



AGENDA

LAND USE SUBCOMMITTEE

When: July 16, 2021 | Time: 1:30-2:30 PM

Please click the link below to join the webinar:

<https://zoom.us/join>

Enter Meeting ID: 834 1820 9380

Enter Password: 129251

To join by telephone:

Dial: 1 (669) 900-6833

Webinar ID: 834 1820 9380

Password: 129251

Subcommittee Members

Holland Barrett White, Vice Mayor

Juan Antonio Banales, Council Member

Christopher Moreno, Planning Commissioner

Elissa Robinson, Planning Commissioner

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- 1. Public Comment for Non-Agenda Items.** Please use the chat feature on the Zoom App, or if joining by telephone please press *9 to raise your hand.
 - 2. Commerce Place Apartments, AP-21-1561 (PPR).** This is a preliminary plan review of conceptual plans for an apartment complex with a clubhouse and pool area on a 5.34-acre parcel located along the north and east side of Commerce Place, within the CS (Service Commercial) District. APN(s): 088-152-032; -036; -037. *Subcommittee feedback is requested.*
 - 3. Envision Pittsburg General Plan Update.** On June 14, 2021, the City Council and Planning Commission held a joint workshop to discuss the proposed General plan Land Use Alternatives. Staff is planning a second joint workshop for late summer and is requesting subcommittee feedback on items and/or areas to be further discussed, as well as additional information that should be provided. *Subcommittee feedback is requested.*
 - 4. Non-Agenda Items**



PLANNING DIVISION
Memorandum

MEMO: July 16, 2021
TO: Land Use Subcommittee Members
FROM: Trishia Caguiat, Associate Planner
RE: Item No. 2, Commerce Place Apartments, AP-21-1561 (PPR)

On March 25, 2021, Discovery Builders, Inc. submitted a request for preliminary plan review of three conceptual plans to construct a 108- to 114-unit apartment complex with a clubhouse and pool area on a 5.34-acre parcel located along the north and east side of Commerce Place, within the CS (Service Commercial) District. APN(s): 088-152-032; -036; -037.

A new driveway entrance is proposed to allow access from Commerce Place. The proposed site improvements would include 246- 264 parking spaces (including multiple garages), trash enclosures with a compactor, and landscaping (see Proposed Site Plans in Attachment 2).

The project will require the following approvals: 1) a General Plan map amendment to change the site's land use designation from Business Commercial to Medium Density Residential (it should be noted that the Envision Pittsburg Land Use Alternative A considers designation of this site as High Density Residential); 2) rezoning from Service Commercial (CS) District to a Planned Development (PD) District; and 3) design review of architectural and landscape plans. It is anticipated that an initial study will need to be prepared to determine the appropriate level of environmental analysis to be prepared pursuant to the California Environmental Quality Act (CEQA).

Staff is requesting Subcommittee feedback on the use of this site as high density residential, as well as the layout of the project. As this is a conceptual plan with limited detail, not all design elements and amenities included within the final project may be shown; however, staff is also requesting general feedback on these items that may be incorporated into final plans.

Attachments:

1. Location Map
2. Conceptual Site Plans

Attachment 1

Location Map

Commerce Place Apartments, AP-21-1561 (PPR)





COMMERCE PLACE
 APARTMENTS
 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
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 AND/OR CONCEPT CONTAIN INFORMATION THAT
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 AND/OR CHANGE. THE ARCHITECT MAKES NO CLAIM
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OPTION A
 108 UNITS

SCALE:
 DATE: 01 / 14 / 2021

REVISIONS:

PROJECT NO. 21006

SHEET OF

CONCEPTUAL PROJECT DATA

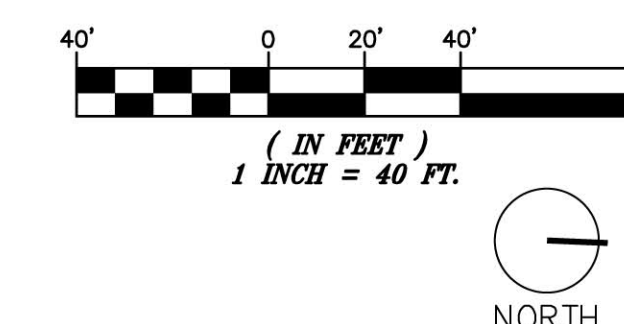
TOTAL SITE AREA 232,768 SF± (5.34 ACRES)

UNIT COUNT		
ONE BEDROOM UNITS:	48 UNITS	(44.4%)
TWO BEDROOM UNITS:	60 UNITS	(55.6%)
TOTAL:	108 UNITS	
DENSITY:	20.2 DU/AC	

PARKING
 REQUIRED PARKING (2 PER UNIT
 INCLUDING 1 COVERED; PLUS 1/2
 PER EACH UNIT HAVING 2 OR
 MORE BEDROOMS): 246 SPACES

COVERED CARPORTS SPACES:	108 SPACES
GARAGE PARKING SPACES	36 SPACES
UNCOVERED STANDARD SPACES:	114 SPACES
TOTAL:	258 SPACES (+12)
PARKING RATIO:	2.39 SPACES/UNIT

COMMERCE PLACE
 CONCEPTUAL SITE PLAN
 OPTION A: 108 UNITS





COMMERCE PLACE
 APARTMENTS
 PITTSBURG, CALIFORNIA

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OPTION B
 114 UNITS

SCALE:
 DATE: 01 / 14 / 2021

REVISIONS:

PROJECT NO. 21006

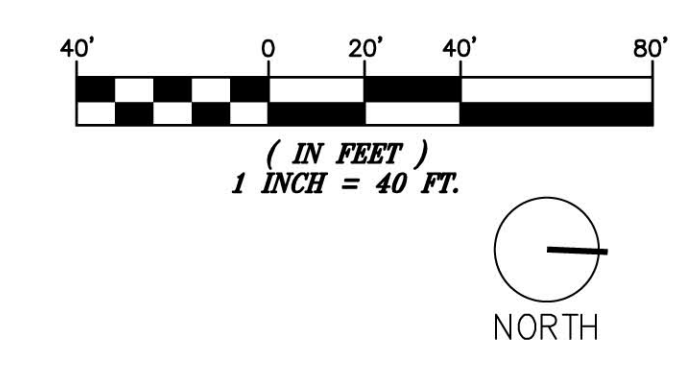
SHEET OF

CONCEPTUAL PROJECT DATA

TOTAL SITE AREA	232,768 SF± (5.34 ACRES)	
<u>UNIT COUNT</u>		
ONE BEDROOM UNITS:	66 UNITS	(57.9%)
TWO BEDROOM UNITS:	48 UNITS	(42.1%)
TOTAL:	114 UNITS	
DENSITY:	21.3 DU/AC	

<u>PARKING</u>	
REQUIRED PARKING (2 PER UNIT INCLUDING 1 COVERED; PLUS 1/2 PER EACH UNIT HAVING 2 OR MORE BEDROOMS):	252 SPACES
COVERED CARPORTS SPACES:	114 SPACES
GARAGE PARKING SPACES	30 SPACES
UNCOVERED STANDARD SPACES:	116 SPACES
TOTAL:	260 SPACES (+8)
PARKING RATIO:	2.28 SPACES/UNIT

COMMERCE PLACE
 CONCEPTUAL SITE PLAN
 OPTION B: 114 UNITS





COMMERCE PLACE
 APARTMENTS
 PITTSBURG, CALIFORNIA

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OPTION C
 114 UNITS

SCALE:
 DATE: 01 / 14 / 2021

REVISIONS:

 PROJECT NO. 21006
 SHEET OF _____

CONCEPTUAL PROJECT DATA

TOTAL SITE AREA	232,768 SF± (5.34 ACRES)	
<u>UNIT COUNT</u>		
ONE BEDROOM UNITS:	42 UNITS	(36.8%)
TWO BEDROOM UNITS:	72 UNITS	(63.2%)
TOTAL:	114 UNITS	
DENSITY:	21.3 DU/AC	

<u>PARKING</u>	
REQUIRED PARKING (2 PER UNIT INCLUDING 1 COVERED; PLUS 1/2 PER EACH UNIT HAVING 2 OR MORE BEDROOMS):	264 SPACES
COVERED CARPORTS SPACES:	114 SPACES
GARAGE PARKING SPACES	12 SPACES
UNCOVERED STANDARD SPACES:	114 SPACES
TOTAL:	240 SPACES (-24)
PARKING RATIO:	2.11 SPACES/UNIT

COMMERCE PLACE
 CONCEPTUAL SITE PLAN
 OPTION C: 114 UNITS

