



City of Pittsburg

Land Use Sub-Committee Meeting Agenda

March 28, 2018
4:00 p.m. – 5:00 p.m.

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

Council Members

Sal Evola
Juan Banales

Planning Commission Members

Mark Gargalikis
Wolfgang Croskey

-
- 1. Public Comment for Non-Agenda Items**
 - 2. Polystyrene Ordinance / Plastic Bag Regulation Amendment**

An updated Polystyrene Ordinance and an amendment to the Plastic Bag Regulation will be presented to City Council on April 2, 2018, for consideration per previous direction from the Subcommittee and City Council. A preview of these changes will be provided to the Subcommittee for comment/feedback. *Subcommittee feedback is requested.*
 - 3. Alturas Multiplexes Preliminary Plan Review**

Discovery Builders, Inc. has requested a preliminary plan review for three apartment buildings housing six units each, on three separate parcels located at 158, 118, and 110 Alturas Avenue in the RM (Medium Density Residential) District. The project as proposed would require a rezoning and parking reduction. *Subcommittee feedback/direction is requested.*
 - 4. Mobile Food Vendors - Update**

Per direction received at the last Subcommittee meeting, staff is considering a minor code amendment to allow mobile food vendors, subject to issuance of a temporary activity permit, in certain locations around the City. This item is intended as an update from the previous discussion. *Subcommittee feedback/direction on recommended locations is requested.*
 - 5. Golf Course Reuse Options**

Per direction received by the City Council on March 19, 2018, staff is requesting the Subcommittee weigh in on several potential reuse options being considered, prior to conducting a public survey on the topic. *Subcommittee feedback is requested.*
 - 6. Miscellaneous Project Updates**



ENVIRONMENTAL AFFAIRS DIVISION
Memorandum

MEMO: March 28, 2018

TO: Land Use Subcommittee Members

FROM: Laura Wright, Environmental Affairs Manager

RE: Item 2, Polystyrene Ordinance and Plastic Bag Regulation Amendment

At the March 5, 2015, Land Use Subcommittee, staff presented for discussion the City's present food packaging ordinance, other local city ordinances, and requested direction whether to keep the current Ordinance or provide an updated Ordinance more reflective of what other cities in the region and state are adopting. The Subcommittee recommended that staff bring an updated Polystyrene Ordinance forward to the City Council. Staff wanted to provide an update and status to the Subcommittee and address any potential concerns. The City Council will be considering the adoption of the Polystyrene Products Regulation Ordinance at the April 2, 2018, regular City Council meeting.

In addition, the City Council passed a Plastic Bag Regulation Ordinance October 21, 2013. This Ordinance went into effect January 15, 2014, and currently only regulates single-use plastic bags for retail establishments. At the September 15, 2014, City Council meeting, staff presented an update regarding the Plastic Bag Regulation as directed and at that meeting staff was directed to include public eating establishments. Staff wanted to provide an update and status to the Subcommittee and address any concerns. The amendment to the Plastic Bag Regulation to include public eating establishments which would regulate all single-use plastic bags and provide compliance with the City's National Pollutant Discharge Elimination System (NPDES) permit will be considered before the City Council at the April 2, 2018 regular City Council meeting.

For a full copy of the proposed Polystyrene and Plastic Bag Regulation updates, please items 5 and 6 on the upcoming City Council agenda, available at the following web link: <http://apps.ci.pittsburg.ca.us/sirepub/mtgviewer.aspx?meetid=754&doctype=AGENDA>



PLANNING DIVISION Memorandum

MEMO: March 28, 2018

TO: Land Use Subcommittee Members

FROM: Hector J. Rojas, AICP, Senior Planner

RE: Item 3, Alturas Multiplexes Preliminary Plan Review, AP-18-1328 (PPR)

Discovery Builders, Inc. has requested a preliminary plan review for apartment buildings on three separate parcels located at 158, 118, and 110 Alturas Avenue in the RM (Medium Density Residential) District. Assessor's Parcel Nos. 087-101-008; -003; and -002. The project sites range between 9,800 and 11,513 square feet in size. See Attachment 1 for a Location Map.

Each multiplex would consist of six, two-bedroom, market-rate units. The units would range from 1,310 to 1,169 square feet and include two bathrooms, a kitchen, dining area, living room, den/office, laundry, a small backyard for first floor units; and a private deck for units on the second floor. The multiplexes would use substantially similar designs with slight modifications in architecture and color to provide variety. Each site would provide a parking area with seven, carport-covered parking spaces accessible from the alley behind the properties. See Attachment 2 for Project Plans.

Requested Issues to Consider: The applicant is requesting the Subcommittee's feedback on a potential rezoning and parking reduction for these projects. Up to three units can be built on each site under the current zoning. To allow additional units on each site, the district would need to be rezoned to RH (High Density Residential). If the district were rezoned to RH, it would allow up to five units at 158 and 110 Alturas Avenue and up to six units at 118 Alturas Avenue.

With respect to parking, a total of 15 off-street spaces are required for each multiplex, but only seven spaces are provided per site. The applicant would like to request a parking reduction under PMC section 18.78.040(G)(1), which provides the Planning Commission with the authority to reduce the number of required parking spaces for multifamily projects on sites located within a quarter-mile of mass transit. It should be noted that only two of the sites (118 and 110 Alturas Avenue) are eligible for a reduction based on their proximity to bus transit.

Relevant Background: It is also important to note that in August 2017, the Subcommittee did not support a similar request to rezone and reduce the off-street parking requirement for properties located at 6, 14, 45, 70, and 78 Alturas Avenue. In that particular case, the applicant was looking to rezone the properties from RM to RH in order to allow a fourplex on each site. The applicant also sought to reduce the parking requirement from 2.5 to 2.0 spaces per unit. The Subcommittee expressed a strong concern over the limited amount of street parking along Alturas Avenue. It felt that increasing the allowable density and reducing the parking requirement would further exacerbate this problem. The Subcommittee also felt that the amount of private open space could be increased if the properties were developed within the existing density limit. Since the Subcommittee meeting in August, that applicant has revised their plans and submitted an application for triplexes on each of their sites in order to comply with the current zoning regulations.

Attachments:

1. Location Map
2. Project Plans
3. Development Regulations Table

Attachment 1 - Location Map



3/22/2018, 9:50:01 AM

Search Results: Parcel

Project Sites

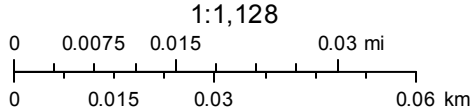
Zoning

Parcel

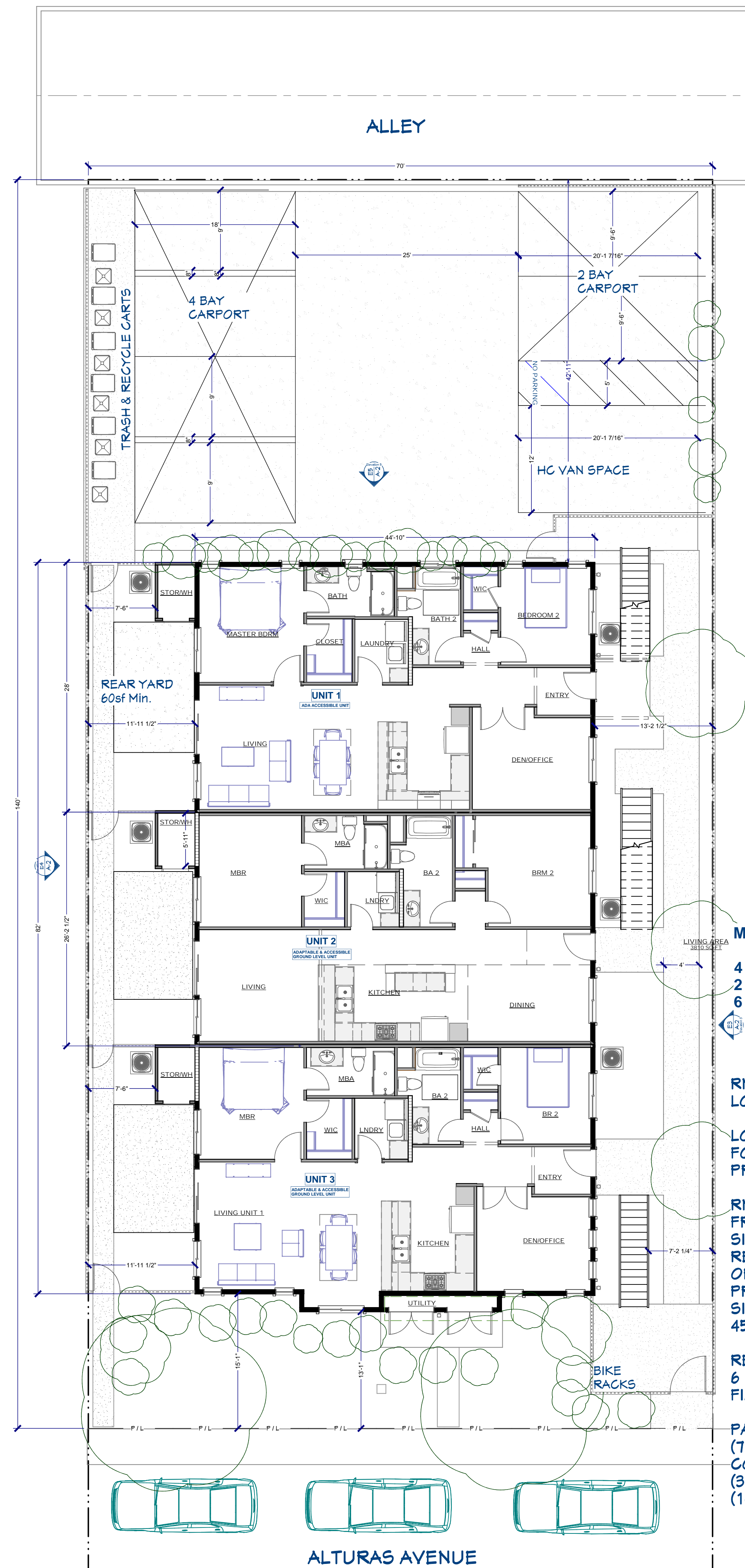
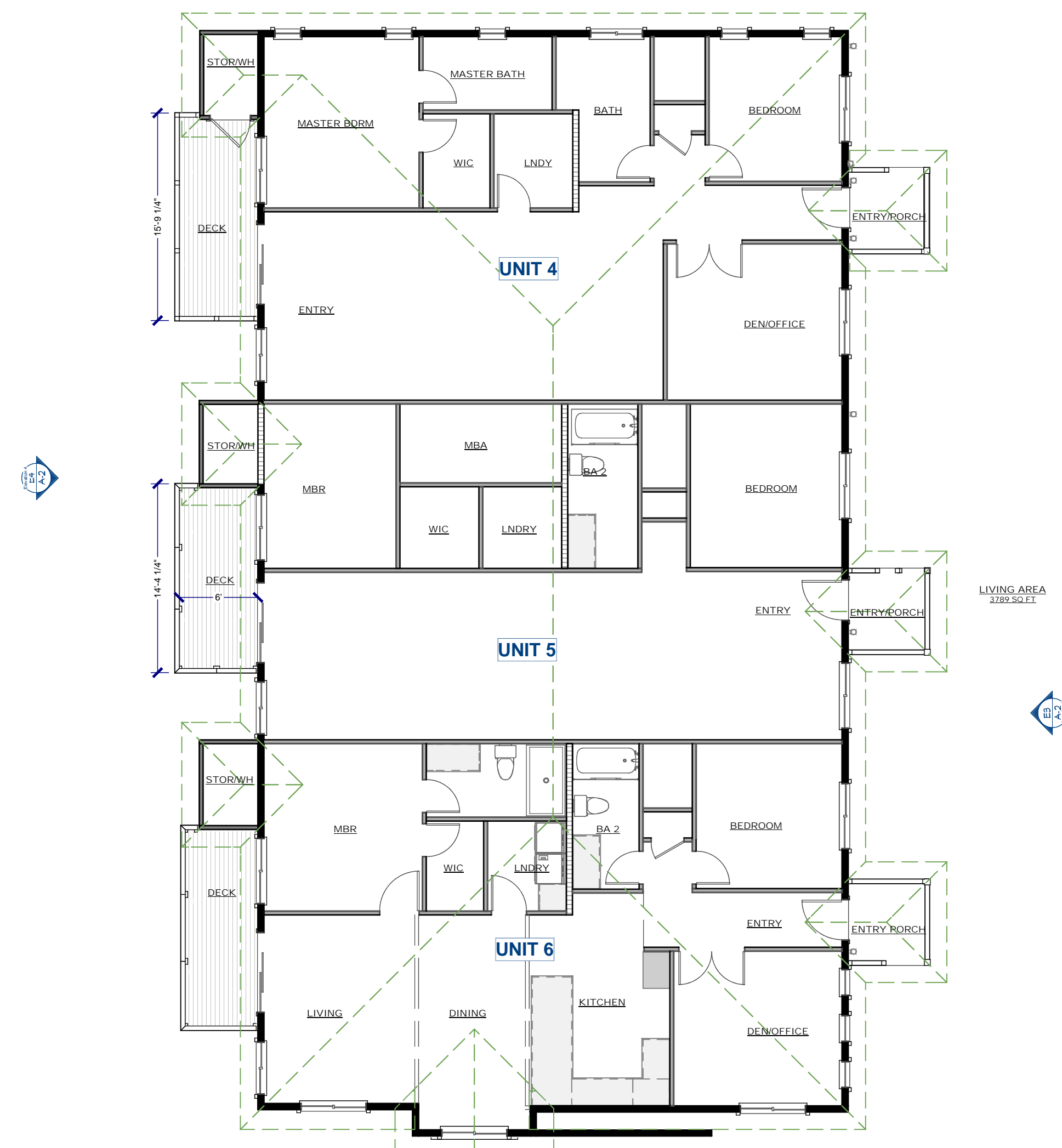
City Limits

CCC Housing Authority

Caltrans ROW



Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community



MIX

4 - 2 BRM/2BA. 1,310 SF X 4 = 5240SF
 2 - 2 BRM/2BATH 1,169SF X 2 = 2338SF
 6 - TOTAL 7,578SF

RM ZONING
 LOT 70 X 140 = 9,800 SF

LOT COVERAGE = 50%
 FOOTPRINT = 9,800 X 50% = 4,900 SF MAX.
 PROPOSED COVERAGE = 3,969SF = 40% OK

RM APARTMENT
 FRONT YARD = 15FT.
 SIDE YARD = 7.5FT.
 REAR YARD = 10FT.
 OPEN SPACE = 60SF MIN./APT
 PRIVATE STOR = 200CF, 24SF MIN.
 SITE LANDSCAPING = 25% 9800SF X 25% = 2,450SF

REQUIRED PARKING:
 6 UNITS @ 1.5/UNIT = 9 (RESIDENTIAL IN-FILL)

PARKING PROVIDES:
 (7) PARKING SPACES PROVIDED (6) COVERED
 (3) STREET PARKING
 (10) TOTAL PARKING SPACES AVAILABLE

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

OWNER/DEVELOPER:
 DISCOVERY BUILDERS, INC.
 4061 Port Chicago Hwy, Suite H
 Concord, CA 94520
 925-682-6419

SIX-PLEX APARTMENT
 158 Alturas Ave
 Pittsburg, CA

DRAWINGS PROVIDED BY:
 DISCOVERY DESIGN GROUP, LLC
 4061 Port Chicago Hwy, Suite H
 Concord, CA 94520
 925-682-6419

DATE:

3/22/2018

SCALE:

SHEET:

A-1



REAR ELEVATION 1/8"=1'-0"



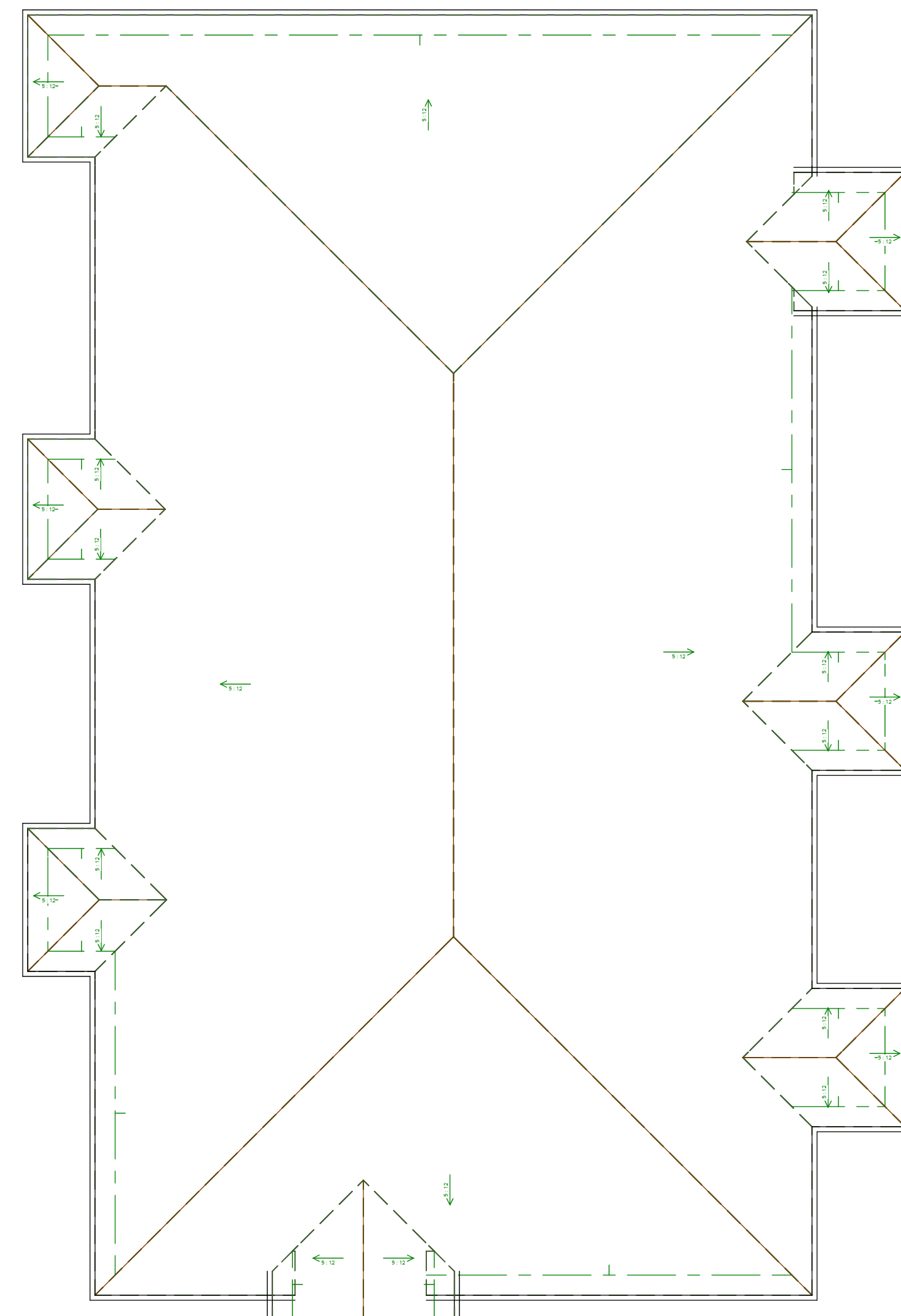
LEFT SIDE ELEVATION 1/8"=1'-0"



RIGHT SIDE ELEVATION 1/8"=1'-0"



FRONT ELEVATION 1/8"=1'-0"



ROOF PLAN 1/8"=1'-0"

EXTERIOR MATERIALS:

- Composition Asphalt Roof Shingles
- 2 Tone Stucco Finish
- Wood Columns
- Simulated Wood Shutters

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SCALE:

SHEET:

A-2

Attachment 3
Property Development Regulations Table
 Alturas Multiplexes Preliminary Plan Review, AP-18-1328 (PPR)

Development Regulations: <i>Medium Density Residential</i>	Requirement:
Max. Density for Zone:	14.52 du/ac
Density Bonus:	35% bonus available for residential projects with over 40% affordable or over 20% senior
Max. Height:	35 ft.
Max. Lot Coverage:	50%
Yards:	
Front:	15 ft. min.
Sides:	10% of the lot width (3 ft. min./5 ft. max.)
Rear:	10 ft. min.
Min. Site Landscaping:	25%
Min. Private Storage Area:	200 ft ³ /unit
Min. Private Open Space:	60 ft ² /unit
Laundry Facilities:	Laundry area in each unit or a common laundry area with one washer/dryer for ea. five units or fractional
Min. Residential Parking:	2 spaces/unit including 1 covered; plus ½ space/each unit having 2 or more bedrooms*

* PMC section 18.78.040(G)(1) provides the Commission the authority to reduce the number of required parking spaces for multifamily residential projects on infill sites within one-quarter mile of a bus, rail, shuttle or other mass transit station.



PLANNING DIVISION
Memorandum

MEMO: March 28, 2018
TO: Land Use Subcommittee Members
FROM: Hector J. Rojas, AICP, Senior Planner
RE: Item 4, Mobile Food Vendors - Update

Mobile food vending is currently defined as the “sale of food or beverage items from a truck, push cart, wagon or similar vehicle that is self-contained for potable water, wastewater and power, but that is not on a permanent foundation” (Pittsburg Municipal Code section 18.08.160). They are further defined as “only those vendors whose vehicles have obtained all appropriate permits from the county health department and that remain on a site for no more than 30 minutes in a 24-hour period”.

In recent months, the City has received a growing number of requests to allow mobile food vending businesses on privately-owned properties for extended periods of time. Last month, staff sought the Subcommittee’s support to initiate amendments that would allow these vendors to operate at sites on a semi-permanent basis. The Subcommittee expressed general support, suggesting that vendors should be limited to areas with limited access to restaurants, such as industrial and service commercial zones. It was also suggested that vendors could be allowed on city-owned parks like Ray Giacomelli Community Park to expand options for residents in the San Marco neighborhood.

Before a zoning study is initiated in accordance with PMC section 18.48.020, staff is requesting the Subcommittee’s feedback on the type of districts where vendors could be allowed. Based on the Subcommittee’s input thus far, staff believes vending could be appropriate in the CS (Service Commercial), CSD (Downtown Service Commercial), IP (Industrial Park), IL (Limited Industrial), IG (General Industrial) districts with a temporary activity permit. Utilizing the existing temporary activity permit process would eliminate the need to create a new special permitting process for this use and would streamline permitting for applicants, since staff already has an efficient permit processing system in place.

Attachment 1 to this memo includes a map of sites with the zoning designations described above for consideration. In addition to these sites, staff would propose

allowing vendors at city-owned parks and the Multi-Model Transfer Facility located north of the Pittsburg Center BART Station.

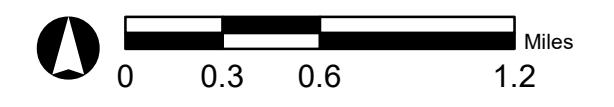
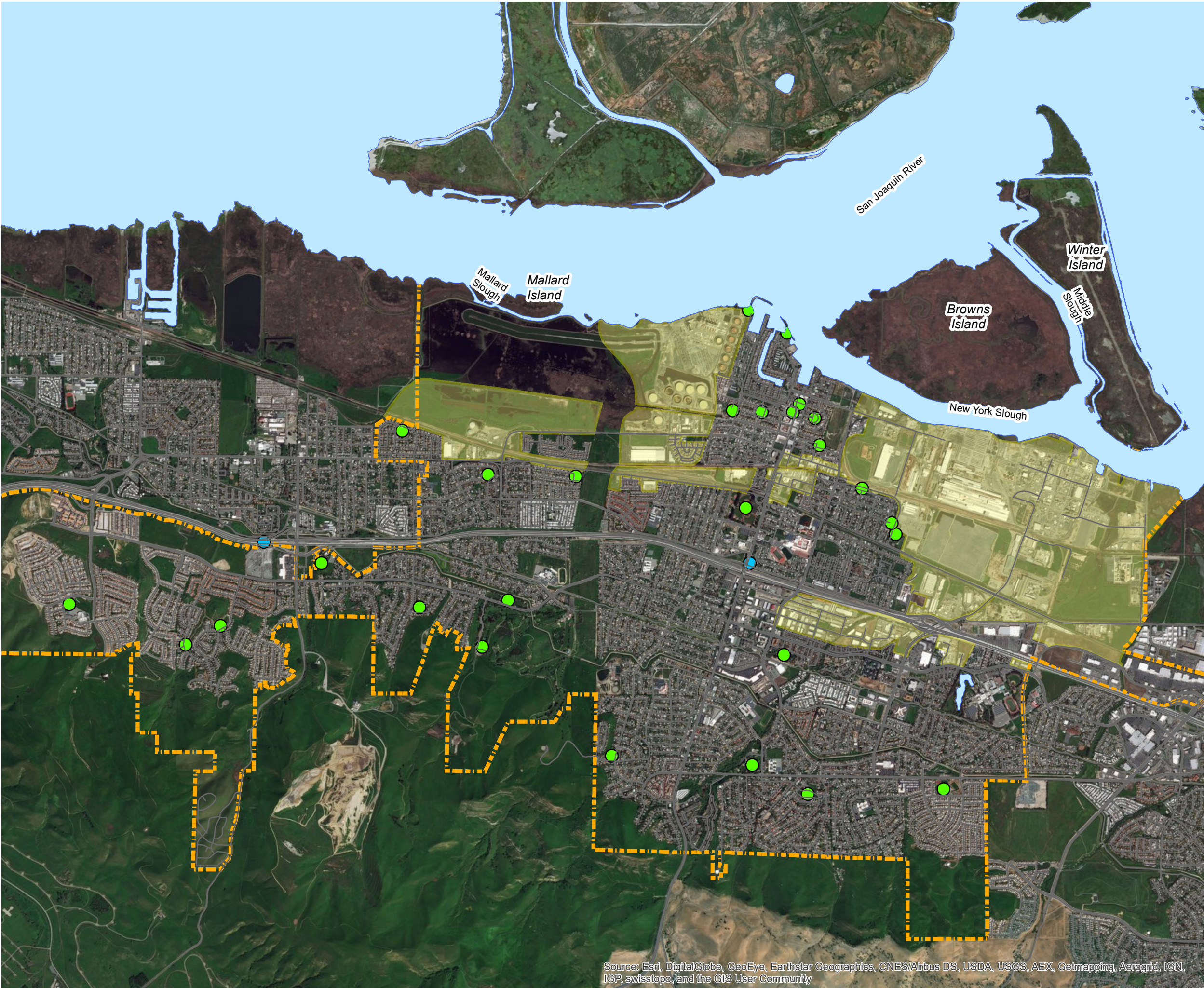
Attachment:

1. Map of Potential Vendor Sites

Potential Vendor Sites

Parks and Sites with Industrial or Service Commercial Zoning

- Streets
- Waterbodies
- Parks
- Multi-Modal Transfer Facility
- City Limits
- Industrial & Service Commercial Zones



City of Pittsburgh
Community Development Department

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



COMMUNITY SERVICES DEPARTMENT
Memorandum

MEMO: March 28, 2018

TO: Land Use Subcommittee Members

FROM: Maria Aliotti, Director of Community Services

RE: Item 5, Golf Course Reuse Options

On January 18, 2011, by City Council Resolution 11-11588, the City approved the lease agreement between the City and Delta View Golf Club LLC (the "Former Operator") to administer and maintain the 18-hole course, driving range, practice greens, golf shop, maintenance building and yard, clubhouse, parking lot, and other amenities associated with the property. The Former Operator ceased its operations and closed the property on March 1, 2018.

On March 19, 2019, the City Council directed staff to explore the possible uses suggested by the public and to bring this item back to the City Council in May. Staff will be discussing these possible uses with the Land Use Subcommittee and conducting a survey before the City Council meeting in May.