



City of Pittsburg Planning Commission Agenda

08/09/2022

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

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

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

Planning Commission Members

**Elissa Robinson, Chair
Dionne Adams, Commissioner
Henry Perkins, Commissioner
Ivelina Popova, Commissioner
Arlene Kobata, Commissioner
Sarah Foster, Commissioner
Alvin Jackson, 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 August 5, 2022

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of July 12, 2022

PUBLIC HEARINGS

2. **Consideration of a Resolution Approving Design Review of the Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)**
This is a request for design review approval for the installation of the following: 1) one 280 square foot attached outdoor patio on the southern elevation; 2) one 2,288 square foot veranda on the eastern elevation; 3) eight turrets with heights ranging between 26 to 42 feet tall; and, 4) a domed roof with the maximum height of 50 feet tall on the existing building located at 2120 Crestview Drive, in the GQ (Governmental Quasipublic) District. Assessor's Parcel No. 087-030-080.

Environmental Determination: The proposed project 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.

3. **Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)**
This is a public hearing on a request for a recommendation for City Council approval of a 17-lot, single-family residential, subdivision on a 1.8-acre parcel located at 360 Central Avenue in the RS-5 (Single-Family Residential) district. Assessor's Parcel No. 086-151-002. The requested approvals include: 1) a General Plan Map Amendment to change the parcel's land use designation from Low Density Residential to Medium Density Residential, 2) a Zoning Map Amendment to rezone the parcel from RS-5 (Single-Family Residential) to PD (Planned Development) District, 3) a Vesting Tentative Map for a 17-lot Major Subdivision and 4) Design Review of landscape and architectural plans.

Environmental Determination: The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15182(c) (Residential Projects Implementing Specific Plans) of the State CEQA Guidelines.

ZONING ADMINISTRATOR REPORTS

4. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits one notice of intent to exercise delegated design review authority: 1) to apply new siding, trim and paint colors to the exterior facades of the building located at 552 West 10th St., in the CS-O (Service Commercial with a Limited Overlay, City Council Ordinance No. 06-1277) District. Assessor's Parcel Number 085-270-020.

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**

July 12, 2022

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, July 12, 2022, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Present: Chair Robinson, Commissioners Foster, Jackson, Kobata, Popova

Absent: Commissioner Perkins

Staff: City Attorney Donna Mooney, Director of Community and Economic Development Jordan Davis, Assistant Director of Planning John Funderburg, Associate Planner Alison Hodgkin, Permit Center Supervisor Shelby Rose, Permit Technician Candace Hatch

PLEDGE OF ALLEGIANCE

Chair Robinson led the Pledge of Allegiance.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PRESENTATIONS

There were no presentations.

CONSENT

1. Minutes of June 28, 2022

On motion by Commissioner Foster seconded by Commissioner Popova to approve the Minutes of June 28, 2022, and carried by the following vote:

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

PUBLIC HEARING

2. ASAP Towing, AP-22-0056 (UP)

A public hearing for a Use Permit to establish a towing services business within a 2,200-square foot (sq. ft.) space (Suite E) within an existing, 9,440 sq. ft. commercial warehouse located at 660 Garcia Avenue. The property is in the IP (Industrial Park) District Assessor's Parcel No. 088-392-008.

Associate Planner Alison Hodgkin gave a presentation

Applicant Ivis Ferrera spoke on behalf of the project

Chair Robinson opened the public hearing

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

On motion by Commissioner Foster to adopt a resolution for ASAP Towing, AP-22-0056 (UP), seconded by Commissioner Kobata and carried by the following vote:

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

COMMISSION CONSIDERATIONS

There were no commission considerations.

ZONING ADMINISTRATOR REPORT

There were no zoning administrator reports.

STAFF COMMUNICATIONS

Secretary Funderburg reported on the upcoming items:

1. Cancellation of the July 26, 2022, meeting
2. Upcoming training workshop on August 9, 2022 at 6:00 pm

COMMITTEE REPROTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:15 p.m. to August 9, 2022

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 9, 2022**

ITEM: Consideration of a Resolution Approving Design Review of the Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)

ORIGINATED BY: Ramesh Suman, on behalf of Sri Guru Ravidass Temple

SUBJECT: This is a request for design review approval for the installation of the following: 1) one 280 square foot attached outdoor patio on the southern elevation; 2) one 2,288 square foot veranda on the eastern elevation; 3) eight turrets with heights ranging between 26 to 42 feet tall; and, 4) a domed roof with the maximum height of 50 feet tall on the existing building located at 2120 Crestview Drive, in the GQ (Governmental Quasipublic) District. Assessor's Parcel No. 087-030-080.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution, approving Design Review Application No. AP-22-0037, subject to conditions.

BACKGROUND:

On August 1, 2005, the City Council adopted Resolution No. 05-10341, declaring the 0.9-acre parcel located at 2120 Crestview Drive (also known as the city gym) as surplus property. On November 7, 2005, the City Council adopted Resolution No. 05-10421, authorizing the City Manager to execute a Purchase and Sale Agreement with Balvir Chand to transfer ownership of the city-owned surplus property located at 2120 Crestview Drive. Mr. Chand's intent to purchase the property was for the use of the Shri Guru Ravidass Temple, located at 2150 Crestview Drive (the neighboring parcel to the south).

The 2150 Crestview Drive site was developed in 1942 as part of historic Camp Stoneman. According to city records, the existing 9,732 sq. ft. building was formerly a chapel. The Shri Guru Ravidass Temple began using the building at 2150 Crestview Drive in June 1986. In November of 2000, the city issued a permit for site improvements for the parking lot, covered trash enclosure, irrigation, and landscaping for the 2150 Crestview site. On February 21, 2001, the Zoning Administrator approved a fence height exception to allow construction of a six-foot tall wrought iron fence on the eastern property line, in the required front yard setback.

The existing, 10,850 sq. ft. former city gym building on the 2120 Crestview Drive site was also built in 1942. Historic records of Camp Stoneman identify the building as a recreational hall; in later years, the building became the city gym. In 2005, following the sale of the site to Balvir Chand, on behalf of the Shri Guru Ravidass Temple, the Temple used the building as administrative office space. Like the property at 2150 Crestview Drive to the south, the property at 2120 Crestview Drive has an existing six-foot tall wrought iron fence placed on the eastern property line.

In late 2013, the Temple obtained Building and Fire Department approvals for interior remodeling of the former city gym at 2120 Crestview Drive; permitted work included wall signage, installation of an updated electrical system, demolition of a wall in the east interior portion of the building and installation of new windows. The applicant started exterior construction, following submittal of Use Permit and Design Review Application No. 13-957, but prior to receiving Planning or Building permit approval for that phase of construction.

On May 13, 2014, the Planning Commission adopted Resolution No. 9967, granting approval of a Use Permit for Religious Assembly and Granting Design Review Approval for Exterior Remodels for Religious Assembly. Following the adoption of Resolution No. 9967, the began utilizing the building at 2120 Crestview Drive for religious assembly and the building at 2150 Crestview Drive as an administrative office, and as such, has exercised the use permit portion of the original approval. On May 9, 2017, the applicant submitted a request for a five-year extension of the design review approvals entitled with the adopted Resolution No. 9967.

On July 11, 2017, the Planning Commission adopted Resolution No. 10070, extending the term of approval of Design Review Application No. 13-957. This approval expired May 13, 2022. Because the approvals for Design Review have expired, any proposed modifications would require new Design Review Approvals.

On April 11, 2022 Ramesh Suman, on behalf of Sri Guru Ravidass Temple, filed Planning Application No. 22-0037, requesting design review approval for the installation of the following: 1) one 280 square foot attached outdoor patio on the southern elevation; 2) one 2,288 square foot veranda on the eastern elevation; 3) eight turrets with heights ranging between 26 to 42 feet tall; and, 4) a domed roof with the maximum height of 50 feet tall on the existing building located at 2120 Crestview Drive. These modifications to the outside of the building are the subject of this application.

PROJECT DESCRIPTION:

Existing Conditions: Shri Guru Ravidass Temple has operated prayer services and administrative temple offices within the 9,732 square foot structure at 2150 Crestview Drive since June 1986. In 2005, the Shri Guru Ravidass Temple acquired 2120 Crestview Drive for additional administrative temple offices

Properties surrounding the Temple's two properties at 2120 and 2150 Crestview Drive are developed with single-family houses to the west, multifamily rental apartments to the north, and another religious assembly use to the south. The Crestview Drive right-of-way adjoins the parcel immediately to the east, with additional multifamily rental apartments beyond.

See Attachment 3 for site photos.

Surrounding Land Uses:

North: Multi-Family Residential
West: Single-Family Residential
South: Religious Assembly
East: Multi-Family Residential

See Attachment 4 for a map of surrounding uses.

Proposed Project: There are no changes proposed to the existing building located at 2150 Crestview Drive. However, various exterior changes are proposed for the adjacent structure located at 2120 Crestview Drive including installation of: 1) one 280 square foot attached outdoor patio on the southern elevation; 2) one 2,288 square foot veranda on the eastern elevation; 3) eight turrets with heights ranging between 26 to 42 feet tall; and, 4) a 50-foot tall domed roof.

The proposed patio areas are intended to fulfill a temple requirement by providing a covered area for temple visitors to remove their shoes before entering the temple. The outdoor patio roofs are made of asphalt shingles and are designed to shield temple visitors from wind and rain and the exterior supports for the outdoor patios are stucco.

The proposed exterior turrets and domed roof are not intended for visitor use and are not accessible from within the building. The exterior turrets and domed roof are designed with an ornate spiral tip and a base border using a lotus leaf pattern. The fiberglass domed roof and turrets are proposed to be painted a gold color. Existing landscaping and trees will remain to provide greenery and shade near the outdoor patios.

See Attachment 2 for project plans.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is in the 'West Leland Subarea' of the General Plan and has a land use designation of 'Public Institutional.' This subarea is intended to provide for schools, government offices, transit sites, public utilities, and other facilities that have a unique public character.

The proposed project is consistent with the General Plan, specifically, Goal 2-G-1, which calls for maintaining a compact urban form; Goal 2-G-6, which calls for reuse and revitalization of underutilized sites; and Goal 6-G-4, which calls for maintaining and enhancing an attractive climate. The proposed development project would provide for new improvements to the area.

As further shown in Attachment 7, the proposed project is consistent with all applicable General Plan goals and policies.

Zoning: The Religious Assembly use at the site was approved with a use permit under Resolution No. 9967, adopted by the Planning Commission on May 13, 2014. Pursuant to PMC section 18.60.050, all projects require design review.

The development regulations that would apply to the property at 2120 Crestview Drive are those of the GQ District. Pursuant to PMC section 18.60.040 development regulations for the GQ District are as specified by a use permit or design review where required. For purposes of this analysis, staff has applied the development regulations of the RM District because that is the district in which the temple's existing, neighboring facility at 2150 Crestview Drive is located.

The proposed building additions to 2120 Crestview Drive would not encroach into any required yards nor exceed maximum lot coverage for the RM District, as specified in PMC section 18.50.105. The additions to the roof would not exceed the maximum 50-foot building height allowed for spires and similar roof projections in the RM District in accordance with PMC sections 18.50.105 and 18.80.020. PMC section 18.50.105 specifies the maximum height for a nonresidential use in the RM District as 35 feet while PMC section 18.80.020.B. provides a height limit exception where a tower or spire in a GQ District may exceed the district height limit by 20 feet, allowing total maximum height of 55 feet. There are no modifications proposed to the building located at 2150 Crestview Drive.

Design Guidelines: The proposed project is subject to the City's adopted Development Review Design Guidelines (DRDG), adopted by Planning Commission through Resolution No. 9864. As shown in Attachment 6, the proposed project is consistent with the applicable DRDG sections, specifically those that call for:

- 1) incorporating existing trees into project site design (DRDG IV.c);
- 2) continuous horizontal rooflines should not exceed 50 feet in length (DRDG IV.f); and
- 3) structural reliefs and articulated entries be provided (DRDG IV.k).

Required Findings: In accordance with PMC section 18.36.220(B), design review approval may be granted if the Planning Commission can make a determination that the proposed project is consistent with the following standards:

- A. 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;
- B. the structures 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 structures are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. the structures are in harmony with proposed developments on land in the general area; and
- E. the applications conform with the criteria set forth in any applicable city-adopted design guidelines.

Environmental Determination: The proposed project 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 July 31, 2022, notice of the August 9, 2022, 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 "William Way" and "Old Seeno" neighborhoods.

ANALYSIS:

As shown in Attachment 7, the proposed project is consistent with applicable goals and policies contained within the General Plan. Most notably, the proposed project is consistent with Land Use Element Goals 2-G-1 and 2-G-6, which encourage the City to maintain a compact urban form within the City's projected municipal boundary.

Staff believes the remodel project for 2120 Crestview Drive conforms 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. The existing structure was constructed in 1942 and was part of historic Camp Stoneman and is in need of an exterior design and structural update. The turrets, domed roof and proposed outdoor patios are elements specific to Sikh temple architecture and would be a unique cultural asset to the city.

The proposed project would improve the neighborhood by reinvesting in the site and updating the building. The building's design, materials, and colors would be compatible with other buildings in the area, including the neighboring structure on 2150 Crestview Drive. The project would also conform to all applicable criteria set forth in the City's adopted DRDGs, if conditions of approval are adopted requiring the project to: a) screen all utility box transformers, backflow preventers, meters, and junction boxes from public

view; b) install downspouts behind building walls; and c) incorporate a cool roof on the building.

Community and Economic Development Department staff recommends that the Planning Commission can make the required findings to approve the design review request, along with the inclusion of several conditions of approval, including key conditions noted above, as well as the following:

1. Exterior Appearance. The exterior of the structure shall be maintained in a good state of repair and the exterior finish must be clean and well maintained. (Condition No. 3)
2. Site Maintenance. The entire parcel shall be kept clean and free of all litter, debris, and refuse. (Condition No. 4)
3. Cool Roof: The entire roofing surface behind the building parapets shall be painted white to create a 'cool roof', consistent with Guideline VI.D.1 of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). (Condition No. 5)
4. Bicycle Parking. The applicant shall maintain permanent, fixed bicycle racks or lockers for a minimum of 10 bicycles on either the 2120 or 2150 Crestview Drive parcel. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division. (Condition No. 6)
5. Utility Screening: All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen, consistent with Guideline IV.d of the City of Pittsburg Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit. (Condition No. 7)

ACTION REQUIRED:

Move to adopt a Resolution, approving Design Review Application No. 22-0037, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans dated April 11, 2022
3. Site Photos
4. Map of Surrounding Land Uses
5. Property Development Regulations Table
6. Development Review Design Guidelines
7. Applicable General Plan Goals and Policies
8. Public Hearing Notice

Planning Commission Staff Report
Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)
August 9, 2022

Prepared by: Celina Palmer, AICP, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Granting Design Review) Resolution No. _____
Approval for an Exterior Remodel to add)
9 Domes and Construct 2,888 Square)
Feet of Covered Patios at 2120)
Crestview Drive, for "Sri Guru Ravidass)
Temple Modifications, AP-22-0037)
(DR).")

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On April 11, 2022, Ramesh Suman, on behalf of Sri Guru Ravidass Temple, filed Planning Application No. 22-0037, requesting design review approval for the installation of the following: 1) one 280 square foot attached outdoor patio on the southern elevation; 2) one 2,288 square foot veranda on the eastern elevation; 3) eight turrets with heights ranging between 26 to 42 feet tall; and, 4) a domed roof with the maximum height of 50 feet tall on the existing building located at 2120 Crestview Drive, in the GQ (Governmental Quasipublic) District. Assessor's Parcel No. 087-030-080.
- B. On October 25, 2013, Banga and Suman Gyan filed Application No. 13-957, on behalf of Shri Guru Ravidass Temple, requesting administrative design review approval for the installation of the following: 1) two 280 square foot attached outdoor patios on the southern elevation; 2) one 320 square foot attached patio on the southern elevation; 3) one 2,288 square foot veranda on the eastern elevation; 4) six turrets with heights ranging between 26 to 42 feet tall; and, 5) a domed roof with the maximum height of 50 feet tall on the existing building located at 2120 Crestview Drive, in the GQ (Governmental Quasipublic) District. Assessor's Parcel Nos. 087-030-080 and 087-030-016.
- C. On May 13, 2014, the Planning Commission held a public hearing on Use Permit and Design Review Application No. 13-957, at which time oral and/or written testimony was considered, and subsequently adopted Resolution No. 9967, granting approval of a Use Permit for Religious Assembly and Granting Design Review Approval for Exterior Remodels for Religious Assembly at 2120 Crestview Drive and 2150 Crestview Drive. The entitlements authorized with adoption of Resolution No. 9967 were conditioned to expire on May 13, 2017 (Condition No. 13).
- D. Following the adoption of Resolution No. 9967, the applicant began utilizing the building at 2120 Crestview Drive for religious assembly and the building at 2150

Crestview Drive as an administrative office, and as such, has exercised the use permit portion of the original approval.

- E. On May 9, 2017, the applicant submitted a request for a five-year extension of the design review approvals entitled with the adopted Resolution No. 9967.
- F. On July 11, 2017, the Planning Commission adopted Resolution No. 10070, extending the term of approval of Design Review Application No. 13-957. This approval expired May 13, 2022.
- G. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, Pittsburg Municipal Code (PMC) Title 18 (Zoning), and the City of Pittsburg Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- H. Design review approval can be granted only after the Planning Commission makes a determination that the proposed project is consistent with PMC section 18.36.220.B, which is summarized below:
 - 1. the structure conforms with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 - 2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
 - 3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 - 4. the structure is in harmony with proposed developments on land in the general area; and
 - 5. the application conforms with the criteria set forth in any applicable city-adopted design guidelines.
- I. Although not required by the PMC, on or prior to July 31, 2022, notice of the August 9, 2022, public meeting to consider design review of the proposed project 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. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "William Way" and "Old Seeno" neighborhoods.

- J. This project 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.
- K. On August 9, 2022, the Planning Commission held a public meeting on Design Review Application No. AP-22-0037, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report, "Consideration of a Resolution Approving Design Review of the Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)," dated August 9, 2022, 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 project will conform with good taste, good design and in general contribute to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality by incorporating religiously and culturally significant architecture elements.
 - 3. 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 the towers and domed roof shall be constructed with lightweight materials such as fiberglass, the remodel will be designed and constructed by licensed professionals, and the proposed structures will be required to comply with all applicable building and fire codes.
 - 4. The exterior design and appearance of the site will not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value and instead enhances the neighborhood with a unique and attractively designed religious and culturally significant architecture.
 - 5. The structures will be in harmony with proposed developments on land in the general area, in that that it incorporates a color palette that reflects surrounding development and currently there are no proposed developments near the project's vicinity.

6. The proposed projects will conform with the criteria set forth in the City's adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) in that the rooflines are broken up by the projecting elements and the projecting patio plane; and, in that the proposed patio and domes will create a focal point for the entrance to the Temple; and, all visible elevations will be designed with some decorative elements so as to not present the appearance of a rear or blank elevation.
- B. The Staff Report entitled, "Consideration of a Resolution Approving Design Review of the Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)," dated August 9, 2022, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Design Review Application No. 22-0037, subject to the following conditions:

Planning Conditions:

1. Conformity with Project Plans. The project shall be constructed in substantial conformity with the project plans date stamped April 11, 2022, except as hereinafter may be 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. Alterations to the property at 2120 Crestview Drive shall conform to the development regulations of the RM (Medium Density Residential) District (PMC chapter 18.50).
3. Exterior Appearance. The exterior of the structure shall be maintained in a good state of repair and the exterior finish must be clean and well maintained.
4. Site Maintenance. The site shall be kept clean and free of all litter, debris and refuse at all times. All landscaping on site shall be kept weed free and maintained in a healthy and thriving condition. Outdoor storage on-site shall be prohibited.
5. Cool Roof. The entire roofing surface behind the building parapets shall be painted white to create a 'cool roof', consistent with Guideline VI.D.1 of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864).
6. Bicycle Parking. The applicant shall maintain permanent, fixed bicycle racks or lockers for a minimum of 10 bicycles on either the 2120 or 2150 Crestview

Drive parcel. The final design and location of any new bicycle rack(s) shall be subject to review and approval by the Planning Division.

7. Utility Screening. All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen, consistent with Guideline IV.d of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
8. Gutters & Downspouts. All gutters and downspouts shall be placed behind exterior walls, consistent with Guideline IV.m of the City of Pittsburgh Development Review Design Guidelines (Planning Commission Resolution No. 9864). Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
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 the customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, hiring licensed and bonded security guards approved by the Police Department, or such other measures as determined necessary by the Chief of Police. Any such required additional measures shall be at the business owner/operator's sole expense.
10. Signage. No additional signage for the use is approved with this resolution. 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.

Engineering Conditions:

11. Grading Permit. The applicant shall contact the Engineering Department to apply for a Grading Permit for the installation of the attached patio on the southern elevation prior to issuance of a Building Permit.

12. Stormwater Control Plan. Submittal of grading and/or building plans shall be consistent with the approved Stormwater Control Plan. Prior to issuance of an Engineering Permit, a Stormwater Control Plan for a Small Land Development Project Form shall be completed and submitted for approval by the City Engineer. Grading and/or building permits, shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Departments.
13. Code Compliance. All site development shall comply with Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers) and Chapter 15.88 (Grading, Erosion and Sediment Control) of the PMC as determined by the City Engineer. Issuance of a site development permit will be required whereby specific engineering requirements will be made as conditions of approval.
14. Grading and/or Building Permit Plans. 8.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 best management practices (BMPs), permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants.

Standard Conditions:

15. 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.
16. Sales Tax on Construction Materials. The applicant, subsequent developers, or their contractors, subcontractors, agents, or affiliates shall use best reasonable efforts to pay local sales tax in connection with the purchase, acquisition, and/or supply of goods and materials, as well as any new or replacement equipment and supplies purchased during the course of operation. Sales tax(es) shall be apportioned and paid at the applicable sales tax rate in effect for the City as administrated by the California Department of Tax and Fee Administration (CDTFA). At no point may Developer or its contractors, subcontractors, agents or affiliates contractually agree to waive or share sales and use taxes from this Project with any other city, county or entity in the State of California, including another jurisdiction where they have offices or conduct business. The City of Pittsburg will be the sole jurisdiction of record to the transfer of title. Developer and its contractors, subcontractors,

agents and affiliates shall comply with the Sales and Use Tax Requirements ("Requirements") set forth below and all CDTFA requirements.

17. 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 shall govern.
18. 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.
19. Expiration of Approval. This design review approval will expire on August 9, 2024, 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 commenced and diligently pursued prior to the expiration of the permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 9th day of August, 2022, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on August 9, 2022.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDES THE DRAWINGS, ALL ADDENDUMS AND/ OR MODIFICATIONS ISSUED BY THE ENGINEER OR OWNER.
2. THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSION AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
3. PRE-CONSTRUCTION MEETING: PRIOR TO START OF ANY WORK, THE CONTRACTOR SHALL MEET AT THE PROJECT SITE WITH THE OWNER AND ENGINEER IN ORDER TO REVIEW THE SCOPE OF WORK.
4. COORDINATION OF WORK: THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TRADES AND ALL WORK INCLUDING, BUT NOT LIMITED TO: ARCHITECTURAL, STRUCTURAL, PLUMBING, MECHANICAL AND ELECTRICAL. IN CASE OF CONFLICT BETWEEN THE DRAWINGS AND FIELD CONDITIONS, THE ENGINEER SHALL BE NOTIFIED FOR CLARIFICATION.
5. COMMENCEMENT OF WORK SHALL BE DEEMED AS THE G.C.'S ACKNOWLEDGEMENT OF ALL WORK NEEDED TO COMPLETE PROJECT IN CONFORMANCE WITH CONTRACT. IT IS THE RESPONSIBILITY OF THE G.C. TO COORDINATE ORDERS, SUBMITTALS AND IMPLEMENTATION OF LONG LEAD TIME ITEMS. SUBSTITUTIONS WILL NOT BE CONSIDERED RESULTING FROM THE G.C.'S UNTIMELY ORDERING OF PRODUCTS AND OR MATERIALS.
6. PERMITS: THE CONTRACTOR SHALL APPLY FOR, AND OBTAIN ALL NECESSARY CONSTRUCTION PERMITS REQUIRED BY ALL APPLICABLE REGULATORY AGENCIES GOVERNING THIS WORK. THE G.C. SHALL ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
7. BUILDING OWNER REGULATIONS:
 - (A) THE CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING OWNER REGARDING SITE ACCESS, DELIVERIES, HANDLING OF MATERIALS, DEBRIS ETC.
 - (B) SCHEDULE CONSTRUCTION ACTIVITIES TO AVOID INTERFERENCE WITH NORMAL BUILDING OPERATION & OTHER RESIDENTS IN THE AREA.
 - (C) REVIEW PROPOSED WORK SCHEDULE WITH OWNER BEFORE STARTING WORK.
8. WORK AREAS TO REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS, DIMENSIONS AND TYPES. DOOR AND WINDOW LOCATIONS SHALL BE AS SHOWN ON CONSTRUCTION PLAN. IN CASE OF CONFLICT, NOTIFY ENGINEER FOR WRITTEN CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.
10. THE CONTRACT DOCUMENTS ARE COMPLIMENTARY. WHAT IS SHOWN OR REFERRED TO, AT A GIVEN LOCATION, SHALL BE PROVIDED AS THOUGH SHOWN ON ALL (U.O.N.)
11. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE, TO CENTERLINES OF COLUMNS AND OTHER GRID POINTS & TO CENTERLINES OF DOORS AND OTHER SCHEDULED OPENINGS UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO BE EXACT WITHIN $\frac{1}{8}"$ FULL WIDTH OF WALLS. CONTRACTOR SHALL NOT ADJUST ANY DIMENSIONS MARKED "CLEAR" OR "CLR".
12. THE G.C. IS RESPONSIBLE FOR ALL CONCRETE FLOORS TO BE LEVEL AND FREE FROM SCALING. G.C. TO REPORT ANY VARIATIONS IN FLOOR LEVEL GREATER THAN $\frac{1}{4}"$ IN 1'-0" (NON-CUMULATIVE) TO ENGINEER.
13. OFFSET STUDS WHERE REQUIRED TO ALIGN FINISH MATERIALS.
14. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
15. "ALIGN" SHALL MEAN ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
16. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN AND ELEVATION AND OR DETAIL.
17. COORDINATE ACCESS PANEL, CLEAN OUT, AND THE LIKE LOCATIONS (FOR CONCEALED ITEMS) WITH APPROPRIATE CONTRACTOR.
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19. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
20. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED PER MFR.'S INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND CONTRACT DOCUMENTS, THE G.C. SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING.
21. RECORD DRAWINGS: DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATION OF ITEMS AND/ OR DEVIATIONS FROM THE DRAWINGS SHALL BE INDICATED IN THE RECORD DRAWINGS KEPT AT THE CONSTRUCTION SITE AND SUBMIT TO OWNER UPON COMPLETION OF WORK.

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12. THE G.C. IS RESPONSIBLE FOR ALL CONCRETE FLOORS TO BE LEVEL AND FREE FROM SCALING. G.C. TO REPORT ANY VARIATIONS IN FLOOR LEVEL GREATER THAN $\frac{1}{4}$ " IN 1'-0" (NON-CUMULATIVE) TO ENGINEER.
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FIRE AND SAFETY NOTES

1. THE APPLICANT SHALL MEET ALL REQUIREMENTS IN THE 2019 CALIFORNIA FIRE CODE AND LOCAL ORDINANCE AS APPLICABLE.
2. FIRE SAFETY DURING CONSTRUCTION: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION SHALL PROVIDE APPROPRIATE NOTATIONS ON THE SUBMITTED PLANS, AS APPLICABLE TO THIS PROJECT, CFC CHAPTER 33.
3. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, AND ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY.

PROPOSED
Courtyard And Domes
At
Sri Guru Ravidass Temple
2120 Crestview Drive
Pittsburg, CA 94565

A vicinity map of the study area in San Francisco. The map shows the intersection of Highway 101 and Highway 280. The study area is marked with a red star. The map includes labels for 'Highway 101', 'Highway 280', and 'San Francisco'. The map also shows the 'San Francisco Bay Area' and the 'San Francisco Peninsula'. The map is oriented with North at the top.

DRAWING INDEX

A-0 COVER SHEET, BUILDING DATA
A-1 SITE PLAN
A-1.1 EROSION CONTROL PLAN & DETAILS
A-2 FLOOR PLAN
A-2.1 ROOF PLAN
A-3 ELEVATIONS
A-4 ELEVATIONS
A-5 PARTIAL ELECTRICAL PLAN

S-1 STRUCTURAL SPECIFICATIONS
S-2 FOUNDATION PLAN
S-3 ROOF FRAMING PLAN
S-4 STRUCTURAL DETAILS & NOTES

BUILDING/ CODE DATA

OCCUPANCY (CBC 310.1 & 312.1): A-3
TYPE OF CONSTRUCTION (CBC 602.5 & TABLE 601): V-B
ALL APPLICABLE CITY OF PITTSBURGH MUNICIPAL ORDINANCES
AUTOMATIC FIRE EXTINGUISHER SYSTEM: NONE
BUILDING: 2019 CALIFORNIA BUILDING CODE
MECHANICAL: 2019 CALIFORNIA MECHANICAL CODE
PLUMBING: 2019 CALIFORNIA PLUMBING CODE
ELECTRICAL: 2019 CALIFORNIA ELECTRIC CODE
FIRE: 2019 CALIFORNIA FIRE CODE & UNIFORM FIRE CODE
ENERGY: 2019 CALIFORNIA ENERGY CODE (TITLE 24)
ACCESSIBILITY: 2019 CALIFORNIA BUILDING CODE/ ADA
2019 CALIFORNIA RESIDENTIAL CODE

SPECIAL INSPECTIONS	
1	1.1
2	2.1
3	3.1
4	4.1
5	5.1
6	6.1
7	7.1
8	8.1
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STRUCTURAL:
ENGINEER OF RECORD SHALL BE RETAINED TO PERFORM THE
FOLLOWING INSPECTIONS:

1. GRADING AND FOUNDATION EXCAVATIONS;
 2. STEEL AND HOLD-DOWN PLACEMENT FOR FOUNDATION;
 3. SHEAR WALL INSPECTIONS ALONG WITH HOLD-DOWNS FOR SHEAR TRANSFER;
 4. FRAMING AND SHEATHING INSPECTIONS;
 5. ANY DRILL AND BOND OPERATION, PERFORMED DURING CONSTRUCTION;
- THE ENGINEER-OF-RECORD SHOULD PROVIDE A LETTER TO THE BUILDING INSPECTOR PRIOR TO INSPECTION WITH THE APPROVAL LETTER INDICATING WORK HAS BEEN PERFORMED PER PROPOSED DESIGN AND PLANS APPROVED BY THE CITY OF PITTSBURGH BUILDING DEPARTMENT.

PROJECT DATA

PROJECT NAME: PITTSBURG SRI GURU RAVIDASS TEMPLE
SCOPE OF WORK: ADD DOMES TO THE EXISTING BUILDING AND
CONSTRUCT COVERED PATIOS AT FRONT AND
SIDE OF EXISTING BUILDING. ONLY EXTERIOR
WORK PROPOSED.
PROJECT LOCATION: 2120 CRESTVIEW DRIVE
PITTSBURG, CA 94655
087-030-080
TYPE OF CONSTRUCTION: VB
ZONING: COMMERCIAL-GO DISTRICT
OCCUPANCY: A-3
GROSS AREA: 0.937 ACRES
BUILDING AREA: 10,849 SF
SPRINKLERS (Y OR N): NO
OCCUPANT LOAD: 490
DESCRIPTION OF USE: CHURCH
NO. OF EXITS REQUIRED: THREE
NO. OF EXITS PROVIDED: FIVE

DEFERRED SUBMITTALS

ROOF TRUSS CALCULATIONS:
ROOF TRUSS CALCULATIONS WILL BE DEFERRED AND SHALL BE SUBMITTED TO FOR REVIEW PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT FOR APPROVAL. NO FABRICATION SHALL START TILL APPROVAL FROM BUILDING DEPARTMENT.
DOMES PROVIDED BY "ARCHITECTURAL FIBERGLASS, INC." MANUFACT. TO PROVIDE SHOP DRAWINGS FOR THE PROPOSED DOMES AND SHALL BE SUBMITTED TO ARCHITECTURAL ENGINEER FOR APPROVAL PRIOR TO SUBMITTAL TO BUILDING DEPARTMENT FOR APPROVAL. NO FABRICATION SHALL START TILL APPROVAL IS OBTAINED.

APPROVAL STAMPS

CONDITIONS OF APPROVAL

Section 3. Decision

- A. Based on the findings set forth above, this Planning Commission hereby approves Design Review and Use Permit Application No. 13-957, subject to the following conditions:
1. The project shall be constructed in substantial conformity with the project plans and color/material board date stamped February 18, 2014, except as modified below.
 2. Alterations to the properties at 2120 and 2150 Crestview Drive shall conform to the development regulations of the RM (Medium Density Residential) District (PMC chapter 18.50), except that the maximum height of a fence in the front yard setback (PMC section 18.204.55.B.2) shall be increased from 4.5 feet to six feet.
 3. The applicant shall contact the Building Division and Contra Costa County Fire Protection District (CCCFPD) to inspect 2120 Crestview Drive and provide a complete list of tenant improvements required to make the space appropriate for group/religious assembly occupancy. All tenant improvements required by the Building Division and the CCCFPD shall be completed prior to occupancy of the building.
 4. The applicant shall contact the Engineering Department to apply for a Grading Permit for the installation of the attached patio on the southern elevation prior to issuance of a Building Permit.
 5. The applicant shall formalize a legal parking easement between 2150 Crestview Drive (APN 087-030-016) and 2120 Crestview Drive (APN 087-030-080) to allow parking for all Temple services, programs and events to occur on both parcels. The Agreement shall be recorded by the Contra Costa County Recorder's Office and a copy of the recorded parking easement shall be provided to the Traffic Engineering and the Planning Division within 14 days of the date of adoption of this resolution.

Page 5 of 7 Resolution No. 9967

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.

13. This approval will expire on May 13, 2017, unless a building permit has been issued and the improvements noted herein are diligently pursued to completion, or unless a written request for extension is filed with the Planning Department 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 building permit issuance, unless work is commenced and diligently pursued prior to the expiration of the applicable building permit.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Fardella, seconded by Commissioner Fogleman, the foregoing resolution was passed and adopted the 13th day of May, 2014, by the Planning Commission of the City of Pittsburg, California, by the following vote:

AYES: Banales, Belleci-Shipe, Fardella, Fogleman, Gargalikis, Kelley, Ohlson

NAYES:	none
ABSTAIN:	none

ABSENT:	none
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I hereby certify that the above Resolution No. 9967 was adopted by the Planning Commission of the City of Pittsburg on May 13, 2014.

Dana Hoggatt Ayers
DANA HOGGATT AYERS, SECRETARY
PITTSBURG PLANNING COMMISSION

Dana Hoggatt Ayers
DANA HOGGATT AYERS, SECRETARY
PITTSBURG PLANNING COMMISSION

I Engineering

B 19 Pine Valley Place
San Ramon, CA 94583

C VOICE: 925.594.2302
e-mail: indyachadha@yahoo.com

Proposed Courtyard
And Domes At
Sri Guru Ravidass Temple
2150 Crestview Drive
Pittsburg, CA 94565

UNAUTHORIZED CHANGES:

IT IS THE CLIENT'S RESPONSIBILITY PRIOR TO OR DURING CONSTRUCTION TO NOTIFY THE DESIGNER IN WRITING OF ANY ERRORS OR OMISSIONS IN THE PLANS AND SPECIFICATIONS OF WHICH THE CONTRACTOR HAS REASONABLY KNOWLEDGEABLE WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE RECEIVED. WRITTEN INSTRUCTIONS ADDRESSING SUCH PERCEIVED ERRORS OR OMISSIONS MUST BE RECEIVED FROM THE DESIGNER PRIOR TO THE CLIENT OR CLIENT'S SUB-CONTRACTORS PROCEEDING WITH THE WORK. THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN THE CONSTRUCTION IF THE PROCEDURES ARE NOT FOLLOWED.

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THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE IS THE PROPERTY OF IBC ENGINEERING, AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN AUTHORIZATION OF IBC ENGINEERING.

[illegible]

CADD FILE	JOB NO.
DESIGNER I.C.	REVISION
DRAWN BY I.C.	DATE Jan. 2021
CHECKED BY I.C.	SCALE AS SHOWN

A-0

GENERAL NOTES:

- WHERE THERE IS EXISTING CONCRETE TO BE REMOVED, IT SHALL BE CUT WITH A CONCRETE SAW TO A MINIMUM DEPTH OF 1" TO LINES DETERMINED BY THE CITY ENGINEER UNLESS REMOVAL CAN BE MADE TO A COLD OR EXPANSION JOINT. CURB, GUTTERS AND SIDEWALKS SHALL BE REMOVED FROM THE ENTIRE SECTION.
- IN SIDEWALK AREA, CLASS 2 AGGREGATE SUB-BASE SHALL BE PLACED ON A SMOOTHLY GRADED, FIRM, UNYIELDING PLANE. THE TOP 6" OF SUB-GRADE AND THE AGGREGATE SUB-BASE SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE DENSITY. SAND, GRAVEL OR OTHER FLUID MATERIAL SHALL NOT BE USED.
- THE TOP 6" OF SUB-GRADE AND AGGREGATE SUB-BASE UNDER CURB, GUTTER AND DRIVEWAYS SHALL BE COMPACTED TO NOT LESS THAN 90% RELATIVE DENSITY.
- WHERE NEW CONCRETE IS TO BE PLACED AGAINST EXISTING CONCRETE, THE TWO SHALL BE BONDED BY A COATING OF TWO PART EPOXY, AS PER SECTION 95 OF THE STANDARD SPECIFICATIONS, OR DOWELED WITH NO. 3 BARS @ 3'-0" o.c. MAXIMUM, OR AS DIRECTED BY THE CITY ENGINEER.
- EXPANSION JOINTS SHALL BE THE BITUMINOUS FIBER TYPE, 1" IN THICKNESS, IN ONE PRE-MOLDED PIECE. THE FULL DEPTH, WIDTH AND SHAPE OF THE CONCRETE SPACED A MAXIMUM OF 50' APART. EXPANSION JOINTS SHALL BE INSTALLED AT ALL STRUCTURES, CURB RETURNS AND DRIVEWAYS.
- WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED TO A MINIMUM DEPTH OF 1" OF CONCRETE THICKNESS WITH A SCORING TOOL WHICH WILL LEAVE THE CORNERS ROUNDED. WEAKENED PLANE JOINTS SPACING SHALL NOT EXCEED 10' UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- CONCRETE SHALL BE CLASS "B" (FIVE SACK MIX) WITH MAXIMUM 4" SLUMP. CONCRETE SHALL CONTAIN ONE LB. LAMPBLACK PER CUBIC YARD.
- SCORE MARKS SHALL CONFORM TO EXISTING ADJACENT PATTERNS, OR SHALL BE PLACED AS DIRECTED BY THE CITY ENGINEER.
- FINISHED CONCRETE SHALL BE TREATED WITH A TRANSPARENT CURING COMPOUND AT THE RATE OF 200 SQ. FT. PER GALLON IN A CRISS-CROSS PATTERN, OR WATER CURED, AS DIRECTED BY THE ENGINEER.
- APPROVED FORMS SHALL BE USED FOR ALL CONCRETE WORK UNLESS AN EXTRUSION MACHINE IS PERMITTED. FORMS SHALL BE SMOOTH, RIGID AND FULL DIMENSION. THE LOWER REAR EDGE OF THE FRONT FACE FORM OF CURBS SHALL BE MILLED TO A 1" RADIUS. BRACING STAKES SHALL BE PLACED AT 3'-0" INTERVALS.
- CURB RAMPS SHALL BE CONSTRUCTED AT ALL CROSSWALKS, MARKED OR UN-MARKED AND SHALL CONFORM TO STATE STANDARD PLAN NSP A88.
- "CALL BEFORE YOU DIG" CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 5%. ALL EXTERIOR HARD SURFACE (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5%. MAXIMUM ALLOWABLE GRADED SLOPE IS 3 HORIZONTAL TO 1 VERTICAL (33%).
- LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPE AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPE AREA OR MAY DRAIN TO A SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- A SEPARATE ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION WORK WITHIN THE CITY OF HAYWARD RIGHT OF WAY. THE CONTRACTOR/ OWNER SHALL OBTAIN AN ENCROACHMENT PERMIT PRIOR TO STARTING ANY WORK WITHIN THE CITY OF HAYWARD RIGHT OF WAY. ALL CONSTRUCTION WORK WITHIN CITY OF HAYWARD RIGHT OF WAY SHALL CONFORM TO CITY STANDARDS.
- UTILITY WORK WITHIN THE CITY OF HAYWARD RIGHT OF WAY NOT INSTALLED BY THE CONTRACTOR/ OWNER REQUIRE A SEPARATE ENCROACHMENT PERMIT BY THE UTILITY AGENCY PERFORMING THE WORK.
- ALL CONTRACTORS, SUB-CONTRACTORS OR OWNER/ BUILDERS SHALL IMPLEMENT CONSTRUCTION "BEST MANAGEMENT PRACTICES" TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATION OR STOP ORDERS. (SEE ADDITIONAL NOTES BELOW).
- ALL MODIFICATIONS NEEDED TO THE WATER SERVICES AND/ OR WATER METERS (UPSIZE, DOWNSIZE, RELOCATE ETC.) MUST BE PERFORMED BY CITY CREWS AT THE OWNER'S APPLICANT'S EXPENSE.
- WATER METER MUST BE LOCATED A MINIMUM OF TWO FEET FROM TOP OF THE DRIVEWAY FLARES AS PER CITY OF HAYWARD STANDARD DETAIL 213 THROUGH 218. WATER MAINS AND SERVICES, INCLUDING THE METERS MUST BE LOCATED "AT LEAST 10 FEET (HORIZONTALLY) FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE. SANITARY SEWER LATERAL, PER THE CURRENT CALIFORNIA WATERWORKS STANDARDS, TITLE 22, CHAPTER 16, SECTION 64572.
- WATER MAINS AND SERVICES, INCLUDING THE METERS, MUST BE LOCATED "AT LEAST 10 FEET HORIZONTALLY FROM AND ONE FOOT VERTICALLY ABOVE, ANY PARALLEL PIPELINE CONVEYING UNTREATED SEWAGE" PER CALIFORNIA WATERWORKS STANDARDS, TITLE 22, CHAPTER 16, SECTION 64572.
- WATER AND SEWER SERVICES ARE AVAILABLE AND SUBJECT TO THE CITY OF HAYWARD STANDARD CONDITIONS AND FEES IN EFFECT AT THE TIME OF APPLICATION AND PAYMENT OF FEES.
- SANITARY SEWER CONNECTION FEE IS DUE AND PAYABLE PRIOR TO FINAL APPROVAL.
- FOR GARBAGE CONTAINER COLLECTIONS, RESIDENTS SHALL PLACE THEIR GARBAGE, RECYCLING AND ORGANIC CARTS ON THE CURB, NOT IN THE STREET, FOR WEEKLY COLLECTION SERVICES BY CONTRACTED SERVICE PROVIDERS. THE CARTS SHALL NOT BE PLACED AT THE CURB ANY EARLIER THAN 6:00AM, THE DAY BEFORE SCHEDULE COLLECTION, AND ARE REQUIRED TO RETRIEVE THEM NO LATER THAN MIDNIGHT THE DAY THE CARTS ARE EMPTIED (PURSUANT TO HAYWARD MUNICIPAL CODE SECT. 5-1.15). IF SIDE YARD SERVICE (ANY DISTANCE GREATER THAN FIVE FEET FROM THE CURB) IS PLANNED RATHER THAN CURBSIDE SERVICE, THEN THE RESIDENTS MUST PAY WASTE MANAGEMENT OF ALAMEDA COUNTY (WMAC) AN ADDITIONAL FEE PER MONTH FOR THAT SERVICE UNLESS THE RESIDENTS IS DISABLED, OR 65 YEARS OF AGE OR OLDER, AND HAS NO ADULT-BOOD ADULTS LIVING IN THEIR HOME.
- THE RESIDENT MUST ENSURE THAT ANY GATES AND PAVED PATHWAYS ALLOW A RESIDENT TO EASILY MOVE A 96 GALLON CART TO THEIR BACK OR SIDE YARD TO ALLOW USE OF THEIR CARTS FOR WEEKEND PROJECTS.

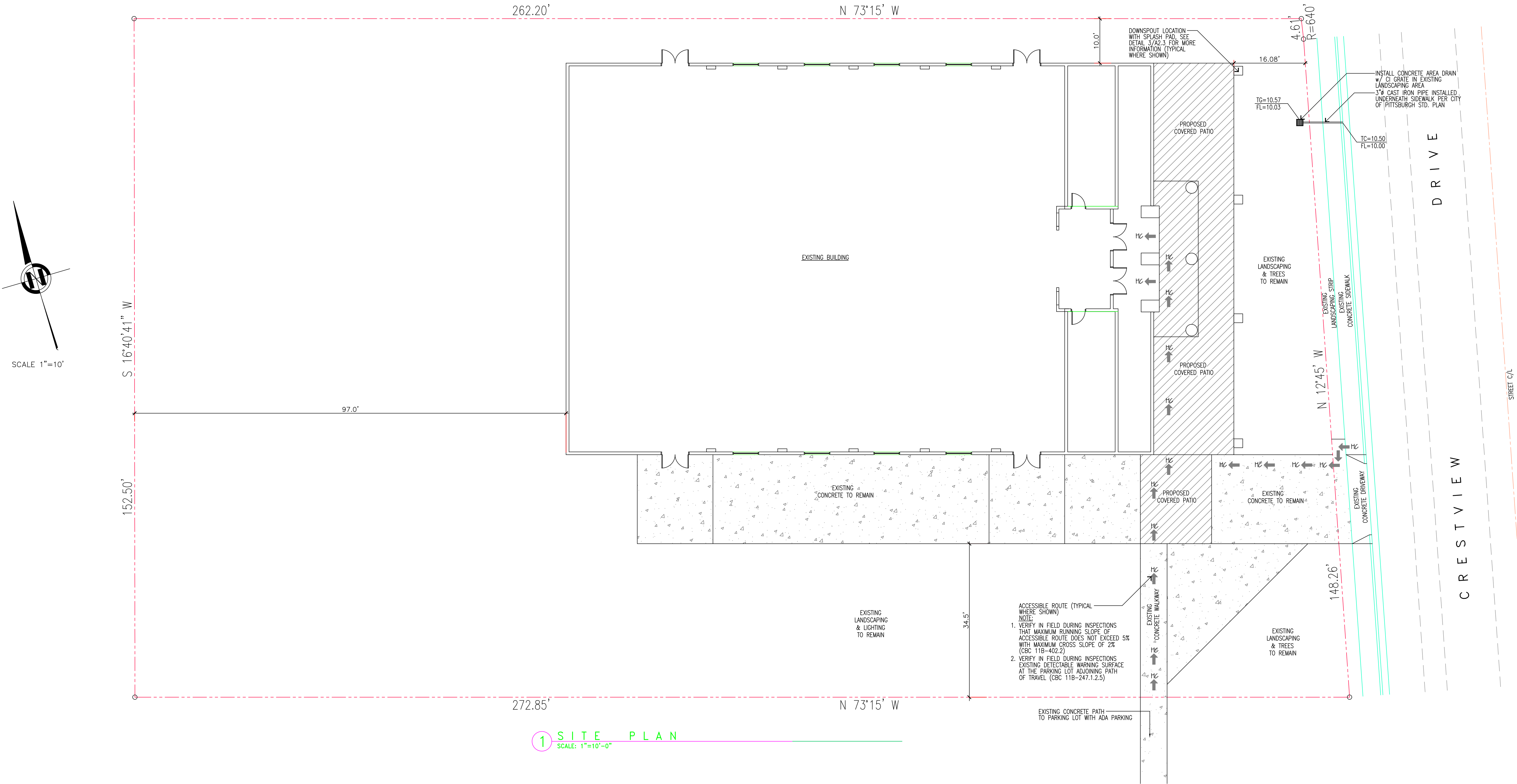
REQUIREMENTS FOR RECYCLING CONSTRUCTION & DEMOLITION DEBRIS:

IN ORDER TO COMPLY WITH THE CITY'S FRANCHISE AGREEMENT WITH WMAC (WASTE MANAGEMENT OF ALAMEDA COUNTY), ALL BUILDING PERMIT APPLICANTS AND CONTRACTORS ARE REQUIRED TO REMOVE THE C&D DEBRIS FROM A PROJECT SITE IN ONE OF THE WAYS LISTED BELOW:

- SEPARATED LOADS BY MATERIAL: CONTRACTOR SEPARATES THE MATERIALS AS 'CLEAN' LOADS (e.g. WOOD, OR METALS) AND HAULS THE LOADS TO A FACILITY THAT ACCEPTS THE MATERIALS FOR PROCESSING. FOR A BOOKLET LISTING OF THESE FACILITIES, CONTACT 'PUBLIC WORKS DEPARTMENT' AT 510.583.4700.
- SOURCE SEPARATED RECYCLABLE MATERIALS: CONTRACTOR MAY HIRE AN AUTHORIZED HAULER OR DELIVER THE COLLECTED MATERIALS TO A RECYCLING FACILITY OTHER THAN 'WMAC' ONLY IF THE COLLECTED MATERIALS COMPLY WITH THE ITEMS A-C LISTED BELOW:
A. SOURCE SEPARATED RECYCLABLE MATERIALS MEANS RECYCLABLE MATERIALS, SEGREGATED BY THE GENERATOR, AT THE SITE OF GENERATION AND TAKEN TO BE RECYCLED AT THE RECYCLING FACILITY THAT HOLDS ALL APPLICABLE PERMITS, PROVIDED THAT: (1) THE LOADS WHICH CONSISTS OF MIXED PAPER CONTAIN NO MORE THAN 10% BY WEIGHT OF NON-RECYCLABLES; AND (2) LOADS WHICH CONSIST OF COMMINGLED RECYCLABLE MATERIALS OTHER THAN MIXED PAPER CONTAIN NO MORE THAN 5% BY WEIGHT OF NON RECYCLABLE MATERIAL.

EROSION CONTROL NOTES:

- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD R2-2003-0021 AND NPDES PERMIT NO. CAS 0028851.
- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUB-CONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE CORRECTION NOTICES, CITATIONS, AND/ OR STOP ORDERS.
- ANY VEHICLE OR EQUIPMENT WASHING/ STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAD WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- NO EROSION CONTROL MEASURES SHALL BE USED AS EROSION CONTROL MEASURES. Silt fences may only be used



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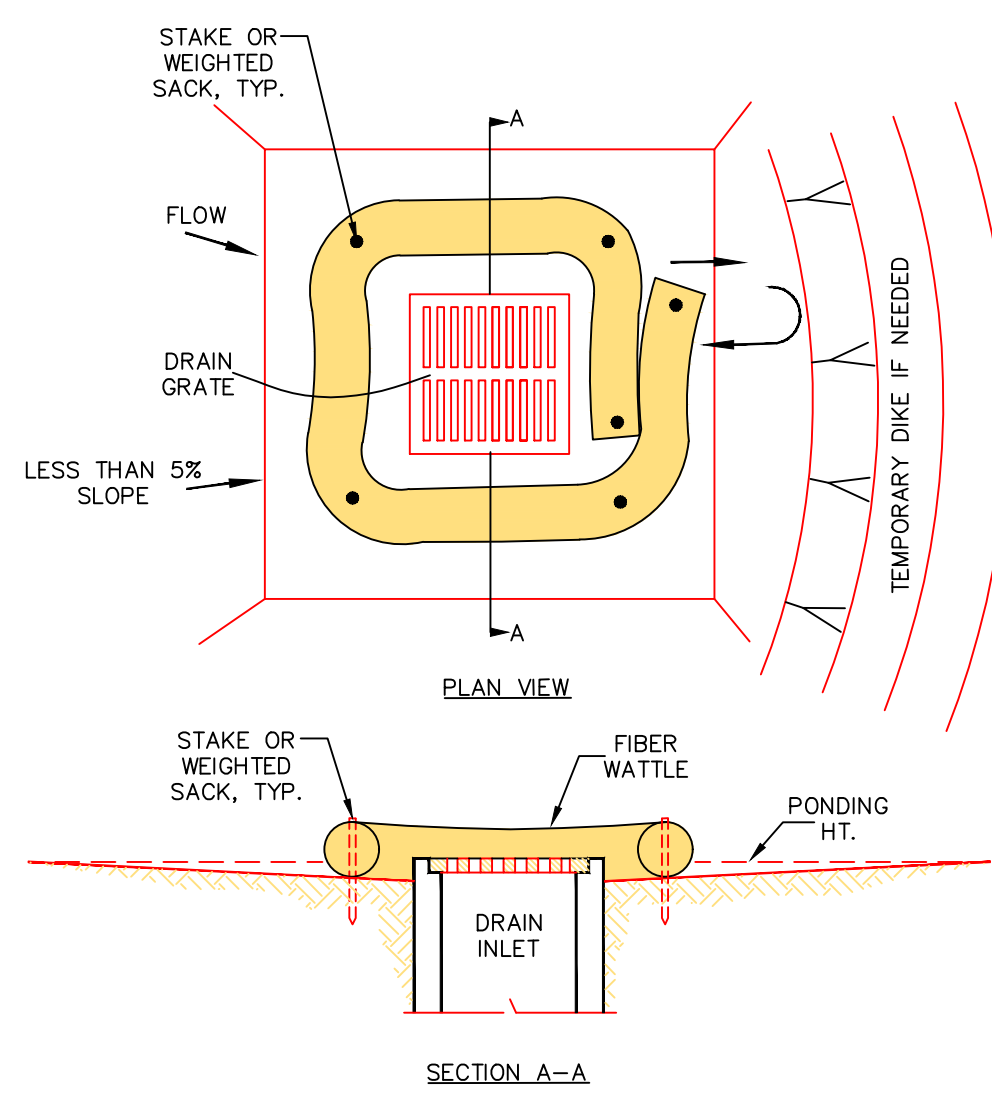


NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (PLANNING)-IC	Oct 26, 2021

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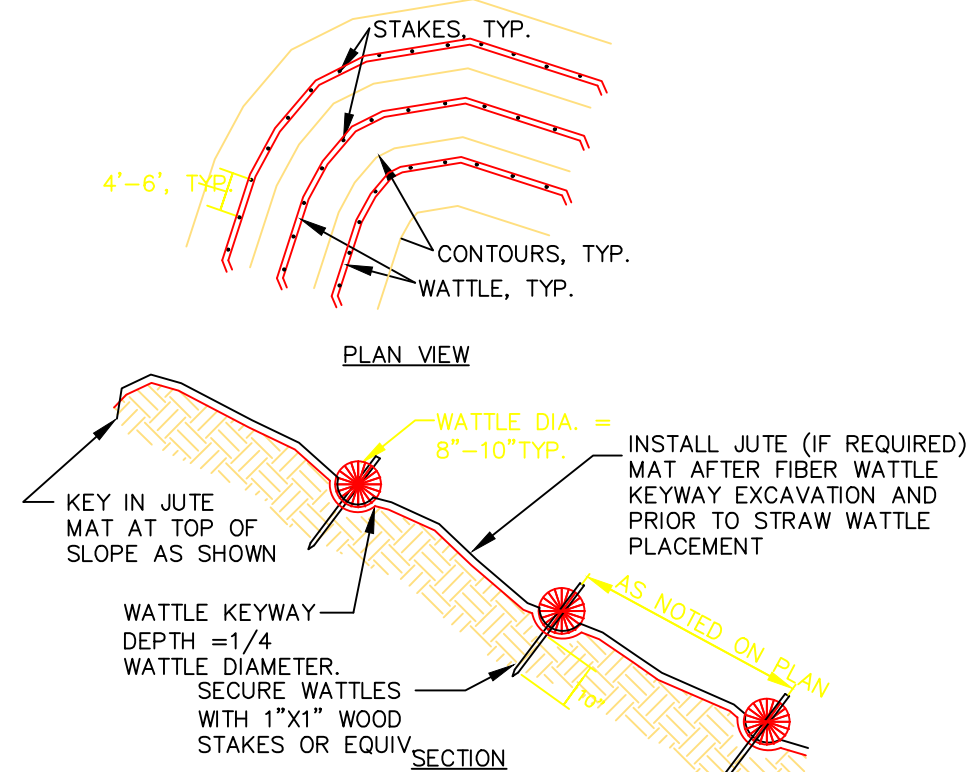
SITE PLAN

A1



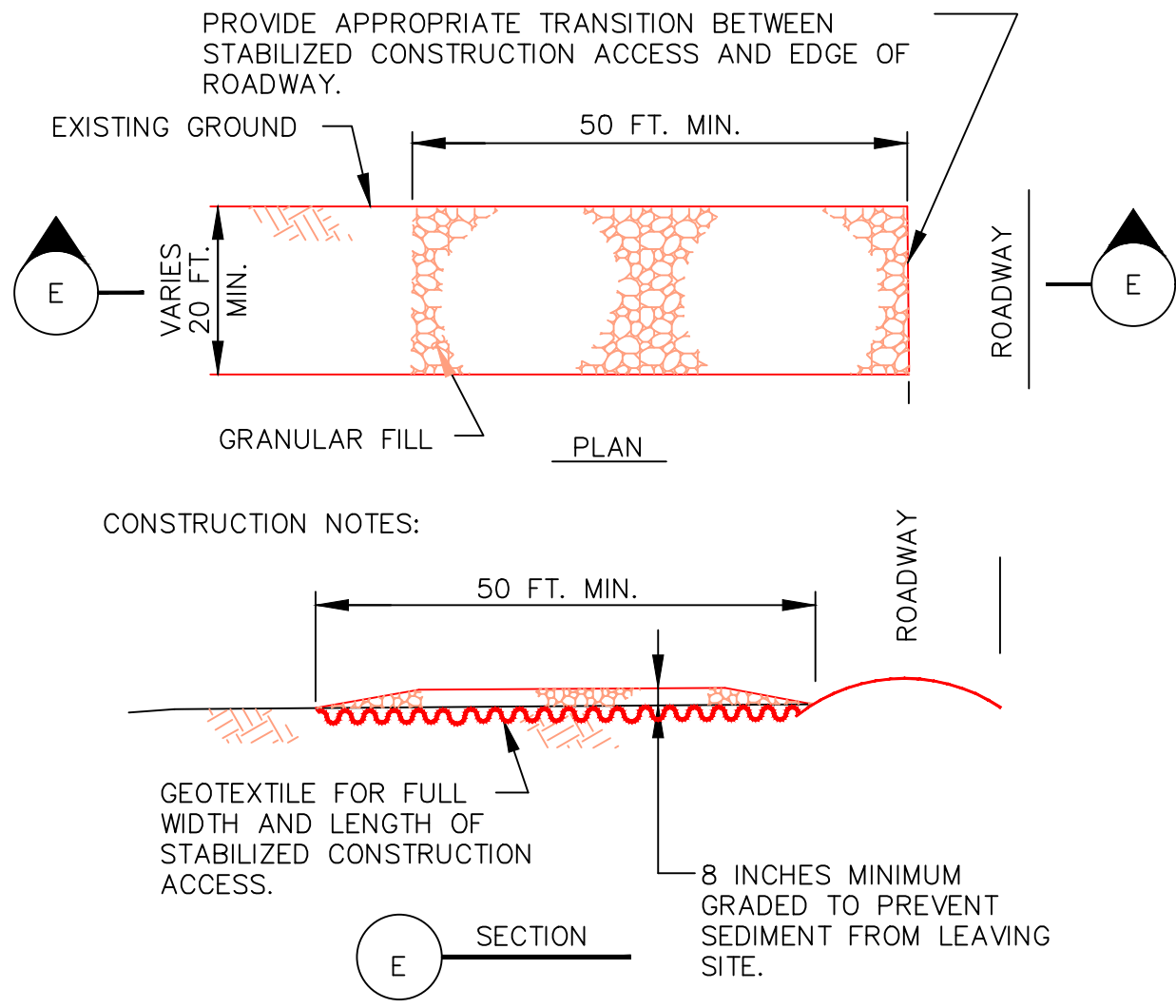
NOTES:
1. USE 1X4 WOOD OR EQUIVALENT METAL STAKES, (3 FT. MIN. LENGTH)
2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.

1 WATTLE INLET SEDIMENT BARRIER
NTS



1. WATTLE TO BE INSTALLED PRIOR TO MULCH AND ON CONTOUR.
2. INSTALL JUTE MAT (IF REQUIRED) ON SLOPES SHINGLE FASHION FROM BOTTOM UP.
3. MAINTAIN MINIMUM 1 FOOT OVERLAP AT ALL SEAMS.
4. LAY JUTE MAT LOOSELY TO AVOID BRIDGING OVER SURFACE IRREGULARITIES.
5. STAPLE ALL EDGES MINIMUM 36 INCHES ON CENTER.
6. BED AND STAPLE EDGES OF JUTE MATING IN KEYWAY AS SHOWN.
7. INSTALL STOP-FOLDS SPACED AT 25 FEET.

2 FIBER WATTLE WITH JUTE NET
NOT TO SCALE



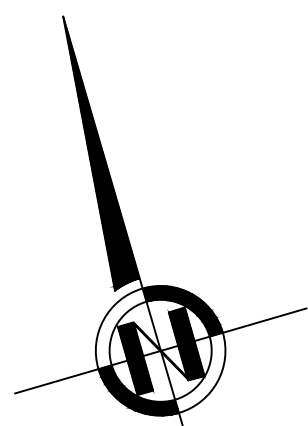
1. STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" MAXIMUM AGGREGATE BASE MATERIAL CONFORMING TO CITY OR COUNTY STANDARDS. THE METHOD OF PLACING, SPREADING AND COMPACTING AGGREGATE BASE MATERIAL SHALL CONFORM TO SECTION 26 OF THE STATE SPECIFICATIONS. LENGTH OF ENTRANCE SHALL BE MINIMUM OF 50 FEET. WIDTH SHALL BE A MINIMUM 20 FEET OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS.
2. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH AGGREGATE BASE MATERIAL.
3. INSPECT ACCESS WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.

3 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

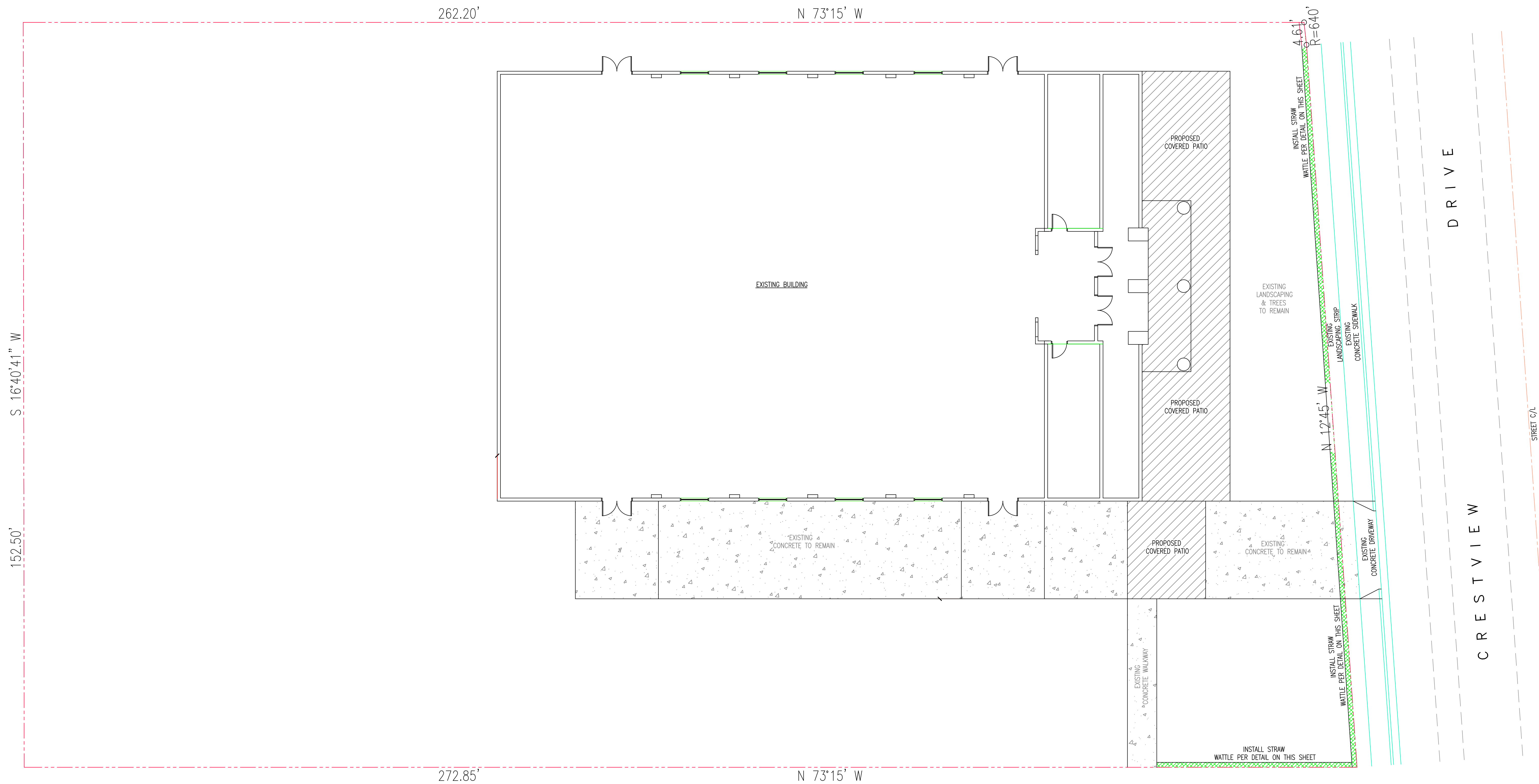
EROSION PREVENTION AND SEDIMENT CONTROL NOTES:

- Perform erosion prevention and sediment control in accordance with the latest edition of appendix chapter 33 of the California building code, applicable Alameda Costa County regulations, and section 20 of the Caltrans standard specifications.
- The approved plans shall conform with the erosion prevention and sediment control best management practices contained in the latest editions of the following publications or an equivalent best management practice:
Erosion and Sediment Control Field Manual by the San Francisco Bay Regional Water Quality Control Board.
Manual of Standards for Erosion & Sediment Control Measures by the Association of Bay Area Governments.
Construction Site Best Management Practices Manual by CALTRANS.
Stormwater Best Management Practice Handbook by the California Stormwater Quality Association.
- If discrepancies occur between these notes, material referenced herein or manufacturer's recommendations, then the most protective shall apply.
- The owner is responsible for obtaining and complying with the national pollutant discharge elimination system (NPDES) general permit waste discharge requirements for discharges of storm water runoff associated with construction activity disturbing land equal to or greater than one acre. Construction activities include but are not limited to clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement.
- Preservation of existing vegetation shall occur to the maximum extent practicable.
- The owner is responsible for preventing storm water pollution generated from the construction site year round. The owner must implement an effective combination of erosion prevention and sediment control on all disturbed areas during the rainy season (October 15 – April 15).
- Erosion prevention and sediment control measures shall be inspected by the owner before forecasted storm events and after actual storm events to ensure measures are functioning properly. Storm events produce at least 1 inch of precipitation in a 24-hour period. Erosion prevention and sediment control measures that have failed or are no longer effective shall be promptly replaced. Erosion prevention and sediment control measures shall be maintained until disturbed areas are stabilized.
- Changes to the erosion prevention and sediment control plan may be made to respond to field conditions. Changes shall be noted on the plan when made.
- Discharges of potential pollutants from construction sites shall be prevented using source controls to the maximum extent practicable. Potential pollutants include but are not limited to: sediment, trash, nutrients, pathogens, petroleum hydrocarbons, metals, concrete, cement, asphalt, lime, paint, stains, glues, wood products, pesticides, herbicides, chemicals, hazardous waste, sanitary waste, vehicle or equipment wash water and chlorinated water.
- Entrance(s) to the construction site shall be maintained in a condition that will prevent tracking or flowing of potential pollutants offsite. Potential pollutants deposited on paved areas within the county right-of-way, such as roadways and sidewalks, shall be properly disposed of at the end of each working day or more frequently as necessary.
- Exposed slopes shall be protected by using erosion prevention measures to the maximum extent practicable, such as establishing 70% vegetation coverage, hydroseeding, straw mulch, geotextiles, plastic covers, blankets or mats.
- Whenever it is not possible to utilize erosion prevention measures, exposed slopes shall employ sediment control devices, such as fiber rolls and silt fences. Fiber rolls and silt fences shall be trenched and keyed into the soil and installed on contour. Silt fences shall be installed approximately 2 to 5 feet from toe of slope.

- Hydroseeding shall be conducted in a three step process. First, evenly apply seed mix and fertilizer to the exposed slope. Second, evenly apply mulch over the seed and fertilizer. Third, stabilize the mulch in place.
 - Applications shall be broadcasted mechanically or manually at the rates specified below. Seed mix and fertilizer shall be worked into the soil by rolling or tamping. If straw is used as mulch, straw shall be derived from wheat, rice or barley and be approximately 6 to 8 inches in length. Stabilization of mulch shall be done hydraulically by applying an emulsion or mechanically by crimping or punching the mulch into the soil. Equivalent methods and materials may be used only if they adequately promote vegetation growth and protect exposed slopes.
- | materials | application rate
(pounds per acre) |
|--------------------------------------|---------------------------------------|
| seed mix | |
| bromus mollis (blando broome) | 40 |
| trifolium hirtum (hykon rose clover) | 20 |
| fertilizer | |
| 16-20-0 & 15% sulphur | 500 |
| mulch | |
| straw | 4000 |
| hydraulic stabilizing* | 75-100 |
| m-binder or sentinel | per manufacturer |
| equivalent material | per manufacturer |
| *non-asphaltic, derived from plants | |
- The owner shall protect storm drain inlets from potential pollutants until drainage conveyance systems are functional and construction has been completed.
 - Energy dissipaters shall be installed at storm drain outlets which may convey storm water flow leading to soil erosion.
 - Soil and material stockpiles shall be properly protected to minimize sediment and pollutant transport from the construction site.
 - Solid waste, such as trash, discarded building materials and debris, shall be placed in designated collection areas or containers. The construction site shall be cleared of solid waste daily, or as necessary, and regular removal and proper disposal shall be arranged.
 - A concrete washout area, such as a temporary pit, shall be designated to clean concrete trucks and tools. At no time shall concrete products and waste be allowed to enter county waterways such as creeks or storm drains.
 - Proper application, cleaning and storage of potentially hazardous materials, such as paints and chemicals, shall be conducted to prevent the discharge of pollutants.
 - When utilized, temporary restrooms and sanitary facilities shall be located and maintained to prevent the discharge of pollutants.
 - Appropriate vehicle storage, fueling, maintenance and cleaning areas shall be designated and maintained to prevent discharge of pollutants.



SCALE 1"=10'



1 EROSION CONTROL PLAN
SCALE: 1"=10'-0"

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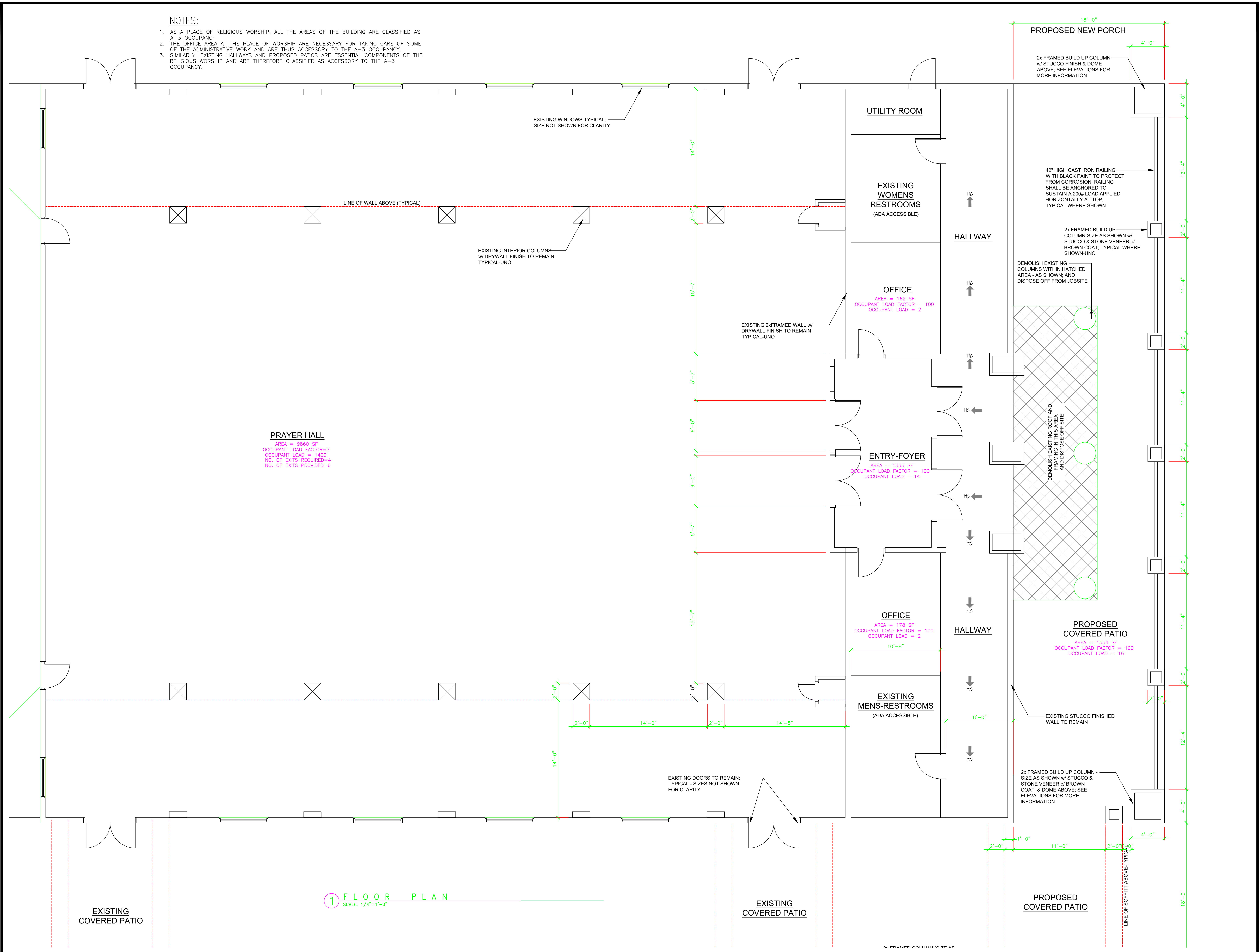


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EROSION CONTROL PLAN

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PARTIAL
FLOOR PLAN

A2

2150 Crestview Drive
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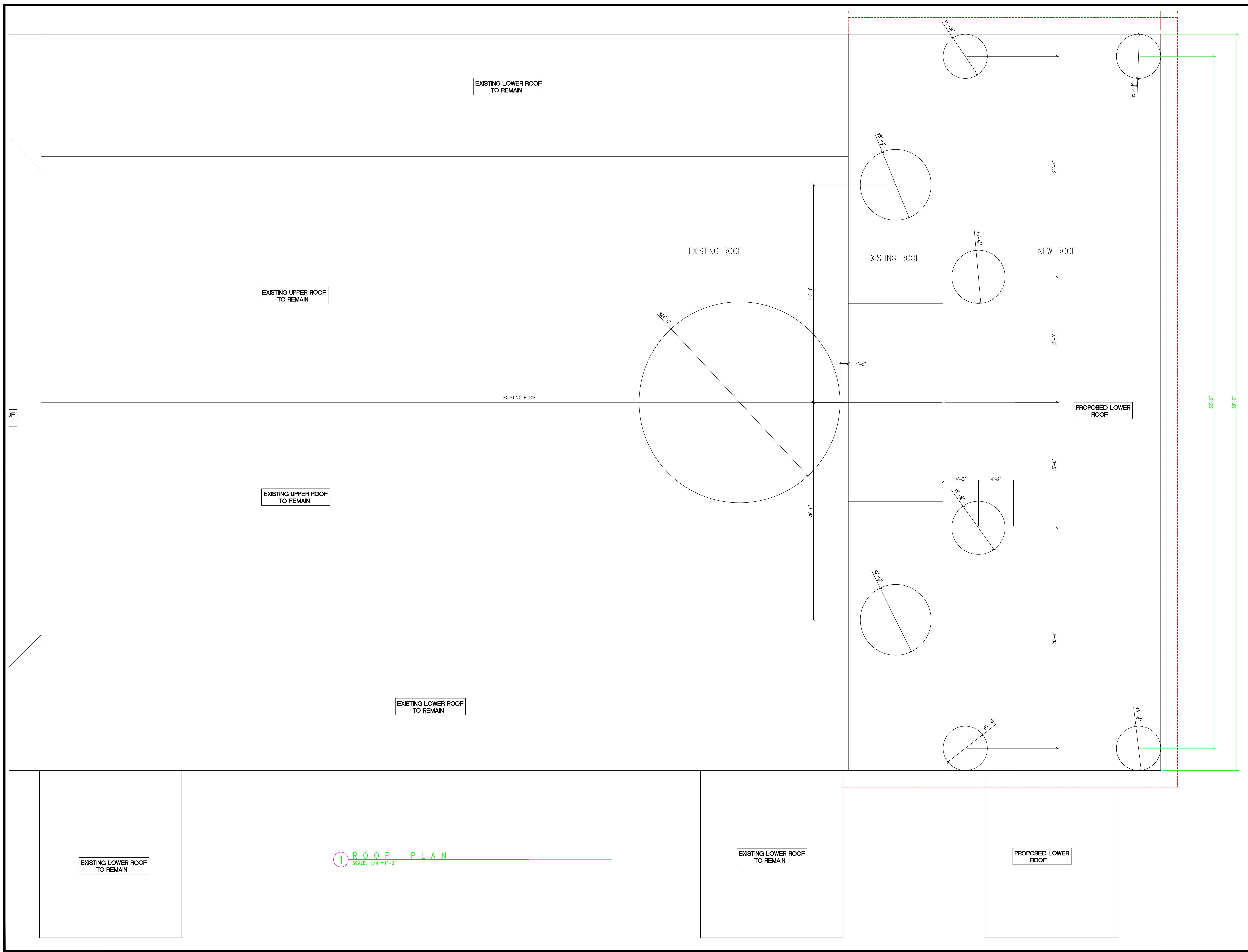
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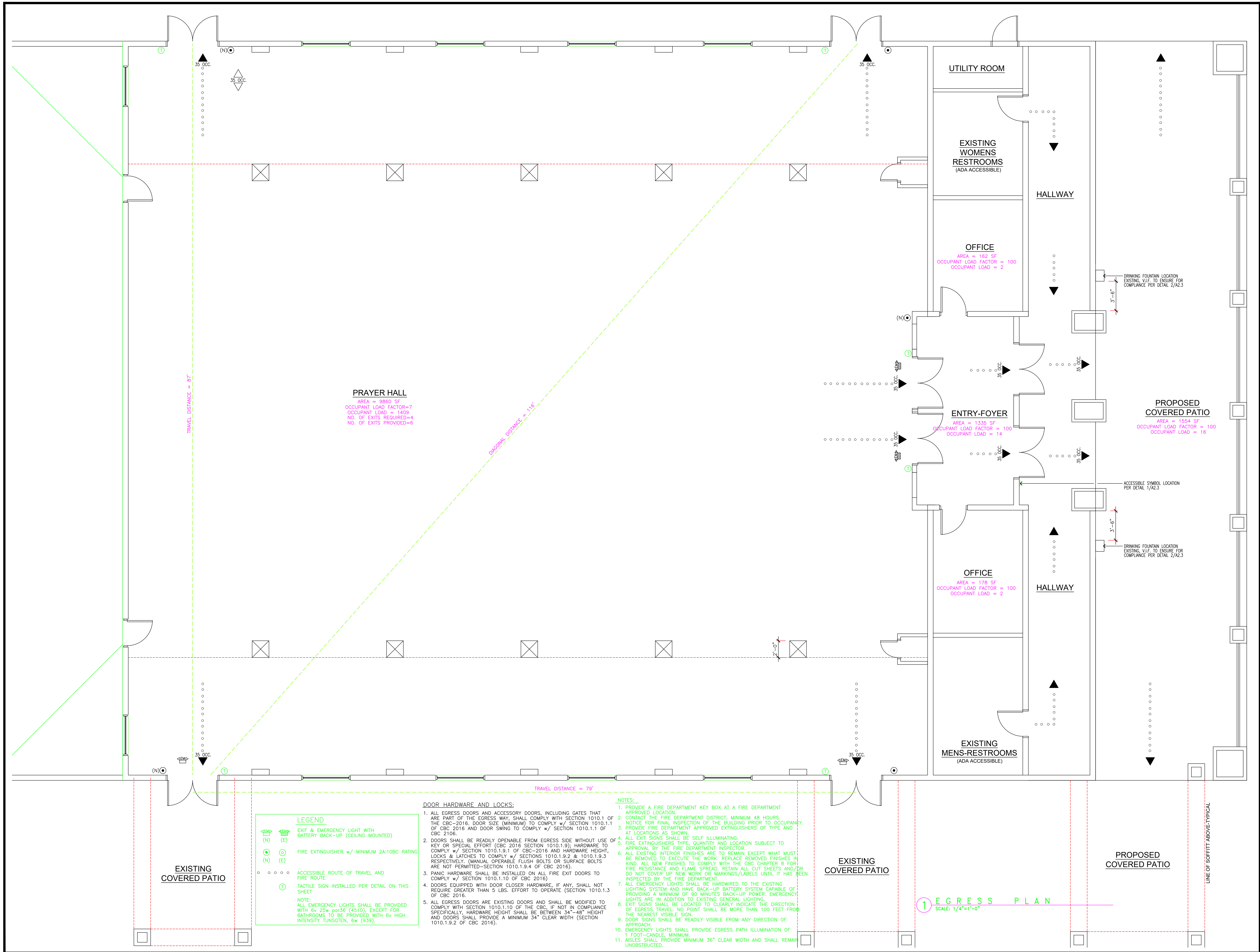
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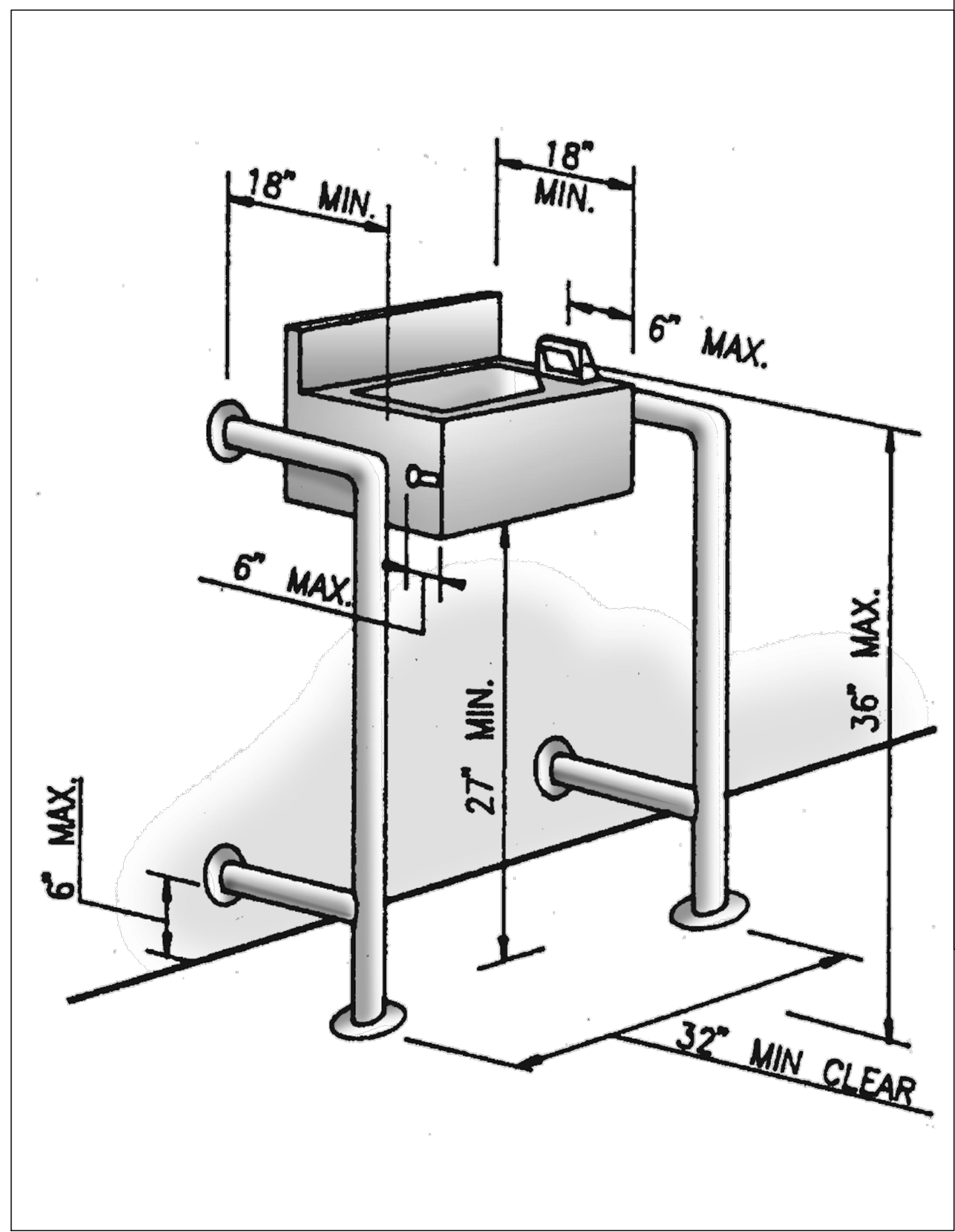


NO.	REVISION	DATE
1	PLAN CHECK COMMENT CORRECTIONS (PLANNING)-H	Oct 26, 2021

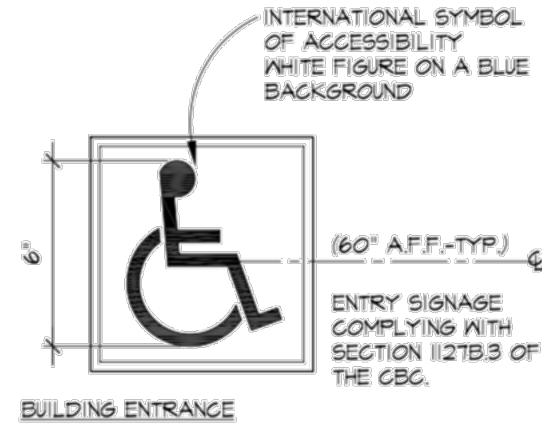
CADD FILE	JOB NO.
DESIGNER: I.C.	REVISION
DRAWN BY: I.C.	DATE: Jan. 2021
CHECKED BY: I.C.	SCALE: AS SHOWN

EGRESS PLAN

A2.2

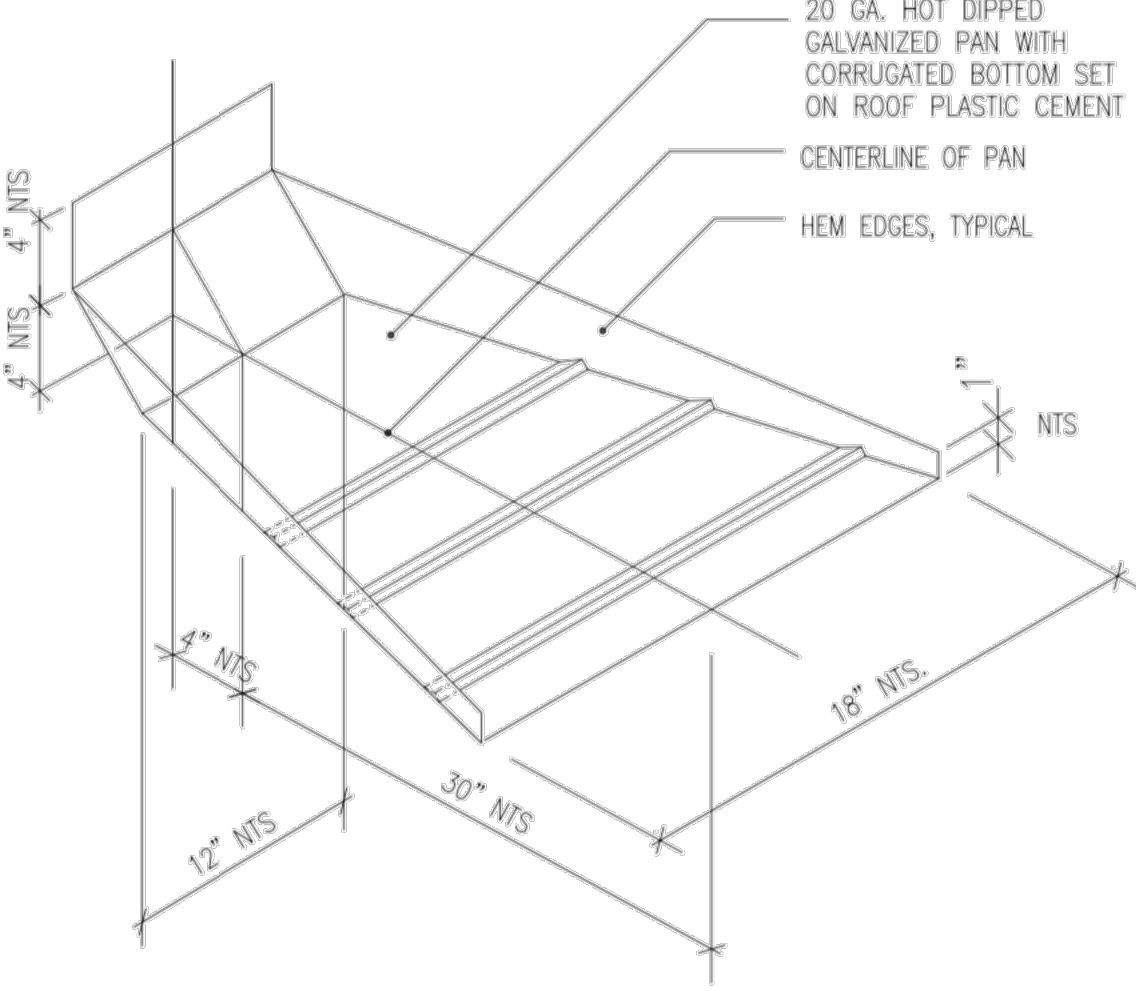
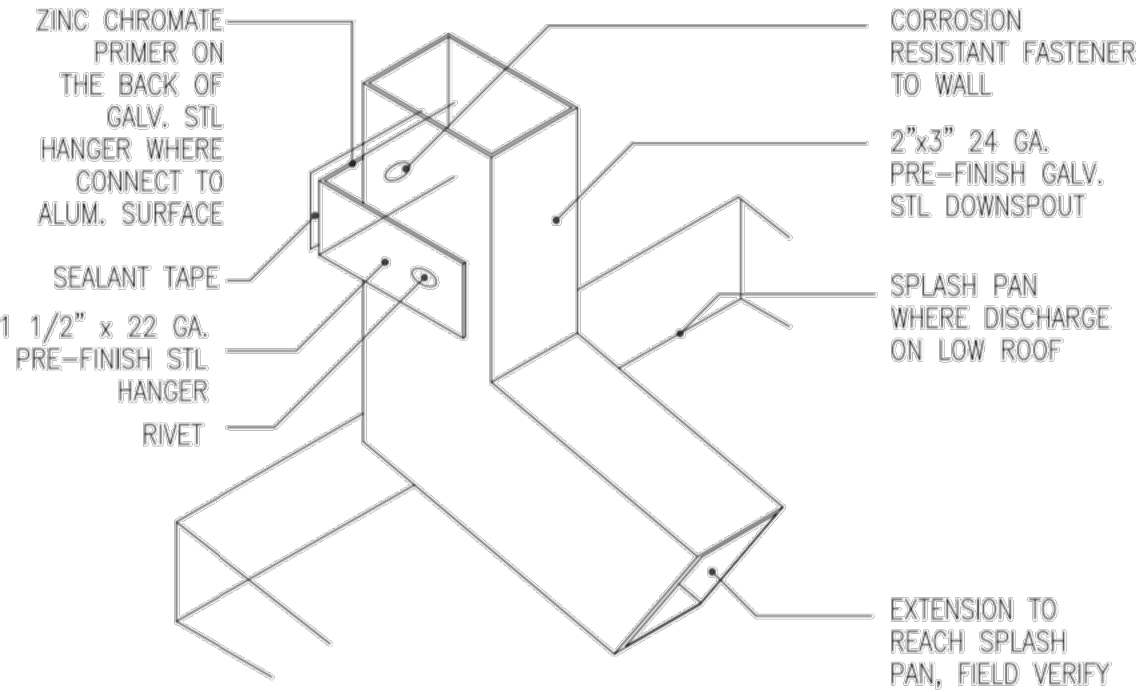


1 DRINKING FOUNTAIN DETAIL
SCALE: N.A.



NOTES:
1. CHARACTERS ON SIGNS TO BE SANS SERIF UPPERCASE, RAISED 1/32" AND BETWEEN 5/8" AND 2" HIGH. THEY ARE TO BE ACCOMPANIED BY CONTRACTED GRADE 2 BRAILLE. SIGNAGE TO COMPLY WITH CBC 117B.3.
2. SIGNAGE TO BE ON THE LATCH SIDE OF THE DOOR. IN CASES OF DOUBLE DOORS, ETC. SIGNAGE TO BE ON NEAREST ADJACENT WALL.

2 ADA ENTRANCE SIGN
SCALE: N.A.



1 DOWNSPOUT & SPLASH DETAIL
SCALE: N.A.

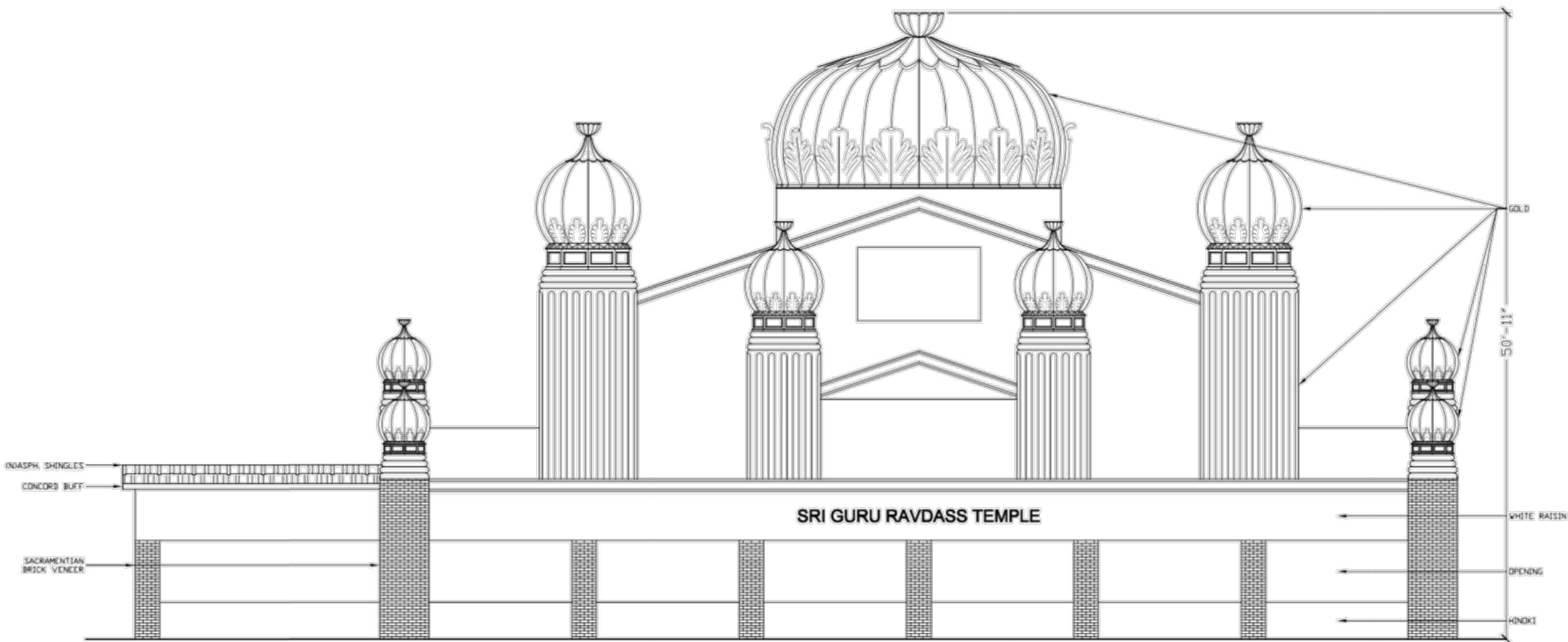
TABLE 11B-404.2.4.1

MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS AND GATES

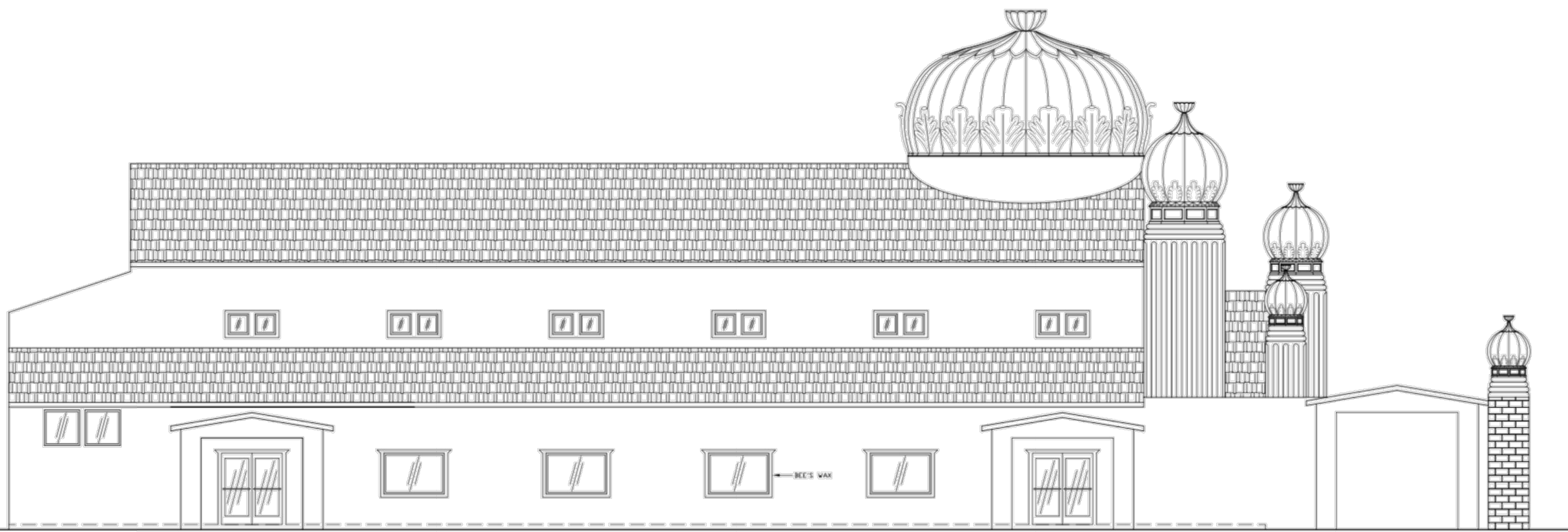
TYPE OF USE		MINIMUM MANEUVERING CLEARANCE	
Approach direction	Door or gate side	Perpendicular to doorway	Parallel to doorway (beyond latch side unless noted)
From front	Pull	60 inches (1524 mm)	18 inches (457 mm) ⁵
From front	Push	48 inches (1219 mm)	0 inches (0 mm) ¹
From hinge side	Pull	60 inches (1524 mm)	36 inches (914 mm)
From hinge side	Push	44 inches (1118 mm) ²	22 inches (559 mm) ³
From latch side	Pull	60 inches (1524 mm)	24 inches (610 mm)
From latch side	Push	44 inches (1118 mm) ⁴	24 inches (610 mm)

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



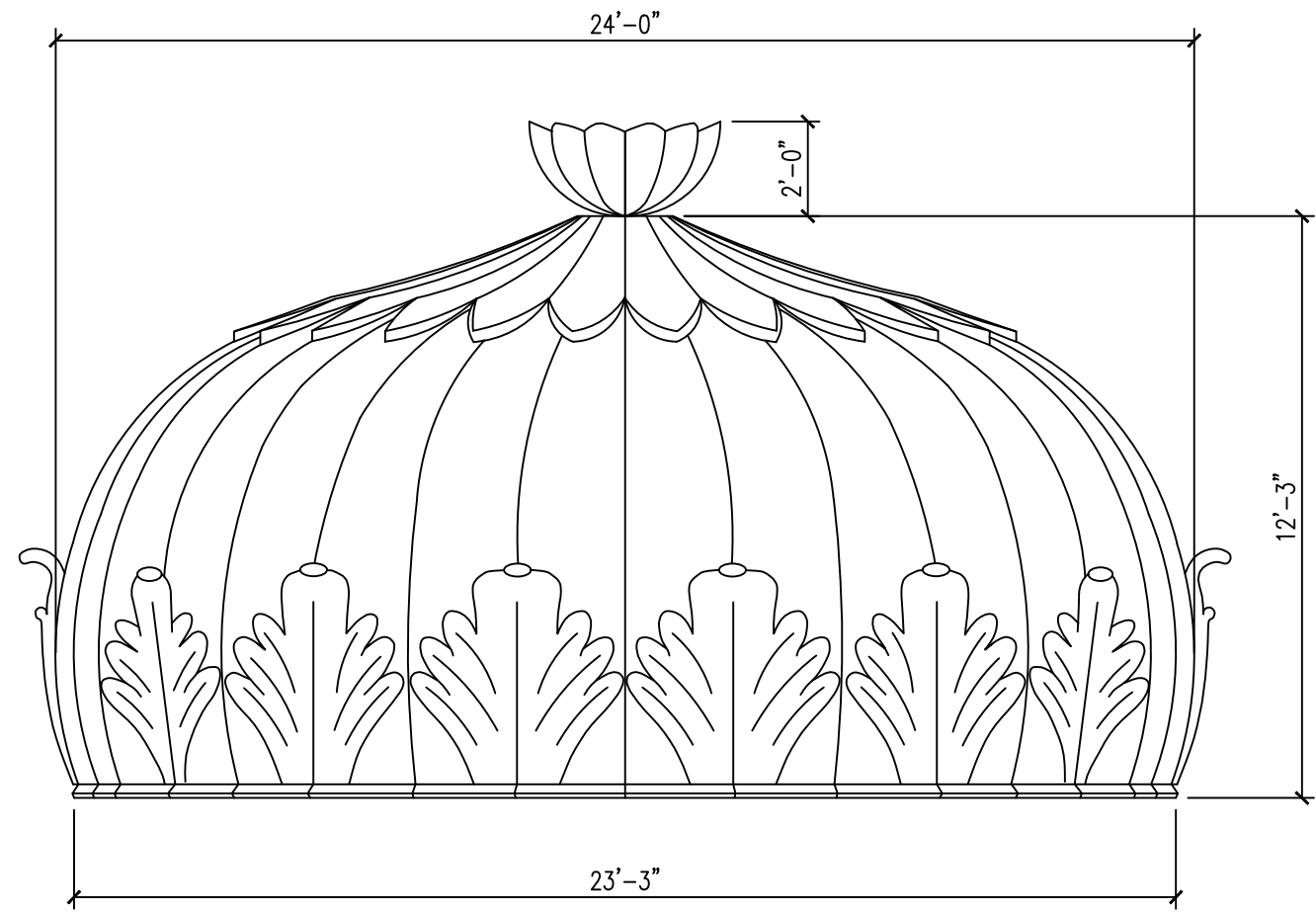
LEFT ELEVATION
SCALE: 3/16" = 1'-0"

ELEVATION NOTES:

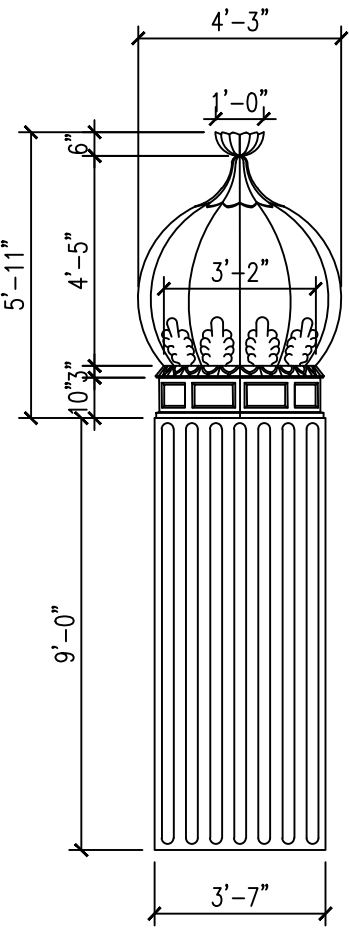
- EXTERIOR WALLS: "A HABRA STUCCO" CEMENT PLASTER, COLOR AND TEXTURE TO MATCH EXISTING.
 - WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOOD-BASED SHEATHING, SHALL INCLUDE A WEATHER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE "D" PAPER (R703.7.3)
 - PLASTERING AND PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.7.2)
 - A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED (R703.7.2.1) WITH:
 - A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2" PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS
 - THE SCREED SHALL BE PLACED A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.
- TRIMS: CEMENT PLASTER FINISH OVER 2x4 FOAM SHAPES, COLOR TO MATCH FASCIA.
- ROOFING: COMPOSITE SHINGLE ROOF, COLOR TO MATCH EXISTING.
- FASCIA/ GUTTER: 2x8 FASCIA BOARD w/ 5-1/2" OSEE G.I. FASCIA GUTTER, PAINTED, COLOR SELECTION BY OWNER.
- WINDOWS: VINYL DUAL PANE WINDOWS BY "YIKING" OR EQUIVALENT, COLOR TO MATCH EXISTING WINDOWS.
- EXISTING SECTIONAL ROLL UP GARAGE DOOR, COLOR TO REMAIN AS IS.
- SCREED @ +6" MINIMUM ABOVE FINISH GRADE (2" ABOVE PAVED AREAS).
- ROOF COVERING SHALL CONSIST OF MINIMUM CLASS "A" RATING AS PER SECTION 1507 OF CBC 2016 EDITION.
- INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITHMANUFACTURER'S SPECIFICATIONS.
- PROVIDE TWO LAYERS OF GRADE "D" PAPER OVER ALL WOOD BASED SHEATHING.
- ROOF TO WALL FLASHING, WHERE OCCURS.
- FOAM TRIM OVER STUCCO w/ FINISH COLOR COAT.
- SUB-FLOOR VENT (TYPICAL).
- 2x2 GALVANIZED DOWNSPOUTS PAINTED TO MATCH STUCCO.
- BUILD UP COLUMN WITH STONE VENEER OVER STUCCO BROWN COAT, COLOR AS SELECTED BY OWNER. THE VENEER SHALL BE CONNECTED PER OPTIONS BELOW:
 - ANCHORED:
IF THIS METHOD IS USED, PROVIDE 22 GAGE GALVANIZED SHEET METAL ANCHOR TIES (WITH A LIP OR HOOK ON EXTENDED LEG ENGAGING 9 GAGE CONTINUOUS WIRE JOINT REINFORCEMENT) SPACED @ 24" o.c. MAXIMUM HORIZONTALLY AND VERTICALLY, ANCHOR TIE SPACING SHOULD RESULT IN ONE ANCHOR PER MAXIMUM 2 SQUARE FEET, AS LISTED IN CRC SECTION R703.7.4.1
 - ADHERED:
IF THIS METHOD IS USED, PROVIDE APPROVED ADHESIVE MATERIAL SPECIFICATIONS TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO USE, AS PER CRC SECTION R703.12
- EXISTING PAINTED 4x POST SUPPORTING COVERED PATIO ROOF TO REMAIN.
- 36" HIGH REDWOOD RAILING, WITH 2x2 REDWOOD BALUSTERS; MAXIMUM SPACING BETWEEN BALUSTERS NOT TO EXCEED 4'; RAILING SHALL BE ANCHORED TO SUSTAIN A HORIZONTAL LOAD OF 200# APPLIED AT TOP
- ADDRESS IDENTIFICATION, SHALL BE LEGIBLE AND PLACED IN A POSITION TO BE VISIBLE FROM STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR OR ALPHABETIC LETTERS, EACH CHARACTER SHALL BE NOT LESS THAN 4" IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5"
- COPPER METAL ROOFING, COPPER GRANULE-CONTAINING ASPHALT SHINGLES AND COPPER GUTTERS SHALL NOT BE PERMITTED FOR USE ON ANY RESIDENTIAL, COMMERCIAL OR INDUSTRIAL BUILDING FOR WHICH A BUILDING PERMIT IS REQUIRED.

DOME NOTES:

- DOME SHALL BE CONSTRUCTED AND DELIVERED TO SITE BY "ARCHITECTURAL FIBERGLASS, INC." PER THE DETAILS SHOWN BELOW. EXTERIOR SHALL HAVE GEL COAT FINISH AND COLOR TO BE MOLDED INTO THE LAMINATE, THE MOLDED IN-SURFACE COAT THAT CONTAINS THE COLOR SHALL BE RESISTANT TO ULTRAVIOLET ATTACK AND AIRBORNE CONTAMINATION.
- MANUFACTURER TO PROVIDE THE CONNECTION SUPPORTS FOR THE DOMES AND INSTALLATION SHALL BE AS PER MANUFACTURER INSTRUCTIONS.

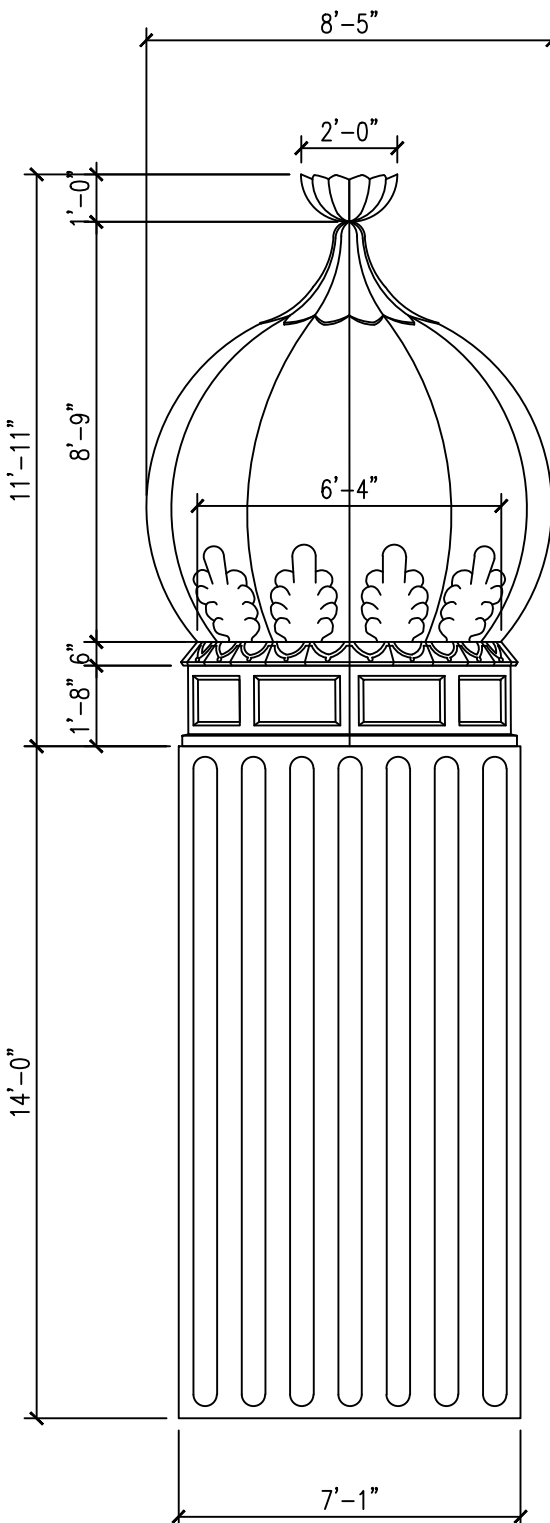


Dome 1 4,665 pounds

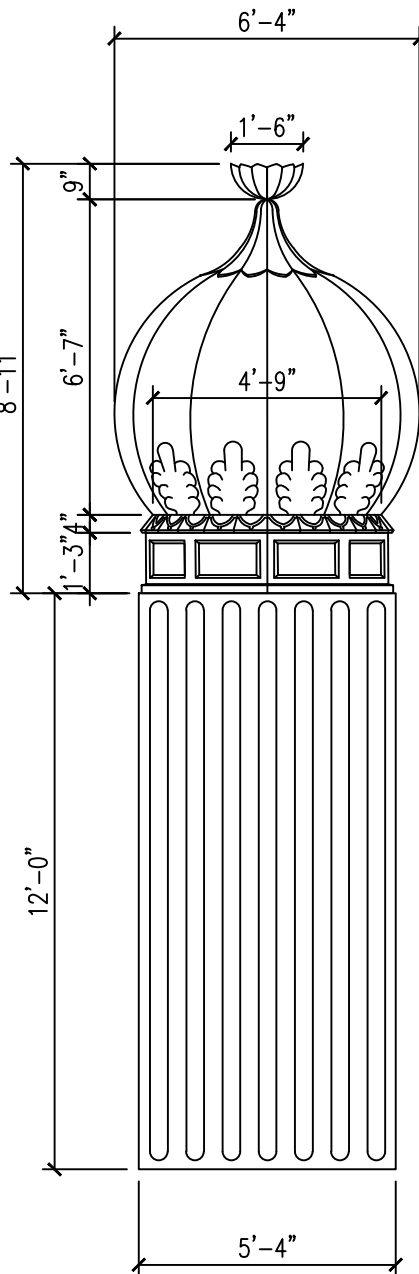


Dome 5 703 pounds

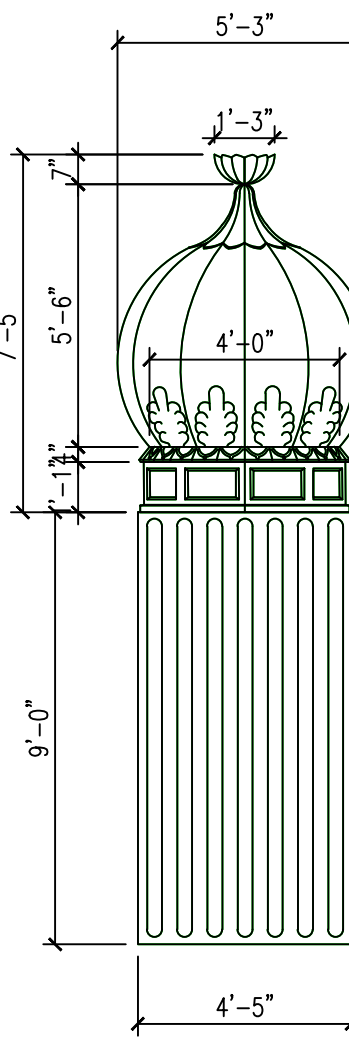
- Dome 1 4,665 pounds
Dome 2 2,512 pounds
Dome 3 1,507 pounds
Dome 4 1,004 pounds
Dome 5 703 pounds



Dome 2 2,512 pounds



Dome 3 1,507 pounds



Dome 4 1,004 pounds

Engineering

19 Pine Valley Place
San Ramon, CA 94583
VOICE: 925.894.2302
e-mail: indy@hadha@yahoo.com

**Proposed Courtyard
And Domes At
Sri Guru Ravidass Temple**
2150 Crestview Drive
Pittsburg, CA 94565

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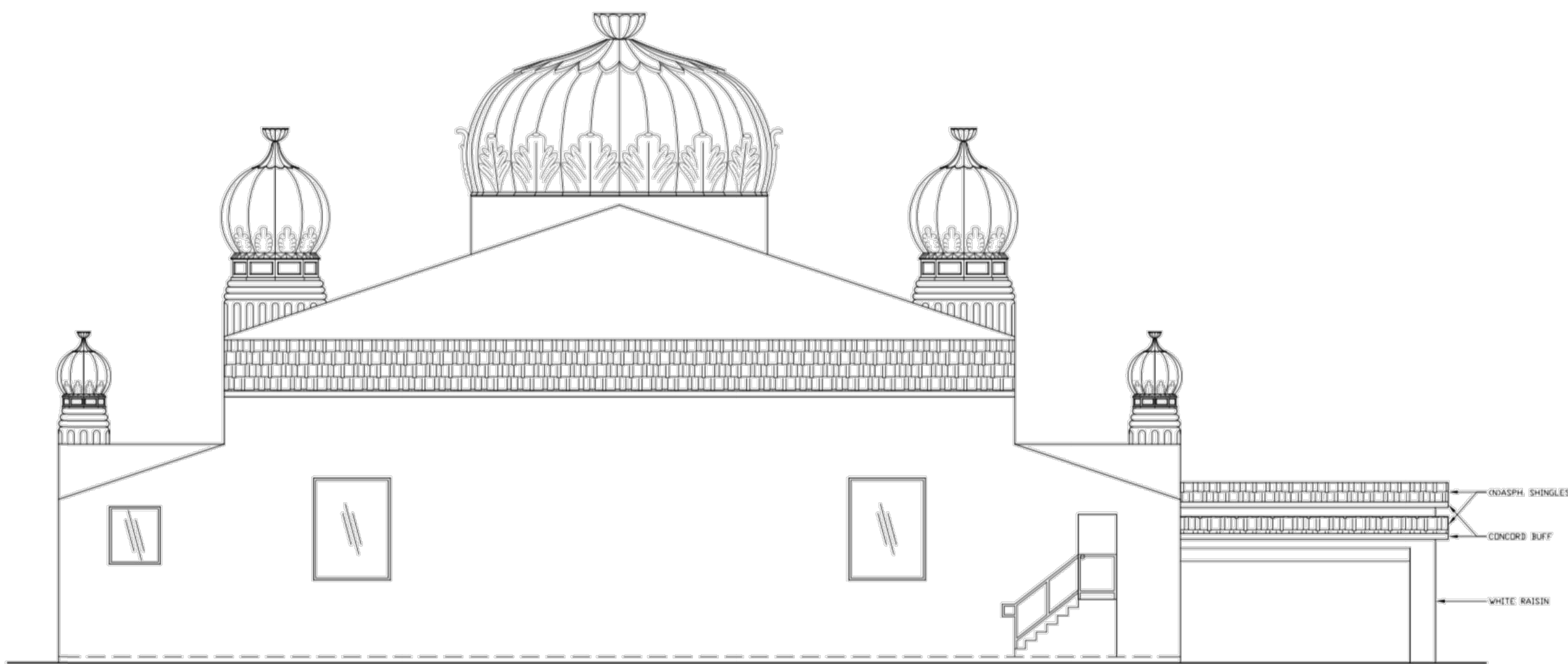


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1	PLAN CHECK COMMENT CORRECTIONS (PLANNING)-12	Oct 26, 2021

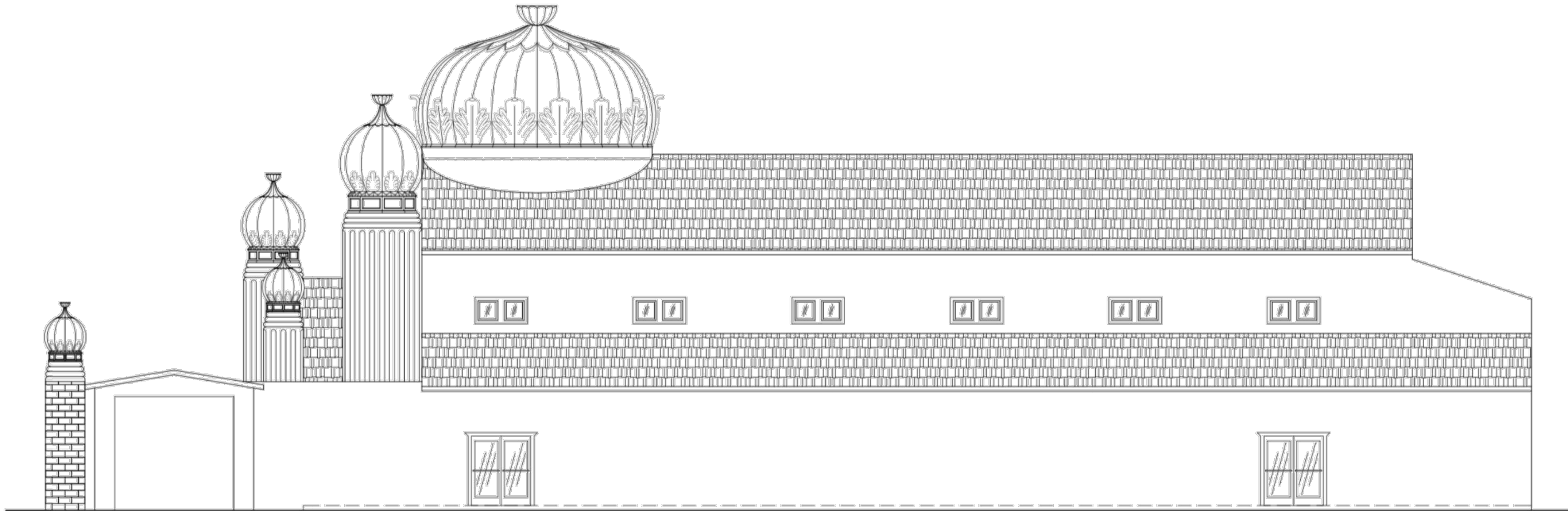
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ELEVATIONS

A3



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



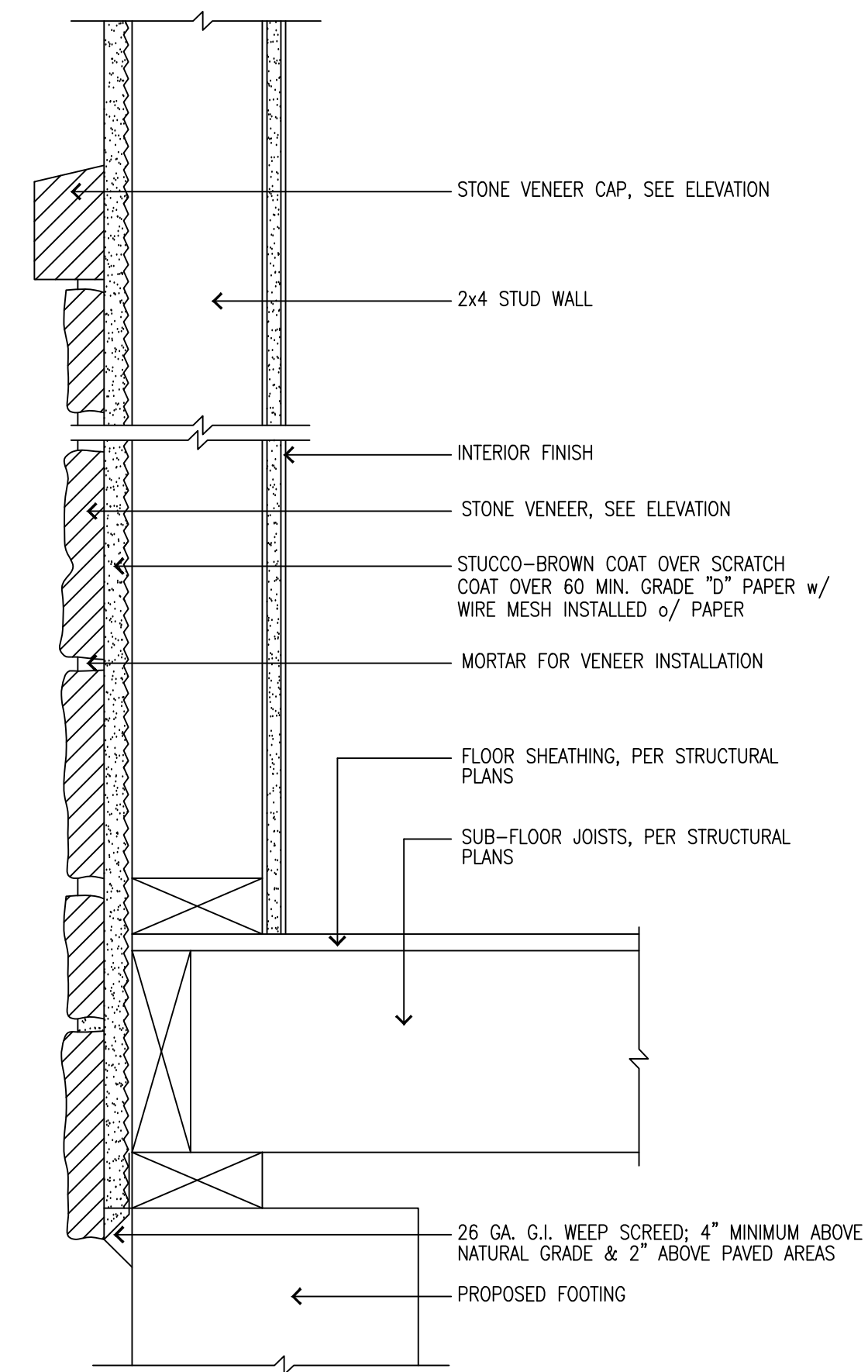
RIGHT ELEVATION
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ELEVATION NOTES:

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1 STONE VENEER DETAIL
SCALE: 3/8"=1'-0"

PURSUANT TO ENERGY EFFICIENCY STANDARDS/ CALIFORNIA ENERGY CODE, INDOOR AND OUTDOOR LIGHTING SHALL BE AS LISTED BELOW:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A (CenC 150.0(k)1A)
- LIGHTING REQUIRED TO COMPLY REFERENCE JOINT APPENDIX JAB PER CenC TABLE 150.0-A SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS [CenC 150.0(k)2K]
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR [CenC 150.0(k)2J]
- PERMANENTLY MOUNTED OUTDOOR LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A AND MEET THE REQUIREMENTS PER CenC 150.0(k)3A

ELECTRICAL OUTLET BOXES ON OPPOSITE SIDES OF THE FIREWALLS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24" (AS SPECIFIED IN SECTION 709.7)

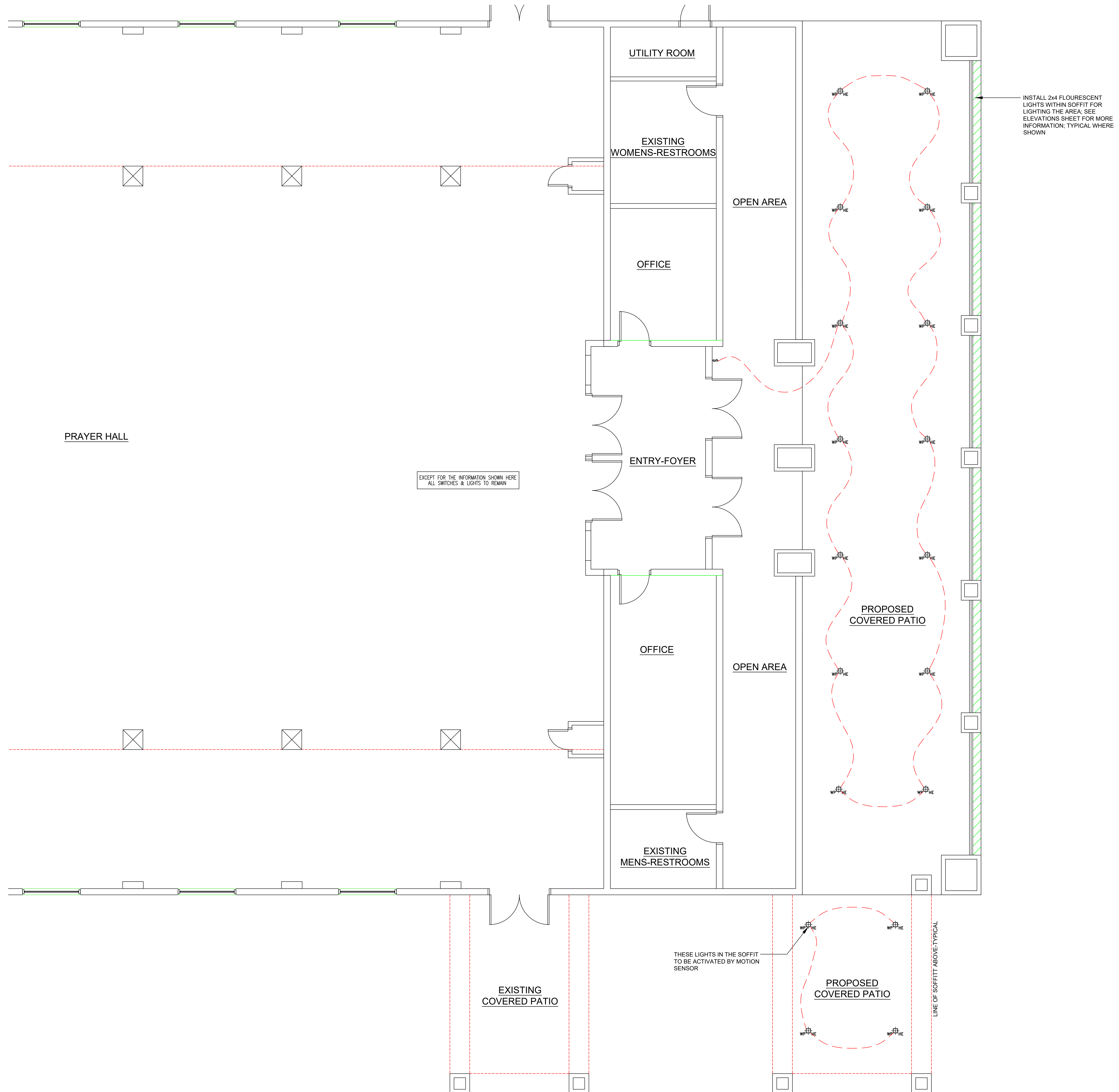
PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED IN SECTION 210.52 OF 2013 CEC, INCLUDING ALL 125V 15-20A RECEPTACLES (AS LISTED IN SECTION 406.11 OF 2016 CEC).

CONTRACTOR TO PROVIDE FEEDER SCHEDULE AND PANEL SIZES TO BUILDING INSPECTOR PRIOR TO STARTING THE ELECTRICAL WORK FOR APPROVAL.

PER CBC 1006.3, IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:

- i) ALL UNLOCKED AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
- ii) CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- iii) INTERIOR EXIT DISCHARGE ELEMENTS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- iv) EXTERIOR LANDINGS FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS, THUS THE EXTERIOR LIGHTS THAT ARE PROVIDED WITH BATTERY BACKUP OR OTHER ALTERNATE BACKUP POWER SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING AND ADJACENT (ABOVE) EACH EXTERIOR EXIT DOOR LANDING.
- v) THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.

	110V OUTLET
	110V OUTLET w/ARC-FAULT CIRCUIT INTERRUPTER
	G.F.C.I. OUTLET
	G.F.C.I. OUTLET (WEATHER PROOF)
	SWITCH
	DIMMER SWITCH
	WALL MOUNTED OUTSIDE LIGHT
	IC & AT RATED RECESSED LIGHT
	IC & AT RATED HIGH EFFICACY RECESSED LIGHT
	HOSE RIB (9W/BACKFLOW PREVENTOR)
	ILLUMINATED HOUSE NUMBER
	2'x4' or 1'x4' CEILING MOUNTED FLUORESCENT LIGHT

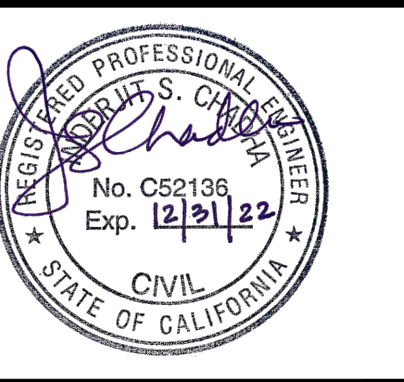


D 19 Pine Valley Place
San Ramon, CA 94583
C VOICE: 925.594.2302
e-mail: indychadha@yahoo.com

Proposed Courtyard
And Domes At
Sri Guru Ravidass Temple
2150 Crestview Drive
Pittsburg, CA 94565

THE CLIENT'S RESPONSIBILITY TO NOTIFY THE DESIGNER IN WRITING ANY ERRORS OR OMISSIONS IN PLANS AND SPECIFICATIONS OF HIS A CONTRACTOR THOROUGHLY FAMILIAR WITH THE BUILDING CODES AND METHODS OF CONSTRUCTION SHOULD REASONABLY BE BASED ON WRITTEN INSTRUCTIONS OR SPECIFICATIONS PERCEIVED BY THE CONTRACTOR. ERRORS OR OMISSIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO THE CLIENT OR CLIENT'S ARCHITECT. CONTRACTORS PROCEEDING WITHOUT THE CLIENT WILL BE RESPONSIBLE FOR ANY DEFECTS IN THE CONSTRUCTION IF THE CONTRACT DOCUMENTS ARE NOT FOLLOWED.

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[illegible]

TITLE	JOB NO.
DESIGNER I.C.	REVISION
CHECKED BY I.C.	DATE Jan. 2021
APPROVED BY I.C.	SCALE AS SHOWN

A5

GENERAL NOTES:

- A. All material and workmanship shall conform to the 2016 edition of the California Building Code, CMC, CPC, 2016 CEC, and all applicable local codes and ordinances.
- B. The contractor shall check all drawings immediately upon their receipt and shall verify all dimensions and site conditions before starting work.
- C. No pipes or ducts shall be embedded into structural members unless so shown on the plans or approved by the engineer. No structural member shall be cut or notched unless specifically shown, noted, or approved. Notch details, if provided are for general guidance only. ATI shall be contacted to approve locations of proposed notches.
- D. Connections and implied construction assemblies that are not specifically described or detailed shall be constructed using standard construction practices in compliance with the governing codes and ordinances.
- E. When details labeled "Typical" or "Similar" are given on drawings, the contractor shall apply the intent of the detail to that specific condition.
- F. Written information and dimensions shall take precedence over graphic information. Do not scale drawings. Resolve any conflicts on the plans with the architect/engineer before proceeding with construction.
- G. Structural drawings and specifications for this work have been prepared in accordance with generally accepted engineering standards of practice to meet the minimum requirements of the 2016 edition of the CBC. Any omissions or discrepancies on the plans or any deviations from the plans which are necessitated by field conditions or any condition different from those indicated on the plans should be brought to the attention of the engineer prior to continuing construction. All work is to be coordinated so that cooperation between the trades where required is accomplished.
- H. Contractor is responsible for all temporary bracing during construction.
- I. Trade names and manufacturers referred to are for quality standards only, equivalent substitutions are permitted.
- J. Approvals by Building Inspectors shall not constitute authority to deviate from the plans and specifications.
- K. The structural systems have been designed to carry the superimposed live loads as prescribed by the California Building Code and in accordance with standard engineering practices, with no special provisions to carry concentrated loads from storage and handling of construction materials or from operation of construction equipment.
- L. The structural drawings show only the basic structural frame. Refer to architectural, mechanical and electrical drawings for non-structural items which require special provisions during the construction of the structural frame.
- M. The Engineer, responsible for preparing Structural Plans and Specifications, shall be retained by the Owner to provide the required Structural Observation, and periodic final reports to the City of San Francisco Building & Safety as required during construction for each item of structural work, prior to inspections.

CONCRETE NOTES:

- A. All concrete work shall conform to the requirements of the latest edition of the ACI Building Code (ACI-318) and the California Building Code (CBC). Detailing, fabrication, and erection of reinforcing bars shall be in accordance with the latest edition of the Manual of Standard Practice (ACI-315).
- B. Concrete shall conform to A.S.T.M. 94 and reach a minimum strength of 3000 p.s.i. in 28 days unless otherwise specified in the soils report or on the plans. Structural design based on concrete strength of 2500 psi therefore no special inspection required.
- C. Mixing water shall be clean and free from injurious amounts of oil, acids, alkalies, organic materials or other deleterious substances.
- D. Course aggregate shall be hard, durable crushed stone or gravel graded per A.S.T.M. C33. Maximum size aggregate shall be 3/4"
- E. Sand shall be clean, hard, durable, washed free from silt, loam or clay.
- F. Concrete quality shall conform to provisions of Sec. 1905 of CBC.
- G. Cement shall conform to A.S.T.M. C150, Type I or II.
- H. Except where detailed on structural drawings, reinforcement shall not be displaced or cut to provide clearance for penetrations, inserts, or embedments.

- I. All concrete shall be thoroughly consolidated during placement using a mechanical vibrator. Concrete forms for foundation slabs shall remain in place for 2 days minimum or until they can be removed without damaging the concrete surfaces.

- J. Loose soil, sawdust, and other debris shall be removed from the forms prior to placing concrete.

REINFORCING STEEL NOTES:

- A. Reinforcing steel shall be deformed bars conforming to A.S.T.M. designation A615-40, intermediate grade. Foundation steel shall be new ASTM grade 40 (#4 and smaller), grade 60 (#5 and larger).
- B. Wire fabric shall be electrically welded steel, A.S.T.M. A185. Lap 6" at edges.
- C. Detailing, fabrication and placing of reinforcing steel shall conform to or equal that set forth in the Manual of Standard Practice (ACI-315) for Detailing Reinforced Concrete Structures, and better where required by the drawings.
- D. Standard hooks shall comply with recommended sizes as shown in above manual, unless otherwise noted.
- E. Lap all bar splices, 48 diameters in concrete and 40 diameters in concrete block, or 24", whichever is greater, stagger splices; bars shall be continuous in length as long as possible.
- F. All dowels, anchor bolts and other inserts shall be well secured in place prior to pouring concrete.
- G. All pipes and ducts through concrete shall be sleeved. Verify openings with plumber and electrician.
- H. All welded wire fabric shall be 6x6, #10x#10 U.O.N. Welded wire fabric shall be tied at three places to reinforcing dowels (where occur) except locations where slab is designed as an independent slab.
- I. Clear distance of reinforcement shall be as follows:
1. Wall surface = 1-1/2"
2. Formed surface in contact with earth = 2"
3. Unformed surface in contact with earth = 3"
4. Clear distance between bars = 2"
- J. Suitable devices shall be used to hold the reinforcing in its true horizontal and vertical positions. These devices shall be sufficiently rigid and numerous to prevent displacement of the reinforcing during the placing of the concrete.

SHEAR WALL SCHEDULE							
Label	APA Rated Sheathing	Nail Size & Spacing @ Edges	Stud & Blocking Size @ Adjoining Edges	Rim Joist or block connection to top plate	Sill Plate Blocking & connection to wood below	Shear Sill Plate w/ Bolt to Concrete Below	Connector from blocking to sill plate
A	1/2" CDX	EN 8d @ 6" FN 8d @ 12"	2x	A35 @ 16"	2x blocking w/ 16d @ 6"	5/8" AB @ 16"	A35 @ 20"
B	24" WIDE SIMPSON STRONG WALL INSTALLED PER MANUFACTURER RECOMMENDATIONS						N.A.

NOTES:

1. ALL LISTED PLYWOOD SHALL BE CDX (OSB OPTIONAL) UNLESS NOTED OTHERWISE ELSEWHERE ON PLANS.
2. WHERE PANELS ARE APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
3. WHERE 3x SILL PLATE IS USED, USE 4" DEEP SILL NAILS FOR SILL CONNECTION.
4. MAXIMUM SPACING FOR 8" A.B. SHALL NOT EXCEED 24" o.c. AT ANY SHEAR WALL. PROVIDE MINIMUM OF TWO A.B. AT ANY COLUMN WHERE SILL PLATE OR SHEAR WALL LENGTH DICTATES LESS NO. OF A.B. PROVIDE 3"x3"x0.229" THICK (MIN) STEEL PLATE WASHERS AT EACH A.B.

GENERAL FRAMING NOTES

- A. Cutting and notching of studs:
Studs in exterior walls and bearing partitions may be cut or notched to a depth not exceeding 25% of stud width. Cutting or notching of studs in non-bearing partitions shall not exceed 40% of the width.
- B. Contractor shall review the plans for collector straps that require installation prior to placement of roof or floor framing.
- C. U.O.N., all stud walls shown on structural drawings shall be framed as follows:

Interior Walls, Maximum Height:
Up to 14 ft 2x4 @ 16" o.c.
Up to 20 ft 2x6 @ 16" o.c.

Exterior Walls, Maximum Height:
Up to 10 ft 2x4 @ 16" o.c.
Up to 12.5 ft Dbl 2x4 @ 16" o.c.
Up to 13 ft 2x6 @ 16" o.c.
Up to 18 ft Dbl 2x6 @ 16" o.c.
- D. Top plates shall be doubled on all stud walls. Lap 4"-0" minimum at top plate splices, with (10/16d nails each side of splice, U.O.N. Splices in upper and lower plates shall be staggered at least 4 feet.
- E. U.O.N. posts in walls may be made with multiple studs of equivalent width and depth. Secure multiple studs with 16d nails at 8" o.c.
- F. Cripple studs under headers shall be continuous to sole plate.
- G. All members in bearing shall be accurately cut and aligned so that full bearing is provided without the use of shims.
- H. Provide double 2x, minimum posts below all roof and floor beams. Bearing posts shall have full blocking or support to foundation or supporting member.
- I. Sills and plates:
Sills and plates at shear walls shall be continuous and free of cuts and notches. Perforations shall be allowed with a maximum of 1-3/4" diameter and shall be located as close to the center as possible. Sill bolts shall have a 7" minimum embedment and the minimum end distance of bolts shall be 7x diameter of bolts. Provide metal washers under all bolt heads and nuts bearing on wood. All bolts through wood to be drive fit. At least 2 bolts shall be provided for each board. Sill plates in contact with concrete shall be pressure treated.
- J. Balloon frame all walls with sloping ceiling or with raised ceilings.
- K. Provide double trimmers at all openings greater than 6ft wide. Adjacent, stacking windows shall be separated by trimmers continuous from sill to top plate (to prevent rotation). End nail trimmers to headers.
- L. Block all stud walls as required for sheathing and finishes.

- M. Provide full-depth blocking (2x wide) at all joists and rafter supports unless members are nailed to a rim joist.
- N. Install horizontal members with crown up. Where knots exist near the top or bottom of horizontal members, install member with knots up.

- O. Structural members shall not be cut for pipe, ducts, sleeves, etc., unless specifically noted or detailed.

- P. Double joists under all parallel non-bearing partitions and around all openings. Secure double joists with (2) 16d nails at 16" o.c.

- Q. All joists shall have a minimum of 2" bearing at supports. Lapping joists shall have 6" minimum overlap centered over interior supports.

WOOD NOTES

- A. All framing lumber shall be Douglas Fir, and shall be stamped with a grade mark with the following grades, by an approved grading agency, U.O.N.
1. Studs and plates - standard grade minimum.
2. Joists and rafters - #2 grade minimum, U.O.N.
3. Headers, beams, girders - #1 grade minimum, U.O.N.
4. Posts, 4x posts - #2 grade, U.O.N. 6x posts and larger - #1 grade. All exposed posts and beams shall be free of heart center, without black marks, imperfections, etc., selected for appearance.
5. Exposed decking: California Redwood No. 1. U.O.N.
- B. All bearing on concrete or masonry if less than 4'-0" above grade shall be pressure treated Douglas Fir.
- C. Glu-Laminated Timber Beams
1. All members shall be combination 24F composed of 1-1/2" laminations, fb-2400 psi, for dry use condition, U.O.N. Each member shall bear specific identification for location and shall be accompanied by a Certificate of Inspection by the inspection agency. Camber shall be provided if specified on plans.
2. Design, fabrication and construction of structural glu-lam members shall conform in all applicable respects to the following governing standards:

a. The American Institute of Timber Construction Standard, Manual #301.
b. The commercial standard for structural glued laminated timber, CS-253.
c. Each piece to be imprinted with standard specification marks.
d. Unless otherwise specified, a coat of end sealer shall be applied to the ends of all members as soon as practicable after end trimming. Surfaces of members shall not be sealed.
e. Members shall be load wrapped.
- D. Structural plywood shall be graded per A.P.A. PSI-83 and shall be interior type sheathing C-D grade with exterior glue. Equivalent OSB wood structural panel may be used as an alternate to plywood. All horizontal plywood shall be laid with face grain perpendicular to joists with staggered joints.
- E. Bolt holes shall be nominal diameter of bolt plus 1/16 inch.
- F. Bolts shall be 5/8 inch diameter, minimum and shall be Grade A307 or better.
- G. All wood bolt connections shall have a washer unless steel plate is specified. Holes shall be properly aligned. Oversized holes are not allowed. Nuts shall be snug tightened.
- H. Douglas fir framing lumber shall conform to grading rules of WWPA. Maximum moisture content shall not exceed 19% at time of installation and fabrication.

ROOF BEAM SCHEDULE						
DESIGNATION	SIZE	CAMBER U.O.N.	SUPPORT ONE	POST CAP / HANGER	SUPPORT TWO	POST CAP / HANGER
RB01	3"x8" VL-1.7 2650 DF ALTERNATE: 4x12 DF#2	-	FACE MOUNTED	SIMPSON HGU548	FACE MOUNTED	SIMPSON HGU548
RB02	5"x18" VL-1.7 2650 DF	-	FACE MOUNTED	SIMPSON HGU548	6x POST	SIMPSON ECC066
RB03	5"x18" VL-1.7 2650 DF	-	6x POST	SIMPSON ECC066	6x POST	SIMPSON ECC066
RB04	3"x8" VL-1.7 2650 DF ALTERNATE: 4x10 DF#2	-	FACE MOUNTED	SIMPSON HGU548	FACE MOUNTED	SIMPSON HGU548
RB05	3"x8" VL-1.7 2650 DF	-	4x POST	EPC44	4x POST	EPC44
RB06	5"x18" VL-1.7 2650 DF	-	6x POST	SIMPSON ECC066	6x POST	SIMPSON ECC066
RB07	5"x11 1/2" VL-1.7 2650 DF	-	6x POST	SIMPSON ECC066	6x POST	SIMPSON ECC066

* - FOR RB07 AT INTERFACE WITH RB06, USE FACE MOUNT HANGER SIMPSON HGU5410

ROOF RAFTER SCHEDULE						
DESIGNATION	SIZE	CAMBER U.O.N.	SUPPORT ONE	POST CAP / HANGER	SUPPORT TWO	POST CAP / HANGER
RR01	Single 1 1/8" BC1 5000-1.7 DF	-	FACE MOUNTED	SIMPSON HU2.1/11	FACE MOUNTED	SIMPSON HU2.1/11
RR02	Single 1 1/8" BC1 5000-1.8 DF	-	FACE MOUNTED	SIMPSON HU3511	FACE MOUNTED	SIMPSON HU3511
RR03	Single 3/4" BC1 5000-1.7 DF ALTERNATE: 2x8 DF#2	-	FACE MOUNTED	SIMPSON LUS28	BEAM SUPPORT	SIMPSON H10A

NOTES:
Versalram-----2.0E Versalram VL
Microlam-----1.9E Microlam LV
CLB-----Gluam Beam 24-V8 at cantilevered beams
C-----Cripple stud - below beam
K-----King stud - next to cripple stud

WOOD NOTES (Cont'd):

- I. Wood Connections, Typical, U.O.N.
1. Nailing: Nails to be common wire nails. Minimum nailing requirements for standard connections shall be in accordance with CBC Table No. 2304.9.1.
2. Fastening of built-up beams: Use (2) 16d nails at 16" o.c. at double 2x members, use 1/2" diameter bolts at 16" o.c. at all other built-up members.
3. For flush framing of joists, use Simpson standard "LUS" type joist hangers U.O.N. Provide Simpson seismic ties at 4ft o.c. where ceiling joists are not parallel to roof rafters.
4. All manufactured connection hardware shall be as designated on drawings and installed (with all nail holes filled) in accordance with manufacturer's instructions and applicable ICBO approvals.
5. Install lag screws in drilled lead holes with a diameter equal to 3/4 of the shank diameter. Lag screws shall not be hammered in. Provide washers under heads bearing on wood. Holes shall be properly aligned.
6. Nails and Bolts shall be hot dipped Galvanized or Stainless Steel when used with pressure treated lumber.

SHEARWALL NOTES:

- A. Where a shearwall is indicated on plans, the following conditions shall be met:

1. The shearwall assembly shall run horizontally and continuously to the nearest wall opening or end of the wall unless otherwise indicated on the plans.
2. The shearwall assembly shall run vertically continuously from the bottom of the nearest sole or bottom plate up to the top of the nearest double top plate or beam).
3. All plywood panel edges shall be blocked and edge nailed.

- B. Where holdown posts or studs are indicated at the end of a shearwall, such members shall be plywood edge nailed and shall run continuously from the sole plate to the double top plate.

- C. See shearwall schedule for required shearwall nailing, anchor bolts, sill nails, and/or shear transfer hardware.

- D. Minimum shearwall plywood nailing is 8d @ 6" O.C. around panel perimeter and at 12" O.C. at field.

- F. Plywood at shearwalls shall run continuously behind intersecting framing or shall be installed in accordance with typical details for these conditions.

- G. Holdowns are attached to posts at the ends of shearwalls and extend to either framing below or to foundation as shown on plans.

- H. Shearwall plywood shall not be cut for pipe, ducts, sleeves, etc., U.O.N. or detailed.

- I. All interior shearwalls shall extend up to the roof as indicated on the plans and as shown in typical shear transfer details.

- J. Shearwalls With Edge Nails at 2" o.c. or Less: Framing members at adjoining plywood panel edges shall be 3x or larger. Framing members which do not back adjoining panel edges may be 2x or larger. Sill plates, top plates and members in the field of individual plywood panels do not typically back adjoining panel edges and thus may be 2x or larger.

ROOF NOTES

1. ROOF SHEATHING : 1/2" CDX PLYWOOD
NAILING : EDGE : 8d @ 6" O.C.
FIELD : 8d @ 12" O.C.
PANEL INDEX : 24
STAGGER PANEL JOINTS, USE PLYCLIPS @ UNSUPPORTED EDGES.
2. ALL POSTS CARRYING VL BEAMS SHALL HAVE A SIMPSON'S 'CC' COLUMN CAP, U.O.N.
3. AT TOP PLATES INTERRUPTED BY AN INTERSECTING BEAM, USE SIMPSON'S 'ST6224' STRAP TO MAINTAIN TOP PLATE'S CONTINUITY.
4. ALL HEADERS NOT CALLED OUT ARE :
4 x 12 @ 2 x 4 WALLS, U.O.N.
6 x 10 @ 2 x 4 WALLS, U.O.N.
5. ALL SHEAR WALLS CONTINUE TO THE ROOF PLY, U.O.N.
6. FOR SHEAR WALL AND TIE-DOWN INFORMATION, SEE SHEET S1.
7. PROVIDE 1/2" CDX PLY AT ALL EXTERIOR FACE OF ALL EXTERIOR WALLS, U.O.N.
8. ALL POSTS NOT CALLED OUT ARE (2) 2 x STUDS.

CEILING NOTES

- SPANS UP TO
9'-0" USE 2 x 4 @ 24" O.C.
15'-0" USE 2 x 6 @ 24" O.C.
19'-0" USE 2 x 8 @ 24" O.C.
9. THERE WILL BE NO STORAGE IN THE ATTIC.

ROOF TRUSS

1. PRIOR TO FABRICATION, SHOP DRAWINGS AND DESIGN CALCULATIONS ON PRE-FABRICATED ROOF TRUSSES SHALL BE SUBMITTED TO THE ENGINEER-OF-RECORD FOR REVIEW AND APPROVAL, THEN TO THE CITY BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

ENGINEER-OF-RECORD SHALL PROVIDE PROOF OF THE REVIEW WHEN TRUSS DRAWINGS/CALCULATIONS ARE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW.

2. DESIGN ALL TRUSSES DESIGNATED AS "COLLECTOR TRUSS" FOR A FORCE OF [13E] #1F ALONG THE LENGTH OF TRUSS, U.O.N., IN ADDITION TO ALL GRAVITY LOADS.
3. NAIL ROOF PLYWOOD TO COLLECTOR TRUSS WITH 10d @ 4" O.C..

PRE-MFR. ROOF TRUSS

1. ROOF TRUSSES @ 24" O.C.
2. ALL GIRDER TRUSSES LONGER THAN 20 FEET SHALL HAVE 2 PLES, MIN.
3. ALL COLLECTOR TRUSSES SHALL HAVE 2x6 TOP & BOTTOM CHORDS, MIN.
4. SEE TRUSS NOTES ELSEWHERE FOR MORE INFORMATION.
5. DESIGN LOADS
TOP CHORD DEAD LOAD = 17.0 PSF
TOP CHORD LIVE LOAD = 16.0 PSF
BOT. CHORD DEAD LOAD = 5.0 PSF
BOT. CHORD LIVE LOAD = 10.0 PSF (NON-CONCURRENT W/ TOP CHORD)
6. ALL TRUSS HANGERS MUST BE SPECIFIED BY TRUSS MANUFACTURER.

CALIFORNIA FRAMING

INSTALL PLYWOOD OVER THE FRAMING PRIOR TO THE CONSTRUCTION OF CALIF. FRAMING, SEE DETAIL 14/54.

USE 2x6 R.R. @ 24" O.C. WITH MAX. SPAN OF 10'. FOR SPANS GREATER THAN 10', BRACE WITH 2x6 STRUTS TO TRUSS BELOW.

NOTE REGARDING STRUCTURAL DRAWINGS

The structural drawings show only the basic structural frame. Refer to architectural, mechanical and electrical drawings for non-structural items including nonstructural walls, which require special provisions during construction. Only openings requiring special framing are shown on structural plans. See typical details for reinforcing around nominal openings not shown.

ALTERNATE BEAM SIZES (WHERE APPLICABLE)

BEAM	ALTERNATE	ALTERNATE
4x4	(2) 2x6	6x6
4x6	(2) 2x8	6x6
4x8	(2) 2x10	6x8
4x10	(2) 2x12	8x10
4x12	(2) 2x14	8x12

TABLE NO.2304.10.1 FASTENING SCHEDULE

CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL.	(3) 8D
2. BRIDGING TO JOIST, TOENAIL EACH END.	(2) 8D
3. 1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL.	(2) 8D
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST, FACE NAIL.	(3) 8D
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL.	(2) 16D
6. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL.	16D AT 16" O.C.
7. TOP PLATE AND SOLE PLATE TO END NAIL.	(2) 16D
8. STUD TO SOLE PLATE, ALTERNATE.	(4) 8D TOENAIL
9. DOUBLE STUDS, FACE NAIL.	16D AT 24" O.C.
10. DOUBLED TOP PLATES, FACE NAIL.	16D AT 16" O.C.
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL.	(3) 8D
12. RM JOIST TO TOP PLATE, TOENAIL.	8D AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL.	(2) 16D
14. CONTINUOUS HEADER, TWO PIECES	16D AT 16" O.C.
15. CEILING JOISTS TO PLATE, TOENAIL	(3) 8D
16. CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8D
17. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.	(3) 16D
18. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL.	(3) 16D
19. RAFTER TO PLATE, TOENAIL	(3) 8D
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL.	(2) 8D
21. 1" X 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL.	(2) 8D
22. WIDER THAN 1" X 8" SHEATHING TO EACH BEARING, FACE NAIL.	(3) 8D
23. BUILT-UP CORNER STUDS	16D AT 24" O.C.

NOTE:
SEE TABLE 2304.10.1, "FASTENING SCHEDULE" OF CBC-2016 FOR ALL REMAINING FASTENERS NOT SHOWN HERE.

FOUNDATION NOTES:

- A. Install new foundation on undisturbed soil. All footings shall be lowered through any soft or organic soils to firm bearing material. Footing bottoms shall be cut level into the firm material below. Presumptive allowable soil bearing pressure shall be 1500 psf.
- B. Foundation concrete strength shall be 3000psi @28 days, minimum. Concrete strength of 2500 psi used for design. No special inspection required for new Concrete.
- C. Use the following at anchors at holdowns to new foundation:
SSTB20 HDU2, HDU5, HD2A, HD5A, MTT28B
SSTB24 HTT22
SSTB28 HDU8, HD6A, HD8A, HD10A
Special Anchors HD14A, HD20A, HD15
Use couplers as required. At holdown anchors which require embedment greater than foundation depth, deepen foundation 6" all around to maintain 3" clearance under anchor bolt.
- D. Use 4x posts at all holdowns. Verify all holdown locations with framing plans. Framers shall confirm layout before concrete is poured.
- E. Step foundation stem as required for floor elevation changes and compliance with details.
- F. All concrete footings shall comply with all conditions of CBC-2016 Chapter 18.
- G. See General Notes for additional requirements. See Floor Plan for notes related to floor framing shown on this sheet. Contractor shall review the details included in the plans for typical details not specifically referenced.
- H. See Floor Framing Notes and Strap Schedule for missing information regarding the framing shown on this sheet.
- I. See Architectural Plans for all dimensions necessary to construct foundation.
- J. All foundation bolts and holdowns shall be in place and tightened prior to calling for foundation inspection.
- K. At locations where retrofit bolts are to be used, use the following reference, unless noted otherwise elsewhere:
Holdowns: 3/4" thick All Thread Simpson Rod drilled and epoxied into existing footing - 18" deep embedment.
Anchor Bolts: 5/8" thick All Thread Simpson Rod drilled and epoxied into existing footing - 10" deep embedment.
Use Simpson Epoxy Adhesive at all drill and bond locations. Special inspection by an Independent Approved Agency required required by the Building Department.
- L. Provide furred walls at all structural walls with plumbing pipes. Note: Size of bored hole for plumbing pipe cannot exceed 40% of stud width.

Engineering

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Proposed Courtyard
And Domes At
Sri Guru Ravidass Temple
2150 Crestview Drive
Pittsburg, CA 94565

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1	PLAN CHECK COMMENT CORRECTIONS (PLANNING)-IS	Oct 26, 2021

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DESIGNER I.C.	REVISION
DRAWN BY I.C.	DATE Jan. 2021
CHECKED BY I.C.	SCALE AS SHOWN

STRUCTURAL NOTES

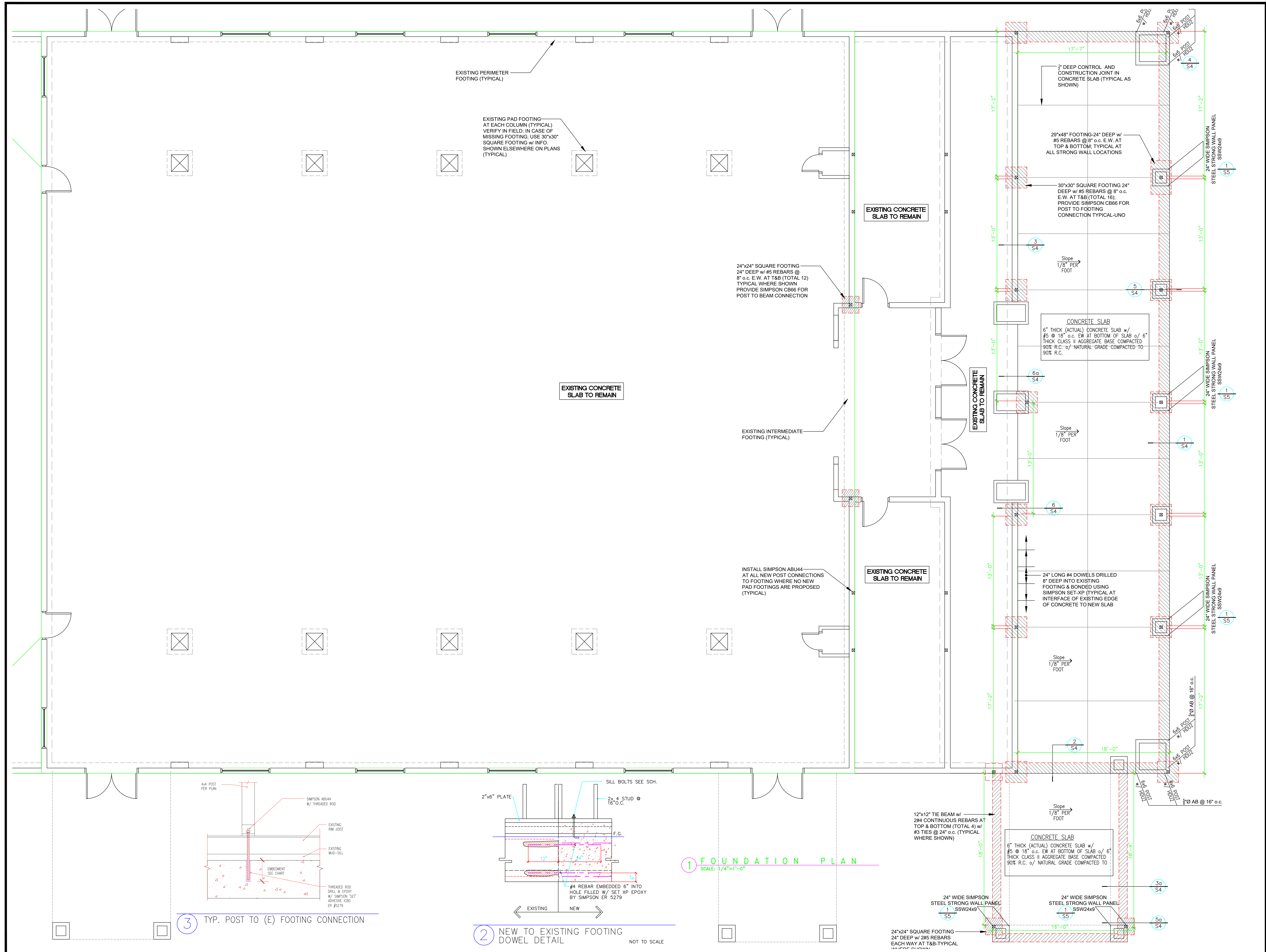
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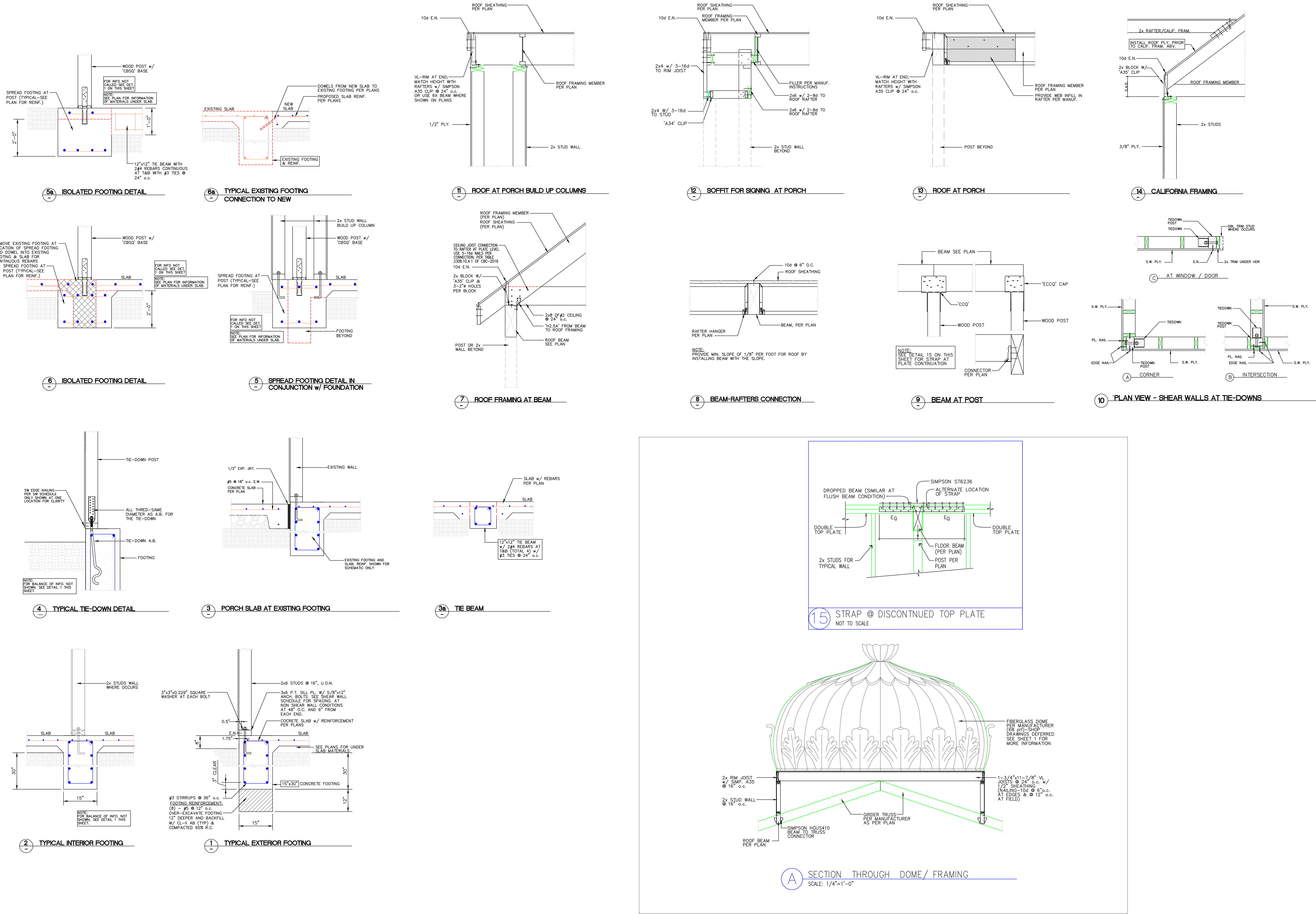
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DESIGNER I.C.	REVISION
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Attachment 3
Site Photos

Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)

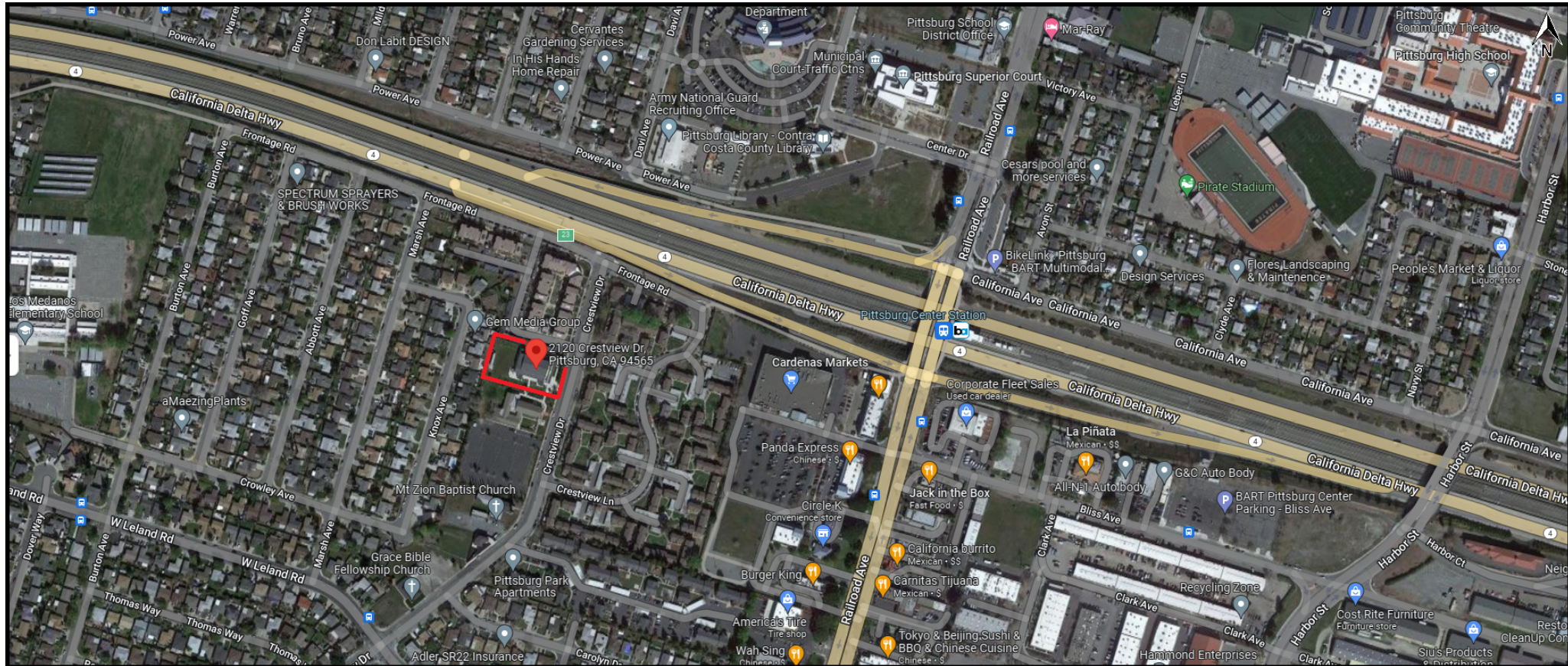


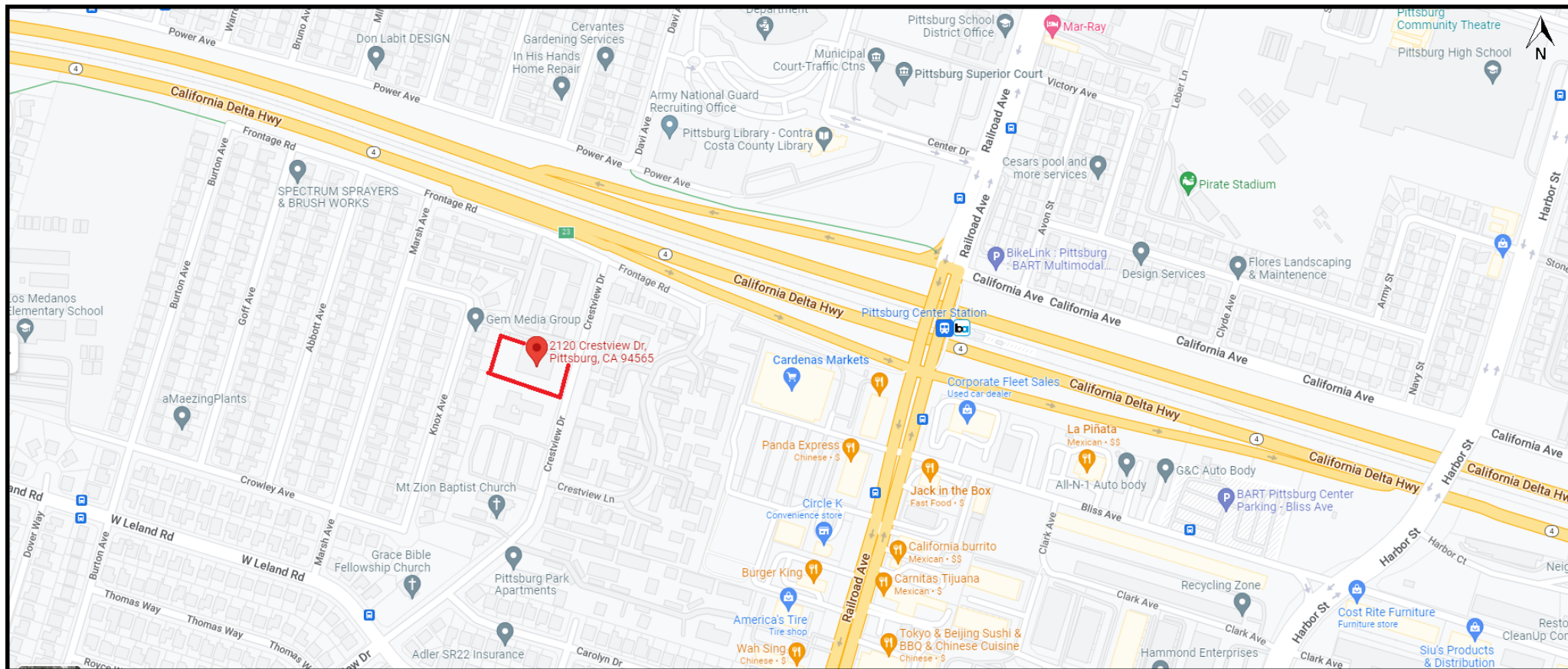




Attachment 4 Map of Surrounding Land Uses

Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)





Attachment 5
Property Development Regulations
Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)

18.60.040 Development regulations.

Development regulations are as specified by a use permit or design review where required. A permitted use or ancillary activity not specifically regulated by a use permit or design review approval is regulated by the property development regulations specified in the commercial office district.

The development regulations that would apply to the property at 2120 Crestview Drive are those of the GQ District. Pursuant to PMC section 18.60.040 development regulations for the GQ District are as specified by a use permit or design review where required. For purposes of this analysis, staff has applied the development regulations of the RM District because that is the district in which the temple's existing, neighboring facility at 2150 Crestview Drive is located.

Development Regulations: <i>RM (Medium Density Residential) District</i>	Required:	Proposed:
Minimum lot area (SF):	3,000 SF	0.937 acres
Minimum lot width (ft):	100 ft	148.26 ft
Minimum Yards:	-	-
Front:	15 ft	16.08 ft
Side:	5 ft	10 ft (north side) 34.5' (south side)
Rear:	10 ft	97 ft
Maximum height of structures – nonresidential uses (ft):	35 ft *	50 ft
Maximum lot coverage:	50%	26.6%
Maximum FAR:	0.6	0.313
Minimum site landscaping:	10%	Approximately 50%
Parking Required for 2120 and 2150 Crestview Drive:	123 spaces	174 spaces (including 9 ADA spaces) on neighboring parcel in which the temple's existing,

		neighboring facility at 2150 Crestview Drive is located.
--	--	--

***18.80.020 Height limit exceptions.**

A tower, spire, cupola, chimney, elevator penthouse, water tank, flagpole, monument, theater scenery, radio and television antenna (except as provided in PMC 18.84.030), transmission tower, light standard, fire tower, and similar structure and necessary mechanical appurtenances covering not more than 10 percent of the ground area covered by the structure to which it is accessory may exceed the maximum permitted height in a district in which the site is located subject to the following regulations:

- A. In an R district, a chimney may exceed the permitted height by two feet. Any other structure may not be more than 15 feet above the district height limit.
- B. In a C, I, GQ or OS district, a structure may exceed the district height limit by 20 feet.

Attachment 6
Development Review Design Guidelines
Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)

Design Review Guideline	Meets Guideline?
IV.a: Parking areas should be screened from view from any public right-of-way (beaming or hedge-type plant material). Parking areas should be broken up (landscape islands, projections, etc.) to eliminate vast areas of parking especially along street frontages.	Not Applicable. No additional onsite parking is proposed.
IV.b: Provisions should be made for permanent shopping cart corrals in retail shopping centers.	Not applicable. This guideline is intended to apply to retail shopping centers.
IV.c: Existing trees on site should be incorporated into the project site design, unless waived by the City Planner or Planning Commission.	Yes. No existing trees are being removed.
IV.d: Developer should elect, at least, one of the schemes provided in Appendix #1 for screening all utility box transformers, backflow preventers, meters and junction boxes.	Conditionally. A condition of approval states, All air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes shall be substantially screened from public view using a block or retaining wall screen, wood/architectural screen, or dense landscaping screen. Final utility screening methods shall be included on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
IV.e: Projects with many buildings (greater than three) should have a variety of building sizes and masses.	Not applicable. There is only one structure located on the site.
IV.f: Continuous horizontal roof lines should be broken up whenever possible. An expanse should not exceed 50 (fifty) feet in length unless architecture or size dictate a greater expanse.	Yes. The existing structure provides includes breaks in the roofline where visible from the public right-of-way. Further, the addition of domes will add visual interest to the rooflines.

IV.g: Building entries should be designed as a focal point. They should be designed to set the theme or be the primary feature of the building or commercial center.	Yes. The existing structure has been designed with structural reliefs to highlight the entry as a focal point, the addition of the domes will further accent the front of the building as an entry.
IV.h: Building elevations (example: rear of shopping centers) visible from public right-of-ways should be addressed in design review and treated appropriately.	Yes. The existing structure was designed with colors and materials continued around the entire building.
IV.i: A free-standing structure within an existing commercial or industrial center should be architecturally compatible with the center, including but not limited to materials, colors and architectural elements.	Not applicable. The structure is not located within an existing commercial or industrial center; however, the existing structure's materials and colors are in keeping with the neighboring structure.
IV.j: All roof mounted equipment should be screened completely from view from all public right-of-ways. A site-line study may be necessary to determine appropriate screening method.	Yes. Building parapets screen all roof mounted equipment.
IV.k: All Structures, including, but not limited to, "tilt-up" type structures, should have structural reliefs and articulated entries (Encourage the creation of shadow lines).	Yes. The building has articulated entries through trim surrounding the doors and windows and canopies over entrances, the addition of the domes will further accent the front of the building as an entry.
IV.l: Exterior fire escapes, stairs and other appurtenances should be designed or treated as integral parts of the building façade.	Conditionally. A condition of approval states, all gutters and downspouts shall be placed behind exterior walls. Final gutter and/or downspout placement shall be identified on the construction drawings and shall be subject to review and approval by the Planning Division prior to issuance of a building permit.
IV.m: Downspouts should be designed into the façade of the building unless architecturally treated.	
IV.n: Add murals, lattice or some other spaceframe type treatment to blank walls visible from public view.	Not applicable. There are no blank walls visible from public view.

IV.p: New or remodeled buildings should be designed to be compatible in design, color and materials with adjacent development.	Yes. The proposed structure's features are in keeping with the neighboring structure, in design, color, and materials.
IV.q: The street-oriented elevations shall be designed so as not to present the appearance of a rear elevation (i.e., no loading doors or large blank walls, absence of architectural features found on other elevations, and limited landscaping as typically found on interior property lines).	Yes. The building has articulated entries through trim surrounding the doors and windows and canopies over entrances, the addition of the domes will further accent the street-oriented elevation.
IV.r: Trash enclosures should include area for collection of recyclables (example: space for two 90-gallon containers minimum, See Appendix #2 Trash Enclosure Design Standards).	Not applicable. There is an existing trash enclosure on the 2150 Crestview Drive parcel which is utilized by both 2120 and 2150 Crestview Drive.
Green Building Design Guideline	Meets Guideline?
VI.D.1: Roofs should be designed to integrate renewable energy generation systems and provide a cool urban environment.	Conditionally. A proposed condition of approval requires the applicant to paint the entire roofing surface behind the building parapets white to create a 'cool roof'. Further, the building height will not cause obstructions in solar access for neighboring buildings.
VI.D.2: Parking lot impacts should be minimized.	Not applicable. No additional onsite parking is proposed.
VI.D.3: Hardscapes should be constructed with permeable surfaces (e.g. pervious concrete, porous asphalt, unit pavers, and granular materials). Permeable paving consisting of porous above-ground materials, a 6- inch porous sub-base, and a base layer that is designed to ensure proper drainage away from the building and neighboring properties. Alternatively, impermeable surfaces may be used if they direct all runoff toward an appropriate permanent infiltration feature (e.g. vegetated swale, on-site rain garden, or rainwater cistern).	Conditionally. A proposed condition of approval requires the applicant to comply with all C3 regulations.

VI.D.4: Design choices should incorporate or prepare for electric vehicle charging or used vegetable oil fueling infrastructure.	Not applicable. No additional onsite parking is proposed.
VI.D.5: Fuel cell technology should be considered for application where (1) space or cost prohibits non-emitting on-site generation (such as solar, wind or geothermal), AND either (2) the heat resulting from fuel combustion is utilized for water or space heating, and/or (3) the fuel cells would be used primarily during peak utility hours.	Conditionally. A proposed condition of approval requires the applicant to paint the entire roofing surface behind the building parapets white to create a 'cool roof'. Further, the building height will not cause obstructions in solar access for neighboring buildings.
VI.D.6: Reclaimed (purple pipeline) water should be used for as much non-potable water uses as feasible and practical. Landscaping water fixtures using reclaimed water should be purple, and purple and white signage should clearly mark areas that are irrigated with reclaimed water.	Not applicable. Reclaimed is not currently available at the project site.
VI.D.7: Large commercial and institutional facilities that are anticipated to employ more than 50 employees, should consider providing on-site shops and services for those employees.	Not applicable. Less than 50 employees are expected.
VI.D.8: Street side building faces should encourage walking.	Yes. The proposed project includes sidewalk around building and street frontage.
VI.D.9: Secure bicycle parking facilities should be provided for at least 10% of expected peak hour trips. Bicycle parking structures should complementary to the surrounding structures and may be partially obscured by vegetation or painted with a mural design that is consistent with surrounding aesthetics. Shade trees should be planted if the parking facility is located in an area not shaded by surrounding structures. They should be located in an accessible and visible space to discourage misuse.	Conditionally. A proposed condition of approval requires the applicant provide secure bicycle parking for 10 bicycles on site.

Attachment 7
Applicable General Plan Goals and Policies
Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)

General Plan Goal/Policy	Analysis
Land Use Element:	
2-G-1: Maintain a compact urban form within the City's projected municipal boundary. Ensure that hillside lands not environmentally suitable for development are maintained as open space.	Consistent. The proposed project would occur within city limits on a project site of less than 5 acres and is not located in an Open Space District.
2-G-6: Maintain programs and provide incentives for use of vacant infill land and reuse and revitalization of underutilized sites.	Consistent. The proposed project would help to revitalize 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 'West Leland Subarea' of the General Plan and has a land use designation of 'Public/Institutional'. Surrounding uses include residential and religious assembly uses. The proposed project would be compatible with the surrounding uses in that there are several other religious assembly uses in the surrounding area and there is an existing use permit for religious assembly at this site.
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.
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 help to revitalize an existing 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 infrastructure is currently available.
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 routes 388, 390, and 396.
Economic Development Element	
6-G-4: Maintain and enhance an attractive climate for conducting business in Pittsburg.	Consistent. The proposed site improvements with this project would enhance the area and provide a more attractive climate for conducting business.
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 routes 388, 390, and 396.
Resource Conservation Element	
9-G-10: Reduce the potential for human discomfort or illness due to local concentrations of toxic contaminants, odors and dust.	Consistent. The use of the project site is religious assembly, which will not create concentrations of toxic contaminants, odors, and dust.
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.
Public Facilities Element	
11-G-10: Encourage buffer landscaping and multi-use of utility sites and rights-of-way to harmonize with adjoining uses.	Consistent. The existing site contains landscaping along the north, east, and south property lines.
Noise Element	
12-G-3: Continue efforts to incorporate noise considerations into land use planning decisions and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.	No conflict. The proposed project would produce little noise to effect adjacent land uses.



City of Pittsburg

Community and Economic Development Department – Planning Division

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

NOTICE OF PUBLIC MEETING

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

DATE: August 9, 2022
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)

This is an application filed by Ramesh Suman, on behalf of Sri Guru Ravidass Temple, requesting design review approval for the installation of the following: 1) one 280 square foot attached outdoor patio on the southern elevation; 2) one 2,288 square foot veranda on the eastern elevation; 3) eight turrets with heights ranging between 26 to 42 feet tall; and, 4) a domed roof with the maximum height of 50 feet tall on the existing building located at 2120 Crestview Drive, in the GQ (Governmental Quasipublic) District. Assessor's Parcel No. 087-030-080.

Environmental Determination

This project 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.

PROJECT PLANNER: Celina F. Palmer, (925) 252-4029 or cpalmer@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?

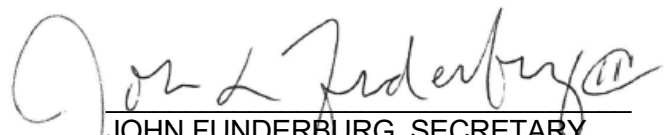
The complete file for this project is available for public inspection; please contact the project planner listed above to make necessary arrangements.

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

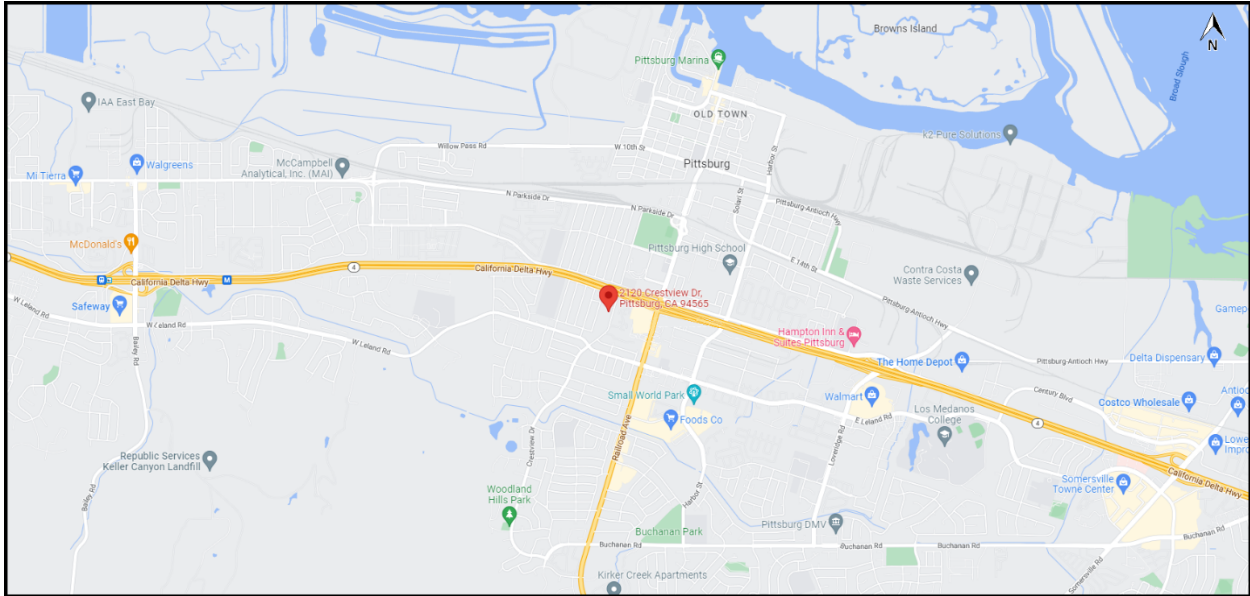
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 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: Sri Guru Ravidass Temple Modifications, AP-22-0037 (DR)
Location: 2120 Crestview Drive, APN 087-030-080



City of Pittsburg

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

NOTICE OF PUBLIC MEETING

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 9, 2022**

ITEM: Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

ORIGINATED BY: Louis Parsons on behalf of Discovery Builders, Inc., 4021 Port Chicago Highway, Concord, CA 94520

SUBJECT: This is a public hearing on a request for a recommendation for City Council approval of a 17-lot, single-family residential, subdivision on a 1.8-acre parcel located at 360 Central Avenue in the RS-5 (Single-Family Residential) district. Assessor's Parcel No. 086-151-002. The requested approvals include: 1) a General Plan Map Amendment to change the parcel's land use designation from Low Density Residential to Medium Density Residential, 2) a Zoning Map Amendment to rezone the parcel from RS-5 (Single-Family Residential) to PD (Planned Development) District, 3) a Vesting Tentative Map for a 17-lot Major Subdivision and 4) Design Review of landscape and architectural plans.

RECOMMENDATION: Staff recommends the City of Pittsburg Planning Commission (Planning Commission) adopt a resolution (Attachment 1) recommending the City of Pittsburg City Council (City Council) approval of a General Plan Map Amendment, Zoning Map Amendment, Vesting Tentative Map for a Major Subdivision and Design Review for the Liberty Residential Subdivision – Phase II, Planning Application No. 21-1599, subject to conditions.

BACKGROUND: On February 22, 2017, Discovery Homes, Inc., filed Planning Application No. AP-17-1229, requesting approval to subdivide a 4.98-acre parcel into 57 lots for detached single-family homes at 350 Central Avenue, known as Liberty Residential Subdivision (Liberty Phase I). The project included: 1) a General Plan Map Amendment, 2) a Zoning Map Amendment, 3) a Vesting Tentative Map for a Major Subdivision, 4) a Development Agreement, 5) Design Review and 6) a Tree Removal Permit. On May 8, 2018, the Planning Commission held a public hearing on Liberty Phase I. Following public testimony and deliberations, the Planning Commission adopted Resolution No. 10099, recommending the City Council adopt an ordinance and resolution to approve Liberty Phase I.

On June 4, 2018, the City Council held a public hearing on Liberty Phase I. On June 18, 2018, following public testimony and deliberations, the City Council adopted and ordered published Ordinance No. 18-1450, approving Liberty Phase I. Project construction of Liberty Phase I was completed in October 2021.

On February 25, 2021, Louis Parsons of Discovery Builders, Inc., filed Planning Application No. AP-21-1556 (PPR), requesting Preliminary Plan Review of a Conceptual Plan for an 18-unit, single-family development on a 1.8-acre parcel located at 360 Central Avenue (Liberty Residential Subdivision – Phase II). Assessor's Parcel No. 086-151-002. On April 16, 2021, Pittsburg Planning Staff presented the Conceptual Plan (AP-21-1556 PPR) to the City of Pittsburg Land Use Subcommittee (LUS).

Following feedback from the LUS, on September 21, 2021, Louis Parsons of Discovery Builders, Inc., filed Planning Application No. AP-21-1599 (GP, RZ, SUBD, DR), requesting: 1) a General Plan Map Amendment to change the parcel's land use designation from Low Density Residential to Medium Density Residential, 2) a Zoning Map Amendment to rezone the parcel from RS-5 (Residential Single Family 5,000 square-foot minimum lot size) to PD (Planned Development), 3) a Vesting Tentative Map for a 17-lot Major Subdivision; and 4) Design Review.

PROJECT DESCRIPTION:

Existing Conditions: The parcel is 1.8 acres, designated Low Density Residential and currently zoned RS-5 (Single-Family Residential – 5,000 Square Foot Minimum Lot Size). The 1.8-acre parcel is located south of Central Avenue, directly behind a 0.65-acre parcel containing an existing, 10,206 square-foot (sq. ft.) church (Hamilton Memorial) and surface parking lot. The property is located within the Old Town Gateway subarea of the Railroad Avenue Specific Plan (RASP).

The 1.8-acre parcel is vacant and undeveloped. The land is flat and contains seasonal grasses, five palm trees along the east and west perimeter, and seven Callery Pear trees along the east property line near the entrance of the project site. There is a wood fence along the east property line providing separation from the adjacent residential subdivision 'Terra Nova.' There is an eight-foot sound wall along the west property line providing separation from the adjacent residential subdivision 'Liberty Phase I.' Currently, two free-standing blockades are placed on the east and west side of the existing church building to prevent access to the site from Central Avenue. The south side of the property is not secured with fencing and contains a remnant Union Pacific Railroad (UPRR) spur track easement which has been quitclaimed to the applicant.

The project site is approximately one-half-mile from the Pittsburg Center Bay Area Rapid Transit (BART) station and is within a quarter mile of two bus stops located near the intersections of Railroad Avenue/Central Avenue and Harbor Street/Central Avenue (Tri Delta Transit Routes 381 and 387). Additionally, the project site is within one half-mile distance of Marina Vista Elementary School, Pittsburg High School, City Park, John Buckley Square, and the Downtown commercial core.

See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North: Hamilton Memorial Church, Central Avenue, Filipino-American Cultural Center
West: Liberty Residential Subdivision Phase I (AP-17-1229) - 57 single-family units constructed in 2020
South: Union Pacific Railroad (UPRR) Tracks
East: Terra Nova Residential Subdivision (AP-03-57) - 35 single-family units constructed in 2005

See Attachment 3 for a map of surrounding land uses.

Proposed Project: The proposed project would subdivide a 1.8-acre parcel into 17 lots for single-family residential development, similar to adjacent Liberty Phase I subdivision. Four approvals are requested for this project: 1) a General Plan Map Amendment, 2) a Zoning Map Amendment, 3) a Vesting Tentative Map for a Major Subdivision and 4) Design Review. Each approval is discussed in detail below.

1. General Plan Map Amendment:

The proposed General Plan Map Amendment would change the parcel's current land use designation from Low Density Residential, which limits construction to a maximum of 7 dwelling units per acre (du/ac), to Medium Density Residential which allows for the construction of a maximum of 14 du/ac.

See Exhibit A of Attachment 1 for the proposed General Plan Map Amendment.

2. Zoning Map Amendment:

The proposed Zoning Map Amendment would rezone the 1.8-acre project site from RS-5 District to PD (Planned Development) District. The land uses allowed in the proposed PD District would be the same as those allowed in the RS-4 (Single-Family Residential) District. Specific development regulations for the proposed PD District, as shown in the PD Plan, would be:

Min. Lot Size:	2,000 sq. ft.
Min. Lot Width:	40 ft.
Min. Front Yard (fronting on private street):	4 ft.
Min. Corner Side Yard (next to private street):	4 ft.
Min. Interior Side Yard:	4 ft.
Min. Rear Yard:	4 ft.
Max. Encroachment into a Required Yard:	1 foot
Max. Lot Coverage:	60 percent
Max. Building Height:	28 ft.

The proposed development regulations in the PD Plan (listed above) are the same standards that were approved for the adjacent Liberty Phase I project completed in 2021.

See Exhibit B of Attachment 1 for the proposed Zoning Map Amendment and PD Plan (Development Regulations).

3. Vesting Tentative Map for a Major Subdivision:

The proposed Major Subdivision would subdivide the 1.8-acre parcel into 17, single-family residential lots. The proposed lot sizes range from 2,150 (smallest lot size) to 3,649 sq. ft. (largest lot size), yielding a density of approximately 9.45 du/ac.

Access: A single, 20-foot wide, two-way private street off Central Avenue (Colleen Circle) would provide access to the proposed subdivision. A four-and-a-half-foot sidewalk is proposed along the interior of the proposed subdivision. In the northeast portion of the project site, the sidewalk would transition to the opposite side of the private street via a four-foot-wide crosswalk with Americans with Disabilities Act (ADA)-compliant curb returns and lead out to Central Avenue. Hamilton Memorial Church has secured an easement from Discovery Builders, Inc. to access the church using Colleen Circle. No improvements to Central Avenue are required as part of this project. Currently, a remnant UPRR spur track easement, which has been quitclaimed to the applicant, crosses the rear property line through proposed lots 11 – 15.

Off-Street Parking: Each residence within the proposed subdivision would include a two-car garage, which satisfies the requirement for off-street parking in PMC Chapter 18.78. Eight guest parking spaces would be provided in the northern section of the subdivision adjacent to proposed lots 1 and 17. No parking would be allowed on Colleen Circle.

Bicycle Facilities: A Class II bicycle lane exists along Central Avenue. The applicant has proposed two, wall-mounted bicycle racks in the garage of all 17 residences.

Infrastructure/Utilities: The proposed project would be connected to existing utility providers in the City. Water services would be provided by the Contra Costa Water District and treated in the City's water treatment facilities. As part of Liberty Phase I, the applicant installed a new segment of waterline for the city on Central Avenue intended to serve both Liberty Phase I and Phase II residential subdivisions. Therefore, the proposed project is compliant with the 2015 Water System Master Plan, as amended. The City and the Delta Diablo Sanitation District would provide sewer services. Garbage pickup services would be provided by Pittsburg Disposal Services. Solid waste would be transported to Potrero Hills Landfill, and industrial non-recyclables transported to Keller Canyon Landfill. A Condition of Approval will require the applicant to evaluate the existing, receiving storm and sewer facilities for adequate capacity and provide the results to the city to identify any service or supply problems. If any service or supply problems arise, the applicant agrees to cover the cost for installation of additional facilities required to be constructed to accommodate the proposed project.

Stormwater: In accordance with the Memorandum of Understanding (MOU) executed with the city on May 16, 2016, and amended December 12, 2019, the applicant proposes to utilize offsite mitigation credits in lieu of constructing low impact development (LID) stormwater facilities within the project site. The applicant will be required to annex the project site into Community Facilities District (CFD) 2016-1, for the continuous maintenance of offsite stormwater treatment facilities constructed at Carion Court, as a Condition of Approval.

Additionally, prior to recording the First Final Map, the applicant will be required to annex the project site into CFD 2005-1 (Public Safety Services), CFD 2007-1 (Park Maintenance) and CFD 2014-1 (Railroad Avenue Specific Plan).

See Exhibit C of Attachment 1 for the proposed Major Subdivision and Vesting Tentative Map.

4. Design Review:

Design Review is required for Major Subdivisions in single-family land use districts and PD districts. Pursuant to PMC section 18.36.200, Design Review can be required for structures proposed in land use districts other than single-family residential.

Architectural Plans: The architectural plans for the proposed subdivision include four, two-story, single-family residence models with three exterior design options and 12 total color schemes. The house model designs are characterized by a mixture of hipped and gable-end roofs with concrete tile roofing material, stucco siding and simulated stone veneer or horizontal lap siding and windows with faux shutters or wrought iron railings.

The proposed single-family residence models (Plans 1 – 4) would range from 1,814 to 2,487 sq. ft. in total living area. The proposal includes eight (8) Plan 1, four (4) Plan 2, four (4) Plan 3 and one (1) Plan 4 floor plans. All of the 17 proposed lots would include a concrete pathway leading up to a front porch/patio area ranging in size from 29 to 96 sq. ft.

Plan 1. The floor plan for the eight, Plan 1 single-family residences shows a 419 sq. ft., two-car garage with two wall-mounted bicycle racks, a family or 'great' room, a 'nook' or dining room, a kitchen with appliances, pantry and half bathroom or 'powder' room on the first floor. On the second floor, the Plan 1 floor plan shows three bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft or optional fourth bedroom.

Plan 2. The floor plan for the four, Plan 2 single-family residences shows a 416 sq. ft., two-car garage with two wall-mounted bicycle racks, a living room (with a storage area under the stairs), a dining room, a kitchen with appliances and half bathroom or 'powder' room on the first floor. On the second floor, the Plan 2 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft. Two of the four Plan 2 homes would also include an approximately 280 sq. ft. Accessory Dwelling Unit (ADU) to meet the city's affordable housing requirements in PMC Chapter 18.86. Both ADUs would be equipped with an exterior entry door and include a 'studio-style' living room/bedroom, kitchenette and bathroom. Buyers of the two Plan 2 homes with the ADU would have the option of placing a lockable interior door leading from the living room of the main dwelling unit to the ADU. Should the buyer of the Plan 2 homes with the ADU choose to remove the optional interior door to the ADU, the space would be constructed as a wall.

Plan 3. The floor plan for the four, Plan 3 single-family residences shows a 436 sq. ft., two-car garage with two wall-mounted bicycle racks, a living room, a 'nook,' a dining room, a kitchen with appliances and a half bathroom or 'powder'

room on the first floor. On the second floor, the Plan 3 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft.

Plan 4. The floor plan for the single, Plan 4 single-family residence shows a 420 sq. ft., two-car garage with two wall-mounted bicycle racks, a family or 'great' room, a dining room, a kitchen with appliances, pantry and half bathroom or 'powder' room on the first floor. On the second floor, the Plan 4 floor plan shows four bedrooms, two full bathrooms (including a master bath and walk-in closet), laundry facilities and a loft.

Green Building Features: Each proposed single-family residence would be equipped with an air conditioning unit and solar panels compliant with 2019 California Energy Code. Solar panels would be installed at the time of final occupancy through a separate permit. Additionally, the proposed project would include cool roofs and pre-wire for electric vehicle charging.

Refuse: Each proposed single-family residence would be equipped with an approximately 8 sq. ft. concrete trash pad and the ability to accommodate three bins (refuse, recyclables, organics) at the curb in the front of each residence. All bins would be sized to ensure compliance with requirements of Senate Bill 1383 (2016).

Landscaping: The Landscape and Fencing Plan indicates front yard landscaping would be installed for each proposed lot. For proposed lots 5 and 6, which are on the corner, there would be corner-side landscaping. Additional landscaping is shown along the east property line and surrounding the guest parking areas adjacent to proposed lots 1 and 17. Each proposed lot would include shrubs, drought-tolerant ground cover and bark. Shrubs would include one-gallon containers of Manzanita, Spanish Lavender, Red Sage and Dwarf Germander and five-gallon containers of Noell Grevillea, Variegated Mock Orange and Shiny Xylosma. Additionally, each proposed lot would have at least one, 15-gallon container with the street tree (Chinese Pistache) and one 15-gallon container with a California native accent tree (Cercis Occidentalis, Western Redbud or California Redbud). The existing, five palm trees along the east and west perimeter of the project site would be removed to allow for sufficient access. The existing, seven Callery Pear trees along the east property line near the entrance of the project site would also be removed to allow for construction of the proposed sidewalk. Because the existing palm and Callery Pear trees do not meet the definition of "protected tree" in PMC section 18.84.835(F), a tree removal permit is not required.

Fencing: Each proposed lot would be fully fenced with a six-foot, board-on-board, wood fence with steel posts and include a latched yard gate.

Sound Walls: Two separate, eight-foot sound walls would also be constructed on the project site. There is an existing, eight-foot sound wall along the entire length of the west property line which currently separates the project site from the adjacent Liberty Phase I Subdivision. One of the two proposed sound walls would be located along the

entire length of the southern property line to separate proposed lots 11 – 14 from the railroad. The second proposed sound wall would be located along the southern property line of the existing Hamilton Memorial Church parcel, providing separation between the church and the proposed Liberty Phase II Subdivision. According to the schematic in the plans, both sound walls would be treated with decorative features consistent with neighborhood design.

See Attachment 4 for the proposed Project Plans, including the Landscaping and Fencing Plan and Garbage Collection Exhibit.

CODE COMPLIANCE:

Pittsburg General Plan 2020:

The project site is located in the East Central subarea of the General Plan and is currently designated Low Density Residential. The Low Density Residential designation is intended to provide sites for single family development with a density of 1 to 7 du/ac.

Although it is consistent with several General Plan goals and policies, the proposed project is a single-family development with a density of 9.45 du/ac which exceeds the parcel's existing General Plan land use designation.

To address this inconsistency, the applicant is requesting the parcel be redesignated to Medium Density Residential. If the proposed General Plan Amendment is approved, the maximum density for the project site would increase from 7 du/ac to 14 du/ac, which would allow for a maximum of 25.2 dwelling units on the 1.8-acre project site. The applicant is proposing a total of 17 dwelling units on the project site, which is less than the maximum that would be allowed.

Railroad Avenue Specific Plan

The proposed project is located within the Railroad Avenue Specific Plan (RASP) area. Together, the RASP and the General Plan provide a framework to guide future development within the RASP boundary. The RASP was adopted in 2009 to implement the goals for the Railroad subarea of the General Plan. The RASP envisions a vibrant, walkable, mixed-use, and transit-oriented activity center around the Pittsburg Center BART Station.

The proposed project is located within the Old Town Gateway subarea of the RASP and has a RASP land use classification of Low Density Residential. The Old Town Gateway subarea is located at the northern edge of the RASP area, between the Burlington Northern Santa Fe and the Union Pacific Railroad tracks. The Old Town Gateway subarea is intended to provide a transition from the RASP area to Old Town Pittsburg.

The RASP states that “continuing to allow residential and commercial development in this sub-area will allow for future projects that provide shopping or employment

opportunities in the space between the Specific Plan Area and Old Town.” RASP Land Use Policy 3-P-3 is also applicable to the proposed project in that it encourages additional housing opportunities, including affordable housing, within one-half mile of the BART Station.

Zoning:

The project site is in the RS-5 District. This zoning district is intended implement the General Plan land use designation. PMC section 18.50.105 requires a 5,000 sq. ft. minimum lot size in the RS-5 District which translates to a maximum density of 8.7 du/ac. Therefore, the current RS-5 zoning allows for a maximum of 15.7 dwelling units on the 1.8-acre project site.

To provide for small-lot development and additional flexibility for this property, the applicant is requesting the parcel be rezoned to a PD District which is allowed pursuant to PMC section 18.62.010(D). Rezones to PD Districts must be accompanied by a “PD Plan” that include specific land use and development regulations for the rezoned properties. The City Council has approved similar PD rezones and PD plans for past subdivisions such as the adjacent Liberty Phase I Subdivision, ‘Vista Del Mar’ in the San Marco area, ‘Clipper Cove’ west of Downtown, and most recently ‘Waterstone’ / ‘Belle Harbor’ across from Pittsburg High School.

If the rezone from RS-5 to PD is approved, the development regulations proposed in the PD Plan would reduce the minimum lot size for the 1.8-acre project site to 2,000 sq. ft. This would allow for a maximum of 39.2 dwellings on the 1.8-acre project site. However, the applicant is proposing 17 dwelling units on the project site, which is less than half of what would be allowed.

Development Review Design Guidelines

The proposed project is subject to the city’s Development Review Design Guidelines (DRDG), adopted by the Planning Commission through Resolution No. 9864.

The DRDG sections that apply to this development are Sections I (Residential - Single Family/Duplex) and II (Neighborhood/Subdivision Design), which are intended to encourage good design for all residential dwelling units and neighborhoods/subdivisions and Section VI (Green Building Design Guidelines), which are intended to encourage the use of green building design attributes, such as those that conserve energy and water use and promote clean local air quality.

In addition to demonstrating compliance with the city’s DRDGs, new development with certain RASP land use classifications must comply with specific RASP design and development policies and standards. These additional RASP development standards (intensity, height, setback, parking and landscaping) only apply to properties within the RASP area with the following land use classifications: Transit Oriented Development (TOD) – High, TOD – Medium, TOD – Residential, Community Commercial and

Business Commercial. It is important to note, the project site has a RASP land use classification of Low Density Residential and therefore does not fall within a land use classification subject to additional RASP design and development standards.

Inclusionary Housing Requirements

The purpose of PMC Chapter 18.86 (Inclusionary Housing) is to implement General Plan policies by establishing minimum requirements, incentives, and alternative measures to ensure safe, decent and affordable housing for all segments of the city's population, regardless of household income, can be provided. Pittsburg General Plan Housing Element Policy 1.5 encourages construction of Accessory Dwelling Units (ADUs) or "second units" to allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.

The Liberty Residential Subdivision Phase I project, approved in 2018, complied with the city's Inclusionary Housing requirements by requiring 10 percent of all single-family homes within the subdivision to include an ADU. Each unit was subject to a "Secondary Unit Regulatory Agreement and Declaration of Restrictive Covenants" (Affordable Housing Agreement).

The Affordable Housing Agreements for the Liberty Phase I project detailed specific occupancy regulations and rent restrictions for each unit. For instance, in the Agreement, each Liberty Phase I ADU is restricted, in that, if rented, can only be occupied by households whose gross income does not exceed 30 percent of the Area Median Income (AMI) for Contra Costa County. The agreement explains that this covenant runs with the land in perpetuity and clarifies that future purchasers of the six lots that include the ADUs are responsible for meeting obligations in the Agreement.

Requiring 10 percent of all new residential units to include a secondary, lower-income unit is consistent with what the City required for the Liberty Phase I, Greystone, Waterstone, Alves Ranch and Tuscany Meadows projects, and is consistent with direction provided to Planning Staff by the City Council and the City Manager related to strategies used to incorporate affordable housing into these market-rate projects.

Given that Liberty Phase II is an infill development adjacent to Liberty Phase I, staff recommends the 10 percent Inclusionary Housing requirement continue to be utilized to meet the requirements of PMC Chapter 18.86. Therefore, the applicant is proposing that two of the 17 proposed single-family residences include ADUs subject to Affordable Housing Agreements with the City. This will be included as a condition of approval for the project.

Required Findings:

General Plan Map Amendment

The California Government Code and PMC identify the Planning Commission as the

advisory body to the City Council on amendments to the General Plan. In order to recommend City Council adoption of a General Plan Amendment, the Planning Commission must determine, in accordance with Government Code section 65358, that the amendment would be in the public interest.

Zoning Map Amendment

PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning changes, and requires that the Planning Commission determine, prior to making its recommendation, that:

- A. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;
- B. in the case of a base district, overlay district or general land use regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;
- C. a community need is demonstrated for the change proposed; and
- D. its adoption would be in conformity with public convenience, general welfare and good zoning practice.

Vesting Tentative Map for a Major Subdivision

PMC section 17.12.010 identifies the Planning Commission as the advisory body to the City Council on proposed Vesting Tentative Maps for Major Subdivisions when consolidated with one or more applications for other approvals which are subject to final approval by the City Council. In order to recommend City Council approval of a Vesting Tentative Map for a Major Subdivision, the Planning Commission must determine, in accordance with PMC section 17.20.060(c), that:

- A. the proposed map is consistent with the general plan and any applicable specific plan, or other applicable provision of PMC;
- B. the site is physically suitable for the type of development;
- C. the site is physically suitable for the proposed density of development;
- D. the design of the subdivision or the proposed improvements would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

- E. the design of the subdivision or the type of improvements would not cause serious public health problems; and
- F. the design of the subdivision or the type of improvements would not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Design Review

In order to recommend Design Review approval to the City Council (pursuant to the direction of PMC section 18.36.230), the Planning Commission must determine, in accordance with PMC section 18.36.220.B, that:

- 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 would 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.

A full analysis of how the proposed project meets the required General Plan Amendment, Zoning Map Amendment, Vesting Tentative Map for a Major Subdivision and Design Review findings is provided in Section 2 (Findings) of the Resolution (Attachment 1).

Environmental Review: The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15182 (Projects Pursuant to a Specific Plan) of the State CEQA Guidelines.

Government Code section 65457(a) provides that any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a Specific Plan for which an Environmental Impact Report has been

certified after January 1, 1980, is exempt from the requirements of CEQA. This exemption is also codified in the CEQA Guidelines, section 15182(c).

The proposed project is consistent with the RASP and Environmental Impact Report (EIR) which was adopted and certified by the City Council on November 2, 2009, in Ordinance No. 09-1319 and Resolution No. 09-11303. The proposed project falls within the boundaries of the RASP. A primary purpose of the RASP is to facilitate the development of new housing near the Pittsburg Center BART station. The proposed project is entirely residential, would consist of 17, single-family homes, along with a private road and other improvements, in close proximity to the Pittsburg Center BART station. The proposed project would advance the RASP's goal of developing livable, low-density housing near public transit and within walking distance of new retail and commercial developments around the BART station.

CEQA provides a streamlined review process for projects consistent with existing zoning, a general plan, or a specific/community plan for which an EIR has been certified. The RASP EIR studied the environmental impacts associated with the anticipated buildout of approximately 1,845 new residential units and 988,449 sq. ft. of new commercial floor area within the RASP area. Since its inception in 2009, staff estimates that just 20 percent of the anticipated buildout of new residential units has been achieved. The proposed General Plan and Zoning Map Amendments would help implement many of the goals and policies in the RASP.

Additionally, the project site is less than five acres, surrounded on all sides by urban uses and is located in a disturbed area with little to no value as habitat for endangered, rare or threatened species. The project site is in an infill location and of a modest size. Compliance with General Plan and RASP policies, requirements in the PMC and project Conditions of Approval would ensure that any impacts to traffic, noise, air and water quality would be less than significant.

If the proposed project is approved, Planning Staff would file a Notice of Determination (NOD) with the Governor's Office of Planning and Research (OPR) State Clearinghouse and Contra Costa County Clerk-Recorder's Office pursuant to CEQA Guidelines, section 15094.

See Attachment 5 for the Substantial Conformance Memo.

Public Notice: On Friday, July 29, 2022, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020.A, B and D, a "Notice of Public Hearing," for the August 9, 2022, public hearing on this item was published in the East County Times; was posted at City Hall and at or near the project site; was delivered for posting at the Pittsburg Library; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to 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. In addition, a copy of the notice

was posted on www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in the “Harbor and School Street” neighborhood.

See Attachment 6 for the Public Hearing Notice.

ANALYSIS: Staff believes that the Planning Commission can make the required findings to recommend City Council approval of the proposed project. The staff-recommended findings are provided in the Resolution included in this report as Attachment 1.

General Plan Map Amendment

The proposed General Plan Map Amendment of the project site from Low Density Residential to Medium Density Residential would be in the public interest, in that the proposed land use change would facilitate quality residential development, promote the reuse and revitalization of a dilapidated property, help the city maintain a compact urban form, and promote a diversity of housing types and densities near the Pittsburg Center BART station. The proposed project would also enhance the visual quality of the area and increase the number of residents within the area that naturally monitor the streetscape and one another, enhancing community safety.

See Attachment 7 for the Consistency Analysis with General Plan Goals and Policies.

Zoning Map Amendment

The proposed Zoning Map Amendment of the project site from RS-5 to PD would be consistent with the objectives, goals, and policies in the General Plan and RASP in that, among other reasons provided in the resolution in Attachment 1, the project would: a) provide medium intensity, single-family residential development near Downtown and in an area accessible to transit and services, b) expand Pittsburg’s housing diversity by providing higher-density single-family development on smaller lots, c) promote the development and intensification of the Downtown Commercial Core as a neighborhood retail center by increasing the demand for retail and other amenities, d) encourage walking as a regular means of transportation due to the parcel’s proximity to various amenities, e) provide sound walls along the south and west property lines to mitigate noise along Central Avenue and the UPRR, f) provide two single-family homes with ADUs that would allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners, and g) be consistent with the PD zoning of immediately adjacent properties.

Vesting Tentative Map for a Major Subdivision

The proposed Vesting Tentative Map, subdividing the parcel into 17, single-family residential lots would be consistent with the objectives, goals, and policies in the General Plan and RASP in that, the project site is adjacent to underutilized and vacant properties identified in Figure 2.2 of the RASP as “Opportunity Sites” that have recently been transformed. The project site is physically suitable for the type and density of the

proposed development in that it is flat, vacant/undeveloped site. The design of the proposed subdivision and accompanying improvements would not have a significant impact on the environment, injure fish or wildlife or their habitat, or pose a significant risk to human health in that the project site is less than five acres, surrounded on all sides by urban uses and is located in a disturbed area with little to no value as habitat for endangered, rare or threatened species. The proposed subdivision would not cause serious health problems in that the project site is located between two, recent single-family residential subdivisions. The design of the proposed subdivision would not conflict with easements for access through or use of property within the proposed subdivision, in that the UPRR spur track easement on the property has been quitclaimed.

Design Review

The proposed project would conform with good taste, good design and in general contributes to the character and image of the city as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality, in that the proposed house models would feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and a mixture of single-hung and sliding glass windows with faux shutters, or decorative wrought iron railings. Residential front yards would feature drought-tolerant plants and blooming street trees that would provide seasonal color throughout the subdivision.

See Attachment 8 for the Consistency Analysis with Development Review Design Guidelines

Conditions of Approval

Conditions of Approval would ensure the applicant meets requirements for Inclusionary Housing and other obligations. The proposed Conditions of Approval would require the applicant to: a) build two residences with attached ADUs consistent with requirements in PMC Chapter 18.86; b) pay fees to finance unmet local and regional traffic improvement needs; c) pay an in-lieu parkland dedication fee; and d) annex the project site into the city's Community Facilities District (CFD) 2007-1 for park maintenance, 2016-1 for maintenance of off-site stormwater facilities, 2005-1 for police and other emergency services, and 2017-1 for fire facilities and fire safety and emergency services.

See Exhibit D in Attachment 1 for the Conditions of Approval.

ACTION REQUIRED: Move to adopt a resolution, recommending City Council approval of a General Plan Map Amendment, Zoning Map Amendment, Vesting Tentative Map for a Major Subdivision, and Design Review permit for the Liberty Residential Phase II Subdivision, Planning Application No. 21-1599 (GP, RZ, SUBD, DR), subject to conditions.

ATTACHMENTS:

1. Resolution
 - a. Exhibit A – General Plan Map Amendment
 - b. Exhibit B – Zoning Map Amendment and PD Plan
 - c. Exhibit C – Vesting Tentative Map for Major Subdivision
 - d. Exhibit D – Conditions of Approval
2. Photos of Project Site
3. Map of Surrounding Uses
4. Project Plans
5. Substantial Conformance Memo
6. Public Hearing Notice
7. General Plan Goals and Policies – Consistency Analysis
8. Development Design Review Guidelines – Consistency Analysis

Prepared by: Alison Hodgkin, Associate Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Recommending City Council	)	
Approval of a General Plan Map	)	
Amendment, Rezoning, Vesting Tentative	)	
Subdivision Map, and Design Review for a	)	
17-Unit, Single-Family Residential	)	Resolution No.
Subdivision at 360 Central Avenue, for	)	
"Liberty Residential Subdivision Phase II,	)	
AP-21-1599 (GP, RZ, SUBD, DR).")	)	
	)	
	)	

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On November 17, 2020, Louis Parsons of Discovery Builders, Inc., filed Planning Application No. AP-21-1556 (PPR), requesting Preliminary Plan Review of a conceptual plan for an 18-unit, single-family development on a 1.8-acre parcel located at 360 Central Avenue. Assessor's Parcel No. 086-151-002.
- B. On April 16, 2021, Pittsburg Planning Staff presented the conceptual plan (AP-21-1556 PPR) to the City of Pittsburg Land Use Subcommittee (LUS).
- C. Following feedback from the LUS, on September 21, 2021, Louis Parsons of Discovery Builders, Inc., filed Planning Application No. AP-21-1599 (GP, RZ, SUBD, DR), requesting: 1) a General Plan map amendment to change the parcel's land use designation from 'Low Density Residential' to 'Medium Density Residential,' 2) a Zoning Map amendment to rezone the parcel from RS-5 (Residential Single Family 5,000 square-foot minimum lot size) to PD (Planned Development), 3) a Vesting Tentative Map for a 17-lot Major Subdivision and 4) Design Review on a 1.8-acre parcel located at 360 Central Avenue. Assessor's Parcel No. 086-151-002.
- D. The proposed project is governed by the applicable goals and policies of the Pittsburg General Plan (General Plan) and the Pittsburg Municipal Code (PMC).
- E. Pursuant to PMC section 17.16.100, an applicant may request that two or more applications for separate discretionary approvals, including zoning amendments under PMC Title 18, requested or required in conjunction with a project be consolidated.
- F. Under Government Code section 65358, the legislative body of a local

government agency may amend its General Plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four General Plan amendments to each required element may be adopted within one calendar year. In this calendar year so far, the City Council has not adopted any amendments to the General Plan Land Use Element.

- G. The California Government Code and PMC identify the Planning Commission as the advisory body to the City Council on amendments to the General Plan. Government Code section 65353(a) requires that the Planning Commission conduct at least one public hearing prior to making its recommendation on a proposed General Plan amendment.
- H. PMC section 18.16.020 identifies the Planning Commission as the advisory body to the City Council on proposed zoning changes, and requires that the Planning Commission determine, prior to making its recommendation, that:
 - 1. the change proposed is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable specific plan;
 - 2. in the case of a base district, overlay district or general land use regulation, the change proposed is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is proposed;
 - 3. a community need is demonstrated for the change proposed; and
 - 4. its adoption will be in conformity with public convenience, general welfare and good zoning practice.
- I. PMC section 17.12.010 identifies the Planning Commission as the advisory body to the City Council on proposed tentative maps when consolidated with one or more applications for other approvals which are subject to final approval by the City Council. In order to recommend City Council approval of a Vesting Tentative Map, the Planning Commission must determine, in accordance with PMC section 17.20.060(c), that:
 - 1. the proposed map is consistent with the General Plan and any applicable specific plan, or other applicable provision of PMC;
 - 2. the site is physically suitable for the type of development;
 - 3. the site is physically suitable for the proposed density of development;
 - 4. the design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure

fish or wildlife or their habitat;

5. the design of the subdivision or the type of improvements will not cause serious public health problems; and
 6. the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- J. Pursuant to PMC section 18.36.230, the Planning Commission shall discuss the application for Design Review approval and integrate it with the land use approval process applicable to the project. In order to recommend Design Review approval (pursuant to the direction of PMC section 18.36.230), the Planning Commission must determine, in accordance with PMC section 18.36.220.B, that:
1. the structure conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality;
 2. the structure will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
 3. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 4. the structure is in harmony with proposed developments on land in the general area; and
 5. the application conforms with the criteria set forth in any applicable City adopted design guidelines.
- K. The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15182 (Projects Pursuant to a Specific Plan) of the State CEQA Guidelines (Public Resources Code section 21080).
- L. On Friday, July 29, 2022, in accordance with Government Code sections 65090 and 65091, and PMC section 18.14.020 A, B, and D, a "Notice of Public Hearing," for the August 9, 2022, public hearing on this item was published in the East County Times; was posted at City Hall; was delivered for posting at the Pittsburg Library; was posted at the project site; was posted on the "Public Notices" section of the City's website and was mailed via first class or electronic mail to the applicant, to the property owner, to 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. In addition, a copy of the notice was posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Harbor and School Street" neighborhood.

- M. On August 9, 2022, the Planning Commission held a public hearing on Planning Application No. AP-21-1599 (GP, RZ, SUBD, DR), at which time additional oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission staff report entitled, "Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR), dated August 9, 2022, and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the public hearing, the Planning Commission finds that:

1. All recitals above are true and correct and are incorporated herein by reference.

General Plan:

2. The proposed amendments to the General Plan are in the public interest, in that the proposed land use change will facilitate quality residential development, promote the reuse and revitalization of a dilapidated site, help the City maintain a compact urban form, and promote a diversity of housing types and densities near the Pittsburg Center BART Station. The proposed project will also enhance the visual quality of the area and increase the number of residents within the area that naturally monitor the streetscape and one another, enhancing community safety.

Zoning Map:

3. The proposed amendment to the Zoning Map is consistent with the objectives, policies, general land uses and programs specified in the General Plan in that:
 - a. The proposed project will be developed on an infill site, thereby helping the City maintain a compact urban form within the City's projected municipal boundary (Goal 2-G-1).
 - b. The proposed project will provide medium intensity single-family residential near the Downtown and in an area accessible to transit and services (Goals 2-G-4 and 3-G-3). The project site is within a half-mile distance of the Pittsburg Center BART Station and a

quarter-mile of two bus stops located near the intersections of Railroad Avenue/Central Avenue and Harbor Street/Central Avenue (Tri Delta Transit Routes 381 and 387).

- c. The proposed project will expand Pittsburgh's housing diversity by providing higher-density single-family development on smaller lots ranging from approximately 2,000 to 4,200 square feet (Goal 2-G-5 and Housing Goal G-1).
- d. The proposed project will utilize a Planned Development (PD) zoning, in part, to achieve a high-quality design outcome (Policy 2-P-5).
- e. The proposed project will pay its share of the costs for the construction of facilities needed to serve the development (Policy 3-P-1, 3-P-13, and 7-P-2). The proposed project will comply with conditions of approval requiring payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RT-DIM) in accordance with the Pittsburgh Municipal Code.
- f. The proposed project will promote the public health, safety, and general welfare in that it requires the Developer to: a) pay fees to finance unmet local and regional traffic improvement needs; b) annex the site into the City's Community Facilities District (CFD) 2007-1 for park maintenance; c) annex the site into the City's CFD 2016-1 for maintenance of off-site stormwater facilities; d) annex the site into the City's CFD 2005-1 for police and other emergency services; e) annex the site into the City's CFD 2014-1 for Railroad Avenue Specific Plan improvements and f) annex the site into the City's CFD 2017-1 for fire facilities and fire safety and emergency services.
- g. The proposed project will be built in an area where public facilities and infrastructure are already available (Policy 3-P-1).
- h. The existing transportation system has adequate capacity to accommodate the proposed project (Policy 3-P-2). Residents of the proposed project will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.
- i. The Developer was not required to prepare a traffic impact study because the proposed project is expected to generate under 100 net new peak hour trips (Policy 3-P-5).

- j. The proposed project will provide safe and contiguous routes for pedestrians and bicyclists (Policy 3-P-17, 7-P-34, and 7-P-40) in that there is an existing Class II bicycle lane along Central Avenue.
- k. The proposed project focuses higher-density residential on a site that has been designated as a Priority Development Area under the Metropolitan Transportation Commission and Association of Bay Area Government's FOCUS Program (Policy 3-P-18 and Housing Policy P-1.1 D).
- l. The proposed project will promote the development and intensification of the Downtown commercial core as neighborhood retail center by increasing the demand for retail and other amenities (Goal 5-G-2).
- m. The proposed project will encourage walking as a regular means of transportation due to the site's proximity to various amenities (Goal 7-G-15). The project site is within a half-mile distance of Marina Vista Elementary School, Pittsburg High School, City Park, John Buckley Square, the Pittsburg Center BART Station, and the Downtown commercial core.
- n. The proposed project will include bicycle racks in each garage for secure bicycle parking (Policy 7-P-45).
- o. The Developer was not encouraged to dedicate a public park because the proposed development includes less than 150 units (Policy 8-P-16).
- p. The Developer will equitably share the costs associated with providing water and wastewater services to the proposed project through payment of the Pittsburg Facilities Reserve Charge (Policy 11-P-7 and 11-P-18).
- q. The proposed project will include sound walls along the north and south perimeter and provide upper-floor windows of residences adjacent to the UPRR tracks (homes on Lots 11-14) to be upgraded to a Sound Transmission Class (STC) rating of 32. The proposed sound walls and upper-story windows will help ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-6).
- r. The proposed Zoning Map amendment is for a project site that is vacant, underutilized, and appropriate for higher-density residential use given its proximity to schools, parks, transit, and commercial amenities (Housing Element Policy P-1.1 B).

- s. The proposed project will provide market-rate housing near in the Downtown and increase demand for economic activity in nearby shopping centers (Housing Policy P-1.2).
 - t. The proposed project will provide two, single-family homes with Accessory Dwelling Units (ADUs) that would allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners (Housing Policy P-1.5).
 - u. The proposed project will help attain the City's Regional Housing Needs Allocation for moderate and above-moderate income households (Policy P-1.6).
 - v. The proposed project will comply with conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment (Housing Goal G-5 and Policy P-5.1).
4. The proposed amendment to the Zoning Map is compatible with the uses authorized in, and the regulations prescribed for, the land use district for which it is prepared, in that the land uses allowed in the proposed 'PD District' will be the same as those allowed in the 'RS-4 (Single-Family Residential) District' and the development regulations for the proposed 'PD District' will be those specified in the PD Plan in Exhibit B of this resolution.
 5. There is a community need for the proposed change to the Zoning Map, in that the amendment will facilitate occupancy of a long-standing vacant site in accordance with the City's housing goals calling for development of a variety of housing types, densities, and prices to balance the City's housing stock and to meet Pittsburgh's regional fair share housing needs for people of all income levels. Providing 17 small-lot, market-rate residential units along with two rent-restricted ADUs at the site will provide diverse housing options for residents and create an opportunity for more residents to utilize the Pittsburgh Center BART Station and other public transit opportunities.
 6. The proposed amendment to the Zoning Map will be in conformity with public convenience, general welfare, and good zoning practice, in that the amendment will facilitate development of a dilapidated site. Additionally, the proposed project will add additional residents to the area who may frequent the established and potential commercial uses envisioned along Railroad Avenue. In addition, the site's proximity to both the Pittsburgh Center BART Station and two existing bus routes presents an opportunity for more residents to utilize public transit opportunities.

Vesting Tentative Map for Major Subdivision:

7. The Vesting Tentative Map for the proposed 17-lot, Major Subdivision is consistent with the proposed General Plan land use designation of Medium Density Residential, as described in Section 2.A.3 above.
8. The project site is physically suitable for the type of development proposed in that the site is flat and surrounded by existing infrastructure, minimizing the amount of work and investment needed to extend utilities and services to the site.
9. The project site is physically suitable for the proposed density of development, in that the site is flat and surrounded by existing, established development. Further, the site is located within one-half mile of the Pittsburg Center BART Station, and less than a quarter-mile from two existing bus routes, making it an appropriate location for a medium-density residential development, as defined by the City's General Plan.
10. The design of the proposed subdivision and accompanying improvements will not cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat, in that the project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15182 (Projects Pursuant to a Specific Plan) of the State CEQA Guidelines (Public Resources Code section 21080).
11. The design of the subdivision and type of improvements proposed will not cause serious public health problems, in that the Phase I Environmental Site Assessment revealed no evidence of hazardous substances or petroleum products in connection with the project site.
12. The design of the subdivision and type of improvements proposed will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision, in that there are no existing public access easements on the site. The proposed Vesting Tentative Map includes a new private street that will connect the development to existing public roadways, and the new private street will be of sufficient width to accommodate automobile and emergency vehicle access into and around the site.

Design Review:

13. The proposed project conforms with good taste, good design and in general contributes to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high

quality, in that the proposed house models feature an attractive architectural design characterized by a mixture of hipped and gable-end roofs with high-quality, concrete tile roofing material; stucco siding with horizontal trim, corbels, and simulated stone veneer; and a mixture of single-hung and sliding glass windows with faux shutters, or decorative wrought iron railings. The proposed project will also provide an attractive outdoor environment for residents. The Developer will install a variety of colorful, drought-tolerant landscaping and a decorative, masonry sound wall with wall caps and simulated stone veneer at each wall pilaster. Residential front yards will feature drought-tolerant plants and blooming street trees that will provide seasonal color throughout the subdivision.

14. The proposed project will be protected against exterior and interior noise, vibrations and other factors which may tend to make the environment less desirable, in that the project will be built to standard building codes that dictate maximum noise levels for the interiors of residential units.
 15. The exterior design of the proposed project is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value. Rather, the proposed project will enhance the neighborhood's appearance and value, in that it will result in a highly attractive environment utilizing a variety of compatible house and front yard landscape designs. The proposed project will add value to the community by attracting additional residential and commercial investment in the area.
 16. The proposed project is in harmony with proposed developments on land in the general area, in that there are no proposed developments in the immediate vicinity of the project site.
 17. The proposed project will substantially conform to all applicable Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864) for single-family development.
- B. The Staff Report entitled, "Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)," dated August 9, 2022, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings and the authority set forth above, the Planning Commission hereby recommends that the City Council adopt an ordinance and resolution to:

- A. Amend General Plan Figure 2-2 (Land Use Diagram) to change the land use designation of the property described in section 1.A above, from 'Low Density Residential' to 'Medium Density Residential' as substantially presented in Exhibit

A of this resolution;

- B. Modify other Land Use Element tables and charts as necessary to reflect the change in land use acreages and maintain internal consistency with the General Plan document;
- C. Amend the Zoning Map, as referenced in Pittsburg Municipal Code, Title 18 (Zoning Ordinance) section 18.04.020, to change the zoning of the property described in section 1.A above, from 'RS-5' District to 'PD' District as substantially presented in Exhibit B of this resolution;
- D. Adopt specific land use and development regulations for the property described in section 1.A above as substantially presented in the PD Plan in Exhibit B of this resolution;
- E. Approve Major Subdivision 9550 and Vesting Tentative Map subdividing the property described in section 1.A above into 17 lots for detached, single-family residences, subject to conditions, as substantially presented in Exhibit C of this resolution; and
- F. Approve Design Review of the accompanying architectural and landscape plans, subject to the conditions as substantially presented in Exhibit D of this resolution.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner_____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 9th day of August, 2022, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution was adopted by the Planning Commission of the City of Pittsburg on August 9, 2022.

JOHN FUNDERBURG III, SECRETARY

PITTSBURG PLANNING COMMISSION

Exhibit A
General Plan Map Amendment
Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

Fig. 1: Existing General Plan Designation



Existing General Plan Land Use Designation (Current APN: 086-151-002)

360 Central Ave, Pittsburg, CA, 94565

0 140 280 560 Feet

Scale: 1:1,700



Legend

Project Site



General Plan

Low Density Residential

Medium Density Residential

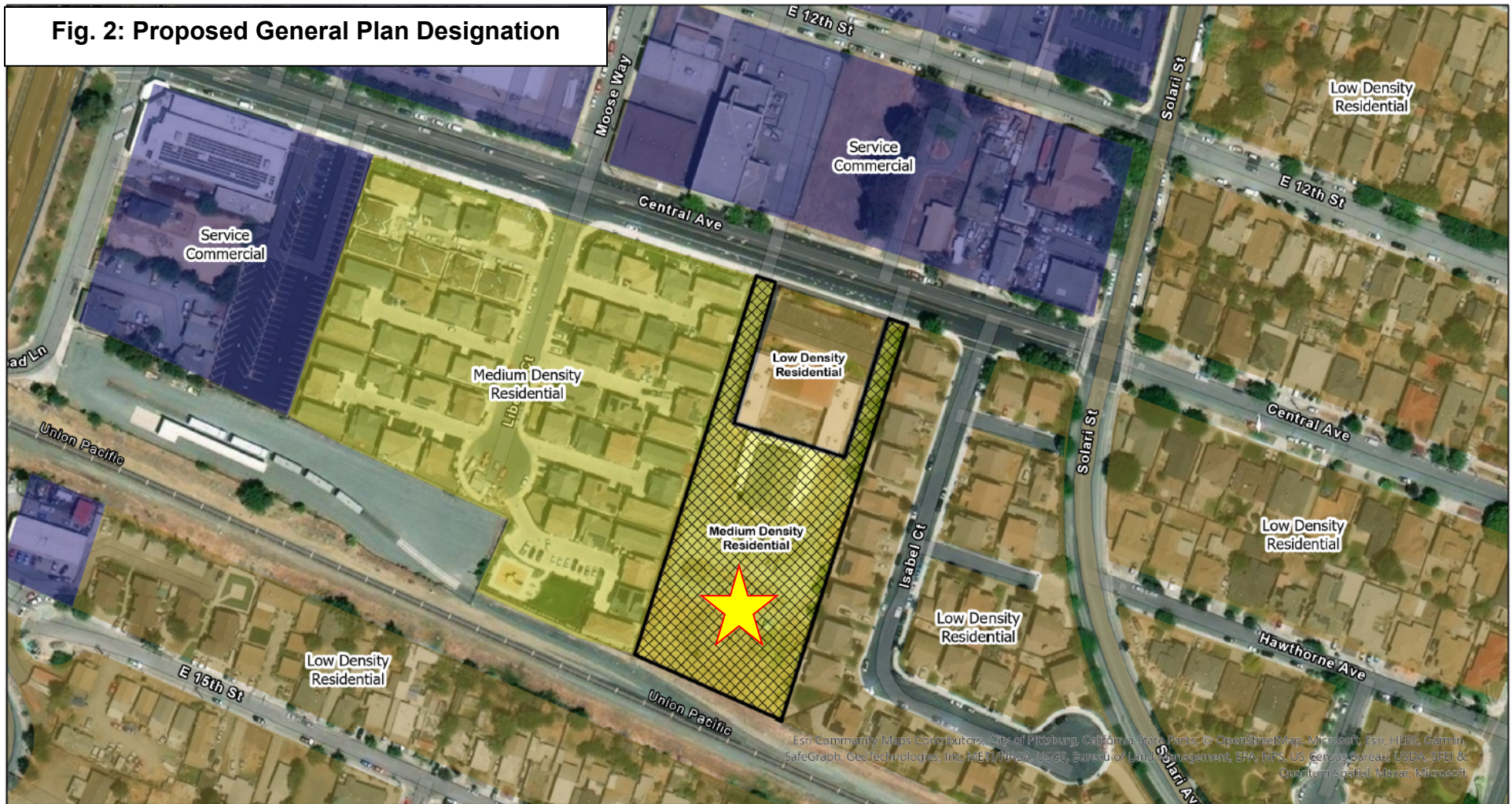
Service Commercial



City of Pittsburg

Exhibit A
General Plan Map Amendment
Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

Fig. 2: Proposed General Plan Designation



Proposed General Plan Land Use Designation (Current APN: 086-151-002)

360 Central Ave, Pittsburg, CA, 94565

0 145 290 580 Feet

Scale: 1:1,700

Legend

Project Site

Project Site



General Plan

Low Density Residential

Medium Density Residential

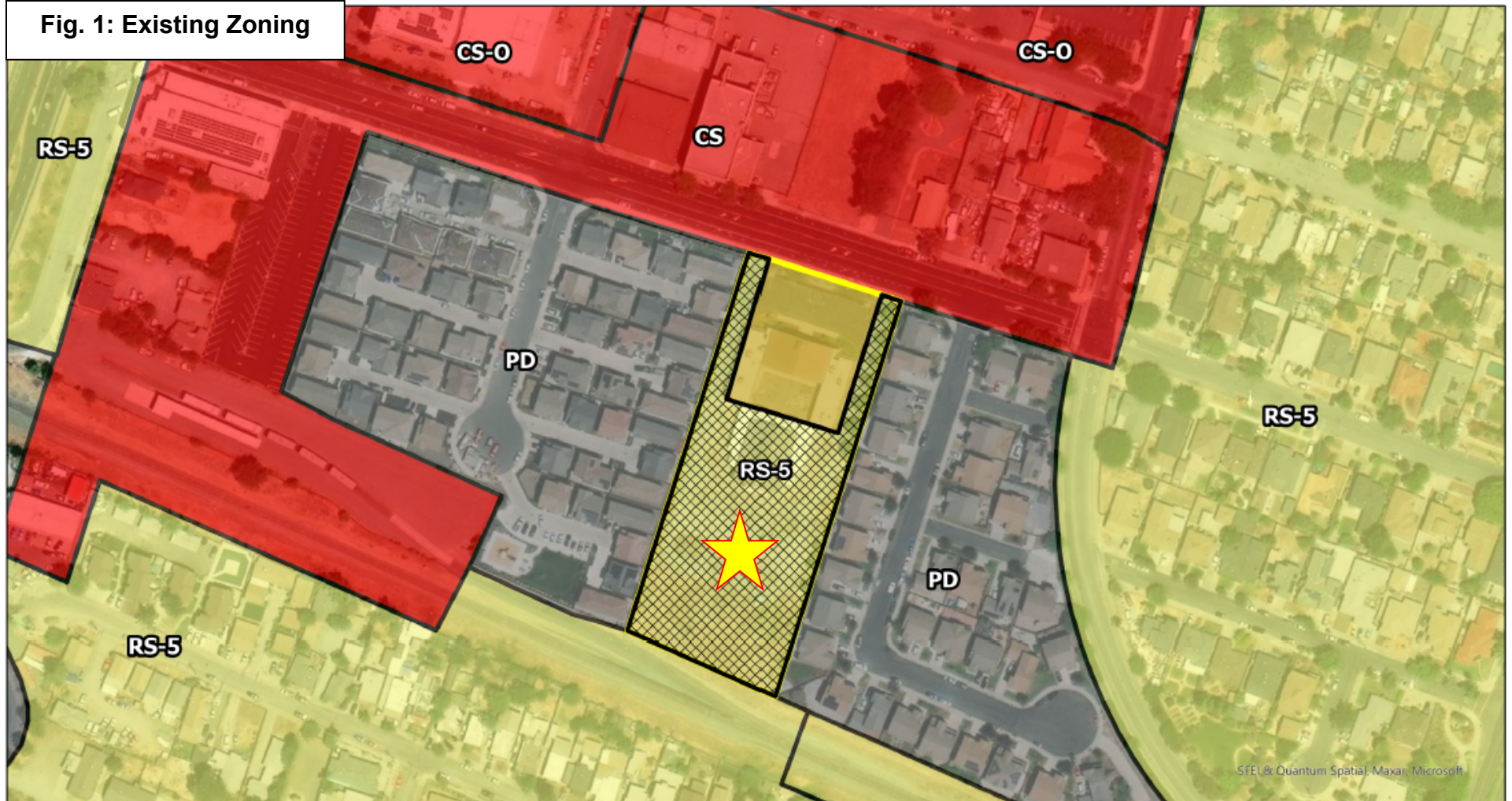
Service Commercial



City of Pittsburg

Exhibit B
Zoning Map Amendment and Planned Development (PD) Plan
Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

Fig. 1: Existing Zoning



Existing Zoning District (Current APN: 086-151-002)

360 Central Ave, Pittsburg, CA, 94565

0 140 280 560 Feet

Scale: 1:1,700



Legend

-  Project Site
- Zoning**
-  CS, Service Commercial

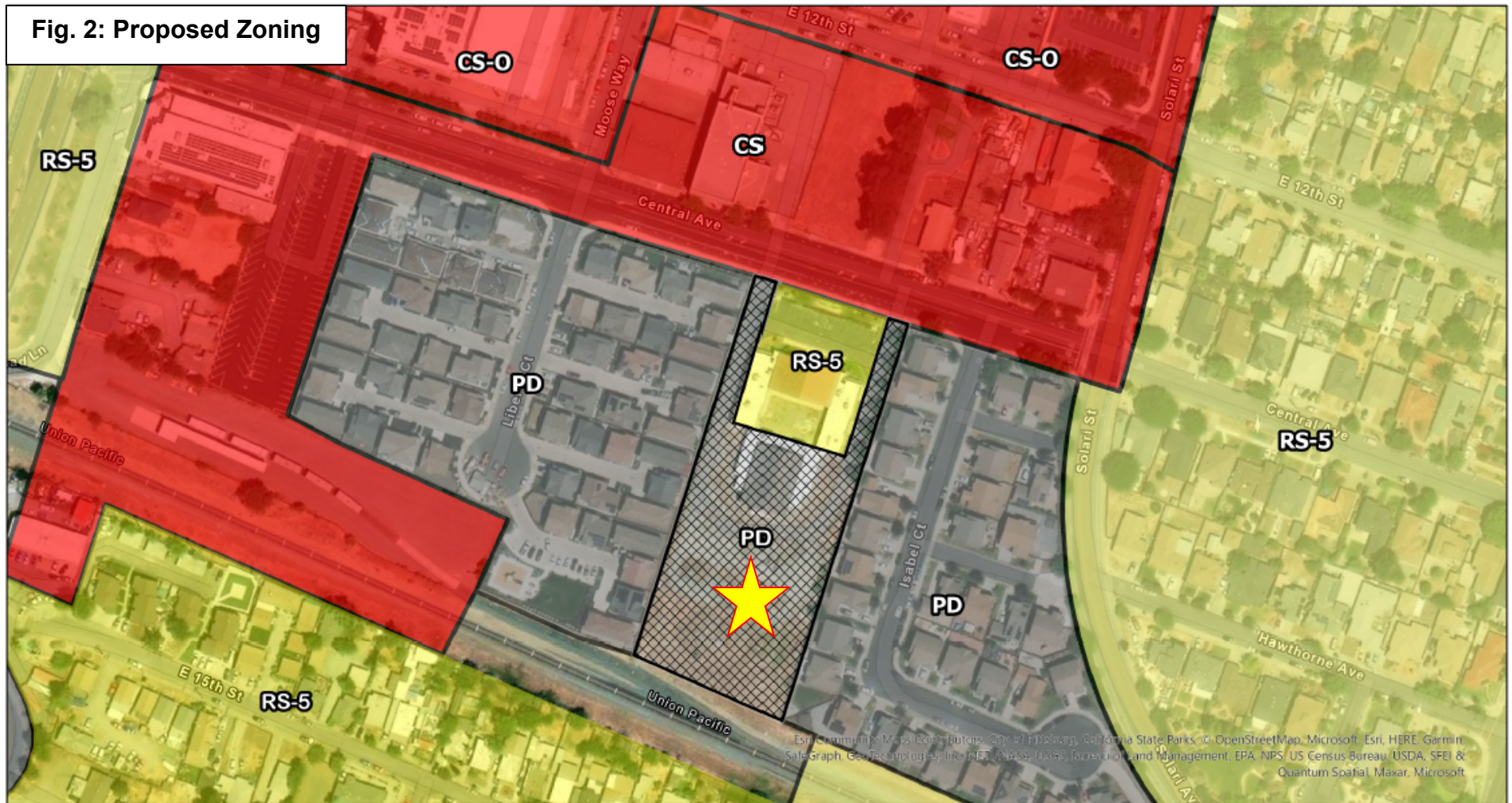
-  CS-O, Service Commercial-Limited Overlay
-  PD, Planned Development
-  RS-5, Single Family Residential (5,000 sf min. lot size)



City of Pittsburgh

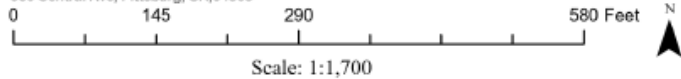
Exhibit B
Zoning Map Amendment and Planned Development (PD) Plan
Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

Fig. 2: Proposed Zoning



Proposed Zoning District (Current APN: 086-151-002)

360 Central Ave, Pittsburg, CA, 94565



Legend

-  Project Site
-  Project Site
- Zoning**
-  CS, Service Commercial

-  CS-O, Service Commercial-Limited Overlay
-  PD, Planned Development
-  RS-5, Single Family Residential (5,000 sf min. lot size)



City of Pittsburg

Exhibit B
Zoning Map Amendment and Planned Development (PD) Plan
Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

Purpose and Applicability

The purpose of this PD Plan is to establish land use and development regulations for a 17-unit, single-family residential subdivision on a 1.8-acre site located 360 Central Avenue (APN: 086-151-002).

Land Use Regulations

The land uses allowed in the PD (Planned Development) District (shown in Figure 2) shall be the same as those allowed in the RS-4 (Single-Family Residential) District (Pittsburg Municipal Code [PMC] Chapter 18.50).

Development Regulations

Except as indicated in the table at right, all development regulations of the PD District shall be the same as those of the RS-4 District. Use and development of the property would also comply with Article 3 (Performance Standards), Article 5 (Home Occupations) of PMC Chapter 18.50 and with the Off-Street Parking Requirements of PMC Chapter 18.78.

PD Development Regulations	
Min. Lot Size	2,000 sq. ft.
Min. Lot Width	40 ft.
Min. Front Yard (fronting on private road)	4 ft.
Min. Corner Side Yard (next to private road)	4 ft.
Min. Interior Side Yard	4 ft.
Min. Rear Yard	4 ft.
Max. Encroachment into a Required Yard	1 ft.
Max. Lot Coverage	60%
Max. Building Height	28 ft.

GENERAL

ASSESSORS PARCEL NO(s):
PROJECT ADDRESS:
TOTAL GROSS AREA:
EXISTING ZONING:
PROPOSED ZONING:
EXISTING GENERAL PLAN:
EXISTING USE:
PROPOSED USE:
PROPOSED DENSITY:
FEMA FLOOD DESIGNATION:
EXISTING TOPOGRAPHY DATE
FIRE PROTECTION DISTRICT

PARCELS A & B OF PMW 22-07
360 CENTRAL AVENUE
PITTSBURG, CA
2.45 AC
SINGLE FAMILY RESIDENTIAL - 5,000 SF (RS-5)
PLANNED DEVELOPMENT (PD)
LOW DENSITY RESIDENTIAL
BUILDING WITH LOT
17 RESIDENTIAL LOTS
6.9 DU/AC
ZONE "X" (FIRM PANEL 060033-0119G,
DATED 09-30-2015)
09-24-2020
CONTRA COSTA COUNTY FIRE PROTECTION DIST.

FACILITIES

WATER:
SEWER:
STORM DRAIN:
GAS & ELECTRIC:
TELEPHONE:

CITY OF PITTSBURG
CITY OF PITTSBURG
CITY OF PITTSBURG
PACIFIC GAS & ELECTRIC
AT&T

NOTES

1. NO PUBLIC AREAS ARE PROPOSED.
2. ALL EXISTING STRUCTURES ONSITE ARE TO BE REMOVED.

OWNER/DEVELOPER

LIBERTY DEVELOPERS, LLC
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520
(925) 682-6419

CIVIL ENGINEER

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

SOILS ENGINEER

TRC
1920 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043
(650) 967-2365

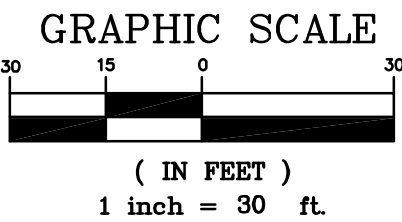
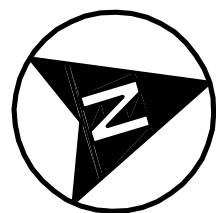
JOINT TRENCH DESIGN

LIGHTHOUSE DESIGN
1781 VINEYARD DRIVE, SUITE 212
ANTIOCH, CA 94509
(925) 757-4259

LANDSCAPE ARCHITECT

THOMAS BAAK & ASSOCIATES
1620 NORTH MAIN STREET, SUITE 4
WALNUT CREEK, CA 94596
(925) 933-2583

VESTING TENTATIVE MAP
"LIBERTY PHASE II"
SUBDIVISION 9550
CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



BENCHMARK

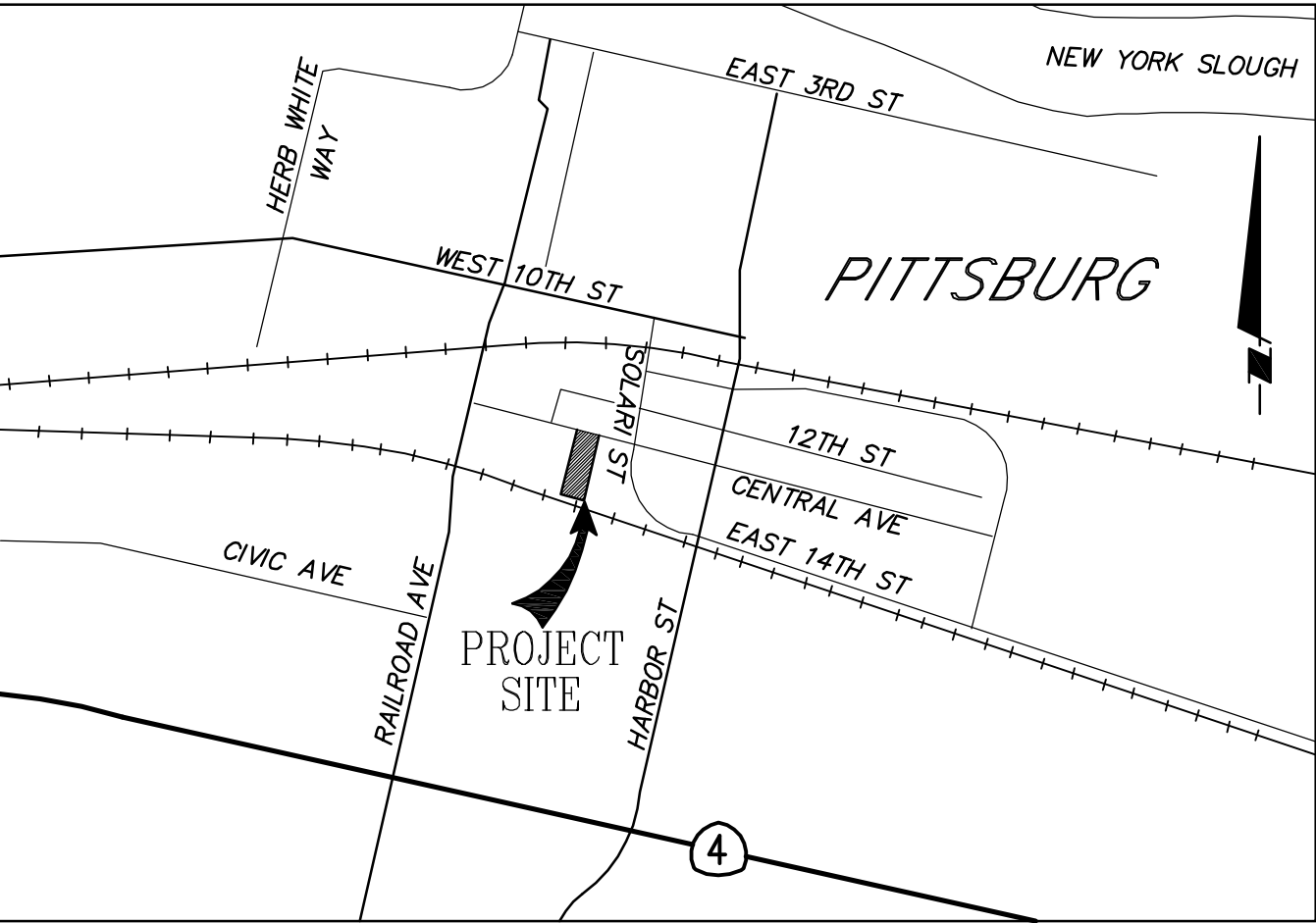
TIDAL-4 (PID J51881) BRASS DISK IN TOP OF
CONCRETE STEP LEADING TO BASEMENT AT OLD POST
OFFICE BUILDING ON RAILROAD AVENUE.
ELEV=22.27 (NGVD 29)

BASIS OF BEARINGS

THE BEARING TAKEN OF SOUTH 73°14'26" EAST,
BETWEEN THE FOUND MONUMENT ON CENTRAL AVE.,
AT THE INTERSECTION OF RAILROAD AVENUE, AS
SHOWN ON THE RECORD OF SURVEY FILED IN
100 L.S.M. 26.

SHEET INDEX

SHEET No.	DESCRIPTION
C1	TITLE SHEET
C2	SECTIONS & DETAILS
C3	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
C4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN



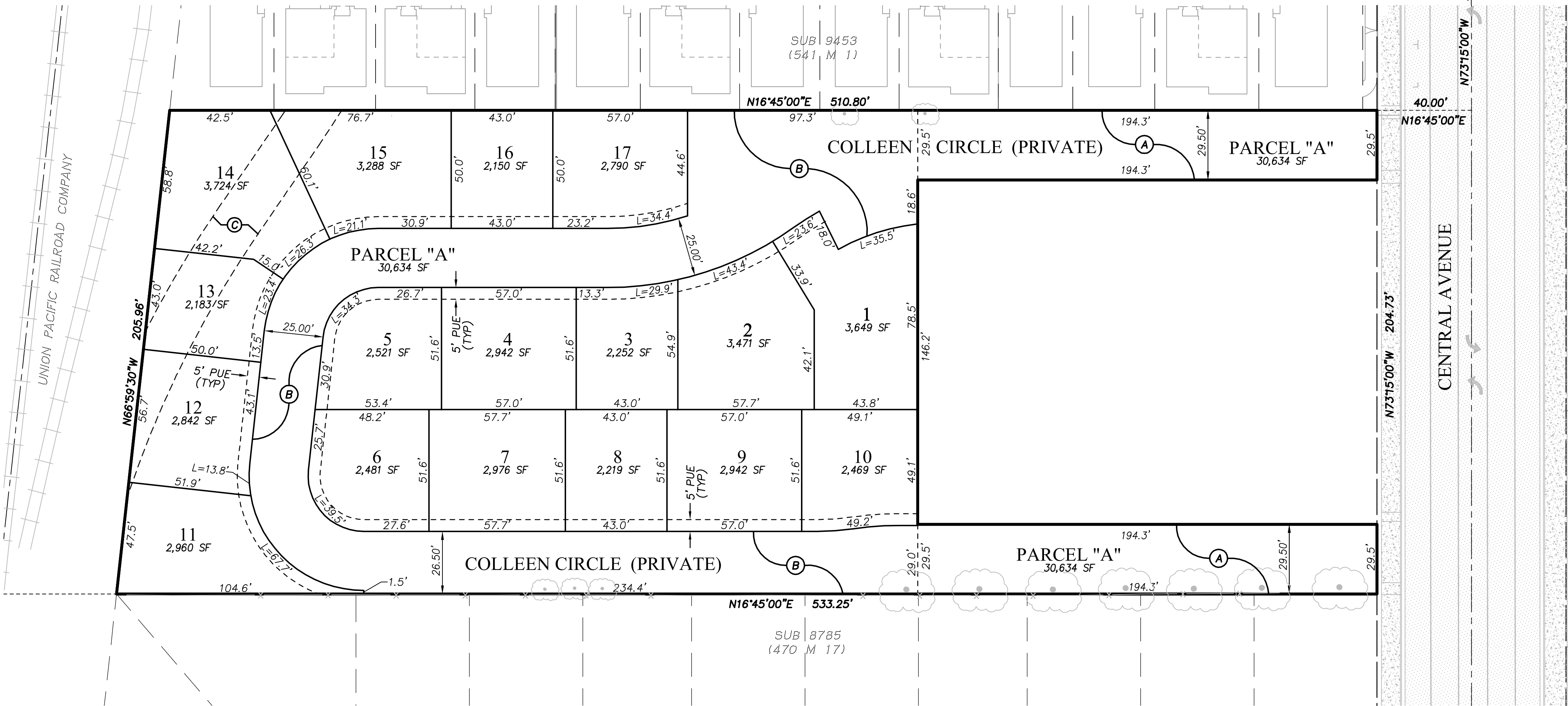
VICINITY MAP
NOT TO SCALE

LEGEND

- LOT BOUNDARY
RIGHT-OF-WAY
ADJACENT PROPERTY LINE
NEW BUILDING
EX. HOUSE
EX. ASPHALT
NEW CONCRETE
NEW ASPHALT
GRIND AND OVERLAY AREA
5% FINISHED GRADE SLOPE
DIRECTION OF DRAINAGE FLOW
EX. TREE
STORM DRAIN LINE

ABBREVIATIONS

- AB - AGGREGATE BASE
AC - ACRE
AD - AREA DRAIN
BO - BLOW-OFF
CB - CATCH BASIN
CONC - CONCRETE
COP - CITY OF PITTSBURG
DET - DETAIL
DU - DWELLING UNITS
ESMT - EASEMENT
EVAE - EMERGENCY VEHICLE ACCESS ESMT
EX - EXISTING
FF - FINISH FLOOR
FG - FINISH GRADE
FL - FLOW LINE ELEVATION
G - GRATE ELEVATION
GL - GARAGE LIP ELEVATION
HP - HIGH POINT
LF - LINEAR FEET
P - PAD
PAUE - PRIVATE ACCESS & UTILITY ESMT
PL - PROPERTY LINE
PSDE - PRIVATE STORM DRAIN EASEMENT
PUE - PUBLIC UTILITY EASEMENT
PVC - POLYVINYL CHLORIDE
R/W - RIGHT OF WAY
SD - STORM DRAIN
SDE - STORM DRAIN EASEMENT
SDWK - SIDEWALK
SF - SQUARE FEET
SO - SIDE OPENING
SS - SANITARY SEWER
SSCO - SANITARY SEWER CLEANOUT
SSE - SANITARY SEWER EASEMENT
STD - STANDARD
TC - TOP OF CURB
TW - TOP OF WALL
TYP - TYPICAL



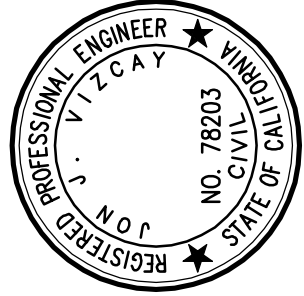
SITE PLAN
SCALE: 1"=30'

- (A) DENOTES PAUE
(B) DENOTES EVAE, PUE, SSE, SDE, PAUE
(C) SPUR TRACK EASEMENT PER 815 OR 43 TO BE QUITCLAIMED

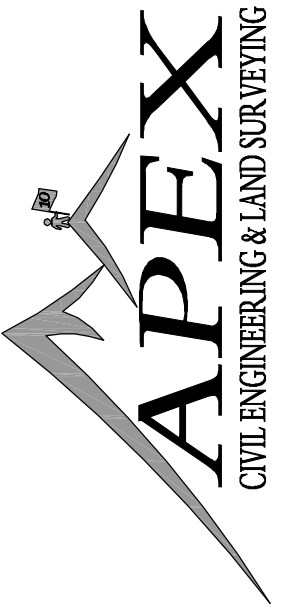
NOTES:
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED
FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY
TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED
UTILITIES DURING CONSTRUCTION.
CALL USA - 811 AT LEAST 48 HOURS BEFORE DIGGING. HAND DIG NEAR UNDERGROUND
UTILITIES.



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



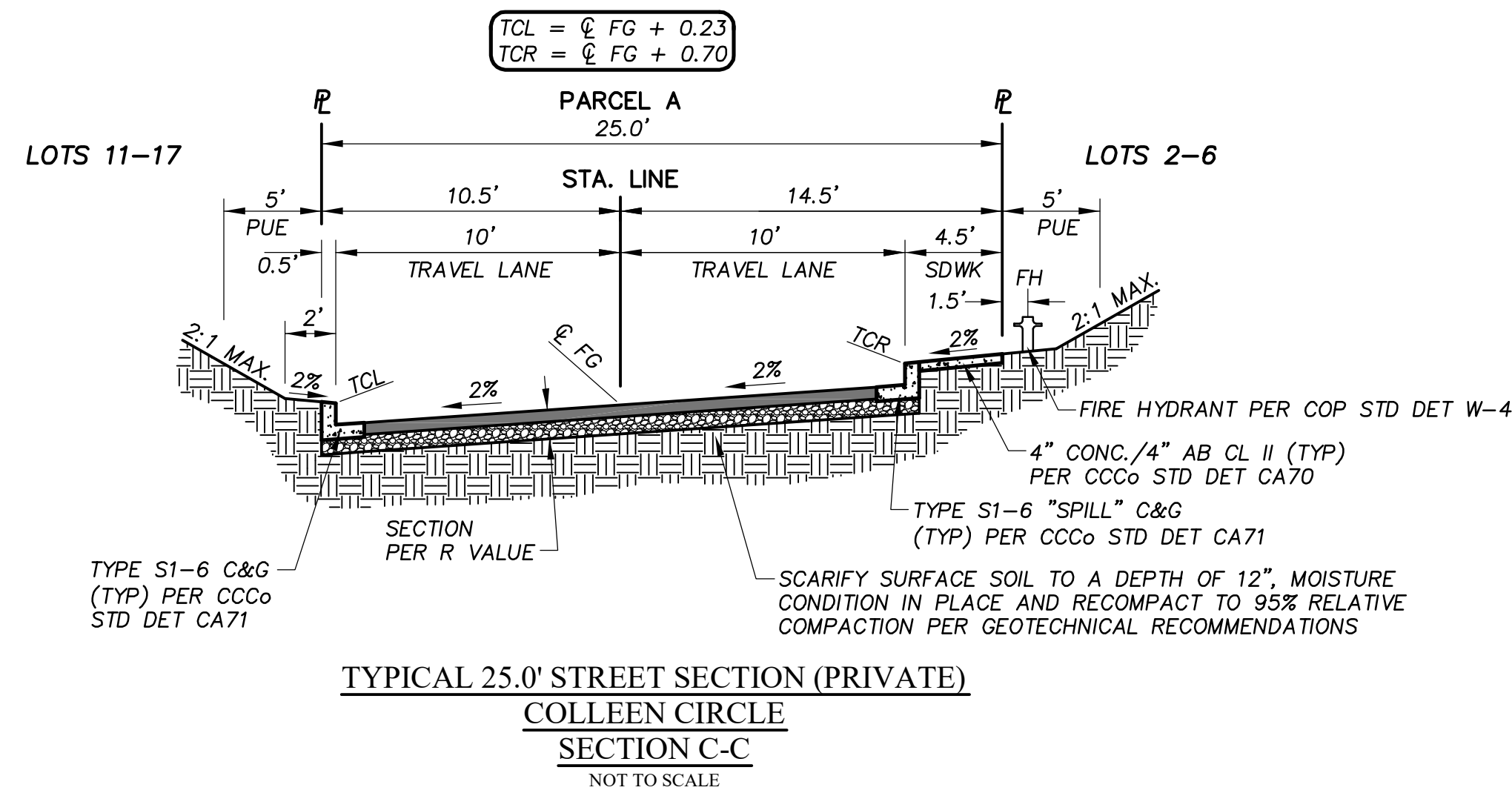
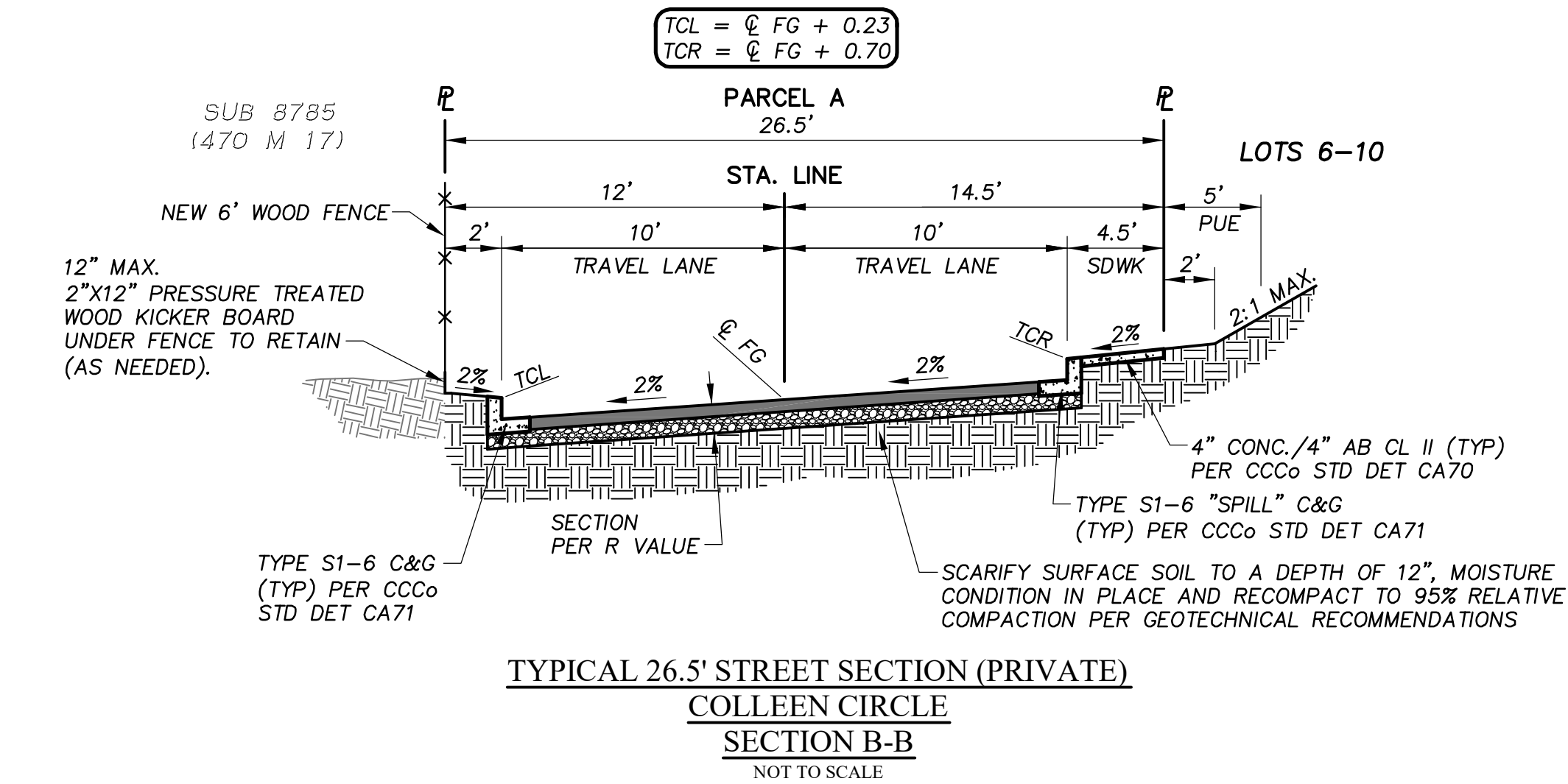
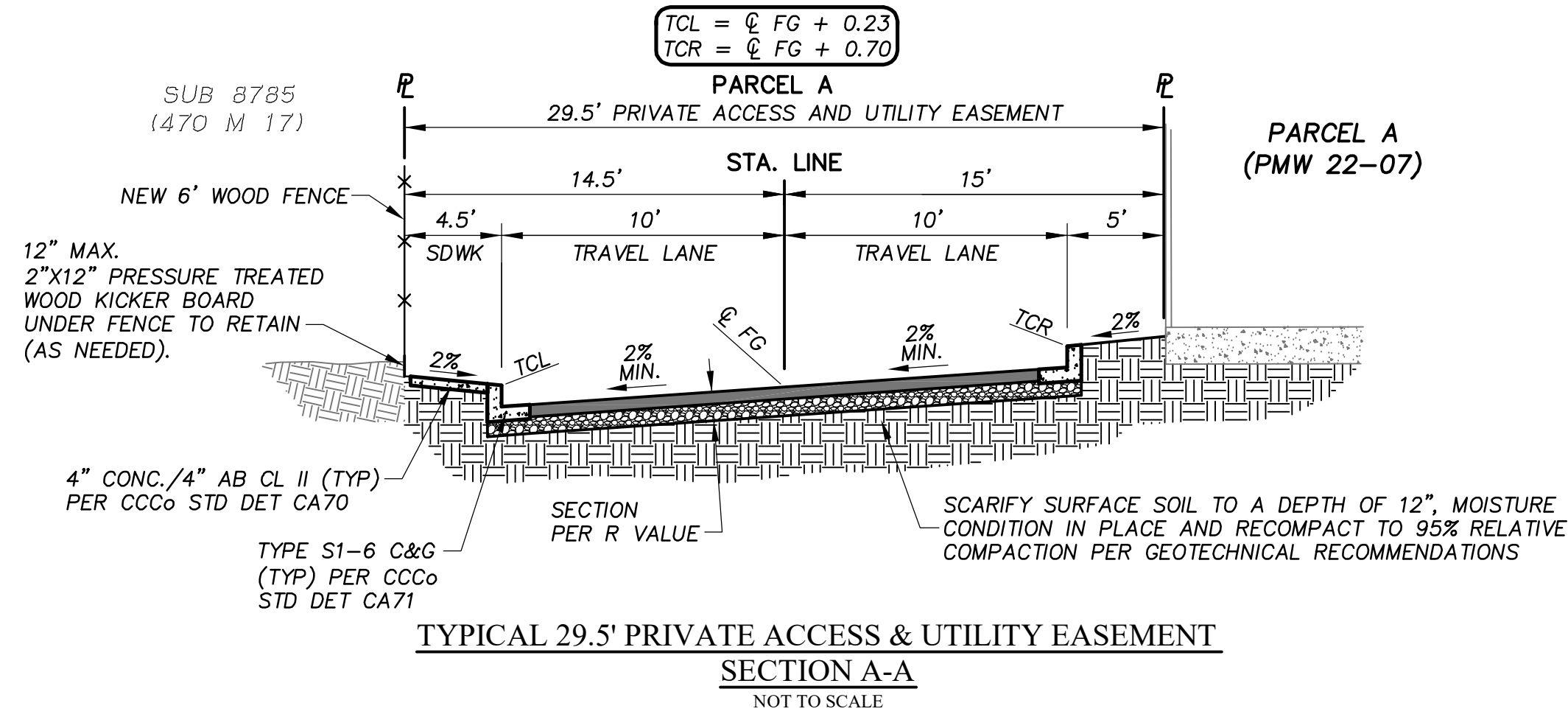
817 Arnold Drive, Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net



NO.	REVISIONS	BY	APP	DATE

VESTING TENTATIVE MAP (SUB# 9550)
TITLE SHEET
"LIBERTY PHASE II"
360 CENTRAL AVENUE, PITTSBURG, CA

SHEET
C1
DATE
08-02-2022
PROJECT #: 20079

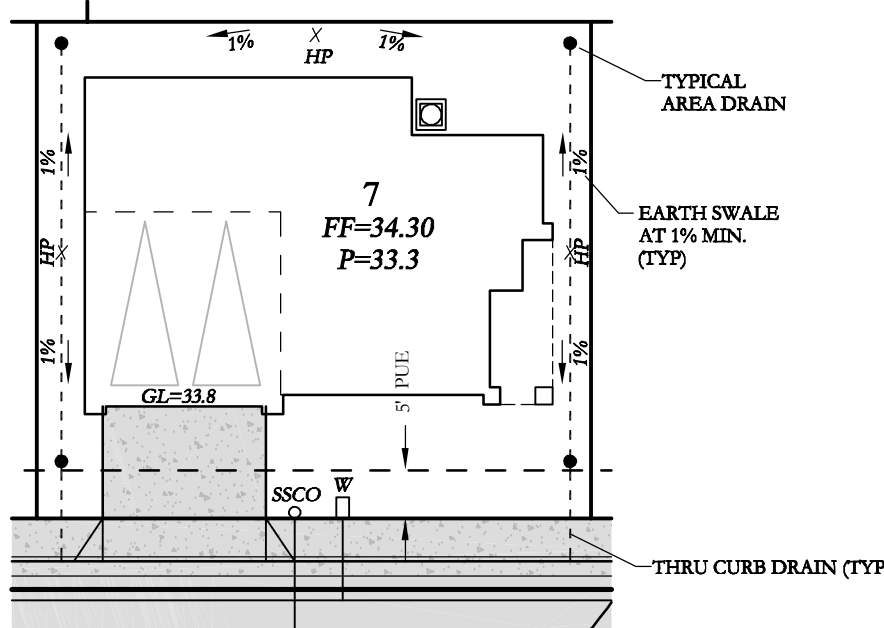


DESCRIPTION	CONC	AB	REBAR
CONCRETE DRIVEWAYS	6.0"	6.0"	#3 BARS @ 18" O.C. BOTH WAYS

REFER TO STRUCTURAL DESIGN SPECIFICATIONS AND DETAILS BY OTHERS.

SUBGRADE SOILS SHALL BE PREPARED PER THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL RECOMMENDATIONS, DATED JANUARY 25, 2019.

SOUNDWALL AND RETAINING WALL/SUBDRAIN DESIGN BY OTHERS. REFERENCE PLANS BY OTHERS

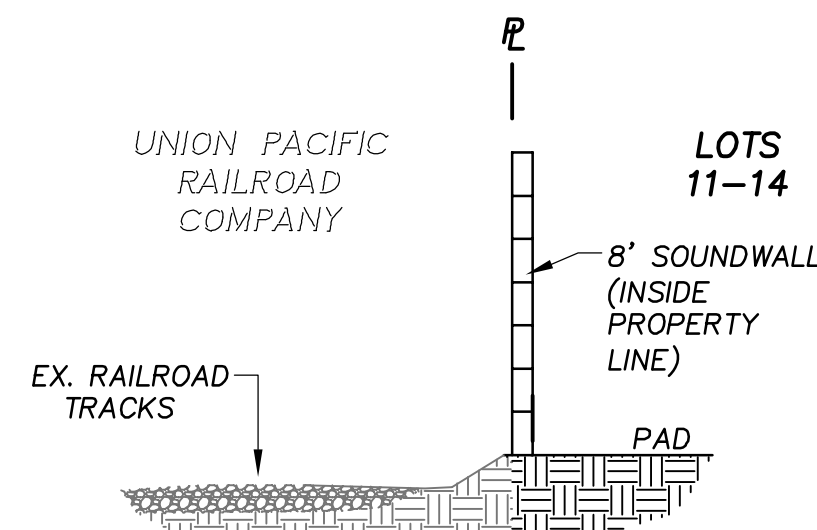


TYPICAL LOT DETAIL
NOT TO SCALE

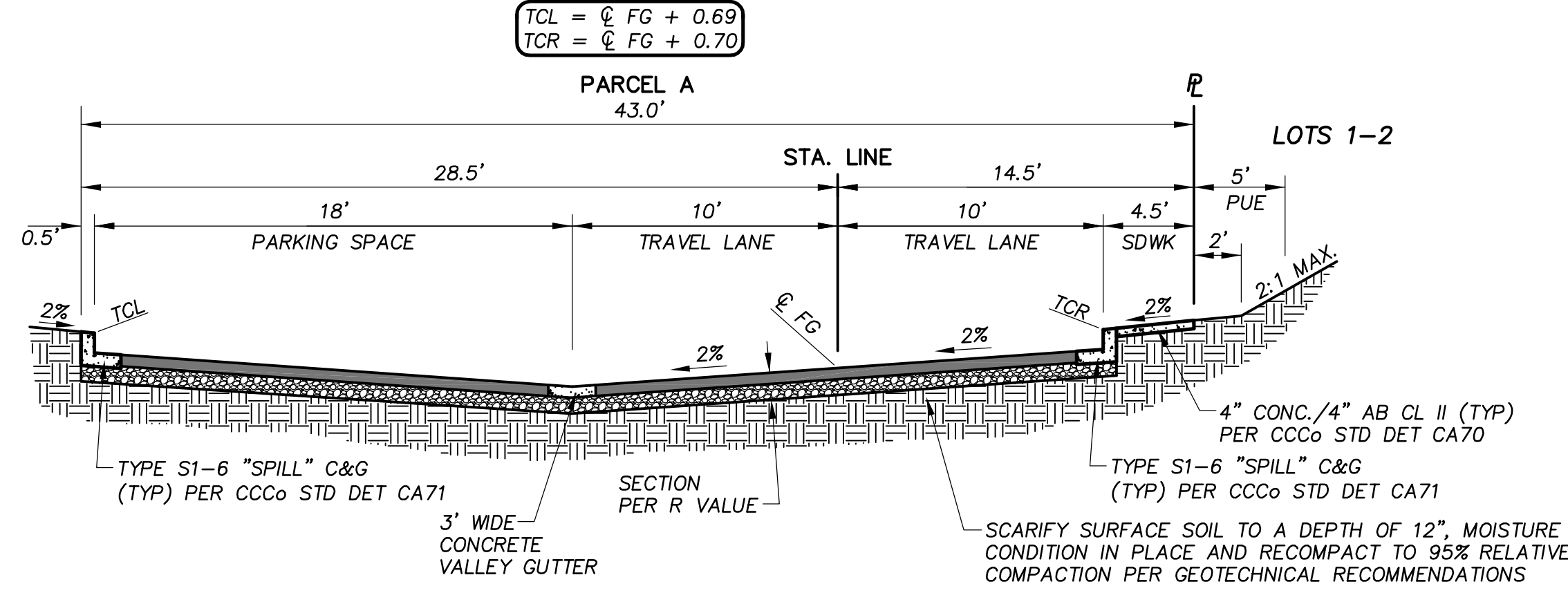
TYPICAL DRAINAGE CALCULATIONS

FF = PAD + 1.0 ±
GL = FF - 0.5'
SIDE YARD HP = FF - 0.7'
AREA DRAINS = HP - 0.3' = PAD

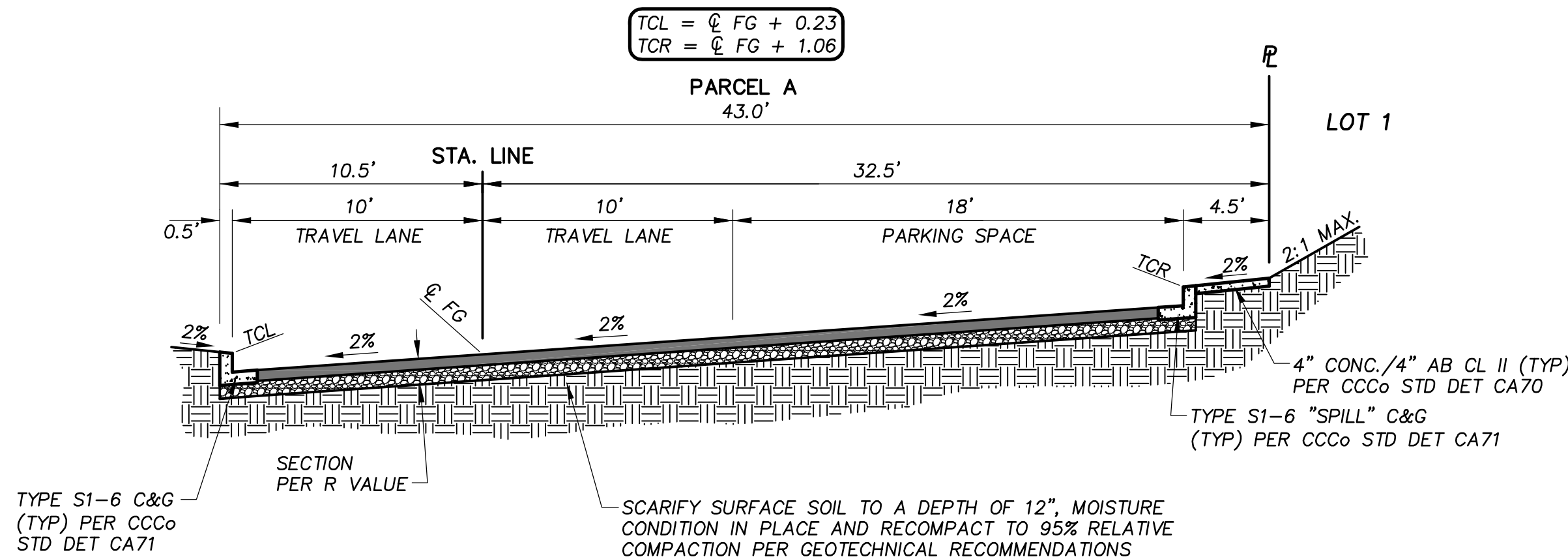
SPECIAL GRADING NOTE:
PER THE RECOMMENDATION OF THE SOILS ENGINEER, FINISHED GRADE SLOPES MUST PROVIDE AT LEAST 3 TO 5 PERCENT WITHIN 5 FEET OF THE EXTERIOR WALLS AT RIGHT ANGLES TO THEM TO ALLOW SURFACE WATER TO DRAIN POSITIVELY AWAY FROM THE STRUCTURES. ALSO, ALL DRAINAGE SWALES SHALL BE GRADED TO A MINIMUM SLOPE OF 1% IN THE DIRECTION OF DRAINAGE.



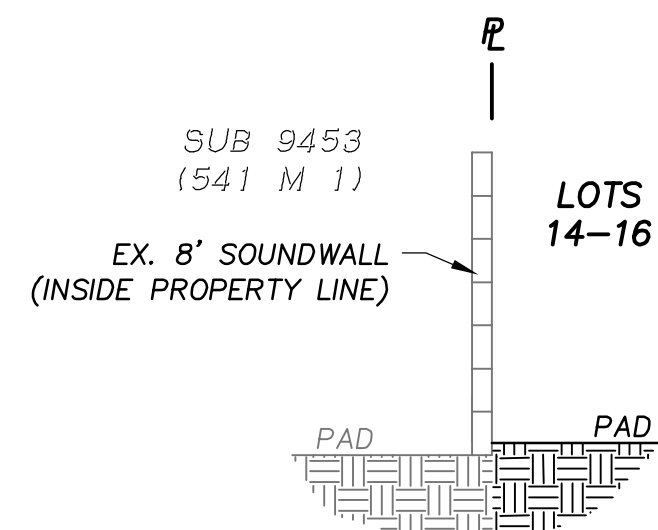
SECTION F-F
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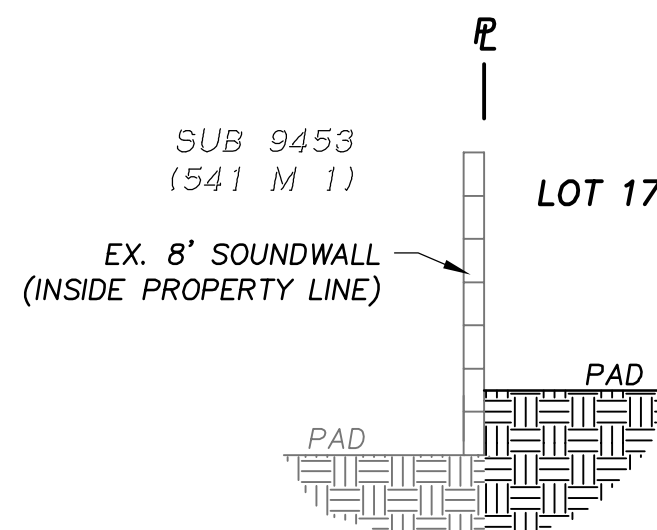
TYPICAL STREET SECTION WITH PARKING (PRIVATE)
COLLEEN CIRCLE
SECTION D-D
NOT TO SCALE



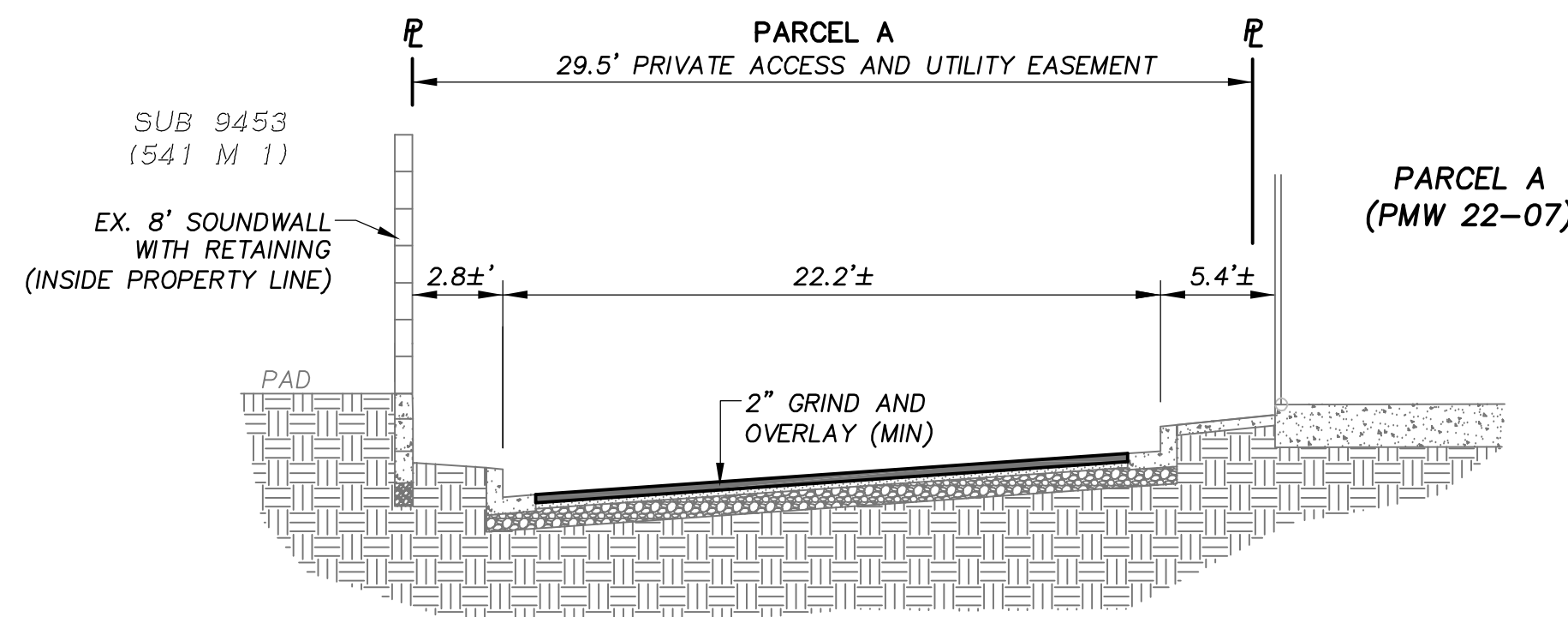
TYPICAL STREET SECTION WITH PARKING (PRIVATE)
COLLEEN CIRCLE
SECTION E-E
NOT TO SCALE



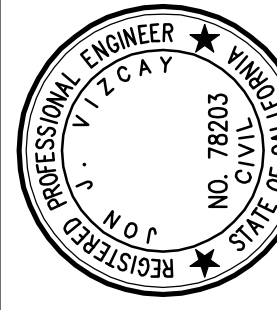
SECTION G-G
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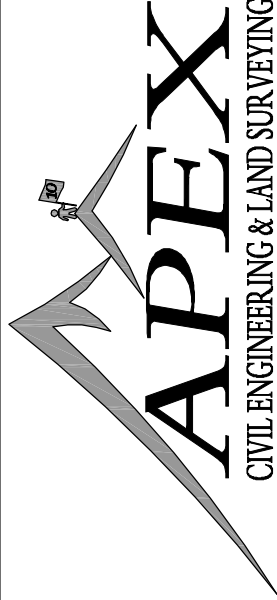
SECTION H-H
NOT TO SCALE



TYPICAL 29.5' PRIVATE ACCESS & UTILITY EASEMENT
SECTION I-I
NOT TO SCALE



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NO.	REVISIONS	BY	APP	DATE

VESTING TENTATIVE MAP (SUB#9550)
SECTIONS & DETAILS
"LIBERTY PHASE II"
360 CENTRAL AVENUE, PITTSBURG, CA

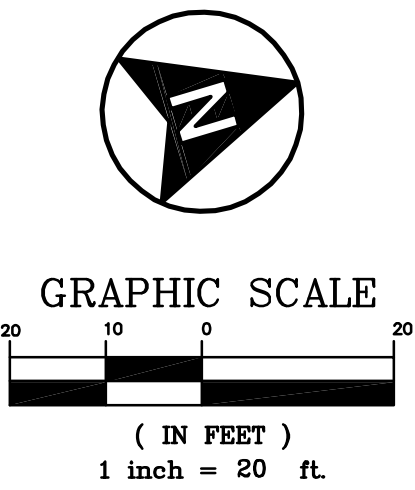
SHEET C2
DATE 08-02-2022
PROJECT #: 20079

TOPOGRAPHIC SURVEY & DEMOLITION PLAN
"LIBERTY PHASE II"
SUBDIVISION 9550

CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

GENERAL DEMOLITION NOTES:

- DEMOLITION PERMIT IS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION. A COPY OF THE DEMOLITION PERMIT IS REQUIRED TO BE ON SITE AT ALL TIMES.
- NOISE--PRODUCING CONSTRUCTION ACTIVITY (INCLUDING PLAYING OF RADIO OR MUSIC) AND GRADING OPERATION SHALL BE LIMITED TO WEEKDAYS (MONDAY THROUGH FRIDAY) EXCEPT CITY HOLIDAYS AND FROM THE HOURS OF 7:00AM TO 5:00PM, SATURDAY AND SUNDAY; NONE, AND SHALL BE PROHIBITED ON STATE AND FEDERAL HOLIDAYS. ALL EQUIPMENT SHALL BE ADEQUATELY MUFFLED AND MAINTAINED. NO CHANGES SHALL BE ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE CITY. ALL REQUESTS FOR CHANGES MUST BE MADE A MINIMUM OF 72 HOURS PRIOR TO THE REQUEST FOR CHANGE.
- THE CONSTRUCTION CONTRACTOR AGREES, THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND DEFEND, INDEMNIFY AND HOLD THE DESIGN PROFESSIONAL AND CITY HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- THE CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS FOR PUBLIC WORKS, AMBULANCE, POLICE, AND FIRE DEPARTMENTS AT THE JOB SITE.
- THE CONTRACTOR SHALL CONTROL DUST BY WATERING EXPOSED SURFACES AS NEEDED. INCREASED WATERING SHALL BE REQUIRED WHEN WIND SPEEDS EXCEED 10 MPH.
- THE PROJECT APPLICANT SHALL SWEEP STREETS DAILY, OR AS NECESSARY, WITH WATER SWEEPERS IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY CONSTRUCTION DRIVES TO PREVENT THE TRACKING OF SOIL, DUST, MUD, OR CONSTRUCTION DEBRIS ON PUBLIC STREETS.
- MUD TRACKED ONTO STREETS OR ADJACENT PROPERTIES SHALL BE REMOVED IMMEDIATELY, STREET SHALL BE SWEEPED WITH A POWER SWEEPER (NOT PRESSURE WASHED) AS DIRECTED BY THE CITY.



BENCHMARK

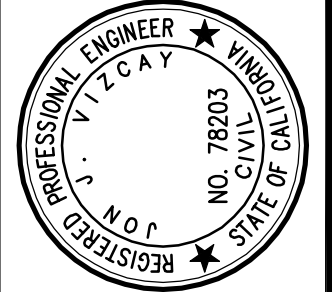
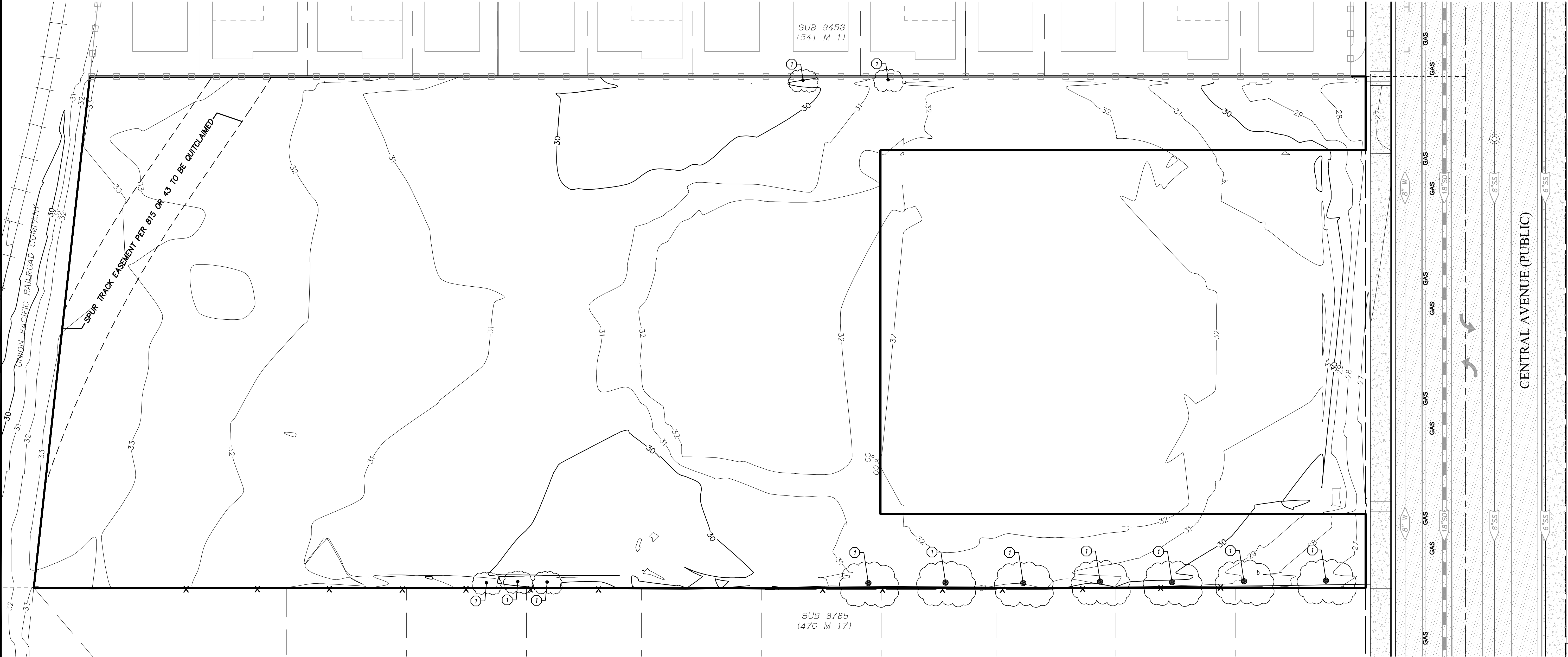
TIDAL-4 (PID JS1881) BRASS DISK IN TOP OF CONCRETE STEP LEADING TO BASEMENT AT OLD POST OFFICE BUILDING ON RAILROAD AVENUE.
ELEV=22.27 (NGVD 29)

BASIS OF BEARINGS

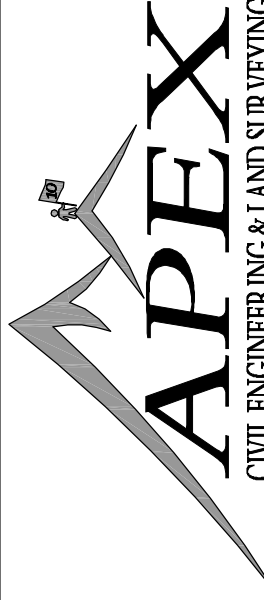
THE BEARING TAKEN OF SOUTH 73°14'26" EAST, BETWEEN THE FOUND MONUMENT ON CENTRAL AVE., AT THE INTERSECTION OF RAILROAD AVENUE, AS SHOWN ON THE RECORD OF SURVEY FILED IN 100 L.S.M. 26.

DEMOLITION KEY LEGEND

- ① EXISTING TREE/BUSH TO BE REMOVED



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www.apexce.net



NO.	REVISIONS	BY	APP	DATE

VESTING TENTATIVE MAP (SUB#9550)
TOPOGRAPHIC SURVEY & DEMOLITION PLAN
"LIBERTY PHASE II"
360 CENTRAL AVENUE, PITTSBURG, CA

SHEET C3
DATE 08-02-2022
PROJECT #: 20079

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
"LIBERTY PHASE II"
SUBDIVISION 9550
CITY OF PITTSBURG
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA

DRAINAGE SYSTEM SUMMARY

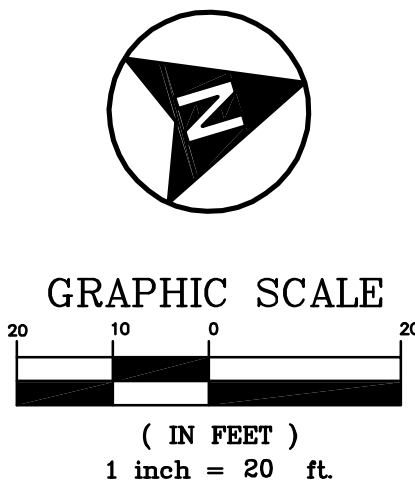
STRUCTURE #	GRATE ELEVATION	FLOW LINE ELEVATION
CB-1	TC 28.56	12"FL 26.33 IN EX.12"FL 26.33 OUT
CB-2	TC 31.80	10"FL 27.14 IN 12"FL 27.14 OUT
CB-3	G 31.5	10"FL 27.28 THRU
CB-4	G 31.8	10"FL 27.35 THRU
CB-5	G 32.0	10"FL 27.49 OUT
EX.CB	TC 29.15	EX.12"FL 26.82 THRU
CB-6	TC 32.11	EX.12"FL 27.10 OUT

SEWER SYSTEM SUMMARY

STRUCTURE #	RIM ELEVATION	FLOW LINE ELEVATION
SSMH-1	26.02±	8"FL 17.23 IN EX. 8"FL 16.98 THRU
SSMH-2	31.55±	8"FL 23.58 THRU
SSMH-3	32.60±	8"FL 25.40 IN 8"FL 25.23 OUT
SSMH-4	32.88±	8"FL 25.88 OUT
EX.SSMH	26.80±	8"FL 18.00 IN EX. 8"FL 17.75 THRU
SSMH-5	32.16±	8"FL 24.29 IN 8"FL 24.12 OUT
SSMH-6	33.14±	8"FL 26.14 OUT

NOTES

1. WATER MAINS, METERS AND LATERALS SHALL BE PER CITY OF PITTSBURG STANDARDS.
2. SEWER MAINS AND MANHOLES SHALL BE INSTALLED PER CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCS) STANDARDS & SPECIFICATIONS.
3. STORM DRAIN PIPES SHALL BE ADS N-12 (WT) OR EQUAL.
4. ROADWAYS SHALL BE CAPABLE OF SUPPORTING A 75,000 LB. GROSS VEHICLE WEIGHT.
5. CONTRACTOR SHALL USE EXTREME CAUTION DURING CONSTRUCTION AND AROUND EXISTING UTILITIES ON-SITE AND IN CENTRAL AVENUE.
6. UTILITY TRENCHING PER IN CENTRAL AVENUE SHALL BE PER CITY OF PITTSBURG STANDARD DETAIL R-5.
7. EXISTING STRIPING ALONG CENTRAL AVENUE TO REMAIN. IF STRIPING IS REMOVED AS A RESULT OF UTILITY TRENCHING, IT SHALL BE REPLACED IN LIKE KIND.
8. PAINT ALL CURBS RED ON COLLEEN CIRCLE, EXCLUDING DRIVEWAY APRONS.
9. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION. CALL USA - 811 AT LEAST 48 HOURS BEFORE DIGGING. HAND DIG NEAR UNDERGROUND UTILITIES.

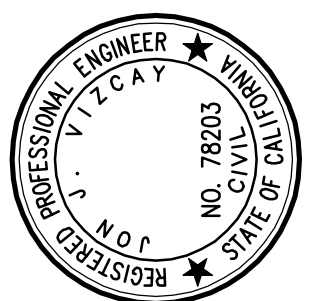
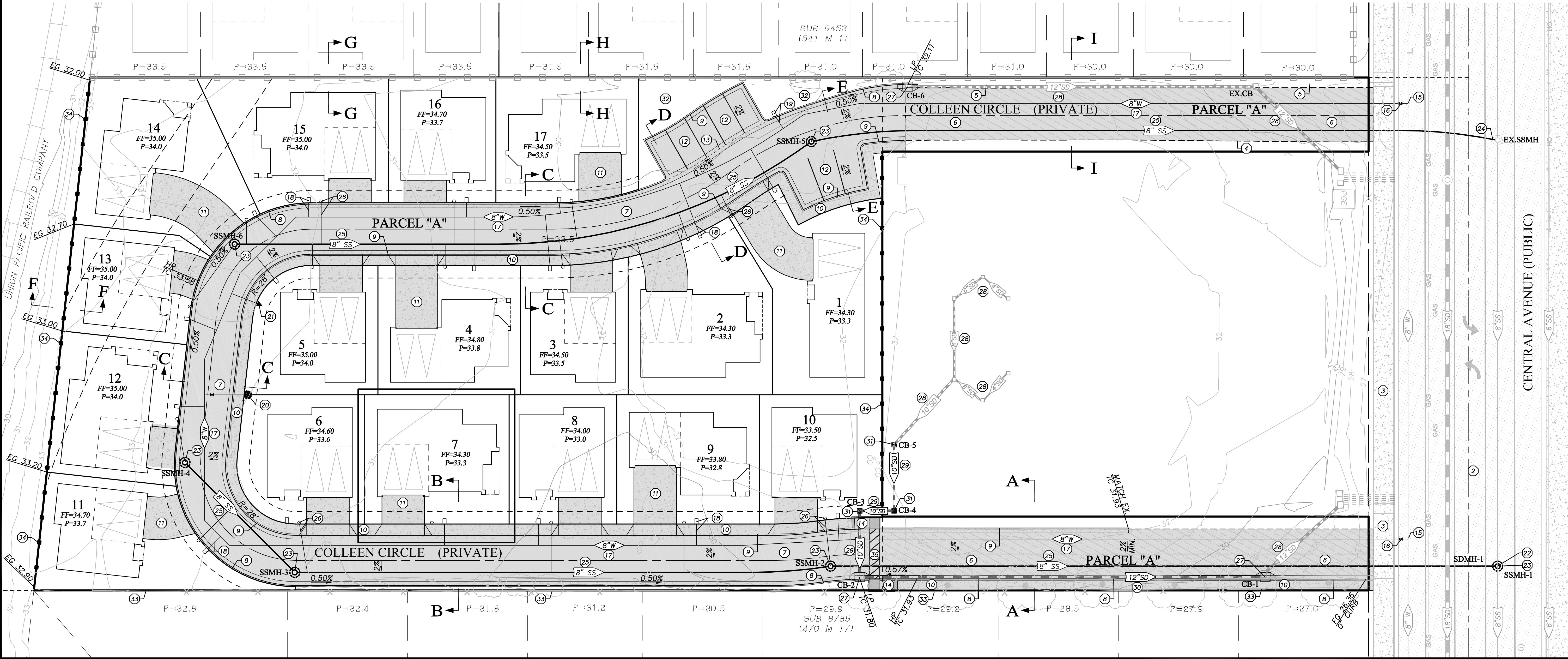


SECTIONS NOTE:
REFER TO SHEET C2
FOR ALL SECTIONS

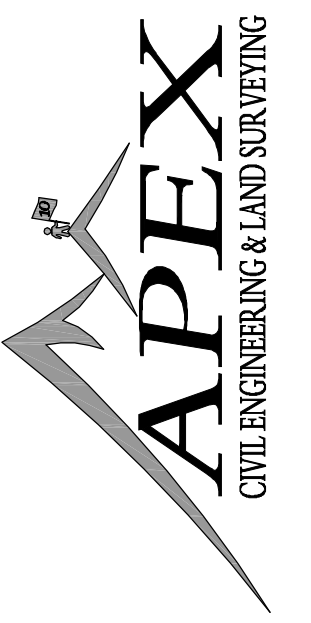
KEY LEGEND

- 1 EXISTING BUILDING TO REMAIN
- 2 EXISTING PAVEMENT TO REMAIN
- 3 EXISTING CONCRETE TO REMAIN
- 4 GRINDING LIMIT LINE (TYP)
- 5 EXISTING CONCRETE CURB TO REMAIN
- 6 GRIND AND OVERLAY (2" MIN) ASPHALT TO DRAIN PER PLAN
- 7 ASPHALT PAVEMENT. SECTION PER SOILS ENGINEER'S RECOMMENDATIONS
- 8 TYPE S1-6 CURB & GUTTER PER CCCO STD DET CA71
- 9 TYPE S1-6 CURB & "SPILL" GUTTER PER CCCO STD DET CA71
- 10 4.5' SIDEWALK (FROM FC) PER CCCO STD DET CA70
- 11 CONCRETE DRIVEWAY (TYP). SECTION PER TABLE ON SHEET C2
- 12 9'x18' GUEST PARKING SPACE (TYP)
- 13 3' WIDE CONCRETE VALLEY GUTTER
- 14 ADA (TYPE C) CURB RAMP PER CCCO STD DET CA75
- 15 TAP TO EX. 8" WATER MAIN IN CENTRAL AVENUE
- 16 INSTALL 8" GATE VALVE
- 17 8" WATER MAIN
- 18 WATER LATERAL AND METER (TYP) PER COP STD DET W-5
- 19 IRRIGATION METER. LATERAL AND METER PER COP STD DET W-5

- 20 RESIDENTIAL FIRE HYDRANT PER COP STD DET W-4
- 21 1" AIR RELEASE VALVE
- 22 INSTALL SANITARY SEWER MANHOLE OVER EX. 8" SANITARY SEWER IN CENTRAL AVE
- 23 SANITARY SEWER MANHOLE PER CCCSD DWG-1
- 24 CONNECT TO EX. SANITARY SEWER MANHOLE WITH LINK SEAL
- 25 8" SS MAIN AT S=0.0077 (MIN)
- 26 4" SANITARY SEWER LATERAL (2% MIN) & CLEANOUT (TYP) PER COP STD DET S-2
- 27 INSTALL TYPE "A" CATCH BASIN PER CCCO STD DET CD20
- 28 EXISTING STORM DRAIN LINE TO REMAIN
- 29 10" HDPE STORM DRAIN PIPE @ 0.5% MIN.
- 30 12" HDPE STORM DRAIN PIPE @ 0.5% MIN.
- 31 INSTALL CATCH BASIN (CHRISTY V12 OR EQUAL)
- 32 COMMON LANDSCAPE AREA
- 33 EXISTING FENCE TO BE REPLACED AS NEEDED
- 34 8' HIGH PROTO-II SOUNDWALL (OR EQUAL)
- 35 4' WIDE STRIPED CROSSWALK



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www.apexce.net



NO.	REVISIONS	BY	APP	DATE

VESTING TENTATIVE MAP (SUB#9550)
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
"LIBERTY PHASE II"
360 CENTRAL AVENUE, PITTSBURG, CA

SHEET C4
DATE 08-02-2022
PROJECT #: 20079

Exhibit D

Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

CONDITIONS OF APPROVAL

Planning Conditions

1. Conformity with Project Plans

The project shall be constructed in substantial conformity with the Vesting Tentative Map for Subdivision 9550 (Sheets 1 through 4) dated August 2, 2022; the Landscape Plans dated October 25, 2021 (Sheets P-1 and P-2); the Master Plotting Plan dated July 7, 2022; the Architectural and Street Elevation Plans dated October 15, 2021, revised July 6, 2022, except as hereinafter may be 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. Contingent Approval

Approval of the Vesting Tentative Map and Design Review is contingent upon City Council adoption of an ordinance approving: 1) a General Plan Map Amendment changing the parcel's land use designation from Low Density Residential to Medium Density Residential and 2) a Zoning Map Amendment rezoning the project site from RS-5 (Single-Family Residential) District to PD (Planned Development) District and accompanying PD Plan specifying land use and development regulations for the rezoned property.

3. Final Plot Plans

Final plot plans shall be in substantial conformity with the Master Plotting Plan noted above. Minor plot plan rearrangements may be made subject to review and approval by the Planning Division. The Developer shall ensure that:

- a) rearrangements shall not result in more than two of the same Plan 1, 2, 3, and 4 house models being located next to one another.
- b) where two of the same house models are placed next to one another, a different elevation (either A, B, or C) and different color scheme shall be applied to each house model.
- c) all individual plot plans submitted to the Planning Division for review shall note the proposed house plan, elevation, and color scheme, and whether the house plan has been reversed.

4. Final Architectural Plans

Final Architectural Plans shall reflect the following modifications, subject to review and approval by the Planning Division:

- a) Horizontal lap siding, board and batten siding, stone/brick veneer, and ledger details, where indicated on front elevations, shall be extended around all adjacent sides. All base trim details (including brick or stone veneer or stucco pop-outs), located along the bottom portion of the first floor and that wrap around the corner to the left or right side elevation of the house, shall extend all the way to the point at which the fence line intersects the respective side

wall and to the foundation line, where applicable. Siding, veneer, or ledger details shall be wrapped around all exposed sides of porch pillars. Trim details shall be included between stucco and lap siding or veneer transitions, where appropriate.

5. Additional Green Building Features

The project is required to meet the Residential Mandatory Measures specified under the 2019 California Green Building Standards Code. In addition to those measures, the project shall implement the following Residential Voluntary Measures:

- a) A4.106.5 Cool roof for reduction of heat island effect
- b) A4.106.8 Pre-wire electric vehicle (EV) charging for new construction

6. Pre-Wiring Option for Photovoltaic Panels

The Developer shall include, as part of the options package for buyers of single-family houses in the subdivision, an option that offers pre-wiring of the house for photovoltaic (solar) panels compliant with the 2019 California Energy Code. The construction drawings for each plan shall include appropriate electrical and roof framing details as necessary to reflect the option for pre-wiring the houses for roof-mounted photovoltaic panels. The Developer shall maintain and make available to all potential buyers, in each sales office, a brochure or list of vendors and installers of solar panels for residential use. A copy of the vendor list/brochure shall be provided to the Planning Division, prior to issuance of the first building permit for construction of a single-family residence.

7. Final Landscape Plans

Final Landscape Plans shall reflect the following modifications, subject to review and approval by the Planning Division:

- a) Pre-emergent herbicide and a weed barrier shall be provided for all planting areas. Planting areas shall receive a three-inch layer of light brown bark mulch dressing.
- b) Mailbox cluster units shall have a black finish.

8. Installation of Landscaping and Irrigation

Prior to occupancy of the houses by residents, the Developer shall complete installation of landscaping and automatic irrigation systems in street landscape areas and front and corner side yards of respective lots, in accordance with Article VII (Landscaping, Irrigation and Hydroseeding) of PMC Chapter 18.84, or other applicable water efficient landscape ordinance, subject to approval by the Community and Economic Development Department. The Developer shall provide the irrigation system controller map, programming table, and annual maintenance schedules to new owners upon sale/transfer of ownership of the residential property from the Developer to the buyer. Typical front yard landscaping shall include a minimum of one street tree and one smaller ornamental tree per lot,

along with a combination of shrubbery and ground cover. If required landscaping is not completed prior to final inspection and occupancy, the Developer shall post a bond to assure that the work is completed to the satisfaction of the City.

9. Water-Efficient Model Home

At least one of the model houses built in the development shall demonstrate water-efficient landscaping techniques in accordance with Article 7 of Chapter 18.84 of the Zoning Ordinance. The Developer shall make available to potential buyers brochures or other written or graphic media that informs visitors and potential buyers about the principles of water-efficient landscapes, including but not limited to those principles that are described in PMC Chapter 18.84, Article VII.

10. Street Lights and Spacing

The Developer shall provide a photometric graph and table to determine the appropriate street light spacing for the project. An approved lighting software program that clearly indicates the Average Luminance/Minimum Luminance Uniformity ratio of the roadway within the project area is to be used for the lighting calculations (see City Standard Detail T-1 for details). The Developer shall install single-head decorative luminaire poles with LED decorative (“Acorn”) post top light fixtures (as specified on Sheet T-5 of the City of Pittsburgh Traffic and Lighting Details), with a height not to exceed 15 feet, throughout the subdivision in accordance with the photometric graph and table.

11. AC Unit Placement

Air conditioning units shall be placed along the wall in the rear or side yards with a minimum of three feet unobstructed access around the unit, except that one side of the unit may have less than a three-foot separation between the unit and a wall of the house.

12. Rooftop Equipment

Roof vents shall be painted the same color as roofing material to which they are adjacent. Downspouts, side vents, attached utility boxes, and hose bibs shall be painted the same color or colors as the surface or surfaces to which they are adjacent.

13. Address Identification

The Developer shall install, on each residence, minimum four-inch high, block style numbers that contrast with the building façade for address identification purposes. The numbers shall be a satin black finish and located directly below façade lighting. The construction drawings submitted for each house model shall identify the location of the address box or number(s) on the house façade, along with a detail or keynote that describes how the house number will be illuminated or made identifiable from the street or shared driveways, as applicable.

14. Refuse Management Plan

The Developer shall prepare a Refuse Management Plan to promote the safe,

efficient, and timely pickup of refuse by Mt. Diablo Resource Recovery. The Plan shall specify: 1) the designated areas for placement of refuse carts; 2) the designated pickup days and timeframes; 3) parking restrictions along designated pickup areas; and 4) the procedure for green waste pickup by the homeowner association's landscape contractor. The Plan shall be submitted to and approved by the Planning Manager prior to issuance of the first building permit. The Developer shall provide each prospective home buyer with a disclosure advising them of Refuse Management Plan.

Each proposed single-family residence shall provide a concrete trash pad. All 17 proposed lots shall be able to accommodate three bins (refuse, recyclables, organics) at the curb in the front of each residence. All bins shall be sized to ensure compliance with requirements of Senate Bill 1383 (2016).

15. Housing Affordability

The Developer is required to construct two Accessory Dwelling Units (ADUs) within the project pursuant to PMC Section 18.86.080, which will allow extended families to live near each other, increase the City's affordable housing stock, and provide opportunities for homeowners to generate additional income consistent with Housing Element Policy P-1.5 and General Plan policies 8-P-1, 8-P-2, 8-P-11.

A covenant shall be recorded limiting the amount of rent that may be charged for each ADU, consistent with the terms and conditions set forth in the Affordable Housing Agreement. Prior to the City's issuance of the first Certificate of Occupancy, the Developer agrees to enter into an Affordable Housing Agreement with the City consistent with applicable law, including Pittsburg Municipal Code Chapter 18.50.

The Developer agrees that the ADUs referenced in this Section shall not be built or otherwise allowed on adjoining lots without the prior written approval of the City Manager.

16. East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan

The Developer is required to obtain permit coverage under the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan ("ECCC HCP/NCCP"). The Developer shall complete an ECCC HCP/NCCP Planning Survey Report (PSR) for the Project. The PSR shall be submitted to and approved by the Planning Manager prior to issuance of the first building permit.

17. Windows

The Developer is required to provide sound walls and upper-floor windows of residences adjacent to the Union Pacific Railroad tracks (homes on Lots 11, 12, 13, and 14) to be upgraded to a Sound Transmission Class (STC) rating of 32. The proposed sound walls and upper-story windows will help ensure interior noise levels do not exceed 45 dB CNEL (Policy 12-P-6).

18. RASP EIR Mitigation Measures

The developer shall comply with the environmental impact mitigation measures identified below.

a) **AQ-1.1 Implement dust control measures.** To reduce particulate matter emissions during construction, the City shall ensure that all development proposed under the Railroad Avenue Specific Plan complies with the dust control strategies developed by BAAQMD. These dust control strategies shall include:

- i. Cover all trucks hauling construction and demolition debris from the site;
- ii. Water all exposed or disturbed soil surfaces at least twice daily;
- iii. Use watering to control dust generation during demolition of structures or break-up of pavement;
- iv. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas;
- v. Sweep daily (with water sweepers) all paved parking areas and staging areas during the earthwork phases of construction;
- vi. Provide daily clean-up of mud and dirt carried onto paved streets from the site;
- vii. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
- viii. Limit traffic speeds on unpaved roads to 15 mph;
- ix. Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and
- x. Replant vegetation in disturbed areas as quickly as possible.

b) **AQ-1.2 Reduce emissions from heavy-duty diesel-powered equipment.** The City shall ensure that all development proposed under the Railroad Avenue Specific Plan implements measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment during demolition and construction:

- i. Keep all construction equipment in proper tune in accordance with manufacturer's specifications.
- ii. Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the San Francisco Bay Area.
- iii. Use diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts) to the extent that it is readily available in the San Francisco Bay Area.
- iv. Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the San Francisco Bay Area (this does not apply to diesel-powered trucks traveling to and from the site).

- v. Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the San Francisco Bay Area.
- vi. Limit truck and equipment idling time to five minutes or less.
- vii. Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.

c) **AQ-6.1 Develop and implement a plan to reduce operational air emissions.** Prior to approval of building entitlements and permits, the project developers shall be required to demonstrate to the City that stationary source emissions reduction measures have been included to reduce operational emissions resulting from development in the project area to the maximum extent practicable. A plan for reducing stationary sources shall be approved by City staff. The plan shall include measures such as, but not limited to, incorporating energy-saving appliances for heating and air conditioning units and energy efficient lighting.

d) **NO-1.1 Implement construction best management practices to reduce construction noise.** The construction contractor(s) shall implement the following measures during the construction under the Railroad Avenue Specific Plan:

- i. Restrict construction activities to the hours of 8:00 a.m. to 5:00 p.m.
- ii. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible).
- iii. Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- v. Construction contractor shall use “quiet” gasoline-powered compressors or other electric-powered compressors and use electric rather than gasoline or diesel-powered forklifts for small lifting.
- vi. Stationary noise sources, such as temporary generators, shall be located as far from adjacent receptors as possible, and they shall

- be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
- vii. Erect temporary plywood noise barriers around the construction site, to shield adjacent uses.
- viii. Prohibit trucks from idling along residential streets serving the construction site.

e) **NO-3.1 Implement site and architectural design measures to reduce noise levels for new residential development with ambient noise levels greater than 65 dBA CNEL.** Per the General Plan, new development located near a roadway that produces noise levels greater than 65 dBA CNEL (measured at the façade of a proposed residential use) shall be required to have an acoustical analysis prepared by a qualified acoustical engineer to ensure that all feasible site planning and architectural design measures were incorporated to reduce interior noise levels to a maximum of 45 dB CNEL. Measures to achieve acceptable noise levels include adjusting the configuration of the proposed residential buildings and placing exterior living areas such as patios and balconies away from high traffic roadways. Recommendations from the acoustical study must be incorporated into building and site design and submitted to the City for approval prior to issuance of a building permit.

f) **BIO-1 Conduct a nesting bird survey within the Specific Plan Area.** Project applicants shall be required to comply with the following activities prior to construction during the nesting season, March 1st to August 1st. Outside the specified time period, no mitigation would be required.

1. Between March 1st and August 1st, the applicant shall have a qualified biologist conduct nest surveys 30 days prior to any demolition/construction activities that are within 500 feet of potential nest trees. A pre-construction survey report shall be submitted to (California Department of Fish and Wildlife, CDFW) and the City of Pittsburg that includes, at a minimum: (1) a description of the methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited, and persons contacted; and (2) a map showing the location(s) of any bird nests observed on the project site. This report shall be consistent with the requirements from the East Contra Costa County (Habitat Conservation Plan). If no active nests of the Migratory Bird Treaty Act, California Department of Fish and Game, or U.S. Fish and Wildlife Service protected species are identified then no further mitigation is required.
2. Should active bird nests be located in the survey area, the applicant, in consultation with the City of Pittsburg and CDFW, shall delay construction in the vicinity of active nest sites during the breeding season (March 1st through August 1st) while the nest is occupied with adults and/or young.

3. A qualified biologist shall monitor any occupied nest to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the CDFW but will be a minimum of 100 feet. The buffer zone shall be delineated by highly visible temporary construction fencing.
4. No intensive disturbance (e.g., heavy equipment operation associated with construction or use of cranes) or other project related activities that could cause nest abandonment or forced fledging, shall be initiated within the established buffer zone of an active nest between March 1st and August 1st.
5. If demolition/construction activities are unavoidable within the buffer zone, the project applicant shall retain a qualified biologist to monitor the nest site to determine if construction activities are disturbing the adult or young birds. If abandonment occurs the biologist shall consult with CDFG or USFWS for the appropriate salvage measures. This could include taking any nestlings to a local wildlife rehabilitation center.
6. Trees that support active nests which are to be removed shall only be removed during the non-breeding, non-nesting season.

g) **CR-1 Treatment of unexpected paleontological resources.** Should paleontological resources be identified at project construction sites during any phase of construction, the construction contractor/supervisor shall cease operation at the site of the discovery and immediately notify the City of Pittsburg Planning Department. The project applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less- than-significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City of Pittsburg Planning Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, specific plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

Engineering Conditions

Engineering Fees and Deposits:

19. Major Subdivision Map Processing Fee

The Developer shall pay the subdivision map processing fee according to the following amounts as applicable to the project:

1 st – 3 rd Final Map Check		4 th Final Map Check+
5-50 lots	\$4,000	\$4,000 + \$800/ea. additional map check
51-150 lots	\$4,500	\$4,500 + \$1,065/ea. additional map check
151 or more	\$5,000	\$5,000 + \$1,330/ea. additional map check

50% of this fee shall be submitted with the first plan submittal. The remaining balance shall be paid in full to the Engineering Division prior to the City Council's approval of the final map.

20. Improvement Plan Check Fee

The total improvement plan review fee is 4.5% of the engineer's estimate for the cost of improvements. An initial payment of 50% of the estimated total improvement plan review fee is to be submitted to the Engineering Division with the engineer's estimate with the first plans submittal. The remainder of the fee shall be due payable prior to the issuance of an Engineering Site Development Permit.

21. Improvement Inspection Fee

The Developer shall pay an Improvement Inspection Fee according to the following rates as applicable to the project:

Percent of Engineer's Estimate	Total Estimated Project Costs
7.5%	≥ \$500,000
5%	\$500,001 - \$5 million
4.6%	\$5 million <

The Improvement Inspection Fee shall be due payable prior to the issuance of an Engineering Site Development Permit.

22. Grading Plan Check Deposit

The total Grading Plan Review Fee is 2.5% of the engineer's estimated cost for grading, or it may be based upon cubic yards of earth disturbance as set forth in the City's Master Fee Schedule. An initial payment of 50% of the estimated total Grading Plan Review Fee is to be submitted to the Engineering Division with the engineer's estimate with the first plans submittal. The remainder of the fee shall be due payable prior to issuance of a Grading Permit.

23. Grading Inspection Fee

The Grading Inspection Fee is 3% of the engineer's estimated for 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 as set forth in the City's Master Fee Schedule.

24. In Lieu Parkland Dedication Fee

The Developer shall pay an In-Lieu Parkland Dedication Fee equivalent to providing five acres of park area per one thousand persons residing within the new

development and shall be based on the fair market value of developed parkland, or as established with separate agreement as approved by the City Engineer.

25. Facility Reserve Charge

The Developer shall pay the City of Pittsburg Facilities Reserve Charge (PMC Chapters 13.08, 13.12 and 13.24) (the “FRC”) to the Engineering Division, for water and sewer service in the amounts in effect when the applicant obtains a building permit.

26. Local Traffic Mitigation Fee

The Developer shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the “LTMF”) amount in effect when the applicant obtains a building permit. The Developer 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 the proposed 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.

27. Regional Traffic Mitigation Fee

The Developer shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the “RTDIM”) amount in effect when the Developer obtains a building permit. The RTDIM will be automatically increased or decreased on January 1 of each year based on the percent change in the Engineering News-Record Construction Costs Index – San Francisco Bay Area, between September 1 and September 1 of the preceding two calendar years.

28. Sanitary Sewer CCTV Inspection Deposit

The Developer shall pay the sanitary sewer CCTV inspection deposit as set forth in the City’s Master Fee Schedule. The current deposit amount is \$1,000 for the first 1,000 linear feet of sewer main, plus \$1.50/linear foot of additional sewer pipe.

29. Storm Drain CCTV Inspection Deposit

The Developer shall pay the storm drain CCTV inspection deposit as set forth in the City’s Master Fee Schedule. The current deposit amount is \$1,000 for the first 1,000 linear feet of storm drain main, plus \$1.50/linear foot of additional storm-drain pipe.

30. Geographical Information System

The Developer shall pay the Geographic Information System fee as set forth in the City’s Master Fee Schedule. The current fee is \$114/dwelling unit for residential use.

31. NPDES Plan Review Fee

The Developer shall pay a National Pollutant Discharge Elimination System (“NPDES”) plan review fee for review of stormwater control plans and processing of closeout agreements and/or review of Storm Water Pollution Prevention Plans (“SWPPP”). The current fee is:

- \$3,933 for the first 10,000 sf up to 1st acre
- Add additional \$145/acre for projects greater than 1 acre, up to the first 5 acres
- Add additional \$32/acre for projects greater than 5 acres

32. NPDES Site Inspection Deposit

The Developer shall pay an NPDES inspection deposit for city staff’s inspection of C.3 compliant facilities constructed, and/or inspection of construction site for compliance with Best Management Practices in accordance with the City’s Municipal Regional Stormwater NPDES Permit. The current rate is:

- \$15,000 for the first 10,000 sf up to 1st acre
- \$30,000 for projects greater than 1 acre

This deposit shall remain in place for the duration of the first year of the proposed project. If the proposed project is completed prior to the project’s one-year anniversary, the remaining balance of the deposit will be returned to the Developer.

33. Supplemental Studies

If additional engineering studies are deemed necessary by the City Engineer, i.e. geotechnical, structural, hydraulic, etc., or expedited reviews are requested by the Developer, the Developer shall pay for all costs related to the extra work. The costs may include the preparation of special studies, additional staff time, and/or reviews of the special studies if studies are prepared by the applicant’s engineer.

Engineering Submittals:

34. Electronic Submittals

The Developer shall submit electronic, pdf. files of the engineering plans to the Engineering Division for review and approval through the Accela permitting portal. The plans shall be prepared by a registered civil engineer, to include but not be limited to the following:

- Site Plan
- Demolition Plan
- Grading and Drainage Plan
- Utilities Plan
- Landscaping and Irrigation Plan
- Joint Trench and Photometric Plan

- Signing and Striping Plan
- Offsite Improvements Due to Project Impacts

35. Final Map

The Developer shall submit the Final Map with closure calculations, prior to City Council's approval of each Final Map, Improvement, or Grading Plans.

36. Geotechnical Report

The Developer shall submit a current Geotechnical Report that supports the design features incorporated into the proposed project including, but not limited to, grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections. The Geotechnical Report shall be submitted to the Engineering Division for review prior to the approval of any civil plans and/or the issuance of an Engineering Permit.

37. Record Drawings

Before project acceptance, the Developer shall submit a complete set of record drawings to the Engineering Division, in an acceptable electronic format, that is AutoCAD compatible (including Final Maps, Grading Plans, Improvement Plans, Landscaping, Irrigation Plans, etc.).

National Pollutant Discharge Elimination System (NPDES):

38. Permit Coverage under the State General Construction Permit

The Developer shall submit a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board for coverage under the Construction general Permit, and a copy of the Stormwater Pollution Prevention Plan (SWPPP). The 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 shall also include measures to prevent soil, dirt, and debris from entering the storm drain system, in accordance with California Stormwater Quality Association's (CASQA's) construction handbook.

39. Stormwater Offsite Compliance

In accordance with the Memorandum of Understanding executed with the City on May 16, 2016, and amended December 12, 2019, the Developer chooses to use offsite mitigation credits in lieu of constructing Low Impact Development (LID) stormwater facilities within the project site.

Utilities:

40. Capacity Evaluation

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 required to be constructed to accommodate the project shall be borne by the Developer.

Traffic and Site Improvements:

41. **Parking**

The Developer understands that on-site street parking will not be permitted to maintain fire truck and emergency access.

42. **Curb Ramps**

The Developer shall provide ADA compliant curb returns.

43. **Walls**

The Developer shall install sound walls proposed at the railroad tracks and between the church and homes. Walls to be 8' tall.

44. **Traffic Plan**

The Developer shall include pavement striping, red curbs, signage, and dimensions of parking lot in plans.

Site Design Conditions:

45. **Sidewalks**

The Developer shall provide 4.5' wide sidewalks throughout the subdivision.

46. **Retaining Walls**

The Developer shall construct retaining walls made from concrete block, gravity concrete, or similar material when walls are required between lots.

47. **Sump Area Drainage**

The Developer shall provide a safe release of drainage from sump areas, without conveying water over private property, allowing water to drain without damaging private or public improvements in the event of blockage of the storm drain system.

48. **Water Conveyance**

The Developer shall provide proper water line size to meet the domestic and fire protection demands for the proposed subdivision.

49. **Fire Hydrants**

The Developer shall provide fire hydrant locations approved by Contra Costa County Fire Prevention District.

50. **Water Sampling Station**

The Developer shall provide a water sampling station as required by the City of Pittsburg Public Works Department.

51. **Utility Parcel Dedication**

The Developer shall create and dedicate utility parcels to the City rather than utility easements between lots.

52. Water Use Calculations

The Developer shall provide estimated water use calculations to show compliance with the City's water efficient landscape ordinance.

Engineering Exactions (CFD inclusion):

53. Annexation Documentation for CFD 2005-1

Community Facilities District 2005-1 is for Public Safety Services, the fee will provide funding for an increase of police coverage in the area. The rate of the CFD 2005-1 fee is subject to City Council Resolution No. 05-10342. The Developer shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2005-1 Public Safety Services Community Facilities District (CFD 2005-1), prior to the recordation of the first Final Map.

54. Annexation Documentation for CFD 2007-1

Community Facilities District 2007-1 is for Park Maintenance. The rate of the CFD 2007-1 fee is subject to City Council Resolution No. 07-10698. The Developer shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2007-01 Park Maintenance Community Facilities District (CFD 2007-1), prior to the recordation of the first Final Map.

55. Annexation Documentation for CFD 2014-1

Community Facilities District 2014-1 is for the Railroad Avenue Specific Plan (RASP) area. The rate of the CFD fee is subject to City Council Resolution No. 14-12094. The Developer shall pay the one-time CFD fee for Community Facilities District (CFD 2014-1), prior to issuance of any building permits.

Fees are assessed on a per lot basis depending on each lot's distance from the Bay Area Rapid Transit (BART) station within the RASP area for the fiscal year rates in place at time of building permit. Lots located within one-quarter mile of the BART station are located in Tax Zone 1. Lots located between one-quarter mile and one-half mile of the BART station are located in Tax Zone 2. Lots located beyond one-half mile of the BART station are located in Tax Zone 3. Lots that straddle the Tax Zone boundaries shall pay the higher of the Tax Zone fees. Therefore, lots 11, 12, 13, 14, 15, 5 and 6 are located fully or partially within Tax Zone 2. The remaining lots (17, 16, 4, 3, 2, 1, 7, 8, 9 and 10) are located fully within Tax Zone 3.

56. Annexation Documentation for CFD 2016-1

Community Facilities District 2016-1 is for the continuous maintenance of offsite stormwater treatment facilities constructed at Carion Court. The rate of the CFD 2016-1 fee is subject to City Council Resolution 16-13160. The Developer shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the Maintenance

of Project Facilities Community Facilities District (CFD 2016-1), prior to the recordation of the first Final Map.

57. Annexation Documentation for CFD 2017-1

Community Facilities District 2017-1 is for fire facilities and fire safety and emergency services. The rate of the CFD 2017-1 fee is subject to City Council Resolution No. 17-13311. The Developer shall deliver written approval in a manner acceptable to the City Engineer, that the owner of the parcel is electing to annex the subject property into the 2017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the recordation of the first Final Map.

Fire Conditions

58. The Contra Costa County Fire Protection District has development impact fees established in City of Pittsburg. Proposed projects within the development impact areas will need to pay the fees prior to Building Permit issuance.

59. Access as shown appears to 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

60. Access roadways of less than 28-feet unobstructed width shall have signs posted or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

Access roadways of 28 feet or greater, but less than 36-feet unobstructed width shall have NO PARKING - FIRE LANE signs posted, allowing for parking on one side only or curbs painted red with the words NO PARKING - FIRE LANE clearly marked. (22500.1) CVC, (503.3) CFC

61. The Developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1000 GPM. Required flow must be delivered from not more than 1 hydrant flowing for a duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (507.1), (B105) CFC
62. The Developer shall provide hydrants of the East Bay type in compliance with Chapter 5 and Appendix B and C of the California Fire Code. (C103.1) CFC.
63. A Land Development Permit is required for access and water supply review and approval prior to submitting building construction plans.

The Developer shall submit a minimum of two (2) copies of full size, scaled site improvement plans indicating:

All existing or proposed hydrant locations,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Fire apparatus access,
Size of largest home and type of construction,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings.

This is a separate submittal from the building construction plans. These plans shall be approved prior to submitting building plans for review. (501.3) CFC

64. Emergency apparatus access roadways and hydrants shall be installed, in service, and inspected by the Fire District prior to construction or combustible storage on site. (501.4) CFC

Note: A temporary aggregate base or asphalt grindings roadway is not considered an all-weather surface for emergency apparatus access. The first lift of asphalt concrete paving shall be installed as the minimum roadway material and must be engineered to support the designated gross vehicle weight of 37 tons.

65. The homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13D / R or Section R313.3 of the 2019 California Residential Code. Submit a minimum of two (2) sets of plans to this office for review and approval prior to installation. (903.2) CFC, (R313.3) CRC, Contra Costa County Ordinance 2019-37.
66. The Developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
67. Development on any parcel in this subdivision shall be subject to review and approval by the Fire District to ensure compliance with minimum requirements related to fire and life safety. Submit three (3) sets of plans to the Fire District prior to obtaining a building permit. (501.3) CFC
68. The owner or the owner's authorized agent shall be responsible for the development, implementation and maintenance of a written plan establishing a fire prevention program at the project site applicable throughout all phases of the construction. The plan shall be made available for review by the fire code official upon request. (Ch.33) CFC

The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans. (Ch.33) CFC

Standard Conditions

69. Standard Conditions of Development

The Standard Conditions of Development, as adopted by the Pittsburgh 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 and the project-specific conditions identified in this resolution, the specific conditions of this resolution shall govern.

70. Design of Storm Drain, Water, and Sewer Facilities

The design and construction of storm drain, water, and sewer facilities shall be in accordance with PMC Section 17.28.020.

71. Compliance with PMC Title 12, 13, and 15

All site development shall comply with PMC Title 12 (Streets, Sidewalks, and Utilities), Title 13 (Water and Sewers), and Title 15 (Buildings and Construction) 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.

72. Undergrounding of Utilities

All utility boxes and/or transformers shall be undergrounded. Where undergrounding is deemed infeasible or not recommended by Pacific Gas & Electric (PG&E), utility boxes and/or transformers shall be masked by either faux stone utility box covers or a landscape screen. Screening mechanism shall be approved by the Planning Manager prior to installation.

73. Other Agency Requirements

The Developer shall comply with all the requirements of the Community Development Department and all other applicable local, state, and federal agencies.

74. Indemnification

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

expended by City in defense of any such action or other proceeding, plus staff and City Attorney time spent responding to and defending the claim, action or proceeding.

75. Vesting Tentative Map Expiration

The conditional approval of the Vesting Tentative Map expires 36 months after the adoption of this resolution, in accordance with PMC section 17.20.070(a). The expiration of the map terminates all proceedings and no final or parcel map may be filed without first processing a new tentative map. An extension of approval may be granted by the Planning Commission upon application to the Planning Division before the map expiration date.

76. Design Review Approval Expiration

The conditional Design Review approval of the Vesting Tentative Map for Subdivision 9550, Landscape Plans, Master Plot Plan, and Architectural Plans, and Street Elevations will expire 24 months after the adoption of this resolution, unless a building permit or grading permit has been issued or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission. The approval shall be valid for no more than six months from the date of building or grading permit issuance unless work is commenced and diligently pursued prior to the expiration of the building or grading permit.

Attachment 2
Photos of Site and Surroundings
Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)



Above: View of entrances to Project Site from Central Avenue looking south



Above and Below:
East entrance to Project Site from
Central Avenue



Above and Below:
West entrance to Project Site from
Central Avenue





Above: View of entrance to Project Site from Central Avenue looking west toward Railroad Avenue



Above: View of entrance to Project Site from Central Avenue looking east toward Harbor Street



Above: View of Project Site from Union Pacific Railroad looking north toward Hamilton Memorial Church (to remain) and Central Ave

Below: View of Project Site from southern property line looking north toward Hamilton Memorial Church (to remain) and Central Avenue



Below: View of Project Site from northern property line (southside of Hamilton Memorial Church) looking south toward Union Pacific Railroad



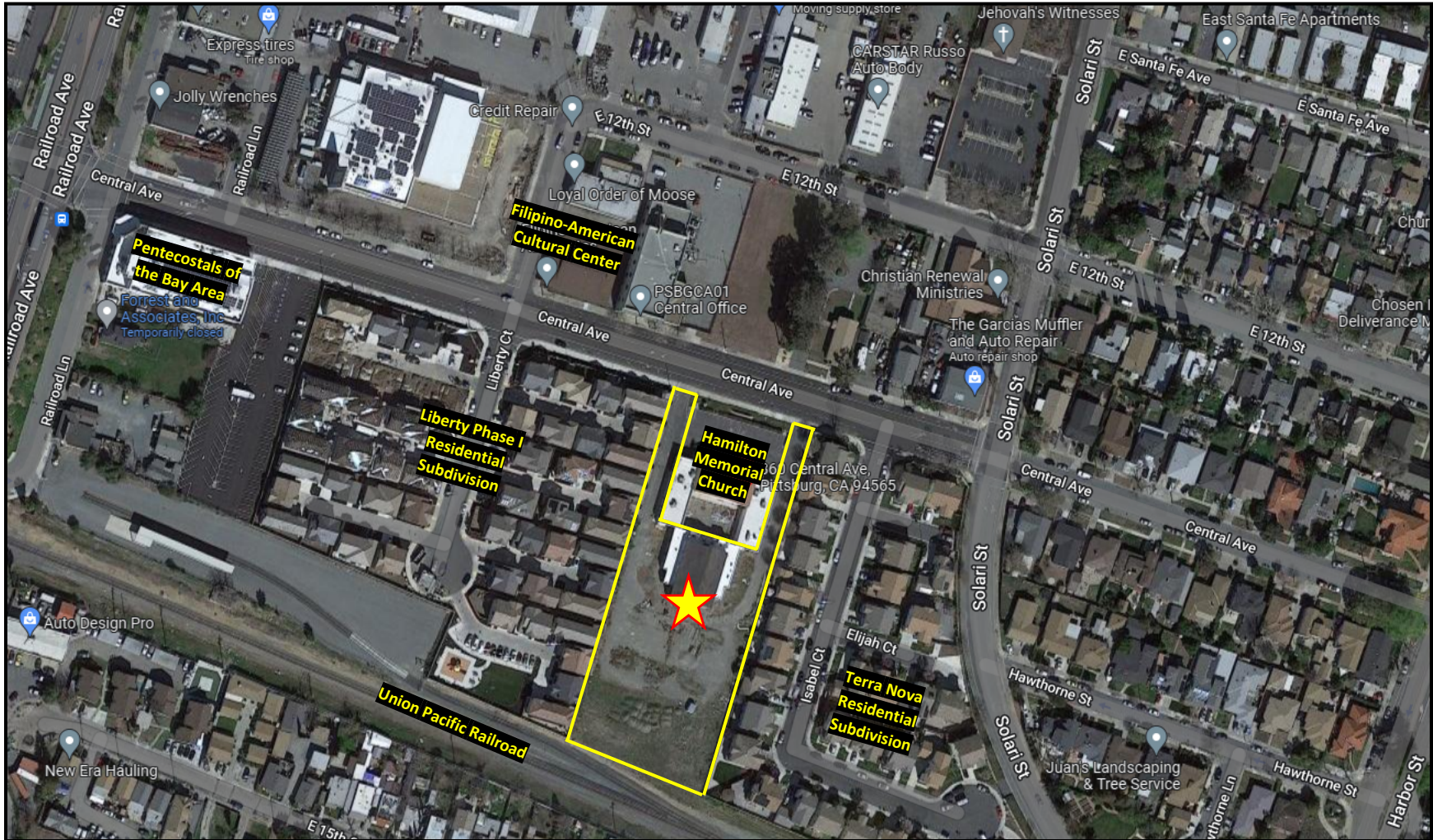
Below: View of vacant property from Hamilton Memorial Church looking north across Central Avenue



Attachment 3
Map of Surrounding Uses

Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

★ **Project Site**



Attachment 4
Project Plans

Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

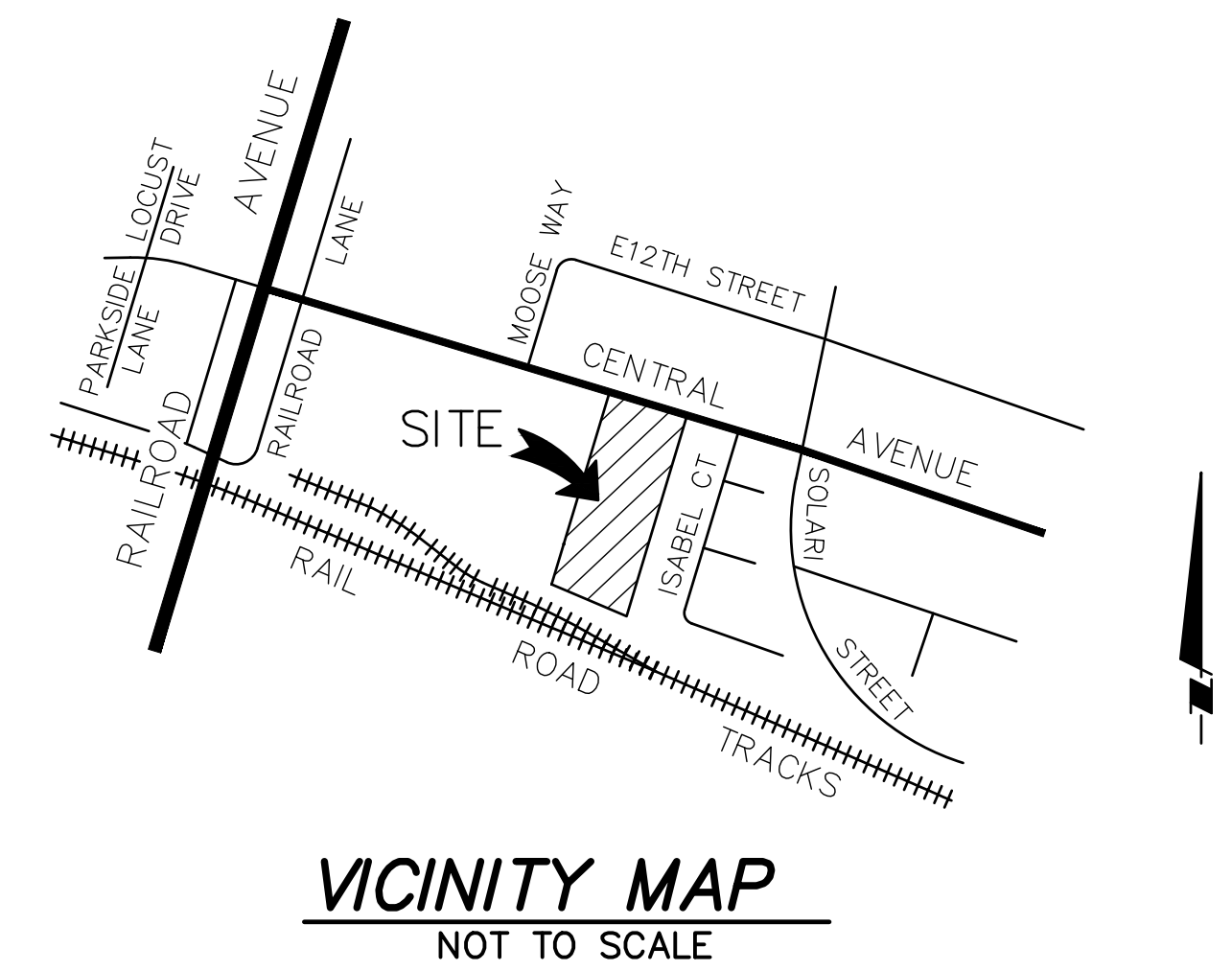
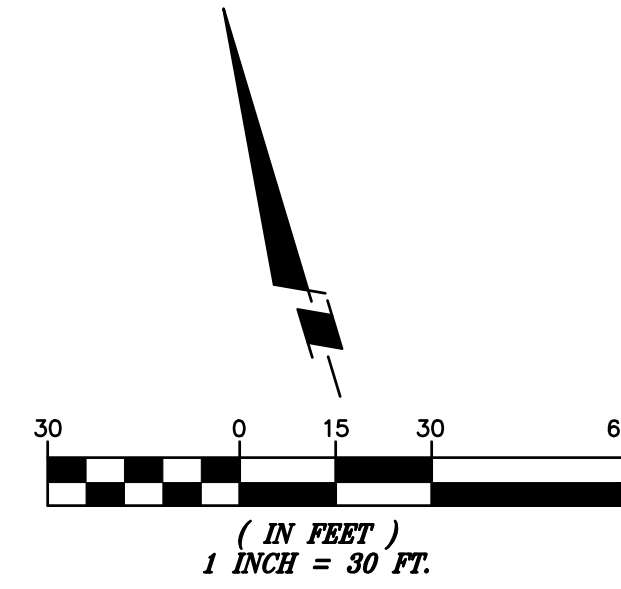
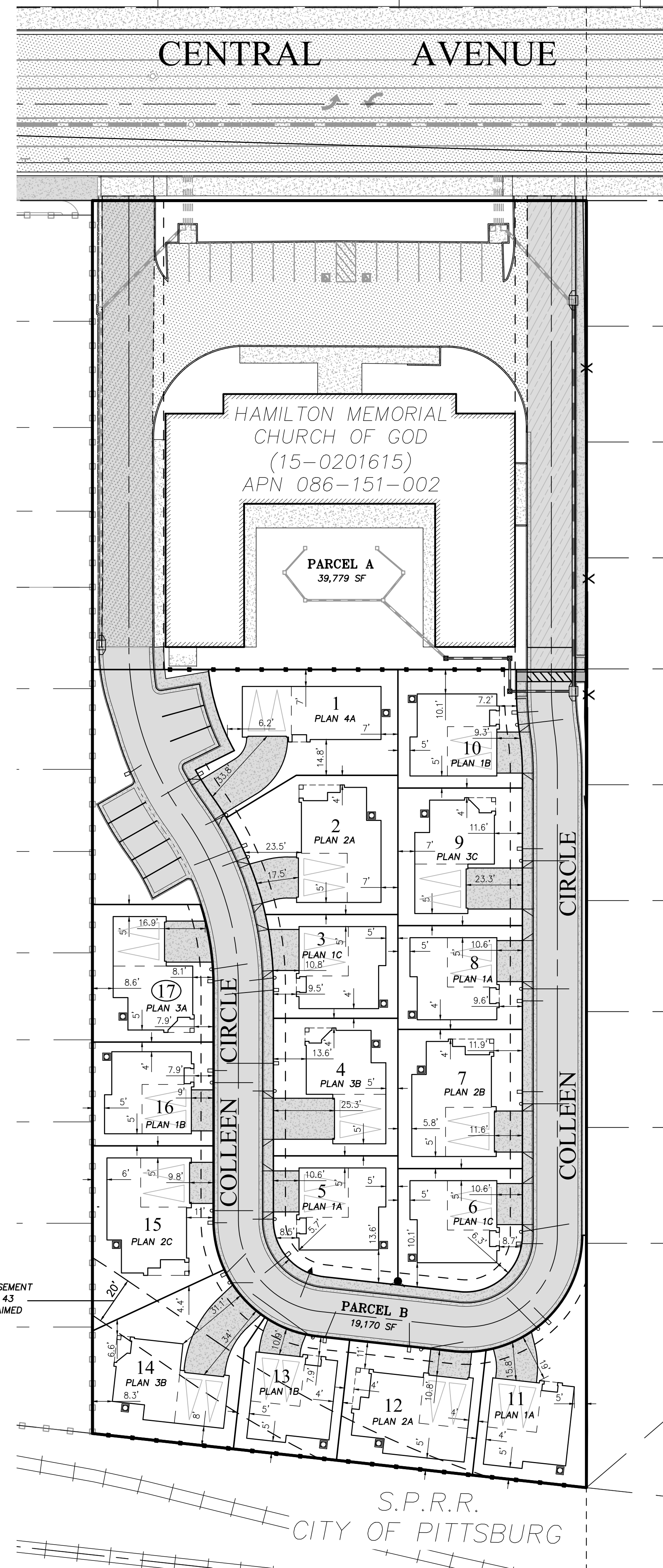


LIBERTY II
PITTSBURG, CA

DESIGN REVIEW BOOKLET INCLUDES:

1 07/06/22 PLANNING REVISION
AFFECTED SHEETS INDICATE DELTA 1 NOTE

LIBERTY II
PITTSBURG, CA
 **DISCOVERY**
DESIGN
GROUP, LLC
Discovery Builders Inc.
Date 10/15/21



DISTRIBUTION TABLE

PLAN#	1 TWO STORY	2 TWO STORY	3 TWO STORY	4 TWO STORY	
COUNT	8	4	4	1	TOTAL HOMES: 17
PERCENT	47.1%	23.5%	23.5%	5.9%	TOTAL PERCENT: 100.0%

LIBERTY PHASE II - MASTER PLOTTING PLAN

PITTSBURG , CA



July 7, 2021

1 07/06/22 PLANNING REVISION



Elevation A



Elevation C

MATERIAL LEGEND

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

GENERAL NOTES:

- ① ALL EXPOSED PORTIONS OF BUILDING FOUNDATIONS SHALL BE PAINTED THE MAIN 'BODY' COLOR
- ② ALL ROOF VENTS SHALL BE PAINTED THE SAME COLOR AS ROOFING MATERIAL TO WHICH THEY ARE ADJACENT. DOWNSPOUTS, SIDE VENTS, AND ATTACHED UTILITY BOXES SHALL BE PAINTED THE SAME COLOR OR COLORS AS THE SURFACE OR SURFACES TO WHICH THEY ARE ADJACENT.



Elevation B

**Plan 1
Front Elevations**



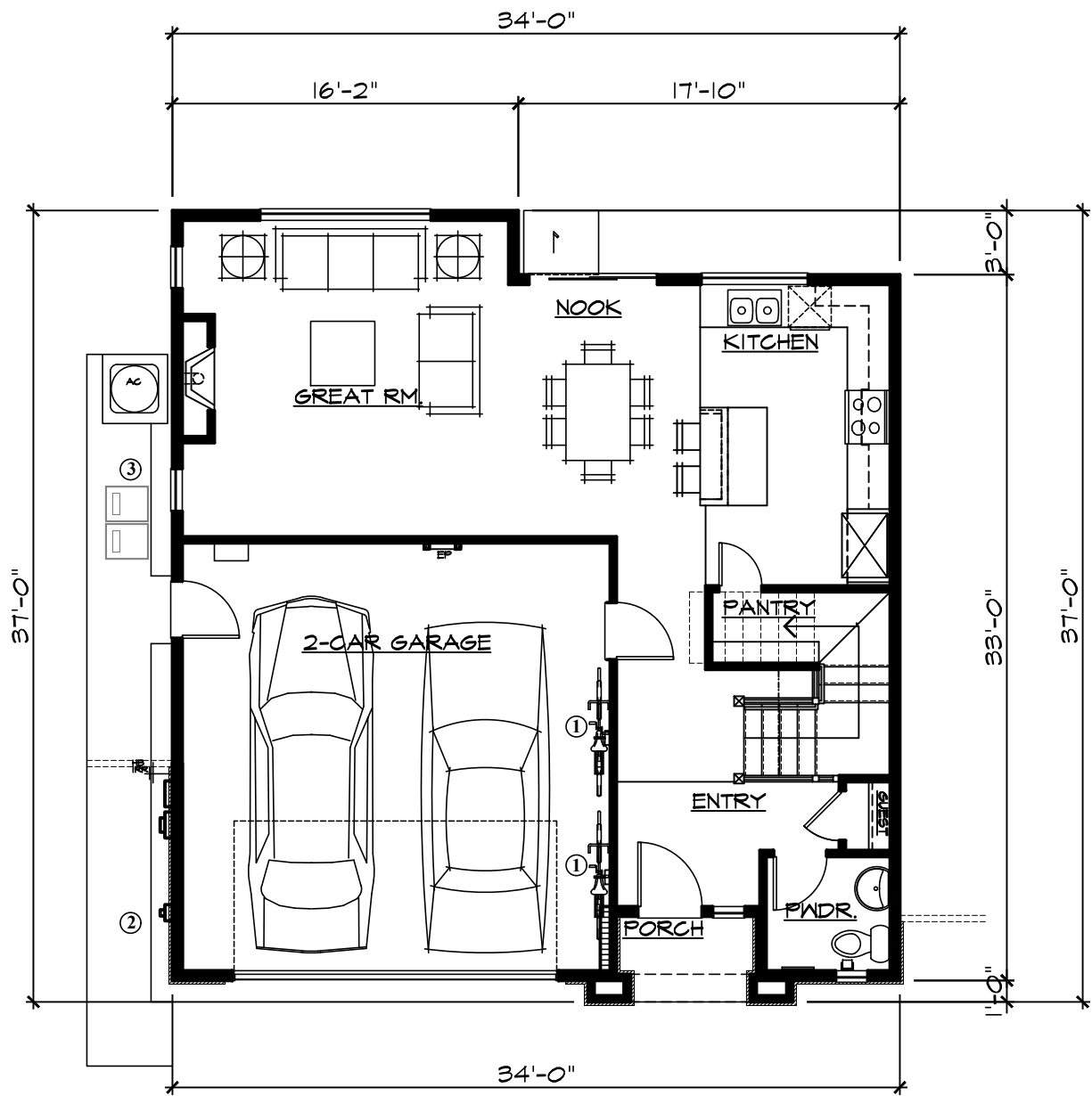
LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

Plan Notes:

- ① Wall-mounted bicycle storage
- ② Concrete pathway
- ③ Concrete trash pad (7' min.)



Plan 1

3 BEDROOMS
2-1/2 BATHS
LOFT OR OPT. BEDROOM 4

SQUARE FOOTAGE	
FIRST FLOOR	731 SF
SECOND FLOOR	1083 SF
TOTAL LIVING AREA	1814 SF
GARAGE	419 SF
PORCH	29 SF
FOOTPRINT	1179 SF

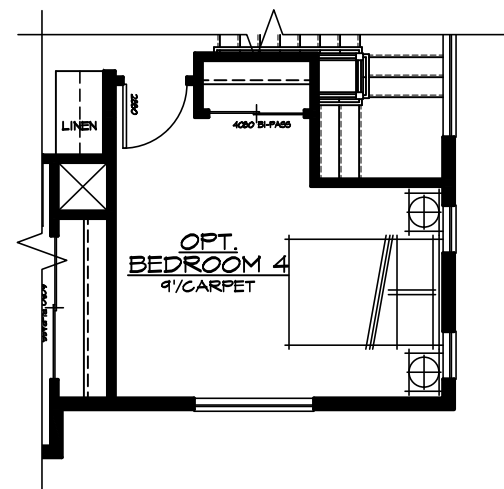
First Floor Plan



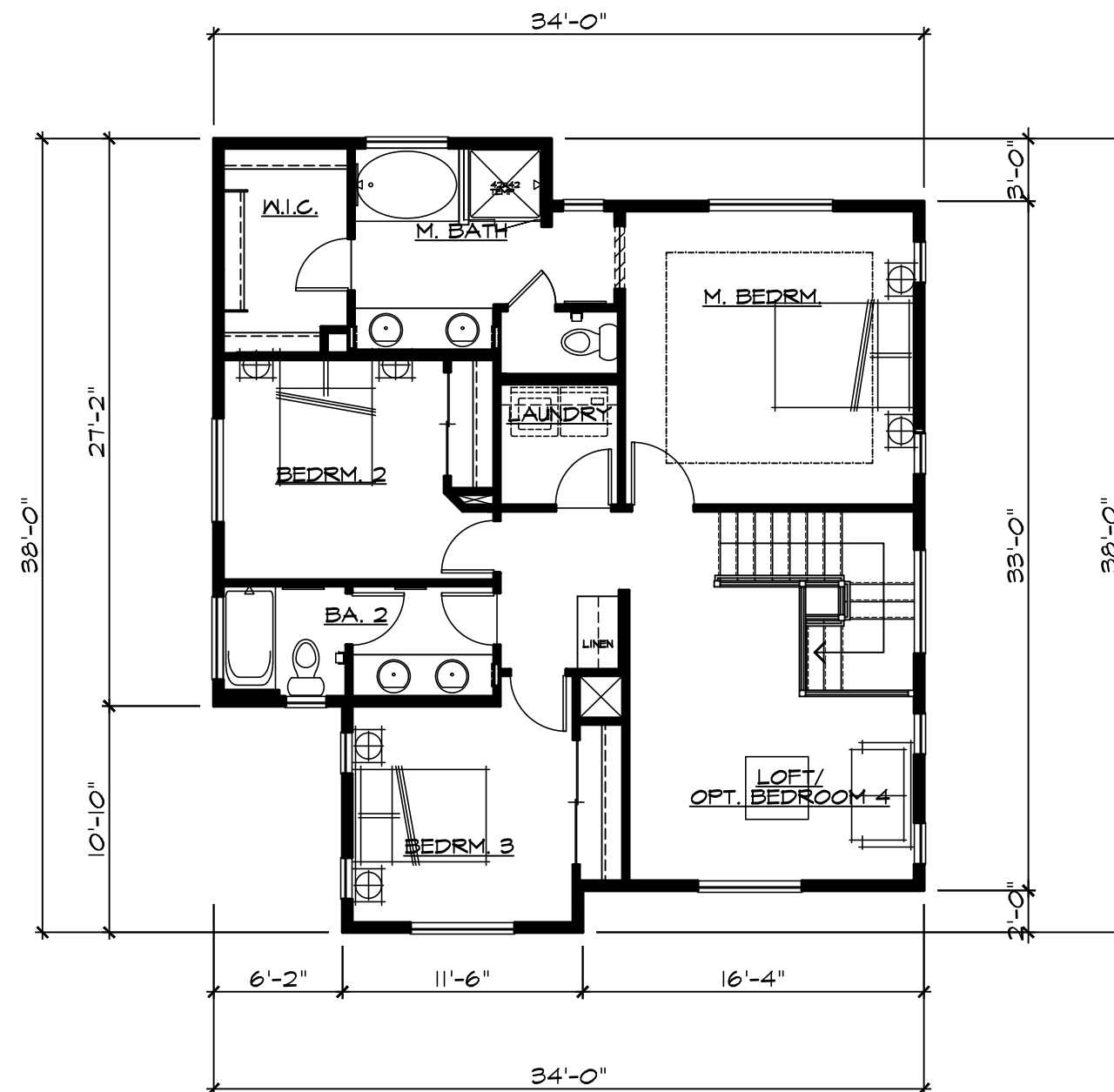
LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21



Opt. Bedrm. 4

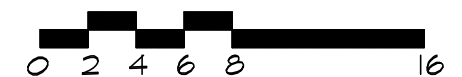


Plan 1

3 BEDROOMS
2-1/2 BATHS
LOFT OR OPT. BEDROOM 4

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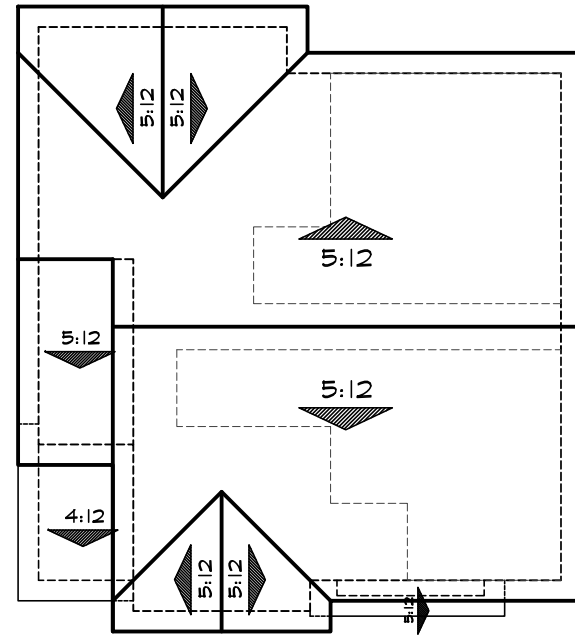
Second Floor Plan



LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21



SOLAR ZONE READY:

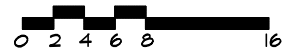
REFER TO SECTION 110.10 IN THE 2016 CALIFORNIA ENERGY CODE FOR MANDATORY REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES AND MINIMUM SOLAR ZONE.

NOTES:

1. NO ROOF PLUMBING OR MECHANICAL PENETRATION IN THIS AREA.
2. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH, CEC SECTION 110.10(b)2.
3. SOLAR PANELS WILL BE INSTALLED UNDER A SEPARATE PERMIT.

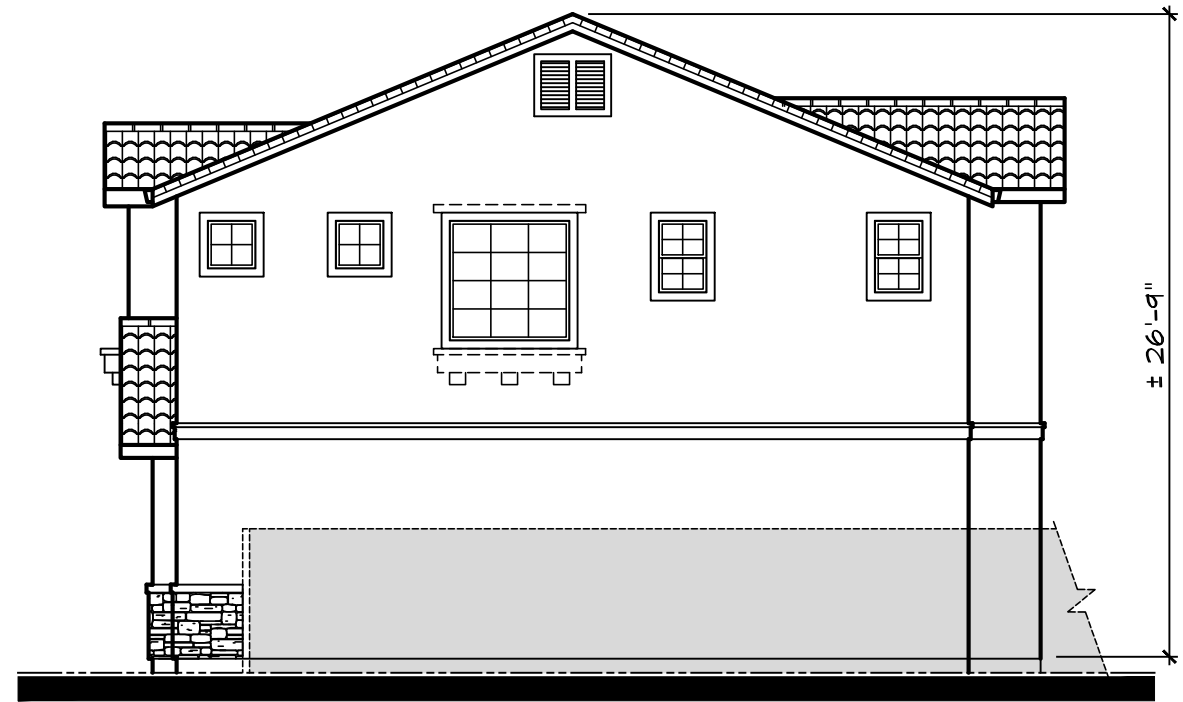
5'x5' MIN. DENOTES SOLAR PANELS

Roof Plan 'A'



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

**Plan 1
Elevations - 'A'**

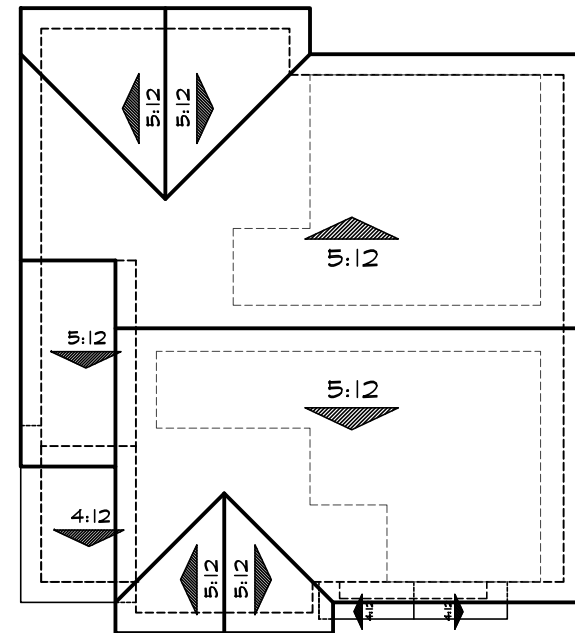


LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

1 07/06/22 PLANNING REVISION



SOLAR ZONE READY:

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5'x5' MIN. DENOTES SOLAR PANELS

Roof Plan 'B'



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

**Plan 1
Elevations - 'B'**



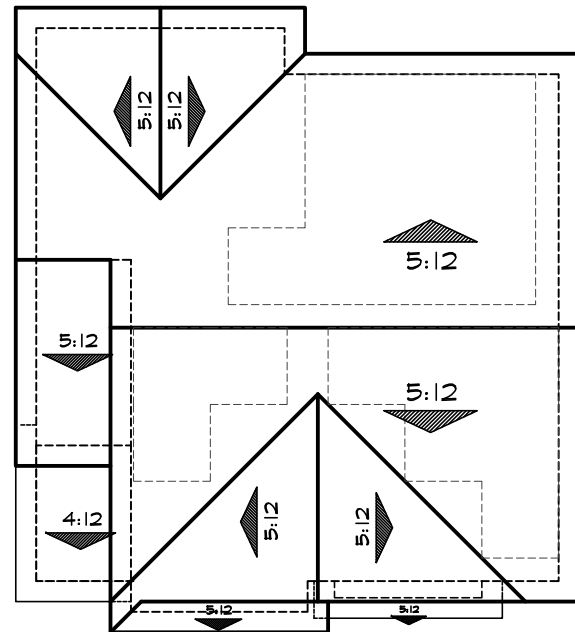
LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.

Date 10/15/21

1 07/06/22 PLANNING REVISION



SOLAR ZONE READY:

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5'x5' MIN. DENOTES SOLAR PANELS

Roof Plan 'C'



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

Plan 1 Elevations - 'C'



LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

1 07/06/22 PLANNING REVISION



Elevation A



Elevation C

MATERIAL LEGEND

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

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Elevation B

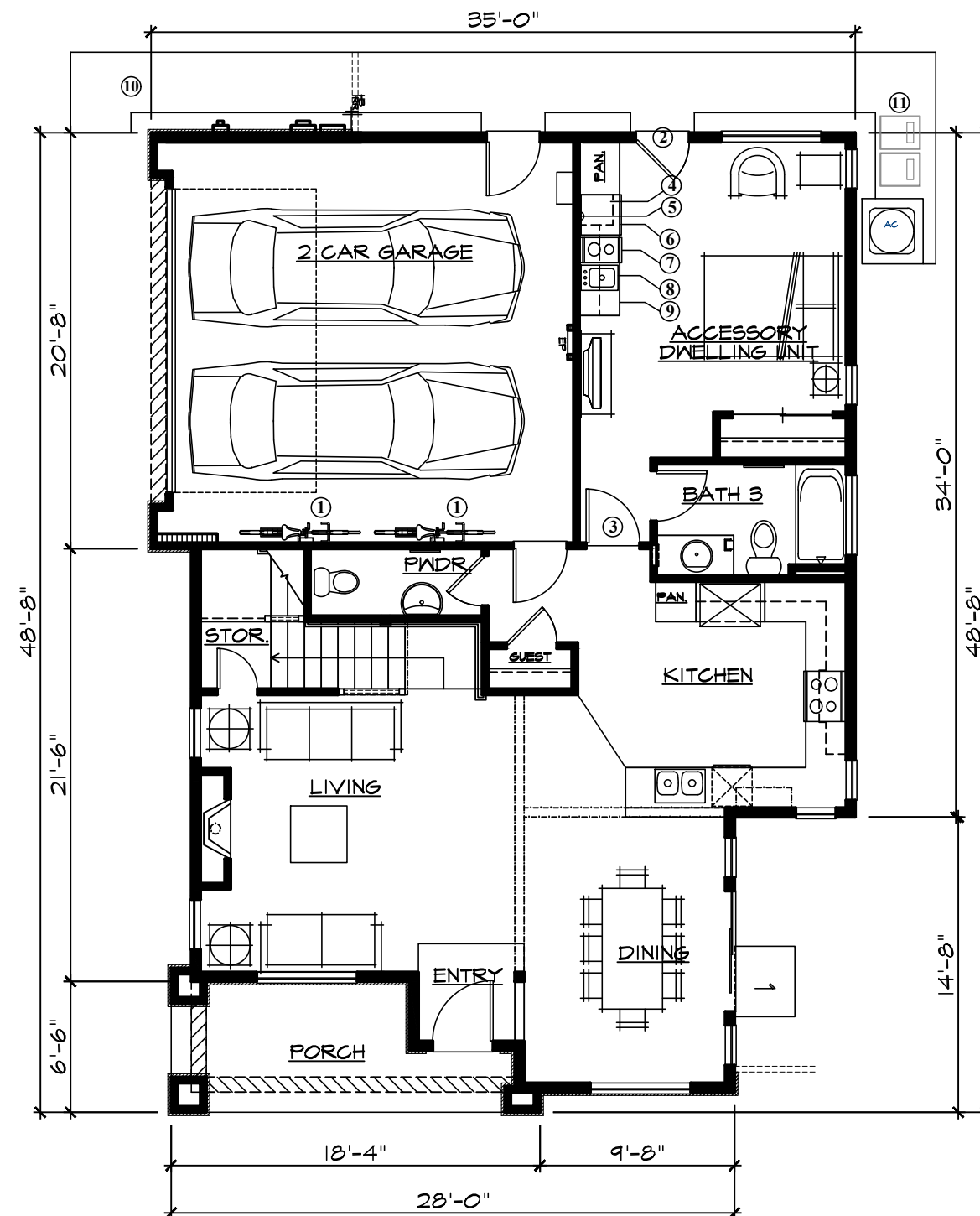
**Plan 2
Front Elevations**



LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21



Plan Notes:

- ① Wall-mounted bicycle storage

ACCESSORY DWELLING UNIT

- ② Exterior entry door
- ③ Door to living shall be tight fitting to the frame and sill. Door shall be solid core with weather-stripping and lockable from the main living area.
- ④ Upper microwave shelf with receptacle
- ⑤ Electrical receptacle
- ⑥ Undercounter refrigerator
- ⑦ Two-burner electric cooktop
- ⑧ Stainless steel sink with garbage disposal
- ⑨ Base cabinet with tile countertop

- ⑩ Concrete pathway
- ⑪ Concrete trash pad (7' min.)

Plan 2

4 BEDROOMS WITH ATTACHED
1 BEDROOM ADU
3-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	1033 SF
SECOND FLOOR	1454 SF
TOTAL LIVING AREA	2487 SF
GARAGE	416 SF
PORCH	96 SF
FOOTPRINT	1545 SF

First Floor Plan



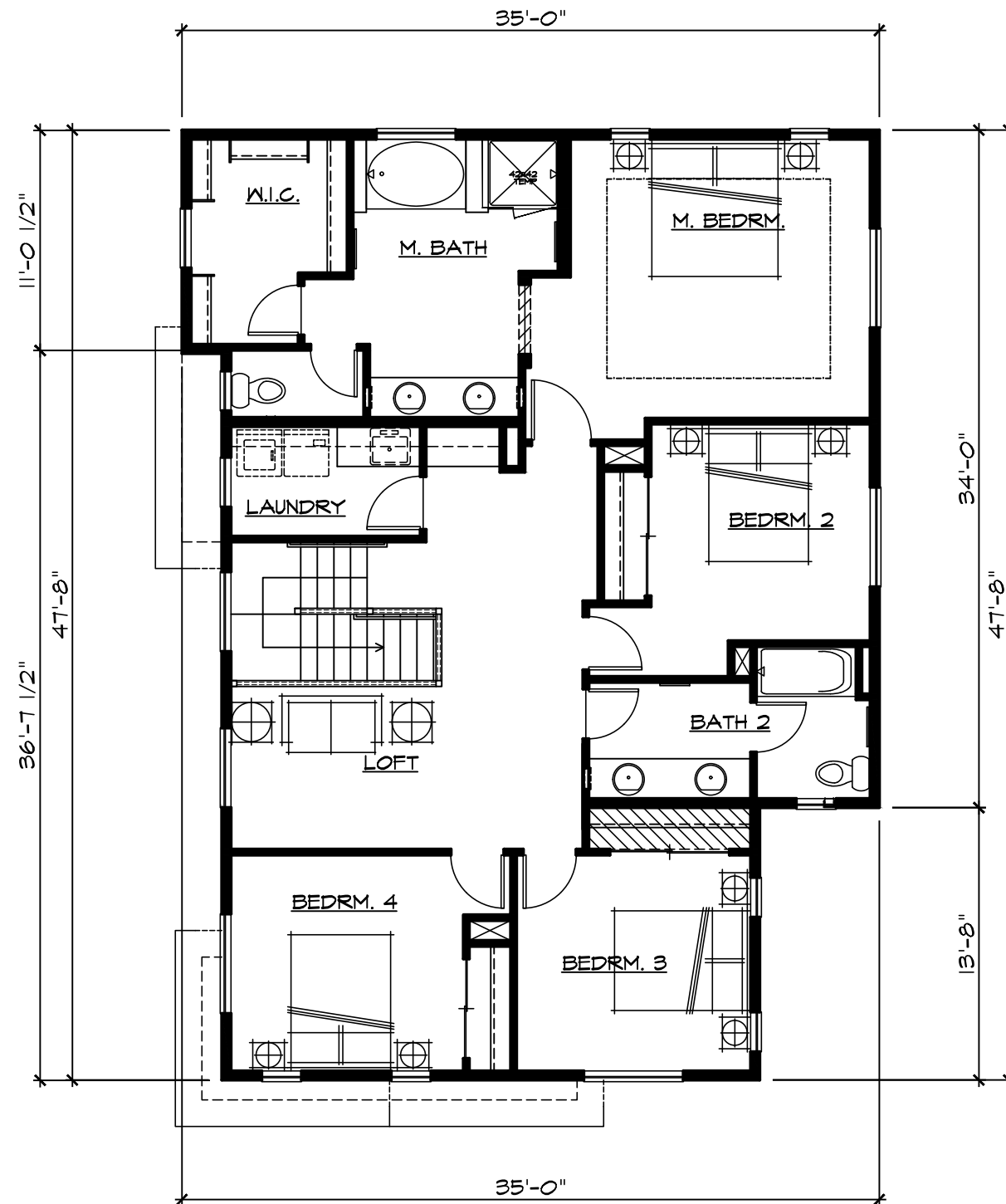
LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.

Date 10/15/21

① 07/06/22 PLANNING REVISION



Plan 2

4 BEDROOMS WITH ATTACHED
1 BEDROOM ADU
3-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	1033 SF
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TOTAL LIVING AREA	2487 SF
GARAGE	416 SF
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Second Floor Plan



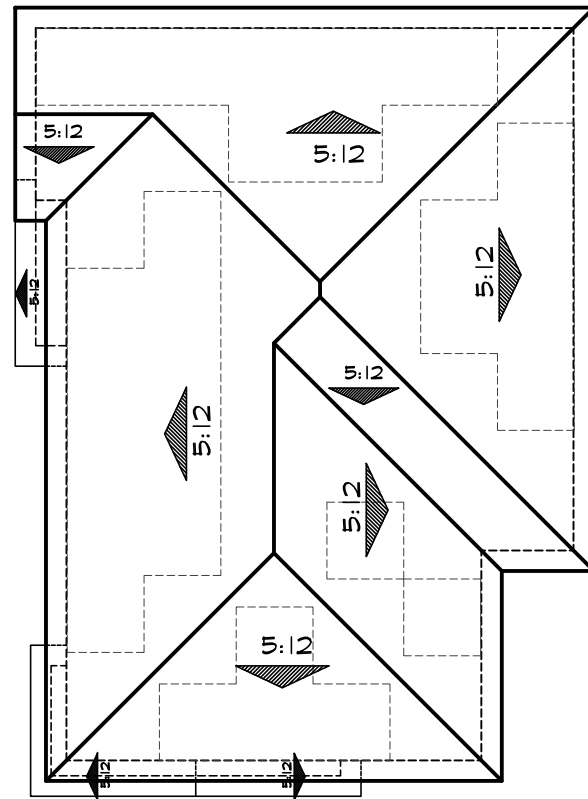
LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.

Date 10/15/21

1 07/06/22 PLANNING REVISION



SOLAR ZONE READY:

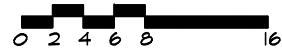
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NOTES:

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2. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL BE ORIENTED BETWEEN 110 DEGREES AND 270 DEGREES OF TRUE NORTH, CEC SECTION 110.10(b)2.
3. SOLAR PANELS WILL BE INSTALLED UNDER A SEPARATE PERMIT.

5'x5' MIN. DENOTES SOLAR PANELS

Roof Plan 'A'



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

Plan 2 Elevations - 'A'

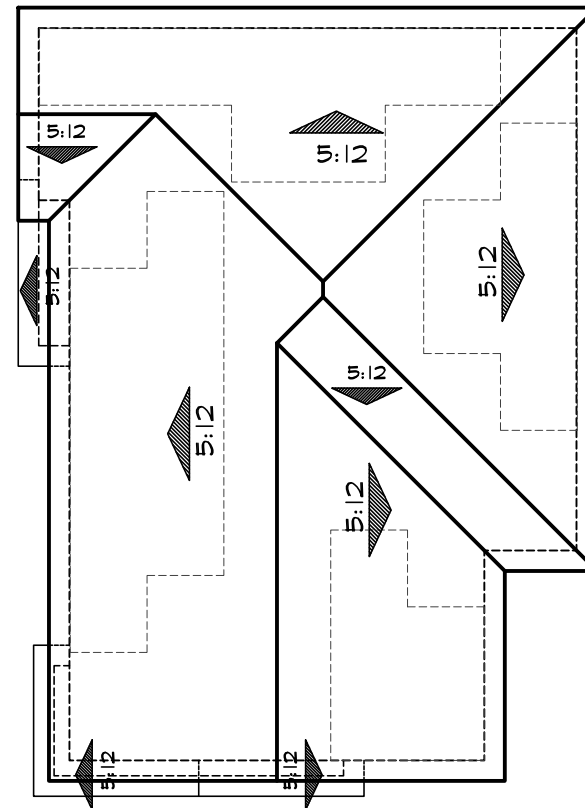


LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

1 07/06/22 PLANNING REVISION



SOLAR ZONE READY:

REFER TO SECTION 110.10 IN THE 2016 CALIFORNIA ENERGY CODE FOR MANDATORY REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES AND MINIMUM SOLAR ZONE.

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5'x5' MIN. DENOTES SOLAR PANELS

Roof Plan 'B'



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

**Plan 2
Elevations - 'B'**



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



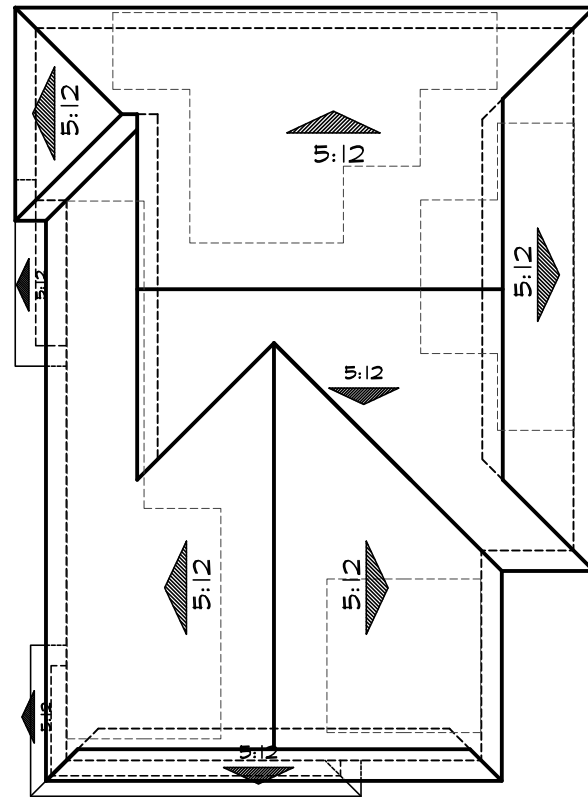
Left

LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

1 07/06/22 PLANNING REVISION



Roof Plan 'C'

SOLAR ZONE READY:

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5'x5' MIN. DENOTES SOLAR PANELS



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

**Plan 2
Elevations - 'C'**



LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

1 07/06/22 PLANNING REVISION



Elevation A



Elevation C

MATERIAL LEGEND

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

GENERAL NOTES:

- ① ALL EXPOSED PORTIONS OF BUILDING FOUNDATIONS SHALL BE PAINTED THE MAIN 'BODY' COLOR
- ② ALL ROOF VENTS SHALL BE PAINTED THE SAME COLOR AS ROOFING MATERIAL TO WHICH THEY ARE ADJACENT. DOWNSPOUTS, SIDE VENTS, AND ATTACHED UTILITY BOXES SHALL BE PAINTED THE SAME COLOR OR COLORS AS THE SURFACE OR SURFACES TO WHICH THEY ARE ADJACENT.



Elevation B

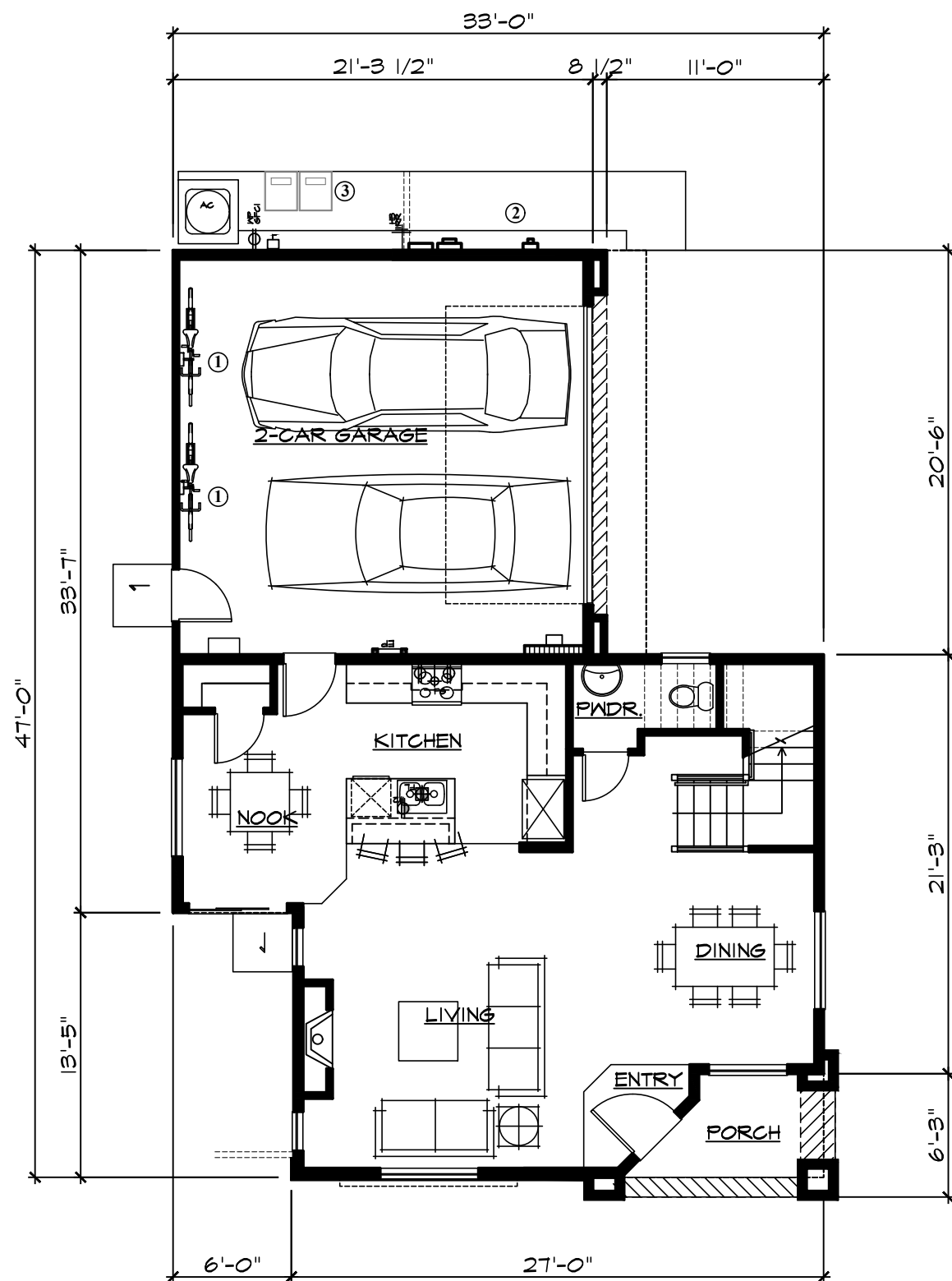
**Plan 3
Front Elevations**



LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21



Plan Notes:

- ① Wall-mounted bicycle storage
- ② Concrete pathway
- ③ Concrete trash pad (7' min.)

Plan 3

4 BEDROOMS
2-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	751 SF
SECOND FLOOR	1204 SF
TOTAL LIVING AREA	1955 SF
GARAGE	436 SF
PORCH	57 SF
FOOTPRINT	1244 SF

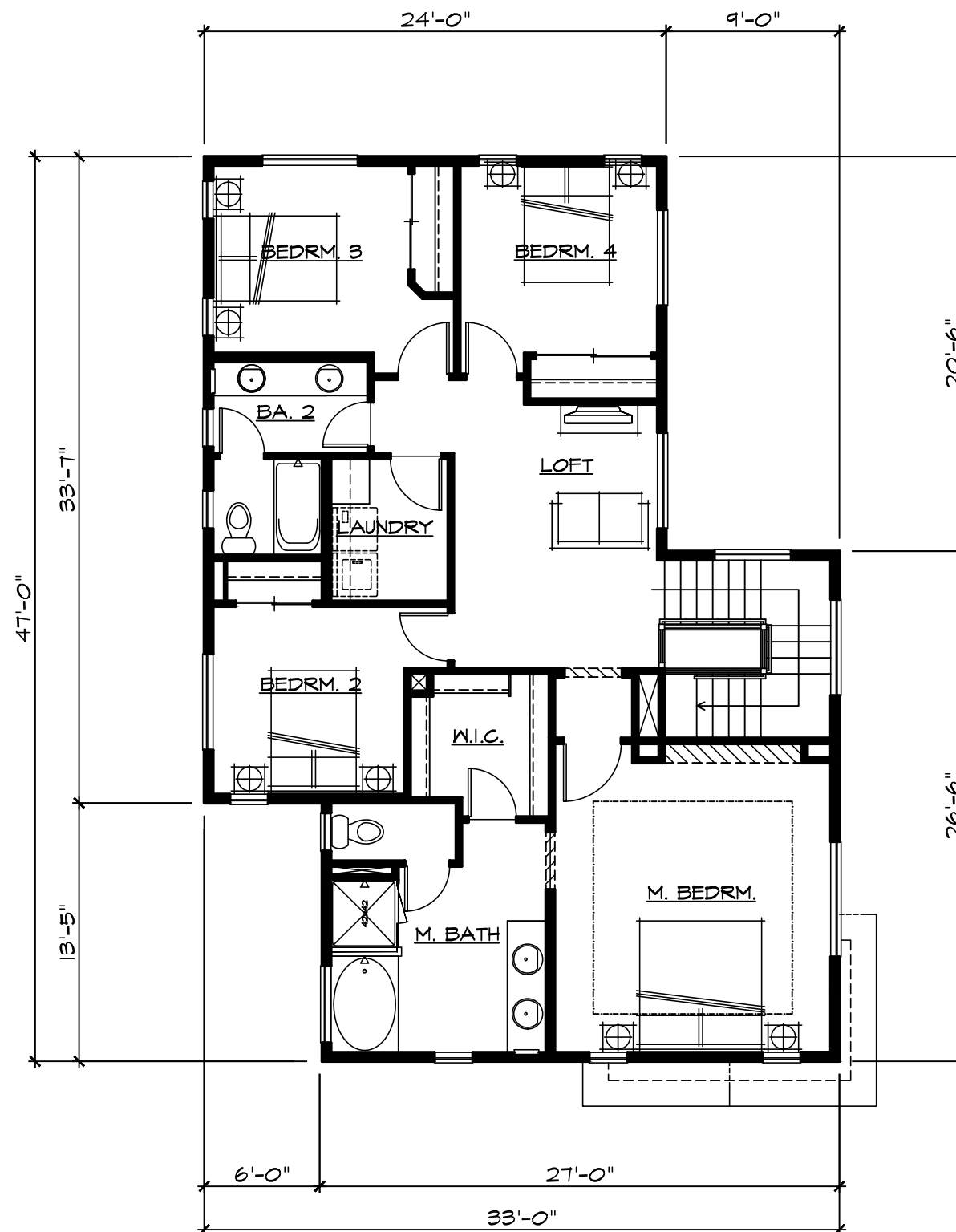
First Floor Plan



LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

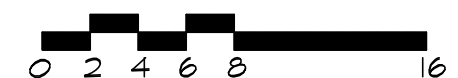


Plan 3

4 BEDROOMS
2-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	751 SF
SECOND FLOOR	1204 SF
TOTAL LIVING AREA	1955 SF
GARAGE	436 SF
PORCH	57 SF
FOOTPRINT	1244 SF

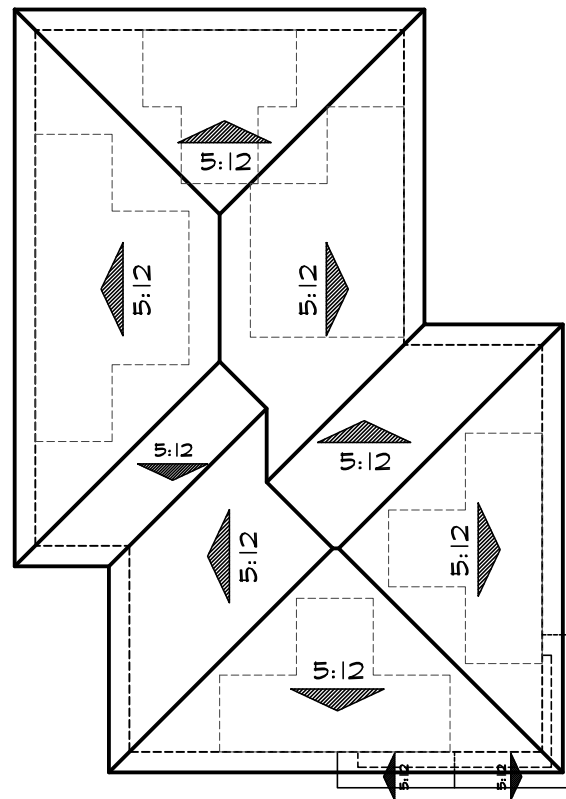
Second Floor Plan



LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21



SOLAR ZONE READY:

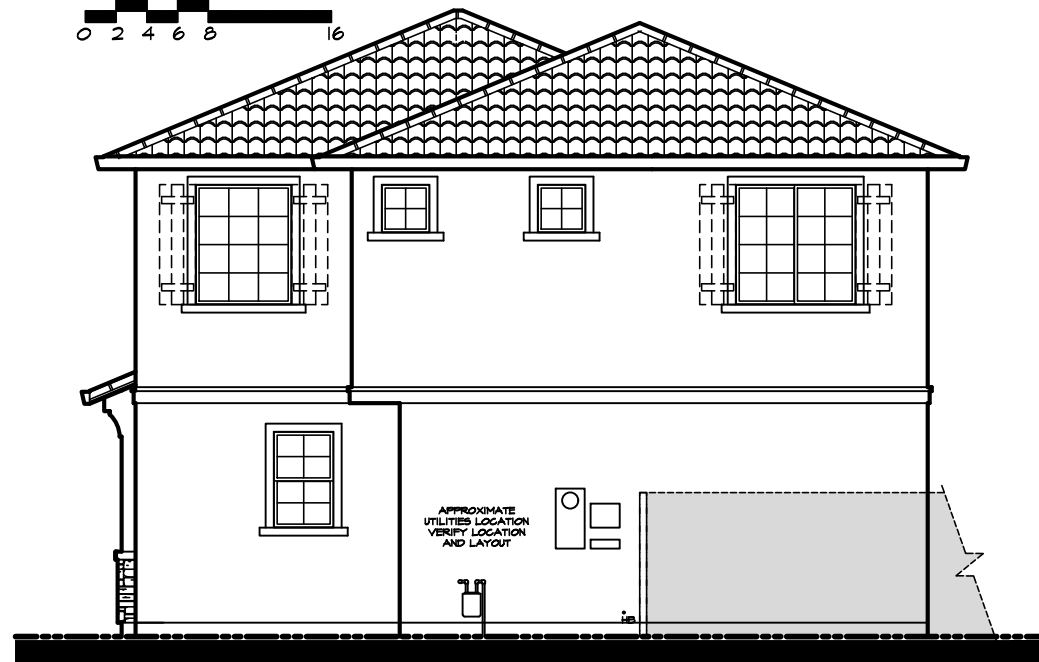
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5'x5' MIN. DENOTES SOLAR PANELS

Roof Plan 'A'



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

**Plan 3
Elevations - 'A'**



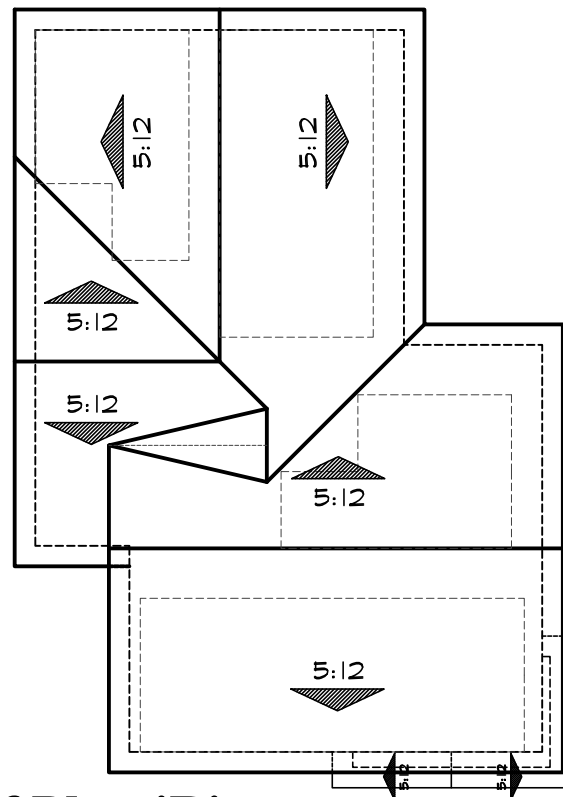
LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.

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Roof Plan 'B'



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

**Plan 3
Elevations - 'B'**

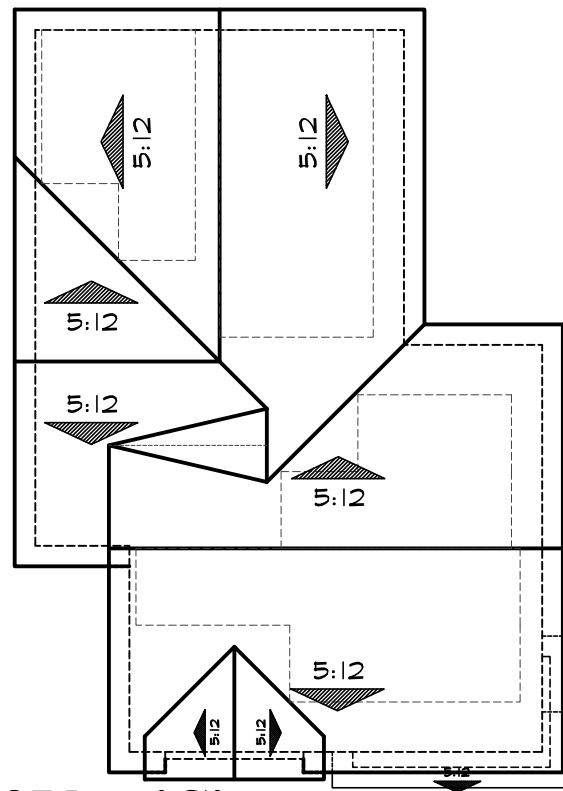


LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

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Roof Plan 'C'



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

**Plan 3
Elevations - 'C'**



LIBERTY II
PITTSBURG, CA



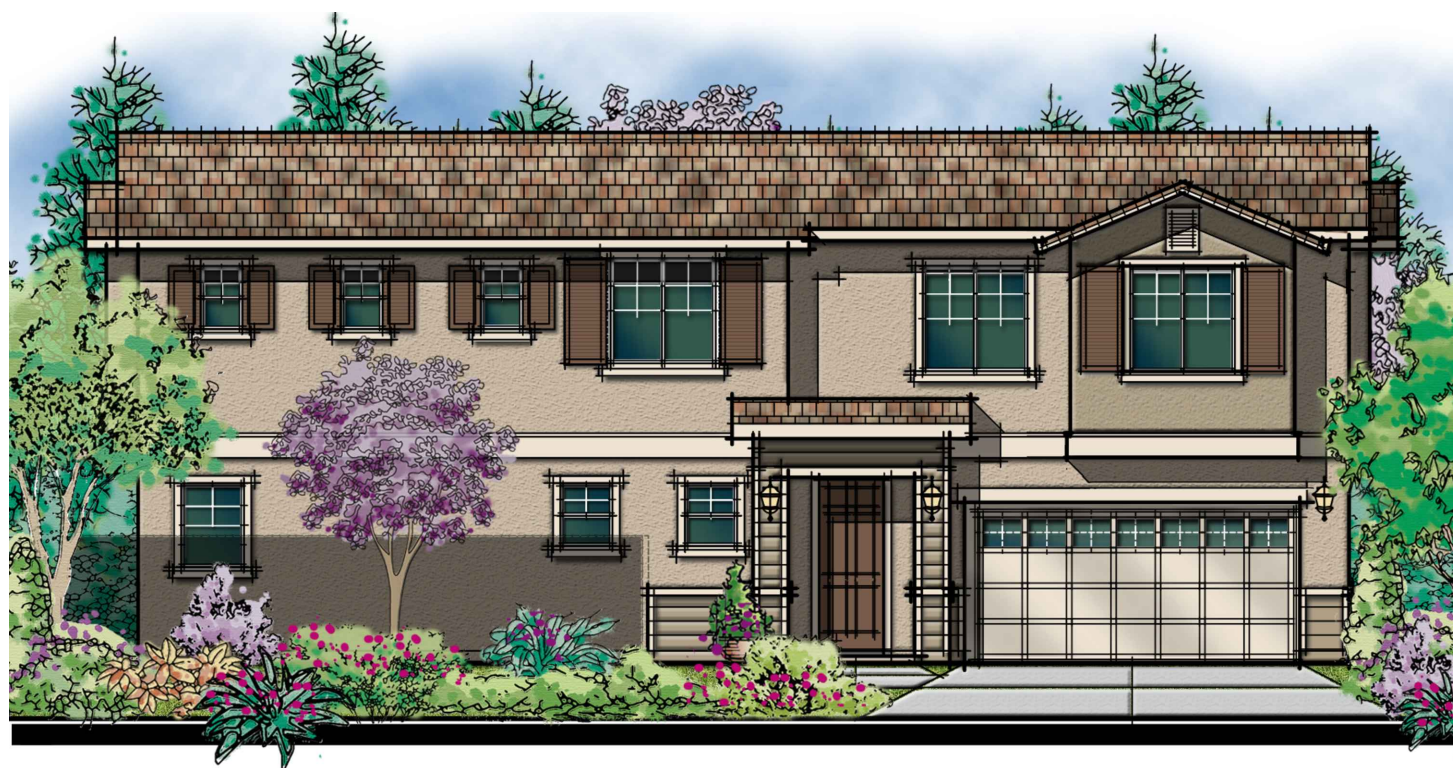
Discovery Builders Inc.

Date 10/15/21

1 07/06/22 PLANNING REVISION



Elevation A



Elevation C

MATERIAL LEGEND

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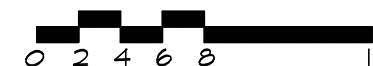
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Elevation B

**Plan 4
Front Elevations**



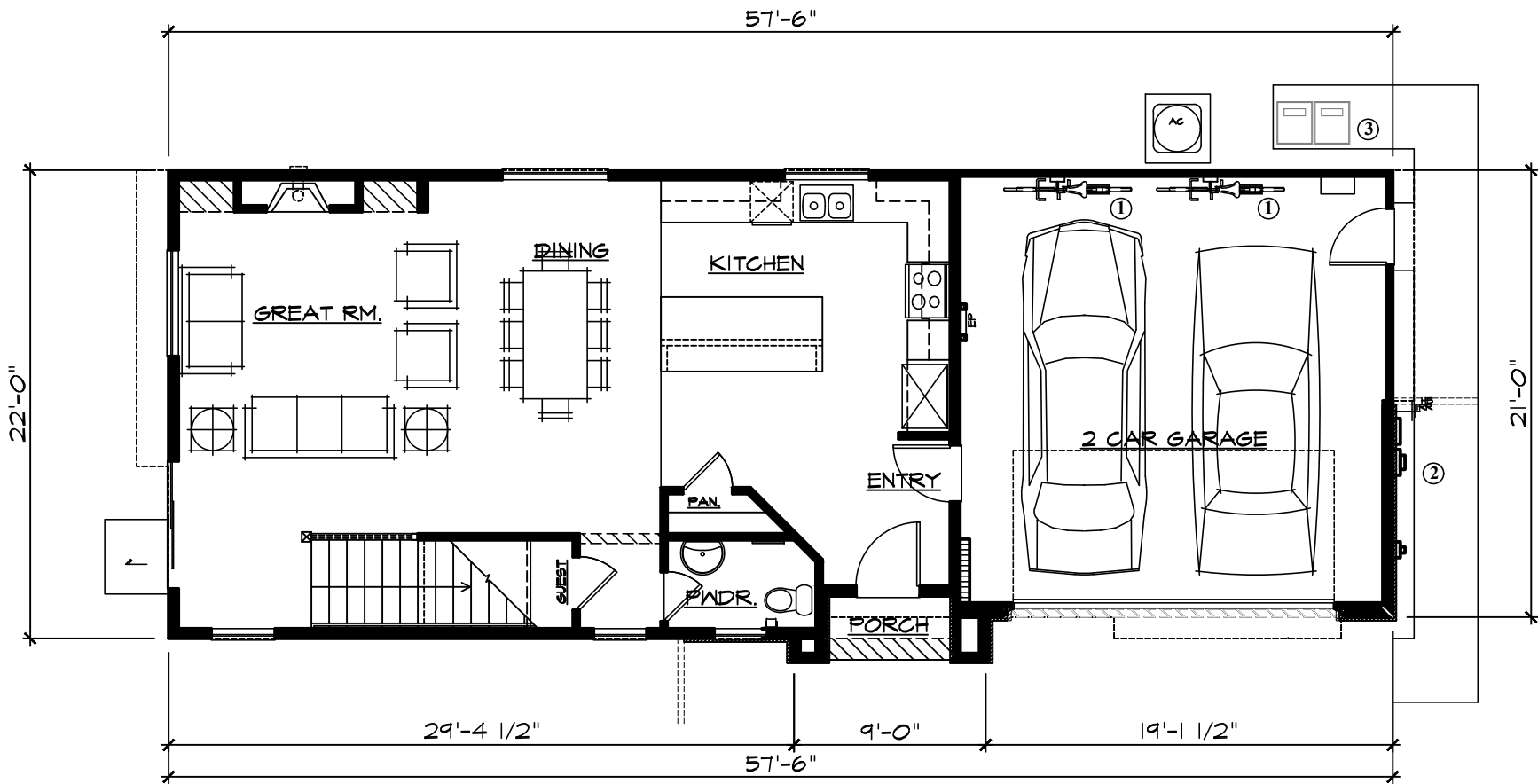
LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

Plan Notes:

- ① Wall-mounted bicycle storage
- ② Concrete pathway
- ③ Concrete trash pad (7' min.)



Plan 4

4 BEDROOMS
2-1/2 BATHS
LOFT

SQUARE FOOTAGE	
FIRST FLOOR	805 SF
SECOND FLOOR	1182 SF
TOTAL LIVING AREA	1987 SF
GARAGE	420 SF
PORCH	23 SF
FOOTPRINT	1248 SF

First Floor Plan

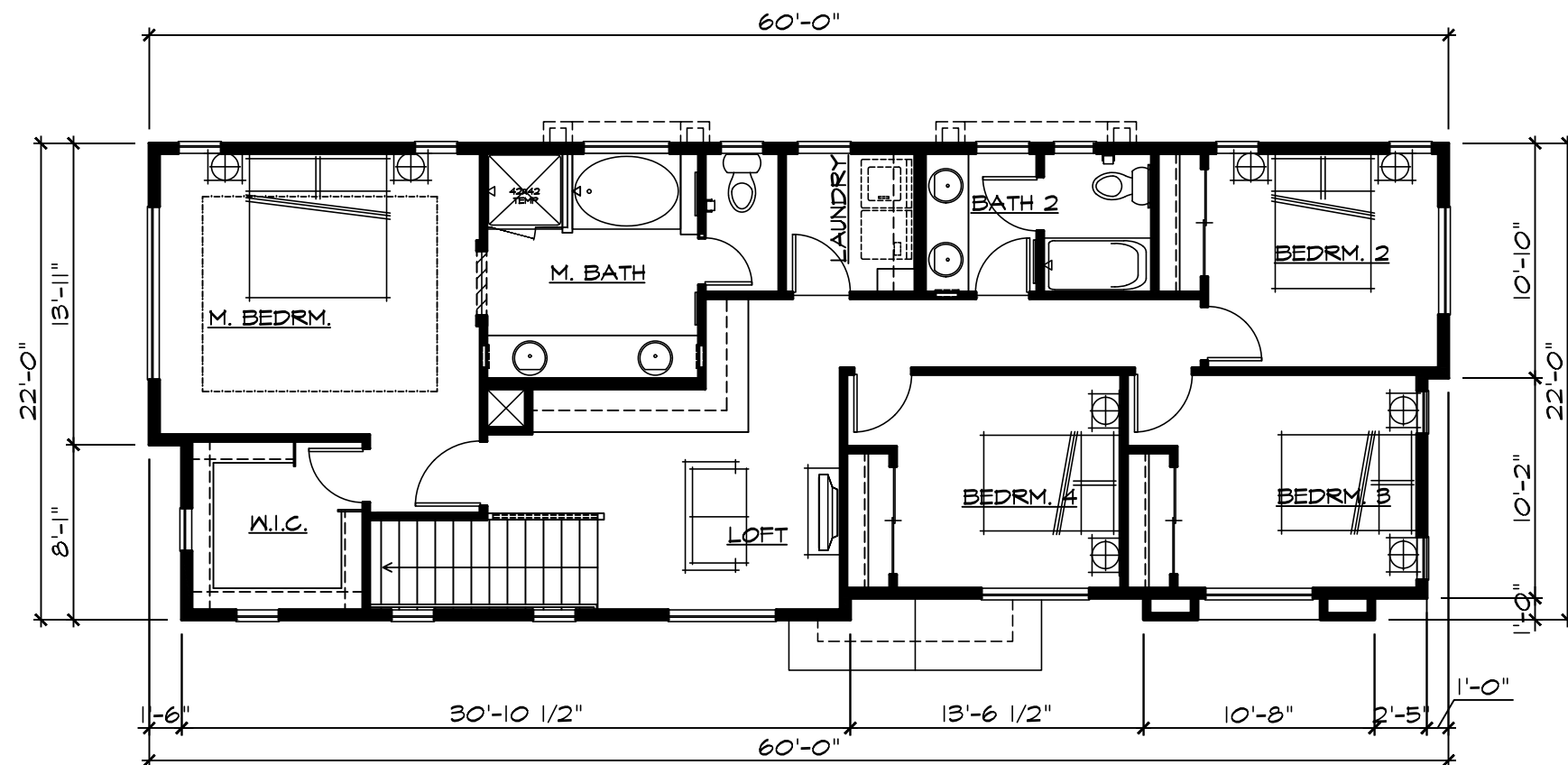


LIBERTY II
PITTSBURG, CA



DISCOVERY
DESIGN
GROUP, LLC

Discovery Builders Inc.
Date 10/15/21



Plan 4

4 BEDROOMS
2-1/2 BATHS
LOFT

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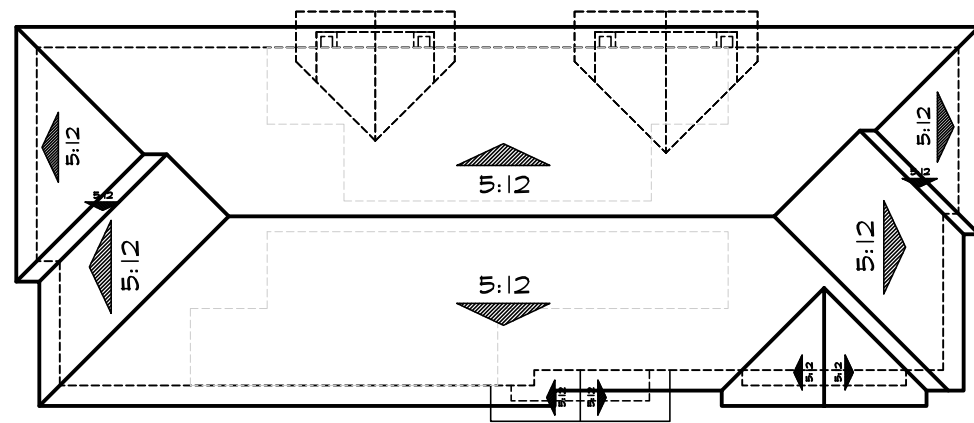
Second Floor Plan



LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21



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5'x5' MIN.

DENOTES SOLAR PANELS

Roof Plan 'A'



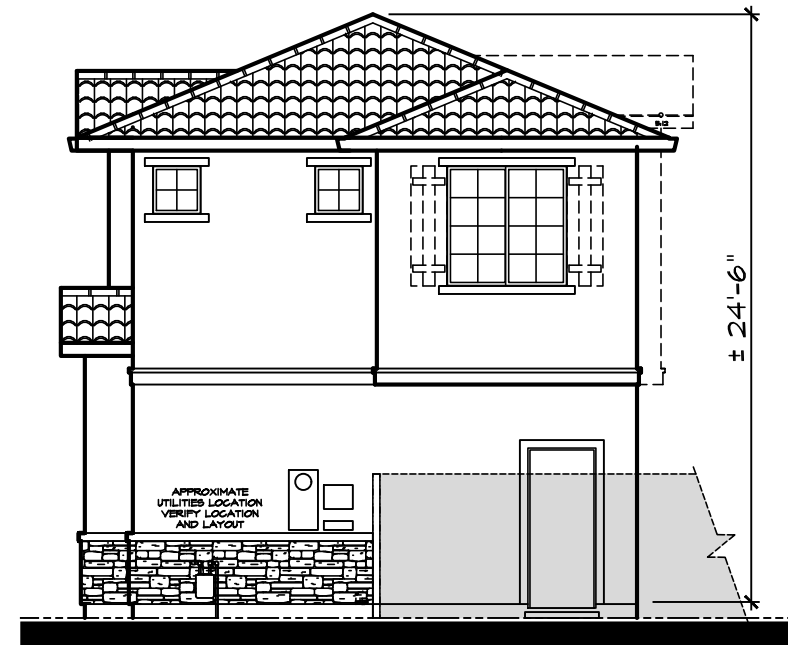
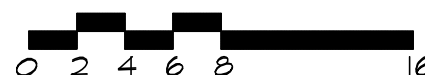
INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

**Plan 4
Elevations - 'A'**



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

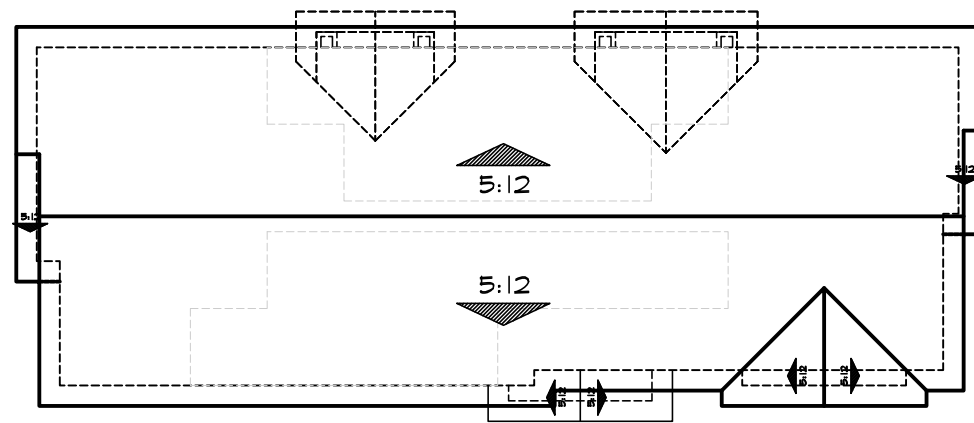
INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

LIBERTY II
PITTSBURG, CA



Discovery Builders Inc.
Date 10/15/21

1 07/06/22 PLANNING REVISION



Roof Plan 'B'



INDICATES ENHANCEMENTS AT
CENTRAL AVENUE STREET VIEW

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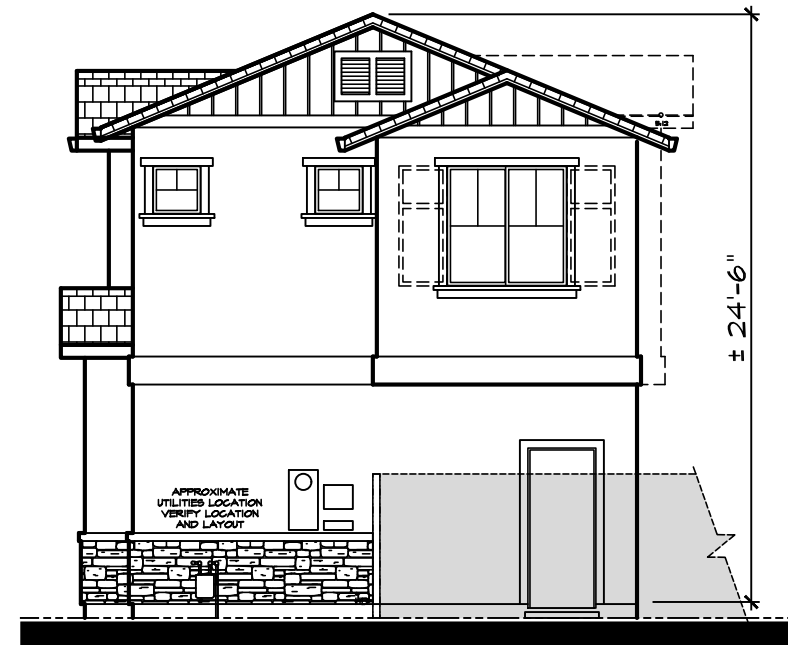
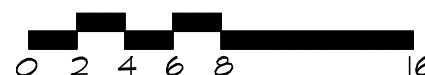
DENOTES
SOLAR PANELS



Rear

INDICATES ENHANCEMENTS AT
CENTRAL AVENUE STREET VIEW

**Plan 4
Elevations - 'B'**



Right

INDICATES ENHANCEMENTS AT
CENTRAL AVENUE STREET VIEW



Left

INDICATES ENHANCEMENTS AT
CENTRAL AVENUE STREET VIEW

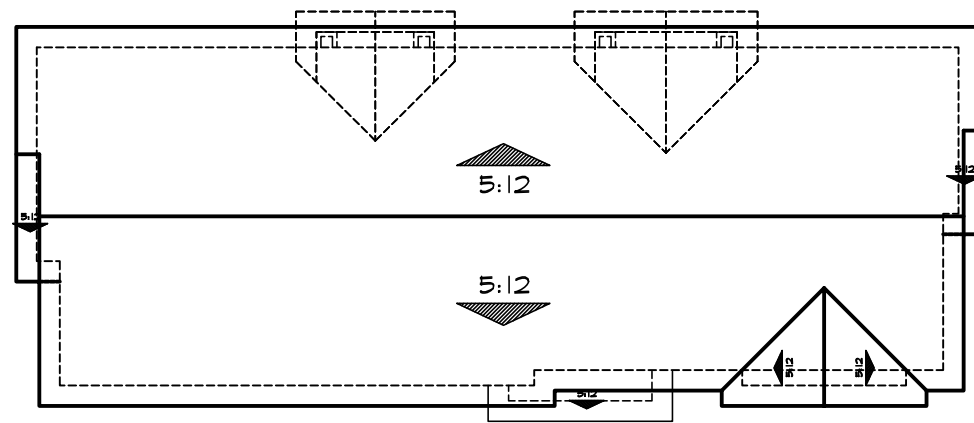
LIBERTY II
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DISCOVERY
DESIGN
GROUP, LLC

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DENOTES SOLAR PANELS

Roof Plan 'C'



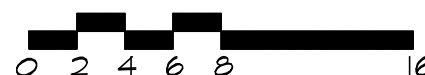
INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Rear

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

**Plan 4
Elevations - 'C'**



Right

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW



Left

INDICATES ENHANCEMENTS AT CENTRAL AVENUE STREET VIEW

LIBERTY II
PITTSBURG, CA



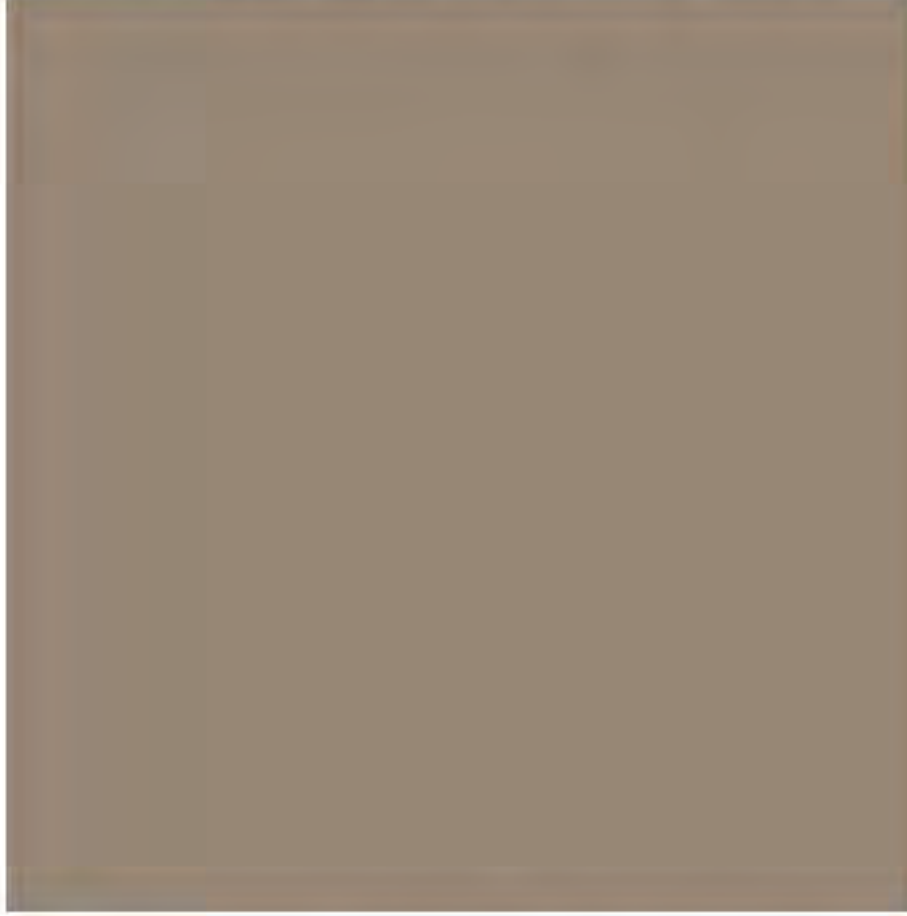
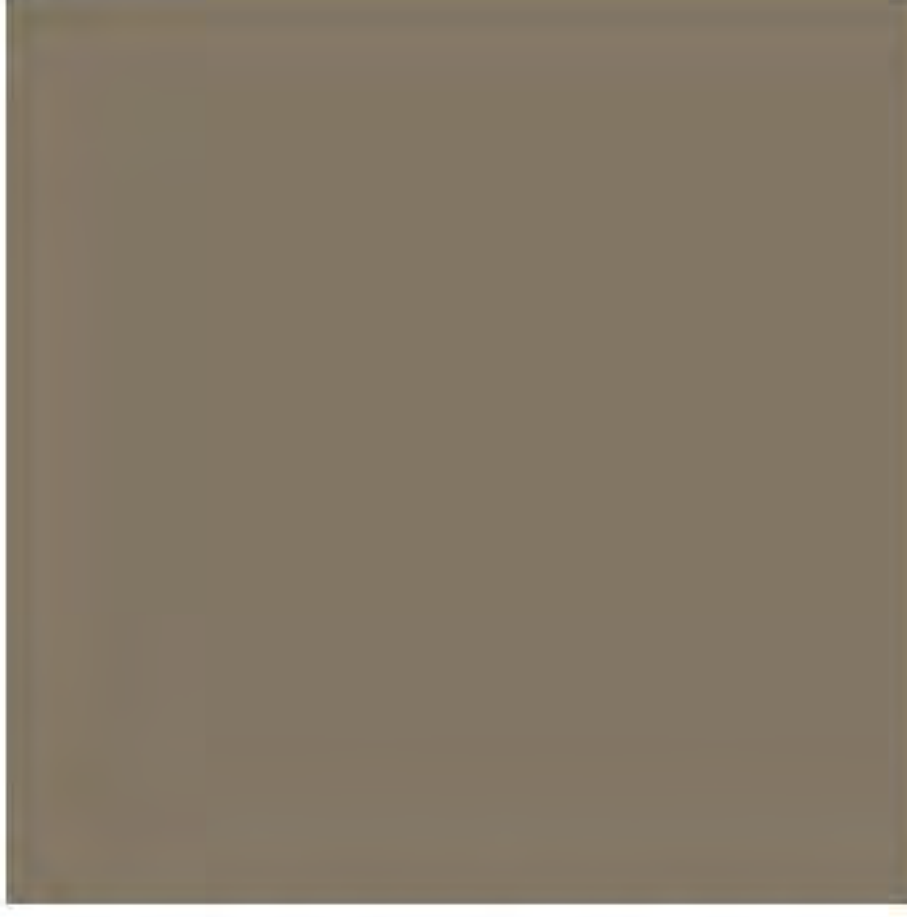
Discovery Builders Inc.

Date 10/15/21

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SUBDIVISION: LIBERTY II

PITTSBURG, CA

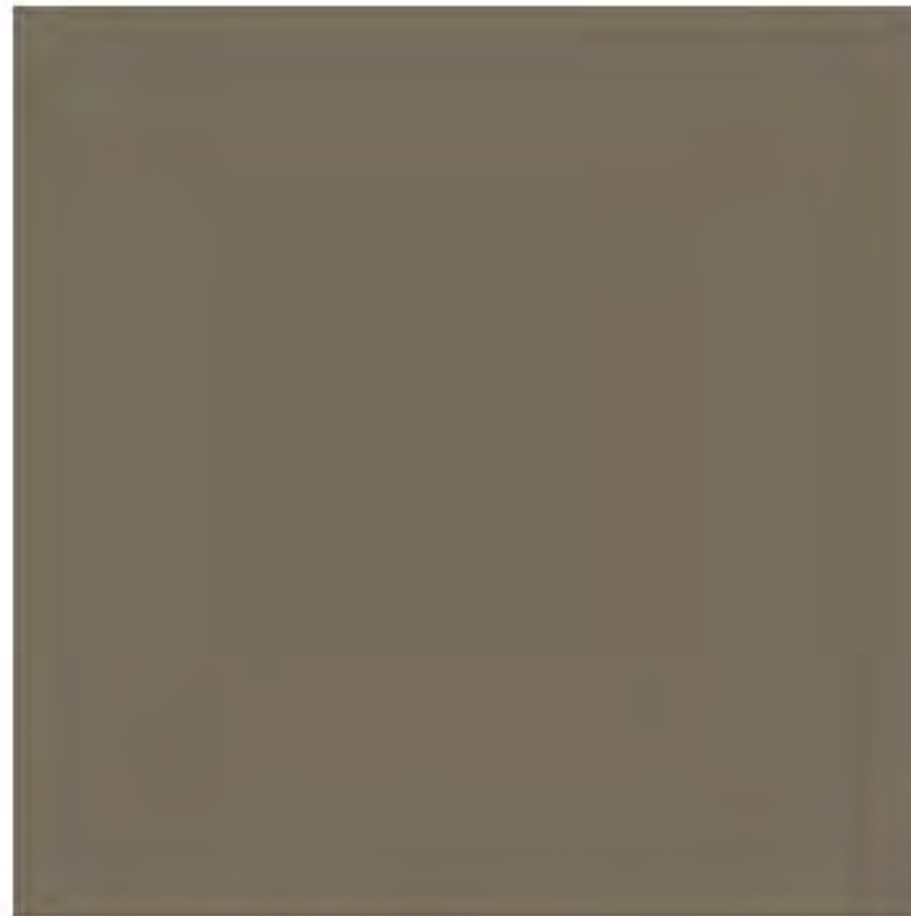
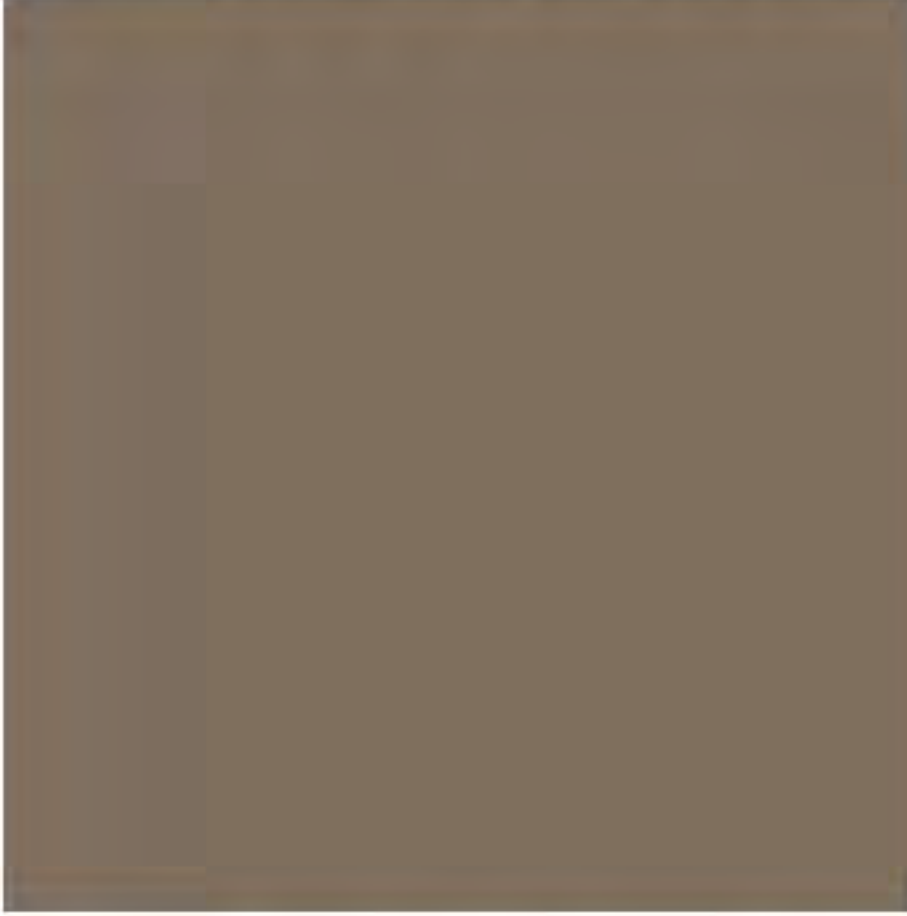
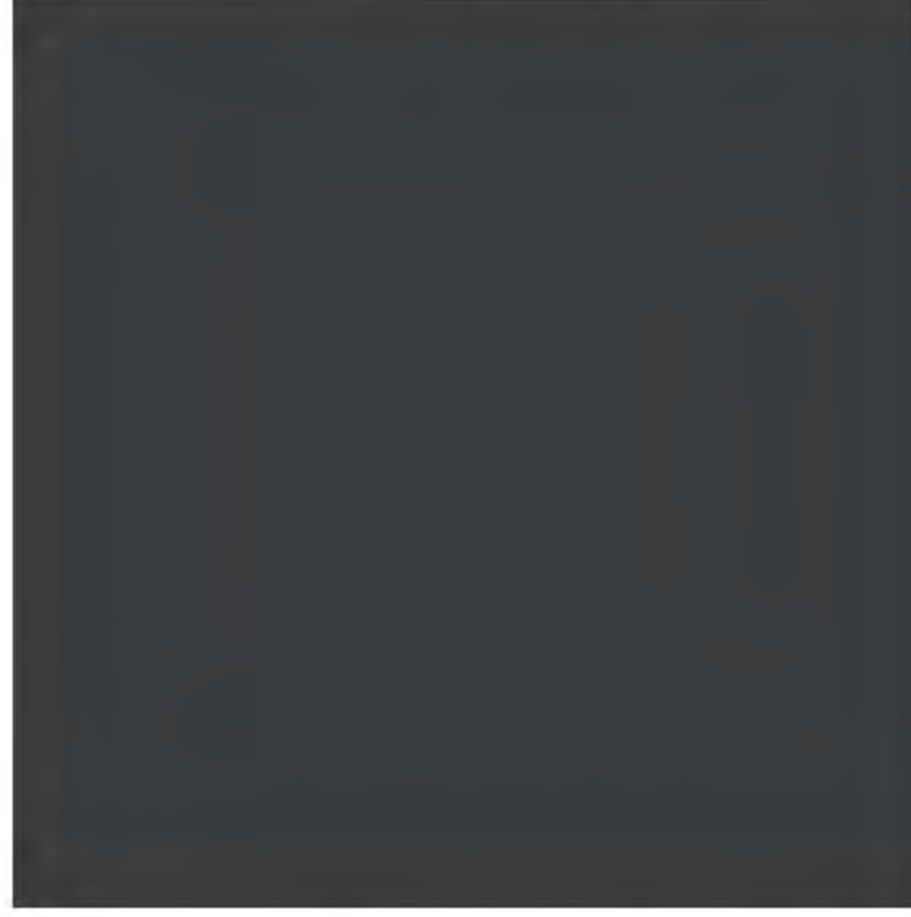
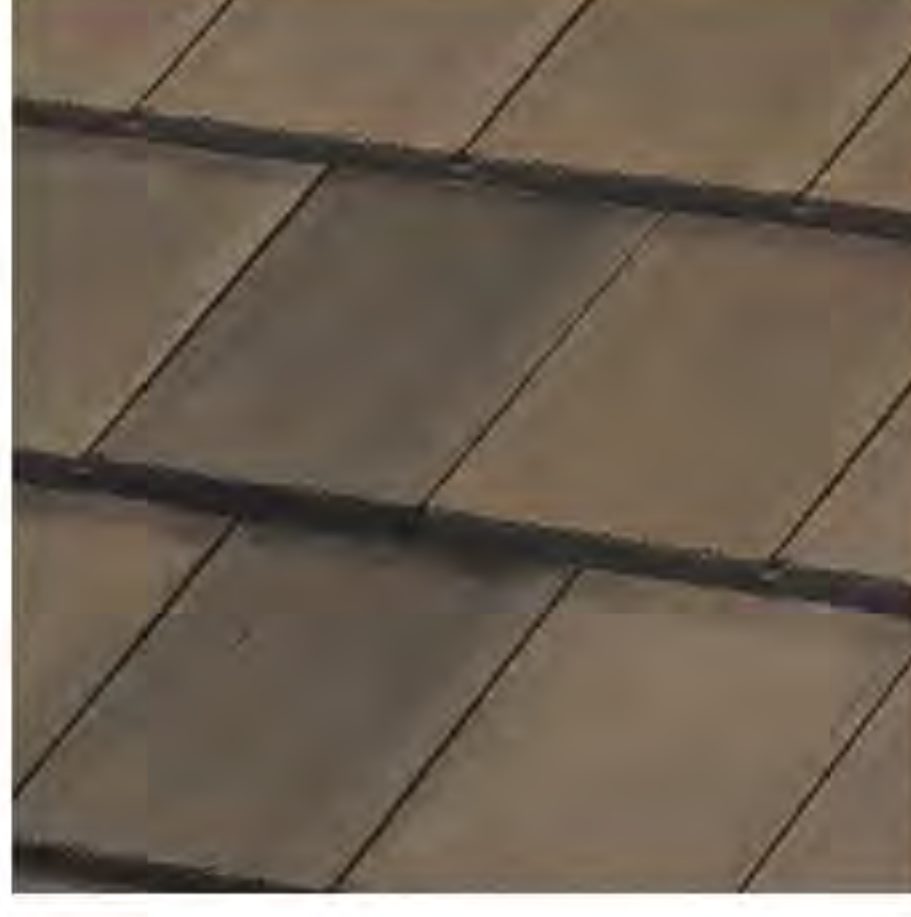
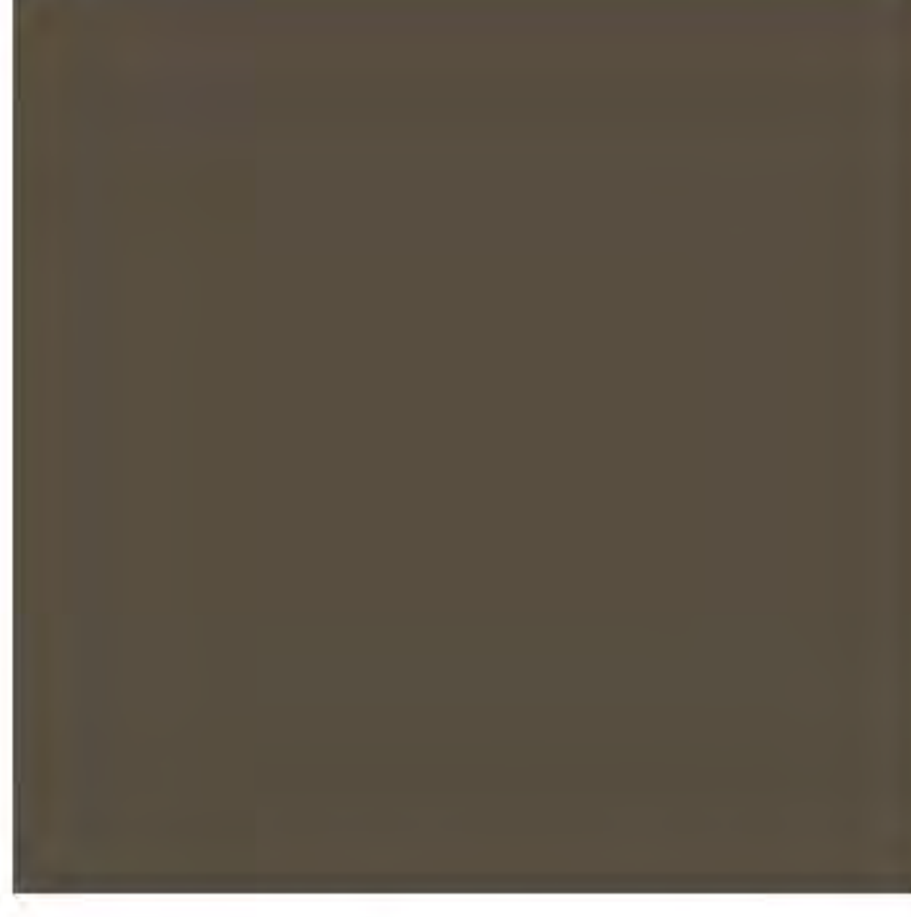
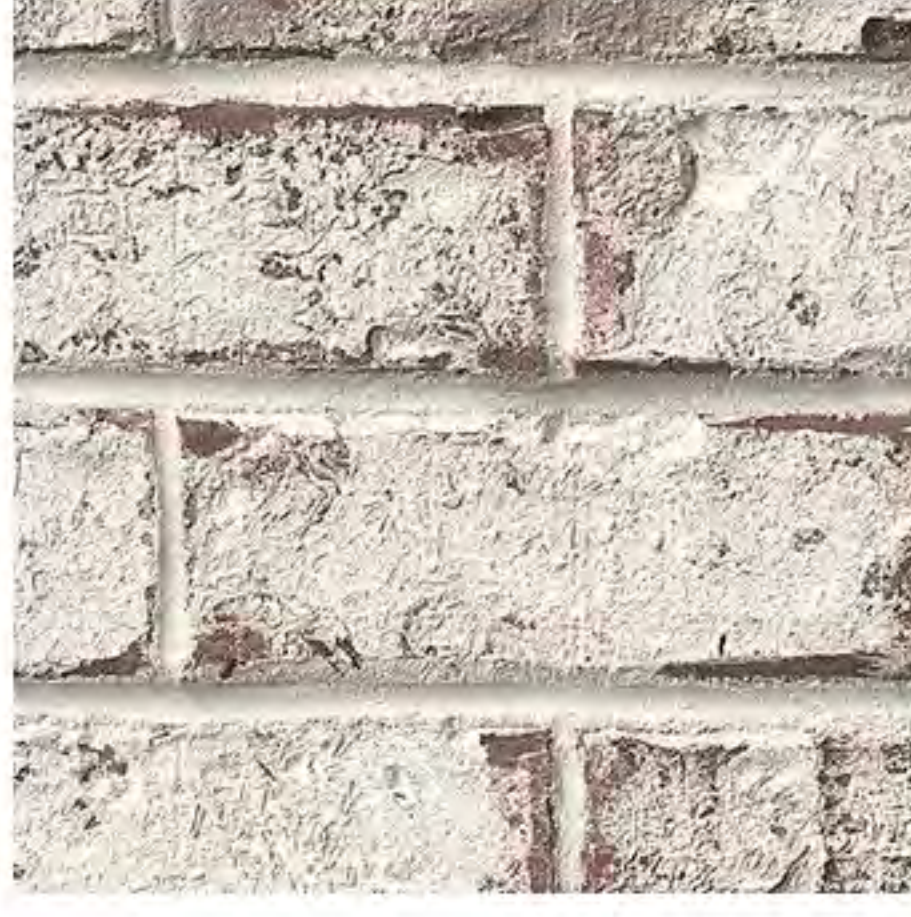
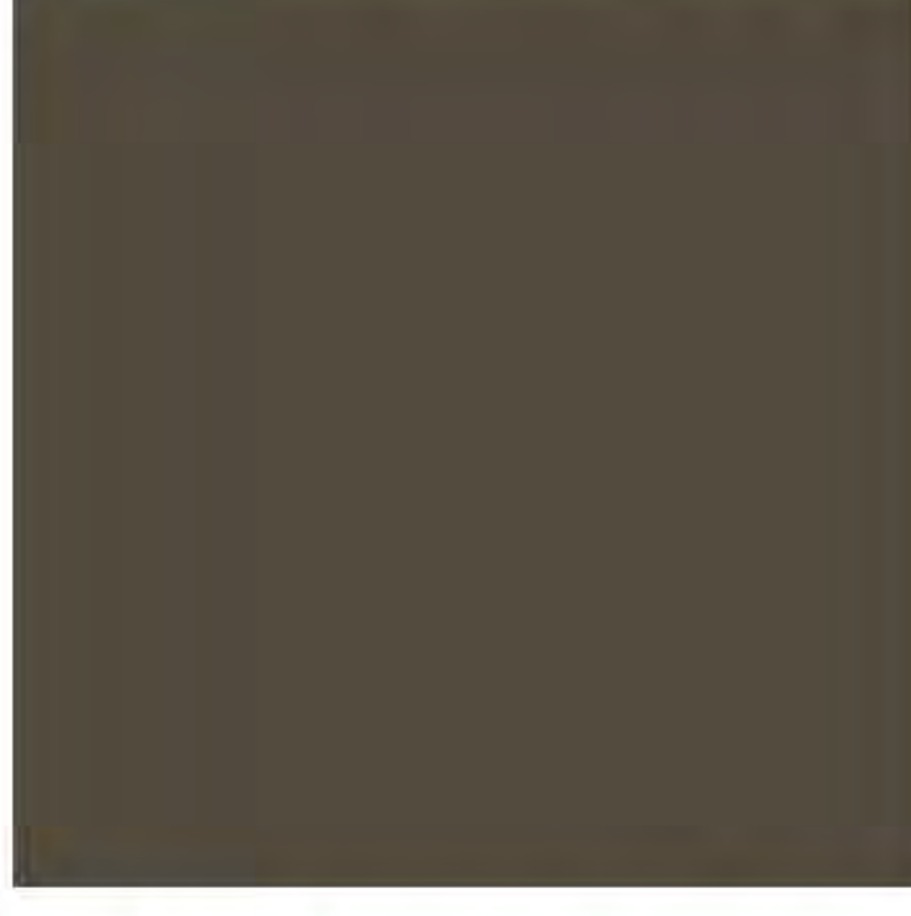
SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 1	1VICS0024 DESERT SAGE 	KMW28 CLAM 	KM5784 CREEK BAY 	KM5792 STACKED STONE 	KM4582 BEAVER PELT 	CHARDONNAY SOUTHERN LEDGESTONE 
SCHEME 2	1VICS3233 BROWN BLEND 	KMW10 POGO SANDS 	KM5785-3 COUNTRY CLUB 	KM5777-2 CANNERY PARK 	KM4897 YIN MIST 	PHEASANT PRO-FIT ALPINE LEDGESTONE 
SCHEME 3	1VICS0024 DESERT SAGE 	KM4632-1 WHITE SAND 	KM4649-3 OLIVE WOOD 	KMW6-1 LILY WHITE 	KM5751-5 COASTLINE TRAIL 	BUCKS COUNTY COUNTRY LEDGESTONE 
SCHEME 4	1VICS7330 VERONA CLAY 	KMW25-1 VAPOR TRAIL 	KM4587-3 SMOKY TOPAZ 	KM4572-2 TUNGSTEN 	KMA21-5 TUSCAN OLIVE 	CHARDONNAY PRO-FIT ALPINE LEDGESTONE 
SCHEME 5	1VICS7330 VERONA CLAY 	KM4660-1 WEDDING DRESS 	KM5708-3 LOVER'S LEAP 	KM4552 ANTIQUE WINDMILL 	KMA66 SANTANA SOUL 	CHARDONNAY SOUTHERN LEDGESTONE 
SCHEME 6	1VICS3233 BROWN BLEND 	KMW24-1 BUD'S SAILS 	KM4642-2 BIRD'S NEST 	KM4645-5 WINE CORK 	KM5762-5 HIKING BOOTS 	CHARDONNAY EUROPEAN CASTLE STONE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 01/14/2022

SUBDIVISION: LIBERTY II

PITTSBURG, CA

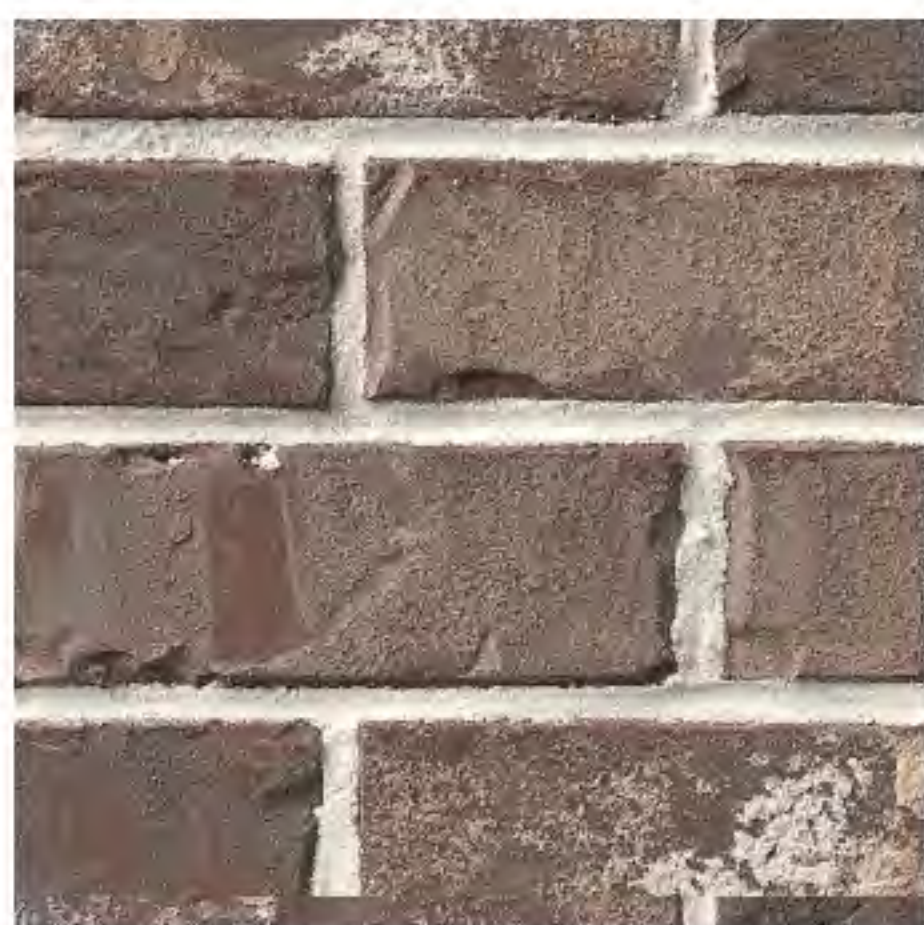
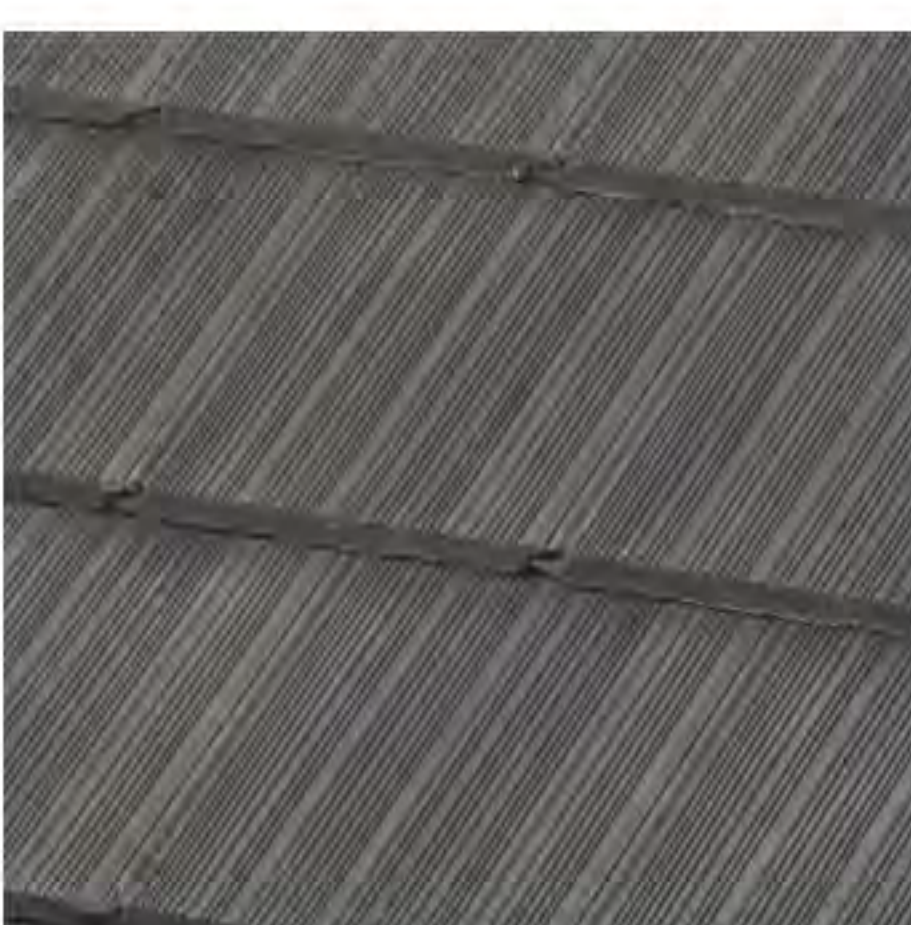
SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 7	1FACS1132 CHARCOAL BROWN BLEND 	46 ACOUSTIC WHITE 	KM5771 APPLE HILL 	KM5772 PALM LANE 	KM4575-5 MUDROOM 	OLD EDISTO 
SCHEME 8	1FACS1132 CHARCOAL BROWN BLEND 	KM4706 RUSTIC HACIENDA 	KM5786-5 RIVER BANK 	KM4704-2 DUSTY TRAIL RIDER 	HLS4201 ADOBE WHITE 	CHARDONNAY SOUTHERN LEDGESTONE 
SCHEME 9	1FACSC1430 CHARCOAL BLEND 	KM4941 CITY DWELLER 	KM4945-3 SECRET PASSAGEWAY 	KM4786 FRESH LINEN 	407 CARBON 	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 10	1FACS1132 CHARCOAL BROWN BLEND 	KM4601-2 DRIED GRASS 	KM4574-3 DRY DOCK 	KM4571-1 COBBLESTONE STREET 	KM4812-5 JUNGLE COVER 	OLD EDISTO 
SCHEME 11	1FACS5354 STONE MOUNTAIN BLEND 	KM4943-3 SUBWAY 	KM4600-2 AFTERNOON TEA 	KMW29-1 KITTEN WHISKERS 	KM4939 ARROWHEAD 	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 12	1FACS0024 DESERT SAGE 	49 ANTIQUE WHITE 	KM4543-2 COFFEE DIVA 	KM4553 BRAUN 	KM4747-3 KNOCK ON WOOD 	BUCKS COUNTY SOUTHERN LEDGESTONE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 01/14/2022

SUBDIVISION: LIBERTY II

PITTSBURG, CA

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 13	1FBCF3233 BROWN BLEND 	KM5766 WHISPER RIDGE 	KM4937 PAW PRINT 	KMW24 BUD'S SAILS 	KM4932-5 RUB ELBOWS 	HUDSON BAY COUNTRY LEDGESTONE 
SCHEME 14	1FBCF1132 CHARCOAL BROWN BLEND 	KM4594-2 BAY AREA 	KM4711-1 BAUHAUS TAN 	KM4595-3 CLAY BATH 	KMA76-5 LOG CABIN 	CHARDONNAY COUNTRY LEDGESTONE 
SCHEME 15	1FBCF1132 CHARCOAL BROWN BLEND 	230 GRAYSTONE 	KM5778-3 SHEEPSKIN GLOVES 	KMW26 ABILENE LACE 	KM4519-5 TURKISH COFFEE 	MARSH POINTE 
SCHEME 16	1FBCF3233 BROWN BLEND 	KM5710-1 SUNDAY DRIVE 	KM4544-3 HUTCHINS PLAZA 	KM4554-5 BUFFALO DANCE 	KMA77-5 BROWN BEAR 	WOLF CREEK COUTRY LEDGESTONE 
SCHEME 17	1FBCF1430 CHARCOAL BLEND 	KM5766 WHISPER RIDGE 	KM5757 FARMER'S MARKET 	KM5748 NATURE'S GATE 	KM4897 YIN MIST 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 
SCHEME 18	1FBCF3233 BROWN BLEND 	KM4788-1 EVENING DOVE 	KM4741-3 EXECUTIVE COURSE 	KMW30-1 LIGHT FROST 	KM4792-5 FERN GULLY 	OLD EDISTO 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
STONE: BORAL CULTURED STONE/CULTURED BRICK EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 01/14/2022

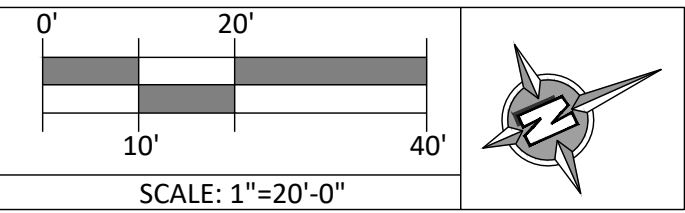
LIBERTY PHASE II

PITTSBURG, CALIFORNIA

PROPOSED TREES

TREES	
SYMBOL	BOTANICAL/ COMMON NAME
15 GALLON CONTAINERS	
	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE
	California Native Accent Tree: Cercis Occidentalis, Western Redbud or California Redbud

NOTE:
SEE SHEET P2 FOR FENCE AND
WALL DETAILS



PRELIMINARY LANDSCAPE AND FENCING PLAN

OCTOBER 25, 2021



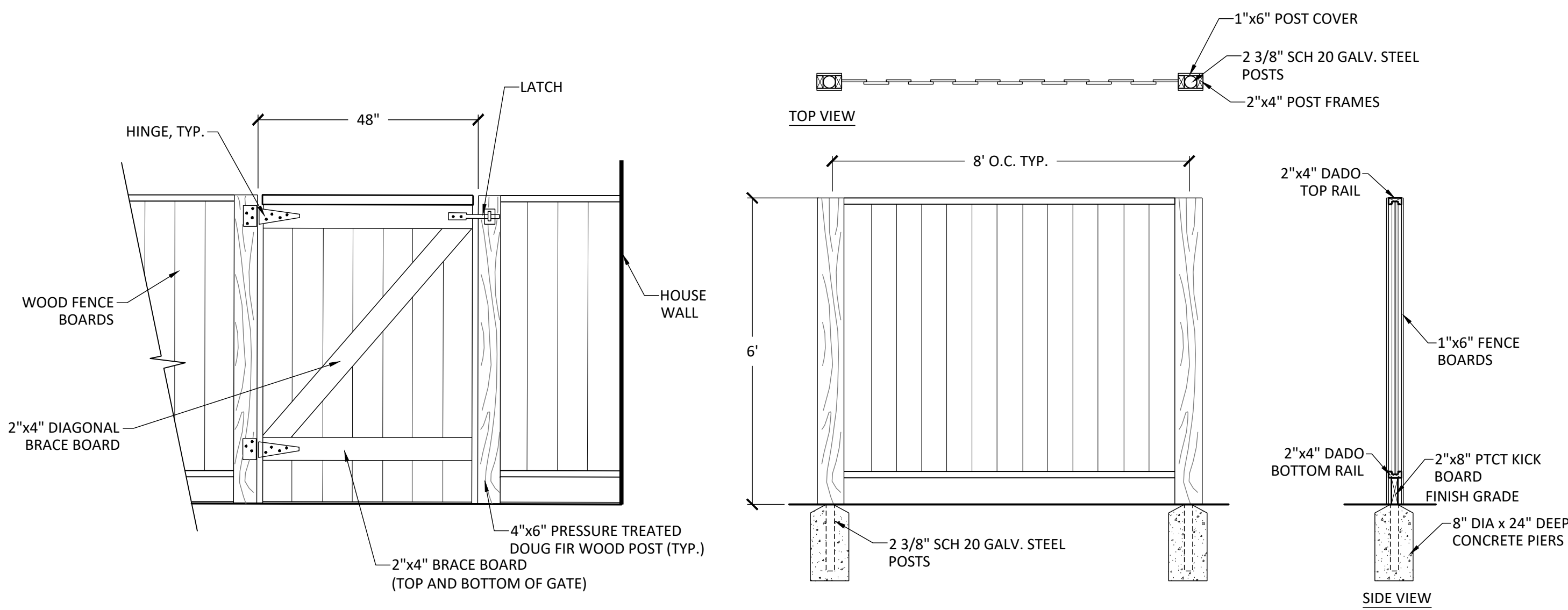
LANDSCAPE ARCHITECTURE, Inc.
306 Canyon Falls Dr. Folsom, CA 95630
916.989.3372 www.msladesign.com



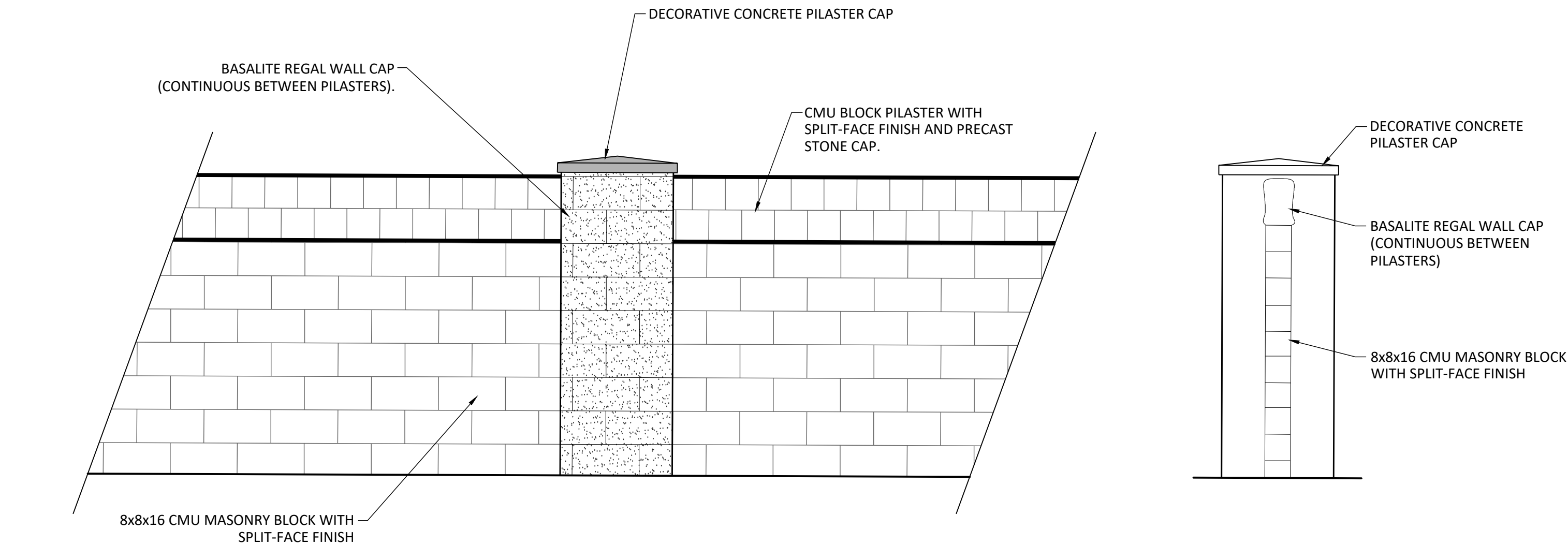
SHEET
P1
OF
TOTAL
2

LIBERTY PHASE II

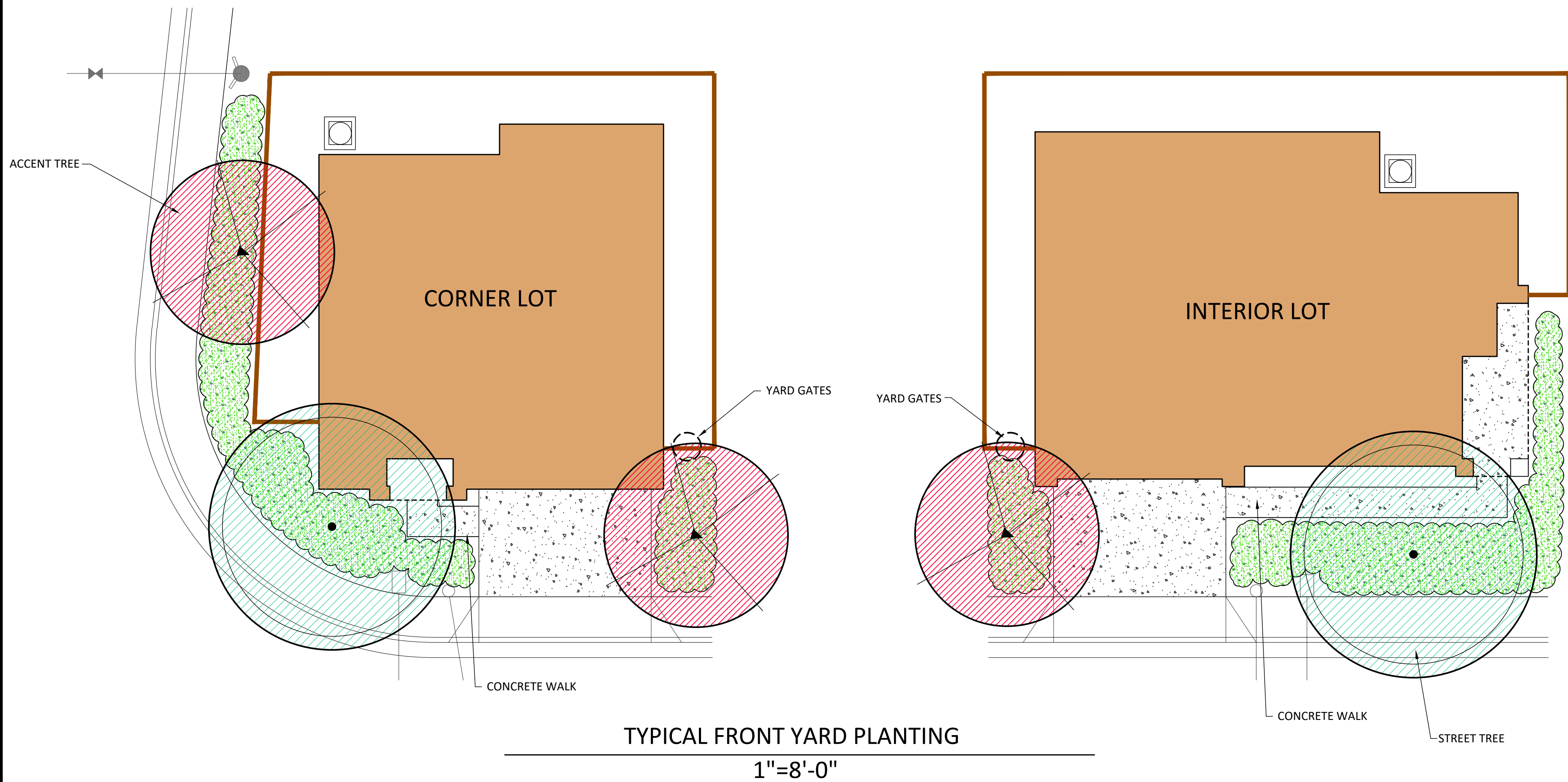
PITTSBURG, CALIFORNIA



GOOD NEIGHBOR WOOD FENCE WITH STEEL POSTS AND GATE DETAIL
NTS



MASONRY WALL SCHEMATIC
NTS



TYPICAL FRONT YARD PLANTING
1"=8'-0"

PROPOSED PLANTS

TREES	
SYMBOL	BOTANICAL/ COMMON NAME
15 GALLON CONTAINERS	
	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE
	LAGERSTROEMIA DYNAMITE/ CRAPE MYRTLE
SHRUBS	
SYMBOL	BOTANICAL/ COMMON NAME
1 GALLON CONTAINERS	
	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES' PROSTRATE MANZANITA
	LAVANDULA STOECHAS/ SPANISH LAVENDER
	SALVIA GREGGII 'FURMANS RED' RED SAGE
	TEUCRIUM FRUTICANS 'VARIEGATED' DWARF GERMANDER
	5 GALLON CONTAINERS
	GREVILLEA X 'NOELLII' NOELL GREVILLEA
	PITTOSPORUM TOBIRA VARIEGATA/ VARIEGATED MOCK ORANGE
	ROSA CARPET RED/ RED CARPET ROSE
	XYLOSMA CONGESTUM/ SHINY XYLOSMA



TYPICAL LOT PLAN
OCTOBER 25, 2021

GARBAGE COLLECTION EXHIBIT

“LIBERTY PHASE II”

SUBDIVISION 9550

CITY OF PITTSBURG

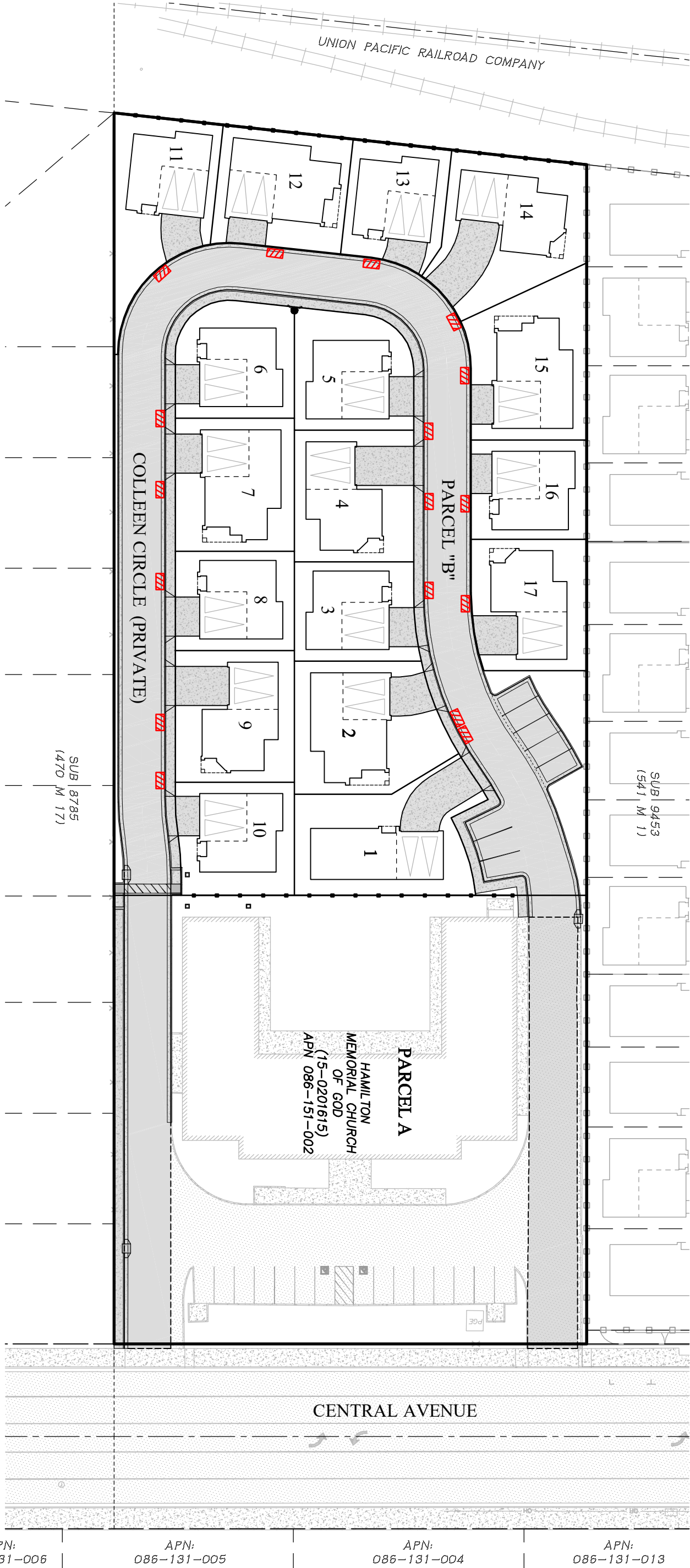
COUNTY OF CONTRA COSTA

STATE OF CALIFORNIA



LEGEND

 GARBAGE COLLECTION AREA



SITE PLAN

SCALE: 1"=30'

August 1, 2022

Alison Hodgkin, Associate Planner
City of Pittsburg, Planning Division
65 Civic Avenue
Pittsburg, CA 94565

RE: CEQA Environmental Documentation for the Liberty Subdivision Phase II

Dear Ms. Hodgkin:

FirstCarbon Solutions (FCS) has reviewed the proposed Liberty Subdivision Phase II application to determine the appropriate level of environmental review required under the California Environmental Quality Act (CEQA). As documented below, given the available information, FCS determined that the project is consistent with the Railroad Avenue Specific Plan (RASP) and the existing environmental analysis sufficiently addresses the requirements of CEQA.

PROJECT UNDERSTANDING

Regional and Local Setting

The project site is located in the City of Pittsburg (City). The City is located in eastern Contra Costa County in the San Francisco Bay Area and is part of the Sacramento-San Joaquin River Delta area. The approximately 1.08-acre project site (78,559 square feet) is located on Assessor's Parcel Number (APN) 086-151-002.

The City is located within an urbanized area, with residential, commercial, public, and light industrial uses in the eastern and central parts of the City, and heavy industrial uses in the northeastern portion. Regional access to the project area is provided from the east by State Route (SR) 4 (the California Delta Highway), locally from the north by Harbor Street, and locally from the east by East 14th Street. The areas adjoining and surrounding the project site include low-density residential areas with single-family homes to the east, west, and south, and a church and commercial areas to the north. The Union Pacific Railroad forms the southern border of the project site.

Project Description

The proposed project includes the construction of 17 new single-family homes with related access roads and landscaping. The site is bounded on the west by the 57-unit Liberty Phase I development and on the east by the 35-unit Terra Nova residential subdivision. To the north, there is a 0.65-acre parcel with an existing church (Hamilton Memorial) and beyond, Central Avenue. The site is currently vacant; the 0.65-acre parcel containing the church is not a part of the proposed project and was separated from the project site by Parcel Map Waiver (PMW) 22-07, recorded on June 22, 2022.

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Walnut Creek, CA 94597

Central Valley
7726 N. First Street
#413
Fresno, CA 93720

Inland Empire
967 Kendall Drive
#A-537
San Bernardino, CA 92407

Sacramento Valley
2351 Sunset Boulevard
Suite 170-301
Rocklin, CA 95765

Utah
2901 Bluegrass Boulevard
Suite 200-62
Lehi, UT 84043

Connecticut
2 Corporate Drive
Suite 450
Shelton, CT 06484

New York
10 Monument Street
Deposit, NY 13754

56 Broome Corporate Parkway
Conklin, NY 13748

CANADA

UNITED KINGDOM

PORTUGAL

FRANCE

KENYA

AUSTRALIA

PHILIPPINES

CHINA

MALAYSIA

SINGAPORE

The site is covered with a gravel and dirt parking lot, as well as vacant, disturbed areas.

The project proposes to rezone the property from RS-5 (Residential, 5,000 square feet) to PD (Planned Development, 2,000 square feet), allowing for the development of medium-density residential dwellings on 17 lots, ranging from 2,150 square feet to 3,724 square feet in size, with a gross density of 9.45 dwelling units per gross acre (du/acre). The subdivision would be accessed from Central Avenue via a 20-foot wide, two-way street along the east and west sides of the existing Hamilton Memorial Church building.

Project runoff would be conveyed via storm drains to be located along the east and west borders of the subdivision to existing inlet in Central Avenue. The proposed project would be connected to existing utility providers in the City. Water services would be provided by the Contra Costa Water District and treated in the City's water treatment facilities. Garbage pickup services would be provided by Pittsburg Disposal Services. Solid waste would be transported to Potrero Hills Landfill, and industrial non-recyclables transported to Keller Canyon Landfill. The City and the Delta Diablo Sanitation District would provide sewer services.

Project Site History

Dolans Pittsburg Lumber occupied the site from 1975 to approximately 2010; since that time the site has been fully developed and occupied by several different religious denominations, most recently Hamilton Memorial Church. Topographic contours in the project area have largely remained consistent over the years.

BACKGROUND AND LEGAL STANDARDS

The project area is located in the City's RASP area, in the Old Town Gateway subarea. The RASP designates land use on the project site as low density residential, and the site is zoned RS-5.

The RASP Environmental Impact Report (RASP EIR) analyzed the physical impacts of demolition, construction and development consistent with RASP implementation, which includes the project area. The RASP EIR addressed impacts related to aesthetics, agriculture, air quality, biological resources, cultural resources, greenhouse gas emissions, hazardous materials, hydrology and water quality, land use, noise, population, public services, utilities, and transportation. The City certified the RASP EIR on July 6, 2009, pursuant to Resolution No. 09-11250 and subsequently adopted the RASP on August 11, 2009. The RASP EIR is a program EIR, pursuant to CEQA Guidelines Section 15168.

CEQA Guidelines Section 15168 provides that after a public agency certifies a program EIR (such as for a general plan or other comprehensive land use plan like the RASP), later activities must be examined in light of the program EIR to determine whether an additional environmental document must be prepared. If the agency finds that the later activity is within the scope of the program EIR, no new environmental document is required under CEQA. (State CEQA Guidelines § 15168(c)(2).) Whether a supplemental EIR or other environmental document must be prepared is a factual question and depends

on an analysis of the subsequent activity being within the scope of the prior analysis. Multiple provisions in CEQA and the CEQA Guidelines specifically discuss additional environmental review requirements and address the requisite analysis when a later activity is consistent with the analysis in a certified EIR.

Public Resources Code Section 21166 CEQA Guidelines Sections 15162 and 15163

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15163 provide that the agency shall not prepare a subsequent or supplemental EIR unless the agency determines, on the basis of substantial evidence, that certain conditions exist that will lead to a new significant impact or substantial increase in the severity of a previously identified impact, or that a new or previously rejected mitigation measure or alternative would substantially reduce significant effects.

CEQA Guidelines Section 15182

In addition to the limitations on additional review for activities within the scope of a program EIR, CEQA also includes a specific exemption for projects that are consistent with a specific plan.

Pursuant to CEQA Guidelines Section 15182, a public agency need not prepare an EIR or negative declaration for a residential project that conforms to a specific plan for which an environmental document has been prepared. CEQA Guidelines Section 15182 specifically states:

- a) Exemption. Where a public agency has prepared an EIR on a specific plan after January 1, 1980, no EIR or negative declaration need be prepared for a residential project undertaken pursuant to and in conformity to that specific plan if the project meets the requirements of this section.
- b) Scope. Residential projects covered by this section include but are not limited to land subdivisions, zoning changes, and residential planned unit developments.
- c) Limitation. This section is subject to the limitation that if after the adoption of the specific plan, an event described in Section 15162 should occur, this exemption shall not apply until the city or county which adopted the specific plan completes a subsequent EIR or a supplement to an EIR on the specific plan. The exemption provided by this section shall again be available to residential projects after the Lead Agency has filed a Notice of Determination on the specific plan as reconsidered by the subsequent EIR or supplement to the EIR.

CONSISTENCY ANALYSIS

The project site is located in the northern region of the RASP, in a subarea called Old Town Gateway, approximately 0.5-mile from the Pittsburg Center Bay Area Rapid Transit (BART) station site on California Avenue. As part of the proposed project, the applicant is requesting: (1) a General Plan Map Amendment to change the existing general plan designation of the parcel from low to medium density residential and (2) a Zoning Map Amendment to rezone the parcel from RS-5 to PD. The proposed 17 lots would result in a density of 9.45 du/acre, which would be consistent with the medium-density residential range of 7.0 to

14.0 du/acre. As such, the proposed project is consistent with the RASP and, if the General Plan Map Amendment to medium-density residential is adopted, the City of Pittsburg General Plan.

Table 1: Allowed Versus Proposed Uses

	Existing Regulations	Proposed Development	Consistent
General Plan Designation	Low Density Residential (1 to 7 du/ac)	Medium-Density Residential: (7 to 14 du/ac)	Yes, with approval of GP Map Amendment
Zoning	RS-5	Planned Development	Yes, with approval of Zoning Map Amendment
Lot Size	5,000 square feet	2,150 sf (minimum) to 3,724 sf (maximum)	Yes, with approval of PD Plan
Density	Low Density Residential classification allows up to 12.6 single and multi-family units on a 1.8-acre site	Medium Density Residential classification allows up to 25.2 single and multi-family units on a 1.8-acre site	Yes, with approval of GP Map Amendment

ENVIRONMENTAL IMPACTS

The RASP EIR analyzed potentially significant impacts from RASP implementation. The RASP EIR was a program EIR in that it studied a plan for the future development of the RASP area, rather than, for example, a specific development on a particular parcel for which a developer sought land use entitlements. However, as explained in Section 2.1 of the RASP EIR, “In the future, this program-level EIR may be supplemented by further project-level environmental review if it is determined that an individual development project could potentially have one or more site-specific impacts on the environment that will not be mitigated by the measures contained herein and by complying with policies set forth in the Pittsburg General Plan and the Railroad Avenue Specific Plan.”

Overall, the RASP EIR estimated that the proposed land uses in the RASP area would result in approximately 1,845 new residential units and 988,449 square feet of new commercial floor area within the approximately 97 acres of project area closest to the BART station (Civic Center and Transit Village subareas). Additionally, the RASP EIR assumed that there would be approximately 262 residential units and 78,650 square feet of commercial development within the High School Village area, specifically the area located adjacent to California Avenue. The RASP EIR did not assume or evaluate growth within the Old Town Gateway subarea; however, the underlying land use designation of low density residential remained consistent with what was assumed and evaluated in the City General Plan EIR.

The RASP EIR also presumed a 25 percent buildout of the assumed development potential by 2015 and 100 percent buildout by 2030, with the caveat that the 2015 assumption may be aggressive due to

market conditions at the time of EIR preparation. To date there have been 379 (202 multifamily and 177 single-family) units built in the project area, including the adjacent Liberty Phase I subdivision, which was approved on June 18, 2018, and completed construction in October 2021.

Upon review of the proposed project's technical information (available from the City on request) it was determined that the proposed project's impacts would be mitigated to a less than significant level through implementation of mitigation measures included in the Mitigation Monitoring and Reporting Plan (MMRP) previously approved by the City in Resolution 09-11250 and outlined in Table 2 below. The following is a brief explanation of each resource area studied in the RASP EIR.

- **Transportation/Traffic:** The intersections and roads impacted by RASP implementation as analyzed in the RASP EIR are outside the project area. Overall, the RASP EIR found that only two of the 16 studied intersections would not satisfy the Traffic Service Objectives in the East County Action Plan for the RASP in the year 2015 and that in year 2030, SR-4 would not meet those objectives. The RASP EIR concluded that RASP implementation would not have any significant impact on the transportation system in the City. The proposed development is an implementation action of the RASP and would not have any additional impacts on circulation systems in the project area. Egress from the proposed development would be clearly marked with stop signs; therefore, no new road hazards would be added.
- **Air Quality:** The RASP EIR analyzed the RASP's full development potential, including the project site. To reduce potential air quality impacts, RASP EIR Mitigation Measure (MM) AQ-1.1, MM AQ-1.2, and MM AQ-6.1 would be required to be implemented as a part of this proposed project. The RASP EIR found that RASP implementation would have a significant and unavoidable impact due to mobile sources of air pollutants that would generate emissions of reactive organic gases, nitrous oxide, and particulate matter. The proposed project would contribute those air pollutants during construction, as well as during operation from vehicles traveling to and from the site. As previously discussed, the proposed project would maintain the existing buildout potential envisioned in the RASP EIR. The proposed 17 lots would result in a density of 9.45 du/ac, which would be consistent with the General Plan, if the proposed General Plan Map Amendment redesignating the parcel to medium density residential is approved. As a result, the construction emissions that would occur from development of the proposed project would not exceed that envisioned by the RASP EIR, and operational emissions associated the operation of vehicles, building electricity, and the use of area-source equipment such as landscaping tools would not exceed that envisioned by the RASP EIR. Therefore, the proposed project would be consistent with the RASP and General Plan and by extension the BAAQMD's AQP. Subsequent health and odor impacts to sensitive receptors would therefore not exceed those envisioned by the RASP EIR. As such, the proposed project's impacts are within the scope of impacts addressed in the RASP EIR, are adequately analyzed in the RASP EIR, and no further analysis is needed.
- **Noise:** The project area is surrounded by residential uses and a high school. As such, the proposed project would implement MM NO-1.1 and MM NO-3.1 as outlined in Table 2, below, to ensure that it would not have a significant impact from construction or operation. The proposed project

would not generate excessive vibration and would not substantially increase ambient noise levels. The proposed project would develop the project site with residential uses, consistent with the surrounding land uses. As such, the proposed project would be consistent with existing uses, and project impacts are adequately discussed in the RASP EIR. Furthermore, implementation of MM NO-3.1 would ensure that potential noise impacts from railroad activity of traffic noise levels would be reduced to less than significant by ensuring that the interior noise levels will be maintained in accordance with acceptable standards. In addition, the proposed project is not located within 2 miles of a public or private airport and therefore, airport noise impacts would be less than significant. No further analysis is needed.

- **Cultural Resources:** The project area does not contain any historical structures. A records search conducted at the Northwest Information Center (NWIC) at Sonoma State University on July 7, 2022, determined that no known historic or archaeological resources exist on the project site or within a 0.5-mile radius. A field survey of the site conducted on July 25, 2022 did not identify any resources in the portions of the site not covered by asphalt. Grading and other ground-disturbing activities would be required during project construction. If any historical, archaeological, or paleontological resources are encountered inadvertently during construction, standard federal and State regulations would apply and dictate their proper identification and treatment. NWIC records search results and pedestrian survey photographs are available at the City upon request.
- **Hazardous Materials:** A Phase I Environmental Site Assessment (Phase I ESA) prepared by TRC, dated October 15, 2020 found no evidence of contamination on-site and no need for any further investigation. The Phase I report is available at the City upon request.
- **Biological Resources:** Based on a July 28, 2022, field survey, there are two landcover types on the project site- urban (northern portion of the site) and ruderal (southern portion of the site). A few scattered burrows were observed toward the southern end of the project site but showed no signs of activity. There are numerous ornamental trees within and adjacent to the project site that provide suitable habitat for a variety of species of nesting birds. Construction activities that occur during the avian nesting season could disturb nesting sites for bird species protected under the Migratory Bird Treaty Act (MBTA) or the Fish and Game Code. Birds protected under the MBTA, or California Fish and Game Code are considered sensitive during the active nesting period. The RASP EIR analyzed the RASP's full development potential, including the project site. To reduce potential impacts to biological resources, RASP EIR MM BIO-1 would be required to be implemented as a part of this project if project construction is initiated during the nesting season (March 1-August 1, as identified in Mitigation Measure BIO-1). Additionally, the project site falls within the boundaries of the East Contra Costa County HCP/NCCP (HCP/NCCP) and is identified with both urban and ruderal land covers. As such, the proposed project would need to adhere to the requirements outlined in the HCP/NCCP as part of site development. HCP/NCCP requirements generally entail the preparation of a Planning Survey Report application which may require additional species-specific mitigation (e.g., burrowing owl, based on the ruderal habitat and burrows present), and subsequent development fees, if applicable.

- **Public Services:** Analysis in the RASP EIR shows that the City could provide adequate public services to the RASP area without significant impacts. Although RASP implementation would require an increased level of police, fire protection, and emergency response services, the increased level would not trigger the need for construction of new facilities that could adversely affect the physical environment. As such, the proposed project would not require the construction of new fire or police facilities that would impact the environment. Project implementation would increase the number of schoolchildren in the area. The project applicant would contribute Senate Bill 50 school impact fees as discussed in the RASP EIR, which would mitigate the impacts to a less than significant level. The proposed project's impacts were adequately analyzed in the RASP EIR and as such, additional environmental analysis is not needed.
- **Utilities:** As noted above, utilities would be provided by the City. The RASP EIR concludes that the storm drain system has enough capacity to accommodate the increased load from proposed development above existing conditions. Sewer services in the RASP area are provided by the City and the Delta Diablo Sanitation District. Within the RASP area, the sewer main that crosses west to east was determined adequately sized to serve planned development. Solid waste is disposed of at the Potrero Hills Landfill, and industrial non-recyclables are transported to Keller Canyon Landfill. As determined in the RASP EIR, both landfills have sufficient means to accommodate the increased amount of waste produced by the proposed project. Finally, the RASP EIR states that the Contra Costa Water District provides raw water for the City that is treated in the City's water treatment facilities. Water booster pumps may be necessary to accommodate higher-density, vertical development, but the proposed project would have sufficient supply and adequate water pressure without additional infrastructure. Therefore, the proposed project's potential impacts are adequately covered by the RASP EIR, and no additional analysis is needed.
- **Climate Change:** As previously discussed, the proposed project would maintain the existing buildout potential envisioned in the RASP EIR. The proposed 17 lots would result in a density of 9.45 du/acre, which would maintain consistency with the proposed medium-density residential range of 7.0 to 14.0 du/acre. As a result, the construction greenhouse gas (GHG) emissions that would occur from development of the proposed project would not exceed that envisioned by the RASP EIR, and operational GHG emissions associated the operation of vehicles, building electricity, and the use of area-source equipment such as landscaping tools would not exceed that envisioned by the RASP EIR. Moreover, the proposed project would incorporate green building practices as required by the City that are more stringent than what was in effect at the time the RASP EIR analyzed the potential GHG emissions generated from buildout of the project site. As such, the proposed project's potential impacts are adequately covered by the RASP EIR, and no additional analysis is needed.

Table 2: Relevant Project Impacts and Mitigation Measures

Section	Impact	Mitigation/Improvement Measure
Air Quality		
Air Quality	Impact AQ-1: Construction activities under the proposed project could cause emissions of dust or contaminants from equipment exhaust that could contribute to existing air quality violations or expose sensitive receptors to pollutant concentrations. This would be a temporary but potentially significant impact.	AQ-1.1: Implement dust control measures. To reduce particulate matter emissions during construction, the City shall ensure that all development proposed under the Railroad Avenue Specific Plan complies with the dust control strategies developed by BAAQMD. These dust control strategies shall include: • Cover all trucks hauling construction and demolition debris from the site; • Water all exposed or disturbed soil surfaces at least twice daily; • Use watering to control dust generation during demolition of structures or break-up of pavement; • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas; • Sweep daily (with water sweepers) all paved parking areas and staging areas during the earthwork phases of construction; • Provide daily clean-up of mud and dirt carried onto paved streets from the site; • Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.); • Limit traffic speeds on unpaved roads to 15 mph; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and • Replant vegetation in disturbed areas as quickly as possible. AQ-1.2: Reduce emissions from heavy-duty diesel-powered equipment. The City shall ensure that all development proposed under the Railroad Avenue Specific Plan implements measures to reduce the emissions of pollutants generated by heavy-duty diesel-powered equipment during demolition and construction: • Keep all construction equipment in proper tune in accordance with manufacturer's specifications. • Use late model heavy-duty diesel-powered equipment at the Project Site to the extent that it is readily available in the San Francisco Bay Area. • Use diesel-powered equipment that has been retrofitted with after-treatment products (e.g., engine catalysts) to the extent that it is readily available in the San Francisco Bay Area. • Use low-emission diesel fuel for all heavy-duty diesel-powered equipment operating and refueling at the Project Site to the extent that it is readily available and cost effective in the San Francisco Bay Area (this does not apply to diesel-powered trucks traveling to and from the site).

Section	Impact	Mitigation/Improvement Measure
		- Utilize alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline) to the extent that the equipment is readily available and cost effective in the San Francisco Bay Area. - Limit truck and equipment idling time to five minutes or less. - Rely on the electricity infrastructure surrounding the construction sites rather than electrical generators powered by internal combustion engines to the extent feasible.
	Impact AQ-5: Cumulative construction emissions could result in emissions of dust and particulates, which could exceed Regional air quality standards. However, development projects proposed under the cumulative scenario would be required to implement measures to control construction Emissions.	Mitigation Measures AQ-1.1 and AQ-1.2 would reduce individual projects' contributions to those impacts to a less than significant level.
	Impact AQ-6: Since operational emissions from the proposed project would be individually significant, operational emissions would also be cumulatively considerable.	AQ-6.1: Develop and implement a plan to reduce operational air emissions. Prior to approval of building entitlements and permits, the project developers shall be required to demonstrate to the City that stationary source emissions reduction measures have been included to reduce operational emissions resulting from development in the project area to the maximum extent practicable. A plan for reducing stationary sources shall be approved by City staff. The plan shall include measures such as, but not limited to, incorporating energy-saving appliances for heating and air conditioning units and energy efficient lighting.
Noise		
Noise	NO-1: Development under the Railroad Avenue Specific Plan would expose existing sensitive receptors adjacent to the proposed uses to temporary increases in noise levels associated with construction. This would result in a potentially significant impact.	NO-1.1: Implement construction best management practices to reduce construction noise. The construction contractor(s) shall implement the following measures during the construction under the Railroad Avenue Specific Plan: - Restrict construction activities to the hours of 8:00 a.m. to 5:00 p.m. - Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds, wherever feasible). - Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or

Section	Impact	Mitigation/Improvement Measure
		electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to 10 dBA. External jackets on the tools themselves shall be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible. • Construction contractor shall use “quiet” gasoline-powered compressors or other electric-powered compressors and use electric rather than gasoline or diesel-powered forklifts for small lifting. • Stationary noise sources, such as temporary generators, shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible. • Erect temporary plywood noise barriers around the construction site, to shield adjacent uses. • Prohibit trucks from idling along residential streets serving the construction site.
	NO-3: The Railroad Avenue Specific Plan proposes residential land uses in areas where ambient noise levels currently exceed acceptable levels for new residential uses. This is a potentially significant impact of the project.	NO-3.1: Implement site and architectural design measures to reduce noise levels for new residential development with ambient noise levels greater than 65 dBA CNEL. Per the General Plan, new development located near a roadway that produces noise levels greater than 65 dBA CNEL (measured at the façade of a proposed residential use) shall be required to have an acoustical analysis prepared by a qualified acoustical engineer to ensure that all feasible site planning and architectural design measures were incorporated to reduce interior noise levels to a maximum of 45 dB CNEL. Measures to achieve acceptable noise levels include adjusting the configuration of the proposed residential buildings and placing exterior living areas such as patios and balconies away from high traffic roadways. Recommendations from the acoustical study must be incorporated into building and site design and submitted to the City for approval prior to issuance of a building permit.
Biological Resources	D1: While nesting activities were not observed during the surveys in the Specific Plan Area, existing trees could support nesting birds in the future. Construction activities associated with future projects	BIO-1: Conduct a nesting bird survey within the Specific Plan Area. Project applicants shall be required to comply with the following activities prior to construction during the nesting season, March 1st to August 1st. Outside the specified time period, no mitigation would be required. (a) Between March 1st and August 1st, the applicant shall have a qualified biologist conduct nest surveys 30 days prior to any

Section	Impact	Mitigation/Improvement Measure
	could result in the disturbance to nesting birds. This would be considered a potentially significant impact.	demolition/construction activities that are within 500 feet of potential nest trees. A pre-construction survey report shall be submitted to (California Department of Fish and Wildlife, CDFW) and the City of Pittsburg that includes, at a minimum: (1) a description of the methodology including dates of field visits, the names of survey personnel with resumes, and a list of references cited, and persons contacted; and (2) a map showing the location(s) of any bird nests observed on the project site. This report shall be consistent with the requirements from the East Contra Costa County (Habitat Conservation Plan). If no active nests of the Migratory Bird Treaty Act, California Department of Fish and Game, or U.S. Fish and Wildlife Service protected species are identified then no further mitigation is required. (b) Should active bird nests be located in the survey area, the applicant, in consultation with the City of Pittsburg and CDFW, shall delay construction in the vicinity of active nest sites during the breeding season (March 1st through August 1st) while the nest is occupied with adults and/or young. A qualified biologist shall monitor any occupied nest to determine when the nest is no longer used. If the construction cannot be delayed, avoidance shall include the establishment of a non-disturbance buffer zone around the nest site. The size of the buffer zone will be determined in consultation with the CDFW but will be a minimum of 100 feet. The buffer zone shall be delineated by highly visible temporary construction fencing. (c) No intensive disturbance (e.g., heavy equipment operation associated with construction or use of cranes) or other project related activities that could cause nest abandonment or forced fledging, shall be initiated within the established buffer zone of an active nest between March 1st and August 1st. (d) If demolition/construction activities are unavoidable within the buffer zone, the project applicant shall retain a qualified biologist to monitor the nest site to determine if construction activities are disturbing the adult or young birds. If abandonment occurs the biologist shall consult with CDFG or USFWS for the appropriate salvage measures. This could include taking any nestlings to a local wildlife rehabilitation center. (e) Trees that support active nests which are to be removed shall only be removed during the non-breeding, non-nesting season.
Cultural Resources		
Cultural Resources	E.3: It is possible that intact paleontological resources could be adversely affected by	CR-1: Treatment of unexpected paleontological resources. Should paleontological resources be identified at project construction sites during any phase of construction, the construction

Section	Impact	Mitigation/Improvement Measure
	the earth-moving development of the Specific Plan Area. Impacts on paleontological resources are therefore considered potentially significant.	contractor/supervisor shall cease operation at the site of the discovery and immediately notify the City of Pittsburg Planning Department. The project applicant shall retain a qualified paleontologist to provide an evaluation of the find and to prescribe mitigation measures to reduce impacts to a less- than-significant level. In considering any suggested mitigation proposed by the consulting paleontologist, the City of Pittsburg Planning Department shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, specific plan policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while mitigation for paleontological resources is carried out.

CONCLUSION

The City has complied with the provisions and is implementing the steps outlined in the RASP and the RASP EIR. Pursuant to CEQA Guidelines Section 15168(c)(4), the City used “a written checklist . . . to determine whether the environmental effects of the project’s site-specific operations were evaluated in the RASP EIR.” Pursuant to Section 15168(c)(2), the City evaluated whether further environmental review was required per the provisions of Section 15162(a). The City considered various technical studies prepared by environmental consultants hired by the City and the applicant (including geotechnical studies, Phase I studies, stormwater retention, drainage, and proposed site and landscaping plans).

The proposed project would be consistent with the assumptions for the project site as analyzed in the RASP EIR, and the proposed project would not result in any new significant impacts or increase the severity of any significant impacts identified in the RASP EIR. The circumstances under which the proposed project would be undertaken have not substantially changed such that new or more severe impacts would occur. Finally, there is no new information of substantial importance indicating new or more significant adverse environmental impacts. Therefore, no further environmental analysis is required.



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: August 9, 2022
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
 65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

This is an application filed by Louis Parsons of Discovery Builders, Inc., requesting approval of: 1) a General Plan map amendment to change the site's land use designation from 'Low Density Residential' to 'Medium Density Residential,' 2) a Zoning map amendment to rezone the site from RS-5 (Residential Single Family, 5,000 Square Foot Minimum Lot Size) to PD (Planned Development), 3) a major subdivision/vesting tentative map to subdivide the parcel into 17 lots for single-family residential development and 4) design review on a 1.8-acre site located at 360 Central Avenue. Assessor's Parcel No. 086-151-002.

Environmental Determination

The project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) under Section 15182 (Projects Pursuant to a Specific Plan) of the CEQA Guidelines.

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?

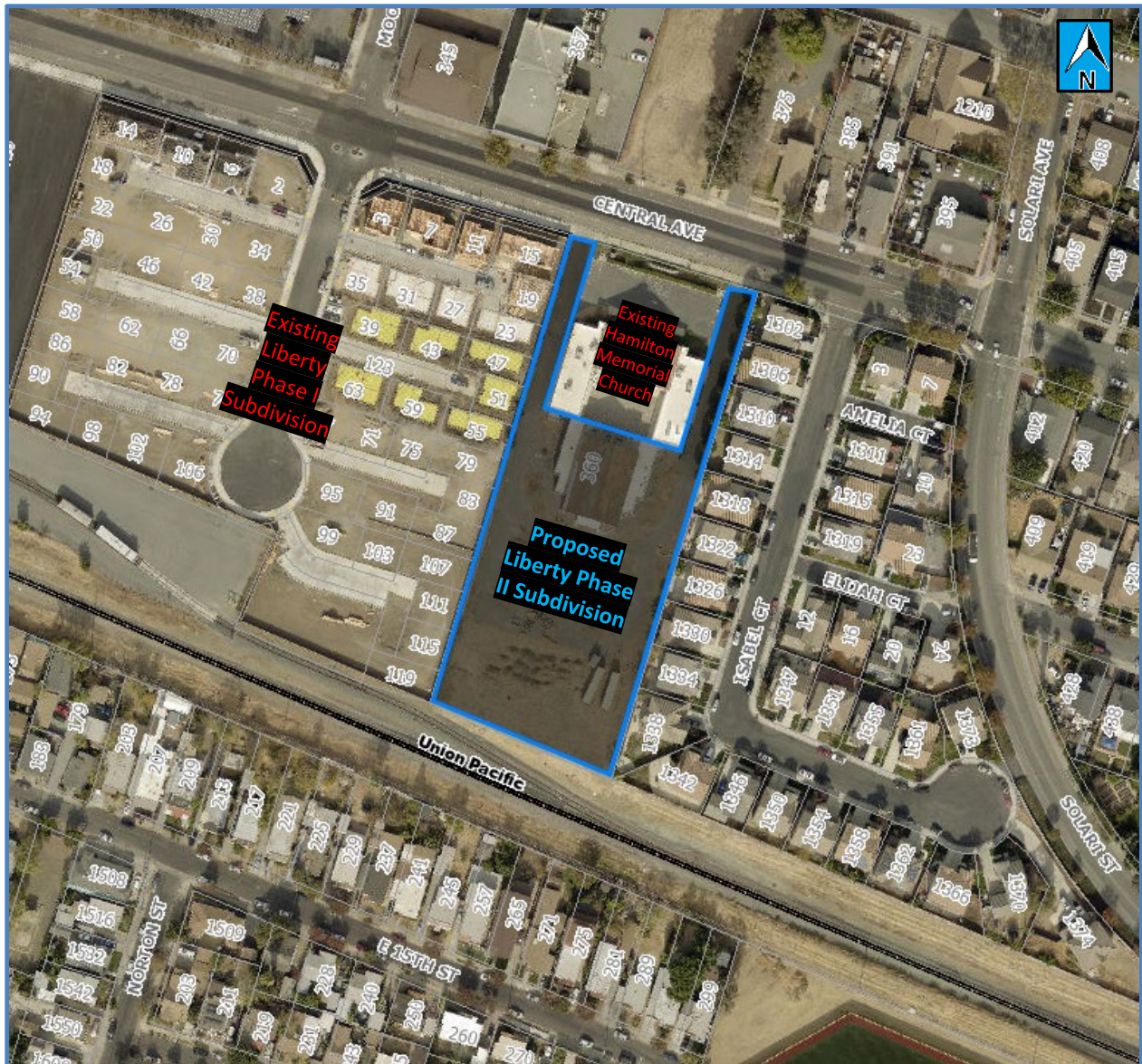
Comments or objections to the project can be made by writing or through e-mailed testimony prior to the meeting or provided orally during the meeting. Written comments citing the project name may be emailed to the project planner listed above or may be mailed or delivered to Pittsburg Planning Division, 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: Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)
Location: 360 Central Avenue, APN 086-151-002



City of Pittsburg

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

NOTICE OF PUBLIC HEARING

Attachment 7
Applicable General Plan Goals and Policies
Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, 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 on an infill site.
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 project site is within a half-mile distance of the Pittsburgh Center BART station and a quarter-mile of two bus stops located near the intersections of Railroad Avenue/Central Avenue and Harbor Street/Central Avenue (Tri Delta Transit Routes 381 and 387).
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 infill, single family development on smaller lots ranging from 2,150 (smallest lot size) to 3,649 sq. ft. (largest lot size).
2-P-5: Undertake planned development as a means to achieve high community design standards, not to circumvent development intensity standards.	Consistent. The proposed project will utilize a PD zoning, in part, to achieve a high-quality design outcome.
Growth Management:	
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 will be built in an area where public facilities and infrastructure are already available.
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. Residents of the proposed development will have multiple transportation options available to them as the site is located near BART, Tri-Delta Transit, and bicycle lanes.
3-P-5: As part of development review, require preparation of a traffic impact study for all development projects expected to generate more than 100 net new peak hour vehicle trips. Ensure that traffic impact studies are prepared by professional transportation consultants selected and hired by the City, but require that project proponents pay all fees associated with development of such studies.	Consistent. The developer was not required to prepare a traffic impact study because the proposed project is expected to generate under 100 net new peak hour trips.
3-P-13: Review and update the City's transportation impact fee schedule, requiring developers to pay the costs necessary to mitigate impacts of their development projects on the local and regional transportation system.	Consistent. The proposed project will pay its share of the costs for the construction of facilities needed to serve the development. Conditions of approval will require payment of the Facilities Reserve Charge, Local Traffic Mitigation Fee (LTMF), and Regional Transportation Development Impact Mitigation Fee (RT-DIM) in accordance with the Pittsburgh Municipal Code.

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.	Conditionally Consistent. Residents of the proposed development will be able to utilize the existing Class II bicycle lane along Central Avenue.
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 proposed project will promote the development and intensification of the Downtown commercial core as neighborhood retail center by increasing the demand for retail and other amenities.
5-G-4: Establish a Downtown population goal of at least 7,000 to provide vitality and support a vibrant neighborhood commercial center.	Consistent. The proposed project will add approximately 55 people (17 units at 3.27 people/unit). The additional population will help further support a vibrant neighborhood commercial center.
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 will encourage walking as a regular means of transportation due to the site's proximity to various amenities. The project site is within a half-mile distance of Marina Vista Elementary School, Pittsburg High School, City Park, John Buckley Square, the Pittsburg Center BART station, and the Downtown commercial core.
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.	Consistent. The proposed project would be required to pay all building permit and impact fees associated with residential development.
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. There is an existing Class II bicycle lane along Central Avenue.
Resource Conservation Element	
9-G-7: Comply with Regional Water Quality Control Board regulations and standards to maintain and improve the quality of both surface water and groundwater resources.	Consistent. The proposed project will comply with conditions of approval requiring submittal of a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board for coverage under the Construction general Permit. Additionally, in accordance with the Memorandum of Understanding executed with the City on May 16, 2016, and amended December 12, 2019, the applicant will use offsite mitigation credits in lieu of constructing low impact development (LID) stormwater facilities within the project site.
9-P-22: Continue working with the Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System (NPDES), with specific requirements established in each NPDES permit.	

Health and Safety Element	
10-G-8: Ensure that new development mitigates impacts to the City's storm drainage capacity from storm water runoff in excess of runoff occurring from the property in its undeveloped state.	Consistent. The project will comply with conditions of approval requiring implementation of a Storm Water Control Plan in compliance with the requirements set forth in the City's most current NPDES permit.
10-P-39: Strive to maintain a ratio of 1.8 sworn police officers per 1,000 residents.	Consistent. The project site will be annexed into the City's CFD 2005-1 for police and other emergency services
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 is required to meet the 2019 California Green Building Standards Code, Part 11. Residential Mandatory Measures sections 4.303 and 4.304 require water conserving plumbing fixtures and fittings and water efficient landscaping.
11-P-7: Ensure that new residential, commercial, and industrial development equitably shares costs associated with providing water services to areas of urban expansion within the Planning Area.	Consistent. The proposed project will equitably share the costs associated with providing water and wastewater services to the subdivision through payment of the Pittsburg Facilities Reserve Charge.
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.	
Noise Element	
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.	Consistent. The proposed project will provide sound walls along the north and south property lines and will also comply with conditions of approval requiring upper-floor windows of residences adjacent to the UPRR tracks (homes on Lots 11-14) to be upgraded to a Sound Transmission Class (STC) rating of 32. The proposed sound walls and upper-story windows will help ensure interior noise levels do not exceed 45 dB CNEL.
Housing Element	
P-1.1 B: Ensure there is an adequate supply of mixed use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2022. Rezone vacant/underutilized land that is deemed appropriate for mixed use or residential/higher-density residential use.	Consistent. The project site being rezoned is vacant, underutilized, and appropriate for higher-density residential use given its proximity to schools, parks, transit, and commercial amenities.
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 will provide market-rate housing near the Downtown and increase demand for economic activity in nearby shopping centers.

P-1.5: Encourage the construction of accessory dwelling units or “second units” that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.	Consistent. The proposed project will provide two single-family homes with accessory dwelling units that would allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.
P-1.6: Meet Pittsburgh’s fair share regional housing needs [allocation].	Consistent. The proposed project will help attain the City’s Regional Housing Needs Allocation for moderate and above-moderate income households
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 will comply with the City of Pittsburgh Development Review Design Guidelines (DRDGs) and conditions of approval requiring construction of quality home designs to ensure future residents will enjoy an attractive living environment.

Attachment 8
Development Review Design Guidelines
 Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

Design Review Guideline	Meets Guideline?
Section I: Residential (Single Family/Duplex)	
1.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. The proposed homes incorporate reliefs and architectural treatments on all building elevations.
1.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 proposed homes incorporate tile roof material.
1.c: Each dwelling unit should be provided with complete front yard and corner-side yard xerophytic landscaping and automatic irrigation.	Yes. The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
1.d: Required front yards should vary in depth unless otherwise stated for a proposed PD (Planned Development) district.	N/A. This guideline does not appear to apply to PD districts.
1.e: Decorative masonry walls should be provided between all arterial streets and future homes.	N/A. No homes are proposed along arterial streets.
1.f: Roof slopes should be considered greater than 4:12 unless inappropriate for architectural style (i.e. Ranch Style, etc.).	Yes. The proposed homes will have a roof slope of 5:12.
1.g: Provide articulated garage doors on all garages.	Yes. The proposed homes will have articulated garage doors.

Attachment 8
Development Review Design Guidelines
 Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

1.h: Garage doors designs should not be duplicated. Not less than four styles should be used in a subdivision.	Yes. There are 12 different color schemes that the applicant has provided; each has a different garage door design and color.
1.i: Side-on garages are recommended intermittently through-out the subdivision (70' wide lots or greater).	N/A. Seventy-foot wide lots are not proposed as part of the project.
1.j: Garage frontage should not occupy more than 60% of allowable lot frontage.	Yes. The applicant has provided four different floor plans, all of which have a garage frontage of no more than 60% of the allowable lot frontage.
1.k: Provide board-on-board 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.	Yes. Six-foot-high, wood, board-on-board fencing will be installed along side and rear yards, with the exception of Lots 11 – 17, which will have a rear-yard masonry wall; Lots 1 and 10 will have a side yard masonry wall.
1.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. Architectural treatments on the front facades of all homes are carried around to the sides and rear elevations of the buildings.
Section II. Neighborhood / Subdivision Design	
2.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods or villages, if appropriate.	N/A. Given the unique shape of the project site, an entry monument is not proposed or appropriate.

Attachment 8
Development Review Design Guidelines
 Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

2.b: Perimeter wall and/or sound wall pilasters should not be greater than 50 feet on center.	Yes. The applicant will provide pilasters with a decorative concrete cap at intervals of 25 feet or less. A decorative wall cap would also be provided along each wall.
2.c: Sound walls exceeding 6 feet in height and visible from the public right-of-way should be treated with decorative features consistent with the neighborhood design.	
2.d: All masonry walls should include a wall cap.	
2.e: Retaining walls, exceeding three feet tall, adjacent to a public right-of-way should be constructed with the same materials as used for the sound walls.	N/A. No retaining walls are proposed in the plan set.
2.f: Masonry or sound walls should be staggered when adjacent to public right of ways.	N/A. No masonry or sound walls are adjacent to the public right of way.
2.g: Single story units should be located on corner lots whenever possible.	N/A. None of the 17 units are single-story.
2.h: Developer should select, at least one of the schemes provided in Appendix 1 of the DRDGs for screening all utility boxes, transformers, backflow preventers, meters and junction boxes.	Conditionally. A condition of approval would require all utility boxes and/or transformers to be undergrounded. Where undergrounding is deemed infeasible or not recommended by Pacific Gas & Electric (PG&E), utility boxes and/or transformers would be masked by either faux stone utility box covers or a landscape screen.
2.i: Construct fence/walls at top-down slope banks. Design fence at top of slope to take advantage of potential views.	N/A. The site is relatively flat and will not require fences/walls at top-down slope banks.

Attachment 8
Development Review Design Guidelines
 Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

2.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	N/A. The development does not include any three-way intersections.
2.k: Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.	There are five existing palm trees and seven existing Callery Pear trees on the project site which do not meet the definition of a "protected tree." To allow for sufficient access, the five palm trees will be removed. To allow for construction of a sidewalk, the seven Callery Pear trees will be removed.
2.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. Landscaped portions of front and side yards are not less than the height of the fences or sound walls.
2.m: Landscaping areas shall not be less than three feet wide, between the curbs.	Yes. Landscaping areas are not less than three ft. wide, between curbs.
2.n: Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.	N/A. Use of sound walls is required per conditions of approval. No cul-de-sacs, parks or open space is proposed as part of the project.
Section VI. Green Building Design Guideline	
6.A.1: Solar energy systems should be an option to the homebuyer by the builder.	Conditionally. A condition of approval would require the developer to include, as part of the options package for buyers of single-family houses in the subdivision, an option that offers pre-wiring of the house for photovoltaic (solar) panels.
6.A.2: For homes without solar energy systems, green roofs or cool roofs, roofing should include the following features: a) A minimum of 300 square feet of unobstructed roof area facing within 30 degrees of south. b) South facing sloped roofs should be at an angle of approximately 38 degrees.	

Attachment 8
Development Review Design Guidelines
 Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

6.A.3: The external design of homes should feature up to date energy efficiency technologies: a) For infill housing, homes without solar energy systems should be covered with a cool roof. b) Roof overhangs should be sized to block the high summer sun but allow the lower winter sun to enter windows.	Conditionally. The project is required to meet the Residential Mandatory Measures specified under the 2019 California Green Building Standards Code, Part 11. A condition of approval would be included requiring the developer to implement additional Residential Voluntary Measures, including cool roofs for reduction of heat island effect.
6.A.4: Deciduous trees of approved native species should be planted to the south and west of the home to shade the home during summer and allow solar heat gain during winter.	Yes. The proposed landscaping meets the standards set forth in PMC Section 18.84.310.
6.A.5: Secure and convenient storage for at least two bicycles should be provided.	Yes. The project would provide two, wall-mounted bicycle racks in each garage for secure parking.
6.A.6: Outdoor design and features should maximize landscaping water conservation.	Yes. The project would provide drought-tolerant landscaping, including shrubs, drought-tolerant ground cover and bark.
6.B.1: Non-invasive, drought tolerant shade trees should be planted in the landscaping strips that are located between curb and sidewalk such that tree canopies will shade as much street surface as possible. Shade trees should be selected and placed so that they will not block solar access to neighboring structures' south-facing roofs.	Yes. Non-invasive, drought tolerant trees will be used for landscaping and are placed to shade as much street surface as possible.
6.B.2: Streetlights and street trees should be spaced so that street lighting is not blocked and made less effective by street trees.	N/A. As a Condition of Approval, the Developer will provide a photometric graph and table to determine the appropriate streetlight spacing for the project.

Attachment 8
Development Review Design Guidelines
 Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

6.B.3: Subdivisions should be designed to maximize potential solar energy generation	Yes. The project includes, as part of options package for buyers of single-family houses in the subdivision, an option that offers pre-wiring of the house for solar panels compliant with the 2019 California Energy Code.
6.B.4: Subdivisions should be designed around common open space areas that promote neighborhood community building. Such open spaces can include bicycle and pedestrian only plaza spaces, community garden spaces, or vegetated open space. Privately maintained open space should total $\frac{3}{4}$ acres for every square mile or portion thereof, with a minimum of $\frac{3}{4}$ acres for any project greater than 12 acres No individual privately maintained common open space location should be smaller than $\frac{1}{4}$ acre.	N/A. No common open space areas are provided as part of the proposed subdivision.
6.B.5: Vehicular Connectivity: Local streets should form a well-connected network that provides for safe, direct, and convenient vehicular access.	Yes. Central Avenue is part of a well-connected street network.
6.B.6: Bicycle/Pedestrian Connectivity: Subdivisions should include a designated pedestrian route interconnecting all internal uses, site entrances, primary building entrances, public facilities, and adjacent uses to existing external bicycle and pedestrian facilities and streets.	Yes. A Class II bike path is provided along Central Avenue.

Attachment 8
Development Review Design Guidelines
Liberty Residential Subdivision Phase II, AP-21-1599 (GP, RZ, SUBD, DR)

6.B.7: New streetlight electrical grid systems should be planned to supply future curbside electric vehicle charging stations. A 220/240V electrical supply should be extended to curbside spaces. The conduit should connect to an installed charging unit or an electrical pedestal or a well where a charging station may be installed in the future. Spacing of charging units, pedestals, or wells should be at least one per 50 potential curbside parking spaces in residential subdivisions.	N/A. The project does not allow curbside parking nor does the project consist of more than 50 parking spaces.
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**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
August 9, 2022**

ITEM: Notice of Intent to Exercise Delegated Design Review Authority

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

SUBJECT: The Zoning Administrator submits one notice of intent to exercise delegated design review authority: 1) to apply new siding, trim and paint colors to the exterior facades of the building located at 552 West 10th St., in the CS-O (Service Commercial with a Limited Overlay, City Council Ordinance No. 06-1277) District. Assessor's Parcel Number 085-270-020.

RECOMMENDATION:

Staff recommends that the Planning Commission acknowledge receipt of the attached Notice of Intent to Exercise Design Review Authority.

BACKGROUND:

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

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

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority.

originally approved models. Must comply with approved zoning development standards.

8. Ancillary Structures: Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in the Industrial Districts.

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

PROJECT DESCRIPTION:

Since the last Planning Commission meeting, staff has received one application requesting design review approval which qualifies within one or more of the nine categories of delegated authority established by Resolution No. 9918.

ALB ENGINEERING, INC. SIDING, TRIM AND COLOR CHANGE, AP-22-0064 (ADR).

This is an application filed by Shannon James, on behalf of ALB Engineering, Inc., requesting administrative design review approval to apply new siding, trim and paint colors to the exterior facades of the building located at 552 West 10th St., in the CS-O (Service Commercial with a Limited Overlay, City Council Ordinance No. 06-1277) District. Assessor's Parcel Number 085-270-020.

This project is delegated to staff under Category 3 Minor Building Remodels (Limited to changes in building colors, awnings, fenestration, and finishes) of Planning Commission Resolution No. 9918.

GENERAL PLAN/CODE COMPLIANCE:

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

Planning Commission Staff Report
Notice of Intent to Exercise Delegated Design Review Authority.

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

ANALYSIS:

Not applicable.

ACTION REQUIRED:

Acknowledge receipt of the attached Notice of Intent.

ATTACHMENTS:

1. Notice of Intent ALB Engineering, Inc. Siding, Trim and Color Change, AP-22-0064 (ADR).
2. Resolution No. 9918

Prepared by: John Funderburg, Zoning Administrator

NOTICE OF INTENT

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

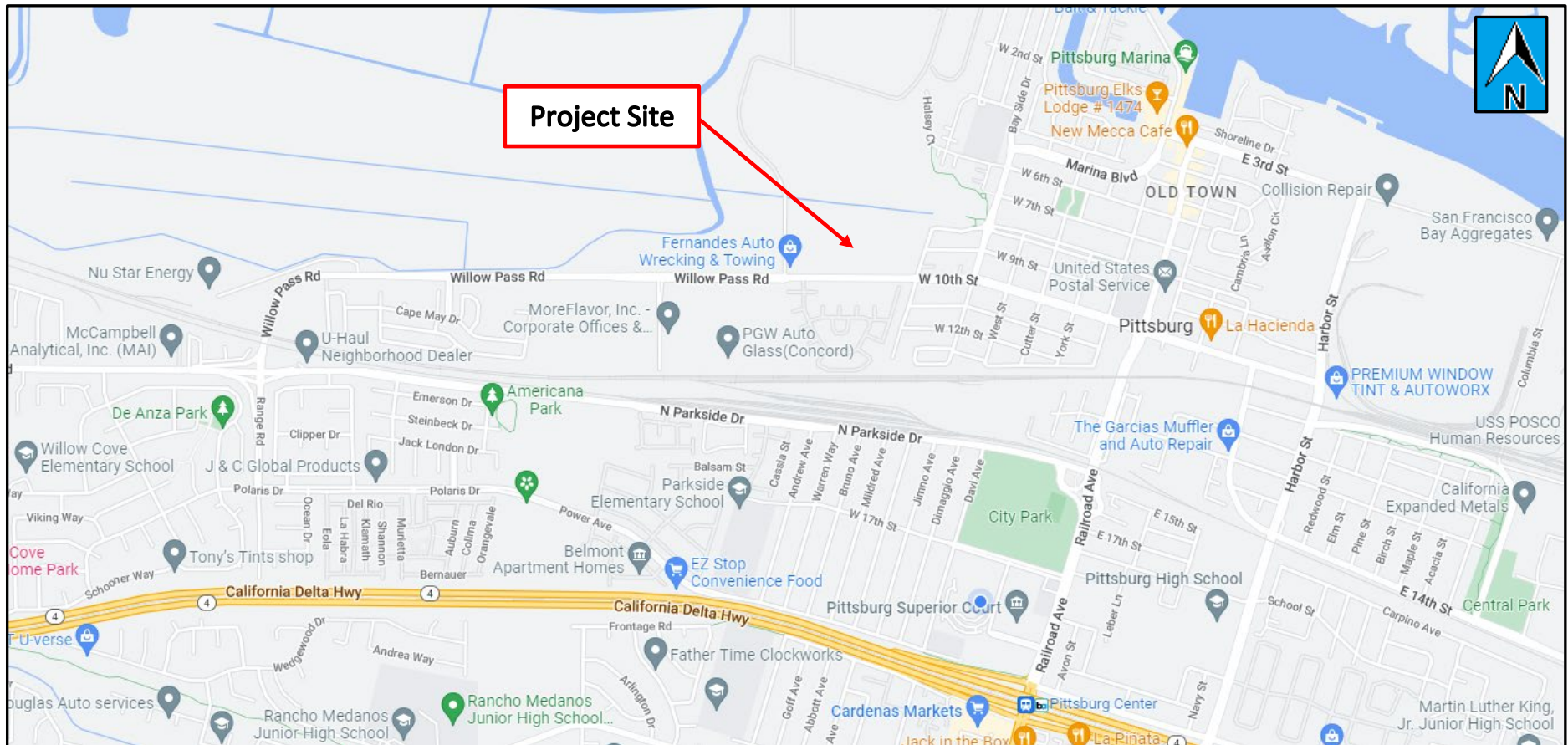
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ALB Engineering, Inc. Siding, Trim and Color Change – Vicinity Map

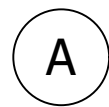
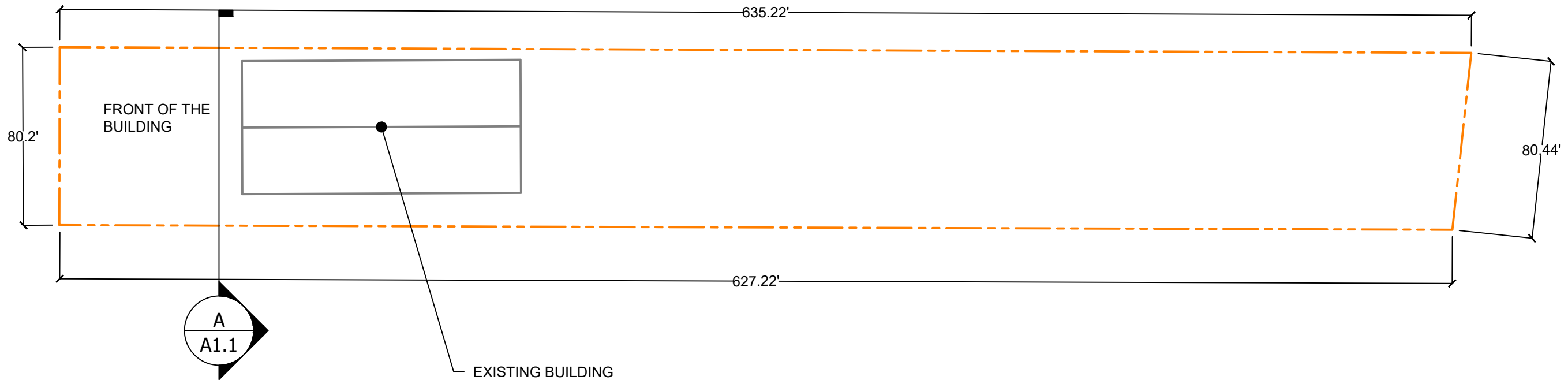
AP-22-0064	552 West 10 th St.
Administrative Design Review	APN: 085-270-020



ALB Engineering, Inc. Siding, Trim and Color Change – Aerial Map

AP-22-0064	552 West 10 th St.
Administrative Design Review	APN: 085-270-020





PROPERTY PLAN

Scale: 1" = 50'-0"

#	REVISION	DATE
0	Original	6/2/22
A		
B		

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
A1.0

PROJECT INFO:

ALB PAVING INC RESIDENCE
552 W 10TH ST
PITTSBURG, CA 94565

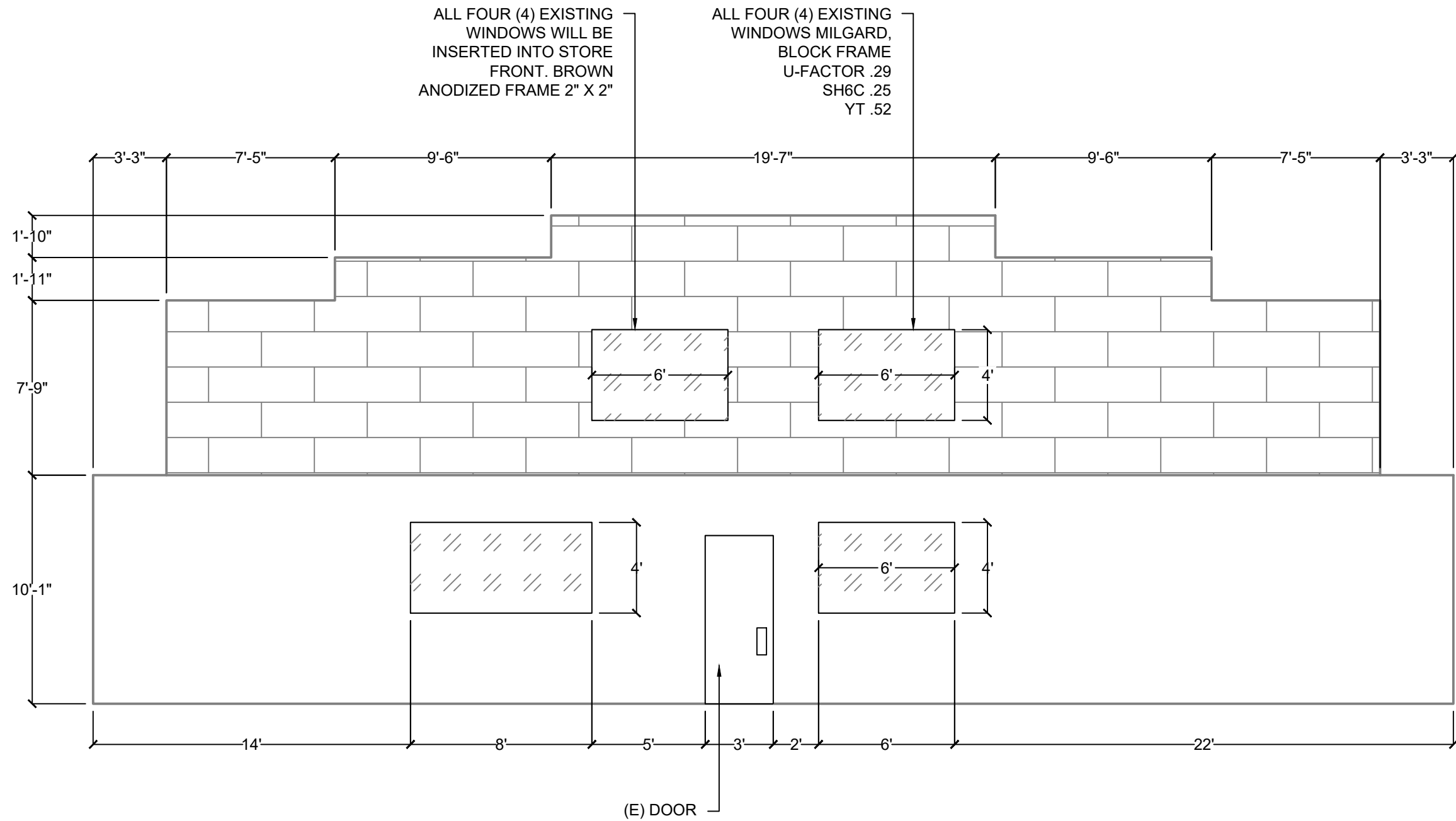
CBS CALIFORNIA
BUILDING
STRUCTURES
CALIFORNIA BUILDING STRUCTURES
1220 RENO AVE, MODESTO CA, 95351
TEL: 209-573-3040 | CSLB 892969
JOB #: ----

The existing siding is Mixture of T-11
plywood siding

CBS CALIFORNIA BUILDING STRUCTURES
CALIFORNIA BUILDING STRUCTURES
 1220 RENO AVE, MODESTO CA, 95351
 TEL: 209-573-3040 | CSLB 892969
 JOB #:

CONTACT INFO:
ALB PAVING INC RESIDENCE
552 W 10TH ST
PITTSBURG, CA 94565

PROJECT INFO:



(E) DOOR



A

EXIST. ELEV.

Scale: $3/16'' = 1'-0''$

#	REVISION	DATE
0	Original	6/2/22
A	ISSUED FOR PERMITS	6/2/22
B	ISSUED FOR PERMITS	6/2/22

SHEET TITLE:
EXISTING ELEV.
 SHEET NUMBER:
A1.1

(N) Metal siding PBR commercial siding
Color Dark Brown #44

A

ALL FOUR (4) EXISTING
WINDOWS WILL BE
INSERTED INTO STORE
FRONT. BROWN
ANODIZED FRAME 2" X 2"

ALL FOUR (4) EXISTING
WINDOWS MILGARD,
BLACK FRAME
U-FACTOR .29
SH6C .25
YT .52

ALL CORNER TRIM TO BE
6" X 6" 14 GA. BLK T-68

(N) PBR PANEL 12"
PATTERN VERTICAL
ATTACHED 12" O.C.
INDUSTRY STANDARDS

(E) 12" LED BOX
LIGHTS TO REMAIN

(N) 1-1/2" HAT CHANNEL
@ 48" O.C. HORIZONTAL

DOOR 36" X 89" TO
REMAIN AS IS. TRIM
AROUND OUTER EDGE
W/ PBK-T-72 TRIM 2.5" X
2.5" BLK

PROJECT INFO:
ALB PAVING INC RESIDENCE
552 W 10TH ST
PITTSBURG, CA 94565

DATE	6/2/22
REVISION	Original
#	0
A	
B	
SHEET TILE: FRONT ELEV.	
SHEET NUMBER: A1.2	



A

FRONT ELEV.

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

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Amending the Categories of Eligible)
Projects and Revising the Procedures for) Resolution No. 9918
Delegating Design Review Authority of Certain)
Types of Projects to the Zoning Administrator)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 26, 2003, the Planning Commission adopted Resolution No. 9444 in an effort to streamline the planning review process for certain projects that the Commission had determined to be routine in nature and have minimal visual impacts on the surrounding community. This resolution authorized various types of projects to be reviewed by the Zoning Administrator rather than the Planning Commission, including "Wireless Communication Antennas, Monopoles and Related Structures and Equipment."
- B. On August 14, 2012, in response to recent Commission concerns regarding the approval process for wireless telecommunication equipment, a study session was conducted with the Planning Commission to review proposed updates to the existing design review delegation procedures. At this study session, the consensus of a majority of Commissioners was to keep all staff proposed changes, with an added clarification on the recommended voting process (Section B) for calling up items to be reviewed by the Commission.
- C. Proposed changes to the existing staff delegated design review authority (as presented during the August 14, 2012, study session) generally include: 1) a modification to the text of category 2, "Wireless Communication Antennas, Monopoles and Related Structures and Equipment," intended to separate out construction of new wireless telecommunications facilities from requests for modifications to existing facilities, with the only latter retaining eligibility for delegated review by the Zoning Administrator; 2) a revision to Category 3 to clarify that it applies to all minor building remodels and not just 'storefront' remodels; 3) a consolidation of Category 7 (changes in building colors) into Category 3; 4) a clarification to Category 9 to confirm application within all districts, not just Industrial areas; and 5) a clarification within Section B clarifying that a Commissioner's request to rescind delegated authority for a specific application, otherwise eligible for Zoning Administrator review, must be supported by a majority of the Commissioners present.
- D. Pittsburgh Municipal Code (PMC) Section 18.10.020, *Powers and Duties of the Planning Commission*, grants primary design review authority to the Planning

Commission. In 2003 the Planning Commission delegated its review and approval authority of certain routine and non-controversial application types to the Zoning Administrator through the adoption of Resolution No. 9444. Changes or revisions to Resolution No. 9444 fall within the same category as the original delegation, which the Commission has authority to approve under PMC 18.10.020.

- E. PMC Section 18.10.030 identifies the City Planner as the Zoning Administrator, and in accordance with PMC Section 18.10.100, the City Planner will continue to give notice to the Planning Commission of intent to exercise any authority that the Commission previously granted, including the authority to review and approve staff delegated design review applications.
- F. Staff would continue to be responsible for reviewing delegated applications for compliance with the General Plan, City Codes and adopted Design Guidelines, and the Zoning Administrator would continue to be required to make findings for approval and identify evidence to support the required findings, consistent with PMC Section 18.36.220(B). Approved resolutions would continue to be signed by the Zoning Administrator and no separate staff reports would be prepared on these items.
- G. Copies of all Zoning Administrator approved resolutions would continue to be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- H. The proposed action delegating certain Planning Commission discretionary authority to the Zoning Administrator is not considered a project, as defined by the Public Resources Code section 21065, of the California Environmental Quality Act (CEQA).
- I. On September 25, 2012, the Planning Commission considered the proposed revisions to the staff delegated design review authority process as previously established by adoption of Resolution No. 9444.

Section 2. Decision

- A. The Planning Commission hereby delegates discretionary Design Review Authority to the Zoning Administrator, for the following types of applications, when categorically or statutorily exempt from the provisions of CEQA:
 - 1. Freestanding Signs. Applicable to signs not already part of a sign program; must be consistent with sign standards and architecturally compatible with associated building.
 - 2. Wireless Communication Equipment. New or replacement antennas on existing poles and their related equipment.

3. Minor Building Remodels. Limited to changes in building colors, awnings, fenestration, and finishes.
 4. Changes to Existing Parking Lots.
 5. Changes to Existing Landscaping.
 6. Additions to Existing Buildings. Additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture.
 7. New Model Homes in Approved Subdivisions. Must be consistent with the general size, quality of architecture and materials, and general character of the originally approved models. Must comply with approved zoning development standards.
 8. Ancillary Structures. Structures in any district where visual impacts are minimal, including miscellaneous mechanical equipment associated with legal uses in Industrial Districts.
- B. In compliance with PMC Section 18.10.100, staff shall prepare a list and brief description along with a copy of the project plans when applicable, of new pending applications for which the Zoning Administrator intends to exercise delegated design review authority, and submit it to the Commission at a Commission meeting prior to taking any action on the applications. Any member of the Planning Commission may then request at that time to have the matter scheduled for future consideration by the entire Commission. The Commission must approve the request as a group through a majority vote, prior to scheduling the item for future consideration.
- C. Staff shall continue to prepare resolutions of approval, when appropriate, describing the project, project location, applications being filed, required findings to approve the project and identifying evidence to support the required findings. Resolutions shall be signed by the Zoning Administrator and continue to have conditions of project approval, where applicable.
- D. To keep the Commission informed about what applications are processed under this proposal, copies of all Zoning Administrator approved resolutions shall be forwarded to the Commission in its packet for the next regularly scheduled meeting.
- E. If the Zoning Administrator does not believe he/she can make the required design review findings to approve a project, and the applicant is unwilling or unable to make the changes requested, the application shall automatically be referred to the Commission for action on the design review application.

Section 3. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Wirick, seconded by Commissioner Gargalikis, the foregoing resolution was passed and adopted the 25th day of September, 2012, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Fardella, Fogleman, Gargalikis, Kelley, Ohlson, Wirick

NAYES:

ABSTAIN:

ABSENT: Diokno

I hereby certify that the above Resolution No. 9918 was adopted by the Planning Commission of the City of Pittsburg on September 25, 2012.



KRISTIN VAHL POLLOT, SECRETARY
PITTSBURG PLANNING COMMISSION