



MEMORANDUM

Date: February 7, 2018
To: Land Use Subcommittee Members
From: Jordan Davis, AICP, Senior Planner
RE: Item 2, 2108 Railroad Avenue Commercial Shell Building

A memorandum regarding this project was previously provided to the Subcommittee and outlined three options the developer could potentially pursue to allow for construction of a building with fewer than the required number of stories for new construction on the subject site. However, the applicant has requested a fourth option be presented to the Subcommittee for consideration; this option includes application for a variance from the adopted development standards in order to allow for the construction of a building with less than three stories.

Pittsburg Municipal Code (PMC) section 18.16.050 establishes specific findings necessary for a variance, which generally state a variance may only be granted when: 1) due to special circumstances concerning the physical characteristics of subject property the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district; 2) the variance does not constitute special privilege; and 3) the variance substantially complies with the intent and purpose of the land use district to which the property is classified. Further, PMC section 18.28.010(B) (attached) specifically states, “[t]he cost to an applicant of strict compliance with a regulation may not be the sole reason for granting a variance.”

Staff believes this option is viable only if it can be properly demonstrated that, aside from the monetary cost associated with construction of a three-story building, the physical characteristics of the subject property make the strict application of the development standards a burden which deprives the property of its full usefulness, and that the findings outlined within PMC section 18.16.050 (attached) may be made. Staff believes, in this instance, it should be the responsibility of the developer to outline a proposed rationale for the making of the requisite findings by the Planning Commission, which staff would present for a determination. Further, staff believes that the variance should be limited to a reduction of one story (from a required three stories to two, as shown in the attached revised project plans) and be accompanied by improvements and/or funding for the development of the planned Class I trail within the adjacent right-of-way to support transit-oriented development.

RECOMMENDATION:

Staff is requesting subcommittee members review the proposed fourth option for allowing a variance to the required number of stories for new buildings on the project site, as well as the three options outlined within the previous memo, and provide comments and direction to staff and the developer. Staff also requests subcommittee members provide feedback regarding the proposed project's consistency with RASP policies requiring building facades adjacent to the public right-of-way include entries and other features intended to engage pedestrians and promote walkability.

ATTACHMENTS:

1. PMC sections 18.16.050 and 18.28.010
2. Revised project plans showing two-story building, dated January 29, 2018

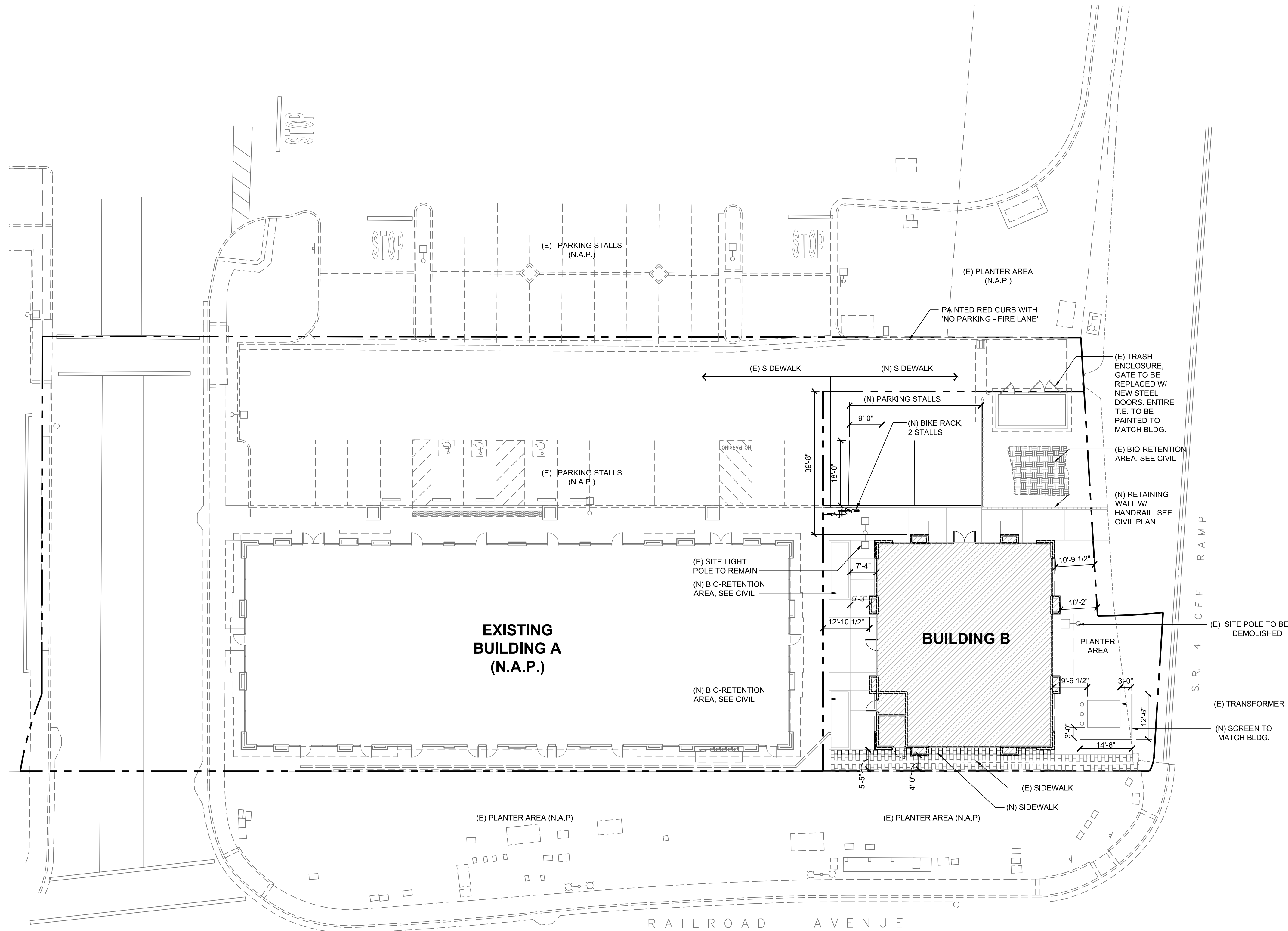
18.16.050 Specific findings necessary for variance.

A variance may only be granted when:

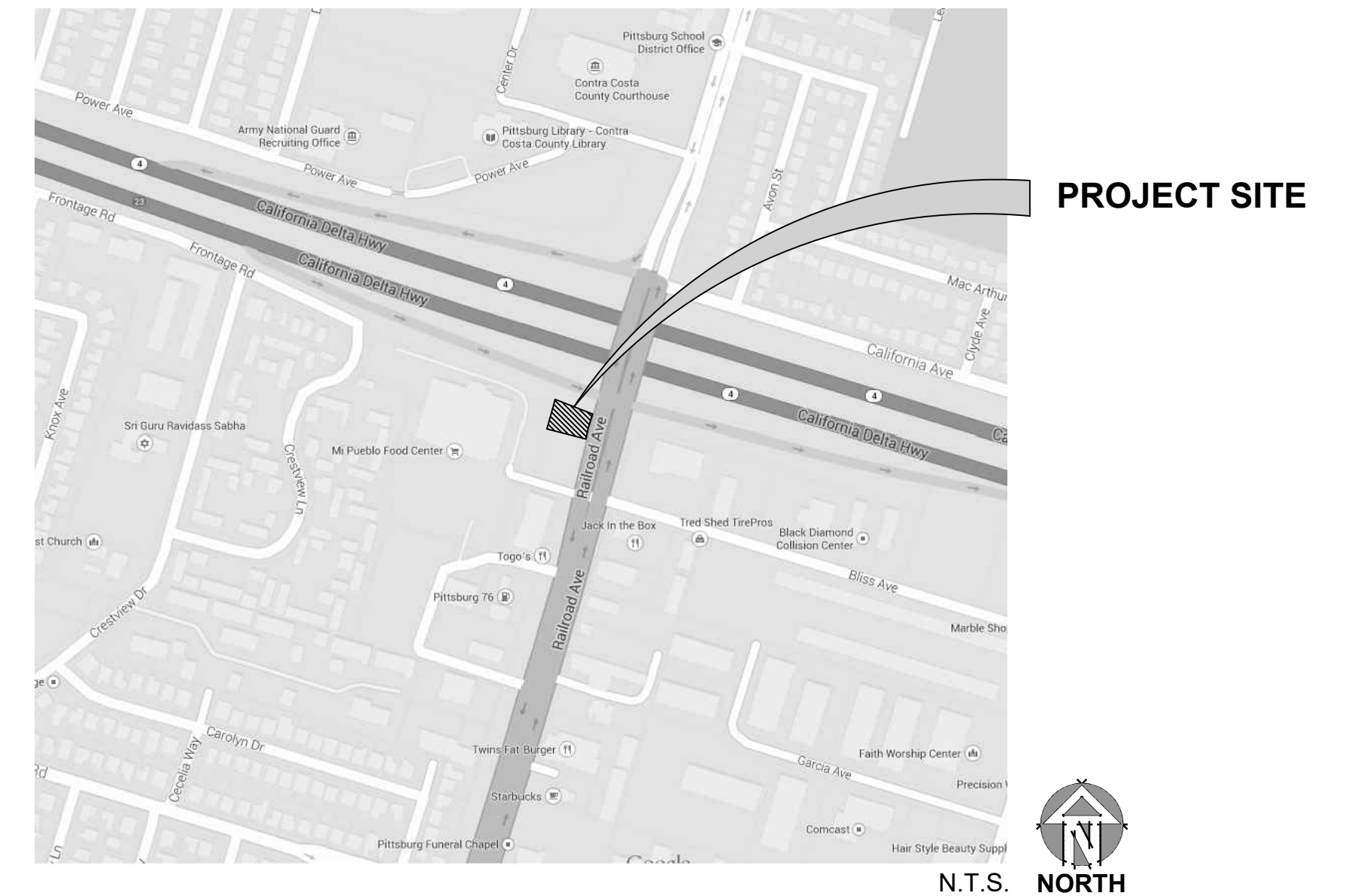
- A. Because of special circumstances concerning the subject property including size, shape, topography, location or surroundings, the strict application of the zoning regulations deprives the property of privileges enjoyed by other properties in the vicinity and in the same land use district;
- B. The variance will not constitute a grant of special privilege which is not generally available to other property in the vicinity and in the same land use district;
- C. The variance substantially complies with the intent and purpose of the land use district to which the property is classified; and
- D. In the case of a variance from open space regulations, the grant of a variance is consistent with Government Code Section 65911 and will not conflict with general plan policies governing orderly growth and development and the preservation and conservation of open space lands. [Ord. 07-1284 § 3 (Exh. C), 2007; Ord. 979 § 2 (Exh. A), 1990.]

18.28.010 Purpose and intent.

- A. Use permit and a variance provide flexibility in the application of land use and development regulations when necessary to achieve the purposes of this title.
 - 1. Use Permit. A use permit is typically required for a use classification having unusual site development features or operating characteristics requiring special consideration so that the use may be designed, located, and operated compatibly with uses on adjoining properties and in the surrounding area.
 - 2. Variance. A variance is intended to resolve practical difficulties or unnecessary physical hardships that may result from the size, shape, or dimensions of a site or the location of an existing structure on it; from geographic, topographic, or other physical conditions on the site or in the immediate vicinity; or from street locations or traffic conditions in the immediate vicinity of the site. The cost to an applicant of strict compliance with a regulation may not be the sole reason for granting a variance.
- B. A variance may be granted with respect to landscaping, screening, site area, site coverage, site dimension, yard, height of structure (except a fence or wall), distances between structures, open space, off-street parking and off-street loading, frontage, performance standard, or other regulation affecting the size, shape or design of a site or the placement of a building on it.
- C. The authority to grant a variance does not extend to use regulations because the flexibility necessary to avoid results inconsistent with the land use objectives of this title is provided by the use permit process for specified uses and by the authority of the zoning administrator to determine whether a specific use belongs within one or more of the use classifications listed in Chapter 18.08 PMC. [Ord. 07-1284 § 3 (Exh. C), 2007; Ord. 979 § 2 (Exh. A), 1990.]



VICINITY MAP:

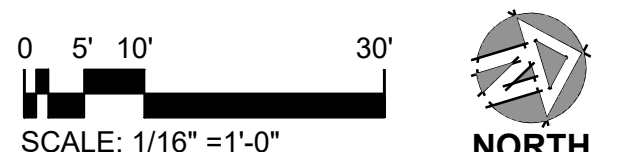


PROJECT INFORMATION:

APN:	087-030-083 PARCEL A - (N.A.P.) 087-034-084 (PREVIOUSLY 087) PARCEL B
ZONING:	PD
OCCUPANY GROUP:	RETAIL (EXISTING BUILDING A) RETAIL (BUILDING B)
CONSTRUCTION TYPE:	V - B
SPRINKLERED:	YES
GROSS FLOOR AREA:	+/- 8,600 S.F. - ONE STORY (EXISTING BUILDING A - N.A.P.) +/- 6,336 S.F. - TWO STORY (BUILDING B) +/- 14,936 S.F.
LOT AREA:	+/- 20,171 S.F. OR 0.463 ACRES (PARCEL A - N.A.P.) +/- 8,598 S.F. OR 0.197 ACRES (PARCEL B) +/- 28,769 S.F. OR 0.660 ACRES
BUILDING HEIGHT:	+/- 37'-0" (MIN. 25'-0" - MAX. 65'-0" ALLOWED)
OVERALL LEVEL OF TRANSPARENCY:	104'-10" L.F. GLASS WALL / 111'-0" L.F. SOLID WALL = 94% TRANSPARENCY (70% MIN. REQ'D)
PARKING ANALYSIS:	AT 1 PARKING SPACE / 333 S.F. FOR COMMERCIAL TOD-HIGH LAND USE (E) PARCEL A (N.A.P.) - 8,000 S.F. / 333 S.F. = 25 STALLS MAX. ALLOWED (15 PROV.) PARCEL B - 6,336 S.F. / 333 S.F. = 19 STALLS MAX. ALLOWED (5 PROVIDED)
BICYCLE PARKING:	2 PARKING SPACES PROVIDED

SHEET INDEX:

A-100	OVERALL SITE PLAN
A-101	FLOOR PLAN - BUILDING B
A-201	EXTERIOR ELEVATIONS - BUILDING B
A-301	BUILDING SECTIONS - BUILDING B
C1	PRELIMINARY GRADING AND UTILITY PLAN
SW1	STORMWATER CONTROL PLAN
LA	PRELIMINARY LANDSCAPE PLAN



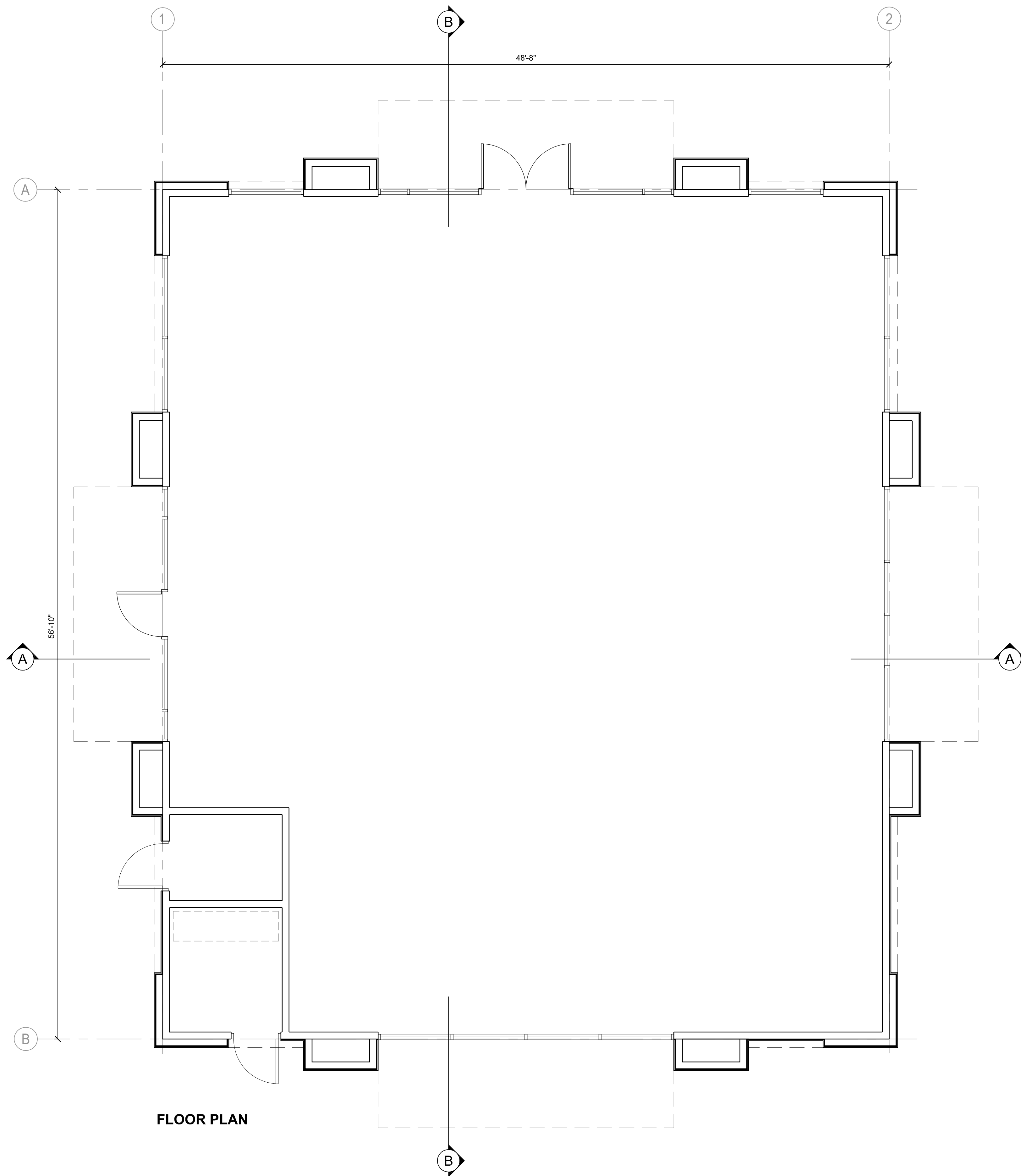
RAILROAD AVENUE RETAIL OVERALL SITE PLAN & PROJECT DATA

PITTSBURG, CA 14020-B 01-29-2018

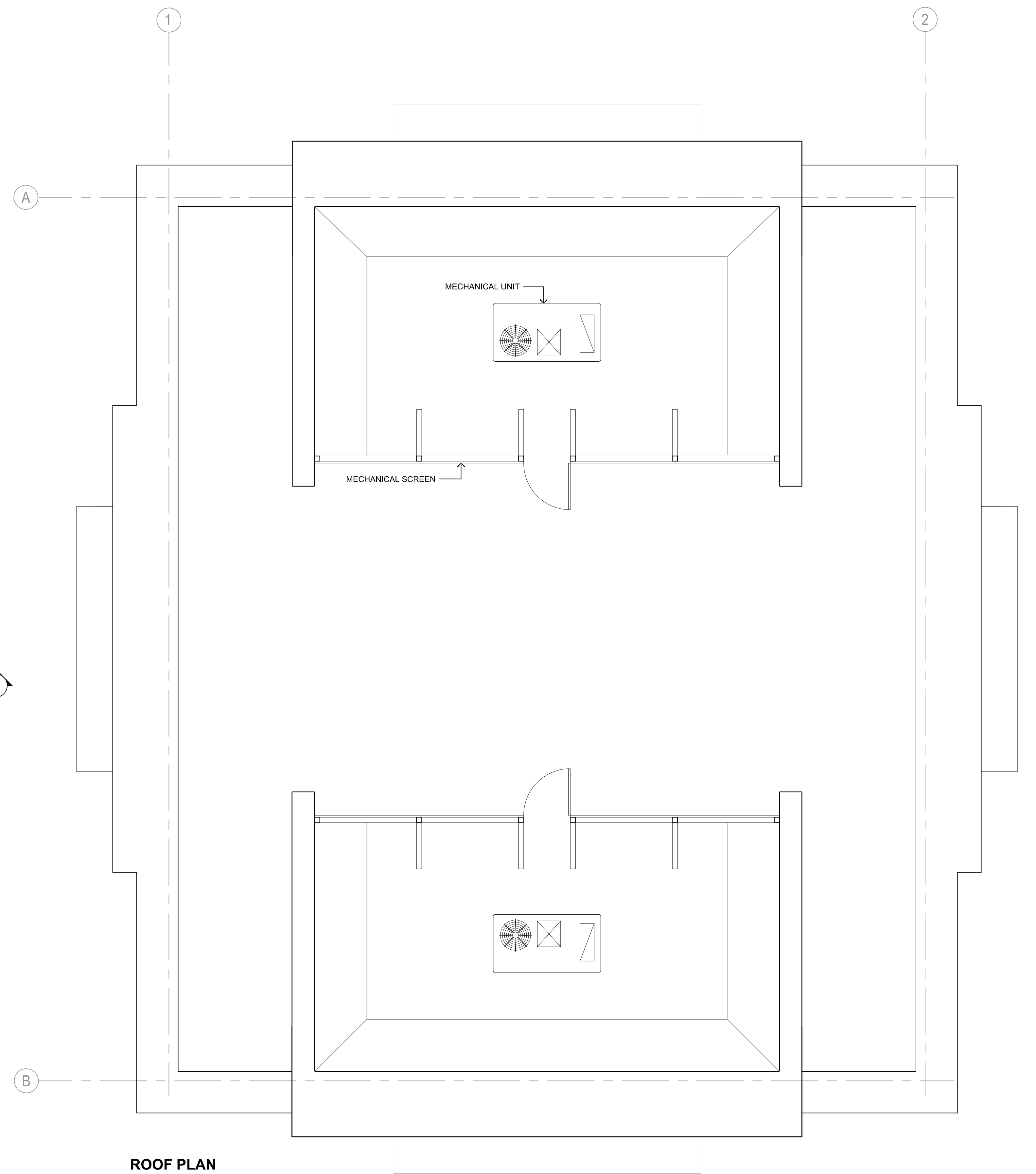
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

A-100

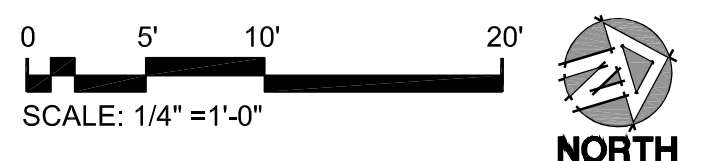
ARCHITECTURAL GROUP
Borges



FLOOR PLAN



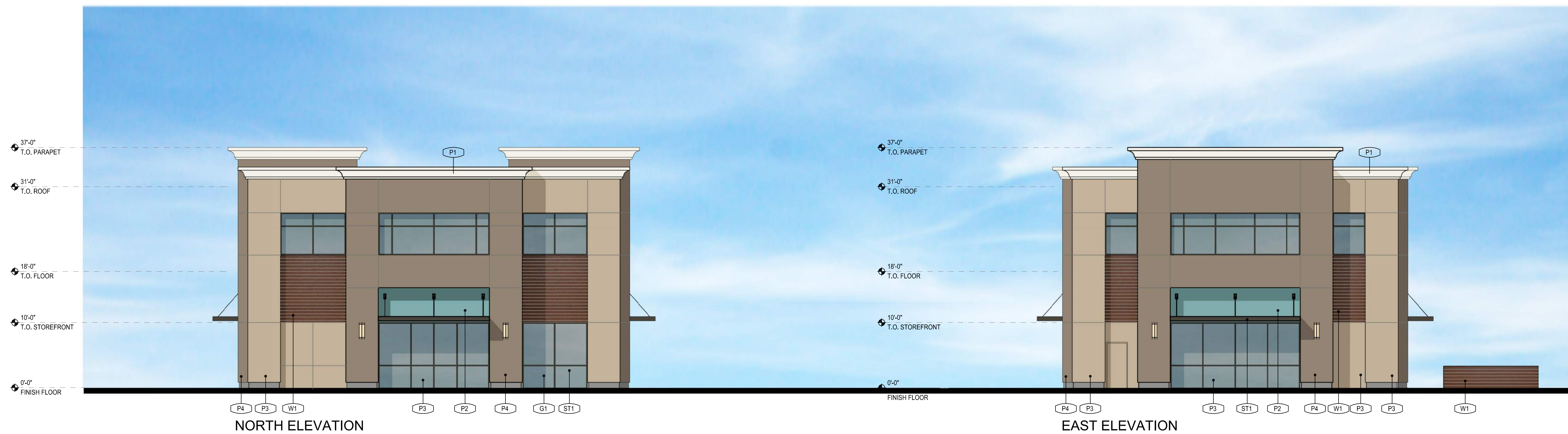
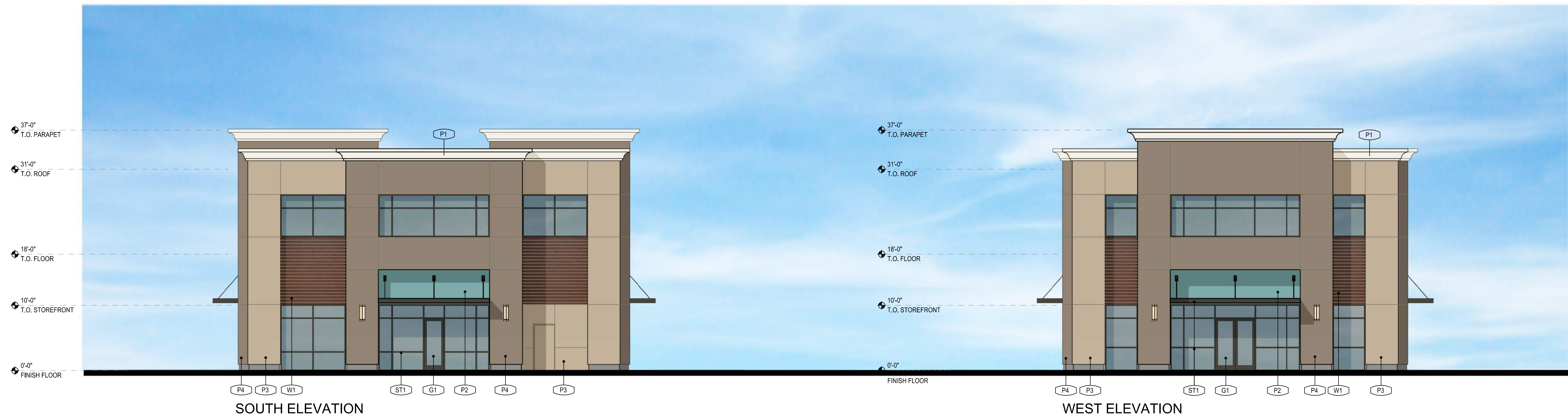
ROOF PLAN



RAILROAD AVENUE RETAIL FLOOR PLAN & ROOF PLAN - BUILDING B

A-101

Borges
ARCHITECTURAL GROUP



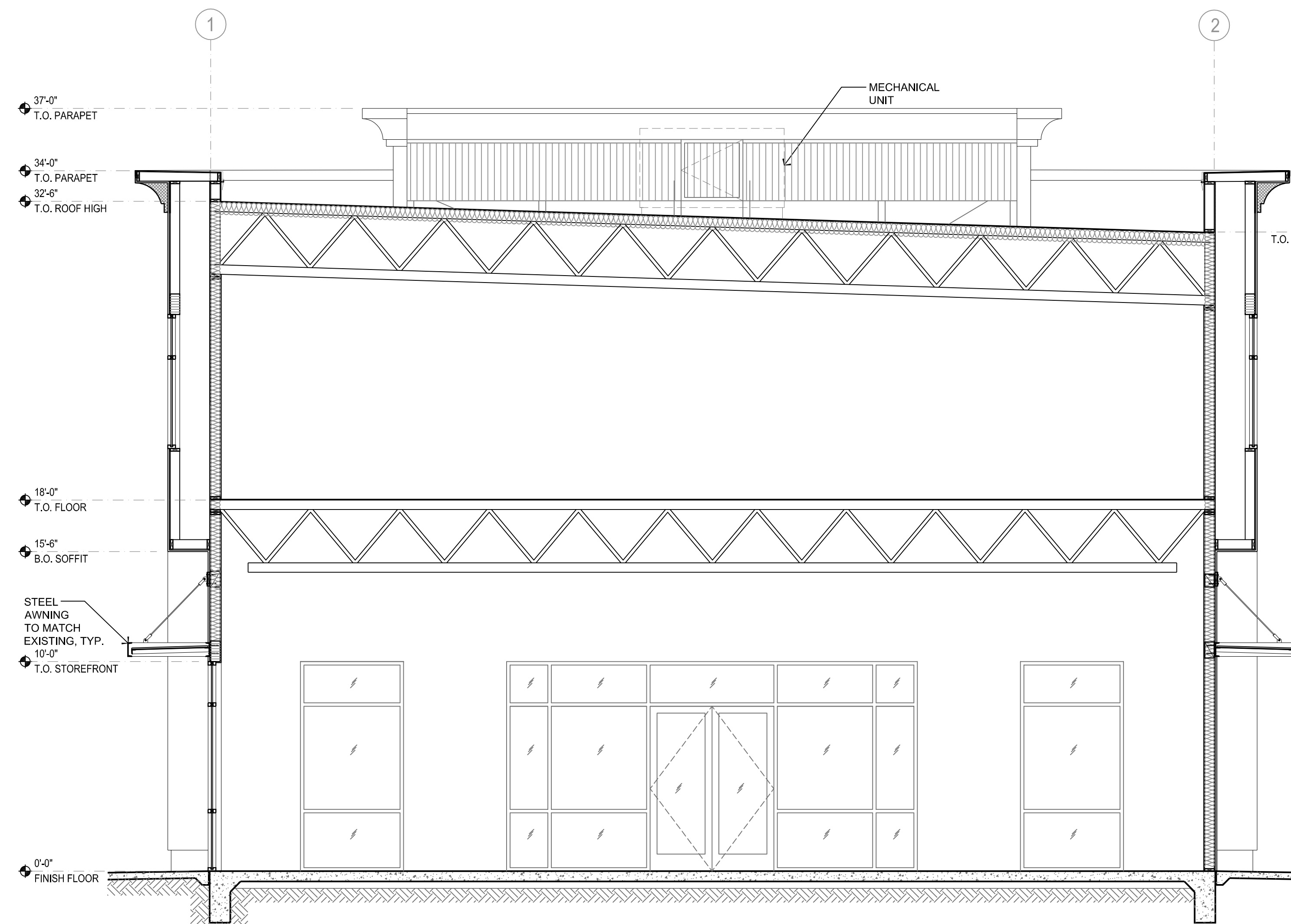
RAILROAD AVENUE RETAIL EXTERIOR ELEVATIONS - BUILDING B

PITTSBURG, CA 14020-B 01-29-2018

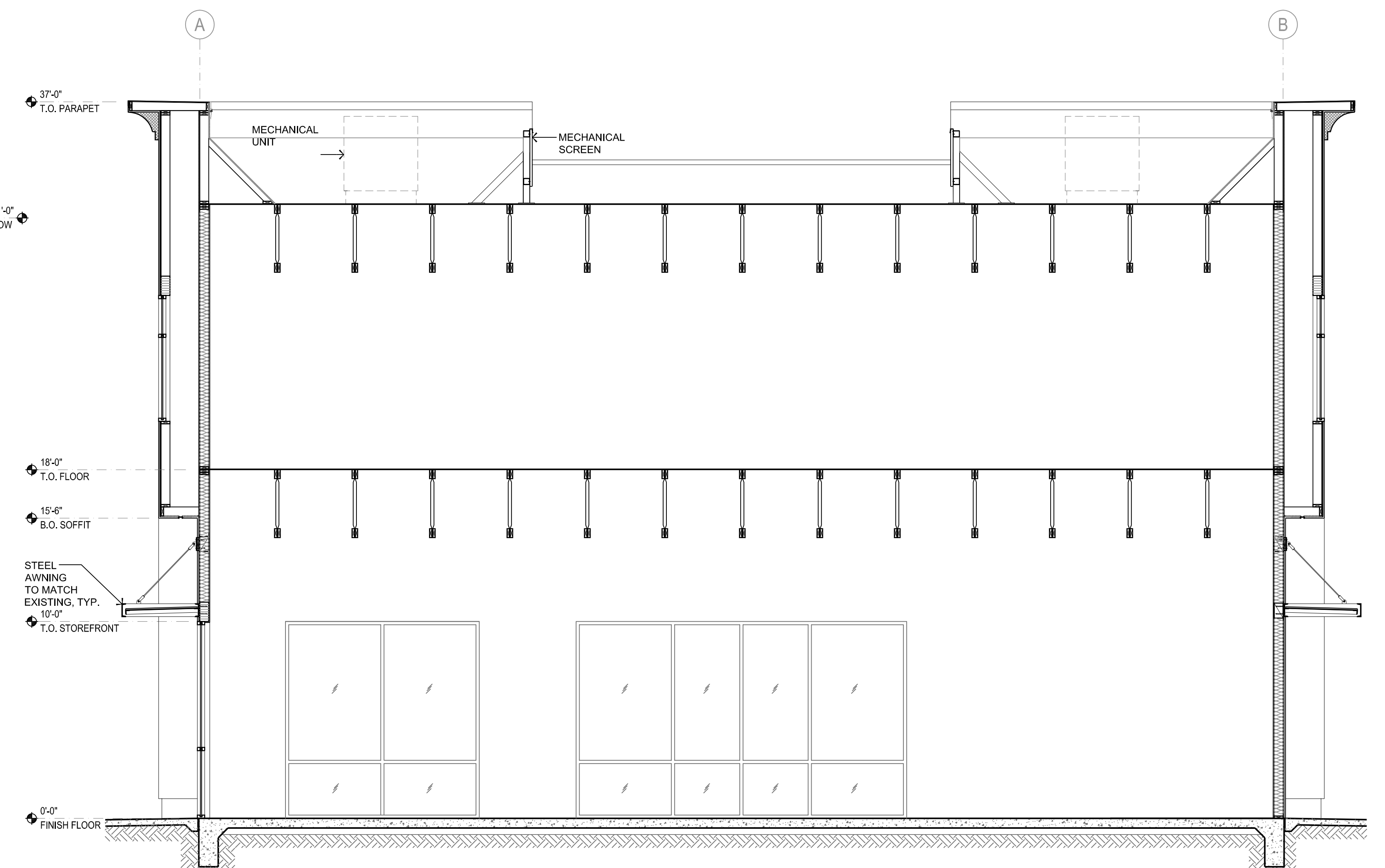
1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

A-201

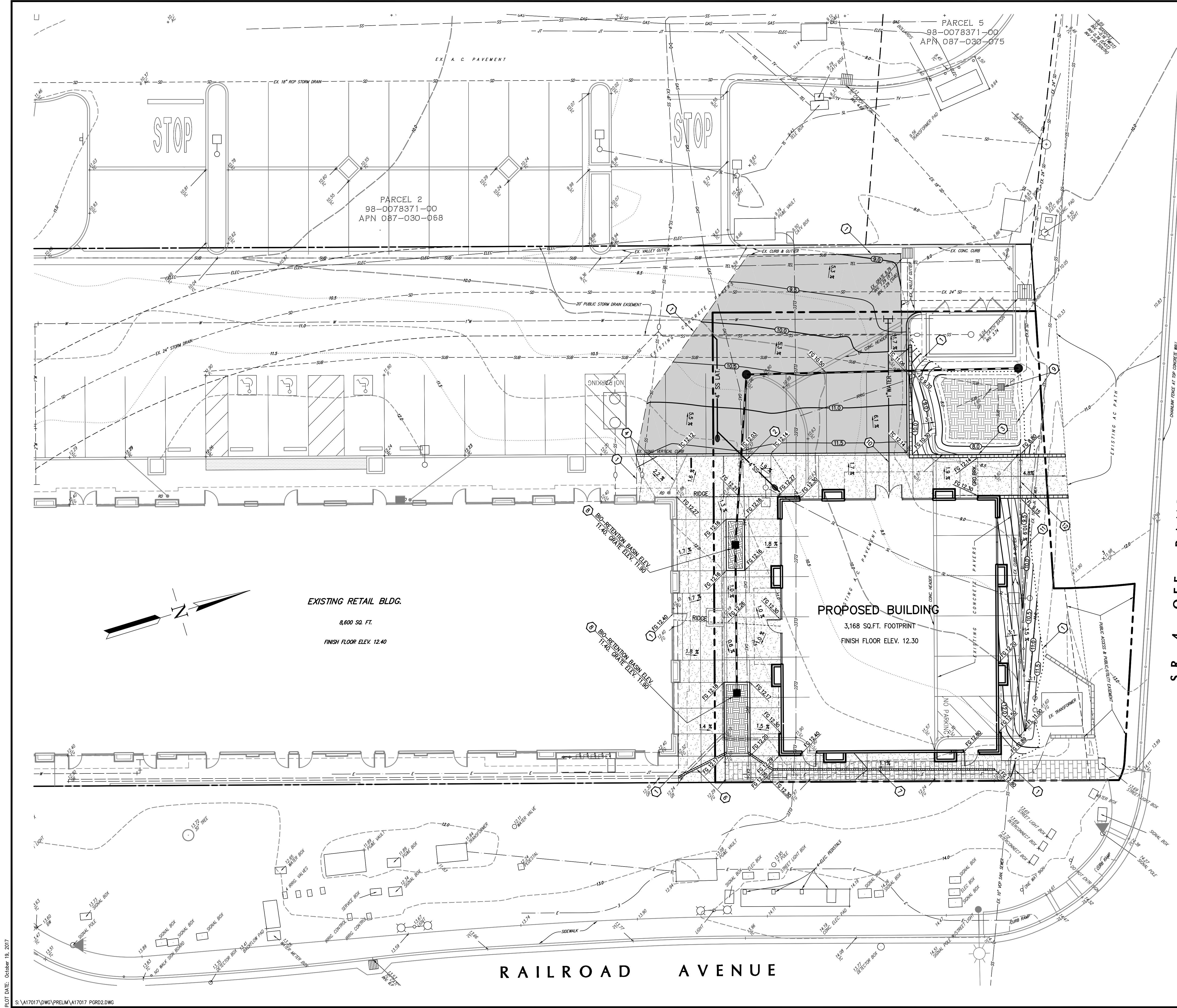
Borges



SECTION A-A



SECTION B-B



CONSTRUCTION NOTES:

- 1 NEW CURB AND PAVING GRADES TO MATCH EXISTING GRADES AT SAW-CUT OR DAYLITE LINE.
- 2 INSTALL NEW SEWER LATERAL WITH CLEANOUT AS SHOWN.
- 3 CONSTRUCT RETAINING WALL WITH HAND RAIL TO PREVENT FALLING HAZARD.
- 4 ADJUST TO NEW FINISH GRADE.
- 5 INSTALL TRENCH DRAIN TO DRAIN INTO PROPOSED BIO-RETENTION AREA AS SHOWN.
- 6 RE-ROUTE EXISTING TRENCH DRAIN TO NEW BIO-RETENTION AREA AS SHOWN.
- 7 INSTALL TRENCH DRAIN ALONG CENTER OF RE-GRADED WALK, CONNECT TO NEW BIO-RETENTION AREA AS SHOWN.
- 8 PROPOSED BIO-RETENTION AREA SIZED TO ACCOMMODATE RUNOFF FROM PROPOSED AND EXISTING WALKWAYS.
- 9 EXISTING BIO-RETENTION AREA ELEVATION RAISED TO ELEVATION 8.00 AND INLET GRATE RAISED TO ELEVATION 8.50. AREA TO ACCOMMODATE RUNOFF FROM PROPOSED BUILDING ROOF AND SWALE ADJACENT TO NEW BUILDING NORTH SIDE.
- 10 EXTEND 1" WATER TO BUILDING AS SHOWN.
- 11 GRADE SWALE TO DRAIN TO BIO-RETENTION AREA AS SHOWN.
- 12 INSTALL CROSS CULVERT UNDER SIDEWALK.

LEGEND:

	PROPOSED	EXISTING
BOUNDARY LINE	---	---
STREET CENTERLINE	---	---
EASEMENT LINE	---	---
PUBLIC RIGHT OF WAY	---	---
WATER LINE	---	---
FIRE SERVICE LINE	---	---
SANITARY SEWER LINE	---	---
STORM DRAIN PIPE	---	---
GAS LINE	---	---
ELECTRICAL CONDUIT	---	---
ROOF DRAIN	---	---
SITE LIGHT	---	---
STREET LIGHT	---	---
DRAINAGE INLET	---	---
MANHOLE	---	---
WATER VALVE	---	---
CLEANOUT	---	---
FIRE HYDRANT	---	---
TRAFFIC SIGN	---	---
VERTICAL CURB	---	---
CURB AND GUTTER	---	---
RETAINING WALL	---	---
CONTOUR	---	---
GRADE BREAK	---	---
GRADING DAYLITE LINE	---	---
FLOW LINE	---	---
SPOT ELEVATION	---	---
PAVEMENT ELEVATION	---	---
FINISH GRADE	---	---
TOP OF CURB GRADE	---	---
CONCRETE FLATWORK	---	---
NEW PERMEABLE PAVING WITH SUB-DRAINS	---	---
BIO-RETENTION AREA	---	---

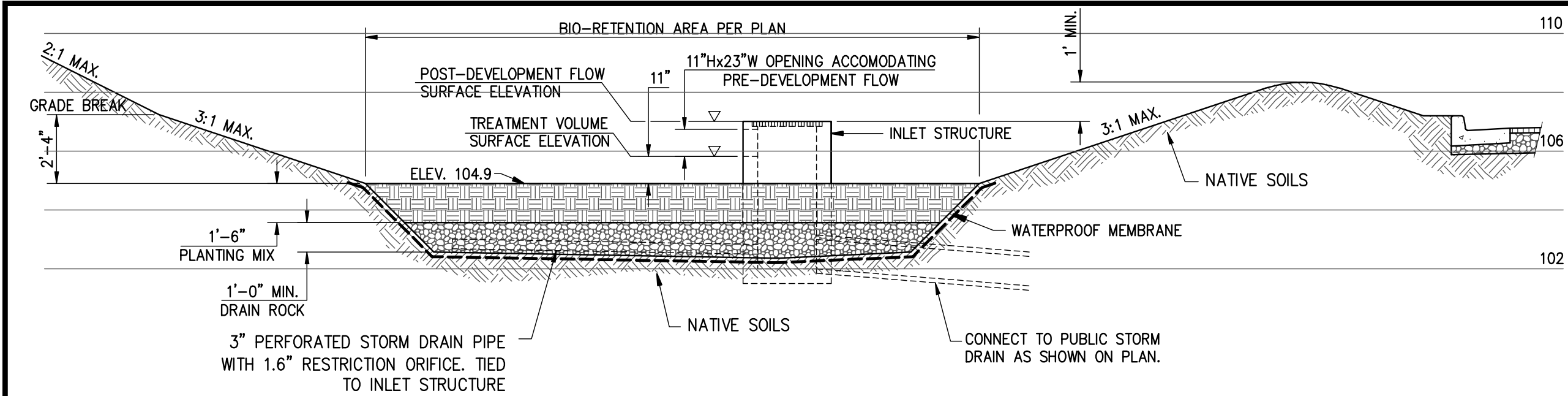


PRELIMINARY GRADING AND UTILITY PLAN
2110 RAILROAD AVENUE
PITTSBURG, CALIFORNIA

FOR: DEVELOPMENT CONSULTANTS INC.

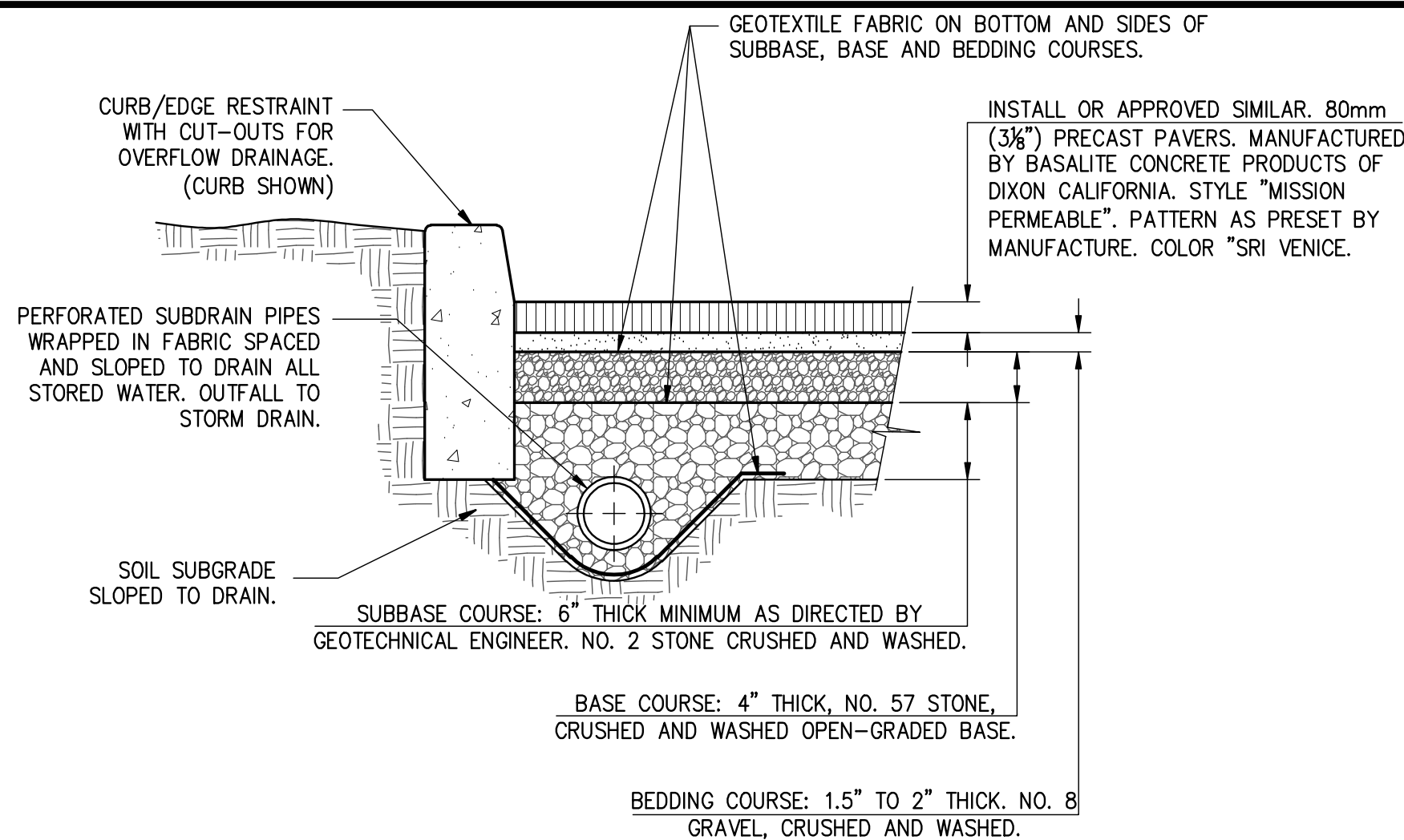
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DATE	10-19-17
DRAWN	
CHECKED	
PROJ. MGR.	
T.W.P.	
SHEET NO.	1
OF 2 SHEETS	
JOB NO.	A17017

ROBERT A. KARN
& ASSOCIATES, INC.
707 BERRY AVENUE 94533
FAIRFIELD, CALIFORNIA
Phone: (707) 435-9999 Fax: (707) 435-9988
e-mail: raka@rakaiengineers.com
CIVIL ENGINEERS
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BIORETENTION BASIN SECTION

NO SCALE
DETENTION PLANTER.DWG



PERMEABLE PAVER SECTION WITH PARTIAL EXFILTRATION TO SOIL SUBGRADE

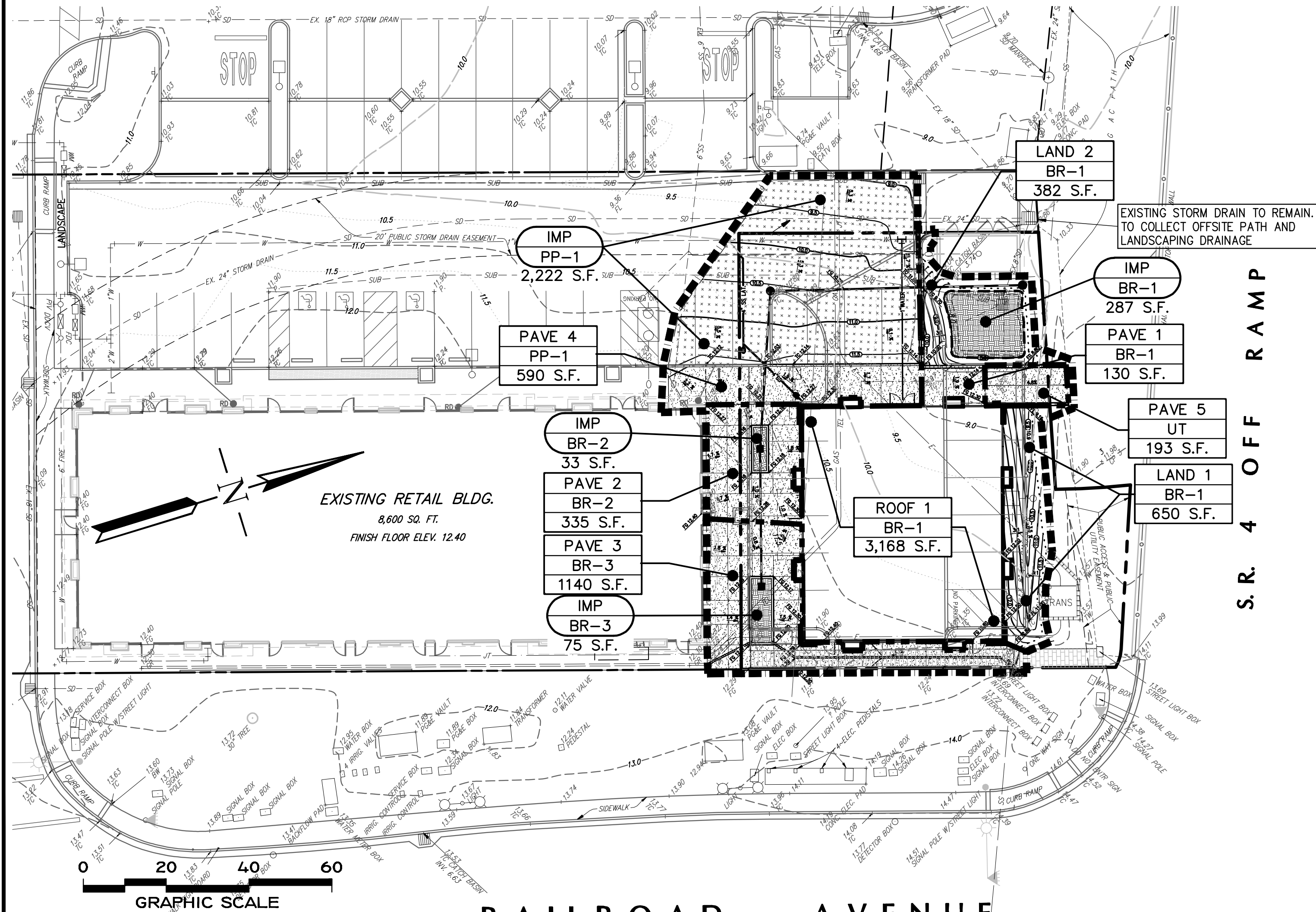
NO SCALE
PERM PAVER.DWG



VICINITY MAP
NOT TO SCALE

LEGEND:

BOUNDARY LINE	PROPOSED	EXISTING	LIMIT OF SITE IMPROVEMENTS	PROPOSED
STORM DRAIN PIPE	---	---	DRAINAGE AREA BOUNDARY	---
DRAINAGE INLET	■	■	BIO-RETENTION TREATMENT AREA	■
MANHOLE	○	○	PERMEABLE PAVER OR PAVEMENT SELF RETAINING AREA	■
VERTICAL CURB	---	---	DRAINAGE MANAGEMENT AREA (DMA) ID	PAVE 1
CURB AND GUTTER	---	---	TREATMENT DEVICE ID	BR-1
CONTOUR	13.0	13	BIO-RETENTION PLANTER (BR) UNTREATED (UT)	S.F.
GRADE BREAK	---	---	PERMEABLE PAVEMENT (PP)	IMP
GRADING DAYLITE LINE	---	---	INTEGRATED MANAGEMENT PRACTICE (IMP)	BR-1
FLOW LINE	---	---	BIO-RETENTION PLANTER (BR) PERMEABLE PAVEMENT (PP)	S.F.
SPOT ELEVATION	P. 13.45	x 13.45		
PAVEMENT ELEVATION	FG 13.45	x 13.45		
FINISH GRADE	TC 13.45	x 13.45		
TOP OF CURB GRADE	---	---		
DRAINAGE DIRECTION & SLOPE	2%	---		



S. R. 4 OFF RAMP

C.3 COMPLIANCE SUMMARY

PROJECT NAME: 2110 RAILROAD AVE.
PROJECT TYPE: TREATMENT ONLY
APN: 087-030-083
DRAINAGE AREA: 9,012 sf
MEAN ANNUAL PRECIPITATION: 13.4

I. Self-Treating DMAs

DMA Name	Area (sq ft)
NONE	

II. Self-Retaining Areas

DMA Name	Area (sq ft)
NONE	

III. Areas Draining to Self-Retaining Areas

DMA Name	Area (sq ft)	Surface Type	Runoff Factor	Product (Area x Runoff Factor) [A]	Receiving Self Retaining DMA	Receiving Self Self-Retaining DMA Area (sq ft) [B]	Ratio [A]/[B]
NONE							

IV. Areas Draining to IMPs

IMP Name: BR-1
IMP Type: Bioretention Facility
Soil Group: D

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
LAND 1	650	LANDSCAPE	0.10	65					
LAND 2	382	LANDSCAPE	0.10	38					
PAVE 1	130	CONCRETE OR ASPHALT	1.00	130					
ROOF 1	3,168	CONVENTIONAL ROOF	1.00	3,168					
Total				3,401	Area	0.040	1.000	136	287

IMP Name: BR-2
IMP Type: Bioretention Facility
Soil Group: D

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
PAVE 2	335	CONCRETE OR ASPHALT	1.00	335					
Total				335	Area	0.040	1.000	14	33

IMP Name: BR-3
IMP Type: Bioretention Facility
Soil Group: D

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
PAVE 3	1140	CONCRETE OR ASPHALT	1.00	1140					
Total				1140	Area	0.040	1.000	46	75

IMP Name: PP-1
IMP Type: Permeable Pavement
Soil Group: D

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
PAVE 4	590	CONCRETE OR ASPHALT	1.00	590					
Total				590	Area	0.040	1.000	24	2,222

Untreated Area

DMA Name	Area (sq ft)
PAVE 5	130

PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY	FULL 3/4 1/2 1/4			SUBTOTAL	TOTAL
20' DIA. TREES							
EXISTING CHITALPA T.	314 S.F.	0	0	3	0	471 S.F.	471 S.F.
20' TOTAL:							
25' DIA. TREES							
EXISTING QUERCUS W.	490 S.F.	0	1	0	0	368 S.F.	490 S.F.
ULMUS PROPINQUA	490 S.F.	0	0	0	1	123 S.F.	
25' TOTAL:							
30' DIA. TREES							
EXISTING GEIJERA P.	706 S.F.	0	0	1	0	353 S.F.	4589 S.F.
EXISTING PISTACHIA C.	706 S.F.	4	2	1	0	4236 S.F.	
30' TOTAL:							
PARKING AREA:							14403 S.F.
SHADE REQUIRED: 35%							5041 S.F.
SHADE PROVIDED: 35%							5550 S.F.






PLANT LIST & LEGEND

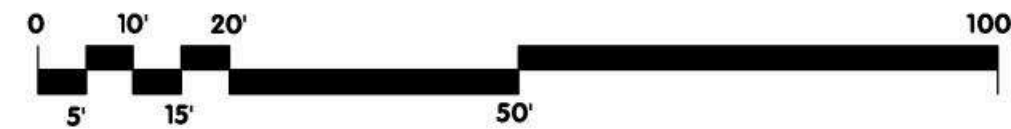
SYMBOL	BOTANIC NAME/COMMON NAME	SIZE
	ULMUS PROPINQUA/EMERALD SUNSHINE/HYBRID ELM	15 GALLON
	CAREX DIVULSA/EURASIAN GRAY SEDGE	LINER
SHRUB & GROUNDCOVER PALETTE:		
	ACHILLEA TOMENTOSA/WOOLLY YARROW	1 GALLON
	CHONDROPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON
	DIETES X. 'NOLA ALBA/FORTNIGHT LILY	2 GALLON
	ERIGERON KARVINSKIANUS/FLEABANE	1 GALLON
	HESPERALOE X. 'BRAKE LIGHTS/HYBRID RED YUCCA	2 GALLON
	PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO/COFFEEBERRY	5 GALLON
	SALVIA MICROPHYLLA 'HOT LIPS/AUTUMN SAGE	5 GALLON

LANDSCAPE AREA:

TOTAL SITE AREA:	36,060 S.F.
ON-SITE LANDSCAPE:	3,125 S.F. (8.7%)
OFF-SITE LANDSCAPE:	1,668 S.F. (4.6%)
TOTAL LANDSCAPE AREA:	4,793 S.F. (13.3%)

EXISTING PLANT LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME
	CHITALPA TASHKENTENSIS 'PINK DAWN/CHITALPA
	GEIJERA PARVIFLORA/AUSTRALIAN WILLOW
	PISTACHIA CHINENSIS/CHINESE PISTACHE
	QUERCUS WISLIZENII/INTERIOR LIVE OAK
	EXISTING SHRUB & GROUNDCOVER AREA



Garth Ruffner Landscape Architect (916) 797-2576
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GarthRuffner.com California R.L.A. #2888

RAILROAD AVENUE RETAIL

PRELIMINARY LANDSCAPE PLAN

PITTSBURG, CA 14020-B 11-02-2017

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com

LA
Borges