



City of Pittsburg

Land Use Sub-Committee Meeting Agenda

June 18, 2019
4:00 p.m.

City Hall
First Floor Conference Room, 4B
65 Civic Avenue
Pittsburg, CA 94565

Council Members
Juan Antonio Banales
Holland Barrett White

Planning Commission Members
Elissa Robinson
Christopher Moreno

1. Public Comment for Non-Agenda Items

2. Edgewater Apartments Expansion, AP-19-1424 (PPR)

Discovery Builders, Inc., has requested Preliminary Plan Review (PPR) to consider construction of an additional 12 apartment units at the recently approved (and currently under construction) Edgewater Apartments, located along the east side of Carion Court, directly across the street from the Martin Luther King Jr., Junior High School. The proposal would require a rezoning and general plan amendment to facilitate the increased density requested. *Subcommittee feedback/direction is requested.*

3. Stoneman MSC Automotive Campus, AP-19-1432 (PPR)

Jason Zimmerman of Ironwill Holdings, LLC, has requested Preliminary Plan Review (PPR) for a conceptual plan to facilitate development of a private, membership-based motorsports club on an approximately 80-acre site located at 1301 Standard Oil Avenue in the IG (General Industrial) District. A rezoning of the site would be required to move the project forward. *Subcommittee feedback/direction is requested.*

4. Green Infrastructure Plan.

As a requirement of the shared Municipal Regional Stormwater Permit, the city is required to establish a Green Infrastructure Program and implement measures from that program to incorporate green infrastructure into new development projects and renewal of the urban landscape. A Green Infrastructure Plan has been prepared and will be presented at an upcoming City Council meeting for further consideration. *Information item only.*

5. Miscellaneous Project Updates



PLANNING DIVISION
Memorandum

MEMO: June 18, 2019
TO: Land Use Subcommittee Members
FROM: Hector J. Rojas, AICP, Senior Planner
RE: Item 2, Edgewater Apartments Expansion, AP-19-1424

On January 23, 2018, the Planning Commission granted design review approval to construct a 62-unit, two-story apartment complex on a 4.42-acre parcel located along the east side of Carion Court, across from Martin Luther King Jr. Junior High School (see Location Map in Attachment 1). The property is within the RM (Medium Density Residential) District. Assessor's Parcel No. 073-190-033. The approved design included a 5,700-square-foot open lawn area east of the proposed apartment clubhouse.

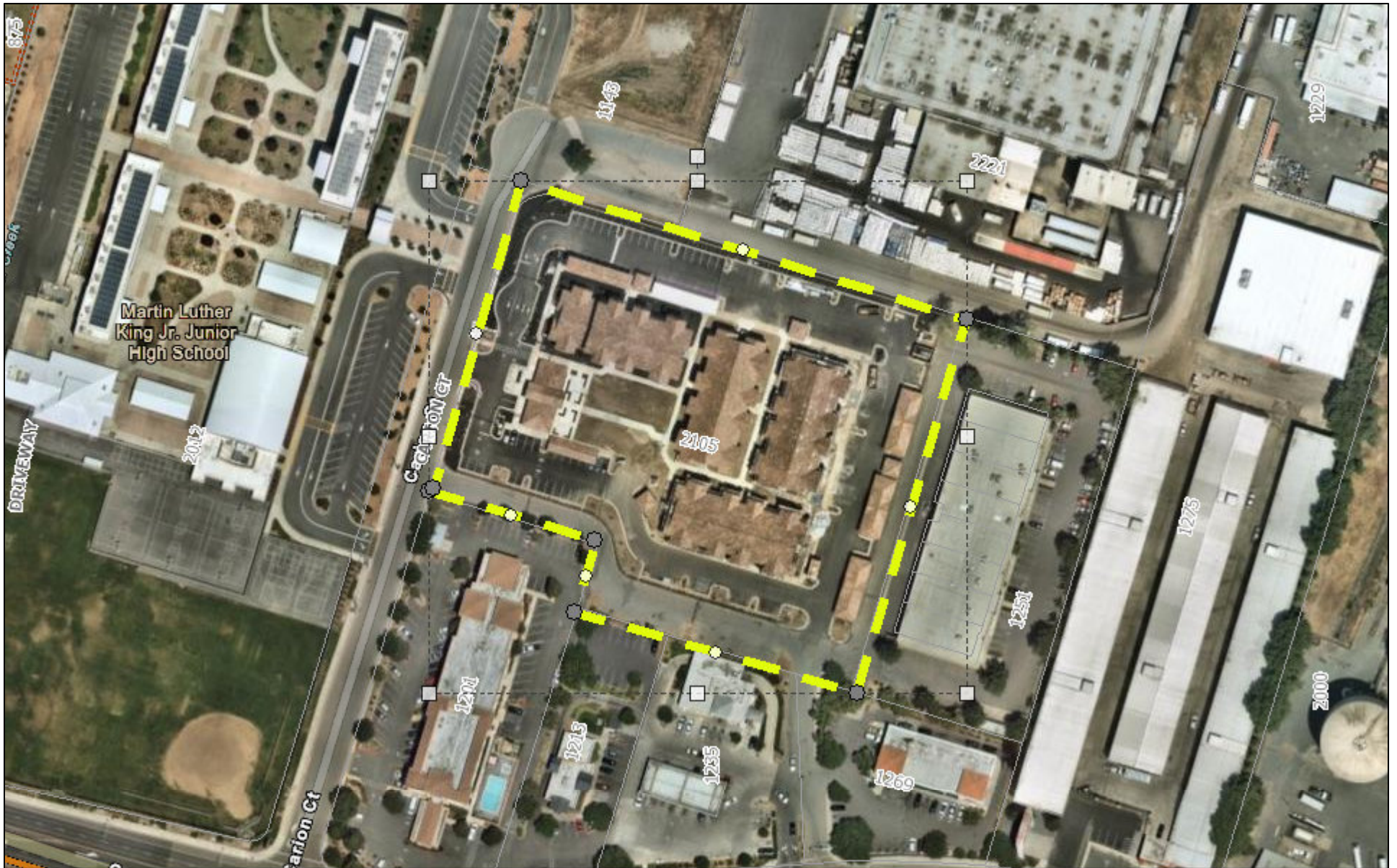
On May 8, 2019, Discovery Builders, Inc. submitted a request for design review approval of plans to forgo installation of the lawn and construct an additional 12 units within a three-story apartment building (see Project Plans in Attachment 2). This would increase the overall project density from 14.03 du/ac to 16.74 du/ac. The maximum density allowed under the site's current general plan designation and zoning is 14 du/ac. To address this, the design review application is accompanied by a request to change the zoning and general plan land use designation to RH (High-Density Residential) and High Density Residential, respectively. The new zoning and land use designation would allow up to 25 du/ac on the site.

At this time, it appears the expanded Edgewater Apartments project would meet or exceed the development regulations for properties located within the RH District. As part of the preliminary plan review for this project, staff would like to solicit comments from the Land Use Subcommittee regarding the density increase requested by the applicant.






Attachments:

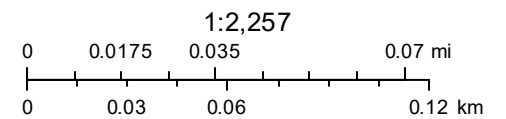
1. Location Map
2. Project Plans

Location Map



6/14/2019, 11:57:22 AM

-  Parcel
-  Caltrans ROW
-  City Limits
-  Railroads
-  CCC Housing Authority



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Disclaimer: All reasonable effort has been made to assure the accuracy of the maps for its intended purpose. However, the GIS data may or may not be an exact depiction of the existence, location, depth, size, material or type of facilities shown herein. It is not to be relied upon for any purpose other than a general schematic diagram of the facilities depicted.



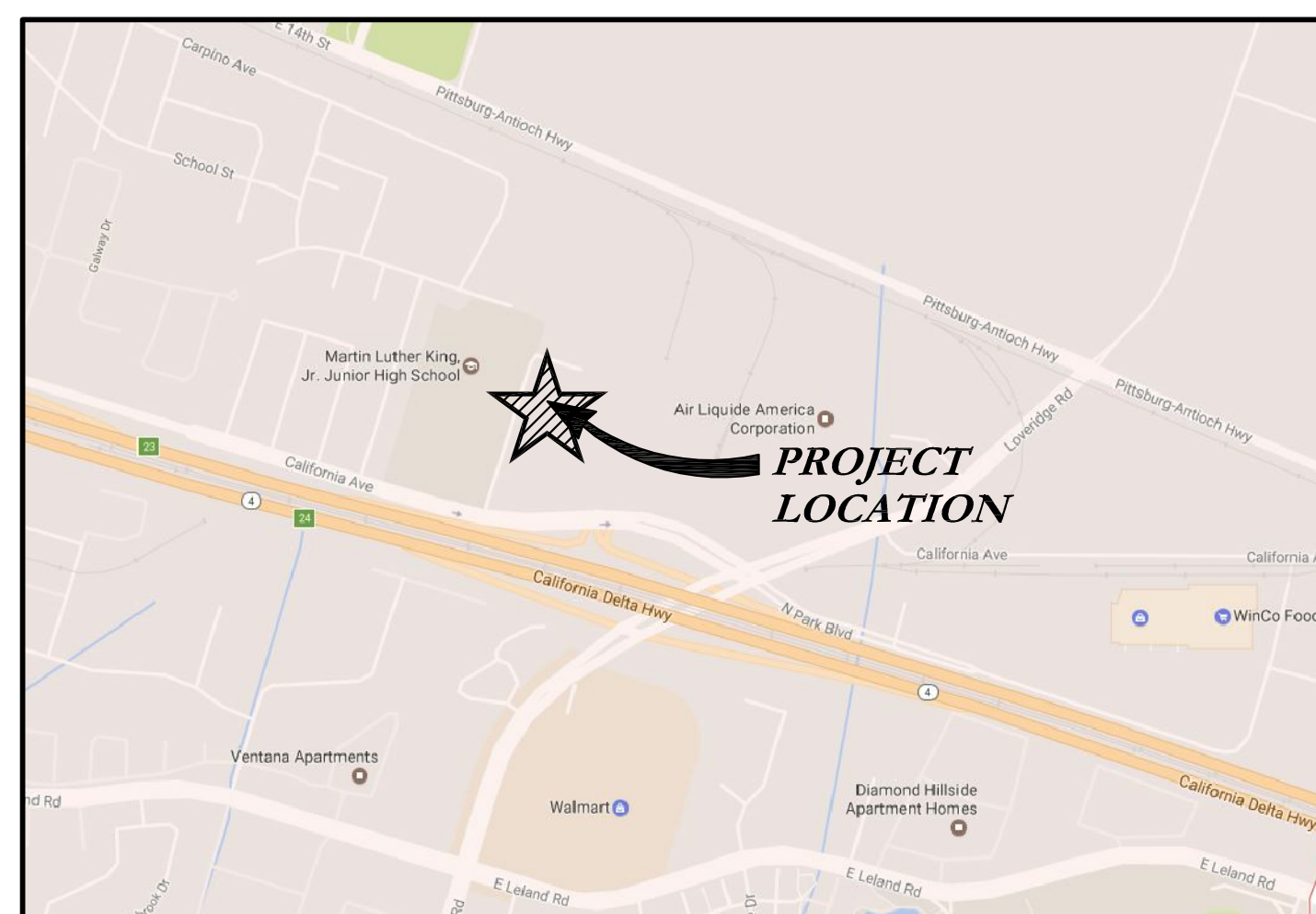
1 TYPICAL COLOR ELEVATION
NOT TO SCALE

EDGEWATER APARTMENTS

PITTSBURG, CALIFORNIA

VICINITY MAP

NOT TO SCALE



SHEET INDEX

- A1 REFERENCE SITE PLAN
- A2 CONCEPTUAL SITE PLAN
- A3 BLDG TYPES 'C' - MASSING & ROOF PLANS
- A4 BLDG TYPES 'C' - ELEVATION
- A5 CARPORT - PLAN & ELEVATION
- A6 UNIT TYPE 'B' - FLOOR PLANS
- A7 COLOR CHART & DESIGN ELEMENTS



WWW.LCA-ARCHITECTS.COM
 CARL E. CAMPOS
 DAVID BOGSTAD
 PETER STACKPOLE
 590 YONKADO VALLEY ROAD, SUITE 310
 WALNUT CREEK, CALIFORNIA 94596
 (925) 944-1626
 1970 BROADWAY, SUITE 800
 OAKLAND, CALIFORNIA 94612
 (510) 272-1060

EDGEWATER APARTMENTS
 CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
 RESTRICTED ARCHITECTURAL DRAWINGS
 THE INFORMATION, PLANS, DESIGNS, NOTES AND
 ARRANGEMENTS SHOWN ON THIS DRAWING ARE
 CONFIDENTIAL AND MAY NOT BE REPRODUCED
 IN WHOLE OR IN PART WITHOUT THE EXPRESSED
 WRITTEN PERMISSION OF LCA ARCHITECTS.
 DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
 AND/OR CONCEPT CONTAIN INFORMATION THAT
 IS CONCEPTUAL AND SUBJECT TO VERIFICATION
 AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
 FOR ACCURACY OF CONCEPTUAL INFORMATION
 OR OF INFORMATION SUPPLIED BY OTHERS.

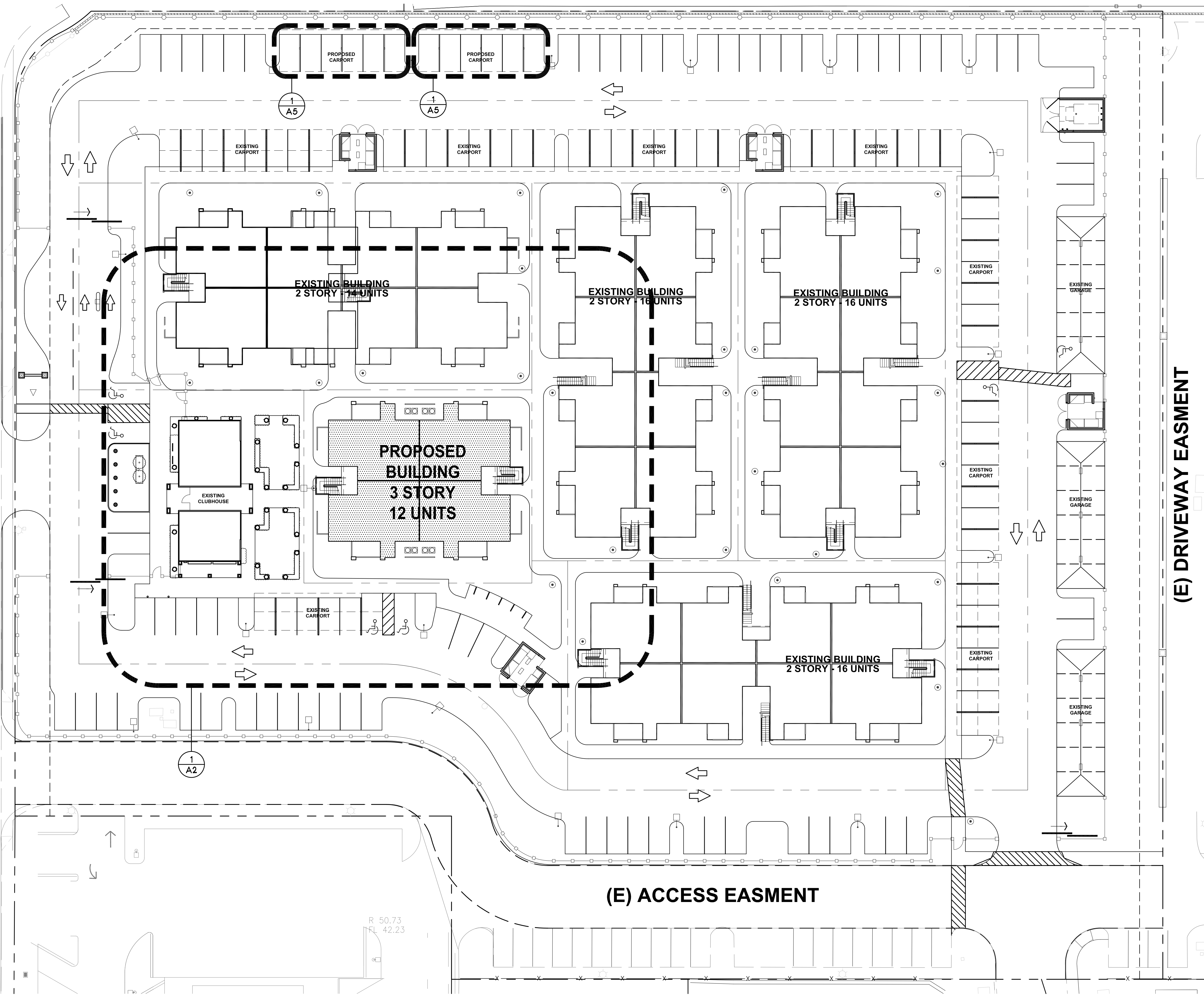
COVER SHEET

SCALE: N.T.S.
 DATE: 04/18/2019

REVISIONS:

PROJECT NO. 17009

A0
 SHEET OF

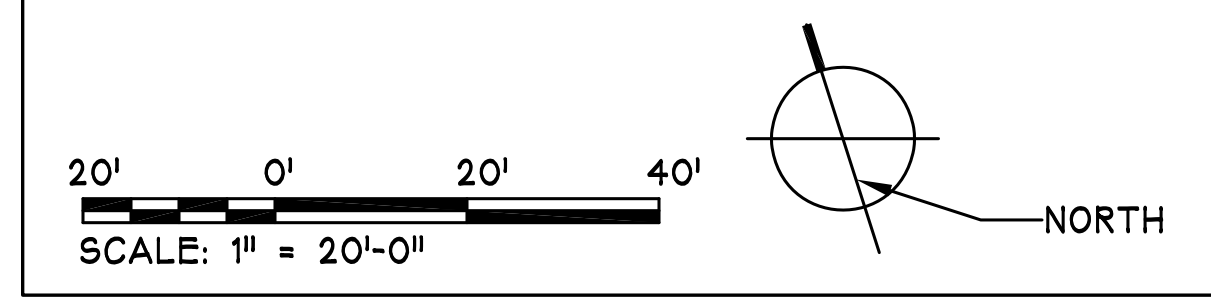


(E) DRIVEWAY EASEMENT

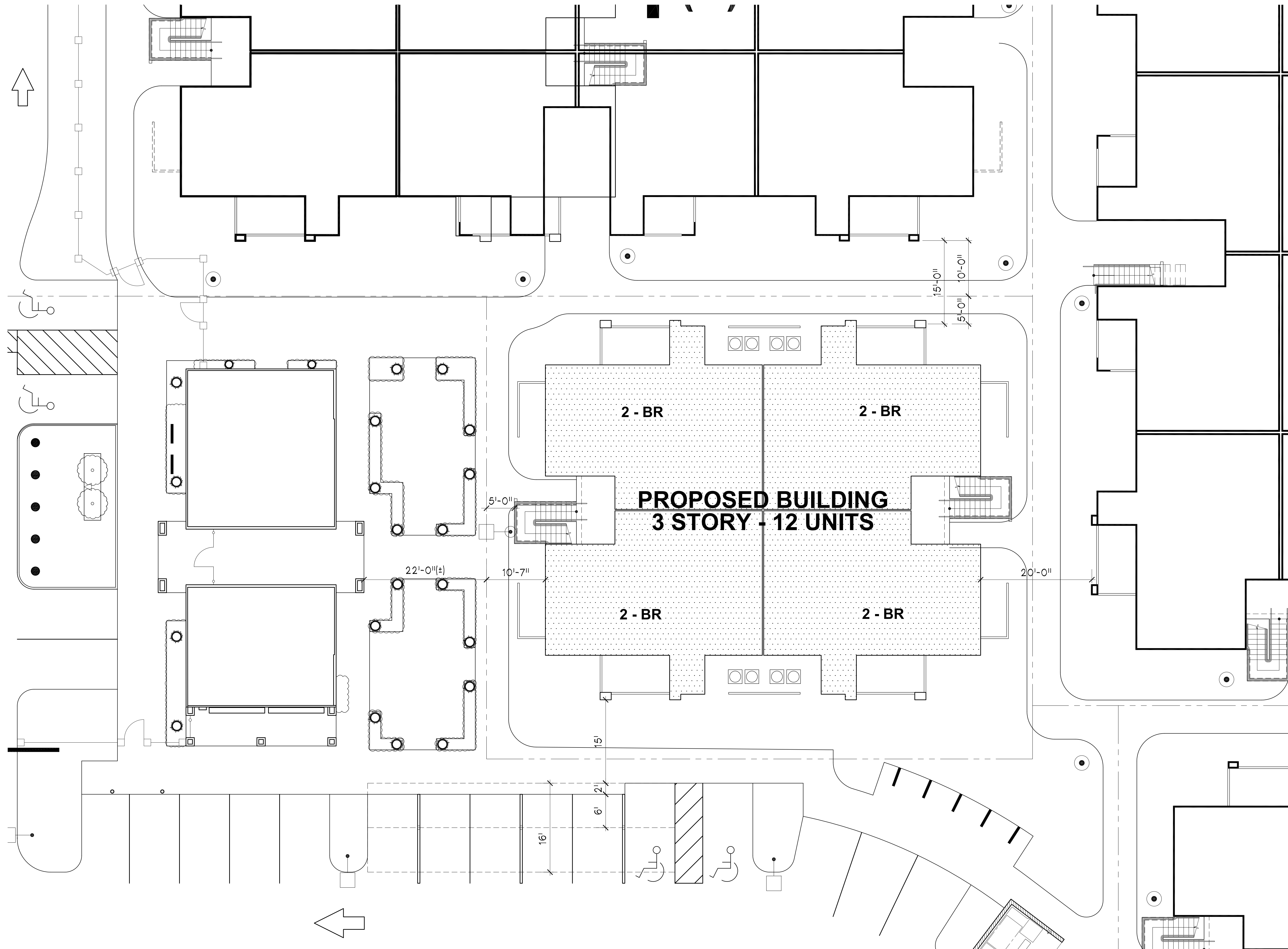
(E) ACCESS EASEMENT

PARKING DATA:

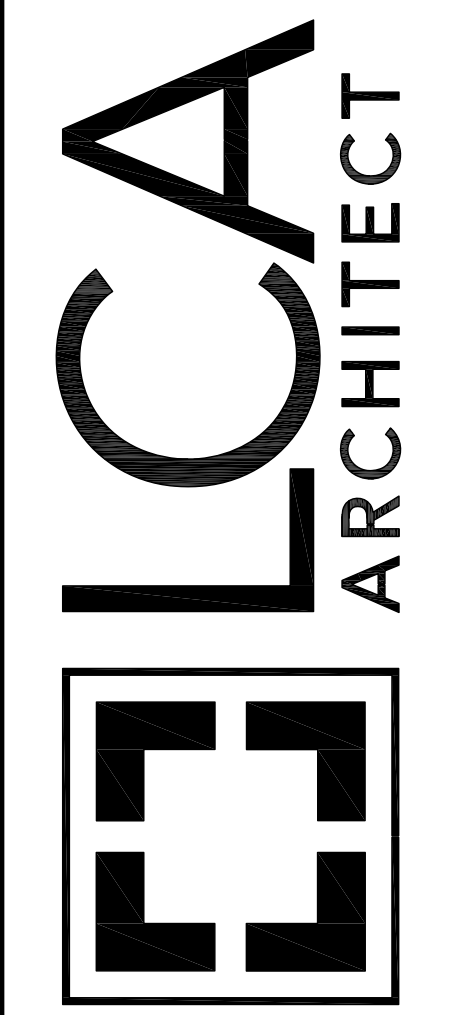
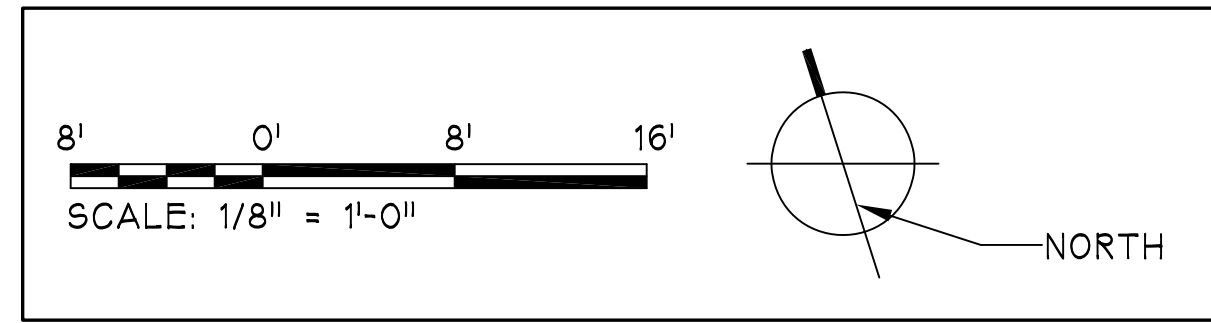
MINIMUM PARKING REQUIRED	
FOR 1 BEDROOM (2 SPACES PER UNIT);	2x32=64 SPACES
FOR 2 BEDROOM (2.5 SPACES PER UNIT);	2.5x42=105 SPACES
TOTAL;	64+105=169 SPACES
RESIDENTIAL ASSIGNED PARKING PROVIDED	
CARPOT SPACES;	(7x8)+(3x6)=74 SPACES
GARAGE SPACES;	3x6=18 SPACES
STANDARD SPACES;	69 SPACES
TOTAL;	74+18+69=161 SPACES
CLUBHOUSE & VISITOR PARKING PROVIDED	4 SPACES
ACCESSIBLE PARKING REQUIRED	
RESIDENTIAL ASSIGNED PARKING;	161x2%=4 SPACES
CLUBHOUSE & VISITOR;	4x5%=1 SPACE
TOTAL;	5 SPACES
ACCESSIBLE PARKING PROVIDED	
RESIDENTIAL ASSIGNED PARKING;	4 SPACES
CLUBHOUSE & VISITOR;	2 SPACES



1 REFERENCE ARCHITECTURAL SITE PLAN
1" = 20'-0"



1 CONCEPTUAL ARCHITECTURAL SITE PLAN
 1/8" = 1'-0"



WWW.LCA-ARCHITECTS.COM
 CARL E. CAMPOS
 DAVID BOGSTAD
 PETER STACKPOLE
 550 YGNACIO VALLEY ROAD, SUITE 310
 WALNUT CREEK, CALIFORNIA 94596
 (925) 944-1626
 1970 BROADWAY, SUITE 800
 OAKLAND, CALIFORNIA 94612
 (510) 272-1900

EDGEWATER APARTMENTS
 CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
 RESTRICTED ARCHITECTURAL DRAWINGS
 THE INFORMATION, PLANS, DESIGNS, NOTES AND
 ARRANGEMENTS SHOWN ON THIS DRAWING ARE
 CONFIDENTIAL AND MAY NOT BE REPRODUCED
 IN WHOLE OR IN PART WITHOUT THE EXPRESS
 WRITTEN PERMISSION OF LCA ARCHITECTS.
 DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
 AND/OR CONCEPT CONTAIN INFORMATION THAT
 IS CONCEPTUAL AND SUBJECT TO VERIFICATION
 AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
 FOR ACCURACY OF CONCEPTUAL INFORMATION
 OR OF INFORMATION SUPPLIED BY OTHERS.

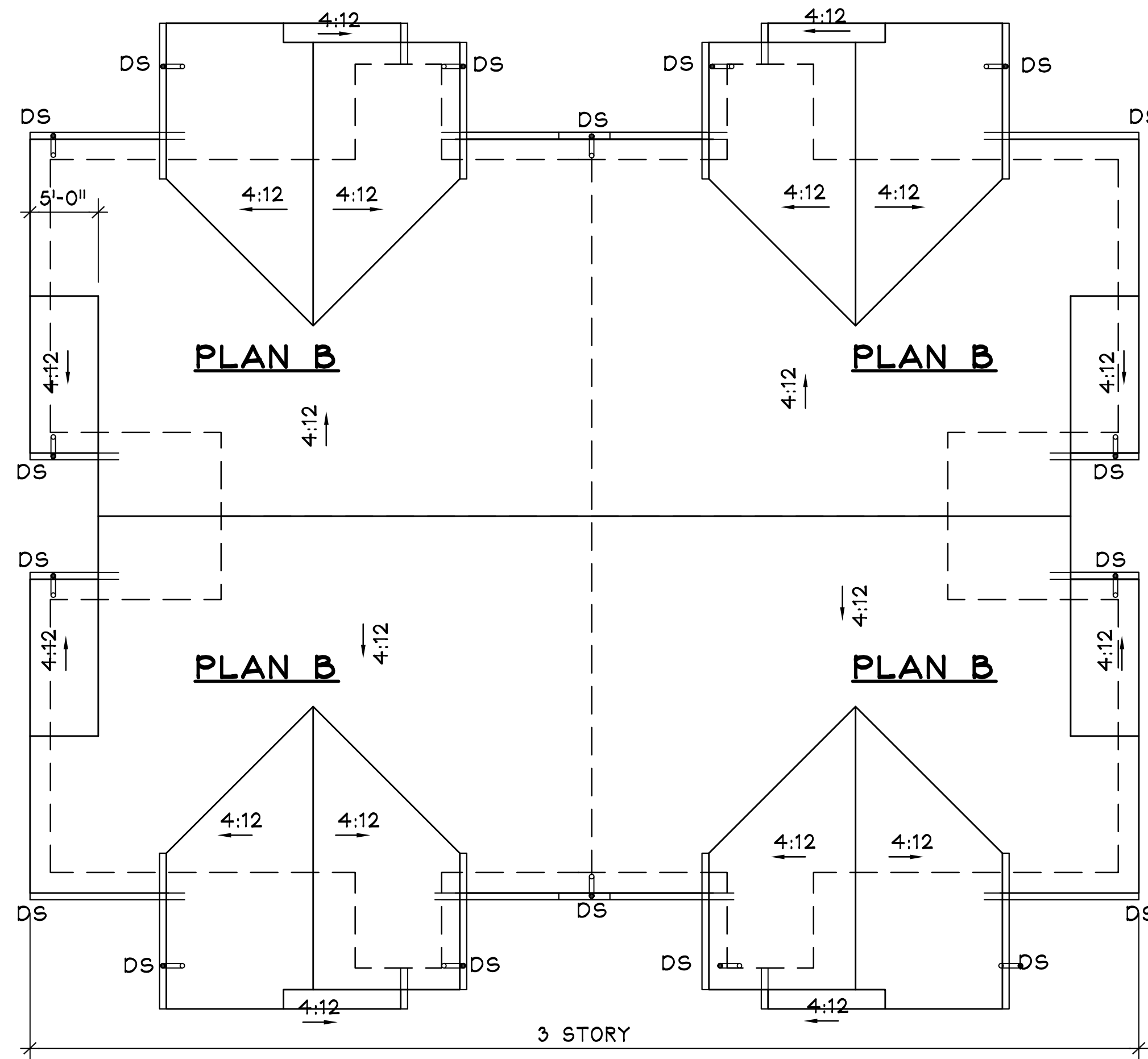
CONCEPTUAL
 SITE PLAN

SCALE: AS SHOWN
 DATE: 04/18/2019

REVISIONS:

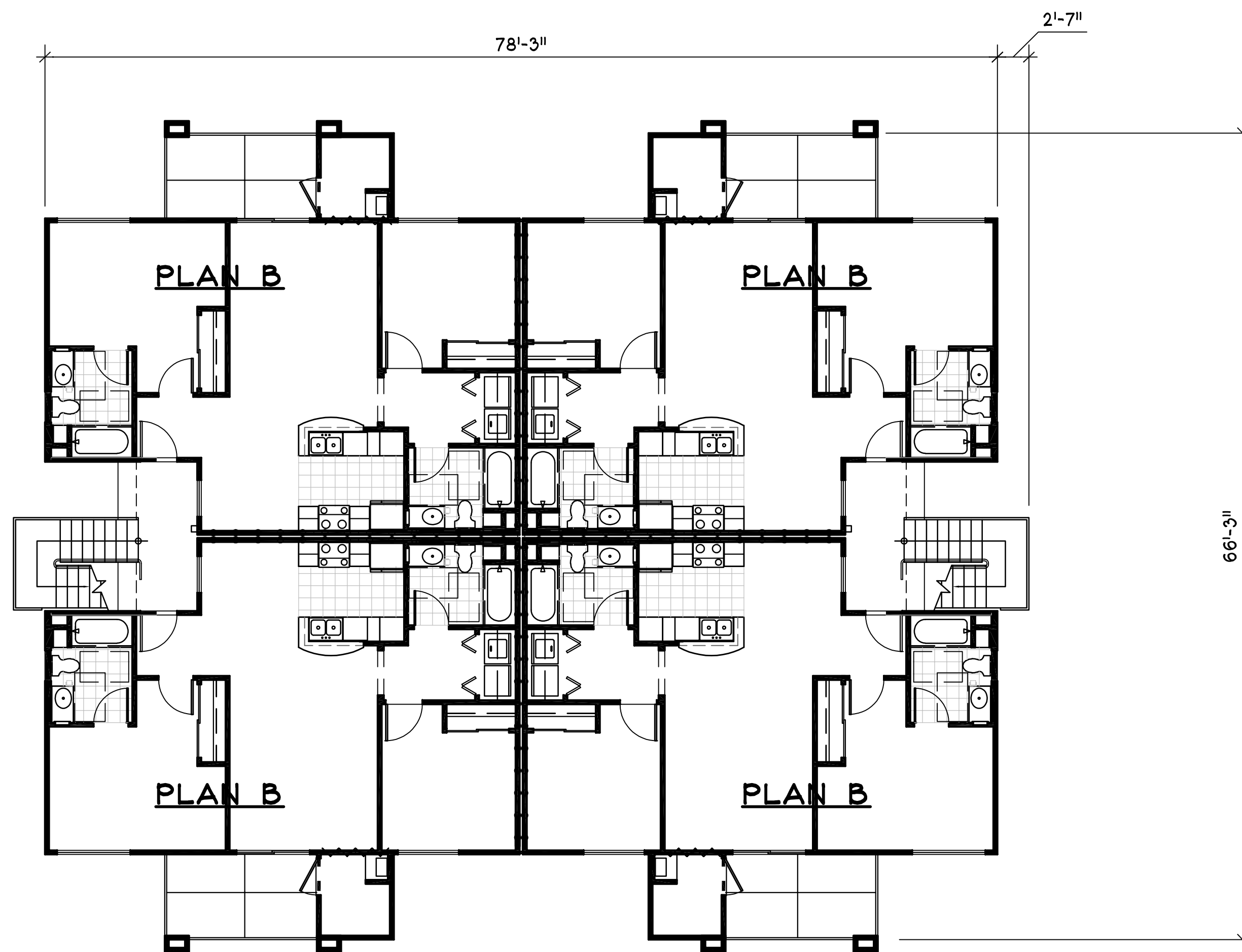
PROJECT NO. 17009

A2
 SHEET OF

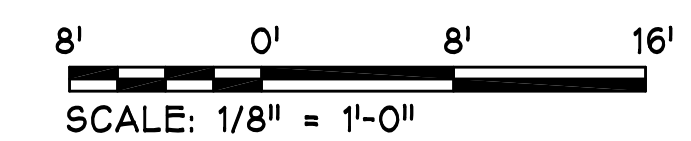


1 ROOF PLAN - BUILDING TYPE C
1/8"=1'-0"

PLAN B: 2 BR, 2 BATH



2 MASSING PLAN BUILDING TYPE C - FIRST FLOOR
1/8"=1'-0"
(SECOND & THIRD FLOORS SIMILAR)





1 BUILDING TYPE C –
EXTERIOR ELEVATION
1/8"=1'-0"



2 BUILDING TYPE C –
SIDE ELEVATION
1/8"=1'-0"

8' 0' 8' 16'
SCALE: 1/8" = 1'-0"



WWW.LCA-ARCHITECTS.COM
CARL E. CAMPOS
DAVID BOGSTAD
PETER STACKPOLE
590 YGNACIO VALLEY ROAD, SUITE 310
WALNUT CREEK, CALIFORNIA 94596
(925) 944-1626
1970 BROADWAY, SUITE 800
OAKLAND, CALIFORNIA 94612
(510) 272-1060

EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND
ARRANGEMENTS SHOWN ON THIS DRAWING ARE
CONFIDENTIAL AND MAY NOT BE REPRODUCED
IN WHOLE OR IN PART WITHOUT THE EXPRESS
WRITTEN PERMISSION OF LCA ARCHITECTS.
DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC
AND/OR CONCEPT CONTAIN INFORMATION THAT
IS CONCEPTUAL AND SUBJECT TO VERIFICATION
AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
FOR ACCURACY OF CONCEPTUAL INFORMATION
OR OF INFORMATION SUPPLIED BY OTHERS.

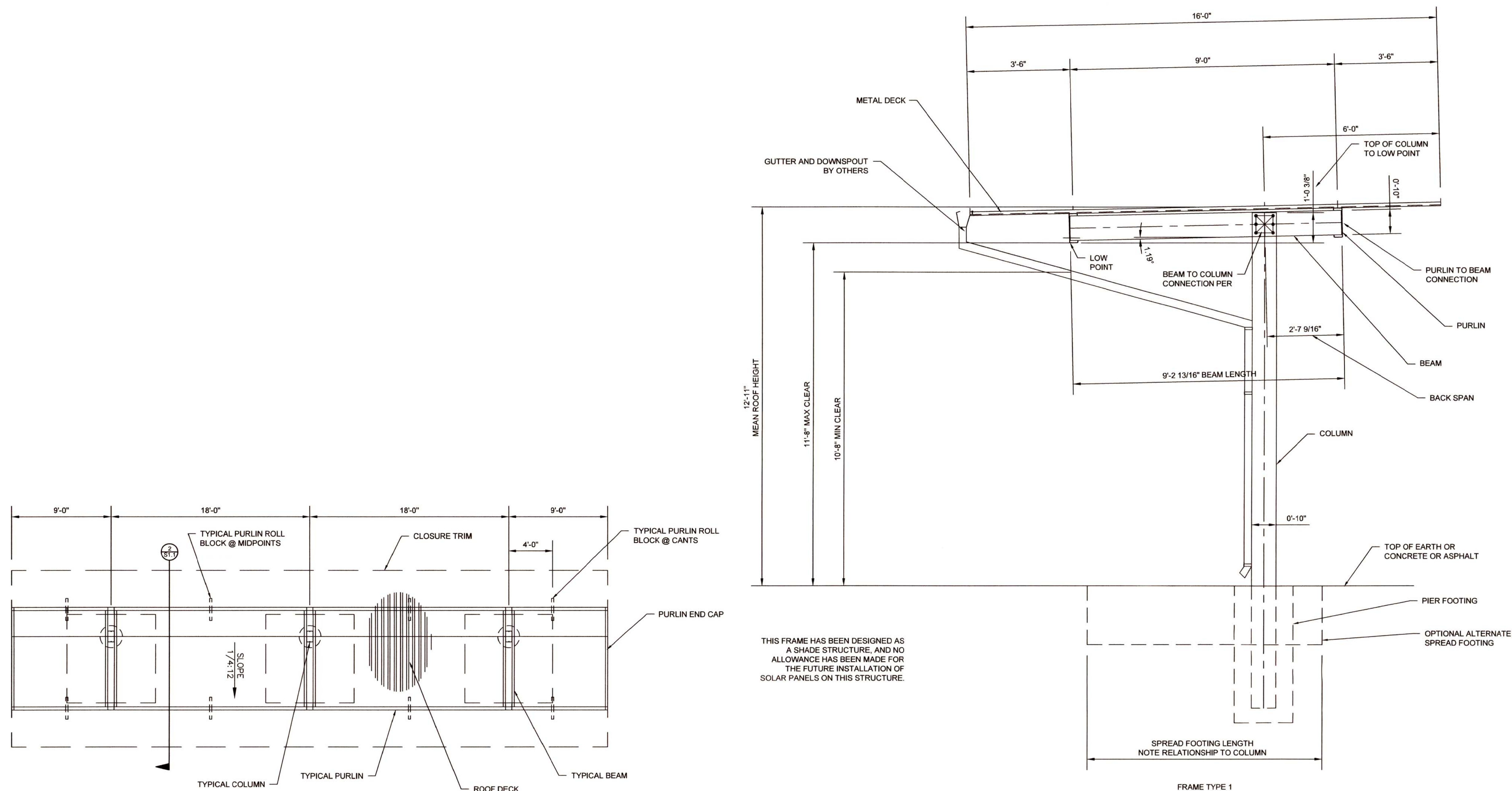
EXTERIOR
ELEVATIONS
BLDG. TYPE C
12 UNIT

SCALE:
DATE: 04/ 18 / 2019

REVISIONS:

PROJECT NO. 17009

A4
SHEET OF



1 CARPORT PLAN
3/16" = 1'-0"
SCALE: 3/16" = 1'-0"

2 CARPORT SECTION
1/2" = 1'-0"
SCALE: 1/2" = 1'-0"

**PROPOSED CARPORT
TO MATCH EXISTING**

EDGEWATER APARTMENTS
CARION COURT, PITTSBURG, CALIFORNIA

LCA ARCHITECTS
RESTRICTED ARCHITECTURAL DRAWINGS
THE INFORMATION, PLANS, DESIGNS, NOTES AND ARRANGEMENTS SHOWN ON THIS DRAWING ARE CONFIDENTIAL AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN PERMISSION OF LCA ARCHITECTS. DRAWINGS NOTED AS PRELIMINARY, SCHEMATIC AND/OR CONCEPT CONTAIN INFORMATION THAT IS CONCEPTUAL AND SUBJECT TO VERIFICATION AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM FOR ACCURACY OF CONCEPTUAL INFORMATION OR OF INFORMATION SUPPLIED BY OTHERS.

FLOOR PLANS
UNIT B

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

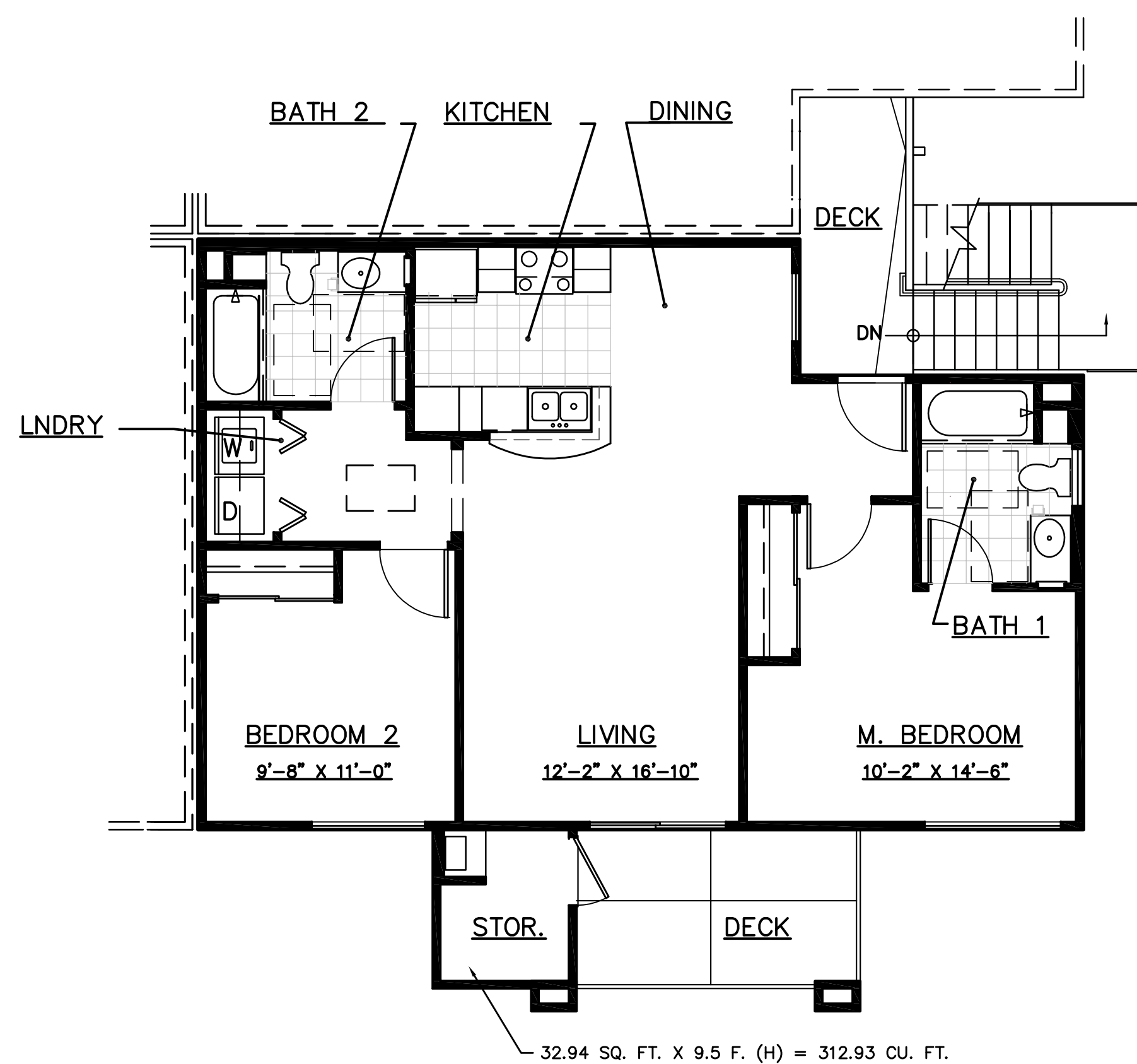
DATE: 04/18/2019

REVISIONS:

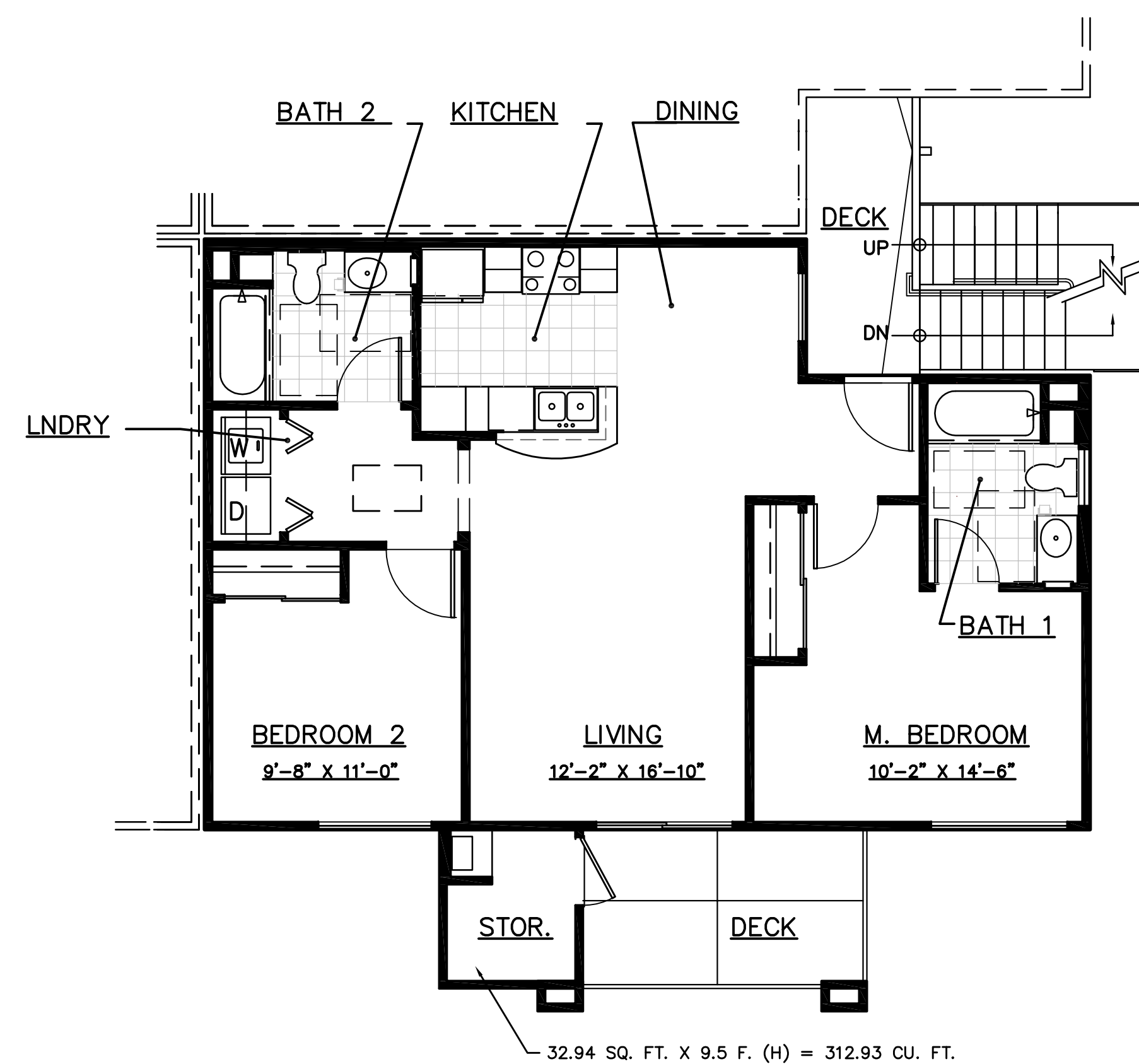
PROJECT NO. 17009

A6

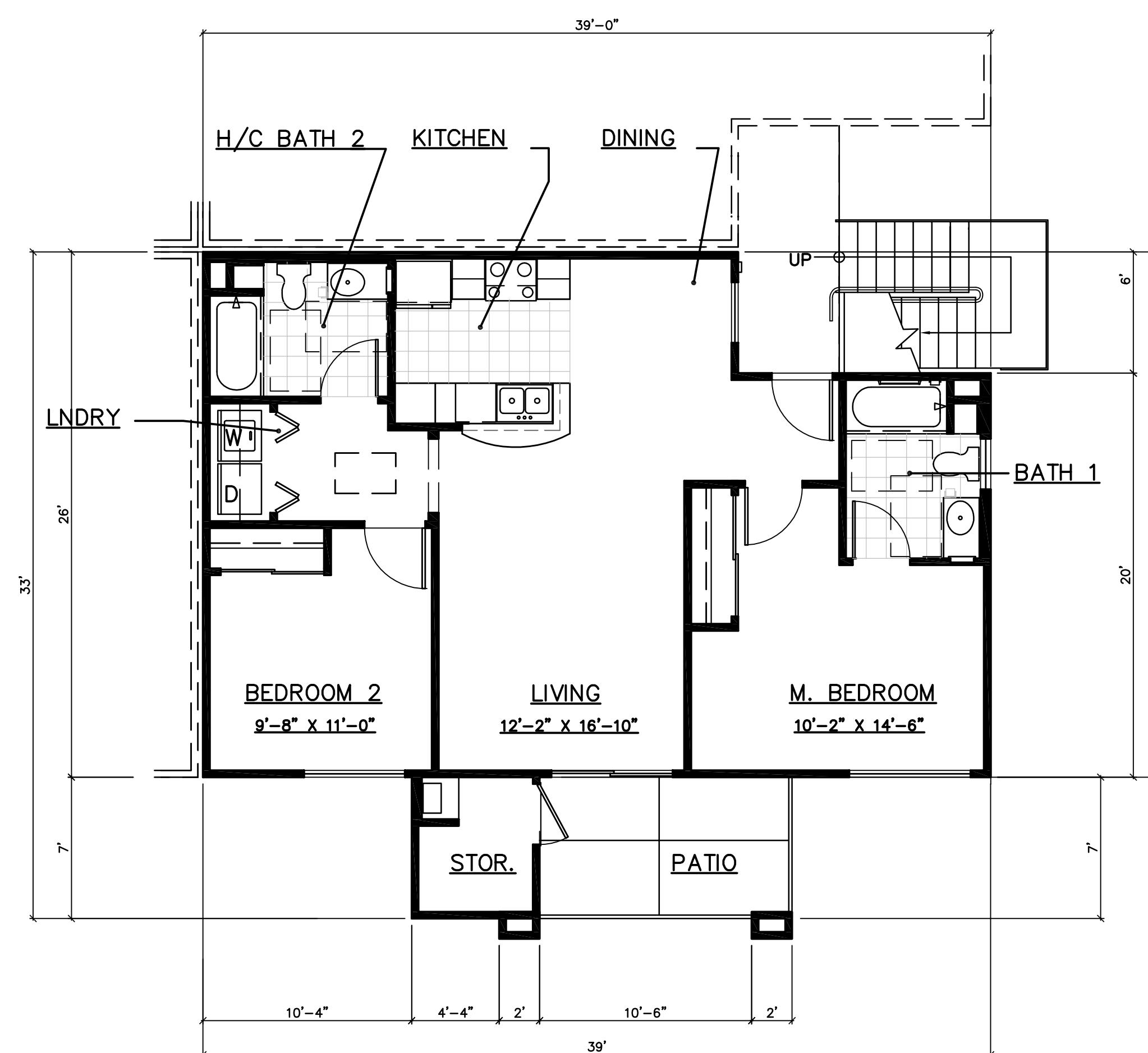
SHEET OF



3 THIRD FLOOR PLAN
3/16"=1'-0"



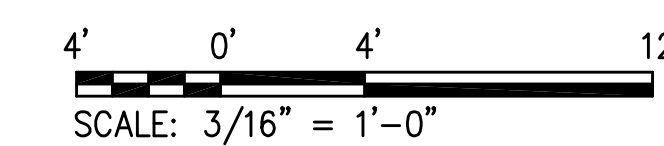
2 SECOND FLOOR PLAN
3/16"=1'-0"

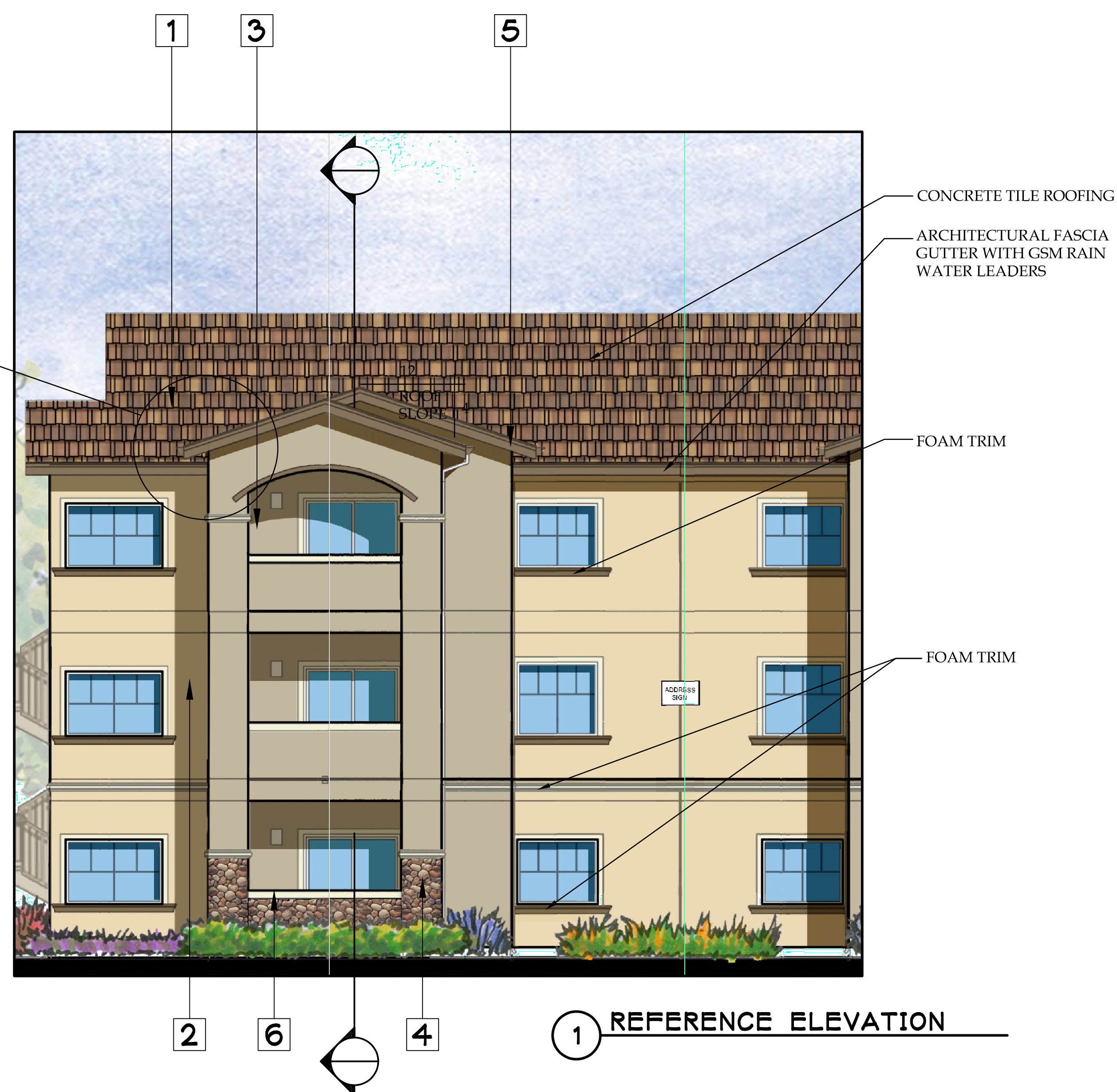
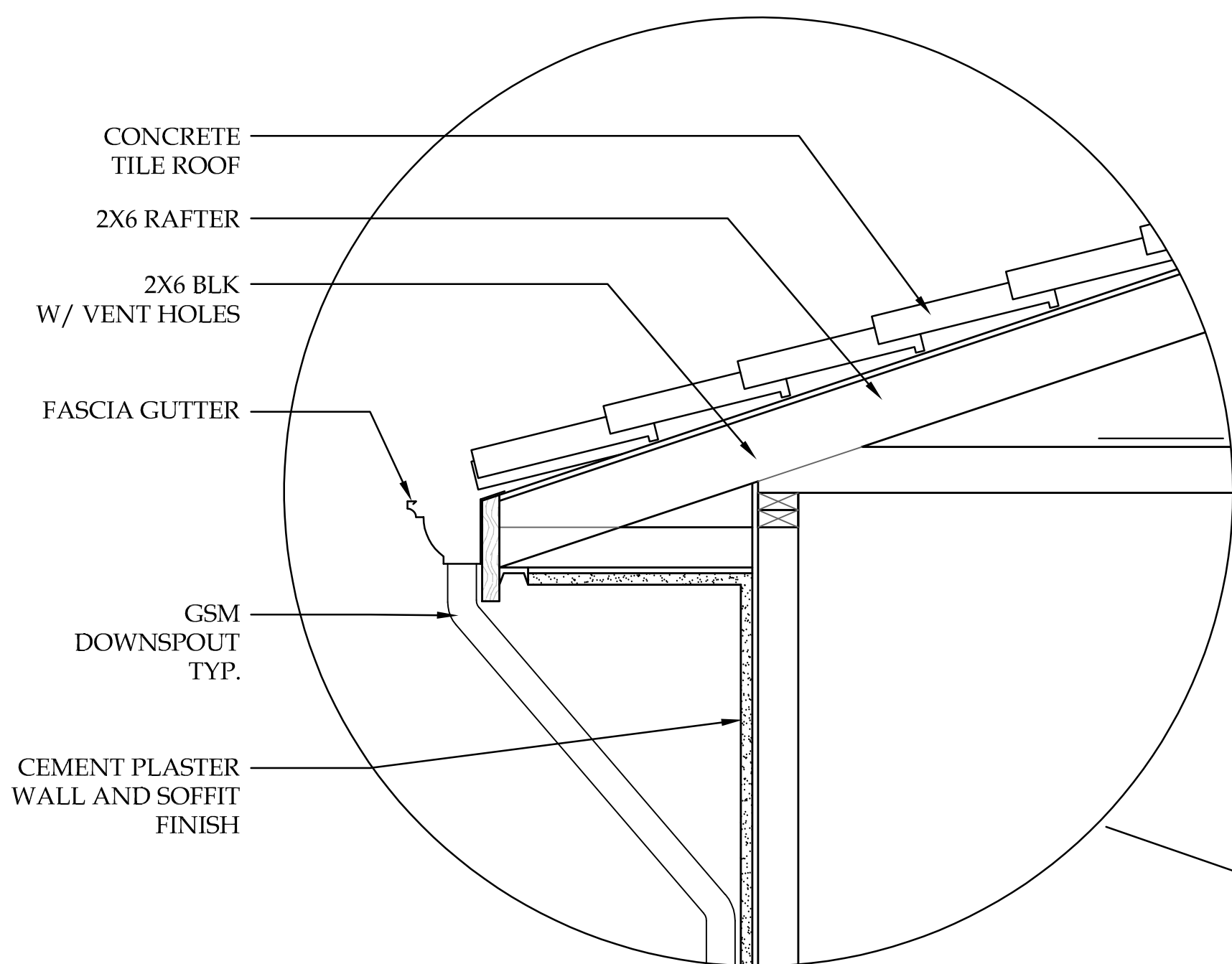


1 FIRST FLOOR PLAN (H/C UNIT)
3/16"=1'-0"

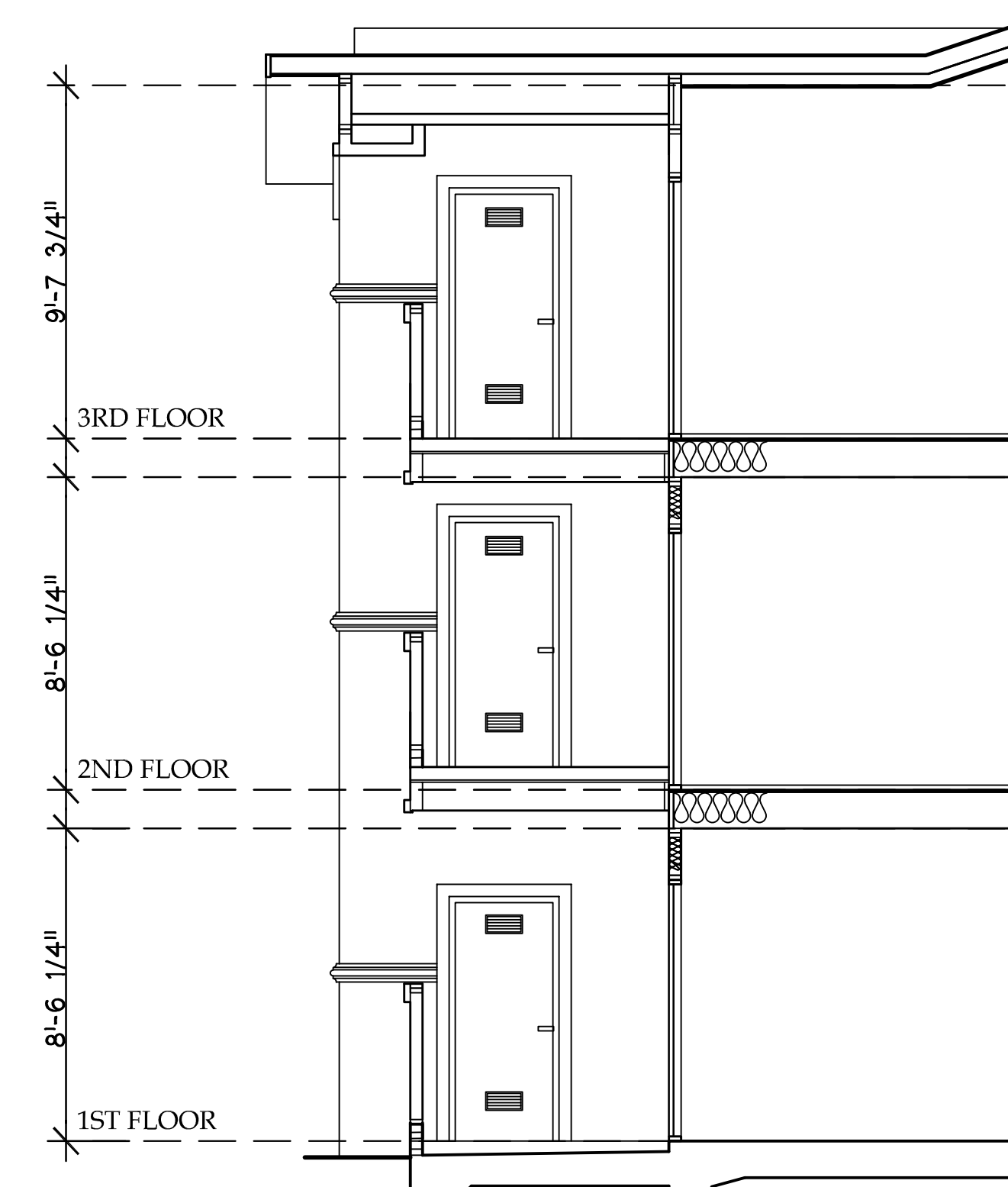
UNIT AREA CALC.

1. UNIT	939 S.F.
2. STORAGE	44
3. PATIO - 1ST FLOOR	80.5
4. ENTRANCE PORCH	30
5. DECK - 2ND & 3RD FLOOR	80.5





1 REFERENCE ELEVATION



2 CONCEPTUAL SECTION
1/4" = 1'-0"

COLOR CHART

(These colors are approximate. Accuracy is limited by scanning & printing technology. Please see physical Color & Materials Board for actual materials.)

1 ROOF
EAGLE ROOF TILE
BEL AIR
4814
SAN PABLO BLEND

4 BASE FINISH
ELDORADO STONE
RIVER ROCK
COLORADO

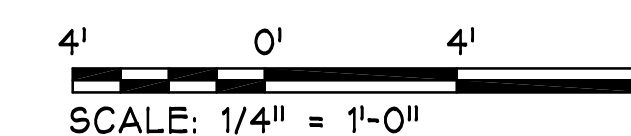
2 BODY COLOR 1
KELLY MOORE
228
CHARRO

5 FASCIA
KELLY MOORE
412
CARGO

3 BODY COLOR 2
KELLY MOORE
230
GRAYSTONE

6 TRIM
KELLY MOORE
KM22
SOFT WHITE

CONCEPTUAL ELEVATION DESIGN ELEMENTS & SECTION

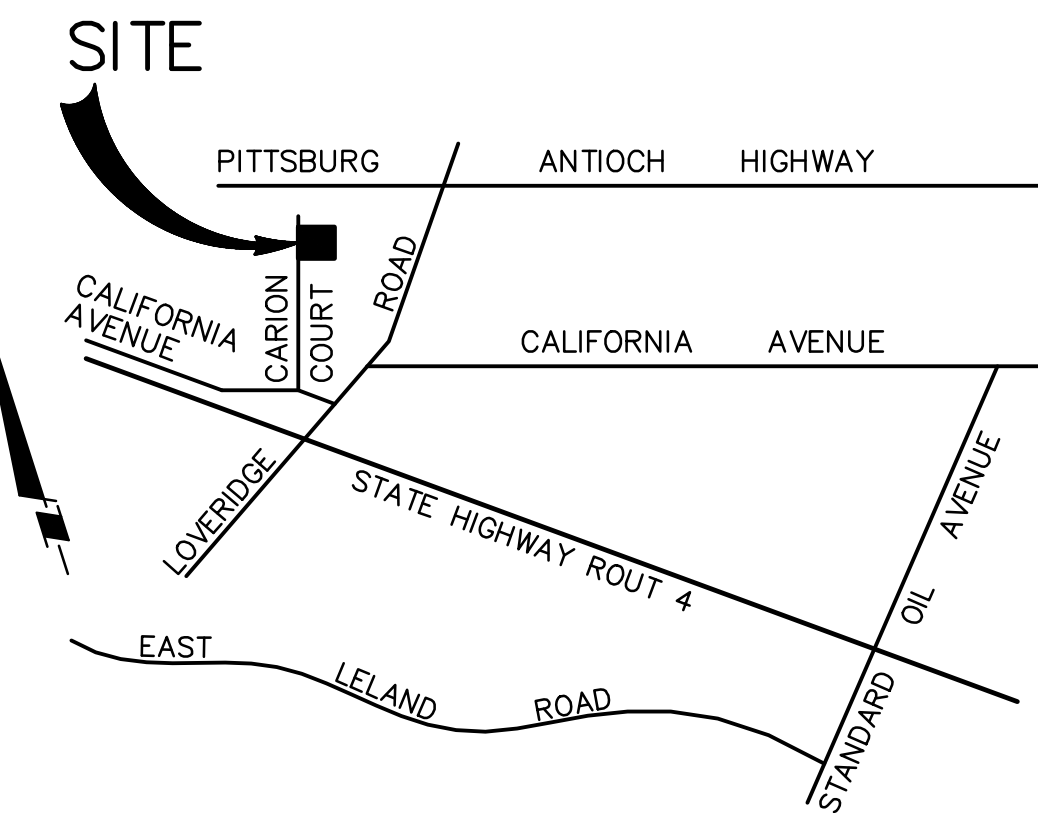


SCALE: 1/4" = 1'-0"

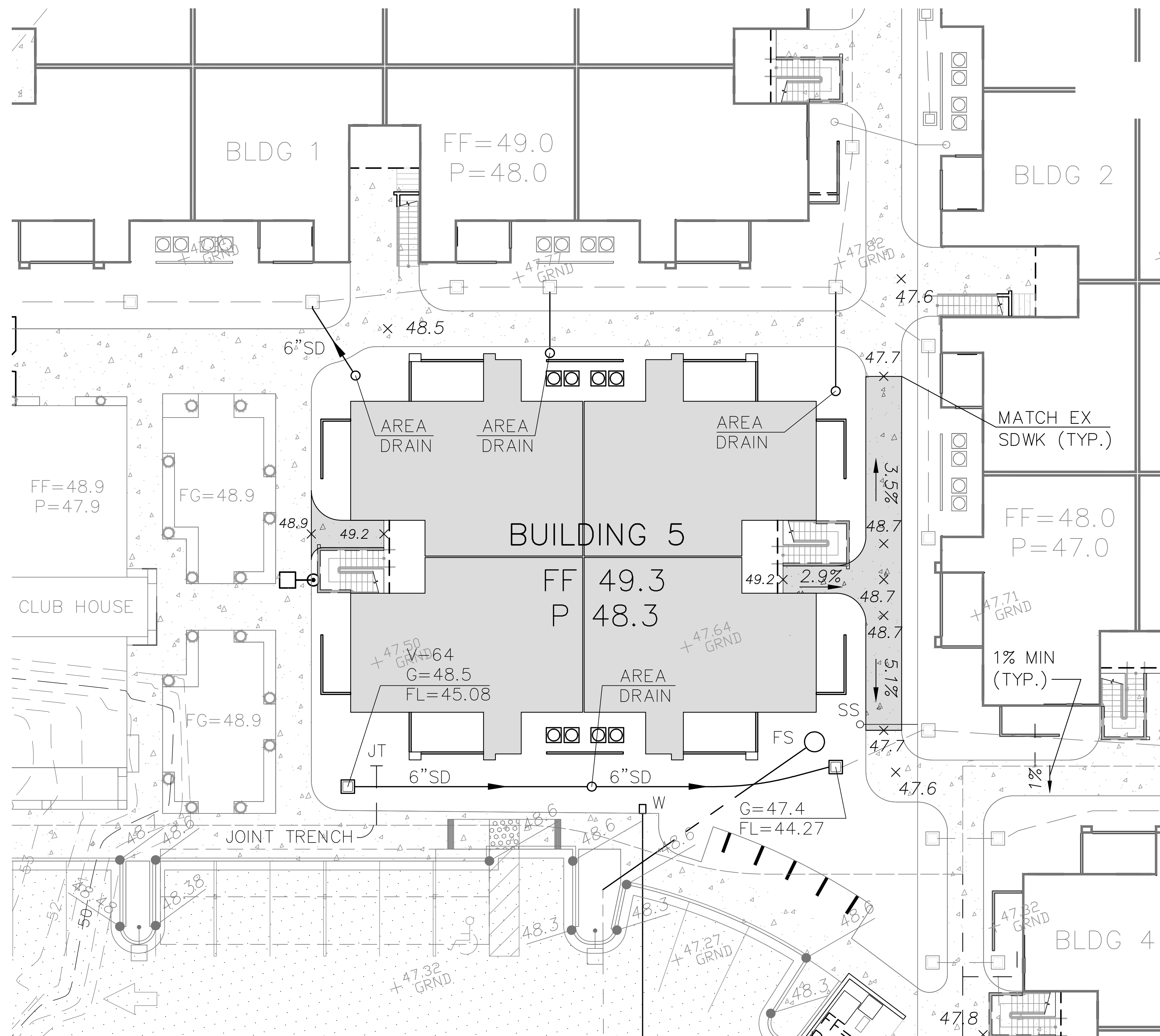
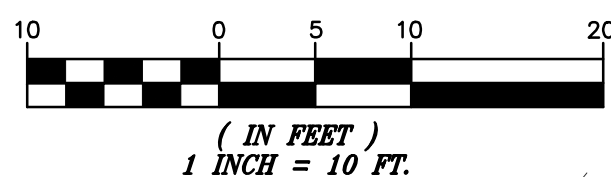
"EDGEWATER APARTMENTS"

GRADING, DRAINAGE, AND UTILITY PLANS

CITY OF PITTSBURG
CONTRA COSTA COUNTY
STATE OF CALIFORNIA



VICINITY MAP
NOT TO SCALE



LEGEND

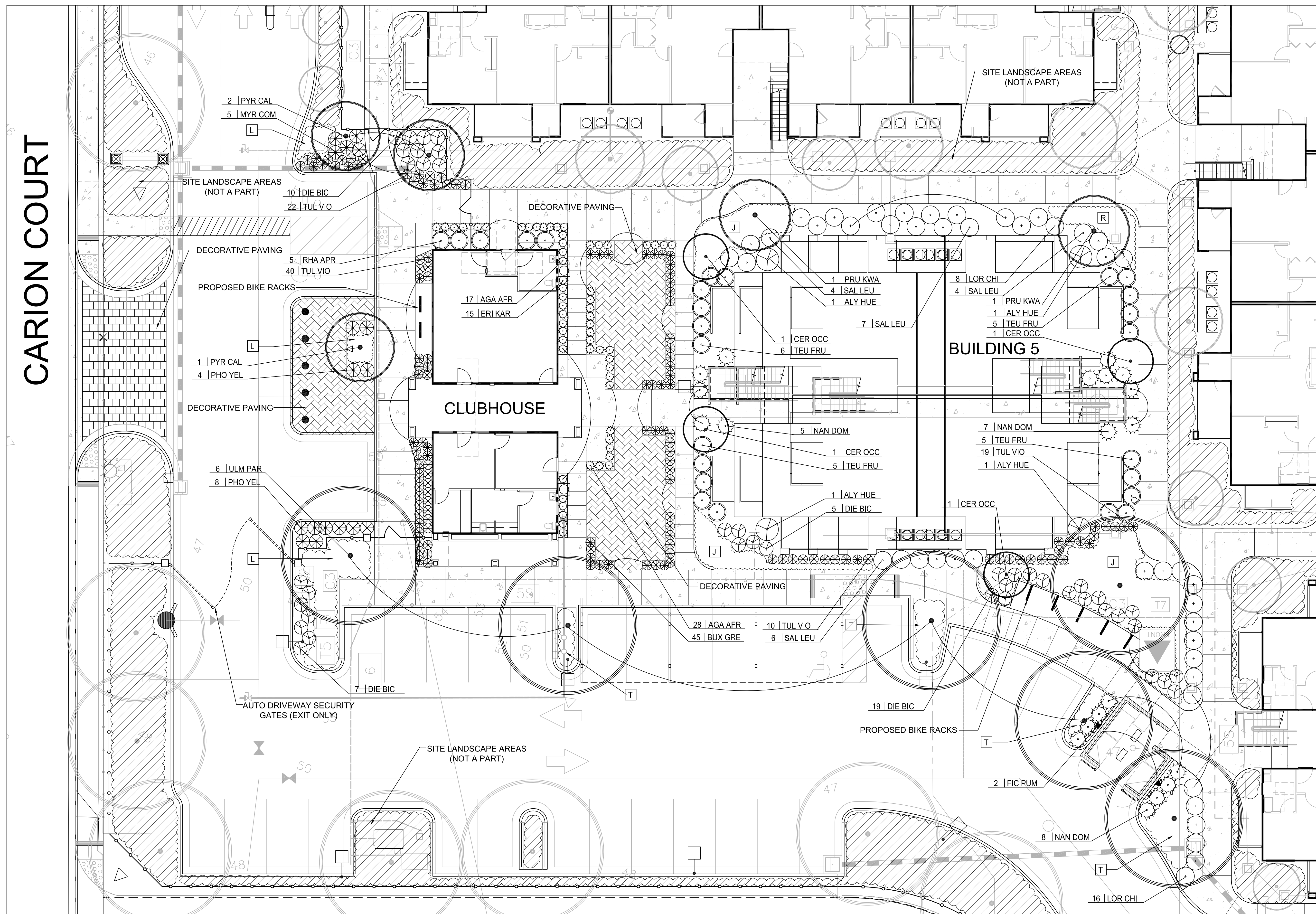
- | EXISTING | PROPOSED | |
|----------|----------|--|
| | | STORM DRAIN & CB |
| | | STORM DRAIN & AD |
| | | STREET LIGHT |
| | | DRIVEWAY LIGHTS |
| | | BOLLARD LIGHTS |
| | | CONCRETE |
| | | 6' DECORATIVE METAL PICKET FENCE |
| | | PROJECT BOUNDARY/PROPERTY LINE |
| | | BOARD FENCE |
| | | RETAINING WALL |
| | | FF=48.0 FINISH FLOOR ELEVATION |
| | | P=46.8 PAD ELEVATION |
| | | 47.0 DENOTES FINISH GRADE |
| | | 47.5 DENOTES TOP OF CURB |
| | | + 93.56 EX. SPOT ELEVATION |
| | | STAIRWAY |
| | | 2.3% STREET GRADE & DIRECTION
16.0 + H.P. |
| | | PROPOSED SDWK/WALKWAY |
| | | CARPORT |
| | | GARAGE |

DATE		APPR.		EDGEWATER APARTMENTS	
DATE: 05-03-19		DESIGNED BY: DOI		DRAWN BY: RLB	
CHECKED BY: DOI		JOB NO. 200607		SHEET 1 OF 1	
		BUILDING 5 GRADING PLAN PITTSBURG CONTRA COSTA COUNTY Isakson & Assoc. Inc. civil engineering land surveying 2 Mirango Court, Clayton, CA 94517 Phone: (925) 876-0889			

N:\LAND DEVELOPMENT\PROJECTS\200607\EDWAP-GRADING & UTILITY PLANS\200607-05-BLDG 5.GRD.DWG

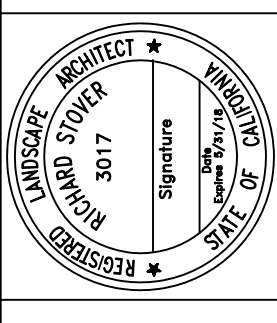
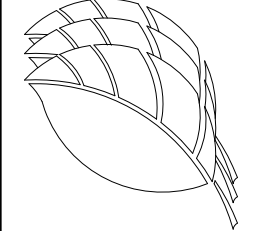
200607 - EDGEWATER APARTMENTS - BUILDING 5 GRADING PLAN - 05-03-2019

CARION COURT



NO.	REVISIONS

Thomas Baak & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2583

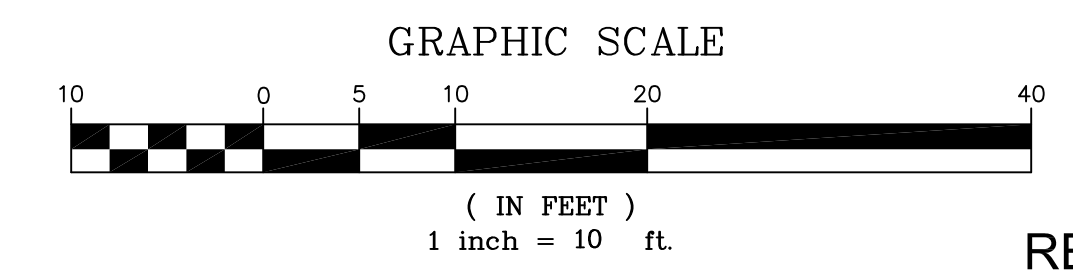


EDGEWATER APARTMENTS BUILDING 5 PITTSBURG, CALIFORNIA

PRELIMINARY LANDSCAPE PLAN

DESIGNED: RS	DRAWN: KD
CHECKED:	JOB NO.:
DATE 04-23-19	
SCALE NOTED	

SHEET
L1
 OF 2 SHEETS



- GENERAL NOTES:**
- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
 - ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.

REFER TO L2 FOR PLANT LIST AND CALCS

WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀): 45.4

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	DRIP	0.81	0.3703703	2280	844.444284	23769.4
MEDIUM WATER USE	0.5	DRIP	0.81	0.6172839	1581	975.9258459	27470.4
MEDIUM WATER USE	0.5	BUBBLER	0.81	0.6172839	135	83.3333265	2345.7
TOTALS:					3996	1904	
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
TOTALS:					0	0	
ETWU TOTAL:							53,585
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							61,864

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	1,904
TOTAL LANDSCAPE AREA	3,996
AVERAGE ETAF	0.48

NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	1,904
TOTAL LANDSCAPE AREA	3,996
SITOWIDE ETAF	0.48

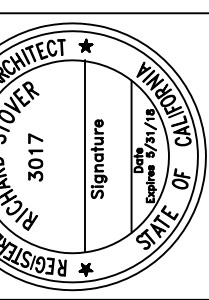
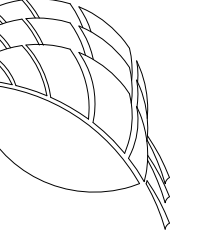
SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS		WATER USE
			QUANTITY	SIZE	
TREES:					
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	4	15 GA	LOW
PRU KWA	PRUNUS SERRULATA 'KWANZAN'	FLOWERING CHERRY	2	15 GA	MED
PYR CAL	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3	15 GA	MED
ULM PAR	ULMUS PARVIFOLIUS 'TRUE GREEN'	CHINESE ELM	6	15 GA	MED
SHRUBS:					
ALY HUE	ALYOGYNE HUEGII	BLUE HIBISCUS	4	5 GA	LOW
BUX GRE	BUXUS 'GREEN BEAUTY'	JAPANESE BOXWOOD	45	5 GA	MED
LOR CHI	LOROPETALUM CHINENSIS 'BURGUNDY'	LOPORETALUM	24	5 GA	LOW
MYR COM	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5	5 GA	LOW
NAN DOM	NANDINA DOMESTICA	HEAVENLY BAMBOO	20	5 GA	LOW
PHO YEL	PHORMIUM 'YELLOW WAVE'	FLAX	12	5 GA	LOW
RHA SPR	RHAPHIOLEPIS INIDCA 'SPRINGTIME'	INDIAN HAWTHORN	5	5 GA	LOW
SAL LEU	SALVIA LEUCOPHYLLA	PURPLE SAGE	21	5 GA	LOW
TEU FRU	TEUCRIUM FRUTICANS 'COMPACTUM'	BUSH GERMANDER	21	5 GA	LOW
PERENNIALS:					
AGA AFR	AGAPANTHUS AFRICANUS	LILY OF THE NILE	45	1 GA	MED
DIE BIC	DIETES BICOLOR	FORTNIGHT LILY	41	1 GA	MED
ERI KAR	ERIGERON KARVIN. 'MOSEHEIMII'	SANTA-BARBARA-DAISY	15	1 GA	LOW
TUL VIO	TULBAGHIA VIOLACEA 'VARIEGATED'	SOCIETY GARLIC	91	1 GA	LOW
VINES:					
FIC PUM	FICUS PUMILA	CREEPING FIG	2	5 GA	MED
GROUND COVERS:					
<input type="checkbox"/>	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1GA@36" O.C.		MED
<input type="checkbox"/>	LANTANA MONTEVIDENSIS	LANTANA	1GA@30" O.C.		LOW
<input type="checkbox"/>	ROSMARINUS 'HUNTINGTON BLUE'	ROSEMARY	1GA@36" O.C.		LOW
<input type="checkbox"/>	TEUCRIUM LUCIDRYS	GERMANDER	1GA@30" O.C.		LOW



BIKE RACKS
COLUMBIA CASCADE 'CYCLOOPS CIRCULO'
32.5" HT. x 2" WD. x 36" DEEP STAINLESS
STEEL LOOP, SURFACE MOUNTED

REVISIONS

Thomas Baak & Associates, LLP
Landscape Architects
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



EDGEWATER APARTMENTS
BUILDING 5
PITTSBURG, CALIFORNIA

PLANT LIST
AND CALCS

DESIGNED: RS	DRAWN: KD
CHECKED:	JOB NO:
DATE 04-23-19	
SCALE NOTED	



PLANNING DIVISION
Memorandum

MEMO: June 18, 2019
TO: Land Use Subcommittee Members
FROM: Hector J. Rojas, AICP, Senior Planner
RE: Item 3, Stoneman MSC Automotive Campus, AP-19-1432

Jason Zimmerman of Ironwill Holdings, LLC, is interested in constructing a private, membership-based motorsports club on an approximately 80-acre site located at 1301 Standard Oil Avenue in the IG (General Industrial) District. Assessor's Parcel Nos. 073-230-007 and 073-230-047. The motorsports club would include a 2.25-mile long driving circuit, 60 to 80 private vehicle garage spaces, 5 to 10 industrial condos/automotive shop facilities, and a private clubhouse with restaurant-bar, meeting, office, locker room, lodge, and event spaces. A possible future expansion could include 45 additional acres to the northeast for an autonomous vehicle testing campus and associated R&D spaces.

There currently is no land use classification for motorsports clubs in the zoning ordinance. A "Commercial Recreation and Entertainment" use is defined as a business providing participant or spectator recreation, entertainment, or sports activities, so staff has determined that that use would be the best-fit classification; however, it is not currently allowed in the IG District.

Mr. Zimmerman would like to submit a planning application requesting approval of a limited overlay district creating a land use definition for motorsports club and allowing the use on the project site. Before he does, he would like to present his proposal to the Land Use Subcommittee and solicit feedback.

Attachments:

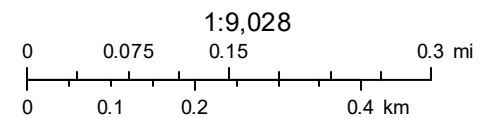
1. Location Map
2. Applicant's Project Narrative
3. Conceptual Layout and Images

Location Map



6/14/2019, 11:50:25 AM

- Parcel
- Caltrans ROW
- City Limits
- CCC Housing Authority
- Railroads



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Disclaimer: All reasonable effort has been made to assure the accuracy of the maps for its intended purpose. However, the GIS data may or may not be an exact depiction of the existence, location, depth, size, material or type of facilities shown herein. It is not to be relied upon for any purpose other than a general schematic diagram of the facilities depicted.

APPENDICES

VISION

Stoneman exists to provide an opportunity for our members to connect on a technical, functional, and emotional level with their love of cars, and a community of like-minded people. Our vision is to create an environment that fosters experiences and engagement for our members, their families, and their guests. We want to share in the moments of discovery that come from the first time on a racetrack, a new personal best lap time, or out of the frustrations of failing to master the intricacies of an off-camber decreasing radius curve. We want to facilitate our members appreciation of the beauty of a classic car design, the reverence for the craftsmanship of a hand formed vehicle body, or the genius behind an internal combustion engine. We will help our members celebrate champions, heroes, legends and visionaries by supporting their collections and providing an opportunity to share the stories and folklore that so often accompany these rolling artworks. Stoneman exists to celebrate the passions that automobiles incite and the awe-inspiring power of cars to bring people together.



APPENDICES

**CONCEPT
NARRATIVE**

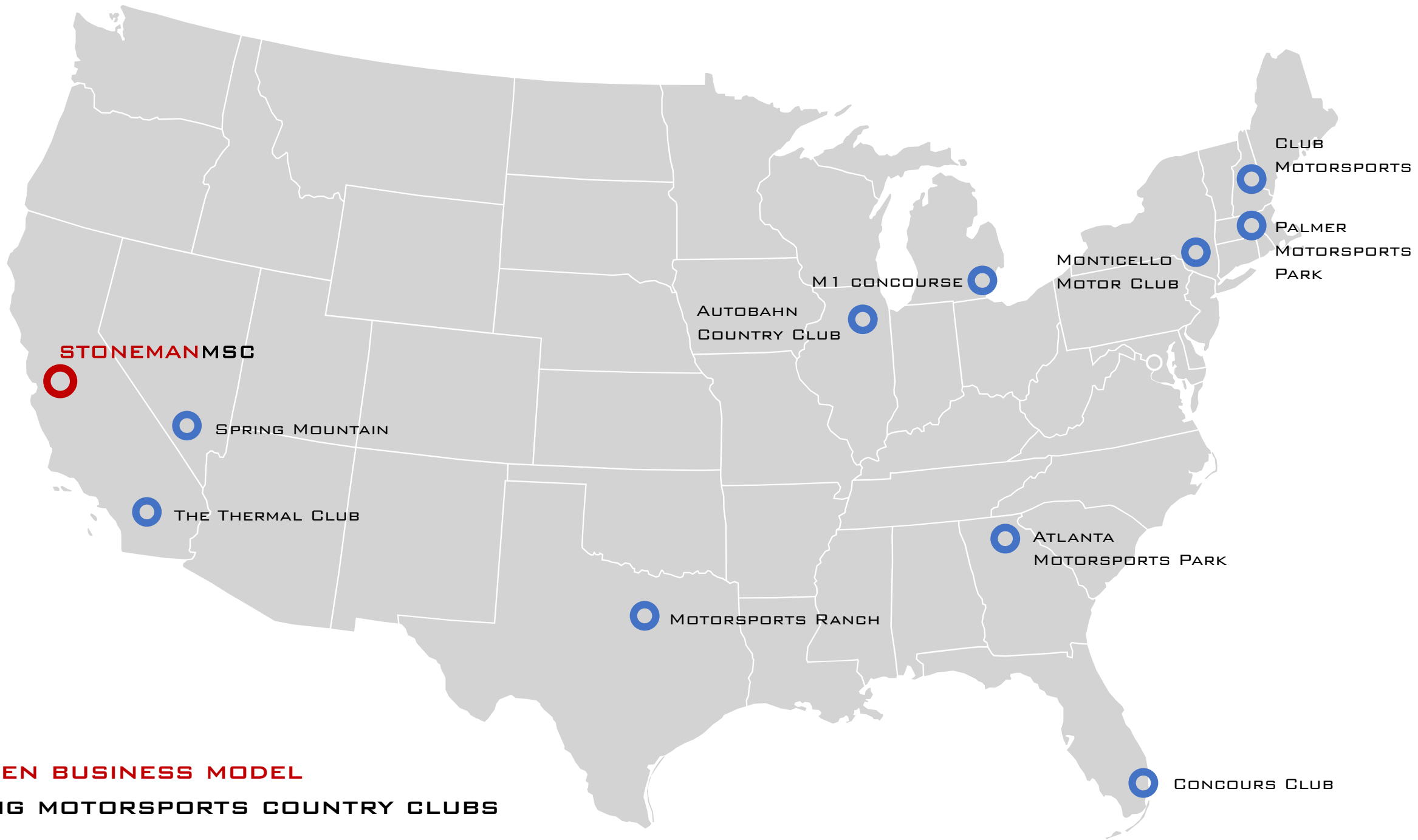
Situated between the broad shoulders of Mt. Diablo and the iconic San Francisco Bay Delta, surrounded by the rich history of America's industrial heritage, Stoneman Motorsports Complex provides a select group of automotive enthusiasts, and the automotive & motorsports industries, with a world-class private membership club to indulge their passions, enhance their performance, and fully experience the joys, challenges, and stirring emotion of automobiles, driving, and the motoring community.

Stoneman is a private, membership based, automotive activity center located in Pittsburg, California, in the San Francisco Bay Area's East Bay region. Stoneman functions much like a private country club, simply replace the golf course with a 2.25 mile, natural terrain, FIA grade 3 circuit. The track is being crafted to deliver the delights of your favorite backroads, continuous challenges for the experienced driver to master, and a safe on-ramp to circuit driving for the novice.

Beyond the track itself, Stoneman will provide an automotive community and gathering place for like minded aficionados that will include customizable garage spaces for members to store and enjoy their collections, vehicle preparation, maintenance, repair and tire services, professional driver coaching and development, and member social activities, outings, and events. The Stoneman facilities will also be available for limited rental by automotive manufacturers (OEMs) for testing and marketing, media companies for photo, film & television shooting, and racing teams seeking testing & development time. The facility location and site layout create an extremely private, secluded space supporting the most sensitive testing and media projects.

Central to the operations of the facility, and key to providing members, their guests, and our rental clients with unforgettable experiences, unbeatable service, and unmatched comfort & convenience will be our modern, architecturally sophisticated clubhouse, meeting and event spaces, and a top-flight staff – trained and empowered to provide the hospitality one would expect at the leading luxury hotels of the world.





STONEMANMSC

SPRING MOUNTAIN

THE THERMAL CLUB

MOTORSPORTS RANCH

AUTOBAHN
COUNTRY CLUB

M1 CONCOURSE

ATLANTA
MOTORSPORTS PARK

MONTICELLO
MOTOR CLUB

CLUB
MOTORSPORTS

PALMER
MOTORSPORTS
PARK

CONCOURS CLUB

A PROVEN BUSINESS MODEL

EXISTING MOTORSPORTS COUNTRY CLUBS



STONEMANMSC

*CITY OF PITTSBURG PRELIMINARY
PLAN REVIEW PACKAGE*

A UNIQUE AUTOMOTIVE ACTIVITY COMPLEX:

- PRIVATE MOTORSPORTS CLUB
THINK OF A COUNTRY CLUB – NOW REPLACE THE GOLF COURSE WITH A 2.25 MILE CIRCUIT
- AUTONOMOUS VEHICLE AND ALTERNATIVE FUELS RESEARCH & DEVELOPMENT CAMPUS
A WORLD-CLASS FACILITY TO SUPPORT CUTTING EDGE AUTONOMOUS VEHICLE AND ALTERNATIVE FUELS TESTING, RESEARCH, AND DEVELOPMENT
- AUTOMOTIVE RELATED LIGHT INDUSTRIAL PARK
AUTOMOTIVE/MOTORSPORTS INDUSTRY ACTIVITIES RELATED TO THE MOTORSPORTS CLUB AND/OR THE R&D CAMPUS



CONCEPT RENDERING



CONCEPT RENDERING



CONCEPT RENDERING

MOTORSPORTS CLUB



***AUTONOMOUS VEHICLE & ALTERNATIVE FUELS
TESTING, RESEARCH, AND DEVELOPMENT***





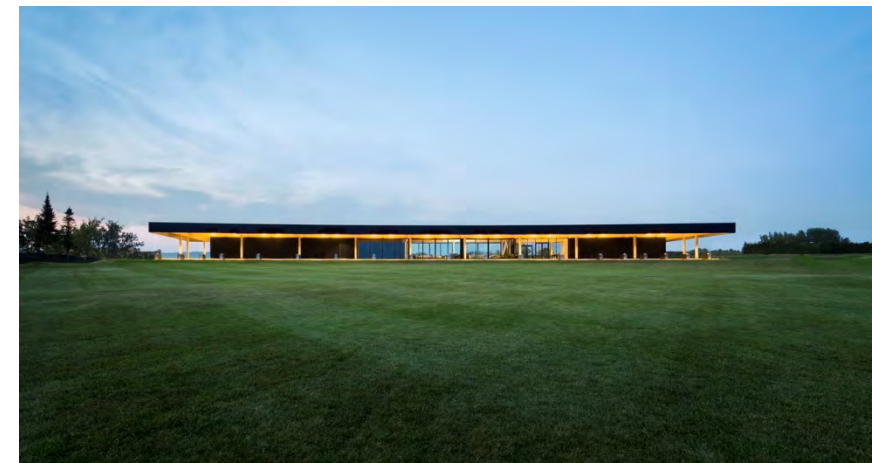
MOTORSPORTS CLUB

- ***CLUBHOUSE***
- ***OEM CENTER***
- ***MEMBER GARAGES***
- ***SERVICE & STORAGE CENTER***





CLUBHOUSE “LOOKS”





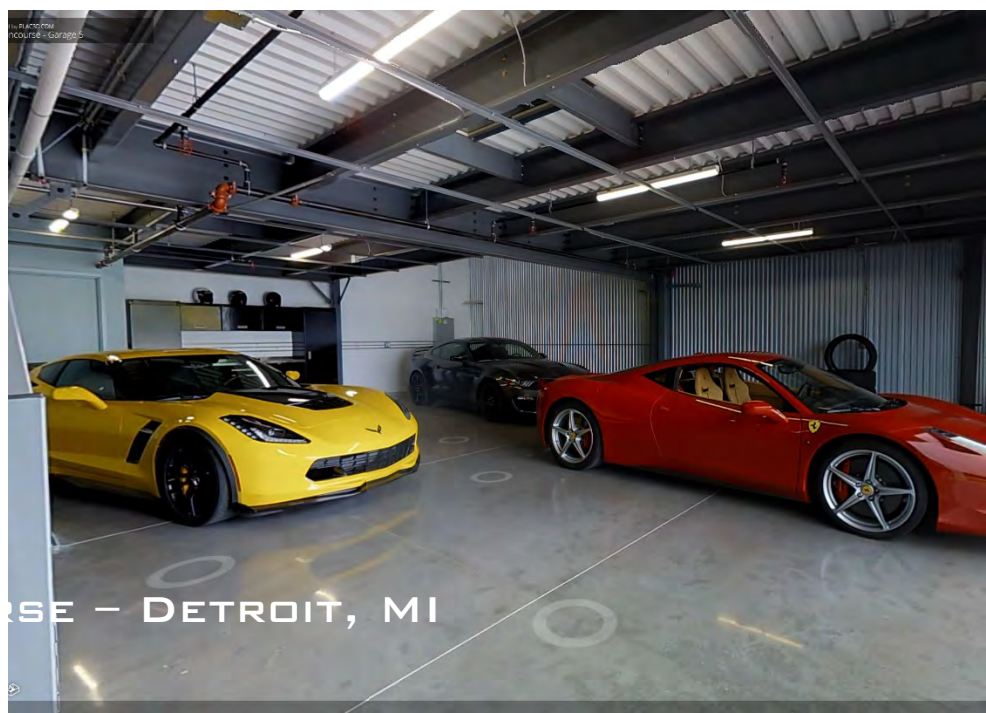
CONCEPT RENDERINGS — MEMBER GARAGES — M1 CONCOURSE — DETROIT, MI



EXAMPLE PHOTOGRAPHS - MEMBER GARAGES - M1 CONCOURSE - DETROIT, MI



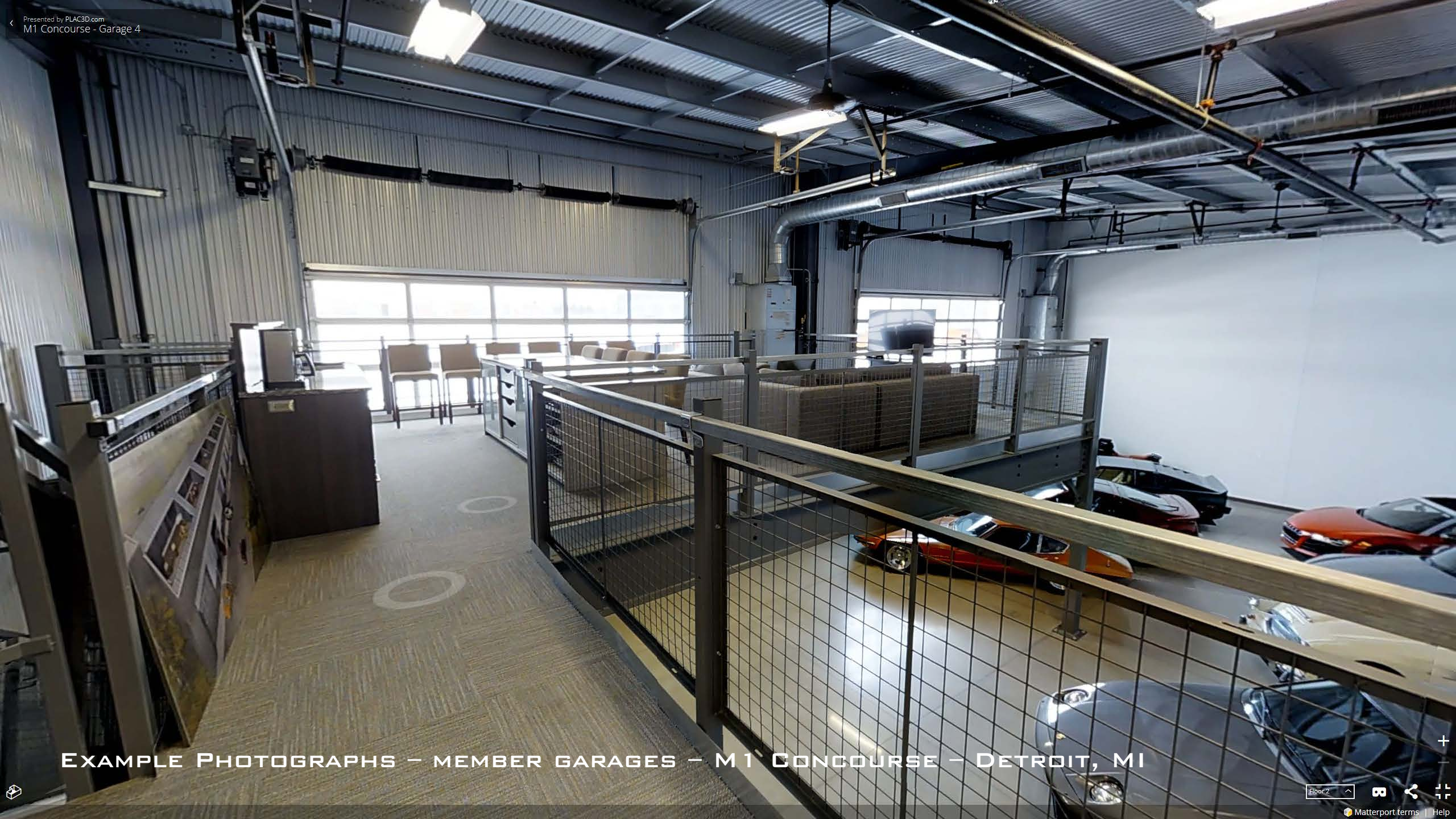
EXAMPLE PHOTOGRAPHS - MEMBER GARAGES - M1 CONCOURSE - DETROIT, MI



EXAMPLE PHOTOGRAPHS - MEMBER GARAGES - M1 CONCOURSE - DETROIT, MI



EXAMPLE PHOTOGRAPHS - MEMBER GARAGES - M1 CONCOURSE - DETROIT, MI



EXAMPLE PHOTOGRAPHS - MEMBER GARAGES - M1 CONCOURSE - DETROIT, MI



**AUTONOMOUS VEHICLE &
ALTERNATIVE FUELS R&D
CAMPUS**

- **VEHICLE TESTING ENVIRONMENT**
- **LIGHT INDUSTRIAL WORKSHOP &
LAB SPACES**





CONCEPT RENDERING



CONCEPT RENDERING







earth

CF, NOAA
avy, NSA, GEBCO

CONCEPT RENDERING



JASON ZIMMERMAN – FOUNDER & PROJECT PRINCIPAL

AS A FORMER RACING DRIVER AND LIFELONG “CAR GUY” THE CREATION OF STONEMANMSC REPRESENTS A TRUE PASSION PROJECT FOR JASON. WITH A BACKGROUND IN INDUSTRIAL TRANSPORTATION DEVELOPMENT, INCLUDING PROJECTS IN THE BAY AREA, JASON KNOWS HOW TO NAVIGATE THE PERMITTING AND APPROVALS PROCESSES AND BRING COMPLEX DEVELOPMENT PROJECTS THROUGH TO COMPLETION.

Driven.

DRIVEN INTERNATIONAL – FACILITY DESIGN, PLANNING & ENGINEERING

UK BASED DRIVEN INTERNATIONAL LTD IS AN AWARD WINNING, ARCHITECTURAL, DESIGN, ENGINEERING AND CONSULTANCY FIRM, WITH PARTICULAR EXPERTISE IN MOTORSPORT AND DRIVING VENUES. AS SPECIALISTS IN THE FEASIBILITY, PLANNING AND TURNKEY FACILITY DESIGN OF MOTOR RACING VENUES, KARTING FACILITIES, AND DRIVING & BRAND EXPERIENCE CENTERS, DRIVEN BRINGS A TALENTED, PASSIONATE STAFF LEVERAGING CUTTING EDGE SIMULATION, VIRTUAL REALITY AND AUGMENTED REALITY TECHNOLOGIES ALONGSIDE DEEP EXPERIENCE IN ARCHITECTURE, CIVIL ENGINEERING, CONSTRUCTION MANAGEMENT, AND SAFETY TO BRING CONCEPTS TO REALITY AND CREATE TRULY WORLD-CLASS DRIVING DESTINATIONS.



CSW/STUBER-STROEH ENGINEERING – SITE-CIVIL DESIGN & ENGINEERING

SINCE 1954, CSW/STUBER-STROEH ENGINEERING GROUP HAS PROVIDED CIVIL ENGINEERING AND RELATED DESIGN SERVICES THROUGHOUT NORTHERN CALIFORNIA. THEY ARE ONE OF THE LARGEST ENGINEERING FIRMS IN THE NORTH BAY AND ARE KNOWN FOR CREATIVE, COST-EFFECTIVE DESIGNS AND PRACTICAL, WORKABLE SOLUTIONS TO DESIGN CHALLENGES. AS AN ADDED BONUS CSW HAS EXTENSIVE EXPERIENCE WITH RACING CIRCUITS DUE TO THEIR ROLE AS ON-CALL ENGINEERS AT SONOMA RACEWAY.

PRIVATE ADVISORY BOARD

STONEMAN MSC IS SUPPORTED BY A PRIVATE TEAM OF ADVISORS AND INVESTORS INCLUDING SUCCESSFUL ENGINEERS, TECHNOLOGY ENTREPRENEURS, PRIVATE EQUITY & FINANCE PROFESSIONALS, AND AUTOMOTIVE & MOTORSPORTS INDUSTRY VETERANS.



STONEMANMSC

JASON ZIMMERMAN

415.350.0247

JMZ@STONEMANMSC.COM



City of Pittsburg
Community Development Department
Engineering Division
65 Civic Avenue
Pittsburg, CA 94565-3814

MEMORANDUM

Date: June 18, 2019
To: Land Use Subcommittee Members
From: Jolan Longway, Clean Water Program Coordinator
Re: Item 4, Green Infrastructure Plan

Pittsburg is one of 76 Bay Area municipalities covered under a Municipal Regional Stormwater Permit issued by the Regional Water Quality Control Board for the San Francisco Bay Region. The permit provision relating to Green Infrastructure Program Plan Development requires each Permittee to develop and implement measures to incorporate green infrastructure into the development and renewal of the urban landscape.

Green infrastructure refers to the construction and retrofit of storm drainage facilities to reduce runoff volumes, disperse runoff to vegetated areas, harvest and use runoff where feasible, promote infiltration and evapotranspiration, and use bioretention and other natural systems to detain and treat runoff. The goal of these projects is to remove pollutants from the stormwater stream before it reaches our creeks and the Bay. Green infrastructure facilities include pervious pavement, infiltration basins, bioretention facilities or “raingardens”, green roofs, and rainwater harvesting systems.

The Green Infrastructure Plan (Plan) serves as the City’s long-term policy on how to implement green infrastructure improvements over time. The Plan identifies project opportunities with target impervious surface areas to be retrofit, describes the tools and practices for tracking projects constructed, and provides design guidelines and specifications for green infrastructure improvements.

Approval of this policy will allow the City to implement a long-term program to assist with the planning and implementation of green infrastructure projects. This Plan is necessary for the City to meet its pollutant reduction goals and achieve compliance with our stormwater permit.