, underground utilities, and other improvements in compliance with all public agency requirements.
- v. Groundwater-related geotechnical hazards shall be offset by construction of a subsurface drainage system in all fill areas (especially all springs and streams to be covered), construction of trench drains across all onsite valleys in which fill is proposed to extend offsite, subdrainage measures as needed at utility trenches, design of a surface drainage system which will not create adverse impacts on the groundwater regime, and education of maintenance staff regarding the hazards of over-irrigation of landscape areas.
- vi. Onsite grading shall be balanced to the extent possible to reduce or eliminate necessary offsite hauling of dirt.

d. Drainage and Water Quality:

- i. Prior to construction, a hydrology report describing the project drainage system design details must be submitted to all affected agencies. The report must present a complete hydraulic analysis of discharge from the project beneath Highway 4, and the capacity of the proposed retention basins.
- ii. The project grading plan shall include an approved drainage and erosion control plan and an associated ongoing inspection program, as described in SEIR sections IV.D.3 (Soils and Geology) and IV.E.3.b (Drainage and Water Quality).

e. Air Quality:

- i. Construction period air quality impacts should be reduced through implementation of the construction practices described in SEIR section IV.J.3(a), including:
 - Suspending earth-moving or other dust-producing activities during periods of high winds when dust control measures are unable to avoid visible dust plumes;
 - Providing equipment and staffing for watering of all exposed or disturbed soil surfaces sufficient to suppress dust plumes including weekends and holidays. An appropriate dust palliative or suppressant added to water before application should also be utilized;
 - Watering or covering stockpiles of debris, soil, sand, or other materials that can be blown by the wind;
 - Sweeping construction area and adjacent streets of all mud and debris since this material can be pulverized and later resuspended by vehicle traffic;
 - limit the speed of all construction vehicles to 15 miles per hour while on site
 - all materials transported by truck should be covered or wetted down as needed to suppress visible dust; and
 - all excavated inactive portions of the site should be watered with an appropriate dust suppressant covered or seeded.

f. Municipal Services:

- i. The developer shall submit school impact fees prior to issuance of an engineering or building permit.

g. Cultural Resources:

- i. An archeologist familiar with the history of the site shall be present to monitor site clearing and grading to identify and remove and significant artifacts in this area and 19th century artifacts discovered in this process. All known and discovered historic resources shall be catalogued and described in a summary archaeological report which will constitute preservation of the site's cultural resources in written form.

Engineering Fees:

Improvement and Grading Plan Review fees:

28. The developer shall pay one half of the Engineering Grading and/or Improvement Plan Review Fee with the initial submittal of plans, maps, or other documents for plan review. The Plan Check Fees are based upon the Engineer's Estimate, which shall also be provided at the time the plans are submitted. The Improvement Plan Check fees are 3.5% of the cost of the improvements based upon the approved Engineer's Estimate. The Grading Plan Check Fee is 2.5% of the Engineer's Estimate, or may be based upon cubic yards of grading. The deposit(s) shall be credited toward the final fee(s) as determined at engineering permit issuance based upon the final, approved Engineer's Estimate. The deposit shall be paid to the Engineering Division.

Improvement and Grading Inspection Fees:

29. The developer shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Division at the time of the Grading or Single Parcel Development Permit is issued. The current Improvement Inspection Fee is 5% of the cost of grading, and the Grading Inspection Fee is 3% of the cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.

LIS Update Fees:

30. The developer shall pay \$100 per unit to the Engineering Division at the time of the issuance of the Site Development Permit to update the City Land Information System.

NPDES:

31. The developer shall pay an NPDES Plan Review (SWPPP and/or C.3 Storm Water Control Plan) fee to the Engineering Division in the amounts in effect when the developer obtains a Grading permit. The developer understands that the current NPDES plan review fee on file, effective September 1, 2010, shall be paid in accordance to the fee schedule approved by Resolution No.

10-11510, a copy of which is available at the City.

32. The developer shall pay an NPDES Inspection Deposit (SWPPP and/or C.3 Storm Water Control Plan) fee to the Engineering Division in the amounts in effect when the developer obtains a Grading permit. The developer understands that the current NPDES plan review fee on file, effective September 1, 2010, shall be paid in accordance to the fee schedule approved by Resolution No. 10-11510, a copy of which is available at the City.

Facility Reserve Charge:

33. The developer shall pay the City of Pittsburg Facilities Reserve Charge (FRC) (PMC Chapters 13.08, 13.12 and 13.24) to the Engineering Division for water and sewer service in the amounts in effect when the developer obtains a Building Permit. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10291, and amended by Resolutions No. 05-10372 and No. 12-11778, on February 21, 2012, copies of which are available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.

Traffic Mitigation Fees:

34. The developer shall fulfill their Local Transportation Mitigation Fee ("LTMF") requirements in accordance with the Memorandum of Understanding for payment of Local Transportation Mitigation Fees dated December 22, 1992, as amended and approved by City Council with the adoption of Resolution 93-7890. The developer understands that the LTMF currently on file is \$4,860 per multifamily dwelling unit. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburg Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a building permit by the City's Building Division.
35. The developer shall pay the Regional Transportation Mitigation Fee ("RTMF") to the Engineering Division prior to the issuance of a building permit. The Developer shall fully comply with the Memorandum of Understanding dated June 29, 2010, as amended and approved by City Council Resolution 13-11963, including payment of the fees referenced

therein.

Parkland Dedication:

36. The developer shall fulfill their Parkland Dedication requirements in accordance with the 3rd Amendment to the San Marco Development Agreement.

Engineering Submittals:

37. The developer shall submit to the City's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:
 - a. A Site Plan
 - b. A Grading and Drainage Plan
 - c. A Utilities Plan
 - d. A Landscaping and Irrigation Plan
 - e. A Stormwater Control Plan and Report
 - f. An Erosion and Sedimentation Control Plan
 - g. A Joint Trench Plan
38. The developer shall submit to the Engineering Division a current geotechnical report that substantiates the design features incorporated into this project, including but not limited to grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and issuance of any Engineering permits.
39. The developer shall submit an Engineer's Estimate to the Engineering Division for review and approval with the first plan submittal. This estimate shall include all costs associated with the site development improvements, excluding those costs associated with the construction of the building structure itself.

General Engineering Conditions

40. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburgh Municipal Code.
41. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburgh Municipal Code as determined by the City Engineer. Issuance of a Site Development Permit shall be required, whereby specific engineering requirements will be made as conditions of approval.

42. The developer shall design and construct a traffic signal and median modifications on West Leland at the project entrance. The design of the traffic signal and median modifications, including installation of crosswalks as appropriate, shall be subject to approval by the City Engineer.
43. The developer shall provide the City with a Public Utility Easement (PUE) along West Leland Road for access to the water meter and backflow device. Services for water and sewer shall terminate behind the sidewalk at meters and lower laterals, within the PUE.
44. The developer shall provide the City with a sanitary sewer manhole structure within the utility easement to be dedicated to the City along West Leland Road.
45. The developer shall provide the City with an easement for access and maintenance of the 36" storm drain system that conveys the stormwater from the south eastern portion of the site to the northeastern portion of the property.
46. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.
47. The developer shall provide a minimum 6-foot wide sidewalk along West Leland Road, spanning the length of the property limits along West Leland Road and connecting to existing sidewalks on either side of the property.
48. The developer shall ensure all stormwater runoff is retained within the project boundaries.

General NPDES Conditions:

49. Prior to issuance of a Grading Permit, the developer shall submit to the Engineering Division for review an Erosion and Sedimentation Control Plan and a copy of the Notice of Intent (NOI), which was submitted to the State Water Resources Control Board. The erosion control/SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
50. The developer shall incorporate long-term BMPs for the reduction or elimination of storm water pollutants. The project design shall incorporate, wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

- a. incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices;
 - b. providing covered trash, food waste, and compactor enclosures;
 - c. use of pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas;
 - d. minimizing the amount of directly connected impervious surface area;
 - e. constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter; and
 - f. plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards:
 - i. Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
 - ii. Dumpster drips from covered trash and food compactor enclosures.
 - iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv. Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.
51. Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design featured, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.
52. The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities shall be borne by the developer.
53. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg municipal Code.
54. The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.
55. The developer shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand.
56. In accordance with PMC12.36.130, the developer shall ensure that all utility service laterals and equipment (including, but not limited to, electric,

communication and cable television lines) installed in and for the purpose of supplying service to any other new construction or use shall be installed underground on the property to be served, and from the property to be served to the point of connection with the utility's distribution facilities, in accordance with utility filed rules as approved by the California Public Utilities Commission or as approved by the City Engineer.

Landscaping located within the Public Right of Way:

57. The developer shall provide a Central Irrigation System that is compatible with Rainmaster DX 2 Evolution, with a remote control included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the installation.
58. The developer shall design the landscaping within the areas of public right of way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current standard details dated May 2007.

Additional Engineering Exactions:

59. The developer may elect to annex into Community Facilities District (CFD) 2017-1 for Fire Safety Services once the district has been established. If the developer elects to annex into CFD 2017-1, the developer shall deliver written approval, in a manner acceptable to the Community Development Director, stating that the owner of the parcel is electing to annex the subject property into CFD 2017-1.

Standard Conditions:

60. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
61. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 10060 shall govern.
62. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent

project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at developer's sole cost and expense. Developer may select its own legal counsel to represent developer's interests at developer's sole cost and expense. Developer shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

63. This design review approval will expire on April 25, 2020, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commences and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Coniglio, seconded by Commissioner Fardella, the foregoing resolution was passed and adopted the 25th day of April, 2017, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Coniglio, Croskey, Fardella, Foster, Gargalikis, Guerrero

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. 10060 was adopted by the Planning Commission of the City of Pittsburg on April 25, 2017.



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

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

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

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

B. Architecture.

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

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

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

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

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

C. Landscaping.

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

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

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

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

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

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

D. General Requirements

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

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

3. It is required by State Law (Business and Professional Code Section No. 5537 & 5538 and Section 302(b) of the Uniform Building Code) that all commercial buildings, new or existing must have a licensed professional designer (Architect, Civil or Structural Engineer) to design all changes of use or occupancy as well as new construction.

4. The applicant shall submit a complete area water pressure availability study for all phases of the Project prior to issuance of any development permits. If the study indicates that the present system is inadequate, the Applicant must provide plans, which will demonstrate any remedial action necessary to abate the deficiency and shall take all necessary actions at the applicant's expense.

5. This use permit may be recalled to the Planning Commission for review at any time due to complaints regarding lack of compliance with conditions of approval, traffic congestion, noise generation, or other adverse operating characteristics. At such time, the Commission may revoke the use permit or add/modify conditions approval.

6. It is the responsibility of the applicant or developer to check with each agency for requirements that may pertain to their project.

7. All signs shall be submitted to the Planning Division for design review per Title 19 of the Pittsburg Municipal Code.

8. All landscape areas shall be maintained in a healthy, thriving and weed free condition.

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

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

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

12. Prior to occupancy, the developer shall supply the City with an ACAD computer disk file showing plans that reflect the project as it was build (As-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
April 25, 2017**

ITEM: No. 4 - Esperanza Apartments at San Marco (Village M), AP-13-932 (DR).

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

SUBJECT: This is a request for design review approval of plans to construct a 318-unit apartment complex along the south side of West Leland Road, immediately west of Tomales Bay Drive. The project consists of 12 three-story buildings and site improvements on 13.3 acres in 'Village M' of the San Marco PD (Planned Development, Ordinance No.12-1362) District. Assessor's Parcel No. 097-550-018.

RECOMMENDATION:

Staff recommends that the Commission adopt Resolution No. 10060, approving Design Review Application No. 13-932, subject to conditions.

BACKGROUND:

San Marco Development Agreement: On April 3, 1990, the City Council adopted Ordinance No. 90-990, certifying a negative declaration and authorizing the execution of the Southwest Development Agreement (DA) for the development of 2,938 residential units on 639 acres in the southwest hills of Pittsburg. The DA established provisions under which the development would be built, including land use regulations, fees and assessments, and infrastructure. On October 1, 2001, the City Council adopted Ordinance No. 01-1187, extending the term of the DA from 2002 to 2020. On April 15, 2013, the Council adopted Ordinance No. 13-1369, approving a second extension of the term of the DA from 2020 to 2032.

San Marco PD Plan: On January 19, 1993, the City Council adopted Resolution No. 93-7888, certifying a subsequent environmental impact report (SEIR) for the San Marco Development, and adopted Ordinance No. 93-1057, zoning the San Marco Development property to a residential PD (Planned Development) District, with a PD Plan consisting of 1,412 single-family residential units and 1,526 multifamily residential units. The PD plan has been amended on three separate occasions since the original ordinance was adopted in 1993. The first amendment occurred in 2003, and was a City-initiated amendment to increase lot coverage allowances for single-family homes in this and other PD Districts (Ordinance No. 03-1204). The second amendment in 2006, was applicant-initiated, and amended the San Marco Development park requirements to consolidate several mini-parks in the original development plan into two larger community parks, consistent with the current (2001) General Plan policy which supports

larger parks for more efficiency in maintenance (Ordinance No. 06-1270). This second amendment allowed single-family houses to be built on the former mini-park sites, provided that the number of multifamily units was decreased correspondingly (which resulted in an exchange of approximately 12 multifamily units for single-family units). The third amendment (also initiated by the applicant) occurred in 2012, and facilitated an exchange of single family residential units between Village A and Village O (Ordinance No. 12-1362) in order to facilitate the development of the Toscana subdivision. The most recent iteration of the PD plan adopted as part of Ordinance No. 12-1362, divides the site into 14 total villages (ten planned for single family development and four planned for multi-family units). Of the four multi-family villages, only Village B (San Marco Villas) has been built to date.

Under the San Marco Development Agreement, Development Plan, and Planned Development District, the project site (known as Village M) is scheduled for up to 420 multi-family residential units on 22.3 acres (equaling a density of up to 18.8 dwelling units per acre).

PROJECT DESCRIPTION:

Existing Conditions: Village M currently consists of vacant, undeveloped land and is located on the south side of West Leland Road, immediately west of Tomales Bay Drive. The site has been previously graded into one large substantially flat pad. See Attachment 3 for an overview of surrounding land uses and existing conditions.

Transportation: The project site is located within close proximity to bus service and established bicycle routes. Bus stops for Tri Delta Transit Line #200 are located on the northeast and southeast corners of the West Leland Road and San Marco Boulevard intersection, less than 500 feet from the proposed project site. Tri Delta Transit has stopped service to this bus stop until ridership increases significantly from further San Marco development along West Leland Road. Village M is also located less than one mile from the Pittsburg/Bay Point BART Station, and is adjacent to a Class II bicycle facility which runs along West Leland Road.

Proposed Project: The proposed project consists of 12, three-story apartment buildings, housing a total of 318 one- and two-bedroom units, as well as related site improvements including drive aisles, parking, landscaping, walkways, lighting, and trash enclosures, spread across 13.3 acres of the larger 22.3 acre site. The project proposes two different building types, including seven 24-unit buildings (Type A) and five 30-unit buildings (Type B). Of the 12 apartment buildings on-site, three would be adjacent to Leland Road.

In total, the project proposes 102 one-bedroom, one-bathroom units, and 216 two-bedroom, two-bathroom units, ranging in size from 756-1,083 square feet in size. All units would include a kitchen, dining area, living room, in-unit washer and dryer, private patio, one walk-in closet, and 222 cubic feet of private storage area (separate from

interior closet space). Third floor units would also include gas fireplaces. The project includes an approximately 6,539 square foot clubhouse complete with a fitness area, theater, wi-fi lounge, and great room, along with office space and an onsite leasing area. The center of the development, behind the clubhouse, would include a pool, spa, and BBQ area for residents. The project site also proposes an onsite tot lot with play structure.

The clubhouse and apartment buildings feature a 'Mediterranean' architectural design characterized by Spanish tile hipped roofs, integrated towers and cupolas, plaster exterior finishes, arched windows and walkway entries, grid-patterned glass, decorative ironwork, and tile borders and accents.

The complex's entrance would align with the vehicular entrance to the Toscana residential subdivision to the north, and a condition of approval would require the developer install a new traffic light at the four-way intersection. The main entrance, stemming from Leland Road, would include decorative paving with monument signs located on either side. Two automatic security gates would be located at the end of the entry drive within the interior of the project site, and would be perpendicular to the street frontage, reducing the visual impact of these gates to pedestrians and vehicles travelling West Leland Road.

There are a total of 638 parking spaces distributed throughout the project site, including nine, six-car garages that would also provide residents with additional storage area. A total of 2.97 acres (23 percent) of the project area would be landscaped.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The San Marco Development area, including Village M, is subject to a development agreement that was originally approved by the City Council on July 1, 1993, and was subsequently amended on October 1, 2001, and April 15, 2013. The development agreement locked in the land use regulations at the time it was originally adopted. At the time the development agreement and PD plan were adopted, they were determined to be consistent with the applicable General Plan (1988). Since the proposed development is consistent with the development agreement and PD plan, the project would also be consistent with the applicable General Plan.

The 1988 General Plan includes several policies applicable to this site, including:

1. GP Land Use Chapter, Policy 2.1.R: Rely on the Architectural Review Process, City Planning Commission, and City Council to ensure that both public and private design meet the high standards of the City of Pittsburgh and are consistent with the overall General Plan.
2. GP Land Use Chapter, Policy 2.2.D: Promote the creation of a balanced community and the provision of a high-quality environment offering a full range of

urban activities by the planned and orderly development of land in the Pittsburgh Sphere of Influence.

3. GP Air Quality Chapter, Policy 8.3.A: Maintain good air quality in the Pittsburgh Planning area.

Though the proposed project is not subject to the 2001 General Plan, it is consistent with many of the goals and policies contained within the current document. These have been outlined in Attachment 4.

Zoning: The current zoning for the site is PD (Planned Development District, Ordinance No. 12-1362) District, and the site is regulated by the conditions of approval set forth in the ordinance establishing the PD District. As previously discussed, the proposed project falls within the area designated as Village M in the San Marco Development Plan area, a 22.3-acre site with 420 residential apartment units planned and a maximum allowable density of 18 units per acre. Upon completion of the proposed project, the density for Village M would be approximately 14.3 units per acre, consistent with the maximum allowable density for this village.

In addition, since the current PD plan (Ordinance 12-1362) was adopted to amend the terms of the previous PD plan (Ordinance No. 06-1270), which was adopted to amend the terms of the original PD plan (Ordinance No. 93-1057), several conditions from the original plan are still applicable to the site. An analysis of the current project's consistency with applicable conditions of approval from the original San Marco PD District (Ordinance No. 93-1057), is provided below:

- Condition 4: The site plan and unit mixes for the multi-family and townhouse units on Villages B, C, O, and M shall be determined with approval of the design review application.

The Commission is currently being asked to review the proposed site plan and unit mix for Village M. Staff has reviewed the proposed site plan and unit mix and believes that it complies with the intent of the current PD plan and project description of the SEIR previously prepared for the San Marco Development Plan.

- Condition 7: Subdued-appearing building materials and colors shall be utilized on all residential structures in order to minimize contrast with the surrounding hillside landscape. Specific details shall be reviewed with design review applications. This includes design review of apartments, townhouses, single-family production houses and custom homes.

The proposed project plans utilize a subdued color palate consisting of earth tones befitting of the Mediterranean architecture style and consistent with surrounding uses and structures.

- Condition 10: Apartment and townhouse villages shall have substantial landscape areas in order to reduce visual impacts from Highway 4. Detailed plans shall be reviewed and approved with the design review application.

Though not visible from Highway 4 due to the placement of the Toscana subdivision between the highway and proposed project, substantial landscaping, including a mix of trees, shrubs, and herbaceous plants and proposed. This includes the location of 20 large-canopy shade trees along the northern project border adjacent to West Leland Road, which would provide shade for pedestrians on the sidewalk as well as reduce the visual impact of the project from the right-of-way. In total, approximately 23 percent (2.97 acres) of total site development area would be landscaped, exceeding the minimum requirements for new apartment projects in the standard high density residential zoning district of the Pittsburg Municipal Code (PMC) which requires a minimum 20% landscape coverage (PMC 18.20.105).

- Condition 21: A recreational vehicle (RV) storage area shall be located on one of the villages containing apartments or townhouses. The size, location and design shall be approved by the Community Development Director. Management and maintenance of the RV facility shall be the responsibility of the apartment owner or townhouse homeowner's association. Regulations shall give first priority to residents of the project with provisions to allow use by the general public.

An RV storage area is not proposed as part of Village M. Given that there are still two multi-family villages left to be developed, approval of the proposed Village M project would not prevent future implementation of this condition of approval.

- Condition 36: All applicable regulations of the Pittsburg Municipal Code, including zoning regulations where not otherwise specified in this resolution, shall apply.

Those sections of the PMC which applied on or before July 1, 1993, apply to this project unless otherwise specified in the San Marco Development Agreement or Development Plan. As shown in Attachment 5, the proposed project is consistent with the applicable PMC policies.

Development Review Design Guidelines: The Development Review Design Guidelines (DRDG) were adopted by the Planning Commission on November 9, 2010, and are therefore not applicable to this project given the terms of the San Marco Development Agreement. Nevertheless, the guidelines provide a substantive framework specific to multi-family apartment projects for the subjective evaluation necessary as part of a design review application. As shown in Attachment 6, the proposed project is consistent with the applicable DRDG sections.

Required Findings: Design review approval for the project can be granted by the Planning Commission only after the Commission makes a determination that the proposed project is consistent with PMC section 18.36.220 (B), which is summarized below:

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

Environmental: The proposed project is within the scope of the SEIR (SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. Furthermore, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified.

Public Notice: Although not required by the PMC, on or prior to April 14, 2017, notice of the April 25, 2017, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice.

ANALYSIS:

The proposed project is consistent with the development that was envisioned for Village M under the San Marco Development Agreement, Development Plan, and PD zoning district, and is therefore considered consistent with the applicable 1988 General Plan. The project does not exceed the maximum allowable density for the PD District (18

units per acre) and is consistent with the conditions of approval set forth in the ordinance establishing the original PD District.

Further, staff believes that the proposed project's combination of high-quality architecture, resident amenities, and location adjacent to Ray Giacomelli Park and within a mile of BART would make this a desirable location for prospective residents, and meet the need for higher-end rental housing. With the adoption of several conditions of approval, the project would also be consistent with the applicable adopted Development Review Design Guidelines. Key conditions include:

- Installation of two electric vehicle charging stations, as well as prewiring for an additional 10 stations;
- Provision of a minimum 100 square foot pervious area for residents to maintain a community garden;
- Installation of a bollard-style bicycle repair station;
- Installation of wall-mounted bicycle racks in all garages;
- Pitched, tile roofs, similar to those of the main residential buildings, on all carports visible from the right-of-way or park; and
- Pedestrian-scale lighting along pedestrian paths throughout the development.

With the inclusion of these conditions, staff believes that the Planning Commission can make the required findings to approve the proposed architectural and site development plans for the Esperanza Apartments at San Marco.

ACTION REQUIRED:

In order to approve the project as recommended, the Commission must move to adopt Resolution No. 10060 approving Design Review Application No.13-932, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution No. 10060
2. Project Plans, date stamped March 10, 2017
3. Existing Conditions and Surrounding Uses
4. Applicable General Plan Goals and Policies
5. Property Development Regulations
6. Development Review Design Guidelines
7. San Marco SEIR Summary of Impacts and Mitigation
8. Public Meeting Notice and Vicinity Map
9. Public Comment Letters (4), dated April 16, 2017, April 18, 2017, and April 20, 2017

Prepared by: Jordan Davis, AICP, Associate Planner

PROPOSED

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review	)	
Approval of Architectural and Site	)	
Development Plans to Construct a 318-	)	Resolution No. 10060
Unit Apartment Complex Along the	)	
Southern Side of West Leland Road,	)	
Immediately West of Tomales Bay Drive,	)	
for, "Esperanza Apartments at San Marco	)	
(Village M), AP-13-932 (DR)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 10, 2013, Louis Parsons of Discovery Builders, Inc., filed Design Review Application No. 13-932, requesting design review approval of plans to construct a 318-unit apartment complex along the south side of West Leland Road, immediately west of Tomales Bay Drive. The project consists of 12 three-story buildings and site improvements on 13.3 acres in 'Village M' of the San Marco PD (Planned Development, Ordinance No.12-1362) District. Assessor's Parcel No. 097-550-018.
- B. On April 3, 1990, the City Council adopted Ordinance No. 90-990, certifying a negative declaration and authorizing the execution of the Southwest Development Agreement (DA) for the development of 2,938 residential units on 639 acres in the southwest hills of Pittsburgh. The DA established provisions under which the development would be built, including land use regulations, fees and assessments, and infrastructure.
- C. On January 19, 1993, the City Council adopted Resolution No. 93-7888, certifying a subsequent environmental impact report (SEIR) for the 2,938-unit project currently known as the San Marco Development. On the same evening that the City Council certified the SEIR, it adopted Ordinance No. 93-1057 zoning the San Marco Development property to a residential PD (Planned Development) District, with a PD Plan consisting of 1,412 single-family residential units and 1,526 multifamily residential units.
- D. On October 1, 2001, the Council adopted Ordinance No. 01-1187, extending the term of the DA from its original horizon year of 2002 to an amended horizon year of 2020.
- E. On February 3, 2003, the first amendment to the PD plan was adopted as a City-initiated amendment to increase lot coverage allowances for single-family homes

in this and other PD Districts (Ordinance No. 03-1204).

- F. On August 7, 2003, the second amendment to the PD plan was adopted as an applicant-initiated amendment to the San Marco Development park requirements in order to consolidate several mini-parks in the original development plan into two larger community parks, consistent with current (2001) General Plan policy in support of larger parks for more efficiency in maintenance (Ordinance No. 06-1270). This second amendment allowed single-family houses to be built on the former mini-park sites, provided that the number of multifamily units was decreased correspondingly (which resulted in an exchange of approximately 12 multifamily units for single-family units).
- G. On October 15, 2012, the third amendment to the PD plan was adopted as an applicant-initiated amendment to facilitate a exchange of single family residential units between Village A and Village O (Ordinance No. 12-1362).
- H. On April 15, 2013, the Council adopted Ordinance No. 13-1369, approving a second extension of the term of the DA from horizon year 2020 to a new horizon year of 2032.
- I. The proposed project is governed by the policies and development standards in the 1988 Pittsburg General Plan, the most recently adopted PD plan (Ordinance 12-1362), and the Pittsburg Municipal Code (PMC) regulations and development policies that predate the San Marco Development Agreement, which took effect on July 1, 1993.
- J. Development of this project site (Village M) as a multifamily residential project was envisioned in and is consistent with the most recent iteration of the PD plan, and the entire PD plan was determined to be consistent with the applicable General Plan (1988) at the time it was approved.
- K. This project is exempt from the requirements of the City's Inclusionary Housing Ordinance (PMC, section 18.86), which was adopted in 2004, because the project is subject to the San Marco Development Agreement (City Council Ordinance No. 13-1369). Provisions of this agreement expressly prohibit application of rules, regulations and policies that come into effect after July 1, 1993.
- L. The proposed project is within the scope of the SEIR (SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. Furthermore, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified.

- M. Although not required by the PMC, on or prior to April 14, 2017, notice of the April 25, 2017, public meeting to consider design review of the proposed project was posted at City Hall, the Pittsburg Library, near the proposed project site, and on the "Public Notices" section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice.
- N. On April 25, 2017, the Planning Commission held a meeting on Design Review Application No. 13-932, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Esperanza Apartments at San Marco (Village M), AP-13-932 (DR)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The proposed project is within the scope of the SEIR (SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. Furthermore, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified.
 - 3. The structures conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed project features 'Mediterranean' architecture characterized by Spanish tile hipped roofs, integrated towers and cupolas, plaster exterior finishes, arched windows and walkway entries, grid-patterned glass, decorative ironwork, and tile borders and accents. The proposed project will also provide direct access to the adjacent Ray Giacomelli Park, which offers residents additional recreational amenities.
 - 4. The structures will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less

desirable, in that mitigation measures for these factors have been evaluated in the SEIR prepared for the San Marco Development Plan. The mitigation measures to be implemented with the construction of the proposed project require the developer ensure interior spaces exposed to 60 dB exterior noise levels be provided with mechanical ventilation so that windows can be closed, provide sound rated glazing, or submit an acoustical study that recommends measures necessary to attain the acceptable noise level performance standards established in the City's current General Plan for multi-family development.

5. The exterior design and appearance of the structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance. The proposed structures feature 'Mediterranean' architecture characterized by Spanish tile hipped roofs, integrated towers and cupolas, plaster exterior finishes, arched windows and walkway entries, grid-patterned glass, decorative ironwork, and tile borders and accents, which evoke the feeling of resort-style living.
 6. The structures are in harmony with proposed developments on land in the general area, in that the proposed architecture and theme of the Esperanza Apartments at San Marco are complimentary to the overall architectural theme of other multifamily developments and the detached single family homes in the San Marco Development Plan area.
 7. Although not required for this project (given the terms of the San Marco Development Agreement), the application will conform with the city adopted Development Review Design Guidelines (DRDGs), specifically sections I.a, VI.C.3, VI.C.5, VI.C.7, and VI.C.8, if conditions are added to require: 1) air conditioning units and other utilities be undergrounded or substantially screened from public view; 2) rewiring for solar panels is provided on all new carports; 3) the developer install two electric vehicle charging stations, as well as prewire for an additional 10 stations; 4) at least 16 bike parking spaces are provided for guests within outdoor racks, to be evenly distributed throughout the site; 5) permanent wall mounted bike storage systems are provided within each garage unit for residents; and 6) the project incorporates the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.
- B. The staff report entitled, "Esperanza Apartments at San Marco (Village M), AP-13-932 (DR)," dated April 25, 2017, 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 Design Review Application No. 13-932, subject to the following conditions:

1. The project shall be constructed in substantial conformity with the project plans date stamped March 10, 2017, except as hereinafter may be modified.
2. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.
3. The walls and ceilings for all breezeways shall be painted Body Color 1, Kelly Moore 'Toasted Oatmeal' (KM4527-1).
4. Lighting shall be installed within all breezeways and shall be on sensors to ensure that adequate lighting is provided during all hours of the day.
5. Lighting installed along the outside of the clubhouse and garages shall be decorative wrought iron accent sconces similar to those proposed along the residential building elevations. Final design of the sconces shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.
6. A minimum 100 square foot pervious area shall be made available on the site as a location for residents to maintain a community garden. The developer shall place a sign at the garden site indicating the availability of the space for a garden. The developer shall also provide an outdoor faucet at the site for irrigation as needed.
7. Prior to issuance of a certificate of occupancy for each building, the developer shall install minimum six-inch high block style numbers at two points on each building façade for purposes of address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the closest parking lot aisle.
8. A minimum of 16 bicycle parking spaces shall be provided for residents and/or guests. Bicycle parking facilities shall be divided into a minimum of two separate areas. The bicycle rack(s) may be covered by a shelter. The design, color and proposed location of the racks shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of a building permit.
9. The developer shall install a minimum of one bollard-style self-service bicycle repair station adjacent to one of the required bicycle parking facilities to allow residents to perform basic repairs and maintenance. The

final location and design of the bicycle repair station shall be subject to review and approval by the Planning Division prior to installation.

10. One permanent wall mounted bike storage system shall be provided inside of each garage unit for use by residents.
11. The following proposed carports shall be designed with a pitched roof and finished with roofing materials similar to those used on the main dwelling units:
 - a. The westernmost carports adjacent to the future park between proposed buildings 1 and 8;
 - b. The carports adjacent to West Leland Road between proposed buildings 2 and 3.
12. The developer shall install a minimum of two (2) electric vehicle charging stations, and prewiring for an additional 10 electric vehicle charging stations.
13. Carport roofs shall be equipped with prewiring for solar collector or photovoltaic panels.
14. Building roofs shall be equipped with prewiring for solar collector or photovoltaic panels.
15. All pedestrian pathways throughout the site shall include pedestrian scale lighting fixtures less than 12 feet in height, or low-level pathway lights. Final pathway lighting design and placement shall be subject to review and approval by the Planning Division prior to installation.
16. A lockable access gate shall be installed southwest of Building 6, as shown in the approved project plans.
17. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible (see Condition No. 63, below). All air conditioning units (in private and common areas) and utility equipment which cannot be undergrounded shall be substantially screened from view by way of a permanent screen or appropriately sized plant material (City of Pittsburgh DRDG II.h and III.a). The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit.
18. The developer shall provide a lighting and photometric plan showing the location, type, and design of all outdoor lighting including but not limited to

exterior building lighting (fixed and freestanding), lights for pedestrian and/or automobile circulation, security, landscaping, and building accents.

19. Prior to issuance of a building permit, the developer shall submit a detailed landscaping and irrigation plan and other documentation as required by the state model water efficient landscaping ordinance or other local water efficient landscaping ordinance in effect at the time the developer applies for a building permit. Prior to issuance of a certificate of occupancy, the developer shall complete and submit all certifications confirming that the landscaping and irrigation were installed in compliance with the approved detailed landscaping and irrigation plan, as required pursuant to the applicable ordinance in effect at the time the developer applies for a building permit.
20. The project shall incorporate the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.
21. Trash enclosures and compactors shall incorporate architectural details and a matching tile and hipped roof, instead of a metal roof as indicated on Sheet A8 of the project plans.
22. All trash enclosures shall be sized in order to meet the requirements of Assembly Bill (AB) 341. Final design shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.
23. The 12-foot long rear wall of the trash enclosure shall be extended four (4) feet in order to screen views into the trash area.
24. All trash enclosures and trash compactors shall be stucco-finished and painted to match the main apartment buildings and/or garages on site. Final design shall be subject to review and approval by the Planning Division prior to the issuance of a building permit.
25. Trash enclosures shall be constructed with a low berm at their entrances or its interior floor shall be sloped slightly so as to prohibit waste liquids from discharging out of the enclosure and entering a storm drain. Storm drains shall not be located within the drainage area of the enclosure.
26. The developer shall label all onsite storm drains with "No Dumping Drains to River" stencils or other medium and similar message approved by the Planning Division.

Applicable Mitigation Measures:

27. The project shall be designed to comply with the mitigation measures and performance standards specified in the San Marco Subsequent Environmental Impact Report (SEIR; SCH #91073029), for the San Marco Development Plan Area. Where there is conflict between the mitigation measures and performance standards specified in the SEIR and the specific conditions of approval specified in this resolution, the SEIR shall govern. These mitigation measures include but are not limited to the following:

a. Noise:

- i. Interior spaces exposed to 60 dB or greater exterior noise levels shall be provided with mechanical ventilation so that windows can be closed. In some cases, sound rated glazing may be required.
- ii. To reduce identified impacts, project construction shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. All equipment used in the project shall be muffled and maintained.

These measures shall be reflected on building and site development plans and shall be subject to review and approval by the Planning Division prior to issuance of a site development permit or building permit. Alternatively, the developer may comply with this condition of approval by submitting an acoustical study conducted by a professional acoustical engineer that evaluates the existing noise levels on the site and recommends measures necessary to attain the acceptable noise level performance standards established in the City's current General Plan for multi-family development. If an acoustical study is prepared, it shall be submitted to the Planning Division for review and approval prior to issuance of a grading permit. If applicable, any new recommended mitigation measures identified in the acoustic study shall be implemented in the building plans and site development plans for the project and shall be subject to review and approval of the Planning Division prior to issuance of a site development permit or building permit.

b. Transportation:

- i. The applicant shall provide all residents, upon request, information on available public transit opportunities.
- ii. The project shall be required to pay the Local Traffic Mitigation Fee to offset City-wide traffic impacts (see Condition No. 34).
- iii. The project shall be required to pay the Regional Traffic Mitigation Fee to offset City-wide traffic impacts (see Condition No. 35).

- iv. To mitigate onsite intersection impacts, signalize the Village M access drive (see Condition No. 42).

c. Soils and Geology:

- i. Grading/foundation designs shall be prepared for each lot based on a standard soils test performed by a qualified geotechnical professional on each lot after mass grading has been completed, and an associated report recommending appropriate lot-specific foundation design, soil preparation, and selective grading measures.

A drainage plan shall be prepared by a registered civil engineer for each lot in compliance with the provisions listed in SEIR section IV.D.3.b(1) to avoid impacts of expansive earth materials due to improper surface drainage.

- ii. A project erosion control plan shall be prepared and implemented by the project civil engineer and a qualified geotechnical professional. The plan shall include construction of "V"-lined ditches on all graded slopes, shall designate all drainageways as public storm easements, shall incorporate ABAG-recommended erosion control measures, and should incorporate best management construction practices.
- iii. To mitigate the potential effects of differential settlement: 1) all fill shall be placed so as to minimize settlement; 2) subsurface drains shall be placed under all fills; 3) a fill settlement monitoring program shall be implemented.
- iv. Seismic-related hazards may be offset through construction of project buildings and foundations, underground utilities, and other improvements in compliance with all public agency requirements.
- v. Groundwater-related geotechnical hazards shall be offset by construction of a subsurface drainage system in all fill areas (especially all springs and streams to be covered), construction of trench drains across all onsite valleys in which fill is proposed to extend offsite, subdrainage measures as needed at utility trenches, design of a surface drainage system which will not create adverse impacts on the groundwater regime, and education of maintenance staff regarding the hazards of over-irrigation of landscape areas.
- vi. Onsite grading shall be balanced to the extent possible to reduce or eliminate necessary offsite hauling of dirt.

d. Drainage and Water Quality:

- i. Prior to construction, a hydrology report describing the project drainage system design details must be submitted to all affected agencies. The report must present a complete hydraulic analysis of discharge from the project beneath Highway 4, and the capacity of the proposed retention basins.
- ii. The project grading plan shall include an approved drainage and erosion control plan and an associated ongoing inspection program, as described in SEIR sections IV.D.3 (Soils and Geology) and IV.E.3.b (Drainage and Water Quality).

e. Air Quality:

- i. Construction period air quality impacts should be reduced through implementation of the construction practices described in SEIR section IV.J.3(a), including:
 - Suspending earth-moving or other dust-producing activities during periods of high winds when dust control measures are unable to avoid visible dust plumes;
 - Providing equipment and staffing for watering of all exposed or disturbed soil surfaces sufficient to suppress dust plumes including weekends and holidays. An appropriate dust palliative or suppressant added to water before application should also be utilized;
 - Watering or covering stockpiles of debris, soil, sand, or other materials that can be blown by the wind;
 - Sweeping construction area and adjacent streets of all mud and debris since this material can be pulverized and later resuspended by vehicle traffic;
 - limit the speed of all construction vehicles to 15 miles per hour while on site
 - all materials transported by truck should be covered or wetted down as needed to suppress visible dust; and
 - all excavated inactive portions of the site should be watered with an appropriate dust suppressant covered or seeded.

f. Municipal Services:

- i. The developer shall submit school impact fees prior to issuance of an engineering or building permit.

g. Cultural Resources:

- i. An archeologist familiar with the history of the site shall be present to monitor site clearing and grading to identify and remove and significant artifacts in this area and 19th century artifacts discovered in this process. All known and discovered historic resources shall be catalogued and described in a summary archaeological report which will constitute preservation of the site's cultural resources in written form.

Engineering Fees:

Improvement and Grading Plan Review fees:

28. The developer shall pay one half of the Engineering Grading and/or Improvement Plan Review Fee with the initial submittal of plans, maps, or other documents for plan review. The Plan Check Fees are based upon the Engineer's Estimate, which shall also be provided at the time the plans are submitted. The Improvement Plan Check fees are 3.5% of the cost of the improvements based upon the approved Engineer's Estimate. The Grading Plan Check Fee is 2.5% of the Engineer's Estimate, or may be based upon cubic yards of grading. The deposit(s) shall be credited toward the final fee(s) as determined at engineering permit issuance based upon the final, approved Engineer's Estimate. The deposit shall be paid to the Engineering Division.

Improvement and Grading Inspection Fees:

29. The developer shall pay the Improvement and/or Grading Inspection Fee(s) to the Engineering Division at the time of the Grading or Single Parcel Development Permit is issued. The current Improvement Inspection Fee is 5% of the cost of grading, and the Grading Inspection Fee is 3% of the cost of Grading. The Grading Inspection Fee may also be based upon an approved Engineer's Estimate of total cubic yards, according to the current schedule of Grading Fee Charges.

LIS Update Fees:

30. The developer shall pay \$100 per unit to the Engineering Division at the time of the issuance of the Site Development Permit to update the City Land Information System.

NPDES:

31. The developer shall pay an NPDES Plan Review (SWPPP and/or C.3 Storm Water Control Plan) fee to the Engineering Division in the amounts in effect when the developer obtains a Grading permit. The developer understands that the current NPDES plan review fee on file, effective September 1, 2010,

shall be paid in accordance to the fee schedule approved by Resolution No. 10-11510, a copy of which is available at the City.

32. The developer shall pay an NPDES Inspection Deposit (SWPPP and/or C.3 Storm Water Control Plan) fee to the Engineering Division in the amounts in effect when the developer obtains a Grading permit. The developer understands that the current NPDES plan review fee on file, effective September 1, 2010, shall be paid in accordance to the fee schedule approved by Resolution No. 10-11510, a copy of which is available at the City.

Facility Reserve Charge:

33. The developer shall pay the City of Pittsburgh Facilities Reserve Charge (FRC) (PMC Chapters 13.08, 13.12 and 13.24) to the Engineering Division for water and sewer service in the amounts in effect when the developer obtains a Building Permit. The developer understands that the current FRC on file, effective August 20, 2005, shall be paid in accordance with the fee schedule approved by Resolution No. 05-10291, and amended by Resolutions No. 05-10372 and No. 12-11778, on February 21, 2012, copies of which are available at the City. The FRC shall be paid to the Engineering Division prior to the issuance of a Building Permit.

Traffic Mitigation Fees:

34. The developer shall fulfill their Local Transportation Mitigation Fee ("LTMF") requirements in accordance with the Memorandum of Understanding for payment of Local Transportation Mitigation Fees dated December 22, 1992, as amended and approved by City Council with the adoption of Resolution 93-7890. The developer understands that the LTMF currently on file is \$4,860 per multifamily dwelling unit. The developer further understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City. Fees shall be paid prior to issuance of a building permit by the City's Building Division.
35. The developer shall pay the Regional Transportation Mitigation Fee ("RTMF") to the Engineering Division prior to the issuance of a building permit. The Developer shall fully comply with the Memorandum of Understanding dated June 29, 2010, as amended and approved by City

Council Resolution 13-11963, including payment of the fees referenced therein.

Parkland Dedication:

36. The developer shall fulfill their Parkland Dedication requirements in accordance with the 3rd Amendment to the San Marco Development Agreement.

Engineering Submittals:

37. The developer shall submit to the City's Engineering Division, for review and comment, five (5) copies of the engineering plans, prepared by a registered civil engineer, to include but not be limited to the following:
 - a. A Site Plan
 - b. A Grading and Drainage Plan
 - c. A Utilities Plan
 - d. A Landscaping and Irrigation Plan
 - e. A Stormwater Control Plan and Report
 - f. An Erosion and Sedimentation Control Plan
 - g. A Joint Trench Plan
38. The developer shall submit to the Engineering Division a current geotechnical report that substantiates the design features incorporated into this project, including but not limited to grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The geotechnical report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and issuance of any Engineering permits.
39. The developer shall submit an Engineer's Estimate to the Engineering Division for review and approval with the first plan submittal. This estimate shall include all costs associated with the site development improvements, excluding those costs associated with the construction of the building structure itself.

General Engineering Conditions

40. All grading work shall be done in accordance with the provisions of Chapter 15.88 of the Pittsburg Municipal Code.
41. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) of the Pittsburg Municipal Code as determined by the City Engineer. Issuance of a Site Development Permit shall be required, whereby specific engineering requirements will be made as conditions of approval.

42. The developer shall design and construct a traffic signal and median modifications on West Leland at the project entrance. The design of the traffic signal and median modifications, including installation of crosswalks as appropriate, shall be subject to approval by the City Engineer.
43. The developer shall provide the City with a Public Utility Easement (PUE) along West Leland Road for access to the water meter and backflow device. Services for water and sewer shall terminate behind the sidewalk at meters and lower laterals, within the PUE.
44. The developer shall provide the City with a sanitary sewer manhole structure within the utility easement to be dedicated to the City along West Leland Road.
45. The developer shall provide the City with an easement for access and maintenance of the 36" storm drain system that conveys the stormwater from the south eastern portion of the site to the northeastern portion of the property.
46. All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.
47. The developer shall provide a minimum 6-foot wide sidewalk along West Leland Road, spanning the length of the property limits along West Leland Road and connecting to existing sidewalks on either side of the property.
48. The developer shall ensure all stormwater runoff is retained within the project boundaries.

General NPDES Conditions:

49. Prior to issuance of a Grading Permit, the developer shall submit to the Engineering Division for review an Erosion and Sedimentation Control Plan and a copy of the Notice of Intent (NOI), which was submitted to the State Water Resources Control Board. The erosion control/SWPPP shall identify Best Management Practices (BMPs) appropriate to the uses conducted on-site to effectively prohibit the entry of pollutants into storm water runoff. The SWPPP measures shall also include erosion control measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with the regulations outlined in the ABAG Erosion and Sediment Control Handbook.
50. The developer shall incorporate long-term BMPs for the reduction or elimination of storm water pollutants. The project design shall incorporate, wherever feasible, the following long term BMPs to limit pollutant generation, discharge, and runoff. Such source control design measures may include:

- a. incorporating landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices;
 - b. providing covered trash, food waste, and compactor enclosures;
 - c. use of pavers for walkways and other appropriate hardscape surfaces to minimize impervious areas;
 - d. minimizing the amount of directly connected impervious surface area;
 - e. constructing concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter; and
 - f. plumbing of the following discharges to the sanitary sewer, subject to Delta Diablo Sanitation District's authority and standards:
 - i. Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurant.
 - ii. Dumpster drips from covered trash and food compactor enclosures.
 - iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.
 - iv. Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option.
51. Grading and/or building permit plans (including structural, mechanical, architectural, grading, drainage, site, landscape, and other drawings) shall show the details and methods of construction for site design featured, measures to limit directly connected impervious area, pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.
52. The developer shall evaluate the existing, receiving storm, sewer, and water facilities for adequate capacity and provide the results to the City to identify any service or supply problems. The cost for installation of additional facilities shall be borne by the developer.
53. The design and construction of storm drain, water, and sewer facilities shall be in accordance with Section 17.28.020 of the Pittsburg municipal Code.
54. The developer shall provide appropriate water service, adequately sized to meet the domestic and fire protection demands for the project.
55. The developer shall provide appropriate sanitary sewer, adequately sized to accommodate the project's wastewater demand.
56. In accordance with PMC12.36.130, the developer shall ensure that all utility

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

Landscaping located within the Public Right of Way:

57. The developer shall provide a Central Irrigation System that is compatible with Rainmaster DX 2 Evolution, with a remote control included with the package. The installation of this system shall be certified by a John Deere Landscapes United Greentech representative prior to the City's acceptance of the installation.
58. The developer shall design the landscaping within the areas of public right of way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current standard details dated May 2007.

Additional Engineering Exactions:

59. The developer may elect to annex into Community Facilities District (CFD) 2017-1 for Fire Safety Services once the district has been established. If the developer elects to annex into CFD 2017-1, the developer shall deliver written approval, in a manner acceptable to the Community Development Director, stating that the owner of the parcel is electing to annex the subject property into CFD 2017-1.

Standard Conditions:

60. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies.
61. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 10060 shall govern.
62. Developer agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by

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

63. This design review approval will expire on April 25, 2020, unless a building permit or grading permit has been issued for purposes of construction of this project, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of permit issuance, unless work is commences and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 25th day of April, 2017, 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. 10060 was adopted by the Planning Commission of the City of Pittsburg on April 25, 2017.

KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION

ESPERANZA AT SAN MARCO

PITTSBURG, CA

BY

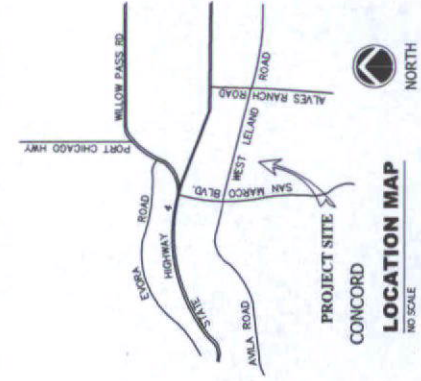
DISCOVERY BUILDERS INC.

RECEIVED
MARCH 10, 2017
PLANNING DIVISION



LCA ARCHITECTS
DANIEL CHAPMAN | DAVID ROBERTSON | JEFFREY THOMPSON
1000 S. GATEWAY BLVD. SUITE 100 | PITTSBURG, CA 94596
(925) 944-1000 | WWW.LCA-ARCHITECTS.COM

Esperanza at San Marco
PITTSBURG, CALIFORNIA
A.P.N. 097-550-018



PROJECT TEAM

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4861 Port Chicago Highway, Suite H
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T 925.882.6419
CONTACT: Kevin English
EMAIL: kenglish@discoverybuilders.com

ARCHITECT:
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T 925.944.1000
CONTACT: PETER STACKPOLE
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CIVIL ENGINEER:
ISAIAHSON & ASSOCIATES INC.
2255 Ygnacio Valley Road
Walnut Creek, CA 94596
T 925.937.9333
CONTACT: Dave Isakson
EMAIL: dave@isaiahsonandassociates.com

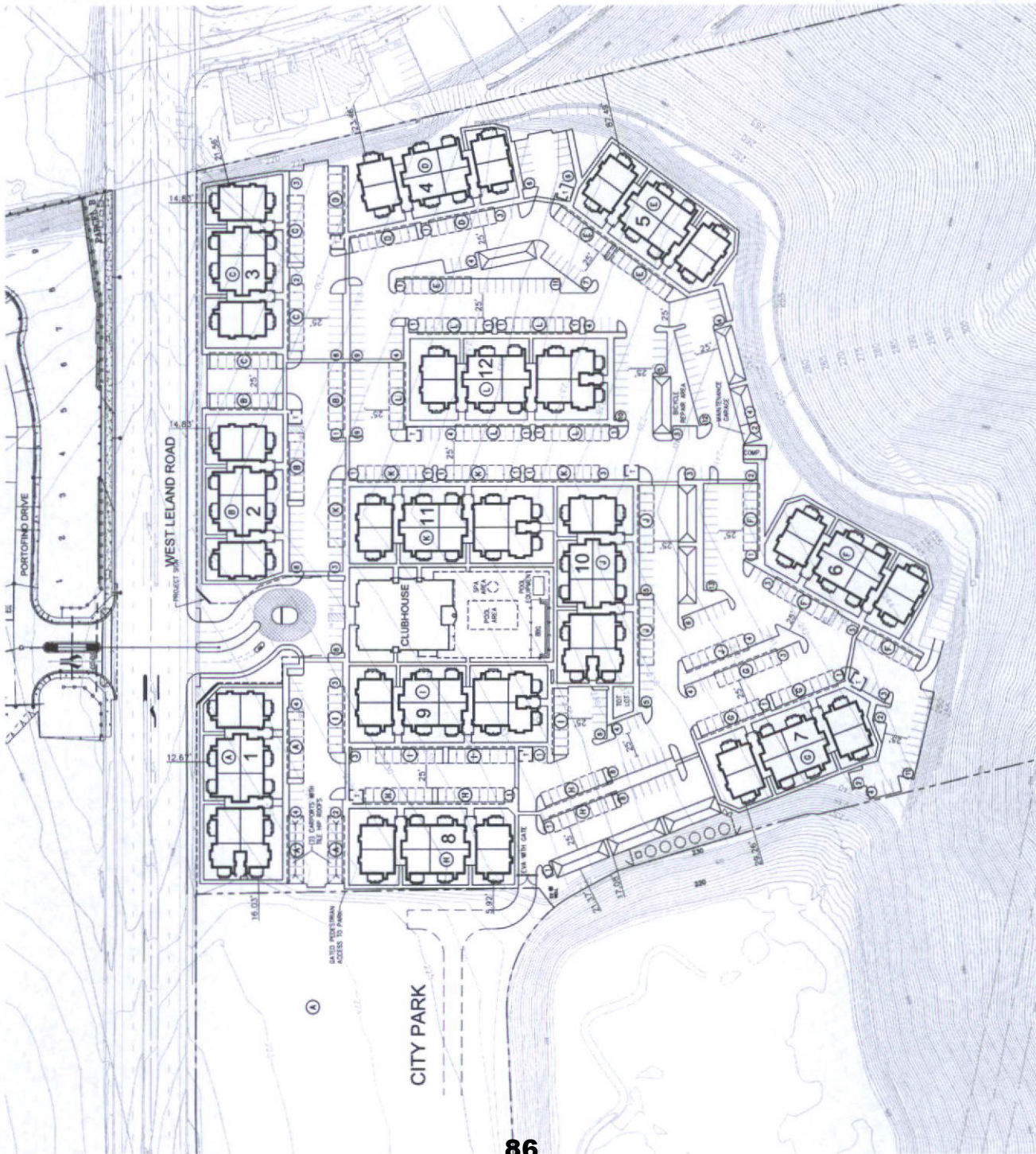
LANDSCAPE:
THOMAS BANK & ASSOCIATES, LLP
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
T 925.933.2583
CONTACT: Rick Stover
EMAIL: rstover@tbak.com

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A1 CONCEPTUAL SITE PLAN, PROJECT DATA
A2 CLUBHOUSE ELEVATIONS
A3.1 BUILDING ELEVATIONS - BUILDING A
A3.2 BUILDING ELEVATIONS - BUILDING A
A3.3 BUILDING ELEVATIONS - BUILDING B
A3.4 BUILDING ELEVATIONS - BUILDING B
A3.5 BUILDING ELEVATIONS - BUILDING B
A4 BUILDING ELEVATIONS - BUILDING B
A5 BUILDING ELEVATIONS - BUILDING B
A6 CLUBHOUSE FLOOR AND ROOF PLANS
A7 MASSING PLANS AND ROOF PLAN - BUILDINGS A & B
A8 UNIT PLANS
A9 ACCESSORY BUILDINGS
A9 COLOR AND MATERIALS
C1 CIVIL TITLE SHEET
C2 GRADING AND DRAINAGE PLAN (1)
C3 GRADING AND DRAINAGE PLAN (2)
C4 UTILITY PLAN
L1 MASTER LANDSCAPE PLAN
L2 LANDSCAPE ENLARGEMENT PLANS

COVER SHEET

SCALE: NO SCALE
DATE: 2/17/2017
REVISIONS:
PROJECT NO. 13072
A0
SHEET OF



OWNER: SAN MARCO PROPERTIES, LLC

PROJECT DATA

GROSS SITE AREA - 22.3 ACRES

NET SITE AREA - 13.3 ACRES

TOTAL UNITS - 316 UNITS

GROSS DENSITY - 14.3 DU/AC

NET DENSITY - 23.9 DU/AC

NUMBER OF BUILDINGS	NUMBER OF UNITS/BLDG	TOTAL UNITS
TYPE A - 7	24 = 168 UNITS	
TYPE B - 5	30 = 150 UNITS	
TOTAL -		318 UNITS

1 BR UNITS - 102 (32.0%)

2 BR UNITS - 216 (68.0%)

PARKING COUNT:

CARPPOOL PARKING (39 CARPOOLS) - 312 SPACES

GARAGE PARKING (8 GARAGES) - 48 SPACES

GARAGE PARKING (1 GARAGE) - 4 SPACES

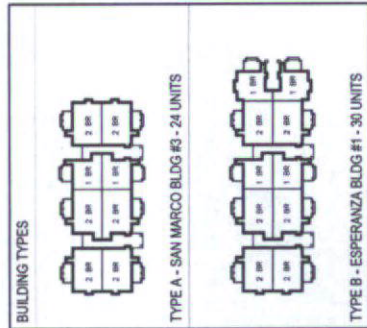
UNCOVERED PARKING - 271 SPACES

TOTAL PARKING AVAILABLE - 636 SPACES

PARKING SPACES PER UNIT - 2.00 SPACES/UNIT

ACCESSIBLE PARKING SPACES

1. COVERED UNITS (GROUND FLOOR) - 106 UNITS	4. TOTAL REQUIRED (MINIMUM) - 1 SPACES
2. REQUIRED PARKING SPACES (TYPE A - 7 BLDGS - 168 UNITS) 15% = 25.2 UNITS	5. TOTAL PROVIDED OF ACCESSIBLE UNITS - 106 UNITS
3. GUEST ACCESSIBLE (TYPE B - 5 BLDGS - 150 UNITS) 5% = 7.5 UNITS	6. TOTAL PROVIDED OF ACCESSIBLE UNITS - 106 UNITS
7 - TOTAL SPACES	



CONCEPTUAL SITE PLAN

SCALE: 1" = 50'

50' 0' 50' 100'

NORTH



CLUBHOUSE
ELEVATIONS

SCALE: AS SHOWN

DATE: 2/27/2017

REVISIONS:

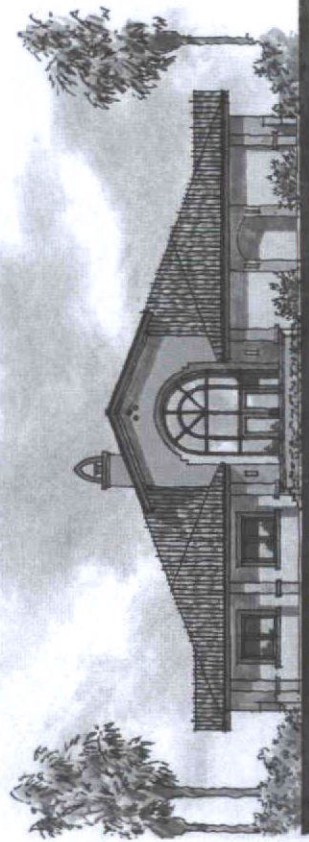
PROJECT NO. 13022

A2

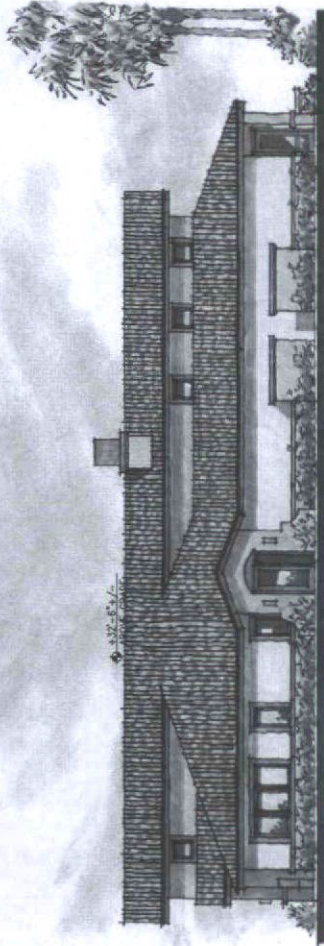
SHEET OF



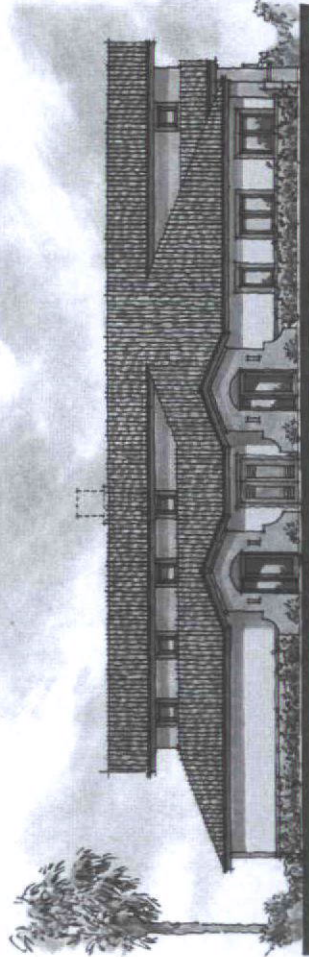
CONCEPTUAL FRONT ELEVATION



CONCEPTUAL REAR ELEVATION



CONCEPTUAL RIGHT SIDE ELEVATION

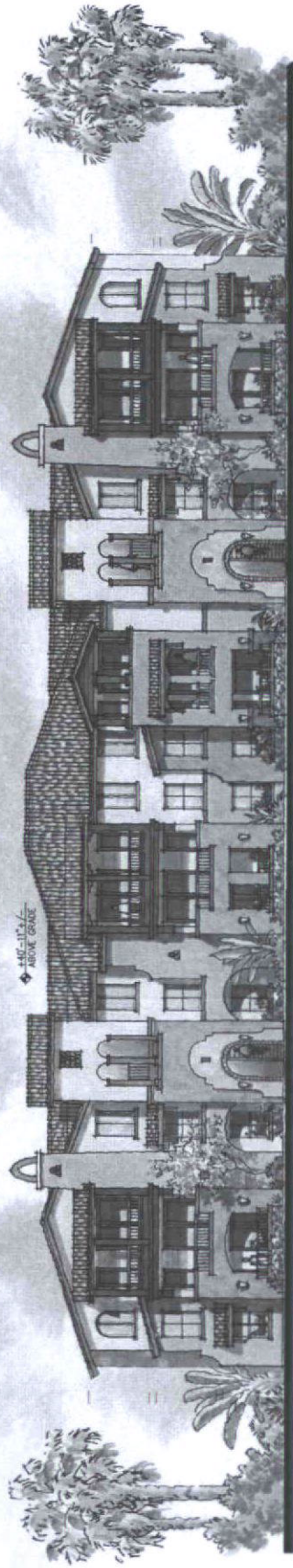


CONCEPTUAL LEFT SIDE ELEVATION

CONCEPTUAL CLUBHOUSE ELEVATIONS

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





CONCEPTUAL FRONT ELEVATION



CONCEPTUAL REAR ELEVATION

CONCEPTUAL BUILDING 'A' ELEVATIONS
SCALE: 1/8" = 1'-0"





**BUILDING A
ELEVATIONS**

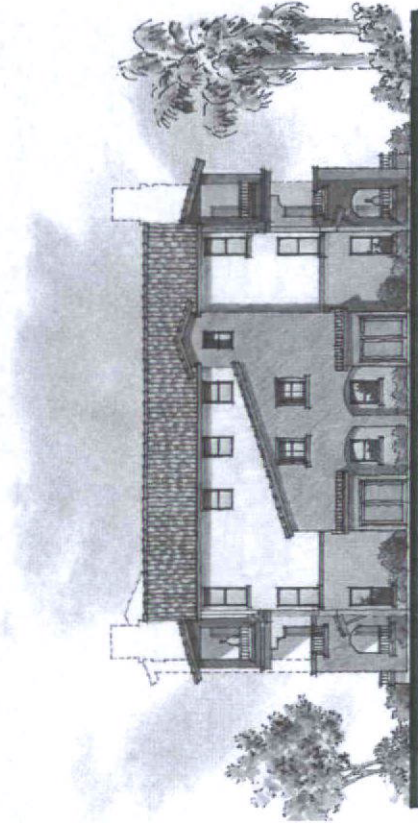
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REVISIONS:

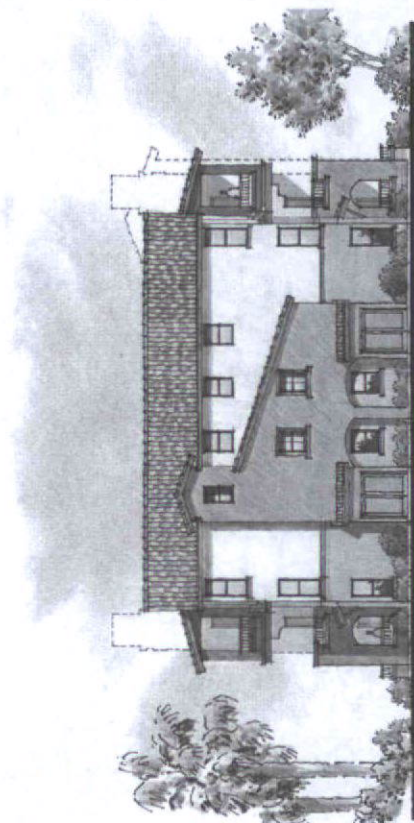
PROJECT NO. 1302

A3.2

SHEET OF



CONCEPTUAL RIGHT SIDE ELEVATION



CONCEPTUAL LEFT SIDE ELEVATION

CONCEPTUAL BUILDING 'A' ELEVATIONS
 SCALE: 1/8" = 1'-0"





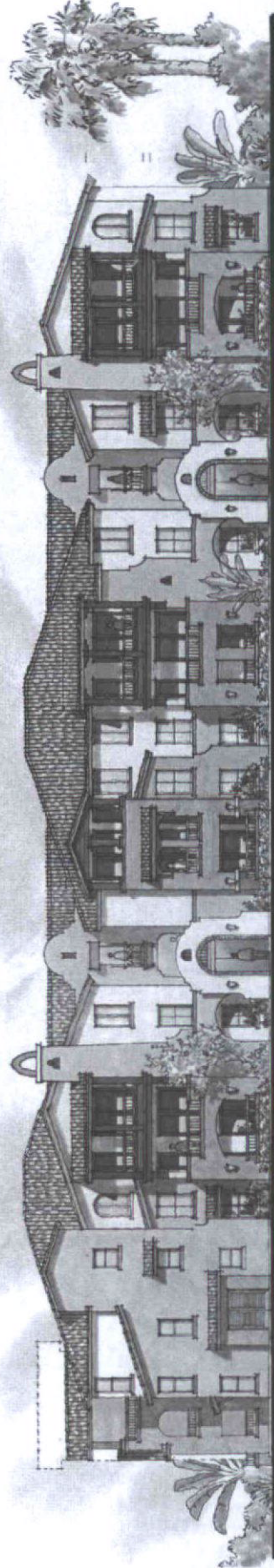
**BUILDING B
ELEVATIONS**

SCALE: AS SHOWN
 DATE: 2 / 27 / 2017
 REVISIONS:

PROJECT NO. 13072
 A3.3
 SHEET OF



CONCEPTUAL FRONT ELEVATION



CONCEPTUAL REAR ELEVATION

CONCEPTUAL BUILDING 'B' ELEVATIONS
 SCALE: 1/8" = 1'-0"

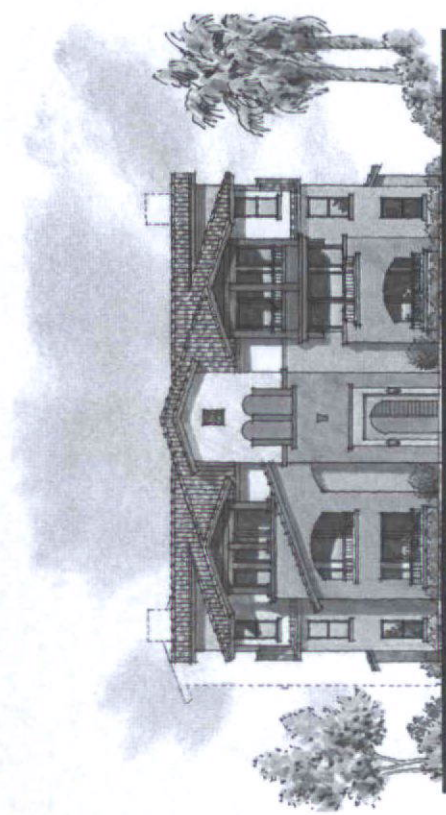




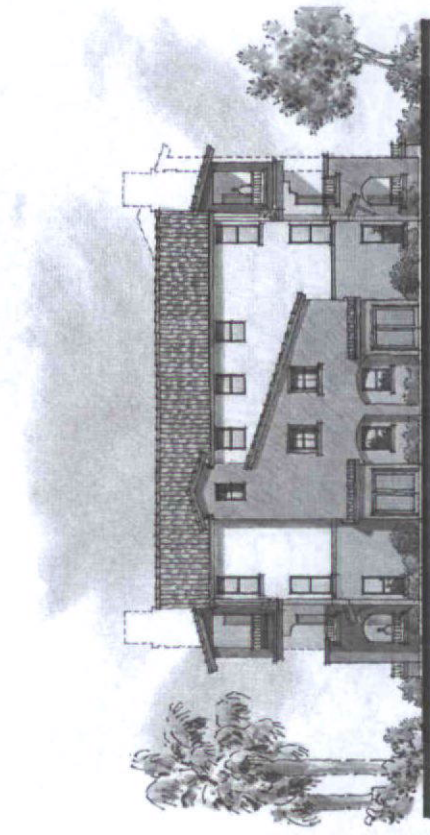
LCA ARCHITECTS
 1000 N. 10TH AVE. SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.LCA-ARCHITECTS.COM

BUILDING B
 ELEVATIONS
 SCALE: AS SHOWN
 DATE: 2/27/2017
 REVISIONS:

PROJECT NO. 13012
 A3.4
 SHEET OF



CONCEPTUAL RIGHT SIDE ELEVATION



CONCEPTUAL LEFT SIDE ELEVATION

CONCEPTUAL BUILDING 'B' ELEVATIONS

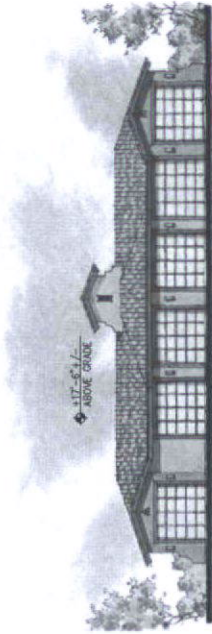




CONCEPTUAL RIGHT SIDE ELEVATION



CONCEPTUAL LEFT SIDE ELEVATION



CONCEPTUAL FRONT ELEVATION



CONCEPTUAL REAR ELEVATION

CONCEPTUAL GARAGE BLDG. ELEVATIONS

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



DAVE E. CAMPBELL & ASSOCIATES
ARCHITECTS
1000 14th Street, Suite 1000
Pittsburgh, PA 15222
Tel: 412.391.1000
Fax: 412.391.1001
www.davecampbell.com

GARAGE BLDG.
ELEVATIONS

SCALE: AS SHOWN

DATE: 2 / 27 / 2017

REVISIONS:

PROJECT NO. 13052

A3.5

SHEET OF



LCA ARCHITECTS
1201 14th Street, Suite 1000
Pittsburgh, PA 15222
Tel: 412.391.1234
Fax: 412.391.1235
www.lcaarchitects.com

ELEVATION
DESIGN ELEMENTS
& SECTION

SCALE: AS SHOWN

DATE: 2/27/2017

REVISIONS

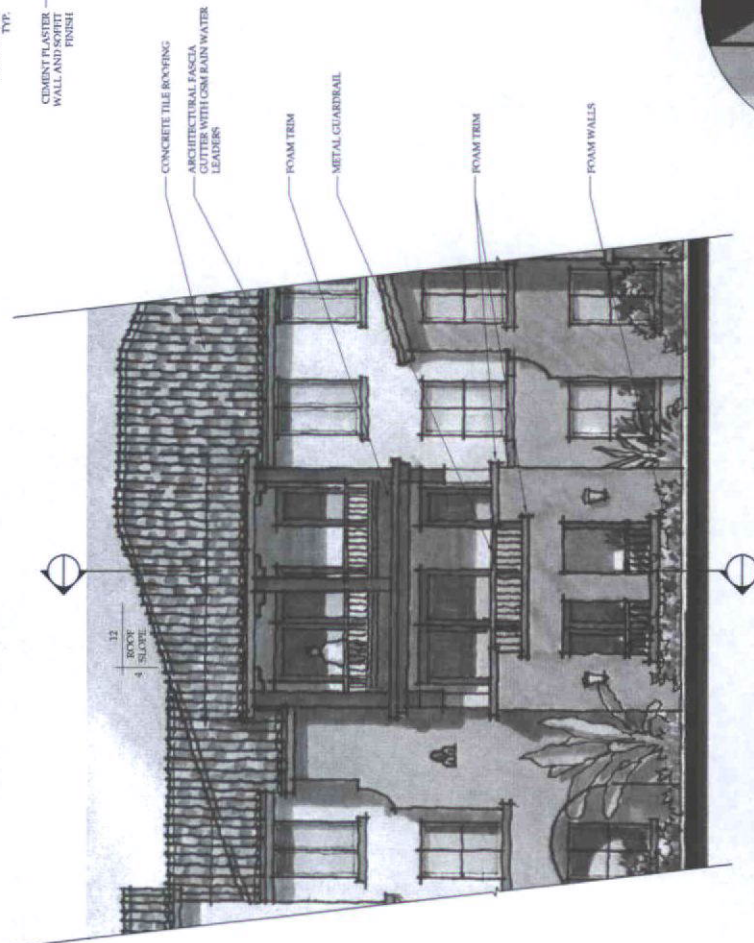
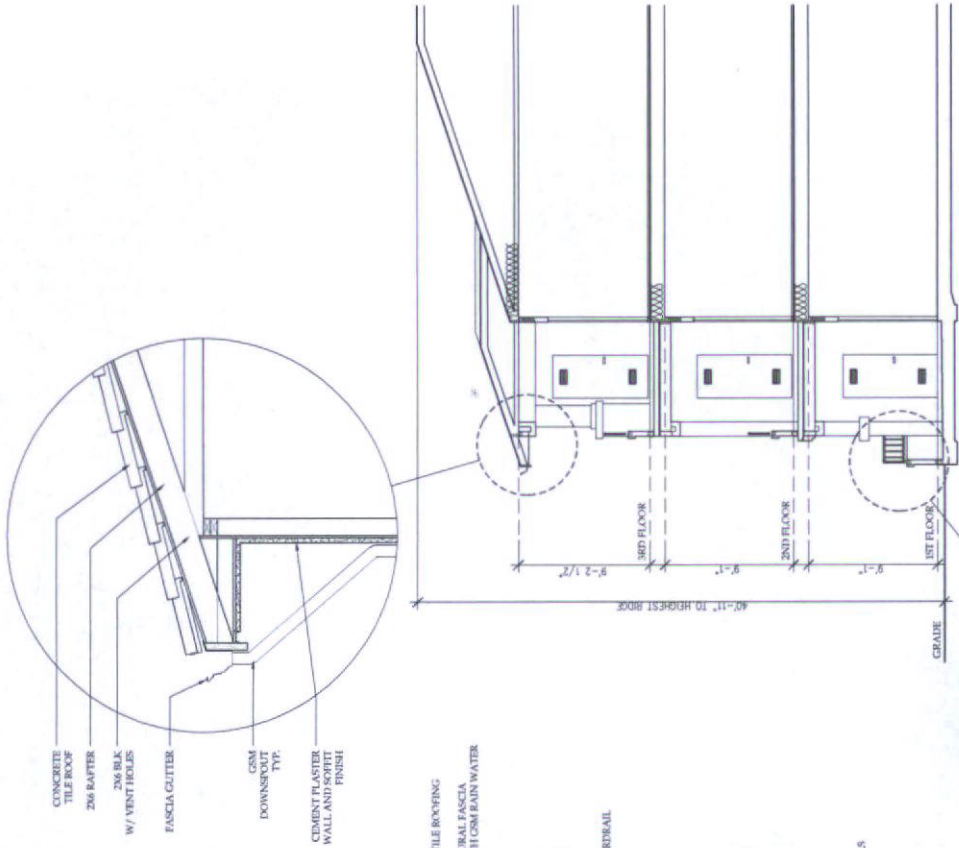
PROJECT NO. 13072

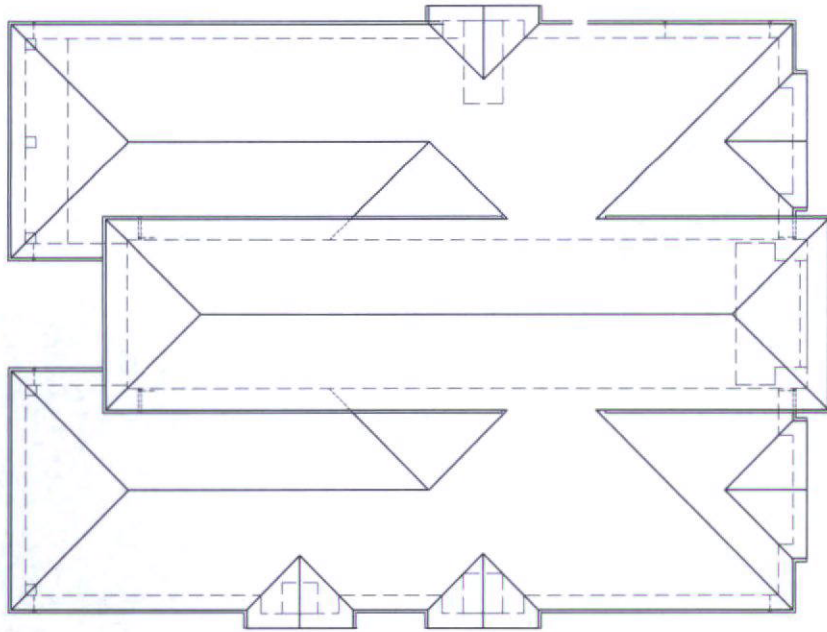
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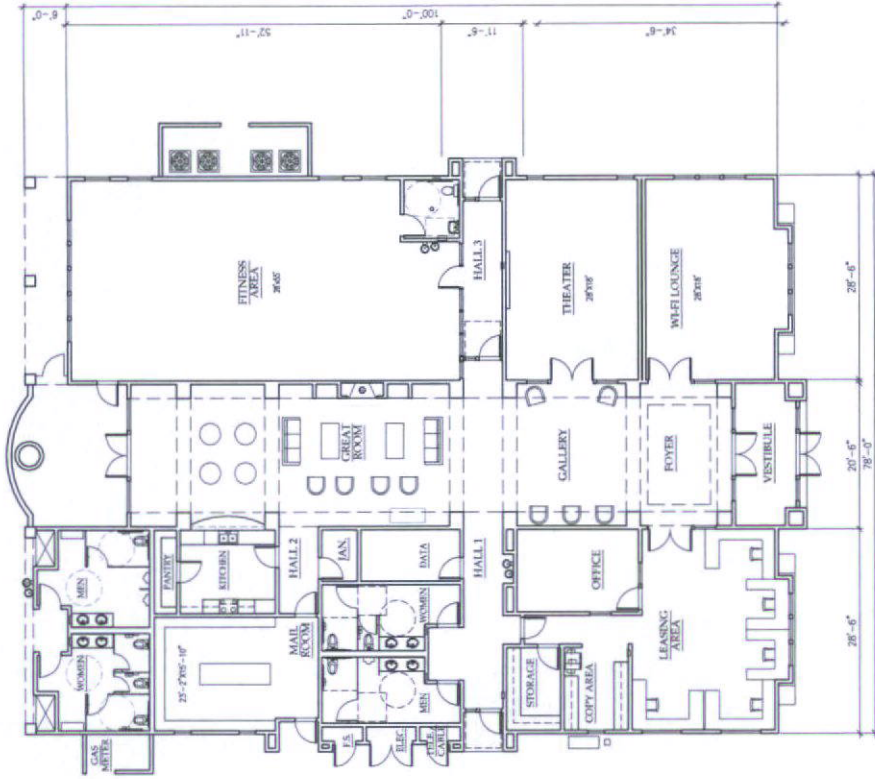
CONCEPTUAL ELEVATION
DESIGN ELEMENTS & SECTION

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





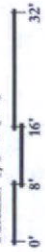
ROOF PLAN

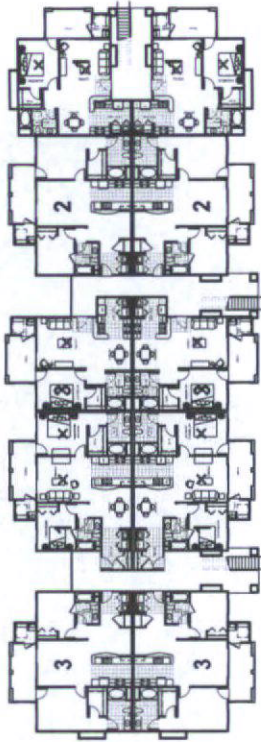


FLOOR PLAN 7,873 S.F.

CLUBHOUSE

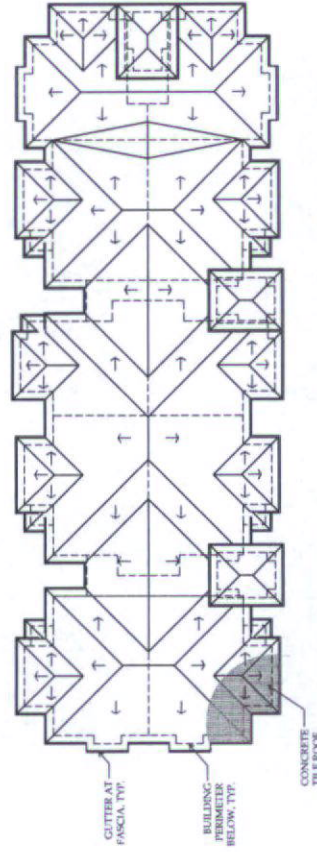
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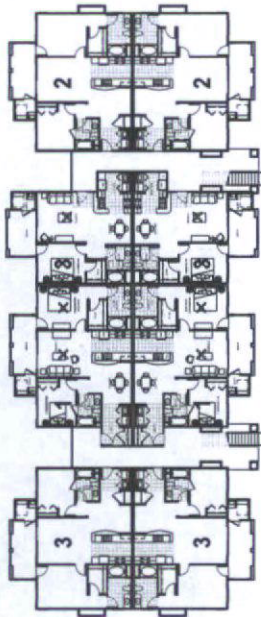
BUILDING B

CONCEPTUAL MASSING PLANS
 SCALE: 1/16" = 1'-0"
 16' 0' 16' 32'

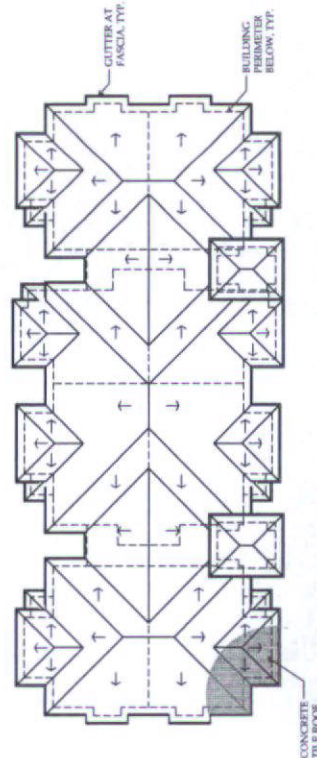


BUILDING B

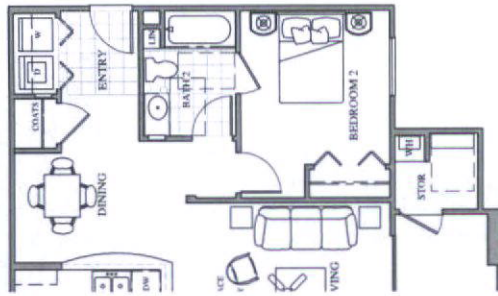
CONCEPTUAL ROOF PLANS
 SCALE: 1/16" = 1'-0"
 16' 0' 16' 32'



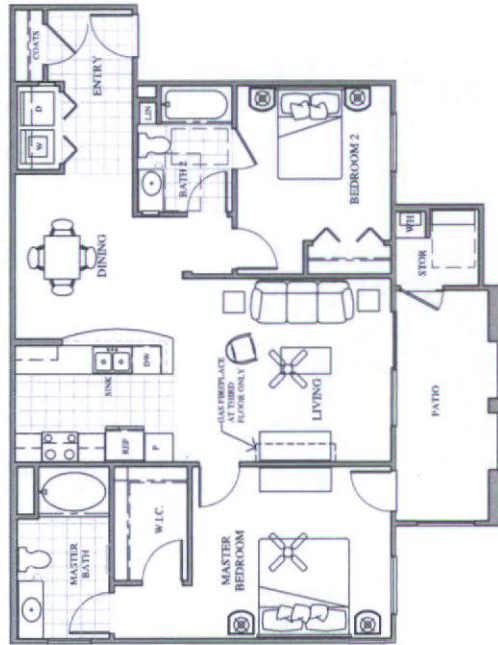
BUILDING A



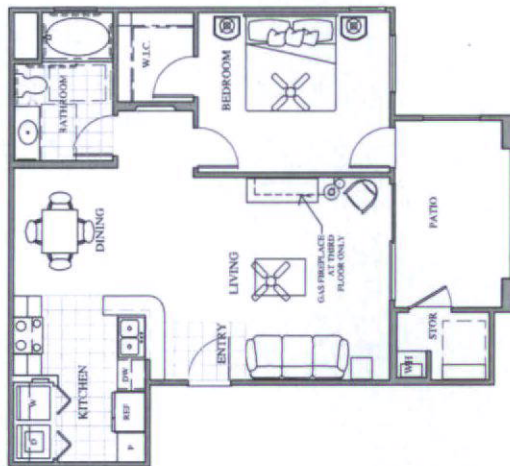
BUILDING A



UNIT 3
 2 BR / 2 BATH
 SIMILAR TO UNIT 2 WITH
 ALTERNATIVE ENTRY LAYOUT
 UNIT AREA = 1,067 SF
 PRIVATE STORAGE = 37 SF
 DECK (PRIVATE OS) = 105 SF



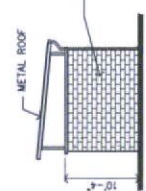
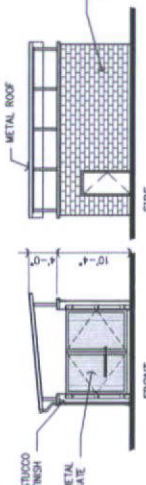
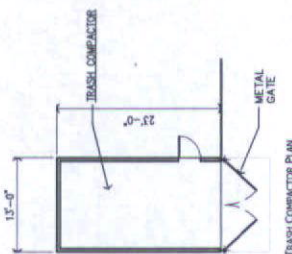
UNIT 2
 2 BR / 2 BATH
 UNIT AREA = 1,117 SF
 PRIVATE STORAGE = 37 SF
 DECK (PRIVATE OS) = 105 SF



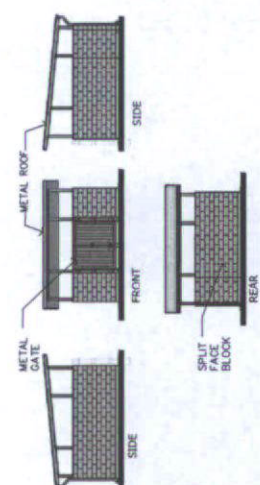
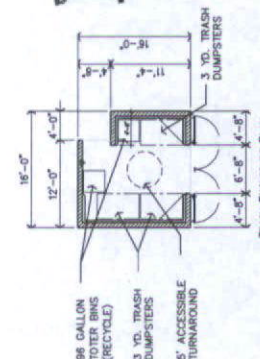
UNIT 1
 1 BR / 1 BATH
 UNIT AREA = 772 SF
 PRIVATE STORAGE = 37 SF
 DECK (PRIVATE OS) = 98 SF

CONCEPTUAL UNIT PLANS

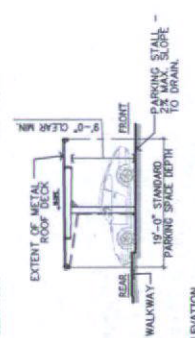
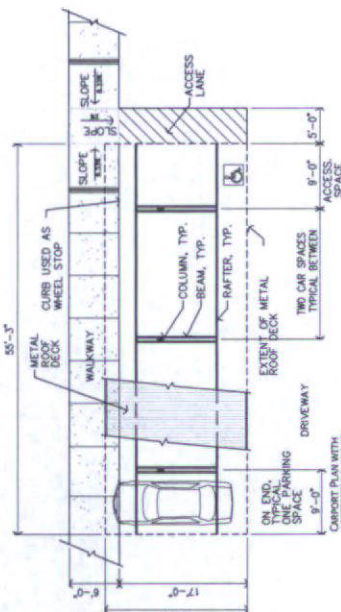




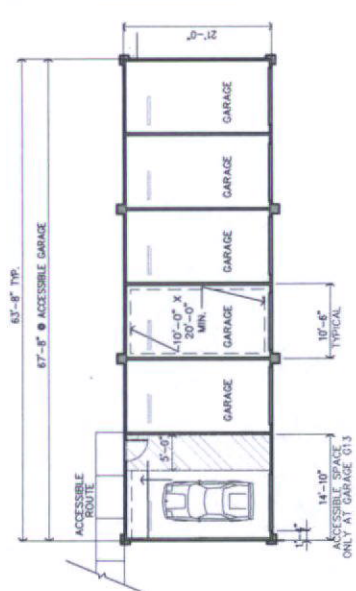
TRASH COMPACTOR PLAN & ELEVATION
SCALE: 1/8"=1'-0"



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

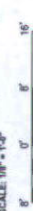


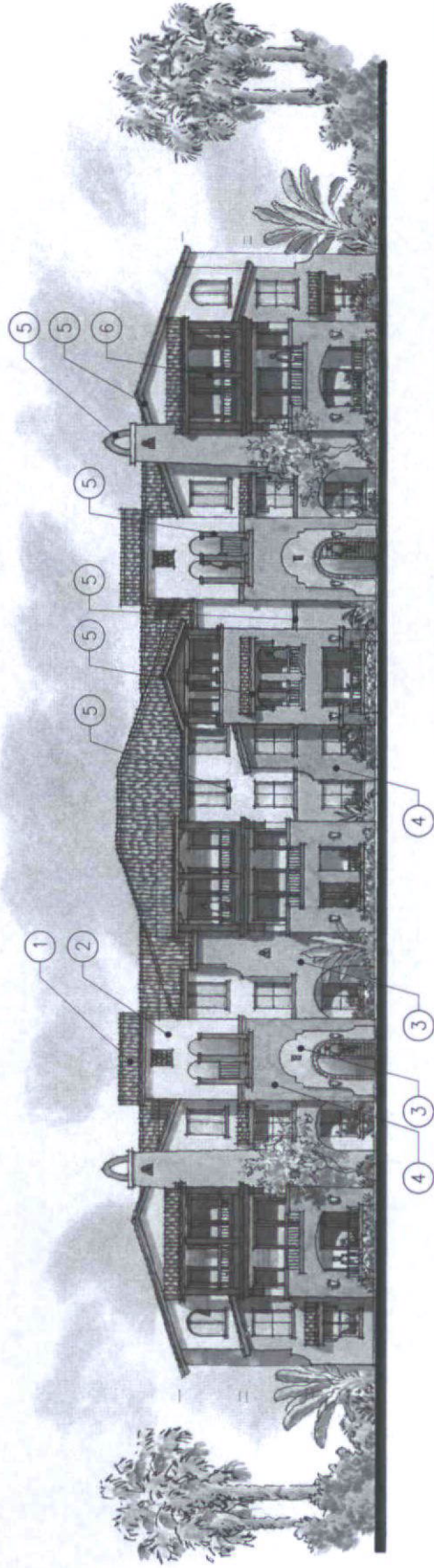
CARPORT PLAN & ELEVATION
SCALE: 1/8"=1'-0"



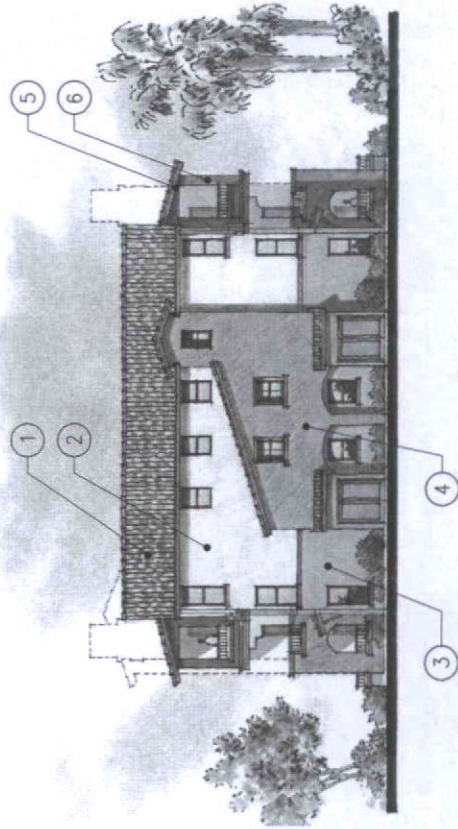
GARAGE PLAN
SCALE: 1/8"=1'-0"

CONCEPTUAL ACCESSORY BUILDINGS





CONCEPTUAL FRONT ELEVATION



CONCEPTUAL REAR ELEVATION

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

COLOR CHART

1	ROOF EAGLE ROOF CONCRETE TILE CAPISTRANO ADORE BLEND 3723	4	BODY COLOR 3 KELLY MOORE 212 SALTILLO
2	BODY COLOR 1 KELLY MOORE KM4527-1 TOASTED OATMEAL	5	FASCIA / ACCENT / TRIM KELLY MOORE KM4510-3 BEAR HUG
3	BODY COLOR 2 KELLY MOORE KM4530-2 FRIENDLY HOMESTEAD	6	BALCONY KELLY MOORE 417 OXFORD BROWN

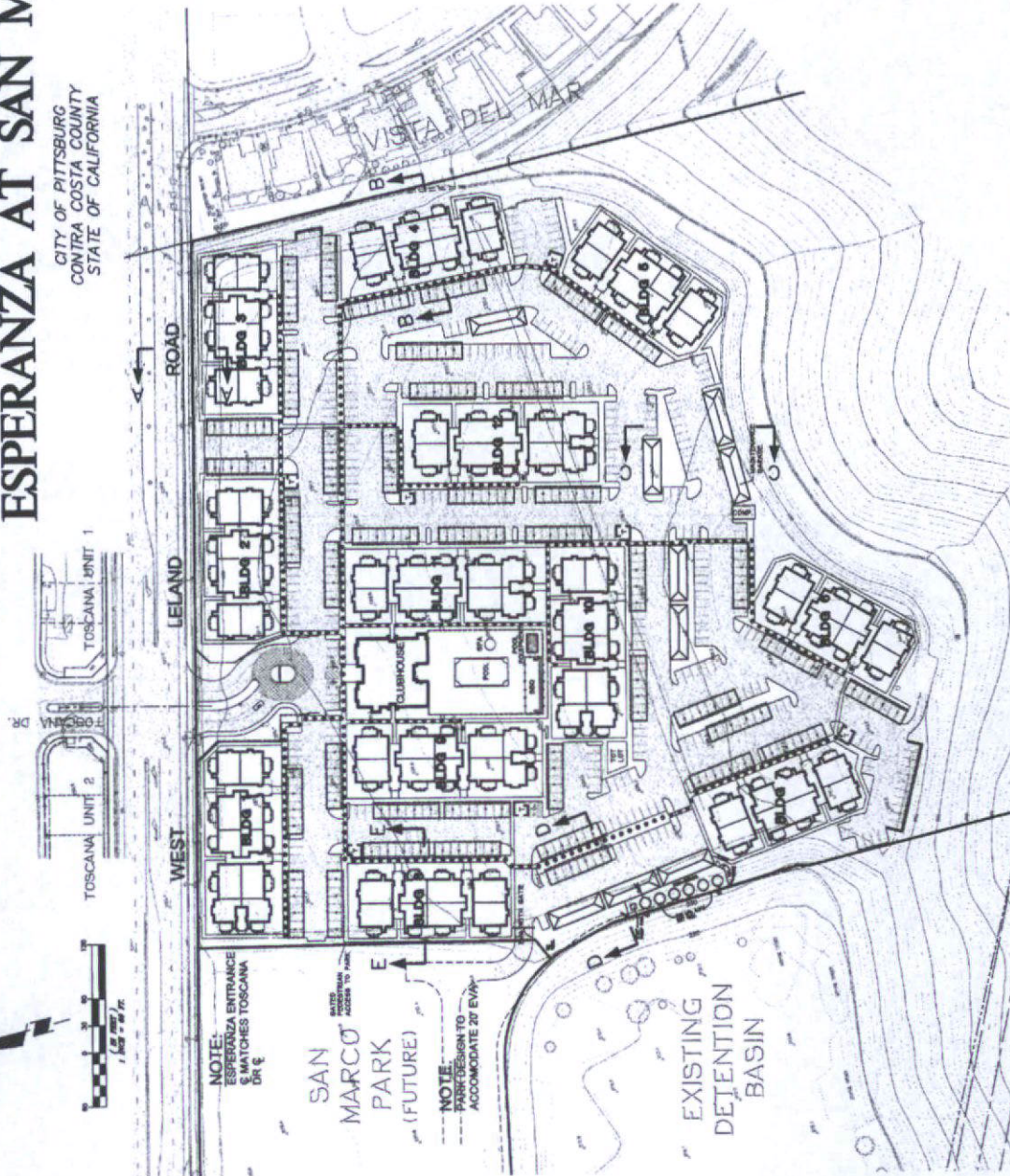
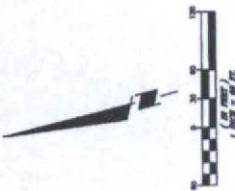
COLOR & MATERIALS

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

0' 6' 12'

PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN ESPERANZA AT SAN MARCO

CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

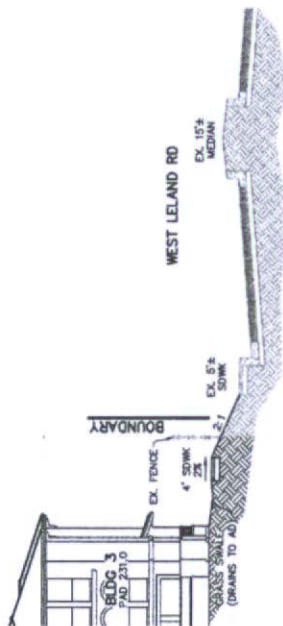


LEGEND:

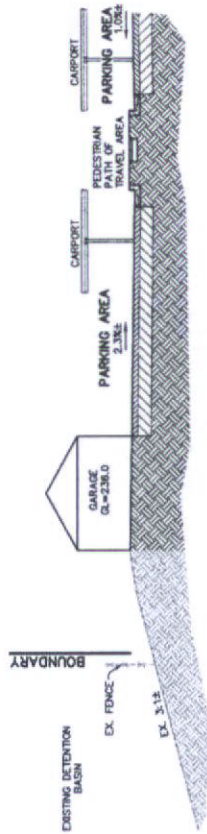
PROJECT BOUNDARY	RETAINING WALL
RIGHT-OF-WAY LINES	42° +/- DECORATIVE
PROPERTY LINES	METAL VIEW FENCE
DAYLIGHT LINES	EX. SPOT ELEVATION
BUILDING NUMBER	PROPOSED 2:1 SLOPE
PAD GRADE	(UNLESS OTHERWISE NOTED)
BUILDING FINISH FLOOR	STREET GRADE & DIRECTION
FIRE HYDRANT	PROPOSED PAVEMENT
SEWER LINE, & DIRECTION	PROPOSED SIDEWALK/WALKWAY
SEWER MANHOLE (PROPOSED)	CARPORT
SEWER CLEANOUT	GARAGE
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STORM AREA DRAIN	
STORM BASIN OUTFALL	
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PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN ESPERANZA AT SAN MARCO

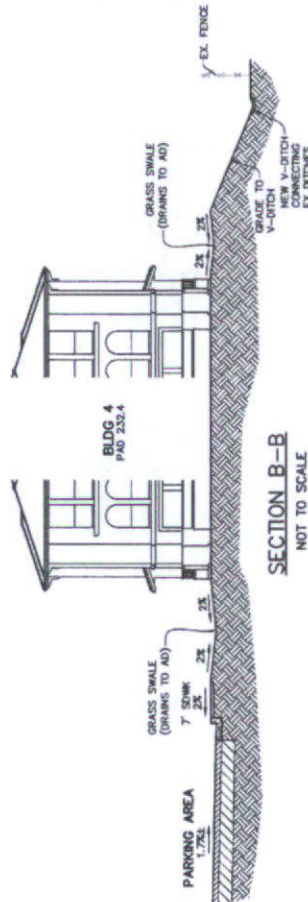
CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA



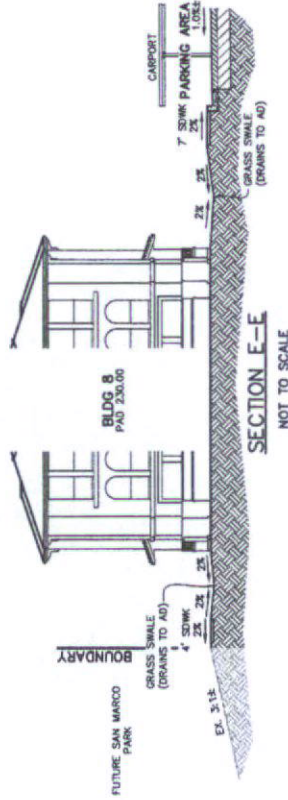
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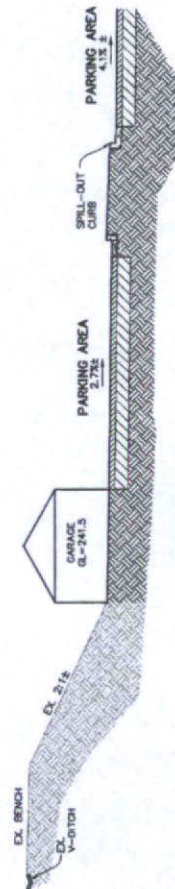
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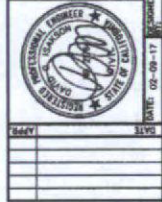
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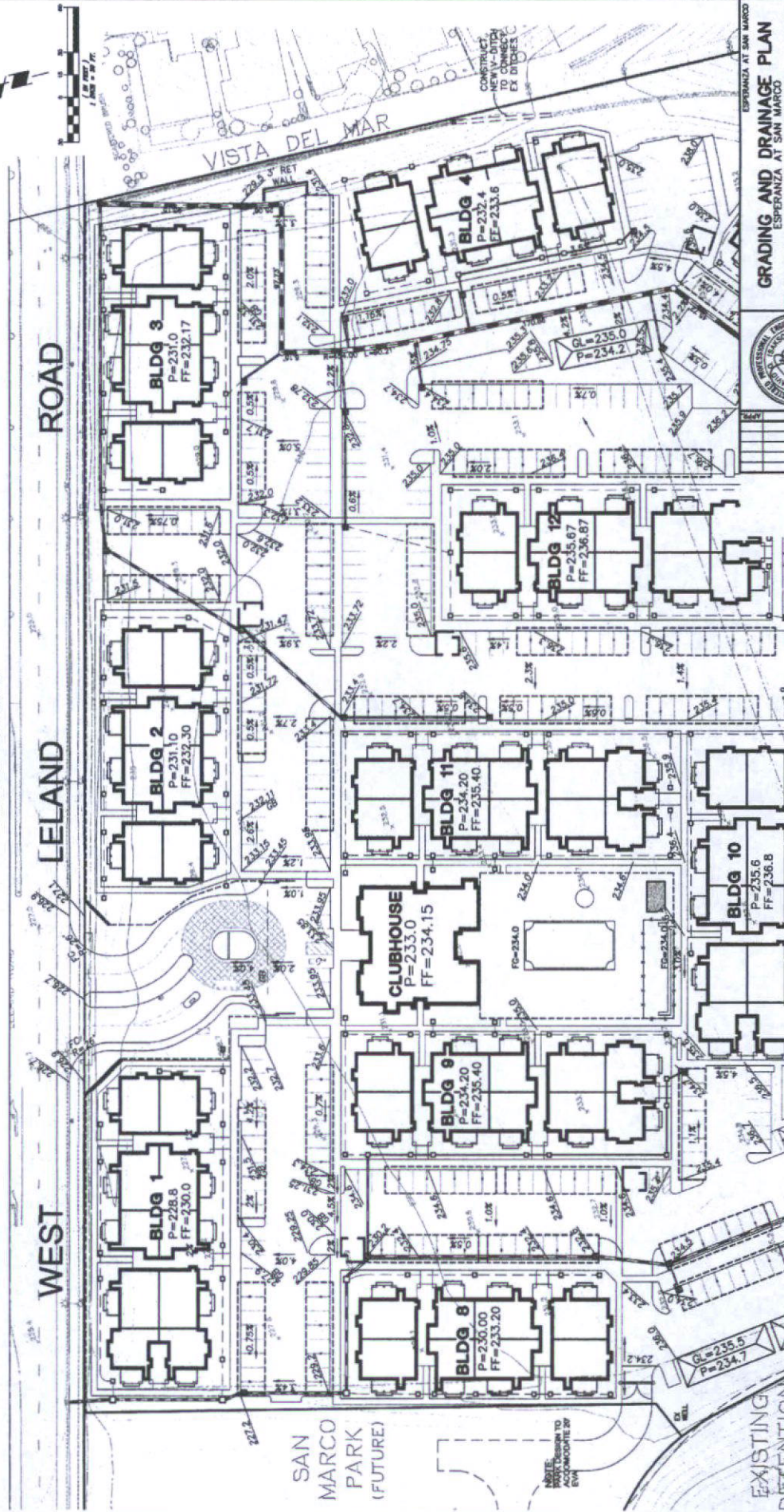
SECTIONS
ESPERANZA AT SAN MARCO
CITY OF PITTSBURG
CONTRA COSTA COUNTY
CALIFORNIA

Isaac & Assoc. Inc.
Civil and
Engineering
2200 Nevada Valley Road, Suite 2, Walnut Creek, CA 94596
Phone (925) 827-8333
Fax (925) 827-8333

DATE: 02-09-17
PROJECT: 001
SHEET: C2 OF 3

PRELIMINARY GRADING & DRAINAGE PLAN ESPERANZA AT SAN MARCO

CITY OF PITTSBURGH
CONTRA COSTA COUNTY
STATE OF CALIFORNIA



SEE SHEET 4

ESPERANZA AT SAN MARCO
GRADING AND DRAINAGE PLAN
ESPERANZA AT SAN MARCO
CITY OF PITTSBURGH CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
engineering and surveying
2705 Virginia Street, Suite 100, Walnut Creek, CA 94596 Phone (925) 937-4333
FAX (925) 937-4333
DATE: 02-06-17 PROJECT NO: 17000000000000000000 SHEET 13 OF 13

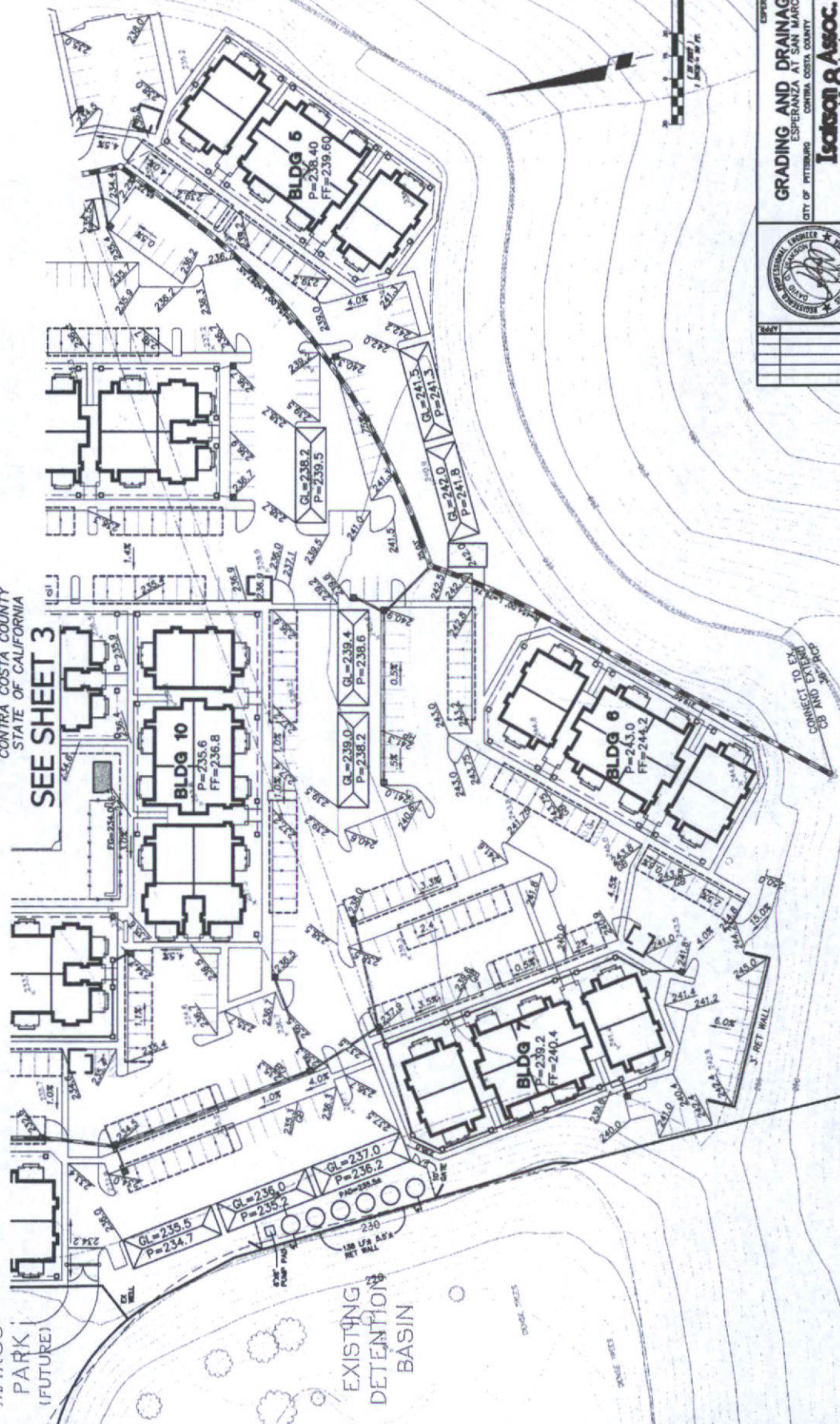
PRELIMINARY GRADING & DRAINAGE PLAN ESPERANZA AT SAN MARCO

SAN
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PARK
(FUTURE)

CITY OF PITTSBURGH
CONTRA COSTA COUNTY
STATE OF CALIFORNIA

SEE SHEET 3

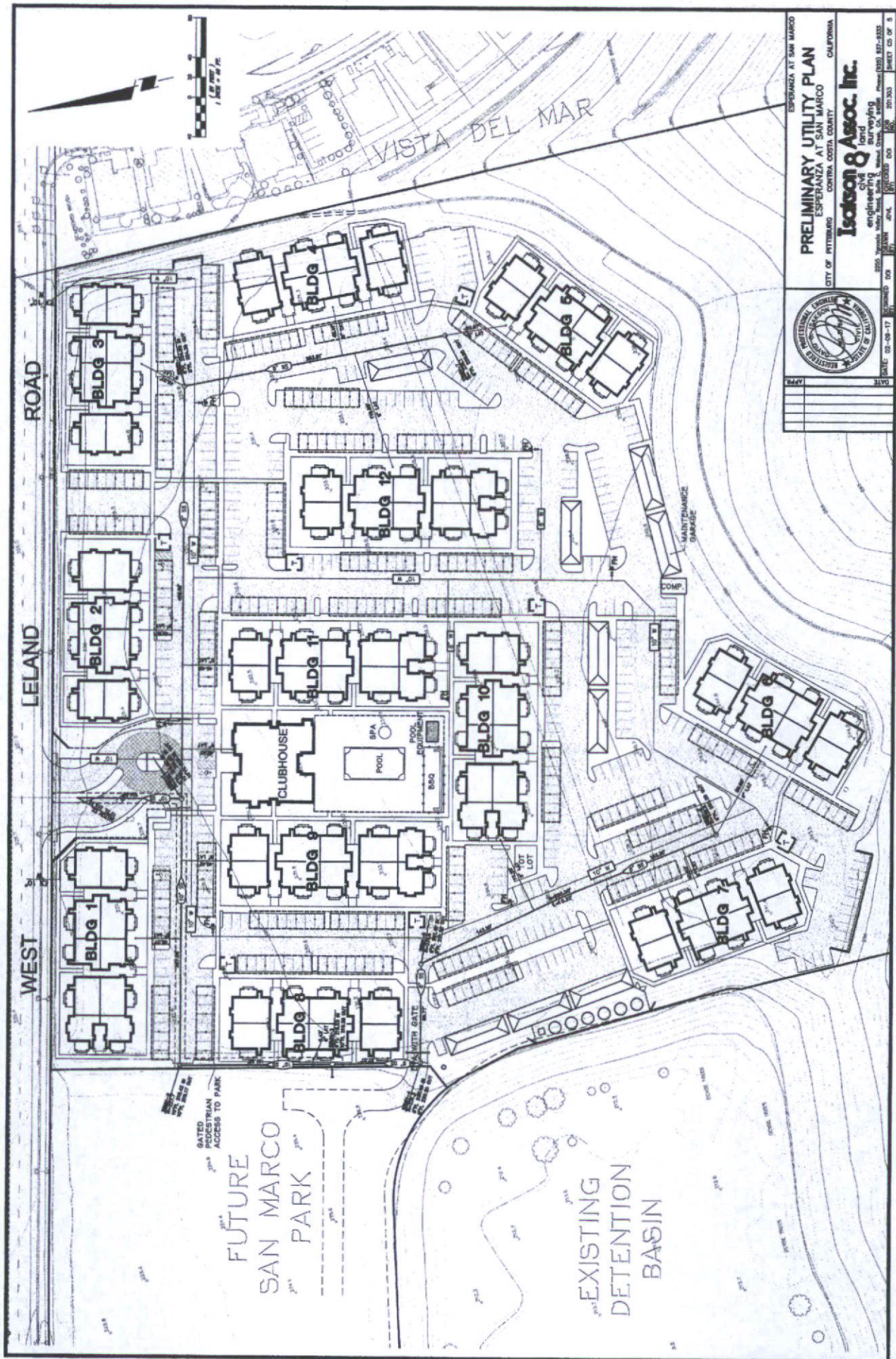
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ESPERANZA AT SAN MARCO
GRADING AND DRAINAGE PLAN
ESPERANZA AT SAN MARCO
CITY OF PITTSBURGH
CONTRA COSTA COUNTY
CALIFORNIA

Isaac G. Assoc. Inc.
engineering and
surveying

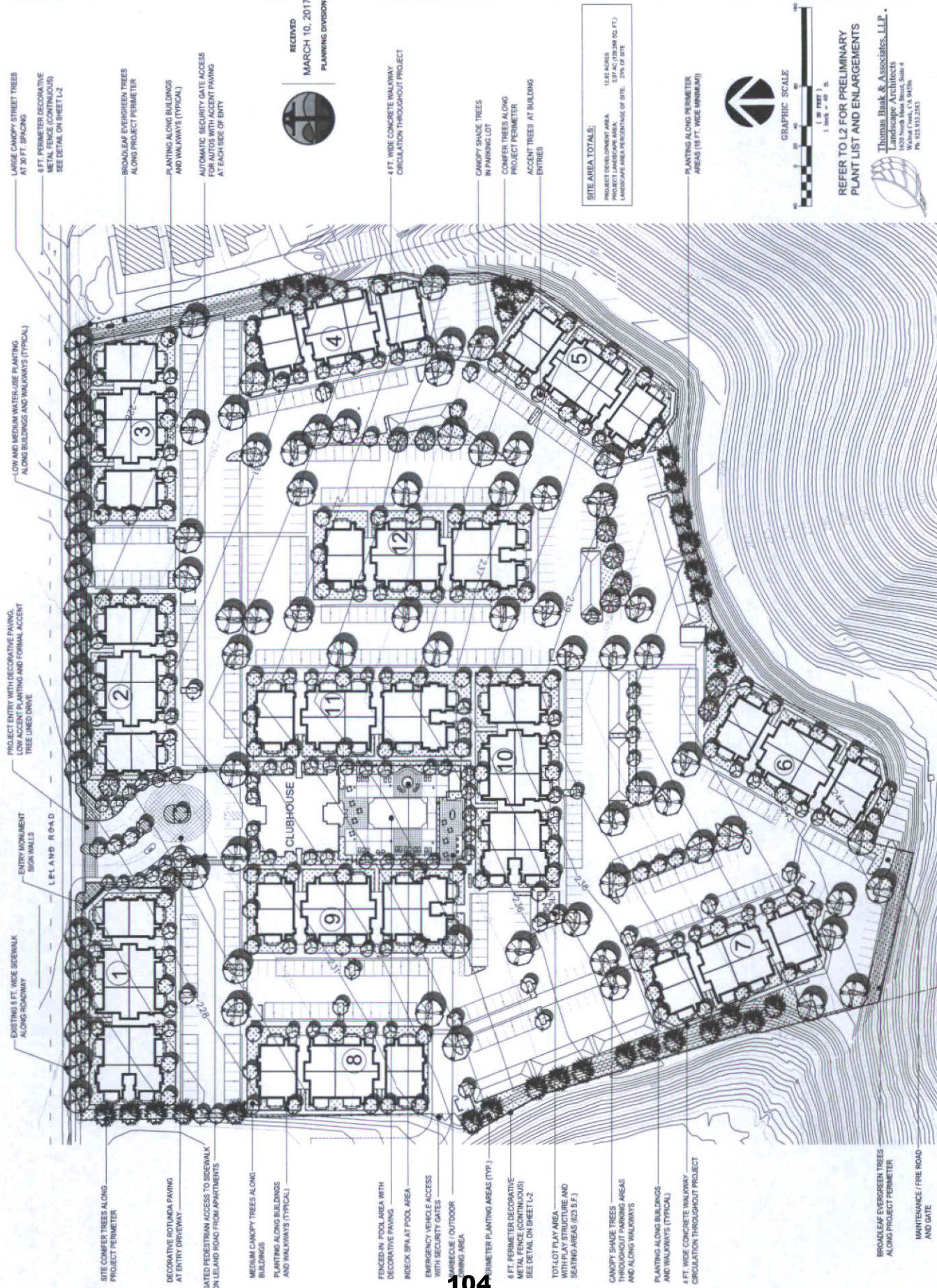
22055 Yarnella Valley Road, Suite 100, Walnut Creek, CA 94595
Phone (925) 937-6333
FAX (925) 937-6333
DATE: 05-09-17
DRAWN: JVS
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SCALE: AS SHOWN
SHEET 04 OF 9



ESPERANZA AT SAN MARCO
PRELIMINARY UTILITY PLAN
 ESPERANZA AT SAN MARCO
 CITY OF PITTSBURG
 CONTRA COSTA COUNTY
 CALIFORNIA

Isatson & Assoc. Inc.
 civil
 engineering
 land
 surveying

DATE: 05-08-17
 SHEET: 001 OF 01



RECEIVED

 MARCH 10, 2017

 PLANNING DIVISION

SITE AREA TOTALS:

 12.85 ACRES

 PROJECT DEVELOPMENT AREA 3.97 AC (30,848 SQ. FT.)

 PROJECT LANDSCAPE AREA 8.88 AC (77,424 SQ. FT.)

 LANDSCAPE AREA PERCENTAGE OF SITE 68% OF SITE



REFER TO L2 FOR PRELIMINARY

 PLANT LIST AND ENLARGEMENTS

Thomas Baak & Associates, LLP

 Landscape Architects

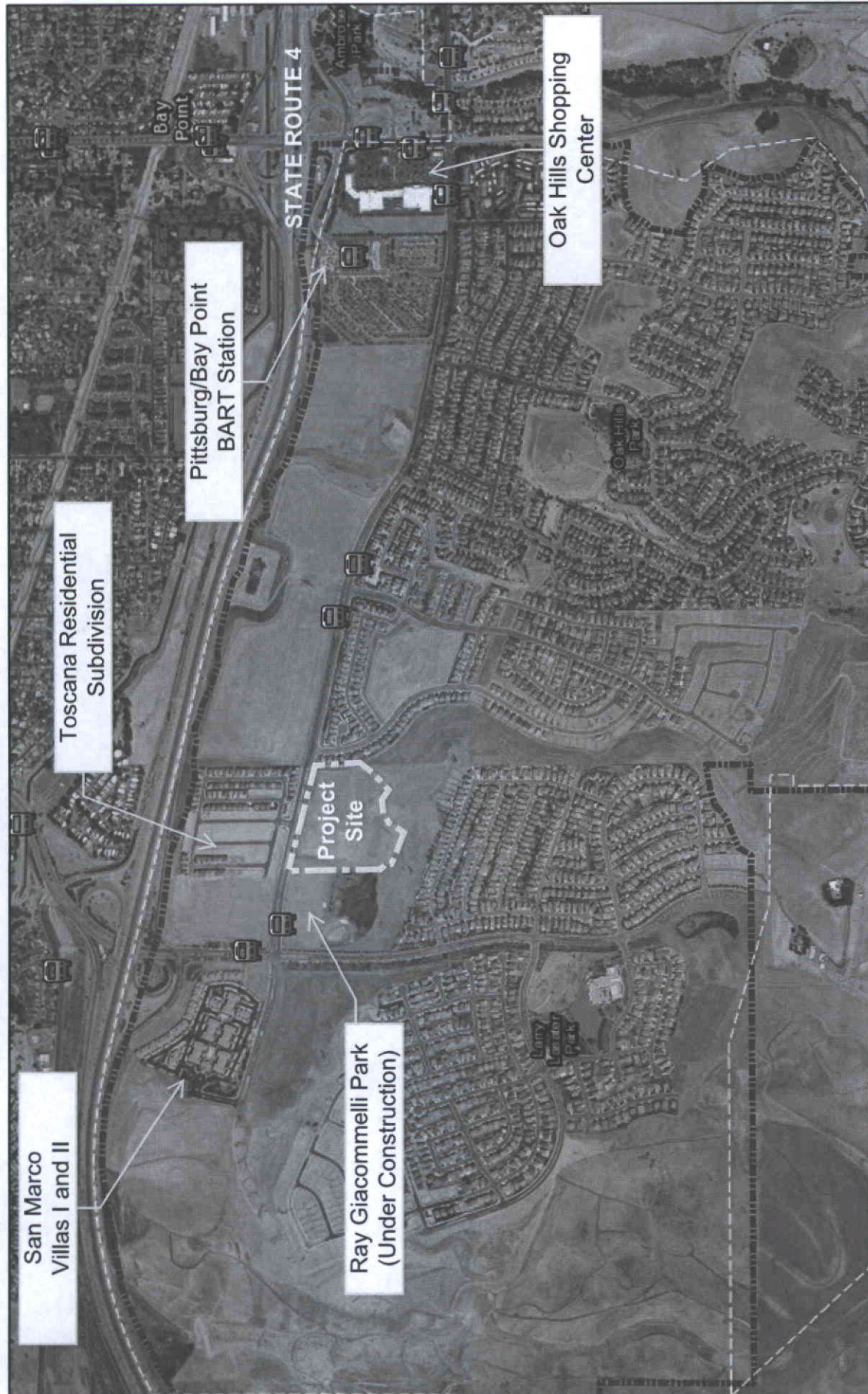
 1000 UNIVERSITY AVENUE, SUITE 200

 PITTSBURG, CALIFORNIA 94570

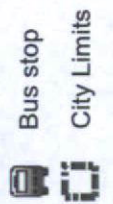
 TEL: (925) 933-2353 FAX: (925) 933-2353



Surrounding Land Uses



April 12, 2017



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

Planning Division
City of Pittsburgh

Existing Conditions



Fig. 1: Project site facing southeast

Attachment4
Applicable General Plan Goals and Policies
Esperanza at San Marco, AP-13-932 (DR)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would be constructed within the existing municipal boundary, helping the City maintain a compact urban form. No Hillside land would be disturbed.
2-G-5: Promote a diversity of housing types, including opportunities for hillside estate development, as well as smaller lot, infill, and high-density housing.	Consistent. The proposed project would provide high-end, market-rate rental housing for families and young professionals within one mile of the Pittsburg/Bay Point BART Station.
2-P-5: Undertake planned development as a means to achieve high community design standards, not to circumvent development intensity standards.	No conflict. The proposed project is located within the PD-1362 (Planned Development, Ordinance No. 12-1362) District, also known as 'San Marco.' The proposed project was identified as part of the development plan.
2-P-6: Ensure provision of community amenities within planned development projects, including parks and recreation facilities, streetscaping and pedestrian paths, transit facilities, parking areas, and public safety facilities. Ensure construction of amenities at a time that is in balance with the needs of the development.	Consistent. The proposed project is adjacent to Ray Giacomelli Park, and includes a separate tot lot and clubhouse facility with a pool and gym onsite. Additionally, proposed conditions of approval would require the developer install a bollard style bike repair station, bicycle parking racks, and a 100-square foot area for community gardening.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	No conflict. The proposed project would be located within an existing residential setting, and would not create hazardous or unhealthy conditions.
2-P-15: Ensure minimum residential densities, in accordance with the ranges stipulated in this Plan.	No conflict. The proposed project is located within 'Village M' of the PD-1362 (Planned Development, Ordinance No. 12-1362) District. Village M is a 22.3-acre site with 420 residential apartment units planned and a maximum allowable density of 18 units per acre; the proposed project is approximately 14.3 units per gross acre.
2-P-18: Limit all new multi-family housing to 20 units or more. Update the Zoning Ordinance to ensure that new multi-family projects are developed as large-scale, professionally maintained, high-density housing.	Consistent. The project, as proposed, includes 318 apartment units.
2-P-30: Encourage private developers to conduct geotechnical and biological studies prior to filing project applications to ensure environmentally sensitive project layout and design.	No conflict. The proposed development was analyzed within the San Marco Subsequent Final EIR, which included geotechnical and biological studies.
2-P-86: Work with project developers to ensure that new residential neighborhoods and business commercial complexes built along West Leland Road provide transit amenities (such as pedestrian paths, bus shelters, bicycle racks) and convenient access to the Pittsburg/Bay Point BART Station.	Conditionally consistent. Proposed conditions of approval would require the developer install a bollard style bike repair station and bicycle parking racks.

Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	No conflict. The proposed project would provide additional housing options in an area where demand is at an all-time high, and would not remove open space or habitat areas. Additionally, proposed conditions of approval would require the developer install transportation improvements, such as traffic signals at the intersection of West Leland Road and the project entrance, as well as amenities that would encourage bicycle use, such as indoor parking racks and a repair station.
3-G-5: Ensure that new residential, commercial and industrial growth within the Voter-Approved Urban Limit Line pays its share of the costs for the construction of facilities needed to serve that growth.	No conflict. The developer would be required to pay all building permit and impact fees associated with residential development.
3-G-9: Encourage the provision of new and improved pedestrian, bicycle and transit facilities to serve all users of new development projects.	Conditionally consistent. Proposed conditions of approval would require the developer install a six-foot-wide sidewalk along the project frontage, as well as bicycle amenities such as parking facilities and a repair station.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The proposed project site is located in an area where public facilities and infrastructure are available or can be provided.
3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	No conflict. The proposed project is within the scope of the SEIR (SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The project is in substantial conformance with the multi-family residential units analyzed in the SEIR for Village M of the San Marco Development Plan area. A proposed condition of approval would require the developer comply with all applicable mitigation measure contained within the SEIR.
3-P-12: Adopt and update development mitigation programs that collect fees to mitigate transportation impacts to both local and regional transportation facilities.	No conflict. Proposed conditions of approval would require the developer pay local and regional traffic mitigation fees.
3-P-16: Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects. (Transportation Policy 7-P-29)	No conflict. The nearest existing transit stop and bus turnout is approximately 500 feet from the project site.
3-P-17: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development. (Transportation Policy 7-P-34)	Conditionally consistent. Proposed conditions of approval would require the developer install a six-foot-wide sidewalk along the project frontage, as well as bicycle amenities such as parking facilities and a repair station.
Urban Design	
4-G-11: Initiate streetscape improvements to create an attractive, usable, multimodal transportation corridor along Leland Road.	Consistent. The proposed project includes heavy landscaping, including 20 shade trees, along the frontage of West Leland Road. This, combined with a proposed condition of approval which would require the developer install a new six-foot-wide sidewalk along West Leland Road, would create an attractive, usable, multimodal transportation corridor.

4-G-17: Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and provide a sense of connection with surrounding uses.	No conflict. The proposed project would be consistent with the San Marco development plan and the architectural style apparent throughout the area. The proposal includes a pedestrian connection to the future Ray Giacomelli Park, to the west.
4-G-18: Ensure that neighborhood streets provide safe and attractive connections to local schools, parks, commercial centers, and transit facilities for pedestrians and bicycles.	Consistent. The proposed project includes heavy landscaping, including 20 shade trees, along the frontage of West Leland Road. This, combined with a proposed condition of approval which would require the developer install a new six-foot-wide sidewalk along West Leland Road, would create an attractive, usable, multimodal transportation corridor.
4-P-81: Encourage neighborhood design—including components such as land use, development intensity, and street layout—to be responsive to natural and institutional elements, including Adjacent Uses. Promote connections with surrounding land uses by integrating street networks and visual/architectural treatments.	Consistent. The proposed project includes connections to the future Ray Giacomelli Park. A proposed condition of approval would require pedestrian-scale lighting be installed along pathways throughout the development to encourage walking and enhanced safety.
4-P-82: Develop and implement development standards in the City's Zoning Ordinance and Subdivision Regulations that minimize the visual dominance of garages in residential units.	Consistent. The proposed project includes nine detached garages, each housing 6 vehicles. These garages are proposed to be located at the rear of the property and would not be visible from West Leland Road. Additionally, a proposed condition of approval would require carports visible from the right-of-way or Ray Giacomelli Park be finished with a roof material and pitch similar to that of the main residential buildings.
4-P-83: Ensure that new developments provide an integrated pattern of streets and pedestrian paths that provide connections between neighborhoods.	No conflict. The current proposal does not include any improved pedestrian, bicycle, or transit facilities. However, the project includes a network of internal pathways throughout the site, as well as to the future park, and would not eliminate or reroute any existing neighborhood connections.
4-P-85: Provide safe and comfortable pedestrian routes through local neighborhoods by requiring sidewalks on both sides of residential streets, except in hillside areas, by planting street trees adjacent to the curb, and by minimizing curb cuts.	Consistent. The proposed project includes heavy landscaping, including 20 shade trees, along the frontage of West Leland Road. This, combined with a proposed condition of approval which would require the developer install a new six-foot-wide sidewalk along West Leland Road, would create an attractive, usable, multimodal transportation corridor.
Transportation Element	
7-G-15: Encourage walking as a regular means of transportation for people who live within a half-mile walk of school, work, or routine shopping destinations.	Consistent. The proposed project includes heavy landscaping, including 20 shade trees, along the frontage of West Leland Road. This, combined with a proposed condition of approval which would require the developer install a new six-foot-wide sidewalk along West Leland Road, would create an attractive, usable, multimodal transportation corridor.
7-P-2: Use the adopted Regional and Local Transportation Impact Mitigation Fee ordinances to ensure that all new development pays an equitable pro-rata share of the cost of transportation improvements.	No conflict. Proposed conditions of approval would require the developer pay local and regional traffic mitigation fees.

7-P-4: Require that all traffic studies be conducted by professional transportation consultants selected by the Planning and Building and Engineering Departments, with the City acting as the lead agency. Ensure that all costs associated with the traffic study are paid by the applicant.	No conflict. The proposed project is within the scope of the SEIR (SCH #91073029) prepared for the San Marco Development Plan Area and certified by the Planning Commission on October 13, 1992. The traffic study conducted as part of this SEIR was prepared by a professional transportation consultant.
7-P-34: As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.	Consistent. The proposed project includes heavy landscaping, including 20 shade trees, along the frontage of West Leland Road. This, combined with a proposed condition of approval which would require the developer install a new six-foot-wide sidewalk along West Leland Road, would create an attractive, usable, multimodal transportation corridor. The project also includes a network of internal pathways throughout the site, as well as to the future park, and would not eliminate or reroute any existing neighborhood connections.
7-P-39: Ensure that residential and commercial developments provide pedestrian pathways between lots for direct routes to commercial centers, schools, and transit facilities.	Consistent. The proposed project includes a network of internal pathways as well as a pedestrian connection to the neighboring park. This will allow residents easy and direct access to the bus stop located in front of the park along West Leland Road, as well as a safe path of travel to nearby school facilities.
7-P-40: Ensure provision of sufficiently wide sidewalks and pedestrian paths in all new residential development.	Consistent. The proposed project includes heavy landscaping, including 20 shade trees, along the frontage of West Leland Road. This, combined with a proposed condition of approval which would require the developer install a new six-foot-wide sidewalk along West Leland Road, would create an attractive, usable, multimodal transportation corridor. The project also includes a network of internal pathways throughout the site, as well as to the future park, and would not eliminate or reroute any existing neighborhood connections.
7-P-42: Improve pedestrian crossing safety at heavily used intersections by installing crossing controls that provides adequate time for pedestrians to cross the street.	Conditionally consistent. A proposed condition of approval would require the developer install traffic signals and crosswalks at the intersection of West Leland Road and the project entrance.
7-P-43: Provide adequate roadway width dedications for bicycle lanes, paths, and routes as designated in Figure 7-4.	No conflict. West Leland Road is currently wide enough to allow for a Class II bicycle facility on both sides. The proposed project would not hinder the future development of this pathway.
7-P-45: During review of development projects, encourage secure bicycle facilities and other alternative transportation facilities at employment sites, public facilities, and multi-family residential complexes.	Conditionally consistent. Proposed conditions of approval would require the developer install a bollard style bike repair station and bicycle parking racks.
Youth and Recreation Element	
8-P-3: Develop public parks and recreational facilities that are equitably distributed throughout the urbanized area, and provide neighborhood recreation facilities in existing neighborhoods where such facilities are presently lacking.	Consistent. The proposed project is adjacent to Ray Giacomelli Park, and includes a separate tot lot and clubhouse facility with a pool and gym onsite.

Resource Conservation Element	
9-G-11: Reduce the number of motor vehicle trips and emissions accounted to Pittsburg residents and encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.	Consistent. The proposed project includes heavy landscaping, including 20 shade trees, along the frontage of West Leland Road. The project also includes a network of internal pathways throughout the site, is less than 500 feet from a bus stop, and less than a mile from a BART station. These factors, combined with proposed conditions of approval which would require the developer install a new six-foot-wide sidewalk along West Leland Road, bicycle parking facilities, and a bicycle repair station, would promote use of alternative modes of transportation.
9-P-33: Encourage new residential development and remodeled existing homes to install clean-burning fireplaces and wood stoves.	Consistent. The proposed project includes clean burning gas fireplaces within third floor units. No fireplaces are proposed in lower level units.
Health and Safety Element	
10-P-39: Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.	No conflict. The project site has previously been annexed into the public safety community facilities district (CFD).
Public Facilities Element	
11-G-2: Continue to implement water conservation policies to ensure adequate supplies of water in the future.	Consistent. The proposed project would include water conservation measures such as fully-automatic water systems, a three-inch layer of mulch, and no turf areas.
11-G-6: Continue reduction and recycling efforts within the City to divert increasingly larger portions of the waste stream from local landfills.	Conditionally consistent. A proposed condition of approval would require all trash enclosures be sized to meet the recycling requirements of AB 341.
11-G-7: Manage solid waste so that State diversion goals are met.	
11-G-8: Require development in areas of high fire hazard to be designed and constructed to minimize potential losses and maximize the ability of fire personnel to suppress fire incidents.	No conflict. The applicant would be required to adhere to all CCCFPD requirements prior to issuance of a building or grading permit.
11-P-18: Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.	No conflict. The proposed project would be required to install necessary utility and stormwater infrastructure or pay in lieu fees prior to construction. The developer would also be required to pay all building permit and impact fees associated with residential development.
11-P-23: Encourage builders to incorporate interior and exterior storage areas for recyclables into new or remodeled residential, commercial, and industrial structures.	Consistent. The proposal includes seven shared refuse areas that have been designed to accommodate trash and recycling facilities.
11-P-29: Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.	No conflict. The applicant would be required to adhere to all CCCFPD requirements prior to issuance of a building or grading permit.
11-P-33: As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.	Conditionally consistent. A proposed condition of approval would require the undergrounding or screening of all utility equipment.

Noise Element	
12-G-1: Protect public health and welfare by eliminating or minimizing the effects of existing noise problems, and by preventing increased noise levels in the future.	Conditionally consistent. A proposed condition of approval would require the developer adhere to all mitigation measures and performance standards specified in the San Marco Subsequent Environmental Impact Report (SEIR) for potential noise impacts.
12-P-5: Require that applicants for new noise-sensitive development, such as schools, residences, and hospitals, in areas subject to noise generators producing noise levels greater than 65 dB CNEL, obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.	
12-P-6: Ensure that new noise-sensitive uses, including schools, hospitals, churches, and homes, in areas near roadways identified as impacting sensitive receptors by producing noise levels greater than 65 dB CNEL (Figure 12-1), incorporate mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL.	
Housing Element	
Housing Goal I: Foster development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburg's regional fair share housing needs for people of all income levels.	Consistent. The proposed project would provide high-end, market-rate rental housing for families and young professionals within one mile of the Pittsburg/Bay Point BART Station.
Housing Goal V: Enhance the visual quality of Pittsburg's residential neighborhoods.	Consistent. The proposed project is designed to accentuate the Mediterranean-style of existing residential and commercial development in the area. The proposed project would utilize high quality materials and building accents, as well as heavy landscaping to provide a conformable and attractive neighborhood.
P-1.2: Encourage the construction of both high end and moderate-income housing in the southern foothills, downtown, along the waterfront, and throughout Pittsburg to provide above moderate-income housing opportunities in the community and to increase economic activity within the city.	Consistent. The proposed project would provide high-end, market-rate rental housing for families and young professionals within the southern foothills.
P-1.4: Support the construction of multi-family housing in close proximity to transit, arterials, shopping, and public services.	Consistent. The proposed project would provide high-end, market-rate rental housing for families and young professionals within one mile of the Pittsburg/Bay Point BART Station, near the future Alves Ranch Commercial Development, and less than 500 feet from a bus stop.
P-1.6: Meet Pittsburg's fair share regional housing needs.	Consistent. The proposed project would contribute 318 market rate units towards the City's regional housing needs allocation (RHNA).
P-5.1: Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.	Consistent. The proposed project is designed to accentuate the Mediterranean-style of existing residential and commercial development in the area. The proposed project would utilize high quality materials and building accents, as well as heavy landscaping to provide a conformable and attractive neighborhood.
P-5.2: Enhance the built environment through citywide landscaping efforts including the installation of street trees that will grow to create a street tree canopy along roadways and sidewalks	

Attachment5
Property Development Comparison
 Esperanza at San Marco, AP-13-932 (DR)

Development Regulations: <i>PD-1362</i>	Requirement:	Proposed Project:
Max. Density:	18 d.u./ac.	14.3 d.u./ac.
Height:	45 ft.	41 ft.
Max. Lot Coverage:	60%	< 60%
Minimum Yards:	-	-
Front:	10 ft.	13 ft.
Side	5 ft.	5 ft.
Rear:	10 ft.	200+ ft.
Site Landscaping:	n/a	23%
Private Storage Area:	n/a	37 s.f. (222 cu. ft.)
Private Open Space:	n/a	98-105 s.f.
Parking Required (2 spaces/unit):	632 spaces (318 covered)	632 spaces (318 covered)

Attachment5
Development Review Design Guidelines
 Esperanza at San Marco, AP-13-932 (DR)

Design Review Guideline	Meets Guideline?
I.a: Reliefs and architectural treatments should be provided on all building elevations (360 degree architecture), i.e. 2"x4" (wood or styrofoam/stucco) window and door reveal treatment on all building elevations.	Yes. All building sides contain similar architectural treatments.
I.b: Provide concrete and/or tile roof material. Architectural grade composition material may be used if rake treatment is included or roof pitch, greater than 4:12 is used.	Yes. The project proposes concrete Spanish-style roof tiles on all residential buildings as well as on the clubhouse, garages, and carports visible from the right-of-way.
I.c: Each dwelling unit should be provided with complete front yard and corner-side yardxerophytic landscaping and automaticirrigation (Section 18.84.300 PMC).	Yes. The proposed landscape plans note that all planting areas shall be water by a fully automatic irrigation system. No turf will be used.
I.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	Not applicable. The proposed project does not proposed multiple lots with separate yards or residences.
I.e: Decorative masonry walls should be provided between all arterial streets andfuture homes.	Not applicable. The applicant has proposed installing a wrought-iron gate with concrete pilasters along the street frontage.
I.f: Roof slopes should be considered greater than 4:12 unless inappropriate forarchitectural style (i.e. Ranch Style, etc.).	Yes. The proposed 12:4 roof slope is appropriate for the architectural style.
I.g: Provide articulated garage doors on all garages.	Yes. All proposed garage doors contain architectural reliefs appropriate for their location within the interior of the development.
I.h: Garage doors designs should not be duplicated. Not less than four styles shouldbe used in a subdivision.	Not applicable. All garage doors should be of a common style as this is a single development.
I.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	Not applicable. All garages are located within the interior of the project site, and will not be visible from the public right-of-way.
I.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	Yes. All garages are located within the interior of the property, behind the main residential buildings.

I.k: Provide board-onboard fencing on all side yards and rear yards (excluding side yards and rear yards adjacent to major thoroughfares), unless a view corridor is to be maintained.	Not applicable. The proposed project does not include board-on-board fencing.
I.l: The architectural treatments (such as sidings, shingles, window and door trims) established on the front facades of each of the approved house designs shall be carried around to the sides and rear elevations of the buildings, except that masonry veneer treatments at the base of a structure need be carried only partly around the side elevations, to either the adjoining fence line or the closest interior right angle joint.	Yes. All building sides contain similar architectural treatments.
II.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate	Yes. The proposed project would include an entry sign on either side of the entry drive. The design of the sign would be similar to other subdivision signage within the San Marco development area.
II.b: Perimeter wall and/or sound wall pilasters should not be greater than 50' on-center.	Yes. The proposed project would include a metal picket fence with concrete pilasters positioned 40 feet on-center.
II.c: Sound walls exceeding 6' in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.	Yes. The proposed project does not propose any masonry or soundwalls at this time. However, concrete pilasters placed intermittently along the project frontage would be stucco finished and include a stucco molding cap.
II.d: All masonry walls should include a wall cap.	
II.e: Retaining walls, exceeding 3 feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound wall.	Not applicable. The project does not propose any retaining walls exceeding three feet in height.
II.f: Masonry or sound walls should be staggered when adjacent to public right-of-ways.	Not applicable. The proposed project does not include a masonry or soundwall along the public right-of-way.
II.g: Single story units should be located on corner lots whenever possible.	Not applicable. The proposed project is not located on a corner lot.

II.h: Developer should select, at least, one of the schemes provided in Appendix #1 for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.	Conditionally. A proposed condition of approval would require the developer underground or screen all utility boxes, transformers, backflow preventers, meters and junction boxes.
II.i: Construct fence/walls at top of down slope banks. Design fence at top of slope to take advantage of potential views.	Not applicable. The proposed project site is flat, and development would not impact any scenic vistas or other views.
II.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	Yes. The proposed vehicle entry to the project site would align with the entry of the Toscana residential subdivision, creating a four-way intersection.
II.k: Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.	Not applicable. There are no existing trees on site.
II.l: Landscaped portions of set-backs, excluding sidewalk along public streets, should not be less than the height of the fence or sound wall.	Yes. The proposed fence height along the right-of-way is six feet, while the landscaped portions of this setback are 12-15 feet.
II.m: Landscaping areas shall not be less than three feet wide, between the curbs.	Yes. All new landscaped areas are proposed to be three feet or greater in width.
II.n: Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.	Yes. Wrought iron fencing is proposed along all property lines visible from the public right-of-way or surrounding public areas.
III.a: A/C units should be substantially screened from view by way of a permanent screen or appropriately sized plant material.	Conditionally. A proposed condition of approval would require the developer screen all A/C equipment.
III.b: Detached carports and/or garages should have the same roof material and roof pitch as the main dwelling units.	Conditionally. A proposed condition of approval would require all garages and carports visible from the public right-of-way or park be finished with a roof pitch and material similar to that of the main residential buildings.
III.c: Projects with many buildings (greater than three) should provide a variety of building sizes and masses resulting in varying elevations from a streetscape perspective.	Not applicable. The proposed project includes a clubhouse, 12 apartment buildings, and nine garages; however, only three of the apartment buildings and the clubhouse would be visible from the right of way.
III.d: Bus stops should share the same architectural theme as that of the dwelling units.	Not applicable. The proposed project does not propose additional bus stops, as there is already a stop less than 500 feet away.

III.e: Parking lots should not dominate area adjacent to public streets. Structures and parking should be interspersed creating pockets of parking and variety from a streetscape point of view.	Yes. In order to reduce the visual impact of parking lots, the developer has located all resident parking within the interior of the development.
Green Building Design Guideline	Preliminarily Meets Guideline?
VI.C.1: For residential buildings without solar energy systems, roof surface should be covered with a green/living roof (> 50% of roof surface) or with a cool roof.	Conditionally. A proposed condition of approval would require all residential buildings and carports be prewired for solar photovoltaic panels.
VI.C.2: Uncovered rooftop expanses greater than 200 s.f. should be designed to be strong enough to support green roofs, community gardens, raised beds, and be accessible to occupants for gardening purposes.	Not applicable. The proposed project includes sloped roofs which do not provide space for community gardens. Additionally, the aesthetic value of the development would be hindered by inclusion of energy systems or water heaters along the roof.
VI.C.3: Roofs should have solar hot water systems (panels), solar photovoltaic panels or low-profile wind energy generation turbines and should include a sustainable plan for maintenance of such systems. Roofs should be covered with a cool roof under the energy generation structures. Roof segments that are uncovered by energy systems should host raised bed garden space or greenhouses, a green/living roof, or cool roof surfaces.	
VI.C.4: Parking lot impacts should be minimized. Outdoor parking lots with more than 20 spaces and solar access over 75% or more of its surface area should install renewable energy systems on carport structures. Urban heat island impacts should be minimized through the use of shading (parking lot trees) or paving material design choices. Recommended choices include renewable energy systems on carport structures, shade trees, underground parking, and open-grid pavement systems.	Conditionally. The proposed landscape plans show the development would include parking lot trees for shading, and a proposed condition of approval would require all residential buildings and carports be prewired for solar photovoltaic panels.
VI.C.5: Electric vehicle charging units should be made available to tenants with electric vehicles. The parking spaces with charging units should be clearly marked with signs designating them for assigned tenants or electric vehicle use only.	Conditionally. A proposed condition of approval would require the developer prewire for a minimum of 12 electric vehicle charging stations, and install two stations.

VI.C.6: Pedestrian and bicycle paths should provide safe, visible, and unobstructed bicycle and pedestrian access between facilities, from facility entrances to bicycle and pedestrian routes (sidewalks and bicycle lanes), through parking lots, and between facilities and existing or planned bicycle and pedestrian routes.	Yes. The proposed project includes heavy landscaping, including 20 shade trees, along the frontage of West Leland Road. The project also includes a network of internal pathways throughout the site, is less than 500 feet from a bus stop, and less than a mile from a BART station. These factors, combined with proposed conditions of approval which would require the developer install a new six-foot-wide sidewalk along West Leland Road, bicycle parking facilities, and a bicycle repair station, would promote use of alternative modes of transportation.
VI.C.7: Convenient, visible, and secure bicycle storage facilities should be available on site, sufficient to accommodate demand of residents and guests.	
VI.C.8: Outdoor design and features should maximize landscaping water conservation.	Yes. The proposed landscape plans note that all planting areas shall be water by a fully automatic irrigation system. No turf will be used.

SUMMARY OF IMPACTS AND MITIGATIONS

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
LAND USE				
The project would result in the urban conversion of the largest of the five remaining unsubdivided properties in the city's Southwest Hills planning area, would result in a substantial westerly extension of urbanization, and would represent a significant loss of local open space values.	S	This impact would be unavoidable and unmitigable, unless the general plan development designations and corresponding project size and development area were substantially reduced and confined to the lower elevations of the site.	City	SU
Construction of the project and associated freeway, arterial roadway, and infrastructure improvements would have significant growth-inducing effects on the adjacent Alves, Seecon, DeBonneville, and Ridge Farm properties.	S	Project growth-inducing effects on the adjacent Alves, Seecon, DeBonneville, and Ridge Farm properties would be subject to similar individual rezoning, environmental impact documentation, and public review procedures to ensure that associated adverse impacts and related mitigation needs are adequately addressed.	City	LS
Conversion of the project site from agricultural rangeland to urban use would not constitute a significant adverse impact because none of the site is classified as prime agricultural land, the project represents a small portion of the countywide rangeland inventory, and the project	LS	No mitigation required.	None	LS

S = Significant
LS = Less than significant
SU = Significant unavoidable impact

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
would not contribute to a significant countywide cumulative decline in agricultural productivity.				
The project would extend suburban density residential development to an elevation 270 feet higher than the highest existing suburban development, and would extend "ranchette" lots up to an elevation approximately 500 feet higher than existing major subdivisions in the Pittsburg hills. The visual impacts of this project aspect, which would be significant, are described herein under VISUAL FACTORS.	S	This impact would be unavoidable and unmitigable unless the general plan Land Use map and/or policies were changed to confine development to lower elevations of the project site.	City	SU
The quality and livability of the approximately 309 closest project homes to the onsite PG&E and USA electrical transmission lines would be substantially diminished by views of these lines and associated towers.	S	Strategic planting of screen vegetation should be incorporated into the project landscaping plan to filter or block views of the transmission lines and towers from affected private lots, project travel corridors, and other key onsite vantage points. Even with these measures, however, these impacts could not be reduced to less than significant levels, given the height and prominence of the existing tower lines.	Project	SU
The proposed large lots located atop the southwest ridge area of the site do not assure adequate preservation of the Open Space area designated on the City of Pittsburg General Plan Land Use Map.	S	The approximately 95-acre Open Space area now shown on the project development plan as five large lots in Village N should be more effectively preserved as permanent undisturbed open space through use of a conservation easement or some similar legal instrument.	Project	LS

S = Significant
LS = Less than significant
SU = Significant unavoidable impact

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
The project would involve culverting and filling of onsite creek channels, which would be inconsistent with <u>Pittsburg General Plan</u> provisions calling for preservation and enhancement of creek open space, habitat, and recreational values.	S	This easement should cover at least 85 percent of each of these lots. See Vegetation and Wildlife section for mitigation of this impact.	--	--
The project could have land use compatibility impact problems with existing or future grazing activity on the Alves property (until the Alves site is converted to similar residential use, as anticipated in the city's general plan).	S	Land use compatibility impacts between project residential uses and existing or future grazing activity on the Alves property should be mitigated by implementation of the following measures: - Warning prospective buyers of potential nuisances from grazing and other adjacent agricultural activity. - Implementation of strict project leash laws to keep project dogs away from livestock and equestrian activities on adjacent properties. - Construction of dog-proof fencing between project yards and adjacent agricultural operations.	Project	LS
The introduction of approximately 13 project homes in Village D near existing kennel and planned "animal center" activities on the	S	The same mitigations listed for impacts to the Alves property should be implemented.	Project	LS

S = Significant
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Impacts	Potential Significance Without Mitigation		Mitigation Measures		Mitigation Responsibility		Potential Significance With Mitigation	
adjacent DeBonneville property may also result in future nuisance complaints from the new homeowners.								
The introduction of two or three project homes in Village D near existing grazing, stable, paddock uses, truck storage, and other ranching activities on the adjacent Ridge Farms property could result in future nuisance complaints from the new homeowners.	S		The same mitigations listed for impacts to the Alves property should be implemented.		Project		LS	
The introduction of approximately 27 lots in project Villages G and N next to existing grazing activity on the adjacent Seecon property could also result in future nuisance complaints from the new homeowners.	S		The same mitigation listed for impacts to the Alves property should be implemented.		Project		LS	
The construction of the project adjacent to Highway 4 could result in impacts on project residents related to air quality and noise.	S		See SEIR sections on Noise and Air Quality for recommended mitigation measures.		--		--	
The project would be located outside the "Explosive Safety Quantity Distance" (ESQD) areas established to indicate the minimum required distance between inhabited structures and weapons storage activities at the Concord Naval Weapons Station.	LS		No mitigation required.		--		--	

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Impacts	Potential Significance		Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
	Without Mitigation	With Mitigation			
Successful development and buildout of the project, and completion of related highway interchange, arterial roadway extensions, and other infrastructure extensions, would substantially increase pressures for development of other surrounding southwest Pittsburg lands, including the recently annexed Alves site, the pending DeBonneville and Ridge Farm annexations, and eventually other lands	S		Any such precedent-following actions would be subject to similar individual general plan amendment, rezoning, environmental impact documentation, and public review procedures to ensure that associated impacts and related mitigation needs are adequately addressed.	City	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation

in the vicinity, including the adjacent Seeno property to the south. With the exception of the Alves property, urban development of these lands would require city approval of general plan amendments.

POPULATION AND HOUSING

The project would result in the construction of 2,938 residential units, including 1,363 single-family units, 1,236 apartments, and 339 townhouses. These residential units would accommodate an estimated total population of 7,730. Assuming project completion by the year 2005, the 2,938 new housing units would account for approximately 49 percent of the ABAG-projected increase of 6,010 households in the Pittsburg area between 1990 and 2005 and almost four percent of the countywide increase of 77,100 households during the same 15-year period.

Without the project, anticipated cumulative growth is expected to add approximately 3,489 residential units and approximately 8,025 persons to the city between 1990 and the year 2005, a 13 percent 1990-2005 increase. The project would increase this growth increment to a total of 6,427 new residential units and

None LS

None LS

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Impacts	Potential Significance		Mitigation Measures		Mitigation Responsibility		Potential Significance With Mitigation	
	Without Mitigation	Mitigation					With Mitigation	Mitigation
14,782 people, a 23 percent 1990-2005 increase.								
Based on the anticipated project home price and rental ranges described in this SEIR, none of the 2,968 project homes would be affordable to households in the very low income range, roughly 25 to 30 percent would be affordable to households in the low income range, roughly 45 to 50 percent would be affordable to households in the moderate income category, and roughly 25 percent would be affordable to households in the above moderate income category.	LS		No mitigation required.		None			LS

TRANSPORTATION

The project would be constructed in phases which would be dictated primarily by market forces. The SEIR traffic analysis is based on the conservative ("worst case") assumption that construction of the first 1,000 project units would be completed by 1998 ("Phase I"), the second 1,000 units by 2000 ("Phase II"), and the remaining 438 units by 2005 ("Phase III"). Local roadway improvements assumed to be completed before the end of each of these three project phases include:

Phase I (by 1998): Widening of Highway 4 from four to six lanes between Willow Pass Road-Concord and Bailey Road; associated reconstruction of the Willow Pass Road and Bailey Road interchanges, extension of BART to Bailey Road, extension of Leland Road west into the site, but not yet connecting with Avila Road, and extension of Willow Pass Road over Highway 4 through the site to "stub" at the southern project boundary.

Phase II (by the year 2000): Leland Road would be connected to Avila Road.

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation

Phase III (by the year 2005): No additional improvements.

The proposed project residential mix would be expected to generate approximately 9,550 daily two-way trips on an average weekday following occupancy of Phase I; 7,560 additional trips after Phase II; and 5,910 additional trips after Phase III; for a total of 23,020 average daily trips. Project traffic distribution would occur as shown in SEIR Table 17 (section IV.C.2). Specific "base case" and project traffic impacts are described below (the term "base case" refers to anticipated future roadway operational conditions at years 1998, 2000, and 2005, without the project).

Base Case Traffic Impacts--Highway 4 and Ramps

Base case traffic volumes without the project would result in significant operational impacts on <u>westbound Highway 4</u> in the AM peak hour west of Willow Pass Road-Concord by 1998; westbound east of Bailey Road by 2005; and on the westbound on-ramp from southbound Willow Pass Road-Pittsburg by 1998. Similar impacts would occur eastbound during the PM peak hour east of Bailey Road by 1998.	S	By 1998, require fair-share contribution from all "base case" developments for an additional freeway lane in each direction on Highway 4 west of the Willow Pass Road-Concord interchange to the Port Chicago interchange, an additional freeway lane in each direction east of Bailey Road to Railroad Avenue or beyond, and a second southbound Willow Pass Road-Pittsburg to westbound Highway 4 on-ramp lane. A short additional auxiliary lane should be provided to the west of this on-ramp lane merge area with the freeway mainline.	All "base case" development	LS
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Base Case Traffic Impacts--Non-Freeway Road Segments

Base case traffic volumes at local non-freeway midblock roadway segments <u>without the project</u> would result in significant operational impacts in the <u>AM peak hour</u> by the year 2005 on Bailey Road, south of Leland Road (borderline	S	By the year 2000, the city should require fair-share contributions from all benefitting "base case" developments to improve Bailey Road between Leland Road and the City of Concord (i.e., selected realignments to reduce curves	All "base case" development	LS
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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
operating conditions), and on westbound Willow Pass Road-Pittsburg, east of Port Chicago Highway (borderline operating conditions). Similar impacts would occur during the <u>PM peak hour</u> on Bailey Road, south of Leland Road by the year 2000, and on Willow Pass Road-Concord (borderline operating conditions) by the year 2005.		and grades, widening of travel lanes, the addition of paved shoulders, and ideally, the addition of two more travel lanes). By the year 2005, the city should require fair-share contributions from all benefitting "base case" developments for the widening of Willow Pass Road-Concord from two to four lanes from Avila Road through the U.S. Naval Weapons Station.		
<i>Base Case Traffic Impacts--Intersections</i>				
Base case traffic volumes without the project would result in significant operational impacts in the AM and PM peak hours at the Willow Pass Road-Concord/Avila-Leland Road intersection by the year 2000 (i.e., unacceptable delays for left turns from Avila-Leland Road). Signal warrant criteria would be reached at the Willow Pass Road extension/Highway 4 eastbound ramps intersection by 1998, and at the Willow Pass Road-Concord/Avila-Leland Road intersection by 2000.	S		All "base case" development	LS
By the year 1998, the city should require fair-share contributions from all "base case" developments for the new signal that would be warranted at the Willow Pass extension/Highway 4 eastbound off-ramp intersection. By the year 2000, the city should require similar fair-share contributions for a traffic signal at Avila-Leland/Willow Pass Road-Concord intersection, for left and right turn deceleration lanes on the Willow Pass Road-Concord intersection approaches, and for the widening that would be needed on the Avila-Leland intersection approaches to provide separate right and left turn lanes. By the year 2005, the city should require similar contributions for a traffic signal at the Avila-Leland Road/Willow Pass extension intersection.				

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Project Traffic Impacts--Highway 4 and Ramps				
Project traffic would create significant additional operational impacts on Highway 4 in the AM peak hour westbound from the Willow Pass Road extension-Pittsburg to Willow Pass Road-Concord, and westbound, west of Willow Pass Road-Concord, by 2005.	S	By 2005, the project should provide a 200-to-300 space park-and-ride lot (two to three acres) adjacent to or near the Willow Pass Road-Pittsburg/Highway 4 interchange. The applicant should also coordinate project internal street design with local transit agencies to provide bus stops throughout the development, and should provide TSM/TDM information to all project residents.	Project	LS
		If the ongoing CCTA Highway 4 improvement project provides pavement width for only six lanes plus auxiliary lanes, the city should require a fair-share contribution from the project and all other benefiting developments towards the addition of one freeway lane in each direction (possibly an H.O.V. lane) from the Willow Pass Road-Pittsburg interchange to west of the Willow Pass Road-Concord interchange by 2005. If a mechanism is not established by the CCTA to collect such contributions, these impacts would be significant unmitigable impacts.	Project and all benefiting developments	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<i>Project Traffic Impacts--Non-Freeway Road Segments</i>				
r The applicant does not control access across r the Alves property. Without this access, the r project would result in significant adverse r operational impacts to the local circulation r system.	S	The applicant should construct access to the project through the Alves property. Without the access, the project should not proceed.		
r Project traffic would create marginal operating r conditions during the PM peak hour on Bailey r Road south of Leland Road by 1998, and more r than a five percent increase in traffic to a r roadway with a pre-existing LOS E would occur r by 2000. Project traffic would also create r significant additional operational impacts during	S	The City should require fair-share contributions from the project and other benefitting developments for the widening and improvements needed along Bailey Road from Leland Road to the City of Concord by the year 2000. The City should require similar fair share contributions for the widening of Willow Pass	Project and all benefitting developments	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
the AM peak hour on Bailey Road, south of Leland Road by 2005. Significant operational impacts would also occur on Willow Pass Road-Concord, south of Avila Road by 2005.		Road-Concord from two to four lanes south of Avila Road by 2005.		
<i>Project Traffic Impacts--Intersections</i>				
Project traffic would significantly aggravate the pre-existing need for signals at the intersection of the Willow Pass Road extension/Highway 4 eastbound ramps intersection by 1998, and the of Willow Pass Road-Concord/Avila-Leland Road intersection by 2000.	S	#14 The project should provide a fair-share contribution towards the signalization of the Willow Pass Road-Pittsburg/Highway 4 eastbound ramps intersection by 1998, provide similar contributions towards the signalization and geometric improvements needed at the Avila-Leland/Willow Pass Road-Concord intersection by 2000, and provide a right turn lane on the eastbound Leland Road approach to Bailey Road by 2005.	Project and all benefitting development	LS
The project would also contribute to cumulative traffic impacts throughout the citywide roadway system beyond the specific intersection and roadway segments analyzed in this SEIR.	S	#15 The project should be required to pay the Traffic Mitigation Fee being considered for adoption by the Pittsburg City Council in June of 1992 to offset citywide traffic impacts.	City of Pittsburg, all citywide developments	LS
<i>Regional Impacts</i>				
The project would incrementally add to the pre-existing base case need for widening of Highway 4 to the east through the Antioch area.	S	The project should be required to pay a regional traffic impact fee which should be established by the Contra Costa Transportation Authority. If such a fee is not established prior to issuance of project building permits, these impacts would be unmitigable significant impacts.	CCTA, City of Pittsburg, adjacent jurisdictions, all regional development	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Project Onsite Impacts				
The westerly portion of the project would have only one access road for use during an emergency until the connection of Leland Road to Avila Road is completed as anticipated in Phase II.	S	Provide an interim emergency access connection from the west end of Leland Road on the south end of Willow Pass Road to the existing local street system.	Project	LS
The project Village A connection to Avila-Leland Road is proposed too close to the Willow Pass extension/Leland Road intersection and would create safety problems related to conflicting vehicular movements between these two intersections.	S	Redesign the project to eliminate the Village A street connection to Avila-Leland Road near the Willow Pass Road extension intersection.	Project	LS
The intersection of Avila-Leland Road/Willow Pass Road extension would operate at LOS E by 2005 in the AM peak hour. During the PM Peak hour, the intersections of Avila-Leland Road/Willow Pass Road extension, Avila-Leland Road/Village A and M access, Avila-Leland Road/Village B-Park access, and Avila-Leland Road/B Street-Village C access would experience unacceptable levels of service by the year 2000. The Avila-Leland/Willow Pass Road extension intersection would also warrant a traffic signal by the year 2000.	S	To mitigate onsite intersection impacts, signalize the Avila-Leland/Willow Pass Road extension intersection by the year 2000 and signalize the Avila-Leland Road intersections with Street B/Village C access and with the Village A and M access drives by 2005.	Project	LS

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Impacts	Potential Significance Without Mitigation		Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation	

SOILS AND GEOLOGY

The proposed preliminary project grading plan involves extensive "mass grading" over most of the 639-acre, hilly site in order to realize the proposed development capacity and repair existing landslides. The applicant estimate that between 7.5 and nine million cubic yards of earth would be moved to accommodate the project. The plan is expected to involve cuts up to 120 feet deep and 180 feet high, and fills up to about 125 feet deep and 130 feet high. The maximum inclination of both cut-and-fill slopes would be 3:1.

Expansive soils on the site contain moderate to high shrink/swell potentials which, if not properly engineered for, could damage project homes, roads, and infrastructure.	S	Grading/foundation designs should be prepared for each lot based on a standard soils test performed by a qualified geotechnical professional on each lot after mass grading has been completed, and an associated report recommending appropriate lot-specific foundation design, soil preparation, and selective grading measures.	Project	LS
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A drainage plan should be prepared by a registered civil engineer for each lot in compliance with the provisions listed in SEIR section IV.D.3.b(1) to avoid impacts of expansive earth materials due to improper surface drainage.

Soils on the site are also susceptible to severe stream, gully, and sheet erosion, particularly during project construction operations.	S	A project erosion control plan should be prepared and implemented by the project civil engineer and a qualified geotechnical professional. The plan should include construction of "V"-lined ditches on all graded slopes, should designate all drainageways as	Project	LS
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Impacts	Potential Significance Without Mitigation		Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
	Potential Significance Without Mitigation	Potential Significance With Mitigation			
Project hillsides are prone to slope stability problems such as landslide activity, slope creep, and debris flow.	S		public storm easements, should incorporate ABAG-recommended erosion control measures, and should incorporate <i>best-management</i> construction practices.	Project	LS
			In order to mitigate the specific slope stability impacts identified in the SEIR, the following measures must be completed by a qualified geotechnical professional prior to subdivision approval: ■ Preparation of a <u>detailed</u> geologic map. This map should identify every instance of past landsliding, earthflows, slumps, debris flows, debris basins, erosional gullies, and every occurrence of colluvial swales, soil creep, rock falls, and adversely oriented bedding. Test borings and/or exploration pits should be used to evaluate all areas of unstable material. ■ A slope stability analysis should be completed for critical cut slopes, fill slopes, and natural slopes. ■ A <u>detailed</u> slope stabilization plan should be prepared. This plan should include the measures listed in section IV.D.3.e(1) of this SEIR.		

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Project homes, appurtenant structures, retaining walls, roadways, and public infrastructure could be damaged by reactivation of existing landslides on the site.	S	The slope stabilization plan described above should give particular attention to onsite landslide areas. Prior to subdivision approval, a detailed construction plan should be prepared, including detailed sections, limits of work, and grading specifications for all landslides, potential landslides, and off-site landslides.	Project	LS
Project homes, appurtenant structures, retaining walls, roadways, and public infrastructure could also be damaged by slope creep and debris flow.	S	The slope stabilization plan should include specific recommendations, including setbacks from slopes susceptible to slope creep, to offset potential damage to project features.	Project	LS
If project subsurface drainage improvements at cut and fill slopes are not properly maintained, they could cease to function as designed, causing slope stability impacts.	S	See General Mitigations at the end of this section.	Project	LS
The extensive and large amounts of fill proposed for the site, in combination with the number of compressible deposits on the site, make the project particularly subject to damage due to differential fill settlement.	S	To mitigate the potential effects of differential settlement: (1) a series of laboratory settlement analyses should be completed for soils on the site prior to subdivision approval; (2) all fill should be placed so as to minimize settlement; (3) subsurface drains should be placed under all fills; and (4) a fill settlement monitoring program should be implemented.	Project	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Damage to structures, as well as slope and stream bank failure, could occur within the project as a result of seismically-induced groundshaking. Groundshaking could also cause landslides, differential fill settlement, ground fissures, or liquefaction, effects which could also significantly damage project structures and infrastructure.	S	Seismic-related hazards could be offset through completion of the following: ▪ Prior to subdivision approval, an analysis by a qualified geotechnical professional of the site susceptibility to earthquake-induced landsliding, fill settlement, development of ground fissures, and liquefaction, and the preparation of detailed recommendations to address identified hazards through engineering solutions or the avoidance of hazardous areas. This analysis should be based on test borings and laboratory tests. ▪ Prior to subdivision approval, an analysis of possible sympathetic displacement along the fault related features of the site, and the preparation of recommendations for appropriate setbacks from these features. ▪ Construction of project buildings and foundations, underground utilities, and other improvements in compliance with all public agency requirements.	Project	LS
Project-grading (placement of fill, location of cuts) could affect existing onsite groundwater conditions (see Table 30, SEIR section IV.D.2), resulting in slope instability, differential fill settlement, seepage, and other geotechnical hazards. Also, project landscape irrigation could result in increased infiltration into the	S	These groundwater-related geotechnical hazards could be offset by construction of a subsurface drainage system in all fill areas (especially all springs or streams to be covered), construction of trench drains across all onsite valleys in which fill is proposed to extend offsite, subdrainage measures as	Project	LS

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Impacts	Potential Significance		Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
	Without Mitigation	With Mitigation			
groundwater system, resulting in similar geotechnical hazards.			needed at utility trenches, design of a surface drainage system which will not create adverse impacts on the groundwater regime, and education of project homeowners regarding the hazards of over-irrigation of landscape areas.		
The hauling of excess dirt from the site due to a possible grading cut-and-fill imbalance could result in heavy offsite truck traffic during the project construction period, and associated offsite and air quality impacts relating to dust particles.	S		Onsite grading should be balanced to the extent possible to reduce or eliminate necessary offsite hauling of dirt.	Project	LS
The SEIR also makes several general recommendations to facilitate effective mitigation of all identified impacts. These recommendations include: (1) the preparation of a detailed construction phase geologic map to verify that geologic conditions are as expected; (2) completion of progress and completion reports with a geologic mapping of all cut-and-fill pads and slopes, and also showing the installed location of subdrainages and cleanouts; and (3) the implementation of ongoing maintenance and repair programs for all geotechnical-related mitigation elements of the project, funded by a maintenance assessment district.					

DRAINAGE AND WATER QUALITY

The project proponents have designed a drainage system which includes detention facilities designed to limit offsite drainage runoff peak runoff to levels stipulated by the Contra Costa County Flood Control and Water District. The design of the system has been approved by the CCCFCWCD.

LS No additional mitigation is required. None LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Although the total volume of runoff from the site would increase, the reduction in peak discharge rates created by the proposed drainage system, and the existing capacity of the downstream drainage system, would be expected to prevent the project from creating significant downstream drainage facility impacts due to increased volumes.	LS	Prior to Final Map Approval, a hydrology report describing the project drainage system design details must be submitted to all affected agencies. The report must present a complete hydraulic analysis of discharge from the project beneath Highway 4, and the capacity of the proposed retention basins.	Project	LS
As explained herein under Soils and Geology, the project could cause significant erosion and related impacts due to steep slopes, the susceptibility of site soils to erosion, and the large quantity of grading proposed.	S	The project grading plan should include an approved drainage and erosion control plan and an associated ongoing inspection program, as described in SEIR sections IV.D.3 (Soils and Geology) and IV.E.3.b (Drainage and Water Quality).	Project	LS
The conversion of the site from grassland to suburban type development would increase the amount of non-point urban pollutants flowing from the site into Shore Acres Creek and eventually into Suisun Bay.	S	In anticipation of the NPDES stormwater discharge permit requirements to be implemented in the near future, the project should include provisions for street cleaning, oil and grease separators for large parking areas, infiltration areas, and trash racks.	Project	LS
VISUAL The proposed conversion of hillside rangeland to urban use would be consistent with the <u>Pittsburg General Plan Land Use Map</u> , but	S	The visual impact associated with the proposed change in land use could not be mitigated to levels considered less than significant.	Project	SU

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
would represent a significant adverse visual impact on the rural, open space character of the distinctive Southwest Hills landscape.		However, the following measures would substantially reduce identified visual impacts:		
		(1) Require that all project construction occur at elevations below the major ridgeline portion of the site (i.e., below approximately the 750-foot contour);		
		(2) Incorporate appropriate controls on architecture, grading, introduced landscaping, future tree removal, ongoing landscape maintenance, and building materials and colors (including roofing) in the final project design (CC&Rs, etc.);		
		(3) Incorporate architectural design standards in the project final design to ensure against visually conspicuous residential structures, particularly for possible custom homes in Village N;		
		(4) Incorporate provisions and controls in the project final design related to common and private landscaping as described in SEIR section IV.F.2.a(4); and		
		(5) Incorporate provisions and controls in the final project design to reduce the effects of light and glare, as described in SEIR section IV.F.3.a(5).		

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
The location of residential uses and other features in proximity to the two parallel PG&E electrical transmission lines and associated towers would result in adverse visual impacts for residents and users of those project components closest to the lines.	S	Identified visual impacts associated with the PG&E electrical transmission lines and towers could be reduced, although not to less than significant levels, by the strategic location of trees and other landscaping.	Project	SU
The generally consistent building setbacks, home types, and building heights, in combination with the garage doors of similar design, narrow residential streets, limited front yard setbacks, and large percentage of two story homes, could result in visual monotony and an internal sense of excessive density and enclosure.	S	The final project design should include more variation in unit design, the inclusion of more single-story elements in two-story homes, the introduction of more single-story homes at selected locations along each street, and the introduction of unit designs which do not emphasize the garage door in the front elevation.	Project	LS
The project would significantly change the character of the west "gateway" to the Pittsburg community as viewed from eastbound traffic on Highway 4 (see Figure 38 in SEIR section IV.F.2), and would also dramatically change the view of the site for westbound traffic on Highway 4 (see Figure 39).	S	Implementation of mitigation measures described in SEIR section IV.F.3 relating to: (1) increased tree planting; (2) implementation of an effective landscaping plan for Villages A, B, C, and M; (3) the use of subdued building materials and colors (including roofing); and (4) provision of dense landscaping in open space areas in Villages B, C, and M, would substantially reduce project adverse visual impacts on views from Highway 4, although not to less than significant levels. Preservation of the southern portion of Shore Acres Creek and	Project	SU

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Project homes in Villages L, J, and M would be most visible from viewpoints in the Sea Breeze and Mota Ranch subdivisions. Project impacts on southerly views from these two subdivisions would be significant due to the close proximity, the large portion of the site visible from these locations, and the degree of contrast between the intensive new project suburban landscape and the distinctive existing hillside landscape (see Figure 40 in section IV.F.2).	S	incorporation of the creek into the project design would also reduce visual impacts. Implementation of all measures listed above and below would substantially reduce impacts on views from these locations, although not to less than significant levels. The preservation of the general plan designated "major ridge" and <i>Open Space</i> area of the site would also be particularly effective.	Project	SU
Views of the project from the Shore Acres community would be limited by intervening urban development and landscaping. However, loss of the visual relief currently provided to this community by the project site ridgeline backdrop to the south would be considered a significant adverse visual impact.	S	Implementation of all measures listed above and below would substantially reduce project impacts on views from locations in the Shore Acres community, although not to less than significant levels. The preservation of the general plan designated "major ridge" and <i>Open Space</i> areas would be particularly important.	Project	SU
Project visibility from the unincorporated West Pittsburg community would be limited primarily to vantage points along Willow Pass Road and along those diagonal, northeast-southwest oriented residential streets north of Willow Pass Road which are in line with the project site. Loss of the visual relief currently provided by	S	Implementation of all measures listed above and below would substantially reduce impacts on views from West Pittsburg vantage points, although not to less than significant levels. The preservation of the general plan designated "major ridge" and <i>Open Space</i> areas would be particularly important.	Project	SU

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
the ridgeline backdrop of the project site would be considered a significant adverse visual impact.				
Views of the project site from Evora Road (photograph 1 in SEIR section IV.F.1) and Avila Road would also undergo a dramatic change. The amount of traffic on Evora Road, the extent of views of the site from this route, and the distinctly rural existing character of the area would make the project impacts to these views particularly significant. Due to the relatively small amount of traffic on Avila Road, project impacts on Avila Road views would not be considered significant.	S		Project	SU
The development of the Oak Hills South subdivision and the Alves property, in combination with the project, would represent a major westerly extension of Pittsburg urbanization, a significant reduction in the existing hillside landscape, a significant loss of open space, and a corresponding significant cumulative visual impact. The potential future conversion of the adjacent DeBonneville, Ridge Farm, and Secon properties to urban use would further increase the cumulative adverse visual impact.	S	Each additional development in the project vicinity is currently undergoing or will be subject to its own environmental review. The visual impacts and mitigation needs related to each of these projects should be addressed in each project review. Nevertheless, the cumulative adverse visual impacts of these development expectations, although substantially reducible through good design, could not be mitigated to less than significant levels.	City	SU

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
The development plan includes five 20-acre+ lots in the ridgeline area in the upper southwest portion of the project site which is designated by the general plan as <i>Open Space</i> . Inadequate control of the development and use of these lots would be in conflict with the intent of this general plan land use designation and would create a significant adverse visual impact.	S	Any private ownership of the designated <i>Open Space</i> area should be subject to permanent prohibition on future development or visual impacts on at least 85 percent of the ownership through application of a conservation easement or some similar legal instrument.	Project	LS
The project site plan may not be consistent with the city general plan policy to retain "major ridgelines" as open space. Project homes are proposed in an area of the southwest corner of the site designed by the <u>Pittsburg General Plan</u> as a "major ridgeline."	S	The layout of Neighborhood N should be revised as warranted to achieve project consistency with the "major ridgeline" and <i>Open Space</i> designations of the city general plan.	Project	LS
VEGETATION AND WILDLIFE				
The project would involve removal of most of the site's existing vegetation, including over 500 acres of common annual grassland. The direct loss of this grassland vegetation would not be biologically significant, but would contribute to a significant regional cumulative loss of open wildlife range.	S	The project contribution to these regional impacts could be reduced, but not to less than significant levels, through appropriate revegetation and landscaping of the site with emphasis on native plants, and restoration of site riparian and wetland areas.	Project	SU
No sensitive plant species would be affected by the project.	LS	No mitigation is required.	None	LS

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SU = Significant unavoidable impact

Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
No significant impacts to common or sensitive wildlife species have been identified.	LS	No mitigation is required.	None	LS
The project would result in the loss of 0.75 acre of riparian thicket along Shore Acres Creek, and 3.5 acres of jurisdictional wetlands.	S	<u>The project should be redesigned to preserve the identified corridor of riparian and other vegetation along the northern section of Shore Acres Creek, and the riparian herbaceous meadow in the northwest corner of the site. Alternately, these sensitive habitats should be re-created elsewhere on the site (i.e., in a designated park or open space area) to the satisfaction of the US Army Corps of Engineers and the State Department of Fish and Game.</u>	Project	LS
		The wet meadow to be displaced by the eastbound offramp of the new freeway interchange should be re-created elsewhere on the site (i.e., in a designated park or open space area), to the satisfaction of the US Army Corps of Engineers.		
These stream and wetland fill aspects of the project would require a Section 404 permit from the US Army Corps of Engineers (COE) and would require a Streambed Alteration permit from the Department of Fish and Game (DFG).	S	As a condition of project approval, the applicant should be required to submit to the city written documentation showing that all COE and DFG requirements have been met with regard to Section 404 and the Streambed Alteration permitting process.	Project	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
MUNICIPAL SERVICES				
Schools				
The project would generate an estimated 423 additional elementary school, 173 middle school, and 202 high school students. This additional enrollment would create significant impacts on the capacity of these Mount Diablo Unified School District elementary and middle schools serving the project area.	S	School enrollment impacts would be partially mitigated by the existing school impact fees. The project should also participate in a future added capital facilities program which would include (in addition to the payment of existing fees) payment of any additional impact fees established by the MDUSD under current state guidelines, and establishment of a project Mello-Roos District to fund the project's fair share of necessary cumulative school improvements. Project participation in this mitigation program could be reduced in exchange for financing or construction of a new elementary school on the project site.	Project, City, MDUSD	LS
Water				
The project would require construction of the water distribution system planned for the site by the city's <u>Water Master Plan Update</u> .	S	The project would be responsible for all water distribution system improvements required to serve the project, and should also constitute a project fair share toward the cost of recent water treatment plant expansion and raw water storage facilities.	Project	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<i>Sewer</i>				
The project would require the construction of the planned sewer collection system from the project to the existing West Pittsburgh interceptor, as anticipated by the Delta Diablo Sanitation District (DDSD). The DDSD has established a development fee to fund this construction.	S	The project would be required to pay the sewer development fees for DDSD Zone 1. Applicant completion of a sewer capacity study to determine the size of the project sewer extension lines and points of connection to the DDSD main facilities would also be required.	Project	LS
<i>Police Service</i>				
The project would be subject to longer than typical emergency response times and would generate a need for ten additional sworn police officers and five non-sworn personnel at project buildout.	S	A new, separate, fully staffed, southwest area beat should be established to meet the demands of the project and other cumulative growth in the city's southwest area. The police department also recommends that the project provide (1) adequate, well lit, accessible, and safe parking lots for proposed multi-family buildings, (2) streets which meet city standards, and (3) parks which do not abut side and/or rear yards of residential dwellings.	City	LS
<i>Fire Protection Service</i>				
The project would significantly increase the population located outside the existing range of adequate Riverview Fire Protection District (RFPD) emergency response time. The substantial new population generated by the	S	A new fire station should be constructed at a location which can meet the RFPD response time standard. The project should provide its fair share of those local fire protection capital improvement and operating expenses not	RFPD, Project fair share	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
project would also create the demand for a new fire station (and associated equipment) in closer proximity to the site, and the need to fund ongoing operation of that station. Payment of the established Fire Facilities Fee for capital improvements and the Annual Benefit Assessment Fee for annual operations would only partially fund these necessary increases in capital facilities and ongoing operations require by the project.		covered by existing fees. The project should also incorporate the additional development design measures recommended by the RFPD which are listed in SEIR section IV.H.5.c(3).		
<i>Parks and Recreation</i>				
To meet city per-capita park standards, the project would need to include approximately 15.5 total acres of community park and 23 total acres of neighborhood parks. The proposed combination of one 36-acre community park, two "community recreation areas" totalling eight acres, and three one-acre village parks would meet the total acreage park needs of project residents and would provide adequate park facilities within walking distance (i.e., one-half mile) from all project lots, provided that the various park facilities are fully improved and completed in a sequence that adequately corresponds to project population needs.	LS		Project	LS
		The project must complete proposed park and recreation facilities in a sequence that relates adequately to the needs of project residential phasing; i.e., at least one park facility which is equivalent to a neighborhood park (5 acres or greater in size) should be constructed with the first three project villages.		

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Library Services				
The project would increase the total population served by the Pittsburg and Concord branches of the Contra Costa County Library system by four and one-half percent. This population increase would reduce the already inadequate library space per capita and books per capita ratios at both of these branches.	S	The project should contribute additional library facilities equal to the need generated by the project. Based on nationally accepted per-capita standards, this goal would require the addition of approximately 3,865 square feet of library space, and the addition of 15,460 volumes of books to the local branches of the county library system. The project impact on library space and volumes per capita ratios could also be offset by adequate provision of a fully-equipped bookmobile.	Project	LS
NOISE				
Noise levels outside of proposed project homes closest to Highway 4, Willow Pass Road, and West Leland Road would exceed the normally acceptable exterior L_{eq} standard of 60 dBA for residential development and the interior standard of 45 dB L_{eq} when windows are open.	S	To mitigate exterior noise level impacts, an eight-foot high landscaped berm, or an 11-foot sound wall, or some combination of the two, should be constructed along Highway 4; a seven-foot sound wall should be constructed on both sides of the Willow Pass Road extension (or the project could be redesigned to allow room for a noise berm); and individual decks and patios on those project homes adjacent to Leland Road should be constructed with fences adequately designed to mitigate local noise impacts to each individual affected dwelling unit.	Project	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
No significant offsite noise impacts related to project-generated traffic have been identified. No significant construction period noise impacts on offsite land uses have been identified. Because the development would be phased, construction noise from later phases would impact project homes constructed in earlier phases.	LS	First floor interior noise levels would be mitigated by those measures described above for exterior noise levels. Second story interior spaces exposed to 60 dB exterior noise levels should be provided with mechanical ventilation so that windows can be closed. In some cases, sound rated glazing may be required.	None	LS
	LS	No mitigation is required.	None	LS
	S	To reduce identified impacts, project construction should be limited to weekdays between 8:00 AM and 5:00 PM. All equipment used in the project should be muffled and maintained.	Project	SU
AIR QUALITY				
Construction of the project would generate significant quantities of airborne particulate matter (PM-10) which could adversely affect existing or future residential areas near the project site.	S	Construction period air quality impacts should be reduced through implementation of the construction practices described in SEIR section IV.J.3(a).	Project	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Project generated emissions of carbon monoxide would not result in local concentrations above state and federal standards.	LS	No mitigation is required.	None	LS
<i>Need Carefully Consider</i> The project would result in emissions of regional pollutants (i.e., pollutants which affect the entire San Francisco air basin) exceeding 150 lbs. per day for two precursors of ozone (reactive organic gases, and oxides of nitrogen).	S	Project impacts on regional air quality could be reduced, but not to less than significant levels, by locating one or more neighborhood commercial centers within the project; by provision of expanded pedestrian trail, bicycle and transit facilities within the project to encourage alternative transportation options; and by restricting the number of fireplaces and woodstoves per household, and/or by requiring use of EPA-certified woodstoves or fireplace inserts.	Project	SU
CULTURAL RESOURCES				
Project and grading could damage prehistoric or historic resources located around the Rogers Ranch complex.	S	An archaeologist (familiar with the history of the site) should be present to monitor site clearing and grading to identify and remove any significant artifacts discovered in this process. All known and discovered historic resources should be catalogued and described in a summary archaeological report which would constitute preservation of the site's cultural resources in written form.	Project	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
Project grading and construction could also damage prehistoric and/or historic resources at the Highway 4/Isolate 1 location.	S	This location should be mechanically tested under the supervision of a qualified archaeologist for any evidence of buried prehistoric deposits before project grading and construction begin. If any resources are discovered, construction should be halted and further evaluation through hand excavation should occur to assess the significance of the finds and to formulate necessary further mitigation measures.	Project	LS
Project grading and construction could damage prehistoric and historic resources at the Alvernaz Ranch Complex location.	S	Historic research and an architectural evaluation for this location, plus backhoe testing, should be completed by qualified cultural resource professionals before any grading or construction begins. The results of the research should be preserved in written form. In addition, if any resources are discovered during the backhoe testing, a specific archaeological mitigation program should be formulated for this location depending on the nature of the find.	Project	LS
Project grading and construction could also damage prehistoric and historic resources at the identified possible barn/structure location along the minor drainage channel in the northeast corner of the site.	S	The mitigations described above for the Alvernaz Ranch Complex location should also be implemented for this location.	Project	LS

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
PUBLIC HEALTH AND SAFETY				
Electrical Transmission and Distribution Line Impacts				
To date, there is no conclusive evidence regarding the possible health risks from power line EMF exposure. However, there is the potential that project residents could be exposed to power line EMFs that could adversely affect their health. There are approximately 73 lots or units proposed within 150 feet of the edge of the 230 kV PG&E transmission line easement and approximately 77 units or lots located within 100 feet of the PG&E 115 kv line easement. Future occupants of these units could be exposed to potential health risks related to prolonged EMF exposure.	S	Although no specific setback or other criteria exists beyond conventional PG&E easement boundaries, the following measures are suggested in this SEIR, based primarily on current state standards for school facilities:	Project	Unknown
		Setbacks. The applicant should endeavor to redesign the project such that proposed residential lots should be located at least 150 feet from the edge of the 87.5-foot 230 kV transmission line easement and 100 feet from the edge of the 50-foot 115 kV transmission line easement. This measure would require the relocation of up to an estimated 150 proposed residential lots and units.		
		Disclosure. Prospective project residents of all project homes within 200 feet of the 230 kV line, 150 feet of the 115 kV line, and 100 feet of the 69 kV line easement edges should be notified in writing by the applicant of the potential EMF health risks associated with such lines. This could be achieved by requiring the project proponent to include such disclosures in		

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<i>Natural Gas Well Hazard Impacts</i>				
The applicant plans to abandon the existing gas wells as the project is developed. Unless these gas wells are abandoned to current Department of Oil and Gas (DOG) standards specified in Section 1723 of Title 14 of the California Code of Regulations, future residents could be subject to the risk of explosion.	S		Project	LS
		the sales and rental materials to be signed by future project residents.		
		The following two mitigation measures should be implemented to reduce natural gas well hazard impacts to a less than significant level: <i>Remediation.</i> Pursuant to Section 3208.1 of the Public Resources Code, the applicant would be required to contact DOG's Woodland district office to determine whether wells have been abandoned to current abandonment standards (as required in Section 1723 of Title 14 of the California Code of Regulations), and whether additional remedial work on a particular well would be necessary.		
		<i>Avoid Abandoned Wells.</i> Revise the site plan to avoid construction of residential units over the wells. If avoidance is not possible, a State Division of Oil and Gas (DOG)-approved vent systems should be installed to collect and disperse any gas vapors that may be emitted from the wells.		

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Impacts	Potential Significance Without Mitigation	Mitigation Measures	Mitigation Responsibility	Potential Significance With Mitigation
<i>Natural Gas Well Access Impacts</i>				
Early phases of development could block access to gas wells located in portions of the site that would be developed in latter phases of the project, a potentially significant impact assuming that there is additional gas to be extracted.	S	Adequate access to the active well sites should be maintained. Access should be wide enough to allow large mobile rigs to access the active well sites.	Project	LS
<i>Natural Gas Well Noise Impacts</i>				
Noise associated with gas well compressors operating near earlier phases of development could disturb project residents. This could result in significant noise impacts prior to project build-out.	S	Noise from compressors used on gas wells that could adversely affect project residents should be reduced by implementing the following measures: <i>Limit Hours of Operation.</i> Limit noise-generating pumping activities near project residences to daytime, weekday (non-holiday) hours (8:00 AM to 5:00 PM). <i>Shield Equipment.</i> Shield stationary noise-generating equipment with plywood barriers in order to reduce noise impacts.	Project	LS
<i>Natural Gas Pipeline Impacts</i>				
PG&E has a ten-foot natural gas pipeline easement at the southwestern corner of the site. Ranchette Lot 1268 proposed in Village	S	Ranchette Lot 1268 in Village N at the southwestern corner of the site should include the necessary building setback and other	Project	LS

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Impacts	Potential Significance Without Mitigation		Mitigation Measures		Mitigation Responsibility		Potential Significance With Mitigation	
N in the southwestern portion of the site would encroach into this pipeline easement.								
<i>Fuel Storage Tank Impacts</i>								
A small fuel storage tank is located near one of the existing natural gas wells in the northern portion of the site. If fuel spills or leaks have occurred and soil around the tank is contaminated, construction workers could be exposed to contamination during project site preparation work and future residents could be exposed to contamination over the long-term.	S				Project		LS	
				limitations necessary to avoid encroachment into PG&E's gas pipeline easement.				
				The fuel storage tank should be removed, the soils around the tank should be tested for contamination and, if necessary, the soil cleaned to ensure that it is devoid of any contamination from the tank. If contaminated soils are discovered, a remediation plan should be submitted to and approved by the Toxic Substances Control Division of the California Environmental Protection Agency (Cal-EPA). Implementation of an approved remediation plan would be expected to reduce impacts to a less than significant level.				

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City of Pittsburg

Community Development Department – Planning Division

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

NOTICE OF PUBLIC MEETING

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

DATE: April 25, 2017
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
 65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Esperanza Apartments at San Marco (Village M), AP-13-932 (DR).

This is a request for design review approval of plans to construct a 318-unit apartment complex along the south side of West Leland Road, immediately west of Tomales Bay Drive. The project consists of 12 three-story buildings and site improvements on 13.3 acres in 'Village M' of the San Marco PD (Planned Development, Ordinance No.12-1362) District. Assessor's Parcel No. 097-550-018.

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

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

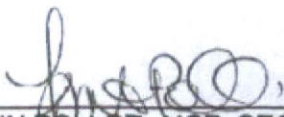
Where can I get more information about this project?

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

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

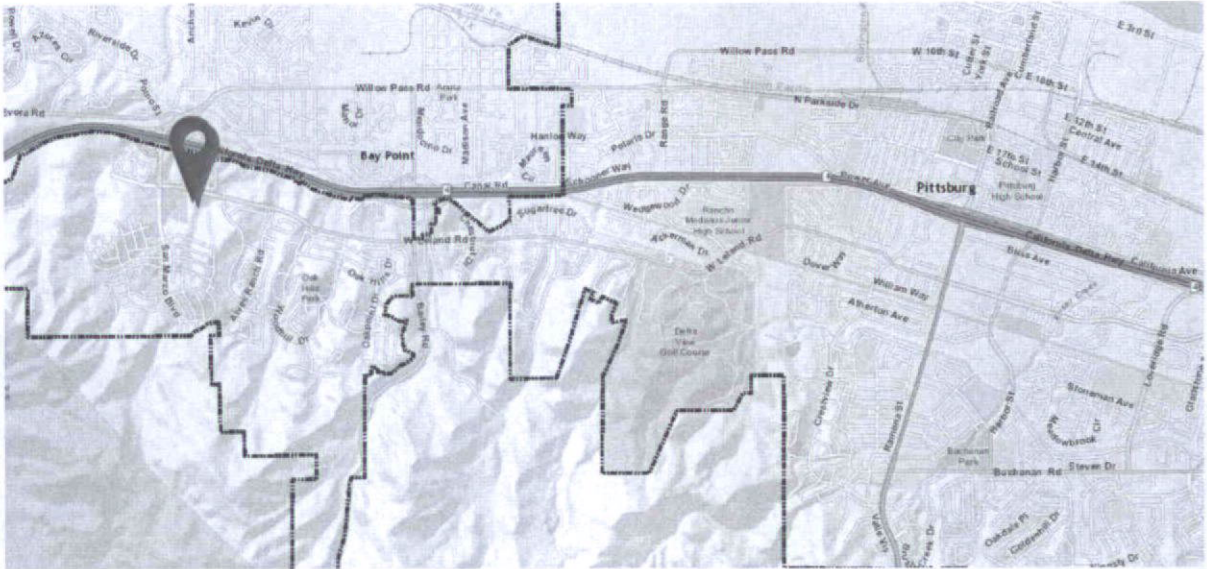
Comments or objections to the project can be made by writing or through oral testimony during the public meeting. Written comments citing the project name may be emailed to the project planner listed above, or may be mailed or delivered to: Pittsburg Planning Division, 65 Civic Avenue, Pittsburg, CA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

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



 KRISTIN POLLOT, AICP, SECRETARY
 PITTSBURG PLANNING COMMISSION

Project Title: Esperanza Apartments at San Marco (Village M), AP-13-932 (DR)
Location: South side of West Leland Road, west of Tomales Bay Drive, APN: 097-550-018



Jordan Davis

From: sonia gregerson [REDACTED]
Sent: Saturday, April 15, 2017 10:58 PM
To: Jordan Davis
Subject: Proposal for the Espranza Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jordan Davis

I would like to raise an objection to the planned project: As this proposal was a surprised to me and my neighbors.

Esperanza Apartments at San Marco (Village M), AP-13-932 (DR). This is a request for design review approval of plans to construct a 318-unit apartment complex along the south side of West Leland Road, immediately west of Tomales Bay Drive. The project consists of 12 three-story buildings and site improvements on 13.3 acres in 'Village M' of the San Marco PD

I moved into the area of Vista Del Mar, the housing area between Tomales Bay Drive and Alves Ranch Road 3 yrs ago at that time we were told that the master planned was a park between San Marcos Blvd and Tomales Bay Drive. We were told that multifamily housing would be built in the area across the street from Vista Del Mar at Alves Ranch Road/crossing E. Leland Ave in the very large field.

There was no mention at that time about building apartments next to the community park nor do I see any in the previous designs for the park.

I realize that the Multifamily units (Apartments) are cheaper to construct than single-family housing or a Town homes. I realize that for the City is "willing to move forward with lower projected profit depending on the strength of the market,". What is the strength of the market?

New apartments were just built and opened at the San Marco Villa at San Marcos Blvd area during the end of 2016-2017. Why would we need another 318 units for rent instead of more single family housing for sale? What will they be renting for? Will there be mandatory availability for low income rental?

The 2016 report of the monthly supply of inventory noted that in Contra Costa County homes sold quickly but there are still constrained due to supply and demand.

So, we don't need more apartments; people are looking for homes to buy and invest in, there are not enough of homes as it is so why not put town homes in this area, or even the 'clustered' type homes? This would make more sense and be more useful than rental property, where you have more migrating tenants; coming and going.

Plus, we would then have twice as many people traveling on the East and West Leland Ave. We already have a quite a pile up in the morning with people driving towards the freeway and one lane available to turn right onto San Marcos Blvd as well as the public grade school traffic coming down San Marcos Blvd.

The infrastructure cannot handle this.

I will be at the meeting on 4/25 to listen to all the reasons you might feel that this would be a good project but in the end, **you don't have to live here**; I and my neighbors do, and we are all unhappy with this turn of events.

Respectfully

Sonia Gregerson

"when the power of love overcomes the love of power, the world will know peace"

Jordan Davis

From: Naila Syed [REDACTED]
Sent: Sunday, April 16, 2017 4:26 PM
To: Jordan Davis
Subject: Objections to Esperanza Apartments

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Jordan

This is an email to object the plans to the Esperanza Apartments. We moved into this community about 6 months ago and we were told by Seeno Homes of the ARCO garage and a community park. ARCO is up and running but the Park area has remained the same for years now.

This community is in desperate need of commercial and retail space. There needs to be space for kids to play and ideally have some sort of recreation center nearby. Instead the City of Pittsburg is happily taking all the taxes and special assessment monies and building more homes. I understand that there is a need, however there has to be other areas in Pittsburg. This specific area is already densely populated with lots of new and slightly older homes, but without any proper stores and the traffic is a nightmare in the morning.

I think the City of Pittsburg needs to do a proper needs assessment into what is needed in this area and not just keep suggesting new homes and apartments.

Additionally I would like to inquire of any site which can show new community development ideas of the City of Pittsburg

Sincerely

Naila Syed
Bellagio Community

Jordan Davis

Subject: RE: San Marco Development - Esperanza Apartments, etc.

From: Kristie Ward [REDACTED]
Sent: Tuesday, April 18, 2017 12:01 PM
To: Kristin Pollot
Subject: San Marco Development - Esperanza Apartments, etc.

Hi Ms. Pollot,

If this email should be sent to another staff member of the planning department, please let me know. I'm writing because of a conversation with my neighbors about the ongoing development in the San Marco area. Of particular concern are the plans for a 300+ apartment building called Esperanza.

My neighbor informed me that the environmental impact report is from 1993. If that is accurate, I'm sure that the report, along with other studies related to the quality of life and safety of residents, are woefully out-of-date and do not reflect the current situation in this area of Pittsburg. We have more houses here and in surrounding communities. Antioch, Brentwood, and Oakley are significantly more developed now than they were in 1993 and that impacts Pittsburg.

The traffic in the area during morning commute time already impacts many people trying to get to work. Aggressive driving, cutting through streets, and disregard for traffic laws are just a few of the problems on Leland between Bailey and San Marco. I know PPD is well aware of these issues.

I realize these development plans are agreed to years in advance, but if the infrastructure does not support the growth, the city will have a variety of other issues. Highway 4 is a mess and there are no other options besides Bailey to get into Concord. From what I have heard, there are no plans to extend Leland into Concord or San Marco over the hill. If there are plans, those should happen before construction on additional houses/apartments are complete.

Another concern among many neighbors are options for grocery stores, etc. Many of my neighbors spend their hard-earned dollars at stores in other cities when they would rather spend that money in Pittsburg.

Is there a formal channel to voice concerns over these plans? Attending city meetings does not always work for those trying to commute back home in the evenings, especially with how traffic has been lately.

Thank you for your time and assistance,

Kristie Ward
Resident of Oak Hills South

Jordan Davis

From: Gabe Essoe [REDACTED]
Sent: Thursday, April 20, 2017 2:32 PM
To: Jordan Davis
Cc: Kelley Essoe
Subject: Esperanza Apartment complex

To: Pittsburg City Council

Re: Esperanza Apartments

Date: 4/20/2017

I regret not being able to attend the Public Meeting on this matter, but I want to voice my **strong opposition against this project.**

The consideration is simple. This area of Pittsburg has been slowly deteriorating since I move here in 1999.

There are too many people for the amenities this area has to offer. There is only shopping center which is always totally crowded. Along with the greater population density, crime has risen dramatically. Adding another 318 units into an already congested area will reduce the quality of life here massively.

We need another shopping center, schools, more Bart parking. We need better services, not another 1000 people to further congest our limited resources.

Thank you for the consideration,

Gabe Essoe
Real Estate Broker
20 Quartz Ct, Pittsburg CA 94565
925-709-3232

Jordan Davis

From: ca66ag3@gmail.com on behalf of Cory Mullins <cory.mullins@gmail.com>
Sent: Tuesday, April 25, 2017 6:07 PM
To: Jordan Davis
Subject: Re: Esperanza Apartments at San Marco, AP-13-932 (DR)

Dear Jordan,

Thank you for sending me detailed responses to my questions. My last email was intended to gather information before I formed an opinion on the proposed apartment complex. After looking over the information you provided and the plans for the development, I have decided that I am opposed to the Esperanza Apartments development.

While I completely agree that Pittsburg needs medium and high density affordable housing, I do not think that this location is ideal for it. I would support a scaled back design, preferably with primarily condominium units to help instill permanence in the community. I also feel that the San Marco area has a shortage of small retail and restaurant units, possibly able to be used as mixed use buildings.

Thank you,

Cory Mullins

On Tuesday, April 25, 2017, Jordan Davis <jdavis@ci.pittsburg.ca.us> wrote:

Cory,

The projected traffic impacts of the proposed project were analyzed as part of the San Marco Environmental Impact Report (EIR), which analyzed the potential traffic impacts resulting from development of the entire San Marco area, including the proposed project site. The EIR found that, with the incorporation of mitigation measures identified in the EIR, traffic impacts would be reduced to a less than significant level – that is to say, requiring the developer do things such as install traffic signals and fund roadway improvements, traffic level of service will be acceptable.

There are several roadway projects on the horizon for this area. The presentation on this project at tonight's Planning Commission meeting will discuss several of these in detail, but two notable projects include: 1) requiring the developer install a traffic signal at the intersection of West Leland and the entrance to this project (which will align with the entrance to the Toscana subdivision); and 2) establishing a dedicated right-turn lane from northbound San Marco Blvd. onto eastbound West Leland Road. Additionally, beginning May 1, the meters onto State Route 4 will be left 'green' during heavy morning commutes, reducing the backup along the onramps.

I cannot say whether the proposed project will have an adverse impact on classroom sizes at Delta View Elementary; I will note, however, that the construction of Delta View was actually part of the San Marco development plan, and

therefore was built in anticipation of the entire San Marco development, including this project. Additionally, all dwelling units (318 in this instance) will require the developer pay school district impact fees to Mount Diablo Unified.

Lastly, a proposed condition of project approval would require the developer submit a photometric lighting plan to be reviewed and approved prior to issuance of building permits.

I hope this answers your questions. Plans for the project, as well as the staff report and resolution of approval with draft conditions of approval can all be found at the following link:

<http://apps.ci.pittsburg.ca.us/sirepub/mtgviewer.aspx?meetid=682&doctype=AGENDA>

The nature of your email appears to be more along the lines of questions for staff regarding the project, and not a letter of opposition or support for the proposed project. However, if you would like these comments or any other comments forwarded to the Planning Commission prior to tonight's meeting, please let me know.

Regards,

Jordan Davis, AICP

Associate Planner

City of Pittsburg, Planning Division

65 Civic Avenue, Pittsburg, CA 94565

Tel: 925.252.4015 | Fax: 925.252.4814

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From: ca66ag3@gmail.com [mailto:ca66ag3@gmail.com] **On Behalf Of** Cory Mullins

Sent: Monday, April 24, 2017 9:05 PM

To: Jordan Davis

Subject: Esperanza Apartments at San Marco, AP-13-932 (DR)

Dear Jordan,

I have not seen the plans for the proposed apartment complex, but I do have some questions about neighborhood impact assessments. What is the projected impact on traffic at the San Marco Blvd and West Leland Road intersection, specifically during commute times? During morning commute hours, it is not uncommon for the right lane to be backed up on San Marco, which hinders turning east onto Leland as well as access to Highway 4 on-ramps.

Would the proposed apartment complex adversely affect classroom sizes at Delta View elementary school?
Would the complex be required to have lighting systems to minimize light pollution?

Thank you for any answers you can provide and your consideration.

Cory Mullins

--

~ Cory

--

~ Cory

Jordan Davis

From: Alexandra Mullins <mullins.alexandra@gmail.com>
Sent: Tuesday, April 25, 2017 5:30 PM
To: Jordan Davis
Subject: Esperanza Apartments at San Marco, AP-13-932 (DR)

Dear Mr. Davis,

I just wanted to let you know that I, personally, am opposed to the building of the Esperanza Apartments at San Marco.

In 2014, I volunteered in-classroom at one of Delta View Elementary School's Afternoon Kindergarten classes, which I found to be functioning at capacity. Upon inquiry, it was suggested to me that Delta View's overall teacher-student ratio had recently diminished, so I was witnessing the school presenting at its best.

Given that my child will be of age to begin Kindergarten in the Fall of 2020--likely around the time the proposed Esperanza Apartments will be open for residence--I am deeply concerned that not only would the additional student applicants burden the teacher-student ratio, but that the increase would be so weighty that my child would have to enter a Lottery just to be able to attend Delta View Elementary; the only elementary school that is less than 1-mile from our home. Being subject to an Admissions Lottery, to me, would be an unfair burden on the families who already own homes within a mile of the school, and whose (personal and property) taxes have been paying for the school to remain open.

Also, there are two existing apartment complexes--one at San Marco & Leland, the other at Bailey & Leland--that should be able to fulfill any high-density occupancy requirements for the City of Pittsburg.

I would much prefer the parcel of land in question to be used for homes similar to the ones built at San Marco & Leland, across the street from the new Arco Station.

Should you have any questions or concerns, please do not hesitate to email me at mullins.alexandra@gmail.com.

Thank you.

Mrs. Alexandra Mullins

Alexandra A. Mullins (Kennedy)
+1 (510) 508-7973 mobile
(877) 541-5048 Confidential FAX
Mullins.Alexandra@gmail.com

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Alexandra A. Mullins (Kennedy)
+1 (510) 508-7973 mobile
(877) 541-5048 Confidential FAX
Mullins.Alexandra@gmail.com
about.me/aakmullins

Please direct all meeting requests to aakmullins@me.com to populate my calendar. Thank you.

Kristin Pollot

From: Steven West <skwest4@att.net>
Sent: Friday, April 21, 2017 1:35 PM
To: Kristin Pollot
Subject: Esperanza Apartment Complex

To whom it may concern

I am unable to attend the planning commission meeting on April 25th and so am writing to express my concerns regarding the development of the Esperanza Apartment Complex. I live in the Oak Hill subdivision and have so for over 20 years. With each new development in this area between Bailey Road and San Marco traffic has increased. This complex is being built off West Leland in an area that already suffers from excessive and poorly managed traffic during commute times. It can now take 15-20 minutes to get from our development to San Marco which is a distance of about 3/4's of a mile. In addition cars often make an unsafe and illegal right hand turn from a middle lane on Leland to get to San Marco. This apartment complex will have over 600 parking spaces which potentially equates to 600 more cars commuting on Leland road. High density housing near Bart does not equate to those residents using Bart. The current development plan requires a new stop light be involved to get in and out of the complex. While practically needed this is not helpful to the problem at hand, nor is having a bus stop near the development a working solution.

I am disappointed that this issue was not addressed several years ago in this process as a basic common sense measure. I sincerely request that this project be delayed until meaningful solutions are developed to address this issue and that the planning commission would consider these issues before supporting further such development.

Sincerely

Kathleen West
1783 Peachwillow St
Pittsburg, Ca
925 709-1603

701.03

PC

RESO

10147

05-26-20

K.P.



City of Pittsburgh

Community Development Department – Planning Division

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

Date: 5/28/20

Dear Applicant:

SUBJECT: RESOLUTION No. 10147

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,

Kristin Pollot, AICP
Planning Manager

Enclosures: (2)

Resolution No. 10147
Standard Conditions of Development

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Extending the Design Review	)	Resolution No. 10147
Term of Approval for the Esperanza	)	
Apartments at San Marco located	)	
immediately west Tomales Bay Drive and	)	
known as "Village M" of the San Marco PD	)	
(Planned Development, Ordinance No. 12-	)	
1362) District, AP-20-1509 (DR).		

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On March 25, 2020, Louis Parsons of Discovery Builders, Inc. filed Planning Application No. 20-1509, requesting a three-year extension of approval for design review of plans to construct a 318-unit apartment complex, consisting of twelve three-story building and one clubhouse, on a 13.3 acre site located immediately west of Tomales Bay Drive and known as 'Village M' of the San Marco PD (Planned Development, Ordinance No. 12-1362) District. Assessor's Parcel No. 091-050-064.
- B. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan and the Pittsburg Municipal Code (PMC).
- C. On January 19, 1993, the City Council adopted Resolution No. 93-7888, certifying a subsequent environmental impact report (SEIR) for a 2,938-unit project currently known as the San Marco Development. On the same evening that the City Council certified the SEIR, it adopted Ordinance No. 93-1057 zoning the San Marco Development property to a residential PD (Planned Development) District, with a PD Plan consisting of 1,412 single-family residential units and 1,526 multifamily units.
- D. On June 10, 2013, Louis Parsons of Discovery Builders, Inc., filed Design Review Application No. 13-932, requesting design review approval for the Esperanza at San Marco Project, as described above.
- E. On April 25, 2017, the Planning Commission adopted Resolution No. 10060 approving the site design, landscape plan, architectural elevations and building materials for the proposed Esperanza at San Marco apartments (Design Review Application No. 13-932), a 318-unit apartment complex, consisting of twelve three story buildings and one clubhouse. At that meeting, the Commission considered public comments and then approved the project by a vote of 6-0. According to Condition No. 63 of Planning Commission Resolution No. 10060, the applicant was given three years from the date of the public hearing to obtain a building or grading permit for the project, or to submit a written request to the

Planning Division for an extension of approval.

- F. On March 24, 2020, the applicant submitted a request for a three-year extension to extend the design review approval.
- G. Upon written request submitted within the effective period of approval, PMC section 18.36.240 allows the original reviewing body to extend the period to exercise an approved design review according to its terms.
- H. Since the adoption of Planning Commission Resolution No. 10060, there have been no General Plan or Zoning Ordinance amendments related to the affected property.
- I. On May 26, 2020, the Planning Commission considered the request to approve Planning Application No. 20-1509, extending design review approval for three-years for the Esperanza Apartments at San Marco project, subject to conditions.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Esperanza Apartments at San Marco (Village M), Extension of Approval, AP-20-1509," dated May 26, 2020, and based on all the information contained in the Planning Division files on this project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on May 26, 2020, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. Since the adoption of Planning Commission Resolution No. 10060, there have been no General Plan or Zoning Ordinance amendments related to the affected property.
 - 3. The SEIR for the project was prepared in compliance with Public Resources Code section 21000 et seq., and there have been no substantial changes to the project or with respect to the circumstances under which the project is being undertaken which require revisions to the SEIR.
 - 4. The design of the project has not changed since the approval of the site plan and architectural plans and elevations for this project.
 - 5. The request for extension of the project review approval was filed within the effective period of approval, in compliance with the requirements of PMC section 18.36.240.
 - 6. There is good cause for a three-year extension of the approval at this time, as it will afford the applicant additional time to secure required building and grading permits, as well as promote continued orderly

development of the San Marco Development Plan Area, and more specifically, development of the currently vacant site which has been envisioned for this type of development since the early 1990's..

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby extends approval of Design Review Application No. 13-932, subject to all of the conditions of Resolution No. 10060, with the exception of Condition No. 63, which is replaced by the following:

63. This approval will expire on May 26, 2023, unless, prior to that date, the use has been established and a building permit or grading permit has been issued for the site improvements authorized herein. The approval shall be valid for no more than twelve months from the date of building or grading permit issuance, unless work is commenced and diligently pursued prior to the expiration of the building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Croskey, seconded by Commissioner Coniglio, the foregoing resolution was passed and adopted the 26th day of May 2020, by the Planning Commission of the City of Pittsburg, California, by the following vote:

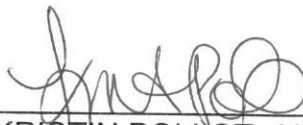
AYES: Coniglio, Croskey, Moreno, Nguyen, Foster

NAYES: None

ABSTAIN: None

ABSENT: Bhasin, Robinson

I hereby certify that the above Resolution No. 10147 was adopted by the Planning Commission of the City of Pittsburg on May 26, 2020.



KRISTIN POLLOT, AICP, SECRETARY
PITTSBURG PLANNING COMMISSION



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: July 11, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Esperanza Apartments at San Marco (Village M), Extension of Approval, AP-23-0074

This is a public hearing on a request for a three-year extension of approval for design review of plans to construct a 318-unit apartment complex, consisting of twelve three story buildings and one clubhouse, on a 13.3-acre site known as 'Village M' of the San Marco PD (Planned Development, Ordinance No. 12-1362) District. Assessor's Parcel Nos. 091-050-068 and portion of 091-050-069.

Environmental Determination

The original project was within the scope of the previously approved Supplemental Environmental Impact Report ("SEIR," State Clearinghouse #1991073029) prepared for the San Marco Subdivision No. 7362 certified by the Planning Commission on October 13, 1992. The project was in substantial conformance with the multi-family residential units analyzed in the SEIR for "Village M." Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162, there are no substantial changes that have occurred with respect to the circumstances under which the SEIR was certified, and no new significant environmental effects, nor a substantial increase in the severity of previously identified significant effects which could require revisions to the SEIR for the San Marco Subdivision.

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?

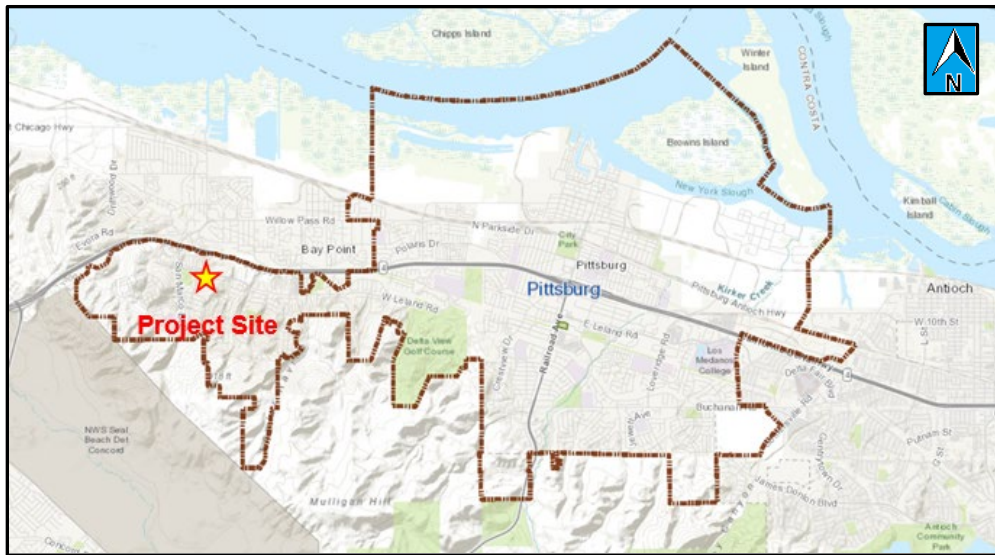
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 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: Esperanza Apartments at San Marco (Village M), Extension of Approval, AP-23-0074
Location: 2009 W Leland Road, APNs: 091-050-068 and portion of 091-050-069



City of Pittsburgh

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



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
July 11, 2023**

ITEM: Consideration of a Resolution Granting a Use Permit for Doctorbird Market, AP-23-0048 (UP)

ORIGINATED BY: Danielle Fiala on behalf of Smokey Road LLC, 90 East 4th Street, Pittsburg, CA 94565

SUBJECT: This is a public hearing on a request for the approval of a Use Permit to establish a Specialty Food Market with alcohol sales as an ancillary use. The Specialty Food Market will include sales of artisanal foods, beer, wine, and branding merchandise. The applicant is also proposing to host community events with local authors, winemakers, and producers, as well as interactive tastings. Events will be open to the public and is proposed to take place during normal business hours of 10:00 A.M. to 8:00 P.M. The proposed business will utilize the existing tenant space of approximately 1,287 square feet located on a parcel with an existing 11,380 multi-tenant building known as the Bank of America Building, located on the southwestern corner of Railroad Avenue and East 4th Street in Downtown Pittsburg. The subject site is located at the property address 90 East 4th Street and is within the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-006.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution approving Use Permit Application Number 23-0048, subject to conditions.

BACKGROUND:

The project is located within the historic Bank of America Building. The Bank of America Building was constructed in 1921 and is a contributor to the New York Landing Historic District.

On April 5, 2023, the applicant filed Use Permit Application No. 23-0048 to establish a Specialty Food Market with alcohol sales as an ancillary use. The Specialty Food Market will include sales of artisanal foods, beer, wine, and branding merchandise. The applicant is also proposing to host community events with local authors, winemakers, and producers, as well as interactive tastings.

PROJECT DESCRIPTION:

Existing Conditions: The proposed business will utilize the existing tenant space of approximately 1,287 square feet located on a parcel with an existing 11,380 multi-tenant building known as the Bank of America Building, located on the southwestern corner of Railroad Avenue and East 4th Street in Downtown Pittsburg. The parcel contains a two-story multi-tenant mixed-use building that encompasses the entire parcel with zero-yard setbacks with frontage on both Railroad Avenue and East 4th Street.

The tenant space can be accessed by entrances to the north along East 4th Street and to the east along Railroad Avenue. The tenant space is located on the first floor of the building, within the historic Bank of America building.

There is no off-street parking street located on the subject property, however, there is street parking available along both frontages on East 4th Street and Railroad Avenue. Public parking lots are available near the site, approximately 50 feet away to the north and 170 feet to the east of the project site.

Surrounding Land Uses

North: East 4th Street, New Mecca Café, Public Parking Lot
East: Burlessas Building (Future Mixed Use Residential Apartments/Commercial)
South: La Veranda Ristorante Italiano, John Buckley Square
West: Railroad Avenue, Office Spaces, St. Claire Cigars

See Attachment 3 for a map of surrounding land uses.

Proposed Project: The applicant is requesting approval of a use permit to establish sales of alcoholic beverages in association with a Specialty Food Market. The business will also include the sales of curated selection of prepackaged foods, branded merchandise, and gift items. Products will include roasted coffee, bottled olive oil and vinegars.

The applicant is also proposing to host community events with local authors, winemakers, and producers, as well as interactive tastings. Tastings of the for-sale items, as well as food and wine pairings events will be held at the store. The food and wine pairings will involve the on-site consumption of alcoholic beverages for tasting purposes only. Some of the tasting events will be special, invitation-only events, and others will be open to the public on a drop-in basis. Events are proposed to take place during normal business hours. The proposed hours of operation are 10:00 A.M. to 8:00 P.M., seven days a week.

ABC Licensing

The project applicant has applied for licensing through the Department of Alcoholic Beverage Control (ABC) for a Type 20 and Type 86 license as discussed below:

Type 20: A Type 20 License authorizes the sales of beer and wine for consumption off the premises where sold.

Type 86: A Type 86 License allows for the tasting of beer, wine, and/or distilled spirits at off-sale license premises. The quantity and number of tastings that may be offered to consumers is limited. The license can only be held in conjunction with a qualified off-sale license. The request for the Type 86 License would be for community events including interactive wine tastings.

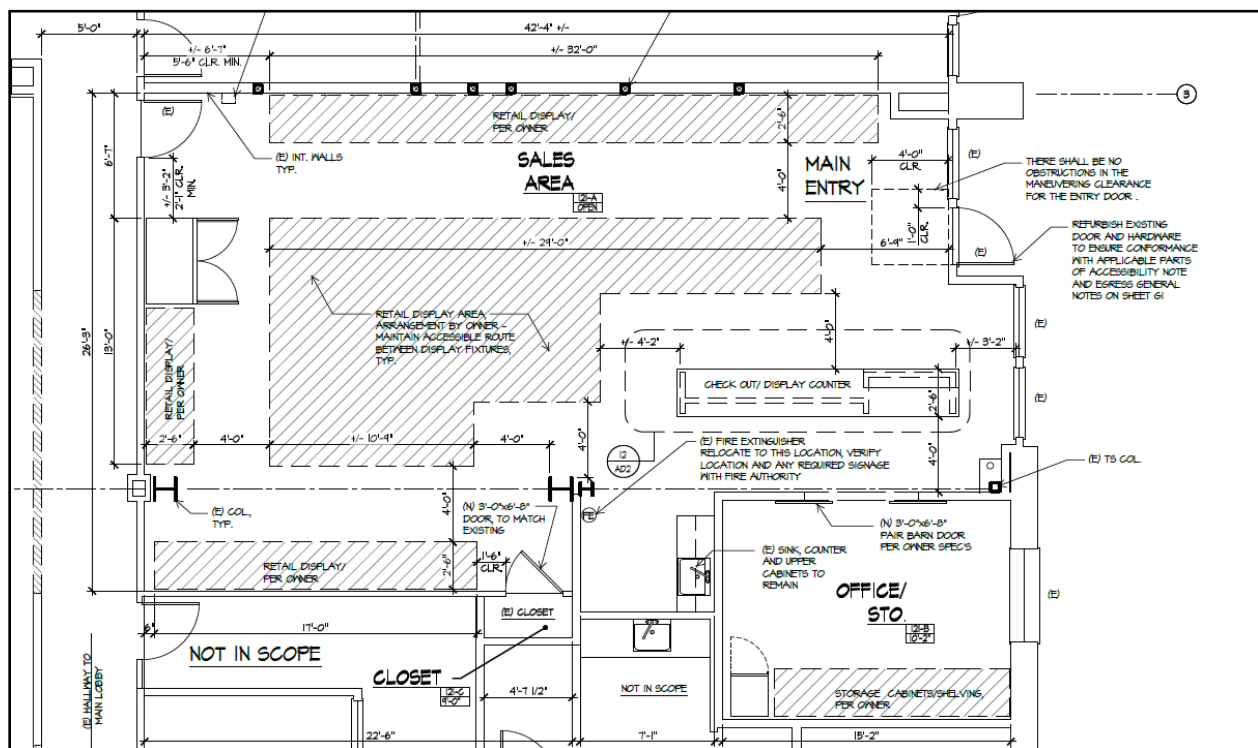
The type of event will vary each month depending on the availability of local winemakers, authors, and producers along with the desires of the community. All events will be open to the public with the exception of private reservations.

Floor Plan

The existing space occupies 1,287 square feet of interior tenant space. Approximately 1,087 square feet will be dedicated to the retail area. The display area will be set up as shown in Figure 1. The office space will occupy 180 square feet of the floor area. The location of the sales area, office, and closet space are shown below in Figure 1.

The retail sales area will include shelving and glass-doored refrigerators that are not stationary and can be relocated to maximize the display of items sold. In relation to the proposed events, the layout of the retail area will be reconfigured to accommodate the event. As determined by the City Building Official, capacity for each event shall not exceed 22 people which is the maximum occupancy load per the California Building Code.

Figure 1 - Floor Plan



GENERAL PLAN/ZONING COMPLIANCE:

General Plan: The General Plan Land Use Designation for the project site is of *Downtown Commercial*, specifically the "Downtown Subarea" as depicted in the Pittsburg General Plan Figure 2-2 (Land Use Diagram) and Figure 2-4a (Downtown). The purpose and intent of this land use accommodates specialty retail, personal

services, restaurants, offices, financial organizations, institutions, and other business serving the needs of Downtown residents. Upper-story residential and mixed-use commercial/residential ground-floor uses are permitted, subject to appropriate design standards. The maximum allowable FAR is 2.0, with a maximum 1.0 for non-residential uses. Limitations on the size and location of parking, coupled with building orientation and design standards, will ensure that a pedestrian-oriented environment is created.

Furthermore, Section 5.2 of the Downtown Chapter listed within the General Plan envisions downtown as a mixed-use center with specialty retail, restaurants, service uses, and professional offices integrated with residential uses. Additionally, Downtown should serve as a visitor destination and a neighborhood commercial center. Economic development projects that attract heavy pedestrian activity are encouraged.

Zoning: The site is zoned CP (Pedestrian Commercial) District. Pursuant to the Pittsburgh Municipal Code Section 18.52.005 B.7., the purpose of the CP District is to provide a vibrant destination area that caters to pedestrian shoppers and visitors in the downtown commercial core. Permitted uses on the ground floor along the primary corridor consist primarily of pedestrian-oriented retail, entertainment, restaurants, and galleries. Office uses are permitted above/below the ground floor and beyond the primary corridor of the CP district to increase the downtown population and employment/shopper base without detracting from the ground floor pedestrian retail synergy desired along the primary corridor. The district is intended to create a place for pedestrian-oriented activity by providing inviting, visually interesting, human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities.

Use Types

The proposed use is defined under the food and beverage sales use classification as listed within Pittsburgh Municipal Code 18.08.080:

14. "Retail sales of food and beverages for primarily off-site preparation or consumption" ...

...c. Specialty Food Market. Establishment engaged in the sale of limited food items or product lines. This classification includes food pantry, butcher shop, dry coffee or tea store, and meat or produce market."

As listed within the Land Use Regulations for this district, Specialty Food Markets are subject to Limitations 25 and 26:

L-125	Conditional use permit required for establishments occupying more than 2,500 square feet, or for establishments that sell any alcoholic beverages.
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L-126	The provision of alcoholic beverages requires a conditional use permit for any restaurant if it will create “undue concentration” as defined in the Alcoholic Beverage Control (ABC) Act under Section 23958.4.
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Required Findings: In accordance with Pittsburgh Municipal Code section 18.16.040, a use permit may be granted only if the proposed use satisfies the required findings:

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;
9. is consistent with the City’s approved funding priorities; and
10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Environmental: 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.

Public Notice: On or prior to June 30, 2023, notice of the July 11, 2023, public hearing was posted at City Hall and at or near the proposed project site; and 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 owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with Pittsburgh Municipal Code section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in the “Old Town Pittsburgh”, and “The Village at New York Landing” neighborhoods.

STAFF ANALYSIS:

Specialty Food Market with Ancillary Use

Staff believes that the Planning Commission can make the required findings to approve the proposed project, with the inclusion of specific Conditions of Approval (in addition to those included in the resolution), as detailed below:

- The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash and debris shall not be allowed to accumulate on or around the site, or on the street gutters and sidewalks. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
- Hours of operation shall be limited to 10:00 AM – 8:00 PM, as specified in the Planning Application for this project. Community events shall also be limited to the hours of operation; unless otherwise permitted by a Temporary Activity Permit or Special Event Permit issued on behalf of the Planning Division.
- The proposed business shall operate in substantial conformance with this Use Permit application. Any proposed change in use is subject to review and approval by the City of Pittsburg Planning Commission.
- The number of people within the tenant space shall not exceed the maximum occupancy for the space as determined by the California Building Code. The maximum number shall be limited to 22 people.
- The applicant shall ensure alcoholic beverages are not served to intoxicated adults or minors during interactive tasting events.

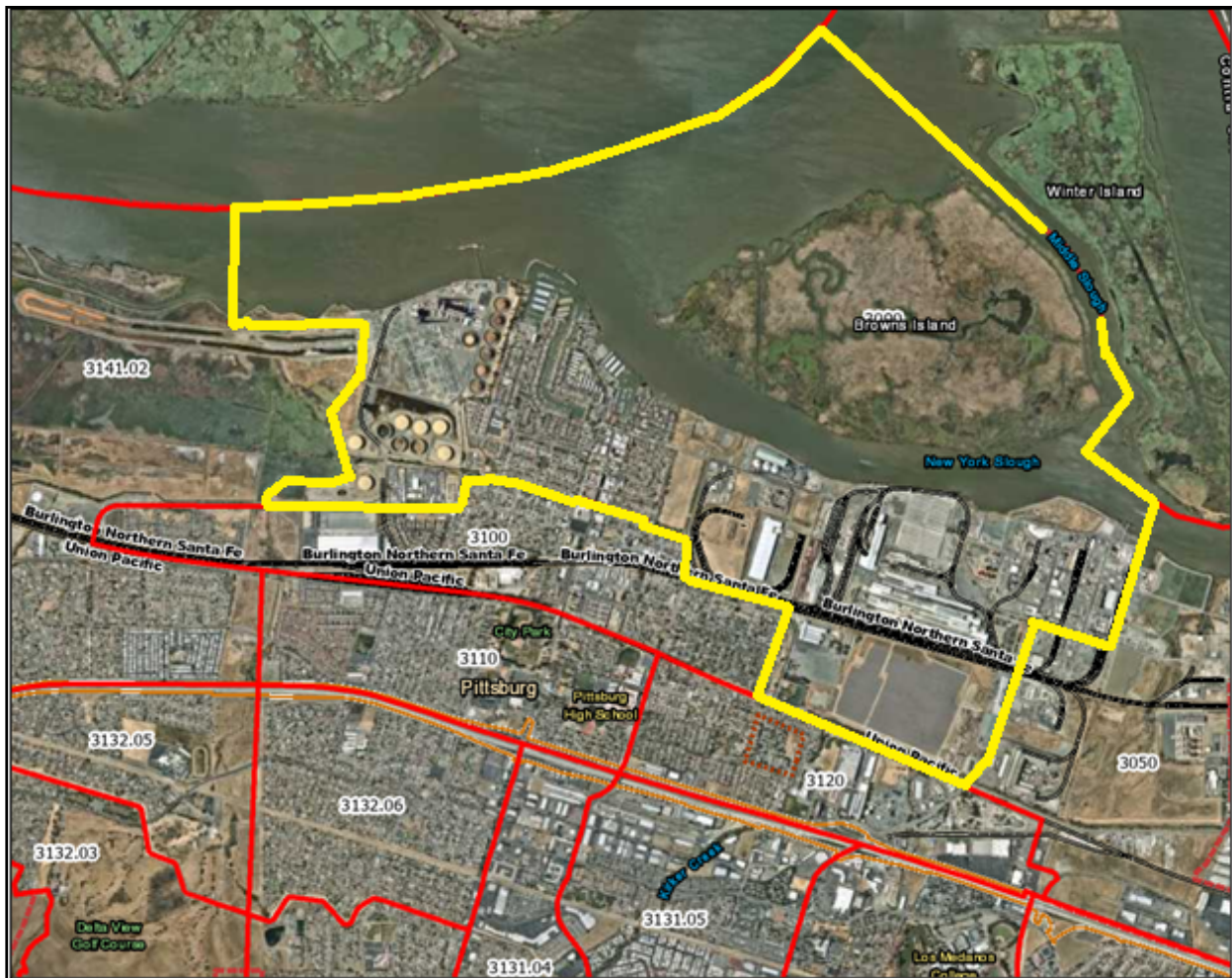
Also, the City's tax base and other substantial revenue sources within the City would only be increased upon approval of the proposed project. Additionally, the proposed use is consistent with the City's approved funding priorities in that there is no public funding proposed for the development. It will 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 as there all utilities and offsite improvement have been established and are in satisfactory condition.

With the incorporation of the Conditions identified above, the proposed use will not be detrimental to the health, safety, and general welfare of the City, nor create a nuisance or enforcement problem within the neighborhood. The proposed project will help promote the general welfare of residents by occupying a site that would otherwise remain vacant. The proposed project will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging atmosphere by drawing community members to Old Town Pittsburg, thereby increasing pedestrian traffic for surrounding sites and businesses.

Census Tract 3090 and Alcohol License Concentration

The proposed business is located within Census Tract 3090, which encompasses the below area (see Figure 2). Currently, there is one other off-sale license, held by the retail store “Fisherman’s Catch Bait and Tackle” within this Census Tract. Off-sale licenses allow alcoholic beverage to be consumed off the premises where sold.

Figure 2 - Census Tract Map



The City of Pittsburg Municipal Code does not contain a standard for appropriate concentration level of alcohol sales outlets. The Department of ABC has set a maximum of two (2) off-sale licenses for this Census Tract (Attachment 3). With approval of the Type 20 license, there will be a total of two off-sale retail licenses within this census tract. Therefore, for the purpose of this application, it does not appear that the census tract would be considered over-saturated upon approval of the Type 20 license.

Off-Street Parking: Per Pittsburg Municipal Code 18.78.040 G.3. nonresidential uses on properties located in the CP district shall not be subject to the minimum off-street parking and loading spaces required by (section 18.78.040). Therefore, no off-street parking is required for the proposed project.

ACTION REQUIRED:

Move to adopt a Resolution approving Use Permit Application No. 23-0048, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans dated May 25, 2023
3. Existing Site Photos
4. Map of Surrounding Land Uses
5. Property Development Regulations Table
6. Applicable General Plan Goals and Policies
7. Notice of Public Hearing

Prepared by: Ariana Ruiz, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting a Use Permit to Establish a	)	Resolution No.
Specialty Food Market with Alcohol	)	
Sales as an Ancillary Use Within an	)	
Existing 1,287 Square Foot Commercial	)	
Space Located at 90 East 4th Street, for	)	
Doctorbird Market, AP-23-0048 (UP)."	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On April 5, 2023, Danielle Fiala filed Planning Application No. 23-0048, requesting a Use Permit to establish a Specialty Food Market with alcohol sales as an ancillary use. The specialty food market will include sales of artisanal foods, beer, wine, and branding merchandise. The operations will also include community events with local authors, winemakers, and producers, as well as interactive tastings.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 ("Zoning").
- C. 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.
- 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 this title, the purposes of the land use district in which it is located and is appropriate to the specific location;
 - 2. is not detrimental to the health, safety, and general welfare of the City;
 - 3. will not adversely affect the orderly development of property within the City;
 - 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
 - 5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;

6. will not create a nuisance or enforcement problem within the neighborhood;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law;
 9. is consistent with the city's approved funding priorities; and
 10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.
- E. On or prior to June 30, 2023, notice of the July 11, 2023, public hearing was posted at City Hall and at or near the proposed project site; and 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 owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg", and "The Village at New York Landing" neighborhoods.
- F. On July 11, 2023, the Planning Commission held a public hearing on Planning Application No. 23-0048, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report titled, "Consideration of a Resolution Approving a Use Permit for Doctorbird Market, AP-23-0048 (UP)," dated July 11, 2023, all the information contained in the Planning Division files on the project adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and incorporated herein by reference.
 2. The proposed commercial recreation and entertainment use, Doctorbird Market, will:
 - a. be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that the proposed retail space (classified by PMC 18.08.080.14.c, as 'Specialty Food Market') is a conditionally permitted use in the CP (Pedestrian Commercial) Zoning District. Doctorbird Market is a pedestrian friendly specialty food market that will contribute to a vibrant downtown

atmosphere through the sales of specialty foods and wines and through community events including interactive tastings;

- b. not be detrimental to the health, safety, and general welfare of the City, in that the specialty food market with community events including interactive tastings is compatible with the character and uses of the CP District and is also compatible with the existing neighborhood. The business will also be required to meet health and safety requirements of the Pittsburg Community Development Department and the Contra Costa County Fire Protection District;
- c. not adversely affect the orderly development of property within the City, in that approval of the Use Permit will allow the applicant to occupy a site located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area;
- d. not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that the continued occupancy of empty tenant spaces throughout town will increase property values as well as the City's tax base, and the new use will likely draw new customers to Old Town Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses therefore increasing revenue for the City;
- e. will be consistent with the General Plan, specifically goals included in Attachment 4 of the Staff Report, in that the proposed event space will occupy an existing commercial building, therefore maintaining a compact urban form within the City's projected municipal boundary and contribute to the pedestrian friendly atmosphere envisioned by the General Plan;
- f. will not create a nuisance or enforcement problem within the neighborhood, in that the use will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns and if the applicant ensures alcohol will not be served to intoxicated adults or minors during interactive tasting events;
- g. will not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial building, and does not involve construction of a new building or building addition;
- h. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the project site is located in an area of the City served by existing utilities, and the business will be privately maintained and operated at the cost of the applicant;

- i. will not be inconsistent with the City's approved funding priorities, in that that there is no public money involved in this project; and
 - j. will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along Railroad Avenue, in that the new use will likely draw new customers to Old Town Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses.
- B. The Staff Report entitled, "Consideration of a Resolution Approving a Use Permit for Doctorbird Market, AP-23-0048 (UP)," dated July 11, 2023, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 23-0048, subject to the following conditions:

Planning Conditions:

1. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
2. Conformity with Project Plans. The approved use shall be operated in substantial conformity with the project plans dated April 5, 2023, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
3. License and Permitting. At all times during operation of the business, the business operator shall maintain a City Business License. All businesses utilizing the retail space, or businesses operating within the retail space, including but not limited to catering companies, small businesses selling goods, authors, winemakers, shall obtain and maintain a business license with the City of Pittsburg for the entire duration of the event(s).
4. Hours of Operation. The hours of operation for the business shall be limited to 10:00 a.m. to 8:00 p.m., daily. Community events and interactive tastings shall be limited to the hours of operation of the business; unless otherwise permitted by Temporary Activity Permit or Special Event Permit issued on behalf of the Planning Division.
5. Hours of Operation. Any expansion of the hours of operation or any other substantial changes in operation relating to alcoholic beverage sales as determined by the Community and Economic Development Director shall require review and approval of a new Use Permit.

6. Maximum Occupancy. The maximum number of occupants shall not exceed Building and Fire Codes. Per the California Building Code, the maximum occupancy during community events, shall not exceed 22 people. Additionally, the number of attendees for any event shall not exceed the maximum occupancy for the space as determined by the Contra Costa County Fire Protection District.
7. Site Maintenance. The site and adjacent street and sidewalk shall be kept clean and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
8. Signage. Signage for the use is not approved with this resolution. Should the applicant consider signage for the building, the applicant or their designee shall submit proposed signs as part of a separate sign permit application, which will be subject to review and approval by the Planning Division prior to installation.
9. Peace and Order. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that customers and/or attendees refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, illegal parking, 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, reduced hours of operation, prohibition on alcohol service, submittal of a written acknowledgment by lessees allowing the Pittsburg Police Department to enter the premises to conduct an inspection during events, or such other measures as determined necessary by the Chief of Police in their sole discretion. Any such required additional measures shall be at the business owner/operator's sole expense.
10. ABC License. Change of the ABC license to a different license type may require review and approval of a new Use Permit. To be determined by the Community and Economic Development Director.
11. Alcoholic Beverages. The business operator shall be subject to, and shall comply with, all regulations of the ABC License regarding the sales of alcohol beverages at the facility. Additionally, the business operator shall comply with all licensing conditions imposed by the State.
12. Alcoholic Beverages. The business operator shall ensure that there is no provision of alcohol anywhere outside of the building unless otherwise specified in a Temporary Activity Permit or Special Event Permit for a particular event.

13. Alcoholic Beverages. The business operator shall ensure alcoholic beverages are not served to intoxicated adults or minors during interactive tastings.
14. Smoking. The business operator shall ensure there is no smoking within the building or within 20 feet of a doorway or operable window. This condition shall include but is not limited to tobacco, cannabis, vapes, or other commonly used smoking devices.
15. Refuse Disposal. The business operator shall ensure that trash and recycling facilities are properly maintained and provide adequate storage and pickup for all businesses utilizing the bins. Bins shall be kept indoors at all times except on pickup days, on which bins shall be brought indoors by 3:30 p.m. The applicant shall adhere to the City's Municipal Code Sections 8.04 Refuse Removal and Disposal, 8.06 Collection of Recyclable Refuse, and 8.09 Collection of Organic Refuse. The City Engineer reserves the right to require additional measures be taken to ensure proper maintenance of the refuse facility, including but not limited to requiring larger bins, an increased number of bins, and additional pickups to the maximum amount provided by the City-contracted refuse collection company.
16. Revocation. If the business operations cause adverse effects upon adjacent residences. Businesses, or operations including but not limited to noise, loitering, parking, or disturbance, the Use Permit shall be brought before the Planning Commission for consideration and possible suspension or revocation of the permit.

Building Conditions:

17. Obtain a business license as required by the Pittsburg Municipal Code, and if applicable, a Certificate of Occupancy.
18. On the cover sheet, please indicate the building Design Codes applicable to this project. The City of Pittsburg has adopted and enforces the following building Design Codes: 2022 California Administrative Code (CAC), 2022 California Building (CBC), 2022 California Historical Building Code (CHBC), 2022 California Existing Building Code (CEBC), 2022 California Green Building Standards Code (CGBSC), 2022 California Mechanical Code (CMC), 2022 California Plumbing Code (CPC), 2022 California Electrical Code (CEC), 2022 California Energy Code (CEC Part 6), 2022 California Fire Code and the Pittsburg Municipal Code (RMC). Reference CBC Sec. 107.
19. On the cover sheet, please verify the Drawing Index includes all plan sheets. Reference CBC Sec. 107.
20. On the cover sheet, provide or verify the Code Analysis includes the proposed tenant's Use, Occupancy Group, Type of Construction, Separated or Nonseparated Mixed Occupancies, whether or not the building is Fire Sprinkled, Floor Area (S.F.), Number of Stories and Occupant Load. Reference CBC Sec. 111, 302.1, 401, 503, 508, 601,

903 and 1004.1.

21. The preparation of plans or specifications for commercial buildings and tenant improvements shall be performed by a licensed architect or engineer (Exception: Interior alterations that involve only non-bearing partitions). The licensed architect or engineer shall affix a stamp to the plans as evidence of the person's responsibility for the documents. Licensed Mechanical, Plumbing and Electrical Contractors may design the systems that they are to install.
22. The Site Plan shall include code compliant accessible parking spaces and access aisles, and an accessible route from accessible parking spaces to all entrances and exterior ground floor exits. The clear width for sidewalks and walks shall be 48" minimum. The slope of the accessible route shall not exceed 1:20 (5%) in the direction of travel for walking surfaces, 1:12 (8.3%) in the direction of travel for ramps, and the cross slope shall not exceed 1:48 (2%). The slope of curb ramps shall not exceed 1:12 (8.3%). Where the accessible route crosses onto a vehicular route of travel, provide a 36" long continuous detectable warning mat where the pedestrian path crosses or adjoins the vehicular way, such as a driveway, to warn of potential hazards.
23. At least one accessible route shall be provided within the site from accessible parking spaces and accessible loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.
24. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
25. All exterior and interior accessibility requirements for this project, shall be designed and built to chapter 11B of the California Building Code.

Standard Conditions:

26. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
27. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 10185 shall govern.
28. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its

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

29. Expiration of Approval. This use permit approval will expire on April 12, 2023, 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.

30. Transfer of Operator. Prior to any transfer of operator, the new operator shall submit a copy of an original signed letter to the City of Pittsburg Planning Division stating they have read, understand, and agree to abide by all conditions of approval contained in this resolution. Failure to submit this letter prior to transferring operation of alcoholic beverage sales in association with a specialty food market with community events and interactive tastings will constitute a failure to implement the adopted conditions of approval and may be grounds for revocation of the Use Permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 11th day of July, 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. XXXXXX was adopted by the Planning Commission of the City of Pittsburg on July 11, 2023.

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

**DOCTORBIRD
MARKET
T.I.
PITTSBURG, CA**



SHEET TITLE	SHEET NUMBER
<u>GENERAL</u>	
TITLE SHEET	TS
GENERAL NOTES	GI
ARCHITECTURAL SITE PLAN	ASI
LIFE SAFETY PLAN	LS-I
<u>ARCHITECTURAL</u>	
FLOOR PLAN	A-1A
EQUIPMENT LAYOUT AND FINISH SCHEDULE	A-1B
REFLECTED CEILING PLAN	A-1C
ACCESSIBILITY DETAILS	ADI
ARCHITECTURAL DETAILS	AD2
ARCHITECTURAL DETAILS	AD3

THIS PROJECT IS AN INTERIOR TENANT IMPROVEMENT TO AN EXISTING SPACE TO ACCOMMODATE A NEW SPECIALTY FOOD MARKET SELLING A CURATED SELECTION OF PRE-PACKAGED, NON-POTENTIALLY HAZARDOUS FOODS, MERCHANDISE, AND GIFT ITEMS. PRODUCTS WILL INCLUDE VACUUM-SEALED FRESHLY ROASTED COFFEE, BOTTLED OLIVE OIL AND VINEGARS FROM ARTISAN PRODUCERS; SMALL BATCH WINE AND CRAFT BEER (NO HARD LIQUOR) WINE OPENERS, GLASSWARE, STOPPERS TOTES, COOKBOOKS, ETC.

THERE ARE NO REVISIONS TO EXISTING ELECTRICAL, MECHANICAL, LIGHTING, PLUMBING, STRUCTURE, OR WALL AND CEILING FINISHES. LOW VOLTAGE SYSTEMS WILL BE MODIFIED FOR SECURITY AND INTERNET. EXISTING EPOXY FLOOR FINISH WILL BE REFURBISHED WITH COVE MOLD AT BASE AT CLOSET TO MEET HEALTH DEPARTMENT STANDARDS.

SHALL CONFORM TO C.B.C. SECTION 107.3.4.1:

DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR APPROVAL OF THE BUILDING OFFICIAL.

THESE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION SHALL FIRST BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEMS ARE DESIGN-BUILD SYSTEMS AND SHALL BE A DEFERRED SUBMITTAL BY THE CONTRACTOR:

A) N/A

GENERAL - SHEET

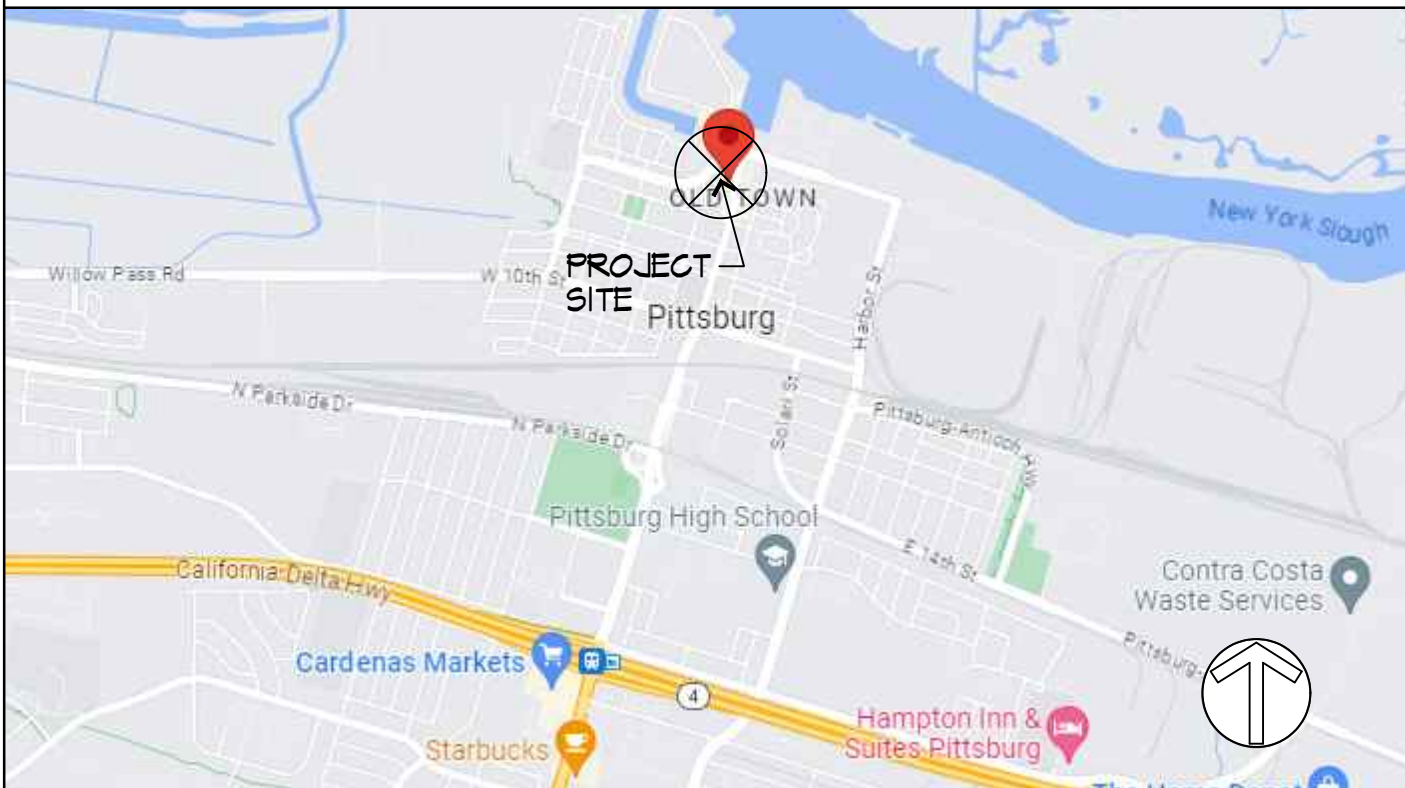
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INITIAL ISSUE : 05/25/2023

SMOKEY ROAD, LLC

**322 SHORELINE DRIVE,
PITTSBURG, CA 94565
PHONE # 510-610-5130**

VICINITY MAP



CONTACT LIST

OWNER
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322 SHORELINE DR.,
PITTSBURG, CA 94565
PH: (510) 610-5130

DANIELLE FIALA
daniellesfiala@gmail.com

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FX: (925) 634-8020

LANCE CRANNELL, AIA
lcrannell@sdgarchitectsinc.com

ABBREVIATIONS (U.O.N.)

[illegible]

GENERAL NOTES

1. A) THE CONTRACTOR SHALL VERIFY ALL CONDITIONS ON SITE INCLUDING GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. B) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE AND PLANS OF THIS WORK. CONTRACTOR SHALL CLARIFY WITH THE ARCHITECT AND OWNER ALL POINTS OF MISUNDERSTANDING PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK AS DESCRIBED AND SHOWN.
3. ALL NEW CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNING AGENCIES. THESE SHALL INCLUDE (BUT NOT LIMITED TO) THE APPLICABLE CODES, LAWS, AND REGULATIONS LISTED UNDER "CODE INFORMATION" ON THIS SHEET, AS WELL AS ALL HEALTH AND SAFETY CODES AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.
4. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
5. THE ARCHITECT SHALL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR SAFETY, SECURITY, QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT.
6. MODIFICATION REQUIRED BY DESIGN FOR MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHALL BE DESIGN BUILD PERFORMED BY GENERAL CONTRACTOR'S TEAM. ANY SHOP DRAWINGS OR PLANS REQUIRED BY THE CITY FOR THESE SYSTEMS SHALL BE PROVIDED BY CONTRACTOR OR HIS CONSULTANTS.
7. DESIGN IS INTENDED TO NOT INTERFERE WITH BUILDING STRUCTURAL SYSTEM. IF ANY STRUCTURAL BEARING OR LATERAL FEATURES ARE REVEALED DURING CONSTRUCTION THAT AFFECT SPACE DESIGN, CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT AND OWNER TO DEVELOP APPROPRIATE RESOLUTION PRIOR TO PROCEEDING WITH WORK.
8. IF ANY EXISTING PLUMBING FIXTURES REQUIRE REPLACEMENT OR A NEW FIXTURE IS ADDED THEN PLUMBING THAT FIXTURE AND FITTING SHALL MEET THE FOLLOWING CRITERIA CONCERNING WATER USAGE:
 - A) WATER CLOSETS: MAXIMUM 1.28 GALLONS PER FLUSH
 - B) SHOWER HEADS: MAXIMUM FLOW RATE - 1.8 GALLONS/MINUTE AT 80 P.S.I.
 - C) FAUCETS: MAXIMUM FLOW RATE - KITCHEN FAUCETS 1.8 GALLONS/MINUTE AT 60 P.S.I.
 - NON-RESIDENTIAL LAVATORY FAUCETS 0.5 GALLONS/MINUTE AT 60 PSI.
 - PUBLIC LAVATORIES SHALL HAVE SELF-CLOSING OR METERING FAUCETS THAT DELIVER NOT MORE THAN 0.20 GALLONS PER USE AT 60 PSI.
9. CALGREEN SECTION 901.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS - THE PROVISIONS OF INDIVIDUAL SECTIONS OF CHAPTER 5 APPLY TO NEWLY CONSTRUCTED BUILDINGS, BUILDING ADDITIONS OF 1,000 SQUARE FEET OR GREATER, AND/OR BUILDING ALTERATIONS WITH A PERMIT VALUATION OF \$200,000 OR ABOVE. CODE SECTIONS RELEVANT TO ADDITIONS AND ALTERATIONS SHALL ONLY APPLY TO THE PORTIONS OF THE BUILDING BEING ADDED OR ALTERED WITHIN THE SCOPE OF THE PERMITTED WORK. PROJECT FIXTURES, FINISHES, AND WORK SHALL CONFORM TO APPLICABLE SECTIONS OF CALIFORNIA GREEN BUILDING STANDARDS CODE CHAPTER 5 AS REQUIRED BY AUTHORITY HAVING JURISDICTION.

CODE INFORMATION

DESCRIPTION OF USE:	TENANT IMPROVEMENT
STREET ADDRESS:	90 E 4TH STREET, PITTSBURG CA 94565
COUNTY:	CONTRA COSTA COUNTY
APN:	085-104-006-3
ZONING:	CP-PEDESTRIAN COMMERCIAL
OCCUPANCY:	MERCANTILE (M)
NO. OF STORIES:	(E) ONE STORY
TYPE OF CONSTRUCTION:	V-B
SPRINKLERS:	NO
FLOOR AREA:	SEE BELOW

APPLICABLE CODES, LAWS AND REGULATIONS

2022 CALIFORNIA BUILDING CODE (C.B.C.)
2022 CALIFORNIA MECHANICAL CODE (C.M.C.)
2022 CALIFORNIA PLUMBING CODE (C.P.C.)
2022 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2022 CALIFORNIA FIRE CODE (C.F.C.)
2022 CALIFORNIA ENERGY CODE (C.En.C.)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
(CALGREEN CODE)

AND ANY OTHER APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS.

PLANS MUST COMPLY WITH CITY OF PITTSBURG SECURITY ORDINANCE

AREA SUMMARY

NOTE:
SQUARE FOOTAGE CALCULATION PER SDG STANDARD METHOD OF
CALCULATION

TENANT SPACE #	APPROX. AREA (SQ. FT)
SUITE # 121	1,287 SQ. FT.

EGRESS GENERAL NOTES

SIGNAGE

- EXIT SIGNAGE: THE PATH OF TRAVEL TO AND WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF C.B.C. SECTION 103.1. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FT. FROM THE NEAREST VISIBLE SIGN.
- EXIT SIGNS ARE NORMALLY ILLUMINATED AT ALL TIMES AND PROVIDED WITH AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES OR UNIT EQUIPMENT SET TO INSURE CONTINUED ILLUMINATION FOR AT LEAST 15 HOURS IN CASE OF PRIMARY POWER LOSS. ILLUMINATION INTENSITY SHALL NOT BE LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL.
- APPLY INTERNATIONAL SYMBOL OF ACCESSIBILITY ON OR ADJACENT TO BUILDING ENTRANCE. THE SYMBOL SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND.
- NO SMOKING SIGNS SHALL BE PROVIDED PER C.F.C. SECTION 310.3.
- PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH C.B.C. SECTION 110-103 AT LOCATIONS INDICATED.
- TACTILE EXIT SIGNAGE: PROVIDE TACTILE EXIT SIGNS AT EACH GRADE-LEVEL EXTERIOR EXIT DOOR, AT EXIT DOORS THAT LEAD DIRECTLY TO A GRADE LEVEL, EXIT DOOR BY STAIRWAY OR RAMP, FROM INTERIOR ROOMS OR AREA TO A CORRIDOR OR HALLWAY THAT REQUIRES VISUAL EXIT SIGNS, OR OTHER REQUIRED LOCATIONS WITH MANDATED WORDING PER C.B.C. SECTION 103.4.
- TACTILE SIGNAGE CHARACTERS: CHARACTER NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED.
- SIGNAGE LOCATION & HEIGHT: WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS. SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3' OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS STANDING WITHIN THE SWING OF A DOOR.

DOORWAY (GENERAL)

- SEE ENTRANCE/DOORS ACCESSIBILITY NOTES ON THIS SHEET
- THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.025 UNIT VERTICAL IN 12 UNITS HORIZONTAL PER C.B.C. SECTION 103.1.4.
- C.B.C. SECTION 103.1.1 SIZE OF DOORS
THE REQUIRED CAPACITY OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES. THE CLEAR OPENING WIDTH OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPENED TO 90 DEGREES. THIS SECTION REQUIRES A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES AND A DOOR OPENING INCLUDES TWO DOOR LEAVES WITHOUT A MULLION. ONE LEAF SHALL PROVIDE A MINIMUM CLEAR OPENING WIDTH OF 32 INCHES. EVERY DOORWAY IS NOT LESS THAN 6'-8" IN HEIGHT.
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. THE UNLATCHING OF ANY DOOR OR LEAF FOR EGRESS SHALL REQUIRE NOT MORE THAN ONE MOTION IN A SINGLE LINEAR OR ROTATIONAL DIRECTION TO RELEASE ALL LATCHING AND ALL LOCKING DEVICES. C.B.C. SECTION 103.2.
- EXIT OR EXIT ACCESS DOORS SERVING TRANSFORMER VAULTS, ROOMS DESIGNATED FOR BATTERIES OR ENERGY STORAGE SYSTEMS, OR MODULAR DATA CENTERS SHALL BE EQUIPPED WITH PANIC HARDWARE OR FIRE EXIT HARDWARE. ROOMS CONTAINING ELECTRICAL EQUIPMENT RATED 800 AMPERES OR MORE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES AND WHERE THE EXIT OR EXIT ACCESS DOOR IS LESS THAN 25 FEET FROM THE EQUIPMENT WORKING SPACE AS REQUIRED BY NFPA 70, SUCH DOORS SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL. C.B.C. SECTION 103.2.2.
- C.B.C. SECTION 103.2.4 - LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXIST:
ITEM 3 - IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M AND S, AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
3.1. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
3.2. A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH (25 MM) HIGH ON A CONTRASTING BACKGROUND.
3.3. THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.
ITEM 5 - DOORS FROM INDIVIDUAL DWELLING OR SLEEPING UNITS OF GROUP R OCCUPANCIES HAVING AN OCCUPANT LOAD OF 10 OR LESS ARE PERMITTED TO BE EQUIPPED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN, PROVIDED SUCH DEVICES ARE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL.
ITEM 6 - LOCKING DEVICES ARE PERMITTED ON BALCONIES, DECKS OR OTHER EXTERIOR SPACES SERVING INDIVIDUAL DWELLING OR SLEEPING UNITS.
ITEM 10 - LOCKING DEVICES ARE PERMITTED ON DOORS TO BALCONIES, DECKS OR OTHER EXTERIOR SPACES OF 250 SQUARE FEET OR LESS SERVING A PRIVATE OFFICE SPACE.
C.B.C. SECTION 103.2.7 - INTERIOR STAIRWAY MEANS OF EGRESS DOORS SHALL BE OPERABLE FROM BOTH SIDES WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
EXCEPTIONS:
ITEM 1 - STAIRWAY DISCHARGE DOORS SHALL BE OPERABLE FROM THE EGRESS SIDE AND SHALL ONLY BE LOCKED FROM THE OPPOSITE SIDE.
ITEM 3 - STAIRWAY EXIT DOORS ARE PERMITTED TO BE LOCKED FROM THE SIDE OPPOSITE THE EGRESS SIDE, PROVIDED THAT THEY ARE OPERABLE FROM THE EGRESS SIDE AND CAPABLE OF BEING UNLOCKED SIMULTANEOUSLY WITHOUT UNLATCHING UPON A SIGNAL FROM THE FIRE COMMAND CENTER, IF PRESENT, OR A SIGNAL BY EMERGENCY PERSONNEL FROM A SINGLE LOCATION INSIDE THE MAIN ENTRANCE TO THE BUILDING.
- EXIT DOOR WIDTHS MUST COMPLY WITH C.B.C. SECTION 100.5.1. REFER TO OCCUPANCY LOAD CALCULATIONS TO VERIFY REQUIRED EXIT DOOR WIDTHS THAT NEED TO BE WIDER THAN 36".
- C.B.C. SECTION 100.5.5 DISTRIBUTION OF MINIMUM WIDTH AND REQUIRED CAPACITY - WHERE MORE THAN ONE EXIT, OR ACCESS TO MORE THAN ONE EXIT, IS REQUIRED, THE MEANS OF EGRESS SHALL BE CONFIGURED SUCH THAT THE LOSS OF ANY ONE EXIT, OR ACCESS TO ONE EXIT, SHALL NOT REDUCE THE AVAILABLE CAPACITY OR WIDTH TO LESS THAN 50 PERCENT OF THE REQUIRED CAPACITY OR WIDTH.
- C.B.C. SECTION 103.1.2.1 DIRECTION OF SWING
SIDE-HINGED SWINGING DOORS, PIVOTED DOORS AND BALANCED DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP I OCCUPANCY. FOR GROUP L OCCUPANCIES, SEE SECTION 459.6.2.
- C.B.C. SECTION 103.1.2.4 PANIC AND FIRE EXIT HARDWARE - SWINGING DOORS SERVING A GROUP I OCCUPANCY AND SWINGING DOORS SERVING ROOMS OR SPACES WITH AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY E, I-2 OR I-2.1. OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK OTHER THAN PANIC HARDWARE OR FIRE EXIT HARDWARE. FOR GROUP L OCCUPANCIES SEE SECTION 459.6.5.
- ALL 1ST FLOOR THRESHOLDS SHALL COMPLY WITH C.B.C. CHAPTER 1B, UNLESS ACCESSING AN EQUIPMENT SPACE OR CLOSET FREQUENTLY ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT PER C.B.C. 1B-203.5.
- DOORS THAT OPEN TO THE OUTSIDE SHALL BE PROVIDED WITH SELF-CLOSING MECHANISMS.

ACCESSIBILITY NOTES

NOTES BELOW ARE DERIVED FROM C.B.C. CHAPTER 11B ACCESSIBILITY TO PUBLIC BUILDINGS AND COMMERCIAL BUILDINGS. ACCESSIBILITY FOR DWELLINGS UNITS SHALL CONFORM TO C.B.C. CHAPTER 11A HOUSING ACCESSIBILITY.

CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS

- THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE STATUTORY WHEELCHAIR AND OCCUPANT IS 30 INCHES X 48 INCHES. C.B.C. 11B-303.3. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED UNDER SOME OBJECTS.
- AN ALCOVE GREATER THAN 15 INCHES DEEP DESIGNED FOR PARALLEL APPROACH SHALL BE 60 INCHES WIDE MINIMUM. C.B.C. 11B-305.7.2.
- AN ALCOVE GREATER THAN 24 INCHES DEEP DESIGNED FOR FORWARD APPROACH SHALL BE 36 INCHES WIDE MINIMUM. C.B.C. 11B-305.7.1.

PROTRUDING OBJECTS ON CIRCULATION PATHS

- PROTRUDING OBJECTS ON CIRCULATION PATHS SHALL CONFORM WITH C.B.C. SECTIONS 11B-204 AND 11B-307.
- OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4 INCHES MAXIMUM HORIZONTALLY INTO THE CIRCULATION PATH. C.B.C. 11B-307.2.
- OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. C.B.C. 11B-307.3.
- OBJECTS MOUNTED WITH THEIR LEADING EDGES AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR MAY PROTRUDE MORE THAN 4 INCHES, PROVIDED THE MINIMUM CLEAR WIDTH OF CIRCULATION PATH IS MAINTAINED.
- FREE-STANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG CIRCULATION PATHS 12 INCHES MAXIMUM WHEN LOCATED 27 INCHES MINIMUM AND 80 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. C.B.C. 11B-307.3.
- PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED CLEAR WIDTH REQUIRED FOR ACCESSIBLE ROUTES OR MANEUVERING SPACE. 11B-307.5.
- ANY OBSTRUCTION OVERHANGING A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED TO THE BOTTOM OF THE OBSTRUCTION. 11B-307.1. FOR PARKING SPACES, ACCESS AISLES AND VEHICULAR ROUTES SERVING THEM SHALL PROVIDE A VERTICAL CLEARANCE OF 98 INCHES MINIMUM. 11B-502.5. VEHICLE PULL-UP SPACES, ACCESS AISLES SERVING THEM, AND A VEHICULAR ROUTE FROM AN ENTRANCE TO THE PASSENGER DROP-OFF AND LOADING ZONE AND FROM THE PASSENGER DROP-OFF AND LOADING ZONE TO A VEHICULAR EXIT SHALL PROVIDE A VERTICAL CLEARANCE OF 114 INCHES MINIMUM. 11B-503.5.

FLOORS AND LEVELS

- FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT AND SHALL COMPLY WITH C.B.C. SECTION 11B-302.
- CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM OCCUPANT PAD, OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOW LOOP, LEVEL CUT PILE, LEVEL CUT/TAPE PILE TEXTURE. PILE HEIGHT SHALL BE 1/2 INCH MAXIMUM. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE TRIM SHALL COMPLY WITH SECTION 11B-303, AS PER C.B.C. SECTION 11B-302.
- OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2 INCH DIAMETER EXCEPT AS ALLOWED IN SECTIONS 11B-401.4.9, 11B-404.4.3, 11B-410.4, 11B-410.4.3 AND 11B-810.10. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL. AS PER C.B.C. SECTION 11B-302.
- CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. AS PER C.B.C. SECTION 11B-303.2.
- CHANGES IN LEVEL GREATER THAN 1/4 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2, AS PER C.B.C. SECTION 11B-303.3.

ENTRANCES/DOORS

- ALL ENTRANCES SHALL COMPLY AND WITH SECTION 11B-404 AND SHALL BE ON AN ACCESSIBLE ROUTE WITH SECTION 11B-402. PER C.B.C. SECTION 11B-206.4.
- ACCESSIBLE ENTRANCES SHALL INSTALL AN ISA SIGN IF ALL ENTRANCES ARE NOT ACCESSIBLE. SIGN SHALL CONFORM WITH C.B.C. SECTION 11B-703 AND 11B-216. SEE PLANS FOR ISA LOCATION RECOMMENDATIONS IF ALL ENTRANCES ARE ACCESSIBLE.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 36 INCHES IN WIDTH, AND NOT LESS THAN 80 INCHES IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32 INCHES. PER C.B.C. SECTION 11B-404.2.3.
- HAND-ACTIVATED DOOR LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DEVICES THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 132A.6, IN THE DIRECTION OF EGRESS. PER C.B.C. 11B-404.2.1.
- NON-RESIDENTIAL HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERABLE PARTS OF DOORS AND GATES SHALL COMPLY WITH SECTION 11B-304.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. PER C.B.C. SECTION 11B-404.2.1.
- SWINGING DOORS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL HAVE MANEUVERING CLEARANCE. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. C.B.C. SECTION 11B-404.2.8.2. DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 12 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 15 SECONDS MINIMUM. C.B.C. SECTION 11B-404.2.8.2.
- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL BE A SMOOTH SURFACE. FROM THE INSIDE SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. C.B.C. 11B-404.2.10.
EX: 1. SLIDING DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION.
2. DOORS AND GATES THAT DO NOT EXTEND TO WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND SHALL NOT BE REQUIRED TO COMPLY WITH THIS SECTION.
- C.B.C. SECTION 11B-404.2.1 - THE FORCE FOR PUSHING OR PULLING ON A DOOR OR GATE SHALL BE AS FOLLOWS:
1. INTERIOR HINGED DOORS AND GATES: 5 POUNDS MAXIMUM.
2. SLIDING OR FOLDING DOORS: 5 POUNDS MAXIMUM.
3. REQUIRED FIRE DOORS: 30 POUNDS MAXIMUM.
APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 5 POUNDS.
- EXTERIOR HINGED DOORS: 5 POUNDS MAXIMUM.
THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISengage OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION.

ADDITIONAL REQUIREMENTS

- ELECTRICAL SWITCHES, ELECTRICAL RECEPTACLE OUTLETS, AND COMMUNICATION OR OTHER SYSTEM RECEPTACLES SHALL BE LOCATED NOT LESS THAN 15 INCHES ABOVE FINISHED FLOOR TO THE BOTTOM OF THE OUTLET BOX. THESE SHALL BE LOCATED NOT MORE THAN 48 INCHES ABOVE THE FINISHED FLOOR OR WORKING PLATFORM TO THE TOP OF THE OUTLET BOX. PER C.B.C. SECTION 11B64.1 AND 11B-809.12.
- THE FIRE ALARM INITIATING DEVICES (BOXES) SHALL BE LOCATED NOT MORE THAN 48 INCHES ABOVE THE FINISHED WALKING SURFACE OR WORKING PLATFORM TO THE TOP OF THE OUTLET BOX. VERIFY LOCATION AND HEIGHT WITH THE FIRE AUTHORITY.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) SHALL BE USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15040 IN FEDERAL STANDARD 595C. PER C.B.C. SECTION 11B-703.7.2.

FINISHES

- GYPSUM BOARD.
A. GENERAL MATERIALS, DESIGN, CONSTRUCTION AND QUALITY, SHALL COMPLY WITH C.B.C. CHAPTER 25.
B. STANDARDS, MATERIALS AND ACCESSORIES SHALL CONFORM TO STANDARDS IN C.B.C. TABLE 2506.2 AND CHAPTER 35; AND WHERE REQUIRED FOR FIRE PROTECTION SHALL COMPLY C.B.C. CHAPTER 7.
C. CONSTRUCTION SHALL CONFORM WITH C.B.C. SECTION 2508 AND STANDARDS IN C.B.C. TABLE 2508.1 AND CHAPTER 35. GYPSUM SHEATHING FOR USE AS A SUBSTRATE FOR EXTERIOR WALL CLADDING SHALL MEET REQUIREMENTS CONTAINED IN ASTM C 1280 AS PER C.B.C. SECTION 2508.2.
D. YET AREAS: GYPSUM BOARD IN SHOWER OR TUB COMPARTMENTS AND WATER CLOSETS SHALL CONFORM TO C.B.C. SECTION 2504 AND 1210.
1. BASE FOR TILE: MATERIALS USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS SHALL BE OF MATERIALS LISTED IN TABLE 2504.2 AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH 6A-216 OR ASTM C 840 AND THE MANUFACTURER'S RECOMMENDATIONS. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH 6A-216 OR ASTM C 840.
2. LIMITATIONS : WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS OR WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO SIGNIFICANT HUMIDITY.
2. SPECIAL SURROUNDING FINISHES
SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 12 INCHES ABOVE THE DRAIN INLET. PER C.B.C. SECTION 1210.2.3.
2.2 FLAKE SPECK INDEX:
ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL COMPLY WITH FLAME SPREAD INDEX CLASSIFICATIONS LISTED IN C.B.C. TABLE 203.13.
3. CEMENT PLASTER :
A. NOT USED
3.2 ONE-COAT STUCCO :
A. NOT USED
3.3 OTHER EXTERIOR WALL COVERINGS :
A. NOT USED
4. EXTERIOR WALL ASSEMBLY SYSTEMS :
A. NOT USED
5. PAINTS AND COATINGS: MATERIALS INDICATED ON PLANS OR REQUESTED BY OWNER SHALL BE APPLIED CONFORMING TO PRODUCT MANUFACTURER SPECIFICATIONS CONFORMANCE WITH APPLICABLE CALGREEN CODES. WHEN APPLICABLE THE COMPONENTS TO BE INSTALLED SHALL BE FACTORY PRIMED ALL SIDES, AND ALL FIELD CUTS SHALL BE FIELD PRIMED PRIOR TO INSTALLATION. TRIMS SHALL BE PRIMED & PAINTED ALL SIDES PRIOR TO INSTALLATION. FOR STAINED COMPONENTS FOLLOW MANUFACTURER RECOMMENDATIONS TO ACHIEVE LOOK DESIRED. INSURE JOINTS ARE FILLED OR SEALED TO LIMIT WATER OR DEBRIS INTRUSION. NO PAINTING SHALL BE COMMENCED UNTIL SURFACES ARE IN PROPER CONDITION TO RECEIVE PAINT.
6. INTERIOR TILE FINISHES SHALL CONFORM TO THE APPLICABLE GUIDELINES PROVIDED IN THE CURRENT EDITION OF TCNA HANDBOOK FOR INSTALLATION. METHODS SHALL BE AS FOLLOWS MINIMUM, AND SHALL BE ADJUSTED AS NEEDED TO CONFORM WITH SPECIFIC COMPONENTS USED AND TO MAINTAIN PRODUCT WARRANTIES:
TILE ON CONCRETE FLOORS - F160
TILE ON WOOD FLOORS - F144
TILE ON BATHTUB/SHOWER WALLS - B430
TILE SHOWER RECEPTORS - B415 OR B420
TILE MOVEMENT JOINTS - E/J11
7. IN COMMERCIAL SPACES SMOOTH, DURABLE, EASILY CLEANABLE AND NON-ABSORBENT WALL AND CEILING FINISHES WILL BE PROVIDED IN THE FOLLOWING AREAS:
A. JANITORIAL AREAS
B. RESTROOMS
C. DESIGNATED GARBAGE AND REFUSE STORAGE AREAS OR SPACES
D. WHERE FOOD IS PREPARED OR PACKAGED
E. WHERE UTENSILS ARE WASHED OR STORED
F. EMPLOYEE LOCKER ROOMS OR PERSONAL BELONGINGS STORAGE AREAS
G. WHERE FOOD IS NOT STORED IN THE ORIGINAL UNOPENED CONTAINERS

INTERIOR ELEVATIONS

- REVIEW SITE CONDITIONS, PROJECT DOCUMENTS AND MANUFACTURER SPECIFICATIONS THOROUGHLY PRIOR TO COMMENCEMENT OF WORK.
- FRAMING ADJUSTMENTS AND OTHER CONSTRUCTION ISSUES MAY OCCUR IN THE FIELD WHICH ARE NOT REPRESENTED ON THESE DOCUMENTS. CABINET MANUFACTURER, COUNTERTOP MANUFACTURER, AND EQUIPMENT SUPPLIER SHALL FIELD VERIFY FINISHED INTERIOR CONDITIONS WHERE THESE PRODUCTS ARE TO BE INSTALLED PRIOR TO ORDERING AND FABRICATION.
- MANUFACTURER'S AND SUPPLIERS SHALL COORDINATE WITH THE CONTRACTOR FOR ANY ISSUES THAT WILL AFFECT THE INSTALLATION OF THEIR PRODUCT.
- VERIFY EQUIPMENT AND FINISHES MAY CHANGE FROM ONE PLAN TO ANOTHER. VERIFY SPECIFICS WITH OWNER PRIOR TO ORDERING OR FABRICATION.
- INFORMATION PROVIDED ON ANY INTERIOR ELEVATION SHEET ARE A GUIDELINE FOR BIDDING PURPOSES ONLY. FOLLOW MANUFACTURER SHOP DRAWINGS AND SPECIFICATIONS RELATED TO EACH COMPONENT INDICATED ON THESE SHEETS FOR PART OF ANY COMPLETE INSTALLATION.

HEALTH DEPARTMENT

- GOVERNING AUTHORITY HAVING JURISDICTION SHALL BE :
CONTRA COSTA ENVIRONMENTAL HEALTH DIVISION
2120 DIAMOND BLVD., SUITE 200
DUBLIN, CA 94568
1-925-642-2500
www.cchealth.org/eh
2. REFER TO PLAN REVIEW SUBMITTAL CHECKLIST FOR LIST OF INFORMATION OF CONCERN TO THE HEALTH DEPARTMENT FOR THIS PROJECT. PROVIDE INFORMATION AND PRODUCTS AS REQUIRED FOR APPLICABLE ITEMS INDICATED.
3. FOOD PRODUCTS PROVIDED FOR PUBLIC SALE ARE NOT OF A TYPE THAT WOULD REQUIRE ANY PREPARATION OR COOKING ON SITE.
4. FOOD PRODUCTS PROVIDED FOR PUBLIC CONSUMPTION AND EQUIPMENT WITHIN TENANT SPACE WILL REQUIRE A CEILING MOUNTED EXHAUST VENTILATION HOOD OVER THE COOKING AREA. SEE PLAN FOR MORE INFORMATION.
5. REFER TO PLAN REVIEW CONSTRUCTION GUIDELINES FOR RETAIL FOOD FACILITIES FOR ADDITIONAL INFORMATION AND STANDARDS.
6. CONTRACTOR AND/OR OWNER SHALL COORDINATE WITH ENVIRONMENTAL HEALTH DIVISION DURING CONSTRUCTION TO ENSURE WORK CONFORMS TO CURRENT STANDARDS REQUIRED, AS REQUIREMENTS ARE SUBJECT TO CHANGE.

GLAZING

- ALL GLASS AND GLAZING, INCLUDING IDENTIFICATION, GLASS SUPPORTS, AND FRAMING, SHALL CONFORM TO C.B.C. CHAPTER 24.
- SAFETY GLAZING CONFORMING TO C.B.C. SECTION 2406, SHALL BE PROVIDED IN ALL HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4.
- IDENTIFICATION OF SAFETY GLAZING SHALL BE PER C.B.C. SECTION 2406.3.
- MIRRORS SHALL BE MINIMUM 3/16" POLISHED PLATE GLASS.
- NEW CONSTRUCTION SHALL CONFORM TO EGRESS REQUIREMENTS SHALL CONFRM WITH C.B.C. SECTION 2404.
- SLOPED GLAZING AND SKYLIGHTS REQUIREMENTS SHALL BE PER C.B.C. SECTION 2405.
- DOORS - GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS MUST BE SAFETY GLASS. C.B.C. SECTION 2406.4.1.

ENERGY CONSERVATION

(NOTES THAT FOLLOW CONFORM TO MODEL CODE CONSTRUCTION STANDARDS)

- THE 2022 CALIFORNIA ENERGY CODE APPLIES TO THIS PROJECT. CONTRACTOR SHALL FULLY COMPLY WITH THIS CODE AND SHALL BRING TO THE ATTENTION OF OWNER AND/OR ARCHITECT ANY CONFLICTS BETWEEN THESE PLANS AND THIS CODE.
- INSULATION SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE SECTION 101.9. THE CONTRACTOR SHALL PROVIDE INSTALLATION CERTIFICATES(IE, PER 2022 CALIFORNIA ADMINISTRATIVE CODE C.G.R. TITLE 24, PART 1, SECTION 101-02018)3.
- ALL DOORS AND WINDOWS LEADING TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHERSTRIPPED. PROVIDE DOOR BOTTOM SWEEPS AND THRESHOLDS OR OTHER DEVICES AT THESE DOOR LOCATIONS TO LIMIT AIR INFILTRATION AND EXFILTRATION.
- AT FINAL INSPECTION, BUILDER SHALL BE REQUIRED TO LEAVE IN THE BUILDING, FOR THE CALIFORNIA ADMINISTRATIVE CODE C.G.R. TITLE 24, PART 1, SECTION 101-02018, MATERIALS, COMPONENTS AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION, PER CALIFORNIA ADMINISTRATIVE CODE SECTION 101-03018).
- THERMOSTATS SHALL HAVE A CLOCK MECHANISM THAT ALLOWS THE BUILDING OCCUPANT TO PROGRAM TEMPERATURE SETPOINTS FOR AT LEAST FOUR PERIODS WITHIN 24 HOURS, PER THE 2022 CALIFORNIA ENERGY CODE SECTION 150.1 AND 110.2(C).
- PLUMBING FITTINGS: THE FLOW RATE OF SHOWER HEADS, LAVATORY FAUCETS, KITCHEN FAUCETS, LAVATORY REPLACEMENT AERATORS, KITCHEN REPLACEMENT AERATORS, WASH FOUNTAINS, AND METERING FAUCETS SHALL COMPLY WITH CALIFORNIA ENERGY COMMISSION APPLIANCE EFFICIENCY REGULATIONS SECTION 1605.3(h) & SECTION 1608.

MECHANICAL & PLUMBING

(NOTES THAT FOLLOW CONFORM TO MODEL CODE CONSTRUCTION STANDARDS)

- ANY MECHANICAL WORK PROVIDED FOR THIS PROJECT SHALL COMPLY WITH THE REFERENCED STANDARDS LISTED IN 2022 CALIFORNIA MECHANICAL CODE CHAPTER 17. INSTALLATION FOR ALL LISTED EQUIPMENT SHALL BE IN COMPLIANCE WITH C.M.C. CHAPTER 3 AND PER THE CALIFORNIA ENERGY CODE.
- CONTRACTOR SHALL INSPECT THE EXISTING HVAC SYSTEM IN AREA OF WORK. AS PART OF THE WORK THIS SYSTEM SHALL BE REFURBISHED AS REQUIRED TO MEET OWNERS REQUIREMENTS AND FOR PROPER PERFORMANCE.
- WORKING ORDER. ADJUST AS NEEDED FOR NEW TENANT SPACE DESIGN. ANY ADJUSTMENTS TO THE EXISTING DUCTING SHALL COMPLY WITH CMC CHAPTER 6. PERFORM WORK AS NEEDED TO MEET NEW DESIGN AND CONFORM WITH CURRENT STANDARDS AND GOVERNING CODES.
- ANY DESIGN-BUILD HVAC/DUCTING PLANS DEVELOPED BY THE GENERAL CONTRACTOR SHALL BE REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT. THE BUILDING DEPARTMENT IF REQUESTED BY THE CITY, REGISTERS SHALL PROVIDE CLEARANCE TO SMOKE ALARMS CONFORMING TO NFPA 72.
- ANY EXISTING MECHANICAL AND PLUMBING DESIGNS INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GRAPHIC PURPOSES ONLY. ANY REQUIRED MECHANICAL, AND PLUMBING PORTION OF THE CONSTRUCTION WORK SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN DRAWINGS, CALCULATIONS, AND ANY ADDITIONAL INFORMATION DEEMED NECESSARY BY THE CITY, AND PAY ALL FEES REQUIRED TO ACQUIRE ALL PLAN CHECKS AND PERMITS.
- ANY PLUMBING WORK PROVIDED FOR THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA PLUMBING CODE.

ELECTRICAL

(NOTES THAT FOLLOW CONFORM TO MODEL CODE CONSTRUCTION STANDARDS)

- ALL ELECTRICAL MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE AND THE CALIFORNIA ENERGY CODE.
- ANY ELECTRICAL DESIGNS INDICATED ON THE ARCHITECTURAL DRAWINGS ARE FOR GRAPHIC PURPOSES ONLY. ANY REQUIRED ELECTRICAL CONSTRUCTION WORK IS TO BE PROVIDED BY THE GENERAL CONTRACTOR. SEE TITLE SHEET GENERAL NOTES. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DESIGN DRAWINGS, CALCULATIONS, AND ANY ADDITIONAL INFORMATION DEEMED NECESSARY BY THE CITY, AND PAY ALL FEES REQUIRED TO ACQUIRE ALL PLAN CHECKS AND PERMITS.
- ALL SYSTEMS, CIRCUITS AND EQUIPMENT SHALL BE GROUNDED PER C.E.C. ARTICLE 250.
- OUTLET BOXES OR FITTINGS PROVIDED FOR THE SUPPORT OF LUMINAIRES AND LAMP HOLDERS SHALL CONFORM TO C.E.C. ARTICLE 314.21. OUTLET BOX USED AS THE SOLE SUPPORT OF A CEILING-SUSPENDED (PADDLE) FAN SHALL BE LISTED FOR THIS PURPOSE CONFORMING TO C.E.C. ARTICLE 314.21(C).
- OUTLET BOXES OR FITTINGS PROVIDED FOR THE SUPPORT OF LUMINAIRES SHALL BE MARKED "SUITABLE FOR WET, OR DAMP LOCATIONS" RESPECTIVELY PER C.E.C. ARTICLE 410.1(A) & (D). LUMINAIRES SHALL BE PERMITTED TO BE INSTALLED IN COMMERCIAL COOKING HOODS PER C.E.C. ARTICLE 410.1(C).
- FRAMES OF EQUIPMENT FASTENED IN PLACE OR CONNECTED BY PERMANENT WIRING METHODS, AND OUTLET OR JUNCTION BOXES THAT ARE PART OF THE CIRCUIT FOR THESE DEVICES SHALL BE INSTALLED TO THE EQUIPMENT GROUNDING CONDUCTOR IN THE MANNER SPECIFIED BY C.E.C. ARTICLE 250.1B.4 OR 250.1B.9.
- ILLUMINATION SHALL BE PROVIDED IN THE MEANS OF EGRESS CONFORMING TO C.B.C. SECTION 100.8, WHENEVER THE BUILDING IS OCCUPIED.
- EXPOSED NONMETALLIC-SHEATHED CABLE IS PERMITTED ONLY PER C.E.C. ARTICLE 334.

LOW VOLTAGE NOTES

- SEE ELECTRICAL NOTES ON THIS SHEET FOR ADDITIONAL INFORMATION.
- SYSTEMS SHALL BE INSTALLED BY A C-7 LICENSED LOW VOLTAGE SYSTEMS CONTRACTOR - A COMMUNICATION AND LOW VOLTAGE CONTRACTOR INSTALLS, SERVICES AND MAINTAINS ALL TYPES OF COMMUNICATION AND LOW VOLTAGE SYSTEMS WHICH ARE ENERGY LIMITED AND DO NOT EXCEED 41 VOLTS. THESE SYSTEMS INCLUDE, BUT ARE NOT LIMITED TO TELEPHONE SYSTEMS, SOUND SYSTEMS, CABLE TELEVISION SYSTEMS, CLOSED-CIRCUIT VIDEO SYSTEMS, SATELLITE DISH ANTENNAS, INSTRUMENTATION AND TEMPERATURE CONTROLS, AND LOW VOLTAGE LANDSCAPE LIGHTING. LOW VOLTAGE FIRE ALARM SYSTEMS ARE SPECIFICALLY NOT INCLUDED IN THIS CLASSIFICATION AS NOTED IN CALIFORNIA ELECTRICAL CODE DIVISION 8 ARTICLE 3.
- ANY LOW VOLTAGE SYSTEM REQUIRED BY INFORMATION REFERRED TO IN THE PLAN SET THAT IS NEEDED TO PROVIDE FOR COMPLETE INSTALLATION IS CONSIDERED PART OF THE WORK. LOW VOLTAGE SYSTEMS FOR THIS PROJECT ARE DESIGN/BUILD AS DIRECTED BY OWNER. PROVIDE PLANS AND DOCUMENTATION AS REQUIRED FOR REVIEW BY AUTHORITY HAVING JURISDICTION.
- CONTACT THE OWNER FOR ANY LOW VOLTAGE FEATURES NOT REFERRED TO IN THE PLAN SET. PROVIDE OWNER WITH PRELIMINARY DESIGN, OVERALL SYSTEM DESIGN AND LAYOUT, AND INSTALLATION OF ALL LOW VOLTAGE WIRING AND RELATED EQUIPMENT. FEATURES MAY INCLUDE BUT ARE NOT LIMITED TO AUTOMATION, SMART, NETWORKING, VIDEO, AUDIO, CAMERAS, ALARM SYSTEMS, DATA, CABLE, SATELLITE, TELEPHONE, USB, SHADE, CONTROL, SECURITY, AND ACCESS CONTROL.
- SYSTEM INSTALLATION SHALL INCLUDE MATERIALS NECESSARY TO MAINTAIN ANY FIRE-RESISTANT RATED OR ACOUSTIC RATED ASSEMBLIES SHOWN ON PLANS OR INFERRED BY BUILDING DESIGN.

2022 CALGREEN NOTES

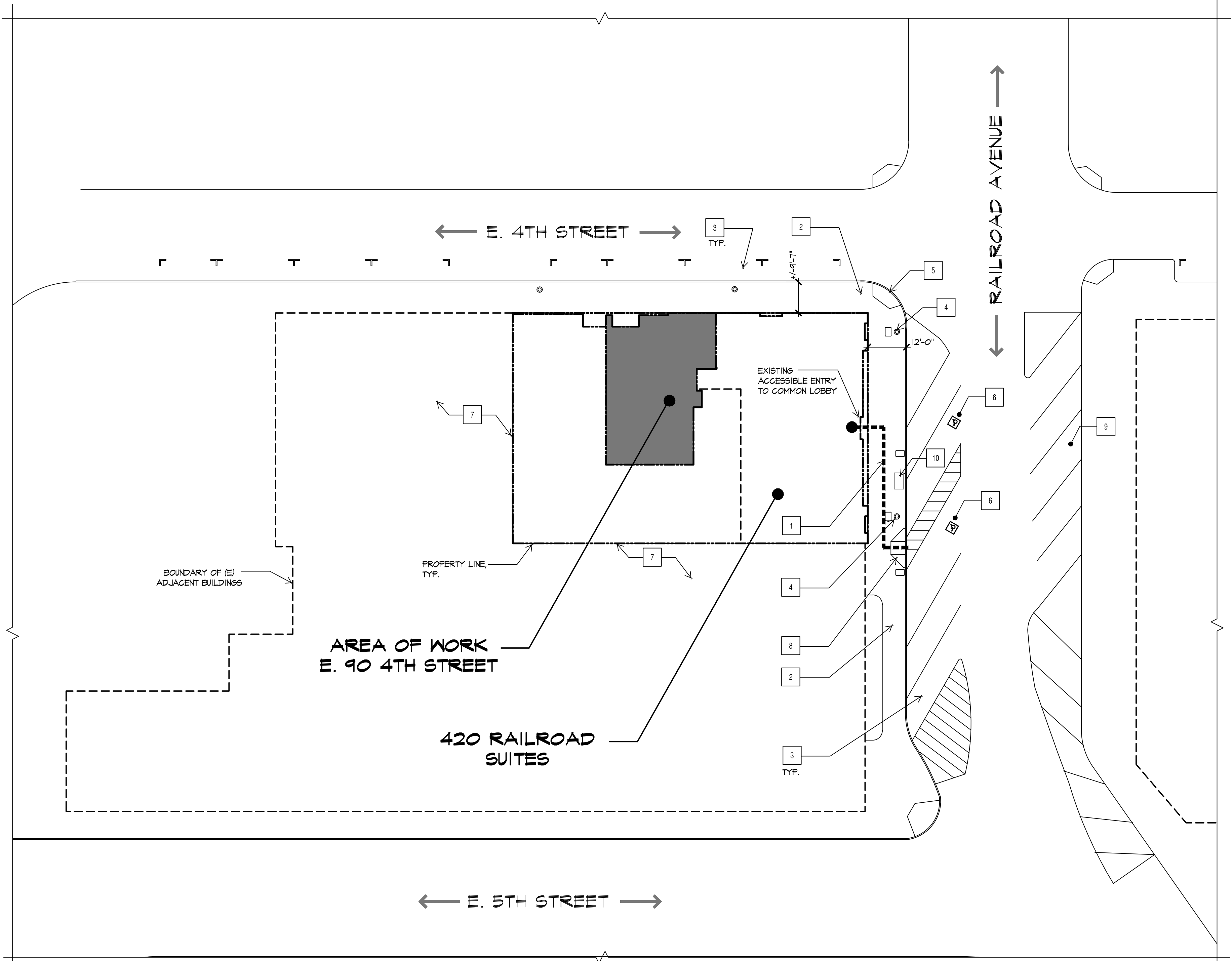
CHAPTER 5 - NONRESIDENTIAL MANDATORY MEASURES :

- SEE GENERAL NOTE ITEM 8 ON SHEET TS OF THIS PLAN SET.

GENERAL NOTES

- THE WORD "CONTRACTOR" AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
- CONTRACTOR SHALL COMPLY WITH ALL ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AGENCY HAVING JURISDICTION ON THIS PROJECT AND SHALL NOTIFY OWNER IMMEDIATELY UPON BECOMING AWARE THAT ANY ASPECT OF THE PROJECT MAY BE IN VIOLATION OF ANY SUCH ORDINANCE, RULE, REGULATION OR ORDER.
- CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
- BY SUBMITTAL OF BID CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS, AND CONFORM TO CURRENT CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BID.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN HEREIN AND REPORT ALL DISCREPANCIES TO OWNER PRIOR TO SUBMITTAL OF BID.
- ALL PROJECT NOTES CONTAINED HEREIN ARE TYPICAL, I.O.N.
- ANY TRADE NAMES OR BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS, SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY OWNER. PROOF OF QUALITY FOR ANY SUBSTITUTIONS SHALL BE PROVIDED BY CONTRACTOR.
- THE SCOPE OF ARCHITECTURAL SERVICES IS LIMITED TO PROVIDING A "BUILDER'S SET" OF PLANS. THIS SET OF PLANS IS SUFFICIENT TO OBTAIN A BUILDING PERMIT AND TO CONVEY DESIGN INTENT AND REQUIREMENTS; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED IN THIS "BUILDER'S SET". CONSTRUCTION FROM THESE PLANS REQUIRES AN OWNER/CONTRACTOR (GENERAL CONTRACTOR AND SUBCONTRACTORS) THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND INDUSTRY STANDARD ACCEPTABLE METHODS OF CONSTRUCTION. THE PLANS AND GENERAL NOTES DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, TYPES OF MATERIALS AND GENERAL METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY PARTICULAR PRODUCTS, SPECIFIC MATERIALS, OR CONSTRUCTION METHODS.
- PROVIDE FLASHING SYSTEMS WHERE SHOWN AND WHERE NOT SHOWN BUT REQUIRED FOR A COMPLETE WATERIGHT INSTALLATION.
- BUILDING ADDRESS IDENTIFICATION SIGN SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERISTICS SHALL CONTRAST WITH THEIR BACKGROUND. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH CONFORMING WITH C.B.C. SECTION 802.1. CONFIRM SPECIFIC LOCATIONS AND TYPE WITH ENFORCING AGENCY.
- PROJECT CONSTRUCTION HOURS SHALL CONFORM TO LOCAL MUNICIPAL CODE AND/OR PROJECT CODES.
- ALL MATERIALS AND FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. IN ACCORDANCE WITH ASTM E 84, CONFORMING WITH C.B.C. SECTION 720. DUCT INSULATION SHALL CONFORM WITH C.M.C. SECTIONS 506.1.3, 604.0, AND E 805.4.1. PIPING INSULATION AND COVERING SHALL CONFORM WITH C.M.C. SECTION E 805.4.1.2.
- FOR ADDITIONAL INSULATION REQUIREMENTS SEE ENERGY CONSERVATION NOTES.
- ALL ELECTRICAL, MECHANICAL, PLUMBING, AND HVAC MATERIALS, EQUIPMENT, ELECTRIC UNITS, A.C. EQUIPMENT, CABINETRY, AND ALL OTHER ITEMS REQUIRING SAME, PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND LISTING INFORMATION TO CITY FIELD INSPECTOR FOR REVIEW OF THE FOLLOWING ITEMS PRIOR TO INSTALLATION:
A. ANY PRODUCT, SYSTEM, OR ASSEMBLY REQUESTED BY BUILDING OFFICIAL.
- WHEN REQUIRED BY CODE OR AUTHORITY HAVING JURISDICTION, PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED TO CONFORM WITH C.B.C. SECTION 906 AND C.F.C. SECTION 906. CONFIRM SPECIFIC LOCATIONS AND TYPE WITH THE LOCAL FIRE OFFICE OR ENFORCING AGENCY. EACH FLOOR OF BUILDINGS UNDER CONSTRUCTION (EXCEPT GROUP R-3 OCCUPANCIES) SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS AS PER C.B.C. SECTION 906.4 AND 906.5. PROVIDE PORTABLE FIRE EXTINGUISHERS AS PER C.B.C. SECTION 906.4 AND 906.5.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STOCKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- CITY BUSINESS LICENSES ARE REQUIRED FOR ALL CONTRACTORS AND SUBCONTRACTORS PROVIDING WORK ON BUILDINGS OR SITE.
- NEITHER THE ARCHITECT NOR THE OWNER SHALL BE RESPONSIBLE FOR: CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF THE CONTRACTOR; SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR; THE ACTS OR OMISSIONS OF THE CONTRACTOR; OR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL THE CUTTING, FITTING, OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES, CUT OR DAMAGED IN EXECUTION OF WORK, SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- NO PORTION OF THE WORK SUBMISSION SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE OWNER OR THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
- ALL CONTRACTORS SHALL REVIEW ALL DRAWINGS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETE REVIEW. ITEMS AFFECTING ALL TRADES MAY BE PLACED THROUGHOUT THE SET OF DRAWINGS. NO "EXTRAS" FOR MISSED ITEMS WILL BE ACCEPTED.
- ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS NOR SPECIFIED, WHICH IS NECESSARY TO COMPLETE THE WORK SHALL BE FURNISHED WITHOUT COST TO THE OWNER OR DESIGN TEAM FOR THIS PLAN SET.
- THE GENERAL CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S SPECS, AND APPLICABLE IBC® REPORTS.
- THE GENERAL CONTRACTOR SHALL CONFORM WITH THE CITY BUILDING AND PLANNING DEPARTMENT ALL CONDITIONS OF APPROVAL FOR THIS PROJECT AND INCORPORATE THOSE INTO THE PROJECT. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IF THERE ARE ANY DISCREPANCIES FOUND PRIOR TO BID AND CONSTRUCTION.
- COMPLETE SHOP DRAWINGS AND EQUIPMENT SUBMITTALS SHALL BE PROVIDED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION, AND/OR ORDERING OF ANY EQUIPMENT, FIXTURES, MATERIALS, ASSEMBLIES, ETC.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
- CLEANING
A. CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATIONS OF HIS WASTE MATERIALS AND RUBBISH AND AT COMPLETION OF HIS WORK SHALL REMOVE ALL RUBBISH AND

V:\900486_Doctorbird Market_T103_CAD\900486\04_Sheets\GENERAL\AS1_ARCHITECTURAL SITE PLAN.dwg, 5/24/2023 9:11:55 AM, R. Roman



REFERENCE
ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



NOTE:

THIS SHEET IS FOR REFERENCE ONLY AND A COPY FROM THE APPROVED APPLICATION # BP-18-1560. AREA OF WORK IS LABELED WITH AREA IDENTIFIED BY A HATCH.

SITE DATA

LOCATION: 90 E 4TH STREET,
PITTSBURG CA 94565

ACCESSIBLE ROUTE OF TRAVEL

--- = ACCESSIBLE ROUTE OF TRAVEL TO ACCESSIBLE PARKING / PUBLIC WAY

PER C.B.C SECTION 11B, ACCESSIBLE ROUTES OF TRAVEL FROM BUILDING ENTRANCES TO PUBLIC SIDEWALKS AND WALKWAYS SHALL:

1. BE CONTINUOUSLY ACCESSIBLE
2. HAVE MAX. 1/2" CHANGE IN ELEVATION
3. HAVE A MIN. 48" WIDTH
4. CROSS SLOPE SHALL NOT EXCEED 2% (CBC 11B-408.3)
5. COMPLY WITH RAMP PROVISIONS WHEN SLOPE IN DIRECTION OF TRAVEL EXCEEDS 1:20.
6. ACCOMMODATE ALL DOOR AND GATE MANEUVERING CLEARANCES.

SITE PLAN KEYNOTES

SYM.	NOTE
1	ROUTE OF ACCESSIBLE PATH TO ACCESSIBLE PARKING SPACES
2	(E) PUBLIC SIDEWALK TO REMAIN
3	(E) PUBLIC PARKING SPACES, TYP.
4	(E) LAMP POST
5	(E) CURB RAMP AT STREET CORNER, TYP.
6	(E) ACCESSIBLE PARKING
7	EXISTING BUILDING ON ADJACENT PARCEL
8	CURB RAMP PER CITY STANDARDS
9	PUBLIC PARKING SPACES
10	(E) SIDEWALK PLANTER GRATING



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ARCHITECTURAL
SITE PLAN

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ISSUE DATE	05/25/2023
SCALE	AS NOTED
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QC	DMY
OL	RCU

GENERAL - SHEET

AS1

OCCUPANT LOAD CALCULATIONS					OCCUPANT LOAD CALCULATIONS PER CBC TABLE 1004.5		
ROOM NUMBER	ROOM NAME	SQUARE FOOTAGE	FUNCTION OF SPACE	OCCUPANT LOAD FACTOR PER CBC TABLE 1004.5	OCCUPANTS	EXITS REQ'D	EXITS PROV'D
121-A	SALES AREA	1,047	M	60 GROSS	19	1	2
121-B	OFFICE/ STO	180	B	150 GROSS	2	1	1
121-C	CLOSET	10	-	-	N/A	-	-
TOTAL AREA		1,237 S.F.			TOTAL OCCUPANTS:	21	

CBC SECTION 1004.5 - MULTIPLE FUNCTION OCCUPANT LOAD
WHERE AN AREA UNDER CONSIDERATION CONTAINS MULTIPLE FUNCTIONS HAVING DIFFERENT
OCCUPANT LOAD FACTORS, THE DESIGN OCCUPANT LOAD FOR SUCH AREA SHALL BE BASED ON
THE FLOOR AREA OF EACH FUNCTION CALCULATED INDEPENDENTLY.

LEGENDS AND NOTES

ROOM DESIGNATION

ROOM NAME

ROOM NUMBER

AREA (S.F.)

OCCUPANCY TYPE

OCCUPANT LOAD

OCCUPANT LOAD FACTOR

REQUIRED EXITS

EGRESS DESIGNATION

DOOR #

OCCUPANT FLOW

PROVIDED WIDTH

REQUIRED WIDTH

→

EGRESS PATH OF TRAVEL

EXIT

(E) ILLUMINATED EXIT SIGNAGE PER CBC 1013 AND APPLICABLE PARTS OF 11B-703

EXIT

(E) CEILING MOUNTED, ILLUMINATED DIRECTIONAL EXIT SIGNAGE PER CBC 1013 AND 11B-703

FE

(E) PORTABLE CLASS 2A FIRE EXTINGUISHER PER CBC 906.3.1, SEE SHEET A-1A

EL

(E) EMERGENCY LIGHTING UNIT WITH TWIN HEADS AND BATTERY PACK

EXIT

(E) ILLUMINATED EXIT SIGN OVER DOOR WITH TWIN HEAD EMERGENCY LIGHTING AND BATTERY PACK TO REMAIN

1

TACTILE "EXIT" SIGN, SEE

5 ADI

8 ADI

2

TACTILE EXIT SIGNAGE AT PRIMARY BUILDING ENTRANCES, SEE

6 ADI

8 ADI

3

TACTILE "EXIT ROUTE" WALL SIGN ALONG ROUTE FOR EXIT, SEE

5 ADI

EGRESS DOOR NOTES

1.

ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE, WITH A SINGLE ACTION, WITHOUT THE USE OF A KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT. SEE EGRESS GENERAL NOTES ON SHEET 01 FOR MORE INFO.

2.

EGRESS LIGHTING SHALL PROVIDE THE MINIMUM 1 FT CANDLE AT THE WALKING SURFACE FOR ALL EGRESS PATHS IN ACCORDANCE WITH CFC 1009.2.1.

LEGEND

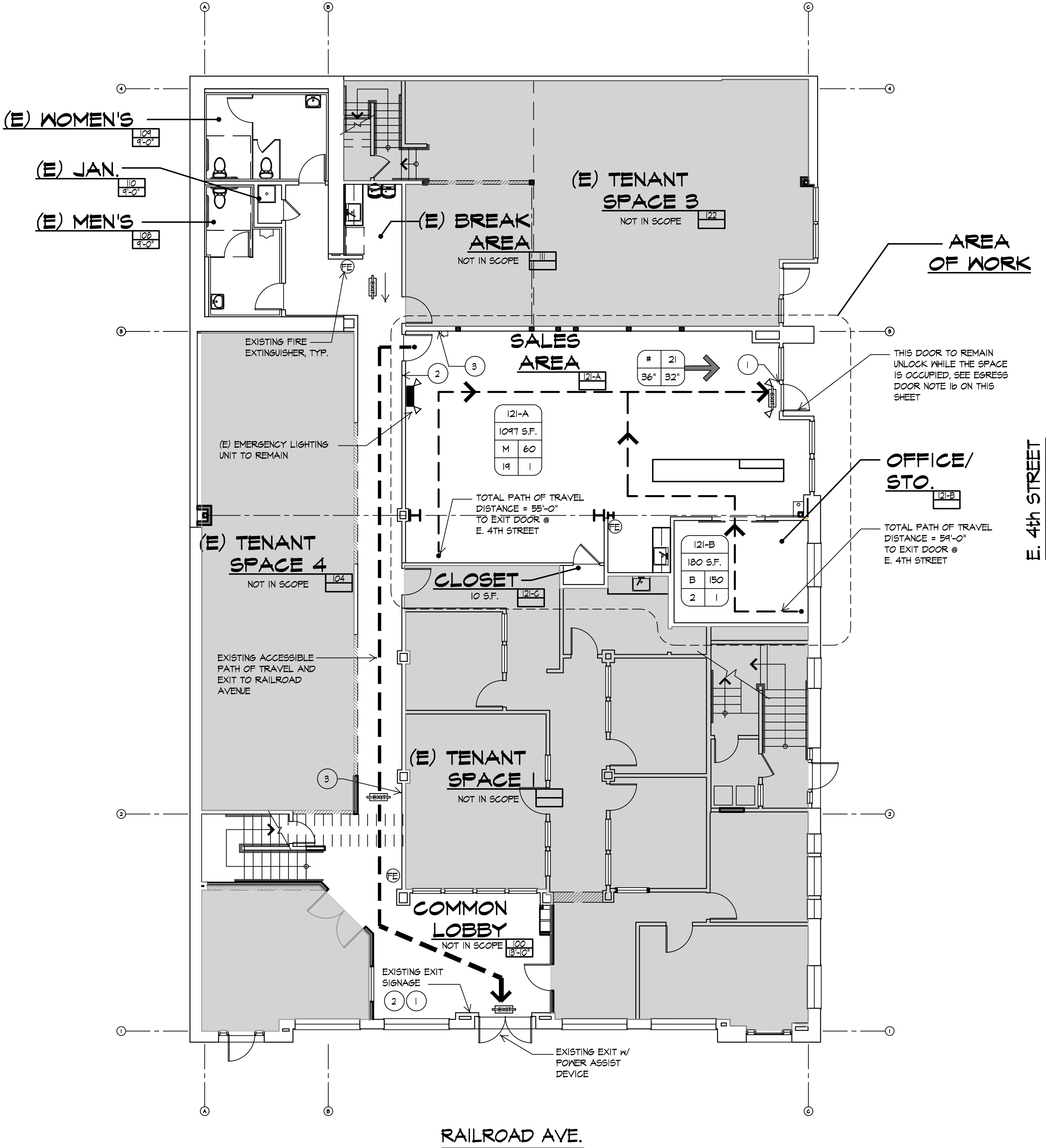
EXISTING WALL

(E)

EXISTING

(N)

NEW



LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"



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LIFE SAFETY PLAN

REVISIONS

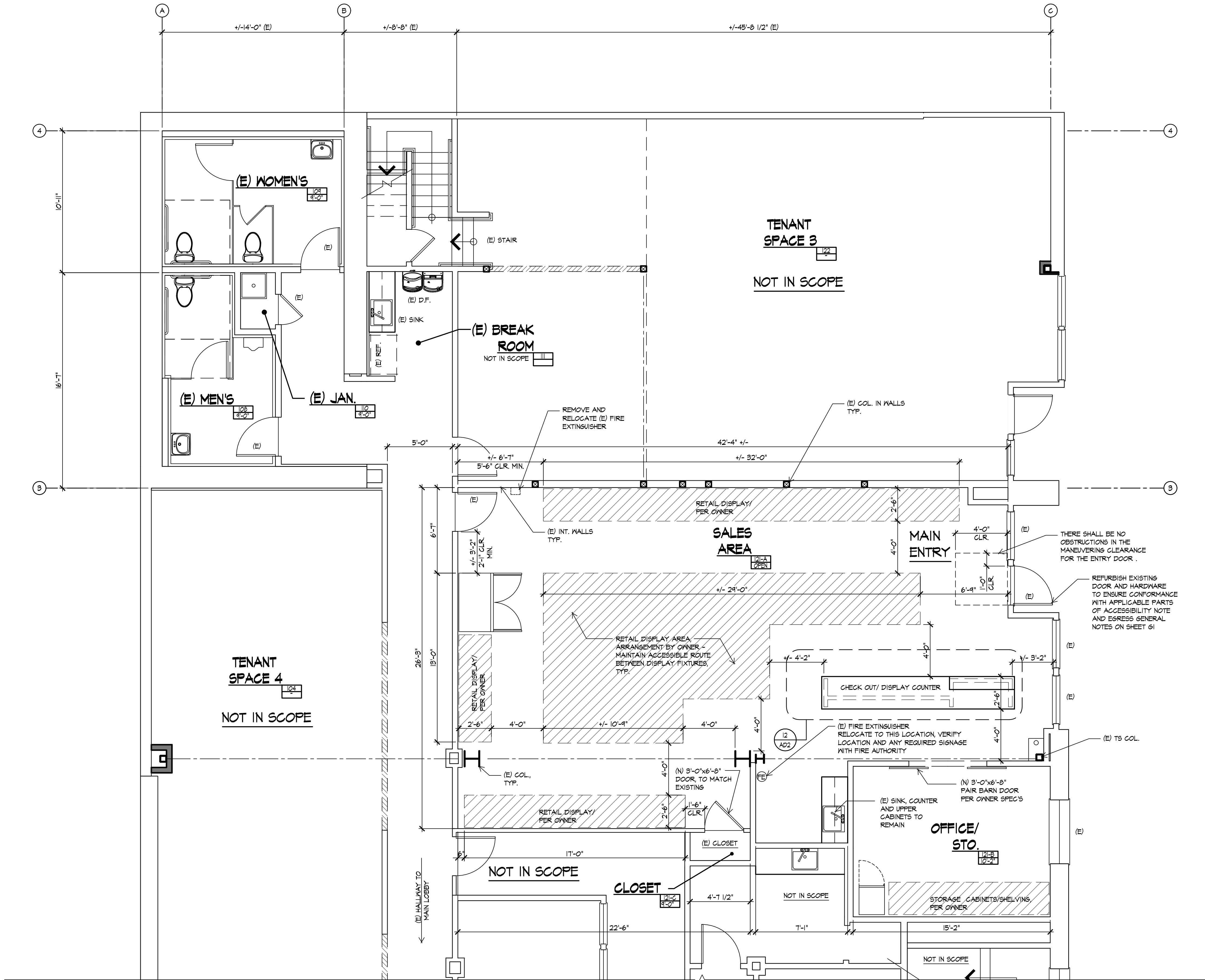
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GENERAL - SHEET

LS-1

DO NOT SCALE THESE DRAWINGS

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

FLOOR PLAN SYMBOL LEGEND

DOOR REFERENCE	01	SEE SCHEDULE SHEET A-5
WINDOW REFERENCE	A	SEE SCHEDULE SHEET A-5
STEP INDICATOR	1/4"	DENOTES HEIGHT CHANGE FROM FINISH SURFACE TO ADJACENT FINISH SURFACE
DETAIL REFERENCE	1/4"	DETAIL DESIGNATION DRAWING ON WHICH DETAIL IS LOCATED
BUILDING SECTION	1/4"	DETAIL DESIGNATION DRAWING ON WHICH DETAIL IS LOCATED
MATCH LINE	1/4"	MATCH LINE REFER TO DRAWING NO.
GRID LINE REFERENCE	1/4"	GRID NO. OR LETTER
REVISION REFERENCE	1/4"	REVISION NUMBER
ROOM IDENTIFICATION	1/4"	NAME ROOM NAME ROOM NUMBER CEILING HEIGHT
INTERIOR ELEVATION IDENTIFICATION	1/4"	DRAWING ON WHICH ELEVATION IS LOCATED ELEVATION NUMBER
MANEUVERING CLEARANCE AT DOORS	1/4"	DENOTES CLEARANCE PER CBC 11B 404.2.4

LEGEND

EXISTING WALL	EXISTING WALL
(E)	EXISTING
(N)	NEW

INTERIOR ACCESSIBLE ROUTES

- CBC SECTION 402 ACCESSIBLE ROUTES - ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20; DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF DIVISION 4.
- CBC SECTION 11B-403.1 - WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH CBC SECTION 11B-403.
- CBC SECTION 11B-403.2 - FLOOR OR GROUND SURFACE FLOOR OR GROUND SURFACES SHALL COMPLY WITH SECTION 11B-302. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
- CBC SECTION 11B-403.3 SLOPE - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
- CBC SECTION 11B-403.4 CHANGES IN LEVEL - CHANGES IN LEVEL SHALL COMPLY WITH SECTION 11B-303. CHANGES IN LEVEL OF 1/4 INCH HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/4 INCH HIGH MINIMUM AND 1/2 INCH HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- CBC SECTION 11B-403.5.1 CLEAR WIDTH - EXCEPT AS PROVIDED IN SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM.

EX 1. THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENTS ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM.

EX 4. THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES.

NOTE:
REFER TO SHEET A-1B FOR EQUIPMENT AND FINISH SCHEDULE.



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FLOOR PLAN

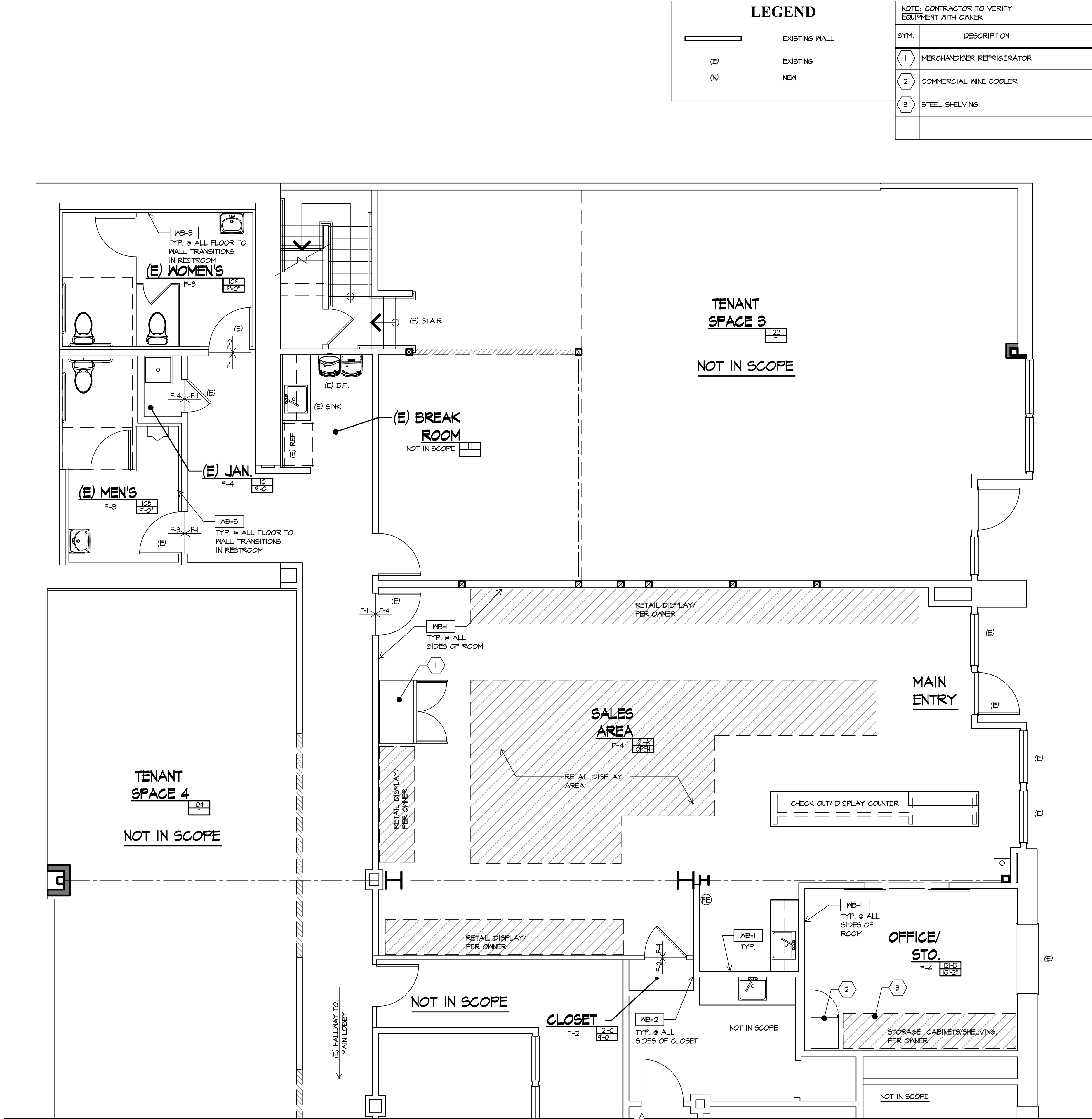
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ARCHITECTURAL - SHEET

A-1A

V:\900486 - Doctorbird Market - T103 - CAD\900486\04_Sheets\ARCHITECTURE\A-1B EQUIPMENT LAYOUT AND FINISH SCHEDULE.dwg, 5/24/2023 10:37:47 AM, DWG



EQUIPMENT LAYOUT AND
FINISH PLAN

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

LEGEND	
	EXISTING WALL
(E)	EXISTING
(N)	NEW

EQUIPMENT LIST				
SYM.	DESCRIPTION	MANUFACTURER	MODEL NAME	REMARKS
1	MERCHANDISER REFRIGERATOR	AVANTCO	GDC-44-HC 55"	55"W x 31-7/8"D x 84 3/8"H - 115V, 1/2 HP COMPRESSOR
2	COMMERCIAL WINE COOLER	AVA VALLEY	MRC-128-SZ	SINGLE TEMPERATURE FULL GLASS DOOR 23 1/2"W x 26-3/4"D x 55 3/4"H - 115V, 60HZ
3	STEEL SHELVING	REGENCY	NSF CHROME 4- SHELF KIT	60"L x 24"W x 74"H

FINISH SCHEDULE									
	ROOM NAME	FLOOR	BASE	WALLS				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST	FINISH	
121A	SALES AREA	F-1	WB-1	PT-1	PT-1	PT-1	PT-1	C-1	
121B	OFFICE/ STO.	F-1	WB-1	PT-2	WB-1	PT-2	PT-2	C-2	
121C	CLOSET	F-2	WB-2	PT-3	PT-3	PT-3	PT-3	C-2	
103	(E) MEN'S	F-3	WB-3	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	C-3	(E) WALL TILE @ 4" AFF.
104	(E) WOMEN'S	F-3	WB-3	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	PT-1/WT-1	C-3	(E) WALL TILE @ 4" AFF.
110	(E) JANITOR CLOSET	F-2	WB-2	PT-3/FRP	PT-3/FRP	PT-3/FRP	PT-3/FRP	C-3	(E) FRP WAINSCOT @ 4" AFF.

MATERIAL SCHEDULE	
FLOOR FINISH	
NOTE: FLOORS MUST BE SMOOTH, DURABLE, NON-ABSORBENT, IMPERVIOUS TO WATER, GREASE, AND ACID, AND OF EASILY CLEANABLE CONSTRUCTION.	
F-1	EXISTING POLISHED CONCRETE, PATCH AND REPAIR (E) FLOOR, TYPICAL
F-2	NEW SEAMLESS POURED EPOXY COATING (MIN. 3/16" THK.) WITH INTEGRAL COVING TO MATCH EXISTING
F-3	EXISTING SLIP RESISTANT TILE FLOORING, CONFORMING TO CBC SECTION 11B-302.1.
F-4	EXISTING EPOXY FLOOR FINISH, PATCH AND REPAIR AS REQUIRED

BASE FINISH	
WB-1	EXISTING WOOD BASE BOARD
WB-2	INTEGRAL COVE BASE. COVE MUST EXTEND INTEGRALLY UP WALLS AT 4" WITH A MIN. 3/8" RADIUS AT THE WALL/FLOOR JOCTIONS.
WB-3	TILE COVE BASE. COVE MUST EXTEND INTEGRALLY UP WALLS AT 4" WITH A MIN. 3/8" RADIUS AT THE WALL/FLOOR JOCTIONS - SEE DETAILS 3/AD3 & 12/AD3, FINAL DESIGN PER CONTRACTOR.

WALL FINISH	
PT-1	EXISTING PAINTED WALL - NO CHANGE IN COLOR (VERIFY WITH OWNER)
PT-2	EXISTING PAINTED WALL - NO CHANGE IN COLOR (VERIFY WITH OWNER)
PT-3	EXISTING PAINTED WALL - NO CHANGE IN COLOR (VERIFY WITH OWNER)
WT-1	EXISTING WALL TILE @ 48" A.F.F.
FRP	EXISTING FIBER REINFORCED PLASTIC - LIGHT COLORED @ 48" A.F.F.

CEILING FINISH (SEE SHEET A-1C)	
C-1	EXISTING OPEN CEILING w/ EXPOSED TRUSSES AND MECHANICAL SUPPLY AND RETURN DUCTS
C-2	EXISTING T-BAR CEILING
C-3	EXISTING INTERIOR PAINTED GYPSUM BD. CEILING FINISH - NO CHANGE IN COLOR

MILLWORK / SERVICE COUNTERS	
PL-1	PLASTIC LAMINATE - COLOR SELECTION PER OWNER

FINISH PLAN GENERAL NOTES	
1. NOTE: FLOOR FINISHES SHALL CONFORM TO CBC 11B-302.1. A STABLE SURFACE IS ONE THAT REMAINS UNCHANGED BY CONTAMINANTS OR APPLIED FORCE, SO THAT WHEN THE CONTAMINANT OR FORCE IS REMOVED, THE SURFACE RETURNS TO ITS ORIGINAL CONDITION. A FIRM SURFACE RESISTS DEFORMATION BY EITHER INDENTATIONS OR PARTICLES MOVING ON ITS SURFACE. A SLIP-RESISTANT SURFACE PROVIDES SUFFICIENT FRICTIONAL COUNTERFORCE TO THE FORCES EXERTED IN WALKING TO PERMIT SAFE AMBULATION.	
2. FIELD VERIFY ALL OPENING DIMENSIONS PRIOR TO ORDERING ANY DOOR.	
3. CHECKOUT/ DISPLAY COUNTER SHALL HAVE A SMOOTH, NONABSORBENT, EASILY CLEANABLE FINISH ON TOPS, UNDERSIDES OF COUNTER TOPS, AND OTHER EXTERIOR SURFACES, SHELVES AND INTERIOR SURFACES, TYP.	

GENERAL REQUIREMENTS FOR SHELVING (PER CCC HEALTH DEPT.)	
1. ALL SHELVING MUST BE COMMERCIAL GRADE METAL, PLASTIC, OR FULLY PLASTIC LAMINATED.	
2. SHELVES INSTALLED ON A WALL MUST HAVE AT LEAST ONE INCH OF OPEN SPACE BETWEEN THE BACK EDGE OF THE SHELF AND THE WALL, OR THE BACK EDGE OF THE SHELF MUST BE SEALED TO THE WALL WITH SILICONE SEALANT.	
3. THE LOWER SHELF MUST BE 6 INCHES ABOVE THE FLOOR WITH A CLEAR UNOBSTRUCTED AREA BELOW.	
4. ALL SHELVES LOCATED BELOW A COUNTER TOP OR WORK AREA MUST BE SET BACK AT LEAST 2-INCHES FROM THE DRIP LINE OF THE SURFACE ABOVE.	
5. INSPECTORS MAY REQUIRE SHELVING USED ONLY FOR THE DISPLAY OF PREPACKAGED FOOD ITEMS TO COMPLY WITH THESE REQUIREMENTS IF SANITATION PROBLEMS ARE OBSERVED OR ANTICIPATED.	



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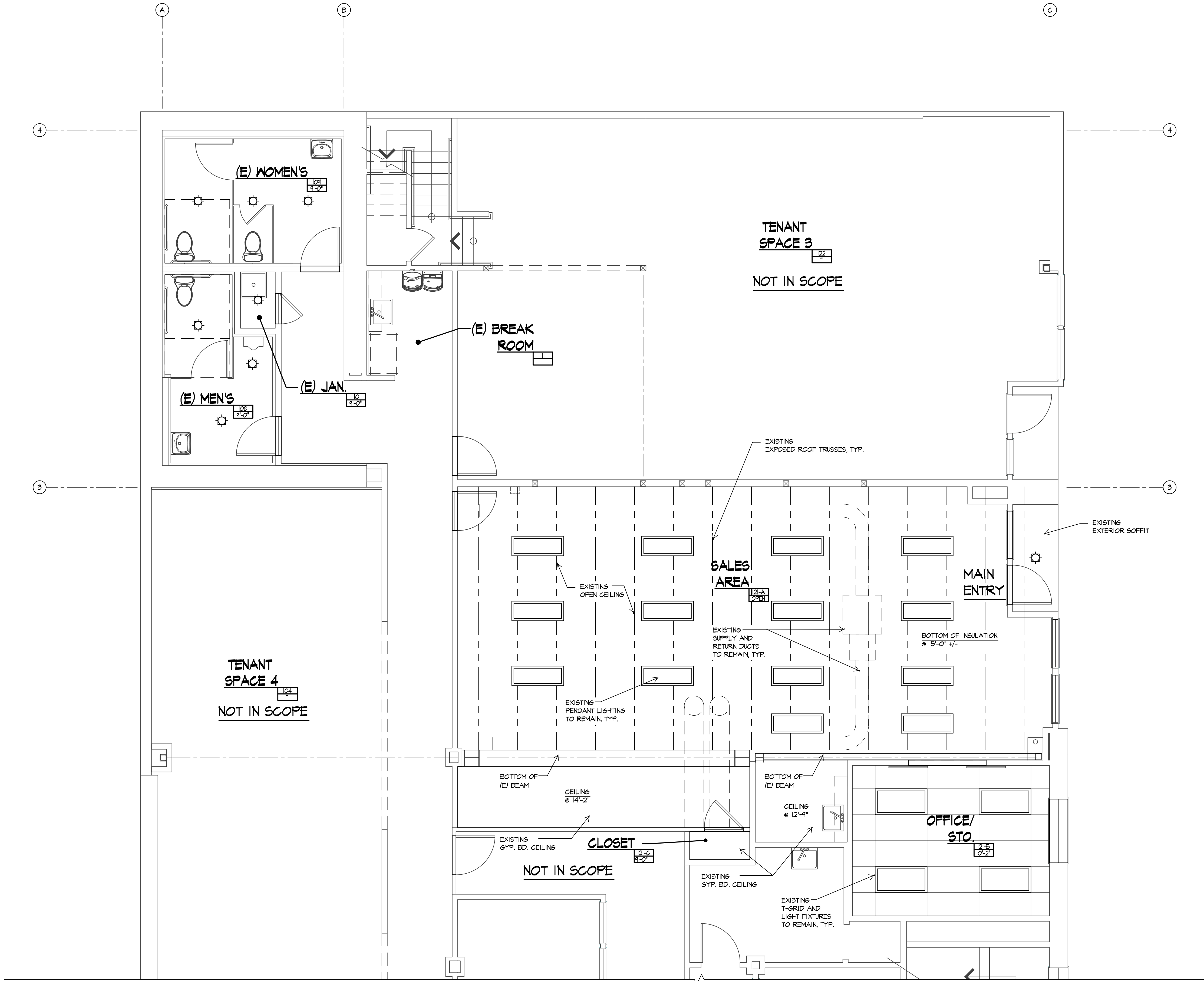
EQUIPMENT
LAYOUT AND
FINISH SCHEDULE

REVISIONS

SET DATE	05/25/2023
ISSUE DATE	05/25/2023
SCALE	AS NOTED
DRAWN	RCU
JOB	900.486
PM	DMY
QC	DMY
OL	DMY

ARCHITECTURAL - SHEET

A-1B



CEILING LEGEND	
	EXISTING ACOUSTICAL CEILING TILE FRAME FINISH SYSTEM - SEE PLAN FOR HEIGHTS
	EXISTING 2x4 RECESSED LIGHT FIXTURE IN ACOUSTICAL CEILING TILE FRAME
	EXISTING PENDANT MOUNTED LED FIXTURE
	EXISTING RECESSED CAN LIGHT FIXTURE

REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



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925.634.7000
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**REFLECTED
CEILING PLAN**

REVISIONS

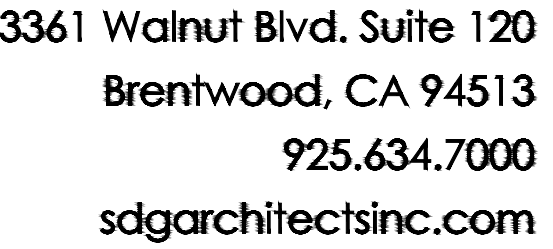
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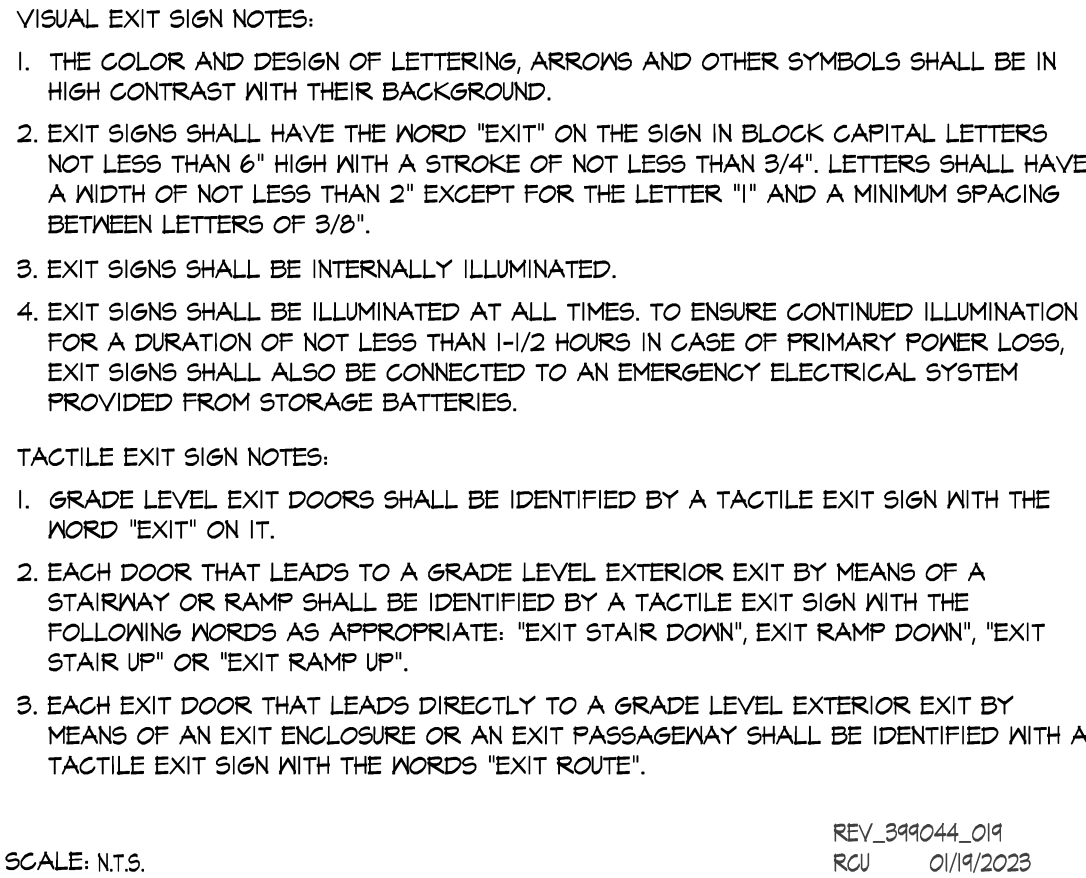
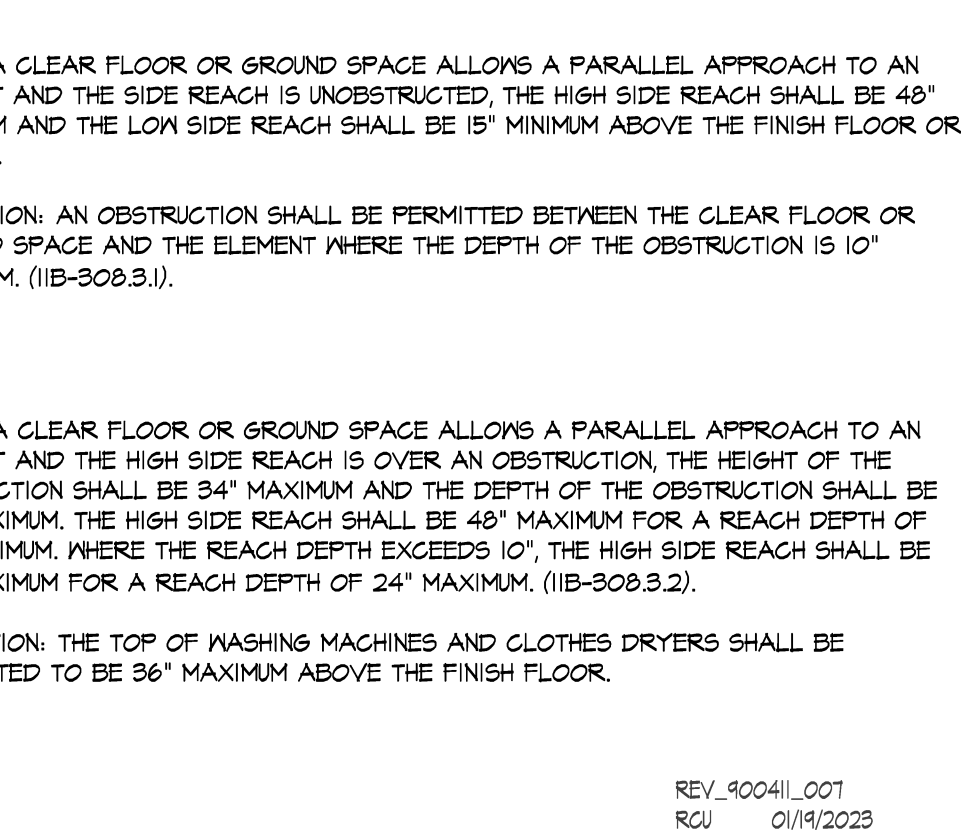
ACCESSIBILITY DETAILS

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DETAILS - SHEET

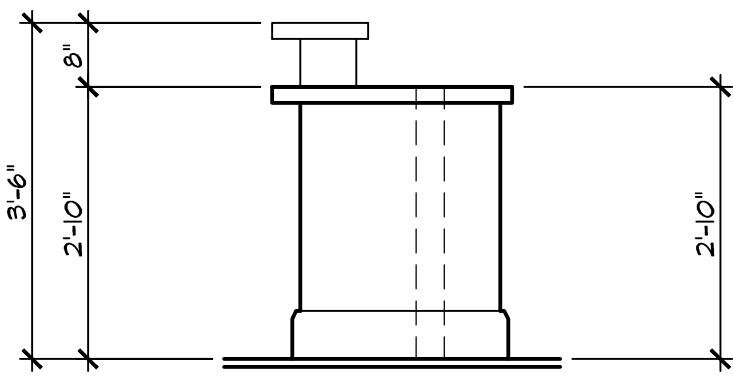
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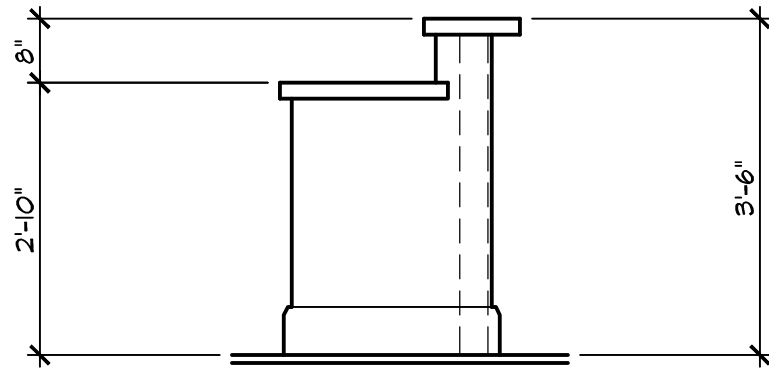
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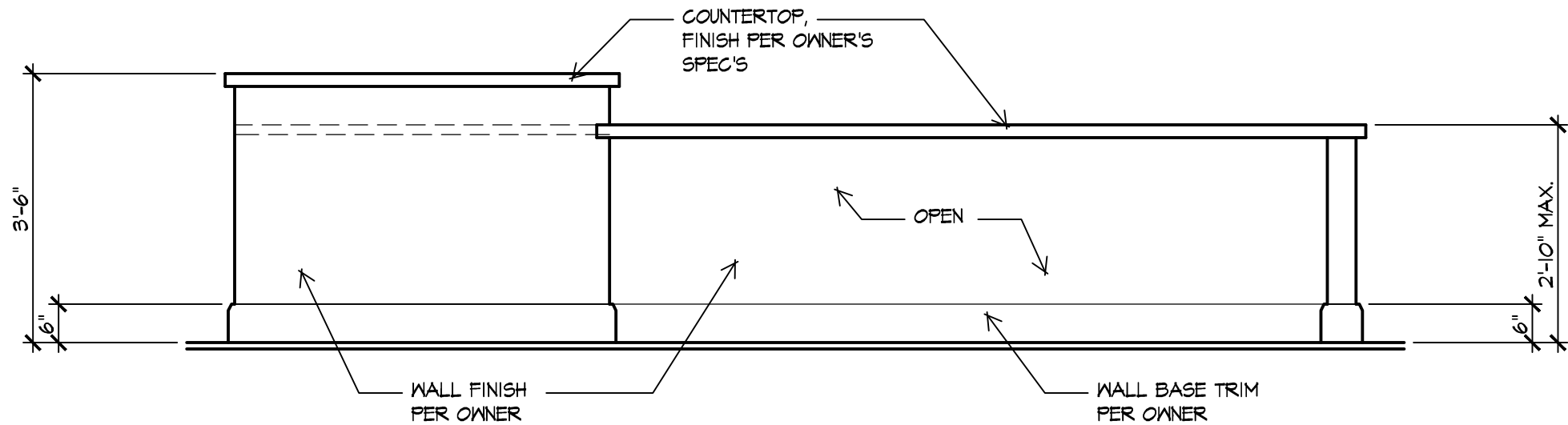
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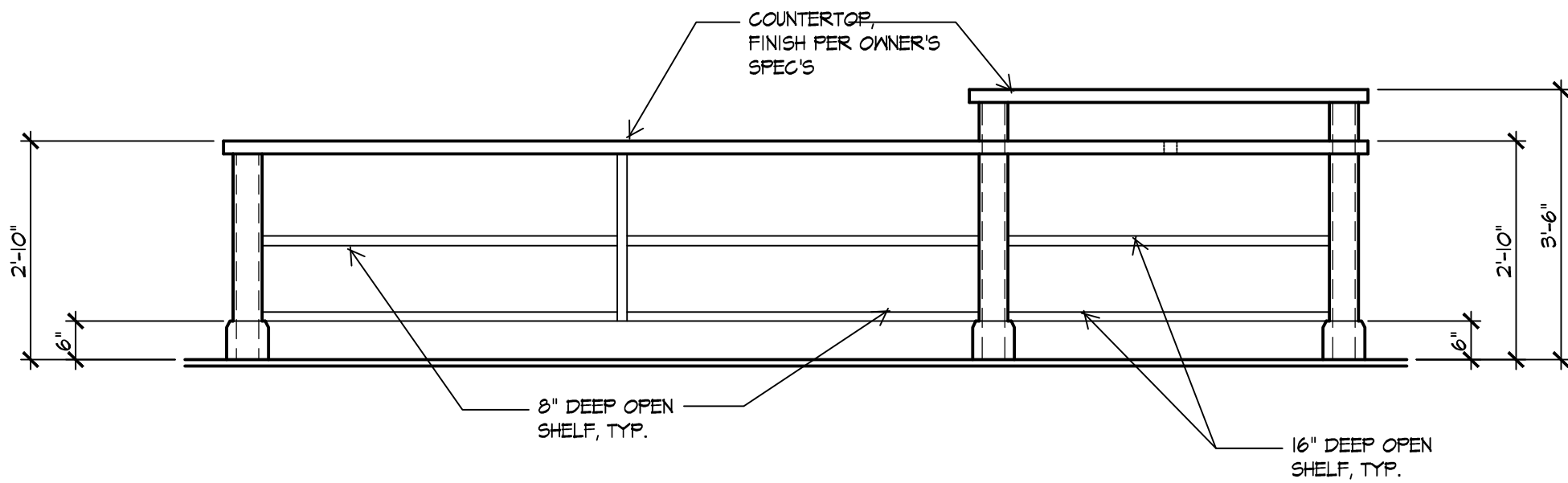
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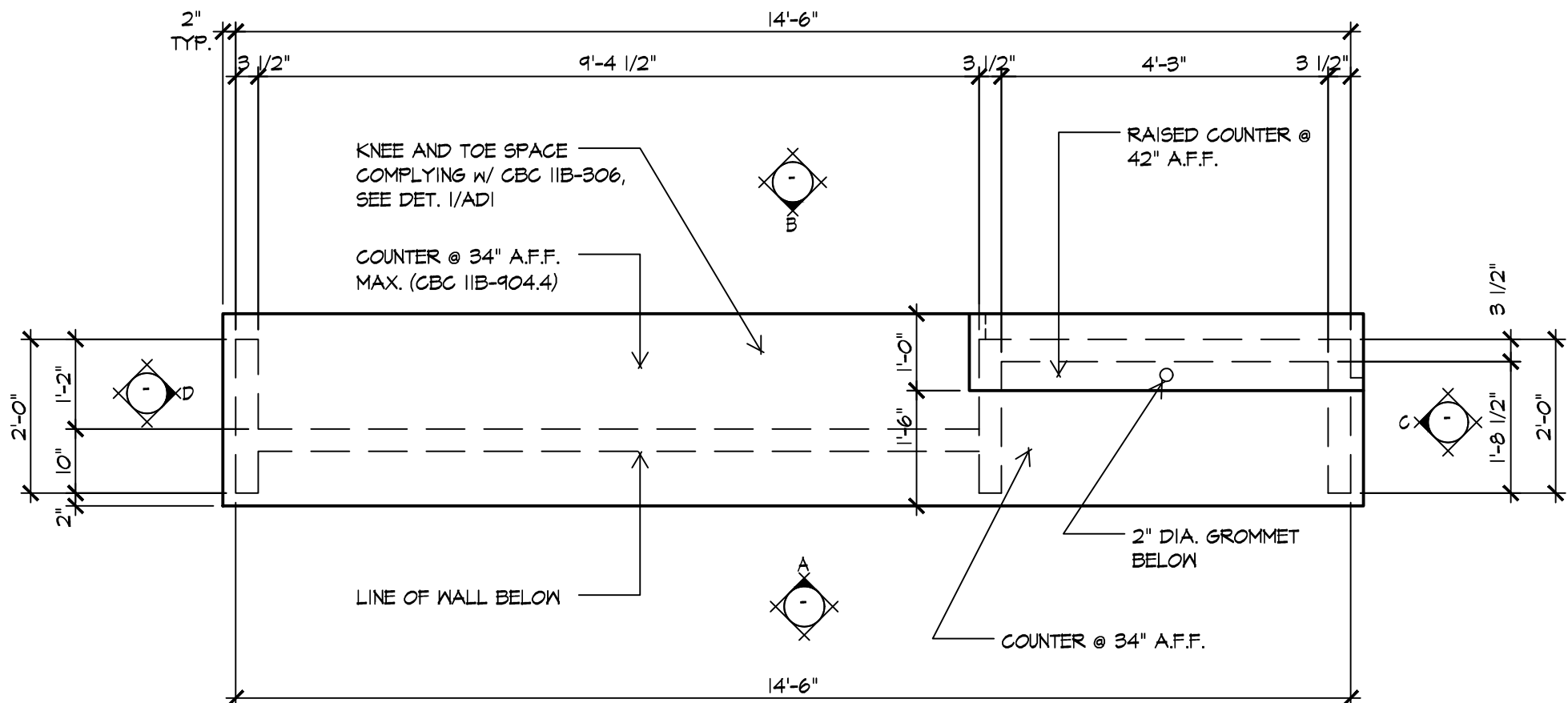
ELEVATION C



ELEVATION B



ELEVATION A



PLAN

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

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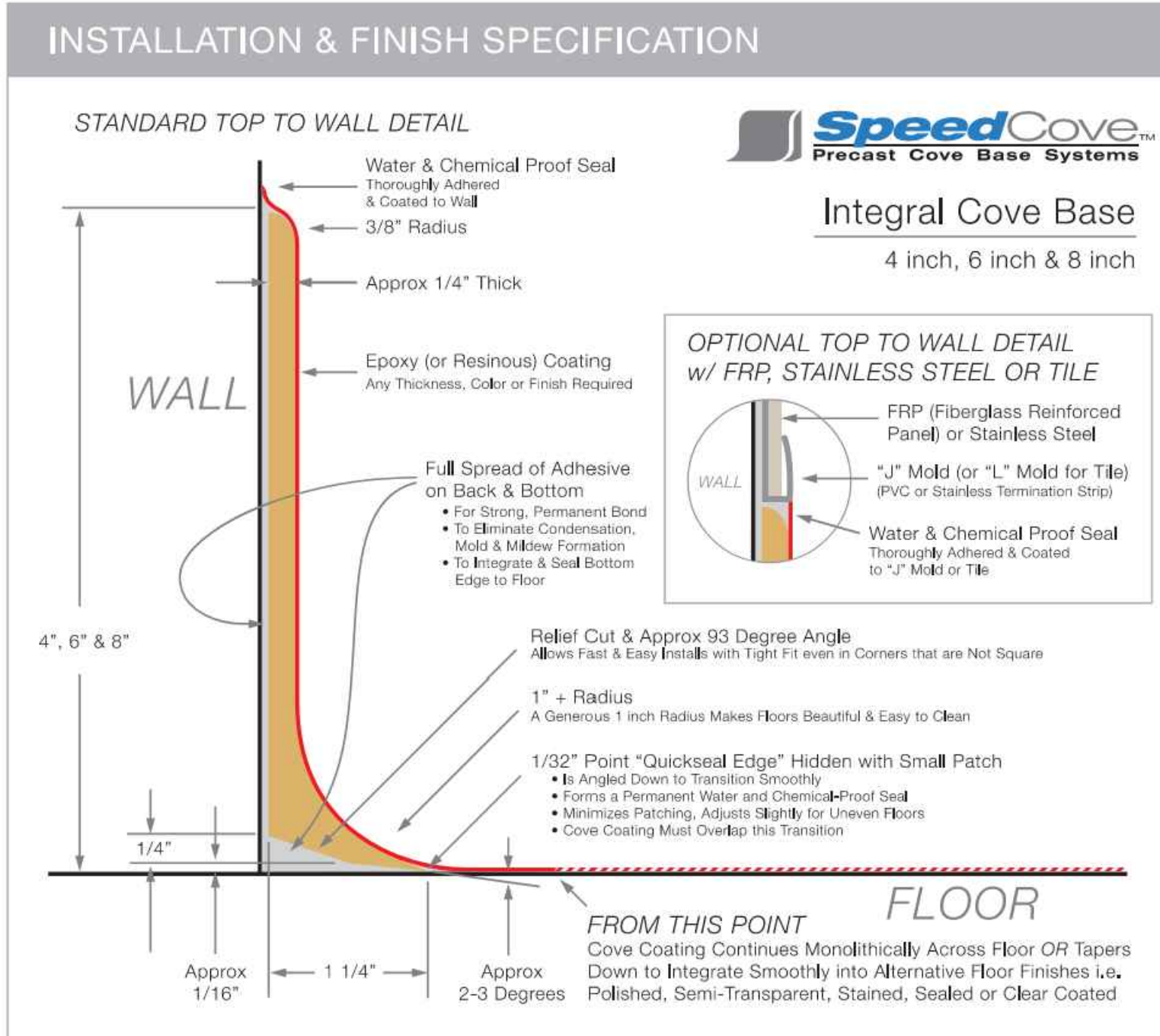
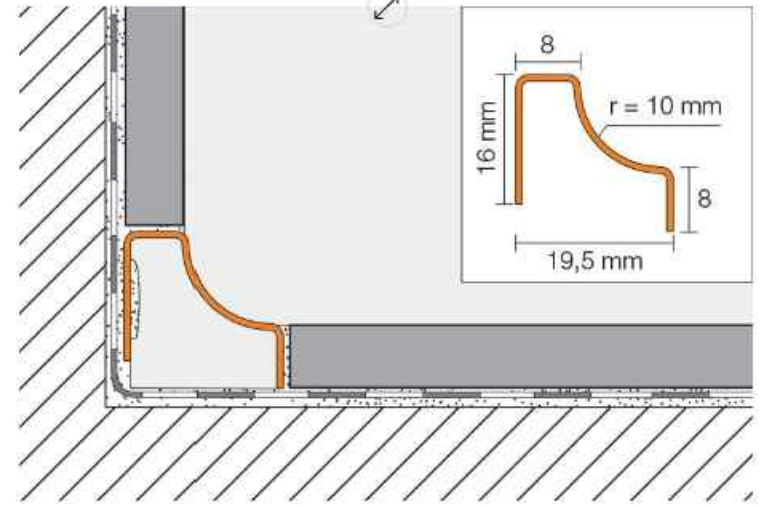
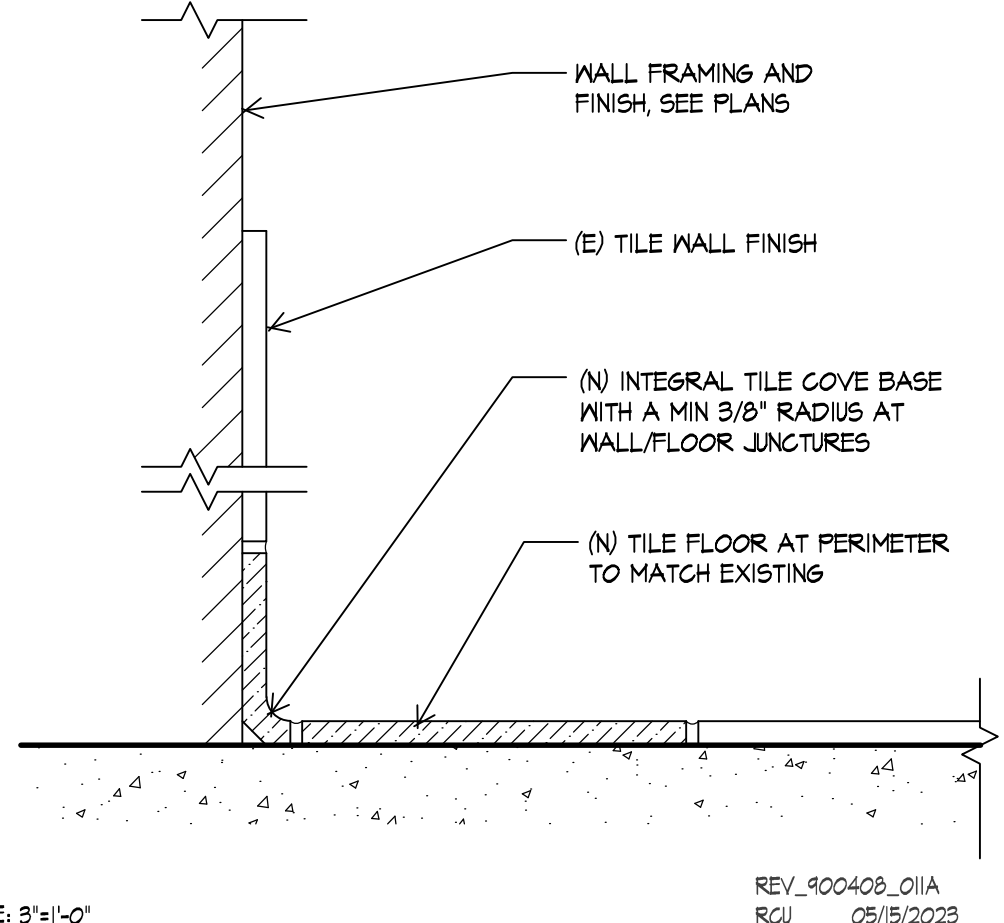
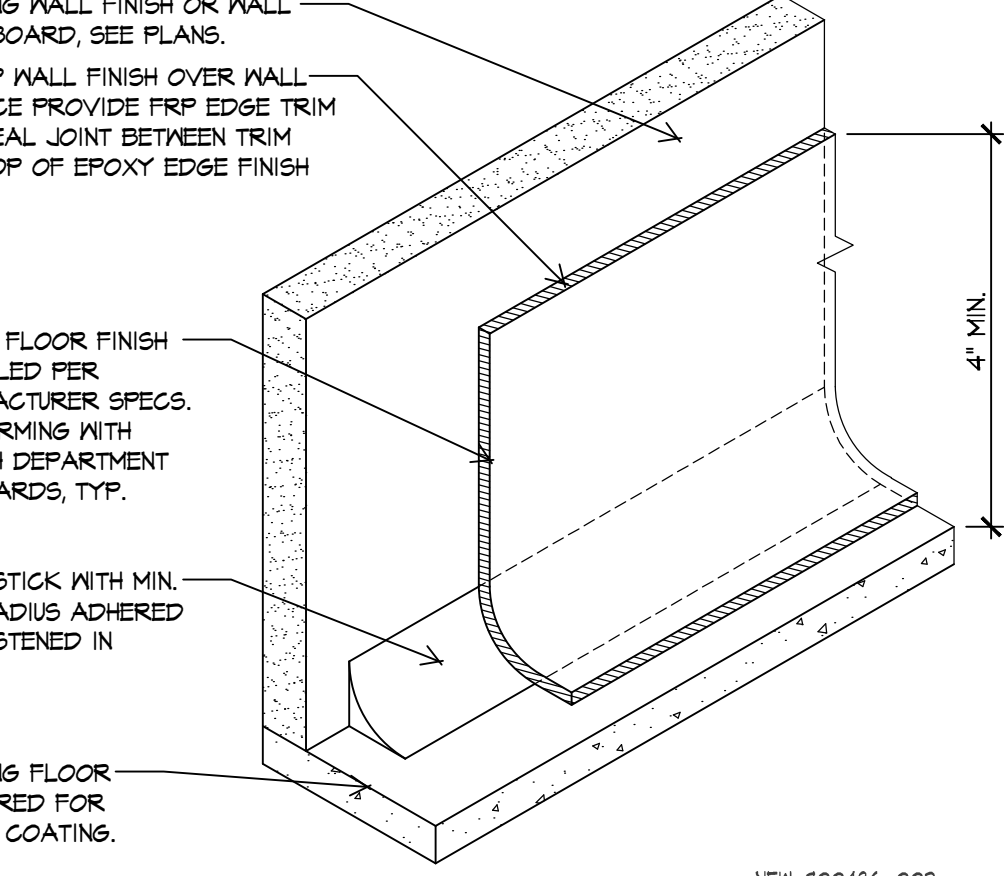
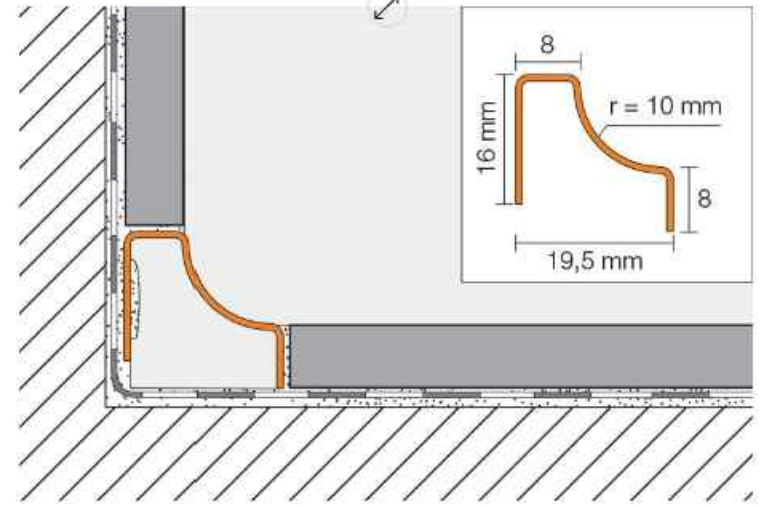
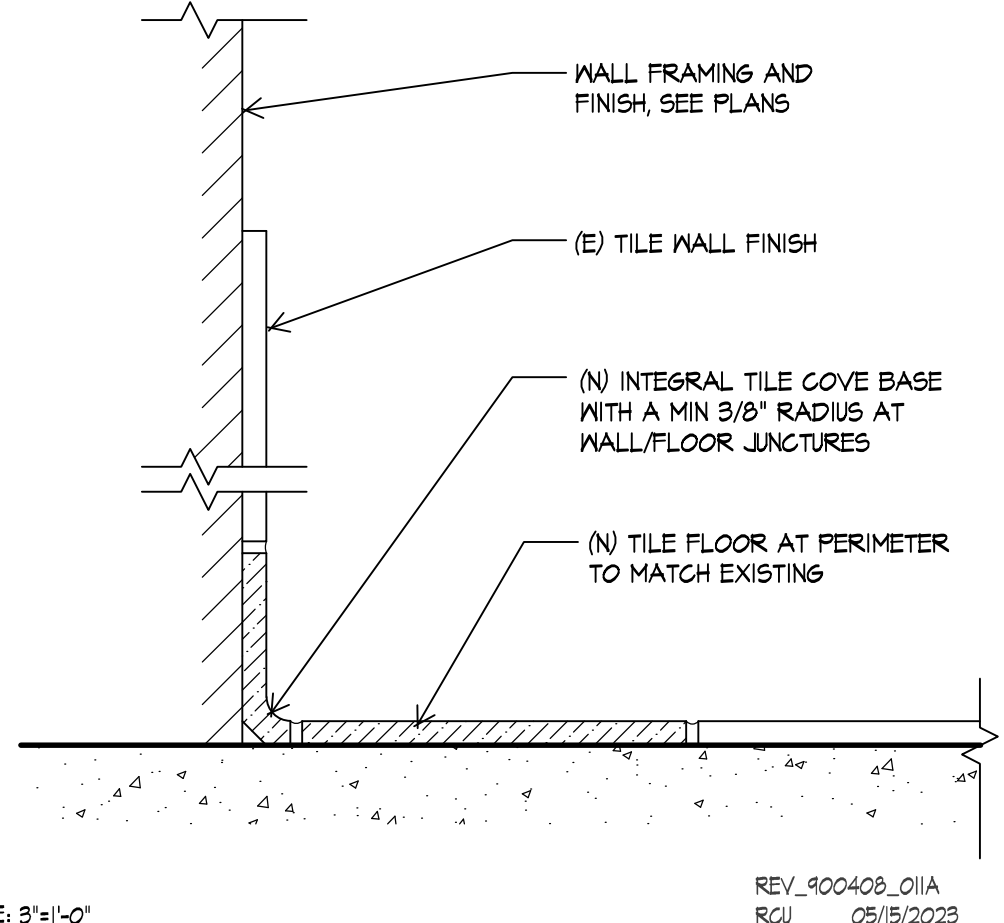
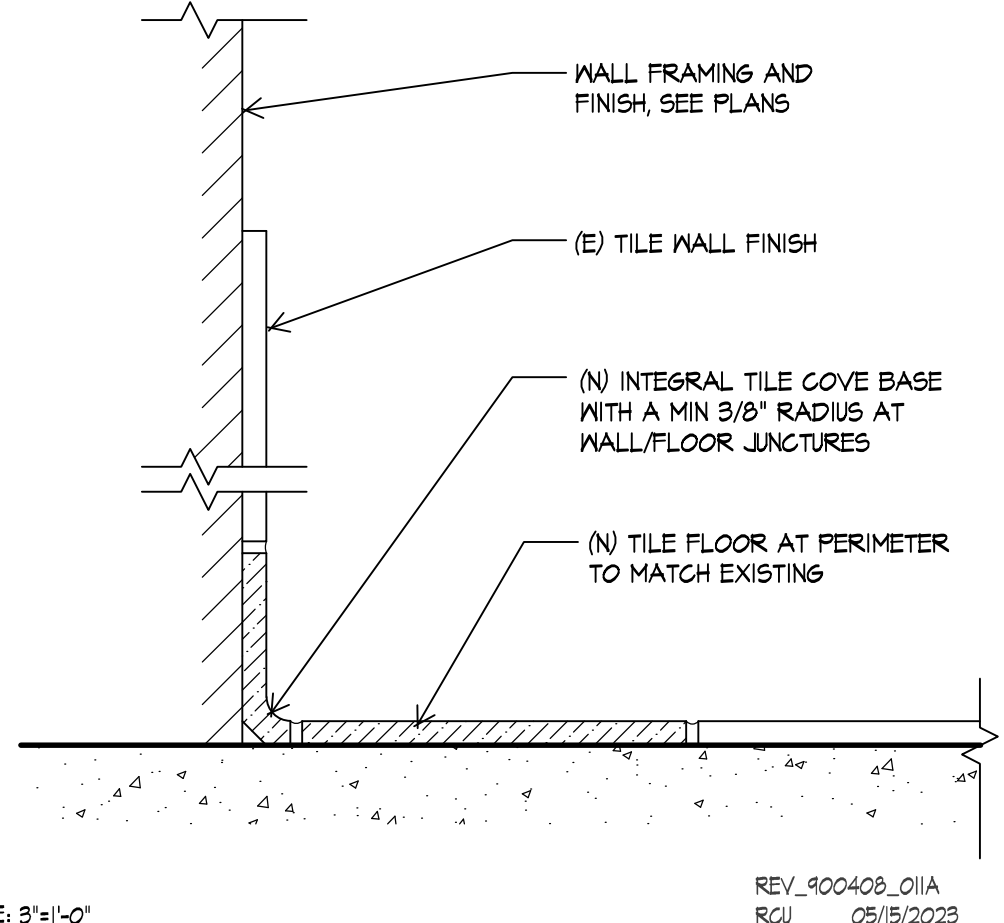
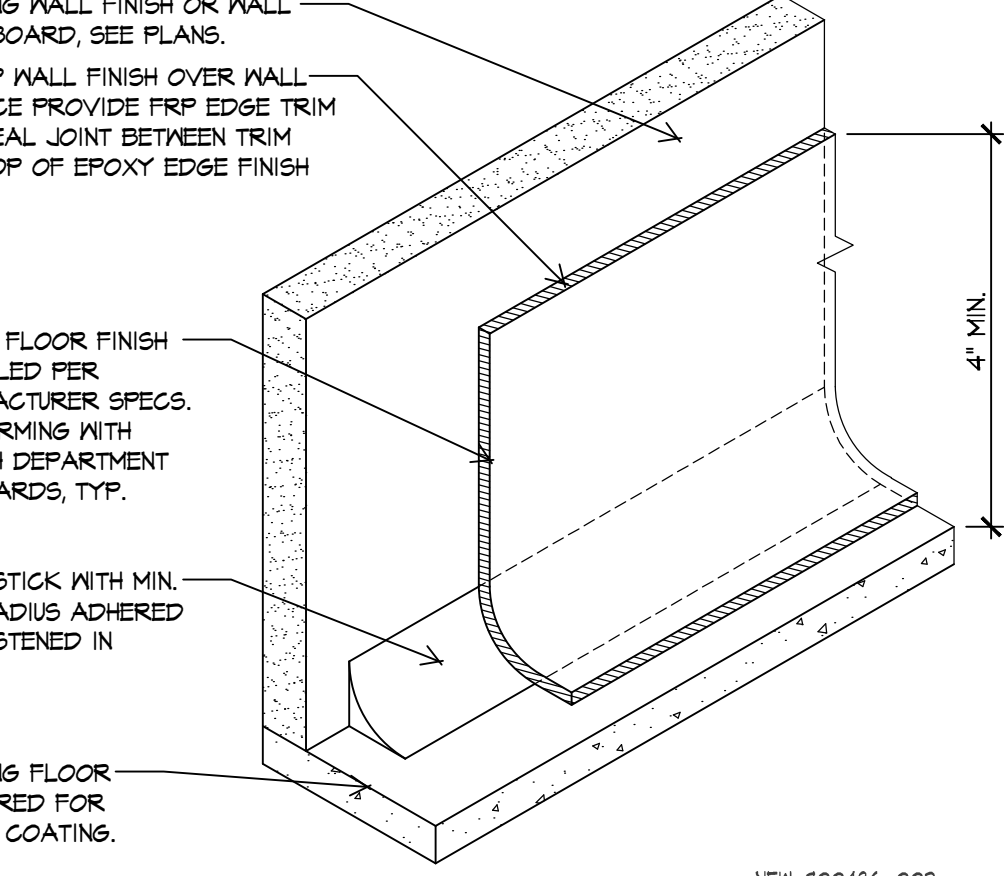
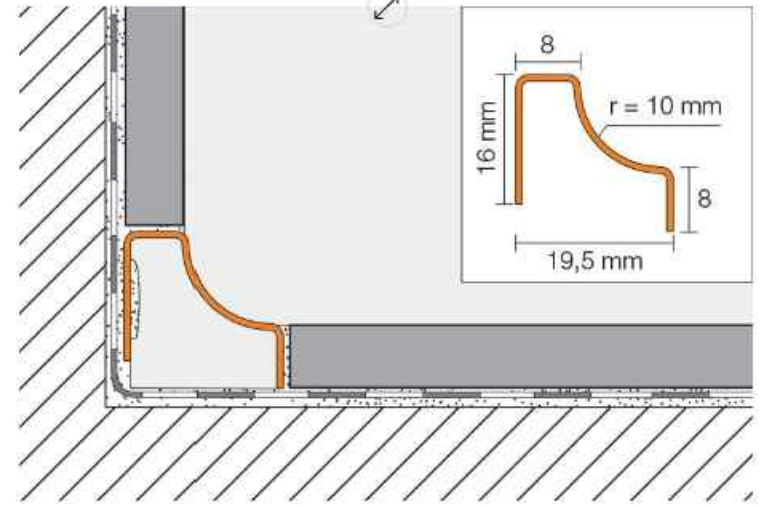
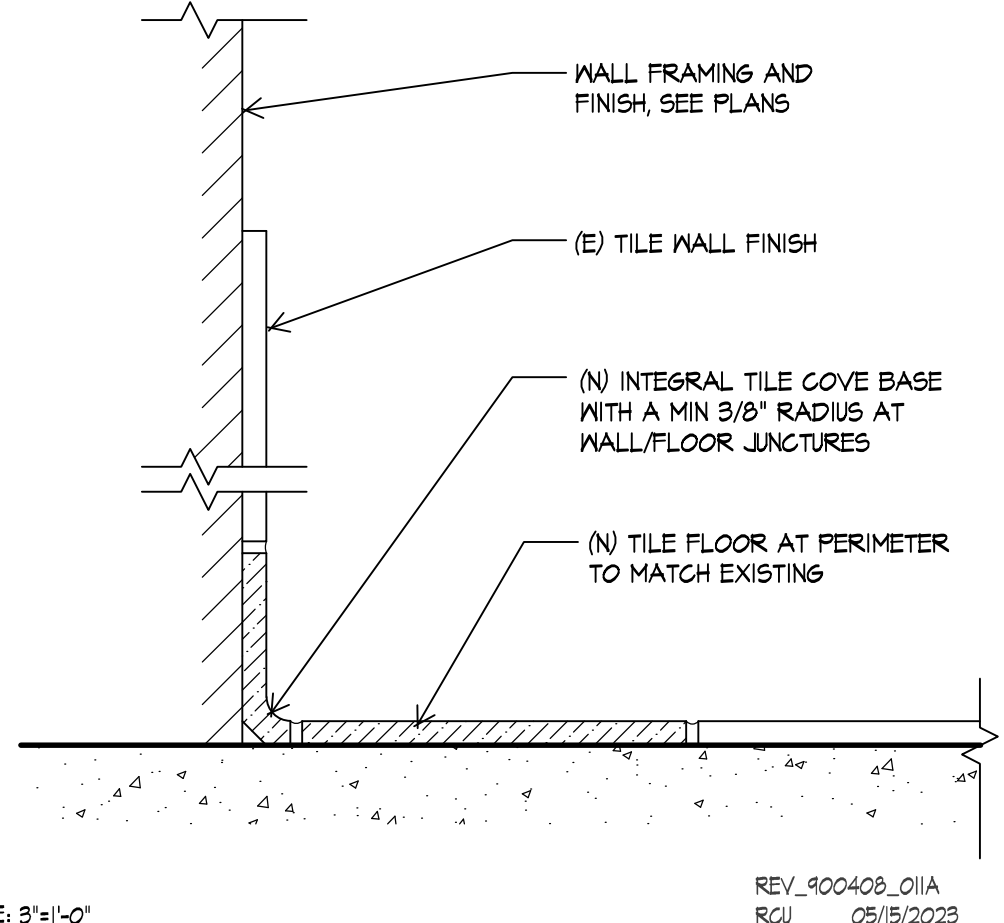
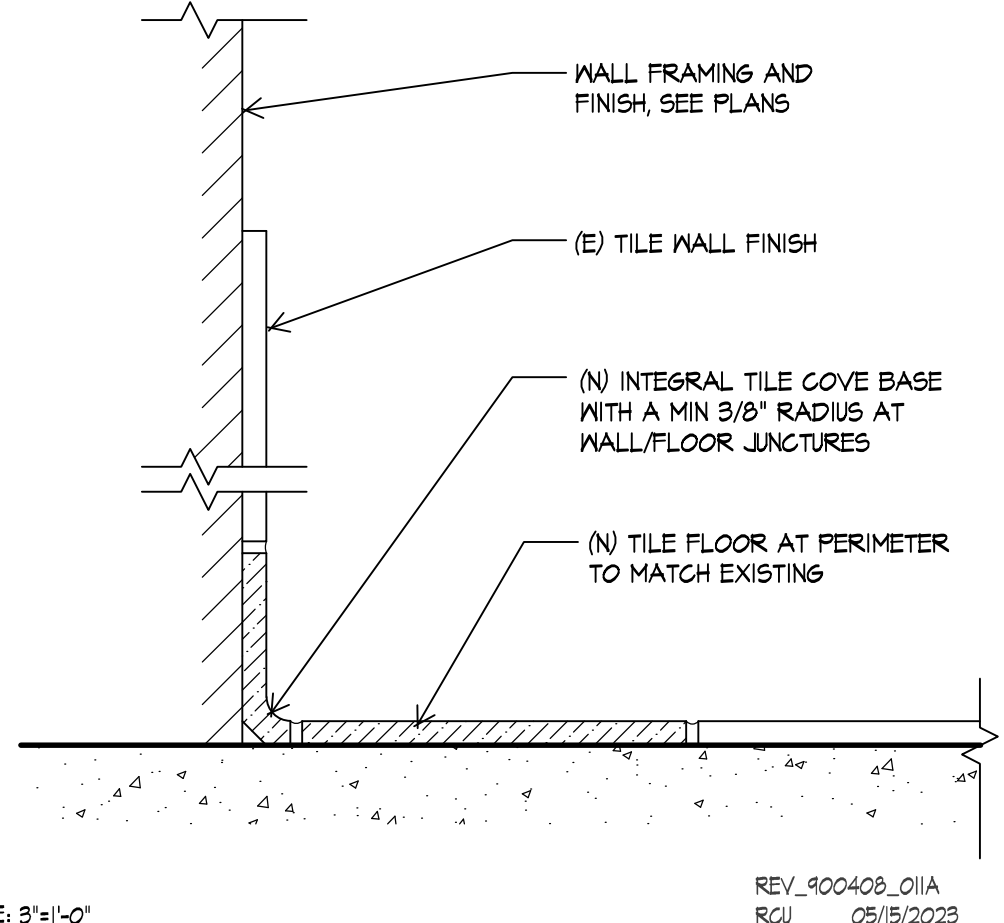
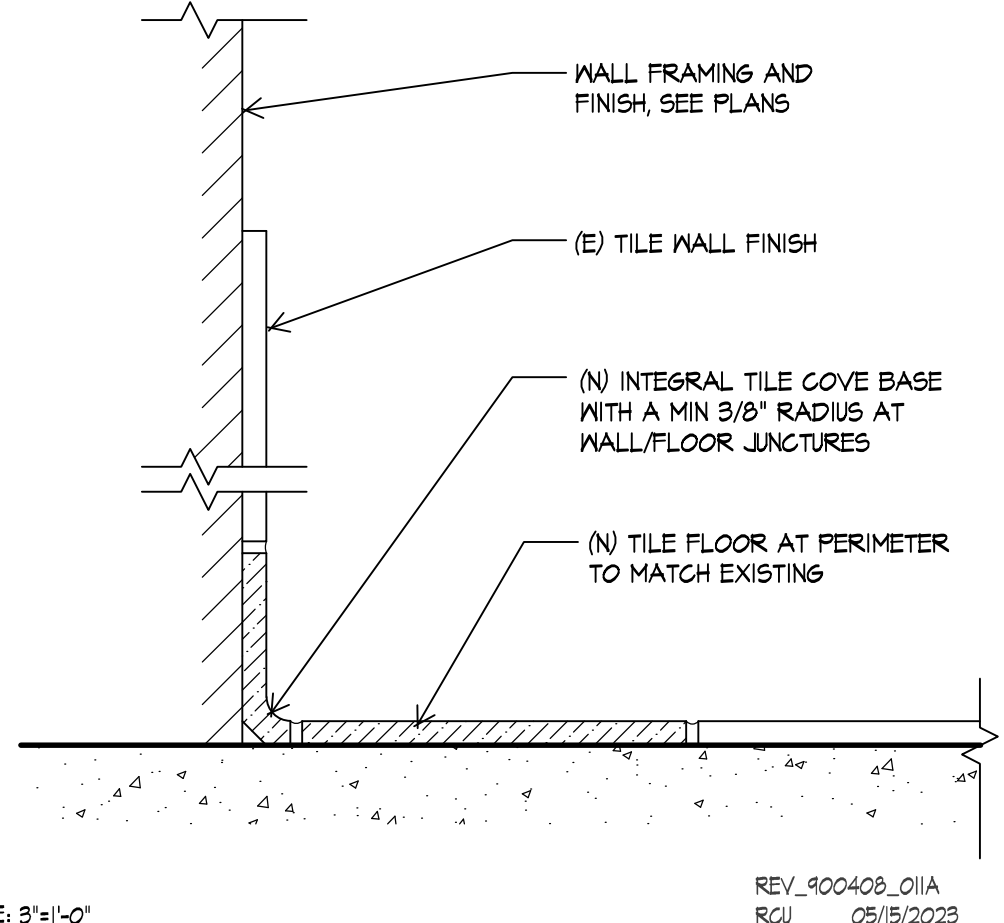
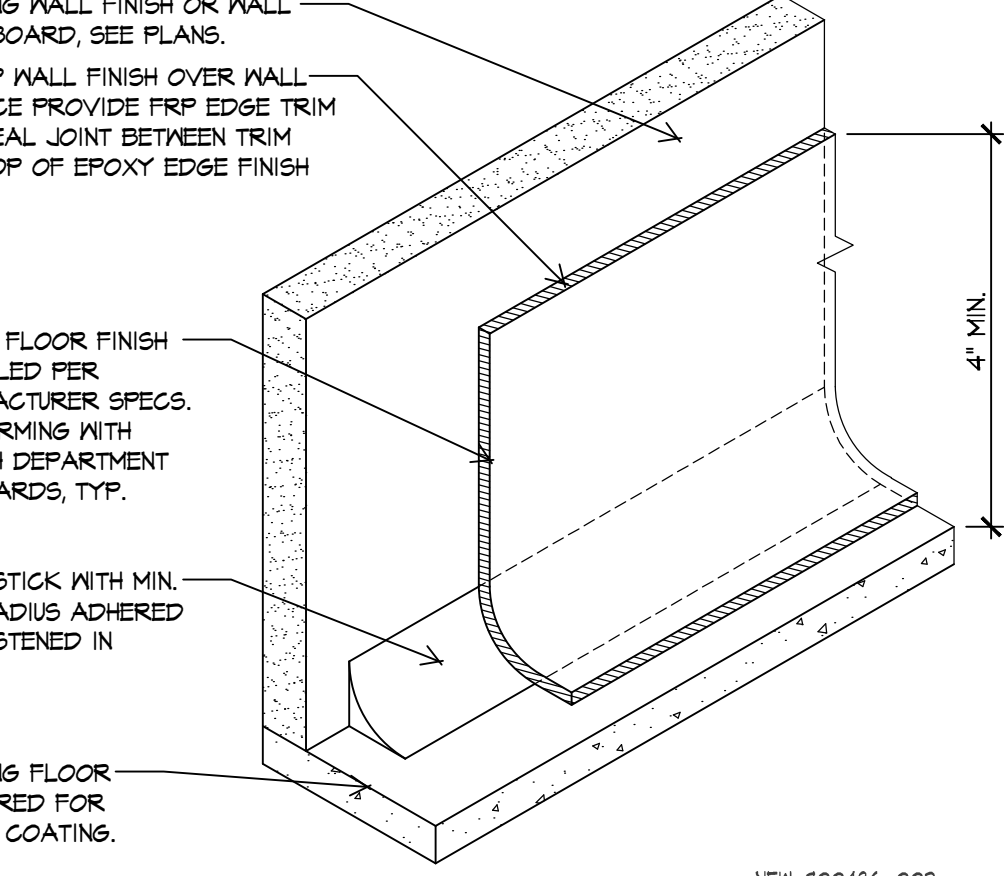
REVISIONS

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PM	DMY
QC	DMY
OL	RCU

DETAILS - SHEET

AD2

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		INSTALLATION & FINISH SPECIFICATION STANDARD TOP TO WALL DETAIL  Water & Chemical Proof Seal Thoroughly Adhered & Coated to Wall 3/8" Radius Approx 1/4" Thick Epoxy (or Resinous) Coating Any Thickness, Color or Finish Required Full Spread of Adhesive on Back & Bottom - For Strong, Permanent Bond - To Eliminate Condensation, Mold & Mildew Formation - To Integrate & Seal Bottom Edge to Floor Relief Cut & Approx 93 Degree Angle Allows Fast & Easy Install with Tight Fit even in Corners that are Not Square 1" + Radius A Generous 1 inch Radius Makes Floors Beautiful & Easy to Clean 1/32" Point "Quickseal Edge" Hidden with Small Patch - Is Angled Down to Transition Smoothly - Forms a Permanent Water and Chemical-Proof Seal - Minimizes Patching, Adjusts Slightly for Uneven Floors - Cove Coating Must Overlap this Transition FROM THIS POINT Cove Coating Continues Monolithically Across Floor OR Tapers Down to Integrate Smoothly into Alternative Floor Finishes i.e. Polished, Semi-Transparent, Stained, Sealed or Clear Coated SpeedCove™ Precast Cove Base Systems Integral Cove Base 4 inch, 6 inch & 8 inch OPTIONAL TOP TO WALL DETAIL w/ FRP, STAINLESS STEEL OR TILE  FRP (Fiberglass Reinforced Panel) or Stainless Steel "J" Mold (or "L" Mold for Tile) (PVC or Stainless Termination Strip) Water & Chemical Proof Seal Thoroughly Adhered & Coated to "J" Mold or Tile NOTE : DETAILS SHOWN ARE FOR "SPEEDCOVE" PRECAST COVE BASE SYSTEM. OTHER PRODUCTS ARE ACCEPTABLE WITH OWNERS APPROVAL. FOLLOW PRODUCT SPECS. FOR INSTALLATION AND CONSULT WITH OWNER FOR COLOR, FINISH, AND OTHER PRODUCT INFORMATION. SEE DETAIL 2 ON THIS SHEET FOR OPTION OF USING A COVE STICK TO FORM REQUIRED MINIMUM RADIUS REQUIRED BY THE HEALTH DEPARTMENT AT FLOOR TO WALL TRANSITION. 17 13 <tr><td></td><td></td><td> 10 PREFABRICATED COVE BASE SYSTEM FOR INSTALLING EPOXY FINISH  Schluter® Schluter® DILEX-HKU Stainless steel cove-shaped profile with inverted anchoring leg Schluter® DILEX-HKU is a stainless steel, cove-shaped profile for inside wall corners and floor/wall (including countertop/backsplash) transitions. DILEX-HKU may be used with floor coverings other than ceramic and stone tile provided the floor coverings are fastened or adhered (i.e. no floating floors). ...read more Show Product Table →  NOTE : DETAILS SHOWN ARE FOR "SCHLUTER COVE BASE SYSTEM". OTHER PRODUCTS ARE ACCEPTABLE WITH OWNERS APPROVAL. FOLLOW PRODUCT SPECS. 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DETAILS - SHEET

AD3

Existing Site Photos

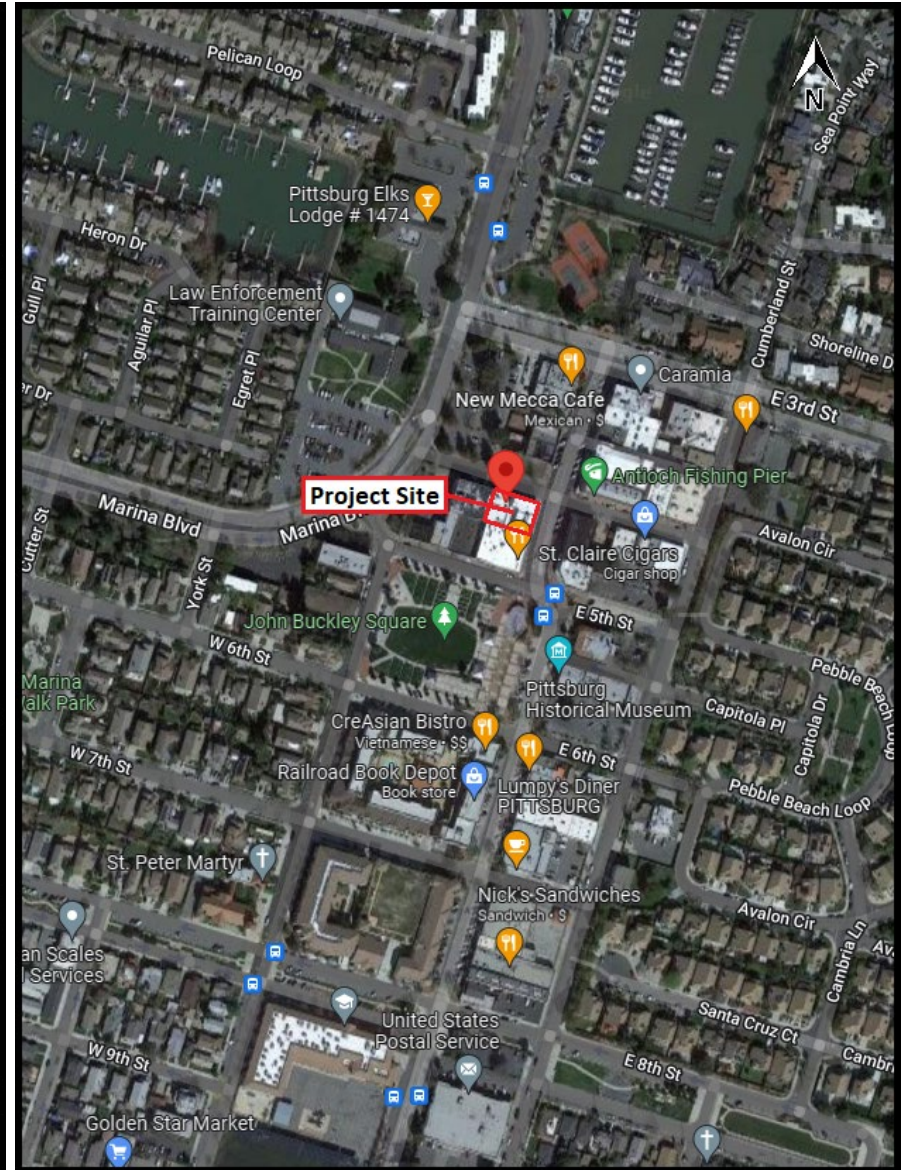
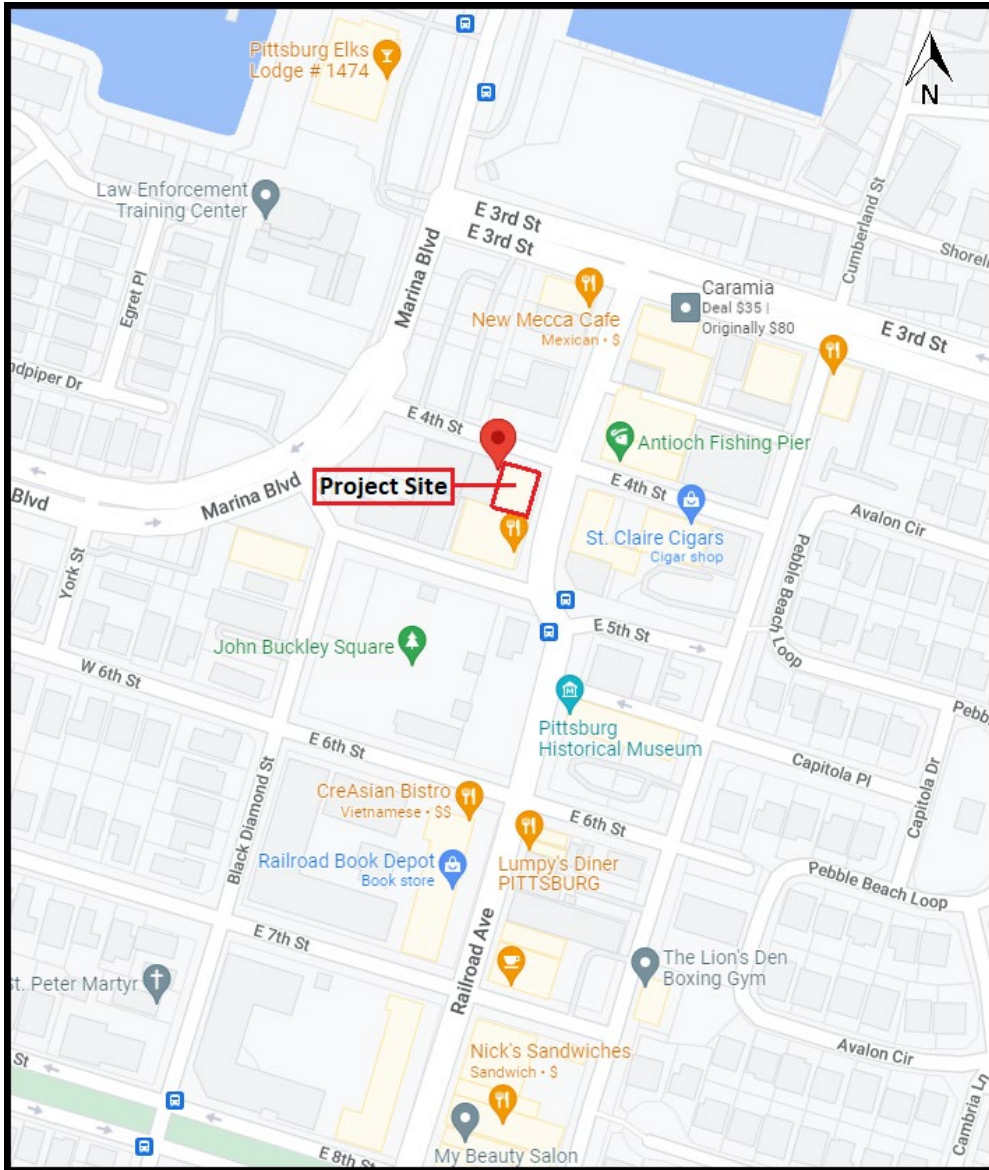
Doctorbird Market, AP-23-0048 (UP)





Map of Surrounding Land Uses

Doctorbird Market, AP-23-0048 (UP)



Property Development Regulations Table
 Doctorbird Market, AP-23-0048 (UP)

Development Regulations: <i>CP (Pedestrian Commercial) District</i>	Required:	Proposed:
Minimum lot area (SF):	-	Approx. 7,800 SF
Minimum lot width (ft):	-	71.4 ft
Minimum Yards:	-	-
Front:	-	0 ft
Side:	-	0 ft
Corner Side:	-	0 ft
Rear:	-	0 ft
Maximum front yard:	0 ft	0 ft
Maximum height of structures (ft):	60 ft	Approx. 30 ft
Minimum height of structures (ft):	2 stories	2 stories
Maximum lot coverage:	100%	100%
Maximum FAR:	2.0	2.0
Minimum site landscaping:	-	0%
Parking Required:	PMC section 18.78.040(G)(3) specifies that nonresidential uses on properties located in the CP district shall not be subject to the minimum off-street parking and loading spaces required by PMC section 18.78.040	Street Parking only

Applicable General Plan Goals and Policies

Doctorbird Market, AP-23-0048 (UP)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-4: Provide a range of development intensities, with the highest intensities in Downtown and in areas accessible to transit and services, and lower intensities in hillsides and at the City's southern edge.	Consistent. The proposed project is located in Downtown and is accessible to transit and services.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would occur on an existing site.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The project site is in the 'Downtown Subarea' of the General Plan and has a land use designation of 'Pedestrian Commercial'. Surrounding uses include commercial uses. The proposed project would be compatible with the surrounding uses in that the specialty food market use is permitted in this district with a use permit and is compatible with the surrounding uses.
Land Use Element – Downtown Subarea	
2-P-32: Concentrate all Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor. (Downtown: 5-P-2)	Consistent. The proposed project is an entertainment space located along Railroad Avenue.
Growth Management:	

3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high-quality public facilities.	Consistent. The proposed project would not be located in an open space zoning designation and the use is a conditionally permitted use in the Pedestrian Commercial zoning district in which it is located.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project would occur on an otherwise underutilized site.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is in an area where public facilities and infrastructure exists.
3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent. The project site is within 1/4 mile of a bus stop for weekday routes 381 and 387, and weekend route 394.
Downtown Element	
5-G-2: Promote the development and intensification of the Downtown commercial core as both a visitor destination and a neighborhood retail center. Encourage a critical mass of visitor-oriented retail businesses, such as gift shops and galleries, as well as neighborhood retail and personal services.	Consistent. The specialty food market offering sales of alcoholic beverages with community gatherings as an accessory use is unique to this area and will encourage visitors.
5-G-3: Encourage a variety of land uses and mixed-use developments at appropriate locations within the Downtown.	Consistent. The specialty food market with community gatherings as an ancillary use will be a new use downtown, adding variety to the area.
5-P-1: Emphasize Downtown as Pittsburgh's historic center, providing an identity and a sense of place for the entire city by establishing a focused revitalization strategy that integrates the initiatives of the Economic Development Strategy.	Consistent. The specialty food market use will help provide additional attractions and events that bring both residents and visitors to Downtown.

5-P-3: Concentrate Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor.	Consistent. The proposed use will provide a specialty food market space along the Railroad Avenue corridor.
5-P-5: Pursue the development and promotion of cultural activities and facilities, such as museums, meeting halls, community theatres, public art galleries and shows, located within the Commercial Core.	Consistent. The proposed use will be a meeting space located within the downtown Commercial Core.
5-P-6: Encourage property-owners in the Commercial Core to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities (for example, restaurants, boutiques, and personal services).	Consistent. The proposed use is structured to provide both retail and online sales. The ancillary use is tailored to increase community service and engagement.
Economic Development Element	
6-P-6: Maintain efficient licensing and development permitting procedures and regulations.	Consistent. The applicant has gone through the permitting procedures and followed Pittsburg Municipal Code regulations by applying for a use permit.
6-P-10: Emphasize Downtown as Pittsburg's historic center, providing an identity and a sense of place for the entire city by establishing a focused revitalization strategy that integrates the initiatives of the Economic Development Strategy.	Consistent. Establishment of retail and consumer services strategy to attract retail and service sector business in key locations in Downtown.
Transportation Element	
7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is within 1/4 mile of a bus stop for weekday routes 381 and 387, and weekend route 394.
Resource Conservation Element	
9-P-19: As part of the City's Zoning Ordinance, establish regulations for the preservation of mature trees. Include measures for the replacement of all mature trees removed.	Consistent. There would be no trees removed in conjunction with this project.
Health and Safety Element	

10-P-16: Ensure compliance with the current Uniform Building Code during development review. Explore programs that would build incentives to retrofit unreinforced masonry buildings.	Consistent. The proposed project would be conditioned to comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state, and federal agencies.
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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: July 11, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
 65 Civic Avenue, Pittsburg, California

Concerning the following matter:

90 E. 4th Street – Specialty Food Market with Alcoholic Beverages Sales and Community Events, including Interactive Wine Tastings, AP-23-0048 (UP).

This is a public hearing requesting approval of a Use Permit to establish sales of alcoholic beverages in association with a Specialty Food Market. The Specialty Food Market will include sales of artisanal foods, beer, wine, and branding merchandise. The Applicant is also proposing to host community events with local authors, winemakers, and producers, as well as interactive tastings. Events will be open to the public and are proposed to take place during normal business hours of 10:00 A.M. to 8:00 P.M. The proposed business will utilize the existing tenant space of approximately 1,156 square feet located on a parcel with an existing 11,380 multi-tenant building known as the Bank of America Building, located on the southwestern corner of Railroad Avenue and E. 4th Street in Downtown Pittsburg. The subject site is located at the property address 90 E. 4th Street and is within the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-006.

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: Ariana Ruiz, (925) 252-4029 or aruiz@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 300-ft. 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.

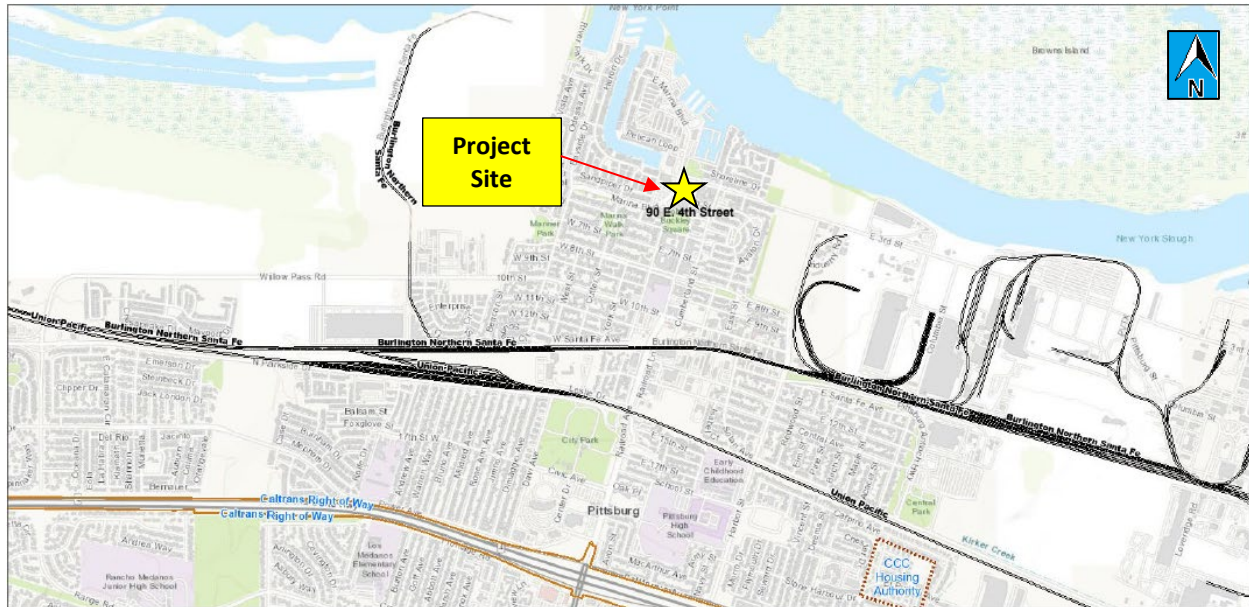
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public 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, M.S., AICP,
 SECRETARY
 PITTSBURG PLANNING COMMISSION

Project Title: 90 E. 4th Street – Specialty Food Market with Alcoholic Beverage Sales and Community Events including Interactive Tastings, AP-23-0048 (UP)

Location: 90 E. 4th Street, Pittsburg, CA 94565, APN: 084-104-006.



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
July 11, 2023**

ITEM: Consideration of a Resolution Granting a Use Permit for Community Collaboration, AP-23-0068 (UP)

ORIGINATED BY: Rasheda Anthony, 510-501-9581, 4rasheda@gmail.com

SUBJECT: This is a public hearing on a request for approval of a Use Permit to establish a multi-use meeting, networking and/or event space that can be rented by small businesses or individuals to host events within an existing 2,236-square-foot (sq. ft.) commercial/office space located at 62 East 4th Street. The property is within the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-104-006.

RECOMMENDATION: Staff recommends that the Planning Commission adopt a Resolution (Attachment 1) approving Use Permit Application No. 23-0068, subject to conditions.

BACKGROUND: The project site is a 2,236-sq. ft. commercial/office space located within the historic Bank of America Building. The Bank of America Building was constructed in 1921 and is a contributor to the New York Landing Historic District.

On April 12, 2022, the Planning Commission granted approval of Planning Application No. AP-21-1579 (UP) in Resolution No. 10185 allowing "The Network Event Space" to operate a commercial recreation and entertainment use within the current proposed space (62 East 4th Street).

In June 2022, the City of Pittsburgh Code Enforcement Division issued a "Notice of Violation" to the business owner of "The Network Event Space" for violating conditions of approval in the Use Permit granted by the Planning Commission in April 2022. Violations of the Use Permit were related to hours of operation, peace and order, surveillance, alcoholic beverages, smoking, live entertainment, private admission, and replacement of the sewer lateral.

To comply with the "Notice of Violation" issued by Code Enforcement, "The Network Event Space" ceased all operations at 62 East 4th Street and vacated the space in August 2022.

On May 12, 2023, Rasheda Anthony filed Use Permit Application No. 23-0068 to establish a new multi-use meeting, networking and/or event space that can be rented by small businesses and individuals for banquets, conferences, interviews, etc.

PROJECT DESCRIPTION:

Existing Conditions: The subject property is an approximately 7,800 sq. ft. parcel, located on the southwestern corner of Railroad Avenue and East 4th Street in Downtown Pittsburgh, with frontage on both Railroad Avenue and 4th Street. The parcel contains a

two-story, multi-tenant commercial building that encompasses the entire parcel with zero-yard setbacks. There is no off-street parking at the location; however, street parking is available along both frontages, and public parking lots are located to the north (50 feet away) and to the east (170 feet away). The building provides entrances to the north along E. 4th Street and to the east along Railroad Avenue.

Other current tenants of the commercial structure include, Obsessed Esthetics (Personal Services Use), GC Services (Office Use), Ripple Effects (Office Use), Lash Room (Personal Services Use), and Aventis Management Inc (Office Use).

See Attachment 2 for photographs showing existing site conditions.

Surrounding Land Uses:

North:	East 4 th Street, New Mecca Café, public parking lot
West:	Burlessas Building (Future Mixed Use Residential Apartments/Commercial)
South:	La Veranda Ristorante Italiano, John Buckley Square
East:	Railroad Avenue, Office spaces, St. Claire Cigars

See Attachment 3 for a map of surrounding uses.

Project: The applicant is requesting approval of a Use Permit to establish a new business networking space within the building at 62 E. 4th Street. The applicant has leased 2,236 sq. ft. of the building, consisting of spaces on both the first and second floor, and is proposing to use the leased space as a multi-use meeting, networking and/or event space that can be rented by freelancers, entrepreneurs, non-profits, and other small organizations for banquets, conferences, interviews, etc.

The space would be divided into three meeting rooms: 1) a banquet area, 2) a networking and conference room, and 3) a green/podcast room for multi-media events. All rooms would be rented by customers separately depending on the nature of their event. The applicant would also provide other services such as consultation services, catering referrals and equipment rental. The applicant will not serve and will not allow customers the option of purchasing alcoholic beverages at any event. This is also a recommended condition of approval if the project is approved by the Planning Commission.

As a condition of approval, the applicant will have \$2,000,000 in insurance coverage for the facility, which will include coverage for any event held in the space. The maximum occupancy for the tenant space is 190 persons standing or 100 persons seated.

The applicant has requested operating hours of 8:00 a.m. to 6:00 p.m. daily. Office hours will be from 9:00 a.m. to 5:00 p.m. and by appointment only. The event space will be available to be rented out between the hours of 9:00 a.m. until 11:00 p.m., and customers will be required to clean and be out of the space by 11:59 p.m. The business will have three employees.

See Attachment 4 for a floor plan.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the ‘Downtown Subarea’ of the General Plan and has a land use designation of *Downtown Commercial*. This land use designation is intended to accommodate specialty retail, personal services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of Downtown residents. The proposed project conforms with the intent of the General Plan, and more specifically, Policy 5-P-5 which encourages the development and promotion of cultural activities and facilities, such as museums, meeting halls, community theatres, public art galleries and shows, located within the Commercial Core.

Zoning: The subject site is located in the CP (Pedestrian Commercial) District. The CP District is intended to provide a vibrant destination area that caters to pedestrian shoppers and visitors in the Downtown Commercial Core. Permitted uses on ground floor along the primary corridor consist primarily of pedestrian-oriented retail, entertainment, restaurants, and galleries. Office uses are permitted above/below the ground floor and beyond the primary corridor of the CP District to increase the downtown population and employment/shopper base. The CP District is intended to create a place for pedestrian-oriented activity by providing inviting, visually interesting, human-scale architecture, pedestrian-friendly storefronts, outdoor dining opportunities, and a limited number of (public) parking facilities.

The proposed use of a multi-use event center falls under the use classification of “Commercial Recreation and Entertainment, within a building,” as defined by section 18.08.080(11)(a) of Pittsburgh Municipal Code (PMC). In accordance with PMC section 18.52.010, commercial recreation uses within a building and within the CP District are allowed subject to the approval of a Use Permit.

Development Standards: The project site is within an existing building, constructed in 1921, that complied with all the site development standards in effect at the time. In 2018 the building was painted with a new color scheme, in a manner consistent with the Secretary of the Interior’s Standards for the Rehabilitation of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The proposed use will utilize the existing facilities and no building expansion or major site improvements are proposed that would trigger the application of development standards such as setbacks, building height, lot coverage, floor-to-area ratio, or landscape coverage.

Off-Street Parking: PMC section 18.78.040 sets forth standards for off-street parking. PMC section 18.78.040(G)(3) specifies that nonresidential uses on properties located in the CP district shall not be subject to the minimum off-street parking and loading spaces required by (section 18.78.040). Therefore, no off-street parking is required for the proposed project.

There is ample bicycle parking available in the immediate vicinity of the project site; two sets of four bicycle racks in John Buckley Square, one rack on the northeast corner and one rack on the southeast corner of Railroad Avenue and E 6th Street, and one rack near the plaza just south of New Mecca Café.

The area is also served by Tri Delta Transit Bus Route 381, which runs both east and west bound along Railroad Avenue. Additional bus routes in the vicinity include 387 and 394.

Required Findings: In accordance with PMC section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the proposed use:

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;
9. is consistent with the City's approved funding priorities; and
10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Environmental: 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.

Public Notice: On or prior to June 30, 2023, notice of the July 11, 2023, public hearing was posted at City Hall and at or near the proposed project site; and 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 owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg", and "The Village at New York Landing" neighborhoods.

See Attachment 5 for Public Hearing Notice.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to allow the proposed commercial recreation and entertainment use at the proposed location, if key conditions of approval are incorporated into the attached resolution. Key conditions of approval will require that:

- The site and adjacent street and sidewalk shall be kept clean and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
- The hours of operation for the business shall be limited to 9:00 a.m. to 11:00 p.m., daily; however, break down for all events shall be complete and all evidence of events taking place on site shall be removed from the property no later than 11:59 p.m. the night of the event.
- The number of attendees for any event shall not exceed the maximum occupancy for the space. The maximum occupancy for the tenant space is 190 persons standing or 100 persons seated.

With the incorporation of the conditions identified above, the proposed use will not be detrimental to the health, safety, and general welfare of the City, nor create a nuisance or enforcement problem within the neighborhood. The proposed project will help promote the general welfare of residents by occupying a site that would otherwise be vacant. The proposed project will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging atmosphere by drawing new customers to Old Town Pittsburg, thereby increasing pedestrian traffic for surrounding sites and businesses.

ACTION REQUIRED:

Move to adopt a Resolution approving Use Permit Application No. 23-0068, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Existing Site Photos
3. Map of Surrounding Land Uses
4. Project Floor Plans
5. Property Development Regulations Table
6. Applicable General Plan Goals and Policies
7. Public Hearing Notice

Prepared by: Alison Hodgkin, Associate Planner

5. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
 6. will not create a nuisance or enforcement problem within the neighborhood;
 7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law;
 9. is consistent with the city's approved funding priorities; and
 10. if located within the pedestrian commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.
- E. On or prior to June 30, 2023, notice of the July 11, 2023, public hearing was posted at City Hall and at or near the proposed project site; and 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 owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the site, and to individuals who had previously filed written request for such notice, in accordance with PMC section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg", and "The Village at New York Landing" neighborhoods.
- F. On July 11, 2023, the Planning Commission held public hearing on Planning Application No. 23-0068, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report titled, "Consideration of a Resolution Granting a Use Permit for Community Collaboration, AP-23-0068 (UP)," dated July 11, 2023, all the information contained in the Planning Division files on the project adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and all written and oral testimony presented at the meeting, the Planning Commission finds that:
1. All recitals above are true and correct and incorporated herein by reference.
 2. The proposed commercial recreation and entertainment use, Community Collaboration, will:

- a. be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that the proposed event space (classified by PMC 18.08.080.11.a, as 'Commercial Recreation and Entertainment within a Building') is a conditionally permitted use in the CP (Pedestrian Commercial) Zoning District;
- b. not be detrimental to the health, safety, and general welfare of the City, in that it will be required to meet health and safety requirements of the Pittsburgh Community Development Department and the Contra Costa County Fire Protection District;
- c. not adversely affect the orderly development of property within the City, in that approval of the Use Permit will allow the applicant to occupy a site located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area;
- d. not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that the continued occupancy of empty tenant spaces throughout town will increase property values as well as the City's tax base, and the new use will likely draw new customers to Old Town Pittsburgh, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses therefore increasing revenue for the City;
- e. will be consistent with the General Plan, specifically goal 2-G-1, in that the proposed event space will occupy an existing commercial building, therefore maintaining a compact urban form within the City's projected municipal boundary;
- f. will not create a nuisance or enforcement problem within the neighborhood, in that the use will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns;
- g. will not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing commercial building, and does not involve construction of a new building or building addition;
- h. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the project site is located in an area of the City served by

existing utilities, and the business will be privately maintained and operated at the cost of the applicant;

- i. will not be inconsistent with the City's approved funding priorities, in that that there is no public money involved in this project; and
- j. will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along Railroad Avenue, in that the new use will likely draw new customers to Old Town Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses.

B. The Staff Report entitled, "Consideration of a Resolution Granting a Use Permit for Community Collaboration, AP-23-0068 (UP)," dated July 11, 2023, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 23-0068, subject to the following conditions:

Planning Conditions:

1. Conformity with Project Plans. The approved use shall be operated in substantial conformity with the project plans dated June 2, 2023, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. License and Permitting. At all times during operation of the business, the business operator shall maintain a City Business License. All businesses utilizing the event space, or businesses operating within the event space, including but not limited to catering companies, small businesses selling goods, furniture rental companies, or security companies, shall obtain and maintain a business license with the City of Pittsburg for the entire duration of the event(s).
3. Hours of Operation. The hours of operation for the business shall be limited to 8:00 a.m. to 11:00 p.m., daily; however, break down shall be complete and all evidence of events taking place on site shall be removed from the property no later than 11:59 p.m. the night of the event.
4. Maximum Occupancy. The number of attendees for any event shall not exceed the maximum occupancy for the space as determined by the Contra Costa County Fire Protection District.

5. Site Maintenance. The site and adjacent street and sidewalk shall be kept clean and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
6. Signage. Signage for the use is not approved with this resolution. Should the applicant consider signage for the building, the applicant or their designee shall submit proposed signs as part of a separate sign permit application, which will be subject to review and approval by the Planning Division prior to installation.
7. Peace and Order. The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that customers and/or attendees refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, illegal parking, 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, reduced hours of operation, prohibition on alcohol service, submittal of a written acknowledgment by lessees allowing the Pittsburgh Police Department to enter the premises to conduct an inspection during events, or such other measures as determined necessary by the Chief of Police in their sole discretion. Any such required additional measures shall be at the business owner/operator's sole expense.
8. Surveillance. The applicant shall meet with a representative of Pittsburgh Police Department to determine an appropriate number of video cameras and placement of video cameras. The business owner shall provide the Pittsburgh Police Department access to video surveillance immediately upon request as related to a criminal investigation.
9. Alcoholic Beverages. The applicant/business operator shall not serve or sell and shall not allow customers the option of selling alcoholic beverages at any private event. Should the applicant/business operator wish to allow customers the option of selling alcoholic beverages at a future time, a modification to this Use Permit shall be required, unless the provision of alcoholic beverages is expressly approved by a Temporary Activity Permit or Special Event Permit.
10. Alcoholic Beverages. The business operator shall ensure that there is no provision of alcohol anywhere inside or outside of the building unless otherwise specified in a Temporary Activity Permit or Special Event Permit for a particular event.

11. Smoking. The business operator shall ensure there is no smoking within the building or within 20 feet of a doorway or operable window. This condition shall include but is not limited to tobacco, cannabis, vapes, or other commonly used smoking devices.
12. Refuse Disposal. The business operator shall ensure that trash and recycling facilities are properly maintained and provide adequate storage and pickup for all businesses utilizing the bins. Bins shall be kept indoors at all times except on pickup days, on which bins shall be brought indoors by 3:30 p.m. The applicant shall adhere to California Senate Bill 1383 and related local enforceable mechanisms including the City's Municipal Code Sections 8.04 Refuse Removal and Disposal, 8.06 Collection of Recyclable Refuse, and 8.09 Collection of Organic Refuse. The City Engineer reserves the right to require additional measures be taken to ensure proper maintenance of the refuse facility, including but not limited to requiring larger bins, an increased number of bins, and additional pickups to the maximum amount provided by the City-contracted refuse collection company.
13. Security. The business operator shall ensure security guards are on duty during all events. The Chief of Police, in their sole discretion, shall reserve the right to require licensed and bonded security guards during any or all events. The project applicant shall supply the name and contact numbers for security/management personnel for events to the Pittsburg Police Department prior to final sign-off the Use Permit.
14. Insurance. The business operator shall ensure coverage in the amount of Two Million Dollars (\$2,000,000) per event and Four Million Dollars (\$4,000,000) aggregate is maintained at all times. The Chief of Police shall reserve the right to increase the amount of insurance required if it is determined, in the sole discretion of the Chief of Police, that additional insurance coverage is required.
15. Live Entertainment. The business operator shall ensure any noise generated by events is not audible outside of the building or within adjacent tenant spaces. Live entertainment, as defined within PMC Title 18 and including a set of recorded music played by a disc jockey, shall be limited to the hours of 7:00 a.m. to 11:30 p.m. as specified in PMC section 9.44.010.B., unless expressly approved by a Temporary Activity Permit or Special Event Permit.
16. Private Admission. The project applicant shall not hold events and charge for a separate private admission to operate independent of the approved commercial recreation and entertainment use.

Contra Costa County Fire Protection District:

17. Applicant shall submit tenant improvement plans to Fire District for review.

18. Access appears comply with Fire District requirements.

Provide emergency apparatus access roadways with all-weather (paved) driving surfaces of not less than 20-feet unobstructed width, and not less than 13 feet 6 inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access shall have a minimum outside turning radius of 45 feet, and must be capable of supporting the imposed fire apparatus loading of 37 tons. (503) CFC

19. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (507.1) CFC

20. Changes of use or occupancy. Changes shall not be made in the use or occupancy of any structure that would place the structure in a different division of the same group or occupancy or in a different group of occupancies, unless such structure is made to comply with the requirements of this code. (§102.3) CFC

21. The developer shall submit a minimum of two (2) complete sets of building construction plans and specifications for the subject project to the Fire District. After the new construction I tenant improvement plans are approved, plans and specifications for all deferred submittals shall be submitted, including, but not limited to the following.

- Fire sprinklers
- Fire alarm
- Fire pump if required
- Carbon Dioxide Systems
- Commercial kitchen hood extinguishing system

Plans shall be submitted to the Fire District for review and approval prior to construction of the building or installation of the systems to ensure compliance with minimum requirements related to fire and life safety. Plan review and inspection fees shall be submitted at the time of plan review submittal. (105.4.1) CFC, (901.2) CFC, (107) CBC

Engineering Condition:

22. Sewer Lateral. The property owner or business operator shall remove and replace the existing sewer lateral to meet current standards. The property owner or business operator shall obtain an encroachment permit from the Engineering Department for the work to replace the lower lateral, and installation of the two-way sanitary sewer cleanout. In addition, the property owner or operator shall obtain a plumbing permit

from the Building Division for any sewer lateral work for the upper lateral (portion from the cleanout to the building).

Standard Conditions:

23. Other Agency Requirements. The applicant shall comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
24. Standard Conditions of Development. The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is conflict between the Standard Conditions of Development and the specific conditions of approval specified in this resolution, the specific conditions of this Resolution No. 10185 shall govern.
25. Indemnification. Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
26. Expiration of Approval. This use permit approval will expire on July 11, 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 _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 11th day of July, 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 July 11, 2023.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 3
Existing Site Photos

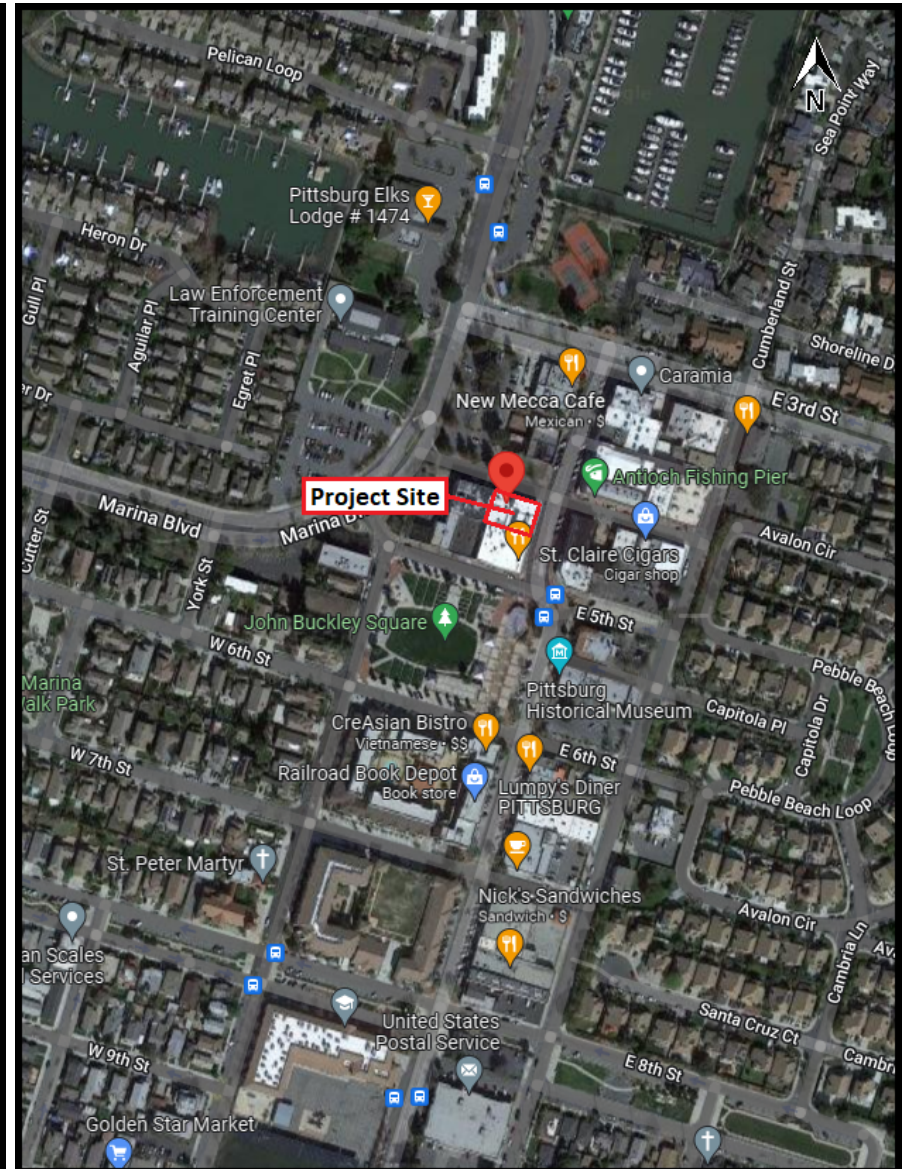
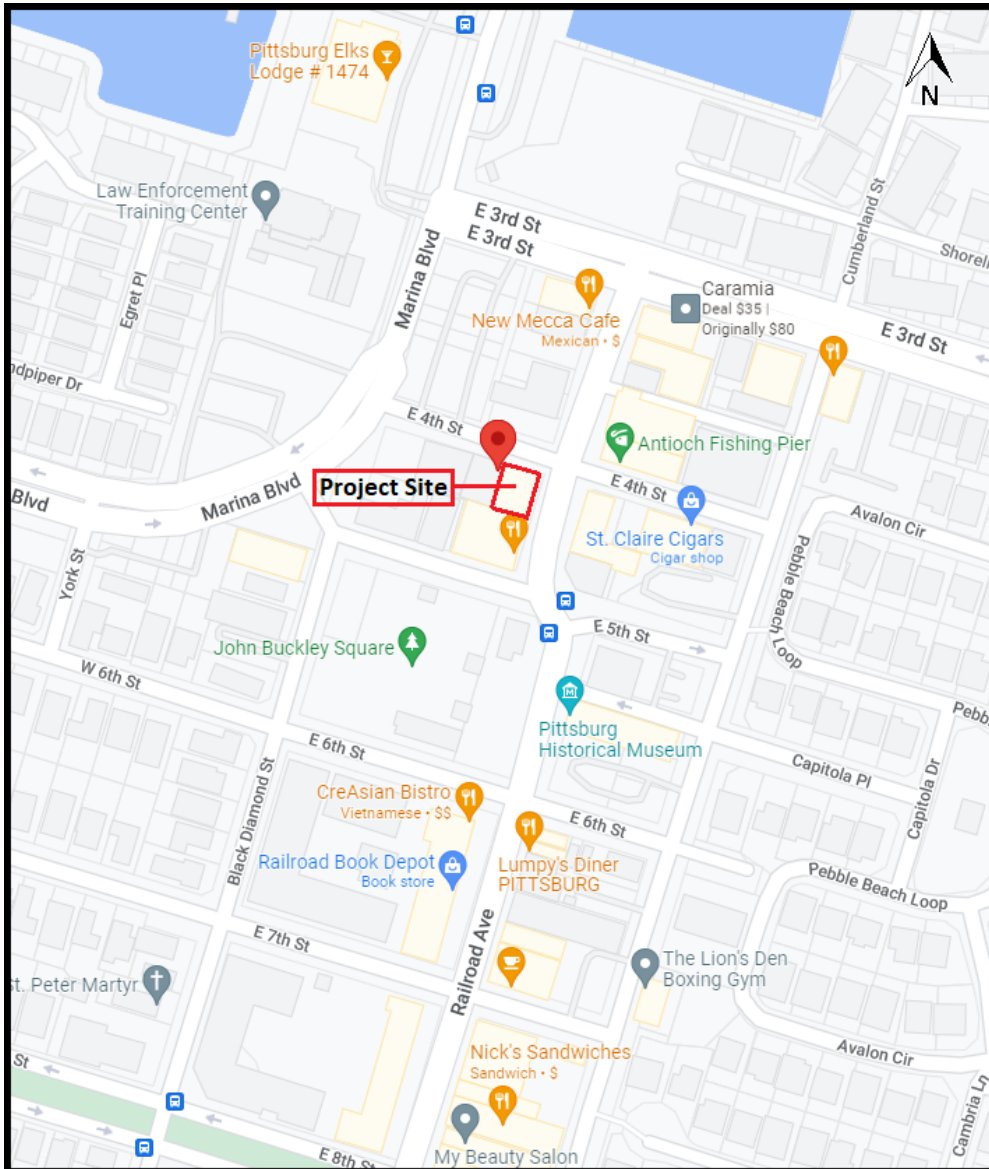
Community Collaboration, AP-23-0068 (UP)





Attachment 4 Map of Surrounding Land Uses

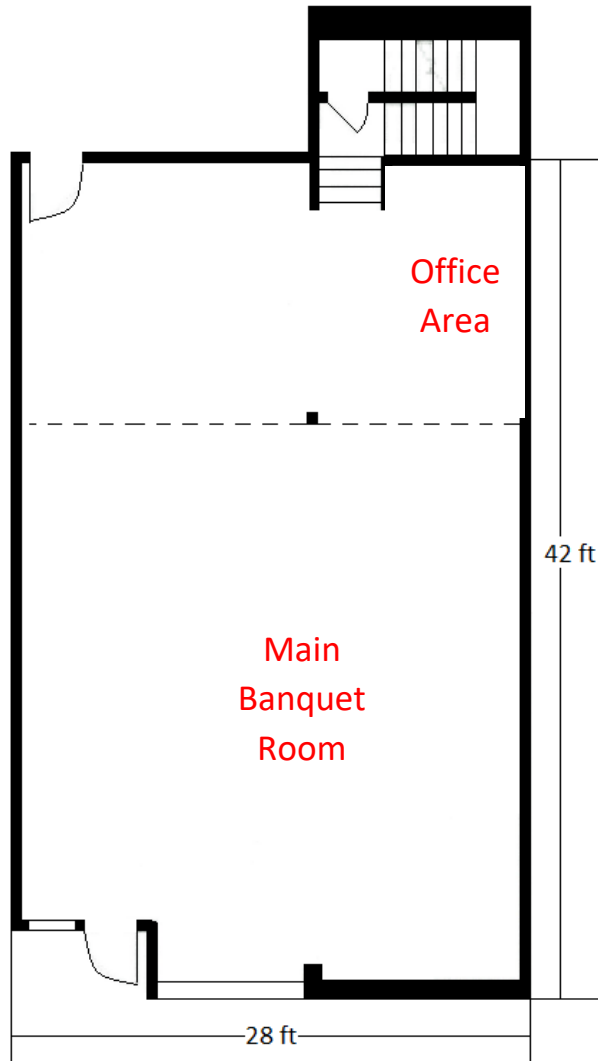
Community Collaboration, AP-22-0068 (UP)



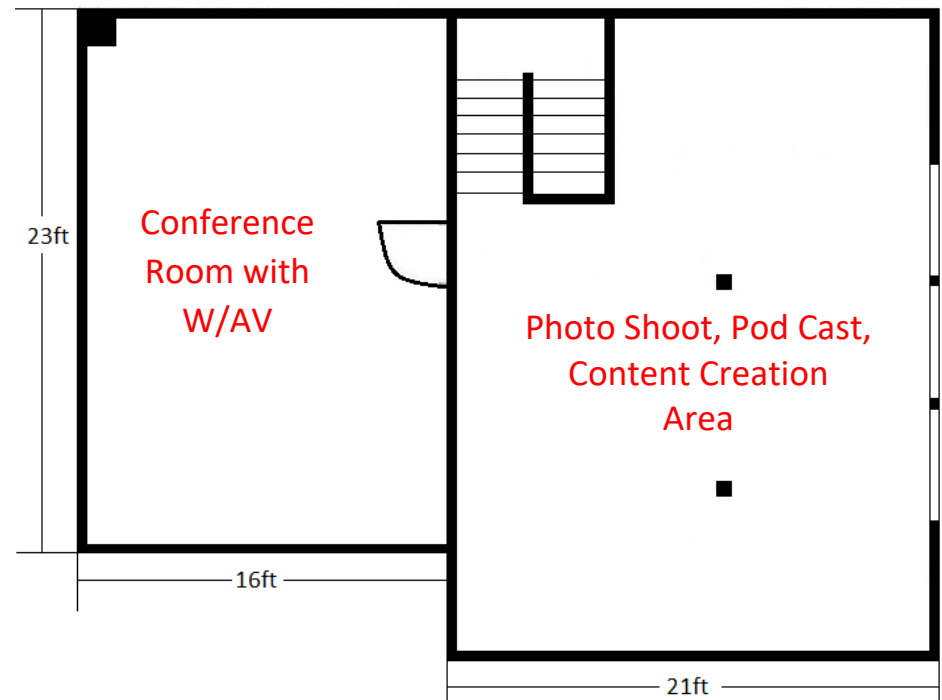
Floor Plan

LBR Enterprise, AP-23-0068 (UP)

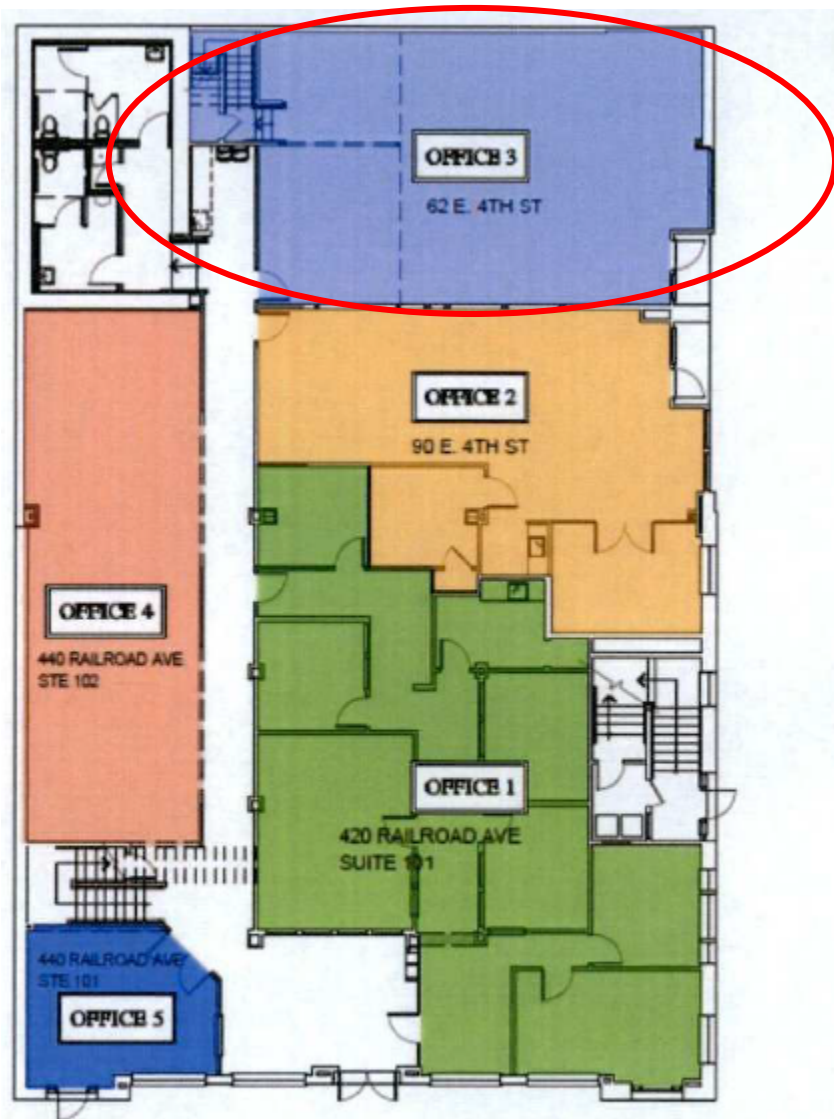
June 2, 2023



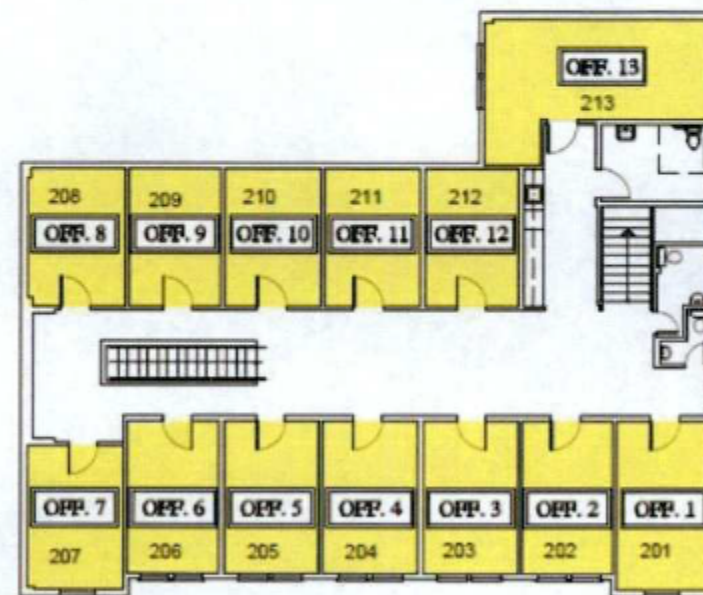
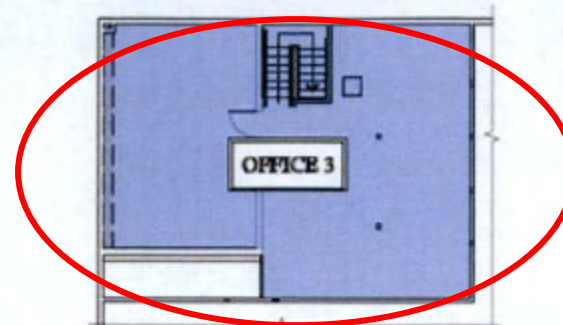
1st Floor



2nd Floor



FIRST FLOOR



430 RAILROAD AVE SUITE 201-213
SECOND FLOOR

Attachment 5
Property Development Regulations Table
Community Collaboration, AP-22-0068 (UP)

Development Regulations: <i>CP (Pedestrian Commercial) District</i>	Required:	Proposed:
Minimum lot area (SF):	-	Approx. 7,800 SF
Minimum lot width (ft):	-	71.4 ft
Minimum Yards:	-	-
Front:	-	0 ft
Side:	-	0 ft
Corner Side:	-	0 ft
Rear:	-	0 ft
Maximum front yard:	0 ft	0 ft
Maximum height of structures (ft):	60 ft	Approx. 30 ft
Minimum height of structures (ft):	2 stories	2 stories
Maximum lot coverage:	100%	100%
Maximum FAR:	2.0	2.0
Minimum site landscaping:	-	0%
Parking Required:	PMC section 18.78.040(G)(3) specifies that nonresidential uses on properties located in the CP district shall not be subject to the minimum off-street parking and loading spaces required by PMC section 18.78.040	Street Parking only

Attachment 6
Applicable General Plan Goals and Policies
Community Collaboration, AP-22-0068 (UP)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-4: Provide a range of development intensities, with the highest intensities in Downtown and in areas accessible to transit and services, and lower intensities in hillsides and at the City's southern edge.	Consistent. The proposed project is located in Downtown and is accessible to transit and services.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would occur on an existing site.
2-P-7: During development review, consider project compatibility with existing surrounding land uses. Ensure that sensitive uses—such as residences, schools, and parks—are not subject to hazardous or unhealthy conditions.	Consistent. The project site is in the 'Downtown Subarea' of the General Plan and has a land use designation of 'Pedestrian Commercial'. Surrounding uses include commercial uses. The proposed project would be compatible with the surrounding uses in that the commercial recreation and entertainment use is permitted in this district with a use permit and is compatible with the surrounding uses.
Land Use Element – Downtown Subarea	
2-P-32: Concentrate all Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor. (Downtown: 5-P-2)	Consistent. The proposed project is an entertainment space located along Railroad Avenue.
Growth Management:	
3-G-1: Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.	Consistent. The proposed project would not be located in an open space zoning designation and the use is a conditionally permitted use in the Pedestrian Commercial zoning district in which it is located.
3-G-4: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites. (Land Use Goal 2-G-6)	Consistent. The proposed project would occur on an otherwise underutilized site.
3-P-1: Allow urban and suburban development only in areas where public facilities and infrastructure (police, fire, parks, water, sewer, storm drainage, and community facilities) are available or can be provided.	Consistent. The project site is in an area where public facilities and infrastructure exists.

3-P-2: Prior to project approval, ensure that the existing and planned transportation system will have adequate capacity to accommodate new urban development.	Consistent. The project site is within 1/4 mile of a bus stop for weekday routes 381 and 387, and weekend route 394.
Downtown Element	
5-G-3: Encourage a variety of land uses and mixed-use developments at appropriate locations within the Downtown.	Consistent. The event space will be a new use downtown, adding variety to the area.
5-P-3: Concentrate Downtown Commercial activity—which includes specialty retail, professional offices, personal services, entertainment and other uses along the Railroad Avenue corridor.	Consistent. The proposed use will provide an entertainment space along the Railroad Avenue corridor.
5-P-5: Pursue the development and promotion of cultural activities and facilities, such as museums, meeting halls, community theatres, public art galleries and shows, located within the Commercial Core.	Consistent. The proposed use will be a meeting space located within the downtown Commercial Core.
Economic Development Element	
6-P-6: Maintain efficient licensing and development permitting procedures and regulations.	Consistent. The applicant has gone through the permitting procedures and followed Pittsburg Municipal Code regulations by applying for a use permit.
Transportation Element	
7-P-30: Work with Tri-Delta and planning area residents to plan for local bus routes that more effectively serve potential riders within local neighborhoods.	Consistent. The project site is within 1/4 mile of a bus stop for weekday routes 381 and 387, and weekend route 394.
Resource Conservation Element	
9-P-19: As part of the City's Zoning Ordinance, establish regulations for the preservation of mature trees. Include measures for the replacement of all mature trees removed.	Consistent. There would be no trees removed in conjunction with this project.
Health and Safety Element	
10-P-16: Ensure compliance with the current Uniform Building Code during development review. Explore programs that would build incentives to retrofit unreinforced masonry buildings.	Consistent. The proposed project would be conditioned to comply with all the requirements of the Community Development Department, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, and all other applicable local, state, and federal agencies.



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: July 11, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Community Collaboration, AP-23-0068 (UP)

This is a public hearing on a request for approval of a Use Permit to establish a multi-use meeting, networking and/or event space that can be rented by small businesses for banquets, conferences, interviews, etc. The proposed use would be located within an existing, 2,236-square-foot office space located at 62 E. 4th Street (The Bank Building), in the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-104-006.

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?

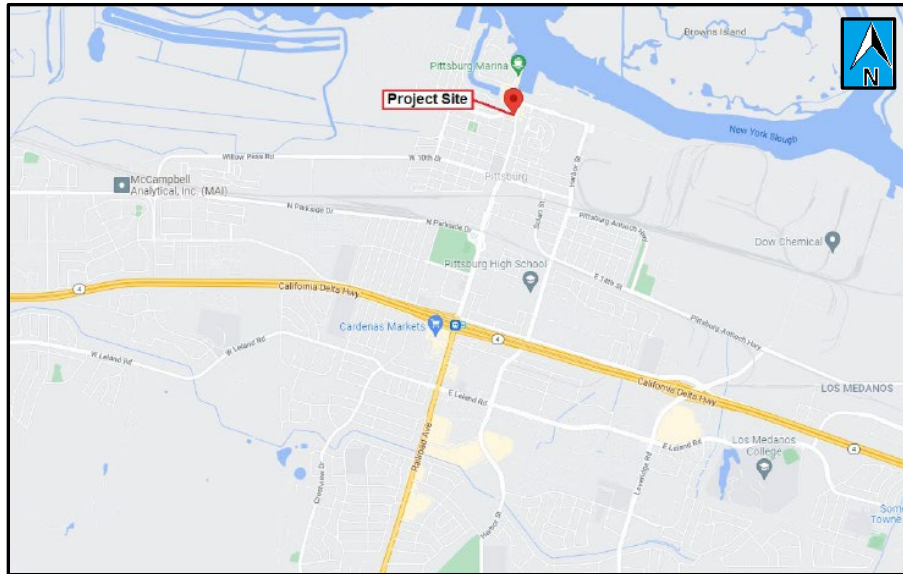
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 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: Community Collaboration, AP-23-0068 (UP)
Location: 62 E. 4th Street, APN: 085-104-006



City of Pittsburg

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



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
July 11, 2023**

ITEM: Consideration of a Resolution Granting a Use Permit to include ancillary sales of distilled spirits in conjunction with an existing beer and wine sales license for an existing ARCO and AM/PM convenience store, AP-23-0062 (UP).

ORIGINATED BY: Steve Rawlings, ser@rawlingspm.com, 951-667-5152

SUBJECT: This is a public hearing on a request for approval of a Use Permit to allow for the sale of distilled spirits in conjunction with the sale of beer, wine, at an existing convenience store. The convenience store is located at 2102 West Leland Road, in the CS (Service Commercial) District. Assessor's Parcel No. 091-050-038.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution (Attachment 1) approving Use Permit Application No. AP-23-0062 (UP), subject to conditions.

BACKGROUND:

On July 19, 2010, the City Council adopted Ordinance No. 10-1326 amending the Southwest (San Marco) Development Agreement and rezoning the 1.4-acre project site to CS to allow for the San Marco Gas Station (AP-09-588).

On May 10, 2021, the State Department of Alcoholic Beverage Control (ABC) approved a Type 20 license for the existing convenience store (AM/PM). The license currently authorizes the sale of beer and wine at the convenience store for consumption off the premises.

The applicant, Steve Rawlings, has requested that ABC upgrade the license to a Type 21, which would authorize the sale of beer, wine, and distilled spirits for consumption off the premises. Pursuant to Pittsburgh Municipal Code (PMC) section 18.52.010, the applicant must obtain a Use Permit prior to allowing sales of distilled spirits, in addition to beer and wine sales, at the convenience store and prior to ABC's approval of the Type 21 license.

PROJECT DESCRIPTION:

Existing Conditions: The subject site is a 1.41-acre parcel located at the northwest corner of San Marco Boulevard and West Leland Road. It contains an approximately 6,000-square-foot (sq. ft.) convenience store (AM/PM) and self-service restaurant (Krispy Krunchy Chicken), an ARCO gas station with eight pumps, car wash, trash enclosure and parking lot.

See Attachment 2 for site photos.

Surrounding Land Uses:

North: San Marco Villas Apartments (Phases I and II)
West: San Marco Villas Apartments (Phases I and II)
South: W Leland Road, Vacant Land
East: San Marco Boulevard, Toscana Residential Subdivision (Village A)

See Attachment 3 for a map of surrounding uses.

Use Permit Request: The applicant is requesting Planning Commission approval of a Use Permit to allow the existing convenience store to sell distilled spirits for consumption off the premises as an ancillary use. The sale of the distilled spirits would be in conjunction with the already approved existing beer and wine sales. The existing convenience store layout includes a cashier's counter along the rear wall and refrigerated display cases for the display of beverages. The open space floor area within the convenience store provides shelves for groceries and convenience items. A restroom is located in the southeast corner of the space.

The applicant would like to install wall shelves behind the cashier's counter for display of the distilled spirits. No additional interior or exterior improvements are proposed at this time.

See Attachment 4 for site and floor plan.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The subject site is located in the 'Southwest Hills Subarea' of the General Plan and has a land use designation of 'Community Commercial'. This designation is intended to provide sites for retail shopping containing a wide variety of businesses, including convenience stores with alcoholic beverage sales.

Zoning: The subject site is zoned 'CS (Service Commercial) District'. Convenience stores fall under the land use classification of 'Grocery' as defined by Pittsburg Municipal Code (PMC) section 18.08.080(14)(a). A Use Permit is required prior to operating a grocery or convenience store in the CS District (PMC section 18.52.010). The applicant's convenience store is an existing, approved use and therefore does not require a use permit to continue operating with the sale of beer and wine. However, a use permit is now required because the applicant is expanding the existing use to include the sale of distilled spirits for consumption off the premises.

Required Use Permit Findings: In accordance with PMC section 18.16.040, a Use Permit may be granted only if the Planning Commission can make findings that the proposed use:

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

- B. is not detrimental to the health, safety, and general welfare of the City;
- C. will not adversely affect the orderly development of property within the City;
- D. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
- E. is consistent with the objectives, policies, general land uses and programs specified in the general plan and applicable specific plan;
- F. will not create a nuisance or enforcement problem within the neighborhood;
- G. will not encourage marginal development within the neighborhood;
- H. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law; and,
- I. is consistent with the City's approved funding priorities.

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

Public Notice: On or prior to June 30, 2023, notice of the July 11, 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 PMC section 18.14.010 and Government Code section 65091.

See Attachment 5 for Public Hearing Notice.

Public Comment: On May 25, 2023, in response to the referral that was circulated for the project, the city received an email in opposition to the project from Veronica Maya with the Pittsburg-Bay Point Community Coalition. The coalition is comprised of local community residents concerned with the access underage youth have to alcohol, cannabis, tobacco, and other drugs. Ms. Maya indicated the project site is located nearby family housing units, a community park and four schools within a two-mile radius. Ms. Maya also indicated distilled spirits are actively marketed by the alcohol industry to teenagers and are packaged in a similar fashion to non-alcoholic drinks with sweet flavors and fun names. Ms. Maya indicated that distilled spirits pose an

unaddressed risk factor for underage drinking and for these reasons opposes this project.

Staff has not received any additional letters or comments in opposition to the project.

See Attachment 6 for Pittsburg-Bay Point Community Coalition Comment Letter.

ANALYSIS:

The amount of Type 21: Off-sale General ABC licenses allowed within the area's census tract (3552.02) is two. Currently, there are zero Type 21 licenses issued in this census tract. The only ABC license in this census tract is a Type 20: Off-sale General which is issued to the applicant allowing beer and wine sales only. ABC would allow for this type of license to be issued at this location given there is not an overconcentration of Type 21 licenses currently in the census tract.

Staff believes the Commission can make the required findings to approve the requested Use Permit for AM/PM at 2102 West Leland Road if certain conditions are set in place to help maintain public health and safety in the neighborhood (according to ABC and the Pittsburg Police Department (PD), the census tract is not considered a high-crime area).

In particular, staff recommends a condition prohibiting the sale of: 1) wine in containers less than 750 milliliters; 2) distilled spirits in containers less than 375 milliliters; 3) malt beverage products, including flavored malt beverage products, with alcohol content greater than 5.5% by volume; 4) wine with an alcoholic content greater than 14% by volume unless in corked bottles and aged at least two years; 5) single containers of beer or malt liquor greater than 25 ounces; and 6) alcohol-infused ice cream or ice pops with alcohol greater than 0.5 percent by volume. According to the Pittsburg Police Department, the sale of these products tends to negatively affect a neighborhood. The applicant understands this and has agreed to this condition.

The applicant has also agreed to other conditions including: 1) prohibiting the possession and consumption of alcoholic beverages in open containers on or around the premises; 2) limiting the sales hours for alcoholic beverages to the hours of 6:00 a.m. to 12:00 a.m., daily; 3) locking coolers containing alcohol from 12:00 a.m. to 6:00 a.m. daily; 4) requiring sales clerks to complete a course in "responsible beverage service training" approved by ABC; 5) limiting the new display area for distilled spirits to 32 linear feet of shelving; 6) requiring unobstructed view of the cash register area from the street; 7) requiring installation of security cameras; 8) requiring the convenience store operators to help discourage loitering; 9) prohibiting the sale of drug paraphernalia; 10) requiring the operators to remove trash outside the convenience store on a daily basis; and 11) requiring all graffiti to be removed within 48 hours of its appearance.

These conditions of approval are similar recommended conditions of approval that have been placed on previously approved businesses that include the sale of beer, wine and distilled spirits.

ACTION REQUIRED:

Move to adopt a Resolution approving Planning Application No. 23-0062 (UP), subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Site Photos
3. Map of Surrounding Uses
4. Project Plans
5. Public Hearing Notice & Vicinity Map
6. Pittsburg-Bay Point Community Coalition Letter

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting a Use Permit to Allow the Sale of)
Beer, Wine, and Distilled Spirits at Existing)
Convenience Store located at 2102 West)
Leland Road, for "AM/PM, AP-23-0062)
(UP).")

Resolution No.

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

Section 1. Background

- A. On July 19, 2010, the City Council adopted Ordinance No. 10-1326 amending the Southwest (San Marco) Development Agreement and rezoning the 1.4-acre project site located at 2102 West Leland Road to the "Service Commercial" (CS) District to allow for the San Marco Gas Station (AP-09-588).
- B. On May 10, 2021, the California State Department of Alcoholic Beverage Control (ABC) approved a Type 20 License for the existing convenience store (AM/PM) authorizing the sale of beer and wine at the convenience store for consumption off the premises.
- C. On April 26, 2023, Steve Rawlings, filed Planning Application No. 23-0062, requesting approval of a use permit to sell beer, wine, and distilled spirits (for off-site consumption) at an existing convenience store that currently sells beer and wine (for off-site consumption). The convenience store is located at 2102 West Leland Road, in the CS (Service Commercial) District. Assessor's Parcel No. 091-050-038.
- D. The use permit proposal is governed by the Pittsburg General Plan and Pittsburg Municipal Code (PMC).
- E. This proposal is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, 'Existing Facilities' of the state CEQA Guidelines, section 15301.
- F. On or prior to June 30, 2023, notice of the July 11, 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.
- G. On July 11, 2023, the Planning Commission held a public hearing on Planning Application No. 23-0062, at which time oral and/or written testimony was considered.

Section 2. Findings

A. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Granting a Use Permit to include ancillary sales of distilled spirits in conjunction with an existing beer and wine sales license for an existing ARCO and AM/PM convenience store, AP-23-0062 (UP)," and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.
2. The use permit proposal will:
 - a) Be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that convenience stores with alcoholic beverage sales are conditionally permitted uses in the CS District.
 - b) Not be detrimental to the health, safety, and general welfare of the City, if conditions of approval are adopted, including, but not limited to the following: 1) prohibiting the possession and consumption of alcoholic beverages in open containers on or around the premises; 2) limiting the sales hours for alcoholic beverages; 3) locking coolers containing alcohol from 12:00 a.m. to 6:00 a.m.; 4) requiring sales clerks to complete a course in "responsible beverage service training" approved by the State Department of Alcoholic Beverage Control (ABC); 5) prohibiting the sale of certain alcoholic beverages including distilled spirits in containers less than 375 milliliters; 6) limiting the display area for distilled spirits; 7) requiring unobstructed view of the cash register area from the street; 8) requiring installation of security cameras; 9) requiring the convenience store operators to help discourage loitering; 10) prohibiting the sale of drug paraphernalia; 11) requiring the operators to remove trash outside the convenience store on a daily basis; and 12) requiring all graffiti to be removed within 48 hours of its appearance.
 - c) Will not adversely affect the orderly development of property within the City, in that the convenience store will continue occupying an existing commercial space, and the applicant is not proposing exterior building expansions or parking lot changes that would otherwise conflict with the City's goals, policies, and development standards.
 - d) Not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, if the convenience store operator complies with the conditions of approval summarized above. The conditions of approval are intended to ensure the convenience store operates in a manner that does not affect neighborhood safety. According to ABC, the neighborhood is not considered a high-crime area.

- e) Will be consistent with the General Plan. The subject site has a land use designation of 'Community Commercial'. This designation is intended to provide sites for retail shopping containing a wide variety of businesses, including convenience stores with alcoholic beverage sales.
 - f) Will not create a nuisance or enforcement problem within the neighborhood, in that it will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns.
 - g) Will not encourage marginal development within the neighborhood, in that the convenience store will continue occupying an existing commercial space and the use permit proposal does not involve construction of a new building or building addition.
 - h) Will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the convenience store has access to existing infrastructure, including fire, police, and water.
 - i) Will not be inconsistent with the City's approved funding priorities, in that it does not require City funding.
- B. The staff report entitled, "Consideration of a Resolution Granting a Use Permit to include ancillary sales of distilled spirits in conjunction with an existing beer and wine sales license for an existing ARCO and AM/PM convenience store, AP-23-0062 (UP)," dated July 11, 2023, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby approves Planning Application No. 23-0068, subject to the following conditions:

1. ABC Approval: The business operator shall obtain California Department of Alcoholic Beverage Control (ABC) approval of an off sale general (Type 21) license prior to the sale of any distilled spirits.
2. Possession and Consumption: The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the premises.
3. Sales Hours: Alcoholic beverage sales shall not occur between the hours of 12:00 a.m. and 6:00 a.m.
4. Employee Training: All sales clerks shall complete an ABC approved course in "responsible beverage service training" within 90 days of the beginning of employment. Evidence of the employee's completion of this training shall be provided to the Pittsburg Police Department upon request.

5. Prohibited Products: The sale of the following products shall be prohibited:
 - a. Wine in containers less than 750 milliliters.
 - b. Distilled spirits in containers less than 375 milliliters.
 - c. Malt beverage products, including flavored malt beverage products, with alcohol content greater than 5.5% by volume. A 'flavored malt beverage' product is a malt beverage product to which is added an alcoholic or other flavoring ingredient and is labeled or packaged in a manner that is similar to labeling or packaging used for non-alcoholic beverages such as sodas, teas, lemonades, fruit punches, energy drinks, and slushes. Youth-oriented flavored malt beverage products are sold in bright, colorful packaging and are commonly known as 'alcopops'.
 - d. Wine with an alcoholic content greater than 14% by volume unless in corked bottles and aged at least two years.
 - e. Single containers of beer or malt liquor greater than 25 ounces.
 - f. Alcohol-infused ice cream or ice pops with alcohol greater than 0.5 percent by volume.
6. Distilled Spirits Display Area: At no time shall there be more than 32 linear feet of shelving within the convenience store sales area that is devoted to the sale and/or display of distilled spirits.
7. Cups: The sale or distribution to the customer of paper or plastic cups in quantities less than their usual and customary packaging is prohibited.
8. Cash Register Visibility: Windows shall allow for unobstructed interior view of the cash register area from the street.
9. Advertising: Signage advertising the availability of alcohol for purchase from the store, including display of corporate logos of alcohol vendors, shall not be posted so as to be visible to any individual positioned outside of the store.
10. Signage: The following signs shall be placed in a prominent location near the main entrance of the building in English, Spanish, and the predominant language of patrons. The signs shall be at least one square foot in size, or larger as necessary to ensure that the text of the sign is legible at a minimum distance of five feet.
 - a. "California State Law prohibits the sale of alcoholic beverages to persons under 21 years of age";
 - b. "No Loitering or Public Drinking"; and
 - c. "It is illegal to possess an open container of alcohol in the vicinity of this establishment".

11. Security Cameras: The applicant shall install security cameras around the site and shall cooperate with the Pittsburg Police Department to: a) install the cameras on-site and in the building in a quantity and at locations that optimize the safety of customers and employees on the property; and b) ensure that the Pittsburg Police Department establishes and is provided continuous access to live and recorded feed from the security cameras installed on-site.
12. Loitering: The establishment's operators shall discourage loiterers and ask persons loitering longer than 15 minutes to leave the area and contact Pittsburg Police for enforcement of applicable trespassing and loitering laws if the persons requested to leave fail to do so.
13. Additional Security Measures: 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 and/or intoxication that adversely impact the safety of the community. Should the business experience 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 operator 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 operator's sole expense.
14. License Transfer: In accordance with California Business and Professions Code subsection 23800(E), and upon application for transfer of ownership of the ABC license, the Pittsburg Police Department shall reserve the right to amend the conditions of the ABC license.
15. Drug Paraphernalia: The sale of drug paraphernalia products as defined in Health and Safety Code sections 11014.5 and 11364.5 shall be prohibited. "Drug paraphernalia" means all equipment, products and materials of any kind that are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance in violation of the California Uniform Controlled Substances Act (commencing with California Health and Safety Code 11000).
16. Trash Receptacles: Trash receptacles shall be located at convenient locations outside the establishment, and operators of the business shall remove trash on a daily basis.
17. Graffiti Removal: All graffiti shall be removed on any part of the property within 48 hours of its appearance.
18. Standard Conditions of Development: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is 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. Other Agency Requirements: The applicant shall comply with all the requirements of the City's Community Development Department, California Department of Alcoholic Beverage Control, and all other applicable local, state and federal agencies. It is the responsibility of the applicant to contact each local, state, or federal agency for requirements that may pertain to this project.
20. Indemnification: Applicant agrees to indemnify, defend, and hold harmless the City, its officials, officers, employees, agents and consultants from any and all administrative, legal or equitable actions or other proceedings instituted by any person challenging the validity of this project approval, subsequent project approval, or other action arising out of, or in connection with, this project approval. The parties shall cooperate in defending such action or proceeding. The parties shall use reasonable efforts to select mutually agreeable defense counsel but, if the parties cannot reach agreement, City may select its own legal counsel at applicant's sole cost and expense. Applicant may select its own legal counsel to represent applicant's interests at applicant's sole cost and expense. Applicant shall pay for City's costs of defense, whether directly or by timely reimbursement to City on a monthly basis. Such costs shall include, but not be limited to, all court costs and attorneys' fees expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.
21. Expiration of Approval: This use permit shall expire on July 11, 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 _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 11th day of July 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 July 11, 2023.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2
Existing Site Photos

AM/PM Alcohol Sales, AP-23-0068 (UP)





Attachment 3
Map of Surrounding Land Uses

AM/PM – Alcohol Sales, AP-22-0062 (UP)



[illegible]

DEVELOPMENT INFORMATION

FLOOR
PLAN

A0.1



NOT A
PART

PROPOSED USE:
FINDING OF PUBLIC CONVENIENCE OR NECESSITY AND PERMIT
TO SELL BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE
CONSUMPTION (ABC TYPE 21 LICENSE) AT AN EXISTING
CONVENIENCE STORE THAT CURRENTLY SELLS BEER AND WINE.
NO NEW CONSTRUCTION PROPOSED.

1 FLOOR PLAN
N.T.S





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: July 11, 2023
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

AM/PM – Alcohol Sales, AP-23-0062 (UP)

This is a public hearing on a request for approval of a Use Permit to allow the sales of beer, wine, and distilled spirits, at an existing convenience store that currently sells beer and wine. The convenience store is located at 2102 W Leland Road, in the CS (Service Commercial) District. Assessor's Parcel No. 091-050-038.

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?

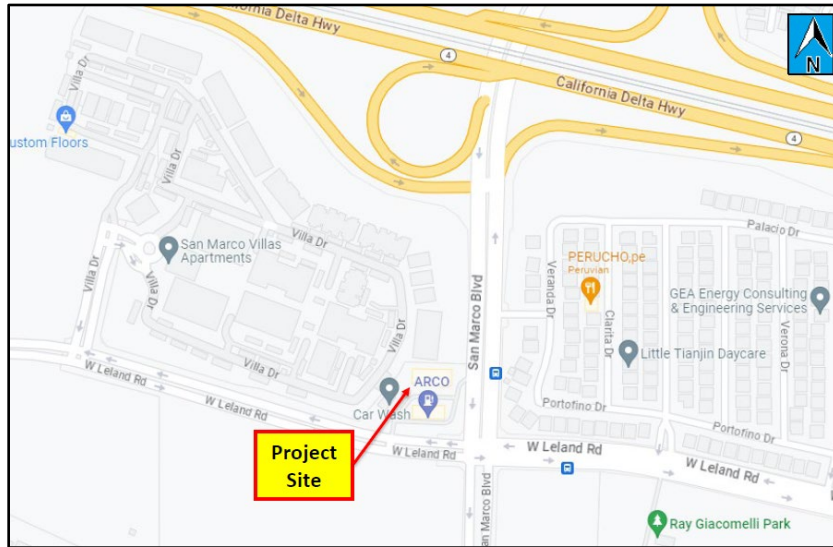
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 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: AM/PM – Alcohol Sales, AP-23-0062 (UP)
Location: 2102 W Leland Road, APN: 091-050-038



City of Pittsburg

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



NOTICE OF PUBLIC HEARING

From: [Veronica Maya](#)
To: [Alison Hodgkin](#)
Cc: [David Carrillo](#)
Subject: Re: AM/PM Convenience Store project AP-23-0062
Date: Thursday, May 25, 2023 12:04:55 PM
Attachments: [~WRD0002.jpg](#)

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

Hi Alison,

Thanks again for the information you sent over to the Center for Human Development. My name is Veronica Maya, and I work with the Pittsburg-Bay Point Community Coalition. The coalition is comprised of local community residents like me who are concerned with the access underage youth have to alcohol, cannabis, tobacco, and other drugs. We strongly oppose the request for Project No: AP-23-0062 request to include the sale of "distilled spirits" to the public at the AM/PM convenience store located at 2102 W Leland Road.

Our concerns about distilled spirits are well documented by consumer watchdog groups. Hard or Spiked Seltzers have been actively marketed by the alcohol industry to teenagers and are packaged with bright colors that look like non-alcoholic drinks, denote sweet flavors and have "cool" fun names. These products are often priced lower than similar non-alcoholic drinks and are placed on convenience market shelves near chocolate milk and orange juice with similar packaging, or located across from the candy aisle.

The store applying for the use permit is located nearby family housing units and a community park where children and youth live and play. Four schools are located within a two-mile radius of the AM/PM store in question.

Why is there a public necessity to sell distilled spirits when such products are known to target market youth? We ask that the City of Pittsburg consider rejecting the aforementioned request because the sale of distilled spirits poses unaddressed risk factors for underage drinking.

Thanks,

Veronica Maya
Community Coordinator Pittsburg - Bay Point
Center for Human Development
Website | chd-prevention.org
E-mail veronica@chd-prevention.org
Office: 925-755-4728 Cell: 415-933-2365