



City of Pittsburg Planning Commission Agenda

09/27/2022

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

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

Planning Commission Members

**Elissa Robinson, Chair
Ivelina Popova, Vice-Chair
Arlene Kobata, Commissioner
Dionne Adams, 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.

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

DELETIONS, WITHDRAWALS OR CONTINUANCES

COMMENTS FROM THE AUDIENCE

CONSENT

1. **Minutes**
Minutes of September 13, 2022

PUBLIC HEARINGS

2. **Consideration of a Resolution Granting a Use Permit for Pentecostals of the Bay Area Office Space, AP-22-0076 (UP)**
This is a public hearing on a request for approval of a Use Permit to establish an office space for a medical services office for the Pentecostals of the Bay Area to provide their congregation therapy and counseling sessions in an existing unit located at 981 Railroad Avenue, Pittsburgh. The property is within the CP (Pedestrian Commercial) Zoning District. Assessor's Parcel Number (APN): 085-195-010.

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

3. **Consideration of a Resolution Approving a Use Permit and Design Review for Loveridge Contractor's Storage, AP-22-0061 (UP, ADR)**
This is a public hearing on a request for approval of a Use Permit and Administrative Design Review to establish a "Contractor's Yard" and "Warehousing and Storage, Limited" at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-032.

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

4. Consideration of a Resolution Approving a Major Subdivision, Design Review, and Tree Removal Permit for Civic Station, AP-22-0031 (SUBD, DR, TRP)

This project involves three separate applications. The first is a public hearing on a request for approval of a Major Subdivision to subdivide a 2.28-acre parcel into 11 residential parcels for condominium purposes, connected by 9 common parcels for private streets. The second application includes a request for approval of Design Review to construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 130,184 square feet as well as two “pocket park” private play areas. The third application includes a Tree Removal Permit. The parcel is bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential. Assessor’s Parcel Number (APN) 086-100-035.

On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP, which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

The RASP EIR analyzed the traffic and other potential impacts of the RASP implementation. The California Environmental Quality Act (CEQA) provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that, if the subsequent activities under review “are consistent with the development densities established by existing zoning, community plan or General Plan for which an EIR was certified,” the agency “shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site...”. The proposed project is consistent with the residential development intensities established by the RASP and therefore, additional environmental review is not required under CEQA.

ZONING ADMINISTRATOR REPORTS

5. Notice of Intent to Exercise Delegated Design Review Authority

The Zoning Administrator submits one notice of intent to exercise delegated design review authority for an application filed by Maria Lorenzana, on behalf of Crossroads Christian Church, requesting administrative design review approval to construct an approximately 960 square-foot patio cover (53 feet by 17 feet), located at 3840 Railroad Avenue in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 087-121-026.

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**

September 13, 2022

A regular meeting of the Pittsburg Planning Commission was called to order by Chair Robinson at 7:00 p.m. on Tuesday, September 13, 2022, in the Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

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

Absent: Commissioner Foster

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

Commissioner Adams led the Pledge of Allegiance.

REORGANIZATION (VICE-CHAIR)

Chair Robinson, stated, per the Planning Commission Bylaws, Commissioner Popova will now assume the role of Vice-Chair.

DELETIONS / WITHDRAWALS / CONTINUANCES

There were no deletions, withdrawals, or continuances.

COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

CONSENT

1. Minutes of August 9, 2022

2. Extension of Use Permit and Design Review Approval for Rege Ministorage and Trucking Yard, AP-22-0042 (EXT)

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

AYES: Adams, Kobata, Popova, Robinson

NAYES: None

ABSTAIN: None

ABSENT: Foster, Jackson

PUBLIC HEARING

3. R&G Auto Body, AP-22-0073 (UP)

A public hearing for a Use Permit to legalize an existing Auto Body business within a 4,000-square foot (sq. ft.) space (Suites C and D) 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 Mrs. Quijada 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 Vice-Chair Popova to approve of a use permit to legalize and existing Auto Body business, R&G Body AP-22-0073 (UP), seconded by Commissioner Adams and carried by the following vote:

AYES: Adams, Kobata, Popova, Robinson

NAYES: None

ABSTAIN: None

ABSENT: Foster, Jackson

Commissioner Jackson arrived at 7:15 pm and was acknowledged by City Attorney, Donna Mooney.

COMMISSION CONSIDERATIONS

There were no commission considerations.

ZONING ADMINISTRATOR REPORT

4. The Zoning Administrator submitted three notice of intent to exercise delegated design review authority: 1) Administrative Design Review to legalize new paint colors applied to the exterior façade of the space leased by Shoe Palace. The project is located at 2110 Railroad Ave., Ste. 130, in the PD-1319 (Planned Development, City Council Ordinance No. 09-1319) District. Assessor's Parcel Number 087-030-086; 2) Administrative Design Review to re-paint an existing furniture store (Lanzafame Furniture) located in Downtown Pittsburg. The project is located at 711 Railroad Avenue (APN 085-172-009) in the Pedestrian Commercial (CP) Zoning District and Downtown Commercial General Plan Designation; and 3) Administrative Design Review and Minor Modification to install new equipment for a wireless facility outside of the existing telecommunications enclosure area. The proposed enclosure would be constructed of a CMU block wall and house an emergency back-up generator. The project is located at 1100 Bailey Road in the Open Space Zoning District and Open Space General Plan Designation.

STAFF COMMUNICATIONS

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

Three (3) items being presented at the September 27, 2022 meeting:

1. Civic Station – three separate applications consisting of: (a) Major Subdivision; (b) Design Review and; (c) Tree Removal Permit
2. Pentecostal Bay Area Office Space – single application consisting for a Use Permit
3. Loveridge Contractor Storage – two separate applications consisting of: (a) Use Permit and; (b) Administrative Design Review.

A single item being presented at the October 11, 2022 meeting:

1. Blue Wave Car Wash – three separate applications consisting of: (a) Rezone Application; (b) Use Permit and; (c) Design Review

COMMITTEE REPORTS

There were no committee reports.

ADJOURNMENT

The meeting was adjourned at 7:22 p.m. to August 23, 2022.

Respectfully Submitted,

John Funderburg, Secretary

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 27, 2022**

ITEM: Consideration of a Resolution Granting a Use Permit for Pentecostals of the Bay Area Office Space, AP-22-0076 (UP)

ORIGINATED BY: Elden Moines (c/o Pentecostals of the Bay Area), 981 Railroad Avenue, Pittsburg, CA

SUBJECT: This is a public hearing on a request for approval of a Use Permit to establish an office space for a medical services office for the Pentecostals of the Bay Area to provide their congregation therapy and counseling sessions in an existing unit located at 981 Railroad Avenue, Pittsburg. The property is within the CP (Pedestrian Commercial) Zoning District. Assessor's Parcel Number (APN): 085-195-010.

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution approving Use Permit Application No. 22-0076, subject to conditions.

BACKGROUND:

On March 16, 2009, the City Council adopted Resolution Number 09-11179 which made certain findings in connection with the terms and conditions of a Lease Agreement by and between the Redevelopment Agency of the City of Pittsburg and the Greater Pittsburg Chamber of Commerce to sublease a portion of the Agency Leased Property at 985 Railroad Avenue, presently identified at 981 Railroad Avenue, the project location.

On August 15, 2022, the applicant filed Use Permit Application No. 22-0076 to establish the Medical Services use at 981 Railroad Avenue, Pittsburg, CA.

PROJECT DESCRIPTION:

Existing Conditions: The subject property is an approximate .62-acre, City-owned parcel, located at the northeast corner of Railroad Avenue and E. 10th Street in Downtown Pittsburg, with frontage on both Railroad Avenue and East 10th Street. The parcel is currently developed with a three-story building that encompasses the majority of the parcel with zero-yard setbacks along Railroad Avenue and East 10th Street. City of Pittsburg Chamber of Commerce utilizes the majority of the building on site. There is gated, employee-only, off-street parking at the location; however, street parking is available along both frontages and along Cumberland Street to the east. Public parking lots are located to the north and to the west of the project site – approximately .2 miles away. The building provides entrances to the west along Railroad Avenue and to the south along East 10th Street.

See Attachment 2 for photographs showing existing site conditions.

Surrounding Land Uses:

North: United States Postal Service
West: Marina Vista Elementary School
South: Valero, La Raza Market
East: Vacant, Undeveloped Land

See Attachment 3 for a map of surrounding uses.

Project: The applicant is requesting approval of a Use Permit to establish a Medical Services office and Counseling Services use within a three-story commercial building at 981 Railroad Avenue. The applicant has expressed interest in leasing a 1,157 square foot tenant space of the building on first floor adjacent to Railroad Avenue and is proposing to use the leased space as a medical office to offer counseling and/or therapy sessions to the members of their congregation. The leased space includes a waiting area with reception desk, three offices (enclosed with walls/doors), a communications room, a break room, and a shared restroom with other tenant spaces. If this project is approved, the City intends to negotiate and execute a Lease Agreement with the Applicant for the unit space located at 981 Railroad Avenue.

The applicant has requested operating hours of 9:00 a.m. to 9:00 p.m. Monday through Friday. The business will not offer food or drinks and the use will not produce loud music or noise. The business will have four employees.

See Attachment 4 for a floor plan.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Downtown Subarea' of the General Plan and has a land use designation of *Downtown Commercial*. This land use designation is intended to accommodate specialty retail, personal services, restaurants, offices, financial organizations, institutions, and other businesses serving the daily needs of Downtown residents. The proposed project conforms with the intent of the General Plan, and more specifically, Goal 5-G-3 which encourages a variety of land uses and mixed-use developments at appropriate locations within the Downtown.

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

dining opportunities, and a limited number of (public) parking facilities. The proposed use of a Medical Office facility is classified as “Medical Services Office” as defined by Section 18.08.080(21) of Pittsburgh Municipal Code (PMC), Title 18. In accordance with PMC Table 18.52.010, Medical Services Offices uses within the CP District are permitted, but those along Railroad Avenue are conditionally permitted subject to the approval of a Use Permit by the City of Pittsburgh Planning Commission.

Development Standards: The project site is within an existing building, that complied with all the site development standards in effect at the time of construction. The proposed use will utilize the existing facilities and no building expansion or major site improvements are proposed that would trigger the application of development standards such as setbacks, building height, lot coverage, floor-to-area ratio, or landscape coverage.

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

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

1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
2. is not detrimental to the health, safety, and general welfare of the City;
3. will not adversely affect the orderly development of property within the City;
4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
5. is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;
6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;
9. is consistent with the City’s approved funding priorities; and

10. if located within the Pedestrian Commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

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

Public Notice: On or prior to September 16, 2022, notice of the September 27, 2022, public hearing was posted at City Hall and at or near the proposed project site; 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 the 'Public Notices' section of the city's website, as well as on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg", and "The Village at New York Landing" neighborhoods.

ANALYSIS:

Staff believes that the Planning Commission can make the required findings to allow the proposed Medical Services use at the proposed location if key conditions of approval are incorporated into the attached resolution. Key Conditions of Approval will require that:

- the site and adjacent street and sidewalk shall be kept clean and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
- the hours of operation for the business shall be limited to 9:00 a.m. to 9:00 p.m.
- the number of people within the tenant space shall not exceed the maximum occupancy for the space.

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

ACTION REQUIRED:

Move to adopt a Resolution approving Use Permit Application No. 22-0076, with conditions

ATTACHMENTS:

1. Proposed Resolution
2. Site Photos
3. Map of Surrounding Land Uses
4. Property Development Regulations Table
5. Project Plans
6. Public Hearing Notice

Prepared by: Kelsey Gunter, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting a Use Permit for Pentecostals)
of the Bay Area Office Space, AP-22-)
0076 (UP). Assessor's Parcel No. 085-)
195-010.)

Resolution No. _____

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On August 15, 2022, Elden Moines, on behalf of Pentecostals of the Bay Area, filed Use Permit Application No. 22-0076 requesting approval to establish the Medical Services use for counseling and therapy sessions within the existing 1,157 square-foot tenant space located at 981 Railroad Avenue, Pittsburg, CA, in the CP (Pedestrian Commercial) District. Assessor's Parcel No. 085-195-010.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 ("Zoning").
- C. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 1, "Existing Facilities," of the CEQA Guidelines, section 15301.
- D. PMC Section 18.16.040 specifies that the following findings must be made before approval of a Use Permit. The Planning Commission may grant approval of a Use Permit if the proposed use:
 - 1. is in accord with the objective of this title, the purposes of the land use district in which it is located and is appropriate to the specific location;
 - 2. is not detrimental to the health, safety, and general welfare of the City;
 - 3. will not adversely affect the orderly development of property within the City;
 - 4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
 - 5. is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;
 - 6. will not create a nuisance or enforcement problem within the neighborhood;

7. will not encourage marginal development within the neighborhood;
 8. will not create a demand for public services within the city beyond that of the ability of the city to meet in the light of taxation and spending restraints imposed by law;
 9. is consistent with the city's approved funding priorities; and
 10. if located within the Pedestrian Commercial (CP) district, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.
- E. On or prior to September 16, 2022, notice of the September 27, 2022, public hearing was posted at City Hall and at or near the proposed project site; 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 the 'Public Notices' section of the city's website as well as on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Old Town Pittsburg", and "The Village at New York Landing" neighborhoods.
- F. On September 27, 2022, the Planning Commission held public hearing on Planning Application No. 22-0076, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report titled, "Consideration of a Resolution Granting a Use Permit for Pentecostals of the Bay Area Office Space, AP-22-0076 (UP)" dated September 27, 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 proposed Medical Services Office for Pentecostals of the Bay Area, will:
 - a. be in accordance with the objectives of the Zoning Ordinance, the purpose of the land use district in which it is located and is appropriate to the specific location, in that the proposed Medical Services Facility (classified by PMC 18.08.080(21) is a permitted use in the CP (Pedestrian Commercial) Zoning District, and is conditionally permitted in tenant spaces adjacent to Railroad Avenue;

- b. not be detrimental to the health, safety, and general welfare of the City, in that it will be required to meet health and safety requirements of the Pittsburg Community Development Department and the Contra Costa County Fire Protection District;
- c. not adversely affect the orderly development of property within the City, in that approval of the Use Permit will allow the applicant to occupy a site located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area;
- d. not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City, in that the continued occupancy of empty tenant spaces throughout town will increase property values as well as the City's tax base, therefore increasing revenue for the City;
- e. will be consistent with the General Plan, specifically goal 2-G-1, in that the proposed Medical Services Office will occupy an existing vacant tenant space within a mixed-use building, therefore maintaining a compact urban form within the City's projected municipal boundary;
- f. will not create a nuisance or enforcement problem within the neighborhood, in that the use will be required to meet performance standards, as set forth by PMC chapter 18.82, which are intended to address ongoing safety, noise, odor, and maintenance concerns;
- g. will not encourage marginal development within the neighborhood, in that the business will occupy a space located within an existing mixed-use building, and does not involve construction of a new building or building addition;
- h. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law, in that the project site is located in an area of the City served by existing utilities;
- i. will not be inconsistent with the City's approved funding priorities, in that that there is no public money expenditures involved in this project; and
- j. will support the goals of creating vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along Railroad Avenue, in that the new use will likely draw new community members to Old Town Pittsburg, thereby increasing pedestrian traffic not only on site, but for surrounding sites and businesses.

- B. The Staff Report entitled, "Consideration of a Resolution Granting a Use Permit for Pentecostals of the Bay Area Office Space, AP-22-0076 (UP)" dated September 27, 2022, is referenced hereto as additional support for findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 22-0076, subject to the following conditions:

Planning Conditions:

1. **Conformity with Project Plans.** The approved use shall be operated in substantial conformity with the project plans submitted August 15, 2022, except as may be hereinafter modified. Any major changes to the project plans shall be subject to review and approval by the Planning Commission at the City Planner's discretion.
2. **License and Permitting.** At all times during operation of the business, the business operator shall maintain a City of Pittsburgh Business License.
3. **Hours of Operation.** The hours of operation for the business shall be limited to 9:00 a.m. to 9:00 p.m.
4. **Maximum Occupancy.** The number of customers/guests shall not exceed the maximum occupancy for the space as determined by the Contra Costa County Fire Protection District.
5. **Site Maintenance.** The site and adjacent street and sidewalk shall be kept clean and free of all litter, debris, and refuse that may be generated from the operation of the business, at all times. There shall be no outside storage of materials, supplies, bins, or other equipment related to the business operation.
6. **Signage.** Signage for the use is not approved with this resolution. Should the applicant consider signage for the building, the applicant or their designee shall submit proposed signs as part of a separate sign permit application, which will be subject to review and approval by the Planning Division prior to installation.
7. **Peace and Order.** The business operator shall be responsible for maintaining the peace and order on the premises. All necessary steps shall be taken to ensure that customers refrain from incidents of violence that adversely impact the safety of the community. Should the business operator fail to control loitering, noise, illegal parking, public disturbances or incidents of violence, and in the event that the business necessitates an increased police presence, the Chief of Police may require the business owner to provide additional public safety measures, including but not limited to, video cameras, additional exterior lighting, reduced hours of operation, submittal of a written acknowledgment by customers/guests allowing the Pittsburgh Police Department to enter the premises to conduct an

inspection during games, or such other measures as determined necessary by the Chief of Police in their sole discretion. Any such required additional measures shall be at the business owner/operator's sole expense.

8. Noise. The business operator shall ensure any noise generated by the use is not audible outside of the building or within adjacent tenant spaces.

Standard Conditions:

9. 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.
10. 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.
11. 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.
12. Expiration of Approval. This Use Permit approval will expire on September 27, 2025, unless the use has been legally established prior to the expiration date, or a written request for an extension is filed with the Planning Division prior to the expiration date and is subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of September 2022, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

NAYES:

ABSTAIN:

ABSENT:

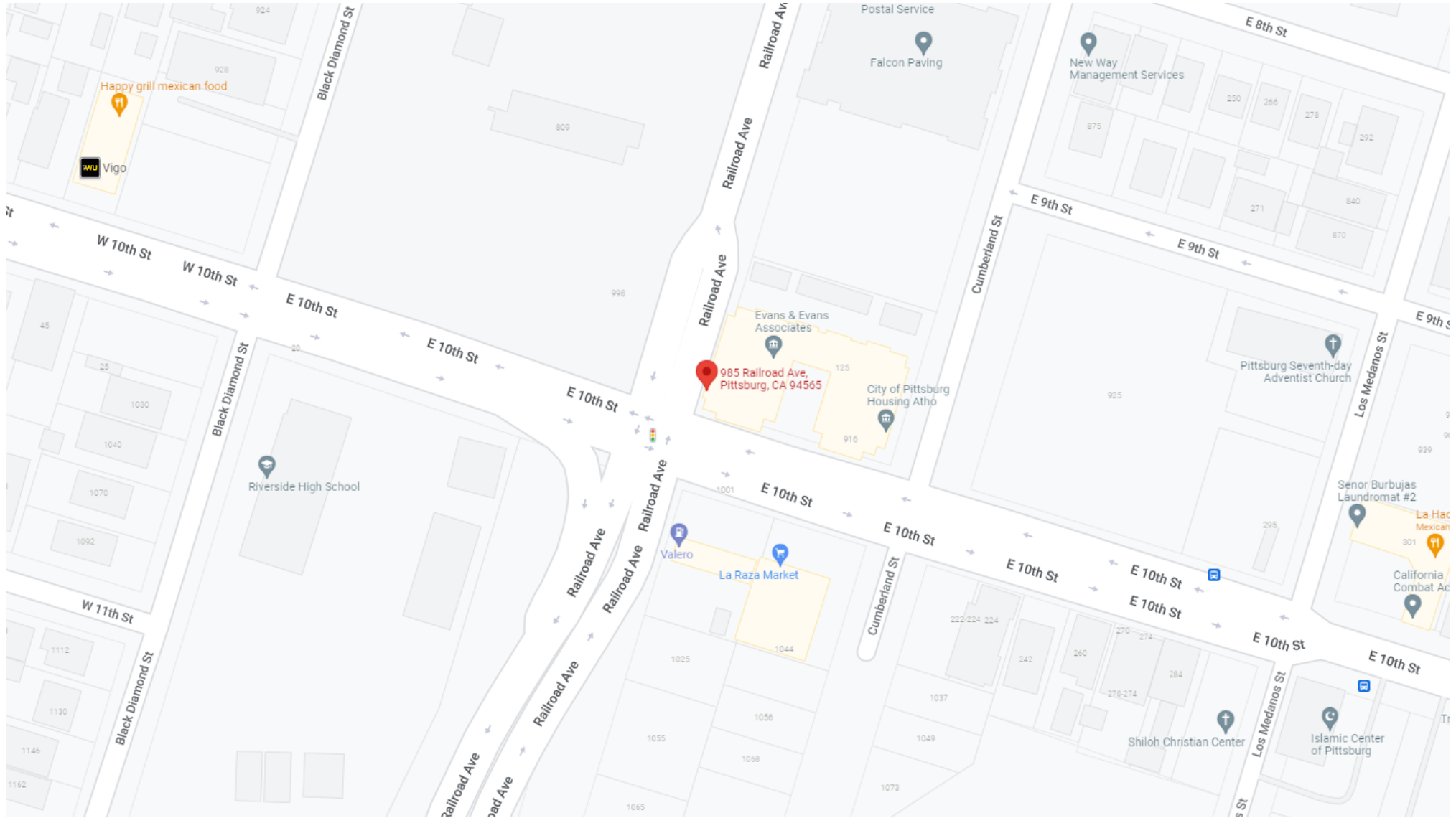
I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on September 27, 2022.

JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

Attachment 2 – Site Photos
Pentecostals of the Bay Area Medical Services Facility AP-22-0076 (UP)



Attachment 3 – Surrounding Uses
Medical Services Facility for Pentecostals of the Bay Area, AP-22-0076 (UP)



Attachment 5
Property Development Regulations Table

Medical Services Facility for Pentecostals of the Bay Area, AP-22-0076 (UP)

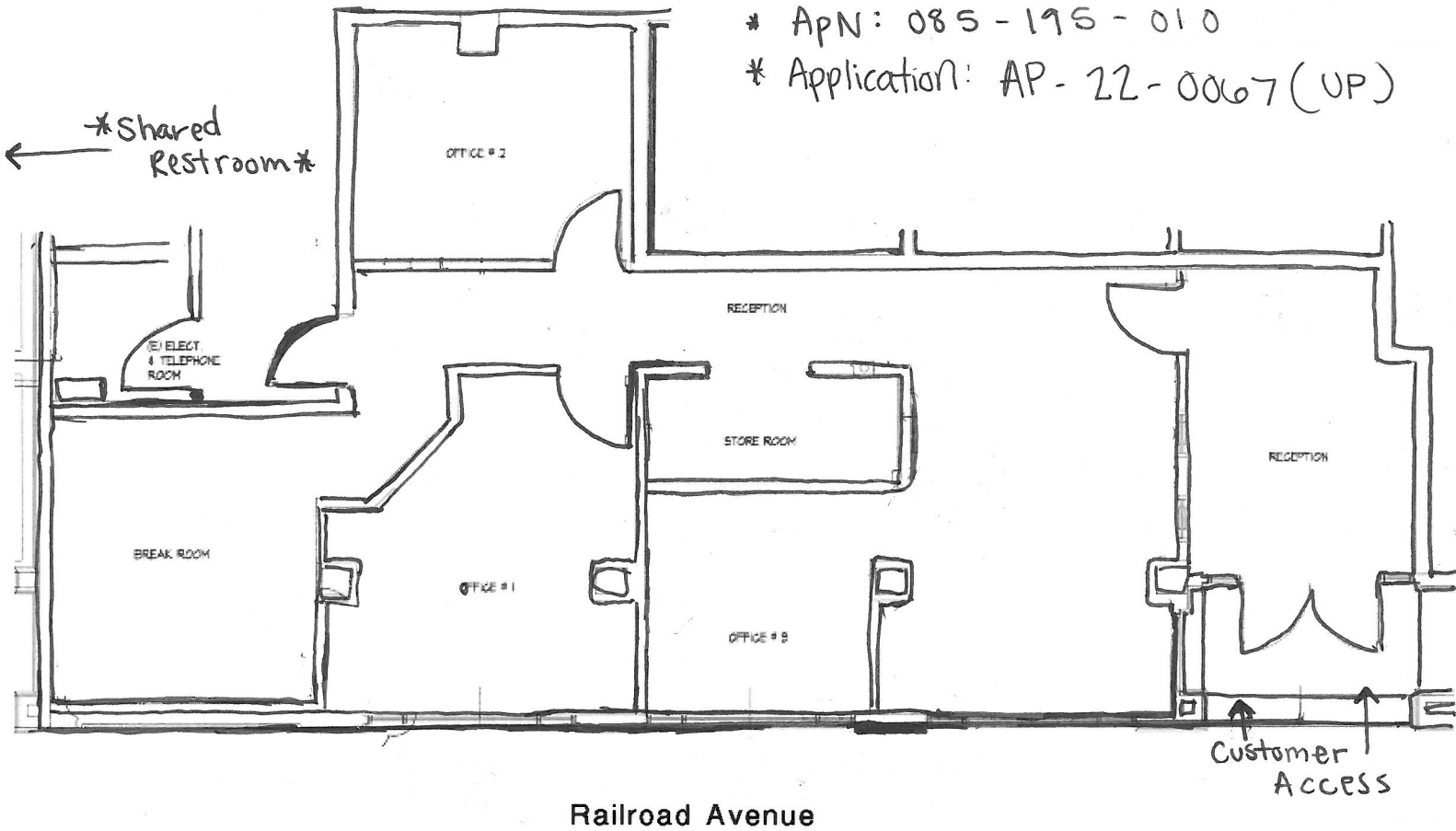
Development Regulations: <i>CP (Pedestrian Commercial) District</i>	Required:	Proposed/Existing on Site:
Minimum lot area (SF):	-	Approx. 27,000 SF
Minimum lot width (ft):	-	146 ft
Minimum Yards:	-	-
Front:	-	0 ft
Side:	-	0 ft
Corner Side:	-	0 ft
Rear:	-	0 ft
Maximum front yard:	0 ft	0 ft
Maximum height of structures (ft):	60 ft	Approx. 60 ft
Minimum height of structures (ft):	2 stories	3 stories
Maximum lot coverage:	100%	80%
Minimum site landscaping:	-	Minimal trees along project border/City sidewalk
Parking Required:	PMC section 18.78.040(G)(3) specifies that nonresidential uses on properties located in the CP district shall not be subject to the minimum off-street parking and loading spaces required by PMC section 18.78.040	Street Parking only (Along Railroad, East 10 th , and Cumberland)

* Address: 981 Railroad Avenue

* Floor Plan- Using as - is

* ApN: 085-195-010

* Application: AP-22-0067 (UP)





Adj. Site: Marina Vista
Elementary

Railroad Ave.

PL* = Property line

Site Plan

Project Location

- 981 Railroad Av
- Proposal to lease for Medical Services use.

PL*

(E)
Parking

(E)
Parking

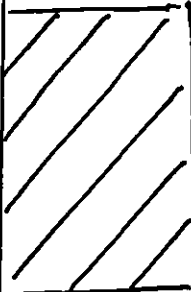
(E)
Parking

985 Railroad Ave

981 Railroad Ave.

(E) Building

PL*



(E)
Open
Space

PL*

PL*

E. 10th St.

Adj. Site: Valero/
La Raza
Market



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: September 27, 2022
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Medical Services Office for Pentecostals of the Bay Area AP-22-0076 (UP):

This is a Public Hearing Notice for a Use Permit application filed by Elden Limones, requesting approval of a Use Permit to establish a Medical Offices Facility within an existing office unit located at 981 Railroad Avenue. The Medical Offices Facility will provide counseling and therapy services to their members between the hours of 9:00 AM and 9:00 PM, Monday-Friday. There are three existing office spaces within the existing tenant space and the project applicant proposes a total of three employees. The property is in the CP (Pedestrian Commercial) District. Assessor's Parcel Number: 085-195-010.

Environmental Determination:

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

PROJECT PLANNER: Kelsey Gunter, (925) 252-4824 or kgunter@pittsburgca.gov

Why am I receiving this notice? Where can I get more information about this project?

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. 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.

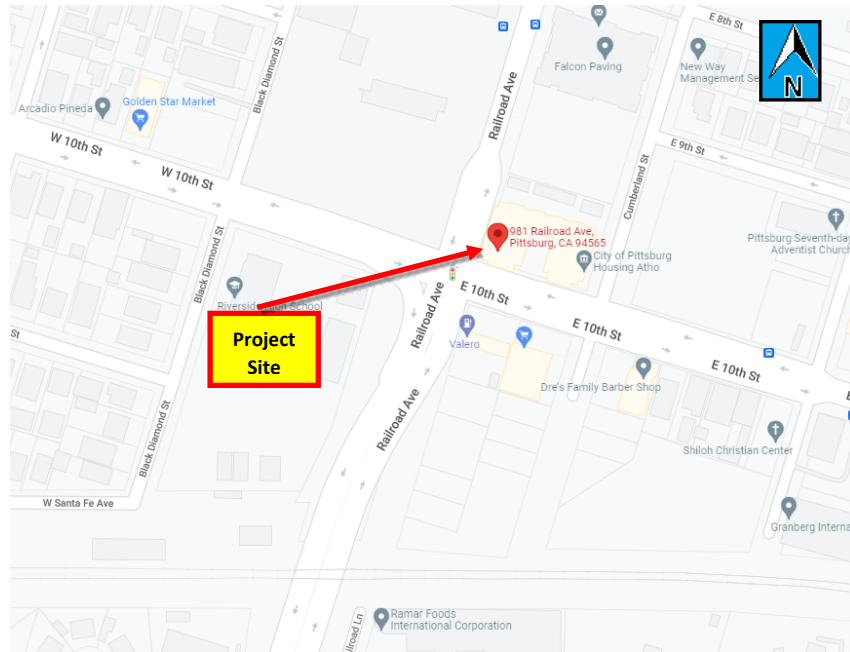
Pursuant to Section 65009 of the California Government Code, if you challenge this matter in court, you may be limited to those issues you or someone else raised at the public hearing described in this notice, or in written correspondence on the matter delivered to this agency at, or prior to the public 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: Medical Services Office for Pentecostals of the Bay Area, AP-22-0076 (UP)
Location: APN: 085-195-010



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 27, 2022**

ITEM: Consideration of a Resolution Approving a Use Permit and Design Review for Loveridge Contractor's Storage, AP-22-0061 (UP, ADR)

ORIGINATED BY: Rick Haynes, (925) 350-3726, rickhaynes21@yahoo.com

SUBJECT: This is a public hearing on a request for approval of a Use Permit and Administrative Design Review to establish a "Contractor's Yard" and "Warehousing and Storage, Limited" at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-032.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a resolution approving Planning Application No. 22-0061, subject to conditions.

BACKGROUND:

The project site for this request was previously owned by the Federal Government for Navy Use. The Contra Costa Industrial Group purchased the property in 1992.

On June 24, 2022, Rick Haynes filed Planning Application No. 22-0061, requesting approval of a Use Permit and Administrative Design Review to establish a "Contractor's Yard" and "Warehousing and Storage, Limited" at 1501 Loveridge Road.

PROJECT DESCRIPTION:

Existing Conditions: The project site is located within the City of Pittsburg, north of Pittsburg-Antioch Highway, east of Loveridge Road, west of Standard Oil Avenue, and south of the BNSF railroad tracks. The approximate one and one-half-acre site is developed with one approximately 12,800 square foot structure and one approximate 5,700 square foot structure, with the remainder of the site being utilized for parking.

The subject site is entirely contained within a larger parcel (APN: 073-230-033) which also has an address of 1501 Loveridge Road. 1501 Loveridge Road contains several industrial type businesses, including a truck terminal use, a wholesaling and storage use and other limited manufacturing uses.

The project site is accessed via a shared driveway located at the western edge of the 1501 Loveridge parcel.

See Attachment 3 for a map of the site and the surrounding uses.

Proposed Project: The applicant is requesting the Planning Commission approve Use Permit and Administrative Design Review to establish the uses of "Contractor's Yard" and "Warehousing and Storage – Limited" at 1501 Loveridge Road. The proposed business will utilize the existing structure on site (as-is) and rent out spaces within the structure to various contractors (landscape contractors, construction contractors, food service businesses, etc.) for storage of materials and tools. No interior alterations are proposed. There is one existing office within the structure which will function as the business office for the applicant. No exterior storage of materials or tools is proposed or permitted with the use classification "Warehousing and Storage – Limited". The applicant intends to utilize the existing outdoor parking lot to rent parking spaces to contractors for their commercial vehicles that are not allowed to be parked in Residential Districts (i.e. work trucks). The site is mostly paved but does contain some gravel surfaced areas. Parking will take place on both the paved and gravel areas. Applicant proposes to stripe the paved areas for parking. The site currently contains 23 parking spaces; the applicant intends to park on the graveled areas as well, for a revised total of 36 parking spaces. The proposed business would operate Monday-Saturday, 5:00 AM – 7:00 PM, allowing the contractors access to the spaces they are renting from the proposed business on site. There would be a total of 3 employees as part of the business operations.

GENERAL PLAN/CODE COMPLIANCE:

General Plan: The project site is located in the 'Loveridge Subarea' of the General Plan. The project is consistent with the goals of the Loveridge subarea, specifically 2-G-15, in that the proposed project would maintain an industrial activity in an appropriately designated area. The site has a land use designation of 'Industrial'. Manufacturing, wholesale, warehousing and distribution, commercial and business services, research and development, and storage uses are permitted under this land use designation.

Zoning: The property is located within the IG (General Industrial) District, and the applicant's proposed operation falls under the use classification of 'Contractor Yard,' and "Warehousing and Storage, Limited" which are defined by the Pittsburg Municipal Code (PMC) sections 18.08.100(B)(2)(a) and 18.08.080(32).

Per the schedule in PMC Section 18.54.010, the use classification of "Contractor Yard" is permitted in the IG District, subject to Limitation L-112, which states, "Permitted; provided, that: (1) vehicles with gross vehicle weight in excess of 15,000 pounds, equipment, supplies or merchandise are stored indoors, or, if stored outdoors, are not visible from public right(s)-of-way by means of screening by a building or an eight-foot-tall masonry wall constructed prior to the establishment of the use, and (2) the City Engineer has determined that deliveries to and from the site can be made safely and without disruption of circulation patterns or modification to the existing streets that provide access to the site. Use Permit required for any use that does not meet all of these provisions." For the proposed project, vehicles, equipment and supplies would be stored outdoors and would not be fully screened from Loveridge Road by a building or an eight-foot-tall masonry wall.

Further, the use of "Warehousing and Storage, Limited" is conditionally permitted in the IG District, subject to an approved Use Permit.

Development Standards: As shown in Attachment 4 of this report, the proposed project meets, exceeds, or conditionally meets the applicable IG District property development regulations (PMC section 18.52.115), for height, FAR (floor-area-ratio), lot coverage, lot area, lot width, and setbacks.

Parking: The use of "Warehousing and Storage, Limited" requires 9 parking spaces, as per Schedule A in PMC 18.78.040. A 'Contractor Yard' use does not have a minimum number of off-street parking spaces specified in PMC 18.78.040, Schedule A. Per PMC 18.78.040(F), if a Use Permit is required to establish a use, and the use classification is not included in Schedule A, the Planning Commission or Zoning Administrator, as appropriate, shall determine the required number of parking or loading spaces for the use in conjunction with the Commission's or Zoning Administrator's review of the Use Permit.

As shown in the project plans and as mentioned in the 'Proposed Project' section above, there is an approximately 17,000 square-foot area available for employee/contractor parking in front of the building. The area would accommodate up to 60 standard parking stalls (9-foot by 18-foot parking spaces), with room for overflow, if needed. The project has been conditioned to include at least three accessible ADA (Americans with Disabilities Act) parking space.

Landscaping: Due to the unique qualities of the site, in that the project site is a portion within a larger parcel, staff recommends allowing landscaping improvements to be limited to the landscape parking lot standard required by PMC section 18.84.315(J), separating the parking lot from the traveled roadway on Loveridge Road. The landscaped planter is a minimum of five feet, as required by the aforementioned section, and has a continuous length of 170 feet.

When calculating the landscaping coverage for the project site, there would be approximately 15% landscaping, which is over the minimum 10% required by PMC section 18.52.115.

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

1. is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location;
2. is not detrimental to the health, safety, and general welfare of the City;
3. will not adversely affect the orderly development of property within the City;

4. will not adversely affect the preservation of property values and the protection of the tax base and other substantial revenue sources within the City;
5. is consistent with the objectives, policies, general land uses and programs specified in the General Plan and applicable Specific Plan;
6. will not create a nuisance or enforcement problem within the neighborhood;
7. will not encourage marginal development within the neighborhood;
8. will not create a demand for public services within the City beyond that of the ability of the City to meet in light of taxation and spending restraints imposed by law;
9. is consistent with the City's approved funding priorities; and
10. if located within the Pedestrian Commercial (CP) District, will support the goals of creating a vibrant, economically prosperous, visually interesting, and engaging pedestrian-oriented atmosphere along the primary downtown corridor.

Required Administrative Design Review Findings: In accordance with PMC section 18.36.220(B), Administrative Design Review approval may be granted only if the appropriate reviewing body can make findings 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 will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable.
- C. the exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value.
- D. the structure is in harmony with proposed developments on land in the general area.
- E. the application conforms with the criteria set forth in any applicable City adopted Design Guidelines.

Environmental: The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, "In-Fill Development Projects," of the state CEQA Guidelines, section 15332.

Public Notice: On or prior to September 16, 2022, notice of the September 27, 2022, public hearing to consider this application was posted at City Hall, at the proposed project site, and was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant/property owner, to owners of property located within 300 feet of the proposed project site, to local service agencies expected to provide services to the use, 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 the 'Public Notices' section of the city's website as well as on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Pittsburg-Antioch" Nextdoor neighborhood.

The Public Hearing Notice is included as Attachment 5 of this report.

ANALYSIS:

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

1. The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, on perimeter fencing, or on the street gutters and sidewalks.
2. Hours of operation shall be limited to 5:00 AM – 7:00 PM, as specified in the Planning Application for this project.
3. The proposed business shall operate in substantial conformance with this Use Permit application. Any proposed change in use is subject to review and approval by the City of Pittsburg Planning Commission.
4. If applicant will have more than 55 gallons of a liquid, 200 cubic feet of a gas, or 500 pounds of a solid of a hazardous material, applicant is required to notify and apply for a permit through Contra Costa Health Services, Hazardous Materials Programs. This includes day tanks of fuel on generators that are stored on site. Also, if the site is to generate hazardous waste, they are also required to contact and apply for a permit through CCHS HMP. If there are any further questions, feel free to contact CCHS Hazardous Materials Programs at 925-655-3200.
5. City of Pittsburg Transportation Engineering Division would require the project to install three designated handicap parking spots, pursuant to ADA (Americans with Disabilities Act) Guidelines. This number is calculated based on the approximate 55 - 60 parking spaces for installation.

The proposed Use Permit application would allow for the use of a "Contractor's Yard" and "Wholesaling and Storage, Limited". The uses would not adversely affect the orderly development of property within the city, nor would it encourage marginal development within the neighborhood because the use is surrounded by similar Industrial uses.

The proposed use would not be detrimental to the health, safety and general welfare of the City, nor would it create an enforcement problem within the neighborhood, if the applicant abides by all conditions of approval included with the Use Permit, all City codes and regulations, and all regulations of any other affected outside agencies. As further detailed in the Code Compliance section of this staff report, staff believes that the proposed use is consistent with the General Plan and the zoning of the property as prescribed by the Pittsburg Municipal Code.

ACTION REQUIRED:

Move to adopt a Resolution approving Planning Application No. 22-0061, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Project Plans
3. Project Location & Surrounding Land Uses Map
4. Property Development Regulations Table
5. Public Hearing Notice/Vicinity Map

Prepared by: Kelsey Gunter, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Granting approval of a Use Permit and) Resolution No. _____
Administrative Design Review to establish)
a "Contractor's Yard" and "Warehousing)
and Storage, Limited" at 1501 Loveridge)
Road, within the IG (General Industrial))
District.)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On June 24, 2022, Rick Haynes, filed Planning Application No. 22-0061, requesting approval of a Use Permit and Administrative Design Review to establish a Contractor's Yard and Wholesaling and Storage, Limited use on an approximate 1.5-acre parcel located at 1501 Loveridge Road, within the IG (General Industrial) District. Assessor's Parcel No. 073-230-032.
- B. The proposed project is governed by the policies, development standards, and guidelines contained in the Pittsburg General Plan, and Pittsburg Municipal Code (PMC) Title 18 (Zoning).
- C. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'In-Fill Development Projects', of the State CEQA Guidelines, sections 15332.
- D. On or prior to September 16th, 2022, notice of the September 27th, 2022, public hearing to consider this application was posted at City Hall, near the proposed project site, and was delivered to the Pittsburg Library; and was mailed via first class or electronic mail to the applicant, to the property owner, to owners of property located within 300 feet of the proposed project site, 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. Although not required, the notice was posted on the "Public Notices" section of the City's website as well as on www.nextdoor.com (Nextdoor) and was sent directly to all subscribed residents in the "Pittsburg-Antioch" Nextdoor neighborhood.
- E. On September 27, 2022, the Planning Commission held a public hearing on Use Permit and Administrative Design Review Application No. AP-22-0061, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, “Loveridge Contractor’s Storage, AP-22-0061 (UP, ADR)” and based on all the information contained in the Planning Division files on the project, incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburgh, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

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

Use Permit:

2. The Contractor’s Yard and Wholesaling and Distribution, Limited:
 - a. Is in accord with the objective of the Zoning Ordinance, the purposes of the land use district in which it is located and is appropriate to the specific location, in that a Contractor Yard and Wholesaling and Distribution, Limited are conditionally permitted uses in the IG District.
 - b. Will not be detrimental to the health, safety, and general welfare of the City, if the proposed project complies with all applicable local, state, and federal agency regulations.
 - c. Will not adversely affect the orderly development of property within the City, in that, the project is located in an area where infrastructure is already present, and no changes are needed that could impact the orderly development of the surrounding area.
 - d. Will not adversely affect the preservation of property values, rather, it will help to improve values as the proposed project provides a commercial business that will have a positive impact on the City tax base, in a site that would otherwise remain vacant.
 - e. Is consistent with the General Plan, specifically goal 2-G-15, in that the proposed use will maintain an industrial activity in an appropriately designated area.
 - f. Will not create a nuisance or enforcement problem if the applicant abides by all Conditions of Approval included with the Use Permit, all City codes and regulation, and all regulations of any other affected out agencies.
 - g. Will not encourage marginal development within the neighborhood, in that the proposed structures are compatible with surrounding uses in the area and existing on the project site presently.
 - h. Will not create a demand for public services within the City beyond that of the ability of the City to meet in the light of taxation and spending

restraints, in that the project site is located in an area of the City served by existing utilities, and the business will be maintained and operated at the cost of the applicant.

- i. Is consistent with the City's approved funding priorities in that there is no public money involved in this project.
- j. Will not be located in the Pedestrian Commercial (CP) District.

Design Review:

- 3. The proposed use of the Contractor's Yard, Wholesaling and Storage, Limited, and associated parking lot changes:
 - a. Will 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 uses will operate on an existing building on a disturbed and maintained site within the City. The exterior appearance of the structure is in good condition and the proposed use does not propose any exterior changes.
 - b. Will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable in that the site is set back 50' from the closest roadway and the proposed use will not generate more noise in the area that is not already existing; the proposed noise, if any, would be limited to moving equipment and automobile ignitions. Should the use operate out of conformance with this, the use shall be subject to Enforcement.
 - c. Will not be of inferior quality in terms of exterior design and appearance as to cause the nature of the neighborhood to materially depreciate in appearance and value, if the exterior of the project site is maintained in a neat and clean manner. Further, the exterior of the structure shall not be changed without approval by the City of Pittsburg Planning Division to ensure the structures are not only compatible with each other, but also with other nearby existing structures in the project vicinity.
 - d. Will be in harmony with proposed development on land in the general area, in that there are no known proposed developments on land in the structure's immediate vicinity.
 - e. Will be in conformance with the criteria set forth in the City's adopted Development Review Design Guidelines (DRDG, Planning Commission Resolution No. 9864), if a condition is added requiring the applicant to provide fixed bicycle parking on-site for at least one bicycle (DRDG VI.D.9)

Section 3. Decision

A. Based on the findings set forth above, the Commission hereby approves Planning Application No. 22-0061, subject to the following conditions:

1. The business operator shall ensure that the site is maintained in a neat and clean manner at all times. Trash, debris, weeds and/or other unkempt shrubbery shall not be allowed to accumulate on or around the site, on perimeter fencing, or on the street gutters and sidewalks.
2. The only exterior storage permitted with this Use Permit shall be vehicles for various contractors in the area (i.e. work trucks). Contractor vehicles are permitted to be stored overnight. All other storage must be maintained in the structures located at 1501 Loveridge Road.
3. Hours of operation shall be limited to 5:00 AM – 7:00 PM, as specified in the Planning Application for this project.
4. The proposed business shall operate in substantial conformance with this Use Permit application. Any proposed change in use is subject to review and approval by the City of Pittsburg Planning Commission.
5. If applicant will have more than 55 gallons of a liquid, 200 cubic feet of a gas, or 500 pounds of a solid of a hazardous material, applicant is required to notify and apply for a permit through Contra Costa Health Services, Hazardous Materials Programs. This includes day tanks of fuel on generators that are stored on site. Also, if the site is to generate hazardous waste, they are also required to contact and apply for a permit through CCHS HMP. If there are any further questions, feel free to contact CCHS Hazardous Materials Programs at 925-655-3200.
6. City of Pittsburg Transportation Engineering Division would require the project to install three designated handicap parking spots, pursuant to ADA (Americans with Disabilities Act) Guidelines. This number is calculated based on the approximate 55 - 60 parking spaces for installation.
7. Exterior Appearance. The exteriors of all structures shall be maintained in a good state of repair and the exterior finishes must be clean and well maintained.
8. On-Site Parking. The applicant shall provide a minimum of nine (9) parking spaces (including three accessible ADA space). Parking spaces shall be located on site as shown on the project plans.

9. Bicycle Parking. The applicant shall maintain permanent, fixed bicycle parking for at least one (1) bicycle on-site in a location providing convenient access and natural surveillance. The final location of bicycle parking stall shall be subject to review and approval by the Planning Division prior to installation, and installation must be completed within 60 days of approval of this Resolution.
10. On-site Occupancy Prohibited. No person shall live on-site.
11. Business License. The business operator shall obtain and maintain a valid City of Pittsburg Business License for the business at all times.
12. Landscape Maintenance: The applicant shall be responsible for maintaining landscaping with the planter area.
13. Trash Enclosure. The trash enclosure on site shall be consistent with the City of Pittsburg Trash Enclosure Design Standards.

Standard Conditions:

- B. Site Accessibility: All public and pedestrian facilities shall be designed in accordance with Title 24, Handicap Access, and the California Department of State Architect's standards for accessibility compliance.
- C. Standard Conditions: The Standard Conditions of Development as adopted by the Pittsburg Planning Commission by Resolution No. 8931 shall apply as conditions of approval for this project as applicable. Where there is a conflict between the Standard Conditions of Development, and this Resolution, this Resolution shall prevail. Where there is a conflict between Planning Commission Resolution No. 8931 and the conditions identified herein, the specific conditions of this resolution shall apply.
- D. Other Agency Requirements: The applicant shall comply with all the requirements of the Planning Division, Engineering Division, Contra Costa County Fire Protection District, Delta Diablo Sanitation District, State Water Resources Control Board, Bay Area Air Quality Management District, and all other applicable local, state and federal agencies.
- E. Other Municipal Code Requirements: 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.
- F. Indemnification: The 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.

- G. Expiration: This use permit approval will expire on September 27th, 2024, unless the use has been legally established prior to the expiration date, or a written request for extension is filed with the Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by Commissioner _____, the foregoing resolution was passed and adopted the 27th day of September 2022, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES:

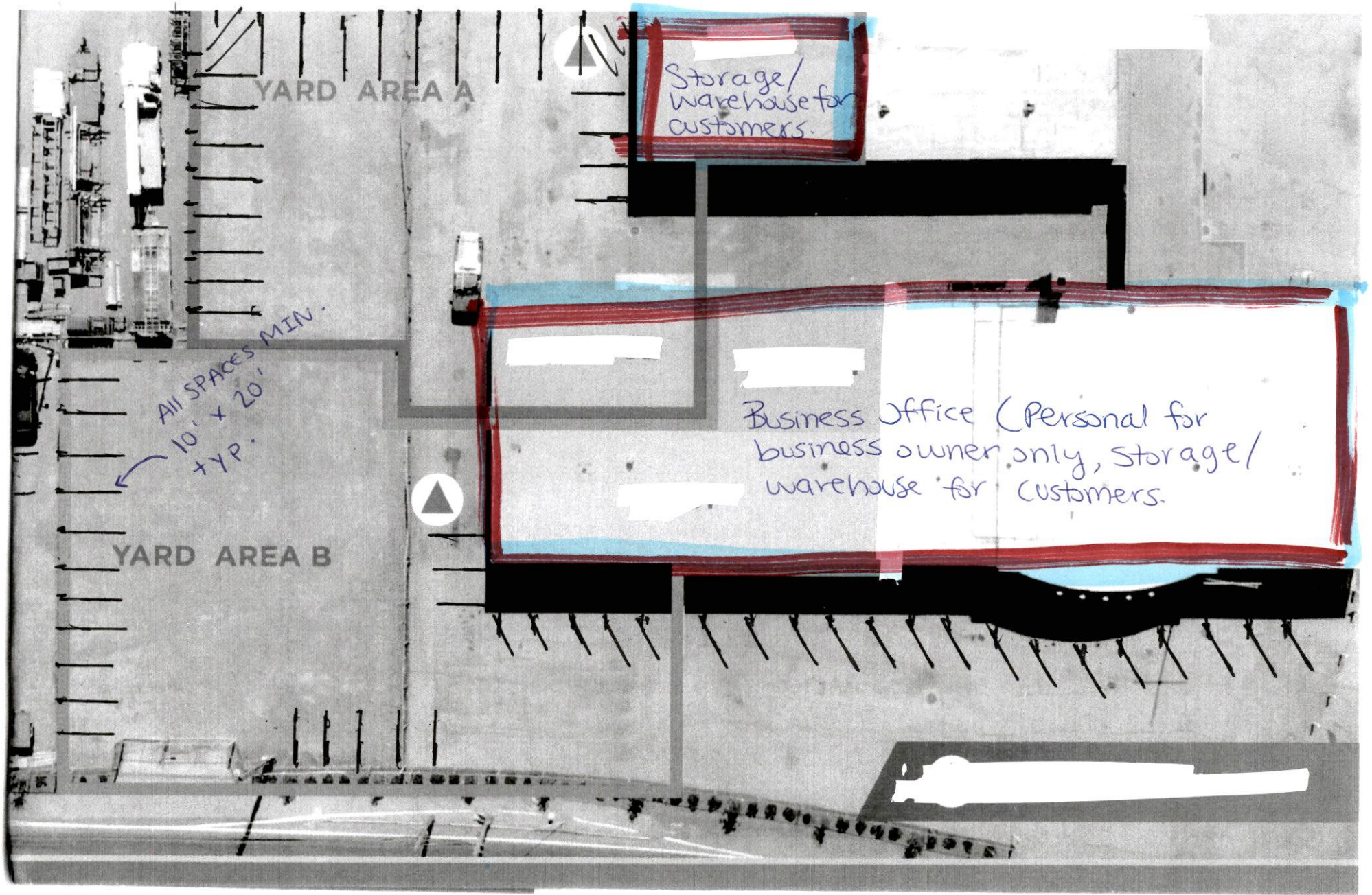
NAYES:

ABSTAIN:

ABSENT:

I hereby certify that the above Resolution No. _____ was adopted by the Planning Commission of the City of Pittsburg on September 27, 2022.

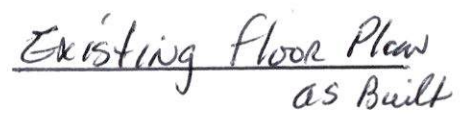
JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION



Parking
150' ridge
loveridge

Proposed
Parking
55 to 60
spaces

LOVERIDGE RD.



1501-1503 LOVERIDGE RD



4. **Lease Term:** The initial lease term (the "Initial Lease Term") shall be five (5) years and six (6) months, or sixty-six (66) months.
5. **Option to Extend:** Tenant shall have one (1) five (5) year option to extend their initial lease term at Fair Market Value. Tenant shall give no more than nine (9) months and no less than six (6) months prior written notice of their



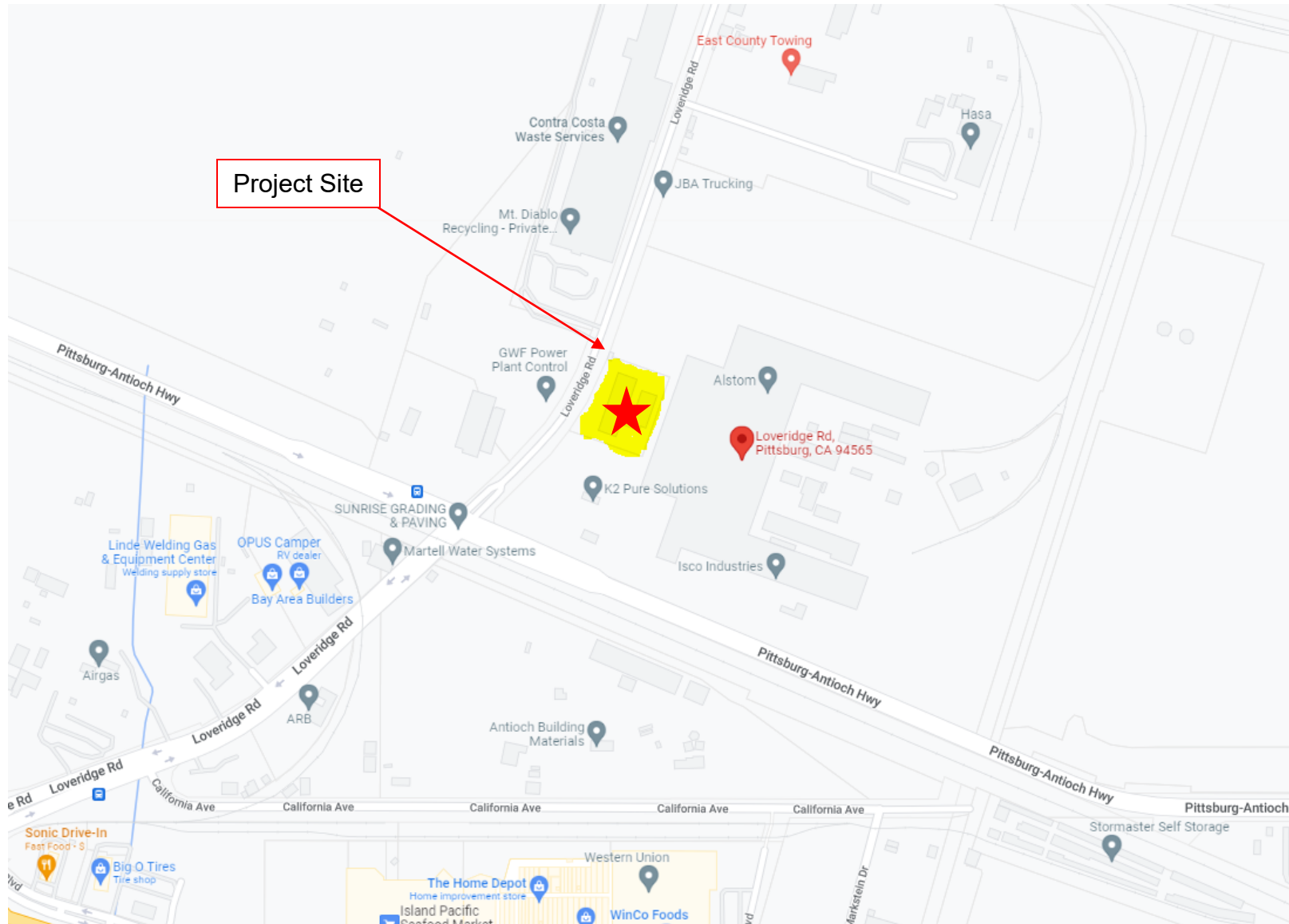
1501 - 1503 LOVERIDGE ROAD

PITTSBURG, CA

Tim Schmid
Director
+1 925 627 2886
tim.schmid@cushwake.com
LIC #01847650

Scott Bertrand
Director
+1 925 627 2885
scott.bertrand@cushwake.com
LIC #01859508

Attachment 3 – Project Location and Surrounding Uses AP-22-0061 (UP, ADR)



Property Development Regulations

Loveridge Contractor's Yard

AP-22-0076 (UP, ADR)

Development Regulations: <i>IG District</i>	Requirement:	Proposed Project:
Minimum Lot Area:	20,000 sq. ft.	Approx. 62,780 sq. ft. (existing, no change)
Minimum Lot Width:	100 ft.	278 ft. (existing, no change)
Minimum Yards:	-	-
Front:	25 ft.	64 ft. (existing, no change)
Side	-	27 ft. (existing, no change)
Rear:	-	102 ft. (existing, no change)
Maximum Height of Structures:	50 ft.	Approx. 20 ft. (existing, no change)
Maximum Lot Coverage:	75%	Less than 75% (existing, no change)
Maximum Floor-Area Ratio (FAR):	0.8	Less than 0.8 FAR (existing, no change)
Minimum Site Landscaping:	10%	> 10%
Off Street Parking Requirement:	Contractor Yard not specified in PMC 18.78.040 Schedule A Per PMC 18.78.040F. Uses Not Specified. If a use permit is required to establish a use, and the use classification is not included in Schedule A, the planning commission or zoning administrator, as appropriate, shall determine the required number of parking or loading spaces for the use in conjunction with the commission's or zoning administrator's review of the use permit. Wholesaling and Storage, Limited (1 per 2,000 sq. ft. of floor area)	60 parking spaces, including 3 ADA (conditionally – exceeds required parking)
Bicycle Parking and Storage:	Based on the Number of Off-Street Parking Spaces Required	1 (conditionally)



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: September 27, 2022

TIME: 7:00 p.m.

PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Loveridge Contractor's Storage, AP-22-0061 (UP, ADR)

This is a Public Hearing filed by Rick Haynes requesting Use Permit and Administrative Design Review approval to establish the uses of "Contractor's Yard" and "Warehousing and Storage – Limited" at 1501 Loveridge Road. The proposed business will utilize the existing structures on site (as-is) and rent out spaces within the structure to various contractors (landscape contractors, construction contractors, food service businesses, etc.) for storage of materials and tools. No interior alterations are proposed. The applicant intends to utilize the existing outdoor parking lot to rent parking spaces to contractors for their commercial vehicles that are not permitted to be parked in Residential Districts (i.e. work trucks). The project is located on APN: 073-230-032 in the General Industrial Zoning District and Industrial General Plan Designation.

Environmental Determination

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under Class 32, 'In-Fill Development Projects', of the State CEQA Guidelines, sections 15332.

PROJECT PLANNER: Kelsey Gunter, (925) 252-4824 or kgunter@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: Loveridge Contractor's Storage, AP-22-0061 (UP, ADR)
Location: 1501 Loveridge Road, APN: 073-230-032



**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 27, 2022**

ITEM: Consideration of a Resolution Approving a Major Subdivision, Design Review, and Tree Removal Permit for Civic Station, AP-22-0031 (SUBD, DR, TRP).

ORIGINATED BY: DeNova Homes, Inc. (C/O Kerri Watt), 1500 Willow Pass Court, Concord, CA 94520

SUBJECT: This project involves three separate applications. The first is a public hearing on a request for approval of a Major Subdivision to subdivide a 2.28-acre parcel into 11 residential parcels for condominium purposes, connected by 9 common parcels for private streets. The second application includes a request for approval of Design Review to construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 130,184 square feet as well as two “pocket park” private play areas. The third application includes a Tree Removal Permit. The parcel is bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential. Assessor’s Parcel Number (APN) 086-100-035.

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution approving Major Subdivision, Design Review, and Tree Removal Permit Application No. AP-22-0031, subject to conditions.

BACKGROUND:

On March 24, 2016, the Successor Agency for the Redevelopment Agency of the City of Pittsburg and Meadow Creek Group, LLC entered into a Purchase and Sale Agreement and Joint Escrow Instructions concerning Meadow Creek Group, LLC’s acquisition of APN 086-100-035.

On January 6, 2017, DeNova Homes, Inc. (c/o Mike Evans) submitted Application No. AP-17-1215 (PPR) for a Preliminary Plan Review of plans to construct a 271-unit condominium project along the south side of Civic Avenue, between Railroad Avenue and Davi Avenue (APNs: 086-100-035 and -037). The project was placed on hold per request from Applicant and requested the project to be reactivated on April 8, 2022. The project has been reviewed by the Land Use Subcommittee on several occasions. Comments from these meetings have been incorporated into the resubmittal package received April 8, 2022.

On April 8, 2022, DeNova Homes, Inc. (c/o Kerri Watt) submitted Application No. AP-22-0031 (SUBD, DR, TRP) requesting approval of a Major Subdivision, Design Review,

and Tree Removal Permit application, with plans to construct an 81-unit condominium project along the south side of Civic Avenue, between Center Drive and Davi Avenue (APN: 086-100-035).

PROJECT DESCRIPTION:

Existing Conditions: The project is located on a 2.28-acre site along the south side of Civic Avenue, bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The site generally flows from east to west, with various elevations creating an undulating terrain, and is irrigated using recycled water provided by Delta Diablo Sanitary District. It is mostly unimproved and contains pervious soils with ruderal vegetation including some low-lying grasses and several non-native trees. At the northeast corner of the site, there is an existing on-site monument sign indicating the location of Civic Center (City Hall) and the address of 65 Civic Avenue.

There are way-finding signs located on the eastern edge of the project site providing information about environmentally friendly gardens ("Living Green Gardens"). City flagpoles and the California Millennium Time Capsule Monument are located at the southeast corner of the project site. A walking trail along the southern border of the parcel separates the proposed development from City Hall. A bus stop for Tri Delta Transit is located along the Civic Avenue frontage serving weekday route 380 (Eastbound), and weekend/holiday route 392 (Eastbound).

See Attachment 2 for photos of the project site.

Surrounding Land Uses:

North:	City Park
West:	Parkside Market (Grocery), Parkside Manor Subdivision (Recorded in 1950 - Low Density Residential)
South:	Civic Center (City Hall), Pittsburg Library (Contra Costa County Library)
East:	Pittsburg City Hall, Pittsburg Superior Court, PUSD (Pittsburg Unified School District) Offices

See Attachment 3 for a map of surrounding land uses.

Proposed Project: The proposed project would subdivide a 2.28-acre parcel into 11 residential parcels for condominium purposes and 9 common parcels for private streets. The proposed residential parcels range in size from approximately .11 to .19 acres. The private street parcels range in size from approximately .04 to .20 acres. The project would construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 130,184 square feet of building area (living area, garage, and deck). Proposed dwelling clusters have a maximum height of 36 feet. Out of the proposed 81 units, a total of 9 would be ADA (American with Disabilities Act)-Accessible. The project proposes various floor plans, including 1–4-bedroom units. All

units would have an attached one or two-car garage on the first floor with a 2' x 6' (12 square-foot) dedicated bicycle parking space and electrical outlet for electric bicycle charging. A garage bike hangar is proposed as an option at time of move-in for each resident. Each unit would have a private balcony on the second or third story, depending on the plan. The project also includes a Tree Removal Permit to remove 45 non-native trees from the project site. A Tree Replacement Plan is discussed in further detail below in the "Analysis" section of this report.

Five of the proposed multifamily buildings would be located along the adjacent streets (Davi Avenue, Center Drive, Civic Avenue) with main unit entry access from the sidewalk ultimately creating a city-feel in a Residential Transit Oriented Development designated area. The remaining six multifamily buildings would be located on the interior of the project site with views of the open green space separating City Hall from the proposed development. Additionally, garage access would be located on the interior of the project site, not visible from the Public Right-Of-Way (PROW). Existing sidewalks would remain along the project site perimeter while drive aisles would be constructed on the interior of the project site providing vehicular access to each unit. There are three points of entry into the project site one on Davi Avenue, one on Civic Avenue, and one on Center Drive. Both Civic Avenue and Center Drive would have enhanced pavement at their entry points to the project site, while the interior drive aisles are proposed to be paved asphalt. Off-street automobile parking is available in the personal garages attached to each unit, and off-site parking is available on the streets along Davi Avenue, Center Drive, and Civic Avenue. The Railroad Avenue Specific Plan requires a minimum of one and a maximum of one and one-half parking spaces for every residential unit (81 spaces minimum, 121 spaces maximum). The proposed project would provide 119 automobile parking spaces.

The proposed multi-family buildings would stand approximately 36 feet tall with a floor-to-area ratio (FAR) of .92. The exterior building design can be characterized as contemporary and sophisticated. The proposed multifamily dwelling clusters generally have a rectangular footprint with varied eave heights. The exterior façade would consist of stucco finish and horizontal siding. The proposed stucco finish would be a neutral color to complement the adjacent developments such as Pittsburg City Hall and Pittsburg Superior Court. There would be two color schemes proposed with the development. Color scheme one proposes the stucco colors "Cobblestone Street" and "Batwing" while color scheme two proposes the colors "Cobblestone Street" and "Champagne". The stucco finish would be broken up with accent-colored horizontal siding of either "Stone Hearth" and "Red Velvet" for the first color scheme, or "Stone Hearth" and "Inglennook Olive" for the second color scheme. All front doors would be painted one of three accent colors with options of "Jasper Park", "Mama Racoon", or "Victoria Red". Each unit would have an attached private balcony that would be partially screened from public view with metal vertical railing. An exception is proposed to allow for patio railing on the interior buildings 6 and 9 to be of wooden material. Patio railing would be painted to match the stucco color of the building's façade, for consistency. Each unit would be equipped with a private one or two-car garage painted "Bat Wing" or "Stone Hearth" to match the exterior stucco.

All color scheme details are included in the Architectural Plan Set page A018, included as Attachment 7 to this report.

Bicycle parking for a minimum of 68 bicycles is required pursuant to the Railroad Avenue Specific Plan (RASP). The City's adopted Development Review Design Guidelines (DRDG) require a minimum of 2 secure bicycle parking spaces per unit (DRDG 6.A.5) for a total of 162 bicycle parking spaces required. As aforementioned, each garage would include a 2'x6' bicycle parking space to accommodate the required 162 bicycle parking spaces. An electrical outlet is proposed nearby the dedicated 2'x6' bicycle parking area to accommodate the rising demand for electrical bicycle charging. This satisfies the RASP and DRDG bicycle parking requirement. Provided that the project location is within a designated transit-oriented development area, a Condition of Approval would require additional creatively designed bicycle racks accommodating a minimum of 15 bicycles be located throughout the development. The Developer has proposed on-site bicycle parking detailed in the Landscape Plan Set, included in this Report at Attachment 8. As such, the Developer proposes to provide four bicycle parking locations throughout the project site, accommodating 24 bicycle parking spaces, more than the 15 as requested by the City. The final locations of the bicycle racks are subject to review by the City Planner at time of Building Permit. (RASP Chapter 6.3.3).

The proposed development includes two "pocket park" private play areas for resident-use only. The private play areas would have benches for outdoor seating and minimal play equipment subject to review by the City Planner. A Condition of Approval would require all existing benches along the public walkway on the south boundary of the project site to be removed and replaced in kind, with modern benches to match the proposed benches in adjacent "pocket park" private play areas. Bench details can be found in the Landscape Plan Set on page L-4. The private play areas are currently proposed to be open spaces (i.e. no fencing). The Developer requests to be able to fence off the private play areas at a later time, if needed, in order to create more separation between the private community of "Civic Station" and the general public that has access to the existing trail bounding the project site to the south. If fencing is installed, it is proposed to be constructed of a wood-look, concrete, 2-rail fence roughly 42" in height. This fencing is to be subject to review and approval by the City Planner at time of installation.

Landscaping: The project site would be 32% landscaped, shading 21% of the project site. The landscaped areas would include planting 165 new trees in addition to the six trees preserved in the Arborist Report dated May 6th, 2022, for a total of 171 trees on site. The eight proposed tree species require a low to moderate amount of water and thrive in full sun, which is suitable for the site. The proposed planting for the project site overall includes drought-tolerant plants, shrubs, groundcover, and trees. All species of shrubs and groundcover proposed range in coverage and are fast growing. The development proposes a balance of deciduous and evergreen species, as well as ornamental and native planting. The proposed tree species have varying seasons of interest in terms of blooming period and fall foliage.

Additional hardscape areas of the site are permitted under the RASP for landscaping which include benches, play areas, walking paths, and decorative paving materials to provide clearly delineated pedestrian-friendly pathways throughout the project site and entrances to the development project.

See Attachment 8 for Landscape Plan Set.

Inclusionary Housing: 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 Chapter 5 Goal II promotes the expansion of the City's affordable housing stock, including that which accommodates special needs households. The proposed project, Civic Station, would provide nine ADA (Americans with Disabilities Act) Accessible units to further implement this Goal. Chapter 5 Goal III works to eliminate housing discrimination. The Civic Station Project would provide fair housing opportunities for all people, regardless of age, sex, race, and all other discriminatory measures.

SB 330 (Housing Crisis Act of 2019): In October of 2019 Senate Bill 330 (SB 330) was enacted and is required to carry out the following:

- Prevent local governments from downzoning unless they up zone an equivalent amount elsewhere within their boundaries.
- Suspend the enactment of local downzoning and housing construction moratoriums.
- Require timely processing of housing permits that follow zoning rules.

Until 2025, the new law requires cities and counties to slash the time it takes to process permits for housing that meets the local government's existing rules, and it caps the number of public hearings on a housing project proposal at five. Cities and counties are also prohibited from increasing fees or changing permit requirements once the project applicant has submitted all the preliminary required information. Additionally, urban areas are barred from changing building design standards, reducing the number of housing units allowed (downzoning), establishing a population cap, or enacting moratoriums on new housing construction. With limited exceptions, housing developments will only be subject to those ordinances and policies in effect when the completed preliminary application is submitted.

GENERAL PLAN/CODE COMPLIANCE:

Pittsburg General Plan (2020): The project site is located within the 'Railroad' subarea of the General Plan and has a 'Mixed-Use' designation. The project is consistent with the General Plan as it would provide a greater mix of uses near the Pittsburg Center BART Station. The construction of housing within the Mixed-Use designation would generate an additional demand for retail and service establishments along the Railroad

Avenue corridor. The proposed project would help achieve the General Plan's Goal 2-G-5 by promoting a diversity of housing types in the surrounding area by adding a denser housing project in a mostly single-family residential area. Additionally, the project works to promote General Plan Goal 2-P-18 by constructing more than 20 units within a multi-family housing project that would create a large-scale, high-density, and professionally maintained development.

Railroad Avenue Specific Plan: The Railroad Avenue Specific Plan (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 Pittsburgh Center BART Station, complete with housing options, neighborhood retail, public amenities, open space, and strong employment uses. Land use policies applicable to the project site include General Plan Goal 2-G-20 which encourages the development of a mixed-use, pedestrian-oriented village surrounding the BART Station, and General Plan Goal 2-G-19 which encourages further economic development along the Railroad Avenue corridor. More housing would generate a greater demand for goods and services along the Railroad Avenue corridor. Consistent with these policies, the proposed project would add to the goal of a pedestrian-oriented environment and grow the City of Pittsburgh economically by creating a demand for goods and services within an area that is currently underserved.

Land Use: The project site is located within the RASP PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of 'Transit Oriented Development – Residential' (TODR). This designation is intended to "provide opportunities for multi-family residential development in a well-designed walkable environment within one-half mile of local and regional transportation facilities. TOD Residential land uses provide sites for multi-family apartments, condos, row houses, apartments, townhouses, court homes, and cluster housing" (RASP Chapter 3.3.1). The proposed project would satisfy the intent of the TODR designation as the project site proposes a multi-family housing development (condominiums) within close proximity to both local and regional transportation facilities. The project site is located within one-half mile of the Pittsburgh Center BART Station, and is immediately south of a Tri Delta Transit bus stop.

Property Development Regulations: The RASP states that the property development regulations for the TODR land use designation shall follow Chapter 4 of the RASP – Land Use, Design, and Development, Section 4.4 – Development Standards. For the TODR land use designation, there is an allowed 20-50 dwelling units per acre, a maximum structure height of 45 feet, minimal setback requirements, and a maximum of one and a half parking spaces for every residential unit. Specific design criteria for the TODR land use designation are also included in this section that the project would be conditioned to satisfy. The proposed property development regulations for the project are in compliance with the RASP and are shown in Attachment 4 of this report.

RASP Architectural and Site Design Criteria (RASP Criteria Chapter 4.5): Projects located within the RASP must comply with the RASP Architectural and Site Design

Criteria (ASDC) cited in Chapter 4.5 of the RASP. As shown in Attachment 5 of this report, the proposed project complies or conditionally complies with the RASP ASDC Criteria. To ensure all RASP ASDC Criterion are met, Conditions of Approval have been included for compliance, and can be reviewed in Attachment 12 to this report.

Development Review Design Guidelines (DRDGs): The City's DRDGs provide additional framework for the Design Review of development projects. As shown in Attachment 6 of this report, the proposed project complies with the DRDGs. Conditions of Approval are still included related to these Guidelines to ensure all Guidelines within the City-adopted DRDG take effect at time of Building Permit and are properly maintained. The proposed Conditions of Approval to this project are included as Attachment 12 to this report.

Required Findings – Major Subdivision: In accordance with PMC section 17.20.060(C), Tentative Map approval may be granted only if the Planning Commission can make findings: (Government Code Sections 66473.5, 66474, 66474.5.)

- A. The proposed map is consistent with the General Plan and any applicable Specific Plan, or other applicable provisions of this Code;
- 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 will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat (notwithstanding the foregoing, the Planning Commission may approve such a Tentative Map if an Environmental Impact Report (EIR) was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR);
- E. The design of the subdivision or the type of improvements will not cause serious public health problems; and
- F. 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. (The Planning Commission may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Planning Commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.)

1. The Planning Commission may modify or delete a Condition of Approval recommended in the Department's report, except a Condition required by this Code or the City Engineer related to public health and safety or by the City approved policies and standards. The Planning Commission may add additional requirements as a Condition of its approval.
2. The Planning Commission may require that the subdivider defend, indemnify, and hold harmless the city, its agents, officers, and employees from any claim, action, or proceedings against the City to attack the approval of a subdivision under Government Code Section 66474.9.

Required Findings – Design Review: In accordance with PMC section 18.36.220(B), Design Review approval may be granted only if the Planning Commission can make findings 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 will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
- C. The exterior design and appearance of the structure is not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
- D. The structure is in harmony with proposed developments on land in the general area; and
- E. The application conforms with the criteria set forth in any applicable City adopted Development Review Design Guidelines.

Required Finding – Tree Removal Permit: In accordance with PMC Section 18.84.850(E), Tree Removal Permit approval may be granted only if the applicable decision-making body determines that:

- A. The condition of the tree or trees with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure; or
- B. The burden to the applicant in preserving the tree or trees greatly outweighs the tree's or trees' benefit to the public or environment; or

- C. If part of a development plan, subdivision or other discretionary project, preservation of the tree or trees would severely reduce the scale or feasibility of the development.

Environmental Review: On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP, which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

The RASP EIR analyzed the traffic and other potential impacts of the RASP implementation. The California Environmental Quality Act (CEQA) provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that, if the subsequent activities under review “are consistent with the development densities established by existing zoning, community plan or General Plan for which an EIR was certified,” the agency “shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site...”.

The proposed project is consistent with the residential development intensities established by the RASP and therefore, additional environmental review is not required under CEQA. For the area within the Civic Center subarea of the RASP, the Specific Plan allows up to 230 residential units – 6.58 acres of TODR development (RASP, Table 3.1). Since the adoption of the RASP in 2009, there have been no applications filed with the City of Pittsburg Planning Division to develop within the Civic Center Subarea residentially. The project is within the limitations of the allowable units and area for TODR development and does not require additional environmental review under CEQA.

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.

Public Notice: On or prior to September 16, 2022, notice of the September 27, 2022 public hearing was posted at City Hall, near the project site, and was published in the East Bay Times Newspaper of Contra Costa County; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the Applicant, to the property owner, to owners of property located within 300 feet of the project site, to local service agencies expected to provide services to the building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on the ‘Public Notices’ section of the City’s website, as well as www.nextdoor.com (“Nextdoor”) and was sent directly to all subscribed residents in the

“Power Avenue”, “Harbor & School Street”, “Navy Street”, and “William Way” Nextdoor neighborhoods.

The Public Hearing Notice is included as Attachment 11 of this report.

ANALYSIS:

Staff believes the Planning Commission can make the Major Subdivision, Design Review, and Tree Removal Permit findings required to approve the Civic Station project.

Major Subdivision Findings:

Major Subdivision Finding A: The proposed map is consistent with the General Plan and any applicable Specific Plan, or other applicable provisions of this Code in that the General Plan Land Use Designation is ‘Mixed-Use’ which encourages a range of uses around and accessible to public transit, including residential development. Additionally, the RASP is the applicable Specific Plan to the project site and has designated this parcel as an area intended for Residential Transit Oriented Development. The project would be required to adhere to all City Municipal Code requirements, Development Review Design Guidelines (as adopted by the City Council), as well as all Property Development Regulations, as specified in the applicable Specific Plan.

Major Subdivision Finding B: The site is physically suitable for the type of development in that the existing condition of the site is a partially disturbed parcel in the City that consists of primarily level ground suitable for an infill development project. Furthermore, there are no structures requiring demolition prior to project buildout and offsite improvements to be utilized by the development are already established in the vicinity and in good condition (e.g., sidewalks, curbs, gutters, publicly travelled roadway, etc.).

Major Subdivision Finding C: The site is physically suitable for the proposed density of development in that the project site was included in the RASP Environmental Impact Report (EIR) in 2009 which analyzed the proposal for residential development on this parcel. More specifically, the EIR classified this land as appropriate for future medium-to-high density residential development. Further, the EIR discussed the estimated vehicle trip generation per hour as well as mitigation measures and improvements of which this project would comply with.

Major Subdivision Finding D: 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 (notwithstanding the foregoing, the Planning Commission may approve such a Tentative Map if an Environmental Impact Report (EIR) was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR) in that the project was referred to East Contra Costa County Habitat Conservancy staff to which they responded that the proposed site is exempt from the City’s ECCC HCP/NCCP (East Contra Costa County

Habitat Conservation Plan/Natural Community Conservation Plan) Implementation Ordinance (Ordinance No. 07-1293), as the parcel is mapped as “Urban” landcover. As such, staff does not believe this project has the ability to cause substantial environmental damage or substantially and avoidable injure to fish or wildlife or their habitat. Furthermore, all applicable mitigation measures from the Specific Plan (RASP) governing the project site shall be incorporated into the project development and conditions of approval as necessary and/or required.

Major Subdivision Finding E: The design of the subdivision or the type of improvements will not cause serious public health problems in that all construction that will follow approval of the Major Subdivision would be subject to the current California Green Buildings Standard Code (CGBSC), Title 24, and current Building Codes at time of development – all of which require specific energy-efficiency and sustainability measures to ensure public health is not affected by the development and rather, is improved and/or protected. Additional project improvements include the installation of bicycle racks and small community-use parks to encourage outdoor activity and exercise which will, in turn, benefit the health of future residents on site.

Major Subdivision Finding F: 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 in that the City of Pittsburg will enter into an Agreement with the project-site property owner for use and/or maintenance of the bioretention facility and/or any on-site City utilities.

- a. The Planning Commission may modify or delete a Condition of Approval recommended in the Department’s report, except a Condition required by this Code or the City Engineer related to public health and safety or by the City approved policies and standards. The Planning Commission may add additional requirements as a Condition of its approval.
- b. The Planning Commission may require that the subdivider defend, indemnify, and hold harmless the city, its agents, officers, and employees from any claim, action, or proceedings against the City to attack the approval of a subdivision under Government Code Section 66474.9.

Design Review Findings:

Design Review Finding A: The proposed project would conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it would provide an attractive and modern-looking multi-family residential development exemplifying 360-degree architecture within a highly-landscaped environment that encourages the use of alternative modes of transportation by providing bicycle parking and geographically is relatively close access to the Pittsburg Center BART Station for local commuters.

Design Review Finding B: The project would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that, the project, if approved, would be conditioned to comply with all applicable Building Codes at time of development and to provide the following in order to meet the State noise standard: a) mechanical ventilation; b) windows and glass doors rated STC (Sound Transmission Class) 24 or higher; and c) vent ducts with at least two 90-degree turns.

Design Review Finding C: The proposed project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that adjacent development to the west is also residential which makes this project compatible with surrounding land uses in the area. The proposed projects final buildout will materially appreciate the general area surrounding the project site.

Design Review Finding D: The proposed project would be in harmony with adjacent development in that adjacent development also consist of neutral color schemes and heavily landscaped areas. The proposed multi-family cluster structures have rectangular footprints and varying roof heights. Adjacent developments such as City Hall and Pittsburg Superior Court also have roof heights that vary. In addition to the building height variations, the structures proposed in this development would be three-stories tall. The Pittsburg Superior Court and City Hall are both also three stories in height. The proposed development would have cementitious siding), and well-designed window treatments/accent details, ultimately creating visual appeal in the project area. The proposed development would permit for multi-family residential housing adjacent to an existing developed residential area.

Design Review Finding E: The application conforms with the criteria set forth in the City adopted Development Review Design Guidelines, in that the proposed structure has an articulated entry and similar neutral color pallet as surrounding structures in the vicinity. All Development Review Design Guidelines would be conditioned upon the Applicant, as detailed in the Conditions of Approval document, included as Attachment 12 to this report.

Tree Removal Permit Finding:

As noted in the Arborist Report dated May 6, 2022, the proposed trees for removal have various health, structure, and form related issues, including but not limited to leaning, stunted, dead/dying, and drought/wind stressed. The condition of the tree or trees with respect to their health, structure, and form as detailed in the Arborist's Report warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure. Preserving the trees on site would severely reduce the scale or feasibility of the development.

The full Arborist Report for the project site is included at Attachment 10 of this report.

Protected Trees and Tree Replacement Plan:

PMC Section 18.84.835(F) defines a “protected tree” as any of the following:

1. A California native tree, as identified in the Calflora online database of wild California plants, that measures at least 50 inches in circumference (15.6 inches diameter) at four and one-half feet above grade, regardless of location or health; or
2. A tree of a species other than a California native that measures at least 50 inches in circumference at four and one-half feet above grade and is either on an undeveloped property, located on public property or within the right-of-way, or located on private property and is found to provide benefits to the subject property as well as neighboring properties, subject to determination by the city planner; or
3. A tree required to be planted, relocated, or preserved as a condition of approval of a tree removal permit or other discretionary permit, and/or as environmental mitigation for a discretionary permit.

The project site consists of 51 trees, none of which are native to the State of California. Of the 51 trees on site, six of them are considered protected under PMC Section 18.84.835(F)(2), in that they are a species not native to California, but have a circumference of 50 inches or greater, measured at four and one-half feet above grade. The protected trees, as detailed in the Arborist Report dated May 6, 2022, are identified as tree numbers: 1, 28, 29, 30, 31, and 32. The remaining 45 trees are not considered protected as defined by the PMC and are proposed for removal. The 45 trees to be removed pose a conflict with the proposed development and would reduce the feasibility of the development, in that the trees are in areas that would be affected by proposed grading and construction activities. The proposed project would install 165 new trees, in addition to the six preserved trees with this Discretionary Tree Removal Permit application. In total, the trees on site would shade the development 21%, providing the future residents with privacy and visually interesting foliage. The proposed landscape installation consists of drought tolerant planting and tree species that require a low to moderate amount of water.

As a Condition of Approval for the project and included in Attachment 11 of this report, it would require proper installation, maintenance, and watering of all proposed trees to ensure the same health, structure, and form related issues do not occur.

Development Review Design Guidelines (DRDG), Railroad Avenue Specific Plan (RASP), Pittsburg Municipal Code (PMC) Title 17 and 18 Project Consistency:

The proposed project would conform to the RASP Criteria, City’s DRDGs, and PMC Title 17 and 18, if Conditions of Approval to the project are included in the Resolution

and are adopted by the Planning Commission. The proposed Conditions of Approval to this project are included as Attachment 12 to this report.

ACTION REQUIRED:

Move to adopt a Resolution approving Major Subdivision, Design Review, and Tree Removal Permit Application No. 22-0031, subject to conditions.

ATTACHMENTS:

1. Proposed Resolution
2. Site Photos
3. Map of Surrounding Uses
4. Property Development Regulations Table
5. RASP Architectural and Site Design Criteria Table (ASDC)
6. Development Review Design Guidelines Table (DRDG)
7. Project Architectural Plan Set, dated August 3, 2022
8. Project Landscape Plan Set, dated July 29, 2022
9. Tentative Map for Condominium Purposes, dated July 29, 2022
10. Project Arborist Report, dated May 6, 2022
11. Public Hearing Notice
12. Conditions of Approval (COA)

Prepared by: Kelsey Gunter, Assistant Planner

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Approving a Major Subdivision, Design Review,)
and Tree Removal Permit for “Civic Station”, AP-)
22-0031 (SUBD, DR, TRP) Assessor’s Parcel)
No. 086-100-035)

The Planning Commission DOES RESOLVE as follows:

Section 1. Background

- A. On March 24, 2016, the Successor Agency for the Redevelopment Agency of the City of Pittsburgh and Meadow Creek Group, LLC entered into a Purchase and Sale Agreement and Joint Escrow Instructions concerning Meadow Creek Group, LLC’s acquisition of APN 086-100-035.
- B. On January 6, 2017, DeNova Homes, Inc. (c/o Mike Evans) submitted Application No. AP-17-1215 (PPR) for a Preliminary Plan Review of plans to construct a 271-unit condominium project along the south side of Civic Avenue, between Railroad Avenue and Davi Avenue (APNs: 086-100-035 and -037). The project was placed on hold per request from Applicant and requested the project to be reactivated on April 8, 2022. The project has been reviewed by the Land Use Subcommittee on several occasions. Comments from these meetings have been incorporated into the resubmittal package received April 8, 2022.
- C. On April 8, 2022, DeNova Homes, Inc. (c/o Kerri Watt) submitted Application No. AP-22-0031 (SUBD, DR, TRP) requesting approval of a Major Subdivision, Design Review, and Tree Removal Permit application, with plans to construct an 81-unit condominium project along the south side of Civic Avenue, between Center Drive and Davi Avenue (APN: 086-100-035).
- D. The Project is governed by the Pittsburgh General Plan, Railroad Avenue Specific Plan (RASP), Pittsburgh Municipal Code (PMC) Title 18 (“Zoning”), Title 17 (“Subdivisions”), and the City of Pittsburgh Development Review Design Guidelines (DRDG; Planning Commission Resolution No. 9864).
- E. The Project is subject to the California Environmental Quality Act (CEQA), and the State CEQA Guidelines (Public Resources Code section 21080). On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP, which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

- F. The RASP EIR analyzed the physical impacts of RASP implementation, which includes the Project site. CEQA provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that if the subsequent activities under review “are consistent with the development densities established by existing zoning, community plan or general plan for which an EIR was certified,” the agency “shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site...”. The Project is consistent with the General Plan and RASP and therefore, additional environmental review is not required under CEQA.
- G. PMC section 17.20.060(C) specifies that Tentative Map (Major Subdivision) approval may be granted only if the Planning Commission can make the following required findings: (Government Code Sections 66473.5, 66474, 66474.5.)
1. The proposed map is consistent with the General Plan and any applicable Specific Plan, or other applicable provisions of this Code;
 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 (notwithstanding the foregoing, the Planning Commission may approve such a Tentative Map if an Environmental Impact Report (EIR) was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR);
 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. (The Planning Commission may approve a map if it finds that alternative easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the Planning Commission to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.)

- a. The Planning Commission may modify or delete a Condition of Approval recommended in the Department's report, except a Condition required by this Code or the City Engineer related to public health and safety or by the City approved policies and standards. The Planning Commission may add additional requirements as a Condition of its approval.
 - b. The Planning Commission may require that the subdivider defend, indemnify, and hold harmless the city, its agents, officers, and employees from any claim, action, or proceedings against the City to attack the approval of a subdivision under Government Code Section 66474.9.
- H. PMC section 18.36.220(B) specifies that the following findings must be made before approval of a Design Review. The Planning Commission may grant approval of a Design Review application if the proposed structures:
 1. 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;
 2. will be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable;
 3. exterior design and appearance are not of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value;
 4. are in harmony with proposed developments on land in the general area; and
 5. conform with the criteria set forth in any applicable City adopted Development Review Design Guidelines (DRDG).
- I. PMC Section 18.84.850(E) specifies that one of the following findings must be made before approval of a Tree Removal Permit. The Planning Commission may grant approval of a Tree Removal Permit if one of the following findings can be made:
 1. The condition of the tree or trees with respect to disease, danger of falling and the potential for endangering other nearby trees warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure; or
 2. The burden to the applicant in preserving the tree or trees greatly outweighs the tree's or trees' benefit to the public or environment; or
 3. If part of a Development Plan, Subdivision or other Discretionary Project, preservation of the tree or trees would severely reduce the scale or feasibility of the development.

- J. On or prior to September 16, 2022, notice of the September 27, 2022, public hearing was published in the newspaper, posted at City Hall, near the Project site, and on the 'Public Notices' section of the City's website; was delivered for posting at the Pittsburg Library; and was mailed via first class or electronic mail to the Developer, 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 building, and to individuals who had previously filed written request for such notice, in accordance with Pittsburg Municipal Code (PMC) section 18.14.010 and Government Code section 65091. The notice was also posted on www.nextdoor.com ("Nextdoor") and was sent directly to all subscribed residents in the "Power Avenue", "Harbor & School Street", "Navy Street", and "William Way" Nextdoor neighborhoods.
- K. On September 27, 2022, the Planning Commission held a public hearing on Planning Application No. 22-0031, at which time oral and/or written testimony was considered.
- L. Based on the Planning Commission Staff Report entitled, "Consideration of a Resolution Approving a Major Subdivision, Design Review, and Tree Removal Permit for Civic Station, AP-22-0031 (SUBD, DR, TRP)" dated September 27, 2022, all the information contained in the Planning Division files on this project, incorporated here by reference and available for review in the Planning Division located at 65 Civic Avenue, and based on evidence presented to the Planning Commission on September 27, 2022, the Planning Commission finds that:
 - 1. All recitals above are true and correct and are incorporated herein by reference.
 - 2. The proposed development will satisfy the findings required in Section 2 of this Resolution.

Section 2. Findings

Major Subdivision Findings:

- 1. Major Subdivision Finding A: The proposed map is consistent with the General Plan and any applicable Specific Plan, or other applicable provisions of this Code in that the General Plan Land Use Designation is 'Mixed-Use' which encourages a range of uses around and accessible to public transit, including residential development. Additionally, the RASP is the applicable Specific Plan to the project site and has designated this parcel as an area intended for Residential Transit Oriented Development, which is precisely what this project is proposing. The project would be required to adhere to all City Municipal Code requirements, Development Review Design Guidelines (as adopted by the City Council), as well as all Property Development Regulations, as specified in the applicable Specific Plan.
- 2. Major Subdivision Finding B: The site is physically suitable for the type of development in that the existing condition of the site is a vacant and underutilized

parcel in the City that consists of primarily level ground suitable for an infill development project. Furthermore, there are no structures requiring demolition prior to project buildout and offsite improvements to be utilized by the development are already established in the vicinity and in good condition (e.g., sidewalks, curbs, gutters, publicly travelled roadway, etc.).

3. Major Subdivision Finding C: The site is physically suitable for the proposed density of development in that the project site was included in an Environmental Impact Report (EIR) in 2009 which analyzed the proposal for residential development on this parcel. More specifically, the EIR classified this land as appropriate for future medium-to-high density residential development. Further, the EIR discussed the estimated vehicle trip generation per hour as well as mitigation measures and improvements of which this project would comply with.
4. Major Subdivision Finding D: 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 (notwithstanding the foregoing, the Planning Commission may approve such a Tentative Map if an Environmental Impact Report (EIR) was prepared with respect to the project and a finding was made that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the EIR) in that the project was referred to East Contra Costa County Habitat Conservancy staff to which they responded that the proposed site is exempt from the City's ECCC HCP/NCCP (East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan) Implementation Ordinance (Ordinance No. 07-1293), as the parcel is mapped as "Urban" landcover. As such, staff does not believe this project has the ability to cause substantial environmental damage or substantially and avoidable injure to fish or wildlife or their habitat. Furthermore, all applicable mitigation measures from the Specific Plan (RASP) governing the project site shall be incorporated into the project development as necessary and/or required.
5. Major Subdivision Finding E: The design of the subdivision or the type of improvements will not cause serious public health problems in that all construction that will follow approval of the Major Subdivision would be subject to the current California Green Buildings Standard Code (CGBSC), Title 24, and current Building Codes at time of development – all of which require specific energy-efficiency and sustainability measures to ensure public health is not affected by the development and rather, is improved and/or protected. Additional project improvements include the installation of bicycle racks and small community-use parks to encourage outdoor activity and exercise which will, in turn, benefit the health of future residents on site.
6. Major Subdivision Finding F: 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 in that the City

of Pittsburg will enter into an Agreement with the project-site property owner for use and/or maintenance of the bioretention facility and/or any on-site City utilities.

7. The Planning Commission may modify or delete a Condition of Approval recommended in the Department's report, except a Condition required by this Code or the City Engineer related to public health and safety or by the City approved policies and standards. The Planning Commission may add additional requirements as a Condition of its approval.
8. The Planning Commission may require that the subdivider defend, indemnify, and hold harmless the city, its agents, officers, and employees from any claim, action, or proceedings against the City to attack the approval of a subdivision under Government Code Section 66474.9.

Design Review Findings:

9. Design Review Finding A: The proposed project would conform with good taste, good design and in general would contribute to the character and image of the City as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high-quality, in that it would provide an attractive and modern-looking multi-family residential development exemplifying 360-degree architecture within a highly-landscaped environment that encourages the use of alternative modes of transportation by providing bicycle parking and geographically is relatively close access to the Pittsburg Center BART Station for local commuters.
10. Design Review Finding B: The project would be protected against exterior and interior noise, vibrations and other factors that may tend to make the environment less desirable, in that, the project, if approved, would be conditioned to comply with all applicable Building Codes at time of development and to provide the following in order to meet the State noise standard: a) mechanical ventilation; b) windows and glass doors rated STC (Sound Transmission Class) 24 or higher; and c) vent ducts with at least two 90-degree turns.
11. Design Review Finding C: The proposed project would not be of inferior quality as to cause the nature of the neighborhood to materially depreciate in appearance and value in that adjacent development to the west is also residential which makes this project compatible with surrounding land uses in the area. The proposed project has the opportunity to raise property values of those in the vicinity and bring in additional development that will materially appreciate the general area surrounding the project site.
12. Design Review Finding D: The proposed project would be in harmony with adjacent development in that adjacent development also consist of neutral color schemes and heavily landscaped areas. The proposed multifamily cluster structures have rectangular footprints and varying roof heights. Adjacent developments such as City Hall and Pittsburg Superior Court also have roof heights that vary. In addition to the building height variations, the structures

proposed in this development would be three-stories tall. The Pittsburgh Superior Court and City Hall are both also three stories in height. The proposed development would have cementitious siding (as does the Courthouse), and well-designed window treatments/accent details, ultimately creating visual appeal in the project area. The proposed development would permit multifamily residential housing adjacent to an existing developed residential area.

13. Design Review Finding E: The application conforms with the criteria set forth in any applicable City adopted Development Review Design Guidelines, in that the proposed structure has an articulated entry and similar neutral color pallet as surrounding structures in the vicinity. All Development Review Design Guidelines that the project does not meet would be conditioned upon the Developer, as detailed in the Conditions of Approval document, included as Attachment 12 to the Staff Report

Tree Removal Permit Findings:

14. As noted in the Arborist Report dated May 6, 2022, the proposed trees for removal have various health, structure, and form related issues, including but not limited to leaning, stunted, dead/dying, and drought/wind stressed. The condition of the tree or trees with respect to their health, structure, and form as detailed in the Arborist's Report warrants removal and such condition represents a risk to public health and safety and cannot be reasonably remedied through less drastic measure. Preserving the trees on site would severely reduce the scale or feasibility of the development.

The full Arborist Report for the project site is included at Attachment 10 of the Staff Report.

- A. The staff report entitled, “, Approving a Major Subdivision, Design Review, and Tree Removal Permit for “Civic Station”, AP-22-0031 (SUBD, DR, TRP) dated September 27, 2022, is referenced hereto as additional support for the findings.

Section 3. Decision

Based on the findings set forth above, this Planning Commission hereby approves Planning Application No. 22-0031, subject to the following conditions:

1. Please see Attachment 12 of the Staff Report for Conditions of Approval to the proposed project.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner _____, seconded by _____, the foregoing resolution was passed and adopted the 27th day of September 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 September 27, 2022.

JOHN L. FUNDERBURG III, SECRETARY
PITTSBURG PLANNING COMMISSION

AP-22-0031 (SUBD, DR, TRP)
Attachment 2 – Site Photos



Existing flag poles along south side of project site boundary – to be removed and relocated to front of City Hall (location to be determined by City Manager).



View of project site looking north.

AP-22-0031 (SUBD, DR, TRP)
Attachment 2 – Site Photos



Existing walkway on site, boundary between City property and proposed project development property. Walkway to remain in place. Benches to be removed and upgrades ones to be installed (one for one) as part of the development.

AP-22-0031 (SUBD, DR, TRP)
Attachment 2 – Site Photos



View of project site looking south (from center median on Civic Avenue).



Existing terrain of site (low lying grasses) – looking south.



Existing walkway through middle of project site. To be removed as part of development.



View of project site boundary along Davi Avenue.

AP-22-0031 (SUBD, DR, TRP)
Attachment 2 – Site Photos

View of project site boundary (along Civic Avenue).



View of project site boundary (along Center Drive).



View of project site looking north - view from open space area between City Hall and Project Site. (walkway to remain)

AP-22-0031 (SUBD, DR, TRP)
Attachment 2 – Site Photos



View of project site looking west.



View of project site looking west.

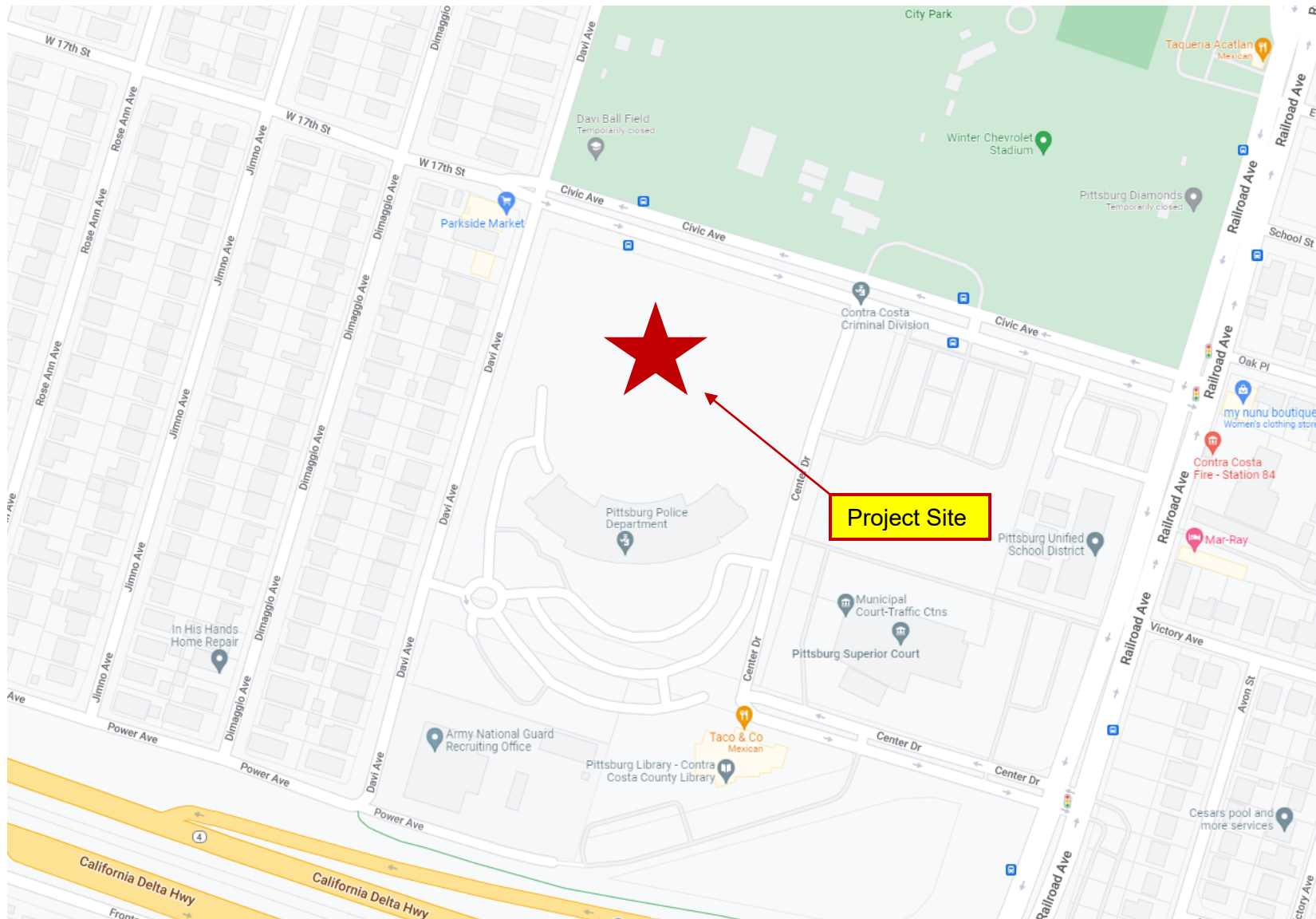


View of project site looking south.



View of project site looking south.

Attachment 3
AP-22-0031 (SUBD, DR, TRP) Map of Surrounding Uses



(North: City Park, East: Pittsburg Unified School District Offices, South: City Hall, West: Residential Subdivision, Parkside Market [grocery])

Attachment 4
Property Development Regulations Table
Civic Station AP-22-0031 (SUBD, DR, TRP)

Development Regulations for Transit Oriented Development Residential (TOD-R) District*	Requirement:	Proposed Project:
Maximum Height	25' Minimum and 45' Maximum	36'
Maximum Density (per acre)	20 Dwelling Units Minimum and 50 Dwelling Units Maximum	35.5 Dwelling Units per Acre (81 units divided by site area of 2.28 acres)
Front Yard Setback	0' – 15'	5'
Side Setback	0' – 5'	5'
Rear Setback	0' – 10'	4'
Minimum Site Landscaping 10% of total lot area to be landscaped.	9,931.7 sq. ft. (10% of 99,317 sq. ft. [site area])	31,816 sq. ft. (32%) landscaped, 21% of site shaded by trees
Minimum Automobile Parking Minimum of one space per residential unit.	Minimum of 81 spaces	119 spaces (38 two-car garages, and 43 one-car garages)
Minimum Bicycle Parking Minimum of one bicycle parking space per 2,500 square feet of gross building area.	68 bicycle parking spaces required per RASP. DRDG Requires 2 per garage.	162 bicycle parking spaces within the garages (2 per garage) and 24 throughout the development for a total of 186 bicycle parking spaces.

The project site is located within the Railroad Avenue Specific Plan (RASP) PD (Planned Development, Ordinance No. 09-1319) District, and has a RASP land use designation of Transit Oriented Development- Residential (TOD-R). The RASP states that the property development regulations for the TOD-R land use designation shall follow Chapter 4.4 (Development Standards) of the RASP.

Attachment 5
RASP Architectural and Site Design Criteria (ASDC) Table
Civic Station; AP-22-0031 (SUBD, DR, TRP)

ASDC Criteria No.	Meets Criteria?
1: Maximize the number of units and building entries fronting the street.	Yes. The proposed project has residential units along Civic, Center, and Davi with building entries fronting the street. Vehicular access is proposed through the garage, not visible from the Public Right of Way.
2: Orient building and store entrances to the street with maximized storefront transparency through inclusion of windows, doors, or outdoor areas incorporated into the structure.	Yes. Street-front entry proposed. The fronts of the proposed structures are architecturally treated with windows, window treatments, and doors.
3: There shall be at least 70% transparency for ground level retail uses and a minimum of 60% transparency for ground level office uses.	Not Applicable. This criterion applies to ground level retail and office uses. The proposed project only includes residential uses.
4: Emphasize the primary entry of buildings (e.g. Entrance lobby) with special architectural elements.	Yes. The primary entry of the residential units is proposed to be an accent color to create contrast. Additionally, entryways are enhanced by being inset into the design, covered by porches on the second story.
5: All building facades, including parking garages, facing public rights-of-way shall engage the pedestrian through well-articulated building facades by incorporating elements such as cornices, lintels, sills, awnings, fenestration, varied materials and colors, columns and other architectural elements and features.	Conditionally. Attractive exteriors would be provided on all four sides of the building. Consistent design elements, materials, colors, and landscaping would be used throughout the project to create a visually cohesive development. A Condition of Approval on the project would condition the Developer to ensure 360-degree architecture is installed, as proposed on the architectural plan set dated August 3, 2022.
6: Residential buildings shall incorporate porches, stoops, and balconies to provide variation on all elevations.	Yes. The Developer is proposing front porches along all street sides and each unit will have an outdoor private balcony/patio space. This balcony/patio will have decorative metal screening along all street frontages, and an option for wooden screening on buildings 6 and 9 on the tentative map plan set dated July 29, 2022.
7: Prohibit expanses of blank wall in excess of 10-feet along any portion of a building visible from public right-of-way or a parking facility. Where this is necessary due to interior layout of the building, the structure shall contain a mural, display, window box or other decorative element to break up the massing.	Conditionally. The sides of the building would contain some blank walls; however, the visual impact of those walls would be reduced through incorporation of landscaping or attached awnings, ultimately creating 360-degree architecture.
8: Use varied materials, forms, and colors on buildings to provide visual interest to break up the massing of the structures and to provide visual interest to pedestrians.	Yes. The proposed development includes various materials on the exterior façade of the proposed structures which will ultimately create visual interest to pedestrians.

9: Step back upper stories of buildings over three stories in height to mask building height and reduce massing on the street level.	Not applicable. The proposed project does not exceed three stories in height.
10: Articulate front facades with windows, both along the ground floor and upper residential floors. Carry all exterior materials including veneer, finishes or materials utilized on the front of the structure around to all sides of the buildings.	Conditionally. See comment under ASDC Criterion No. 5.
11: Incorporate outdoor stairs, railings, fences, gates, and other outdoor utilitarian elements that are decorative, painted or stained, composed of high-quality materials, and architecturally compatible with the structure to which they are accessory.	Conditionally. The outdoor utilitarian elements will be designed as to complement the proposed development, will be painted or stained, and composed of high-quality materials.
12: Incorporate variations in building elements including roof silhouettes, fenestration patterns and colors in adjoining residential units.	No. Applicant and City Staff discussed this criterion and creating varying roof heights pursuant to the City's Development Review Design Guidelines Section 3(C), which states, varying roof heights shall be incorporated for all projects with three or more buildings proposed. Varying roof heights is not an option for this project due to Contra Costa County Fire Protection District constraints regarding servicing structures over 30 feet in height.
13: In areas classified Business Commercial, encourage the use of steel and corrugated metal as an accent material to define lintels, create awnings and enhance roof form. Wood and stucco should be used sparingly within industrial areas.	Not applicable. This criterion does not apply because the project site does not have a RASP land use designation of Business Commercial.
14: All developments must provide a trash enclosure in accordance with Title 18 of the PMC. Shared trash enclosures are encouraged among adjacent uses provided that the enclosure is sized appropriately to handle the refuse and recycling needs of all uses.	Conditionally. The final design and locations of the trash enclosures shall be subject to approval by the City Planner, shall meet the requirements of the PMC and shall be sized to ensure compliance with requirements of SB 1383 of 2016 (three total bins required – refuse, recyclables, organics – in addition to the grease trap), shall comply with Appendix 2 of the City's DRDG regarding trash enclosures, and comply with all Mount Diablo Resource Recovery Conditions of Approval.
15: Locate all utilities, utility boxes or equipment underground or on the roof and screened from view.	Conditionally. To satisfy this criterion, staff recommends the Commission adopt a condition of approval requiring all air conditioning units, utility boxes, transformers, backflow preventers, meters, and junction boxes be substantially screened from public view using a block or retaining wall screen, wood/architectural screen,

	or dense landscaping screen consistent with Appendix 1 of the City of Pittsburgh's DRDGs.
16: Parking garages shall be developed as mixed-use structures with ground floor frontage along heavily utilized pedestrian pathways devoted to commercial uses.	Not applicable. This criterion does not apply because the project does not involve a parking garage. Private parking is proposed for each unit in the residential development.
17: Private developments in the Transit Village and Civic Center sub-areas shall include publicly accessible greenways, trails and paths for pedestrians and bicyclists in accordance with the land use and circulation plans set forth in the Specific Plan.	Yes. The proposed project would be subject to the City's Engineering staff's requirements for contribution to future bike pathways and sidewalk improvements. Additionally, the project will not remove the existing public trail located on the southern edge of the project site. The trail would remain operable and available for use by all citizens, not just those residing in the private residential development.
18: Public bicycle parking lockers shall be installed on the ground floor of parking garages at a ratio of one bicycle parking locker per 50 parking spaces.	Conditionally. The proposed project does not include a public parking garage. However, the proposed project would be conditioned to include private bicycle parking (2' x 6') in each garage with the option for electric bicycle parking (Development Review Design Guidelines [DRDG] Section g[a][5]). Further, the project would be conditioned to be consistent with the RASP (TOD-R, pg. 88) and must provide one bicycle parking space for every 2,500 square feet of gross building area.
19: Utilize ecologically conscious designs that include natural light, shade, and energy efficient materials.	Conditionally. The project, if approved, would be subject to all CALGreen Codes of 2019 as well as current Building and Fire Codes for site sustainability.
20: Projects should include sustainable site and building design elements such as improved insulation, operable windows, energy efficient lighting and appliances, solar energy sources built into the development, natural ventilation and permeable paving materials.	
21: The ground floor of live-work lofts shall not be used exclusively for storage of materials.	Not applicable. This criterion does not apply because the project does not involve a live-work use.
22: Residential developments located within 500 feet of a travel lane on State Route 4 shall have central heating, ventilation, and air conditioning (HVAC) systems with high efficiency filters. Air intake systems for the HVAC systems shall be located as far away from the roadway as possible and shall include an ongoing HVAC maintenance plan.	Not applicable. This criterion does not apply because the project is not located within 500 feet of a travel lane on State Route 4. Nevertheless, staff recommends the Commission adopt a condition of approval requiring that high efficiency air filters be installed throughout the heating, ventilation, and air conditioning systems for all buildings.
23: All residential projects must comply with development standards and amenities	Not applicable. This criterion does not apply because the project is located within the Railroad

applicable to all multi-family residential and senior projects set forth in Chapter 18.50, Residential Districts, of the PMC unless otherwise specified within the Specific Plan.	Avenue Specific Plan and these standards supersede those standards included in Chapter 18.50.
24: All fences in the Transit Village, Civic Center, High School Village, Industrial/Mixed Use and Railroad Avenue Retail Corridor shall comply with the height standards for commercial and residential uses (where applicable) set forth in Chapter 18.84, Special Land Use Regulations Applicable to Specific Uses, in the PMC. Wrought iron and wood fencing is encouraged in these sub-areas. Chain-link fencing is permitted at the discretion of the City Planner and must be vinyl clad in a dark color material with winged slats. Razor wire and barbed wire are not permitted within any of these sub-areas.	Yes. Wrought iron and wooden fencing is proposed as part of this development.
25: All accessory structures and accessory dwelling units must comply with applicable standards set forth in Title 18 of the PMC.	Not applicable. There are no accessory dwelling units or structures proposed or required as part of the project.
26: Greenways, trails, and paths for pedestrians and bicyclists that are incorporated into site design and development shall not be fenced, gated or hidden by the wall of a building in such a manner to eliminate the visual connection from the street, public right-of-way, and/or buildings and the greenway, trail and/or path. Structures adjacent to greenways, trails and/or paths shall incorporate balconies and windows to overlook the paths, and all effort shall be made to allow visual connections through and along the paths.	Yes. Construction of the project would not result in visual obstruction of an existing or proposed trail or pathway.

Attachment 6
Development Review Design Guidelines
Civic Station, AP-22-0031 (SUBD, DR, TRP)

Design Review Guideline	Meets Guideline?
Section III: Multi-Residential	
3.a: A/C Units should be substantially screened from view by way of permanent screen or appropriately sized plant material.	Yes. Proposed A/C screens are proposed to be permanently screened with a fence. The fencing would be surrounded by landscaping.
3.b: Detached carports and/or garages should have the same roof material and roof pitch as the main dwelling units.	Not applicable. The project does not propose detached carports or garages.
3.c: Projects with many buildings (greater than three) should provide a variety of building sizes and masses resulting in varying elevations from a streetscape perspective.	Yes. The proposed project has varying building sizes. No. Varying roof heights is not an option for this project due to Contra Costa County Fire Protection District constraints regarding services structures over 30 feet in height.
3.d: Bus stops should share same architectural theme as that of the dwelling units.	Not applicable. The proposed bus stop does not include a bench or shelter and therefore does not have an architectural theme.
3.e: Parking lots should not dominate area adjacent to public streets. Structures and parking should be interspersed creating pockets of parking and variety from a streetscape point of view.	Not applicable. There are no parking lots proposed with this development.
3.f: Trash enclosures should include area for collection of recyclables.	Conditionally. A Condition of Approval to the project would require the applicant to comply with PMC Title 18, Development Review Design Guidelines, Mount Diablo Resource Recovery, and Senate Bill 1383 of 2016.
3.g: Locate covered walkways in areas near dwelling unit entries and in areas where large expanses of walkways exist.	Not applicable. Proposed porches attached to each unit will cover the entryway to each unit. There are no walkways proposed within the project other than the drive aisles.

Section II. Neighborhood / Subdivision Design	
2.a: Subdivision entry monuments should be provided on new major subdivisions, neighborhoods, or villages, if appropriate.	Not applicable. Provided the project is a multi-family establishment, an entry monument is not proposed or appropriate.
2.b: Perimeter wall and/or sound wall pilasters should not be greater than 50 feet on center.	Not applicable. There are no sound walls proposed within the development. Further, the proposed masonry wall along the south side of Building 5 is proposed to have wooden fencing atop it, therefore eliminating the requirement or feasibility of a wall cap.
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.	Not applicable. There are no retaining walls proposed as part of the development.
2.f: Masonry or sound walls should be staggered when adjacent to public right of ways.	Not applicable. 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.	Not applicable. The proposed project is a multi-family development with eleven three-story structures.
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, fencing, 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.	Not applicable. The site is relatively flat and will not require fences/walls at top-down slope banks.

2.j: Dwelling unit driveways should align with on-coming street at three-way intersections when possible.	Not applicable. The development does not include any three-way intersections. Further, the proposed development does not include dwelling units, rather cluster structures containing 6 to 9 units each.
2.k: Existing trees which have greater than a nine (9) inch trunk caliper should be incorporated into the design of project.	Conditionally. There are several protected trees within the project site, as defined by PMC Title 18. A Condition of Approval would be included regarding tree replacement and tree preservation measures.
2.l: Landscaped portions of setbacks, excluding sidewalk along public streets, should not be less than the height of the fence or sound wall.	Yes. Landscaped portions of front and street 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.	Conditionally. A Condition of Approval to the project would require a minimum landscape strip of three feet in width, between the curbs.
2.n: Subdivision perimeter walls should be minimized. Install wrought iron fencing at open end of cul-de-sacs, parks and open space.	Yes. While there are no cul-de-sacs or subdivision perimeter walls proposed within the development, private parks/open space is proposed and will be fenced with a wooden-look, concrete, 2-rail fence about 42" in height ("typical").
Section VI. Green Building Design Guideline	
6.A.1: Solar energy systems should be an option to the homebuyer by the builder.	Conditionally & California State Law. California Solar Mandate which took effect in January of 2020 mandates solar on all new construction. A Condition of Approval would note this.
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.	

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. (See note on 6.A.1 and 6.A.2) 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.
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 Title 18.
6.A.5: Secure and convenient storage for at least two bicycles should be provided.	Yes. The project would provide a 2' x 6' space dedicated to bicycle parking for a minimum of two bicycle parking spaces. An electrical outlet is proposed for installation nearby or within the dedicated bicycle parking space to allow for electric bicycle charging. Additionally, the developer plans to offer one wall-mounted bicycle rack per unit in the "Welcome Package" to all new residents. Installation of this rack would likely be within the garage and would provide secure bicycle 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.	Not Applicable. Streetlights that light the public Right of Way along Davi Avenue, Civic Avenue, and Center Street are not proposed as part of the development project. However, the interior private streets will be lit as Conditioned by the City of Pittsburg's Transportation Engineering Division. As a Condition of Approval, the Developer will provide a photometric graph and table to determine the appropriate streetlight spacing for the project. Further, trees are not proposed to be located within the private drive aisles throughout the project site.
6.B.3: Subdivisions should be designed to maximize potential solar energy generation	Yes. The proposed project is conditioned to provide solar panels which will yield solar energy generation.
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.	Yes. The proposed project is adjacent to existing vegetated open space. The open space includes a walking trail. These accommodations are for public use which the new residents also have the opportunity to enjoy.

6.B.5: Vehicular Connectivity: Local streets should form a well-connected network that provides for safe, direct, and convenient vehicular access.	Yes. The project is bounded by three public, local streets. The proposed project intends to provide three points of access to the public streets as part of the development project (one off Civic, one off Center, and one off Davi).
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. There are existing sidewalks and bike lanes surrounding the project site. Additionally, the project site is located in close proximity to the Delta De Anza Trail.
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.	Not applicable. The project does not allow curbside parking.

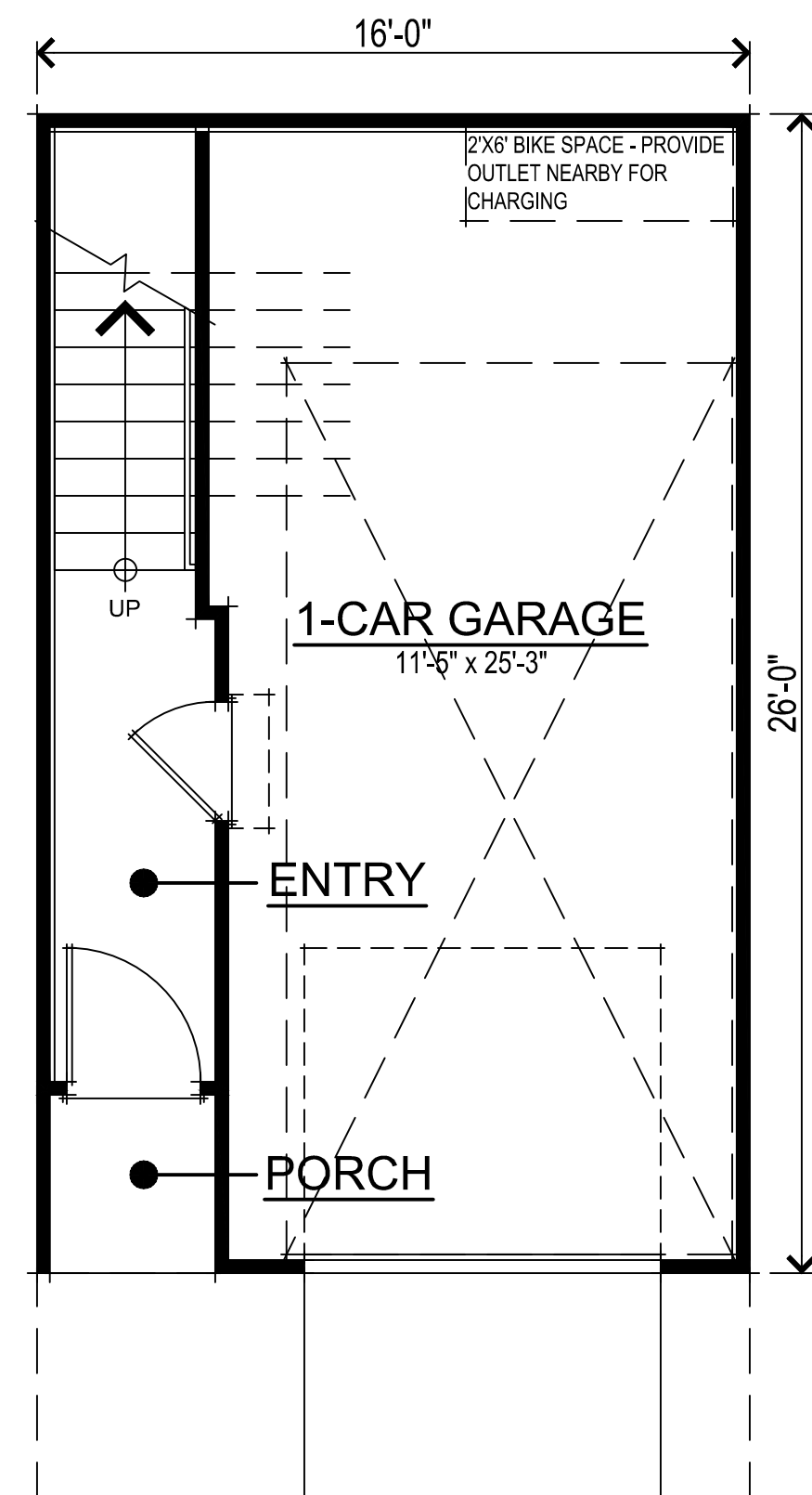
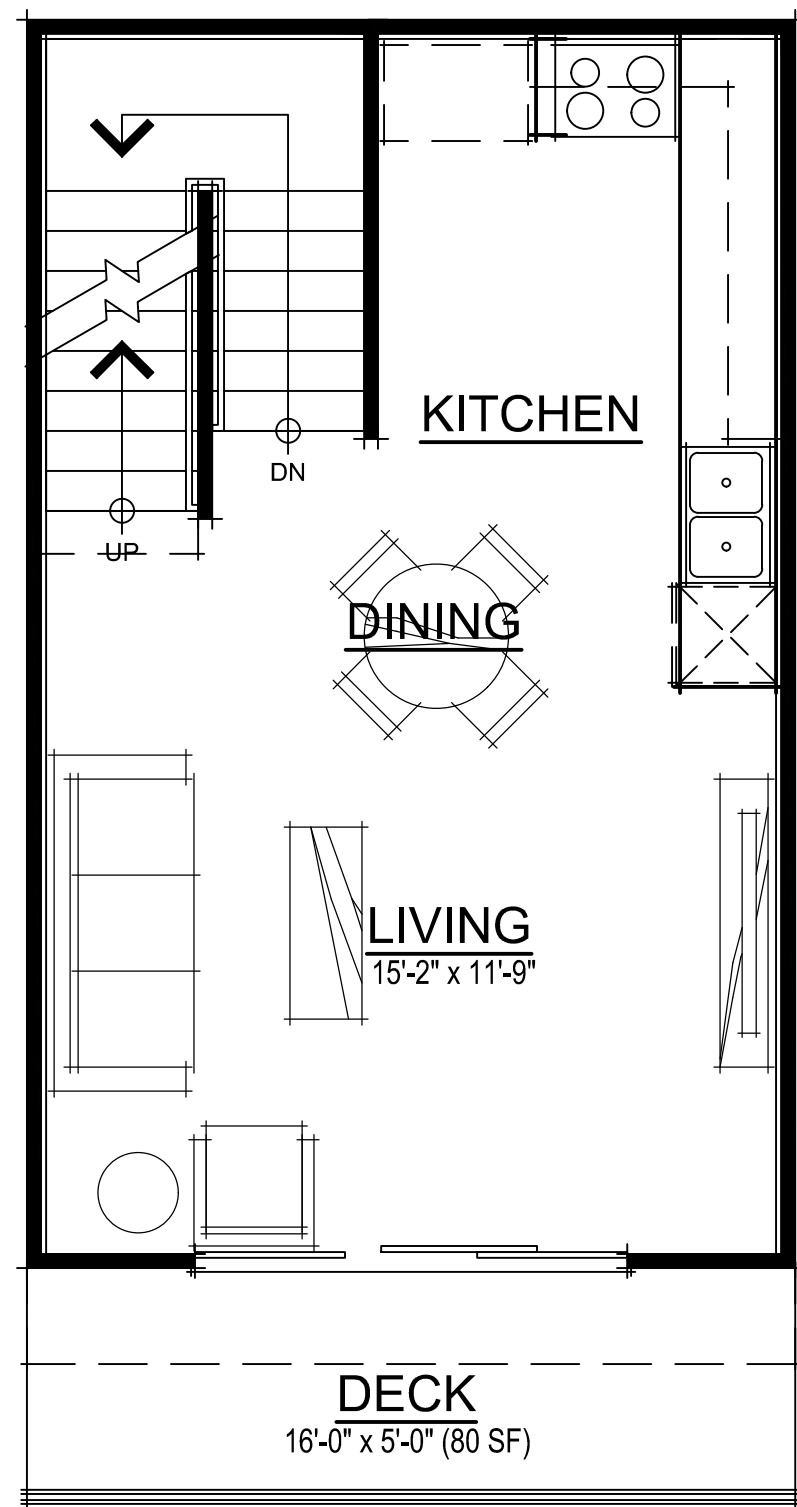
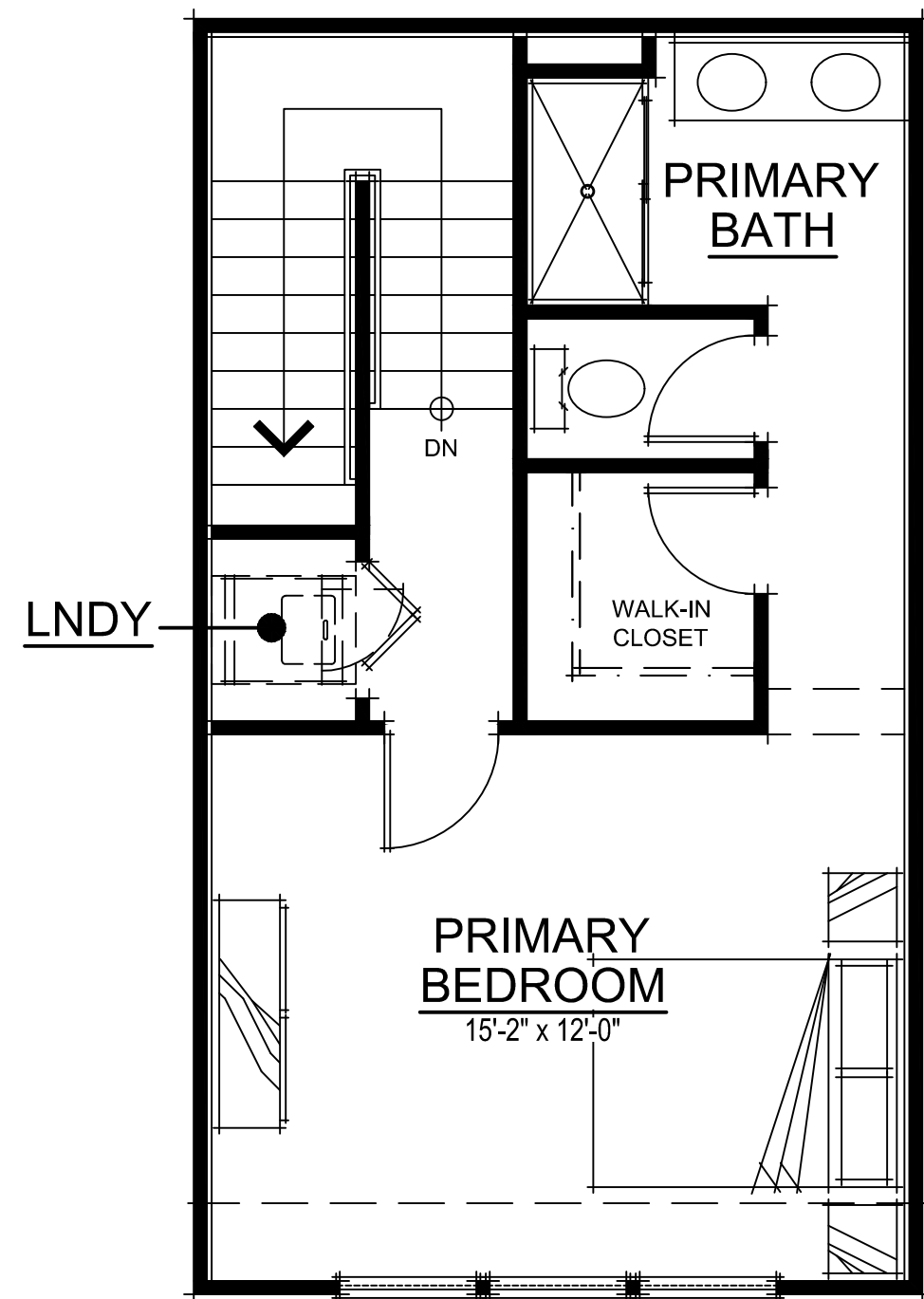
CIVIC STATION

PITTSBURG, CA

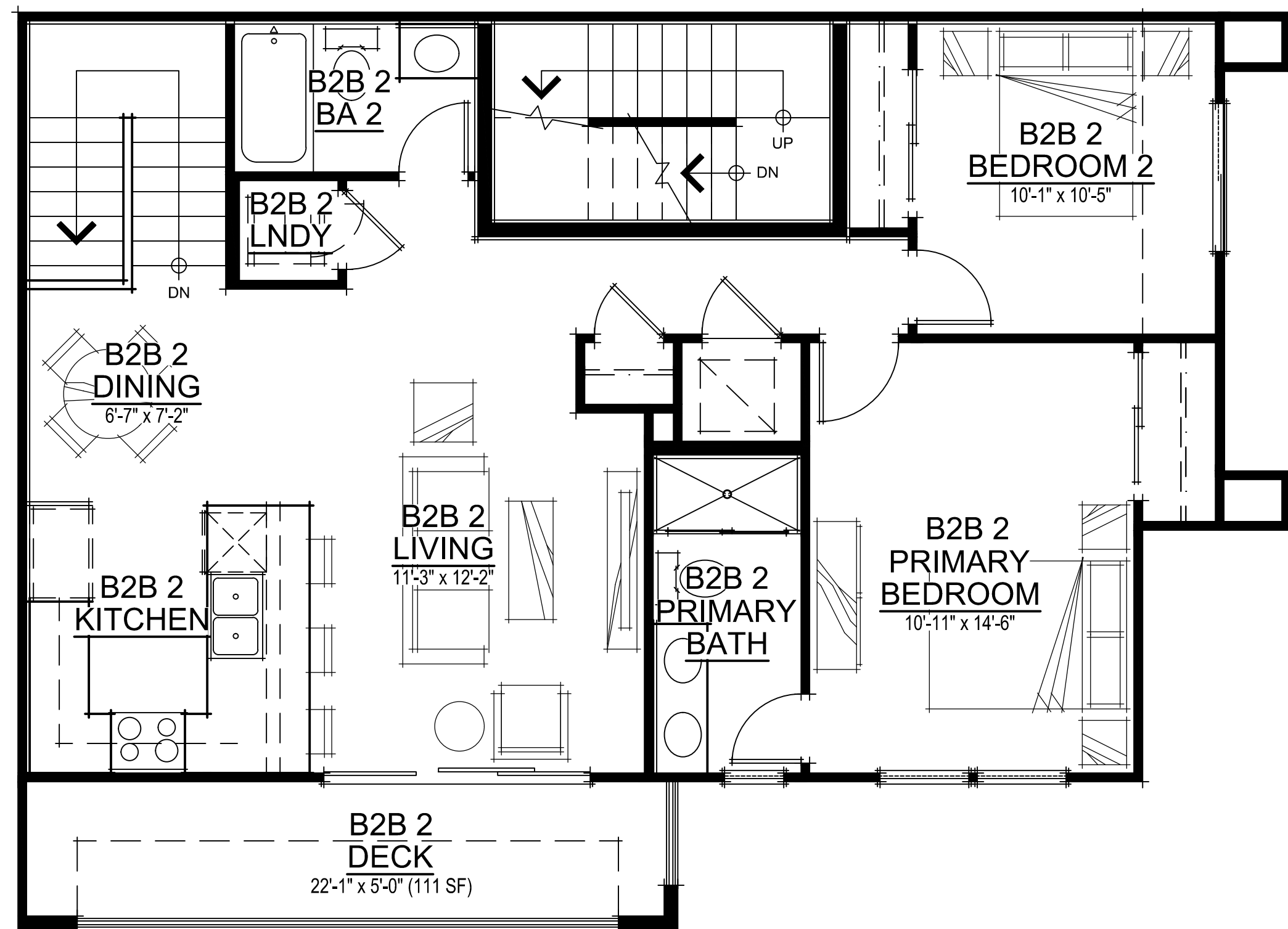
AUGUST 3, 2022

PROJECT SQUARE FOOTAGES	
SITE	99,141
TOTAL LIVING	90,973
TOTAL BUILDING (LIVING+GARAGE+DECK)	130,184
FAR (LIVING ONLY)	0.92
FAR (GROSS BUILDING)	1.31



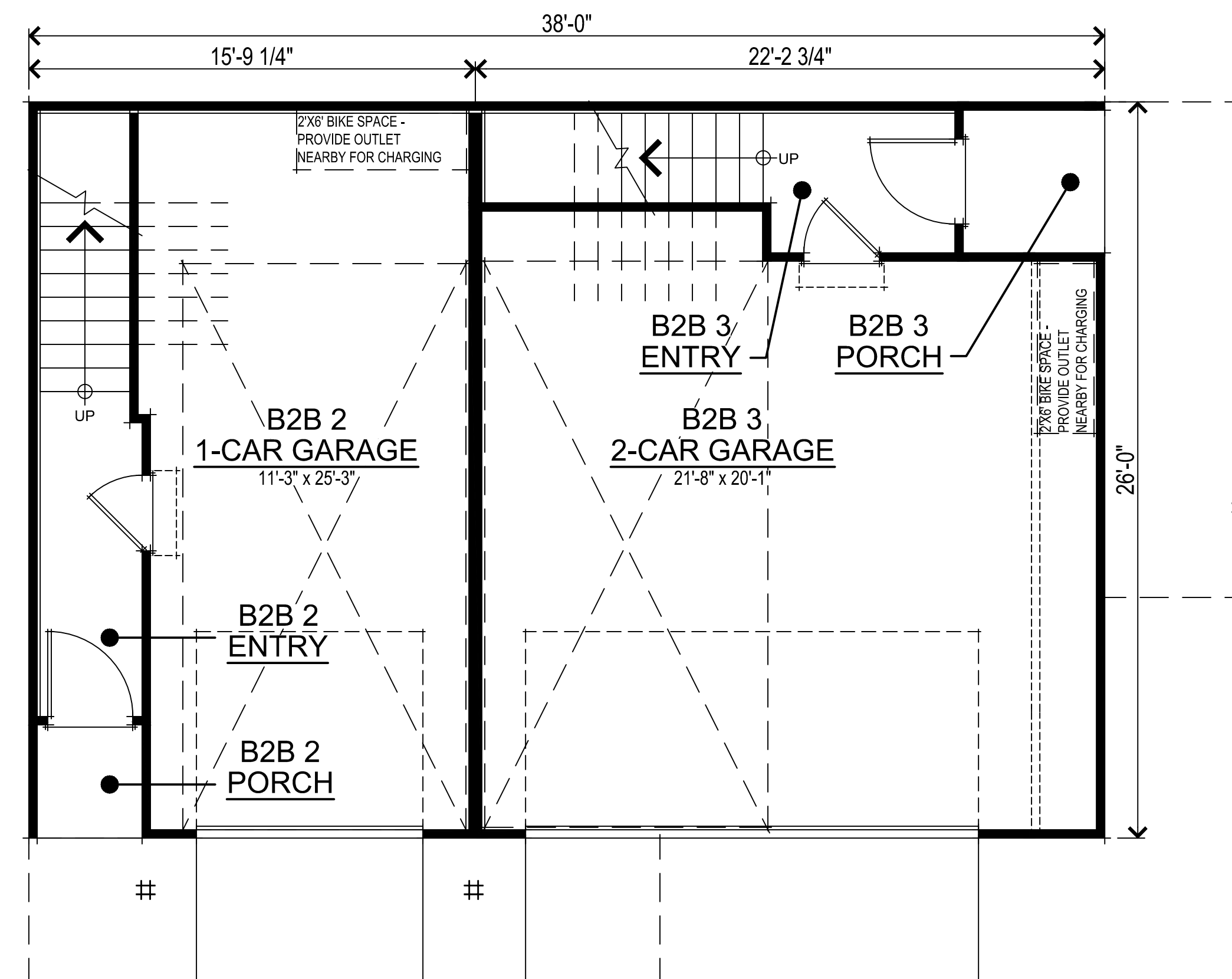


SQUARE FOOTAGES	
FIRST FLOOR	91 SQ. FT.
SECOND FLOOR	419 SQ. FT.
THIRD FLOOR	381 SQ. FT.
TOTAL LIVING	891 SQ. FT.
1-CAR GARAGE	311 SQ. FT.
DECK	80 SQ. FT.



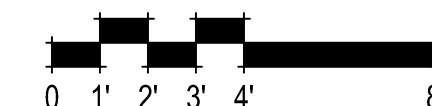
SECOND FLOOR PLAN

B2B 2 SQUARE FOOTAGES	
B2B-2 FIRST FLOOR	91 SQ. FT.
B2B-2 SECOND FLOOR	917 SQ. FT.
B2B-2 TOTAL LIVING	1008 SQ. FT.
B2B-2 1-CAR GARAGE	305 SQ. FT.
B2B-2 DECK	111 SQ. FT.



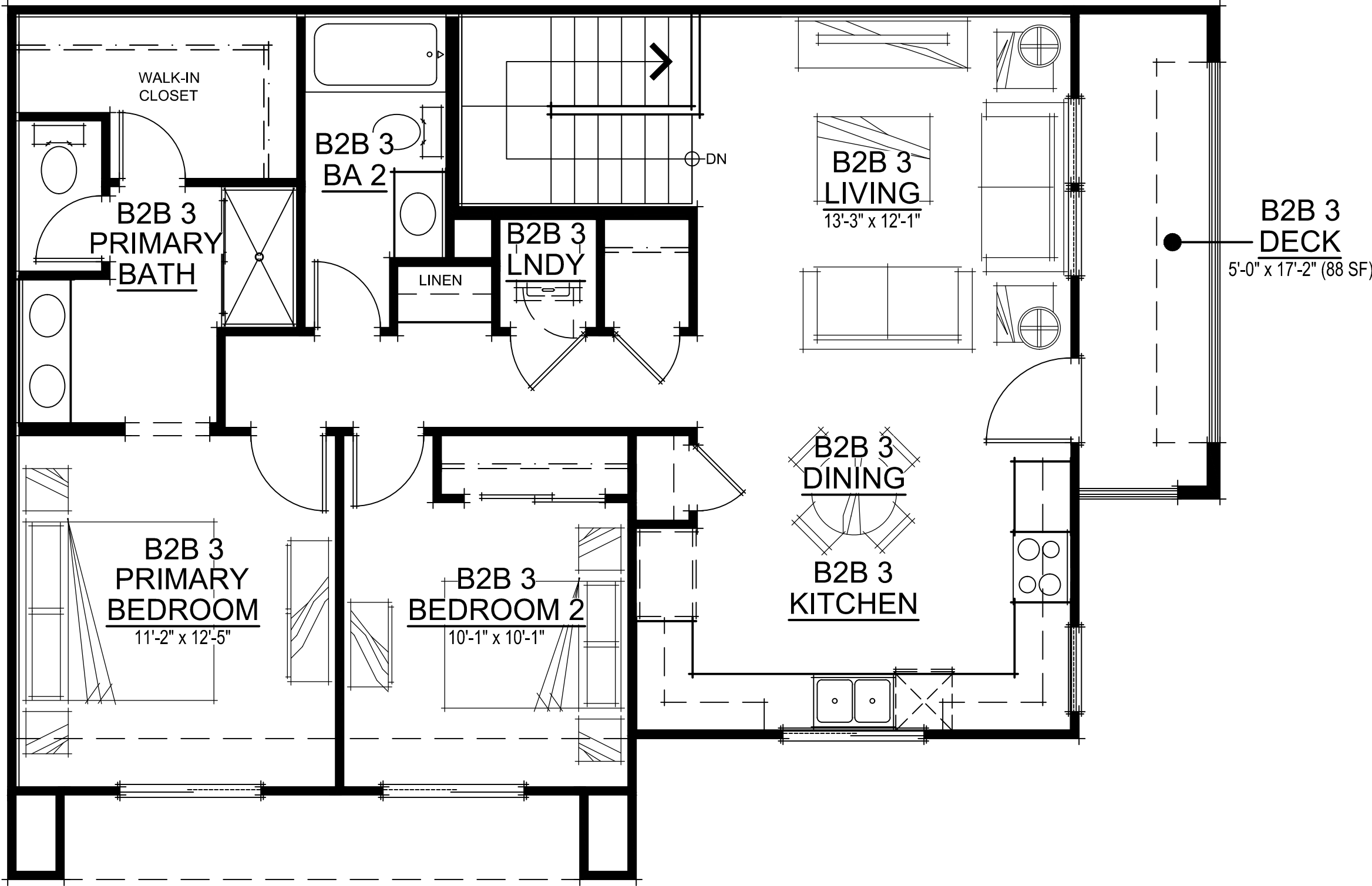
FIRST FLOOR PLAN

B2B 3 SQUARE FOOTAGES	
B2B-3 FIRST FLOOR	80 SQ. FT.
B2B-3 THIRD FLOOR	1035 SQ. FT.
B2B-3 TOTAL LIVING	1115 SQ. FT.
B2B-3 2-CAR GARAGE	472 SQ. FT.
B2B-3 DECK	88 SQ. FT.



UNITS B2B2 AND B2B3 FIRST & SECOND FLOOR PLANS

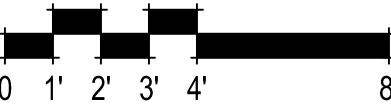
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THIRD FLOOR PLAN

307.080 Civic Station
Pittsburg, CA
August 3, 2022

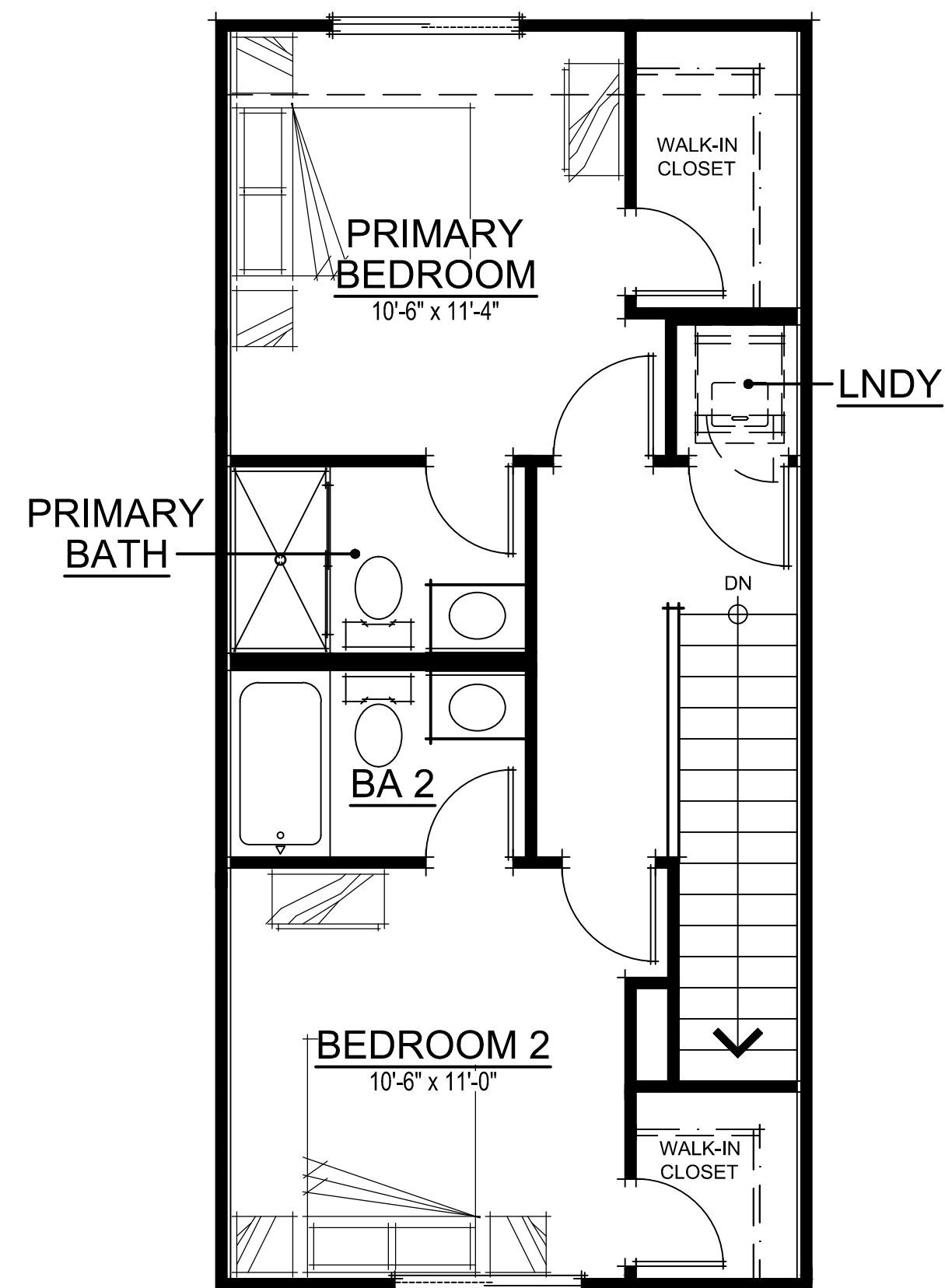
DeNOVA HOMES
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110



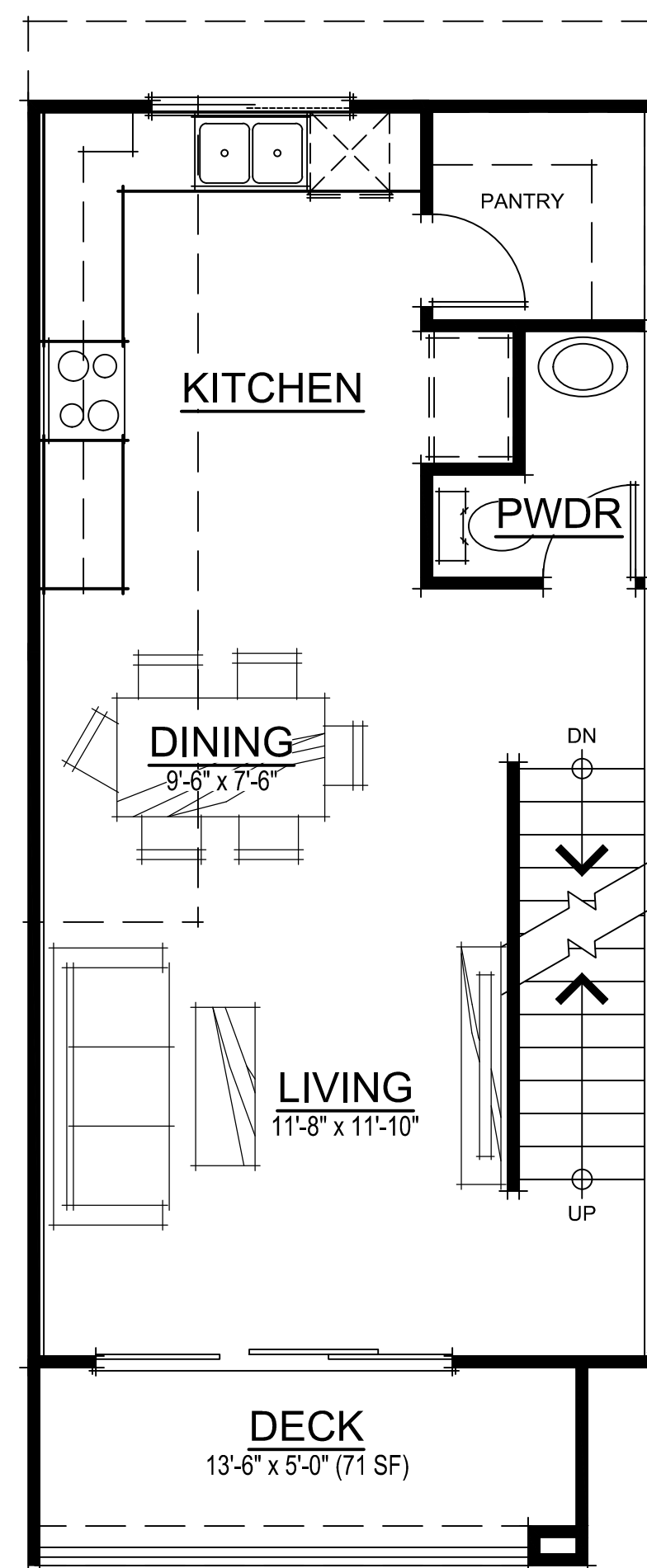
UNITS B2B2 AND B2B3 THIRD FLOOR PLAN
A003

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com

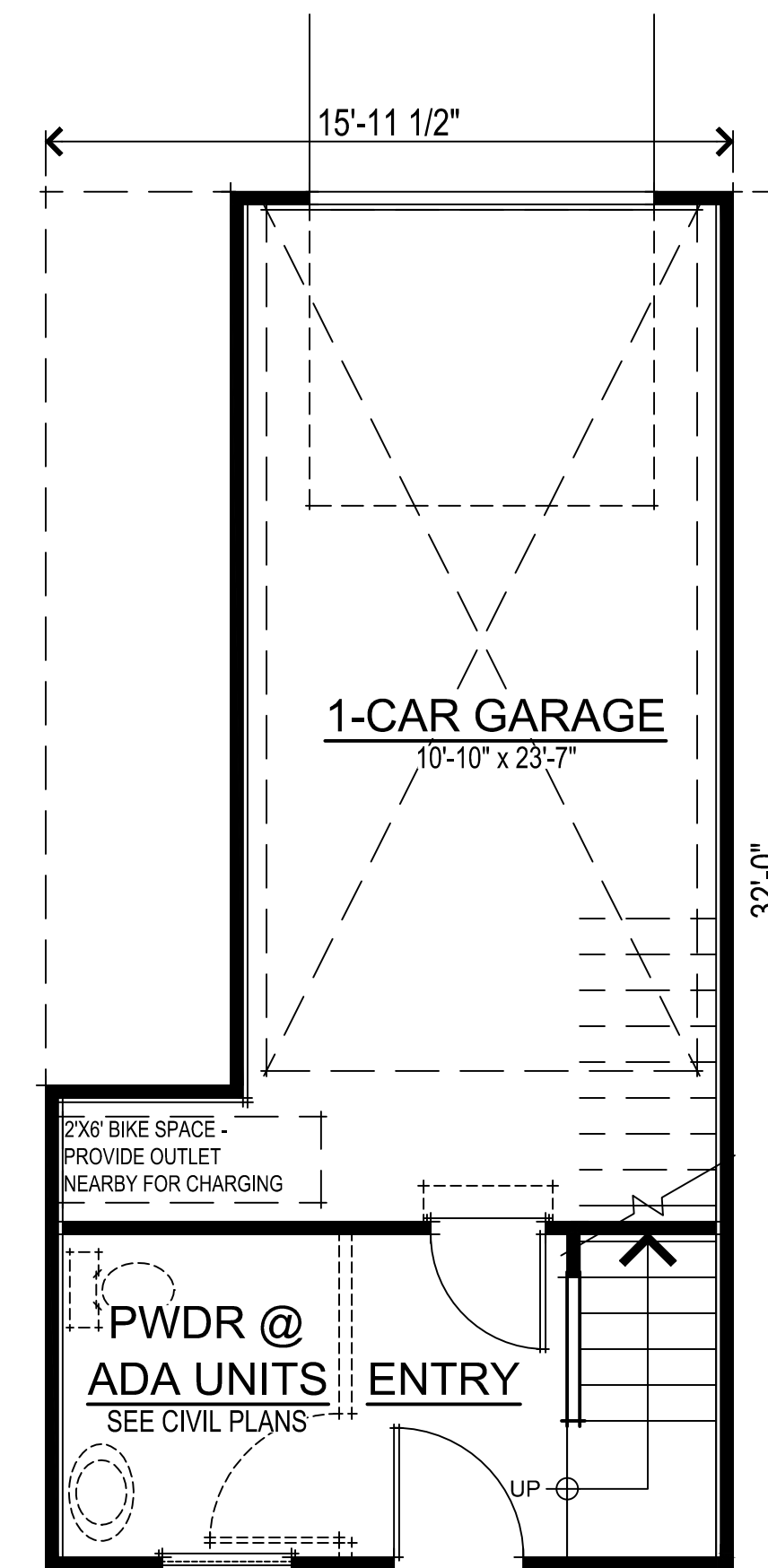




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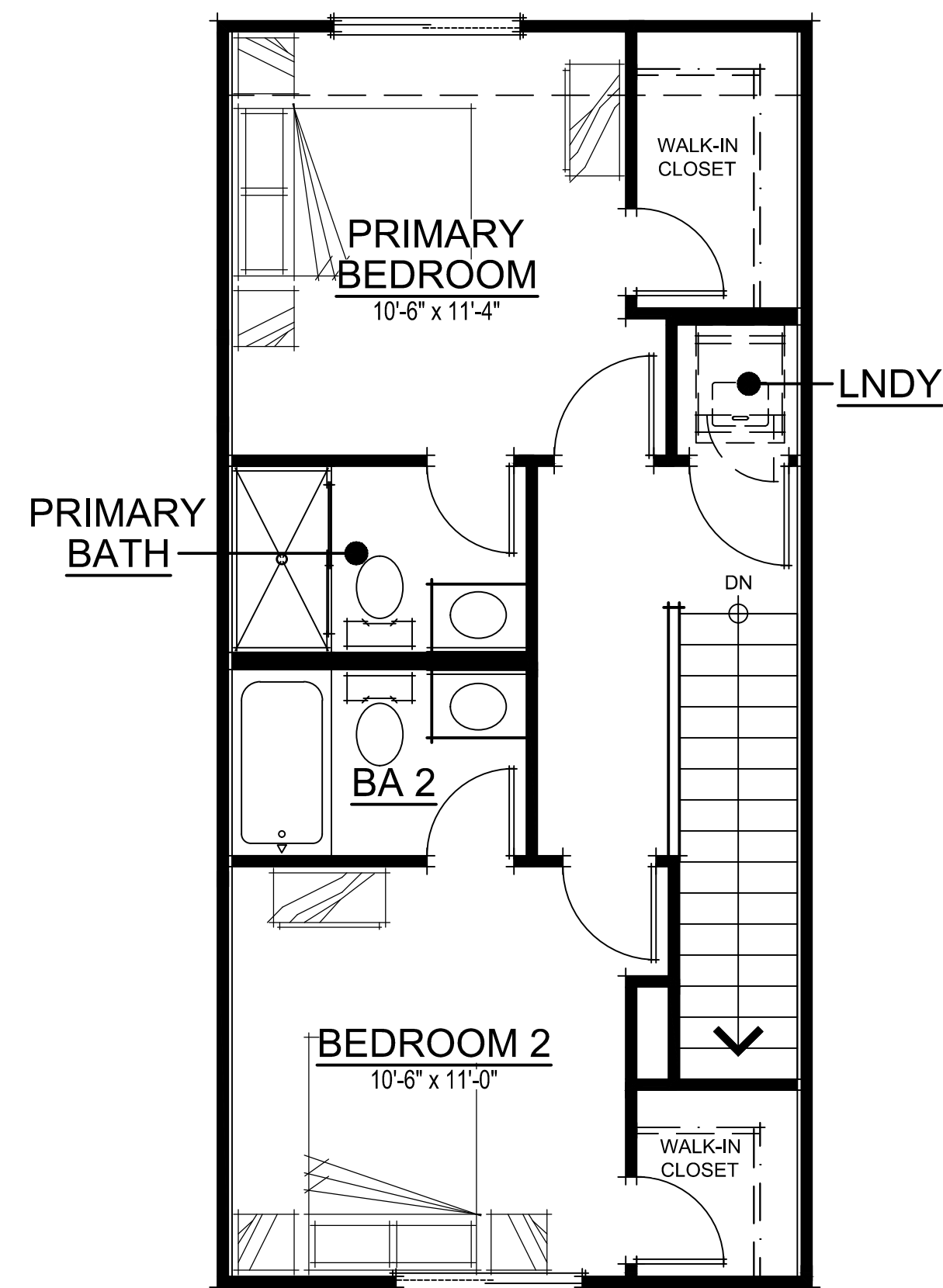


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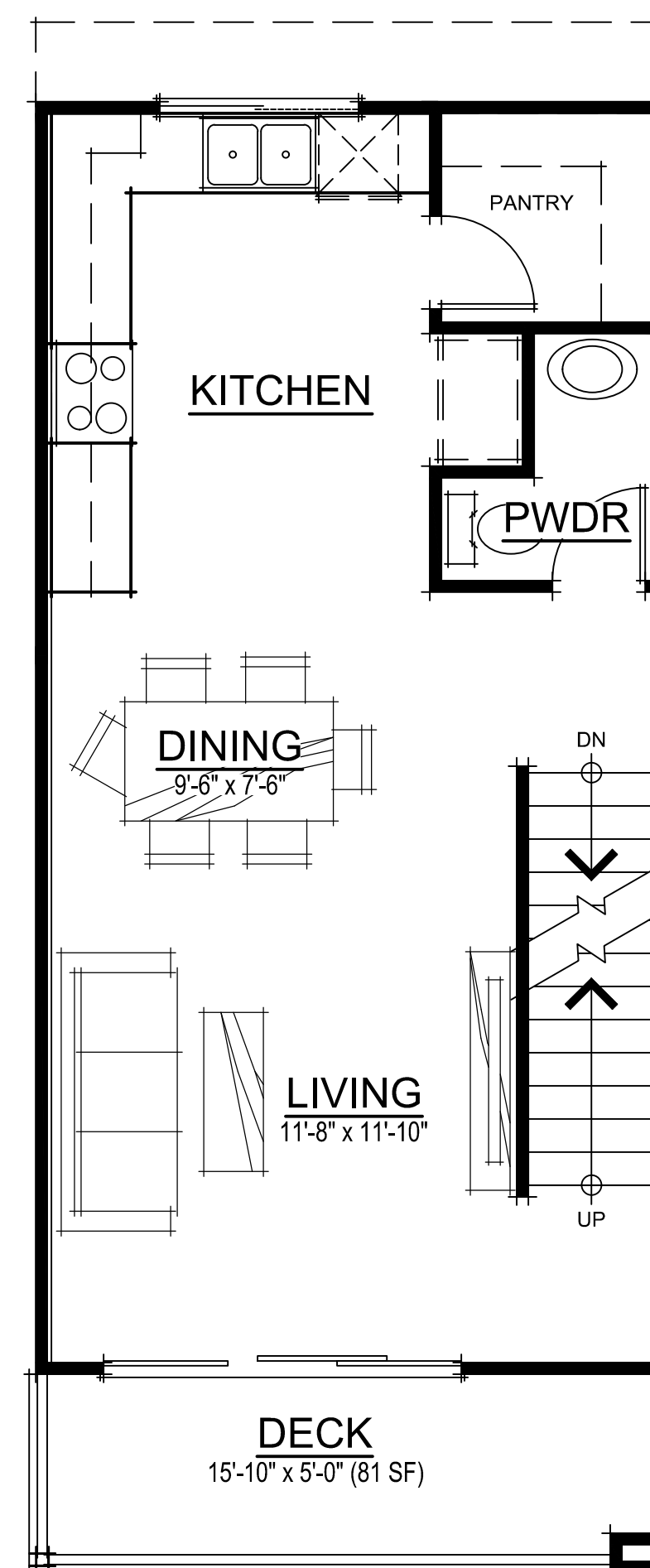


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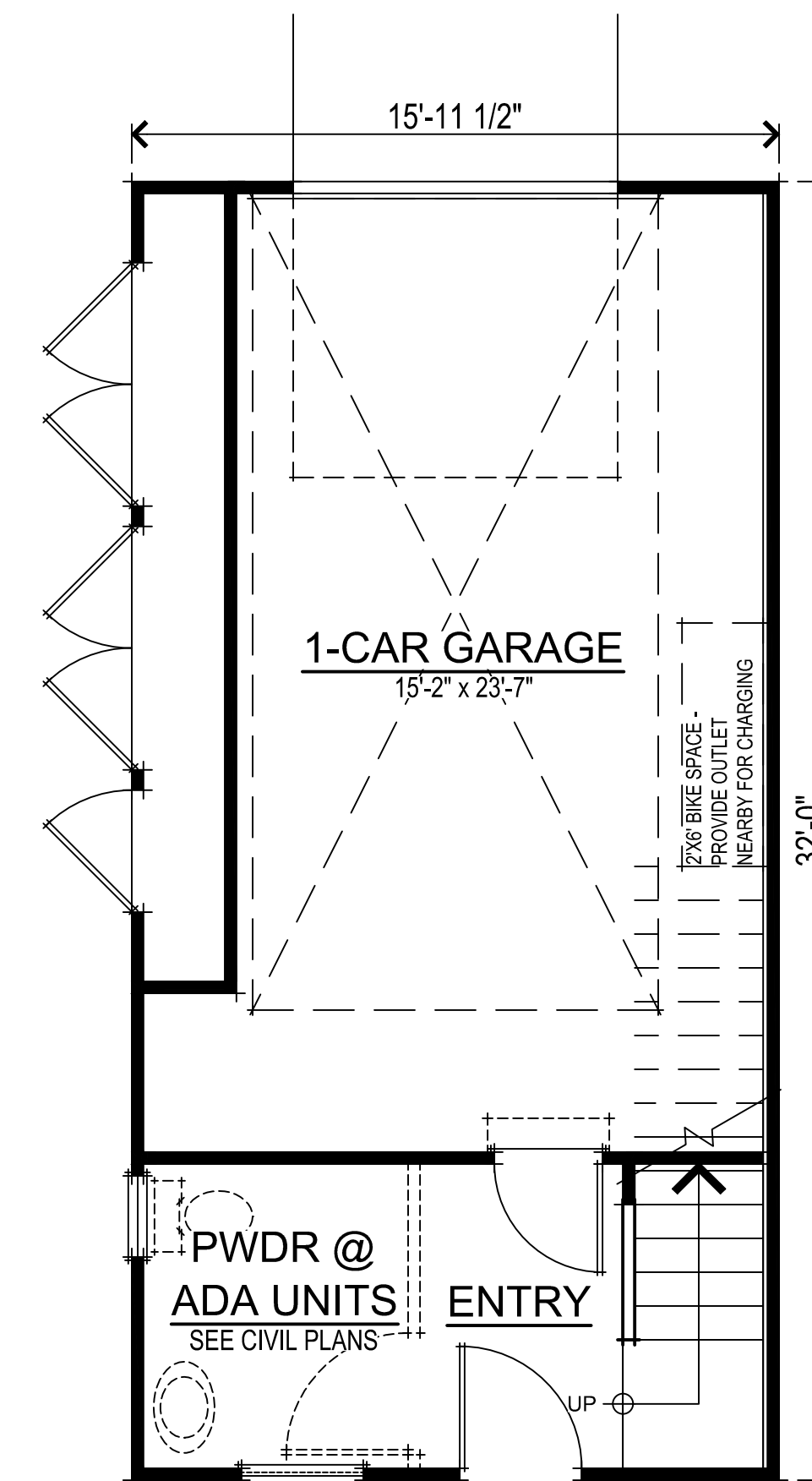
SQUARE FOOTAGES	
FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	513 SQ. FT.
THIRD FLOOR	500 SQ. FT.
TOTAL LIVING	1143 SQ. FT.
1-CAR GARAGE	295 SQ. FT.
DECK	71 SQ. FT.



THIRD FLOOR PLAN

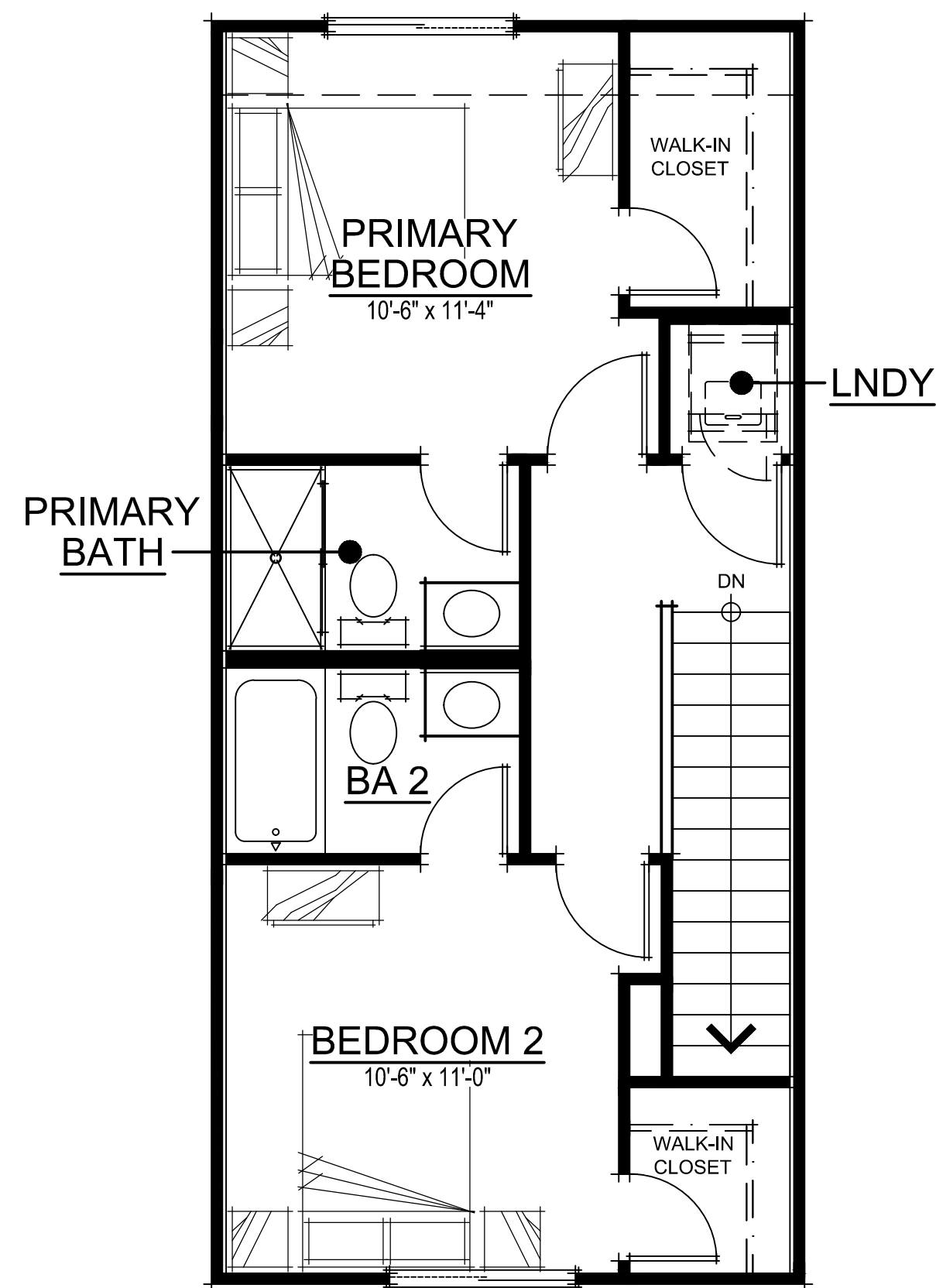


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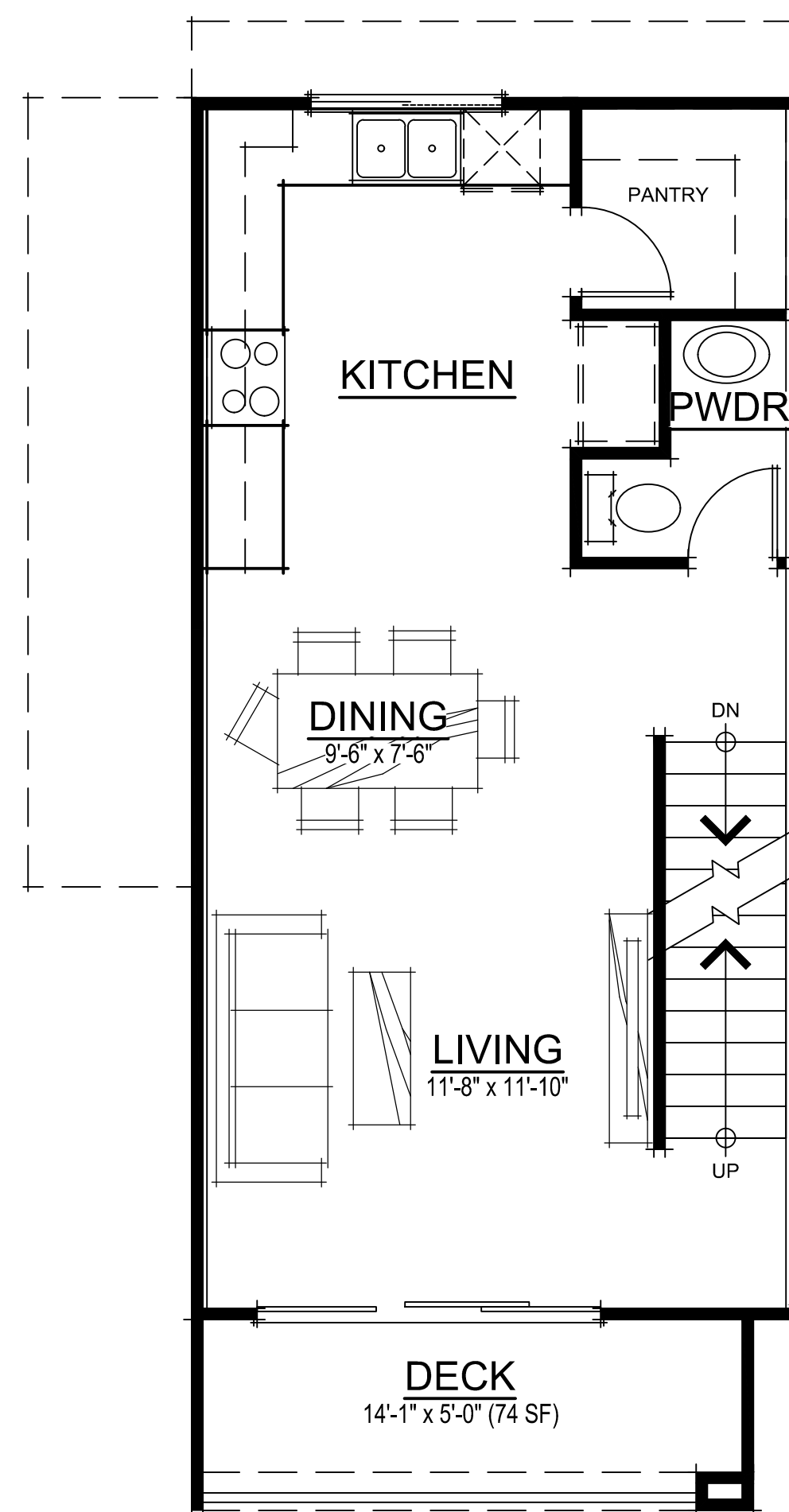


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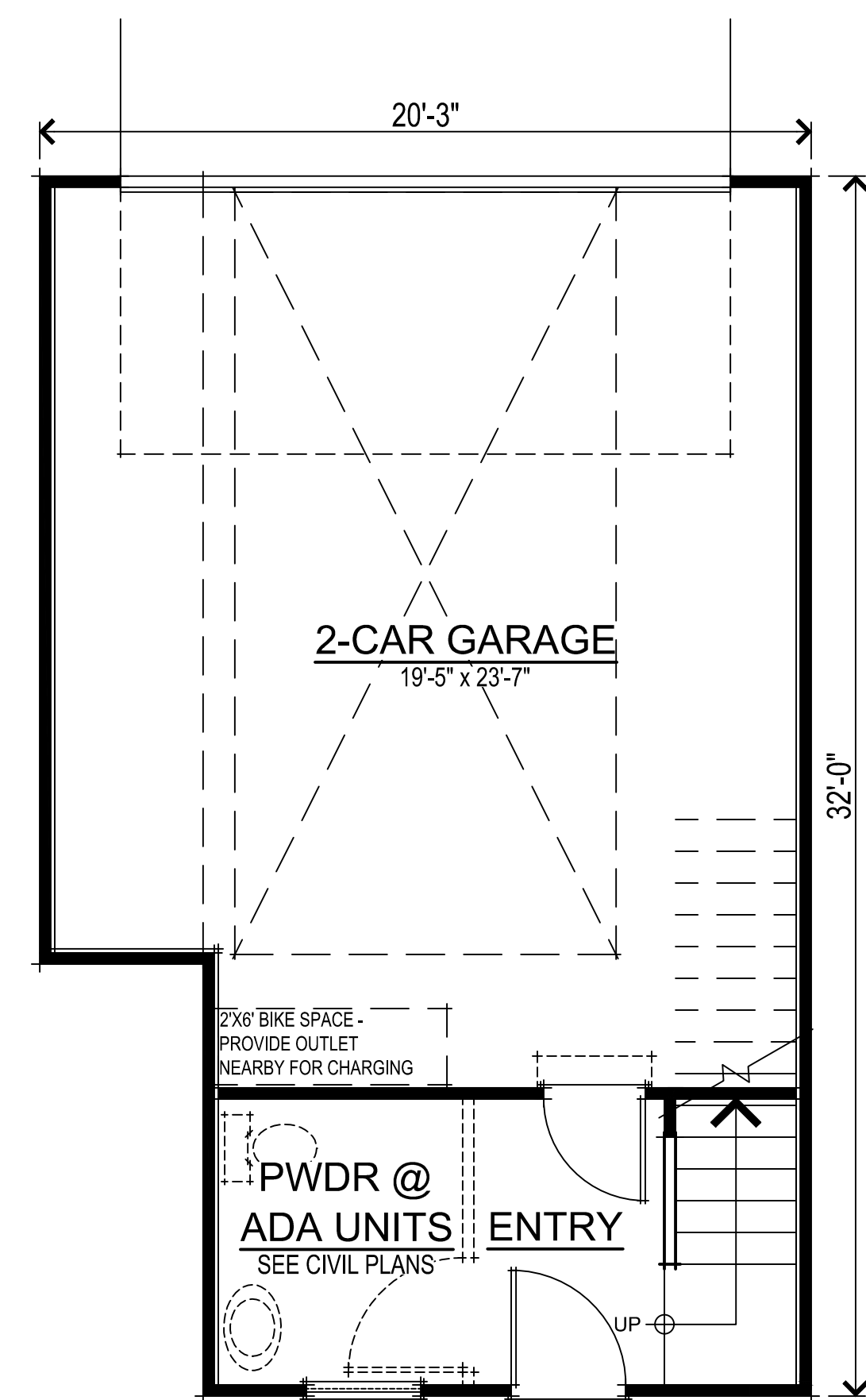
SQUARE FOOTAGES	
FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	513 SQ. FT.
THIRD FLOOR	500 SQ. FT.
TOTAL LIVING	1143 SQ. FT.
1-CAR GARAGE	384 SQ. FT.
DECK	81 SQ. FT.



THIRD FLOOR PLAN

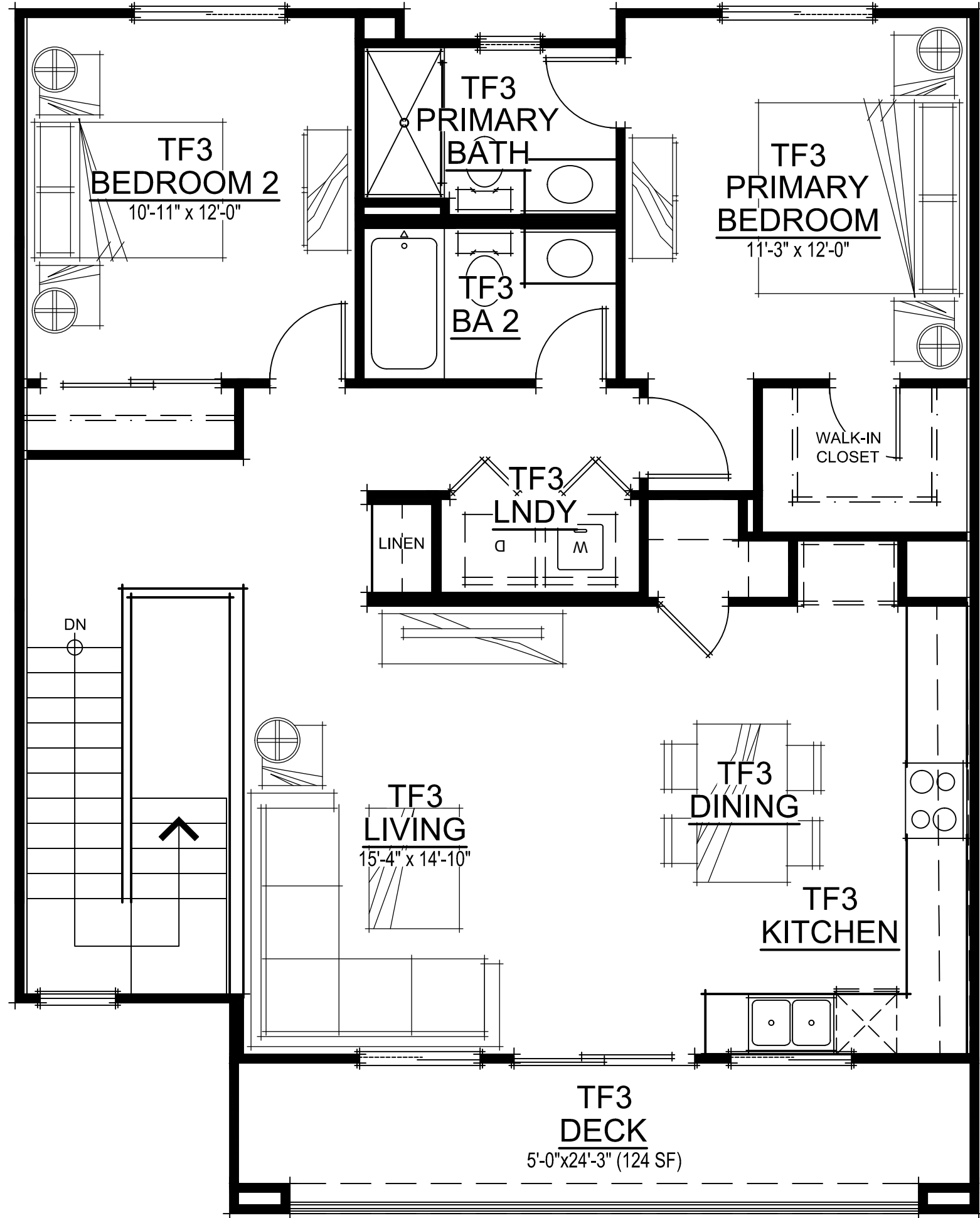


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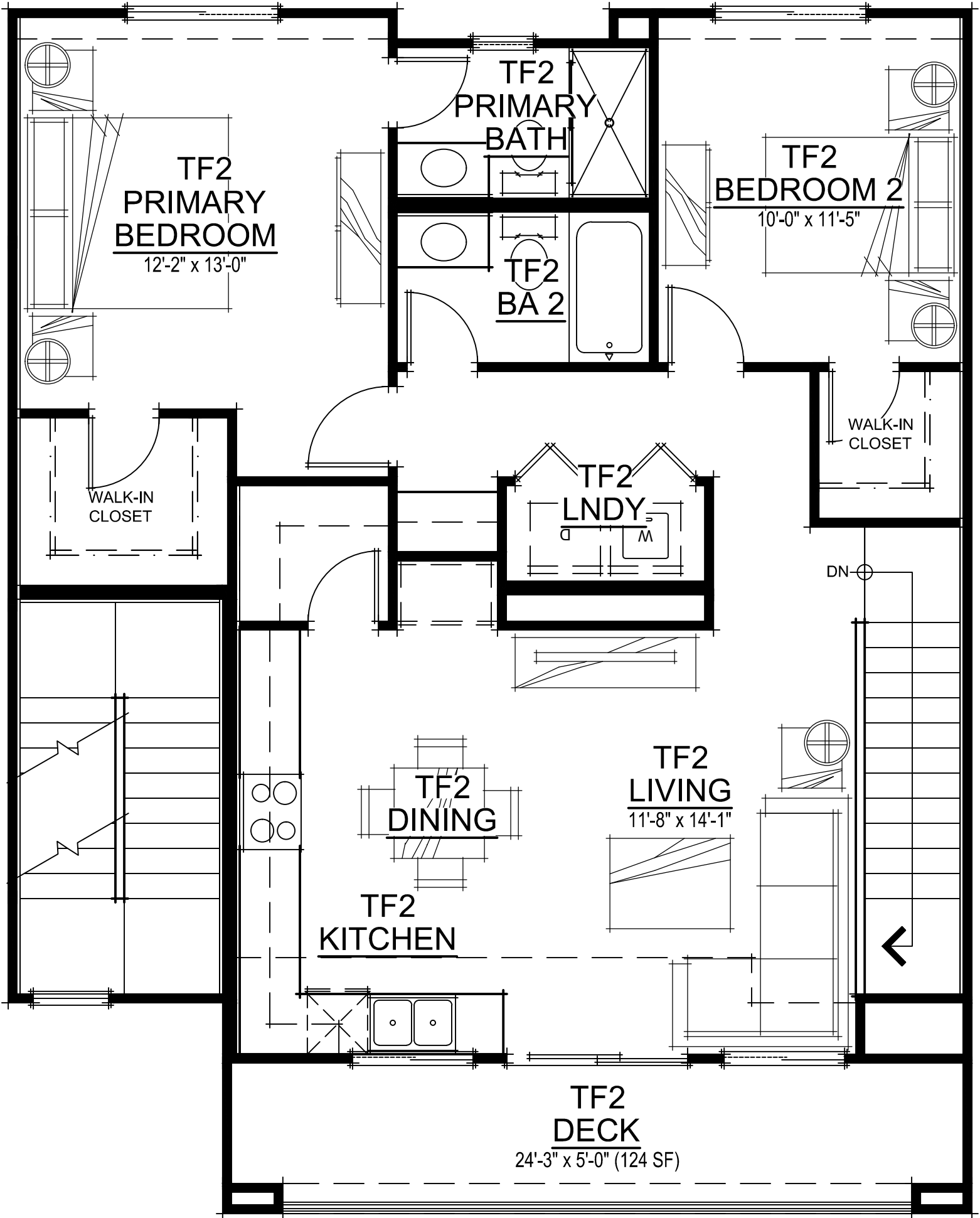


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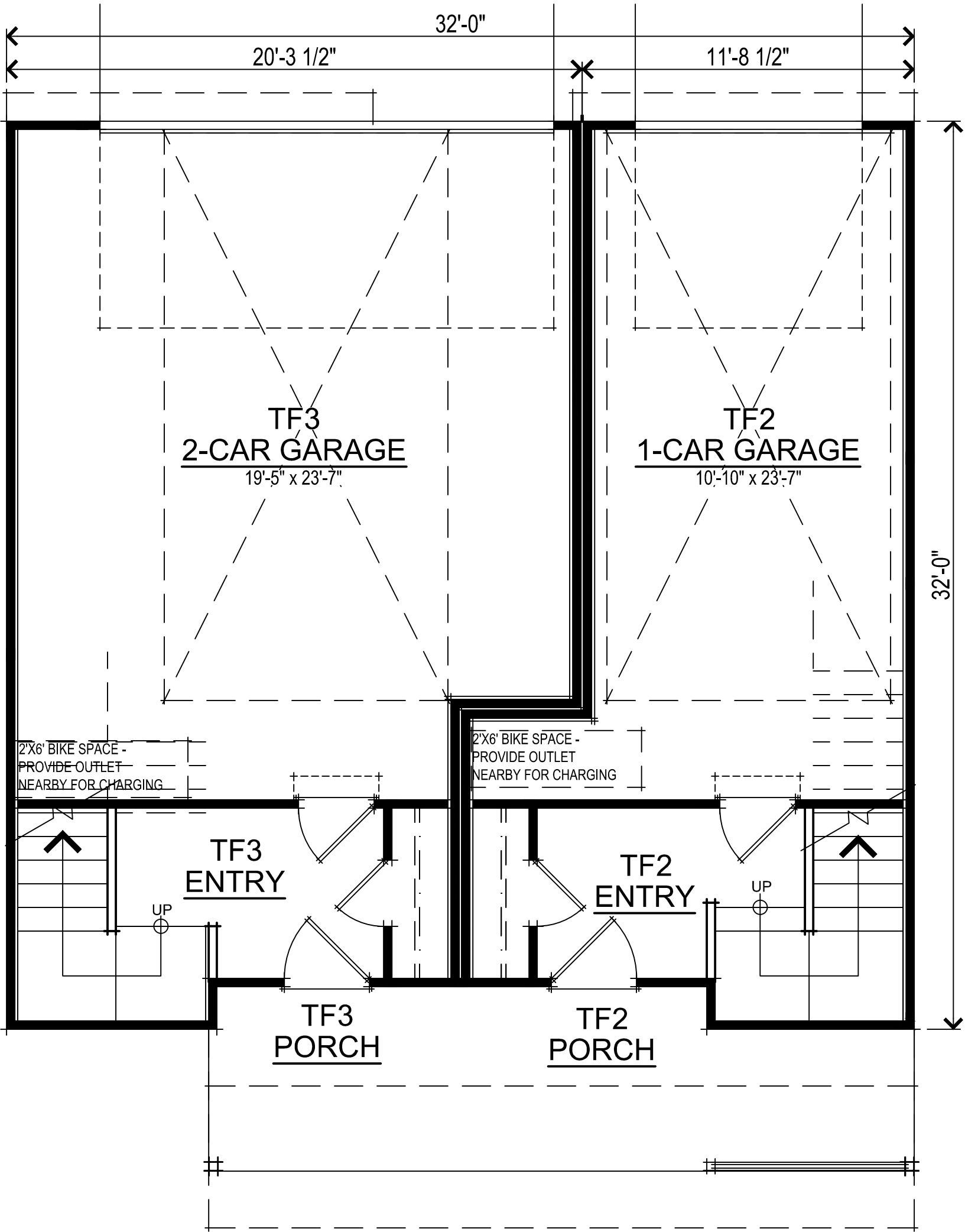
SQUARE FOOTAGES	
FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	513 SQ. FT.
THIRD FLOOR	500 SQ. FT.
TOTAL LIVING	1143 SQ. FT.
2-CAR GARAGE	473 SQ. FT.
DECK	74 SQ. FT.



THIRD FLOOR PLAN



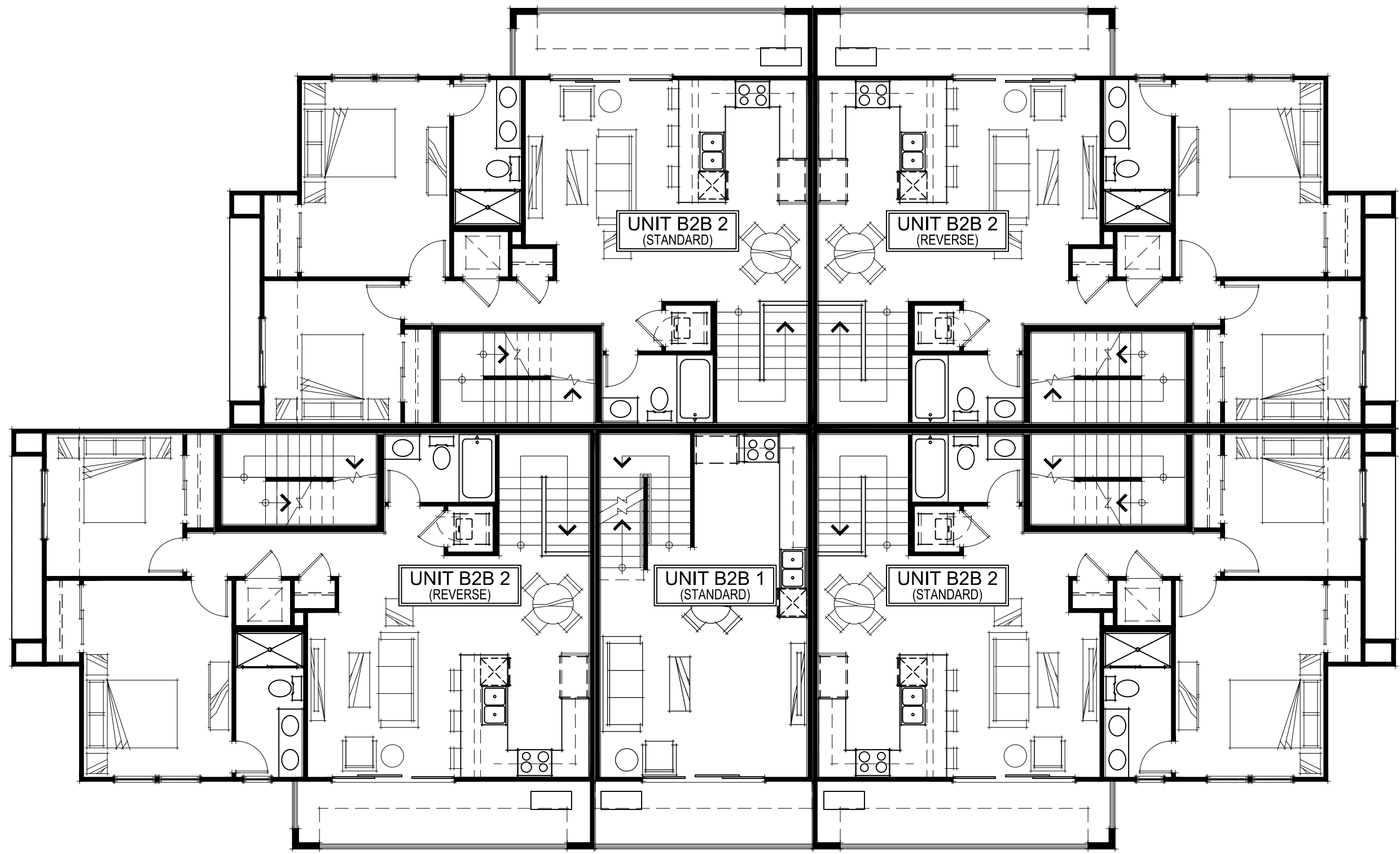
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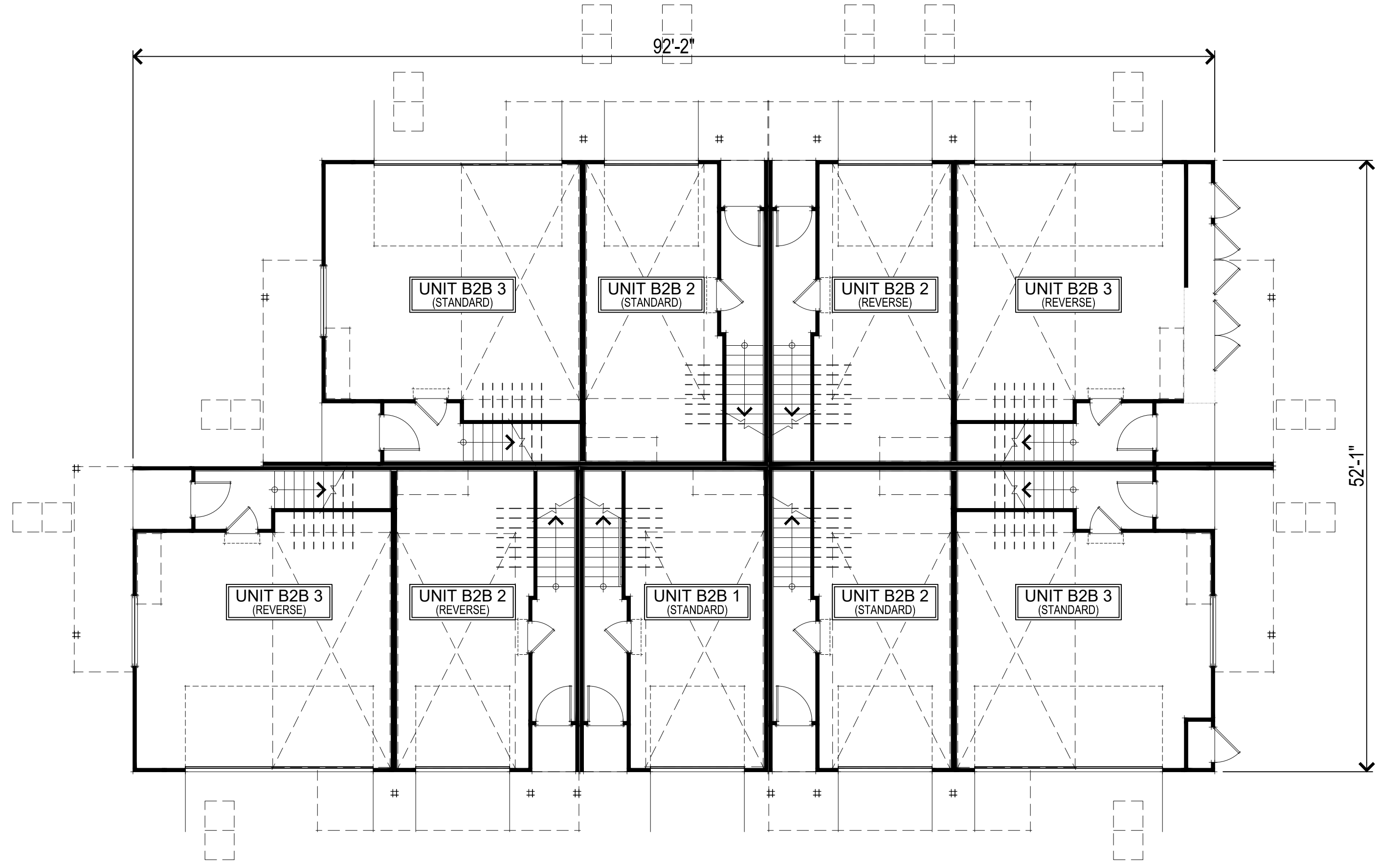
FIRST FLOOR PLAN

TF3 SQUARE FOOTAGES	
TF3 FIRST FLOOR	117 SQ. FT.
TF3 THIRD FLOOR	1100 SQ. FT.
TF3 TOTAL LIVING	1217 SQ. FT.
TF3 2-CAR GARAGE	472 SQ. FT.
TF3 DECK	124 SQ. FT.

TF2 SQUARE FOOTAGES	
TF2 FIRST FLOOR	117 SQ. FT.
TF2 SECOND FLOOR	963 SQ. FT.
TF2 TOTAL LIVING	1080 SQ. FT.
TF2 1-CAR GARAGE	295 SQ. FT.
TF2 DECK	124 SQ. FT.

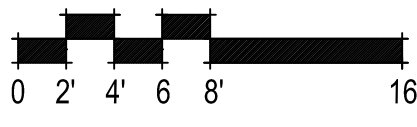


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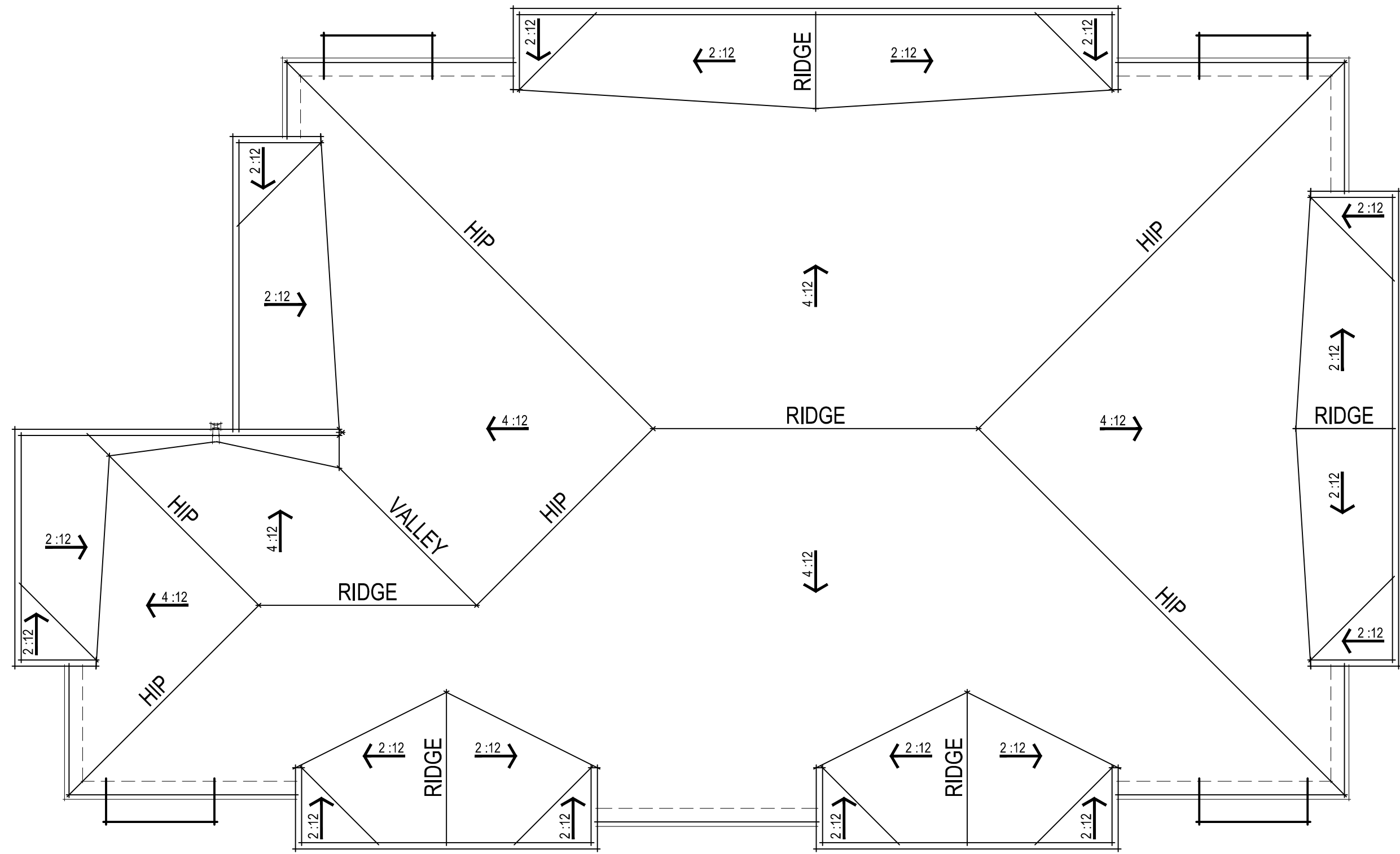
FIRST FLOOR PLAN

PLANT MATERIAL, SIGNAGE AND OTHER
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POSITIONING OF GROUND LADDERS.

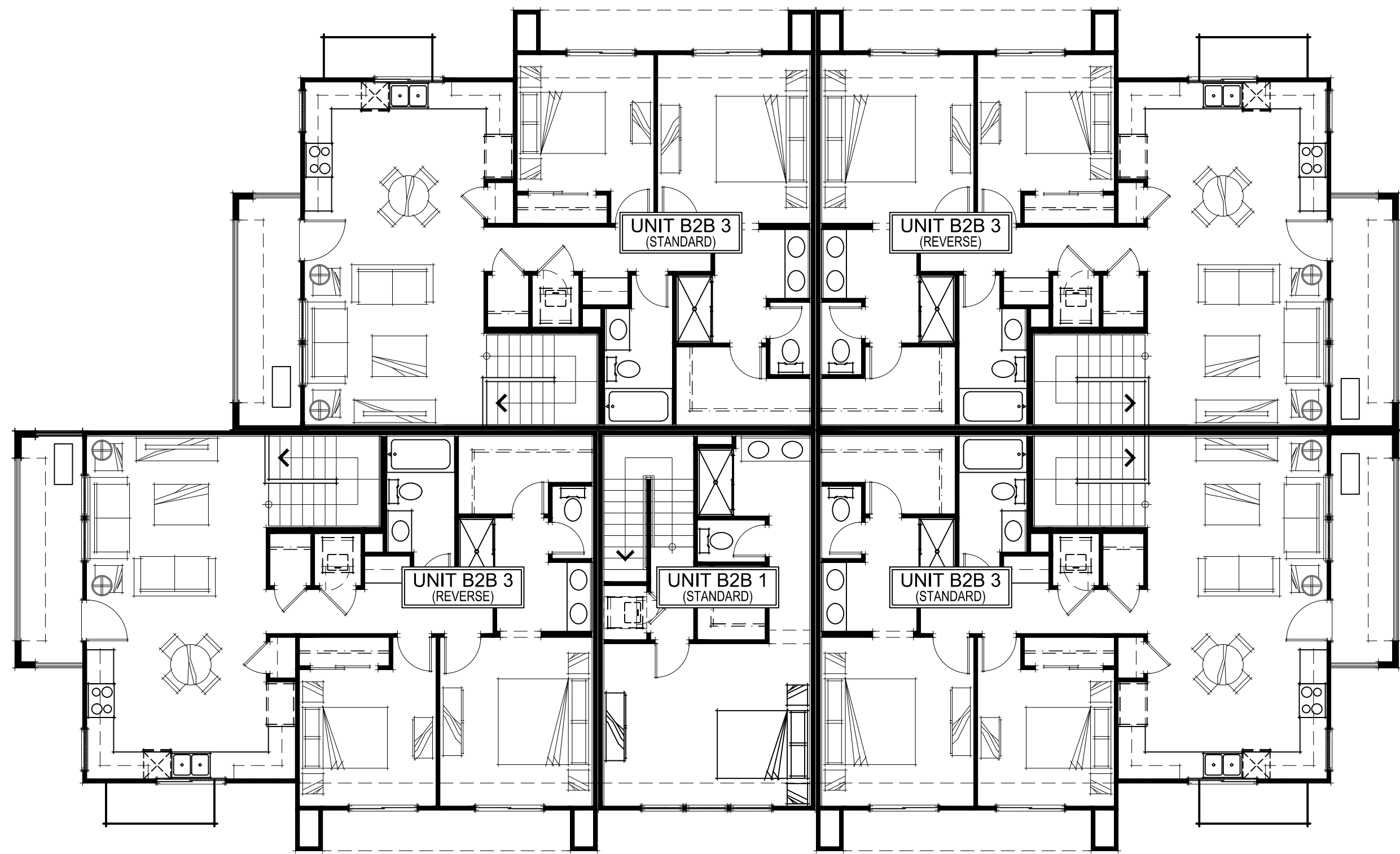


9 UNIT B2B BLDG FIRST & SECOND FLOOR PLANS
A008

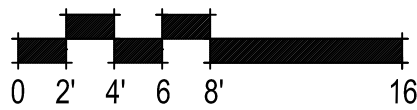
307.080 Civic Station
Pittsburg, CA
August 3, 2022



ROOF PLAN



THIRD FLOOR PLAN



9 UNIT B2B BLDG THIRD FLOOR & ROOF PLANS
A009

307.080 Civic Station
Pittsburg, CA
August 3, 2022

DeNOVA HOMES
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





LEFT ELEVATION



FRONT ELEVATION

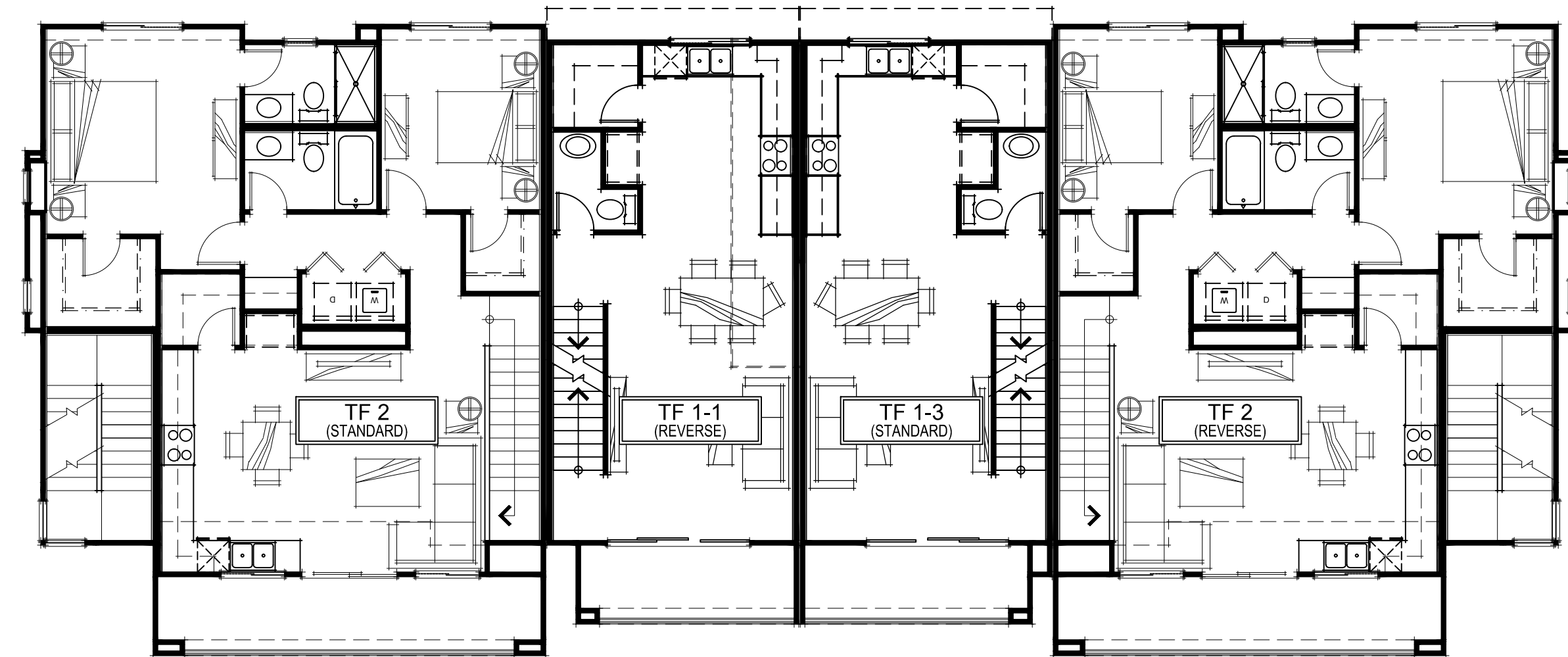
- STUCCO FINISH
- HORIZONTAL SIDING
- METAL AWNING
- VERTICAL SIDING
- WOOD RAIL



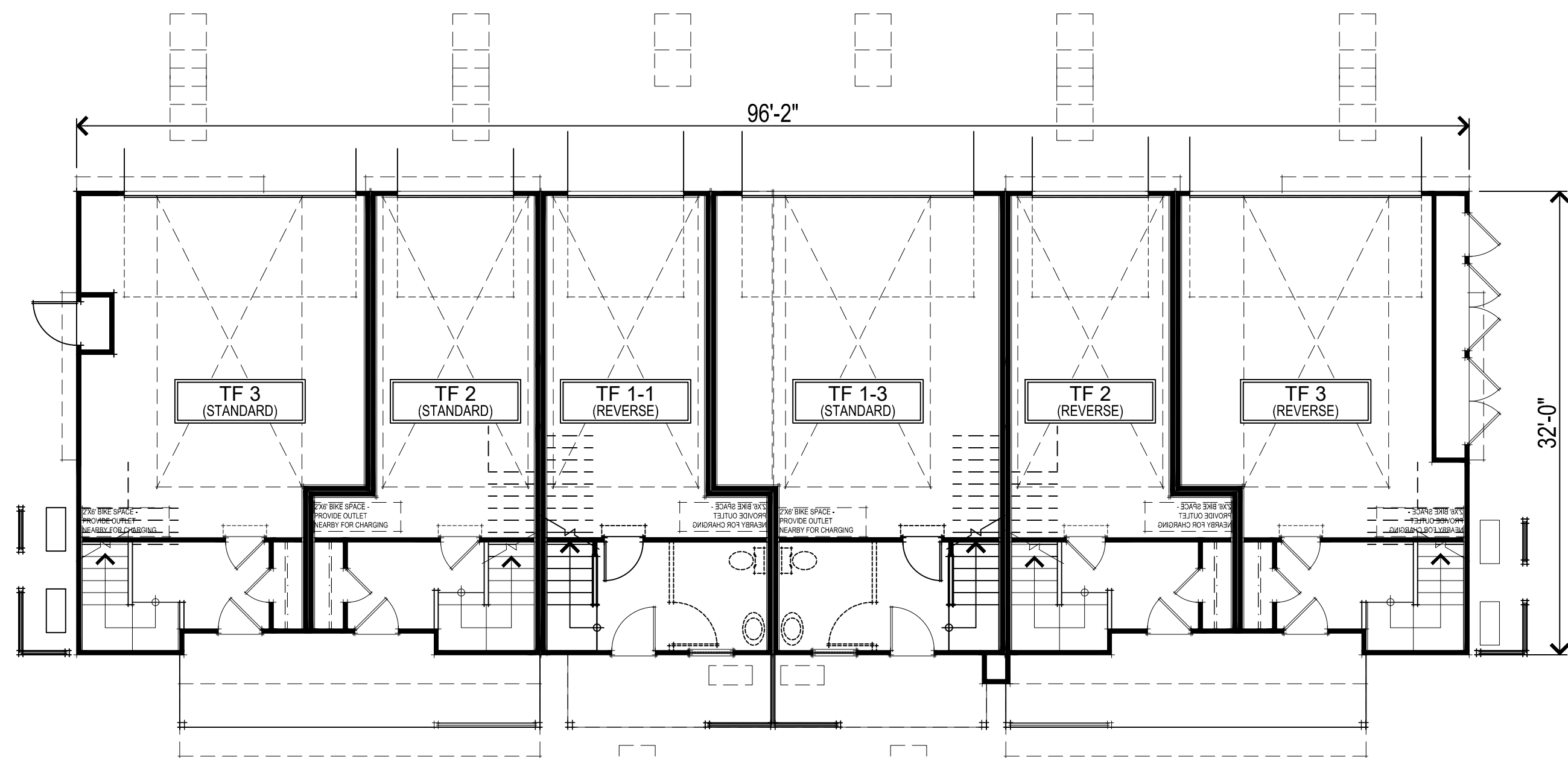
REAR ELEVATION



RIGHT ELEVATION

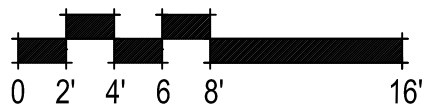


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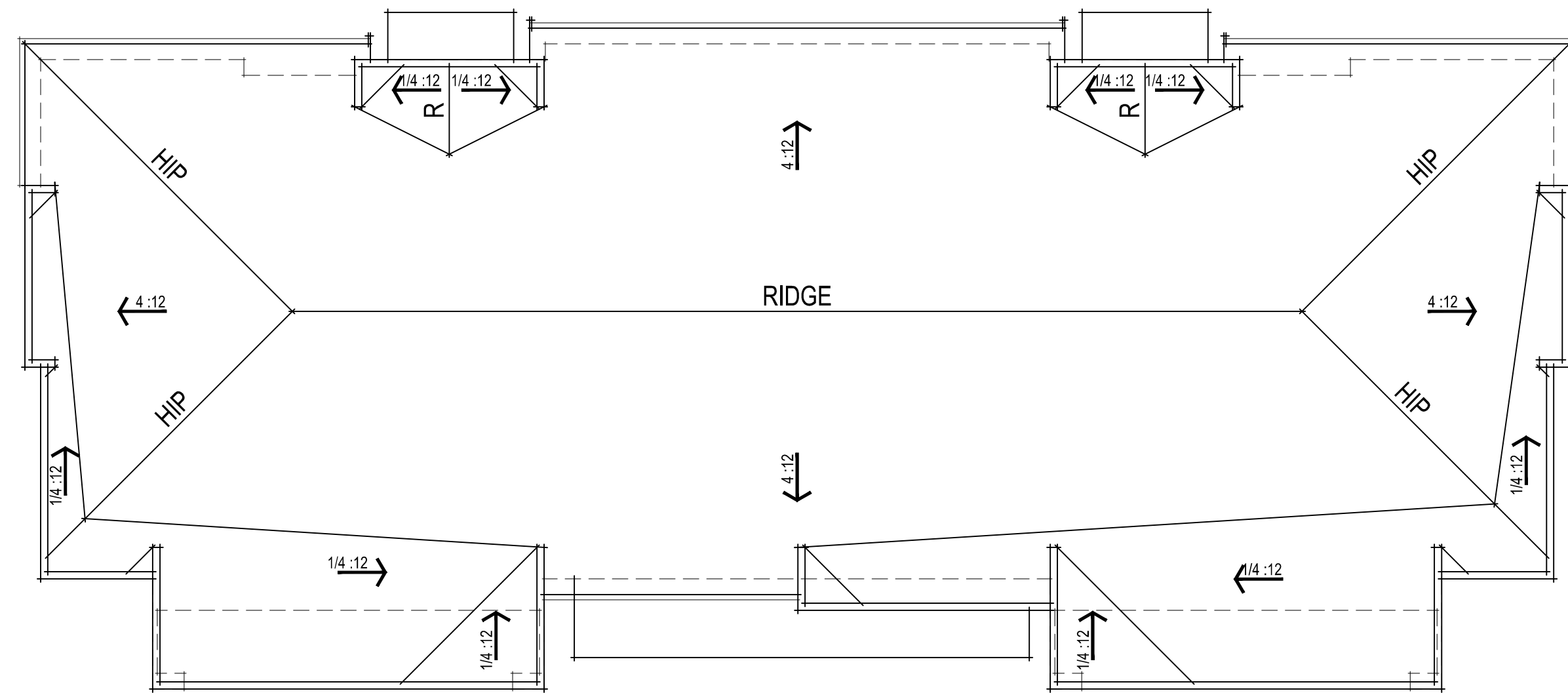


PLANT MATERIAL, SIGNAGE AND OTHER
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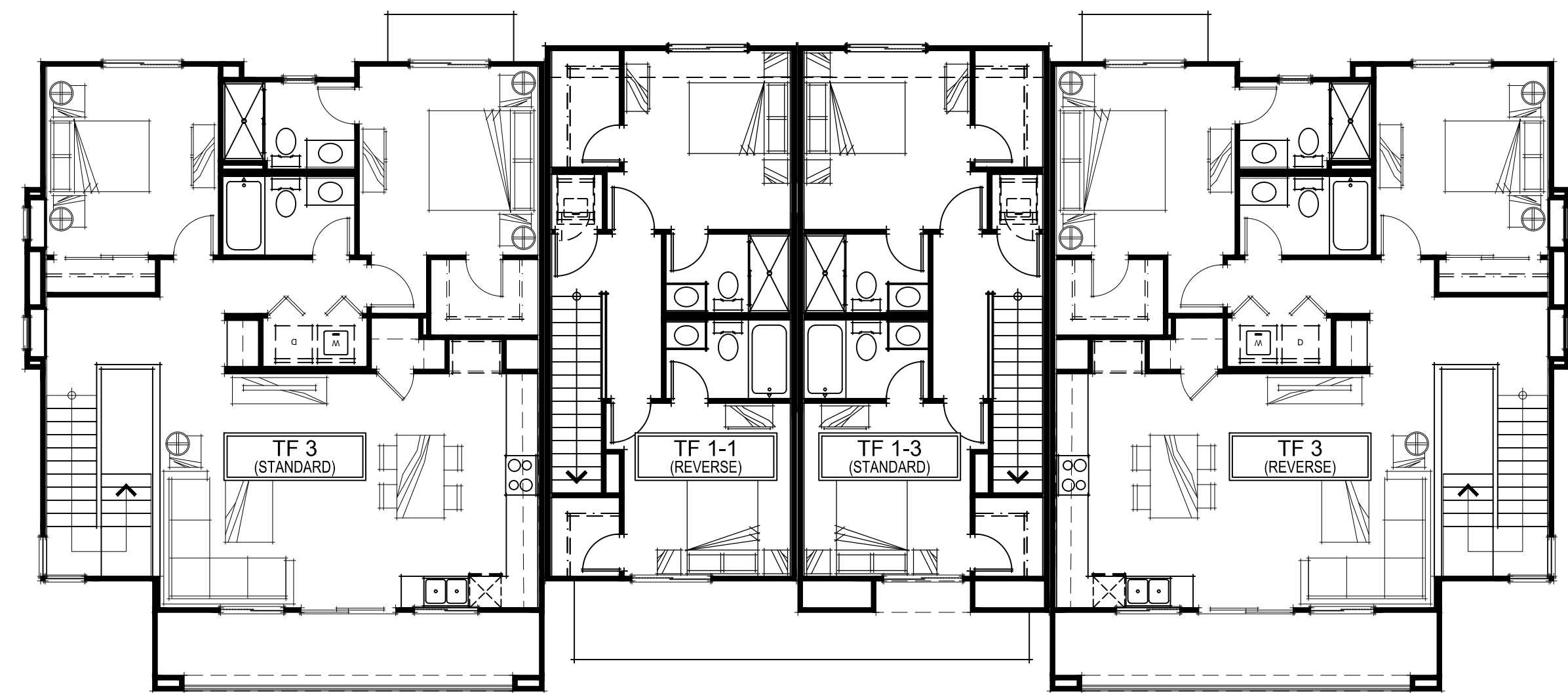
FIRST FLOOR PLAN



6 UNIT TF BLDG FIRST & SECOND FLOOR PLANS
A011



ROOF PLAN



THIRD FLOOR PLAN



LEFT ELEVATION



- STUCCO FINISH
- VERTICAL SIDING
- WOOD RAIL
- HORIZONTAL SIDING
- AC SCREENING

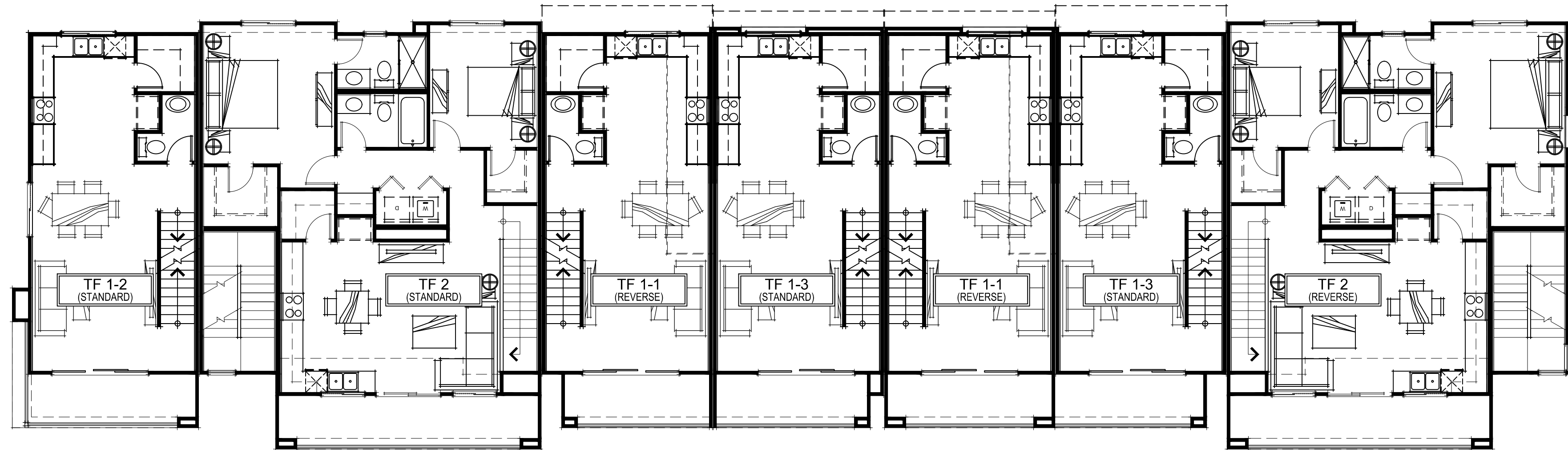
FRONT ELEVATION



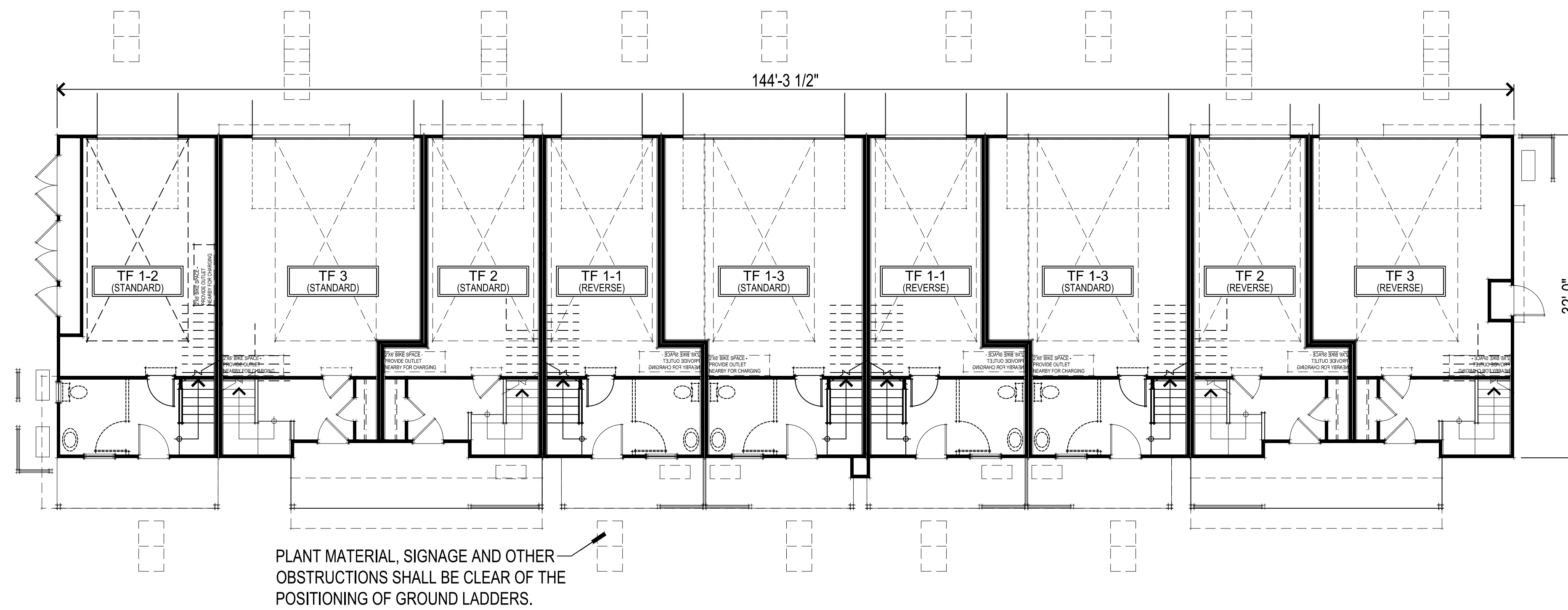
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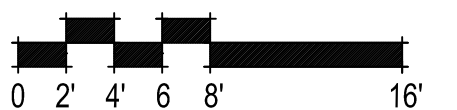
RIGHT ELEVATION



SECOND FLOOR PLAN

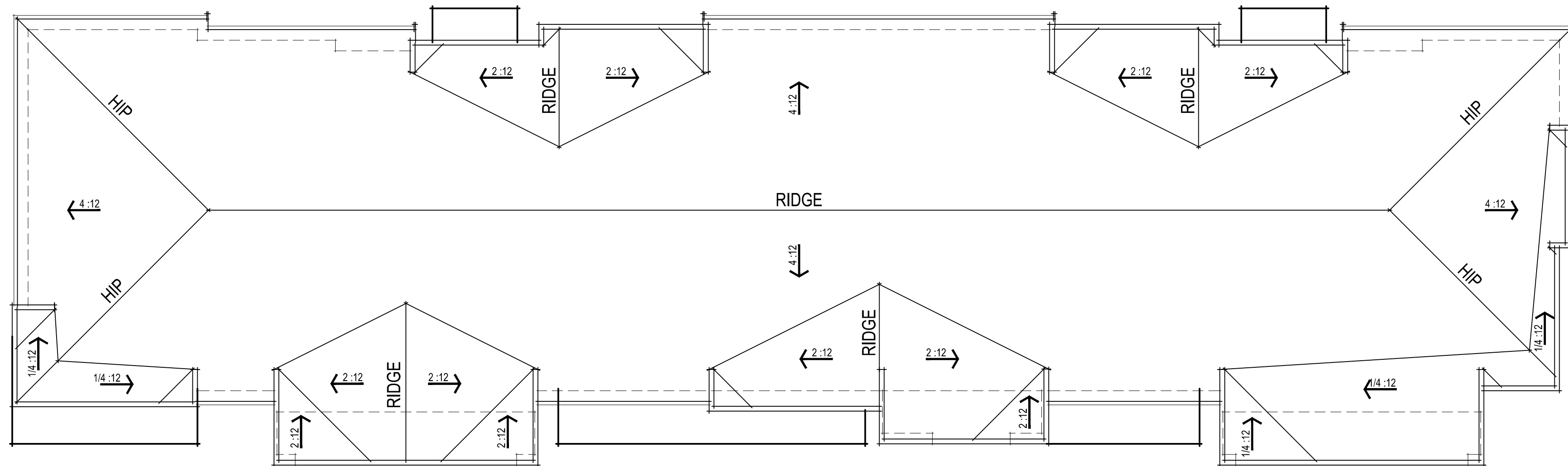


FIRST FLOOR PLAN

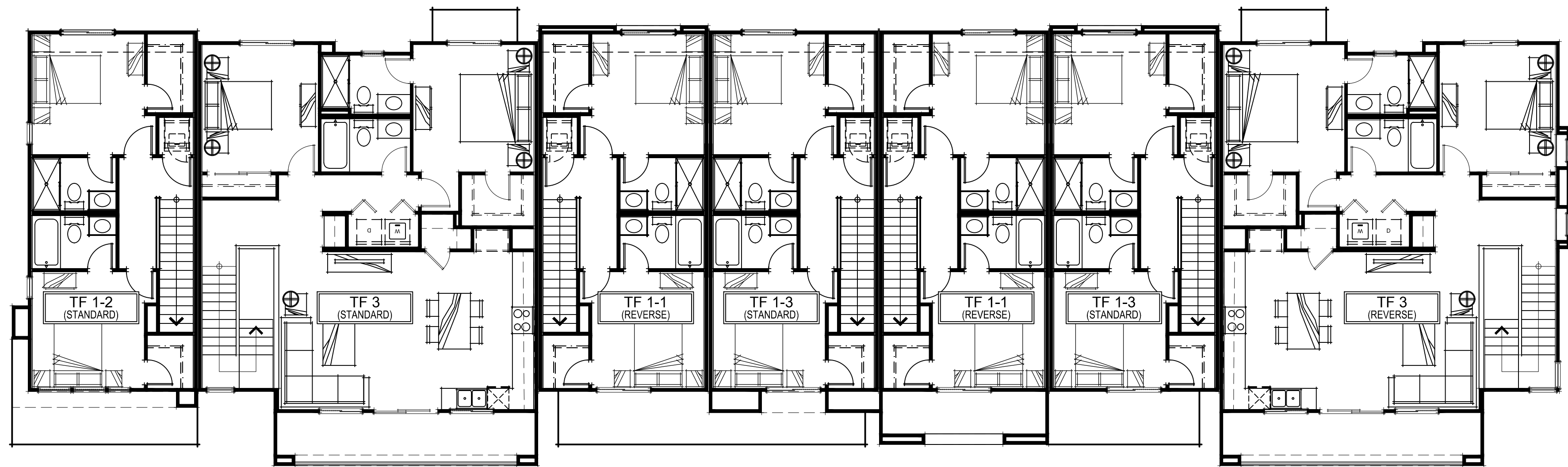


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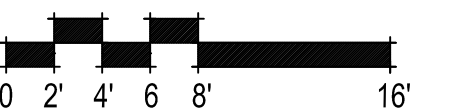
A014



ROOF PLAN



THIRD FLOOR PLAN



9 UNIT TF BLDG THIRD FLOOR & ROOF PLANS
A015



LEFT ELEVATION



VERTICAL
SIDING

AC
SCREENING

STUCCO FINISH

WOOD RAIL

HORIZONTAL
SIDING

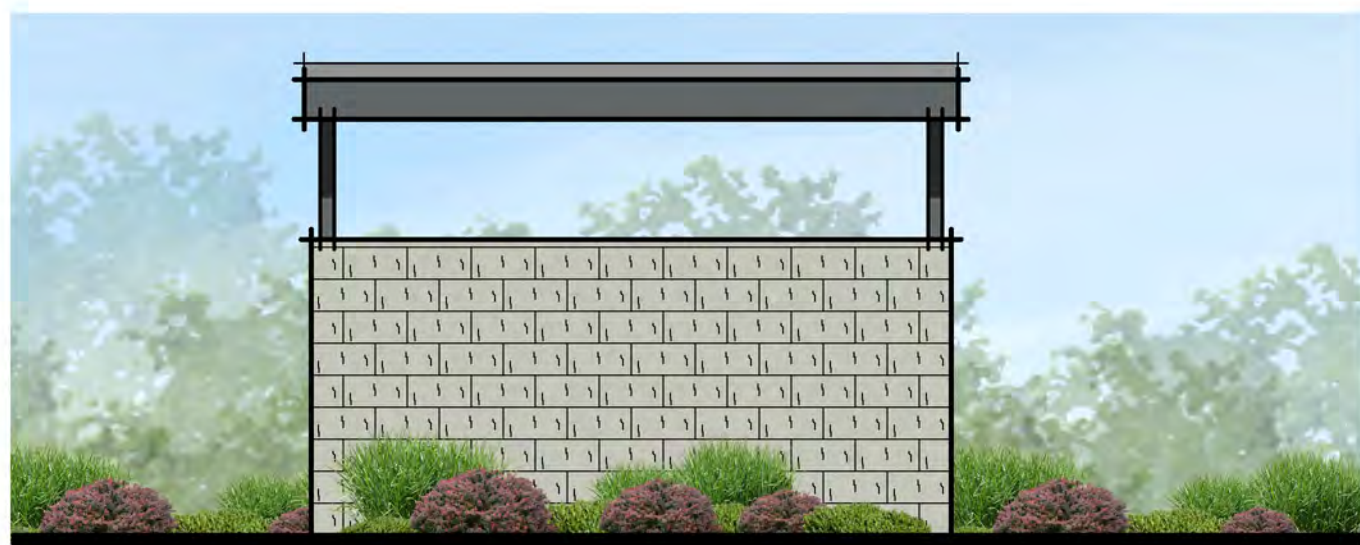
FRONT ELEVATION



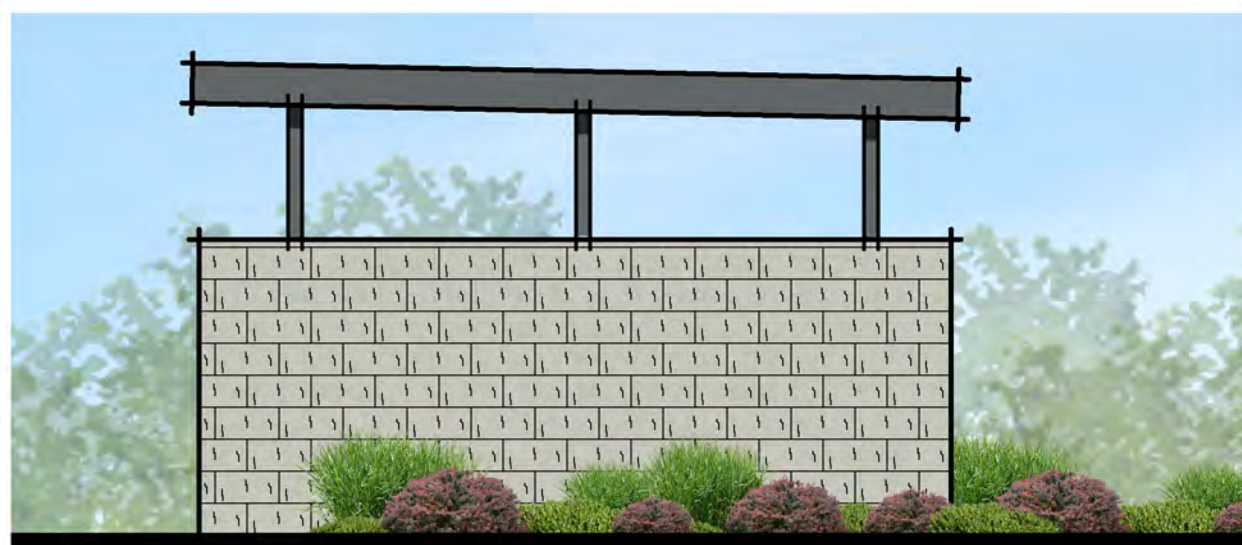
REAR ELEVATION



RIGHT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION

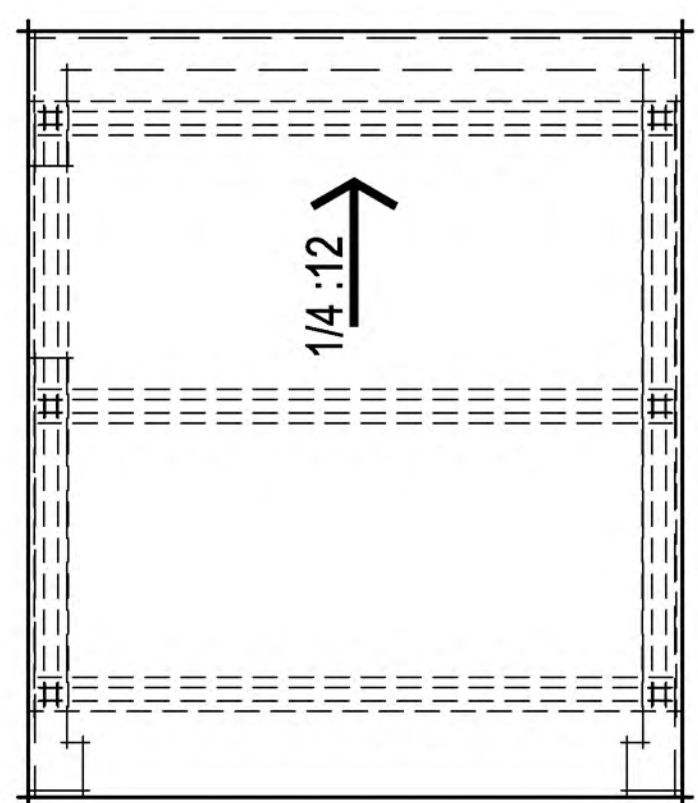


FRONT ELEVATION

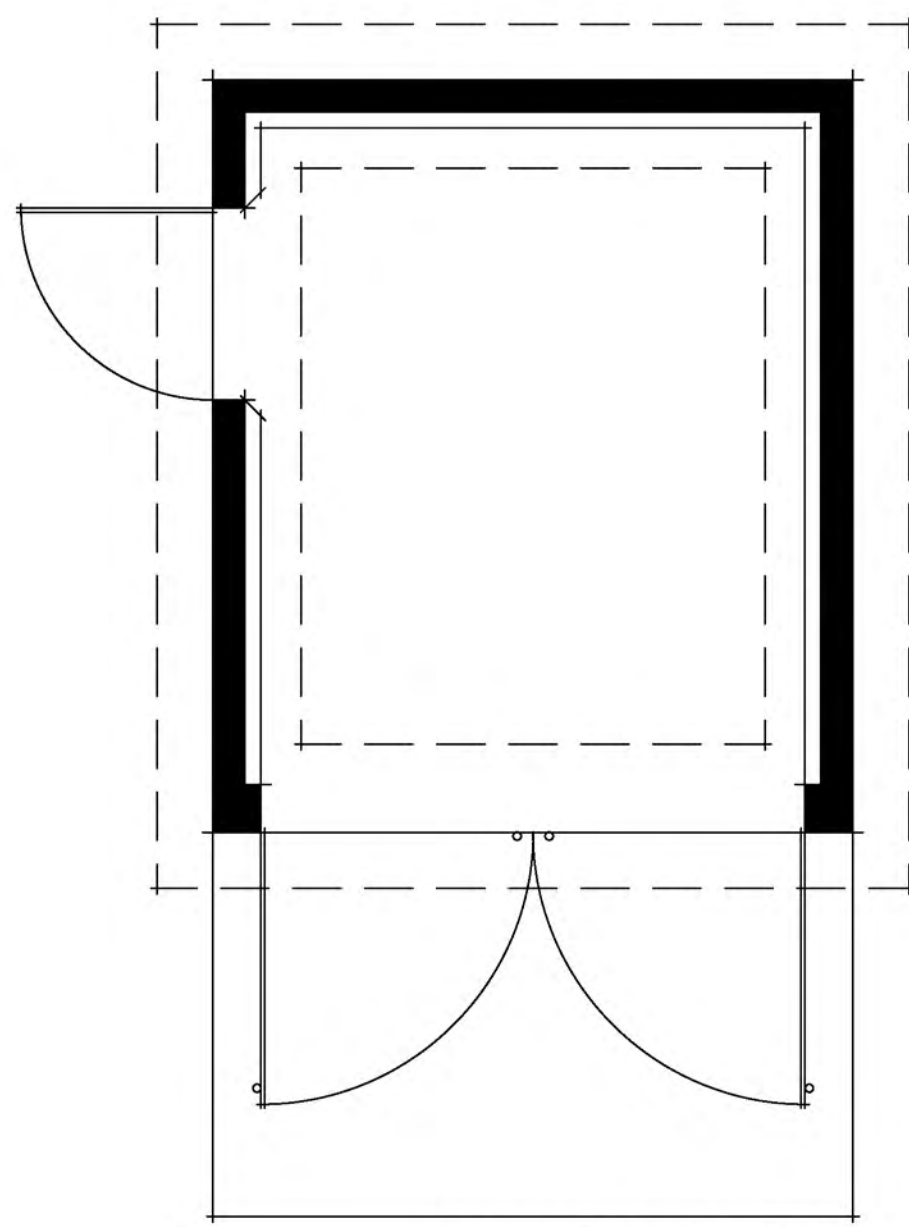
METAL COLUMNS AND ROOFING

METAL GATES

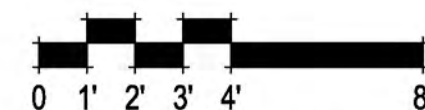
SPLIT-FACE CMU WALL



ROOF PLAN



FLOOR PLAN



TRASH ENCLOSURE
A017

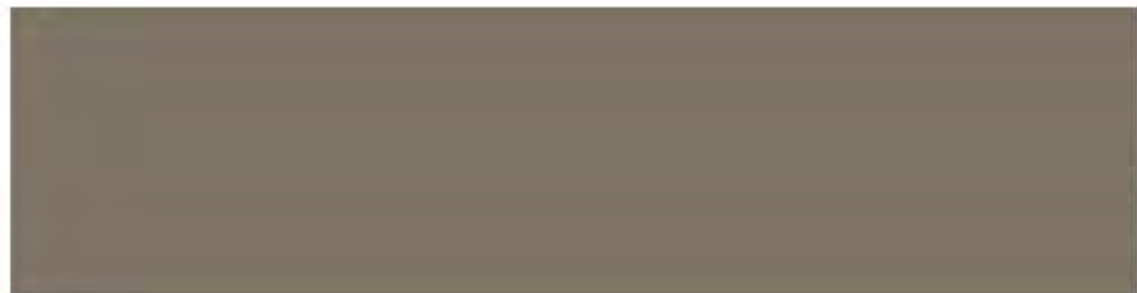
COLOR SCHEME 1



Roofing
CertainTeed - Weathered Wood



Stucco 1
KM 4571 Cobblestone Street



**Stucco 2 /
Garage Doors**
KM 4581 Bat Wing



**Garage Doors /
Siding 1**
KM 4896-3 Stone Hearth



Siding 2
KMA 45 Red Velvet



**Entry Door 1
Awnings**
KMA 89-5 Black Oak



Entry Door 2
KM 5072 Jasper Park



Entry Door 3
KM 4589 Mama Racoon



Entry Door 4
HLS 4234-5 Victoria Red

Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

COLOR SCHEME 2



Roofing
CertainTeed - Weathered Wood



Stucco 1
KM 4571 Cobblestone Street



Stucco 2
HLS 4207 Champagne



**Garage Doors /
Siding 1**
KM 4896-3 Stone Hearth



Siding 2
HLS 4294 Inglenook Olive



**Entry Door 1
Awnings**
KMA 89-5 Black Oak



Entry Door 2
KM 5072 Jasper Park



Entry Door 3
KM 4589 Mama Racoon



Entry Door 4
HLS 4234-5 Victoria Red



PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.

2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.

3. ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.

4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

PROPOSED TREE PALETTE					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
STREET/ SHADE TREES					
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	15 GAL	MOD	21
	MAGNOLIA G. 'MAJESTIC BEAUTY'	SOUTHERN MAGNOLIA	24"BOX	MOD	19
	PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	24"BOX	LOW	7
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	MOD	5
	QUERCUS ILEX	HOLLY OAK	15 GAL	LOW	7
	ZELKOVA S. 'MUSASHINO'	SAWLEAF ZELKOVA	24"BOX	MOD	11
SMALL/ACCENT TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	V. LOW	4
	PODOCARPUS M. 'MAKI'	PODOCARPUS	15 GAL	MOD	91

SITE CALCULATIONS	
TOTAL SITE AREA	99,317 SF
TOTAL LANDSCAPE AREA	31,816 SF
PERCENTAGE OF LANDSCAPE AREA	32%
TOTAL AREA SHADED BY PROPOSED TREES	21,369 SF
ESTIMATED PERCENTAGE OF SITE SHADED BY PROPOSED TREES	21%

*REFER TO SHEET L-3 FOR PROPOSED PLANT PALETTE.

IRRIGATION NOTES

- 1. IRRIGATION ZONES:** ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES" OR "BIORETENTION." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.
- 2. DEPTH OF IRRIGATION LINES:** ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
- 3. BACKFLOW PREVENTER:** BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y-BV OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.
- 4. IRRIGATION SPRINKLER TYPES:** ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.
- 5. IRRIGATION CONTROLLERS:** CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
- 6. CLASS OF IRRIGATION PIPE:** ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.
- 7. IRRIGATION EMITTERS:** ALL BIORETENTION AREAS SHALL BE IRRIGATED USING MP ROTATOR SPRAY IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.
- 8. RECLAIMED WATER:** IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET DELTA DIABLO SANITATION DISTRICT REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.
- 9. OVERHEAD IRRIGATION:** DRIP OR SUBSURFACE IRRIGATION SYSTEM SHALL BE UTILIZED INSTEAD OF OVERHEAD IRRIGATION IF:
 - LOCATED WITHIN 24" OF ANY NON-PERMEABLE SURFACE UNLESS THE NON-PERMEABLE SURFACE DRAINS DIRECTLY INTO PLANTING AREA BEING IRRIGATED.
 - WITHIN ANY PLANTING AREA NARROWER THAN 10' IN ANY DIMENSION.
 - IN ANY LOCATION WHERE THE GEOMETRY OF THE PLANTING AREA DOES NOT CONFORM TO THE SPRAY PATTERN OF THE OVERHEAD SPRINKLER AND WOULD RESULT IN OVERSPRAY ONTO THE ADJACENT PAVEMENT. PMC 18.84.310(B)(3)

Water Efficient
Landscape Worksheet
Adapted from California Code
of Regulations Title 23,
Division 2, Chapter 2.7, Model
Water Efficient Landscape
Ordinance

Use drop down menus or type in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information							
Site Name → Civic Station	Site Type → Residential						
Annual Eto (inches/yr) → 45.4	Allowed ETAF → 0.55						
Hydrozone or Planting Description (a)	Plant Factor (Pf)	Irrigation Method (b)	Irrigation Efficiency (IE) (c)	ETAF (Pf/IE)	Landscape Area (sqft.)	ETAF x Area	*Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
SUBTOTAL →						0	0
Special Landscape Areas							
SHRUBS (LOW/MOD)	1	26,761	26,761	753,689			
BIO (LOW/MOD)	1	5,055	5,055	142,388			
TREES (LOW/MOD)	1	1,155	1,155	32,511			
SUBTOTAL →						32,971	32,971
*Estimated Total Water Use (ETWU) →						928,668	
Maximum Allowed Water Allowance (MAWA) →						928,668	

(a) Hydrozone #/Planting Description
1.) Front Lawn
2.) low water use planting
3.) medium water use

(b) Irrigation Method
Overhead Spray
Drip
Bubbler

(c) Irrigation Efficiency
0.75 for spray head
0.81 for drip

(*) ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area, where
0.62 is a conversion factor that converts ac-
res per acre per year to gallons per square
foot per year

(**) MAWA (Annual Gallons Allowed) =
[Eto] x [0.62] x [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts ac-
res per acre per year to gallons per square foot per year, LA is
the total landscape area in square feet, and ETAF is 0.55
for residential areas and 0.45 for non-residential areas.

ETAF Calculations			
Regular Landscape Areas			
Total ETAF x Area	0		
Total Area	0		
Average ETAF			
All Landscape Areas			
Total ETAF x Area	32,971		
Total Area	32,971		
Sitewide ETAF	1.00		

Notes:
Average ETAF (ET adjustment factor) for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Calculator developed to meet code effective Dec. 1, 2015
This calculator is for estimating purposes only.

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF PITTSBURG WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR BIORETENTION.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPARATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

LANDSCAPE AREA

PLANTING TYPE	IRRIGATION TYPE	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
TREES, SHRUBS & GROUNDCOVERS	DRIP	26,761 SF	84%
BIO TREATMENT	MP ROTATOR	5,055 SF	16%
TOTAL LANDSCAPE AREA		31,816 SF	100%

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- BIORETENTION AREAS - MP ROTATOR SPRAY

DeNova Homes
Building a Better Community.
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

CIVIC STATION

Pittsburg, California

HYDROZONE PLAN

CONCEPTUAL LANDSCAPE PLAN
JULY 29, 2022

vanderToolen Associates
700 Ygnacio Valley Rd.
Suite 100
Walnut Creek, CA 94596

tel: 925.274.1305
www.vandertoolen.com



0' 10' 20' 40'

SCALE: 1" = 20'-0"



L-2

Project No. 00222

STREET/SHADE TREES



GINKGO BILOBA
'PRINCETON SENTRY'



MAGNOLIA GRANDIFLORA
'MAJESTIC BEAUTY'



PISTACHIA CHINENSIS
'KEITH DAVEY'



CERCIS OCCIDENTALIS



PODOCARPUS MACROPHYLLUS
'MAKI'

LARGE/SCREEN SHRUBS



CISTUS SPP.



DODONAEA VISCOSA 'PURPUREA'



HETEROMELES ARBUTIFOLIA



RIBES SANGUINEUM



WESTRINGIA FRUTICOSA

MEDIUM/FOUNDATION SHRUBS



CALLISTEMON VIMINALIS
'LITTLE JOHN'



RHAPHIOLEPIS INDICA
'PINK DANCER'



SALVIA SPP.



YUCCA FILAMENTOSA



ZAUSCHNERIA CALIFORNICA
'SCHIEFFLIN'S CHOICE'

SMALL/ACCENT SHRUBS



ACHILLEA MILLEFOLIUM



ERIGERON GLAUCUS



MIMULUS
X 'JELLY BEAN SCARLETT'



PHORMIUM X JESTER



KNIPHOFIA UVARIA

GROUNDCOVERS



BACCHARIS PILULARIS
'TWIN PEAKS #2'



CEANOTHUS X 'CENTENNIAL'



FRAGARIA CHILOENSIS



HELIANTHEMUM NUMMULARIUM
'HENFIELD BRILLIANT'



MYOPORUM PARVIFOLIUM

GRASSES/BIORETENTION



BOUTELOUA GRACILIS



CAREX BARBARAE



LOMONDRA LONGIFOLIA



MUHLENBERGIA RIGENS



BIORETENTION

SMALL/ACCENT TREES

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
STREET/ SHADE TREES					
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	15 GAL	MOD	21
	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY SOUTHERN MAGNOLIA	24"BOX	MOD	19
	PISTACHIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24"BOX	LOW	7
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL	MOD	5
	QUERCUS ILEX	HOLLY OAK	15 GAL	LOW	7
	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOVA	24"BOX	MOD	11
SMALL/ACCENT TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	LOW	4
	PODOCARPUS MACROPHYLLUS 'MAKI'	MAKI PODOCARPUS	15 GAL	MOD	91
LARGE/SCREEN SHRUBS					
	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	
	CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	LOW	
	CISTUS SPP.	ROCKROSE	5 GAL	LOW	
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	LOW	
	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	LOW	
	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW	
	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	5 GAL	LOW	
	RHAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	5 GAL	LOW	
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	LOW	
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW	
MEDIUM/FOUNDATION SHRUBS					
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW	
	LIMONIUM PEREZII	STATICE	5 GAL	LOW	
	PHORMIUM SPP.	NEW ZEALAND FALX	5 GAL	LOW	
	PITTOSPORUM TOBIRA 'DWARF VARIEGATA'	DWARF VARIEGATED MOCK ORANGE	5 GAL	LOW	
	RHAPHIOLEPIS INDICA 'PINK DANCER'	INDIAN HAWTHORN	5 GAL	LOW	
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	2 GAL	LOW	
	SALVIA SPP.	SAGE	5 GAL	LOW	
	TEUCRIUM FRUTICANS 'COMPACTA'	BUSH GERMANDER	5 GAL	LOW	
	YUCCA FILAMENTOSA	ADAM'S NEEDLE	5 GAL	LOW	
	ZAUSCHNERIA CALIFORNICA 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	5 GAL	LOW	
SMALL/ACCENT SHRUBS					
	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW	
	ERIGERON GLAUCUS	BEACH DAISY	1 GAL	LOW	
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	LOW	
	HEMEROCALLIS SPP.	DAYLILY	1 GAL	MOD	
	KNIPHOFIA UVARIA	RED HOT POKER	1 GAL	LOW	
	MIMULUS X 'JELLY BEAN SCARLET'	RED MONKEYFLOWER	1 GAL	LOW	
	PHORMIUM X 'JESTER'	VARIEGATED MOUNTAIN FLAX	5 GAL	LOW	
GROUNDCOVERS					
	BACCHARIS PILULARIS 'TWIN PEAKS #2'	TWIN PEAKS COYOTE BRUSH	1 GAL	LOW	
	CEANOTHUS X 'CENTENNIAL'	CENTENNIAL CEANOTHUS	1 GAL	LOW	
	FRAGARIA CHILOENSIS	ORNAMENTAL STRAWBERRY	1 GAL	MOD	
	HELIANTHEMUM NUMMULARIUM 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	1 GAL	LOW	
	MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	LOW	
GRASSES/BIORETENTION					
	BOUTELOUA GRACILIS	BLUE GRAMA	1 GAL	LOW	
	CAREX BARBARAE	SANTA BARBARA SEDGE	1 GAL	MOD	
	DESCHAMPSIA ELONGATA	SLENDER HAIRGRASS	1 GAL	LOW	
	ELYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	LOW	
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW	
	FESTUCA RUBRA	CREeping RED FESCUE	1 GAL	LOW	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	
	LIRIOPE MUSCARI	LILYTURF	1 GAL	MOD	
	LOMONDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL	LOW	
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	LOW	
	TURF SOD BIOINFILTRATION SOD	AVAILABLE AT DELTA BLUEGRASS 800.637.8873	SOD	LOW	



A **DECORATIVE PAVING**
STAMPED ASPHALT



B **EVA PAVING**
GRAVEL FILLED TURF BLOCK



C **NATURAL PLAY STRUCTURES**
GLASS FIBER REINFORCED CONCRETE (GFRG) LOW BALANCE BEAM, LOG HOPPERS & FALLEN LOG TUNNEL



D **BENCH**
(4) TOTAL



E **BIKE RACK**
(12) TOTAL RACKS - (24) TOTAL SPACES



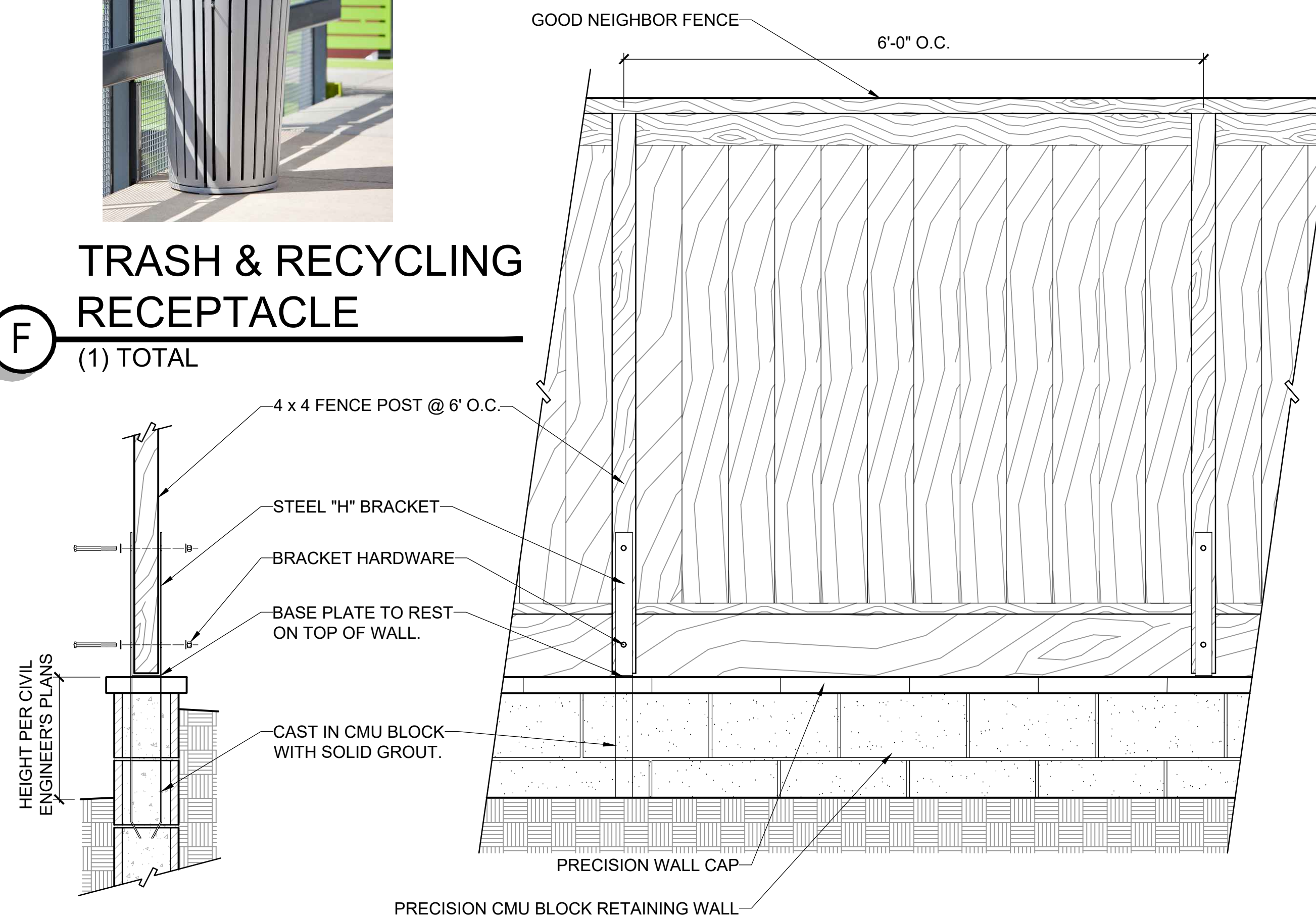
F **TRASH & RECYCLING RECEPTACLE**
(1) TOTAL



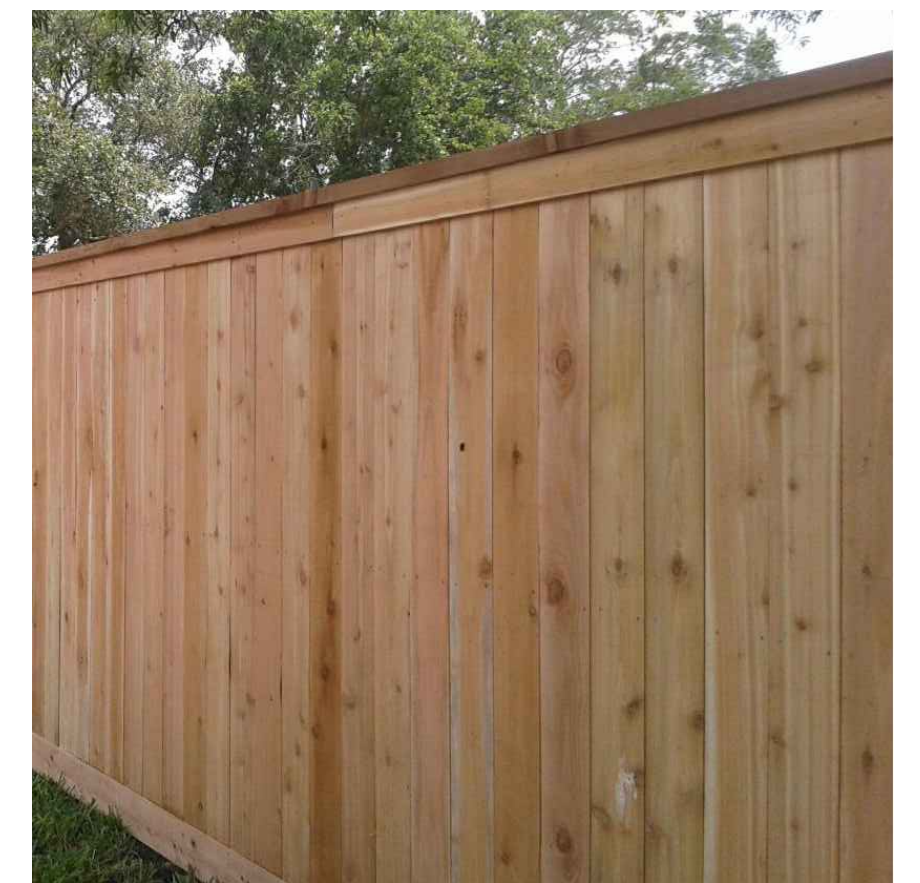
G **CLUSTER MAILBOX**
(6) TOTAL



H **A/C SCREEN**
COLOR TO MATCH ARCHITECTURE



I **6' HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL**
SCALE: 1" = 1' - 0"



GOOD NEIGHBOR FENCE



PRECISION CMU BLOCK

GENERAL NOTES:

1. OWNER/DEVELOPER:

DENOVA HOMES, INC.
1500 WILLOW PASS COURT
CONCORD, CA 94520
KERRI WATT
PHONE: (925) 605-9304
2. ENGINEER:

CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
ANGELO OBERTELLO, R.C.E. NO. 64345
PHONE: (925) 866-0322
3. APN:

086-100-035
4. EXISTING ZONING:

PD - PLANNED DEVELOPMENT
5. EXISTING GENERAL PLAN LAND USE:

MIXED USE
6. FEMA FLOOD ZONE:

ZONE X: AREA OF MINIMAL FLOOD HAZARD.

FLOOD INSURANCE RATE MAP NO. 06013C0119G DATED AUGUST 30, 2015.
7. NUMBER OF PARCELS:

9
8. NUMBER OF LOTS

11
81 TOTAL UNITS, 9 ACCESSIBLE UNITS
9. GROSS SITE AREA:

2.28 AC
10. UTILITIES:

SEWER: CITY OF PITTSBURG
WATER: CITY OF PITTSBURG WATER DEPARTMENT
RECYCLED WATER: DELTA DIABLO SANITATION DISTRICT
STORM DRAIN: CITY OF PITTSBURG
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
WASTE COLLECTION: MT. DIABLO RESOURCE RECOVERY
11. FIRE PROTECTION DISTRICT:

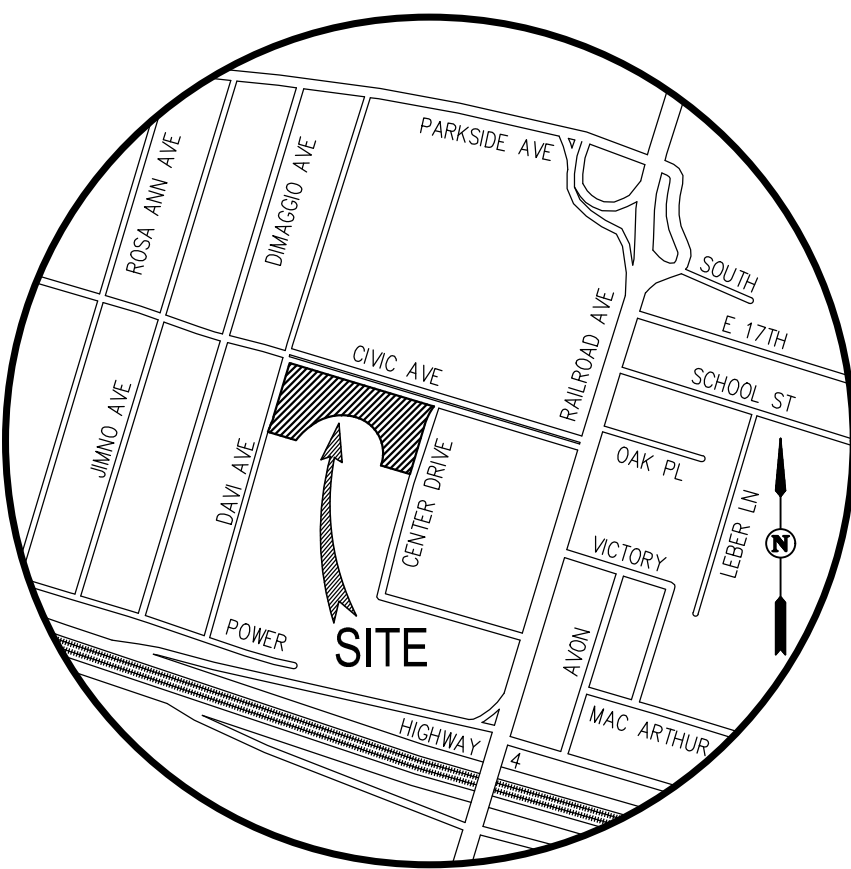
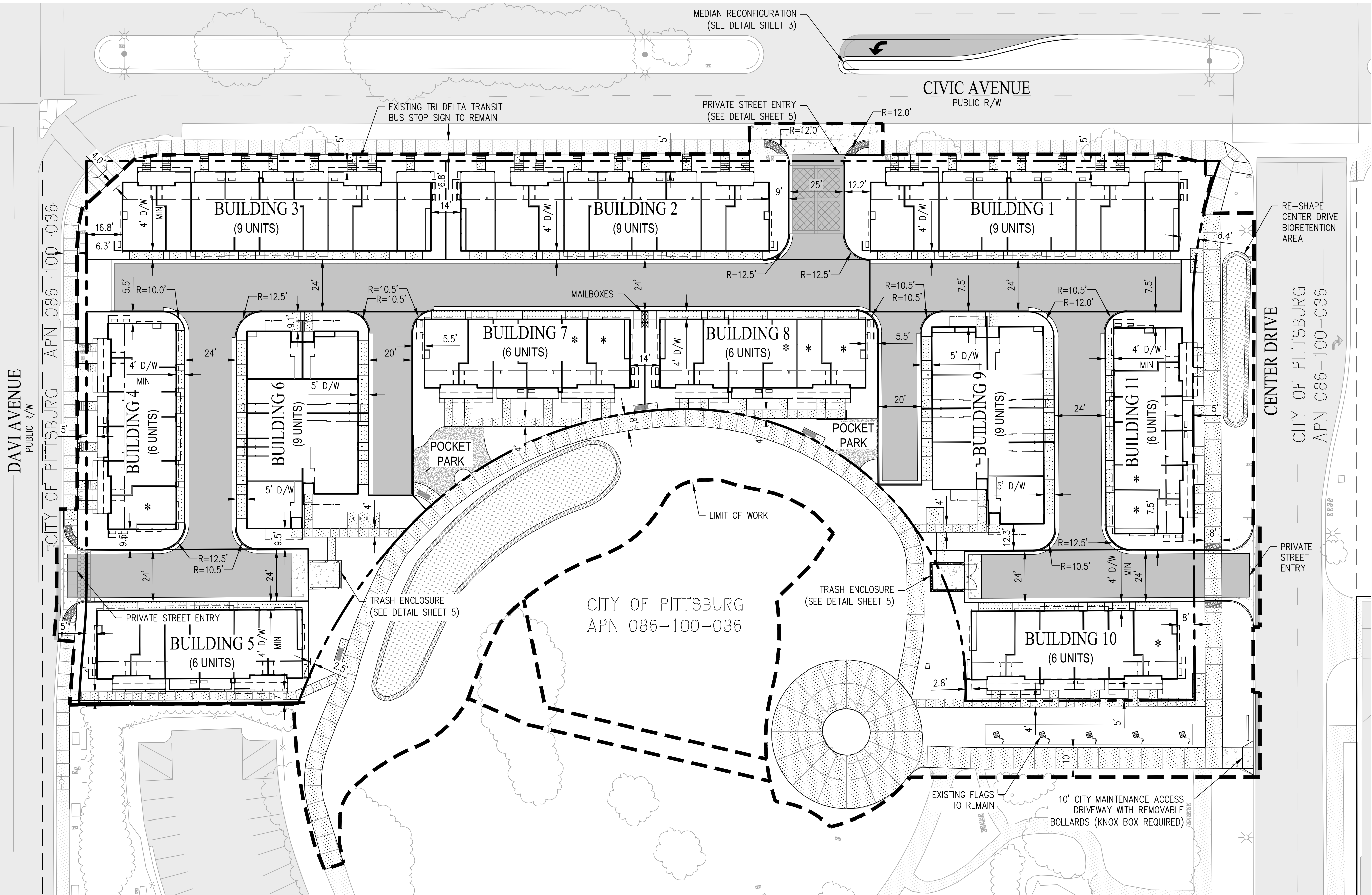
CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
12. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.
13. BASIS OF BEARINGS:

N7°0'00"45"W PER RECORD OF SURVEY RS 3897 (155 LSM 4).
14. BENCHMARK:

COUNTY BENCHMARK #1200
A PK NAIL SET IN CONCRETE LANDING OF COUNTY BUILDING
PITTSBURG 0.5' FROM WALL AT N/Q OF ENTRANCE.
ELEV: 54.801 FEET (NGVD29)

ABBREVIATIONS

AC	ACRE
ARV	AIR RELEASE VALVE
BFP	BACKFLOW PREVENTION DEVICE
BLDG	BUILDING
BU	BUBBLE UP
BW	BOTTOM OF WALL
CC	CURB CUT
CV	CHECK VALVE
CCC	CONTRA COSTA COUNTY
EG	EXISTING GROUND
ELEC	ELECTRICAL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FLUSH CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FIRE SERVICE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JT	JOINT TRENCH OR DRY UTILITY
LF	LINEAR FEET
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MDRR	MOUNT DIABLO RESOURCE RECOVERY
MIN	MINIMUM
PAD	BUILDING PAD ELEVATION
PVAE	PRIVATE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
P-	PRIVATE
RP	REDUCED PRESSURE ASSEMBLY
R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
SDFM	STORM DRAIN FORCE MAIN
SF	SQUARE FEET
SSE	SANITARY SEWER EASEMENT
ST	STREET
STD	STANDARD
S/W	SIDEWALK
SWE	SIDEWALK EASEMENT
TC	TOP OF CURB
TG	TOP OF GRATE
TSD	TREATED STORM DRAIN
TSM	TOP OF SOIL MIX
TRC	TOP OF ROLLED CURB
TVC / VC	TOP OF VERTICAL CURB
TW	TOP OF WALL
WM	WATER METER



VICINITY MAP
NOT TO SCALE

LEGEND

	EXISTING ADJACENT PROPERTY LINE
	PROJECT BOUNDARY
	BUILDING OVERHANG
	PROPOSED PAVEMENT
	EXISTING PAVEMENT TO REMAIN
	PROPOSED SIDEWALK/PATHWAY
	EXISTING SIDEWALK/PATHWAY TO REMAIN
	BIORETENTION AREA
	ACCESSIBLE UNIT

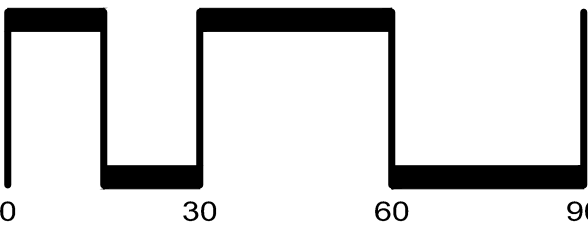
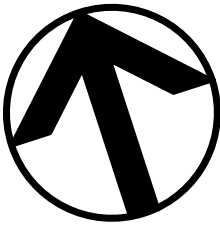
SHEET INDEX

SHEET NUMBER	TITLE
1	SITE PLAN
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	TREE TABLES
4	PROPOSED LOTS
5	STREET SECTIONS
6	PRELIMINARY GRADING & DRAINAGE PLAN
7	GRADING SECTIONS
8	PRELIMINARY UTILITY PLAN
9	PRELIMINARY STORMWATER CONTROL PLAN
10	STORMWATER DETAILS
11	FIRE ACCESS PLAN

TRACT 9605 - TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
SITE PLAN
CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

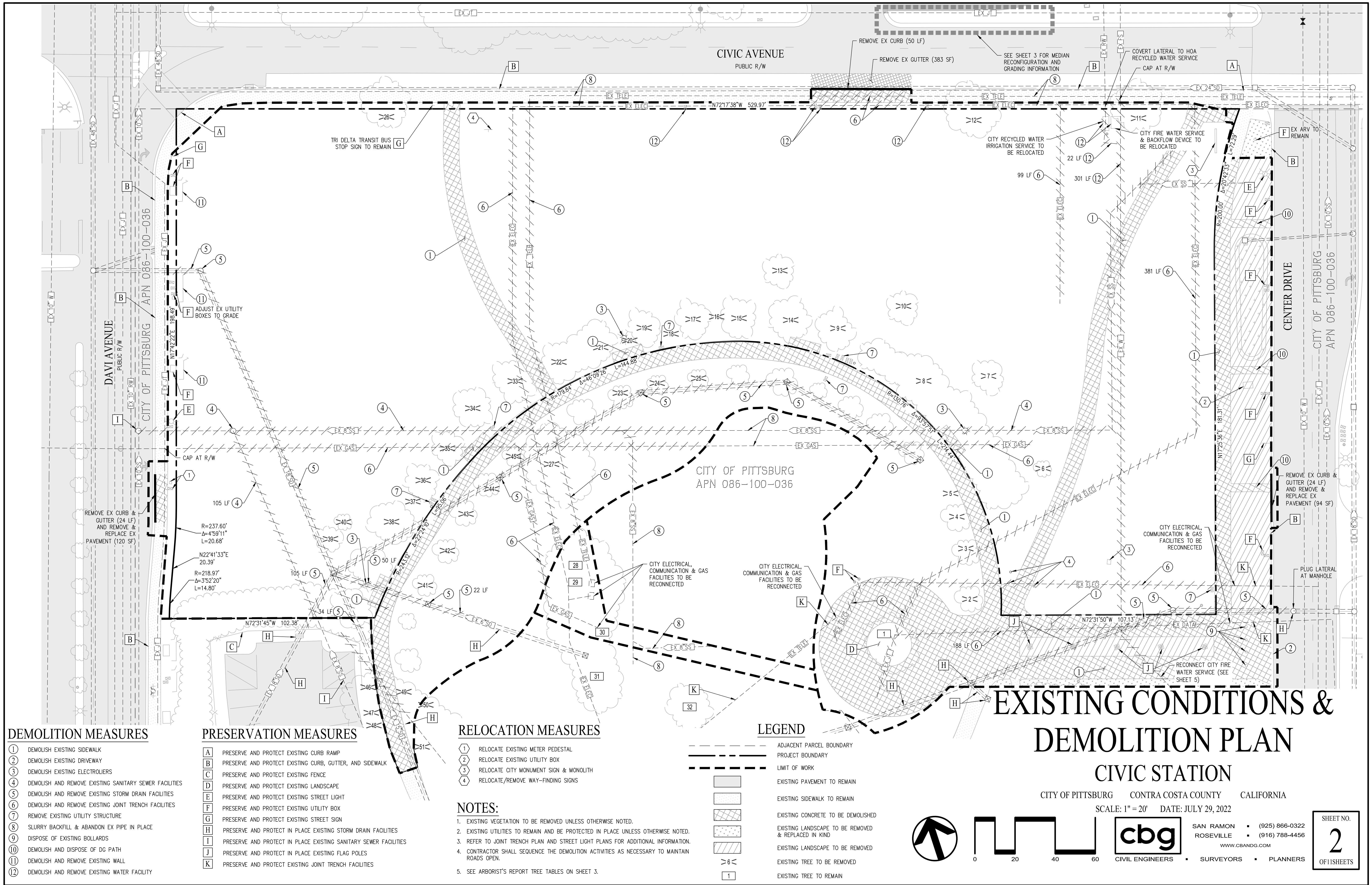
SCALE: 1" = 30' DATE: JULY 29, 2022



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
1
OF 11 SHEETS



DEMOLITION MEASURES

- ① DEMOLISH EXISTING SIDEWALK
- ② DEMOLISH EXISTING DRIVEWAY
- ③ DEMOLISH EXISTING ELECTROUTERS
- ④ DEMOLISH AND REMOVE EXISTING SANITARY SEWER FACILITIES
- ⑤ DEMOLISH AND REMOVE EXISTING STORM DRAIN FACILITIES
- ⑥ DEMOLISH AND REMOVE EXISTING JOINT TRENCH FACILITIES
- ⑦ REMOVE EXISTING UTILITY STRUCTURE
- ⑧ SLURRY BACKFILL & ABANDON EX PIPE IN PLACE
- ⑨ DISPOSE OF EXISTING BOLLARDS
- ⑩ DEMOLISH AND DISPOSE OF DG PATH
- ⑪ DEMOLISH AND REMOVE EXISTING WALL
- ⑫ DEMOLISH AND REMOVE EXISTING WATER FACILITY

PRESERVATION MEASURES

- A PRESERVE AND PROTECT EXISTING CURB RAMP
- B PRESERVE AND PROTECT EXISTING CURB, GUTTER, AND SIDEWALK
- C PRESERVE AND PROTECT EXISTING FENCE
- D PRESERVE AND PROTECT EXISTING LANDSCAPE
- E PRESERVE AND PROTECT EXISTING STREET LIGHT
- F PRESERVE AND PROTECT EXISTING UTILITY BOX
- G PRESERVE AND PROTECT EXISTING STREET SIGN
- H PRESERVE AND PROTECT IN PLACE EXISTING STORM DRAIN FACILITIES
- I PRESERVE AND PROTECT IN PLACE EXISTING SANITARY SEWER FACILITIES
- J PRESERVE AND PROTECT IN PLACE EXISTING FLAG POLES
- K PRESERVE AND PROTECT EXISTING JOINT TRENCH FACILITIES

RELOCATION MEASURES

- ① RELOCATE EXISTING METER PEDESTAL
- ② RELOCATE EXISTING UTILITY BOX
- ③ RELOCATE CITY MONUMENT SIGN & MONOLITH
- ④ RELOCATE/REMOVE WAY-FINDING SIGNS

NOTES:

1. EXISTING VEGETATION TO BE REMOVED UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES TO REMAIN AND BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
3. REFER TO JOINT TRENCH PLAN AND STREET LIGHT PLANS FOR ADDITIONAL INFORMATION.
4. CONTRACTOR SHALL SEQUENCE THE DEMOLITION ACTIVITIES AS NECESSARY TO MAINTAIN ROADS OPEN.
5. SEE ARBORIST'S REPORT TREE TABLES ON SHEET 3.

LEGEND

- ADJACENT PARCEL BOUNDARY
- PROJECT BOUNDARY
- LIMIT OF WORK
- EXISTING PAVEMENT TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING CONCRETE TO BE DEMOLISHED
- EXISTING LANDSCAPE TO BE REMOVED & REPLACED IN KIND
- EXISTING LANDSCAPE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

EXISTING CONDITIONS & DEMOLITION PLAN

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022



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SHEET NO.
2
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TREES TO BE REMOVED

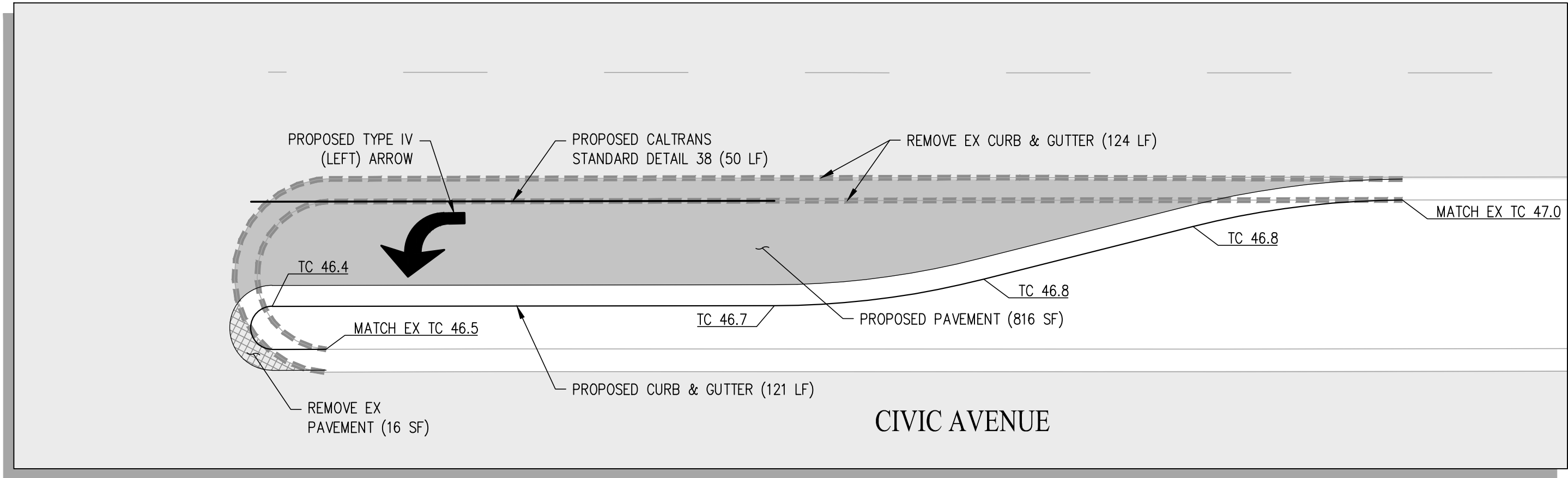
Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
2	31	9.9	sweetgum	Liquidambar styraciflua	fair	fair	fair	Limited rooting zone
3	30	9.6	sweetgum	Liquidambar styraciflua	poor	poor	poor	Limited rooting zone, suppressed
4	25	8.0	sweetgum	Liquidambar styraciflua	poor	poor	poor	Limited rooting zone, suppressed
5	18	5.7	sweetgum	Liquidambar styraciflua	very poor	very poor	very poor	Limited rooting zone
6	53	16.9	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Limited rooting zone, drought, wind & cold stressed
7	48	15.3	jacaranda	Jacaranda mimosifolia	poor	fair	fair	drought, wind & cold stressed
8	49	15.6	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Unbalanced structure, drought, wind & cold stressed
9	44	14.0	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Unbalanced structure, drought, wind & cold stressed
10	21	6.7	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Unbalanced structure, drought, wind & cold stressed
11	80	25.5	southern magnolia	Magnolia grandiflora	fair	fair	fair	Limited rooting zone. Codominant scaffolds with included bark, salt burn
12	42	13.4	southern magnolia	Magnolia grandiflora	poor	fair	poor	Limited rooting zone. Drought stressed. Thin, stunted. Measured at 4' below scaffolds.
13	25	8.0	jacaranda	Jacaranda mimosifolia	very poor	poor	poor	Drought stressed. Dying back
14	40	12.7	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Unbalanced structure, drought, wind & cold stressed
15	33	10.5	jacaranda	Jacaranda mimosifolia	fair	fair	fair	Drought cold & wind stressed

Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
16	30	9.6	jacaranda	Jacaranda mimosifolia	poor	fair	poor	Drought cold & wind stressed
17	32.5	10.4	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Drought cold & wind stressed . Codominant scaffolds
18	33.5	10.7	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Drought cold & wind stressed. Unbalanced . Codominant scaffolds with included bark. A few flowers.
19	28.5	9.1	jacaranda	Jacaranda mimosifolia	very poor	fair	very poor	Dying back. Drought, wind, cold.
20	30	9.6	jacaranda	Jacaranda mimosifolia	very poor	fair	poor	Top dieback. Drought, cold , wind.
21	38	12.1	jacaranda	Jacaranda mimosifolia	very poor	poor	very poor	Minimal foliage
22	38	12.1	jacaranda	Jacaranda mimosifolia	poor	fair	poor	Top dieback.
23	12,12	7.6	sweetgum	Liquidambar styraciflua	poor	very poor	very poor	Stunted, leaning, trunk decay.
24	14.5	4.6	sweetgum	Liquidambar styraciflua	very poor	very poor	very poor	Dying
25	16,12	8.9	sweetgum	Liquidambar styraciflua	poor	poor	poor	Trunk leaning. Stunted.
26	25,23,31	25.2	southern magnolia	Magnolia grandiflora	poor	poor	poor	Drought stressed. Multi upright trunks with included bark . Debris around trunk.
27	80	25.5	Canary island pine	Pinus canariensis	good	good	good	42' radius protection
33	36.5	11.6	jacaranda	Jacaranda mimosifolia	poor	fair	poor	Sparse live foliage, stunted
34	36	11.5	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Sparse live foliage, stunted

Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
35	31	9.9	jacaranda	Jacaranda mimosifolia	poor	poor	poor	Sparse live foliage. Unbalanced
36	30	9.6	jacaranda	Jacaranda mimosifolia	very poor	fair	very poor	Minimal live foliage
37	38	12.1	jacaranda	Jacaranda mimosifolia	poor	fair	fair	Sparse live foliage
38	46	14.6	jacaranda	Jacaranda mimosifolia	very poor	fair	poor	Minimal live foliage
39	28	8.9	jacaranda	Jacaranda mimosifolia	very poor	fair	poor	Minimal live foliage
40	22.5	7.2	jacaranda	Jacaranda mimosifolia	very poor	poor	poor	Minimal live foliage. Trunk leaning.
41	15	4.8	sweetgum	Liquidambar styraciflua	poor	poor	poor	Stunted. Unbalanced. Trunk wounds.
42	19	6.1	sweetgum	Liquidambar styraciflua	poor	poor	poor	Trunk leaning. Stunted. Trunk wounds.
43	23.5	7.5	sweetgum	Liquidambar styraciflua	poor	fair	poor	Stunted. Sparse.
44	20	6.4	sweetgum	Liquidambar styraciflua	poor	fair	fair	Stunted. Sparse.
45	15	4.8	sweetgum	Liquidambar styraciflua	poor	poor	poor	Minimal structure. Stunted. Sparse. Trunk wounds.
46	63.5	20.2	Aleppo pine	Pinus halepensis	good	good	good	Uplifting sidewalk
47	37	11.8	Aleppo pine	Pinus halepensis	fair	poor	poor	Suppressed. Unbalanced
48	51	16.2	Aleppo pine	Pinus halepensis	fair	fair	fair	Leaning. Unbalanced.
49	70.5	22.5	Aleppo pine	Pinus halepensis	good	fair	fair	Leaning. Unbalanced.
50	50.5	16.1	Aleppo pine	Pinus halepensis	good	good	good	Leaning.
51	61	19.4	Aleppo pine	Pinus halepensis	good	poor	fair	Codominant upright trunks. Unbalanced.

TREES TO BE PRESERVED

Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
1	54	17.2	deodar cedar	Cedrus deodara	fair	fair	fair	Memorial tree. Limited rooting zone, 9' radius, sparse mulch
28	65	20.7	Canary island pine	Pinus canariensis	good	good	good	36' radius protection. Shaded deadwood.
29	74	23.6	Canary island pine	Pinus canariensis	fair	fair	fair	45' radius protection. Shaded deadwood. Water draining to root crown
30	86	27.4	Canary island pine	Pinus canariensis	fair	fair	fair	45' radius protection. Unbalanced. Trunk growth.
31	63.5	20.2	Canary island pine	Pinus canariensis	fair	good	fair	35' radius protection.
32	52	16.6	Canary island pine	Pinus canariensis	good	good	good	30" radius protection



CIVIC AVENUE MEDIAN RECONFIGURATION

SCALE: 1"=10'

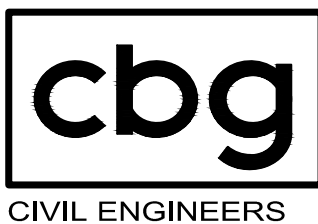
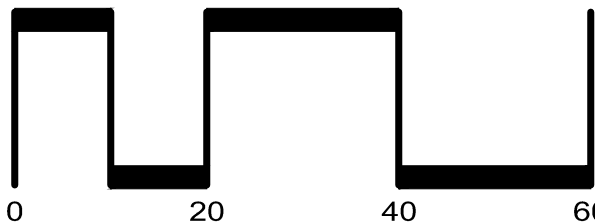
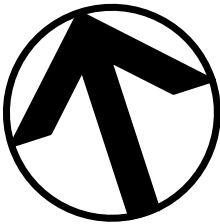
SOURCE:

ARBORIST REPORT FOR TREES LOCATED AT 65 CIVIC CENTER AVENUE, PITTSBURG CA, BY TREES, BUGS, DIRT LANDSCAPE CONSULTING & TRAINING DATED MAY 6, 2022.

TREE TABLES
CIVIC STATION

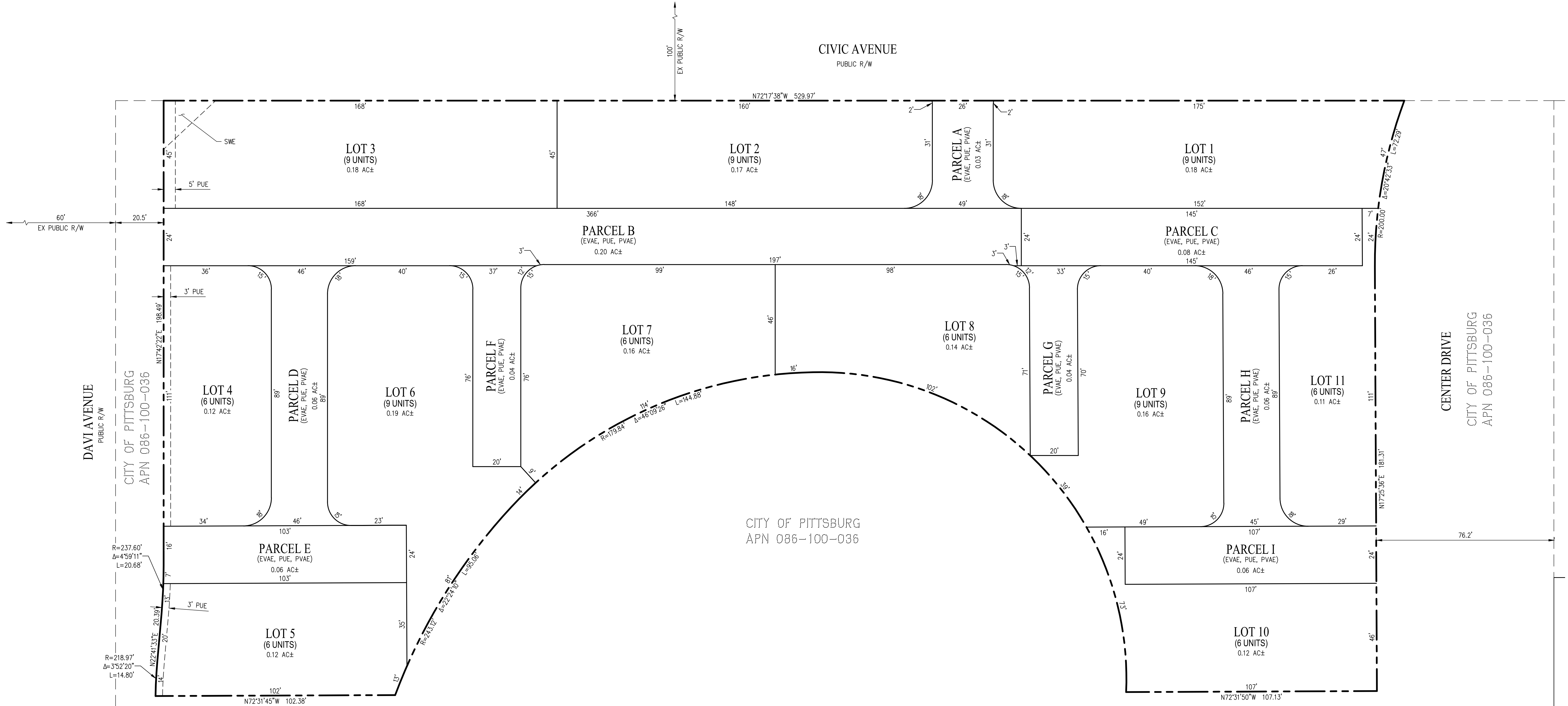
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SCALE: 1" = 20' DATE: JULY 29, 2022



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SHEET NO.
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OF 11 SHEETS



LEGEND

PROPERTY BOUNDARY

ADJACENT PARCEL LINE

PROPOSED LOT LINE

TRACT 9605 - VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
PROPOSED LOTS
CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022

0

20

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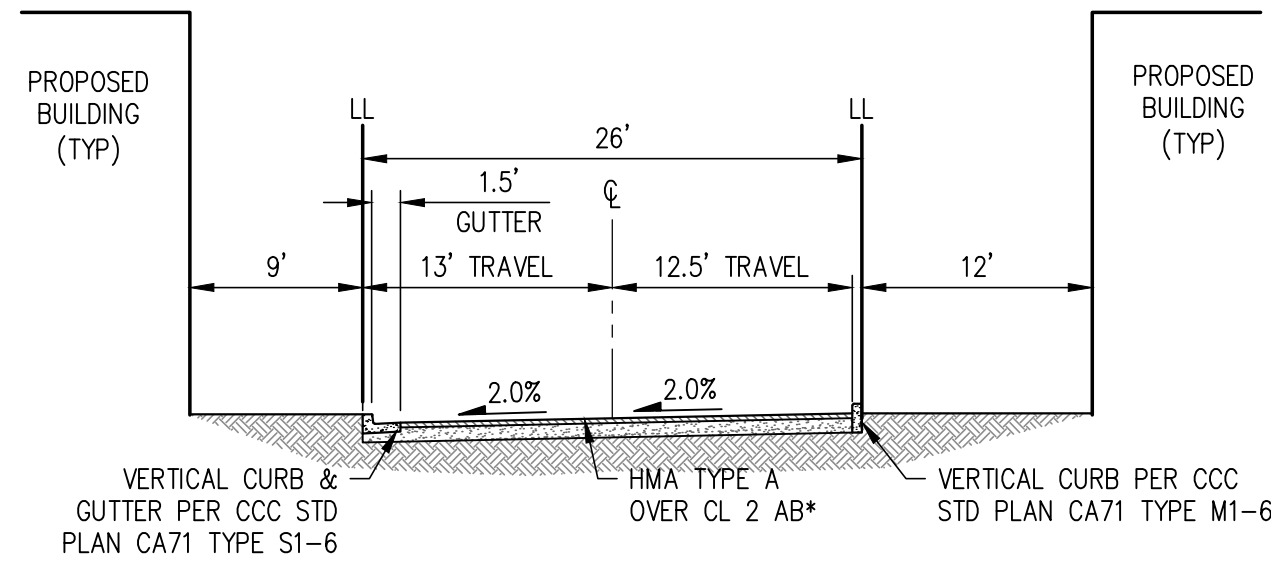
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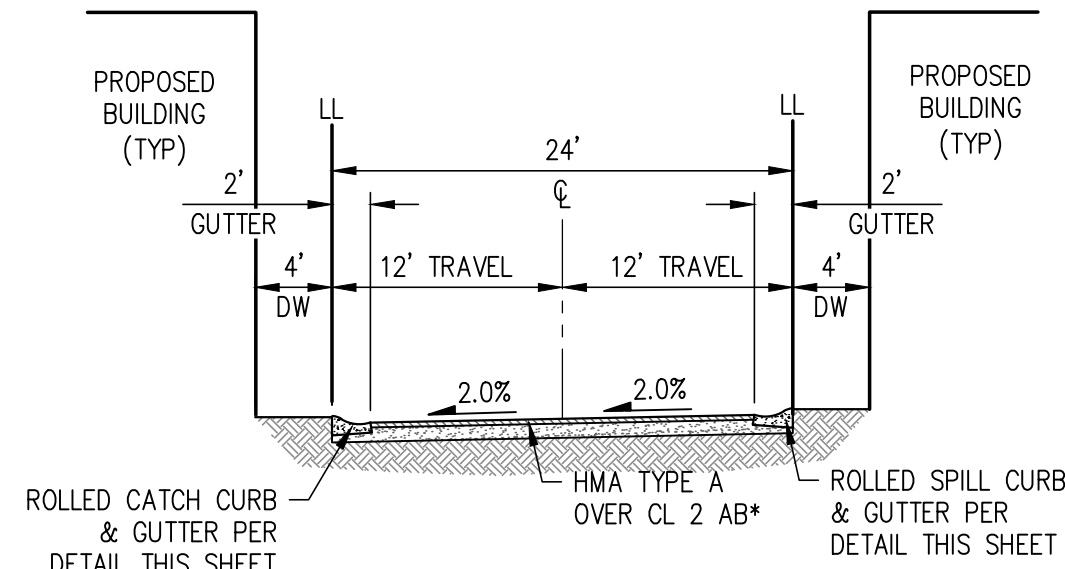
SHEET NO.

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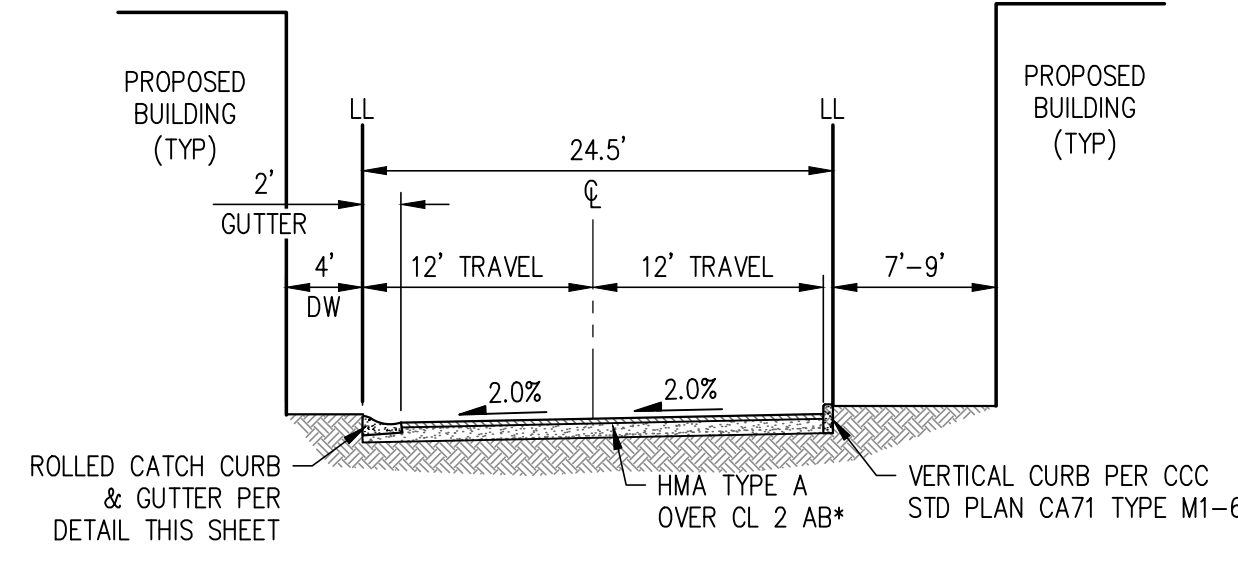
OF 11 SHEETS



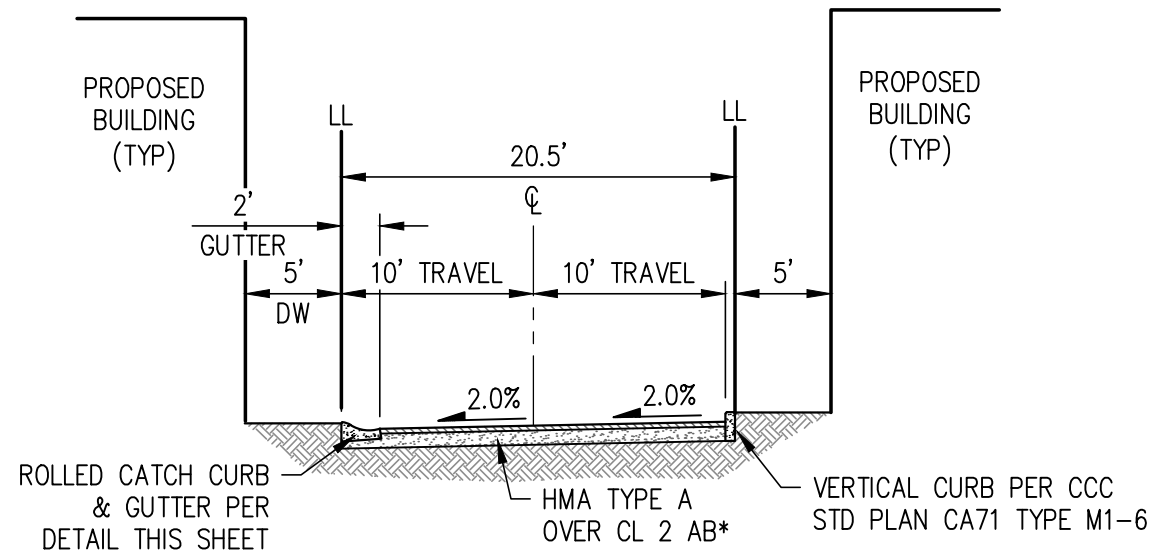
A TYPICAL 25' ALLEY
(VERTICAL CURB AND GUTTER & VERTICAL CURB)



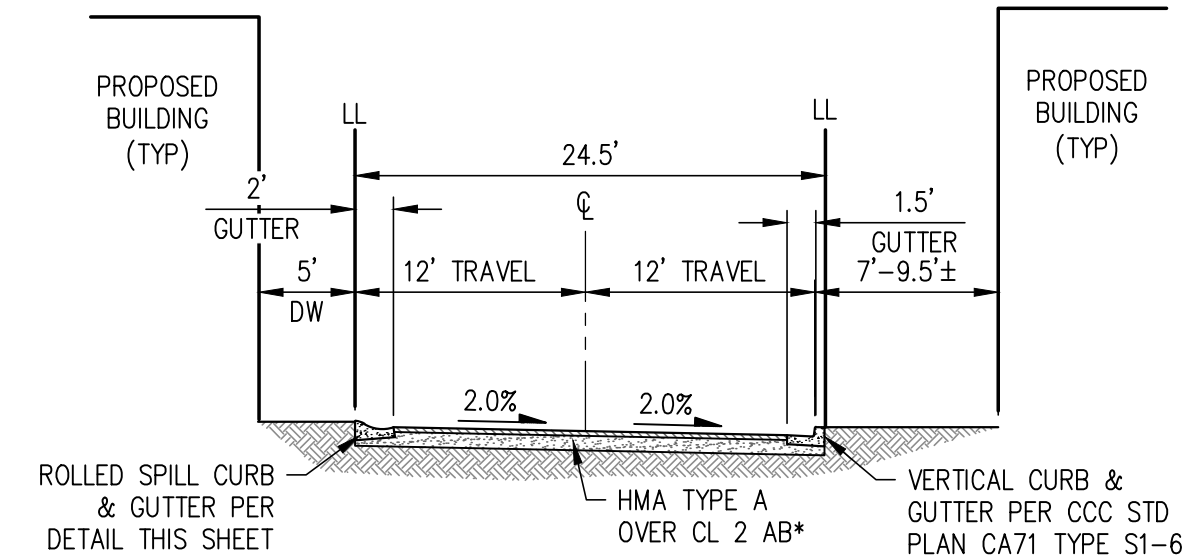
B TYPICAL 24' ALLEY
(ROLLED CURB AND GUTTER & ROLLED CURB & GUTTER)



C TYPICAL 24' ALLEY
(ROLLED CURB AND GUTTER & VERTICAL CURB)

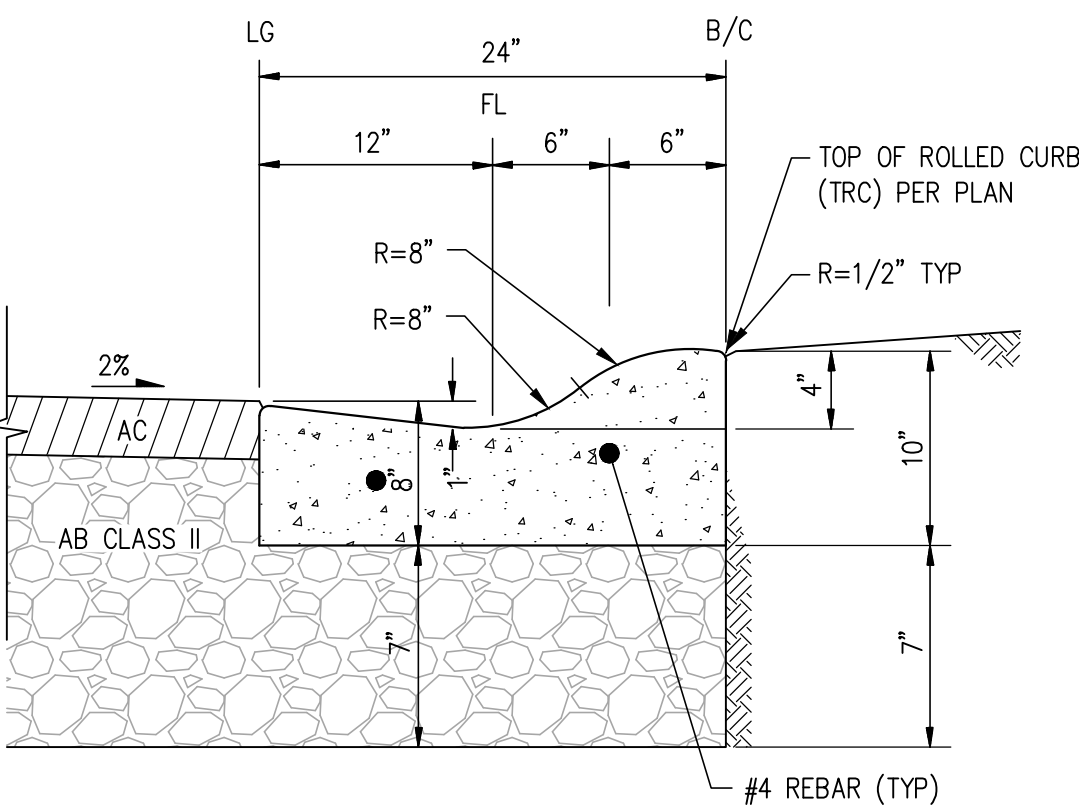


D TYPICAL 20' ALLEY
(ROLLED CURB AND GUTTER & VERTICAL CURB)

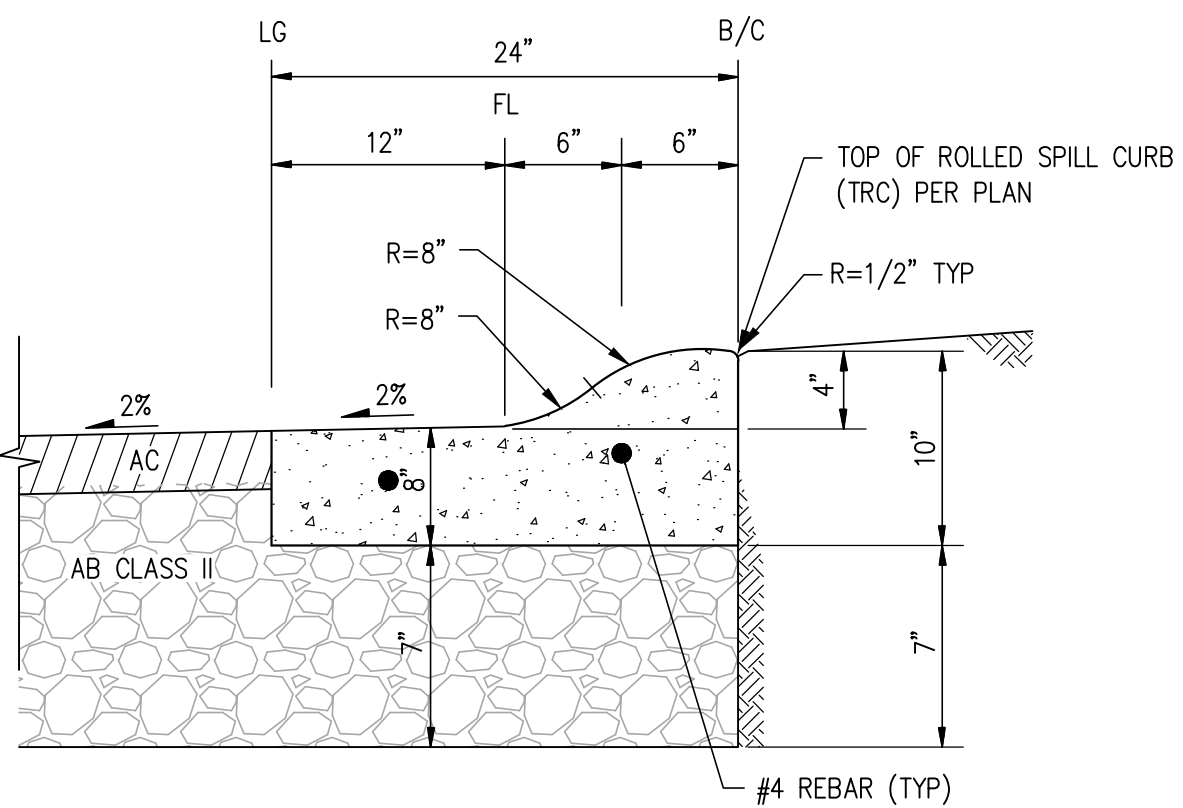


E TYPICAL 24' ALLEY
(ROLLED CURB AND GUTTER & VERTICAL CURB & GUTTER)

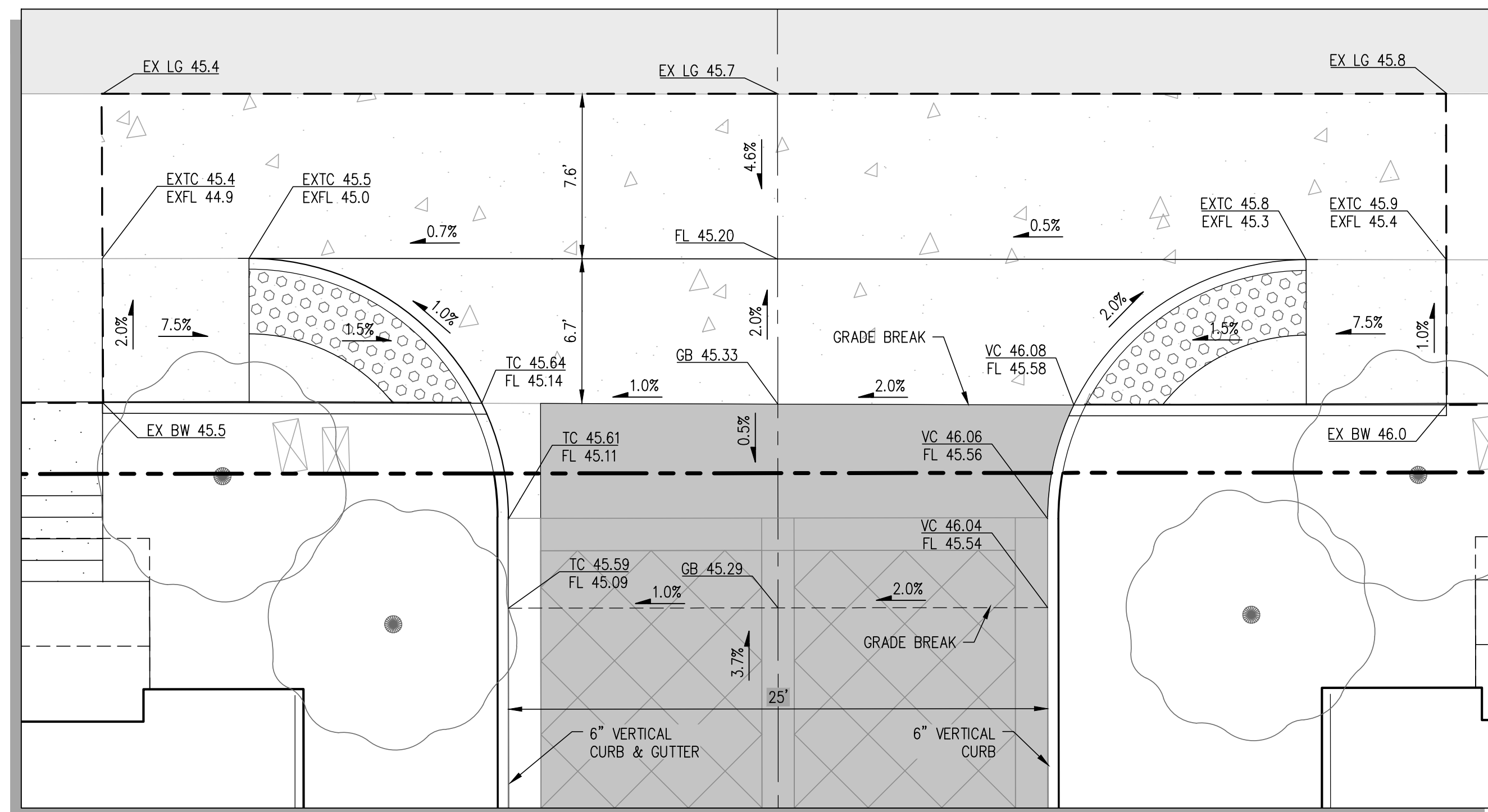
NOTE:
* PAVEMENT SECTION SHALL PER
GEOTECHNICAL RECOMMENDATION



ROLLED CATCH CURB DETAIL
NOT TO SCALE

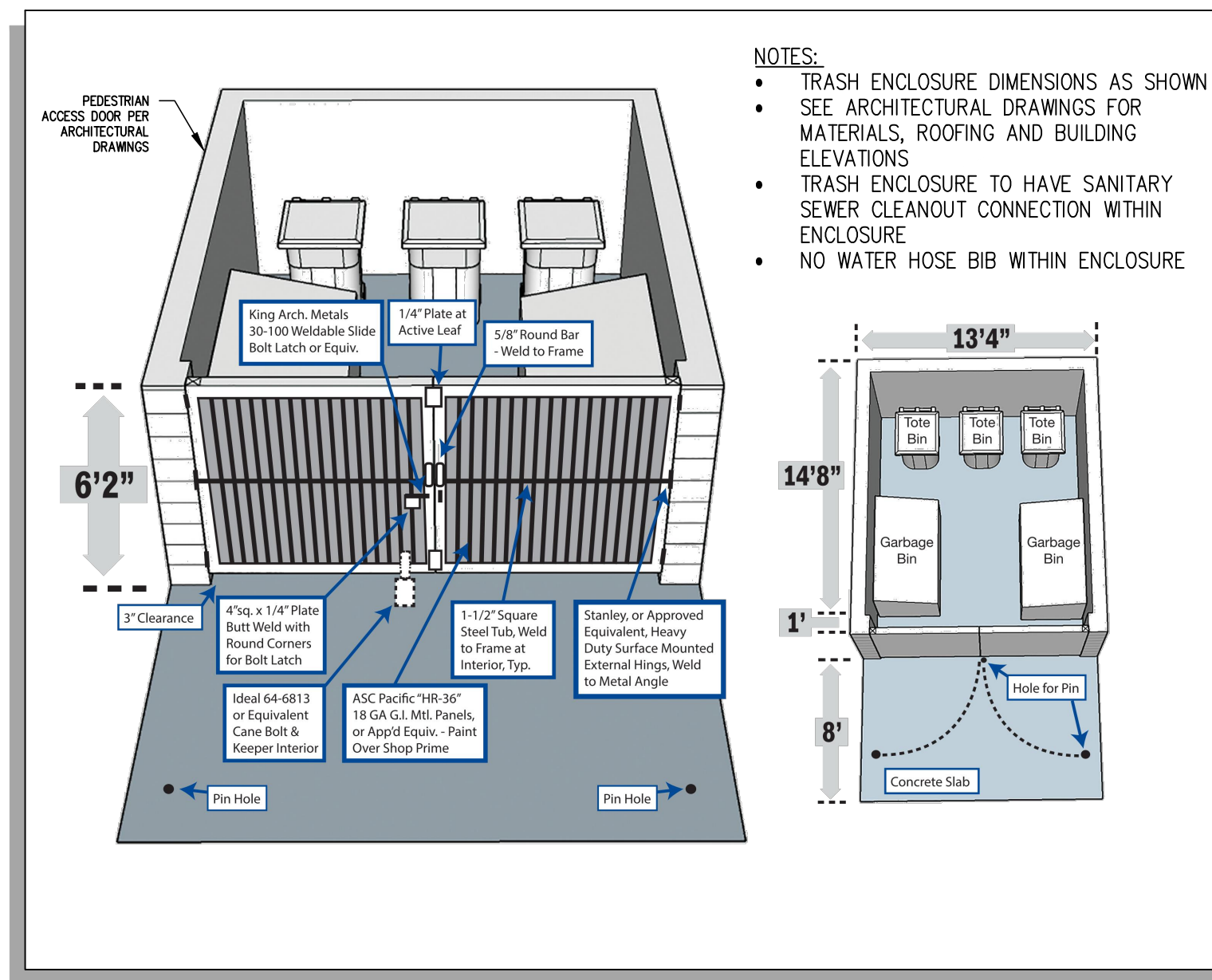


ROLLED SPILL CURB DETAIL
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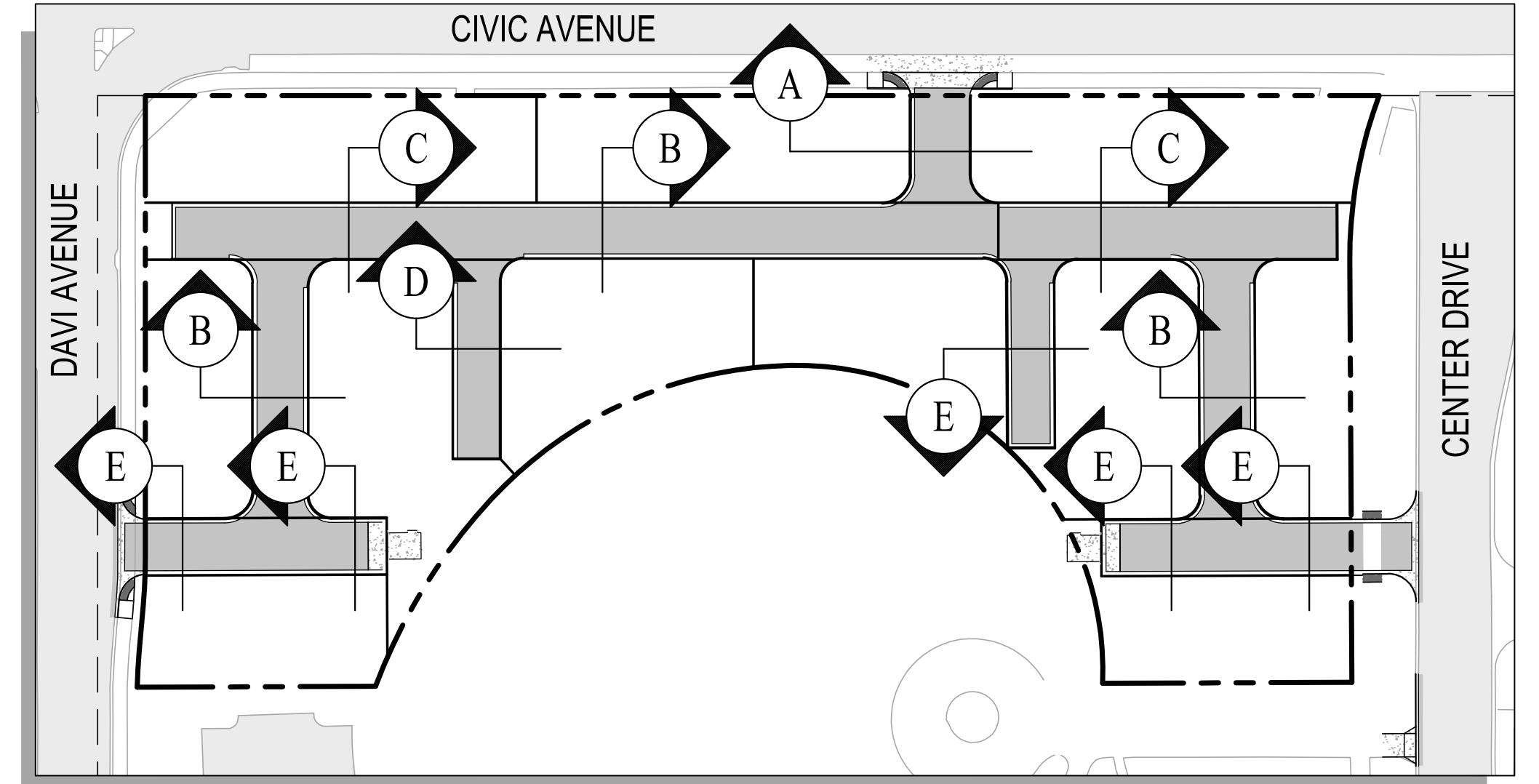
TYPICAL PRIVATE STREET ENTRY DETAIL

SCALE: 1"=5'

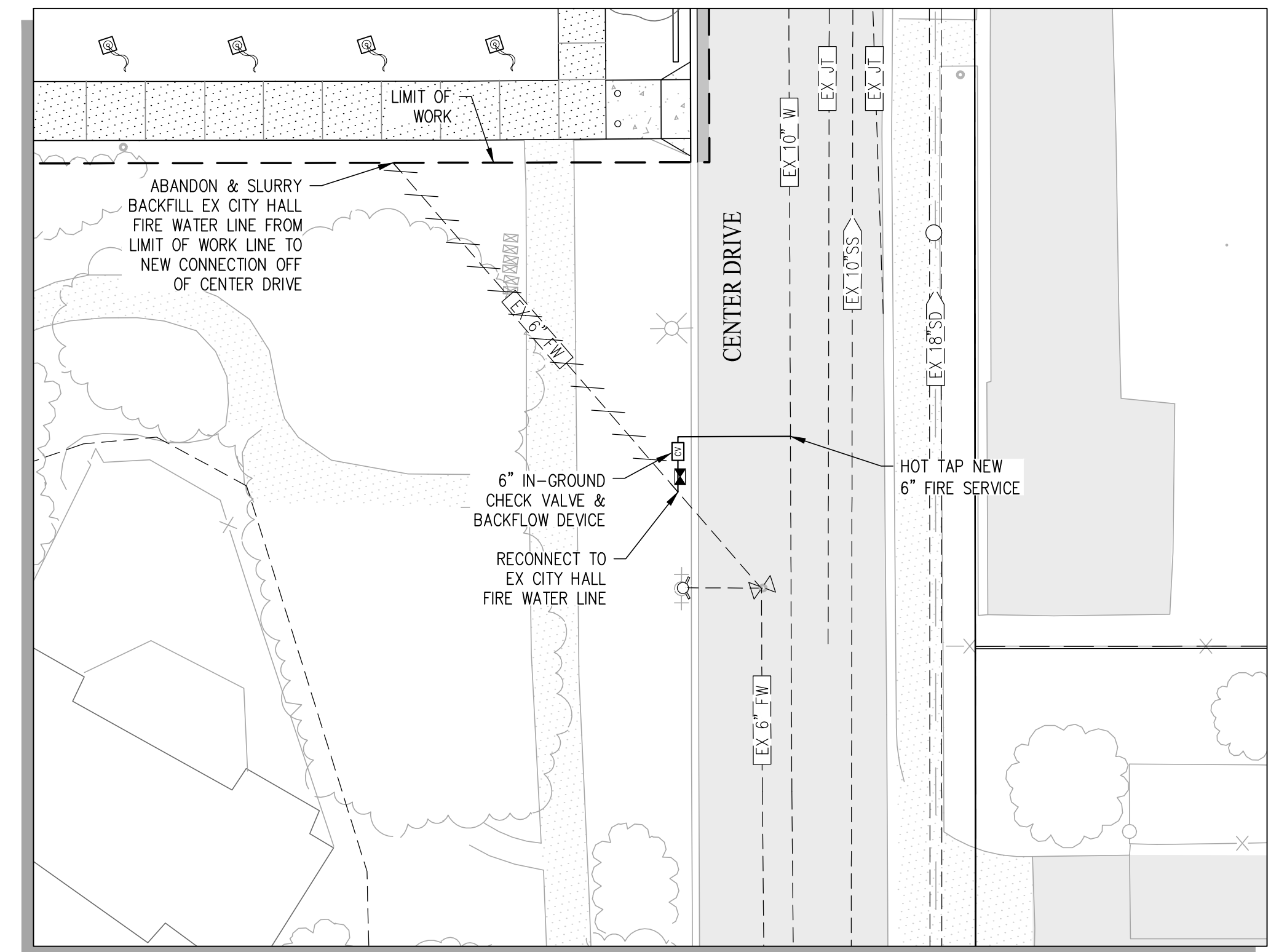


MDRR TRASH ENCLOSURE DIMENSIONING DETAIL

SCALE: NOT TO SCALE



STREET KEY MAP
NOT TO SCALE



CITY HALL FIRE WATER LINE RECONNECTION

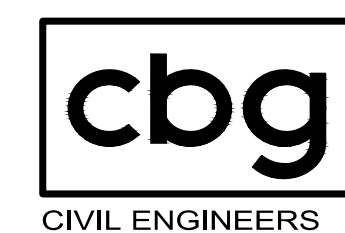
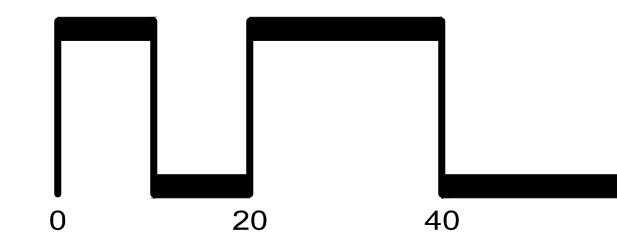
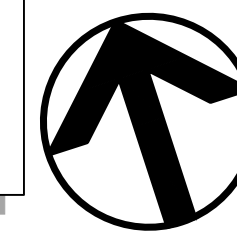
SCALE: 1"=20'

STREET SECTIONS & DETAILS

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

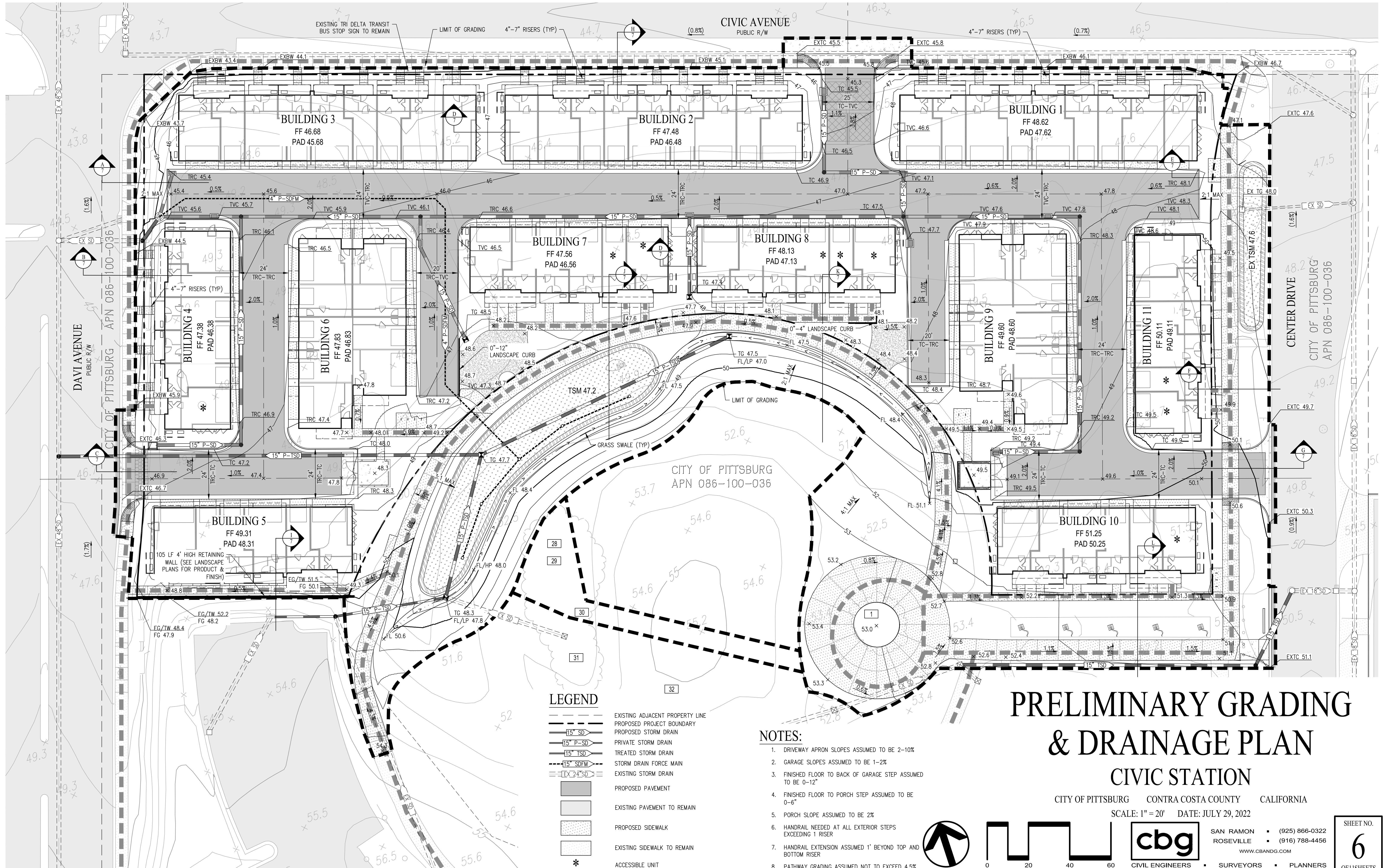
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SHEET NO.
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OF 11 SHEETS



LEGEND

- EXISTING ADJACENT PROPERTY LINE
- PROPOSED PROJECT BOUNDARY
- PROPOSED STORM DRAIN
- PRIVATE STORM DRAIN
- TREATED STORM DRAIN
- STORM DRAIN FORCE MAIN
- EXISTING STORM DRAIN
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- EXISTING SIDEWALK TO REMAIN
- ACCESSIBLE UNIT
- ADA PATH OF TRAVEL
- LIMIT OF WORK/GRADING

NOTES:

- DRIVEWAY APRON SLOPES ASSUMED TO BE 2-10%
- GARAGE SLOPES ASSUMED TO BE 1-2%
- FINISHED FLOOR TO BACK OF GARAGE STEP ASSUMED TO BE 0-12"
- FINISHED FLOOR TO PORCH STEP ASSUMED TO BE 0-6"
- PORCH SLOPE ASSUMED TO BE 2%
- HANDRAIL NEEDED AT ALL EXTERIOR STEPS EXCEEDING 1 RISER
- HANDRAIL EXTENSION ASSUMED 1' BEYOND TOP AND BOTTOM RISER
- PATHWAY GRADING ASSUMED NOT TO EXCEED 4.5%

PRELIMINARY GRADING
& DRAINAGE PLAN
CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

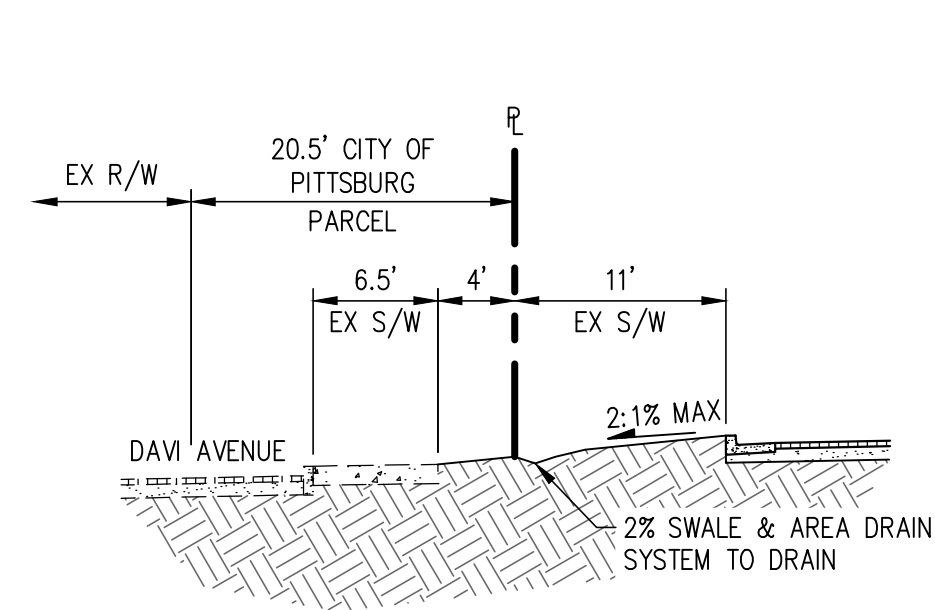
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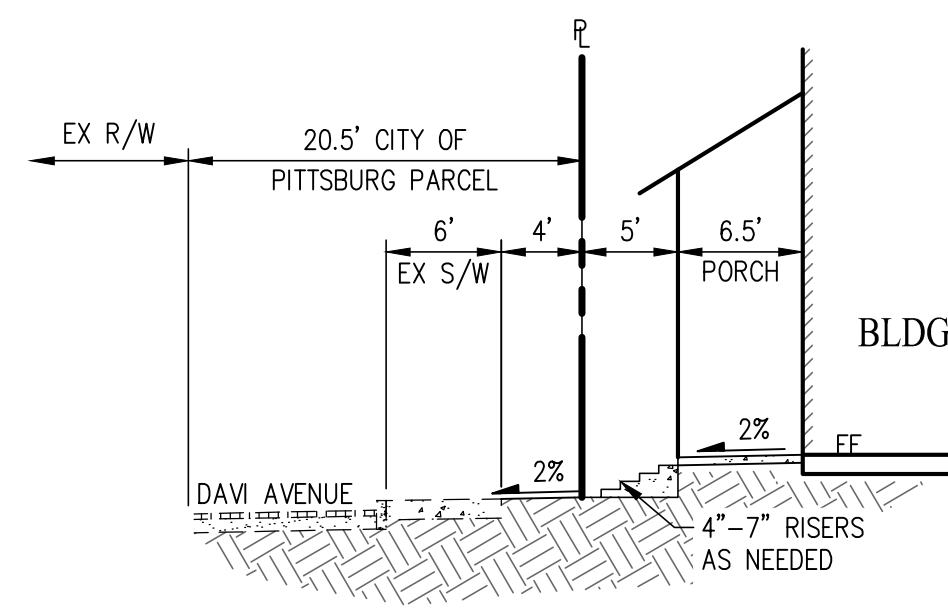
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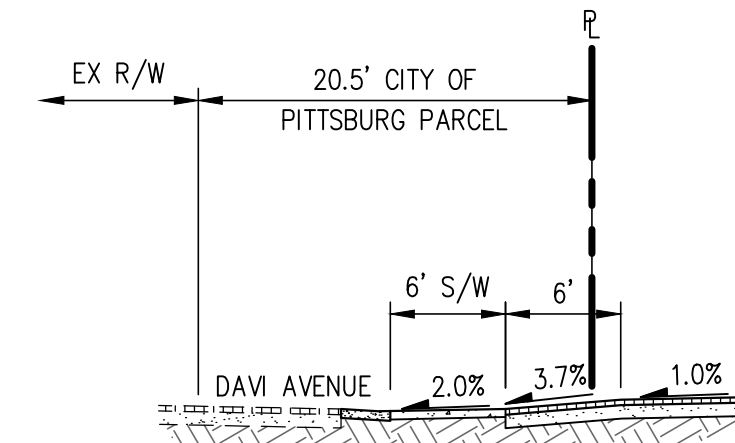
SHEET NO.
6
OF 11 SHEETS



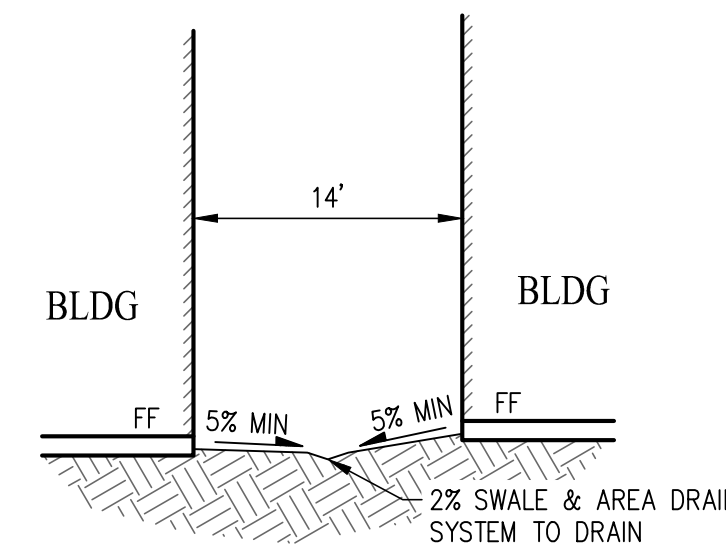
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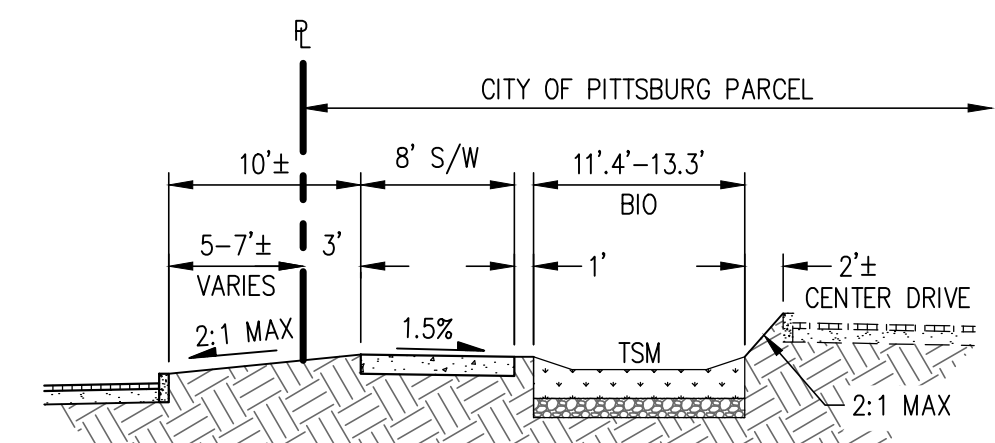
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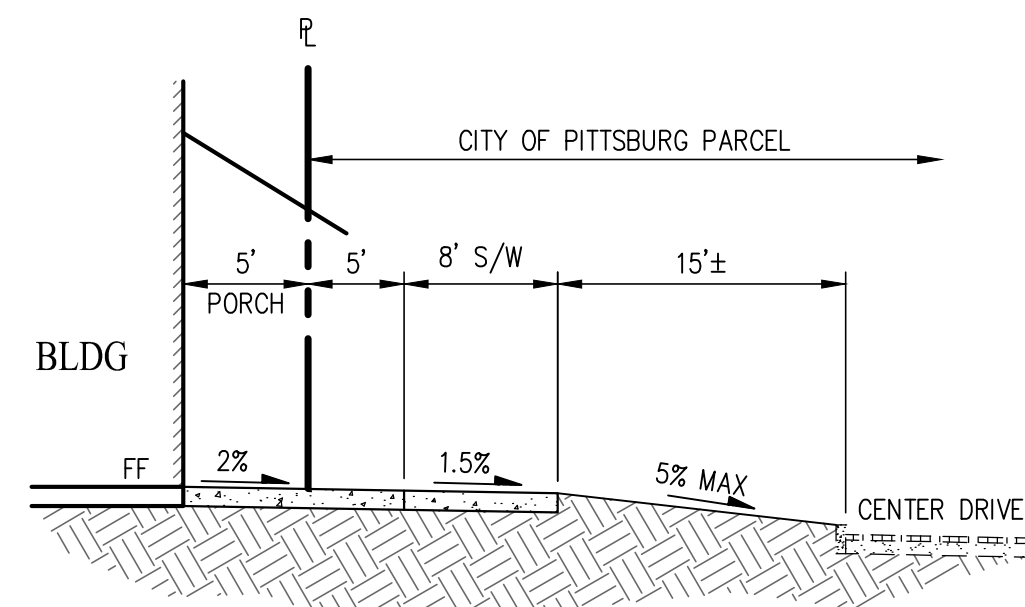
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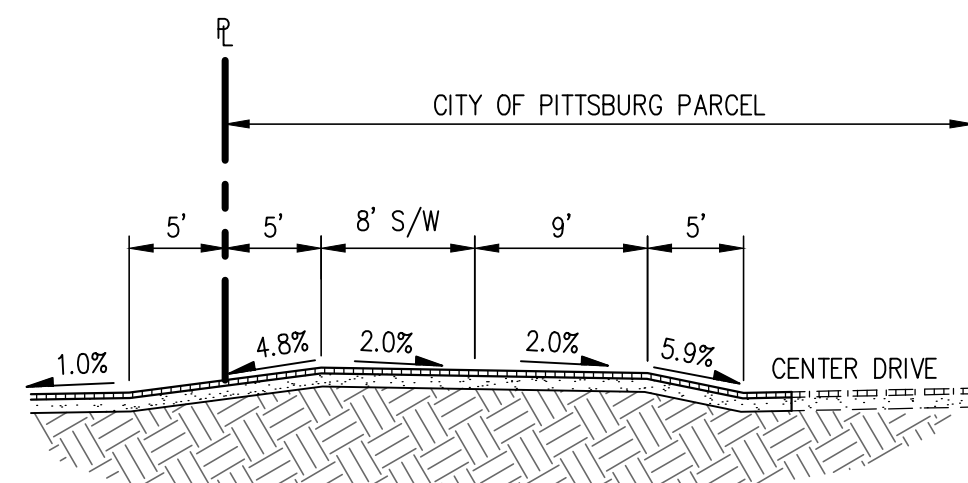
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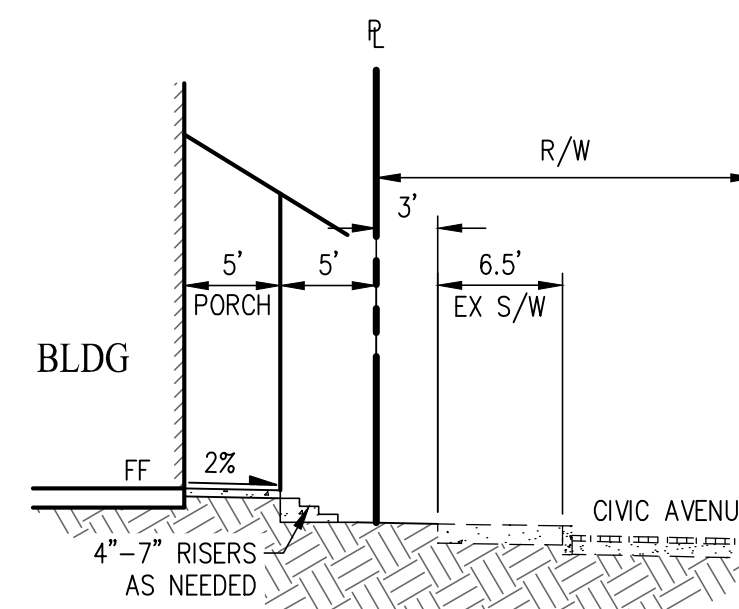
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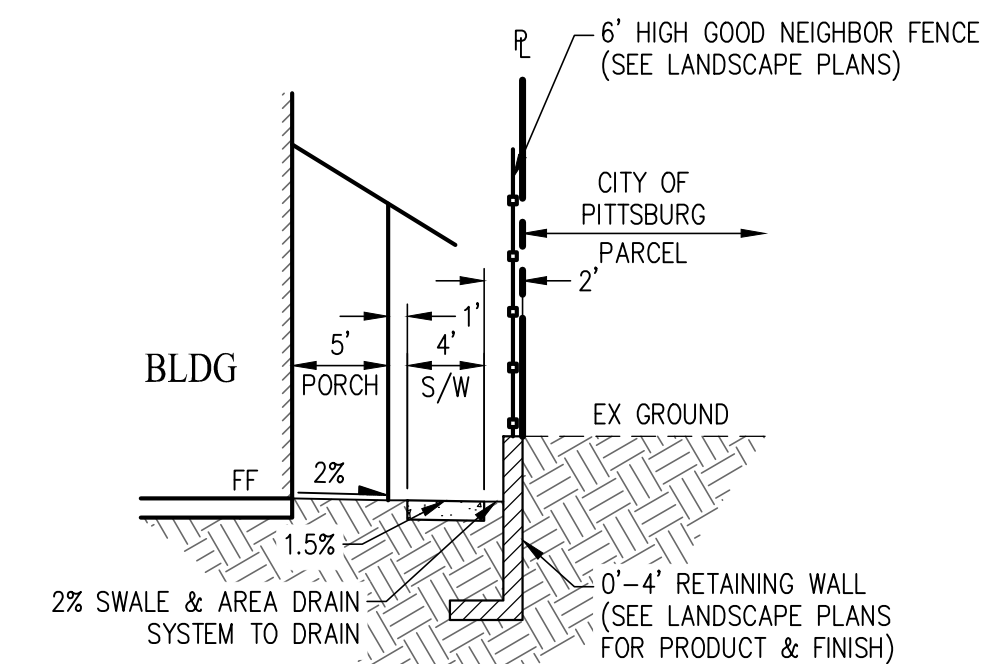
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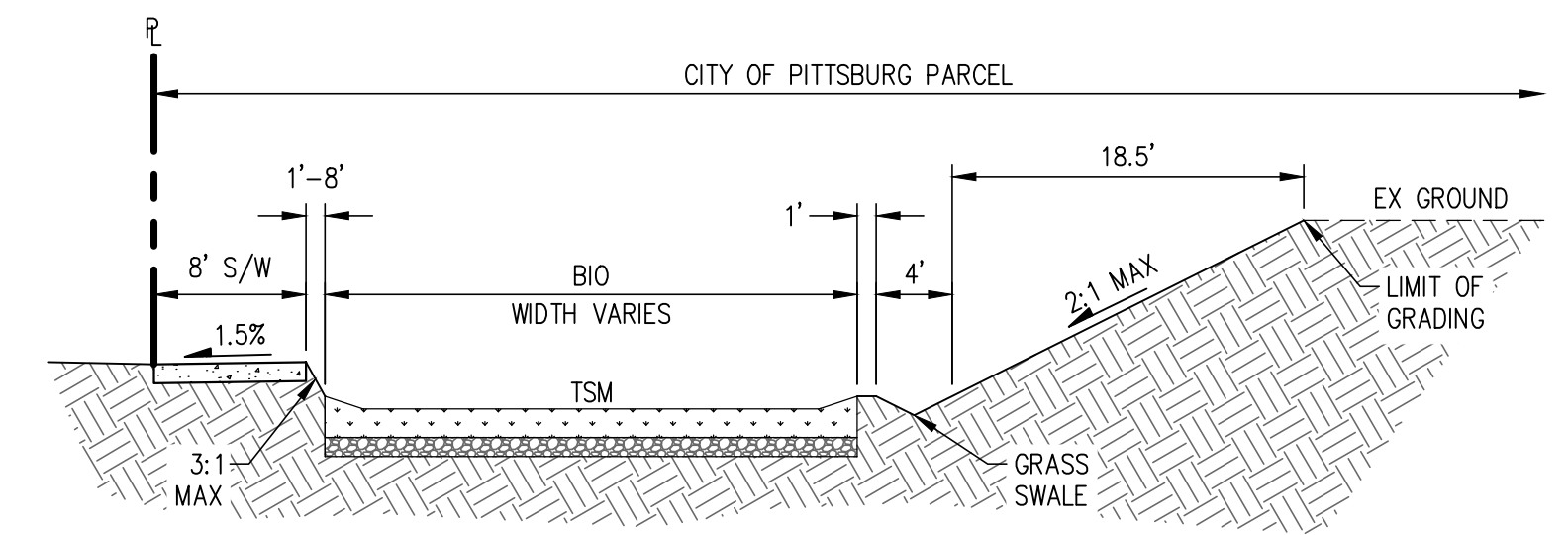
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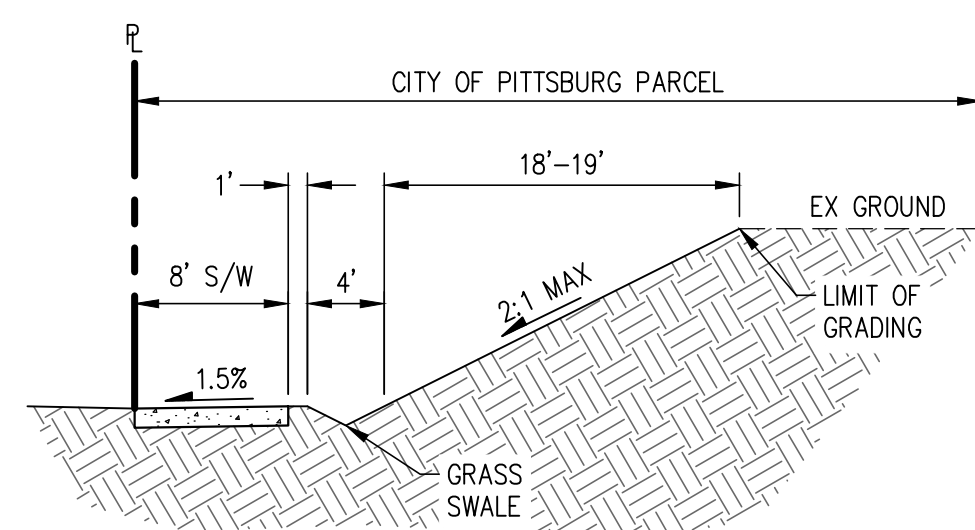
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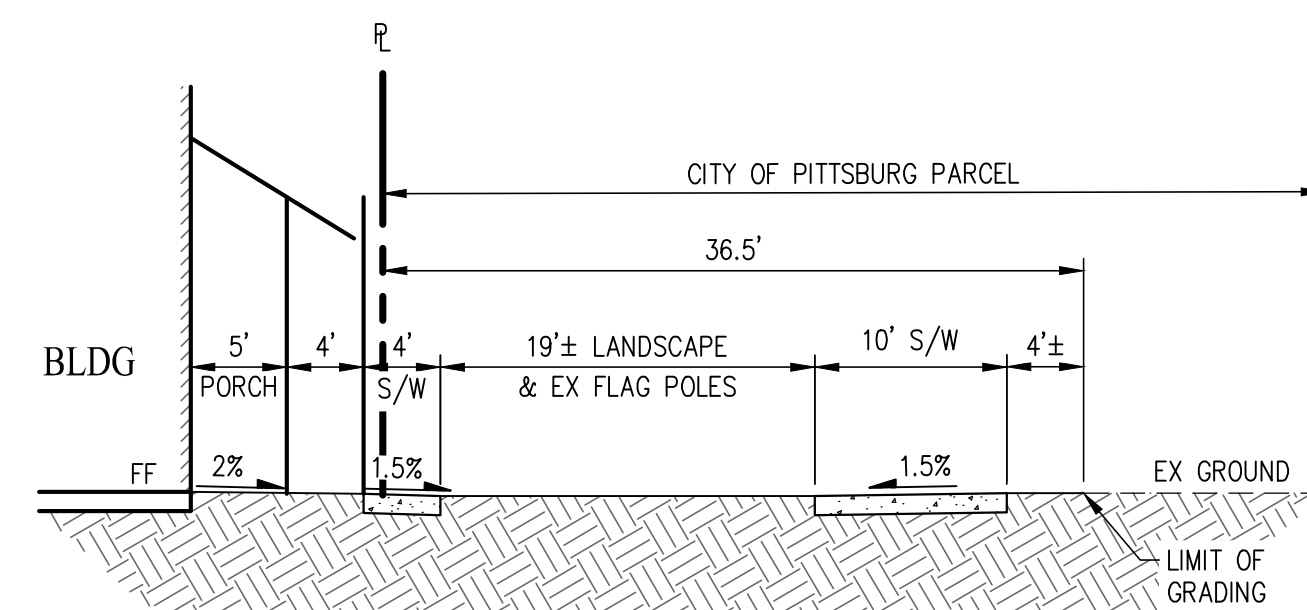
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SECTION J
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SECTION K
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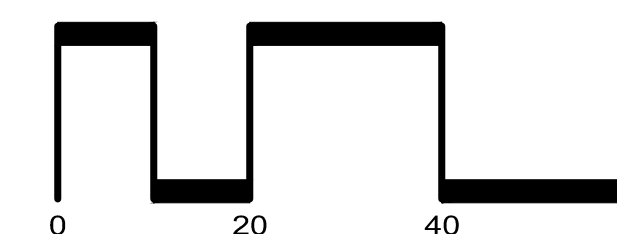
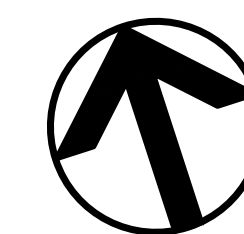


SECTION L
NOT TO SCALE

GRADING SECTIONS CIVIC STATION

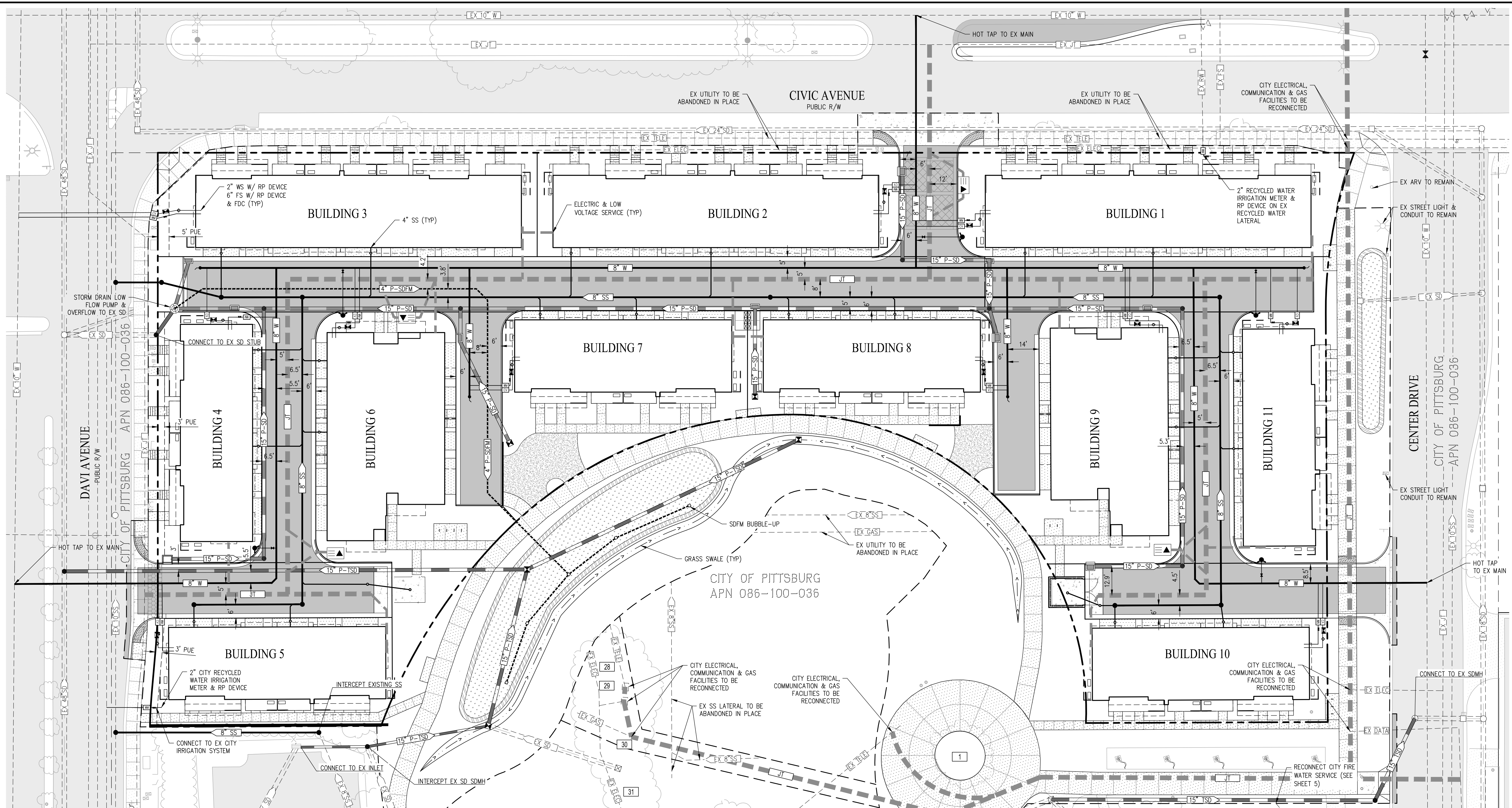
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SHEET NO.
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OF 11 SHEETS



LEGEND

---	EXISTING RIGHT OF WAY	15" SD	STORM DRAIN PIPE	BLW	BLOWOFF
- - -	PROPOSED PROJECT BOUNDARY	8" SS	SANITARY SEWER MAIN	CB	CATCH BASIN (CALTRANS TYPE G3 (D73B))
- - -	BUILDING OVERHANG	---	SEWER LATERAL	CB	CATCH BASIN (CALTRANS TYPE G6 (D73B))
■	PROPOSED PAVEMENT	8" W	WATER MAIN	FI	FIELD INLET
■	EXISTING PAVEMENT TO REMAIN	JT	JOINT TRENCH	SSC	SANITARY SEWER CLEANOUT
■	PROPOSED SIDEWALK	BS	BUILDING WATER SERVICE	SDBU	STORM DRAIN BUBBLE-UP
■	EXISTING SIDEWALK TO REMAIN	BS	BUILDING FIRE SERVICE	SMSM	STORM DRAIN/SANITARY SEWER MANHOLE
		FD	FIRE HYDRANT	TR	TRANSFORMER
		SLP	STORM DRAIN LOW FLOW PUMP		
		4" SDFM	STORM DRAIN FORCE MAIN		
		BA	BIORETENTION AREA		

NOTES:

- ADDITIONAL PUES WILL BE REQUIRED FOR FINAL JOINT TRENCH BOXES, WATER METERS & FIRE HYDRANTS.
- FINAL PUE LOCATIONS TO BE DETERMINED AND MAPPED WITH THE FINAL MAP AND PROJECT CONSTRUCTION DOCUMENTS.

PRELIMINARY UTILITY PLAN

CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

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CIVIL ENGINEERS SURVEYORS PLANNERS

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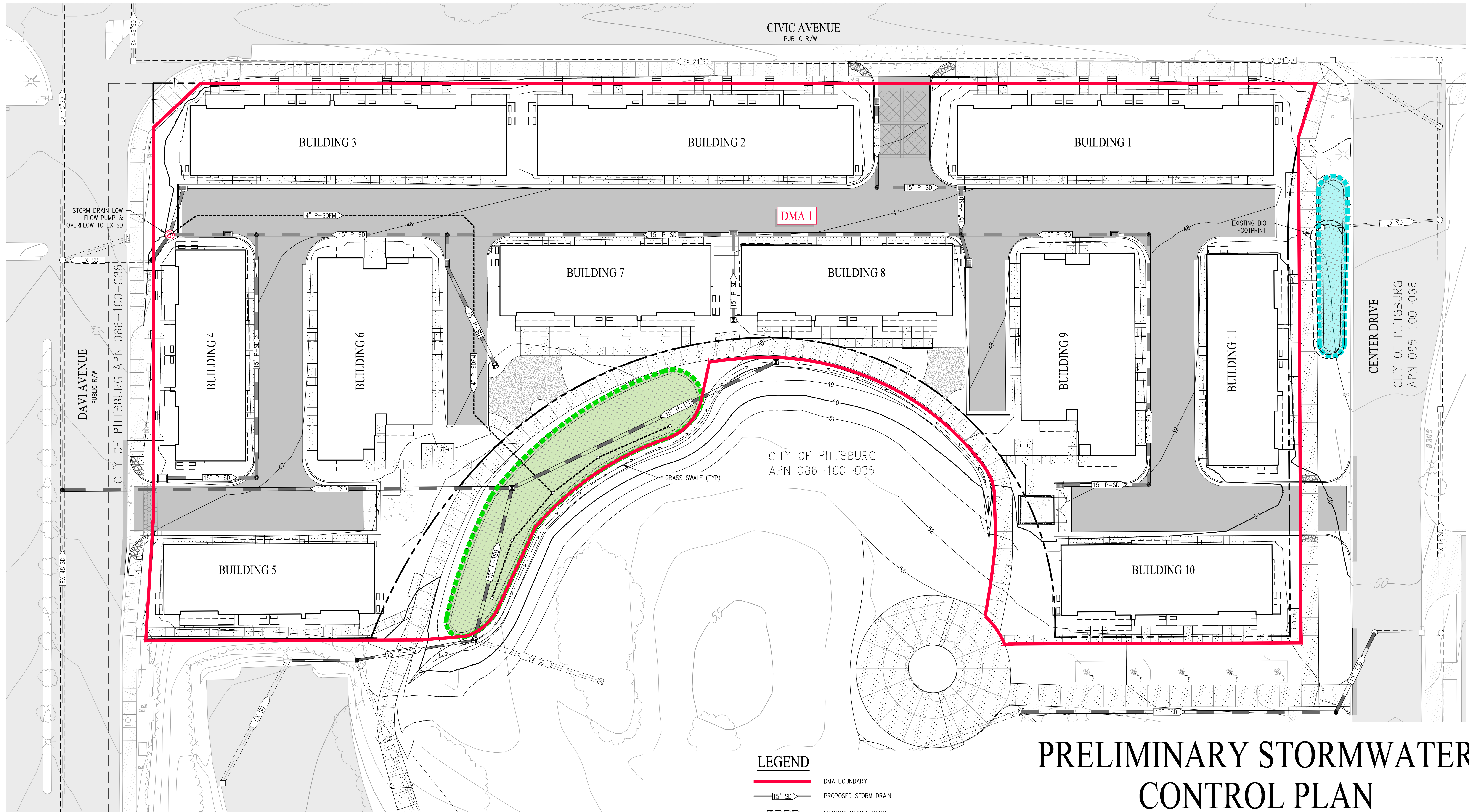
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SHEET NO.

8

OF 11 SHEETS

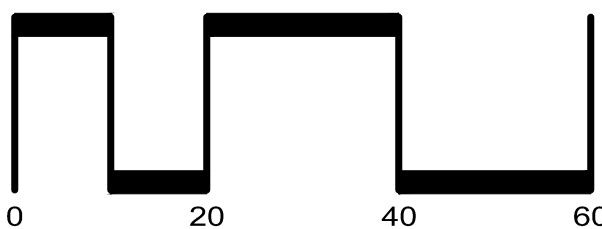
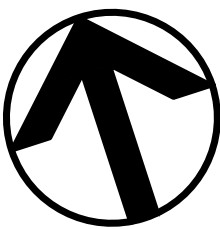


LEGEND

- DMA BOUNDARY
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED BIORETENTION
- EXISTING CENTER DR BIORETENTION BASIN TO BE RESHAPED
(EX TREATMENT SQUAREFOOTAGE TO BE MAINTAINED)
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING SIDEWALK TO REMAIN

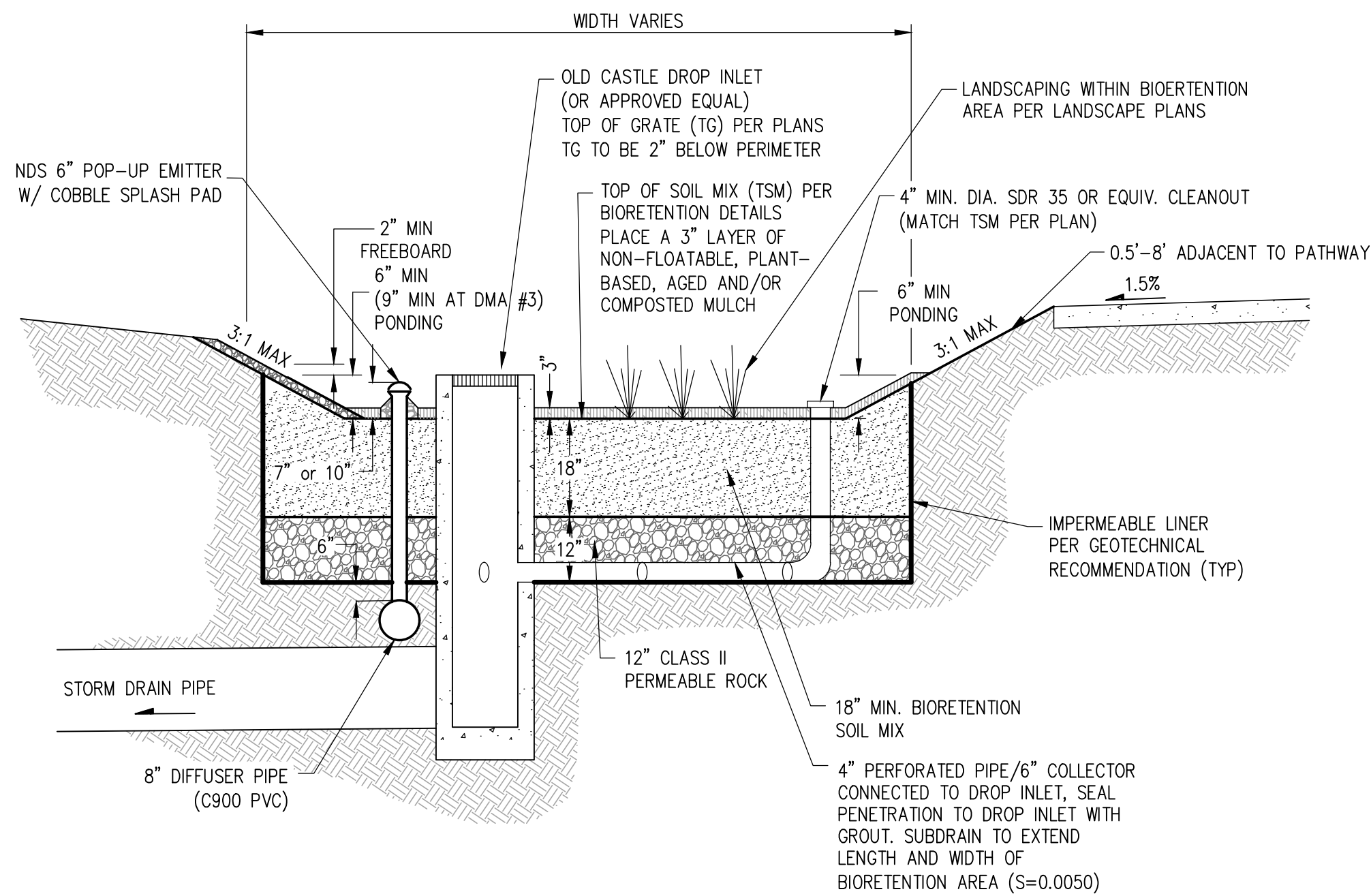
PRELIMINARY STORMWATER
CONTROL PLAN
CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 20' DATE: JULY 29, 2022

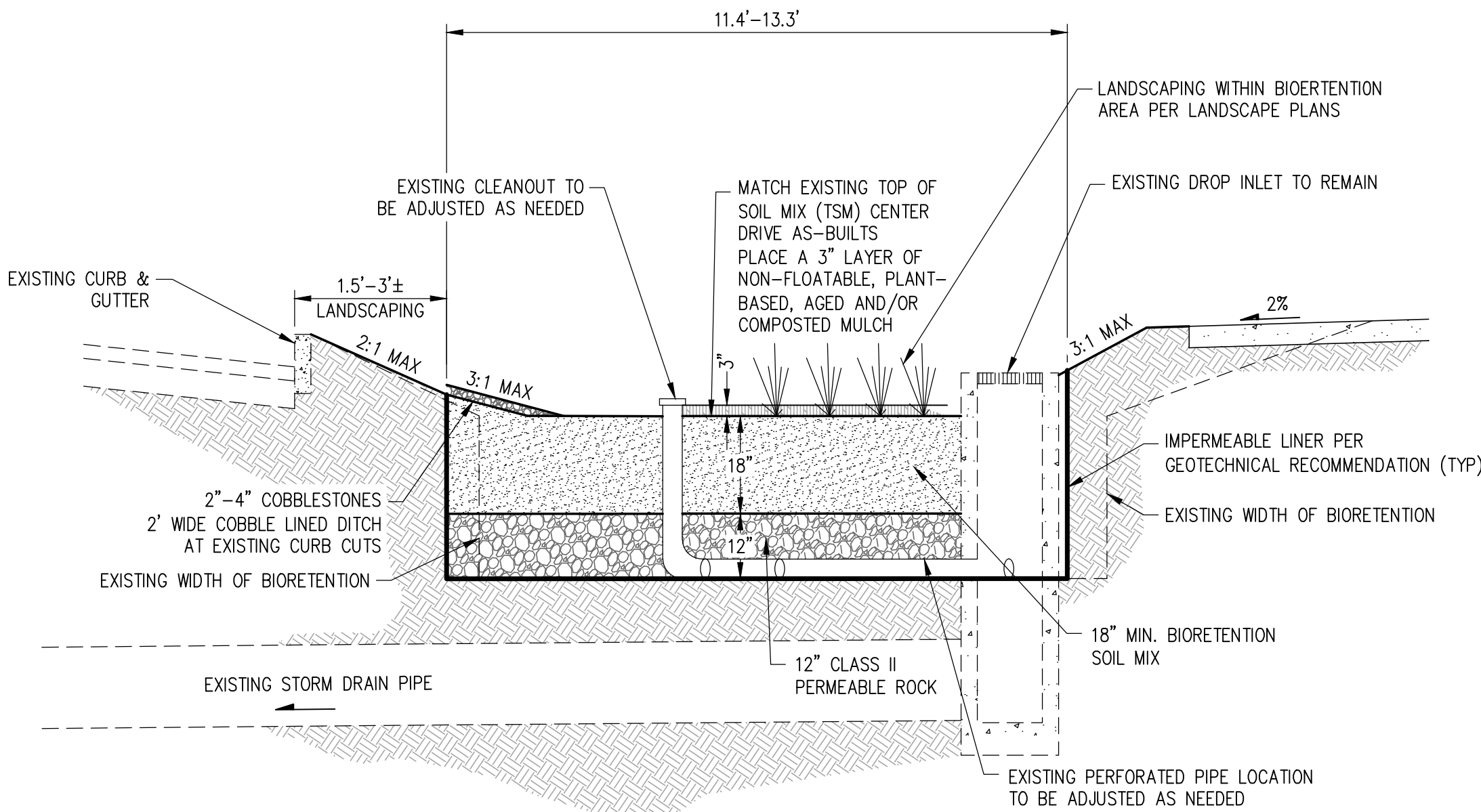


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SHEET NO.
9
OF 11 SHEETS



BIORETENTION AREA
 NOT TO SCALE



CENTER DRIVE RE-SHAPED BIORETENTION AREA
 NOT TO SCALE

Project Name: Civic Station
 Project Type: Treatment Only
 APN: 086-100-035
 Drainage Area: 110,471
 Mean Annual Precipitation: 12.8

IV. Areas Draining to IMPs

IMP Name: IMP1
 IMP Type: Bioretention Facility
 Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA 1A	36,420	Concrete or Asphalt	1.00	36,420				
DMA 1B	45,705	Conventional Roof	1.00	45,705				
DMA 1C	25,226	Landscape	0.10	2,523				
Total				84,648				
Area					0.040	1.000	3,386	3,390

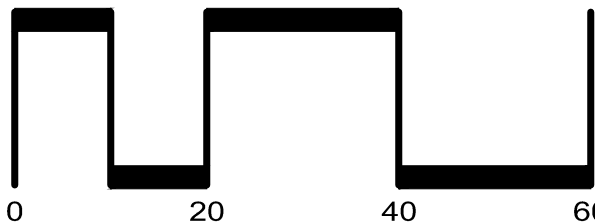
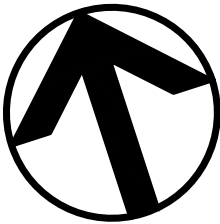
Report generated on 6/30/2022 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).

IMP CALCULATOR OUTPUT

STORMWATER DETAILS CIVIC STATION

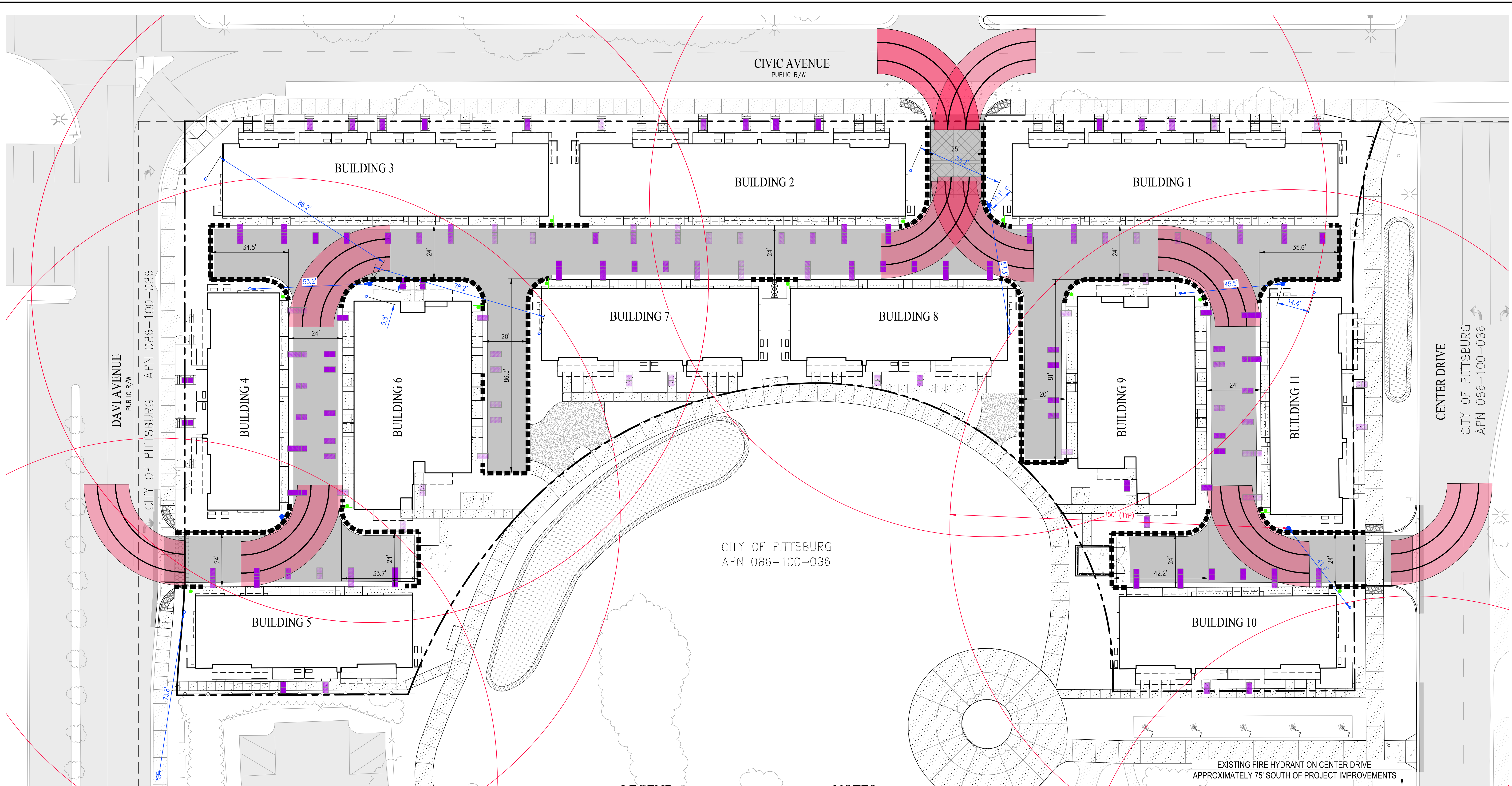
CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022



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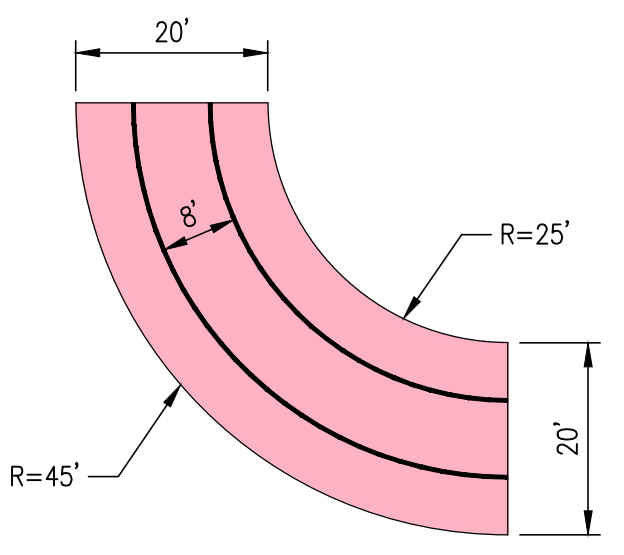
LEGEND

- EXISTING RIGHT OF WAY
- - - PROPOSED PROJECT BOUNDARY
- - - BUILDING OVERHANG
- PROPOSED PAVEMENT
- EXISTING PAVEMENT TO REMAIN
- PROPOSED SIDEWALK
- EXISTING SIDEWALK TO REMAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- RED CURB PAINTED WITH THE WORDS "NO PARKING - FIRE LANE"
- R26(CA) NO PARKING ANYTIME SIGN
- LADDER PAD LOCATION - SEE ARCHITECTURAL DRAWINGS FOR DETAILS

NOTES:

1. ALL BUILDINGS NOT TO EXCEED 30' IN HEIGHT FROM FINISHED GRADE TO BOTTOM OF ROOF EAVE. REFER TO ARCHITECTURAL DRAWINGS FOR MORE DETAILED INFORMATION.
2. ACCESS ROADWAYS OF LESS THAN 28' UNOBSTRUCTED WIDTH SHALL HAVE SIGNS POSTED OR RED CURBS PAINTED WITH THE WORDS "NO PARKING - FIRE LANE" CLEARLY MARKED.
3. LADDER PADS ARE TO BE CLEAR OF OBSTRUCTIONS AND LOCATED WITH FINAL BUILDING PERMIT PLANS AND SITE CONSTRUCTION DOCUMENTS.

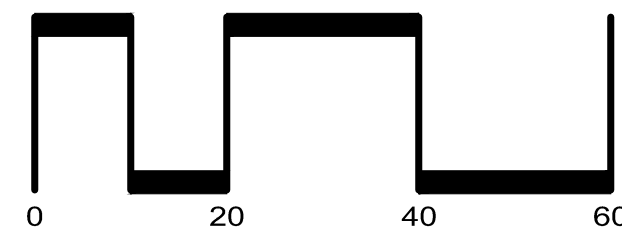
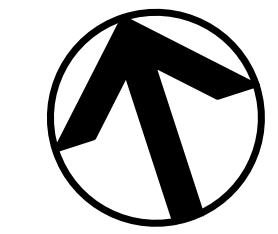
CCCFPD FIRE ACCESS TURNING TEMPLATE
NOT TO SCALE



FIRE ACCESS PLAN
CIVIC STATION

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: JULY 29, 2022



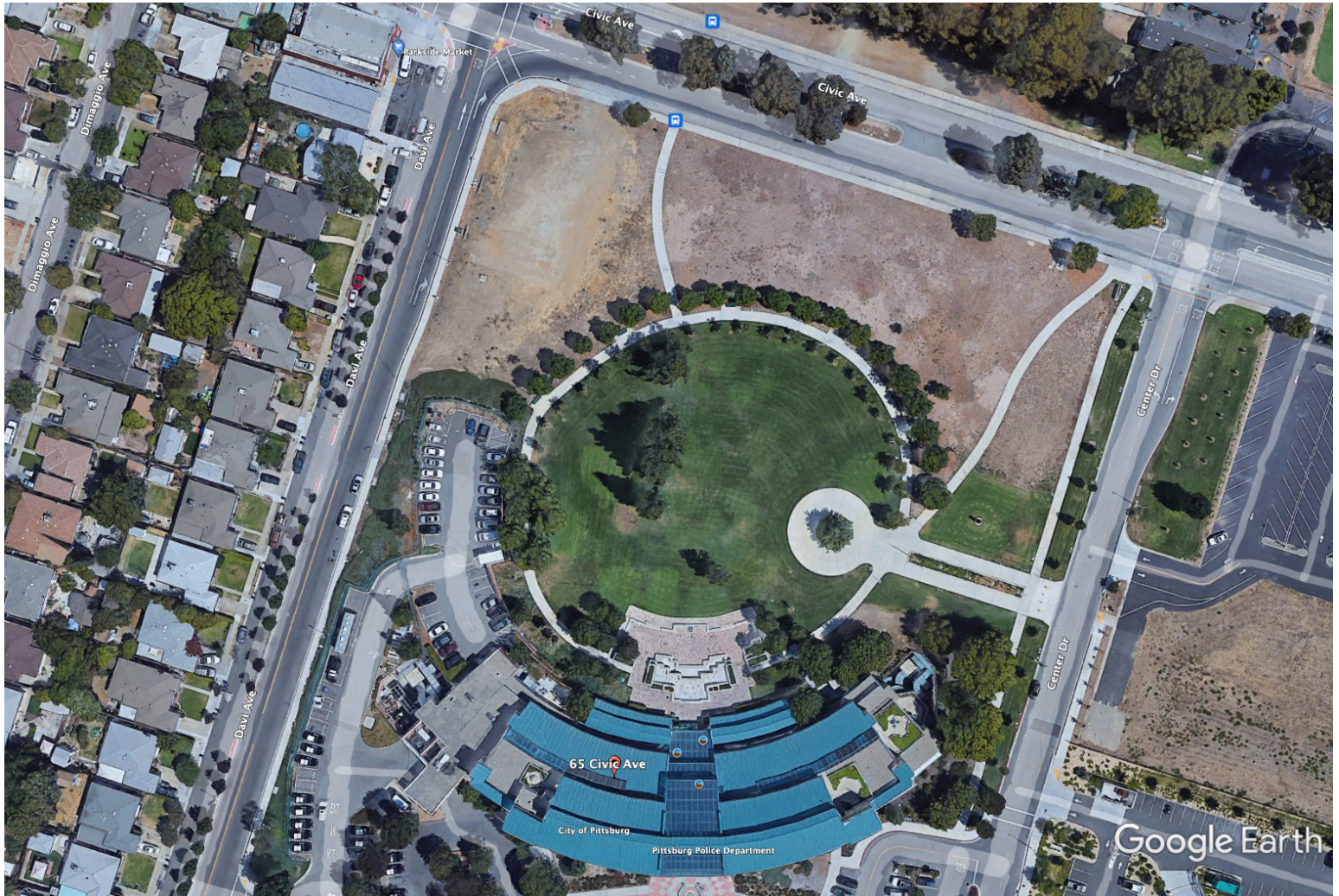
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
11
OF 11 SHEETS

LANDSCAPE CONSULTING & TRAINING

ARBORIST REPORT

for Trees Located at 65 Civic Center Avenue, Pittsburg CA



May 6, 2022

Prepared For: DeNova Homes
1500 Willow Pass Court
Concord CA 94520

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@ Trees, Bugs, Dirt 2022. All rights reserved. This report, dated Friday, May 6, 2022 is for the exclusive and confidential use of Trees, Bugs, Dirt clients and their representatives for this project only, and shall not be reproduced in whole or in part on other occasions without the written permission of Michael Baefsky.

SUMMARY

I located fifty one trees on the proposed development site. Forty five of those trees are to be removed due to their conflicts with proposed development. Six different species of trees were identified. Six of the trees are to be preserved. Trunk diameters range from 4.6 to 27.4 inches, averaging 13 inches. Health, structure, and form ranges from very poor to good, averaging poor, with health and form poor-fair and structure fair-poor. Preservation measures include ongoing irrigation of trees in turf, fencing trees along the outside perimeter of their tree protection zones, not allowing access within tree protection zones except for routine landscape maintenance, examining tree #1 for clearance pruning needs prior to demolition, and for root care needs after demolition, and installing tree protection fencing outside of the dripline of tree #1 after demolition to prevent activity in this area.

INTRODUCTION

PURPOSE AND USE

This report is intended to provide information for the Client and the City of Pittsburg as part of a development process.

ASSIGNMENT

I was hired by DeNova Homes (Client), to measure, map, tag, digitally image, inventory & evaluate trees at Civic Center Pittsburg, CA, and to provide an Arborist Report that includes a summary of my observations, a tree location map, and other relevant information.

LIMITS OF ASSIGNMENT

- Trees were not evaluated below ground or aerially, nor were invasive or destructive methods used to assess tree health.
- Design recommendations to preserve trees are not part of this assignment.

BACKGROUND

The City of Pittsburg requested from my Client that an arborist evaluate all trees to be removed and provide a report on this trees.

OBSERVATIONS

LOCATION

65 Civic Avenue, Pittsburg CA; bounded by Civic Avenue, Center Drive, Davi Avenue & landscaping behind City Hall.

SETTING

The site includes irrigated turf areas with trees and paved paths around the turf and to surrounding streets. Most of the site is not irrigated and is covered with invasive exotic weeds. Trees are irrigated with recycled water provided by Delta Diablo Sanitary District.

METHODS

On May 3, 2022 I visited the site, identified tree species, measured **trunk circumferences** at four and a half feet above existing grade, tagged trunks of trees, located trees on the existing site map, digitally imaged the trees, and assessed their **health, structural quality** and **form**.

Documents used:

- Existing Conditions & Demolition Plan, Sheet No. 2, March 29, 20212, CBG
- Site Plan, Sheet No. 2, March 29, 20212, CBG

Measurements & Calculations

- Trunk circumferences measured at four and one half feet above existing grade
- Multiple trunks combined and reported as cumulative diameter
- Trunk circumferences divided by 3.14 to calculate diameter, rounded off to one significant digit

Health Structure & Form Evaluation Standards

- + numerical rating; zero (dead), one (very poor), two (poor), three (fair), four (good), five (excellent)
- + form assessed by rating specimens on their deviance from the norm for the species in this region, visual qualities such as attractiveness, and engineering functions such as screening, shading and creating views
- + qualitative descriptions and items assessed for health & structure include
 - rooting zone - bare, mulched, limited space, weeds, competing vegetation, moisture, debris
 - root crown region (trunk & root junction) - buried, clear, pests, diseases, wet, wounds, cavities
 - trunk - taper, lack of taper, wounds, lean, growth cracks, stress cracks, pests, diseases, wounds
 - scaffold (major) branches - taper, distribution branches, strength of branch connections, wounds, pests
 - smaller branches - distribution, size, amount, strength of connections, pests, diseases
 - twigs - annual growth, color, size, distribution, dead/live
 - foliage - color, size, distribution, pests, diseases, leaf fall

DATA - See Appendix A for complete data set

NUMBER OF TREES

- 51 trees evaluated
 - 45 trees to be removed including #2-27, #33-51
 - 6 trees to be preserved including #1, #28-#32

SPECIES

6 different species of trees were identified including *Cedrus deodara*, *Jacaranda mimosifolia*, *Liquidambar styraciflua*, *Magnolia grandiflora*, *Pinus canariensis*, and *Pinus halepensis*

SIZE

Trunk diameters range from 4.6 to 27.4 inches, averaging 13 inches

HEALTH, STRUCTURE, AND FORM

- Health ranges from very poor to good, averaging poor to fair
- Structure ranges from very poor to good, averaging fair to poor
- Form ranges from very poor to good, averaging poor to fair

PRESERVATION PLAN

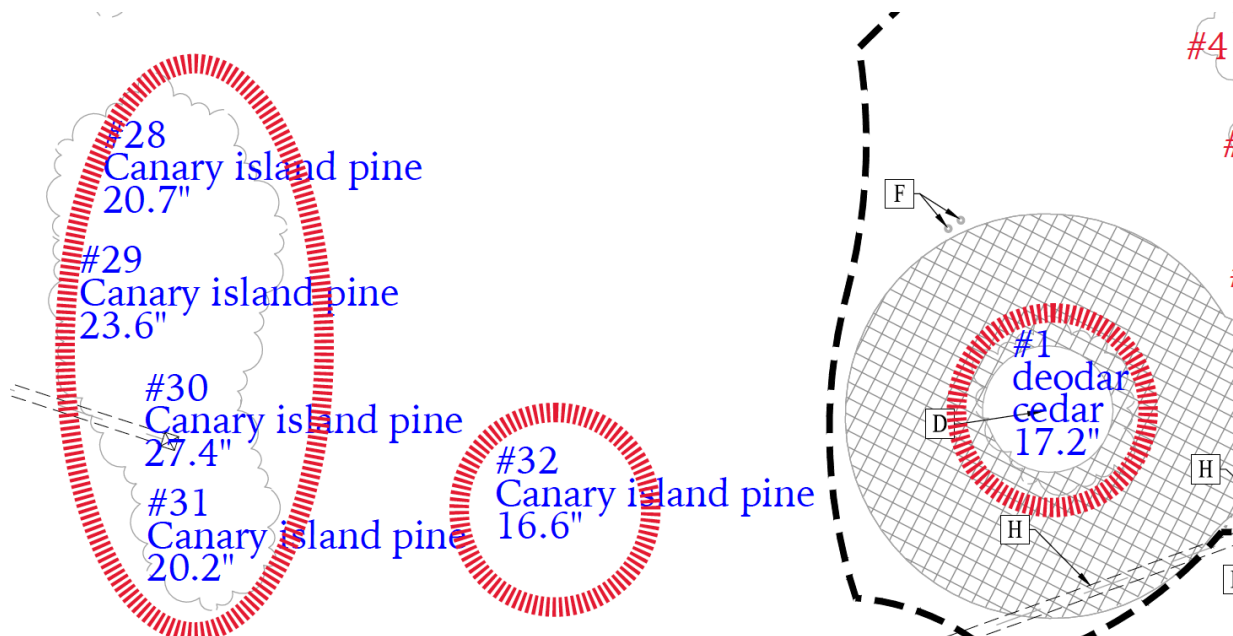
TREE #1; deodar cedar

- prior to demolition, evaluate tree with demolition contractors to determine need for clearance pruning in cold weather, and carry out professional clearance pruning if need is determined by Consulting Arborist
- prior to demolition & through all stages of construction install and maintain six feet tall chain-link fencing installed in soil within tree's existing pervious rooting zone, avoid damaging large roots by locating posts manually, do not allow access, storage, or activity in this area except for landscape maintenance
- after demolition Consulting Arborist shall examine rooting zone within dripline & recommend root care if needed
- after demolition install temporary fencing out to tree dripline to prevent parking, storage, or any other activities within the tree's dripline region

TREE #28-32; canary island pine trees

- maintain ongoing irrigation of lawn & trees
- install chain link fence anchored in soil outside of tree driplines as tree protection zones (TPZ)
- no foot or vehicle traffic within TPZ except for routine landscape maintenance

DIAGRAM SHOWING APPROXIMATE LOCATIONS OF TREE PROTECTION FENCING TREE PROTECTION ZONES (TPZ'S)



APPENDIX A - DATA (Health, structure & form 0=dead1=very poor2=poor3=fair4=good5=excellent)
TREES TO BE REMOVED

Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
2	31	9.9	sweetgum	<i>Liquidambar styraciflua</i>	fair	fair	fair	Limited rooting zone
3	30	9.6	sweetgum	<i>Liquidambar styraciflua</i>	poor	poor	poor	Limited rooting zone, suppressed
4	25	8.0	sweetgum	<i>Liquidambar styraciflua</i>	poor	poor	poor	Limited rooting zone, suppressed
5	18	5.7	sweetgum	<i>Liquidambar styraciflua</i>	very poor	very poor	very poor	Limited rooting zone
6	53	16.9	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	fair	Limited rooting zone, drought, wind & cold stressed
7	48	15.3	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	fair	drought, wind & cold stressed
8	49	15.6	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	fair	Unbalanced structure, drought, wind & cold stressed
9	44	14.0	jacaranda	<i>Jacaranda mimosifolia</i>	poor	poor	poor	Unbalanced structure, drought, wind & cold stressed
10	21	6.7	jacaranda	<i>Jacaranda mimosifolia</i>	poor	poor	poor	Unbalanced structure, drought, wind & cold stressed
11	80	25.5	southern magnolia	<i>Magnolia grandiflora</i>	fair	fair	fair	Limited rooting zone. Codominant scaffolds with included bark, salt burn
12	42	13.4	southern magnolia	<i>Magnolia grandiflora</i>	poor	fair	poor	Limited rooting zone. Drought stressed. Thin, stunted. Measured at 4' below scaffolds.
13	25	8.0	jacaranda	<i>Jacaranda mimosifolia</i>	very poor	poor	poor	Drought stressed. Dying back
14	40	12.7	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	fair	Unbalanced structure, drought, wind & cold stressed
15	33	10.5	jacaranda	<i>Jacaranda mimosifolia</i>	fair	fair	fair	Drought cold & wind stressed

Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
16	30	9.6	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	poor	Drought cold & wind stressed
17	32.5	10.4	jacaranda	<i>Jacaranda mimosifolia</i>	poor	poor	poor	Drought cold & wind stressed . Codominant scaffolds
18	33.5	10.7	jacaranda	<i>Jacaranda mimosifolia</i>	poor	poor	poor	Drought cold & wind stressed. Unbalanced . Codominant scaffolds with included bark. A few flowers.
19	28.5	9.1	jacaranda	<i>Jacaranda mimosifolia</i>	very poor	fair	very poor	Dying back. Drought, wind, cold.
20	30	9.6	jacaranda	<i>Jacaranda mimosifolia</i>	very poor	fair	poor	Top dieback. Drought, cold , wind.
21	38	12.1	jacaranda	<i>Jacaranda mimosifolia</i>	very poor	poor	very poor	Minimal foliage
22	38	12.1	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	poor	Top dieback.
23	12,12	7.6	sweetgum	<i>Liquidambar styraciflua</i>	poor	very poor	very poor	Stunted, leaning, trunk decay.
24	14.5	4.6	sweetgum	<i>Liquidambar styraciflua</i>	very poor	very poor	very poor	Dying
25	16,12	8.9	sweetgum	<i>Liquidambar styraciflua</i>	poor	poor	poor	Trunk leaning. Stunted.
26	25,23,31	25.2	southern magnolia	<i>Magnolia grandiflora</i>	poor	poor	poor	Drought stressed. Multi upright trunks with included bark . Debris around trunk.
27	80	25.5	Canary island pine	<i>Pinus canariensis</i>	good	good	good	42' radius protection
33	36.5	11.6	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	poor	Sparse live foliage, stunted
34	36	11.5	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	fair	Sparse live foliage, stunted

Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
35	31	9.9	jacaranda	<i>Jacaranda mimosifolia</i>	poor	poor	poor	<i>Sparse live foliage. Unbalanced</i>
36	30	9.6	jacaranda	<i>Jacaranda mimosifolia</i>	very poor	fair	very poor	<i>Minimal live foliage</i>
37	38	12.1	jacaranda	<i>Jacaranda mimosifolia</i>	poor	fair	fair	<i>Sparse live foliage</i>
38	46	14.6	jacaranda	<i>Jacaranda mimosifolia</i>	very poor	fair	poor	<i>Minimal live foliage</i>
39	28	8.9	jacaranda	<i>Jacaranda mimosifolia</i>	very poor	fair	poor	<i>Minimal live foliage</i>
40	22.5	7.2	jacaranda	<i>Jacaranda mimosifolia</i>	very poor	poor	poor	<i>Minimal live foliage. Trunk leaning.</i>
41	15	4.8	sweetgum	<i>Liquidambar styraciflua</i>	poor	poor	poor	<i>Stunted. Unbalanced. Trunk wounds.</i>
42	19	6.1	sweetgum	<i>Liquidambar styraciflua</i>	poor	poor	poor	<i>Trunk leaning. Stunted. Trunk wounds.</i>
43	23.5	7.5	sweetgum	<i>Liquidambar styraciflua</i>	poor	fair	poor	<i>Stunted. Sparse.</i>
44	20	6.4	sweetgum	<i>Liquidambar styraciflua</i>	poor	fair	fair	<i>Stunted. Sparse.</i>
45	15	4.8	sweetgum	<i>Liquidambar styraciflua</i>	poor	poor	poor	<i>Minimal structure. Stunted. Sparse. Trunk wounds.</i>
46	63.5	20.2	Aleppo pine	<i>Pinus halepensis</i>	good	good	good	<i>Uplifting sidewalk</i>
47	37	11.8	Aleppo pine	<i>Pinus halepensis</i>	fair	poor	poor	<i>Suppressed. Unbalanced</i>
48	51	16.2	Aleppo pine	<i>Pinus halepensis</i>	fair	fair	fair	<i>Leaning. Unbalanced.</i>
49	70.5	22.5	Aleppo pine	<i>Pinus halepensis</i>	good	fair	fair	<i>Leaning. Unbalanced.</i>

Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
50	50.5	16.1	Aleppo pine	<i>Pinus halepensis</i>	good	good	good	<i>Leaning.</i>
51	61	19.4	Aleppo pine	<i>Pinus halepensis</i>	good	poor	fair	<i>Codominant upright trunks. Unbalanced.</i>

TREES TO BE PRESERVED

Tag #	Trunk Circumference (inches)	Diameter	Name	Scientific name	Health	Structure	Form	Notes
1	54	17.2	deodar cedar	<i>Cedrus deodara</i>	fair	fair	fair	Memorial tree. Limited rooting zone, 9' radius, sparse mulch
28	65	20.7	Canary island pine	<i>Pinus canariensis</i>	good	good	good	36' radius protection. Shaded deadwood.
29	74	23.6	Canary island pine	<i>Pinus canariensis</i>	fair	fair	fair	45' radius protection. Shaded deadwood. Water draining to root crown
30	86	27.4	Canary island pine	<i>Pinus canariensis</i>	fair	fair	fair	45' radius protection. Unbalanced. Trunk growth.
31	63.5	20.2	Canary island pine	<i>Pinus canariensis</i>	fair	good	fair	35' radius protection.
32	52	16.6	Canary island pine	<i>Pinus canariensis</i>	good	good	good	30' radius protection

APPENDIX B - GLOSSARY

dripline - region underneath tree canopy

form - genetically determined appearance that includes spread, height & configuration

health - tree growth as expressed by foliage, twigs, branches & trunks including resistance to pests

root crown – region where trunk and root system meet, also called ‘buttress’ or ‘butt’

rooting zone – area where roots are likely to survive, beginning at the trunk and extending up to three times the radius of a tree’s dripline region

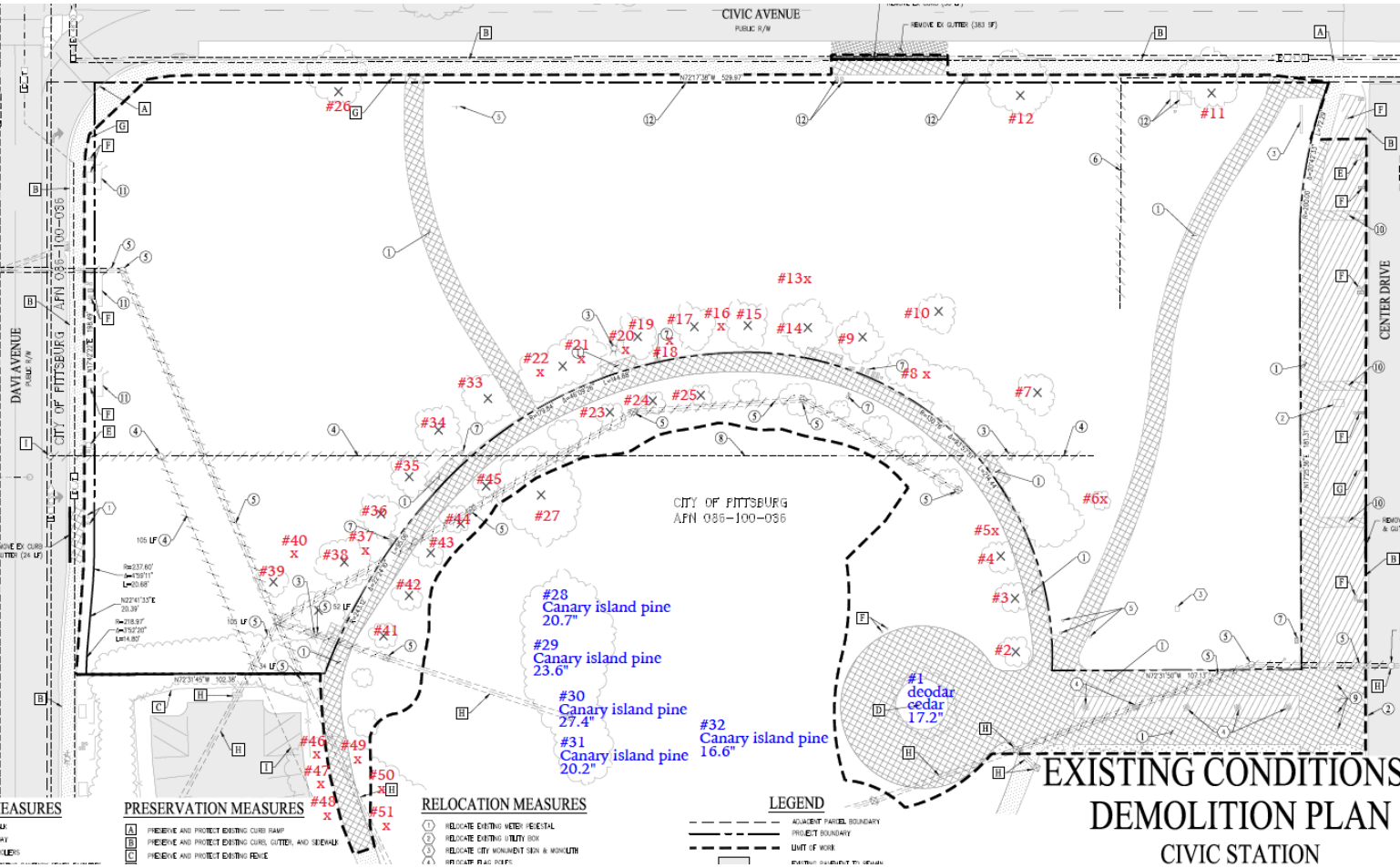
scaffold – large, structural branch

structure - physical and mechanical qualities of tree

trunk circumference – measurement of trunk, distance around

trunk diameter - trunk circumference divided by 3.14

APPENDIX C - TREE LOCATION MAPS ALSO AVAILABLE AS PDF FILE



APPENDIX D - CERTIFICATE OF PERFORMANCE

I, Michael Baefsky certify:

- That I have evaluated the subject trees, and stated my findings accurately. The extent of the evaluation is stated in the attached report;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions, and conclusions stated herein are my own;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted professional practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I certify that I am Registered Consulting Arborist #456, a member of the American Society of Consulting Arborists, and am Certified Arborist & Qualified Risk Assessor #WE0222A, Agricultural Pest Control Advisor #074617, Qualified Applicator #99864, Licensed Landscape Contractor (inactive) #931410, and have been involved in the practice of Arboriculture, Integrated Pest Management, Plant Health Care and Ecological Soils Management, and the study of soils and horticulture for over thirty years.

Michael Baefsky



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: September 27, 2022
TIME: 7:00 p.m.
PLACE: City Council Chamber at City Hall
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Civic Station, AP-22-0031 (SUBD, DR, TRP)

This is a Notice of Public Hearing for an application filed by DeNova Homes, Inc. (c/o Kerri Watt), requesting approval of a Major Subdivision to subdivide a 2.28-acre parcel into 11 residential parcels for condominium purposes, connected by 9 common parcels for private streets. The parcel is bound to the north by Civic Avenue, to the east by Center Drive, to the south by City Hall, and to the west by Davi Avenue. The project has three access points - main access off Civic Avenue, one on Center Drive, and one on Davi Avenue. The application includes a request for Design Review approval to construct eleven, three-story dwelling clusters to establish 81 multi-family dwelling units totaling 169,608 square feet as well as two "pocket park" private play areas. The project also includes a Tree Removal Permit. The parcel is located in the PD-1319 District (Planned Development, City Council Ordinance No. 09-1319) and has Railroad Avenue Specific Plan (RASP) designation of TOD (Transit Oriented Development) Residential. Assessor's Parcel No. 086-100-035

Environmental Determination

On July 6, 2009, the City Council adopted Resolution No. 09-11250 certifying the Environmental Impact Report (EIR), adopting and approving statements of findings and overriding considerations, and approving a Mitigation Monitoring and Reporting Program (MMRP) for the RASP. The mitigation measures included in the MMRP were subsequently incorporated into the RASP, which was adopted by City Council on November 2, 2009, through Ordinance No. 09-1319.

The RASP EIR analyzed the traffic and other potential impacts of the RASP implementation. The California Environmental Quality Act (CEQA) provides that after a public agency certifies an EIR, the agency shall consider whether further environmental review is required for a subsequent discretionary decision. CEQA Guidelines Section 15183(a) provides that, if the subsequent activities under review "are consistent with the development densities established by existing zoning, community plan or General Plan for which an EIR was certified," the agency "shall not prepare additional environmental review, except as may be necessary to examine whether there are project-specific significant impacts which are peculiar to the project or its site...". The proposed project is consistent with the residential development intensities established by the RASP and therefore, additional environmental review is not required under CEQA.

PROJECT PLANNER: Kelsey Gunter, (925) 252-4824 or kgunter@pittsburgca.gov

Why am I receiving this notice? Where can I get more information about this project?

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. 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: Civic Station, AP-22-0031 (SUBD, DR, TRP)
Location: APN: 086-100-035



City of Pittsburg

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

Attachment 12
AP-22-0031 (SUBD, DR, TRP) Civic Station Conditions of Approval

City of Pittsburg Planning Division Conditions:

1. Plans. The project shall be constructed in substantial conformity with the Tentative Map (July 29, 2022), Architectural Plans (August 3, 2022) and Landscape Plans (July 29, 2022), except as hereinafter may be modified.
2. Site Maintenance. The site shall be kept clean and free of all litter, debris and refuse, and all landscaping on site shall be kept weed free and maintained in a healthy condition.
3. Lighting. The developer shall provide a lighting and photometric plan showing the location, type, and design of all outdoor lighting including but not limited to exterior building lighting (fixed and freestanding), lights for pedestrian and/or automobile circulation, security, landscaping, and building accents. The lighting plan shall include light installation along all vehicular accessways and along major walkways. Such lighting shall be directed downward onto the driveways and walkways within the development and away from the adjacent properties in order to minimize light spill and glare. Lighting shall also be installed within all covered and/or enclosed parking areas. Final lighting design and location subject to review and approval by the City Planner and City Transportation Engineer prior to issuance of Building Permit.
 - a. One (1) outdoor lighting scone shall be placed near the front and rear entryways of each condominium/apartment unit. Final design of the sconces shall be subject to review and approval by the City Planner prior to the issuance of a Building Permit.
 - b. The Developer shall provide a photometric graph and table to determine the appropriate streetlight 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 Pittsburg Traffic and Lighting Details), with a height not to exceed 15 feet, throughout the development in accordance with the photometric graph and table.
4. Trash Collection Area. Pursuant to Pittsburg Municipal Code Section 17.40.040(H), trash collection areas shall be provided within 250 feet of the units they are designed to serve. Such areas shall have a roof covering and be screened with masonry walls that are similar in design to the the main apartment/condominium buildings on site and have a minimum height of five feet. Access gates or doors to any trash area are to be of opaque material.
 - a. Trash enclosures shall be constructed with a low berm at their entrances, or its interior floor shall be sloped slightly so as to prohibit waste liquids from discharging out of the enclosure and entering a storm drain. Storm drains shall not be located within the drainage area of the enclosure.
 - b. All developments must provide a trash enclosure in accordance with Title 18 of the PMC (RASP Ch. 4.5, No 14)

5. Refuse Management Plan. The Developer shall prepare and maintain a Refuse Management Plan to promote the safe, efficient, and timely pickup of refuse by Mount Diablo Resource Recovery. The Plan shall specify: 1) the proposed service level needed for the development; 2) the designated pickup days and timeframes; and 3) the proposed pick-up route by Mount Diablo Resource Recovery's trucks. The Plan shall be submitted to and approved by the City Planner and Mount Diablo Resource Recovery prior to issuance of the first Building Permit.
 - a. At least one of the two proposed trash enclosures shall be constructed and operable prior to the first Certificate of Occupancy on site.
6. Trash Enclosure Size. The development proposes two trash enclosures. Both enclosures shall accommodate three dumpster bins (refuse, recyclables, organics) sized to ensure compliance with requirements of Senate Bill 1383 (2016). These trash enclosures must be plumbed to the sanitary sewer and be equipped with hot and cold-water service. The final design of the trash enclosures shall subject to review and approval by the City Engineer.
7. Green Building. Pursuant to the RASP Chapter 4.5, Criterion 19 and 20, the Developer shall utilize ecologically conscious designs that include natural light, shade, and energy efficient materials. Project should include sustainable site and building design elements such as improved insulation, operable windows, energy efficient lighting and appliances, solar energy sources built into the development and natural ventilation.
8. Automobile Parking. A minimum of one covered automobile parking space shall be provided for each unit pursuant to PMC Chapter 17.40.040(G).
 - a. Any proposed private, attached two-car garages directly accessible to the dwelling unit shall be built to standards of the RS zone.
 - b. As per the California Green Building Standards Code Book (Section 4.106.4.1 and 4.106.4.1.1), the Developer shall install prewiring for an electric vehicle charging station (EVCS) within each condominium/apartment garage.
9. Bicycle Parking. Pursuant to Development Review Design Guidelines section 6(A)(5), secure and convenient storage for at least two bicycles should be provided. Storage may either be a wall-mounted or designated area within the garage floor plan. Bicycle parking area shall include an electrical outlet for electric bicycle parking.
 - a. As noted in the Architectural Plan Set dated August 3, 2022, the Developer has provided a 2' x 6' parking space with a nearby electrical outlet. Developer shall submit Building Permits in substantial compliance with this plan set.
 - b. The "Welcome Package" for new residents shall include an optional wall-mounted bicycle rack to hold a minimum of one bicycle, free of charge to the resident.
 - c. In addition to the private, secure bicycle parking area, the Developer shall install additional short-term bicycle parking facilities throughout the development accommodating a minimum of fifteen (15) bicycles.

10. Addressing. Prior to issuance of a certificate of occupancy for each building, the Developer shall install minimum six-inch high block style numbers on the façade of each apartment unit, or four-inch for condominium unit, for purposes of address identification. The numbers shall be in a color that is contrasting to the background surface to which they are adhered and shall be readily visible from the closest drive aisle. The construction drawings submitted for each unit shall identify the location of the address box or number(s) on the unit 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. Final design and location of numbers subject to review and approval by the City Planner.
11. Mailboxes. The developer shall install shared mailboxes to serve the residential units. The final design of the shared mailboxes shall be subject to review and approval by the Planning Division prior to installation. The final location of the shared mailboxes shall be subject to review and approval by the United States Postal Service (USPS) prior to installation.
12. Rooftop equipment. All rooftop mechanical equipment shall be fully screened from public view. In the event that the building is built, and it is discovered that any roof top mechanical equipment is visible (as seen by the naked eye) from any ground-level public vantage point, then the developer shall provide additional screening around the equipment to completely conceal it. Any additional screening required to comply with this agreement shall be subject to review and approval by the Planning and Building Divisions prior to the issuance of a certificate of occupancy.
 - a. 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. Equipment Screening. All utility equipment, including utility boxes, transformers, meters, and junction boxes shall be undergrounded whenever possible. All air conditioning units and utility equipment (which cannot be undergrounded) shall be substantially screened from public view by way of a permanent screen or appropriately sized plant material (City of Pittsburgh DRDG II.h and III.a). The final method and design of the screening shall be reviewed and approved by the Planning and Engineering Divisions prior to issuance of an engineering or building permit.
14. Exterior Materials. Articulate front facades with windows, both along the ground floor and upper residential floors. Carry all exterior materials, including veneer, finishes or materials utilized on the front of the structure around to all sides of the building.
 - a. At time of Building Permit, the elevation plans shall clearly indicate the proposed types of materials for the finished product (paint, stucco, cementitious siding, wooden siding, brick, stone, etc.). Such materials shall be carried around the entire structure, creating 360-degree architecture.
15. Balcony Design. Residential buildings shall incorporate porches, stoops, and balconies to provide variation on all elevations (RASP Ch. 4.5 No. 6 and No. 11). Railing shall be composed of high-quality materials and architecturally compatible with the structure to which they are accessory.

- a. Buildings 1, 2, 3, 4, 5, 7, 8, 10, and 11 shall have metal railing material on all balconies.
 - b. Buildings 6 and 9 shall have either metal or wooden railing materials on both balconies.
16. Landscaping. Prior to issuance of a Building Permit, the developer shall submit a detailed landscaping and irrigation plan and other documentation as required by the state model water efficient landscaping ordinance or other local water efficient landscaping ordinance in effect at the time the developer applies for a building permit. Prior to issuance of the first certificate of occupancy for each of the buildings, the developer shall complete and submit all certifications confirming that the landscaping and irrigation were installed in compliance with the approved detailed landscaping and irrigation plan, as required pursuant to the applicable ordinance in effect at the time the developer applies for a building permit.
- a. The project shall incorporate the most recent acceptable best management practices for water-efficient landscape design, consistent with PMC section 18.84.310.
 - b. Prior to issuance of the first Certificate of Occupancy of each building, the Developer shall complete all installation of landscaping and automatic irrigation systems around that building, 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.
 - c. Prior to the last occupancy in each of Buildings 7 and 8, the common areas adjacent to those buildings shall be complete.
 - d. The development abuts a public trailway along the southern project parcel boundary. The current trailway provides five (5) benches for public use/seating. Developer shall remove and replace each bench with the proposed bench design included on sheet L-4 of the proposed Landscape Plan Set.
 - e. All setback areas fronting on or visible from an adjacent public street and all recreation, leisure and open space areas shall be landscaped in an attractive manner and provided with a method for the maintenance thereof;
 - f. Decorative design elements such as fountains, pools, benches, sculpture, planters, exterior recreational facilities, and similar elements may be permitted providing such elements are incorporated as a part of the landscaping plans, except where otherwise prohibited;
 - g. Permanent and automatic irrigation facilities shall be provided in all planted landscaped areas;
 - h. Landscaping shall be comprised of 10% of the total lot area. Landscaping may include decorative hardscape, plazas, rooftop gardens, water features, and public art installation (RASP pg. 88).
17. Enhanced Pavement. Pursuant to Railroad Avenue Specific Plan, the Developer shall incorporate permeable surfaces and pavers for parking lots, driveways, and alleys (RASP Ch. 4.5).

- a. Developer shall provide enhanced pavement at the north and east entryways to the project site (along Center Drive and Civic Avenue).
18. Drains. The developer shall label all onsite storm drains with "No Dumping Drains to River" stencils or other medium and similar message approved by the Engineering Division.
19. Tri Delta Transit and Existing Bust Stop. The existing bus stop along Civic Avenue shall remain in its current location. No bus shelter is proposed or required to be installed by Tri Delta Transit.
 - a. Sightlines/visibility for the flag stop pole for stop #81938 – Civic Avenue & West 17th Street shall not be impaired prior to, at time of, or after construction.
 - b. Tri Delta Transit requires the Developer to provide notification of the commencement of any proposed landscaping around flag stop pole and potential fencing off around the project that will require Tri Delta Transit to initiate a detour or relocation of the stop during project development. If the flag stop cannot be left in place during landscaping, it must be returned to its original location after landscaping has been completed.
 - c. Although the interior streets on the project site are privately owned and maintained, Tri Delta Transit requires the Developer to permit their buses/paratransit vehicles to enter the property to provide paratransit door-to-door service.
20. Inclusionary Housing. The Developer is required to construct deed-restricted units at a minimum of 10% of total unit count (8 units) pursuant to PMC Section 18.86.080, which will increase the City's affordable housing stock.
 - a. A covenant shall be recorded limiting the amount of rent that may be charged for each deed-restricted affordable unit 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 Pittsburgh Municipal Code Chapter 18.86.
 - b. A note shall be included with the above language on the Final Condominium Map for the project.
21. Security Cameras. The developer shall provide three exterior security cameras at each entry point to the project site as part of the proposed development.
 - a. Location and installation details to be reviewed and approved by the City of Pittsburgh Police Department prior to Building Permit issuance.
 - b. The proposed cameras shall be web-based, and the internet protocol (IP) addresses of each camera shall be provided to the Pittsburgh Police Department for investigative purposes.
22. Crime Free Multi-Housing Program. The Developer and any subsequent property owners shall participate in the Crime Free Multi-Housing Program offered by the Pittsburgh Police Department.

23. Flag Poles and Replacement Fee. The City-owned flag poles south of Building 10 shall be removed as part of the proposed development project.
- a. The City of Pittsburg Public Works Staff will be responsible for the removal, relocation, and reinstallation associated with the flag poles to a location approved by the City Manager.
 - b. A Condition of Approval to this project includes a Removal and Relocation Fee not to exceed \$10,000.00 due to the City of Pittsburg Engineering Division at time of the removal of the City-owned flag poles.
24. California Millennium Time Capsule Monument. The project site currently contains the California Millennium Time Capsule Monument. A Condition of Approval to this project includes the removal of the Monument, including all construction labor and associated cost. The Monument shall be returned to the City of Pittsburg's Engineering Division upon completion of removal.
25. Tree Removal Permit. The current project site contains a total of fifty-one (51) trees. Forty-five (45) of these trees will be removed if the Tree Removal Permit is approved and six (6) of these trees will be protected.
- a. Tree Preservation. In the arborist report dated May 6, 2022, six (6) trees will be protected on site and will remain on site for the duration of pre-construction, construction, and post-construction activities. These trees are identified in the Arborist Report as Tree Numbers: 1, 28, 29, 30, 31, and 32. Any future proposed removal of these trees shall be subject to a new Tree Removal Permit application with the City of Pittsburg's Planning Division, subject to review by the City Planner.
 - b. Tree replacement. Of the forty-five (45) proposed trees proposed for removal, nine (9) are considered "protected", as defined in PMC Section 18.84.835 (F). The nine protected trees shall be replaced with thirty-six (36) 24" box trees, pursuant to PMC Section 18.84.855 (A). The remaining thirty-six (36) trees proposed for removal are not considered protected; however, the Developer must provide a replacement plan. As proposed, the Developer plans install thirty-six (36) 15-gallon trees in replacement of the thirty-six trees proposed for removal. Any change in the proposed replacement plan, landscape plan, and/or species list shall be reviewed and approved by the City Planner prior to installation.
 - i. Pursuant to PMC Section 18.84.855 (B), if any replacement tree fails to survive for a period of one year from the date of installation, the applicant shall replace the tree at the applicant's sole expense.
 - c. Tree Maintenance. The majority reason for removal of the forty-five (45) trees is due to poor quality of the tree (structure, leaning, root system, rot, etc.), as described in the arborist report dated May 6, 2022. To ensure this does not happen again with the proposed trees, the Developer shall be conditioned to ensure proper installation, irrigation, and maintenance of all trees on site pursuant to PMC Section 18.84.865. If the development does not remain in compliance with this Condition, the property owner will be subject to Administrative Citation through a Notice of Violation pursuant to PMC Section 18.84.870.

26. 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
 - iv. 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.

City of Pittsburg Engineering Division Conditions

Engineering Fees and Deposits:

(All fees to be levied in accordance with the Master Fee Schedule in effect at the time of Engineering permit issuance, unless otherwise noted.)

27. **Major Subdivision Map Processing Fee** The applicant 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.

28. 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.

29. Improvement Inspection Fee The applicant 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.

30. 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.

31. 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.

32. In Lieu Parkland Dedication Fee The applicant shall pay an in-lieu parkland dedication fee equivalent to providing 5 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.

33. Facility Reserve Charge The applicant shall pay the City of Pittsburgh 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.

34. Local Traffic Mitigation Fee The applicant shall pay the Local Transportation Mitigation Fee (PMC Chapter 15.90) (the "LTMF") amount in effect when the applicant obtains a building permit. The applicant understands that the LTMF is reviewed and adjusted annually to the current Construction Cost Index (CCI) and

may be increased at the City Council's discretion based on revised cost estimates for roadway and transit facilities and other factors that demonstrate an increase is needed to offset traffic impacts caused by new development. The LTMF is calculated by dividing the total fee share of improvement costs by the total number of Dwelling Unit Equivalencies ("DUE") in the City, as described in PMC Chapter 15.90 and the Pittsburgh Local Transportation Mitigation Fee Program Update, copies of which are available from the City.

35. Regional Traffic Mitigation Fee The applicant shall pay the Regional Transportation-Development Impact Mitigation Fee (PMC Chapter 15.103) (the "RTDIM") amount in effect when the applicant 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.
36. Sanitary Sewer CCTV Inspection Fee The applicant 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.
37. Storm Drain CCTV Inspection Fee The applicant 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.
38. Geographical Information System The applicant shall pay the Geographic Information System fee as set forth in the City's Master Fee Schedule. The current fee is \$119/dwelling unit for residential uses.
39. NPDES Plan Review Fee The applicant 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:
 - \$3,934.00 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
40. NPDES Site Inspection Deposit The applicant 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 project. If the project is completed prior to the project's one-year anniversary, the remaining balance of the deposit will be returned to the applicant.

41. 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 applicant, the applicant 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.

42. Engineering Submittals: The applicant 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:

43. Final Map The applicant shall submit the final map with closure calculations, prior to City Council's approval of each final map, improvement, or grading plans. Applicant must, however, provide the City with the recorded vellum copy of the approved final map prior to City Council's Acceptance of the project for completion.

44. Improvement Plans The improvement plans should 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 Plans
- Signing and Striping Plan
- Offsite Improvements Due to Project Impacts

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

National Pollutant Discharge Elimination System (NPDES):

46. Permit Coverage under the State General Construction Permit. The applicant 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 Stormwater Pollution Prevention Plan 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.

47. Consistency with Stormwater Control Plan Grading, improvement, and/or building plans shall be consistent with the approved Stormwater Control Plan. The applicant shall submit a complete Stormwater Control Plan and Report compliant with the requirements set forth in the City's most current NPDES permit. The C.3 treatment facilities shall be adequately sized to treat the stormwater runoff from the associated drainage management areas. The grading and/or building plans shall include drawings and specifications necessary to implement all measures in the approved Stormwater Control Plan. Design features should incorporate low impact development design standards as outlined in the most current edition of the Contra Costa Clean Water Program's C.3 Guidebook. These features include limiting directly connected impervious area, and incorporating pervious pavements, self-retaining areas, treatment BMPs, permanent stormwater control BMPs, and other features that control stormwater flow and potential for stormwater pollutants. Grading and/or building permits shall not be issued until this condition is met to the satisfaction of the Engineering and Planning Divisions.
48. Operations and Maintenance Plan The applicant shall submit a Stormwater BMP Operation and Maintenance Plan for the continuous maintenance of all C.3 facilities constructed to meet the C.3 requirements of the project. The final plan shall be submitted to the Engineering Division prior to the certificate of occupancy.
49. Operation and Maintenance Agreement and Right of Entry The applicant shall execute the Operations and Maintenance Agreement and Right of Entry, which pertain to the transfer of ownership and / or long-term maintenance of stormwater treatment BMPs or hydrograph modification BMPs prior to the issuance of a certificate of occupancy. The Guidelines for the preparation of Stormwater BMP Operation and Maintenance Plans are found on the Contra Costa County Clean Water Program website (www.cccleanwater.org) or the Stormwater C.3 Guidebook, most current edition.
50. Encroachment for C.3 Facility The applicant shall enter into a Memorandum of Understanding (MOU) for the construction and continuous maintenance of the project's C.3 facilities on City property. This MOU shall be executed with the City prior to issuance of any Building Permits. Alternatively, the applicant has the option to annex the project into Community Facilities District 2016-1 for the continuous maintenance of the offsite stormwater facilities constructed on City property. The applicant understands that annexation into the CFD will require the establishment of Supplemental No. 2 (Tax Zone 3) to the Rate and Method of Apportionment of the special tax. The cost to establish this supplemental tax zone shall be borne by the applicant.

Utilities

51. Existing Water and Sewer Service Mains Applicant understands that the current condition of existing water and sewer services serving the project are in need of replacement.

Approximately 700 lineal feet of existing 10" cast iron waterline (between existing City valves 16580 and 17375) are to be replaced with 10" C-900 (Class 200) water pipe. Existing valves to also be replaced with two new gate valves. Applicant to re-line or replace approximately 1,700 lineal feet of existing 10" PVC sewer line with new SDR26 sewer main, including all appurtenant manholes. Applicant agrees to enter into a reimbursement agreement with the City for the removal and replacement of these off-site facilities prior to issuance of the Engineering permit.

52. Right of Way Irrigation System For any irrigation to be installed within the public right-of-way and to be maintained by the City, The applicant shall provide a Central Irrigation System that is compatible with Rainmaster DX 3 Evolution, with a remote controller included with the package. The installation of this system shall be certified by a Greentech representative prior to the City's acceptance of the installation.
53. Right of Way landscape Design For any landscaping to be installed within the public right-of-way and to be maintained by the City The applicant shall design the landscaping within the areas of public right-of-way in accordance with the provisions of Section 18.84.320 of the Pittsburg Municipal Code, and current City standard details.
54. SIC Lines The City's SIC "Signal Interconnect Communication" lines run from Civic Avenue to City Hall through the project area. The applicant shall relocate these communication lines as approved by the City Engineer as no existing conduit runs will be allowed under any housing units.
55. Electrical Service to City Hall The electrical meter on Davi Avenue controls power for pathway lighting and misc. lighting near city hall and parking lot lights on East Side of Center Drive. The applicant shall relocate the conduits that serve these facilities as no conduits will be allowed under housing units.

Traffic and Frontage Improvements

56. Applicant shall install a Class IV Bike Path and provide vertical delineation, likely plastic vertical delineators, and thermoplastic striping on Civic Avenue, fronting the limits of the project parcel. The bike path is to be constructed within the existing shoulder and shall not require relocation of the existing southern curb.
57. Applicant shall install Sharrows for Class III Bike Path on Davi Avenue
58. Applicant understands that on-site street parking will not be permitted as to maintain fire truck and emergency access.
59. Applicant shall modify the existing median on Center Avenue to accommodate a left turn pocket of 50 feet in length into the project's main entrance on Center Drive.
60. Applicant shall modify the striping for the project entrances along Davi Avenue and Center Drive.

Site Design Conditions:

61. Sump Area Drainage The applicant 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.
62. Water Conveyance The applicant shall provide proper water line size to meet the domestic and fire protection demands for the subdivision.
63. Fire Hydrants The applicant shall provide fire hydrant locations approved by Contra Costa County Fire Prevention District.
64. Water Use Calculations The applicant shall provide estimated water use calculations to show compliance with the City's water efficient landscape ordinance.
65. Garbage Enclosures The applicant shall provide covered trash enclosures, large enough to accommodate regular trash, recyclables, and organics. These trash enclosures must be plumbed to the sanitary sewer, and be equipped with hot and cold water service. Final design of trash enclosures shall be designed in compliance with Mount Diablo Resource Recovery's enclosure and vehicle access specifications, as approved by the City Engineer.
66. Screening The applicant shall provide appropriate screening for Building 5 which overlooks the City's Police Impound Yard. Final design of screening shall be approved by the Assistant Planning Director.

Engineering Exactions (CFD inclusion):

67. 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 applicant 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.
68. 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 applicant 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.

69. Annexation Documentation for CFD 2014-1 Community Facilities District 2014-1 is for the Railroad Avenue Specific Plan area. The rate of the CFD fee is subject to City Council Resolution No. 14-12094. The applicant shall pay the one-time CFD fee for Community Facilities District (CFD 2014-1), prior to issuance of any building permits.
70. 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 applicant 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 21017-1 Fire Facilities and Fire Safety and Emergency Services Community Facilities District (CFD 2017-1), prior to the recordation of the first final map.

City of Pittsburg Transportation Engineering Conditions:

1. Provide signage plan and areas where red curbs would be painted during design to prevent sight distance issues.
2. Provide photometric plan for lighting.

Contra Costa County Fire Protection District Conditions:

1. 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.
2. Access as shown on plans complies with Fire District Requirements. Plans note that no edge of roofline will exceed 30 feet. Any increase in height would require aerial ladder access.
3. 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

4. Note, any access gates for Fire District apparatus shall be a minimum of 2-feet wide. Access gates shall slide horizontally or swing inward and shall be located a minimum of 30 feet from the street. Electrically operated gates shall be equipped with a Knox Company key-operated switch. Manually operated gates shall be equipped with a non-casehardened lock or approved Fire District lock. Contact the Fire District for information on ordering the key-operated switch. (D103.5) CFC
5. The Developer shall provide an adequate and reliable water supply for fire protection as set forth in California Fire Code. (5071.) CFC

6. The Developer shall provide 5 hydrants of the East Bay type in compliance with Chapter 5 and Appendix D of the California Fire Code. The proposed locations are acceptable to the Fire District with the exception of one. The hydrant at main entrance to development near Civic should be moved to a location in front of Building 8 across from entrance driveway. (C103.1) CFC
7. Provide emergency escape and rescue openings in Group R occupancies of type V construction. Basements and sleeping rooms below the fourth story above grade plane shall have at least one exterior emergency escape and rescue opening. Such openings shall open directly into a public way or to a yard or court that opens to a public way.
8. Landscaping, signage, and other obstructions must not hinder the positioning of firefighting ground ladders from apparatus access to the rescue windows. Provide drawings that show compliance with ground ladder access to sleeping rooms.
9. 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,
Fire apparatus access to include slope and road surface,
Aerial fire apparatus access,
Elevations of building,
Size of building and type of construction,
Gates, fences, retaining walls, bio-retention basins, any obstructions to access.
Detail showing the lowest level of fire department vehicle access and the floor level of the highest occupied floor,
Striping and signage plan to include "NO PARKING-FIRE LANE" markings.

Provide drawings for paths from the public way to under emergency escape and rescue openings showing a proposed clear path and clear space under these openings that allow for the placement of ground ladders at a climbing angle of 70 to 75 degrees and a minimum of 18" clearance from the base of the ladder to any obstruction (see attached ground ladder access standard) for review and approval prior to obtaining a building permit.

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

10. 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 22 / 37 tons.

11. The buildings as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2016 edition of NFPA 13R. 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 General Plan / Contra Costa County Ordinance 2019-37.
12. New buildings shall have approved radio coverage for emergency responders. An emergency responder radio coverage system shall be installed when the Conditions of CFC 510.4.1 are not met. Testing shall be conducted, and the results submitted to the Fire District prior to the building final. (510.1) CFC
13. The Developer shall provide traffic signal pre-emption systems (Opticom) on any new or modified traffic signals installed with this development. (21351) CVC
14. The owner shall cut down and remove all weeds, grass, vines, or other growth that is capable of being ignited and endangering property. (304.1.2) CFC
15. The owner or the owner's authorized agent shall be responsible for the development, implementation, and maintenance of a written plan in compliance with NFPA 241, 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

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

- a. Private underground fire service water mains
- b. Fire sprinklers
- c. Standpipe
- d. Fire alarm
- e. Fire pump if required
- f. Photovoltaic if proposed

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

Contra Costa County Mosquito & Vector Control District:

1. Developer retains the responsibility to ensure that the structures, devices, other project elements, and all additional facets of the property do not produce or harbor vectors, or otherwise create a nuisance. Developer is required to take measures to abate any nuisance.

2. No feature of the project shall create areas of stagnant water that exist in excess of 72 hours. A thorough operation and maintenance plan should include steps to preclude vector production and contingencies to remedy such issues if they arise.

Standard Conditions:

1. Other Agency Requirements. The Applicant shall comply with all the requirements of the City of Pittsburg Community and Economic 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 Developer to contact each local, state, or federal agency for requirements that may pertain to this project.
2. 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 Applicant 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.
3. 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/Staff Report shall govern.
4. 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 applicant's sole cost and expense. Developer may select its own legal counsel to represent applicant's interests at applicant'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.
5. Expiration of Approval. This Major Subdivision, Design Review, and Tree Removal Permit approval will expire on September 27, 2025, unless a Final Map has been recorded or a Building Permit has been "Issued" with the City of Pittsburg Building Division prior to the expiration date, or a written request for an extension is filed with the City of Pittsburg

Planning Division prior to the expiration date and subsequently approved by the Planning Commission.

**CITY OF PITTSBURG
PLANNING COMMISSION
STAFF REPORT
September 13, 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 for an application filed by Maria Lorenzana, on behalf of Crossroads Christian Church, requesting administrative design review approval to construct an approximately 960 square-foot patio cover (53 feet by 17 feet), located at 3840 Railroad Avenue in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 087-121-026.

RECOMMENDATION:

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

BACKGROUND:

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

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

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

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

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

PROJECT DESCRIPTIONS:

1. Crossroads Christian Church Patio Cover, AP-20-1502 (ADR)

This is an application filed by Maria Lorenzana, on behalf of Crossroads Christian Church, requesting administrative design review approval to construct an approximately 960 square-foot patio cover (53 feet by 17 feet), located at 3840 Railroad Avenue in the CN (Neighborhood Commercial) District. Assessor's Parcel Number 087-121-026.

This project is delegated to staff under Category 6 (Additions to Existing Buildings, additions must be smaller than 2,500 sq. ft. and designed to complement existing building architecture) 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. Crossroads Christian Church Patio Cover, AP-20-1502 (ADR)
2. PC 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

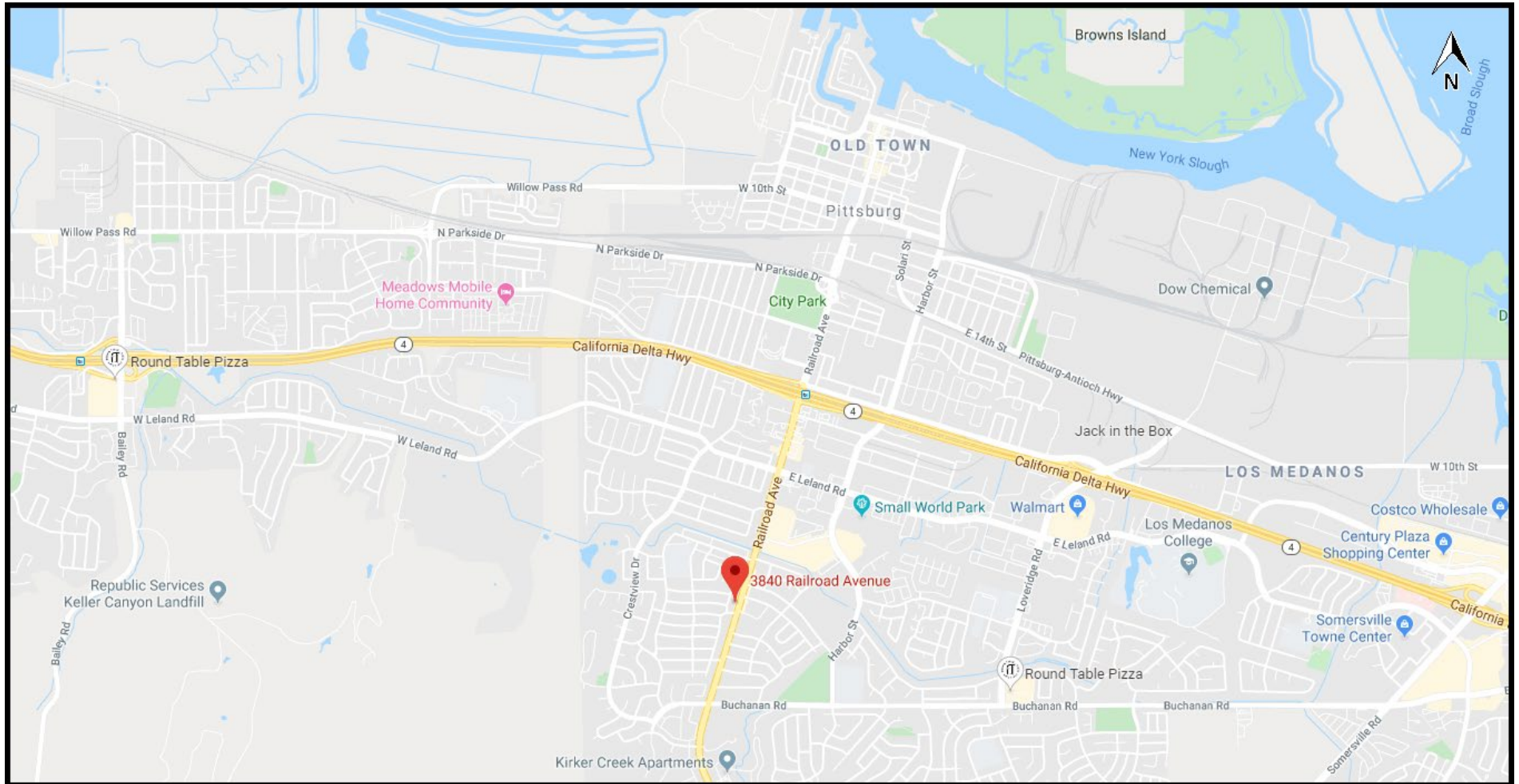
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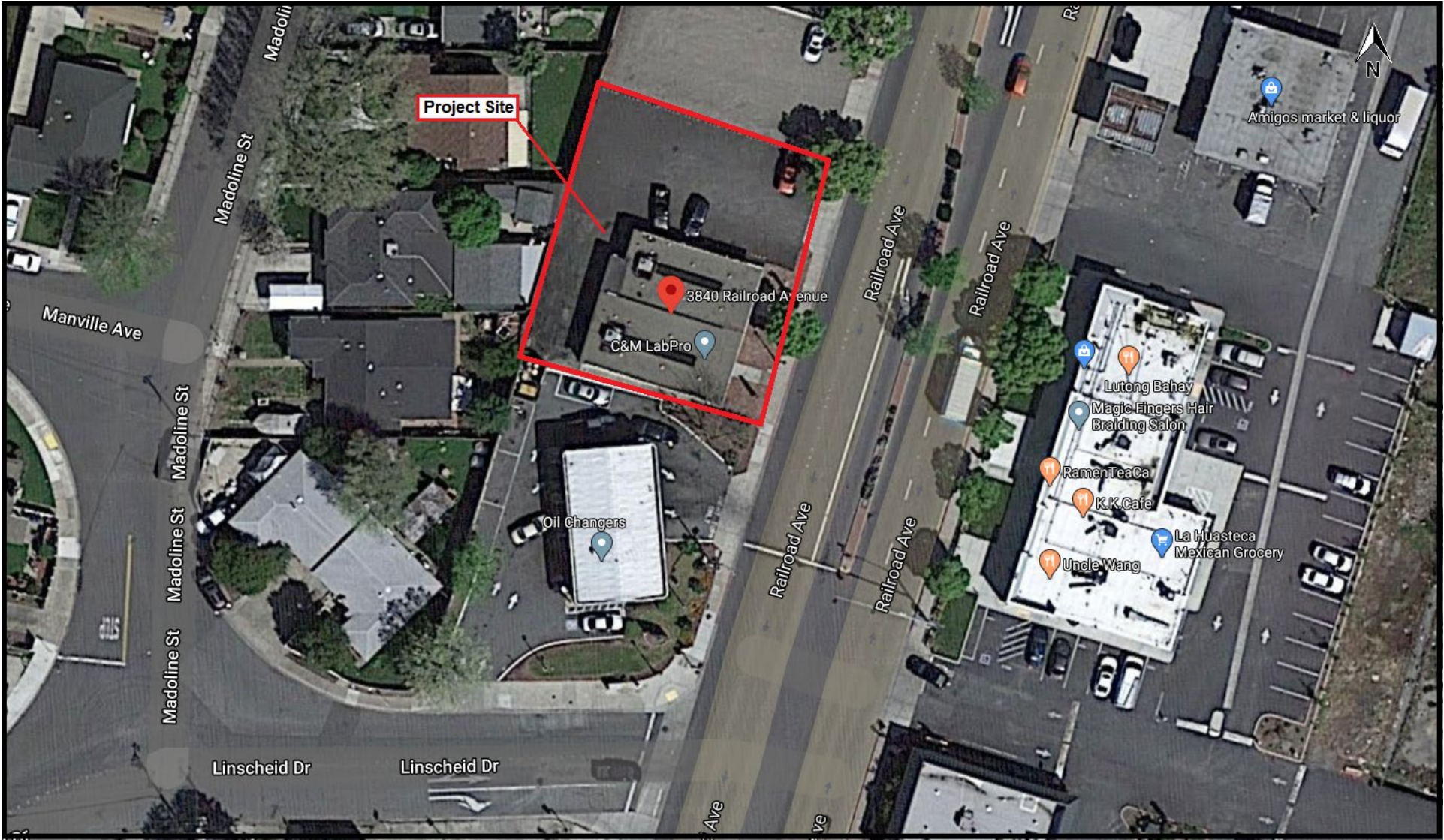
Crossroads Christian Church Patio Cover – Vicinity Map

AP-20-1502	3840 Railroad Avenue
Administrative Design Review	APN: 087-121-026



Crossroads Christian Church Patio Cover – Aerial Map

AP-20-1502	3840 Railroad Avenue
Administrative Design Review	APN: 087-121-026



PATIO ADDITION
CROSSROADS CHRISTIAN CENTER
3840 RAILROAD AVE. PITTSBURG CA 94565

INDEX

ARCHITECTURAL

A1.0 GENERAL NOTES, SITE PLAN

A2.0 OVERALL EXIST PLAN

A2.1 PARTIAL FLOOR PLANS

A3.0 SECTIONS

A4.0 DETAILS

SCOPE OF WORK

BUILD 17'WIDE x 53' LONG PATIO IN THE BACK OF EXISTING BUILDING

SITE PLAN

PROJECT DIRECTORY

OWNER:
NAME: GROSSROADS CHRISTIAN CENTER ASSEMBLY OF GOD
ADDRESS: 3640 RAILROAD AVE. PITTSBURG, CA 94565
TELEPHONE NO: (925)457-6079
EMAIL ADDRESS: REVDJ216@YAHOO.COM

PROJECT ANALYSIS

LOT AREA: 19,208 SF EXISTING
MINIMUM LOT WIDTH: 102.31 FT EXISTING
MAX LOT COVERAGE: 40%
FRONT: 18 FT EXISTING
REAR SET BACK: 10 FT
MAXIMAL HEIGHT OF STRUCTURE: 8 FT
MINIMUM SITE LANDSCAPING: 15%

PROJECT DIRECTORY

ENGINEER:
NAME: DAVIS LODA LAURINO
ADDRESS: 2774 ALABAMA AVE. PITTSBURG, CA 94565
TELEPHONE NO: (925)457-6079
EMAIL ADDRESS: LLAURINO@GMAIL.COM
LICENSE NO: C76474

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS GOVERNING THE CONSTRUCTION OF BUILDINGS AND THE CALIFORNIA CODE OF REGULATIONS GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THE DOCUMENTS TO COMPLY HERETO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FROM THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. REFER TO THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR LARGER SCALES INTENDED TO SUPPLEMENT INFORMATION OF SMALLER REFERENCE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
3. NOTATIONS MARKED "TYPICAL" (TYP) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR 4. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. REFER TO THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR LARGER SCALES INTENDED TO SUPPLEMENT INFORMATION OF SMALLER REFERENCE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES. SUSPECTED OR CONTAINING HAZARDOUS MATERIALS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER IN WRITING. WORK IN THIS PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER HAS BEEN NOTIFIED AND IT IS FOUND TO BE SAFE. ON THE MATERIAL HAS BEEN PROPERLY ABATED.
6. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS GOVERNING THE CONSTRUCTION OF BUILDINGS AND THE CALIFORNIA CODE OF REGULATIONS GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THE DOCUMENTS TO COMPLY HERETO.
8. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES. SUSPECTED OR CONTAINING HAZARDOUS MATERIALS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER IN WRITING. WORK IN THIS PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER HAS BEEN NOTIFIED AND IT IS FOUND TO BE SAFE. ON THE MATERIAL HAS BEEN PROPERLY ABATED.
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12. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED FOR THE PROJECT.
14. KENOTES USED ON THE ARCHITECTURAL DRAWINGS ARE FOR ASSEMBLES. MATERIAL REFERENCES AND NOTES REFER TO THE KENOTE LIST ON THE RESPECTIVE SHEET.
15. CONTRACTOR SHALL COORDINATE WITH OWNER AND/OR MANAGER OF FACILITY AND LOCAL SANITATION DEPARTMENT REGARDING TEMPORARILY TRASH DUMPSTER AND TRASH REMOVAL DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTION OF THE WORK UNDER THE CONTRACT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. REFER TO THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR LARGER SCALES INTENDED TO SUPPLEMENT INFORMATION OF SMALLER REFERENCE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
18. ARCHITECT OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE OR TO BE CHARGE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE ARCHITECTURAL AND ENGINEERING DRAWINGS.
19. CONTRACTOR IS SOLELY RESPONSIBLE TO THE OWNER FOR THE COMPLIANCE OF ALL WORK PERFORMED TO BE IN STRICT ACCORDANCE WITH ALL OF THE CALIFORNIA CODE OF REGULATIONS GOVERNING THE CONSTRUCTION OF BUILDINGS AND THE CALIFORNIA CODE OF REGULATIONS GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THE DOCUMENTS TO COMPLY HERETO.
20. CONTRACTOR SHALL COORDINATE, SUPERVISE, AND INSPECT ALL WORKMANSHIP AND MATERIALS.
21. CONTRACTOR SHALL SUBMIT SCHEDULE OF VALUE AND CONSTRUCTION SCHEDULE TO THE OWNER PRIOR TO MOBILIZATION AND START OF CONSTRUCTION.
22. CONTRACTOR TO SUBMIT SUBMITTALS AND SAMPLES OF ALL MATERIALS TO THE OWNER FOR APPROVAL.
23. THE ARCHITECT OR ENGINEER OF RECORD WERE NOT BE REQUIRED TO MAKE QUANTITY OF THE WORK OF THE CONTRACTOR.
24. UPON COMPLETION OF WORK, CONTRACTOR SHALL SUBMIT ALL SUBMITTALS, RECORD AS-BUILT DRAWINGS, MANUALS, WARRANTIES, EXTRA MATERIALS, LEND, REFLECTED OR WAIVED TO THE OWNER.

VICINITY MAP

PROJECT LOCATION

CODES

2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1 TITLE 24 C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC) VOLS 1-3, PART 2 TITLE 24 C.C.R.
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3 TITLE 24 C.C.R.
2019 CALIFORNIA MECHANICAL CODE (CMC), TITLE 24 C.C.R.
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA EXISTING BUILDING CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE
CALIFORNIA UNIFORM RETAIL FOOD FACILITIES LAW
KERN COUNTY REGULATION
NOTE: SOME CODES MAY NOT APPLY IF WORK REGULATED BY SUCH CODES IS NOT WITHIN THE SCOPE OF THIS PROJECT.

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS GOVERNING THE CONSTRUCTION OF BUILDINGS AND THE CALIFORNIA CODE OF REGULATIONS GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THE DOCUMENTS TO COMPLY HERETO.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, THE CONTRACTOR SHALL REQUEST IN WRITING A CLARIFICATION FROM THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. REFER TO THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR LARGER SCALES INTENDED TO SUPPLEMENT INFORMATION OF SMALLER REFERENCE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
3. NOTATIONS MARKED "TYPICAL" (TYP) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR 4. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. REFER TO THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR LARGER SCALES INTENDED TO SUPPLEMENT INFORMATION OF SMALLER REFERENCE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES. SUSPECTED OR CONTAINING HAZARDOUS MATERIALS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER IN WRITING. WORK IN THIS PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER HAS BEEN NOTIFIED AND IT IS FOUND TO BE SAFE. ON THE MATERIAL HAS BEEN PROPERLY ABATED.
6. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS GOVERNING THE CONSTRUCTION OF BUILDINGS AND THE CALIFORNIA CODE OF REGULATIONS GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THE DOCUMENTS TO COMPLY HERETO.
8. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES. SUSPECTED OR CONTAINING HAZARDOUS MATERIALS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER IN WRITING. WORK IN THIS PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER HAS BEEN NOTIFIED AND IT IS FOUND TO BE SAFE. ON THE MATERIAL HAS BEEN PROPERLY ABATED.
9. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS GOVERNING THE CONSTRUCTION OF BUILDINGS AND THE CALIFORNIA CODE OF REGULATIONS GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THE DOCUMENTS TO COMPLY HERETO.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES. SUSPECTED OR CONTAINING HAZARDOUS MATERIALS THAT ARE DISCOVERED DURING THE PROGRESS OF THE WORK SHALL BE REPORTED TO THE OWNER IN WRITING. WORK IN THIS PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER HAS BEEN NOTIFIED AND IT IS FOUND TO BE SAFE. ON THE MATERIAL HAS BEEN PROPERLY ABATED.
12. ALL WORK IS NEW UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK PROVIDED FOR THE PROJECT.
14. KENOTES USED ON THE ARCHITECTURAL DRAWINGS ARE FOR ASSEMBLES. MATERIAL REFERENCES AND NOTES REFER TO THE KENOTE LIST ON THE RESPECTIVE SHEET.
15. CONTRACTOR SHALL COORDINATE WITH OWNER AND/OR MANAGER OF FACILITY AND LOCAL SANITATION DEPARTMENT REGARDING TEMPORARILY TRASH DUMPSTER AND TRASH REMOVAL DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTION OF THE WORK UNDER THE CONTRACT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. REFER TO THE ARCHITECTURAL AND ENGINEERING DRAWINGS FOR LARGER SCALES INTENDED TO SUPPLEMENT INFORMATION OF SMALLER REFERENCE DRAWINGS. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
18. ARCHITECT OR ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE OR TO BE CHARGE FOR THE CONTRACTOR'S FAILURE TO PERFORM THE WORK IN ACCORDANCE WITH THE ARCHITECTURAL AND ENGINEERING DRAWINGS.
19. CONTRACTOR IS SOLELY RESPONSIBLE TO THE OWNER FOR THE COMPLIANCE OF ALL WORK PERFORMED TO BE IN STRICT ACCORDANCE WITH ALL OF THE CALIFORNIA CODE OF REGULATIONS GOVERNING THE CONSTRUCTION OF BUILDINGS AND THE CALIFORNIA CODE OF REGULATIONS GOVERNING AUTHORITY HAVING JURISDICTION AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THE DOCUMENTS TO COMPLY HERETO.
20. CONTRACTOR SHALL COORDINATE, SUPERVISE, AND INSPECT ALL WORKMANSHIP AND MATERIALS.
21. CONTRACTOR SHALL SUBMIT SCHEDULE OF VALUE AND CONSTRUCTION SCHEDULE TO THE OWNER PRIOR TO MOBILIZATION AND START OF CONSTRUCTION.
22. CONTRACTOR TO SUBMIT SUBMITTALS AND SAMPLES OF ALL MATERIALS TO THE OWNER FOR APPROVAL.
23. THE ARCHITECT OR ENGINEER OF RECORD WERE NOT BE REQUIRED TO MAKE QUANTITY OF THE WORK OF THE CONTRACTOR.
24. UPON COMPLETION OF WORK, CONTRACTOR SHALL SUBMIT ALL SUBMITTALS, RECORD AS-BUILT DRAWINGS, MANUALS, WARRANTIES, EXTRA MATERIALS, LEND, REFLECTED OR WAIVED TO THE OWNER.

EXISTING BUILDING

PROPOSED PATIO

LANDSCAPE

PROPERTY LINE

EXISTING PARKING

EXISTING SIDEWALK

RAILROAD AVE.

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

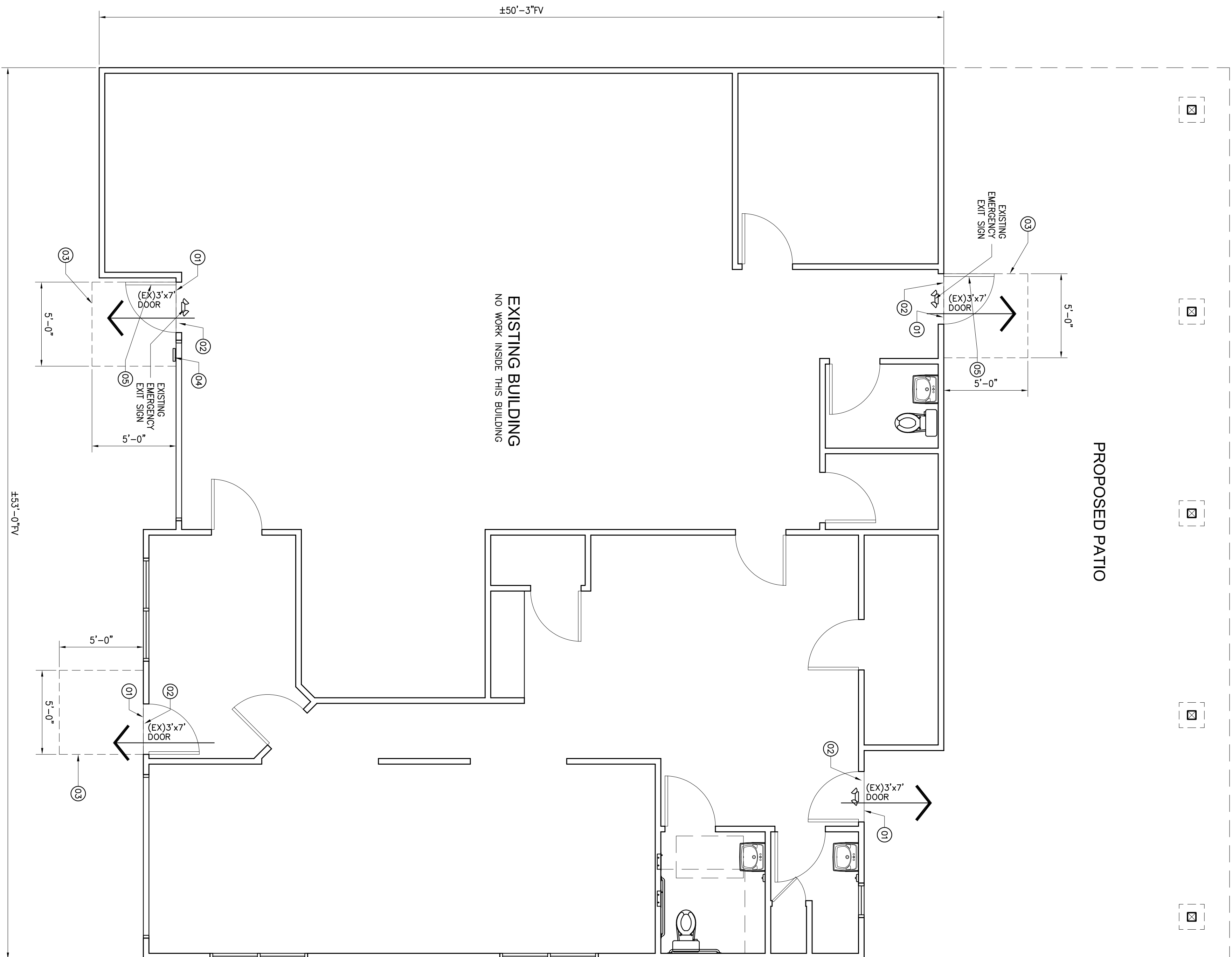
[illegible]



jmi.design7@gmail.com

KEYNOTES

- 01 1/4" DOOR SHALL DROP 1/2" MAX ON TOP OF 05
- 02 SIGN POSTED ON TOP OF THE DOOR "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
- 03 REQUIRED MAINTENANCE CLEARANCE AT DOOR 01
- 04 ACCESSIBLE MAIN ENTRANCE. SEE DETAIL FOR 09
- 05 REQUIREMENTS 10
- 06 PROVIDE PANG HARDWARE AT EGRESS DOOR, MIN. 34" TO 48" MAX FROM FINISH FLOOR, SLDS TO OPERATE. 08



OVERALL EXIT PLAN

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

PATIO ADDITION
CROSSROADS CHRISTIAN CENTER
3840 RAILROAD AVE. PITTSBURG CA. 94565

[illegible]

The above information and specifications are those of the Architect and are not to be altered. The design, details, materials, methods and arrangements represented hereby are the property of the Architect, and no part thereof shall be copied, reproduced, or used in connection with any work or project other than that for which they were originally prepared and developed without the written consent of the Architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these drawings.

Within dimensions or those stipulated shall have precedence over verbal dimensions; contractor shall be responsible for all dimensions and conditions of the job and they shall be verified by the contractor. Shop drawings shall be submitted by these drawings. Shop details must be submitted to the architect before proceeding with fabrication.

Sheet numbers

A2.0



164

Architectural drawing showing a side elevation of a building and a proposed patio area.

PROPOSED PATIO

EXISTING CONCRETE SLAB TO REMAIN

EXISTING BUILDING

NO WORK INSIDE THIS BUILDING

PROPERTY LINE

15'-0"

10'-0"

5'-0"

2'-6"

12'-0"

12'-0"

12'-0"

12'-0"

2'-6"

53'-0"

ROOF OVERHUNG

TYPICAL OF (5)

TYPICAL OF (5)

Architectural floor plan of a bathroom stall area. The plan shows a row of stalls with dimensions and callouts. The overall width is 22'-0" and the overall length is 14'-9". The stalls are 2'-6" wide and 12'-0" long. The plan includes callouts for various components: 01 (stall door), 02 (stall door), 03 (stall door), 04 (stall door), 05 (stall door), 06 (stall door), 07 (stall door), 08 (stall door), 09 (stall door), 10 (stall door), 11 (stall door), 12 (stall door), 13 (stall door), 14 (stall door), 15 (stall door), 16 (stall door), 17 (stall door), 18 (stall door), 19 (stall door), 20 (stall door), 21 (stall door), 22 (stall door), 23 (stall door), 24 (stall door), 25 (stall door), 26 (stall door), 27 (stall door), 28 (stall door), 29 (stall door), 30 (stall door), 31 (stall door), 32 (stall door), 33 (stall door), 34 (stall door), 35 (stall door), 36 (stall door), 37 (stall door), 38 (stall door), 39 (stall door), 40 (stall door), 41 (stall door), 42 (stall door), 43 (stall door), 44 (stall door), 45 (stall door), 46 (stall door), 47 (stall door), 48 (stall door), 49 (stall door), 50 (stall door), 51 (stall door), 52 (stall door), 53 (stall door), 54 (stall door), 55 (stall door), 56 (stall door), 57 (stall door), 58 (stall door), 59 (stall door), 60 (stall door), 61 (stall door), 62 (stall door), 63 (stall door), 64 (stall door), 65 (stall door), 66 (stall door), 67 (stall door), 68 (stall door), 69 (stall door), 70 (stall door), 71 (stall door), 72 (stall door), 73 (stall door), 74 (stall door), 75 (stall door), 76 (stall door), 77 (stall door), 78 (stall door), 79 (stall door), 80 (stall door), 81 (stall door), 82 (stall door), 83 (stall door), 84 (stall door), 85 (stall door), 86 (stall door), 87 (stall door), 88 (stall door), 89 (stall door), 90 (stall door), 91 (stall door), 92 (stall door), 93 (stall door), 94 (stall door), 95 (stall door), 96 (stall door), 97 (stall door), 98 (stall door), 99 (stall door), 100 (stall door).

EXISTING BUILDING
NO WORK INSIDE THIS BUILDING

Sheet number:
A2.1



Planning Application

City of Pittsburg, Community Development Department – Planning Division
65 Civic Avenue, Pittsburg, CA 94565 | Tel: (925) 252-4920 | Fax: (925) 252-4814

TYPE OF APPLICATION REQUESTED:

- | | | |
|--|---|------------------------------|
| ☐ UP Conditional Use Permit | ☒ ZA Zoning Administrator | \$ Fee 100 Pilot program are |
| ☒ DR Design Review | ☐ TRP Tree Removal Permit | |
| ☐ ADR Design Review (Admin) | ☐ TA Temporary Activity | |
| ☐ GP General Plan Amendment | ☐ PPR Preliminary Plan Review | |
| ☐ RZ Rezoning (Includes PUD) | ☐ MM Minor Modification (wireless) | |
| ☐ SUB Major Subdivision | ☐ SR Sign Review (Type: _____) | |
| ☐ MS Minor Subdivision | ☐ Other: _____ | |
| ☐ VA Variance | | |

STAFF USE ONLY

Application Number: AR 20 - 1502 Date Filed: 2/27/2020

PROJECT INFORMATION:

Project Name (Business/Development): CROSSROAD CHRISTIAN CHURCH ASSEMBLY OF GOD - CONTRA COSTA
CHURCH PATIO
 Address/Location of Project: 3840 RAILROAD AVE. PITTSBURG, CA.
 Assessor's Parcel No(s): 087 - 121 - 026
 Mapping Address (Latitude/Longitude): _____
 Existing General Plan / Zoning Designations: Design:
 Proposed General Plan / Zoning Designations: _____
 Existing Use: _____
 Proposed Use: _____
 Size of Existing Structure(s): _____
 Size of Proposed Additions / New Structure(s): _____
 Amount of New Impervious Surfaces (s.f. or acres)¹: _____
 Property Size (s.f. or acres): _____ No. of Existing Lots: _____ Proposed: _____
 Days/Hours of Operation: _____
 No. of Employees, Existing: _____ Proposed: _____
 No. of On-Site Parking Stalls, Existing: _____ Proposed: _____
 HCP Land Cover Type: _____ Cortese List: Yes ☐ No ☐

¹ If over 10,000 square feet, a stormwater control plan and related documents may be required per PMC §13.28.050(A)(2). Please contact Planning staff or refer to the Stormwater C.3 Guidebook available at www.cccleanwater.org/construction/nd.php for further guidance.

Proposed Project/Use Description:

(Attach additional sheets if necessary. For sign permits, include length x width x height dimensions, sign copy, colors, and length of building frontage.)

Added by staff per email dated 4/29/20:

Materials: Post and all wood Color: Brown.

Roof Color: Mocha Tan

Metal Color - Black

Metal are base Post, Simpsons strong tie. All metals that bolts and screws will remain as it is.

APPLICANT INFORMATION:

Applicant Name: MARLA LORENZANA Primary Contact: 925-215-2941
 E-Mail: SAMJOY6805@yahoo.com Phone: same as above
 Mailing Address: 3840 RAILROAD AVE. PITTSBURGH, CA.

Property Owner(s): _____

E-Mail: _____ Phone: _____

Mailing Address: _____

Notarized Signature of Agent and/or Property Owner:

Agent (Attach Notary): _____ Date: _____
 Property owner/manager (attach notary): [Signature] Date: 02/27/2020

(If not property owner or manager, provide letter from property owner authorizing agent to sign application.)

SUBMITTAL REQUIREMENTS: (to be completed by the applicant)

- ☐ Consultation with Planning Division
- ☐ Completed Planning Application Form
- ☐ 2 sets (minimum) of Project Plans* + 1 electronic set on a flash drive or CD
- ☐ Correct Filing Fees (if paying by check, make payable to "City of Pittsburgh")
- ☐ Anticipated Postage Fees for Public Notices (check with Planning Division if applicable)

*One full-sized and one reduced (8.5" x 11" or 11" x 17") required. Please review the Planning Application Submittal Checklist (separate handout) for details about what needs to be included on the project plans.

STAFF USE ONLY

TOTAL FEES PAID*: \$100 Date Rec'd: 2/27/2020 By: [Signature]

*Attach Copy of Completed Planning Receipt Form or Developer Deposit Request

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