

**City of Pittsburgh
Land Use Sub-Committee Meeting Agenda**

**August 1, 2017
4:00 p.m.**

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

**Council Members
Merl Craft
Juan Banales**

**Planning Commission Members
Mark Gargalikis
Wolfgang Croskey**

1. Public Comment for Non-Agenda Items

2. Alturas Properties – Options for Increased Density

An informal request has been received to consider increased densities for a variety of vacant sites on Alturus Avenue (from the maximum allowable three units per lot, to four units per lot). Subcommittee review is needed to determine whether or not increased densities would be appropriate at the subject sites.

3. Insurance Office in the CP-1 District

An informal request has been received for an individualized (case-by-case) review of a potential rezoning of the ground floor tenant space at 311 Railroad Avenue (CP-1 District), in order to establish an insurance office which would not be an allowable use under the current zoning. Subcommittee consideration is requested.

4. 2040 General Plan Update – Work Plan Review

Staff believes now is the time to begin the process of the 2040 General Plan Comprehensive Update process. As such, the Subcommittee is requested to review the initial draft work plan/schedule and the draft thematic ('big picture') issue areas, and provide preliminary comment/feedback to staff.

5. Miscellaneous Project Updates



MEMORANDUM

Memo: August 1, 2017
To: Land Use Subcommittee Members
From: Jordan Davis, AICP, Associate Planner
RE: Development of 6, 14, 45, 70, and 78 Alturas Avenue

BACKGROUND:

The properties located at 6, 14, 45, 70, and 78 Alturas Avenue (formerly 'West Boulevard') each formerly housed four-unit multi-family apartment projects, which were likely constructed in the early- to mid-1950s. Between 2008 and 2009, the former Redevelopment Agency acquired the parcels in question, and the multi-family units were demolished. The parcels have since remained vacant.

On April 27, 2017, the Oversight Board to the Successor Agency (SA) for the Redevelopment Agency approved a Purchase and Sale Agreement between the SA and BARIC Services LLC for the properties at 6, 45, 70, and 78 Alturas Avenue. The City also entered into a purchase and sale agreement with BARIC for the property at 14 Alturas Avenue. The close of escrow is scheduled for July 31, 2017.

PROJECT DESCRIPTION:

As shown in Attachment 1, the existing properties are located within the RM (Medium Density Residential) District, range from 8,800-9,660 square feet in area, and are generally surrounded by a combination of single-family and multi-family housing. Under the current zoning, the parcels at 14, 45, 70, and 78 Alturas Avenue would allow for a maximum of three residential units each, while the parcel at 6 Alturas Avenue would be able to be developed with a maximum of two units; in total, the project proponent would be permitted to construct 15 units between the five parcels.

The project proponent has proposed construction of four units on each parcel (20 units total), and has provided a preliminary layout which would be typical for each rectangular lot. As the proposal exceeds the maximum density of the RM District, staff has identified two options the project proponent may pursue in order to permit the increased density:

1. Density Bonus: Pursuant to Pittsburg Municipal Code (PMC) Chapter 18.46, density bonuses of at least 10 percent over the otherwise maximum allowable residential density is available to developers who agree to construct a specified

percentage of units of a housing development for low- or very low-income households or for senior citizens. In order to qualify for a density bonus, which is mandated by state law, the developer must ensure at least 5% of the housing units are restricted to very low-income residents, at least 10% of the housing units are restricted to lower income residents, or the project is a senior citizen housing development (no affordable units required). A density bonus granted by the City would need to be memorialized within a Development Agreement recommended by the Planning Commission and approved by the City Council.

2. Rezone: The developer may seek to rezone the properties from RM District to RH (High Density Residential) District. Under the RH development standards, the developer would be permitted to construct a maximum of five units on the parcels at 14, 45, 70, and 78 Alturas Avenue, and four units on the parcel at 6 Alturas Avenue; however, the developer has noted that an existing deed restriction recorded on the parcels limits the maximum number of allowable units to four apiece. Staff recommends this option be supported only if a significant portion of the entire RM District area surrounding Alturas Avenue be rezoned, as opposed to just the subject parcels, in order to avoid 'spot zoning'. A rezone would require a recommendation by the Planning Commission and approval by the City Council.

Staff would like to note that under either of the aforementioned scenarios or the current zoning, all multi-family projects would require design review consideration by the Planning Commission.

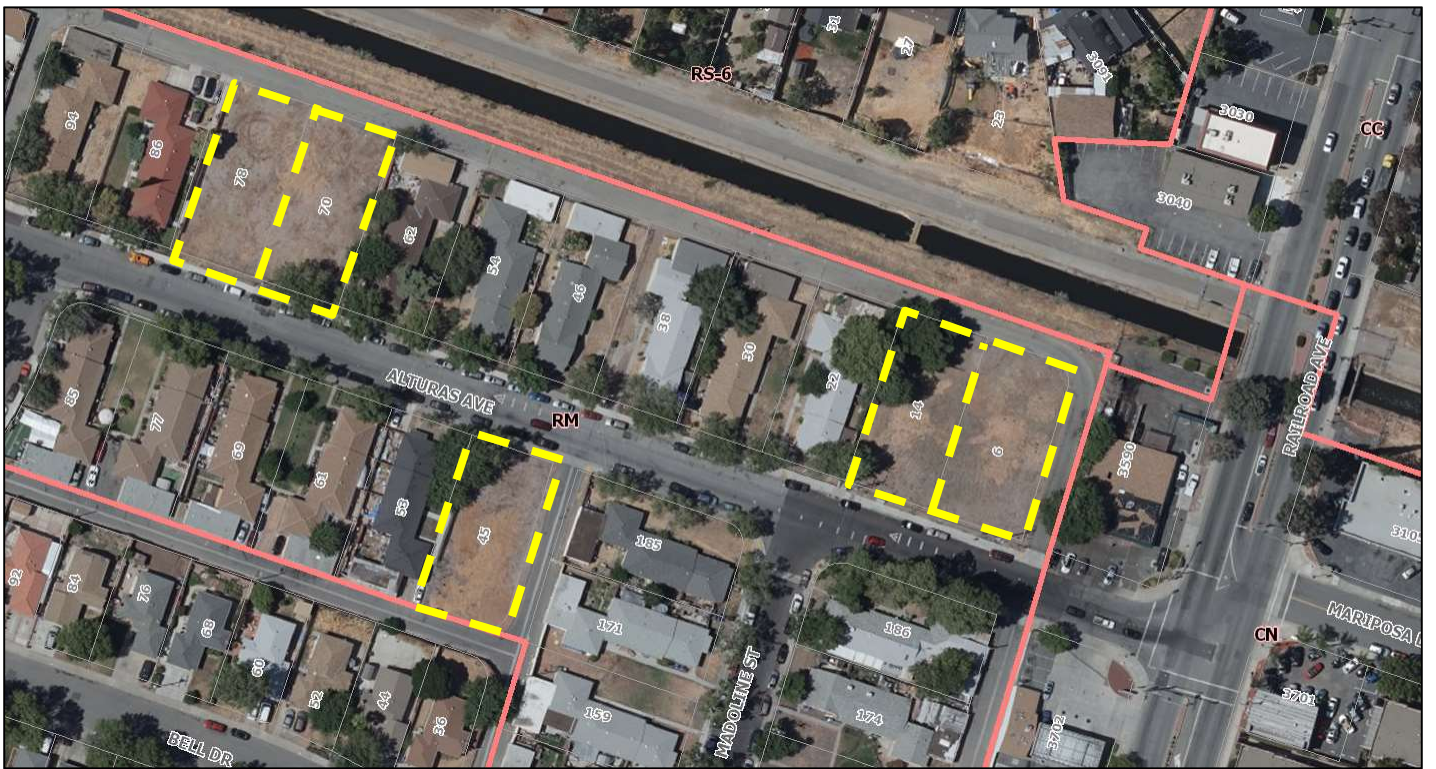
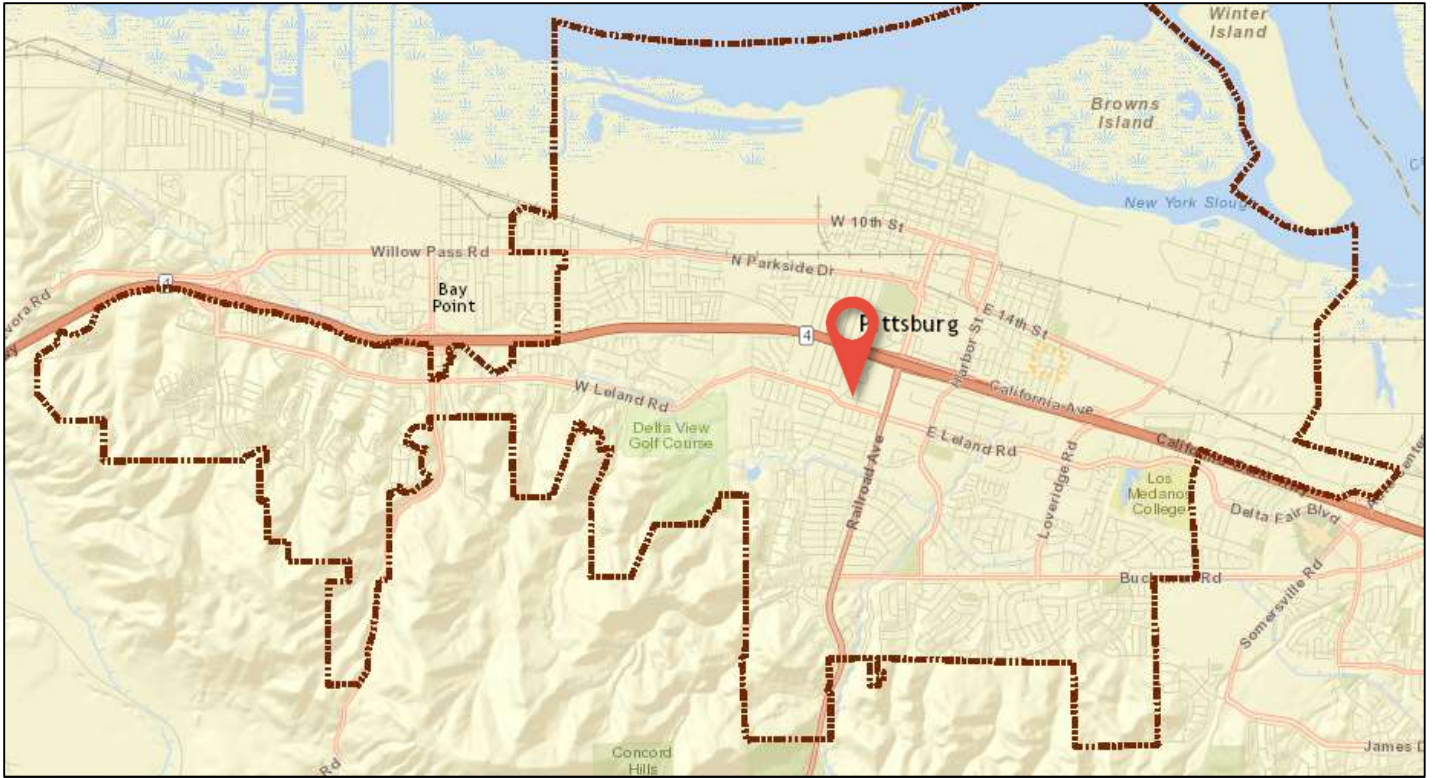
RECOMMENDATION:

Staff is requesting subcommittee members review the proposed options for allowing increased density on the subject parcels and provide comments and direction to staff and the developer.

ATTACHMENTS:

1. Vicinity Map
2. Preliminary Site Plan and Elevations

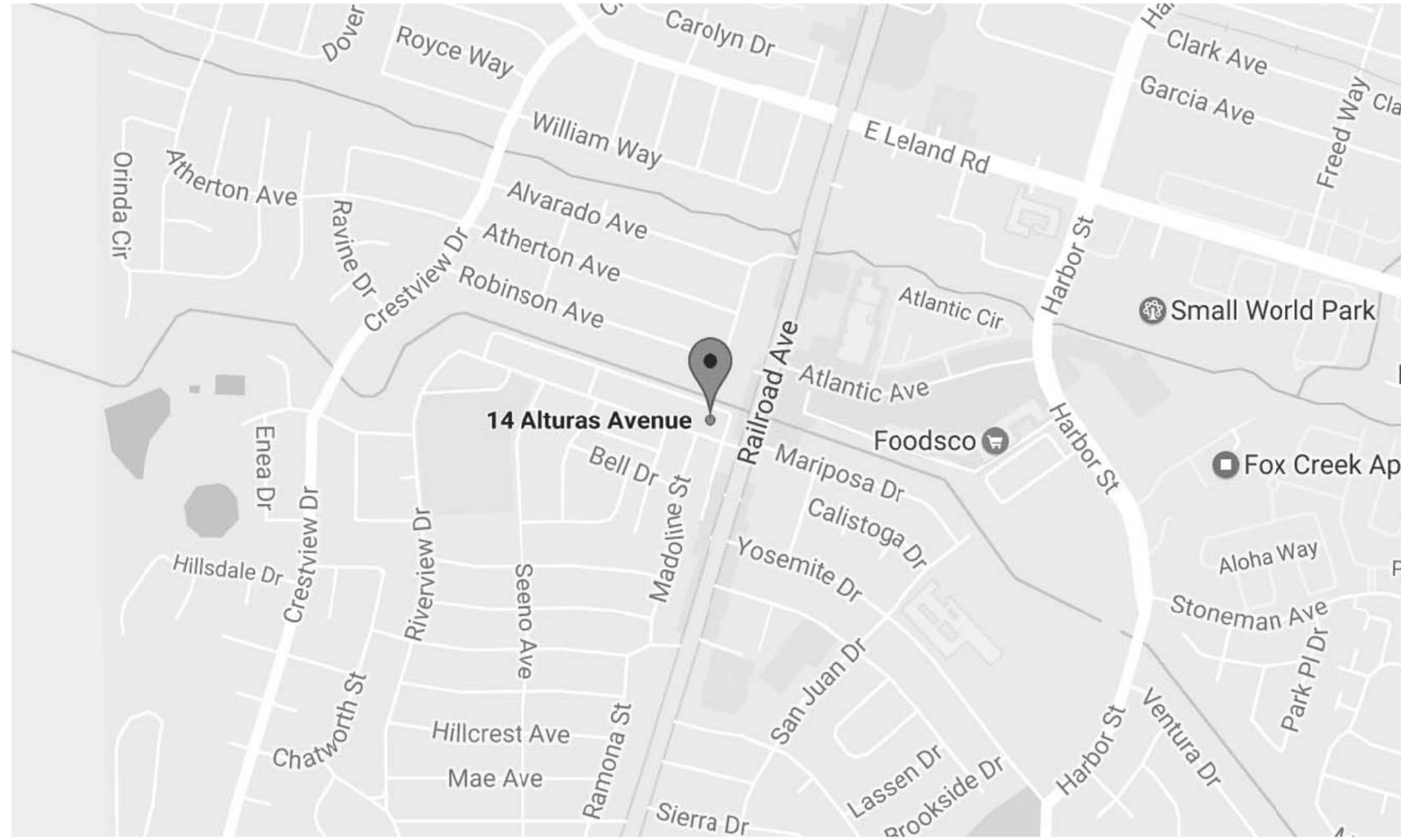
Vicinity Map



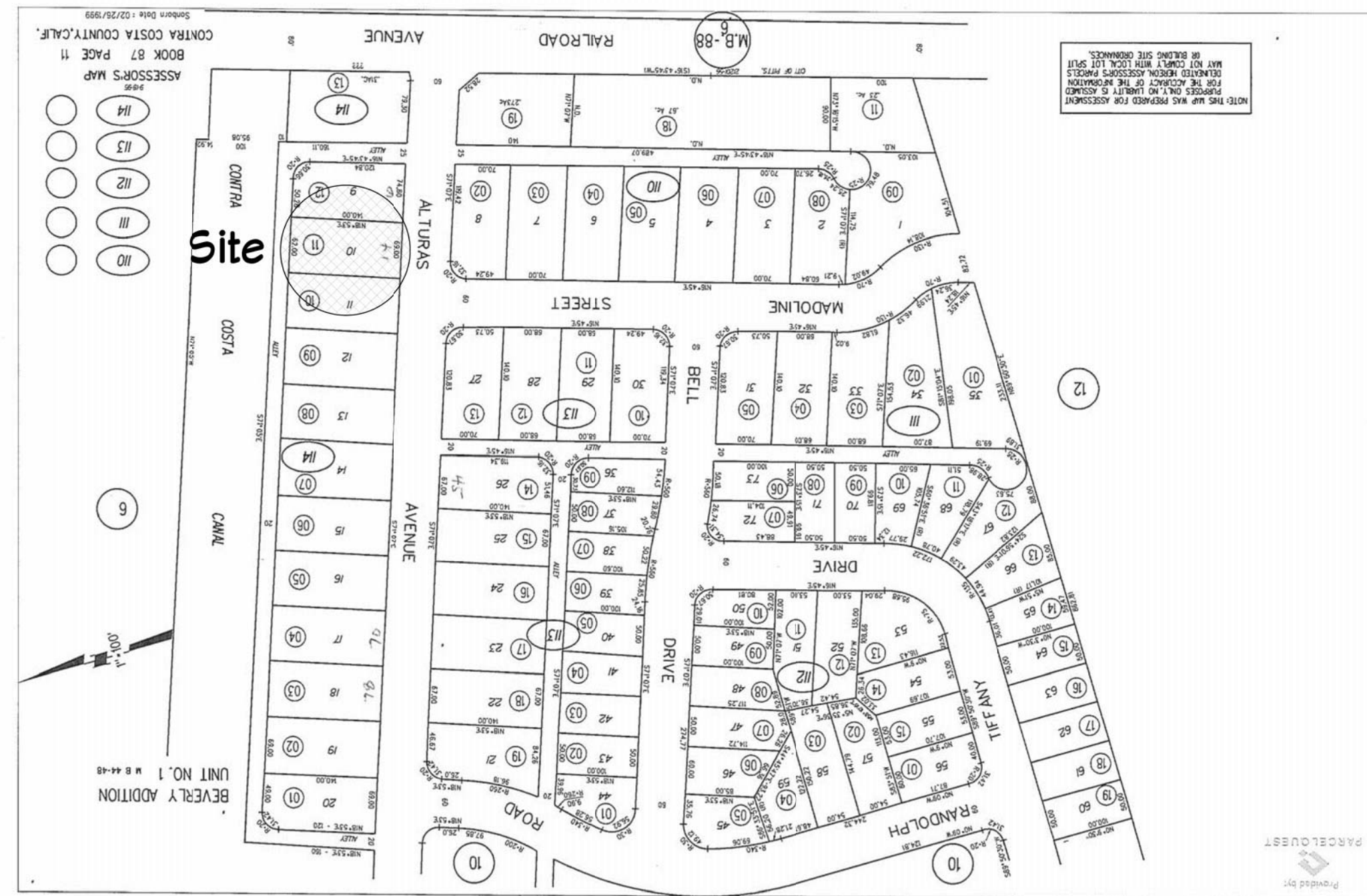
Address	APN	Area (ft ²)
6 Alturas	087-114-012	8,800
14 Alturas	087-114-011	9,660
45 Alturas	087-113-014	9,380
70 Alturas	087-114-004	9,660
78 Alturas	087-114-003	9,660

--- = Subject Parcels





Location Map



Parcel Map

RESIGNER: MARK H. SNOW
 THESE DRAWINGS ARE PROPRIETARY WORK
 PRODUCT AND PROPERTY OF MARK H. SNOW.
 REPRODUCED FOR THE EXCLUSIVE USE OF MARK H.
 SNOW. USE OF THESE DRAWINGS AND CONCEPTS
 FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
 PERMISSION OF MARK H. SNOW IS PROHIBITED AND
 MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM
 MARK H. SNOW.
 CONTRACTOR SHALL VERIFY ALL CONDITIONS
 AND DIMENSIONS AT THE PROJECT AND NOTIFY
 THE ARCHITECT OF ANY DIMENSIONAL DISCREPANCIES
 IMMEDIATELY UPON DISCOVERY BEFORE
 BEGINNING OR FABRICATING ANY WORK.

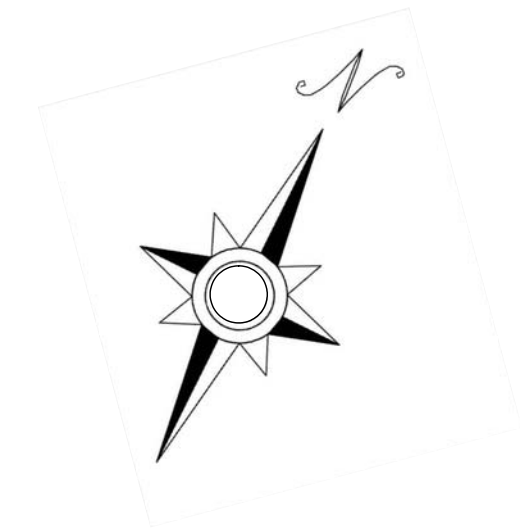
NUMBER	DATE	REVISION	DESCRIPTION

Working Agents Group
 14 Alturas Avenue
 Pittsburg, CA. 94565

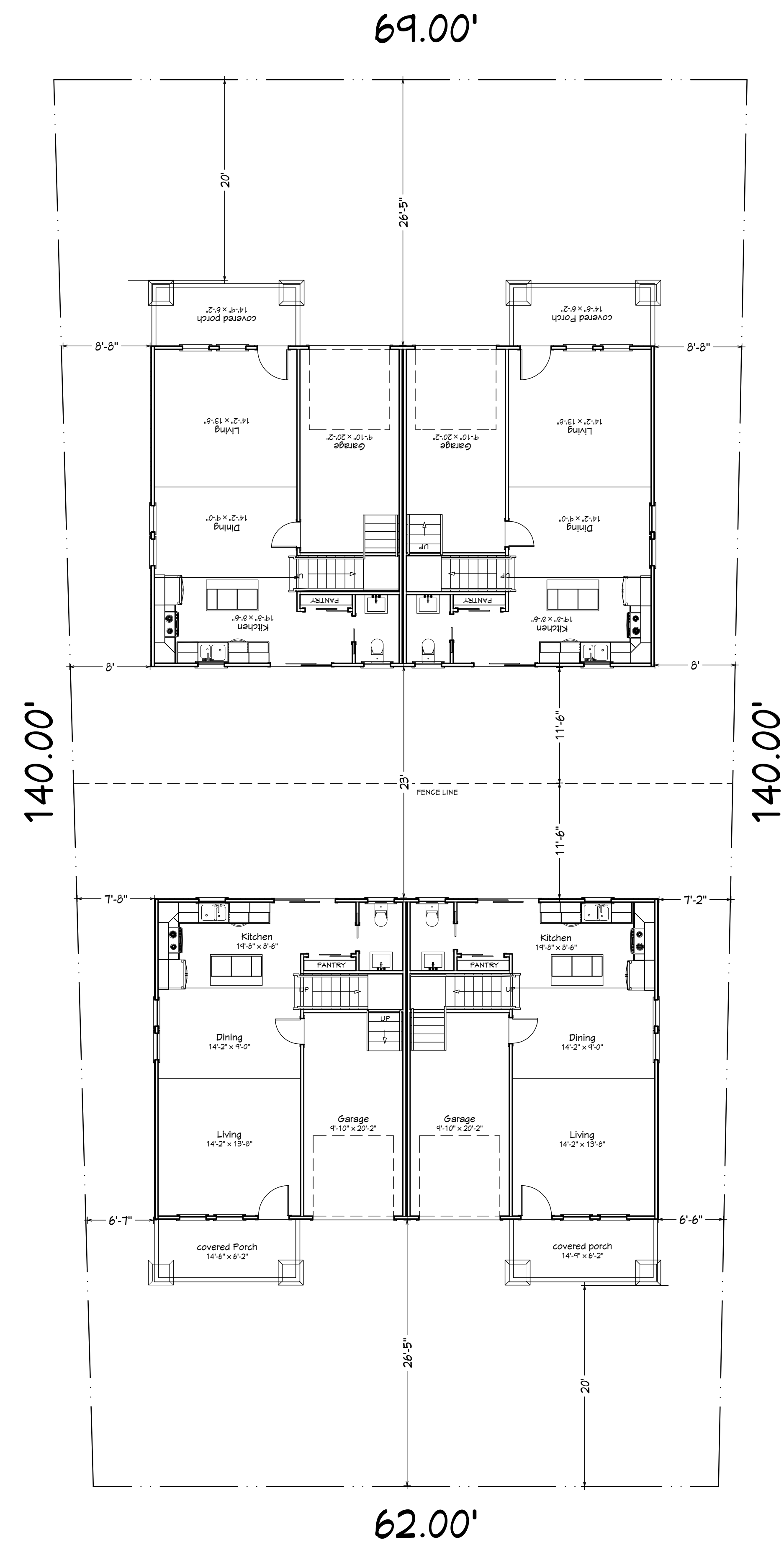
TITLE SHEET

Mark H. Snow
 & ASSOCIATES
 4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
 ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

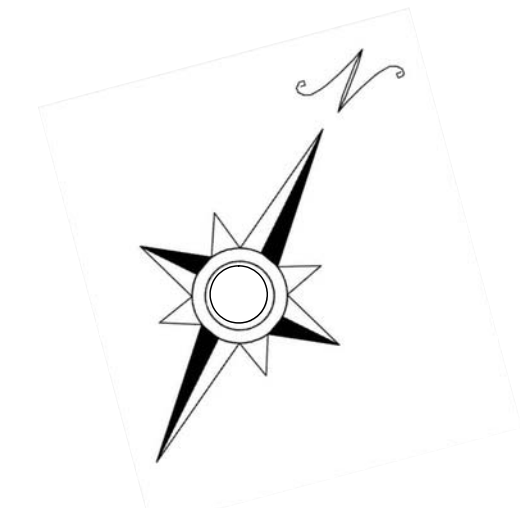
DATE:
 6/8/2017
 SCALE:
 NOTED
 SHEET:
T1



14 ALTURAS AVENUE



Site Plan 1/8" = 1'-0"



RESIGNED: MARK H. SNOW
 THESE DRAWINGS ARE PROPRIETARY WORK
 PRODUCT AND PROPERTY OF MARK H. SNOW,
 DEVELOPER FOR THE EXCLUSIVE USE OF MARK H.
 SNOW. USE OF THESE DRAWINGS AND CONCEPTS
 CONTAINED HEREON WITHOUT THE WRITTEN
 PERMISSION OF MARK H. SNOW IS PROHIBITED AND
 MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM
 MARK H. SNOW.
 CONTRACTOR SHALL VERIFY ALL CONDITIONS
 AND DIMENSIONS AT THE JOB SITE AND NOTIFY
 THE ARCHITECT OF ANY DIMENSIONAL DISCREP-
 ANCIAS OR ENCOUNTERS BEFORE
 BEGINNING OR FABRICATING ANY WORK.

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Working Agents Group
 14 Alturas Avenue
 Pittsburg, CA. 94565

Site Plan

Mark H. Snow
 & ASSOCIATES
 4701 Patrick Henry Drive Building 26 Santa Clara, CA 95054
 ph. (435) 275-6900 fx. (888) 777-9348 mhsnow@gmail.com

DATE:
6/8/2017

SCALE:
NOTED

SHEET:
A1





MEMORANDUM

Memo: August 1, 2017
To: Land Use Subcommittee Members
From: Kristin Pollot, AICP, Planning Manager
RE: **Informal Re-Zoning Request to Allow an Office Use at 311 Railroad Ave.**

BACKGROUND:

The Land Use Subcommittee has requested individualized, case-by-case review of new business proposals within the downtown core that do not meet the required land use regulations. Attached to this memo is a letter received from Chris Moreno of State Farm, who would like to request support to rezone the ground floor of the property at the southeast corner of Railroad Avenue and East 3rd Street (311 Railroad, to be specific) in order to establish an insurance office.

FACTORS TO CONSIDER:

The proposed location is in the CP-1 District (see CP District Map attached for reference). The use of an office in the CP District is subject to the following limitations:

L-111, Bail bonds not permitted. Chamber of Commerce and government offices permitted on the ground floor. Real estate offices permitted in the CP-1 area; provided, that no two real estate offices in the CP-1 area are within 500 linear feet of each other.

L-115, Permitted in the CP-2 area.

L-132, Permitted in the CP-1 area when ground floor building exterior and the structure itself are not conducive to retail sales or eating and drinking establishments.

Staff evaluated the space per L-132 and found that it is in fact conducive to both retail sales and/or eating and drinking establishments because of the tall storefront, expansive display windows, low window sill heights and overall high visibility (see picture below).

If the committee would like to consider a rezone for this proposed office use, staff suggests that the rezoning should apply to the entire CP-1 District to ensure that the City is not spot zoning for one single location.



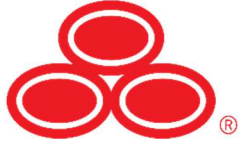
RECOMMENDATION

Staff recommends the subcommittee discuss the proposal and provide direction to staff on how they would like to move forward.

ATTACHMENTS:

1. Chris Moreno Informal Rezoning Request, received 7/28/17
2. CP District Map

State Farm



**Formal Request of Re-Zoning
311 Railroad Ave Pittsburg CA 94565**

Hello Pittsburg Planning Commission & Land Use Subcommittee,

Chris Moreno – State Farm Insurance and Financial Services is requesting to have the property at the corner of Railroad and 3rd St across from the New Mecca Café re-zoned for office use to allow for our business to grow.

State Farm is the largest personal lines insurance company of homes and auto insurance in the nation. We have over 18,000 agents across America. State Farm takes pride in the way we do business building our client base through relationships while devoting all resources to help ensure each client is knowledgeable and informed about their insurance and financial services options.

Our belief is that our move to Old Town will allow us to grow by hiring more employees, increased foot traffic to Old Town highlighting businesses in the area, and exposing Pittsburg to investors and entrepreneurs that we frequently meet with as current clients or clients seeking commercial insurance services. The move will also allow us to host more events and participate in the weekly events held in Old Town. As a business in the city and a lifelong resident of the city we wish nothing more to make Pittsburg a better place for all to live, play, and do business.

Services Provided:

- Personal Insurance
- Commercial Insurance
- Banking
- Business Planning
- Financial Planning
- Notary

The numbers behind our office:

Employees: 5 Total (4 Full Time & 1 Part Time)

Foot Traffic

Daily: 35-52

Annual: 8,400

Lunch Meetings (In Pittsburg): 200+

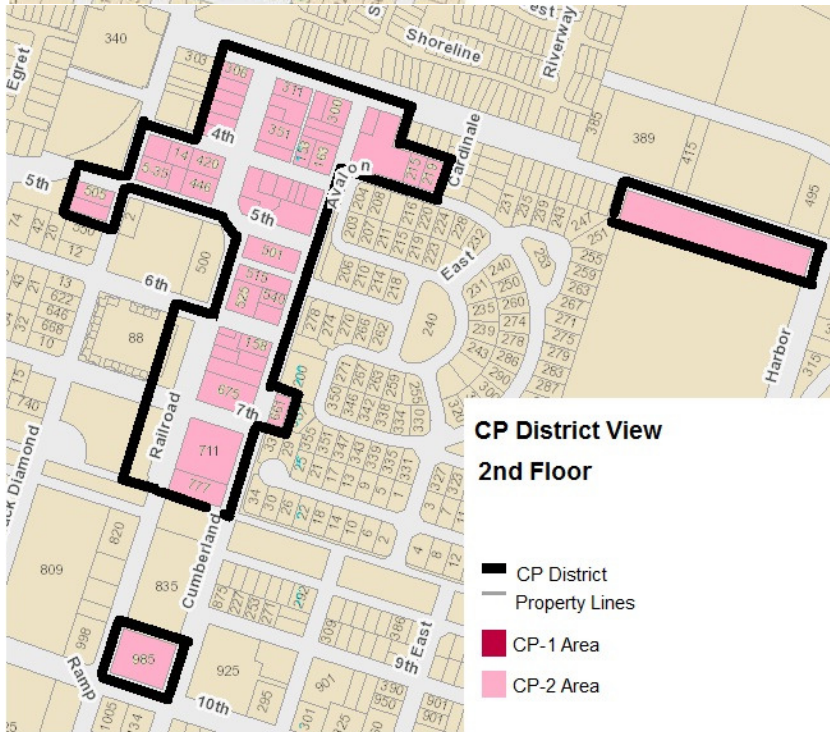
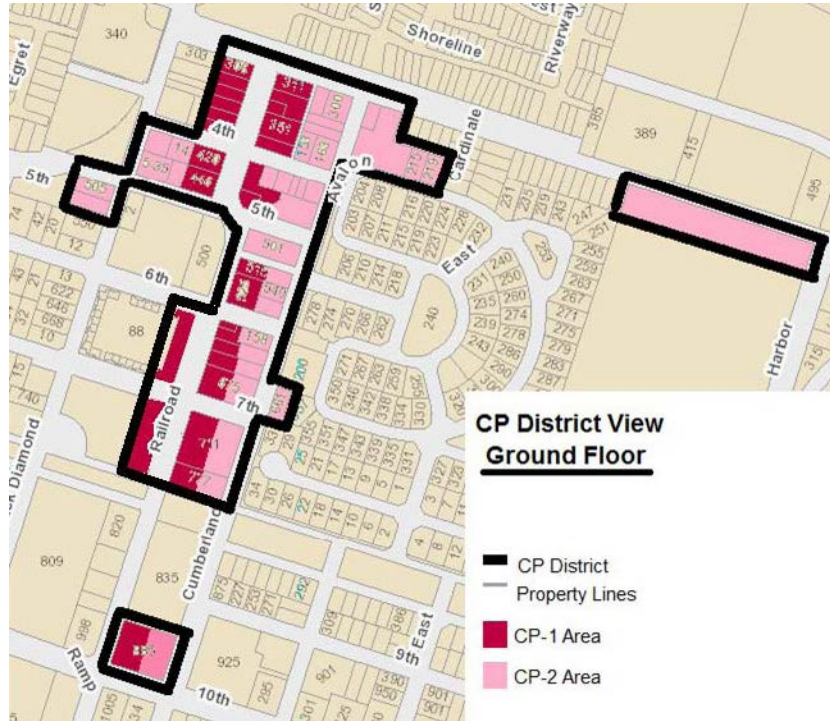
Annual Events Planned or Participating: Splash Fest
Christmas Parade
National Night Out
Pittsburg Seafood & Music Festival
Halloween Bash
Halloween Century Plaza
Small Business Saturday

Business Partners: Real Estate
Financial Planners
Restaurants
Cafe
Mortgage Lenders
Banks
Insurance Brokers
Auto Repair Shops
Towing Services
Remediation

Households Served: 1,458

Avg Client HH Income: \$89,000

CP District Boundaries





MEMORANDUM

Memo: August 1, 2017
To: Land Use Subcommittee Members
From: Hector Rojas, AICP, Senior Planner
RE: General Plan Comprehensive Update

BACKGROUND:

In 1997, the City Council began updating Pittsburg’s General Plan, setting forth a comprehensive policy framework to guide the city’s long-term growth and development based on the community’s shared goals and aspirations for the year 2020. With the Plan’s horizon year approaching, staff would like to begin a new comprehensive update of the document so that it can continue providing critical guidance through the year 2040. Below is a work program for major tasks planned through the end of 2017.

Task:	Timeframe:	Details:
Baseline Document	August 2017	Review all General Plan amendments adopted through present and incorporate into an updated plan document.
Land Use Subcommittee Meeting	August 8, 2017	Provide overview of General Plan update and obtain feedback the help prepare for the Joint Study Session.
Joint Study Session	September 2017	Hold a Planning Commission and City Council joint study session to help establish thematic issue areas for staff to focus on during the General Plan update.
Scope of Work	October 2017	Finalize the General Plan first draft scope of work and determine what aspects would require consultant expertise.
Request for Proposals (RFP)	November 2017	Prepare and release a General Plan Update RFP.

As noted above, staff plans to hold a Planning Commission and City Council joint study session in September to help establish thematic ('big picture') issue areas for the General Plan update. The current General Plan goals and policies are structured around the following thematic issue areas:

- Employment Growth;
- Downtown Waterfront Revitalization;
- Hillside/Ridgeline Preservation;
- Jobs/Employed Residents Balance; and
- Capitalizing on Regional Transportation Improvements.

Based on community input the City receives at Planning Commission, City Council, and Neighborhood Improvement Team meetings, staff would like to add the following thematic issue areas for discussion during the General Plan update:

- Traffic Mitigation and Alternatives Modes of Transportation
- Placemaking and Complete Neighborhoods
- Commercial Revitalization
- Climate Change Adaptation and Resilience
- Community Health and Wellness

RECOMMENDATION:

Staff is requesting subcommittee members provide feedback on the draft starting work plan/schedule and the thematic issue areas that should be addressed as part of the update.

ATTACHMENTS:

None