



**CITY OF PITTSBURG
AGENDA**

APRIL 04, 2022

**CITY HALL COUNCIL CHAMBER
65 CIVIC AVENUE, PITTSBURG, CA**

**CLOSED SESSION
6:00 P.M.**

**REGULAR MEETINGS
7:00 P.M.**

**CITY COUNCIL
PITTSBURG ARTS AND COMMUNITY FOUNDATION
PITTSBURG POWER COMPANY
SOUTHWEST PITTSBURG GEOLOGIC HAZARD ABATEMENT DISTRICT II
SUCCESSOR AGENCY**

PRESIDING

**Holland Barrett White, Mayor/Chair
Shanelle Scales-Preston, Vice- Mayor/Chair
Juan Antonio Banales, Council Member/Board Member
Jelani Killings, Council Member/Board Member
Marilyn “Merl” Craft, Council Member/Board Member**

**FOR HOUSING AUTHORITY:
S.L. Floyd, Housing Authority Member
Annie Hill Herring, Housing Authority Member**

Pittsburg City Council meetings are held the first and third Mondays of each month at 7:00 p.m. The Housing Authority meets in conjunction with the City Council on the third Monday of each month. The Pittsburg City Council meets regularly in the Council Chamber at 65 Civic Avenue, unless otherwise noted above. The City Council also sits as the Board of Directors of several other City agencies. The stipends for all agency members conform to state statutes governing compensation amounts. All other Agencies meet on an as needed basis and will be listed above if applicable. Copies of the open session agenda packets, which are distributed to the City Council, are on file in the office of the City Clerk, 65 Civic Avenue, Pittsburg, California, and are available for public inspection, beginning 72 hours in advance, during normal business hours (8:00 a.m. – 5:00 p.m., Monday through Friday, except from noon to 1:00 p.m. and City holidays). The agenda and reports are also located on the City's website at www.pittsburgca.gov. Additionally, if any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports and documents will also be available for public inspection in the City Clerk's Office and on the day of the meeting in the Council Chamber at the public counter area below the dais.

AUDIENCE REMARKS

The Audience Remarks period is for the public to comment on any items scheduled to be heard during the Closed Session portion of the meeting, if applicable.

6:00 P.M. - CONVENE IN CLOSED SESSION

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Section 54956.8:

Property: 340 Marina Boulevard (APN 085-101-024); Negotiator for the City of Pittsburg; Garrett Evans; Negotiating Party: County of Contra Costa; Under Negotiations: Both price and terms of payment

2. CONFERENCE WITH LEGAL COUNSEL—EXISTING LITIGATION pursuant to Section 54956.9(d)(1):

Save Mount Diablo v. City of Pittsburg et al., Contra Costa County Superior Court case no. CIVMSN21-0462

7:00 P.M. - CONVENE IN OPEN SESSION FOR REGULAR MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PRESENTATIONS

3. Making Waves
4. MBK Pittsburg
5. Quarterly Overview of Use of Force by Law Enforcement Personnel and Overview of Internal Affairs Investigations

PROCLAMATIONS

6. National Sexual Assault Awareness Month
7. National Library Week
8. National Fair Housing Month
9. Arbor Day
10. Earth Day and Civic Pride Day
11. Cleaner Contra Costa Challenge

CITY MANAGER REPORTS/REMARKS

The City Manager may make brief announcements or informal comments at this time and brief the Council on items of interest. (No Action Required)

PUBLIC COMMENTS

Members of the audience who wish to address the City Council or Agency Boards on issues that are not scheduled for the agenda and on any items listed as part of the Consent Calendar should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given three minutes to address the Council unless additional time is allowed as provided for spokespersons. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. (No Action Required)

COMMITTEE REPORTS

Council Members may make a report on their committee assignments at this time. (see attached list of adhoc committees and other public agencies in which Council members participate). (No Action Required)

CITY COUNCIL MEETING

CONSIDERATION

12. Adoption of a City Council Resolution for Consideration to Hire a CalPERS Retired Annuitant in Accordance with Government Code Sections 7522.56, 21221(h) and 21224

The intent of this report is to provide City Council with sufficient information to approve a resolution appointing William (Brian) Addington as a retired annuitant to serve as the Interim Chief of Police during the executive recruitment process, and waiving the 180-day waiting period.

13. Adoption of a City Council Resolution Approving the Business Improvement District Contract for Fiscal Year 2022-2023 by and Between the City of Pittsburg and the Pittsburg Chamber of Commerce

The City and the Pittsburg Chamber of Commerce (Chamber) propose to enter into a Business Improvement District (BID) contract for Fiscal Year (FY) 2022-2023 for specific services to be provided to the City by the Chamber.

COMBINED CITY COUNCIL AND PITTSBURG POWER COMPANY CONSIDERATION

14. Adoption of City Council, Pittsburg Power Company and the Successor Agency Resolutions Amending the Fiscal Year 2021-22 Budget Based on Year End Revenue and Expenditure Projections

Staff has completed a Mid-Year Review of the Fiscal Year 2021-22 budget and has determined that budget adjustments are necessary to meet year-end projections.

CONFLICT OF INTEREST STATEMENT

City Council/Agency Members may make any conflict of interest declarations pertaining to Consent Calendar items at this time.

COMBINED CITY COUNCIL, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY, SUCCESSOR AGENCY AND SOUTHWEST PITTSBURG GHAD II CONSENT CALENDAR

15. Minutes of March 21, 2021
16. Adoption of a City Council Resolution approving Project 2608, Kirker Pass Road Surface Treatment Project, Obligating Funds and Authorizing the Execution of an Agreement between the City and Contra Costa County

Contra Costa County has offered to add surface treatment on the City-owned portion of Kirker Pass Road to its pavement maintenance project in order to facilitate its completion through city/county limits. Staff recommends approving the Kirker Pass Road Surface Treatment Project ("Project"), obligating funds, and authorizing an agreement with Contra Costa County for Project.

17. Adoption of a City Council Resolution to Establish a Salary Range for Deputy Chief Information Systems Officer and Amend the Management Group Positions Covered

The City Manager, upon recommendation from the Deputy City Manager in the capacity as Interim Director of Human Resources, has added the classification of Deputy Chief Information Systems Officer to the classification plan. In accordance with the City's Personnel Rule 11.1, Salary Plan, the City Council is asked to establish the salary range for the Deputy Chief Information Systems Officer classification as range 887, and to place it in the Management Group.

18. Adoption of a City Council Resolution to Accept Grant Funds from Los Medanos Community Healthcare District for Senior Programs

The City of Pittsburg has been awarded grant funds in the amount of \$53,800 supporting programs benefiting seniors offered at the City's Senior Center. Staff is requesting adoption of a resolution to accept the grants and allocate the funds to the Recreation budget for use between FY 2021/2022 and FY 2022/23.

19. Adoption of a City Council Resolution Making Findings in Support of Continuing to Hold Public Meetings by Teleconference Pursuant to California Government Code Section 54953(e)

Assembly Bill 361 (AB 361) amended the Brown Act to allow local legislative bodies to continue to meet remotely during proclaimed states of emergency under specified conditions. Findings must be made every 30 days.

20. Adoption of a City Council Resolution Accepting the General Plan Annual Progress Report for Calendar Year 2021

The City is required to prepare a General Plan Annual Progress Report (APR)

for submittal to the Planning Commission, City Council, Governor's Office of Planning and Research (OPR), and State Housing and Community Development Department (HCD). The progress report on the status of General Plan implementation also provides an opportunity to identify any modifications that may improve its implementation and effectiveness.

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

Council Members may request items to be considered for future agendas. An item will only be brought forward with a majority vote and will appear on a future agenda with staff recommendations for further Council consideration.

COUNCIL MEMBER REMARKS

Council Members may make brief announcements or informal comments at this time. (No Action Required)
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ADJOURNMENT to April 18, 2022

NOTICE TO PUBLIC

GENERAL INFORMATION

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SPEAKER'S CARD

Members of the audience who wish to address the City Council on issues that are not scheduled for the agenda and on any items listed as part of the agenda should complete a Speaker's Card available at the dais. Please read the card carefully in order to fill out the card properly. Submit the completed card to the City Clerk before the item is called, preferably before the meeting begins. Individuals will be given up to three minutes to address the Council unless additional time is allowed as provided for spokespersons. Speakers are not permitted to yield their time to another speaker. Prior to speaking, each member of the public shall state their name and business and City of residence in a clear and audible tone of voice. Pursuant to the Brown Act, no action may be taken by the City Council on items not already scheduled on the agenda; however, the City Council may refer your comments/concerns to staff or request that the item be placed on a future agenda.

PUBLIC HEARINGS

Persons who wish to speak on Public Hearings listed on the agenda will be heard when the Public Hearing is opened, except on Public Hearing items previously heard and closed to public comment. After the public has commented, the item is closed to public comment and brought to the Council/Agency level for discussion and action. Further comment from the audience will not be received unless requested by the Council/Agency.

There is a 90-day limit for the filing of a challenge in the Superior Court to certain City administrative decisions and orders which require a hearing by law, the receipt of evidence, and the exercise of discretion. The 90-day limit begins on the date the decision is final (Code of Civil Procedure Section 1094.6). Further, if you challenge an action taken by the City Council in court, you may be limited, by California law, including but not limited to Government Code Section 65009, to raising only those issues you or someone else raised in the public hearing, or in written correspondence delivered to the City Council prior to or at the public hearing. The City Council may be requested to reconsider a decision if the request is made prior to the next City Council meeting, regardless of whether it is a regular or special meeting.

NOTICE TO THE DISABLED AND VISUALLY OR HEARING IMPAIRED

In compliance with the Americans with Disabilities Act, the City of Pittsburg will provide special assistance for disabled citizens. Upon request, an agenda for any meeting shall be made available in appropriate alternative formats. The Council Chamber is equipped with sound amplifier units for use by the hearing impaired. The units operate in conjunction with the Chamber's sound system. You may request the sound amplifier from the City Clerk for personal use during Council meetings. If you need special assistance to participate in this meeting, or are requesting a specially formatted agenda, please contact the City Clerk at 925-252-4850. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format. (28 CFR 35.102-35.104 ADA Title II)

DISRUPTIVE CONDUCT

The Council requests that you observe the order and decorum of our Council Chamber by turning off or setting to vibrate all cellular telephones and electronic devices, and that you refrain from making personal, impertinent, or slanderous remarks. Boisterous and disruptive behavior while the Council is in session, and the display of signs in a manner which violates the rights of others or prevents others from watching or fully participating in the Council meeting, is a violation of our Municipal Code and any person who engages in such conduct can be ordered to leave the Council Chamber by the Mayor.

LIVE MEDIA BROADCASTING ADVISEMENT

City Council meetings are webcast live on the City's website at www.pittsburgca.gov on the Streaming Media page. Past meetings are also archived on that webpage. Watch the live meeting via the City's webcast (www.pittsburgca.gov), or on Delta TV Comcast Channel 32, or Delta TV AT&T U-Verse Channel 99. For more information, please contact the City Clerk's office at 252-4850.

City Council Outside Agency / Liaison / Sub-Committees Assignments - 2022

Updated December 20, 2021

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
ABAG	Shanelle Scales-Preston / Holland White Alt.	Standing	Annual	G. Evans
Delta Diablo**	Juan Banales / Shanelle Scales-Preston Alt.	Standing	2 nd Wednesday	R. Abono
East Co. Co. County Habitat Conservancy	Juan Banales / Jelani Killings Alternate	Standing	Monthly	Planning
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Annual	R. Abono
MCE Clean Energy Board	Shanelle Scales-Preston / Holland White Alt.	Standing	4 Per Year	D. Buchanan
TRANSPAN / ECCRFFA	Holland White / Juan Banales Alternate	Standing	2 nd Thursday	R. Abono
Tri-Delta Transit (2 reps)***	S. Scales-Preston & Merl Craft / Jelani Killings Alt.	Standing	Last Wednesday	R. Abono
<u>LIAISON TO</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
East Bay League of Calif. Cities	Shanelle Scales-Preston / Merl Craft Alt.	Standing	3 rd Thursday	*Rotational
Mayor's Conference	Holland White / Shanelle Scales-Preston Alt.	Standing	1 st Thursday	G. Evans
School Districts Committee (2x2)	Shanelle Scales-Preston & Merl Craft / Jelani Killings Alt.	Standing	2 nd Thursday even months	G. Evans
<u>SUBCOMMITTEES</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>STAFF</u>
American Rescue Plan Act (ARPA)	Holland White / S. Scales-Preston / Juan Banales Alt.	Ad Hoc	As needed	G. Evans
CAC CDBG Subcommittee	S. Scales-Preston & Jelani Killings / Holland White Alt.	Standing	As needed	M. Aliotti
City Council Policy and Procedures Review	Juan Banales & Merl Craft	Ad Hoc	As needed	G. Evans
City Infrastructure and Transportation (2)	S. Scales-Preston & Juan Banales / Holland White Alt.	Standing	As needed	G. Evans
Community Services Subcommittee	Merl Craft & Shanelle Scales-Preston / Juan Banales Alt.	Standing	As needed	M. Aliotti
Constituent Management Services	S. Scales-Preston & Juan Banales / Holland White Alt.	Ad Hoc	As needed	G. Evans
Government Performance Subcommittee	Holland White & Jelani Killings	Ad Hoc	As needed	G. Evans
Hills Committee	Juan Banales & Jelani Killings / Merl Craft Alt.	Ad Hoc	As needed	G. Evans
Pittsburg Recognition Committee	Holland White / Shanelle Scales-Preston Alt.	Standing	As needed	J. Hecht
Economic Develop/Waterfront Subcommittee	Jelani Killings & Holland White / S. Scales-Preston Alt.	Standing	As needed	J. Davis
Finance Subcommittee (1)	Juan Banales & Holland White / S. Scales-Preston Alt.	Standing	As needed	P. Rodrigues
Land Use Subcommittee (3)	Juan Banales & Holland White / S. Scales-Preston Alt.	Standing	As needed	J. Davis
Pittsburg Arts & Community Foundation	Merl Craft & S. Scales-Preston / Jelani Killings Alt.	Standing	As needed	G. Evans
Pittsburg Police Activities League (PAL)	Holland White & S. Scales-Preston / Jelani Killings Alt.	Standing	Monthly	B. Addington
Power Company Advisory	Holland White & S. Scales-Preston / Juan Banales Alt.	Standing	As needed	D. Buchanan
Public Safety Subcommittee	Holland White & Shanelle Scales-Preston	Standing	As needed	B. Addington
Sister City Committee	Jelani Killings & Holland White / Merl Craft Alt.	Standing	As needed	K. Simonton

*Rotational Staff as assigned by City Manager

**Stipend of \$170 per month

***Stipend of \$100 per month



City of Pittsburg
65 Civic Avenue • Pittsburg, California 94565

Proclamation

NATIONAL SEXUAL ASSAULT AWARENESS MONTH “Building Safe Online Spaces” APRIL 2022

WHEREAS, Sexual Assault Awareness Month calls attention to the fact that sexual violence is widespread and impacts every person in this community; and

WHEREAS, sexual assault affects every person of Contra Costa County as a victim/survivor or as a family member, significant other, neighbor or co-worker of a victim/survivor; and

WHEREAS, the goal of Sexual Assault Awareness Month is to raise public awareness about sexual violence and educate communities on how to prevent it; and

WHEREAS, rape, sexual assault, and sexual harassment harm our community, and statistics show one in five women and one in 67 men will be raped at some point in their lives; and

WHEREAS, child sexual abuse prevention must be a priority to confront the reality that one in six boys and one in four girls will experience sexual assault before age 18; and

WHEREAS, on campus, one in five women and one in 16 men are sexually assaulted during their time in college; and

WHEREAS, the theme of this year’s Sexual Assault Awareness Month campaign is “Building Safe Online Spaces.” Sexual harassment, assault, and abuse can happen anywhere, including in online spaces. For too long harassment, cyberbullying, and sexual abuse and exploitation have come to be expected as typical and unavoidable behaviors online. Building Safe Online Spaces Together is possible when we practice digital consent, intervene when we see harmful content and behaviors, and promote online communities that value respect, inclusion, and safety.

NOW, THEREFORE, BE IT RESOLVED, I, Holland Barrett White, Mayor of the City of Pittsburg, California, on behalf of the entire City Council, hereby proclaim April as “Sexual Assault Awareness Month,” and join advocates and support service programs in the belief that all community members must be part of the solution to end sexual violence.




Holland Barrett White, Mayor


Alice E. Evenson, City Clerk

April 4, 2022



City of Pittsburg

65 Civic Avenue • Pittsburg, California 94565

Proclamation

NATIONAL LIBRARY WEEK
"CONNECT WITH YOUR LIBRARY"
APRIL 3-9, 2022

WHEREAS, libraries of all types are at the heart of their cities, towns, schools, and campuses, serving their communities, and are accessible and inclusive places that foster a sense of belonging and community; and

WHEREAS, today's libraries and their services extend far beyond the four walls of a building and everyone is welcome to use their resources; and

WHEREAS, for people lacking broadband at home, libraries provide access to computers and wi-fi, even checking out internet hotspots and laptops; and

WHEREAS, libraries strive to develop and maintain programs and collections that are as diverse as the populations they serve and ensure equity of access for all; and

WHEREAS, libraries offer opportunities for everyone to explore new worlds and become their best selves through access to technology, multimedia content, and educational programs; and

WHEREAS, in times of crisis, libraries, librarians, and library workers play an invaluable role in supporting their communities both in person and virtually; and

WHEREAS, to adapt to our changing world, libraries are expanding their resources and continuing to meet the needs of their patrons; and

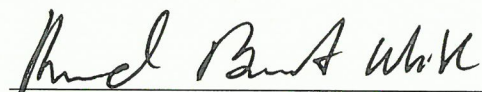
WHEREAS, libraries are cornerstones of democracy, promoting the free exchange of information and ideas for all; and

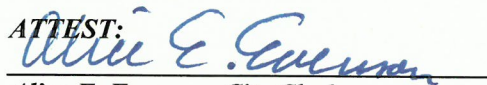
WHEREAS, libraries have long served as trusted and treasured institutions for all members of the community regardless of race, ethnicity, creed, ability, sexual orientation, gender identity, or socio-economic status; and

WHEREAS, libraries, librarians, and library workers are joining library supporters and advocates across the nation to celebrate National Library Week.

NOW, THEREFORE, I, Holland Barrett White, Mayor of the City of Pittsburg, on behalf of the entire City Council hereby proclaim National Library Week, April 3-9, 2022. During this week, I encourage all residents to visit their library online to access resources and services. Because of you, Libraries Transform lives and communities.




Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

April 4, 2022



City of Pittsburg
65 Civic Avenue • Pittsburg, California 94565

Proclamation

FAIR HOUSING MONTH
APRIL 2022

WHEREAS, the City of Pittsburg celebrates the 54th Anniversary of the Fair Housing Act; and

WHEREAS, the principle of fair housing is not only state and national law and policy, but a fundamental human concept and entitlement for all citizens; and

WHEREAS, discrimination based on race, color, national origin, gender, disability, familial status, religion, marital status, source of income, sexual orientation/gender identity, or any arbitrary reason is illegal in California; and

WHEREAS, as a community we understand that economic progress and competitiveness is best served by promoting diverse, inclusive communities, with equal access to good jobs, schools, health care, transportation, and housing; and

WHEREAS, interested parties from both the private and public sectors will participate in a city, state, and national effort to promote fair housing.

NOW THEREFORE I, Holland Barrett White, Mayor of the City of Pittsburg, on behalf of the entire City Council do proclaim the month of April, 2022 to be Fair Housing Month and celebration of the 54th year anniversary of the Fair Housing Act and urge all residents of our community to celebrate the value of harmonious and diverse communities by promoting Fair Housing Law and advocating for equal housing opportunities for all residents and prospective residents of the City.



Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

April 4, 2022



City of Pittsburg

65 Civic Avenue • Pittsburg, California 94565

Proclamation

ARBOR DAY
PITTSBURG - TREE CITY U.S.A.
APRIL 10, 2022

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and,

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and,

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and,

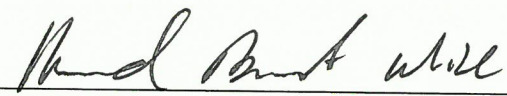
WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and,

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and,

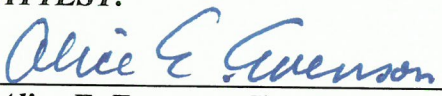
WHEREAS, Pittsburg has been recognized as "Tree City U.S.A." by the National Arbor Day Foundation and desires to continue its efforts to plant and maintain trees,

NOW, THEREFORE, I, Holland Barrett white, Mayor, on behalf of the City Council of the City of Pittsburg, do hereby proclaim April 29, 2022 as "Arbor Day" in the City of Pittsburg and urge all citizens to support our City's urban forestry program and further, I encourage all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.




Holland Barrett White, Mayor

ATTEST:


Alice E. Evenson, City Clerk

April 4, 2022



City of Pittsburg

65 Civic Avenue • Pittsburg, California 94565

Proclamation

**EARTH DAY
CIVIC PRIDE DAY
“Invest in our Planet Day”
APRIL 22, 2022**

WHEREAS, the first Earth Day was celebrated on April 22, 1970, with the goal of inspiring environmental awareness and encouraging the conservation, protection, and appreciation of our nation’s natural resources; and

WHEREAS, it is the responsibility of each of us to safeguard the environment, by recognizing that all human life depends upon the Earth and upon one another for our mutual existence, well-being, and development; and

WHEREAS, the steps we can take to protect and preserve our natural environment through education, partnerships, and positive actions should be encouraged in the City of Pittsburg; and

WHEREAS, the citizens and businesses of the City of Pittsburg are committed not only to the protection and preservation of our environment, but also to the restoration of ecosystems and habitat and keeping the environment litter free; and

WHEREAS, the City of Pittsburg strives to create opportunities in which individuals, businesses, civic organizations, school groups, and non-profits can come together to better the community through service and cleanup initiatives such as Civic Pride Day to create a sustainable environment, and

WHEREAS, partnering with others addressing litter by advocating individual responsibility, community partnerships and volunteerism creates a strong community focusing on improving our quality of life, and

WHEREAS, a clean community has a positive effect on safety, quality of life, economic development, and a more sustained environment is a foundation of a vigorous society and a robust economy.

NOW, THEREFORE, I, Holland Barrett White, the Mayor of the City of Pittsburg, on behalf of the entire City Council, do hereby proclaim April 22, 2022, as Earth Day and Civic Pride Day in the City of Pittsburg and urge all our citizens to join in efforts to be litter free and to preserve the beauty and wonder of the lands, skies, and water of the Earth in all its diversity each and every day.



Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

April 4, 2022



City of Pittsburg

65 Civic Avenue • Pittsburg, California 94565

Proclamation

CLEANER CONTRA COSTA CHALLENGE APRIL, 2022

WHEREAS, the health of our environment, economy, and community is essential for current and future generations; and

WHEREAS, the Cities of Pittsburg, Antioch, Martinez, Moraga, Orinda, and Walnut Creek, Contra Costa County, and Sustainable Contra Costa provide an online platform – Cleaner Contra Costa – where residents can find practical solutions and local resources to save energy and water, reduce waste, take meaningful climate action, and track results; and

WHEREAS, the Cleaner Contra Costa Challenge inspires citizens to join forces with neighbors, friends, and community groups to support each other's efforts and work together to create cleaner, healthier, and more vibrant communities for all;

WHEREAS actions taken through Cleaner Contra Costa will have the added benefits of reducing greenhouse gas emissions; saving money; and advancing community goals for health, safety, economic vitality, energy independence, and quality of life; and

WHEREAS the City of Pittsburg supports this collaborative effort bringing awareness and local action to the pivotal issues facing our planet – because when we reduce our impact by conserving resources and investing in local solutions, everybody benefits; and

WHEREAS, residents, businesses, and community groups of Pittsburg and the County are encouraged form teams and take action together at Cleanercontracosta.org.

NOW, THEREFORE, I, Holland Barrett White, on behalf of the entire City Council proclaim April 2022 as Cleaner Contra Costa Month, bringing the community together in action for a healthy, clean, and sustainable region, and we encourage all community members to join the Challenge at CleanerContraCosta.org



Holland Barrett White

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson

Alice E. Evenson, City Clerk

April 4, 2022



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution for Consideration to Hire a CalPERS Retired Annuitant in Accordance with Government Code Sections 7522.56, 21221(h) and 21224

MEETING DATE: April 4, 2022

EXECUTIVE SUMMARY

The intent of this report is to provide City Council with sufficient information to approve a resolution appointing William (Brian) Addington as a retired annuitant to serve as the Interim Chief of Police during the executive recruitment process, and waiving the 180-day waiting period.

FISCAL IMPACT

If approved, the cost could be up to \$117,000 for six-month timeframe. This expense will be covered by the budgeted salary allocation for the regular position. This action does not result in any additional cost to the City.

RECOMMENDATION

It is recommended that City Council appoint William (Brian) Addington as a retired annuitant to work on a limited term basis performing the duties and functions of Interim Chief of Police, and waive the CalPERS 180-day waiting period.

BACKGROUND

On February 4, 2022, Chief of Police William (Brian) Addington submitted his resignation and intent to retire to all City employees and members of the Pittsburg community via email and social media with an effective date of May 5, 2022. Soon after Chief Addington's announcement proposals were received from several executive search firms to conduct the high-level recruitment to fill the pending vacancy. Bob Murray and Associates has been selected, the contract executed, and the initial stages of the recruitment are underway.

Due to the nature of executive recruitments, which can take three to five months to fill a vacancy, Chief Addington has offered to be rehired as a retired annuitant so that operations can continue to move seamlessly in the interim, as well as effectuating a smooth transition of duties for the new Chief of Police.

CalPERS allows for retired annuitants to work for a CalPERS employer in two types of employment: Extra Help and Interim or Acting appointments to a vacant position. In each of these circumstances certain restrictions apply. Those are:

- * The appointment must be for a limited duration;
- * The hourly pay rate cannot be less than the minimum or exceed the maximum listed in the employer's publicly available pay schedule (base pay only);
- * No benefits, incentives, compensation in lieu of benefits, or other forms of compensation can be paid;
- * The hours of work are restricted to 960 in a fiscal year;
- * Unemployment Insurance payments cannot have been received for prior retired annuitant work.

For Interim or Acting appointments due to a vacancy, additional restrictions apply. Those are:

- * The Interim or Acting position is presented before the governing body of an employer (Government Code sections 7522.56 and 21221(h));
- * Before the hire, the employer must have in place an active recruitment for a permanent replacement for the vacant position;
- * The retired annuitant can only be hired as an Interim or Acting appointment during the period of recruitment;
- * The retired annuitant can only be appointed once to the vacant position.

CalPERS has a 180-Day Waiting Period Requirement (Government Code 7522.56 & 21224) for retired annuitants following their retirement date, during which that they cannot be employed with a CalPERS employer. There is an exception to the 180-Day wait for retired public safety officers (as defined in Gov. Code section 3301 peace officer) who will perform peace officer retired annuitant work. Chief of Police qualifies for this exception. An additional exception is when the employer certifies the nature of the employment, and that the appointment is necessary to fill a critically needed position sooner than 180 days. In that event the appointment must be approved by the employer's governing body, in a public meeting, as an action item. Both of these exceptions apply to Chief Addington's retirement and rehiring as a retired annuitant.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

William (Brian) Addington will retire effective May 6, 2022, with over 27 years of institutional knowledge and has been an integral part of the Pittsburgh Police Department staff, as well as the community at-large. The City is in the process of hiring a Chief of Police through an executive search firm and anticipate filling the position in the next few months. Appropriate training and transition of duties with a senior leader is essential for maintaining efficient operations within public safety services.

As a retired annuitant, Chief Addington is not currently subject to the work hour limitation of 960 hours per fiscal year due to the existing statewide emergency of the COVID-19 pandemic. The suspension of the work hour limitation remains in effect until the state of emergency is declared over.

It is anticipated this assignment may last approximately eight (8) to twelve (12) weeks, assuming the recruitment results in a successful hire.

This action is a viable solution since it will not require creating additional work for the current staff members. Other alternatives would be more expensive, less expedient and could cause delays to certain public safety functions or deadlines.

ATTACHMENTS: Resolution
 Employment Agreement

Report Prepared By: Human Resources Analyst, LaShonda Smith

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Appointing William (Brian) Addington as a)
Retired Annuitant as Interim Chief of Police) RESOLUTION NO. 22-
And to Waive the 180-day Waiting Period)
To Hire a CalPERS Retired Annuitant)

WHEREAS, in compliance with Government (Gov.) Code section 7522.56 of the Public Employees' Retirement Law, the City of Pittsburgh must provide CalPERS this certification resolution when hiring a retiree before 180 days has passed since their retirement date; and

WHEREAS, William (Brian) Addington will retire from City of Pittsburgh in the position of Chief of Police, effective May 6, 2022; and

WHEREAS, Gov. Code sections 7522.56 and 21221(h) allow CalPERS retired annuitants to work for a CalPERS employer as "extra help" or in an interim or acting appointment to fill a vacant position during an active recruitment; and

WHEREAS, Gov. Code section 7522.56 requires that post-retirement employment commence no earlier than 180 days after the retirement date, which is November 6, 2022, without a certification resolution; and

WHEREAS, Gov. Code section 7522.56 provides an exception to the 180-day wait period for retired public safety officers (as defined in Gov. Code section 3301) who will perform peace officer retired annuitant work; and

WHEREAS, Gov. Code section 7522.56 provides an exception to the 180-day wait period when the employer certifies the nature of the employment, that the appointment is necessary to fill a critically needed position sooner than 180 days, with the appointment approved by the governing body as an action item in a public meeting; and

WHEREAS, the City Council, the City of Pittsburgh, and William (Brian) Addington certify that William (Brian) Addington has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, the City Council hereby appoints William (Brian) Addington as a retired annuitant to perform the duties of Interim Chief of Police for the City of Pittsburgh under Gov. Code section 21221 (h), 21224, or 212271, or 212292 effective May 6, 2022; and

WHEREAS, the entire employment agreement, contract or appointment document between William (Brian) Addington and the City of Pittsburgh has been reviewed by this body and is attached herein; and

WHEREAS, no matters, issues, terms or conditions related to this employment and appointment have been or will be placed on a consent calendar; and

WHEREAS, the employment is limited to 960 hours per fiscal year for all CalPERS employers; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties, divided by 173.333 to equal the hourly rate; and

WHEREAS, the maximum base salary for this position is \$19,466 per month and the hourly equivalent is \$112.30, and the minimum base salary for this position \$15,398 and the hourly equivalent is \$88.83; and

WHEREAS, the hourly rate paid to William (Brian) Addington will be \$112.30; and

WHEREAS, William (Brian) Addington will not receive any other benefit, incentive, compensation in lieu of benefit or other form of compensation in addition to this hourly pay rate.

THEREFORE, BE IT RESOLVED THAT the City Council hereby finds the recitals set forth above are true and correct, and certifies the nature of the appointment of William (Brian) Addington as described in the recitals and that this appointment is necessary to fill the critically needed position of Chief of Police for the City of Pittsburg by May 6, 2022, because this appointment is necessary to maintain efficient operations with the Police Department with high level oversight and responsibility.

BE IT FURTHER RESOLVED that the City Council appoints William (Brian) Addington as a retired annuitant to serve as Interim Chief of Police during the recruitment period.

BE IT FURTHER RESOLVED that the City Council certifies this appointment is to a peace officer position as defined in Gov. Code section 3301, and therefore waiver of the CalPERS 180-day waiting period for appointment applies, and certifies this appointment is necessary to fill a critically needed position sooner than 180 days, and therefore waiver of the CalPERS 180-day waiting period for appointment applies.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of April 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

TEMPORARY EMPLOYMENT AGREEMENT

This Temporary Employment Agreement ("**Agreement**"), is entered into this May 6, 2022, by and between the City of Pittsburg, a California municipal corporation ("**City**"), and William (Brian) Addington, an individual ("**Employee**").

RECITALS

WHEREAS, Employee retired effective May 5, 2022, from his position as Police Chief for the City; and

WHEREAS, as a result of his experience as a Police Chief in Pittsburg for the past nine years, Employee possesses specialized skills, institutional knowledge, and appropriate training in all aspects of executive-level police operations.

WHEREAS, City requires the services of a Police Chief with specialized skills in the areas listed above ("**Specialized Services**") to serve as a temporary Police Chief during the executive recruitment process and as extra help in such areas for a limited duration pursuant to California Government Code Section 21224; and

WHEREAS, City desires to employ Employee as a temporary Police Chief of the City, Employee desires to serve in such capacity, and the parties desire to agree in writing to the terms and conditions of Employee's temporary employment in this position; and

WHEREAS, the City Manager and Employee desire to agree in writing on the terms and conditions of Employee's temporary employment; and

WHEREAS, Employee is a Police Chief and the Specialized Services are functions regularly performed by a Police Chief.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and representations hereinafter set forth, the parties hereto agree as follows:

SECTION 1, DUTIES

a. City hereby agrees to employ Employee as temporary Police Chief of the City to perform the Specialized Services. The general duties of a Police Chief are described in the classification specification attached as Exhibit A.

b. The classification specification attached as Exhibit A may change from time to time at City's sole discretion.

c. Employee shall perform his duties to the best of his ability in accordance with the highest professional and ethical standards of the profession, shall comply with

all general rules and regulations established by the City, and shall obey the laws of the United States of America and State of California as they apply to the performance of his duties.

d. Employee shall not engage in any activity that is or may become a conflict of interest, prohibited contract, or which may create an incompatibility of office as defined under California law.

SECTION 2, TERM

Employee shall be retained as a temporary Police Chief of the City for the period of May 6, 2022, until a new Police Chief is appointed. This is expected to take no longer than eight (8) to twelve (12) weeks. Under no circumstances shall Employee work more than nine hundred and sixty (960) hours for any CalPERS-contracted employer during the City's fiscal year (July 1 through June 30).

Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the City Manager to terminate the services of Employee at any time, subject only to the provisions set forth in Section 3, Termination, of this Agreement.

The parties recognize and affirm that: (1) Employee is an "at will" employee whose employment may be terminated by the City without cause; (2) there is no express or implied promise made to Employee for any form of continued employment, and Employee has no "property interest" in continued employment; and (3) this Agreement is the sole and exclusive basis for the employment relationship between Employee and City.

SECTION 3, TERMINATION

a. The City Manager may terminate this Agreement for convenience at his/her absolute discretion upon thirty (30) days written notice to Employee. If Employee is terminated by the City Manager for (1) conviction of a felony; (2) conviction of any illegal act involving moral turpitude or personal gain; (3) a plea of nolo contendere to any felony or illegal act involving moral turpitude or personal gain; or (4) conviction of a misdemeanor that causes the City Manager to lose confidence in Employee's ability perform his job, the City Manager shall have no obligation to provide thirty (30) days advance written notice.

b. In the event Employee voluntarily resigns his position with City at any time during the term of this Agreement, then Employee shall give City no less than thirty (30) days written notice, unless the parties otherwise agree.

SECTION 4, STATUS AS TEMPORARY ANNUITANT EMPLOYEE

Employee's post-retirement employment under this Agreement shall at all times be in compliance with the California Government Code, including, but not limited to, Sections 7522.56 and 21224.

City makes no representations or warranties regarding Employee's eligibility to work as a retired annuitant, Employee's status with CalPERS, or his retirement as a result of this appointment. Employee understands and agrees he is solely responsible for determining that his employment with City complies with applicable CalPERS laws and implementing regulations governing CalPERS retired annuitants. Should Employee's employment with City result in reinstatement of Employee into CalPERS, Employee for himself, his heirs, executors, administrators, assigns, and successors, hereby fully and forever, irrevocably and unconditionally releases, discharges and covenants not to sue City from any and all claims, actions, causes of action, judgments, liens, indebtedness, damages, obligations, losses, liabilities, costs, claims for attorneys' fees and costs, and all other claims and rights of action of all kinds and descriptions, which are connected with or in any way related to Employee's reinstatement into CalPERS.

SECTION 5, COMPENSATION AND BENEFITS

a. City agrees to pay Employee for his services rendered hereunder at an hourly rate of \$112.30. The hourly rate was calculated by dividing the maximum monthly permitted pay (i.e., Step E) for Police Chief divided by one hundred seventy three and 333/1000 (173.333) hours and set at three decimal places (e.g., ###.###). Employee shall be paid in installments at the same time as other employees of the City are paid, and subject to customary withholdings. Total compensation shall not exceed \$75,000.00.

b. Neither Employee nor his dependents shall receive any other benefit, incentive, compensation in lieu of benefits, or other form of compensation in addition to the hourly pay rate specified above.

c. This Agreement shall not modify or otherwise affect Employee's eligibility to receive retiree health insurance benefits, COBRA benefits, or other benefits provided as a result of his (prior) regular employment with City.

SECTION 6, EVALUATION OF PERFORMANCE

The City Manager or his designee and Employee shall periodically define such goals and performance objectives which they determine necessary for the proper completion of Employee's duties, and shall further establish a relative priority among those various goals and objectives, said goals and objectives to be reduced to writing. They shall generally be reasonably attainable within the time limitations as specified in the annual operating and capital budgets and appropriations provided.

SECTION 7, HOURS OF WORK

It is recognized that Employee may be required to devote a great deal of time outside the normal office hours of business of the City, and to that end, Employee shall be allowed to establish a flexible work schedule subject to the City Manager's review and approval.

SECTION 8, AUTOMOBILE AND EQUIPMENT

Employee's duties require that the Employee shall have the exclusive and unlimited usage of a City-owned automobile for any travel up to two hundred (200) miles one way outside the City of Pittsburg boundaries, and unrestricted use for all duty-related travel regardless of distance. Employee shall also have use of all issued department equipment as needed to perform the job duties of Police Chief.

SECTION 9, CONFLICT OF INTEREST; EMPLOYEE WARRANTIES

a. Employee understands that his professional responsibility under the terms of this Agreement is solely to City. Other than those items specifically and previously disclosed, Employee warrants that he presently has no interest and will not acquire any direct or indirect interest that would conflict with his performance of duties under this Agreement.

b. Employee warrants that, as of the commencement of his services under this Agreement, he will be able to immediately begin performance of his duties and that by entering this Agreement he will not be in violation of any other contract or Agreement.

c. Employee certifies that during the 12-month period prior to May 5, 2022, Employee has not received any unemployment insurance compensation arising out of post-retirement employment with the City or any other public employer.

SECTION 10, RESOLUTION OF DISPUTES

a. If either party brings an action to enforce this Agreement, the prevailing party is entitled to reasonable attorney's fees and costs. Prior to either party commencing litigation, the parties shall mutually agree to voluntary mediation and shall mutually agree upon the mediator and shall equally divide the cost of mediation.

b. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE or its successor in interest ("**JAMS**") and JAMS shall provide the parties with the names of five (5) qualified mediators. The method of selection from said list shall consist of the following process:

After a toss of coin to decide which party shall move first, the City Manager or his/her designee and the Employee shall alternatively strike one name from the list until one name remains and such

person shall serve as the mediator. The next to the last name stricken shall be the alternate mediator to serve in the event the first mediator is not available. The procedure shall be followed until there is an available mediator.

c. If the dispute remains unresolved after mediation, either party may commence litigation. Any litigation arising out of this Agreement shall be brought in Contra Costa County, California, and shall be resolved in accordance with the laws of the State of California.

SECTION 11, GENERAL PROVISIONS

a. Entire Agreement. This Agreement is the final and complete expression of the discussions, understandings and agreement of the parties with respect to the matters specified herein and supersedes all prior oral or written understandings. Except as expressly provided herein, this Agreement cannot be modified except by written mutual agreement signed by the parties.

b. Assignment. This Agreement is not assignable by either City or Employee.

c. Notices. Notices pursuant to this Agreement shall be in writing given by deposit in the United States Postal Service, postage prepaid, delivered personally, or by overnight or other courier delivery services. All notices shall be effective as of the date of the sender's postage receipt, or immediately upon receipt if delivered personally or by overnight or other courier delivery services.

Notices to the City shall be addressed as follows:

City Manager
City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565

or to such other address or location as the City directs.

Notices to Employee shall be addressed as follows:

William (Brian) Addington
PO Box 787
Rio Vista, CA 94571

d. Construction of Agreement. Both parties have had sufficient opportunity to review this Agreement and to consult with legal counsel before executing it. This Agreement shall therefore be construed in accordance with its plain meaning and not in favor of or against any party.

e. Severability. In the event that any provision of this Agreement is finally held or determined to be illegal or void by a court having jurisdiction over the parties, the remainder of the Agreement shall remain in full force and effect unless the parts found to be void are wholly inseparable from the remaining portion of the Agreement.

IN WITNESS WHEREOF, the parties hereto have hereunto affixed their signatures as of the date and year first above written.

CITY OF PITTSBURG

EMPLOYEE

By _____
Garrett Evans
City Manager

By _____
William (Brian) Addington

APPROVED AS TO FORM:

By _____
Donna Mooney
City Attorney

EXHIBIT A



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, Executive Director/City Manager

SUBJECT: Adoption of a City Council Resolution Approving the Business Improvement District Contract for Fiscal Year 2022-2023 by and Between the City of Pittsburg and the Pittsburg Chamber of Commerce

MEETING DATE: April 4, 2022

EXECUTIVE SUMMARY

The City and the Pittsburg Chamber of Commerce (Chamber) propose to enter into a Business Improvement District (BID) contract for Fiscal Year (FY) 2022-2023 for specific services to be provided to the City by the Chamber.

FISCAL IMPACT

The total cost of the BID contract is \$30,000. The scope of services is detailed in Exhibit A and attached to the BID contract.

A portion of the business improvement tax collected is used to fund the BID contract and was allocated as part of the adopted FY 2022 budget. Therefore, there is no impact on the City's General Fund.

RECOMMENDATION

City Council adopt the Resolution approving the BID contract for FY 2022-2023 for \$30,000.

BACKGROUND

In 1972, the Chamber was designated as the advisory board for the BID. The advisory board's role was to advise the City and provide recommendations as to how the business improvement tax is to be used. Since the inception of the BID, the City and the Chamber have shared the business improvement tax collected and the Chamber has used the funds to promote, retain, and attract businesses to the City and develop programs that support local businesses. Because all licensed businesses pay the business improvement tax, the City's direction to the Chamber has been to provide support to all Pittsburg businesses and not just businesses who are Chamber members.

In 1999, the relationship between the City and the Chamber was formalized into a service contract for specific services to be performed by the Chamber during a fiscal year that benefited Pittsburg's business community.

SUBCOMMITTEE FINDINGS

The BID contract for FY 2022-2023 was discussed in Economic Development Subcommittee on March 14, 2022.

STAFF ANALYSIS

The City and the Chamber have worked together to develop the scope of services to ensure that its goals are aligned and that the proposed services identified in the scope of services meet the City's needs.

The scope of services includes: 1) Build out of the Chamber website to include information related to Discover Pittsburg; 2) Conduct Business Outreach; 3) Participate in BID Audit; 4) Continue Business Watch Program; 5) Organize Home-Based Business Forums; 6) Assist with Government Relations; 7) Assist with Gateway Projects. Complete descriptions of the efforts in the scope of services are detailed in Exhibit A of the BID contract.

The Chamber will submit invoices to the City for services rendered and will be paid based on completed services.

ATTACHMENTS: Resolution
 BID Contract
 Exhibit A BID Program

Report Prepared By: Derek R. Hull, Economic Development Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution Approving the)
Business Improvement District Contract for Fiscal Year) RESOLUTION NO. 22-
2022-2023 by and Between the City of Pittsburgh and)
The Pittsburgh Chamber of Commerce)

WHEREAS, in 1972, the Pittsburgh Chamber of Commerce (Chamber) was designated as the advisory board for the Business Improvement District (BID); and

WHEREAS, the advisory board's role was to advise the City and provide recommendations as to how the business improvement tax is to be used; and

WHEREAS, since the inception of the BID, the City and the Chamber have shared the business improvement tax collected and the Chamber has used the funds to promote, retain, and attract businesses to the City and develop programs that support local businesses. Because all licensed businesses pay the business improvement tax, the City's direction to the Chamber has been to provide support to all Pittsburgh businesses and not just businesses who are Chamber members; and

WHEREAS, in 1999, the relationship between the City and the Chamber was formalized into a service contract for specific services to be performed by the Chamber during a fiscal year that benefited Pittsburgh's business community; and

WHEREAS, the City and the Chamber propose to enter into a BID contract for fiscal year 2022-2023 for specific services to be provided to the City by the Chamber.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Pittsburgh hereby approves the 2022-2023 BID Work Program as substantially presented to the City Council and authorizes the City Manager to enter into a contract with the Pittsburgh Chamber of Commerce in an amount not to exceed Thirty Thousand Dollars (\$30,000).

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of April 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

**BUSINESS IMPROVEMENT DISTRICT CONTRACT BY AND BETWEEN
THE CITY OF PITTSBURG AND PITTSBURG CHAMBER OF COMMERCE**

THIS CONTRACT is made on _____, 2022 ("Contract Date"), by and between the City of Pittsburgh ("City") and the Pittsburgh Chamber of Commerce ("Chamber").

WITNESSETH:

WHEREAS, the City proposes to enlist the services of the Chamber to promote, retain, attract, and support the businesses in Pittsburgh.

NOW, THEREFORE, the parties hereto mutually agree as follows:

I. SCOPE OF SERVICES:

A. Chamber shall do all work, attend all meetings, produce all reports and carry out all activities necessary to completion of the services described in the scope of services, attached hereto and incorporated herein by this reference as Exhibit A.

B. Chamber enters into this Contract as an independent contractor and not as an employee of the City. The Chamber shall have no power or authority by this Contract to bind the City in any respect. Nothing in this Contract shall be construed to be inconsistent with this relationship or status. All employees, agents, contractors or subcontractors hired or retained by the Chamber are employees, agents, contractors or subcontractors of the Chamber and not of the City. The City shall not be obligated in any way to pay any wage claims or other claims made against Chamber by any such employees, agents, contractors or subcontractors, or any other person resulting from performance of this Contract.

C. The Chamber agrees it has satisfied itself by its own investigation and research regarding the conditions affecting the work to be done and labor and materials needed, and that its decision to execute this Contract is based on such independent investigation and research.

II. TIME OF PERFORMANCE:

The following time schedule shall be followed:

A. The services of Chamber are to commence upon the Contract Date and shall expire on June 30, 2023.

III. COMPENSATION:

A. The Chamber shall be paid for the actual fees, costs and expenses for all time and materials required and expended, pursuant to scope of services but in no event shall total compensation exceed Thirty Thousand Dollars (\$30,000) without City's prior written approval.

B. Said amount shall be paid upon submittal of an invoice detailing the charges and/or reimbursable expenses.

C. If the work is halted at the request of the City, compensation shall be based upon the proportion that the work performed.

IV. TERMINATION:

This Contract may be terminated, without cause, at any time by the City with 30 days' written notice. Upon receipt of such notice, Chamber shall cease all work under this Contract. In the event of any such termination, the Chamber shall be compensated as provided for in this Contract. Upon such termination, the City shall be entitled to all work, including but not limited to, inventories, studies, analyses, drawings and data estimates performed to that date in accordance with Section VII hereof. The obligations of paragraph/section XV of this Contract relating to Chamber's obligations to defend and indemnify the City and City shall survive any termination of this Contract.

Notwithstanding any provisions of this Contract, the Chamber shall not be relieved of liability to the City for damages sustained by the City by virtue of any breach of this Contract by the Chamber, and the City may withhold any payments due to Chamber until such time as the exact amount of damages, if any, due the City from the Chamber is determined.

V. CHANGES:

The City may, from time to time, request changes in the scope of work to be performed hereunder. Such changes, including any increase or decrease in the amount of Chamber's compensation and/or changes in the schedule must be authorized in advance by the City in writing. Mutually agreed changes shall be incorporated in written amendments to this Contract, or the attached scope of services.

VI. PROPERTY OF CITY:

It is mutually agreed that all materials prepared by the Chamber under this Contract shall become the property of the City, and the Chamber shall have no property right therein whatsoever. Immediately upon termination, the City shall be entitled to, and the Chamber shall deliver to the City, all data, drawings, specifications, reports, estimates, studies, summaries and other such materials and commission as may have been prepared or accumulated to date by the Chamber in performing this Contract which is not Chamber's privileged information, as defined by law, or Chamber's personnel information.

VII. COMPLIANCE WITH LOCAL LAW:

Chamber shall comply with all applicable laws, ordinances, and codes of federal, state and local governments, and shall commit no trespass on any public or private property in performing any of the work authorized by this Contract.

VIII. WARRANTY:

Chamber agrees and represents that it is qualified to properly provide the services set forth in Exhibit A in a manner which is consistent with the generally accepted standards of Chamber's profession. Chamber further represents and agrees that it will perform said services in a legally adequate manner in conformance with applicable federal, state and local laws and guidelines.

IX. SUBCONTRACTING:

Except as set forth in Exhibit A for work to be performed, no other services covered by this Contract shall be subcontracted without the prior written consent of the City, which will not be unreasonably withheld. Chamber shall be as fully responsible to the City for the negligent acts and omissions of its contractors and subcontractors, and of persons either directly or indirectly employed by them, as it is for the negligent acts and omissions of persons directly employed by Chamber.

X. ASSIGNABILITY:

Chamber shall not assign or transfer any interest in this Contract whether by assignment or novation, without the prior written consent of the City which will not be unreasonably withheld. However, claims for money due or to become due to the Chamber from the City under this Contract may be assigned to a financial institution or to a trustee in bankruptcy, without such approval. Chamber shall promptly furnish notice of any assignment or transfer, whether voluntary or involuntary, in writing to the City.

XI. INTEREST IN CONTRACT:

Chamber covenants that neither it, nor any of its employees, agents, contractors, subcontractors has any interest, nor shall they acquire any interest, direct or indirect, in the subject of the Contract, nor any other interest which would conflict in any manner or degree with the performance of its services hereunder.

Chamber shall make all disclosures required by the City's conflict of interest code in accordance with the category designated by the City, unless the City Manager determines in writing that Chamber's duties are more limited in scope than is warranted by the category designated by the City code and that a narrower disclosure category should apply. Chamber also agrees to make disclosure in compliance with the City conflict of interest code if, at any time after the execution of this agreement, City determines and notifies Chamber in writing that Chamber's duties under this agreement warrant greater disclosure by Chamber than was originally contemplated. Chamber shall make disclosures in the time, place and manner set forth in the conflict of interest code and as directed by the City.

XII. LIABILITY OF CHAMBER-NEGLIGENCE:

Chamber shall be responsible for performing the work under this Contract in a manner which is consistent with the generally accepted standards of the Chamber's profession and shall be liable for its own negligence and the negligent acts of its employees, agents, contractors and subcontractors. The City shall have no right of control over the manner in which the work is to be done but only as to its outcome, and shall not be charged with the responsibility of preventing risk to Chamber or its employees, agents, contractors or subcontractors.

XIII. INDEMNITY AND LITIGATION COSTS:

Chamber shall indemnify, defend, and hold harmless the City, its officers, officials, agents, and employees from and against any and all claims, damages, demands, liability, costs, losses and expenses, including without limitation court costs and reasonable attorneys' fees arising out of or in connection with Chamber's negligent performance of work hereunder or its negligent failure to comply with any of its obligations contained in the Contract Documents.

XIV. CHAMBER TO PROVIDE INSURANCE:

Chamber shall procure and maintain for the duration of the contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by the Chamber, its agents, representatives, or employees.

1. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if Chamber has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than \$1,000,000 per accident for bodily injury and property damage.
3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than \$1,000,000 per accident for bodily injury or disease.

No workers' compensation insurance shall be required for the Chamber's independent contractors.

"I certify that I, Chamber, have employees for whom I provide workers' compensation insurance. I also have independent contractors for which I am exempt from the legal requirement that I provide worker's compensation insurance."

(Print Name) (Signature) _____

4. Professional Liability (Errors and Omissions) Insurance appropriate to the Chamber's profession, with limit no less than \$2,000,000 per occurrence or claim, \$2,000,000 aggregate.

If the Chamber maintains broader coverage and/or higher limits than the minimums shown above, the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions:

Additional Insured Status

The City, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Chamber including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Chamber's insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).

Primary Coverage

For any claims related to this contract, the Chamber's insurance coverage shall be primary insurance primary coverage at least as broad as ISO CG 20 01 04 13 as respects the City, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City, its officers, officials, employees, or volunteers shall be excess of the Chamber's insurance and shall not contribute with it.

Notice of Cancellation

Each insurance policy required above shall state that coverage shall not be canceled, except with notice to the Chamber.

Waiver of Subrogation

Chamber hereby grants to City a waiver of any right to subrogation which any insurer of said Chamber may acquire against the City by virtue of the payment of any loss under such insurance. Chamber agrees to obtain any endorsement that may be

necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

Self-Insured Retentions

Self-insured retentions must be declared to and approved by the City. The City may require the Chamber to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

Acceptability of Insurers

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City.

Claims Made Policies

If any of the required policies provide coverage on a claims-made basis:

1. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.
3. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the Chamber must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

Verification of Coverage

Chamber shall furnish the City with original Certificates of Insurance including all required amendatory endorsements (or copies of the applicable policy language effecting coverage required by this clause) and a copy of the Declarations and Endorsement Page of the CGL policy listing all policy endorsements to City before work begins. However, failure to obtain the required documents prior to the work beginning shall not waive the Chamber's obligation to provide them. The Chamber reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Subcontractors

Chamber shall require and verify that all subcontractors maintain insurance meeting all the requirements stated herein, and Contractor shall ensure that City is an additional insured on insurance required from subcontractors.

Special Risks or Circumstances

City reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

XVII. MISCELLANEOUS PROVISIONS:

A. The Chamber shall designate a lead person (Lead) who at all times shall represent the Chamber before the City on all matters relating to this Contract. The Lead shall continue in such capacity unless and until he or she is removed at the request of the City, is no longer employed by Chamber, or replaced with the written approval of the City, which approval shall not be unreasonably withheld.

B. The Chamber shall keep itself fully informed of, shall observe and comply with, and shall cause any and all persons, firms or corporations employed by it or under its control to observe and comply with, applicable federal, state, county and municipal laws, ordinances, regulations, orders and decrees which in any manner affect those engaged or employed on the work described by this Contract or the materials used or which in any way affect the conduct of the work.

C. Chamber shall not engage in unlawful employment discrimination. Such unlawful employment discrimination includes, but is not limited to, employment discrimination based upon a person's race, religious creed, color, national origin, ancestry, physical handicap, medical condition, marital status, gender, citizenship or sexual orientation.

D. The Chamber shall maintain and make available for inspection by the City and its auditors accurate records of all of its costs, disbursements and receipts with respect to any work under this Contract. Such inspections may be made during regular office hours at any time until six (6) months after the final payments under this Contract are made to the Chamber.

E. This Contract constitutes the entire agreement between the parties relative to the services specified herein and no modification hereof shall be effective unless and until such modification is evidenced by a writing signed by both parties to this Contract. There are no understandings, agreements, conditions, representations, warranties or promises, with respect to this Contract, except those contained in or referred to in the writing.

F. All notices that are required to be given by one party to the other under this Contract shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited in a United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses:

City: City of Pittsburg
65 Civic Avenue
Pittsburg, CA 94565
ATTN: Garrett Evans, City Manager

Chamber: Pittsburg Chamber of Commerce
985 Railroad Avenue
Pittsburg, CA 94565
ATTN: Wolfgang Croskey, President

G. This Contract shall be interpreted and governed by the laws of the State of California.

H. Any action arising out of this Contract shall be brought in Contra Costa County, California, regardless of where else venue may lie.

I. In any action brought by either party to enforce the terms of this Contract, the prevailing party shall be entitled to recover its reasonable attorney's fees.

Executed the day and year first above written, by the parties as follows.

CITY

CHAMBER

By: _____
Garrett Evans

By: _____

Title: City Manager

Title: _____

APPROVED AS TO FORM:

By: _____

Title: City Attorney

CERTIFICATE OF COMPLIANCE WITH LABOR CODE § 3700

I am aware of the provisions of Section 3700 of the Labor Code which require every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and I will comply with such provisions before commencing the performance of the work of this contract.

CHAMBER

By: _____

Title: _____

EXHIBIT A
2022-2023 BID PROGRAM

BID Task	Activity	Performance Measures
1) Prepare Chamber Website Enhancements	Build out of the Chamber website to include information related to Discover Pittsburgh in a separate tab	Provide an outline of content for Discover Pittsburgh section on the Chamber website; Conduct pre-launch testing and modifications as required; Provide a social media campaign for the official launch of this section of Chamber website.
2) Conduct Business Outreach	Assist the City in providing more information through social media and in-person outreach to businesses to notify them of resources and programs.	Through member engagement, the Chamber will provide monthly social media posts regarding economic development resources, programs and events; Engage in five new member outreach events; Develop a Chamber Strategic Plan that focuses on increasing membership, establishing a mentor/mentee program and increasing overall Chamber revenues.
3) Participate in BID Audit	Provide detailed accounting of 21-22 Chamber activities	Demonstrate fiscal solvency from the prior year by delineating sources and uses of Chamber funding; Participate in follow up questions and provide additional documents for audit close-out.
4) Continue Business Watch Program	In coordination with Pittsburgh Police Department, the Chamber will plan, organize, and conduct quarterly Business Watch meetings to discuss safety and security concerns for Pittsburgh business community	Host quarterly Business Watch Meetings and engage participants in proactive safety and security measures including CPTED recommendations, Neighborhood Watch Programs, and business surveillance programs; Conduct Best Practice research of community-focused security measures and host a public meeting with the Pittsburgh Business Community to gather input.
5) Organize Home-Based Business Forums	Provide opportunities for home-based businesses to expand by conducting webinars, training sessions, and funding recommendations to create local jobs and to transition to brick-and-mortar establishments.	Host quarterly meetings for Home-Based Businesses and provide at least two workshops on topics including business expansion, funding, permitting and franchise opportunities; Develop an inventory of available properties to assist in transitioning Home-Based Businesses to brick-and-mortar.
6) Assist with Government Relations	Provide assistance in government relations by organizing seminars and workshops for chamber members, city officials, and other business partners.	Coordinate at least two meetings for Chamber members to understand changes and updates with municipal policies; Provide a quarterly summary of new projects or development concepts and offer presentations to City officials;
7) Assist with Gateway Projects	Organize Chamber members to provide input through forums and focus group sessions.	Conduct a minimum of three Chamber member forums and focus groups to gather input on gateway projects.

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**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of City Council, Pittsburg Power Company and the Successor Agency Resolutions Amending the Fiscal Year 2021-22 Budget Based on Year End Revenue and Expenditure Projections

MEETING DATE: April 4, 2022

EXECUTIVE SUMMARY

Staff has completed a Mid-Year Review of the Fiscal Year 2021-22 budget and has determined that budget adjustments are necessary to meet year-end projections.

FISCAL IMPACT

The proposed amendments to the City of Pittsburg Operating Budget for Fiscal Year 2021-22 include an increase of \$2.4 million in revenue appropriations for all City funds (\$3.9 million General Fund increase and \$1.5 million decrease in other funds) and a decrease of about \$1 million in expenditure appropriations over the current amended budget (\$1.5 million General Fund increase and \$2.5 decrease in other funds).

RECOMMENDATION

The City Council, Governing Board (Board) of the Pittsburg Power Company (PPC) and the Successor Agency for the Redevelopment Agency approve the resolutions amending the Fiscal Year 2021-22 Budget to reflect anticipated revenues and expenditures for the current fiscal year as detailed in this report.

BACKGROUND

The City of Pittsburg Operating Budget for Fiscal Year 2021-22 was approved on June 21, 2021 by City Resolution 21-13942 and the Board by PPC Resolution 21-414. The Budget was developed based upon information available at that time regarding anticipated revenue and expenditures for the period from July 1, 2021 through June 30, 2022. At the completion of the mid-point of the fiscal year, staff from all departments reviewed their budgets to identify any adjustments required to revenue projections or expenditure appropriations. The goal of this mid-year analysis is to update the budget to reflect significant budget changes

and to develop the financial starting point for development of the Fiscal Year 2022-23 Budget.

SUBCOMMITTEE FINDINGS

The proposed budget amendments were reviewed by the Finance Subcommittee on March 18, 2022.

STAFF ANALYSIS

The information below provides an overview of projected revenues and expenditures for those City funds with projected significant variances from the budget as currently adopted.

GENERAL FUND

The chart below provides an overview of the major General Fund revenue and expenditure categories. It is projected that Fiscal Year 2021-22 General Fund revenues will exceed the budgeted amount by \$3.9 million and that expenditure appropriation adjustments totaling \$1.5 million are required. While the amended budget provided for a General Fund operating shortfall of \$4.4 million, it is currently projected that the General Fund will end the fiscal year with an operating shortfall of \$2 million.

General Fund							
FISCAL 2021/2022							
GENERAL FUND							
	Actuals 6/30/2020	Actuals 6/30/2021	Actuals 03/11/22	FY 2021-22 Council Adopted	FY 2021-22 Amended Budget	Proposed Adjustment	Proposed Adjusted Budget
Revenue							
Sales & Use Taxes	10,164,816	13,077,812	6,256,128	11,500,000	11,500,000	1,957,500	13,457,500
Sales Tax - Measure M	4,891,943	6,122,286	3,032,326	4,650,000	4,650,000	1,773,292	6,423,292
Property Tax	4,066,951	4,258,928	2,328,059	4,373,102	4,373,102	80,286	4,453,388
Motor Vehicle-In-Lieu (Backfill)	5,316,962	5,608,197	2,888,864	5,800,000	5,800,000	(22,273)	5,777,727
Intergovernmental	1,518,158	2,289,814	833,842	1,273,175	1,273,175	83,599	1,356,774
Incremental Taxes	2,178,293	2,634,552	1,224,667	1,640,000	1,640,000	-	1,640,000
Franchise Fees	4,619,312	4,772,739	2,123,435	4,596,720	4,596,720	177,583	4,774,303
Transfers-In	4,979,236	4,901,903	3,213,990	4,862,250	4,862,250	65,117	4,927,367
Permits, Licenses & Other Fees	2,359,891	3,436,404	2,051,908	4,450,759	4,450,759	(766,611)	3,684,148
Service Fees	1,337,262	1,323,250	985,576	1,248,610	1,248,610	359,261	1,607,871
Community Benefit & City Service Fee	629,607	636,532	330,360	646,080	646,080	14,641	660,721
Transient Lodging Taxes (TOT)	777,473	594,956	262,130	380,000	380,000	120,000	500,000
Administrative Overhead	1,855,116	1,867,776	1,127,878	1,846,262	1,846,262	-	1,846,262
Other Taxes	817,114	900,266	817,531	825,000	825,000	5,000	830,000
Reimbursements	1,508,730	1,650,753	1,120,517	1,355,973	1,355,973	60,730	1,416,703
Fines, Penalties & Forfeitures	570,508	538,904	276,913	435,875	435,875	(58,036)	377,839
Interest & Investment Earnings	511,650	317,307	45,839	235,000	235,000	-	235,000
Other Revenue	175,217	338,723	150,651	196,522	196,522	26,848	223,370
TOTAL REVENUE	48,278,239	55,271,102	29,070,614	50,315,328	50,315,328	3,876,937	54,192,265
Expenditures							
City Council	101,906	96,800	76,789	104,491	104,491	11,774	116,265
City Manager	243,187	143,469	88,975	173,717	192,346	(3,454)	188,892
City Clerk	392,861	457,987	324,006	461,528	466,829	9,868	476,697
City Attorney	287,218	246,609	202,449	316,701	342,801	5,418	348,219
Human Resources	1,162,332	1,160,648	806,137	1,181,779	1,289,529	247,143	1,536,672
City Treasurer	6,343	6,049	4,261	6,215	6,215	72	6,287
Finance	1,475,469	1,344,118	1,152,774	1,613,513	1,635,604	74,819	1,710,423
Graffiti Removal Program	148,656	158,873	120,010	250,431	252,559	(62,627)	189,932
Planning	1,508,546	1,293,241	960,864	1,627,205	1,737,337	(27,334)	1,710,003
Building	890,101	1,014,778	824,152	1,333,111	1,358,566	22,236	1,380,802
Engineering	2,371,921	1,976,125	1,521,566	2,629,879	2,682,510	31,140	2,713,650
Recreation	1,259,449	973,340	912,571	1,360,083	1,524,928	174,282	1,699,210
Code Enforcement	-	464,109	388,261	541,954	549,319	53,952	603,271
Police	29,908,255	28,165,010	21,685,078	31,656,679	32,058,882	1,181,667	33,240,549
Public Works	3,156,753	3,217,383	2,188,126	4,028,335	5,086,374	(7,080)	5,079,294
Non-Departmental	4,226,709	3,010,069	1,973,862	1,948,255	2,123,302	(188,985)	1,934,317
Transfers-Out	1,846,632	1,663,586	2,583,392	2,056,936	3,267,936	(8,883)	3,259,053
TOTAL EXPENDITURES	48,986,338	45,392,194	35,813,273	51,290,812	54,679,528	1,514,008	56,193,536
OPERATING SURPLUS / (SHORTFALL)	(708,099)	9,878,908	(6,742,659)	(975,484)	(4,364,200)	2,362,929	(2,001,271)

Revenues

The Fiscal Year 2021-22 Budget originally forecasted General Fund revenue of \$50.3 million. As of March 11, 2022, the City had received \$29.1 million, or 58% of the annual budgeted amount. Based upon information currently available, it is projected that General Fund revenue will total \$54.2 million by the end of the fiscal year. The anticipated additional \$3.9 million includes the following:

- Sales Tax

The Fiscal Year 2021-22 budget assumed a 15% increase in sales tax revenue over the 2020-21 amended budget of \$10 million, which was conservatively projected due to the COVID-19 pandemic. In actuality, sales tax revenues have increased throughout the pandemic, as online sales have increased. Sales taxes are projected to further increase by about \$2 million over the originally budgeted amount.

- Property Tax

Property tax revenue was budgeted at \$4.4 million. Based upon the first payment received in December, it is projected that the total amount received this fiscal year will increase by 1.8% over the budgeted amount for a total of about \$4.5 million.

- Measure M

As with the general sales tax, the City's local Measure M sales tax was budgeted conservatively based upon the unknown fiscal impact of the ongoing COVID-19 pandemic. Based upon activity during the first seven months of the fiscal year, it is projected that revenue from the Measure M local sales tax to the General Fund will total \$6.4 million, compared to the \$4.7 million included in the adopted budget. (This is in addition to \$450,000 of Measure M revenue originally budgeted in the Economic Development Fund, which is projected to increase by 38.2%). Of the additional \$1.8 million in General Fund Measure M revenue, it is proposed that the additional revenue be allocated as follows:

- \$1,086,970 to the Police Department for public safety activities
- \$161,882 to Recreation for the Senior Center
- \$161,882 to Recreation for youth programs
- \$286,378 to Public Works for street repair/maintenance
- \$76,180 to General Fund reserves

These allocations are in accordance with the approved allocation percentages approved by the Measure M subcommittee for the Fiscal Year 2021-22 budget.

- Motor Vehicle-in-Lieu

Revenue from the Motor Vehicle-in-Lieu fee was budgeted at \$5.8 million. The City is projecting revenues will decrease very slightly by about (\$22,000) or .4%.

- Franchise Fees

The City's franchise fees on cable, refuse, recycling and utilities were budgeted to generate \$4.6 million in revenue this fiscal year. Based upon revenue received to date, it is projected that franchise fee revenue will exceed the budgeted amount by \$177,000.

- Licenses and Permits

Revenue from the City's planning, building and engineering fees is projected to total \$3.6 million, a \$767,000 decrease over the budgeted amount. This decrease offset by decreases in related expenditures.

- Transit Occupancy Taxes (TOT)

Revenue from the City's Transit Occupancy Tax are expected to exceed the budgeted amount of \$380,000 by about 32% (\$120,000).

Expenditures

General Fund expenditure appropriations total \$54.7 million. As of March 11, 2021, \$35.8 million (65%) of the amended budget had been expended. Based upon a review of all departmental budgets, it is projected that General fund expenditures will total \$56.2 million by the end of the fiscal year – an increase of \$1.5 million over the current budget. Of the proposed increase:

- Transfers Out

During development of the Fiscal Year 2021-22 budget, transfers to the City's internal service funds were not significantly increased due to the projected budget shortfall. Further, both the Building Maintenance Fund and Liability Insurance Fund experienced unbudgeted additional expenditures. In particular, the Building Maintenance Fund experienced increased expenditures for:

- Library security cameras
- California Theatre preparation for construction work
- Former golf course demolition of seven buildings and structures

The Liability Insurance Fund experienced an unbudgeted increase in liability insurance premiums.

In order to avoid drawing down the fund balance of these funds, it is proposed that these transfers be restored with \$375,000 to the Building Maintenance Fund and \$127,117 to the Liability Insurance Fund (Other funds are proposed to transfer an aggregate amount of 72,883).

- Departmental Adjustments

Based upon expenditures to date and projected costs through the end of the fiscal year, it is recommended that the following General Fund Department budgets be increased:

- Police Department - \$1.2 million to fund unanticipated labor, equipment and contract costs
- Human Resources budget - \$247,143 to fund unanticipated increases to contractual and professional services.
- Finance - \$74,819 to fund unanticipated overtime due to staffing needs, and other related labor and benefit costs
- Recreation – 174,282 – The adopted budget anticipated operations and programs commencing January 2022. However, facilities reopened, and operations and programs commenced at the beginning of the fiscal year
- Miscellaneous Non-Departmental – decrease of \$188,195, primarily due to an increase in attrition cost savings.

Fund Balance

The General Fund available fund balance as of June 30, 2021 was \$31 million. The adopted amended budget assumes the utilization of \$4.4 million of these funds to balance the Fiscal Year 2021-22 budget. Based upon updated revenue and expenditure projections, it is anticipated that \$2 million of reserve funds will be required this fiscal year.

OTHER FUNDS

The chart below provides a summary of proposed budget amendments for the City's Internal Service and Enterprise funds.

Internal Service Funds

The proposed amendments to the Internal Service Funds mainly reflect the increased revenue from the General Fund, as well as other funds in the case of the Liability Insurance Fund.

FY 20-21		FY 21-22			
Actual		ANNUAL		Actual	YE
		Original Budget	Amended Budget	3/11/2022	Projection
Fund 601		Information/Communication Systems			
Revenues	1,458,338	1,305,975	1,305,975	860,244	1,290,366
Expense	1,368,531	1,635,831	2,012,374	1,101,068	1,501,068
Net	89,807	(329,856)	(706,399)	(240,824)	(210,702)
Fund 611		Fleet Maintenance			
Revenues	2,077,987	2,116,954	2,116,954	1,435,758	2,135,477
Expense	1,995,007	2,992,527	3,001,126	1,256,745	2,812,295
Net	82,980	(875,573)	(884,172)	179,013	(676,818)
Fund 621		Building Maintenance			
Revenues	2,128,866	2,118,788	2,118,788	1,379,647	2,499,520
Expense	2,145,543	2,245,826	2,324,333	1,491,845	2,496,266
Net	(16,677)	(127,038)	(205,545)	(112,198)	3,254
Fund 631		Employee Fringe Benefits			
Revenues	2,016,164	1,731,087	1,731,087	1,018,830	1,735,072
Expense	1,942,996	1,724,775	1,724,775	1,432,745	1,750,303
Net	73,168	6,312	6,312	(413,915)	(15,231)
Fund 632		Pension Trust			
Revenues	616,027	60,000	60,000	31,880	60,000
Expense	8,143	10,000	10,000	5,805	10,000
Net	607,884	50,000	50,000	26,075	50,000
Fund 635		Other Post-Employment Benefits (OPEB)			
Revenues	2,179,874	2,240,320	2,240,320	1,493,548	2,240,320
Expense	2,032,103	2,239,425	2,239,425	914,139	2,239,425
Net	147,771	895	895	579,409	895
Fund 641		Insurance - Liability Insurance			
Revenues	2,127,119	2,127,211	2,127,211	1,446,803	2,327,211
Expense	2,089,749	2,097,211	2,097,211	2,240,521	2,271,805
Net	37,370	30,000	30,000	(793,718)	55,406

Enterprise Funds

The proposed amendments to the City's enterprise fund budgets will result in a net decrease of \$14.8 million to the projected year-end fund balance, primarily due to budgeted capital improvement project expenditures which have been approved and are included in the amended budget. Water revenues are projected to increase, while reduced operations due to the pandemic have resulted in decreased revenues in the Water Front Operations Fund, the Marina Fund, Island Energy, and Pittsburg Power.

	FY 20-21	FY 21-22			
		ANNUAL		Actual	YE
	Actual	Original Budget	Amended Budget	3/11/2022	Projection
Fund 501		Water Operations			
Revenues	27,381,627	26,158,650	26,158,650	15,482,766	27,220,832
Expense	21,612,481	27,267,966	31,330,065	16,399,987	31,110,935
Net	5,769,146	(1,109,316)	(5,171,415)	(917,221)	(3,890,103)
Fund 521		Sewer Maintenance			
Revenues	5,379,254	5,813,974	6,377,281	3,426,194	6,493,473
Expense	13,855,111	5,008,190	12,359,901	4,536,895	12,318,993
Net	(8,475,857)	805,784	(5,982,620)	(1,110,701)	(5,825,520)
Fund 540		Water Front Operations			
Revenues	1,640,408	1,502,704	2,066,704	302,007	1,613,383
Expense	2,234,303	1,096,035	1,690,379	428,256	1,664,875
Net	(593,895)	406,669	376,325	(126,249)	(51,492)
Fund 550		Marina - Marina Operations			
Revenues	2,054,804	2,398,139	2,398,139	1,414,353	2,040,494
Expense	2,280,080	2,460,452	2,536,044	1,435,948	2,468,423
Net	(225,276)	(62,313)	(137,905)	(21,595)	(427,929)
Fund 580		Island Energy			
Revenues	7,222,226	7,391,000	7,272,836	4,012,755	6,564,931
Expense	6,396,092	6,676,093	8,542,888	4,551,328	8,522,367
Net	826,134	714,907	(1,270,052)	(538,573)	(1,957,436)
Fund 590		Pittsburg Power			
Revenues	2,987,316	3,292,609	3,292,609	2,126,448	2,966,621
Expense	2,405,225	2,666,708	2,910,598	1,685,493	3,185,587
Net	582,091	625,901	382,011	440,955	(218,966)

Special Revenue Funds

The proposed budget amendments to the Special Revenue Fund group will increase the projected year-end fund balance overall by \$487,115. This increase is primarily due to a reduction of proposed operating and capital expenditures, which are partially offset by reduction in related revenues.

Staffing

Information Technology (IT), a division under the Finance Department, is proposing to add the classification of Deputy Chief Information Systems Officer (Position) to the classification plan. The top step of the proposed Position's recommended salary range is \$2,085 per month above the Information Technology Manager classification. When the position is filled, fiscal impact will be determined and budgeted appropriately.

A higher-level management classification is necessary at this time due to the changing demands of the City's Information Technology services, including things such as:

- Increases in demands to provide and improve interface options among staff, elected officials, and the community. For example, remote and hybrid meetings. This classification will implement and manage more complex systems to meet the City's current and future needs.
- Conversion of the City's Enterprise Resource Planning (ERP) system.
- Responsible for the oversight, management, and maintenance of the City's information system network during the activation of the Emergency Operation Center.

Additionally, in terms of general management functions, this classification will be responsible for the direct management and oversight of the citywide IT budget, as well as enhanced coordination with departments in preparing for and managing their IT needs. This classification will assume responsibility for preparing and presenting Information Technology Division reports and action items to the City Council, various committees, and the community, which currently fall to the Director of Finance as the department head.

Summary

The proposed budget amendments are based upon information available at this time and will result in an overall increase of \$2.4 million to budgeted revenue and a decrease of \$1 million to expenditure appropriations for the 2021-22 fiscal year. These budget amendments will increase the projected year end fund balances for all City funds by \$3.4 million and reflects continuation of the fiscally responsible and conservative approach taken by the City Council and staff during the development of the Fiscal Year 2021-22 City Budget last year.

ATTACHMENTS: City Council Resolution
 Pittsburg Power Company Resolution
 Successor Agency Resolution

Report Prepared By: Paul L. Rodrigues, Certified Public Accountant, Finance Director

BEFORE THE PITTSBURG POWER COMPANY GOVERNING BOARD

In the Matter of:

A Resolution Authorizing Necessary)
Budget Adjustments for Pittsburg Power)
Company Based on Year-End Projections)

RESOLUTION NO.

WHEREAS, on June 21, 2021 the Board of Directors of the Pittsburg Power Company, a Joint Powers Authority, adopted the Fiscal Year 2021-22 Budget (Resolution No. 21-414); and

WHEREAS, the City prepares and adopts the Pittsburg Power Company Budget with the intent of providing a planned program for services and a financial system to carry out the planned program of services; and

WHEREAS, staff has completed the mid-year review of the Fiscal Year 2021-22 Budget; and

WHEREAS, it has been determined that budget adjustments are necessary to fund certain operating expenditures; and

WHEREAS, staff recommends an operating expenditure budget increase in the amount of \$274,989.

NOW, THEREFORE, the Pittsburg Power Company Governing Board DOES RESOLVE as follows:

Section 1. Findings

- A. The recitals set forth above are true and correct statements and are hereby incorporated in conjunction with the respective staff report.
- B. That the Finance Director or his/her designee is hereby authorized to approve payment of goods and services received by the Pittsburg Power Company in accordance with the Pittsburg Power Company's approved budgets, programs and policies.
- C. Those funds are hereby and shall be appropriated resulting in an increased expenditure appropriation of \$274,989 for the Pittsburg Power fund.

Section 2. Authorization

The Pittsburg Power Company Governing Board authorizes a \$274,989 expenditure appropriation increase.

Section 3. Effective Date

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Pittsburg Power Company Governing Board at a regular meeting held on the 4th day of April 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Chair

ATTEST:

Garrett Evans, Executive Secretary

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

A Resolution Authorizing Necessary)
Budget Adjustments Based on)
Year-End Projections)

RESOLUTION NO.

WHEREAS, on June 21, 2021 the City Council of the City of Pittsburgh adopted the Fiscal Year 2021-22 Budget with spending limits across funds (Resolution No. 21-13942); and

WHEREAS, changes to spending limits through the year are necessary to account for unexpected opportunities, unforeseen changes, or if the City's financial position changes and additional spending authority is required to meet the needs of the City; and

WHEREAS, staff has completed the mid-year review and analysis of the Fiscal Year 2021-22 Budget; and

WHEREAS, it has been determined that budget adjustments are necessary to fund certain operating expenditures.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Pittsburgh as follows:

Section 1. Findings

- A. The recitals set forth above are true and correct statements and are hereby incorporated in conjunction with the respective staff report.
- B. The Finance Director or his/her designee is hereby authorized to approve payment of goods and services received by the City of Pittsburgh in accordance with the City's approved budget, programs and policies.
- C. Funds are hereby and budget shall be amended by fund for Fiscal Year 2021-22 as follows:

Fiscal Year 2021-22 All Funds			
	Proposed Amendments		
	Revenue	Expenditure	Net
General Fund	\$ 3,876,937	\$ 1,514,008	\$ 2,362,929
<u>Internal Service Funds</u>			
Information/Communication Systems	(15,609)	(511,306)	495,697
Fleet Maintenance	18,523	(188,831)	207,354
Building Maintenance	380,732	171,933	208,799
Fringe Benefits	3,985	25,528	(21,543)
Liability Insurance	200,000	174,594	25,406
Total Internal Service Funds	\$ 587,631	\$ (328,082)	\$ 915,713
			-
<u>Enterprise Funds</u>			
Water Operations Fund	1,062,182	(219,130)	1,281,312
Water Facility Reserve Funds	361,947	5,141	356,806
Sewer Maintenance Fund	116,192	(40,908)	157,100
Sewer Facility Reserve Funds	(203,385)		(203,385)
Water Front Operation Fund	(453,321)	(25,504)	(427,817)
Marina Fund	(357,645)	(67,621)	(290,024)
Island Energy	(707,905)	(20,521)	(687,384)
Pittsburg Power Fund	(325,988)	274,989	(600,977)
Total Enterprise Funds	\$ (507,923)	\$ (93,554)	\$ (414,369)
<u>Special Revenue Funds</u>			
California Theatre	869	629	240
Emergency Operations Center	232	-	232
Economic Development Fund	117,369	(1,872)	119,241
Gas Tax (HUTA)	88,000	-	88,000
Gas Tax (RMRA)	(164,500)	(125,270)	(39,230)
Measure J Tax Fund	38,473	-	38,473
CFD's & GHAD	296,354	110,606	185,748
Asset Seizure Fund	3,277	-	3,277
Marina Vista Field Replacement Fund	(500)	-	(500)
Hillview Jr. High Athletic Field Fund	(400)	-	(400)
Solid Waste Fund Fund	-	56,062	(56,062)
Public Education & Government Fees	29,000	-	29,000
Housing - CDBG, HOME, Sec 8, Successor Agency	(909,302)	(1,015,740)	106,438
Grants - Police, PW, EPA, Other	(832,238)	(835,903)	3,665
PACF	7,223	1,300	5,923
Impact Fee Funds	(200)	-	(200)
Marina Dredging & Infrastructure Improvement Fund	3,270	-	3,270
Total Special Revenue Funds	\$ (1,323,073)	\$ (1,810,188)	\$ 487,115
<u>Capital Project Funds</u>	\$ (346,470)	\$ (1,458,414)	\$ 1,111,944
<u>Debt Service Funds</u>			
Pension Obligation Fund	177	-	177
Assessment Districts	(58,023)	1,137,640	(1,195,663)
Total Debt Service Funds	\$ (57,846)	\$ 1,137,640	\$ (1,195,486)
<u>Successor Agency Funds</u>	\$ 135,232	\$ 29,981	\$ 105,251
GRAND TOTAL	\$ 2,364,488	\$ (1,008,609)	\$ 3,373,097

D. Deputy Chief Information Systems Officer Position is added.

Section 2. Authorization

The City Council authorizes the budget adjustments.

Section 3. Effective Date

This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of April 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

BEFORE THE SUCCESSOR AGENCY FOR THE REDEVELOPMENT AGENCY OF THE
CITY OF PITTSBURG

In the Matter of:

A Resolution Authorizing Necessary	)	
Budget Adjustments for the Successor	)	RESOLUTION NO.
Agency for the Redevelopment Agency	)	
of the City of Pittsburgh Based on	)	
<u>Year-End Projections</u>	)	

WHEREAS, on June 21, 2021 the Governing Board of the Successor Agency for the Redevelopment Agency of the City of Pittsburgh (Successor Agency), adopted the Fiscal Year 2021-22 Budget by Resolution No. 21-13942; and

WHEREAS, the City prepares and adopts the Successor Agency's Budget with the intent of providing a planned program for services and a financial system to carry out the planned program of services; and

WHEREAS, staff has completed the mid-year review of the Fiscal Year 2021-22 Budget; and

WHEREAS, it has been determined that budget adjustments are necessary to fund certain operating expenditures; and

WHEREAS, staff recommends an operating expenditure budget increase in the amount of \$15,605.

NOW, THEREFORE BE IT RESOLVED, the Governing Board of the Successor Agency for the Redevelopment Agency of the City of Pittsburgh hereby appropriates \$15,605, resulting in an increased expenditure appropriation and authorizes the Finance Director or his/her designee to approve payment of goods and services received by the Successor Agency in accordance with the Successor Agency's approved budgets, programs and policies

PASSED AND ADOPTED by the Governing Board of the Successor Agency for the Redevelopment Agency of the City of Pittsburgh at a regular meeting on the 4th day of April 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Holland Barrett White, Chair

ATTEST:

Garrett Evans, Executive Secretary

**CITY OF PITTSBURG
CITY COUNCIL/AGENCY CONCURRENT MEETING MINUTES**

DATE: March 21, 2022

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL/AGENCY MEMBERS

Holland Barrett White, Mayor/Chair
Shanelle Scales-Preston, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
Marilyn Craft, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

This meeting was held in compliance with California Government Code Section 54953(e)(2), which was added by Assembly Bill 361 which became effective October 1, 2021, pursuant to the Governor's Executive Order N-15-21. On November 29, 2021, the City Council authorized hybrid meetings of the City Council and Commissions upon findings made in Resolution 21-13997 as required by state law. In addition, all Boards authorized teleconferenced meetings. City Council Members/Board Members/Commissioners and appropriate staff participated virtually. The Public will continue virtual participation via Zoom. Pursuant to Government Code Section 54953(e)(3), the Council/Board/Commission authorization is effective for 30 days and may be extended every 30 days if the Council/Board/Commission makes required findings.

Vice-Mayor Scales-Preston called the Meeting of the City Council to order at 5:32 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, CA for a Special Meeting of the Pittsburg Financing Authority as follows:

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

1. Adoption of a City of Pittsburg Public Financing Authority Resolution Revising the Regular Meeting Dates

On Motion by Member Killings, seconded by Member Craft to adopt and carried by the following vote:

AYES: Banales, Craft, Killings, Scales-Preston

ABSENT: White

2. Adoption of a City of Pittsburg Public Financing Authority Resolution Making Findings in Support of Continuing to Hold Public Meetings by Teleconference Pursuant to California Government Code Section 54953(e)

On Motion by Member Craft, seconded by Member Banales to adopt and carried by the following vote:

AYES: Banales, Craft, Killings, Scales-Preston
ABSENT: White

The Public Financing Authority adjourned at 5:37 P.M. and the City Council convened in Closed Session at 5:45 P.M. for the following items:

3. CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Section 54957.6:

City designated representatives: Garrett Evans, Maria Aliotti

Employee organizations: American Federation of State, County, and Municipal Employees Local 512 Management/Professional/Confidential Unit and Miscellaneous A Unit; Pittsburg Police Officers' Association; Pittsburg Police Managers Group; Teamsters Local 856; International Brotherhood of Electrical Workers Local 1295

Unrepresented employees: Management Group; Senior Executive Team

4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Section 54956.8:

Property: 4202 Hillview Drive (APN 089-075-001); Negotiator for the Housing Authority of the City of Pittsburg; Garrett Evans and Melaine Venenciano; Negotiating Party: Ronald and Linda Sadler; Under Negotiations: Both price and terms of payment

5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS pursuant to Section 54956.8:

Property: Empty lot directly southwest of the public boat launch ramps on Marina Boulevard (Currently housing modular buildings with addresses 27 and 31 Marina Boulevard); Negotiator for the City of Pittsburg: Garrett Evans and Sara Bellafronte; Negotiating Party: Global Resources Trading, LLC; Under Negotiations: Both price and terms of payment

There was no reportable action taken in Closed Session.

ROLL CALL

Mayor White was absent and excused.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PROCLAMATIONS

6. Prescription Drug Abuse Awareness Month
7. Women's History Month

CITY MANAGER REPORTS/REMARKS

City Manager Evans reported on COVID-19 management and upcoming City events.

PUBLIC COMMENTS

Peter Wilson, Pittsburg, commented on behalf of Delta View Cats which is a volunteer organization to feed, spay/neuter feral cats. He noted the County Animal Control office has cut their services.

Ann Lind, also commented on behalf of Delta View Cats.

Annie Wright, also commented on behalf of Delta View Cats.

COMMITTEE REPORTS

Member Killings attended the Economic Development and Waterfront subcommittee and CDBG subcommittee.

Member Banales attended the Infrastructure and Finance subcommittee.

Vice-Mayor Scales-Preston attended the Community Services subcommittee.

CONSIDERATION

12. Adoption of a City Council Resolution Approving the Sixth Amendment to Amended and Restated Purchase and Sale Agreement by and Between the City of Pittsburg and Stay Cal Pittsburg LLC, Authorizing the City Manager to Negotiate and Execute Amendments and Agreements to Carry Out the Sixth Amendment, and Adopting an Economic Development Subsidy Report

Bruce Ohlson, Pittsburg asked for assurance that space is reserved for access to the Delta-Diablo Regional Trail.

Randy Baugh, has requested to speak but had technical difficulties.

On Motion by Member Killings, seconded by Member Banales to adopt and carried by the following vote:

AYES: Banales, Craft, Killings, Scales-Preston
ABSENT: White

CONFLICT OF INTEREST STATEMENT

There were no conflicts of interest statements.

Prior to the Consent Calendar, Vice-Mayor Scales-Preston read the following statement:

“Pursuant to Government Code Section 54953 (e) (3), Agenda Item 19 is a recommendation to approve an amendment to the City Manager’s employment agreement. The amended agreement provides a Cost of Living Adjustment salary increase of 2.5%, consistent with that provided to all other City employees. This adjustment will bring the City Manager’s annual salary to \$257,836.”

COMBINED CITY COUNCIL, PITTSBURG HOUSING AUTHORITY, PITTSBURG ARTS AND COMMUNITY FOUNDATION, PITTSBURG POWER COMPANY AND SOUTHWEST PITTSBURG GHAD II AND SUCCESSOR AGENCY CONSENT CALENDAR

On Motion by Member Killings, seconded by Member Craft to adopt and carried by the following vote:

AYES: Banales, Craft, Killings, Scales-Preston
ABSENT: White

13. Minutes of March 7, 2020
14. Adoption of a City Council Resolution to Establish the 2022/2023 Annual Stormwater Utility Area Fee
15. Adoption of a City Council Resolution Approving a Lease Agreement by and Between the City of Pittsburgh and Approved Auto Center of Pittsburgh
16. Adoption of a City Council Resolution Authorizing the City Manager to Appoint a Financing Team for a Potential Water Revenue Bond Financing and to Negotiate and Execute the Necessary Contracts or Agreements to Retain Such Services
17. Receive and file the City’s other Miscellaneous Reports: Independent Accountants’ Report on Agreed-Upon Procedures Applied to Appropriations Limit Schedule for 2021-2022, Memorandum on Internal Controls and Required Communication for Fiscal Year Ended June 30, 2021
18. Adoption of a City Council Resolution To Approve Bylaws for Youth Advisory Commission
19. Adoption of a City Council Resolution Approving Amendment #3 to the Employment Agreement for the City Manager

COUNCIL REQUEST FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

COUNCIL MEMBER REMARKS

Member Killings attended the Fishing With A Cop event over the weekend.

Vice-Mayor Scales-Preston also attended the Fishing With A Cop event.

ADJOURNMENT

The City Council adjourned at 8:11 P.M. to April 4, 2022.

Respectfully submitted,

Alice E. Evenson, City Clerk

**CITY OF PITTSBURG
HOUSING AUTHORITY MEETING MINUTES**

DATE: March 21, 2022

LOCATION: Council Chamber, City Hall, 65 Civic Avenue, Pittsburg, CA 94565

CITY COUNCIL.AGENCY MEMBERS

Holland Barrett White, Mayor/Chair
Shanelle Scales-Preston, Vice-Mayor/Chair
Juan Antonio Banales, Council/Agency Member
Jelani Killings, Council/Agency Member
Marilyn Craft, Council/Agency Member
S.L. Floyd, Agency Member
Annie Hill Herring, Agency Member

APPOINTED OFFICIALS

Garrett Evans, City Manager/Executive Director
Donna Mooney, City Attorney/Legal Counsel
Alice E. Evenson, City Clerk/Agency Secretary (elected)
Nancy Parent, City Treasurer (elected)

This meeting will be held in compliance with California Government Code Section 54953(e)(2), which was added by Assembly Bill 361 which became effective Oct. 1, 2021, pursuant to the Governor's Executive Order N-15-21. On December 20, 2021, the City Council authorized hybrid meetings of the City Council and Commissions upon findings made in Resolution 21-13997 as required by state law. In addition, all Boards authorized teleconferenced meetings. City Council Members/Board Members/Commissioners and appropriate staff will be participating virtually via Zoom. The Public will continue virtual participation via Zoom. Pursuant to Government Code Section 54953(e)(3), the Council/Board/Commission authorization is effective for 30 days and may be extended every 30 days if the Council/Board/Commission makes required findings.

CALL TO ORDER

Vice-Chair Scales-Preston called the meeting of the Housing Authority to order at 7:41 P.M. in the City Council Chamber at City Hall, 65 Civic Avenue, Pittsburg, California.

ROLL CALL

Chair White was absent and excused.

PUBLIC HEARING

8. Adoption of a Housing Authority Resolution Approving the Public Housing Agency Annual Plan for 2022 and Authorizing the Executive Director to Submit the Public Housing Agency Annual Plan for 2022 to the U.S. Department of Housing and Urban Development

On Motion by Member Craft, seconded by Member Banales, to adopt and carried by the following vote:

AYES: Banales, Craft, Floyd, Herring, Killings, Scales-Preston
ABSENT: White

CONSENT CALENDAR

On motion by Member Banales, seconded by Member Killings to adopt and carried by the following vote:

AYES: Banales, Craft, Floyd, Herring, Killings, Scales-Preston
ABSENT: White

9. Minutes of January 18, 2022
10. Disbursement List of December 31, 2021, and January 31, 2022
11. Adoption of a Housing Authority Minute Order Approving an Annual Report Pursuant to SB 341

HOUSING AUTHORITY MEMBER REMARKS

Member Herring asked if Police Chief Addington has retired. She also inquired whether or not meetings are going to return to in-person.

ADJOURNMENT

The Housing Authority was adjourned at 7:53 P.M.

Respectfully submitted,

Alice E. Evenson, Secretary



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, Executive Director

SUBJECT: Adoption of a City Council Resolution Approving Project 2608, Kirker Pass Road Surface Treatment Project, Allocating Funds, and Authorizing an Agreement Between the City and Contra Costa County

MEETING DATE: April 4, 2022

EXECUTIVE SUMMARY

Contra Costa County has offered to add surface treatment on the City maintained portion of Kirker Pass Road to its pavement maintenance project in order to facilitate the completion through city and county limits. Staff recommends approving the Kirker Pass Road Surface Treatment Project ("Project"), allocating funds, and authorizing an agreement with Contra Costa County for the Project.

FISCAL IMPACT

Project 2608, Kirker Pass Road Surface Treatment Project is not currently funded. Staff requests an allocation of \$92,000 from Project 2217 2018-19 Citywide Pavement Management (Fund 501), and \$233,000 from General Fund. The cost for the County to complete our portion of their project will not exceed \$250,000. The total Project budget is \$325,000.

A Project Budget Summary is attached to this report.

RECOMMENDATION

City Council adopt the attached resolution to approve the Project, allocate funds, and authorize execution of an agreement between the City and Contra Costa County for completion of the Project.

BACKGROUND

On June 18, 2018, the City Council adopted Resolution 18-12499, adopting the City's Operating Budget for Fiscal Years 2018/19 and allocating funds to several CIP projects. Project 2217, 2019-20 Citywide Pavement Management was allocated \$400,000 of HUTA (Gas Tax) Funds.

On October 7, 2019, the Public Works Department accepted as complete a Pavement Improvement Project that completed patch paving and surface treatment on Railroad Avenue from Central Avenue to Civic Avenue. After completion of all items of work, \$92,000 remained in Project 2217 account for use on similar projects.

Staff has coordinated with Contra Costa County's Assistant Director of Public Works to prepare a joint pavement maintenance project on Kirker Pass Road. If approved, this project is scheduled to start construction in July 2022.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

The Project will complete pavement maintenance on Kirker Pass Road from Buchanan Road to south city limits (See Exhibit "A" Maintenance Area Map). The treatment area for the entire project is located within the jurisdictions of the City and Contra Costa County.

Combining the City's Project with the County's, results in a maintenance project that is cost-efficient and reduces the inconvenience to motorists while work is occurring. The City and County successfully completed the Bailey Road Double Chip Seal project under the same agreement and structure last year.

Reimbursable costs to the County, which includes labor, materials, and equipment for the City portion, will not exceed \$250,000. Additional elements of the Project are identified in the Project Budget Summary attached to this report.

ATTACHMENTS: Resolution
 Budget Summary
 County Agreement
 Exhibit "A" Maintenance Area Map

Report Prepared By: Gina Haynes, Senior Civil Engineer

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Approving Project 2608, Kirker Pass)
Road Surface Treatment Project,)
Allocating Funds, and Approving) RESOLUTION NO. 22-
And Authorizing an Agreement Between)
The City and Contra Costa County)

WHEREAS, Project 2608, Kirker Pass Road Surface Treatment Project (the "Project"), is for pavement maintenance (double chip seal) on Kirker Pass Road from Buchanan Road to south city limits; and

WHEREAS, Contra Costa County has offered to move forward with a maintenance project that would include the City maintained portion of Kirker Pass Road; and

WHEREAS, the construction cost for the County to complete the Project will not exceed \$250,000; and

WHEREAS, the total Project budget is \$325,000 and includes striping removal and staff time; and

WHEREAS, by combining the Project with the County's maintenance project, the City of Pittsburg will receive a cost benefit, and the joint project will reduce the impact to the motoring public.

NOW, THEREFORE BE IT RESOLVED by the City Council hereby:

Approves the Project, allocates \$92,000 from Project 2217, Pavement Improvement Project (Fund 501), and \$233,000 from General Fund, and authorizes the City Manager to execute an agreement with Contra Costa County for road surface treatment of Kirker Pass Road from Buchanan Road to south city limits for a cost not to exceed \$250,000.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 4th day of April 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

AGREEMENT FOR ROADWAY SURFACE TREATMENT OF KIRKER PASS ROAD
BETWEEN BUCHANAN ROAD AND NORTONVILLE ROAD

This Agreement for Roadway Surface Treatment of Kirker Pass Road between Buchanan Road and Nortonville Road, dated _____, 2022 (this “Agreement”) is made by and between the City of Pittsburg, a municipal corporation (hereinafter referred to as “City”) and the County of Contra Costa, a political subdivision of the State of California (herein referred to as “County”).

RECITALS

A. Portions of Kirker Pass Road are located in County’s jurisdiction and in City’s jurisdiction, as shown on the map attached hereto as Exhibit A, and incorporated herein by reference (the “Maintenance Area Map”).

B. City desires the County to apply a surface treatment on City’s portion of Kirker Pass Road (the “Maintenance Area”) as shown on the Maintenance Area Map, and each have agreed to enter into this Agreement providing therefor.

Now therefore, for good and valuable consideration, City and County mutually agree as follows.

AGREEMENT

1. Surface Treatment Work to be Performed. Notwithstanding that the Maintenance Area is located within City’s jurisdiction, County shall apply a chip seal, slurry seal, microsurface seal, or other appropriate surface treatment (“Surface Treatment”) in the Maintenance Area, as necessary to ensure prolonged life and improve pavement condition of the Maintenance Area. Except for application of a Surface Treatment, no modifications to the Maintenance Area shall be made by County without City’s prior written approval. City and County shall continue to maintain their respective Maintenance Area by providing routine maintenance work, which may include but not limited to, maintenance of the pavement (pot hole repair), traffic stripings, signage, and drainage facilities as required to ensure satisfactory and safe condition of the Maintenance Area.
2. Modification for Additional Work. Should either City or County determine that the Maintenance Area requires work beyond the scope of the Surface Treatment set forth in Section 1 of this Agreement, the initiating party shall request in writing such modifications and, if agreed to by the parties, a separate agreement between the parties shall be documented prior to any construction of such work.
3. Payments. City will reimburse County one hundred percent (100%) for County’s costs of performing Surface Treatment in the Maintenance Area pursuant to this Agreement (“Costs”), not to exceed \$250,000.00. Costs include labor costs, material costs and equipment costs from an accounting of actual charges for work in the Maintenance Area.

Billing. At the completion of each Surface Treatment, County shall bill City one hundred percent (100%) for Costs incurred performing the Surface Treatment work set forth in Section 1 of this Agreement; provided, however, any additional maintenance work will require review by City and prior approval before being performed. County’s billings shall list all road surface treatment and maintenance work performed and the costs therefor. City shall pay County within sixty (60) days after receipt of the billing from County.

4. Legal Relations and Responsibilities. Nothing in this Agreement is intended to create duties or obligations to or rights in third parties who are not parties to this Agreement or affect the legal liability of either party to this Agreement by imposing any standard of care respecting the maintenance of state highways different from the standard of care imposed by law.
5. Indemnity; Insurance.
- a. City Indemnity. To the extent permitted by law, and pursuant to Government Code Section 895.4, City shall defend, with counsel acceptable to County, indemnify and save harmless the County and all County officers and employees from all claims, suits or actions of every name, kind and description brought for or on account of injuries to or death of any person or damage to property resulting from anything done or omitted to be done by City under or in connection with this Agreement; provided, however, that City is not required to indemnify County for the proportion of liability a court determines is attributable to the sole negligence or willful misconduct of County, its officers or employees. This provision will survive the expiration or termination of this Agreement.
 - b. County Indemnity. To the extent permitted by law, and pursuant to Government Code Section 895.4, County shall defend, with counsel acceptable to City, indemnify and save harmless the City and all City officers and employees from all claims, suits or actions of every name, kind and description brought for or on account of injuries to or death of any person or damage to property resulting from anything done or omitted to be done by County and its contractors under or in connection with any work, authority or jurisdiction delegated to County under this Agreement; provided, however, that County is not required to indemnify City for the proportion of liability a court determines is attributable to the sole negligence or willful misconduct of City, its officers or employees. This provision will survive the expiration or termination of this Agreement.
 - c. County Contractors' Insurance. County will require its contractors performing any work in the Maintenance Area to name City as an additional insured under the contract between County and the contractor.
6. Notices. All notices to be given under this Agreement will be in writing and sent by (a) first class mail, postage prepaid, in which case notice will be deemed delivered three (3) business days after deposit in the United States Mail; (b) a nationally recognized overnight courier, in which case notice will be deemed delivered one (1) business day after deposit with that courier, or (c) fax, in which case notice will be deemed delivered one (1) business day after the day it was transmitted, provided that a transmission report is generated reflecting the accurate transmission of the notice. Unless communicated in writing, the place for delivery of all notices given under this Agreement will be as follows

If to City:

Garrett Evans, City Manager
City of Pittsburg
65 Civic Drive
Pittsburg, CA 94565
Fax: (925) 252-4930

If to County:

Brian M. Balbas, Public Works Director
Contra Costa County
255 Glacier Drive
Martinez, CA 94553
Fax: (925) 313-2333

7. Term. This Agreement may be terminated at any time for no or any reason by either party upon giving the other party sixty (60) days prior written notice.
8. Integration. This Agreement contains the entire agreement between parties and supersedes all prior understandings or agreements, oral or written, regarding the subject matter of this Agreement.
9. Modification. This Agreement shall be subject to modification or amendment only by the mutual, written agreement of both parties.
10. Accountability. County shall maintain and make available to City complete records of its receipts and disbursement under this Agreement
11. Effective Date. This Agreement is effective as of the date first set forth above.
12. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Venue shall lie in the County of Contra Costa.

The parties have executed this Agreement as of the date first set forth above.

CONTRA COSTA COUNTY

CITY OF PITTSBURG

By: _____
Name: _____
Title: _____

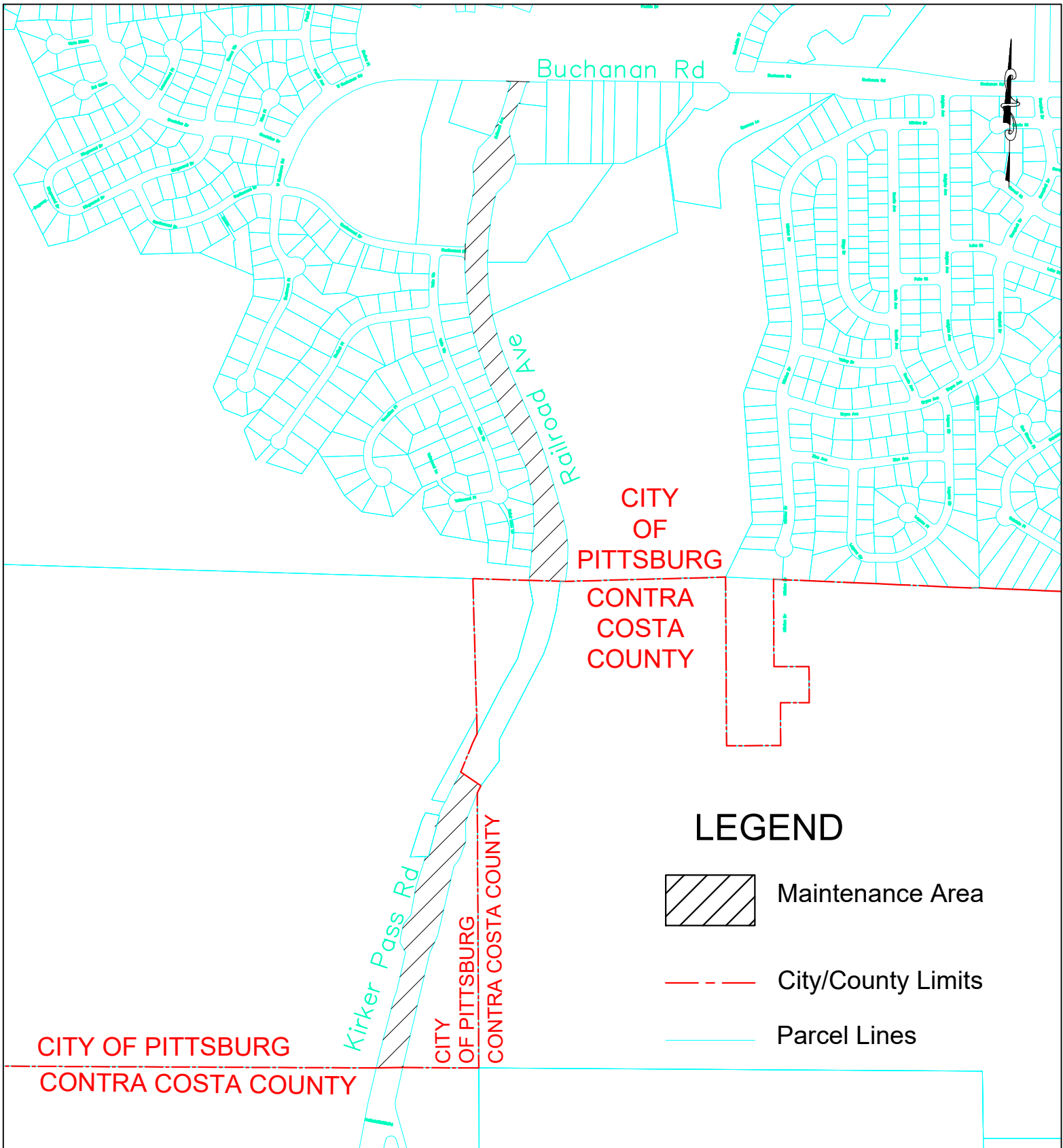
By: _____
Name: _____
Title: _____

Approved as to form:

Mary Ann McNett Mason, County Counsel

Donna Mooney, City Attorney

By: _____
Name: _____
Title: _____



Contra Costa County
Public Works
Department

EXHIBIT A

Kirker Pass Road Maintenance Area

DB: JW

CB: CL

DATE: JAN 2022

SHEET 1 OF 1

**Contract 2022-05, Kirker Pass Road Surface Treatment Project
Project 2608**

Project Funding

Project 2217 Pavement Improvement Project Carryover	\$92,000
General Fund	\$233,000
Funding Total	\$325,000

Project Expenditures:

Design: (Code 2122)	Consultant Design	\$0
	Subtotal	\$0

Miscellaneous: (Code 1399)	Advertising Reproduction Postage	
	Subtotal	\$0

Construction: (Code 2281)	Construction (County Reimbursement)	\$250,000
	Striping Removal & Repairs	\$65,000
	Subtotal	\$315,000

Staff Time: (Code 1101)	Staff Design	\$0
	Staff Design Management	\$5,000
	Subtotal	\$5,000

Admin: (Code 2372)	Staff Design	\$0
	Staff Construction Management	\$5,000
	Subtotal	\$5,000

Estimated Total Expenditures \$325,000



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Establish a Salary Range for Deputy Chief Information Systems Officer and Amend the Management Group Positions Covered

MEETING DATE: April 4, 2022

EXECUTIVE SUMMARY

The City Manager, upon recommendation from the Deputy City Manager in the capacity as Interim Director of Human Resources, has added the classification of Deputy Chief Information Systems Officer to the classification plan. In accordance with the City's Personnel Rule 11.1, Salary Plan, the City Council is asked to establish the salary range for the Deputy Chief Information Systems Officer classification as range 887, and to place it in the Management Group.

FISCAL IMPACT

There is no fiscal impact to establishing the salary range for Deputy Chief Information Systems Officer. The top step of the recommended salary range is \$2,085 per month above the Information Technology Manager classification. When a position is filled in this classification, a fiscal impact will be determined and budgeted appropriately.

RECOMMENDATION

The City Council adopt a resolution to establish the salary range for Deputy Chief Information Systems Officer and amend the Management Group list of Positions Covered.

BACKGROUND

This classification will be distinguished from the existing Information Technology Manager class by the overall administration and management of the Information Technology Division. A higher level management classification is necessary at this time due to the changing demands of the City's Information Technology services, including things such as:

- Increases in demands to provide and improve interface options among staff, elected officials, and the community. For example, remote and hybrid meetings. This

classification will implement and manage more complex systems to meet the City's current and future needs.

- Conversion of the City's Enterprise Resource Planning (ERP) system.
- Responsible for the oversight, management, and maintenance of the City's information system network during the activation of the Emergency Operation Center.

Additionally, in terms of general management functions, this classification will be responsible for the direct management and oversight of the citywide IT budget, as well as enhanced coordination with departments in preparing for and managing their IT needs.

Finally, this classification will assume responsibility for preparing and presenting Information Technology Division reports and action items to the City Council, various committees, and the community. These tasks currently fall to the Director of Finance as the department head.

SUBCOMMITTEE FINDINGS

The salary range for the Deputy Chief Information Systems Officer classification has not been discussed in a subcommittee.

STAFF ANALYSIS

In accordance with the City's Personnel Rule 11.1, the City Council establishes salary ranges for each classification in the City's Classification Plan.

A survey of comparable Information Technology classifications within the Northern California Human Resources Managers Group was conducted to determine the appropriate classification and title. Several internal equity considerations were evaluated with regard to salary assignment. Those included reporting structure, level of responsibilities, supervision received and provided, education and experience requirements, and placement under the general direction of the Director of Finance. With those considerations in mind, it is recommended that the Deputy Chief Information Systems Officer be placed at the same salary range as the Assistant Director of Finance. That is range 887, which is currently \$10,968 - \$13,329 per month.

As a Division Head, the Deputy Chief Information Systems Officer classification should be placed in the Management Group. Again, this is consistent with the Assistant Director of Finance classification. Therefore, the designated Positions Covered in the Management Group Salary and Benefits Schedule is to be amended to add the classification of Deputy Chief Information Systems Officer.

It is anticipated that Human Resources will conduct a promotional recruitment for Deputy Chief Information Systems Officer within the next couple of months.

Attachment: Resolution

Prepared by: Maria M. Aliotti, Deputy City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Adoption of a City Council Resolution to)
Establish a Salary Range for Deputy Chief) RESOLUTION NO. 22-
Information Systems Officer and Amend the)
Management Group Positions Covered)

WHEREAS, the City Manager, upon recommendation from the Deputy City Manager in the capacity as Interim Director of Human Resources, has added the classification of Deputy Chief Information Systems Officer to the classification plan; and

WHEREAS, the incumbent will be responsible for higher level management of the Information Technology Division including, providing and improving interface options among staff, elected officials and the community, direct management and oversight of the citywide IT budget and enhanced coordination with departments in preparing for and managing IT needs, and preparing/presenting IT Division reports to the City Council, various committees, and the community; and

WHEREAS, the City's Personnel Rule 11.1, Salary Plan, calls for the City Council to establish the salary ranges for classifications; and

WHEREAS, the City Manager recommends the classification be placed in the Management Group.

NOW, THEREFORE BE IT RESOLVED, the City Council hereby approves the amendment to the Management Group Salary and Benefits Schedule, and the City's salary schedule, to add Deputy Chief Information Systems Officer at salary range 887, which is currently \$10,968 through \$13,329 per month.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of April 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

ATTEST:

Holland Barrett White, Mayor

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution to Accept Grant Funds from Los Medanos Community Healthcare District for Senior Programs

MEETING DATE: April 4, 2022

EXECUTIVE SUMMARY

The City of Pittsburg has been awarded grant funds in the amount of \$53,800 supporting programs benefiting seniors offered at the City's Senior Center. Staff is requesting adoption of a resolution to accept the grants and allocate the funds to the Recreation budget for use between Fiscal Year 2021/2022 and Fiscal Year 2022/23.

FISCAL IMPACT

If approved, the resolution will authorize allocation of the \$53,800 grant funds to the Fiscal Year 2021/22 Recreation Department grant budget under Fund 299-42191 (Miscellaneous Grants – Recreation). No additional expenditure from the General Fund is required for the receipt of the grants since no matching funds are required.

RECOMMENDATION

City Council adopt the attached resolution authorizing acceptance of grant funds from Los Medanos Community Healthcare District and allocation of the additional \$53,800 to the Fiscal Year 2021/22 Recreation budget.

BACKGROUND

Staff applied for and was rewarded grant funding to support the Fall Prevention classes.

SUBCOMMITTEE FINDINGS

This item was not brought before a subcommittee.

STAFF ANALYSIS

The Los Medanos Community Healthcare District grant will support specialized recreation services for senior citizens.

The Fall Prevention class was approved for a \$53,800 grant to defray the costs of the class instructor and snacks for participants for a period of three (3) years.

ATTACHMENTS: Resolution
 LMCHD Terms and Conditions

Report Prepared By: Kolette Simonton, Interim Director of Recreation

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Acceptance of Grant Funds from)
Los Medanos Community Healthcare)
District for Senior Programs)

RESOLUTION NO. 22-

WHEREAS, the City applied for and was awarded grant funds in the amount of \$53,800 from the Los Medanos Community Healthcare District's Neighborhood Health Builders Partnership Grant Program to support recreation programs at the Pittsburg Senior Center; and

WHEREAS, the Fall Prevention Class was approved for a \$53,800 grant to defray the costs of the class instructor and snacks for participants for a period of three (3) years; and

WHEREAS, the City wishes to accept the grant and allocate the funds Recreation Department budget for use between Fiscal Year 2021/22 and Fiscal Year 2022/23.

NOW, THEREFORE, the City Council DOES RESOLVE as follows:

Section 1. The City Council adopts this Resolution accepting the grant funding in the amount of \$53,800 from the Los Medanos Community Healthcare District's Neighborhood Health Builders Partnership Grant Program and allocating the funds to the Recreation Department grants budget under Fund 299-42191 (Miscellaneous Grants – Recreation) for Fiscal Year 2021/22.

Section 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 4th day of April, 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk



February 25, 2022

City of Pittsburg
ATTN: Joy Walker
300 Presidio Lane
Pittsburg, CA 94565

Grantee: City of Pittsburg, Senior Center
Employee Identification Number (EIN): n/a
Total Amount of Grant: \$53,800.00
Point of Contact: Joy Walker, Recreation Supervisor
Email/Phone: jwalker@cipittsburgca.gov, (925) 252-6985

The Los Medanos Community Healthcare District ("LMCHD") is pleased to award **City of Pittsburg** ("GRANTEE") **\$53,800.00**, from its Neighborhood Health Builders Partnership Grant Program for the **Pittsburg Senior Center**. The grant funding shall be used as described in the grantee's proposal over a period of 3 years for the following areas:

- Staff
- New Programming

Grantee represents and warrants that grant funds will be expended exclusively to support the applicant's project goals and objectives including activities and outcomes, as set forth in Appendix A ("Scope of Work") and ("Project Budget") and not for any other use or purpose.

This grant is subject to the following terms and conditions:

1. **Tax-Exempt and Corporate Status:** Grantee confirms that it is an organization that is currently recognized by the Internal Revenue Service (the "IRS") as a public charity under sections 501(c)(3) and 509(a)(1), (2), or (3) of the Internal Revenue Code (the "Code"), and Grantee will inform LMCHD immediately of any change in, or IRS proposed or actual revocation (whether or not appealed) of its tax status described above. Grantee also confirms that it is a registered domestic nonprofit corporation with the California Secretary of State and has an active status. Grantee will inform LMCHD immediately of any change in, or proposed change by the Secretary of State of its active or corporate status.
2. **Lobbying Restrictions:** This grant may be used only for Grantee's charitable and educational activities. While LMCHD understands that the Grantee may participate in the public policy process, consistent with its tax-exempt status, Grantee may not use any LMCHD grant funds to lobby or otherwise attempt to influence legislation, to influence the outcome of any public election, or to carry on any voter registration drive.
3. **Expenditure of Funds:** This grant must be used for the project identified in Appendix A of this agreement, as described in the Grantee's proposal and related correspondence, and may not be expended for any other purposes. Program/Project funds must be used for residents within East Contra Costa County. If your organization anticipates redirecting LMCHD funding for any Covid-19 emergency related expenditures, please submit a written request via email to LMCHD explaining the nature of the expenses. LMCHD staff will follow up with written confirmation and any stipulations. Grantee accepts responsibility

2311 LOVERIDGE ROAD
PITTSBURG, CA 94565
PHONE: (925) 432-2200

PO BOX 8698
PITTSBURG, CA 94565
FAX: (925) 427-1669



for complying with this agreement's terms and conditions and will exercise full control over the grant and the expenditure of grant funds. LMCHD may request that Grantee return any unexpended grant funds remaining at the end of the project period.

4. **Reporting and Records:** Grantee will provide promptly such additional information, reports, and documents as LMCHD may request and will allow LMCHD and its representatives to have reasonable access during regular business hours to files, records, accounts, or personnel that are associated with this grant, for the purpose of making such financial reviews as outlined in Appendix B, verifications or program evaluations as may be deemed necessary by LMCHD.
5. **Publicity:** Grantee will allow LMCHD to review text of any proposed publicity concerning this grant prior to its release. If this grant is to be used for a film, video, book, or other such product, LMCHD reserves the right to request a screening or preview of the product, during the final production stages, before deciding whether or not to be credited as a grantor of the product.
6. **Right to Modify or Revoke:** LMCHD reserves the right to discontinue, modify or withhold any payments to be made under this grant award or to require a total or partial refund of any grant funds, if it, in LMCHD's sole discretion, such action is necessary: (1) because Grantee has not fully complied with the terms and conditions of this grant; (2) to protect the purpose and objectives of the grant or any other charitable activities of LMCHD; or (3) to comply with any law or regulation applicable to the Grantee, to LMCHD or this grant.
7. **Indemnification:** Grantee shall indemnify, defend, and hold harmless, LMCHD, its directors, staff, and authorized representatives, from and against all costs, expenses, and attorney's fees, arising directly or indirectly, out of, in connection with, or relating to LMCHD's participation in providing this grant pursuant to this Agreement. This obligation shall not be qualified or eliminated by any allegation, finding, judgment, or verdict that any indemnitee is responsible for a passively negligent act or omission, except where such negligence was the principal cause.

The foregoing sets forth the terms and conditions of the agreement between LMCHD and Grantee and shall be effective immediately upon signing by both parties. By their signatures below, each of the following represents and warrants that they have authority to execute this agreement and to bind the party on whose behalf their execution is made.

Lamar A. Thorpe
Executive Director
Los Medanos Community Healthcare District

Feb 25, 22

DATE

Joy Walker
Recreation Supervisor, Senior Center
City of Pittsburg

3-1-2022

DATE



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Making Findings in Support of Continuing to Hold Public Meetings by Teleconference Pursuant to California Government Code Section 54953(e)

MEETING DATE:

EXECUTIVE SUMMARY

Assembly Bill 361 (AB 361) amended the Brown Act to allow local legislative bodies to continue to meet remotely during proclaimed states of emergency under specified conditions. Findings must be made every 30 days.

FISCAL IMPACT

There is no fiscal impact to the General Fund by this action.

RECOMMENDATION

The City Council adopt the attached resolution, return to in-person meetings with the exception of subcommittee meetings which will remain virtual.

BACKGROUND

Beginning in March 2020, Governor Newsom issued a series of Executive Orders aimed at containing the novel coronavirus. Among these were Executive Orders—N-25-20 and N-29-20 (collectively, the “Brown Act Orders”) — that waived requirements in the Brown Act expressly or impliedly requiring the physical presence of legislative body members, staff, or the public at local agency meetings.

On June 11, 2021, the Governor issued Executive Order N-08-21, to begin winding down some of the prior measures that were adopted to respond to COVID-19. Notably, N-08-21 established an end date to the Brown Act Orders, effective September 30, 2021.

On September 16, Governor Newsom signed Assembly Bill 361 which amended the Brown Act to allow local legislative bodies to continue to meet remotely during proclaimed states of emergency under specified conditions and so long as certain findings are made by a

majority of the legislative body. As detailed in the attached resolution, findings were made on March 7, 2022, and are effective for 30 days.

SUBCOMMITTEE FINDINGS

This item was not submitted to a subcommittee.

STAFF ANALYSIS

Local legislative bodies such as a city council that wish to continue meeting by teleconference must comply with the requirements of California Government Code Section 54953, which was amended by AB 361.

Specifically, newly amended Government Code Section 54953 requires the following procedures:

- Give notice and post agendas as otherwise required by the Brown Act;
- List on the agenda how the public can electronically attend and comment at the meeting. Note that a public agency is not required to offer an in-person option for the public to attend and comment at such a meeting;
- Provide an opportunity to comment in advance of and during the meeting;
- Allow a reasonable amount of time to register, if required, and comment on each agenda item or at least the amount of time allowed per agency meeting protocols, whichever is longer;
- No action may be taken during a disruption that inhibits the broadcast of the meeting or the public's ability to comment;
- All votes must be via rollcall;
- Comply with state and federal civil rights and non-discrimination laws; and
- Take all precautions to protect the statutory and constitutional rights of the public.

While it only applies in situations where the Governor has proclaimed a state of emergency, and not, for instance, when only a local health officer has declared an emergency, AB 361 provides an explicit avenue for local public agencies to meet remotely in the case of a public health, or other, emergency that inhibits the opportunity to meet in person. AB 361 provides the flexibility to meet by teleconference through December 31, 2023, unless extended.

As COVID waned in November 2021, the local legislative bodies authorized partially teleconferenced meetings, with members of the bodies attending in person. However, given the recent spike in COVID cases, a return to fully teleconferenced meetings may be warranted. A fully teleconferenced meeting to consider the matter is authorized by AB 361.

The resolution, if approved, would authorize teleconferenced meetings of subcommittees for the next 30 days.

ATTACHMENTS: Resolution

Report Prepared By: Garrett Evans, City Manager

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Making Findings in Support of Continuing to)
Hold Public Subcommittee Meetings By) RESOLUTION NO. 22-
Teleconference Pursuant to California)
Government Code Section 54953(e))

WHEREAS, on March 4, 2020, the Governor of the State of California proclaimed a state of emergency due to COVID-19; and

WHEREAS, on March 10, 2020, the Contra Costa County Board of Supervisors issued an emergency proclamation to respond to COVID-19; and

WHEREAS, on March 16, 2020, the City Council proclaimed the existence of a local emergency in response to COVID-19; and

WHEREAS, on March 12, 2020, the Governor issued Executive Order N-25-20, which suspended specified requirements under the Brown Act with regard to teleconferenced meetings of legislative bodies during the period in which state or local public health officials have imposed or recommended measures to promote social distancing; and

WHEREAS, on March 17, 2020, the Governor issued Executive Order N-29-20, which modified and replaced the Brown Act language of Executive Order N-25-20, continuing to suspend specified requirements under the Brown Act for teleconferenced meetings of legislative bodies during the period in which state or local public health officials have imposed or recommended social distancing measures; and

WHEREAS on June 11, 2021, the Governor issued Executive Order N-08-21, which modified and replaced the Brown Act language of Executive Order N-29-20 and set forth an end date of September 30, 2021; and

WHEREAS, in September 2021 the State Legislature passed Assembly Bill 361, which was signed into law by the Governor on September 19, 2021; and

WHEREAS, AB 361 amended the Brown Act at Government Code Section 54953 to allow, until January 1, 2024, a legislative body to use teleconferencing without adhering to specified requirements so long as, among other circumstances, the meeting is held during a proclaimed state of emergency and state or local officials have imposed or recommended measures to promote social distancing, and so long as the legislative body reconsiders the circumstances every 30 days; and

WHEREAS, on September 20, 2021, the Contra Costa County Health Officer issued recommendations for public meetings, which recommendations include social distancing, and

WHEREAS, on October 4, 2021, and November 1, 2021, the City Council adopted a resolution authorizing teleconferenced meetings for the City Council, commissions, and subcommittees; and

WHEREAS, following an improvement in the incidence of COVID cases, the City Council adopted Resolutions on November 29, 2021, December 20, 2021, January 18, 2022, February 7, 2022 and March 7, 2022 to authorize meetings with public participation by teleconference and in-person attendance by members of the City Council and commissions, and otherwise fully teleconferenced meetings for subcommittees; and

WHEREAS, with the emergence of the Omicron variant, which may spread more easily than other variants, and in the wake of holiday gatherings of persons, the incidence of COVID increased markedly and then decreased but continues to be transmitted in the community.

NOW, THEREFORE BE IT RESOLVED that the City Council hereby makes the following findings:

1. The circumstances of the state of emergency have been reconsidered. The state of emergency declared by the Governor has not been terminated. The state of emergency declared by the County Board of Supervisors has not been terminated. The state of emergency declared by the City Council has not been terminated.
2. State or local officials continue to impose or recommend measures to promote social distancing. The County Health Official on September 21, 2021, and on March 1, 2022, issued a recommendation for social distancing, among other recommendations, during public meetings.

BE IT FURTHER RESOLVED that the City Council hereby approves meetings of subcommittees to be held by teleconference in compliance with California Government Code Section 54953(e). As there are numerous subcommittees, some which are comprised of members of more than one legislative body, and meet frequently, for the protection of the health of attendees all subcommittee meetings are to be held by teleconference.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 4th day of April, 2022, by the following vote:

AYES:
NOES:
ABSTAINED:
ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk



**OFFICE OF THE CITY MANAGER/EXECUTIVE DIRECTOR
65 Civic Avenue
Pittsburg, CA 94565**

TO: Mayor and Council Members

FROM: Garrett Evans, City Manager

SUBJECT: Adoption of a City Council Resolution Accepting the General Plan Annual Progress Report for Calendar Year 2021

MEETING DATE: April 4, 2022

EXECUTIVE SUMMARY

The City is required to prepare a General Plan Annual Progress Report (APR) for submittal to the Planning Commission, City Council, Governor's Office of Planning and Research (OPR), and State Housing and Community Development Department (HCD). The progress report on the status of General Plan implementation also provides an opportunity to identify any modifications that may improve its implementation and effectiveness.

FISCAL IMPACT

None from this action. Preparation and acceptance of the annual report does not require expenditure funds beyond the staff time needed to draft the document; however, preparation of the report is identified as a requirement for some grant applications.

RECOMMENDATION

City Council adopt the attached resolution accepting the General Plan Annual Progress Report for calendar year 2021.

BACKGROUND

The Pittsburg General Plan 2020 is a state-mandated and comprehensive planning document intended to guide Pittsburg's long-term physical growth and development. It articulates a shared community vision of the City's future and sets forth broad goals and policies relative to important topics including, but not limited to, land use, economic development, housing, transportation, public safety, and open space. The last comprehensive update of Pittsburg's General Plan was completed in 2001. In 2015, the City Council adopted Resolution No. 15-13033 approving the General Plan Housing Element Update for the 2015-2023 planning period.

The purpose of the APR is to provide the City Council, OPR, HCD, and CCTA with a progress report on the current General Plan's implementation status. The APR is also intended to provide the City Council with an opportunity to identify any General Plan modifications that may be necessary to improve its implementation and effectiveness. The last APR for calendar year 2020, was reviewed by the Planning Commission on February 3, 2021, the City Council on March 15, 2021, and submitted to OPR, HCD and CCTA on April 1, 2021.

SUBCOMMITTEE FINDINGS

This item was not presented before a subcommittee.

PROJECT DESCRIPTION

Staff has prepared the draft General Plan APR for Calendar Year 2021. The APR is provided as Exhibit A of Attachment 1 to this report, and it consists of a detailed table listing each of the adopted General Plan action policies or programs and their implementation status as of December 31, 2021. The Regional Fair Share Housing Allocation (RHNA) status update (shown in the table below) is also provided as part of the APR to document the City's progress in reaching its housing unit goals. For 2021, the area median income (AMI) for a 4-person household in Contra Costa County was \$125,600. Based on the AMI for 2019, a 4-person household was considered 'very low-income' if their total annual household income was under \$68,500. A four-person household with an income between \$68,500 and \$109,600 was considered 'low-income'. To be considered moderate income, a 4-person household had to earn between \$109,600 and \$150,700.

Table 1: RHNA Status Update

Income Level		RHNA Allocation	2015-2017	2018	2019	2020	2021	Total Units to Date	Total Remaining
VL	Deed Restricted	392	0	23	0	6	3	32	360
	Unrestricted		0	0	0	0	0		
L	Deed Restricted	254	10	205	3	80	0	324	0
	Unrestricted		0	3	6	17	0		
M	Deed Restricted	316	0	0	0	0	3	219	97
	Unrestricted		150	48	18	0	0		
AM		1,063	570	68	89	98	211	1,036	27
Total RHNA		2,025							
Total Units			730	347	116	201	217	1,611	484
Notes: VL = Very low-income (households earning 0-50% of AMI) L = Low-income (households earning 50-80% of AMI) M = Moderate income (households earning 80-120% of AMI) AM = Above-moderate income (households earning above 120% of AMI)									

On March 22, 2022, the Planning Commission reviewed the APR and adopted Resolution No. 10187, accepting the report, and authorizing its submittal to the City Council, OPR, HCD, and CCTA.

STAFF ANALYSIS

Although homebuilding has risen steadily since the end of the Great Recession, it is still nowhere near the levels that state leaders say are needed to fix California's housing crisis. However, during 2021, the City made more progress toward meeting its RHNA targets for the 2015-2023 housing cycle. As of the end of last year, the City has achieved 7% of its very low; 127% of its low; 68% of its moderate; and 93% of its above-moderate income RHNA targets through issuance of building permits. On January 31, 2021, the Southern California News Group used RHNA data to create its annual housing permit report card for all 539 cities and counties in the state. Only 33 were doing well enough to earn an 'A', while 96 got an 'F'. The average grade was a 'C-minus'. Pittsburg earned a 'B+' which indicates the city is ahead of most jurisdictions in the State when it comes to meeting its housing targets for this cycle.

Building permits were issued for 217 new residential units in 2021. Of those total permits, 3 were for very low income; 3 were for moderate income, and 211 were for above-moderate income units.

ATTACHMENTS:

1. Proposed Resolution
 - a. Exhibit A: General Plan Annual Progress Report for Calendar Year 2021
2. Adopted Planning Commission Resolution No. 10187 (excludes Exhibit A)

Report prepared by: John Funderburg, Assistant Director of Planning

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Accepting the General Plan Annual)
Progress Report for Calendar Year 2021)

RESOLUTION NO. 21-XXXX

WHEREAS, the Pittsburg General Plan 2020 is a state-mandated and comprehensive planning document intended to guide Pittsburg's long-term physical growth and development. It articulates a shared community vision of the City's future and sets forth broad goals and policies relative to important topics including, but not limited to, land use, economic development, housing, transportation, public safety, and open space. The last comprehensive update of Pittsburg's General Plan was completed in 2001. Most recently, the City Council adopted Resolution No. 15-13033 approving the General Plan Housing Element Update for the 2015-2023 planning period; and

WHEREAS, under California Government Code Section 65400, the City is required to prepare a General Plan Annual Progress Report (APR) for submittal to the City Council, Governor's Office of Planning and Research (OPR), and State Housing and Community Development Department (HCD) by April 1st of each year. The purpose of the APR is to provide the City Council, OPR, and HCD with a progress report on the General Plan's implementation status. The APR is also meant to provide the City Council with an opportunity to identify any General Plan modifications that may be necessary to improve its implementation and effectiveness; and

WHEREAS, the General Plan APR is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of the State CEQA Guidelines, section 15061, in that there is no possibility that the APR may have a significant negative physical impact on the environment; and

WHEREAS, on March 22, 2022 the Planning Commission reviewed the General Plan APR for calendar year 2021 and subsequently adopted Resolution No. 10187, accepting the APR and authorizing submittal of the report to the City Council, OPR, HCD, and Contra Costa Transportation Authority (CCTA).

NOW, THEREFORE, the City Council DOES RESOLVE as follows:

Section 1. Findings.

Based on the City Council Staff Report entitled, "Adoption of a Resolution Accepting the General Plan Annual Progress Report for Calendar Year 2021," dated March 22, 2022, and based on all the information contained in the Planning Division files on the report, adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the April 4, 2022, meeting, the City Council finds that:

A. All recitals above are true and correct and incorporated herein by reference.

- B. The General Plan APR for calendar year 2021 appropriately and accurately summarizes the City's progress to date in implementing the action policies in its General Plan.

Section 2. Acceptance of Report.

Based on the findings set forth above, the City Council hereby accepts the General Plan Annual Progress Report for Calendar Year 2021 included as Exhibit A of this resolution.

PASSED AND ADOPTED by the City Council of the City of Pittsburgh at a regular meeting on the 4th day of April 2022, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Holland Barrett White, Mayor

ATTEST:

Alice E. Evenson, City Clerk

CITY OF PITTSBURG



GENERAL PLAN ANNUAL PROGRESS REPORT (Calendar Year 2021)

Prepared pursuant to Government Code Section 65400(b)
Accepted by the Planning Commission on March 22, 2022
Submitted to the City Council on April 4, 2022

GENERAL PLAN ACTION POLICIES

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
2-P-1	Review the City's Sphere of Influence every 5 years. Ensure necessary annexation and SOI changes through coordination with the county and LAFCo, in accordance with Figure 2-3.	Implementation Ongoing. Sky Ranch, Ambrose Park and Mirant annexations were completed in 2008. Annexation of Northeast Industrial properties to DDSD boundary completed in 2010. Voter Measure I amending the ULL to include the property commonly known as Chevron East approved in November 2011. Environmental Impact Report for the proposed James Donlon Boulevard Extension corridor annexation project was certified in September 2014; however, initiation of annexation is still pending. Property owner-initiated annexations of Montreux and Tuscany Meadows properties completed in 2016 and 2017. Property owner-initiated annexation of the SW Hills/Faria property still underway.
2-P-2	Update the City's Zoning Ordinance and Subdivision Regulations for consistency with the General Plan, including the General Plan Diagram.	Phase 1 & 2 Zoning Code Updates are completed. First phase of Title 17 (Subdivision Ordinance) update completed in April 2009 and incorporated various updates in accordance with the state Subdivision Map Act. Title 17 further updated to streamline review of tentative maps in 2015. A tree preservation ordinance and wireless telecommunications ordinance, along with a variety of other miscellaneous amendments, adopted in 2015. Ordinances to define and regulate placement of smoke shops and smoking lounges, further update the wireless telecommunications regulations, as well as the retail sale and distribution of marijuana, adopted in 2016. Adopted ordinances in 2017, streamlining the permitting process for accessory dwelling units and expanding the types of businesses allowed in Old Town. In 2018, adopted an ordinance modifying the land use definitions, application process, permit requirements, and enforcement provisions for massage establishments. Adopted ordinances incorporating water-efficient landscaping provisions in 2020.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
2-P-13	Ensure that buffers – including landscaping, berms, parking areas, and storage facilities – are used to separate potentially incompatible activities.	Regulations incorporated into the Phase 2 Zoning Code Update adopted May 2007.
2-P-15	Ensure minimum residential densities, in accordance with the ranges stipulated in this plan.	Implemented with the Phase 2 Zoning Code Update adopted May 2007.
2-P-16	Develop criteria and standards for small-lot single-family residential development that: ○ Promotes design and development flexibility; ○ Includes design and bulk standards to ensure that development is appropriate and related to underlying lot size; and ○ Ensures that residential development promotes a neighborhood orientation, with limitation on frontage that can be occupied by garages.	Implemented with the Phase 2 Zoning Code Update adopted May 2007.
2-P-18	Limit all new multi-family housing to 16 units or more. Update the Zoning Ordinance to ensure that new multi-family projects are developed as large scale, professionally maintained, high-density housing.	Implemented with the Phase 2 Zoning Code Update adopted May 2007. Staff would like to revisit this policy as part of the General Plan update.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
2-P-19	Revise the City's Subdivision Ordinance to encourage solar access and other energy-saving devices.	California's new building code requires developers to install solar photovoltaic (PV) systems on single-family homes and multi-family homes that are up to three stories high.
2-P-20	Revise the City's Zoning Ordinance to require under-grounding of utility service/transformer boxes, and any other type of utility boxes, in new residential subdivisions.	Undergrounding of utilities is required by Standard Conditions of Development (Planning Commission Resolution No. 8931). Underground utilities are required for new development pursuant to Pittsburg Municipal Code sections 12.36.120, 12.36.130 and 17.28.020.
2-P-21	Revise the City's Hillside Preservation Ordinance to reflect General Plan policy direction.	Not yet implemented. Adoption of Hillside Regulations put on hold by City Council due to budgetary constraints. However, Council will have an opportunity to revisit this topic during the policy development for the Envision Pittsburg General Plan Update.
2-P-22	Ensure that all General Plan policies apply to hillside land irrespective of zoning – whether Planned Development or any other base District.	Implemented as part of development review.
2-P-24	Prohibit new development on designated ridgelines. Ensure that residential developers cluster housing units to reduce both environmental and visual impact of hillside development.	Implemented as part of development review.
2-P-26	Ensure that new hillside development utilizes fire-resistant building materials, per the Uniform Building Code. Require that all residential units adjacent to open slopes maintain a 30-foot setback with fire-resistant landscaping.	Implemented as part of development review.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Downtown		
2-P-32	Concentrate all Downtown Commercial activity — which includes specialty retail, professional offices, and personal services, entertainment and other compatible uses — along the Railroad Avenue corridor. (Downtown: 5-P-4)	Implemented with the adoption of the CP (Pedestrian Commercial) District in October 2006. Ordinance to consolidate the CP-1 and CP-2 sub-districts to provide more flexibility related to the allowable uses within the CP District adopted in 2018.
2-P-33	Limit commercial uses along the southern side of East Tenth Street to service commercial businesses—including repair and maintenance, retail sales, special trade contracting and other compatible uses. (Downtown: 5-P-8)	Implemented with the Phase 2 Zoning Code Update adopted May 2007.
2-P-34	Undertake active efforts, including land acquisition and assembly, to develop a waterfront activity center at the terminus of Harbor Street, featuring a cluster of Marine Commercial uses — such as specialty retail services, restaurants, marine repair and docking facilities, hotels and other uses listed in Table 5-1 (Downtown Element).	The area has been rezoned to CW (Waterfront Commercial) District as a first step to allowing redevelopment of the property by private developers. A majority of the 18-acre property is owned by one party (Third Street Pittsburg) with a portion owned by the City of Pittsburg. This area has also been identified as an opportunity area for the Envision Pittsburg General Plan Update. The Planning Commission and City Council will be considering land use alternatives for the area as part of the update.
2-P-36	Improve the pedestrian path along Marina Blvd. connecting the Downtown core to the waterfront/marina area. Provide a wide path right-of-way, way-finding signage, landscaping, interpretive plaques, and street lighting.	Partially implemented with construction of the Marina Promenade completed in 2008. Implementation ongoing as development along Marina Boulevard is proposed. The City has received TDA grant funding to install buffered bike lanes along Marina Boulevard.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Northeast River		
2-P-37	Ensure that development in Northeast River is limited to industrial activities and supporting business and service uses.	Implemented with the Phase 2 Zoning Code Update adopted May 2007.
2-P-42	Amend the City's Zoning ordinance to ensure that land uses progress from heavier industrial uses inland to lighter industrial uses directly facing the New York Slough waterfront, as feasible during redevelopment of industrial activities not dependent on docking access.	Implemented with the Phase 2 Zoning Code Update adopted May 2007.
Loveridge		
2-P-50	Work with Los Medanos Community College to provide pedestrian and bicycle access from the campus to commercial and employment centers within Loveridge.	A bike/ped connection is proposed between LMC and the Delta De Anza Regional Trail as part of the adopted Pittsburg Moves Active Transportation Plan. Implementation is dependent on grant funding.
East Central		
2-P-53	Ensure that a linear park is developed along the northern and eastern boundaries of the Columbia Manor neighborhood to buffer residents from adjacent heavy industrial uses.	Implemented. Linear park built.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Railroad Avenue		
2-P-55	Pursue the extension of the Railroad Ave. linear park along the north side of State Route 4, providing a pedestrian/bicycle connection from the City's major shopping corridor to the Civic Center and City Park.	Supporting policies incorporated into the "Railroad Avenue Specific Plan", adopted by the City Council in November 2009 (Ord. No. 09-1319). The described linear park was excluded from the newly-built County Courthouse building approved by the State. However, the City contemplates a Class 1 trail along the west side of Railroad Avenue between SR 4 and Center Drive. CIP Project ST-2 (Railroad Avenue Class 1 Trail) will construct a Class 1 trail along the west side of Railroad Avenue between The Delta De Anza Trail to SR 4. This project is fully funded and is expected to break ground by the end of 2021.
2-P-56	Work with BART to develop a specific plan for the Railroad Ave. BART station area, featuring mixed-use business commercial activities with extensive pedestrian amenities. Provide pedestrian linkages from this mixed-use village to the Civic Center, City Park, high school and other institutional uses on the north side of Hwy 4.	"Railroad Avenue Specific Plan" adopted by the City Council in November 2009.
2-P-57	Allow development at an intensity of up to 2.0 FAR along Railroad Avenue from State Route 4 to East Leland Road.	Implemented with Phase 2 Zoning Code Update adopted May 2007; also incorporated as development standards in the "Railroad Avenue Specific Plan," adopted November 2009.
2-P-58	Allow mixed-use development at an intensity of up to 1.0 FAR for non-residential uses, and additional residential development at a maximum density of 25 units per acre, on designated community commercial sites along Railroad Avenue, south of Bliss Avenue.	Implemented with the Phase 2 Zoning Code Update adopted May 2007.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
2-P-59	Extend Garcia Avenue to Railroad Avenue if suitable opportunity arises during redevelopment of adjacent sites and explore the feasibility of other linkages to improve accessibility.	Partially implemented. Roadway extension identified in the “Railroad Avenue Specific Plan,” adopted by the City Council in November 2009. Improvements are to be built as redevelopment occurs in the specific plan area.
2-P-60	Ensure that the small business commercial center at the southern end of Railroad Avenue (at Buchanan Road) is compatible with the scale of surrounding uses.	Implemented with the Phase 2 Zoning Code Update adopted May 2007. In 2015, this area was rezoned from Office Commercial (CO) District to Medium Density Residential (RM) District, and plans to convert the vacant office structure to a multifamily complex were approved by the City Council. The site is located between low- and high-density residential developments, and the medium-density area is compatible in scale and creates an appropriate transition between densities.
East Leland		
2-P-61	As part of the Zoning Ordinance, incorporate incentives to promote improvement of sites along Garcia Avenue with high-amenity business commercial uses. Undertake redevelopment, as needed, with an aim to promote parcel consolidation and coordinated development.	Implemented. Incorporated into the “Railroad Avenue Specific Plan,” adopted November 2009.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
2-P-62	Ensure that new business commercial centers provide pedestrian, bicycle, and transit amenities (such as walking paths, benches, bus shelters, bicycle racks, and lockers) enabling convenient use of alternative transportation modes including the proposed Railroad Avenue BART station.	Implementation ongoing. Bicycle racks required with Phase I Zoning Code Update adopted December 2005. Pittsburg Municipal Code chapter 15.96 requires installation of bus turnouts and shelters for new commercial/industrial development along arterial streets, upon request by the applicable transit agency. Development Review and Design Guidelines updated in November 2010 include policies that encourage bicycle/pedestrian connectivity and alternative transportation programs. The BART Multimodal Transfer Facility, at the corner of Railroad Avenue and California Avenue, provides parking for over 40 bicycles, wide pedestrian pathways with active streetscapes, a new bus turnout and multiple covered waiting shelters to encourage alternative modes of transportation, including BART transit. Project proposals reviewed on a case-by-case basis for opportunities for additional transit amenities.
2-P-63	Participate in the development of a specific plan for the proposed Railroad Avenue BART station. Ensure that all uses with ½-mile radius of the proposed Station feature mixed-use, pedestrian-oriented design. (Transit Oriented Development)	Implemented. "Railroad Avenue Specific Plan," adopted by the City Council in November 2009.
2-P-64	Pursue the development of a trail/path linking the Delta De Anza Trail to the proposed Railroad Avenue BART Station area.	Ongoing. Identified as CIP Project ST-2 (BART Pedestrian/Bicycle Connectivity Project). Design for the \$4.5 M trail/path to be completed by Fall 2020 with construction by Fall 2021.
2-P-65	Work with Los Medanos Community College to facilitate pedestrian and bicycle connections from the campus to nearby commercial and residential areas (See 5-P-50).	Implementation ongoing. Projects reviewed on a case-by-case basis for opportunities for such connections. A bike/ped connection is proposed between LMC and the Delta De Anza Regional Trail as part of the adopted Pittsburg Moves Active Transportation Plan. Implementation dependent on grant funding.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
2-P-66	Work with Los Medanos College and the City of Antioch to undertake a study exploring the viability of a street connection between Leland and Buchanan Roads, along the eastern edge of the College at the border of the two cities.	Proposed “Standard Oil Avenue” is identified as a planned future route of regional significance in the East County Action Plan adopted by TRANSPLAN in August 2009 and the Countywide Transportation Plan adopted by the Contra Costa Transportation Authority in June 2009.
Buchanan		
2-P-71	New residential development south of Buchanan Road should: ○ Ensure that adequate acreage is dedicated for an elementary school and community park directly adjacent to Buchanan Rd.; ○ Not result in any net increase of peak-hour stormwater flow; ○ Preserve and enhance existing north-south creeks; and ○ Respect natural topography in the design and construction of new units.	Ongoing as part of development review. Highlands Ranch Park (10.42 acres) was constructed sometime between 1999 and 2002 as part of the Highlands Ranch Subdivision. The Tuscan Meadows Subdivision approved in 2016 will dedicate approximately 12 acres of parkland, some of which will also function as stormwater detention facilities.
2-P-72	Pursue construction of the Buchanan bypass, as designated in the General Plan Diagram, providing an alternative route for commuters traveling from Kirker Pass Rd. to destinations east of Pittsburg.	Ongoing. Final environmental impact report certified in 2014. Identified as CIP Project ST-36 (James Donlon Extension Project). The project is still in the design stage with 65% construction drawings complete.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Woodlands		
2-P-76	Ensure that new residential development along Kirker Creek preserves natural riparian habitat. New development shall be setback at least 50 feet from the top of the stream bank, with continuous multi-use trail access along the west side for the creek.	Implemented as part of development review.
West Central		
2-P-78	Explore the feasibility of a pedestrian and bicycle bridge across State Route 4, near the Parkside and Los Medanos elementary schools.	Not implemented.
West Leland		

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
2-P-81	Undertake a streetscape enhancement program for West Leland Road focusing on improving the walkability and visual character of the corridor. Emphasize increased street trees and landscaping, medians, crosswalks, widened sidewalks and benches.	Implementation ongoing. CIP Project ST-28 (West Leland Street Lighting Project) will provide lighting levels that are up to current standards along W. Leland Road from Railroad Avenue to Burton Avenue. CIP Project ST-34 (West Leland Road Safety Improvements) would prevent errant eastbound vehicles from entering the Contra Costa Canal, construct a concrete barrier along the south side of West Leland Road in front of golf course prior to and along curve to the left, relocate existing sidewalk behind concrete barrier, install large curve warning signage with flashing beacons facing eastbound traffic prior to curve, and restripe center median markings. CIP Project ST-38 (West Leland Road Pavement Markers/Markings and Speed Signage Improvements) would install highly reflective thermoplastic double yellow 4-inch centerline stripes with rumble stripes between Pamela Way and Montevideo Drive. Thermoplastic centerline stripes to be enhanced by placing reflective markers on top of the thermoplastic striping. Project would also install six driver speed feedback signage at locations prior to horizontal curves. CIP Project ST-43 (West Leland Road Pavement Delineation, Warning Signage, High Visibility Crosswalk Improvements and Traffic Signal Modification at Range Road) would occur between Railroad Avenue and Bailey Road. It would install raised pavement markers and reflectors through intersections to ensure proper lane usage; install warning signage and reflectors at horizontal curves; replace existing marked crosswalks with high visibility crosswalks, including advance STOP bars (limit lines); and modify existing traffic signal system at West Leland Road/Range Road/Golf Club Road intersection by adding a left-turn phase for the Range Road approach.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
2-P-82	Pursue accessibility to Stoneman Park and expansion of the Park's bicycle and pedestrian trail network.	Partially implemented. Class II bicycle facilities and sidewalks along West Leland Road currently link the Delta De Anza trail to Stoneman Park (since renamed John Henry Johnson Park). Additional park improvements may be constructed as part of the Discovery Homes Dream Courts Project, a 40,000 square-foot basketball court facility proposed at John Henry Johnson Park.
2-P-83	Explore the feasibility of provision of pedestrian and bicycle linkages from the Delta De Anza Trail to Stoneman Park.	Partially Implemented. Class II bicycle facilities and sidewalks along West Leland Road currently link the trail to Stoneman Park/John Henry Johnson Park.
Southwest Hills		
2-P-84	Ensure extension of West Leland Road and San Marco Boulevard through the area, as shown on the General Plan Diagram, as a condition of any new approval in the area.	Partially implemented. West Leland Rd. was extended from Villa Road to Santa Teresa Drive in 2020. The extension of San Marco Boulevard to Bailey Road would occur with the SW Hills/Faria Annexation Project.
2-P-91	Consider the development of a specific plan for the High Density Residential, Business Commercial, and Community Commercial areas adjacent to State Route 4, West Leland Road and San Marco Boulevard. Integrate all uses in this area into a mixed-use, transit-oriented village, featuring executive offices, research and development, entertainment, and hotel uses.	The City Council adopted the "Pittsburg/Bay Point BART Station Master Plan," October 17, 2011 (Ordinance No. 11-1350) establishing multi-modal and mixed-use development standards for development of properties closest to the Pittsburg/Bay Point BART station. Master plan approved for the Alves Ranch site (north of West Leland Road and west of Bailey Road) in January 2009 (Ordinance No. 08-1312), includes residential and commercial uses, a wide and meandering sidewalk next to West Leland Rd., and an internal east/west street with wide sidewalks.
2-P-93	Pursue construction of a landscaped multi-use path along West Leland Road, from Pittsburg/Bay Point BART Station to the proposed San Marco Village. Ensure that design of the linear parkway accommodates bicyclists.	Implementation ongoing. Partially constructed with San Marco Villas Apartments and Toscana frontage improvements. January 2009 master plan approved for Alves Ranch includes a multi-use trail along the site's West Leland Road frontage and an eight-foot wide sidewalk that is sufficiently wide for combined use by pedestrians and bicyclists, extending through the center of the site from the edge of the Pittsburg/Bay Point Master Plan to the starting point of the Toscana frontage improvements.

LAND USE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Northwest River		
2-P-96	Preserve the wetlands and salt marsh habitats along the Suisun Bay waterfront. Allow only development of the multi-use trails and recreation facilities.	Ongoing. Regional plan for a Great California Delta Trail was included in the Pittsburg Moves Active Transportation Plan and the 2009 Contra Costa Countywide Bicycle and Pedestrian Plan.
2-P-97	Maintain the Mirant power plant site in the Industrial designation. Pursue annexation of the power plant and adjacent PG&E properties to ensure land use control of these areas.	Implemented. Mirant Annexation completed June 2008. The plant site is identified as an opportunity area for the Envision General Plan Update. Planning Commission and City Council will consider different land use alternatives for the area as part of the update process.
2-P-99	Pursue opportunities for a linear park/trail along the waterfront, connecting to Downtown.	Regional plan for a Great California Delta Trail was included in the Pittsburg Moves Active Transportation Plan and the 2009 Contra Costa Countywide Bicycle and Pedestrian Plan.

GENERAL PLAN ACTION POLICIES

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

GROWTH MANAGEMENT ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
3-P-3	Work with Contra Costa Transportation Authority (CCTA) and TRANSPLAN to develop and implement Action Plans for Routes of Regional Significance, as designated in Figure 3-1.	Staff worked with TRANSPLAN in preparation of the most recent 2017 update to East County Action Plan for Routes of Regional Significance.
3-P-4	Participate in cooperative regional land use and transportation planning efforts by sharing information about future development in the City with interested agencies and jurisdictions.	Ongoing. Applications for development and notices for development proposals are sent to interested agencies, as appropriate. Staff has created a project pipeline list and map detailing the location and vital information regarding pending and recently approved planning projects throughout the City, which is accessible online to the general public. See: http://bit.ly/CORpipeline
3-P-11	Prepare, adopt and implement a Transportation Systems Management ordinance or resolution, with the purpose of ensuring attainment of adopted traffic levels of service standards.	Implemented (PMC chapter 10.60).
3-P-12	Adopt and update development mitigation programs that collect fees to mitigate transportation impacts to both local and regional transportation facilities.	Implemented (PMC chapters 15.102 and 15.103).
3-P-13	Review and update the City's transportation impact fee schedule, requiring developers to pay the costs necessary to mitigate impacts of their development projects on the local and regional transportation system.	Implemented (PMC chapters 15.102 and 15.103).

GROWTH MANAGEMENT ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
3-P-15	Prepare, adopt and periodically update a five-year Capital Improvement Program (CIP) that describes City-sponsored capital projects necessary to maintain and improve operations for traffic, transit, pedestrians and bicyclists within the city. Proposed funding sources, agency responsibility, and project phasing should be identified in the CIP.	The City Council recently adopted an addendum to the City-wide CIP for fiscal years 2019/20 through 2023/24. The CIP categorizes capital improvement projects into ten categories: Streets, Traffic Signals, Water, Sewer, Storm Drainage, Buildings, Parks, General, Pittsburg Power and Marina Projects. The items included in the CIP range from minor to major projects affecting the City's infrastructure.
3-P-16	Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects.	Pittsburg Municipal Code chapter 15.96 requires installation of bus turnouts and shelters for new commercial/industrial development along arterial streets, upon request by applicable transit agency. Development Review and Design Guidelines updated in November 2010 include policies that encourage bicycle/pedestrian connectivity and alternative transportation programs. Also, a 'Complete Streets' policy was adopted by the City Council in 2013. Project proposals reviewed on a case-by-case basis for opportunities for additional transit amenities.
3-P-17	As part of development approval, ensure that safe and contiguous routes for pedestrians and bicyclists are provided within new development projects and on any roadways that are impacted as a result of new development.	Development Review and Design Guidelines updated in November 2010 includes policies that encourage bicycle/pedestrian connectivity and alternative transportation programs. A 'Complete Streets' policy was adopted by the City Council in 2013. Project proposals reviewed on a case-by-case basis for opportunities for additional transit amenities. The City has adopted the Pittsburg Moves Active Transportation Plan which includes recommendations for future bike and pedestrian improvements citywide.

GROWTH MANAGEMENT ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
3-P-19	Comply with California Government Code Sec. 65400(b) requiring preparation of an annual report summarizing the City's progress in implementing the General Plan, and submit copies of the report to the Contra Costa Transportation Authority biennially as part of the Authority's Growth Management Plan Compliance Checklist.	Ongoing.

GENERAL PLAN POLICY MATRIX

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Views, Ridges, and Edges		
4-P-1	Require ridge setbacks for all new hillside development. Building pads should be located at least 150 feet away from the crest of a major ridgeline (measured horizontally from the centerline), as designated in Figure 4-3.	Implemented as part of development review.
4-P-4	Develop and implement use of a “Design Review Checklist” for all new hillside development, to ensure that conservation and site layout policies within the General Plan are considered.	Not yet implemented. Adoption of Hillside Regulations put on hold by City Council due to budgetary constraints. The City Council will have an opportunity to revisit this topic as part of the Envision Pittsburgh General Plan Update.
4-P-5	Design and install entry features at the entrances to the city, implemented through the City’s Capital Improvement Program. Use landscaping, signs, lighting, and other visual features to announce the gateway along regional roadways.	Ongoing. A monument sign with an LED readerboard was installed at the corner of Railroad Ave. and California Ave. as part of the multimodal transfer facility completed in 2018. The electronic readerboard near the eastern end of Buchanan Road was recently repaired.
Hillside Development		
4-P-8	Update the Hillside Planned Development District within the City’s Zoning Ordinance to reflect the hillside development standards and policies set forth within the General Plan.	Not yet implemented. Adoption of Hillside Regulations put on hold by City Council due to budgetary constraints. The City Council will have an opportunity to revisit this topic as part of the Envision Pittsburgh General Plan Update.

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
4-P-10	Amend the City's Zoning Ordinance to allow density bonuses of 10 percent (maximum) for new hillside development that preserves 40 percent of natural hill contours.	Not yet implemented. Adoption of Hillside Regulations put on hold by City Council due to budgetary constraints. The City Council will have an opportunity to revisit this topic as part of the Envision Pittsburg General Plan Update.
4-P-11	Limit grading of hillside areas over 30 percent slope (on Figure 10-1) to elevations less than 900', foothills, knolls, and ridges not classified as major or minor ridgelines (on Figure 4-2). During review of development plans, ensure that necessary grading respects significant natural features and visually blends with adjacent properties.	Implemented as part of development review.
4-P-13	Revise the City's development permitting requirements to include erosion control and re-vegetation programs as part of grading plans for new hillside development.	Implemented as part of development review.
4-P-16	Allow flag lots with common driveways within hillside neighborhoods, in order to encourage terracing of buildings while minimizing roadway cut-and-fill (see Figure 4-4).	Implemented as part of development review.
4-P-30	Ensure that all residential developers provide multi-use trails or trailheads connecting to local schools and parks, commercial centers, and regional open spaces.	Implemented as part of development review. Additionally, the City completed the following trails in 2017 and 2019: 1) Frontage Rd. from Railroad Ave. to Crestview Ave.; 2) Power Ave. from Railroad Ave. to Davi Ave.; and 3) San Marco Blvd. from Santa Lucia Dr. to W. Leland Rd. In 2020, the City completed the trail and pedestrian bridge adjacent to San Marco Blvd. north of Santa Teresa Drive.
Key Corridors		

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
4-P-33	Pursue the extension of the Railroad Avenue linear park north along the west side of the arterial to City Park.	Partially implemented. Supporting policies incorporated into the “Railroad Avenue Specific Plan,” adopted by the City Council in November 2009 (Ord. No. 09-1319). The described linear park was excluded from the newly-built County Courthouse building approved by the State. However, the City is contemplating a Class 1 trail along the west side of Railroad Avenue between SR 4 and Center Drive. It should be noted that CIP Project ST-2 (Railroad Avenue Class 1 Trail) would construct a Class 1 trail along the west side of Railroad Avenue between The Delta De Anza Trail to SR 4. This project is fully-funded and is expected to break ground by the end of 2021.
4-P-34	Provide incentives (available through Enterprise Zone programs and Local programs) for demolition and/or reuse of blighted commercial properties near the Civic Center.	Ongoing. The Enterprise Zone program was eliminated by the State in 2014. However, Contra Costa County has designated 17 ‘Opportunity Zones’ (OZs) under a new federal program that offers capital gains tax relief to qualified investments within them. Contra Costa’s Zones are in the cities of Richmond, San Pablo, El Cerrito, Concord, Antioch, and Pittsburg, and the communities of Bay Point and North Richmond.
4-P-35	Create a sense of identity along Railroad Avenue by installing street amenities fabricated from similar materials and styles as existing median trellises.	Partially implemented and ongoing. Bus shelters and median trellises on Railroad Ave. south of Highway 4 are made from common material (metal) with different finishes. “Railroad Avenue Specific Plan,” incorporates policies addressing streetscape improvements. Streetscape improvements built in downtown share a common theme and color scheme. The BART Multimodal Transfer Facility completed in 2018 is consistent with the applicable portions of the RASP Architectural and Design Criteria, utilizes varied materials and colors to provide visual interest, and incorporates outdoor stairs, railings, fences, and other outdoor elements that are decorative and composed of materials that are architecturally compatible with surrounding developments.
4-P-36	Consider developing architectural guidelines for new development or redevelopment along Railroad Avenue.	Implemented with adoption of the “Railroad Avenue Specific Plan,” approved November 2009 and the “Old Town Pittsburg Design Guidelines,” approved September 2005.

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
		In 2017, Senate Bill 35 (SB 35) established a mandated, streamlined ministerial review process for multifamily residential projects that pay prevailing wage for construction labor. The intent of this law is to exempt qualifying projects from environmental review under the California Environmental Quality Act (CEQA) and limit the local government agency's project review to compliance with locally adopted "objective design and development standards." The City has received a \$103,333 grant to cover the cost of a professional design consultant to develop the objective design standards from Pittsburg's existing Development Design Standards and specific plans.
4-P-38	Develop an entry feature at the intersection of Railroad Avenue/Kirker Pass Road and Nortonville Road to welcome residents and visitors to the City of Pittsburg.	Not implemented.
4-P-41	Provide incentives to redevelop blighted commercial properties along Railroad Avenue. Encourage developers to provide pedestrian amenities and focus on connections between the street and surrounding properties.	Incentives incorporated into the "Railroad Avenue Specific Plan." Implementation ongoing as redevelopment and buildout occurs in the Specific Plan area. On February 3, 2020, the City Council approved a Fee Reduction Pilot Program to encourage new construction for certain business uses within three commercial corridors in the City, including Railroad Avenue. Eligible business uses include hospitals, restaurants, grocery stores, labs, medical offices, auto dealerships, and hotels. Under the program, certain planning, building, and engineering fees have been reduced to \$100. The program expires on June 30, 2021.
4-P-42	Work with Contra Costa Water District to clean up Contra Costa Canal, including the removal of litter and reduction and beautification of fencing.	Canal clean ups not implemented. The City does not currently have access to CCWD canal property. However, the City has held several Civic Pride Days in past years to clean up several areas in the community. In May 2019, residents participated in clean ups for Buchanan Park, Riverview Park, MLK Jr. Spillway, Rancho Medanos, and Civic Park. City sponsored clean-ups did not occur during 2020 due to the COVID-19 pandemic.

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
4-P-43	Pursue private investment in the redevelopment of the Railroad Square shopping center. Consider development of a community or recreational facility on this property.	Partially implemented. Prior to its dissolution, the Redevelopment Agency provided funding for improvements for a restaurant in the shopping center. In 2015, staff worked with the various property owners to repaint the entire shopping center in a cohesive color scheme. The Planning Division also worked with the multiple property owners to remedy further code violations dealing with signage and site maintenance. Other incentives (streamlined permitting, design assistance) could be made available to property owners pursuing other improvements to other tenant spaces.
4-P-44	Work with BART to develop a pedestrian-oriented mixed-use district in the proposed Railroad Avenue BART Station Area.	Implemented with adoption of the "Railroad Avenue Specific Plan," approved by the City Council in November 2009.
Willow Pass Road		
4-P-45	Narrow the section of Willow Pass between Beacon Street and Range Road to one travel lane in each direction, and construct a landscaped center median with left-turn pockets.	Partially implemented. Road is one lane in each direction, but landscaped medians have not been installed for length of street.
4-P-46	Widen sidewalks along the eastern section of the Willow Pass Road corridor, for use by local residents moving between Downtown, adjacent neighborhoods, and industrial employers.	Partially implemented with new private developments along this portion of corridor (e.g., Transbay Cable and First Baptist Church).
4-P-48	Pursue the design and construction of an interchange/overpass at State Route 4 and Range Road. Work with Caltrans to design an	CIP Project ST-1 (Range Road Overcrossing) would include planning, design, and construction of an overcrossing on State Route 4 at Range Road. The project would

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
	interchange facility that will accommodate future traffic demands.	significantly improve the level of service of the overcrossings at Railroad Avenue and Bailey Road. It would accommodate bicycle facilities where appropriate.
4-P-49	Initiate a tree-planting program along Willow Pass Road. Use a variety of native and locally-recognized trees with low maintenance needs.	Ongoing. Trees along property frontages are planted with new private developments (e.g., Transbay Cable) as they are built.
4-P-51	Actively pursue redevelopment of vacant and underutilized parcels along Willow Pass Road with business and service commercial uses.	Ongoing.
4-P-52	Rebuild the interchange/underpass between Willow Pass Road, Range Road, North Parkside Drive, and the BNSF Railroad tracks for safe and efficient movement of auto and bicycle traffic.	CIP Project ST-25 (Rebuild Range Road/Willow Pass Road Interchange) would construct a four-lane arterial roadway facility with associated turning lanes to replace the Willow Pass Road/Range Road/North Parkside Drive interchange structure and provide for safer turning movements for vehicles moving between streets. Project would accommodate bicycle facilities where appropriate.
4-P-53	Reconstruct the interchange/underpass between Willow Pass Road, Range Road, North Parkside Drive, and the BNSF Railroad tracks to improve accessibility, by installing City signage and safety features (for example, stop or yield signs).	
Leland Road		
4-P-56	Construct a center median along West Leland Road, with trees and landscaping, from Railroad Avenue to the Pittsburg/Bay Point BART station area, as street right-of-way allows. Provide left-	Not implemented.

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
	turn pockets for access to residential neighborhoods.	
4-P-57	Provide marked, on-street bike lanes along Leland Road, west of Stoneman Park.	Implemented.
4-P-58	For pedestrian safety and comfort, construct and maintain covered bus shelters at transit stops along Leland Road.	Implemented as part of development review. Pittsburg Municipal Code chapter 15.96 requires installation of bus turnouts and shelters for new commercial/industrial development along arterial streets, upon request by applicable transit agency.
State Route 4		
4-P-64	Work with CALTRANS to implement a uniform landscape theme along the State Route 4 corridor throughout the Planning Area.	Ongoing. Caltrans completed landscape right-of-way improvements in the area of Railroad Avenue, Loveridge Road, and Auto Center Drive.
4-P-65	Work with CALTRANS to incorporate landscaping and signage and to improve views and access to the Pittsburg Civic Center and other destination points from State Route 4.	
4-P-66	Revise the City's sign regulations to allow larger freestanding signs along State Route 4 to identify regional commercial uses. Ensure that such signs are coordinated in design and limited in number.	Implemented. Ordinance allowing billboards subject to certain standards adopted in 2015. Due to limitations on the number of available parcels and subsequent billboard location study, this ordinance was further revised in January 2016. In 2020, the Economic Development Department initiated a request to approve a general plan amendment and rezoning of a city-owned parcel and an unmapped portion of an abandoned right-of-way along Frontage Road. If approved, the amendment and rezoning would allow for a variety of commercial uses, including an electronic billboard.

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Mixed Use Areas		
4-P-67	Develop land uses in the BART Station Area according to the Pittsburg/Bay Point BART Station Area Specific Plan.	Properties rezoned M-P (Mixed Use with a Master Plan Overlay) District, and the “Pittsburg/Bay Point BART Master Plan,” adopted with City Council adoption of Ordinance No. 11-1350 in October 2011.
4-P-68	Pursue the development of a Transit Plaza, in cooperation with Contra Costa County, BART, Tri-Delta, and County Connection, adjacent to the BART Station. Such a Transit Plaza would link rapid transit, bus service, and park and ride lots within a walkable, mixed use village.	Implementation ongoing. Guidance policies for the transit plaza development were incorporated into the “Pittsburg/Bay Point BART Master Plan” adopted by City Council in October 2011. Additionally, the BART Multimodal Transfer Facility, at the corner of Railroad Avenue and California Avenue, will help link BART to bus service, bicycle facilities, and automobiles.
4-P-70	Upon finalization of plans to extend BART to Railroad Avenue, develop a mixed-use, transit-oriented center surrounding the proposed station. Focus redevelopment on higher-end business/office uses, with support retail, restaurant, and residential activities.	Implemented with the adoption of the “Railroad Avenue Specific Plan,” in November 2009 (Ordinance No. 09-1319).
4-P-71	Upon finalization of plans to extend BART to Railroad Avenue, work with BART to develop a Railroad Avenue BART Station Area Specific Plan that addresses: ○ Mixed-use structures; ○ Building design that focuses on street-orientation; ○ Extensive landscaping and street trees;	“Railroad Avenue Specific Plan” adopted by City Council in November 2009.

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
	○ Pedestrian furniture (for example, benches and trash cans); ○ Street lighting; and ○ Signage.	
4-P-72	Encourage reuse and redevelopment of the aging industrial/warehouse structures currently located within the proposed Railroad Avenue BART Station Area, between Garcia Avenue and State Route 4. Amend the City's Zoning Ordinance to allow commercial intensities of up to 2.5 FAR.	Implemented with the adoption of the "Railroad Avenue Specific Plan," in November 2009 (Ordinance No. 09-1319).
4-P-74	Develop a mixed-use village at the intersection of West Leland Road and the proposed San Marco Blvd.	Not implemented. Current entitlements for the property pursuant to a development agreement identify exclusively residential development for the general area with a gas station on the northwest corner and a park on the southeast corner of the intersection. There is currently a request to approve plans for the San Marco Commercial Center Project. The project consists of a 29,822-square-foot anchor tenant, a 3,500-square-foot restaurant, and 1,826-square-foot pad building 35,148-square-foot on a 3.69-acre site located at 2011 W. Leland Road. On November 16, 2020, the City Council adopted a resolution amending the General Plan land use designation for the site. The Planning Commission will consider granting design review and use permit approval for the project sometime in March or April 2021.
4-P-76	Pursue the development of a linear parkway along West Leland Road, connecting the Pittsburg/Bay Point BART Station Area to San Marco Village.	Partially implemented with sidewalk improvements adjacent to San Marco Villas and Toscana. Master plan for Alves Ranch includes multi-use pathway at West Leland Road frontage of property and an eight-foot wide sidewalk that is sufficiently wide for combined use by pedestrians and bicyclists, extending through the center of the site

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
		from the edge of the Pittsburg/Bay Point Master Plan to then starting point of the Toscana frontage improvements.
Neighborhood Design		
4-P-80	Prepare a design standards checklist and/or residential design guidelines for use during review of development projects.	Residential Design Guidelines exist and were updated in November 2010 to include green building and sustainable design policies. In 2017, Senate Bill 35 (SB 35) established a mandated, streamlined ministerial review process for multifamily residential projects that pay prevailing wage for construction labor. The intent of this law is to exempt qualifying projects from environmental review under the California Environmental Quality Act (CEQA) and limit the local government agency's project review to compliance with locally adopted "objective design and development standards." The City has received a \$103,333 grant to cover the cost of a professional design consultant to develop the objective design standards from Pittsburg's existing Development Design Standards and specific plans.
4-P-82	Develop and implement development standards in the City's Zoning Ordinance and Subdivision Regulations that minimize the visual dominance of garages in residential units.	Development standards not implemented. However, design guidelines to minimize the visual impacts of garage doors are included as part of City Design Review and Development Guidelines adopted November 2010.
4-P-83	As part of the City subdivision regulations, establish street connectivity requirements.	Partially implemented. Policies encouraging enhanced pedestrian and vehicular connectivity in new residential developments were incorporated into the updated Development Review and Design Guidelines adopted November 2010 and the City Complete Streets Policy, adopted 2013. Policy 4 under Goal 1 of the Pittsburg Moves Active Transportation Plan requires that development projects "provide a high-degree of street connectivity." It also discourages gated communities and street vacations that result in decreased connectivity between neighborhoods.

URBAN DESIGN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
4-P-84	Use traffic calming measures to reduce speeds in residential areas, rather than limit through-street connections.	Ongoing. City continues to pursue grant funding for traffic calming measures such as bulb-outs and lighted crosswalks. Bulb-outs, raised intersections and a roundabout have been built in various intersections in downtown for traffic calming purposes. Speed humps program incorporated into the Capital Improvement Program. In February 2021, the City Council adopted the Pittsburgh Moves Active Transportation Plan, which includes additional policies related to pedestrian safety.
4-P-85	Provide safe and comfortable pedestrian routes through local neighborhoods by requiring sidewalks on both sides of residential streets, except in hillside areas, by planting street trees adjacent to the curb, and by minimizing curb cuts.	Implementation ongoing as development proposals are reviewed. Updated Development Review and Design Guidelines for new construction (adopted November 2010) include policies encouraging safe and unobstructed pedestrian access through neighborhoods. In February 2021, the City Council adopted the Pittsburgh Moves Active Transportation Plan, which includes additional policies related to pedestrian safety.

GENERAL PLAN POLICY MATRIX

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

DOWNTOWN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Development Strategies		
5-P-1	Develop and adopt downtown Zoning Districts to address specific land use and development standards for the Downtown area.	Implemented with the establishment of the CP (Pedestrian Commercial) District in October 2006 and the Phase 2 Zoning Code Update adopted May 2007.
5-P-3	Ensure coordination between the Pittsburg Redevelopment Agency, Community Development Department, and Economic Development Department in order to achieve the goals and policies envisioned for Downtown.	Implementation ongoing.
5-P-4	Concentrate Downtown Commercial activity - which includes specialty retail, professional offices, personal services, entertainment and other similar uses - along the Railroad Avenue corridor.	Implemented with the adoption of the CP (Pedestrian Commercial) District in October 2006. Ordinance to consolidate the CP-1 and CP-2 sub-districts to provide more flexibility related to the allowable uses within the CP District adopted in 2018. On February 3, 2020, the City Council approved a Fee Reduction Pilot Program to encourage new construction for certain business uses within three commercial corridors in the City, including Railroad Avenue. Eligible business uses include hospitals, restaurants, grocery stores, labs, medical offices, auto dealerships, and hotels. Under the program, certain planning, building, and engineering fees have been reduced to \$100. The program is set to expire on June 30, 2021.

DOWNTOWN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
5-P-6	Pursue the development and promotion of cultural activities and facilities, such as museums, meeting halls, community theaters, public art galleries and shows, located within the Commercial Core.	Planning Commission previously approved a façade update and restoration of the California Theater, to support re-establishment of the use as an entertainment facility. Rehabilitation of the California Theater commenced in 2010 and was completed in 2012. Further restoration and updates to the California Theater were completed in 2016. Proceeds from the sale of city-owned parcels at the northern terminus of Harbor Street are being spent on the renovation of the balcony at the California Theater.
5-P-7	Encourage property-owners in the Commercial Core to utilize ground-level storefronts for retail and pedestrian-oriented commercial activities (for example, restaurants, boutiques, and personal services).	Implemented with the adoption of the CP (Pedestrian Commercial) District in October 2006.
5-P-8	Limit commercial uses along the southern side of East 10 th Street to Service Commercial businesses—including repair and maintenance, retail sales, special trade contracting and other similar uses.	Implemented with the Phase 2 Zoning Code Update adopted May 2007.
5-P-9	Permit mixed-use projects with service commercial uses on street frontage along the northern side of East 10th Street, to provide a transition to Downtown residential areas.	Implemented with the Phase 2 Zoning Code Update adopted May 2007.
5-P-10	Pursue the development of a community/public use in the large vacant lot facing East Tenth, adjacent to the brick Adventist Church.	Not implemented. Property owner not pursuing development of the site at this time.

DOWNTOWN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
5-P-12	Improve streetscaping along East Tenth Street with a landscaped median, wide sidewalks, pedestrian amenities (for example, benches and trash/recycling receptacles), and street trees.	Partially implemented with the construction of the Entrata mixed-use building, Marina Vista Elementary School, and La Hacienda building improvements. Additional improvements on East 10 th Street, between Railroad Avenue and Black Diamond Street, completed in 2010 as part of a CIP project. New sidewalk will be installed along the northern side of E. 10 th Street between Cumberland St. and Los Medanos St. as part of the Veterans Square Apartments Project.
5-P-13	Undertake active efforts, including land acquisition and assembly, to develop a waterfront activity center at the terminus of Harbor Street, featuring a cluster of Marine commercial uses, including specialty retail, services, restaurants, marine repair and docking facilities, hotels and other uses.	Ongoing. Properties were rezoned CW (Waterfront Commercial) District in anticipation of private redevelopment of the site. A majority of the 18-acre property is owned by one party (Third Street Pittsburg) with a portion owned by the City of Pittsburg. This area has been identified as an opportunity zone for the Envision Pittsburg General Plan Update. The Planning Commission and City Council will consider different land use alternatives for the area as part of the update process.
5-P-14	Develop a detailed design plan for the City's new Marine Commercial center, featuring: mixed-use village atmosphere; walkable layout, with pedestrian amenities; public access to the shoreline and views of Browns Island; and focus on visitor attractions, as well as traditional marine services.	Not implemented.
5-P-15	Acquire land at the terminus of Harbor Street for the development of a public park and promenade, providing access to the waterfront and open space at the center of the new Marine Commercial center.	Partially implemented. A majority of the 18-acre property is owned by one party (Third Street Pittsburg) with a portion owned by the City of Pittsburg.

DOWNTOWN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
5-P-16	Encourage redevelopment of the [former] Johns Manville property. Allow existing Industrial uses to operate until redevelopment occurs (including rebuild, if damaged or destroyed).	In 2018, the property was purchased by the Making Waves Foundation for construction of the Making Waves Academy – a charter elementary, middle, and high school. The Planning Commission approved the project in February 2019. However, the owner/developer has cancelled the project and the site may be sold to another party in the future.
5-P-18	Pursue the dedication of public open space during the redevelopment of infill sites within the downtown, particularly adjacent to the waterfront area.	Implemented on a case-by-case basis as development proposals are reviewed. Waterstone, an 82-unit single family infill development on approximately seven acres approved in 2016 includes approximately 12,000 square feet of community open space, including a tot lot and play structure. Liberty, a 57-unit single family infill development on approximately five acres approved in 2018 includes an approximately 11,897-square-foot park with a play structure, tables, and benches.
5-P-21	Provide flexible small-lot single-family (SLSF) development standards in the City's Zoning Ordinance.	Implemented with Phase 2 Zoning Code Update adopted May 2007.
5-P-22	Pursue acquisition and development of a new park site, as designated in Figure 5-1. Provide a variety of recreational facilities to serve residents of surrounding neighborhoods.	Ongoing. Park designation on three West 10 th Street Neighborhood blocks has been removed in favor of promoting restoration of the existing homes and established single-family neighborhood. Construction of a new plaza at West 6 th Street and Railroad Avenue in Old Town was completed in 2010, in accordance with the CIP. Construction of John Buckley Square, a larger park immediately behind and adjacent to the plaza, was completed in mid-2015. In 2018, the City completed construction of Ray Giacomelli Park at the southeast corner of San Marco Boulevard and W. Leland Road. In 2020, City Council approved an amendment to the San Marco Development Agreement requiring Discovery Homes to design and construct a park in the Positano neighborhood (San Marco Unit 12). Evaluation of additional sites for urban parks and plazas ongoing as part of development review.

DOWNTOWN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
5-P-25	Improve streetscaping along West 10 th Street with a landscaped median, wide sidewalks, pedestrian amenities (for example, benches and trash/recycling receptacles), and street trees.	Implemented. Construction completed in 2010 on City capital improvement project that included new street surfacing, a landscaped center median, and new widened sidewalks.
Design and Development		
5-P-26	Continue streetscape beautification efforts within the Downtown, focusing on improving the visual connection between the Commercial Core and the waterfront.	Construction of streetscape improvements along Railroad Avenue completed in 2010; improvements included new trees, on-street diagonal parking stalls and raised intersections.
5-P-27	Encourage the repetition of key historical architectural features—such as windows and displays, cornice details, and roofline/pitch elements—in the redevelopment of commercial structures in Downtown.	Design standards and policies adopted with the “Old Town Design Guidelines” in September 2005. Implementation and application of standards and policies ongoing as part of project review.
5-P-29	Ensure that new construction and remodeling throughout Downtown (including the New York Landing Historical District) are reviewed for design compatibility by the Planning Commission.	Design standards and policies adopted with the “Old Town Design Guidelines,” in September 2005. Implementation and application of standards and policies ongoing as part of project review.
5-P-31	Design and implement a gateway project at the Railroad Avenue overpass between Central Avenue and Tenth Street, providing an identifiable gateway into the downtown.	Old Town entry sign and public announcement reader-board constructed at Railroad Avenue and East 10 th Street in 2009.

DOWNTOWN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
5-P-32	Develop a “way-finding” system for Downtown Pittsburg. Install uniform signage and banners informing visitors of major attractions, including directions to Downtown from the Highway and to the waterfront from Downtown.	In progress. Informational signage placed in Old Town Plaza near Railroad Avenue at East 5 th Street. Additional signage identifying public parking lots has been contemplated but not installed.
5-P-35	During redevelopment of commercial properties along Railroad Avenue, pursue widening of sidewalks north of Eighth Street, as site configuration allows. Allow and encourage outdoor seating and services adjacent to restaurants and other food/beverage sales.	Implemented with the approval/construction of the Railroad Avenue streetscape improvements, the Vidrio and Siena Court projects, and various façade remodels (Mechanics Bank/Steeltown Coffee and Lumpy’s Diner). In 2019, the City completed CIP Project ST-13 (Railroad Avenue 3 rd to 5 th Street Sidewalk Improvement) which replaced the aging and deteriorating paver system in the downtown sidewalks with concrete and pavers at the corners of 3 rd , 4 th , and 5 th streets.
5-P-39	Extend the historical flavor of architectural features within the New York Land Historical District to the intersection of Railroad Avenue and Tenth Street.	Design standards and policies adopted with the “Old Town Design Guidelines,” in September 2005. Implementation and application of standards and policies ongoing as part of project review. In 2020, the Planning Commission approved plans to rehabilitate the historic Demetrakopoulos and Royce Buildings. The rehabilitation project will further enhance the district’s historic character.
5-P-40	Pursue acquisition of the Railroad Avenue terminus by transferring existing private recreation facilities due west of the adjacent Medium Density Residential neighborhood. Redesign the public plaza to ensure that both visual and physical access from Downtown is achieved.	Not implemented.

DOWNTOWN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
5-P-41	Encourage design of the Harbor Street terminus to provide an unobstructed view of New York Slough and a 30-foot wide promenade to the waterfront. This linear park/promenade should function as a public square, with buildings oriented toward it and pedestrian amenities leading from East Third.	Multiple parcels at the terminus of Harbor Street were acquired by the former Redevelopment Agency. The parcels were sold to the Making Waves Foundation for future construction of a sports facility to support the Making Waves Academy which was to be constructed on the former Johns Manville site starting in 2019. Proceeds from the sale were to be used to construct a public trail from E. 3 rd Street to a new waterfront lookout point.
5-P-42	Improve the pedestrian path along Marina Boulevard, connecting the Downtown core to the waterfront/marina area. Provide a wide path right-of-way, way-finding signage, landscaping, interpretive plaques, and street lighting.	Partially implemented with completion of the Marina Master Plan and the Marina Promenade project.
Access and Parking		
5-P-44	Provide public parking lots within downtown, and limit private, single-user parking areas. However, ensure the provision of off-street parking facilities in periphery Downtown areas to encourage pedestrian movement.	Implemented. Phase 2 Zoning Update eliminated requirement for off-street parking for non-residential uses in CP (Pedestrian Commercial) District along Railroad Avenue. Public parking facilities provided at E. 5 th Street, E. 6 th Street, along 8 th Street corridor, and off of Marina Boulevard.
5-P-45	Reduce off-street parking requirements within High Density Residential neighborhoods of the downtown to one space per housing unit. Allow further reductions in parking requirements for new residential projects that provide transit-friendly design features.	Partially implemented with Phase 1 Zoning Code Update adopted November 2005, which lowered the residential parking requirement to 1.5 spaces per unit within the Downtown Subarea. Further reductions in parking requirements are considered on a case-by-case basis and have been approved for affordable housing/density bonus projects (e.g., Siena Court, Almenara, and Veterans Square apartments).
5-P-46	Consider making all one-way streets two-way by eliminating on-street parking, if necessary.	Not implemented.
5-P-47	Investigate use of diagonal on-street parking spaces on Downtown commercial streets.	Implemented. Diagonal parking installed on Railroad Avenue and on 8 th Street.

DOWNTOWN ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
5-P-48	Continue to install and maintain crosswalks and landscaped curb extensions at heavily-used intersections within the Downtown.	Implemented. Railroad Avenue streetscape improvements completed in 2010 include bulb-outs and raised intersections on Railroad Avenue. Additional opportunities for such improvements evaluated as part of development review for downtown projects.
5-P-49	Design sidewalks in the Downtown Commercial Core that allow for the free flow of pedestrians, and include conveniently located rest areas with shade and seating.	Implemented. Railroad Avenue streetscape improvements completed in 2010 include benches, trash receptacles, bollards at key intersections, new light standards and sidewalk tree grates.
5-P-50	Develop a bikeway along the Downtown waterfront from Central Harbor Park to the proposed Marine Commercial Center, adjacent to the proposed Marina Boulevard pedestrian path.	The City Council adopted the Pittsburgh Moves Active Transportation Plan (ATP) in February 2021. The ATP recommends Class II bikeways along Harbor Street between E. 8 th Street and E. 3 rd Street; and a parallel, off-street multipurpose pathway will also be built along the western half of Harbor Street.
5-P-51	Develop a bikeway connecting the Downtown and waterfront areas to the Civic Center area along Railroad Avenue.	Partially implemented. The Pittsburgh Moves Active Transportation Plan recommends a new Class IV bikeway along Railroad Avenue between the Civic Center and Downtown.
5-P-52	Create pedestrian and bike path linkages between existing Downtown parks.	Partially implemented with construction of the 8 th Street linear park and Marina Promenade. Additionally, several pedestrian and bicycle improvements are recommended as part of the adopted Pittsburgh Moves Active Transportation Plan.

GENERAL PLAN POLICY MATRIX

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

ECONOMIC DEVELOPMENT ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
6-P-5	Undertake a detailed study to assess the true costs of development and establish an appropriate impact fee schedule to ensure that new development “pays its own way” with respect to infrastructure and servicing.	In September 2018, the City contracted with Willdan Financial Services to conduct a cost allocation plan and comprehensive user fee study to update the City’s Master Fee Schedule. Willdan completed their review and provided the City with a detailed comprehensive report and recommendations. The results of the study were incorporated into the amended Master Fee Schedule which was adopted by the City Council on February 3, 2020.
6-P-9	Establish Economic Opportunity Areas in Pittsburg, as indicated in Table 6-3 and Figure 6-2. Development in these areas must reflect both current and future trends, maximize revenue-generating opportunities for the City, and provide for economic diversity.	The California Enterprise Zone program ended in 2014. However, Contra Costa County has designated 17 ‘Opportunity Zones’ (OZs) under a new federal program that offers capital gains tax relief to qualified investments within them. Contra Costa’s Zones are in the cities of Richmond, San Pablo, El Cerrito, Concord, Antioch, and Pittsburg, and the communities of Bay Point and North Richmond. Other programs in place to help new and existing businesses include the Workforce Development program (funded by the County), the California Competes program (funded by the State) and the Pittsburg Chamber of Commerce, which has a small business program that is currently free of charge for businesses in town.
6-P-11	Develop a retail and consumer services strategy to attract regional- and local-serving non-basic industries, ensure appropriate location, and maximize growth opportunities. Incorporate initiatives to retain and expand existing retail and consumer services businesses.	Implementation ongoing with ongoing business recruitment, retention and outreach efforts, and business relationship-building under the Sister City program. On February 3, 2020, the City Council approved a Fee Reduction Pilot Program to encourage new construction for certain business uses within three commercial corridors in the City, including Railroad Avenue. Eligible business uses include hospitals, restaurants, grocery stores, labs, medical offices, auto dealerships, and

ECONOMIC DEVELOPMENT ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
6-P-12	Develop a research and development (R&D) and office attraction strategy to promote economic diversification, ensure appropriate locations and maximize growth opportunities. Incorporate initiatives to retain and expand existing R&D and office businesses.	hotels. Under the program, certain planning, building, and engineering fees have been reduced to \$100. The program is set to expire on June 30, 2021.
6-P-13	Create a Research and Development (R&D) Industry Advisory Council comprised of business leaders from within Pittsburgh to assist the implementation of the R&D and office attraction strategy (Policy 6-P-11).	Not implemented.
6-P-14	Establish an inventory of ready-to-go non-residential sites, complete with zoning, infrastructure, and environmental clearances. If necessary, acquire or assemble sites to ensure availability of sites of adequate size to attract industry clusters that meet the City's development objectives.	Partially implemented. The City has developed a web-based GIS that includes zoning and General Plan land use designations for commercial properties, as well as utilities and other infrastructure information. GIS zoning and General Plan land use information is available to the public, and the public can contact city staff for more information. In 2016, the City launched ThinkPittsburg.com to provide prospective businesses with an inventory of commercial and industrial sites, as well as demographic information and comparisons to nearby jurisdictions.
6-P-16	Consider the feasibility of establishing a convention or performing arts center, amphitheater, or other public cultural amenity in or linked to the Downtown or waterfront, or in another appropriate location.	Implemented. Construction of a new plaza with small amphitheater at West 6 th Street and Railroad Avenue in Old Town (at John Buckley Square) was completed in 2010, in accordance with the CIP. Restoration of the California Theatre was completed in late 2012 and has since been available for use as an event venue.

ECONOMIC DEVELOPMENT ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
6-P-17	Facilitate additional attractions and events that bring both residents and visitors to the City, the Downtown, and the waterfront.	Implementation ongoing. Prior to the COVID-19 pandemic, annual and seasonal events included Fourth of July fireworks, weekly Farmer's Market (summer and fall months), Seafood Festival, and Car Shows during summer months. Events have also been held periodically in the California Theatre since its reopening in January 2013. In 2016, the City hosted a weekly "Off The Grid," event, a food truck pop-up series popular throughout the Bay Area, at John Buckley Square in Downtown Pittsburg. The City continued to host weekly Off The Grid events throughout 2017. In 2020, the City sponsored a similar weekly pop-up called "Eats & Beats" at Ray Giacomelli Park.
6-P-18	Ensure that new waterfront development includes enhanced shoreline access, some form of public amenity, and an appropriate mix of waterfront uses.	Implementation ongoing with the Marina Master Plan, Phase 2 Zoning Update.

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TRANSPORTATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Street System and Traffic Standards		
7-P-1	Require mitigation for development proposals that are not part of the Traffic Mitigation Fee program which contribute more than one percent of the volume to an existing roadway or intersections with inadequate capacity to meet cumulative demand.	Ongoing. Implemented on a case-by-case basis through conditions of approval.
7-P-2	Use the adopted Regional and Local Transportation Impact Mitigation Fee ordinances to ensure that all new development pays an equitable pro-rata share of the cost of transportation improvements. Review the Traffic Impact Mitigation Fee schedule annually and update every five years at a minimum.	Implementation ongoing. Fees updated annually.
7-P-3	Review and update the City's Engineering Design Standards for each functional roadway classification, according to Table 7-1.	Implemented.
7-P-4	Require that all traffic studies be conducted by professional transportation consultants selected by the Planning and Building and Engineering Departments, with the City acting as the lead agency. Ensure that all costs associated with the traffic study are paid by the applicant.	Implemented as part of development review.

TRANSPORTATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
7-P-5	Apply for Federal Congestion Mitigation Air Quality (CMAQ) grant funding, designed to improve air quality through roadway improvement projects.	Implementation ongoing. In 2018, the City received \$203,000 in CMAQ funding for school area safety improvements and \$1.3 M for the multimodal transfer facility.
7-P-6	Design roadway improvements and evaluate development proposals based on Level of Service standards set forth in Goal 7-G-1.	Implemented as part of development review.
7-P-10	Require mitigation for development proposals which result in projected parking demand that would exceed the proposed parking supply on a regular and frequent basis.	Implemented as part of development review.
7-P-12	Continue to collect fees, plan and design for the future construction of Buchanan Bypass. Ensure preparation of a feasibility and environmental impact study to determine the precise alignment, costs, mitigation measures, and impacts on adjacent uses.	Final environmental impact report certified in 2014. Identified as CIP Project ST-36 (James Donlon Extension Design and Construction).
7-P-16	Continue to collect fees for the extension of West Leland Road to Willow Pass Road, subject to the Traffic Mitigation Fee program. As established by nexus, require new development adjacent to the extension to dedicate right-of-way and construct or fund new intersections and frontage improvements.	Implementation ongoing. CIP Project ST-54 (Avila Road Widening) and ST-55 (W. Leland Road Extension Phase 2) would: 1) widen Avila Road to four lanes; and 2) extend W. Leland Road from San Marco Boulevard to Avila Road. The new extension would be four lanes with a raised median and sidewalks. The project would accommodate bicycle facilities where appropriate.
7-P-17	Pursue the design and construction of an interchange/overpass at State Route 4 and Range Road. Work with Caltrans to design an interchange facility that will accommodate future traffic demands.	Implementation ongoing. CIP Project ST-1 (Range Road Overcrossing) would include planning, design, and construction of an overcrossing on SR 4 at Range Road. This project would significantly improve the level of service of the overcrossings at Railroad Avenue and Bailey Road. It will accommodate bicycle facilities where appropriate.

TRANSPORTATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
7-P-18	Approve construction of the proposed San Marco Boulevard (Bailey Bypass). Ensure preparation of a feasibility and environmental impact study to determine the precise alignment, costs, mitigation measures, and impacts on adjacent uses. Evaluate topographic and geologic constraints, and protected traffic generation rates. Consider a road alignment within the restricted Federal Easement Area, if abandoned, for access to potential residential neighborhoods.	Not implemented. As part of the SW Hills/Faria Annexation Project, San Marco Boulevard would be extended from its southern terminus to Bailey Road.
7-P-19	Rebuild the interchange/overpass between Willow Pass Road, Range Road, North Parkside Drive, and the BNSF Railroad tracks for safe and efficient movement of auto and bicycle traffic.	Ongoing. CIP Project ST-25 (Rebuild Range Road/Willow Pass Road Interchange) would construct a four-lane arterial roadway facility with associated turning lanes to replace the Willow Pass Road/Range Road/ North Parkside Drive interchange structure and provide for safer turning movements for vehicles moving between streets. Project would accommodate bicycle facilities where appropriate.
7-P-23	Develop procedures and guidelines to mitigate neighborhood traffic impacts in areas where traffic speeds or volumes exceed posted speed limits or standards established above.	Implemented. City has an established process for evaluating speed hump requests from residents and pursues grant funding for other traffic calming measures such as roundabouts and bulb-outs.
Transit and Public Transportation		
7-P-26	Require mitigation for development proposals which increase transit demand above the service levels provided by public transit operators and agencies.	Implemented as part of development review.

TRANSPORTATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
7-P-29	Preserve options for future transit use when designing improvements for roadways. Ensure that developers provide bus turnouts and/or shelters, where appropriate, as part of projects.	Implemented as part of development review. Pittsburg Municipal Code chapter 15.96 requires installation of bus turnouts and shelters for new commercial/industrial development along arterial streets, upon request by applicable transit agency. Development Review and Design Guidelines updated in November 2010 include policies that encourage bicycle/pedestrian connectivity and alternative transportation programs.
7-P-32	Support efforts by public agencies and/or private interests to promote regional heavy and light passenger rail transit as an alternative or adjunct to BART, with connections to BART and other multi-modal transit.	Implemented. The Pittsburg Center BART Station was completed in 2018 along with the Multimodal Transfer Station.
Bikeways and Pedestrian Movement		
7-P-35	Work with school districts, school administrators and parents of elementary school students to develop a “suggested routes to school” program for students who bicycle and walk.	Implementation ongoing. School area safety improvements completed in 2015 at eight locations: Harbor St/Army St; Hanlon Way/Cove Way; Railroad Ave/8th St; Black Diamond/10th St; Range Rd/Ackerman Ave; Rio Verde Dr./Pillar Ridge Dr.; Railroad Ave/E 17th; and Yosemite Dr./Hillview Jr. High School. CIP Project ST-30 (Signal at Railroad Avenue/School Street) would design and construct a fully actuated traffic signal at the intersection of Railroad Avenue and School Street. CIP Project ST-67 (School Area Pedestrian Countdown Signals) would install pedestrian countdown signal heads at 18 signalized intersections with a high pedestrian volume located near target schools. This project also includes an educational outreach program for student pedestrians and parents to suggest routes to and from eight elementary schools and two junior high schools. The Pittsburg Moves Active Transportation Plan adopted by City Council in February 2021 also recommends additional safe routes to school improvements.

TRANSPORTATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
7-P-36	Ensure continued compliance with Title 24 of the Uniform Building Code, requiring removal of all barriers to disabled persons on arterial and collector streets.	Implemented as part of development review.
7-P-37	Designate a Bicycle and Pedestrian Program Coordinator for the City of Pittsburg.	Implemented. The Traffic Division of the Development Services Department serves this function.
7-P-38	Develop a series of continuous pedestrian systems within Downtown and residential neighborhoods, connecting major activity centers and trails with city and county open space areas.	Implementation ongoing. Downtown improvements completed with the Railroad Avenue streetscape project; additional planned improvements identified with the adopted 'Railroad Avenue Specific Plan.' Development Review and Design Guidelines updated in November 2010 include policies and suggestions to encourage bicycle/pedestrian connectivity. Additional improvements are recommended in the Pittsburg Moves Active Transportation Plan.

TRANSPORTATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
7-P-42	Improve pedestrian crossing safety at heavily used intersections by installing crossing controls that provide adequate time for pedestrians to cross the street.	Implementation ongoing. In 2016, the Planning Commission, as part of its approval of the BART Multimodal Transfer Facility, adopted a condition of approval requiring the installation of high-visibility markings and countdown signals at the intersections of: 1) Railroad Avenue and California Avenue; 2) Railroad Avenue and Center Drive; 3) the westbound on-ramp at Railroad Avenue north of State Route 4; 4) the eastbound on-ramp at Railroad Avenue south of State Route 4; and 5) the Railroad Avenue off-ramp south of State Route 4. CIP Project ST-30 (Signal at Railroad Avenue/School Street) would design and construct a fully actuated traffic signal at the intersection of Railroad Avenue and School Street. CIP Project ST-67 (School Area Pedestrian Countdown Signals) would install pedestrian countdown signal heads at 18 signalized intersections with a high pedestrian volume located near target schools. This project also includes an educational outreach program for student pedestrians and parents to suggest routes to and from eight elementary schools and two junior high schools. Additional improvements are recommended in the Pittsburgh Moves Active Transportation Plan.
7-P-43	Provide adequate roadway width dedications for bicycle lanes, paths, and routes as designated in Figure 7-4.	Implementation ongoing. CIP Project ST-15 (E. 3rd Street Streetscape Improvements) would design and construct streetscape improvements along E. 3rd Street. Portions of the roadway would need to be widened, while a “road diet” would be performed on other sections with a reduction from four through lanes, parking lanes and median to two through lanes, turning lanes, parking lanes and Class 2 bicycle lanes. Sidewalk would be widened and installed. Bus pull-outs and curb “bulb-outs” would also be included to enhance the area’s walkability and promote alternative modes of transportation.

TRANSPORTATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
7-P-44	Coordinate with Contra Costa County to develop a city-wide Bicycle Master Plan by year 2005. Cooperate with the Contra Costa County RTPC in implementing construction of bicycle facilities within the Bicycle Action Plan.	In February 2021, the City Council adopted the Pittsburg Moves Active Transportation Plan (city-wide pedestrian and bicycle master plan). City continues to pursue opportunities to install bicycle facilities, through grants, local funding mechanisms (e.g., development mitigation fees) and project-specific conditions of approval. Additionally, the City has previously worked with the County to help develop the 2009 Contra Costa Countywide Bicycle and Pedestrian Plan.
7-P-47	Develop a multi-use bicycle path (approx. 2.5 miles) along the abandoned railroad tracks north of Willow Pass Road, providing linkage between Downtown and the Stake Point/Marina area.	Ongoing. The Pittsburg Moves Active Transportation Plan includes the proposed alignment for the Great California Delta Trail.
7-P-49	Pursue construction of a bicycle path connecting Railroad Avenue to North Parkside Drive through City Park. Include appropriate signage and storage facilities.	
7-P-50	Improve signage, notifying vehicles of bicyclists at dangerous intersections and underpasses, such as the Railroad Avenue/Highway 4 interchange and the Willow Pass Road/Range Road/North Parkside Drive interchange.	Ongoing. CIP Project ST-25 (Rebuild Range Road/Willow Pass Road Interchange) would construct a four-lane arterial roadway facility with associated turning lanes to replace the Willow Pass Road/Range Road/ North Parkside Drive interchange structure and provide for safer turning movements for vehicles moving between streets. Project will accommodate bicycle facilities where appropriate.
7-P-51	Consider redesigning the Railroad Avenue linear park to accommodate bicycles. Ensure that future greenways throughout the City contain multi-use paths.	Ongoing. CIP Project ST-2 (Railroad Avenue Class 1 Trail) will construct a Class 1 trail along the west side of Railroad Avenue between The Delta De Anza Trail to SR 4. This project is fully funded and is expected to break ground by the end of 2021.

TRANSPORTATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
7-P-52	Require that new arterial and collector streets accommodate bicyclists.	Ongoing. The Pittsburgh Moves Active Transportation Plan includes new bikeway alignments along arterial roadways. The alignments will be built with future grant funding. The City will also require developers to incorporate bikeway segments into their frontage improvements.
7-P-53	Require that any grind and overlay of existing arterial or collector streets consider the needs of bicyclists.	Ongoing.
7-P-54	Amend Engineering standards to require the use of bicycle grates on all new catch basins and storm drain inlet replacements on streets.	Implemented with adoption of new Engineering Standard Details in May 2007. The standard details may need to be updated upon adoption of the Pittsburgh Moves plan.
Transportation Demand Management		
7-P-58	Allow the reduction of transportation impact fees on new non-residential development commensurate with provision of TDM measures.	Implemented. PMC section 15.90.080 allows the City to consider credits to off-set local traffic mitigation fees for projects that include construction of transit facilities.

GENERAL PLAN POLICY MATRIX

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

OPEN SPACE YOUTH AND RECREATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Parks		
8-P-5	Maintain park and recreation facility standards for new development to serve both residents and employees, attainable through dedication of parkland or payment of in-lieu fees.	Partially implemented. City collects fees or accepts parkland for all residential development but does not collect parkland fees for non-residential development. The Phase 2 Zoning Code update, adopted May 2007, incorporated incentives for private recreational amenities for non-residential projects.
8-P-6	Revise the City's Park Dedication Ordinance to define useable area for parkland dedication requirements. Proposed park sites should be: - Designed such that 80 percent of the site has slopes of less than 3 percent that are suitable for active recreational play; - Sized according the City's park standard of 5 acres per 1,000 residents (for example, a 200-unit subdivision would yield about 600 residents, and a dedication requirement of 3 acres); - Available for year-round use, so that detention basins are not designated as parkland or shared park facilities; and - A minimum of 2 contiguous acres in new residential neighborhoods.	Not yet implemented as an amendment to the Subdivision Ordinance. However, parkland dedication proposals are individually reviewed for consistency with this and other General Plan policies.

OPEN SPACE YOUTH AND RECREATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
8-P-10	Comprehensively update the City's Parks Recreation and Open Space Master Plan to implement General Plan policies and facilitate detailed planning for parks, trail systems and special recreational facilities. Ensure that this update includes planning for the development of active recreational uses at Stoneman Park.	Not implemented.
8-P-14	Develop a maintenance-funding plan for all City parks. Consider participation in parkland maintenance districts as a condition of development approval for new residential subdivisions.	Implementation ongoing. Voters approved increase in Lighting and Landscaping Assessment District (LLAD) assessment for residential property in 2007. City established LLAD requirement for new subdivisions.
8-P-15	Work with PG&E to obtain ownership of lands within the transmission corridor, south of State Route 4 (as designated on figure 2-2), for development of a community park.	Not implemented.
Trails and Open Space		
8-P-17	Work with East Bay Regional Parks District to explore the possibility of developing passive recreation uses and educational programs on Browns Island, such as boating excursions to view waterfowl nesting areas.	Not implemented. However, in 2018 the City worked with EBRPD and the Delta Protection Commission on a grant to provide an educational program with kayak excursions. The City was not awarded the grant, but the application process resulted in more collaboration with both entities.
8-P-18	Cooperate with regional agencies to develop a "Bay to Black Diamond" trail through the City, providing a diversity of passive recreational opportunities and unique vistas.	Ongoing. New bikeway "Bay to Black Diamond" alignments have been mapped as part of the Pittsburg Moves Active Transportation Plan.

OPEN SPACE YOUTH AND RECREATION ELEMENT

ACTION POLICIES		STATUS (AS OF 12/31/21)
8-P-20	Pursue the development extension of local and regional trails throughout the Planning Area by utilizing available public utility rights-of-way including: ○ Kirker Creek. The Kirker Creek easement could be developed as a creekside trail, connecting other trails and open spaces throughout the City with the hiking trails in the Black Diamond Mines Regional Preserve. ○ Contra Costa Canal. The Contra Costa Canal provides a meandering right-of-way throughout the southern portion of Pittsburg. A trail along this right-of-way could link several neighborhoods with the Railroad Avenue commercial corridor. ○ PG&E Utility ROW. PG&E holds a right-of-way for the power/utility lines that run north-south from the southern hills to the power plant on the waterfront, an ideal corridor for public access.	Ongoing. New Class 1 trail alignments along Contra Costa Canal and parts of the PG&E utility right-of-way have been mapped as part of the Pittsburg Moves Active Transportation Plan.
Waterfront Access		
8-P-23	Develop standards for all new waterfront development that ensure adequate setbacks from the mean high tide line. Encourage, where possible, provision of public access to the shorelines.	Standards implemented with Phase 2 Zoning Update and Marina Master Plan.

OPEN SPACE YOUTH AND RECREATION ELEMENT

ACTION POLICIES		STATUS (AS OF 12/31/21)
8-P-26	Explore all potential improvements to fully integrate the City's shoreline into the urban fabric, including: ○ Waterfront parks. Pursue and develop small pockets of open space which provide physical and visual access to the waterfront. ○ Waterfront Trail/Bikeway. A linear park along the shoreline, featuring a path for both walking and biking, would encourage more vibrant activity along the waterfront. ○ Landscaping. Plant low-growing and flowering greenery near waterfront access points to extend streetscaping to the shoreline. ○ Linear Trail Connections. The City's current linear trail network within Downtown and adjacent residential neighborhoods could be extended to provide convenient access to waterfront parks and activities.	Ongoing. Marina Promenade constructed in 2008. Additionally, multiple parcels at the terminus of Harbor Street were acquired by the former Redevelopment Agency. The parcels were sold to the Making Waves Foundation for future construction of a sports facility to support the Making Waves Academy which was to be constructed on the former Johns Manville site starting in 2019. Proceeds from the sale were to be used to construct a public trail from E. 3rd Street to a new waterfront lookout point, but the project was cancelled by the owner/developer in late 2019.
Recreational and Cultural Programs		

OPEN SPACE YOUTH AND RECREATION ELEMENT

ACTION POLICIES		STATUS (AS OF 12/31/21)
8-P-28	Pursue the development of recreational facilities and programs specifically geared toward youth and teens, including: ○ Teen Center. A teen center would provide a safe environment for local youth to meet and interact, or to participate in after-school athletic, or cultural activities. ○ Gymnasium. A large gymnasium would provide the City with more opportunity to get youth involved in local sports leagues and after school drop-in games, such as basketball. ○ Skateboard Park. Construction of a skateboard park would provide challenging topography in a controlled environment for local skateboarders.	Ongoing. Ambrose Park Aquatic Center was reopened in 2017. City currently leases buildings at City Park to STS Academy, who operates a variety of childcare and teen programs out of the facility. CIP Project PK-14 (Skateboard Park at Stoneman North) would provide for an approximately 10,000-square-foot skateboard park. The park may include prefabricated jump ramps, bleachers, fencing, lighting, and drinking fountain. This project would be close to parking, restrooms and a bus stop. CIP Project PK-26 (Buchanan Park Renovations) would add the following amenities to the existing Buchanan Park: basketball court, splash pad, public art, and would replace the existing community center with a larger LEED certified center, replace deteriorated pedestrian walkways with pervious pathways and expand and resurface parking areas. The community center is proposed to be an expansion to 8,000 square feet from the current 3,000-square-foot facility.
8-P-31	Improve public cultural facilities, including community centers, theaters, and libraries. Cooperate with Los Medanos Community College to provide City residents with access to local cultural facilities.	Ongoing. Rehabilitation of the California Theatre was completed in 2012. Proceeds from the sale of city-owned parcels at the northern terminus of Harbor Street will be spent on the renovation of the theatre's balcony. An expansion of the Pittsburg Library was completed in 2013. Los Medanos Community College has been renovated and expanded. In 2016, the college renovated its gymnasium and resurfaced its tennis courts. New physical education and student union buildings were constructed in 2019.
8-P-33	Provide incentives to encourage investments in public art on historic properties.	Ongoing. Policies adopted in the "Railroad Avenue Specific Plan" support and incentivize public art. Mural projects for individual sites around the city (Cardenas Grocery Store and Ramar Foods International) supported through conditions of approval, where building architecture necessitates such installations.
8-P-34	Explore and develop new funding options for maintenance of public art, in partnership with private developers.	

OPEN SPACE YOUTH AND RECREATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Educational Facilities		
8-P-42	Cooperate with local school districts to develop joint school/park facilities, which provide an increased variety of recreational opportunities close to many residential areas. Additionally, work with school districts to develop public parks adjacent to school facilities.	Implementation ongoing. Developer-built public park now operational adjacent to Delta View Elementary in the San Marco Development, with the City and Mt. Diablo Unified School District sharing ongoing maintenance costs under a joint-use agreement. A joint City/school district project to improve an existing playfield at Hillview Junior High commenced in 2010 and was completed in 2011. The City Council has established subcommittees to meet regularly with PUSD and MDUSD board members to discuss ongoing opportunities for city/district cooperation.
8-P-44	Pursue joint-planning of recreational and cultural facilities on Los Medanos Community College campus. Work with the community college board to allow public access to recreational facilities and programs.	Implementation ongoing.

GENERAL PLAN POLICY MATRIX

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

RESOURCE CONSERVATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Biological Resources and Habitat		
9-P-2	Establish an on-going program to remove and prevent the re-establishment of invasive species and restore native species as part of development approvals on sites that include ecologically sensitive habitat.	Plant selections are reviewed during the zoning approval process to ensure exclusion of invasive species from landscaping plan, although no formal program has been established.
9-P-3	Participate in the development of a regional Habitat Conservation Plan (HCP) and consider its adoption for preservation of native species throughout eastern Contra Costa County.	Implemented. City adopted HCP in November 2007 (Ordinance No. 07-1293 establishing Pittsburg Municipal Code chapter 15.108).
9-P-4	Revise and readopt the City's Hillside Planned Development District to regulate urban growth in the southern hills. Include development standards as part of the zoning district and refer to it during project review.	Not yet implemented. Adoption of Hillside Regulations put on hold by City Council due to budgetary constraints. The City Council will have an opportunity to revisit this topic as part of the policy development for the Envision Pittsburg General Plan Update.
9-P-5	Work with Contra Costa County, the EBRPD and the City of Antioch, to expand the regional open-space system in the southern hills to preserve California annual grassland habitat.	Implementation ongoing. Pittsburg adopted the East Contra Costa Habitat Conservation Plan in November 2007. The City entered into Exclusive Negotiating Rights Agreement with Discovery Builders in December 2008 (Resolution Nos. 08-11133 and 11-749) to evaluate the potential for a land exchange between Stoneman Park and the Faria Costa property for purposes of ensuring open space on the Faria site.

RESOURCE CONSERVATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
9-P-9	Establish creek setbacks along riparian corridors, extending a minimum of 50 to 150 feet laterally on each side of the creekbed. Setback buffers for habitat areas of identified special status species and wetlands may be expanded as needed to preserve ecological resources	Implemented on a case-by-case basis during project review and preparation of required CEQA documentation.
9-P-13	Ensure that special-status species and sensitive habitat areas are preserved, as required by state and federal agencies, during redevelopment and intensification of industrial properties along the Suisun Bay waterfront. Limit dredging and filling of wetlands and marshlands, particularly adjacent to Browns Island Preserve.	Not implemented, as no new development has occurred on sensitive habitats in these locations. Implementation will occur through application of CEQA and conditions of approval to specific projects.
9-P-15	As part of development plans, require evaluation and implementation of appropriate measures for creek bank stabilization, as well as necessary Best Management Practices (BMPs) to reduce erosion and sedimentation. Encourage preservation of natural creeks and riparian habitat as best possible.	Implementation ongoing. Implemented on a case-by-case basis through CEQA, design review, and grading permit processes.

RESOURCE CONSERVATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
9-P-16	Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding. Standards should include: ○ Requirements that low berms or other temporary structures such as protection fences be built between a construction site and riparian corridor to preclude sheet-flooding stormwater from entering the corridors during the construction period. ○ Requirements for installation of storm sewers before construction occurs to collect stormwater runoff during construction.	Partially implemented. Standards considered for inclusion in the Hillside Regulations (on-hold). Standards identified in the policy are added as conditions of approvals on a case-by-case basis (where applicable) for projects.
9-P-18	Require an encroachment permit from Contra Costa Water District (CCWD) for any storm drain facility crossing or encroaching onto Contra Costa Canal rights-of-way. Require all crossings to be constructed in accordance with CCWD standards and requirements.	Implementation ongoing.
9-P-19	As part of the City's Zoning Ordinance, establish regulations for the preservation of mature trees. Include measures for the replacement of all mature trees removed.	Implemented. Tree preservation ordinance (Ordinance No. 15-1390) adopted in 2015.
9-P-20	As part of project review and approval, establish maintenance districts to ensure uniform maintenance for selected channels and creeks.	Not implemented in the form of a maintenance district, though City currently collects a Kirker Creek drainage fee for new construction in the Kirker Creek watershed.

RESOURCE CONSERVATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
9-P-21	As part of project review and CEQA documentation, require an assessment of downstream drainage (creeks and channels) and city stormwater facilities impacted by potential project runoff.	Implementation ongoing.
Water Quality		
9-P-22	Continue working with the Regional Water Quality Control Board in the implementation of the National Pollutant Discharge Elimination System (NPDES), with specific requirements established in each NPDES permit.	Implementation ongoing and as part of development proposal review.
9-P-23	Require new urban development to use Best Management Practices (BMPs) to minimize creek bank instability, runoff of construction sediment, and flooding.	Implementation ongoing through application of Standard Conditions of Approval.
9-P-26	Monitor water quality in the local creek and reservoir system to ensure clean supplies for human consumption and ecosystem health.	Implementation ongoing.
9-P-27	Protect water quality by reducing non-point sources of pollution and the dumping of debris in and near creeks, storm drains, and Contra Costa Canal. Continue use and implementation of the City's storm drain marking program in newly developed or redeveloped areas.	Implementation ongoing through application of Standard Conditions of Approval. City Public Works staff picks up and removes dumped debris alongside public roads. Prior to the COVID-19 pandemic, the City sponsored an annual volunteering event for clean-up of segments of Kirker Creek.

RESOURCE CONSERVATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
9-P-28	Prepare and disseminate information about the harmful effects of toxic chemical substances and safe alternative measures.	Implementation ongoing as a component of the NPDES education and outreach program.
Historical and Cultural Resources		
9-P-35	Expand the role of the City's Historical Resources Commission, currently responsible for only the New York Landing Historical District, to include all historical resources. The Commission should be responsible for designating historical resources, and acting as the community's liaison on these issues. However, the role of reviewing development proposals and re-modelings in the Historical District should be transferred to the Planning Commission.	Implemented with adoption of amendments to Pittsburgh Municipal Code chapter 15.84 (Ordinance No. 07-1290).
9-P-37	Redefine the New York Landing Historical District to designate and preserve historical structures not currently located within the district boundaries.	Implemented with adoption of amendments to Pittsburgh Municipal Code chapter 15.84 (Ordinance No. 07-1290).
9-P-40	In accordance with State law, ensure the preparation of a resource mitigation plan and monitoring program by a qualified archaeologist in the event that archeological resources are uncovered.	Implementation ongoing through application of project-specific conditions of approval.
9-P-41	If archeological resources are found during ground-breaking for new urban development, halt construction immediately and conduct an archeological investigation to collect all valuable remnants.	Implementation ongoing through application of project-specific conditions of approval.

RESOURCE CONSERVATION ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
9-P-42	Develop an identification and preservation system for cultural resources -- those places or structures that qualify as “important” or “unique” to local community, ethnic, or social groups.	Partially implemented with the adoption of the “Old Town Design Guidelines.”

GENERAL PLAN POLICY MATRIX

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

HEALTH AND SAFETY ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Geology and Seismicity		
10-P-2	Restrict future development from occurring on slopes greater than 30 percent (as designated in Figure 10-1) over the 900-foot elevation contour, and on major and minor ridgelines (as delineated in Figure 4-2).	Implementation ongoing. Standards considered for inclusion in the Hillside Regulations (on-hold). Currently implemented on a case-by-case basis.
10-P-3	Regulate the grading and development of hillside areas for new urban land uses. Ensure that such new uses are constructed to reduce erosion and landsliding hazards: ○ Limit cut slopes to 3:1 except where an engineering geologist can establish that a steeper slope would perform satisfactorily over the long term. ○ Encourage use of retaining walls or rock-filled crib walls as an alternative to high cut slopes. ○ Ensure revegetation of cut-and-fill slopes to control erosion. ○ Ensure blending of cut-and-fill slopes within existing contours, and provision of horizontal variation, in order to mitigate the artificial appearance of engineered slopes.	Implementation ongoing. Standards considered for inclusion in the Hillside Regulations (on-hold). Currently implemented on a case-by-case basis.

HEALTH AND SAFETY ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
10-P-6	Encourage the use of water-sprinkling trucks at large construction sites to keep the exposed soil moist during construction.	Implementation ongoing through application of standard construction conditions of approval.
10-P-7	As part of the development approval process, restrict grading to only those areas going into immediate construction as opposed to grading the entire site, unless necessary for slope repair or creek bed restoration. On large tracts of land avoid having large areas bare and unprotected; units of workable size shall be graded one at a time.	Implementation ongoing. Standards considered for inclusion in the Hillside Regulations (on-hold). Currently implemented on a case-by-case basis.
10-P-11	Form geological hazard abatement districts (GHADs) prior to development approval in unstable hillside areas (as designated in Figure 10-1) to ensure that geotechnical mitigation measures are maintained over the long-term, and that financial risks are equitably shared among owners and not borne by the City.	Implemented as a condition of project approval before final maps are approved.
10-P-12	Evaluate the feasibility of implementing a hazard reduction program for existing residential development in unstable hillside areas (as designated in Figure 10-1). This would include inspection of structures for conformance with the Building Code.	Not implemented.
10-P-14	Review and amend City ordinances, including the Building Code, that regulate development in potentially hazardous locations to ensure adequate protection from geologic hazards.	Not implemented. Adoption of Hillside Regulations put on hold by City Council due to budgetary constraints. The City Council will have an opportunity to revisit this topic as part of the policy development for the Envision Pittsburgh General Plan Update.

HEALTH AND SAFETY ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
10-P-15	Develop standards for adequate setbacks from potentially active fault traces (as designated in Figure 10-2) for structures intended for human occupancy. Allow roads to be built over potentially active faults only where alternatives are impractical.	Implementation ongoing. Pittsburg Municipal Code title 17 (Subdivision Ordinance) requires submittal of geotechnical reports for new development in the city. The theorized 'Pittsburg Fault' has been removed from City maps after extensive trenching did not result in any evidence that it exists.
10-P-17	Ensure detailed analysis and mitigation of seismic hazard risk for new development in unstable slope or potential liquefaction areas (as designated in Figure 10-1). Limit the location of critical facilities, such as hospitals, schools, and police stations, in such areas.	Implementation ongoing. Pittsburg Municipal Code title 17 (Subdivision Ordinance) requires submittal of geotechnical reports for new development in the city.
Flood Control		
10-P-18	Evaluate storm drainage needs for each development project in the context of demand and capacity when the drainage area is fully developed. Ensure drainage improvements or other mitigation of the project's impacts on the storm drainage system are appropriate to the project's share of the cumulative effect.	Implementation ongoing. Projects are reviewed under the City Storm Drainage Master Plan.
10-P-20	Develop and implement a Storm Flooding Mitigation Fee Program to fund required drainage improvements during construction of new development.	Implemented for Kirker Creek (Pittsburg Municipal Code chapter 15.104).
10-P-22	Ensure that pad elevations on newly constructed habitable buildings are one foot above the 100-year floodplain, as determined by FEMA.	Implementation ongoing. Reviewed during plan check review.
Hazardous Materials		

HEALTH AND SAFETY ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
10-P-32	Designate and map brownfield sites to educate future landowners about contamination from previous uses. Work directly with landowners in the clean-up of brownfield sites, particularly in areas with redevelopment potential.	Partially Implemented. In 2017 the City was awarded a \$300,000 Community-wide Environmental Assessment Grant from the US Environmental Protection Agency. As part of the grant, five Phase-I and two Phase-II preliminary cleanup assessments have been made on five properties. Other activities completed under this grant include site specific environmental work like Sampling and Analysis Plans, Soil Management Plans, and community outreach strategy development for specific industrial areas of the City.
10-P-34	Identify appropriate regional and local routes for transport of hazardous materials and wastes. Ensure that fire, police and other emergency personnel are easily accessible for response to spill incidences on such routes.	Implemented. Pittsburg Municipal Code chapter 10.36 identifies truck routes through the City. Contra Costa County responds to hazardous materials spills.
Emergency Management		
10-P-37	Prepare and disseminate information to local residents, businesses, and schools about emergency preparedness and evacuation routes, including hazardous materials spills.	Ongoing. The CARE program distributes information to schools about shelter-in-place procedures. Local residents in cooperation with the Police Department have implemented the Community Emergency Response Team (CERT) Program, which trains first responders in the event of major emergencies.

GENERAL PLAN POLICY MATRIX

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
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PUBLIC FACILITIES ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
Water Supply and Distribution		
11-P-2	Implement, as needed, replacements and/or expansions to the existing system of water mains through the City's Capital Improvement Program.	CIP Project W-7 (Water Main Buchanan Road – Phase 2) would provide a new water transmission line to meet domestic and fire flow requirements for existing and new development in the southeast hills and infill development in Water Zone 2. This project will be implemented as development demand increases for the area. CIP Project W-8 (2020/21 Water Main Replacement/Installation Program) would identify and replace water mains, services, and valves that have reached the end of their useful life and have become maintenance problems, and/or install mains to improve fire flow in localized areas. CIP Project W-15 (12-inch Water Main Stoneman Avenue – Harbor Street to Loveridge Road) would provide for installation of approximately 3,300 feet of 12-inch transmission main along Stoneman Avenue, from Harbor Street to Loveridge Road. This project would also provide additional system looping to enhance pressures and fire protection capabilities in Water Zone 2. CIP Project W-24 (Pittsburg-Antioch Highway Waterline Improvements – Eastern Loop) would provide 4,000 of 18-inch water line to initiate water service to businesses along PA Highway, east of Loveridge Road. It would run from the east end of California Avenue going east on PA Highway to approximately 500 ft. west of the City's eastern limits and tie into Century Boulevard to provide a looped system. CIP Project W-40 (Water Main Installation Replacement Program) would identify and replace water mains, services, and valves that have reached the end of their useful life.

PUBLIC FACILITIES ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
11-P-7	Ensure that new residential, commercial, and industrial development equitably shares costs associated with providing water services to areas to urban expansion within the Planning Area.	Implementation ongoing. Water System Master Plan, Amendment #3 approved and revised facility reserve charges. Updated 2015 Water System Master Plan adopted in 2016.
11-P-8	Develop and implement a Recycled Water Ordinance, requiring the installation and use of recycled water supplies from the new Delta Diablo Sanitation District (DDSD) Reclamation Plant.	Not implemented. No ordinance has been adopted, although facilities for reclaimed water irrigation systems have been installed for the Delta View Golf Course, several public parks and street medians. New development projects are required to connect to Delta Diablo's recycled water infrastructure as a condition of approval when feasible.
Wastewater Collection and Treatment		
11-P-11	Work with DDSD in planning the expansion of the wastewater treatment plant.	Ongoing. DDSD consults with City staff in understanding land use and wastewater projections for sites located within the City.
11-P-12	Pursue replacement and/or expansion of the city's trunk sewer system, as demand increases, particularly in newer portions of the system south of State Route 4.	Sewers are inspected through CIP Project SS-1 (Citywide Sewer Inspection Project) to determine replacement and rehabilitation needs. CIP Project SS-2 (FY 2022/23 Sewer Replacement Program) would replace sewer lines that are maintenance problems.
11-P-13	Address deficiencies in the capacity, safety and reliability of the collection system as identified in the 1990 and subsequent Collection System Master Plans.	CIP Project SS-4 (Sewer Master Plan Update) would provide \$175,000 funding to fully update the City's sewer master plan.
11-P-17	Require that all wastewater dischargers within the City conform to the ordinances of the DDSD.	Ongoing.

PUBLIC FACILITIES ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
11-P-18	Ensure that new residential, commercial, and industrial development equitably share costs associated with providing wastewater services to areas of urban expansion within the Planning Area.	Ongoing. Developers are charged facility reserve charges for development projects built in the city.
Solid Waste		
11-P-22	Prepare and distribute informational handouts to the public regarding opportunities to reduce waste at homes and businesses, as well as methods of safe disposal of hazardous materials.	Ongoing. Information distributed by the Public Works Division and Neighborhood Improvement Team and as part of the NPDES public outreach and education program.
11-P-23	Encourage builders to incorporate interior and exterior storage areas for recyclables in new or remodeled residential, commercial, and industrial structures.	Implementation ongoing through the development review process and supported by the development review and design guidelines last amended in November 2010.
Fire Protection		
11-P-24	Amend the subdivision regulations to include a requirement for detailed fire prevention and control, including community firebreaks, for projects in high and extreme hazard areas.	Not implemented. Fire prevention measures implemented for new development projects on a case by case basis.
11-P-26	Cooperate with Contra Costa County Fire Protection District (CCCYPD) to ensure that new or relocated fire stations are constructed on appropriate sites within the 1.5-mile response radii from new or existing development.	Ongoing. The CCCYPD received design review approval to relocate two fire stations within the City limits. Construction on the new Station 85 on Loveridge Road and the new Station 84 on Railroad Avenue were completed in 2010. In 2016, Fire Station 87 in Pittsburg was reopened.

PUBLIC FACILITIES ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
11-P-28	Cooperate with CCCFPD in obtaining a site for a new fire station (or relocation of Station 86) south of State Route 4 and west of Bailey Road.	Ongoing.
11-P-29	Ensure adequate road widths in new development for fire response trucks, per the subdivision regulations.	Implementation ongoing through subdivision review process and project-specific conditions of approval.
Public Utilities		
11-P-31	Work with Mirant Power Plant to acquire and/or develop transmission line corridors for attractive, community-serving, compatible uses, such as: - Open space habitat. More intensive planting would provide a wildlife habitat corridor within the City. - Passive recreational uses. A tremendous opportunity for parks, playing fields, and trails linked to the regional network.	Not implemented.
11-P-32	Ensure the designation of service corridor easements or routes when required for tentative map or specific plan approval.	Implementation ongoing through subdivision review process and application of project-specific conditions of approval.
11-P-33	As a condition of approval, ensure that all new and redevelopment projects underground utility lines on and adjacent to the site.	Ongoing. Required by Standard Conditions of Development (Planning Commission Resolution No. 8931). Underground utilities are required for new development pursuant to Pittsburg Municipal Code sections 12.36.120, 12.36.130 and 17.28.020. Downtown infrastructure capital improvement project completed in 2010 includes undergrounding of utilities in existing neighborhoods near West 10 th Street.

GENERAL PLAN POLICY MATRIX

Legend: **BLUE BOLD TEXT** – Policies with completed implementation
GREEN BOLD TEXT – Policies with ongoing implementation

NOISE ELEMENT		
ACTION POLICIES		STATUS (AS OF 12/31/21)
12-P-4	Require noise attenuation programs for new development exposed to noise above normally acceptable levels. Encourage noise attenuation programs that avoid visible sound walls.	Implementation ongoing through application of CEQA and project-specific conditions of approval. Phase 2 Zoning Code Update adopted May 2007 requires nonresidential uses adjacent to residential districts install an eight-foot-high solid masonry or concrete wall or a wall designed to attenuate the CNEL to the maximum level allowed in the general plan. Travel time restrictions not established; Municipal Code chapter 10.36 establishes truck routes through the city.
12-P-8	Develop noise attenuation programs for mitigation of noise adjacent to existing residential areas, including such measures as wider setbacks, intense landscaping, double-pane windows, and building orientation muffling the noise source.	
12-P-9	Limit generation of loud noises on construction sites adjacent to existing development to normal business hours between 8:00 a.m. and 5:00 p.m.	
12-P-10	Reduce the impact of truck traffic noise on residential areas by limiting such traffic to appropriate truck routes. Consider methods to restrict truck travel times in sensitive areas.	

CITY OF PITTSBURG



HOUSING ELEMENT IMPLEMENTATION STATUS

Reporting Period:
January 1, 2020 – December 31, 2021

Table 1: Housing Development Applications Submitted in 2021

Address	Project Name	Tracking ID	Categ.	Total Units	VL (R)	VL (U)	L (R)	L (U)	M (R)	M (U)	AM
					0	0	0	0	0	0	0
Totals:											
Notes: AMI = Area Median Income (for 2021, the AMI for a 4-person household in Contra Costa County was \$126,500) VL = Very low-income (households earning 0-50% of AMI) L = Low-income (households earning 50-80% of AMI) M = Moderate income (households earning 80-120% of AMI) AM = Above-moderate income (households earning above 120% of AMI) (R) = Deed Restricted (U) = Unrestricted											

Table 2: Annual Building Activity Report Summary – Completed Entitlements in 2021

Address	Project Name	Tracking ID	Categ.	Total Entitled	VL (R)	VLI (U)	LI (R)	LI (U)	MI (R)	MI (U)	AMI
W. Leland Road Road at Alves Ranch Road	Alves Ranch Subdivision	AP-18 AP- 18-1384	SFD	364	-	-	-	-	-	-	12
300 Central Avenue	Liberty Subdivision	AP-17-1229	SFD	270	-	-	-	-	-	-	4
W. Leland Road at Alves Ranch Road	San Marco Villages	PD-1270	SFD	202	-	-	-	-	-	-	18
Totals:				586	-	-	-	-	-	-	34

Notes:

AMI = Area Median Income (for 2021, the AMI for a 4-person household in Contra Costa County was \$126,500)

VL = Very low-income (households earning 0-50% of AMI)

L = Low-income (households earning 50-80% of AMI)

M = Moderate income (households earning 80-120% of AMI)

AM = Above-moderate income (households earning above 120% of AMI)

(R) = Deed Restricted

(U) = Unrestricted

Table 3: Annual Building Activity Report Summary – Issued Building Permits in 2021

Address	Project Name	Tracking ID	Categ.	Total Permits Issued	VLI (R)	VLI (U)	LI (R)	LI (U)	MI (R)	MI (U)	AMI
300 Central Avenue	Liberty Subdivision	AP-17-1229	SFD	5	-	-	-	-	-	-	5
San Marco Blvd. and West Leland Road	San Marco Villages	PD-1270	SFD	73		-	-	-	-	-	73
W. Leland Road at Alves Ranch Road	Alves Ranch Subdivision (Vista Del Mar II)	AP-18-1384	SFD	123	-	-	-	-	-	-	123
W. Leland Road at Alves Ranch Road	Alves Ranch Subdivision (Vista Del Mar II)	AP-18-1384	ADU	9	-	-	-	-	-	-	9
14 th Street and 14 th Lane	Gonsalves Village	BP-21-0256 -0262	SFD	6	3	-	-	-	3	-	6
171 Lawlor Court	Lawlor Estates LLC	BP-21-0934	SFD	1	-	-	-	-	-	-	1
Totals:				217	-	-	-	-	-	-	217
Notes: AMI = Area Median Income (for 2021, the AMI for a 4-person household in Contra Costa County was \$126,500) VL = Very low-income (households earning 0-50% of AMI) L = Low-income (households earning 50-80% of AMI) M = Moderate income (households earning 80-120% of AMI) AM = Above-moderate income (households earning above 120% of AMI) (R) = Deed Restricted											

(U) = Unrestricted

Table 4: Annual Building Activity Report Summary – Final Inspections Completed in 2021

Address	Project Name	Tracking ID	Categ.	Total Finals	VLI (R)	VLI (U)	LI (R)	LI (U)	MI (R)	MI (U)	AMI
300 Central Avenue	Liberty Subdivision	AP-17-1229	SFD	4	-	-	-	-	-	-	4
San Marco Blvd. and West Leland Road	San Marco Villages	PD-1270	SFD	18	-	-	-	-	-	-	18
W. Leland Road at Alves Ranch Road	Alves Ranch Subdivision (Vista Del Mar II)	AP-18-1384	SFD	12	-	-	-	-	-	-	12
W. Leland Road at Alves Ranch Road	Vista Del Mar I	PD-1230	SFD/ ADU	3	-	-	-	-	-	-	3
Belle Harbor Avenue	Waterstone Subdivision	AP-15-1092	SFD	2	-	-	-	-	-	-	2
1052 Gridley Drive	Mariner Walk	PD-1249	SFD	1	-	-	-	-	-	-	1
Totals:				40	-	-	-	-	-	-	40
Notes: AMI = Area Median Income (for 2021, the AMI for a 4-person household in Contra Costa County was \$126,500) VL = Very low-income (households earning 0-50% of AMI) L = Low-income (households earning 50-80% of AMI) M = Moderate income (households earning 80-120% of AMI) AM = Above-moderate income (households earning above 120% of AMI) (R) = Deed Restricted (U) = Unrestricted											

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Table 5: Regional Housing Needs Allocation Progress – Permitted Units Issued

Income Level		RHNA Allocation	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date	Total Remaining
VLI	Deed Restricted	392	-	-	-	23	-	6	3			32	360
	Unrestricted		-	-	-	-	-	-	-				
L	Deed Restricted	254	2	2	6	205	3	80	-			324	-
	Unrestricted		-	-	-	3	6	17	-				
M	Deed Restricted	316	-	-	-	-	-	-	3			219	97
	Unrestricted		150	-	-	48	18	-	-				
AM		1063	252	171	147	68	89	98	211			1036	27
Total RHNA		2025											
Total Units			404	173	153	347	116	201	217			1611	484
Notes: AMI = Area Median Income (for 2021, the AMI for a 4-person household in Contra Costa County was \$126,500) VL = Very low-income (households earning 0-50% of AMI) L = Low-income (households earning 50-80% of AMI) M = Moderate income (households earning 80-120% of AMI) AM = Above-moderate income (households earning above 120% of AMI)													

Program Implementation Status

Program	Objective	Timeframe	Status of Program Implementation
Housing Supply			
Goal 1. Foster development of a variety of housing types, densities and prices to balance the City's housing stock and meet the City's regional fair share housing needs for people of all incomes.			
13-P-1.1	Ensure there is an adequate supply of mixed use and residentially zoned land of appropriate densities to accommodate existing and anticipated housing needs through 2022.		
13-P-1.1.A	Conduct periodic inventories of vacant and underutilized land to determine their suitability for more intense residential use. Maintain a list for distribution to interested homebuilders.	Quarterly	The Successor Agency to the City of Pittsburgh Redevelopment Agency (Successor Agency) staff maintains a list of City and Successor Agency-owned parcels that is available to the public upon request and posted on the City's website. In addition, all City employees have access to an online Geographic Information System (GIS) web page that contains up-to-date property information, which staff can provide to the public upon request. In 2017, the City expanded its GIS program to provide additional information regarding the City's land inventory and current zoning and made zoning information and aerial imagery publicly accessible online. In 2020, the City's vacant and underutilized lands inventory was updated as part of the Envision Pittsburgh General Plan Update.

Program	Objective	Timeframe	Status of Program Implementation
13-P-1.1.B	Rezone vacant/underutilized land as deemed appropriate for mixed use or residential/higher residential use.	Upon request by developers or as needed	In 2007, the City Council adopted Ordinance No. 07-1284, amending the Zoning Ordinance to include the M (Mixed Use) District, and rezoning approximately 75-acres throughout the City to the M District. Development standards for the M District are determined through the Design Review process unless otherwise specified in the Railroad Avenue Specific Plan or the Pittsburg/Bay Point BART Master Plan. In 2009, the City Council adopted Ordinance No. 09-1319, rezoning approximately 1,075 acres around the future BART station to PD (Planned Development) District and adopted the Railroad Avenue Specific Plan. The Specific Plan contains development standards allowing residential development up to 65 units per acre (not including density bonuses) in the area adjacent to the future BART station. On September 19, 2011, the City Council adopted Ordinance No. 11-1350, rezoning approximately 50 acres around the existing Pittsburg/Bay Point BART station to M-P (Mixed Use with a Master Plan Overlay) District. The M-P District allows high-density residential development up to 70 units per acre (not including density bonuses), and establishes development standards such as minimum densities, maximum parking standards, and architectural and streetscape standards intended to foster development of a high-density, mixed-use transit village around the BART station. In 2015, the City Council approved the rezoning of a 1.51 acre commercial parcel to Medium Density Residential (RM) to allow for the adaptive reuse of a long standing vacant structure as a multifamily residential complex. In 2016, the City approved the Waterstone (formerly Belle Harbor) Subdivision, which included a request to rezone 7.25 acres from Government/Quasipublic (GQ) District to a Planned Development (PD) District to allow the development of a medium density project with 82 units, plus 8 accessory dwelling units. In 2018, the City approved the Liberty Subdivision, which included a request to rezone a 4.98-acre site from a combination of Service Commercial (CS) District and Single-Family Residential (RS-5) District to Planned Development (PD) District in order to allow a single-family residential project with 57 units, plus six accessory dwelling units.

Program	Objective	Timeframe	Status of Program Implementation
			In 2019, the City approved the Alves Ranch Subdivision, which included a request to rezone the site from a combination of High Density Residential (RH-P) and Office Commercial (CO-P) to Planned Development (PD) and Community Commercial (CC) in order to allow a single-family residential project with 346 units, plus six accessory dwelling units. In 2020, the Planning Commission recommended approval of the SW Hills/Faria Annexation Project, which includes rezoning amendments to allow single-family residential parcels with a 4,000 square-foot minimum lot size.
13-P-1.1.C	Continue to facilitate the development of multifamily uses on identified Public/Institutional lands to streamline future permitting process, in the event the properties are deemed surplus.	As requested by developers or as needed	In 2007, the City Council adopted Ordinance No. 07-1284, amending the Zoning Ordinance to allow residential uses on Public/Institutional-designated land provided that the City Council deems the land surplus and not needed for a future public use. In 2009, a portion of Los Medanos Village Apartments, a 71-unit affordable multi-family development, was constructed on surplus public land after the City Council found that the site was surplus. In 2009, the Railroad Avenue Specific Plan was adopted by the City Council. The planning area contained eight publicly owned parcels that were identified for future mixed-use development at densities between 20 and 65 units per acre. In 2011, the City Council adopted the Pittsburg/Bay Point BART Master Plan which rezoned approximately 27 acres of publicly owned land that is currently being used as public parking for BART patrons to allow mixed-use development at densities between 20 and 70 units per acre. In 2015, the Planning Commission approved the development of Stoneman Apartments, a 230-unit multifamily apartment complex on the site of the former Central Junior High School, within the GQ District. In 2016, the City approved the Waterstone Subdivision, which included a request to rezone 7.25 acres from Government/Quasipublic (GQ) District to a Planned Development (PD) District, to allow the development of 82 units, plus 8 accessory dwelling units.
13-P-1.1.D	Encourage residential and mixed-use development within the Urban Limit Line to meet regional fair share	Apply for grant and other capital improvements	There are three PDAs in the City of Pittsburg, including Downtown Pittsburg (309 acres), the Railroad Avenue Specific Plan (1,075 acres) and a shared PDA between the City of Pittsburg and Contra Costa County around the existing Pittsburg/Bay Point BART station, 125 acres of which are located within the City of Pittsburg.

Program	Objective	Timeframe	Status of Program Implementation
	housing goals by focusing residential and mixed-use development on sites that have been designated within Priority Development Areas (PDAs) under the MTC/ABAG FOCUS Program. Assist nonprofit and for-profit developers to obtain grants and other capital improvement funds offered to PDAs to develop and improve those infill sites, and offer incentives for mixed-income projects, including but not limited to streamlined review, fee deferrals, priority application processing, and other incentives identified by affordable housing developers.	funds annually as funding sources become available.	During the previous Housing Element cycle, several mixed-use and high-density residential projects were approved and constructed within the City PDAs, including Vidrio (75 multi-family residential condominiums above 11,558 square feet of commercial development); Entrata (28 affordable multi-family apartments above 8,000 square feet of commercial and quasi-public uses); Siena Court (111 affordable senior apartments above 10,300 square feet of commercial development); and La Almenara, a 20-unit affordable multi-family infill residential development in downtown Pittsburg. In 2015, the Planning Commission approved the construction of 38 units within the Railroad Avenue Specific Plan (RASP) PDA (Greystone Place, completed in 2016) and the renovation of the Burlessas Building, which would include ground floor retail and eight multi-family residential units on the second floor. In 2016, the City approved the Waterstone (formerly Belle Harbor) Subdivision, which included a request to rezone 7.25 acres from Government/Quasipublic (GQ) District to a Planned Development (PD) District, to allow the development of 82 units, plus 8 accessory dwelling units, within the RASP PDA. In 2020, the City approved the Atchison Mixed-Use Development along Railroad Avenue. The site is about half-a-mile south of the Pittsburg Center BART Station. The project will include 202 affordable apartment units, and 13,659 square feet of commercial space. The project took advantage of a density bonus and several incentives/concessions.
13-P-1.1.E	Support the use of Planned Development zoning for projects, when utilized to accommodate innovative site plans aimed at preserving open space, offering new recreational opportunities, and/or increasing the supply of affordable housing.	Upon request by developers or as deemed appropriate	The City has utilized the PD District zoning to allow for higher density mixed-use development as well as high-density, luxury apartments in the hills. In 2016, 2018, and 2019 the City approved the Waterstone, Liberty, and Alves Ranch subdivisions, which included requests for Planned Development (PD) zoning to allow the development of 485 units, plus 20 accessory dwelling units which are affordable by design. Each subdivision utilizes innovative site plans to help maximize the number of units on these infill sites. In 2020, the City approved the 270-unit San Marco Villas III Apartments Project on a site with PD zoning.
13-P-1.1.G	Continue to permit projects up to a density of 40 d.u./ac	Ongoing; implement as	In 2007, the City Council adopted Ordinance No. 07-1284, to allow an incremental increase in density proportionate to the increase in affordable units within the High Density

Program	Objective	Timeframe	Status of Program Implementation
	within the RH District that meet a community objective (affordable housing).	development projects are proposed	Residential (RH) District. Specifically, for each 2 percent increase in deed-restricted lower-income unit offered above that required by the Inclusionary Housing Ordinance (Chapter 18.86), lot area per unit may be reduced 100 square feet per unit and minimum lot area may be reduced 2,000 square feet for a maximum density of 40 units per acre. No projects requesting to utilize the above-referenced section of the Zoning Ordinance have been proposed during the current Housing Element Cycle (2015-2023).
13-P-1.2	Encourage the construction of both high end and moderate-income housing in the southern foothills, downtown, along the waterfront, and throughout Pittsburg to provide above moderate-income housing opportunities in the community and to increase economic activity within the city.		
13-P-1.2.A	Establish minimum lot sizes when rezoning the foothills to accommodate large homes. Provide flexible lot sizes on up to 50% of the lots, when requested, in conjunction with a density bonus and long-term affordable housing agreement.	Ongoing; implement upon request	In 2020, the Planning Commission recommended approval of the SW Hills/Faria Annexation Project. The project includes a request for rezoning amendments that would reclassify portions of the site from HPD (Hillside Planned Development) to RS-4-P (Single Family Residential, 4,000 square foot minimum lot size with Master Plan). The minimum lot size would enable the applicant to focus development to the center of the site and provide more open space than would be possible under the current rezoning. The application also includes a request for approval of a development agreement which would require construction of 150 rent-restricted accessory dwelling units throughout the future subdivision. Other developable areas within the southern foothills have been pre-zoned as HPD District, and upon annexation into the City, HPD District regulations would apply. The HPD District does not establish minimum lot sizes; however, the allowable density for new single-family residential development is identified as a range from 0.2 to 4.5 d.u./ac depending upon the average natural slope of a property. This type of density range would be conducive to large lot and large home development.
13-P-1.2.B	Ensure subdivisions in the foothills include an adequate supply of estate-sized lots for estate size homes.	Ongoing; implement as development projects are proposed	With the exception of the site for the SW Hills/Faria Annexation Project, development in hillside areas is subject to the base density calculations set forth in the HPD District development regulations, which allows for flexible lot sizes in accordance with the surrounding topography and development. The base density calculations allow a range from 0.2 to 4.5 d.u./ac. Such a density range would be conducive to a subdivision development of estate homes.

Program	Objective	Timeframe	Status of Program Implementation
13-P-1.2.C	Ensure that at least half the homes approved and constructed on estate size lots in the foothills are over 3,000 square feet (net garage) in size.	Ongoing; implement as development projects are proposed	All development projects and tentative subdivision maps are subject to review by the Planning Commission; therefore, this policy be implemented on a case-by-case basis.
13-P-1.2.D	Support the development of moderate- and above moderate-income housing within the existing City limits, such as high-end condominiums, townhouses, and single-family units with premium views and amenities throughout the city to increase economic activity within these areas.	Ongoing; implement as development projects are considered and proposed	The southwest portion of the City, which extends from State Route 4 to the north to the southwest hills to the south, is located in the 693-acre San Marco PD, which was established in 1993 and is composed of approximately 14 distinct “villages” with varying densities and housing types specified for each. In 2012, the Planning Commission approved a Vesting Tentative Map in the San Marco PD for up to 252 small lot single-family lots (ranging from 2,992 square feet to 5,480 square feet) on approximately 30.2 acres. In 2008, the San Marco Villas were constructed within the large-scale San Marco PD District. The development resulted in development of 330 market-rate multi-family apartments at the western foothills of the City and dramatically increased the number of rental units available to moderate- and above moderate-income families. In 2015, the Planning Commission approved the Villas II Extension, which added an additional 132 units immediately west. In 2015, the Planning Commission approved the construction of Greystone Place (38 units) within the Railroad Avenue Specific Plan (RASP) PDA and the renovation of the Burlessas Building, which would include ground floor retail and eight multi-family residential units on the second floor. Construction of the Greystone Place Subdivision was completed in 2016. In 2016 and 2018, the City approved the Waterstone and Liberty subdivisions, which included requests for Planned Development (PD) zoning to allow the development of 139 units, plus 14 accessory dwelling units. The City also approved the 62-unit Edgewater Apartment Project in 2018. Construction of the Waterstone Subdivision was completed in 2019. Construction of the Liberty Subdivision began in 2019 and is near completion. The Edgewater Apartments Project was completed in 2019.

Program	Objective	Timeframe	Status of Program Implementation
			In 2017, the City approved the Esperanza Apartments, a 318-unit multi-family development which will significantly increase the number of moderate- and above moderate-income multi-family units in the City. This project is still on hold. In 2019, the City approved the Alves Ranch Subdivision, which included a request to rezone the site from a combination of High Density Residential (RH-P) and Office Commercial (CO-P) to Planned Development (PD) and Community Commercial (CC) in order to allow a single-family residential project with 346 units, plus six accessory dwelling units. Construction of the Alves Ranch Subdivision is still underway. In 2020, the City approved San Marco Villas III. The Villas project will provide 270 additional market-rate apartment units near the northwest corner of W. Leland Road and San Marco Boulevard.
13-P-1.4	Support the construction of multi-family housing in close proximity to transit, arterials, shopping, and public services.		
13-P-1.4.A	Encourage the development of high-density, transit-oriented mixed-use development for all income levels, within identified Priority Development Areas (PDAs) near existing and planned transit through the implementation of the Pittsburg/Bay Point BART Master Plan and the Railroad Avenue Specific Plan. Where feasible and appropriate, provide incentives such as fee waivers or deferrals, reduced parking requirements (in accordance with the adopted plans) and	Communicate with interested developers at least once per year and implement as development projects are proposed	The City Council adopted Ordinance No. 09-11303 approving the Railroad Avenue Specific Plan on November 2, 2009. The plan regulates development within the Railroad Avenue PDA and allows densities up to 65 units per acre in areas closest to Pittsburg Center BART Station. In 2011, the City Council adopted Ordinance No. 11-1350 rezoning approximately 50 acres around the existing Pittsburg/Bay Point BART Station to M-P (Mixed Use with a Master Plan Overlay) District. The Master Plan allows high-density residential development up to 70 units per acre (not including density bonuses), and contains development standards such as minimum densities, maximum parking standards, and architectural and streetscape standards intended to foster development of a high-density, mixed-use transit village around the BART station. In 2016, the City approved the Waterstone Subdivision, which included a request to rezone 7.25 acres from Government/Quasipublic (GQ) District to a Planned Development (PD) District to allow the development of 82 units, plus 8 accessory dwelling units which are affordable by design. The development is designed at a density of 11.5 d.u./ac, and is located within a ½ mile radius of the BART station at the intersection of Railroad Avenue and SR 4.

Program	Objective	Timeframe	Status of Program Implementation
	fast-track permit processing.		In 2017, the City approved the Esperanza Apartments, a 318-unit multi-family development approximately one mile west of the Pittsburg/Bay Point BART Station. In 2019, the City approved the Alves Ranch Subdivision, a 346-unit single-family subdivision approximately ½-mile west of the Pittsburg/Bay Point BART Station. In 2020, the City approved the Atchison Mixed-Use Development along Railroad Avenue. The site is about half-a-mile south of the Pittsburg Center BART Station. The project will include 202 affordable apartment units, and 13,659 square feet of commercial space. The project took advantage of a density bonus and several incentives/concessions.
13-P-1.4.B	If deemed necessary by the City Engineer, research and implement Transportation Demand Management (TDM) strategies, such as parking pricing, unbundling housing and parking, and employer sponsored transit passes, for in-fill and mixed-use developments located within one-half mile distance of BART and other transit facilities in order to reduce parking requirements.	Ongoing; review annually or as development projects are proposed	The Railroad Avenue Specific Plan contains Policy No. 6-P-13, to implement TDM strategies including those listed within Program 13-P-1.4.C, when traffic and parking demand increases within the Specific Plan area. Further, the Specific Plan contains reduced parking requirements for residential developments within the plan area. In 2016, the City hired a consultant to prepare a TDM strategy, and held multiple community meetings within neighborhoods affected by the Pittsburg Center BART Station to discuss TDM strategies and gather feedback. The Pittsburg/Bay Point BART Master Plan contains subsection, 6.7, Station Area Development Strategies-Parking Management Strategies that sets forth recommendations to reduce parking demand on BART-owned properties. Further, the Master Plan contains parking maximums and no parking minimum standard for properties within the plan area.
13-P-1.4.C	Encourage owners of very large parcels (in excess of 20 acres) within one-half mile of an established or planned PDA to partner with nonprofit housing developers to develop a portion of the site with housing affordable to low-	Ongoing; implement as development projects are proposed	Implementation ongoing as development projects are proposed within these areas.

Program	Objective	Timeframe	Status of Program Implementation
	and moderate-income households.		
13-P-1.5	Encourage the construction of accessory dwelling units or “second units” that allow extended families to live near each other, increase the affordable and rental housing stock, and provide income assistance to homeowners.		
13-P-1.5.A	Support the development of second units through reductions and waivers of city transportation and planning fees for accessory residential units.	Ongoing; implement as second units are proposed	New accessory dwelling unit (ADU) laws went into effect on January 1, 2020 that define the maximum standards that can be applied to ADUs and Junior ADUs. The City Council adopted revisions to the City’s ADU ordinance to bring them into compliance with the new State laws. The passage of these laws has significantly raised interest in the construction of ADUs in Pittsburg. In 2020, the City issued 12 permits for attached and detached ADUs. The development agreement for the SW Hills Faria Project, if approved, would require construction of 150 attached ADUs throughout the future subdivision. Other subdivisions that have ADU construction requirements as part of their development agreements include the Liberty and Waterstone subdivisions. The City has also received SB 2 grant funds to prepare pre-approved ADU plans that could be used by residents to help reduce the cost of ADU construction. The consultant contract for that work was approved by City Council in 2020.
13-P-1.5.B	Work with Delta Diablo Sanitation District and Contra Costa Water District to reduce or waive fees for utility installations for accessory dwelling units.	2015-2017	
13-P-1.5.C	Develop a second unit brochure and make it available for distribution at permit center and web site.	2015	
13-P-1.6	Meet Pittsburg’s fair share regional housing needs.		
13-P-1.6.A	Endeavor to facilitate the production of a minimum of 2,025 housing units between January 1, 2014, and June 30, 2022, including at least 392 units serving extremely low- and very low-income households, 254 units	2014-2022	During 2020, the City made more progress toward meeting its RHNA targets for the 2015-2023 housing cycle. As of the end of last year, the City has achieved seven percent of its very low; 127% of its low; 68% of its moderate; and 77% of its above-moderate income RHNA targets through issuance of building permits (see Tables 1-5 above). On February 1, 2021, the Southern California News Group used RHNA data to create its second annual housing permit report card for all 539 cities and counties in the state. Only 33 were doing well enough to earn an A, while 96 got an F. The average grade was a C-minus.

Program	Objective	Timeframe	Status of Program Implementation
	serving low-income households, and 316 units serving moderate-income households through implementation of the policies and actions identified in this element.		Pittsburg earned a B+ which indicates the city is ahead of most jurisdictions in the State when it comes to meeting its housing targets for this cycle. The City approved two large residential projects in 2020 – San Marco Villas III, a 270 apartment unit complex near the northwest corner of W. Leland Road and San Marco Boulevard; and the Atchison Mixed-Use Development, a transit-oriented 202 apartment unit complex at 2575 Railroad Avenue. Building permits were issued for 201 new residential units in 2020 (up from 116 permits issued the previous year). Of those total permits, six were for very low income; 97 were for low-income, none were for moderate income, and 98 were for above-moderate income units.
13-P-1.6.B	Monitor the City's inventory of sites appropriate to meet housing at all income levels and ensure that adequate sites remain available throughout the planning period, in compliance with Government Code Section 65863(b).	2014-2022	Ongoing. The Successor Agency to the City of Pittsburg Redevelopment Agency (Successor Agency) staff maintains a list of City and Successor Agency-owned parcels that is available to the public upon request. In addition, all City employees have access to an online Geographic Information System (GIS) web page that contains up-to-date property information, which staff can provide to the public upon request.
Affordable Housing/Special Needs Housing			
Goal 2. Promote the expansion of the City's affordable housing stock, including that which accommodates special needs households.			
13-P-2.1	Provide incentives to developers who assist the City in meeting affordable housing needs, including units to accommodate special needs households: female-headed households, seniors, disabled, developmentally disabled, large families, emancipated youth, seasonal and temporary workers, and the homeless.		
13-P-2.1.A	Utilize public funds to increase the supply of housing affordable to extremely low-, very low-, and low-income households, and moderate-income large family	Review CDBG funding annually to provide funds for affordable housing projects and	The Housing Authority of the City of Pittsburg (HACP) administers rental assistance through the Section 8/Housing Choice Vouchers program to extremely low-, very low-, and low-income households by subsidizing their monthly housing expense. The Housing Authority provides rental subsidy to the maximum extent allowable. Funding is awarded by the Federal government to subsidize low-income families with their rent. The number of families the Housing Authority can assist is determined by the annual

Program	Objective	Timeframe	Status of Program Implementation
	households. Endeavor to set aside a minimum 20% of the City's annual Community Development Block Grant (CDBG) funds for affordable housing projects and programs targeting special needs populations described in Policy 2.1.	targeted special needs populations.	contract contribution awarded. Factors in determining the number of units available to assist eligible families are based on average housing assistance payments, fair market rents established by HUD, and administrative costs. For calendar year 2019-2020, the Housing Authority received \$16,330,675. These funds were used to subsidize 948 Section 8 recipients and 185 Veteran Affairs Supportive Housing (VASH) vouchers (this is 10 additional vouchers than the previous calendar year). For the same calendar year, a total of \$23,910 was expended under the Housing Rehabilitation program to sustain the existing housing stock, much of which is occupied by low-income residents. As of the 2021, the City will no longer have this program.
13-P-2.1.B	Prioritize public funds for the development of housing affordable to extremely low-income households for identified special needs groups described in Policy 2.1.	Funding will be prioritized annually.	During 2018-2019 fiscal year, \$101,541 of CDBG funds was expended for the Veterans Square Project. During the 2019-2020 fiscal year, the Housing Authority issued a \$780,000 loan for the same project. The developer has agreed to dedicate and restrict thirteen (13) of the one-bedroom units and one (1) of the two-bedroom units in the Development, for a total of 14 units to very low-income veterans and their families.
13-P-2.1.C	Provide fee waivers and allow fee deferrals until issuance of a Certificate of Occupancy for developers constructing affordable housing developments and/or developers providing housing and programming serving identified special needs populations described in Policy 2.1. Investigate the possibility of extending fee deferrals beyond issuance of a Certificate of Occupancy to allow developers of	Ongoing; implement as affordable housing projects are proposed	Between 2015 and 2019, the Planning Commission entitled 523 new residential units as part of the Greystone, Waterstone, Liberty, and Alves Ranch projects. The development agreements for these projects require construction of 24 attached accessory dwelling units (ADUs) for lower-income households. They also require the City to waive the impact fees for the ADUs. In 2020, the Planning Commission recommended approval of the SW Hills/Faria Annexation Project. If approved, the development agreement for the Faria project will require 150 ADUs to be built throughout the future subdivision.

Program	Objective	Timeframe	Status of Program Implementation
	affordable housing to amortize the fees over a longer period of time.		
13-P-2.1.D	Assist nonprofit developers in seeking utility fee credits when redeveloping sites for affordable housing and/or housing developments serving an identified special needs population as described in Policy 2.1.	Ongoing; provide assistance as development projects are proposed	Implemented on a case-by-case basis as affordable housing projects are proposed. Previously, the City's Engineering Division has worked with nonprofit developers to identify utility, traffic mitigation, and parkland dedication fee credits for multiple affordable housing developments including Siena Court, Veterans Square Apartments, and La Almenara.
13-P-2.1.E	Give priority in processing to project applications with an affordable housing component and/or serving an identified special needs population described in Policy 2.1.	Ongoing; Review annually and implement as development project applications are received	Historically, Los Medanos Village Apartments (71 unit affordable multi-family development) obtained planning entitlements as well as engineering and building permits, completed construction and received Certificates of Occupancy in approximately 19 months (April 2007 to November 2008). Siena Court (111-unit affordable development including a mixed-use component, a structured garage and a rooftop garden) obtained planning entitlements and engineering and building permits and broke ground on construction within approximately 18 months (June 2008 to December 2010). La Almenara (20-unit multi-family affordable development) obtained planning entitlements and engineering and building permits and broke ground on construction within seven months (February 2010 to September 2010). More recently, Greystone Place, which included the construction of four affordable ADUs, obtained approvals and began construction in less than 20 months (February 2014 to November 2015). Waterstone, which included the construction of eight affordable ADUs, obtained approvals and began construction in less than a year (September 2015 to August 2016). Liberty, which included the construction of six affordable ADUs, obtained approvals and began construction in less than two years (February 2017 to September 2019). Alves Ranch, which includes the construction of six ADUs, obtained approvals and began construction in less than two years (June 2018 to February 2020). The Atchison Mixed-Use Development, which will include 202 affordable units, obtained approvals and was issued permits in 12 months (January 2020 to January 2021).

Program	Objective	Timeframe	Status of Program Implementation
13-P-2.1.F	Support density bonuses and other incentives above those required in the State mandated Density Bonus Law for mixed-income housing projects which address the housing needs of an identified population described in Policy 2.1.	Review annually and implement as development projects are proposed	Implemented on a case-by-case basis as affordable housing projects are proposed. Since 2010, the Planning Commission approved Siena Court, an affordable housing development for seniors, and Veterans Square Apartments, both with approximately 50 percent density bonuses. The density bonuses granted by the City for these projects are significantly higher than the maximum density bonus called for under state law (35 percent).
13-P-2.1.G	Continue to work with non-profit developers to identify and apply for County and state grants (www.hcd.ca.gov/fa) to construct affordable housing projects and/or residential developments that serve an identified special housing needs population described in Policy 2.1.	Annually communicate with nonprofit developers and annually, depending on state funding cycles, submit applications for funding.	In 2015, the City applied for several County and State grant funding programs to support affordable housing. The City received a \$20,000 grant from the San Francisco Foundation. The Housing Authority of the City of Pittsburg has agreed to provide a loan agreement for up to \$947,000 for the financing of Veteran's Square through Resolution No. 15-288 dated June 15, 2015. In April 2016, the developer was notified that the Veteran's Square project will be receiving an award of over \$3 Million in state Veterans Housing and Homeless Prevention Program funds and the project was invited to submit a full application for the state Affordable Housing and Sustainable Communities Program. On August 12, 2019, the Housing Authority committed funding for (29) units which includes (19) VASH Vouchers under the Project-Based Voucher Program reserved for the Veteran's Square project. On October 13, 2020, the Housing Authority entered into an AHAP Contract with SAHA to begin construction of the project. The City will continue to apply for County and State funding in the coming years.
13-P-2.1.H	Facilitate the development of onsite childcare space by offering priority permitting, reduced parking and flexible development standards for housing developments that include on-site childcare.	Review annually and implement as development projects are proposed.	PMC section 18.50.010, "Land Use Regulations for All Residential Districts," allows General Day Care uses as a permitted use in medium and high-density residential districts provided that they are designed as an ancillary part of the multi-family residential project, and serve only the residents of the complex; otherwise, they are permitted with an approved use permit. No development has proposed to have a childcare center within this reporting period. The City's Municipal Code currently allows small family day cares as a permitted use in all residential zones. In March 2017, the City Council adopted an ordinance amending Title 18 of the PMC to permit large family daycare homes of up to 14 children, with limitations

Program	Objective	Timeframe	Status of Program Implementation
			related to noise, parking, and spacing/concentration, consistent with state law. The ordinance also streamlined the permitting process and minimized processing fees for large daycare homes.
13-P-2.2	Accommodate the development of housing that is accessible to disabled persons and facilitates aging in place.		
13-P-2.2.A	Continue to implement a Home Rehabilitation Loan Program, providing grants to extremely low-, very low-, and low-income senior and disabled households to increase the handicap accessibility of their homes. Advertise the loan program through flyers, online materials, and outreach at the Senior Center and the Housing Authority.	Ongoing; distribute flyers and update outreach materials annually or as needed	During the 2020-2021 fiscal year, \$43,966 was expended under the Housing Rehabilitation program which \$10,000 was funded by CDBG funds and \$100,000 was funded by Successor Agency funds.
13-P-2.2.B	To facilitate aging in place, encourage that a percentage of new homes within new subdivisions be limited to one-story in height, and incorporate universal design principles as part of a comprehensive update of the development review design guidelines.	2015-2017	The Development Review Design Guidelines have not been updated to include this program. However, all projects are reviewed by the City's Building Division in accordance with Chapter 11 of the California Building Code which requires that a certain number of residential units within new construction projects or significant rehabilitation projects be accessible and adaptable. Until the Design Guidelines are updated to include this program, it will be implemented on a case-by-case basis as development proposals are reviewed. The conditions of approval for the Tuscany Meadows Residential Project approved in 2016 require that at least 15% of all units in the subdivision be constructed as single-story structures, consistent with this housing element policy.
13-P-2.3	Support efforts to provide temporary, transitional and permanent housing in the City and surrounding area for homeless people.		
13-P-2.3.A	Coordinate with the County and local non-profits to identify and address the	Annually	During the 2020-2021 fiscal year, the City provided \$69,999 in CDBG funds to local non-profit programs that provide services to the local homeless population. The programs that received funding include Coordinated Outreach, Referral, and Engagement (CORE),

Program	Objective	Timeframe	Status of Program Implementation
	housing and social service needs of the local homeless.		Winter Nights Rotating Family Shelter, Loaves and Fishes, and St. Vincent de Paul RotaCare. CORE teams work to identify, engage, stabilize and house chronically homeless individuals and families. The outreach teams provide basic needs supplies, counseling, benefits assistance, linkages to healthcare, shelter placement, and referrals and transportation to C.O.R.E. Centers. The Winter Nights Rotating Family Shelter is a project of the Interfaith Council of Contra Costa County that provides emergency shelter, food, tutoring, transportation, case management, housing placement assistance and more to homeless families living primarily in East and Central County. Loaves and Fishes provides hot meals Monday through Friday and St. Vincent de Paul RotaCare provides a free medical clinic for low income and uninsured Pittsburg residents. The City is actively engaged in the Contra Costa County of Continuum of Care (CoC) which is governed by the Contra Costa Council on Homelessness (Council). The Council provides a forum for communication and coordination about the implementation of the County's strategic plan to prevent and end homelessness, and for orchestrating a vision on ending homelessness in the County, educating the community on homeless issues, and advocating on federal, state, and local policy issues affecting people who are homeless or at risk of homelessness. The Council provides advice and input on the operations of homeless services, program operations, and program development efforts in the county. Pittsburg has been closely participating in the Council meetings as well as the Health, Housing, and Homeless Services (H3) Community meetings. The purpose of H3 community meetings is to exchange information regarding housing resources to County and non-profit staff, housing advocates, consumers of the homeless CoC, and the general public. Input and feedback from H3 community meetings are brought to the Mental Health Commission's Consolidated Planning and Advisory Workgroup and the Council.
13-P-2.3.B	Continue to fund operations of the permanent homeless shelters in Central Contra Costa County using CDBG and other funds targeted to serve lower income households.	Ongoing; allocate funds annually	The City continues to participate in the countywide efforts to assist the homeless population by funding services that take proactive steps to implement the CoC strategy for the homeless. During the 2020-2021 fiscal year, the City provided \$22,237 in CDBG funds to the St. Vincent De Paul RotaCare clinic that is operated at the St. Vincent De Paul facility in Pittsburg. This program not only offers free medical care for the uninsured but also serves as a daytime shelter for homeless families. A feeding program is also within walking distance from the facility and offers hot meals for these families. Additionally, the City provided \$23,184 in CDBG funds to CORE and the Winter Nights Rotating Shelter.

Program	Objective	Timeframe	Status of Program Implementation
			The Housing Authority of the City of Pittsburg applied for additional funding for Housing Choice Vouchers (Veterans' Affairs Supportive Housing Vouchers aka VASH Vouchers) for homeless veterans in Contra Costa County. Ten (10) additional vouchers were awarded in Summer 2018 and another five (5) for March 2019.
13-P-2.3.C	Amend the Zoning Ordinance to redefine supportive and transitional housing to be consistent with Health and Safety Code Sections 50675.2 and 50675.14. In accordance with more recent interpretations of Senate Bill 2, amend the Zoning Ordinance to allow supportive and transitional housing as residential uses subject only to restrictions applicable to other residential uses of the same type in the same zone.	2015-2016	Not yet implemented.
13-P-2.3.D	Continue to support expansion of programs providing housing information, counseling, referrals, dispute resolution, and/or emergency shelter.	Ongoing; allocate funding annually or as available	The Successor Agency has partnered in the past and continues to allocate funding to Pacific Community Services, Inc. (PCSI), to provide confidential counseling to families who are in danger of losing their homes to foreclosure; facilitate tenant/landlord dispute resolution; conduct pre- and post- purchase counseling to homebuyers within the City; provide free of charge information and referral services regarding home ownership to households within the City; refer homeowners within the City that require credit maintenance and money management services to a credit counseling agency. In fiscal year 2019-2020, the Successor Agency has allocated \$10,000 for PCSI's efforts. During the 2019-2020 fiscal year, the City provided \$10,000 in CDBG funds to Contra Costa Senior Legal Services, to support legal counseling, advice, representation, and litigation services to seniors in connection with housing issues.

Program	Objective	Timeframe	Status of Program Implementation
13-P-2.3.E	Work with public agencies in the area to develop a coordinated and cooperative approach to identifying the housing needs of day laborers, and implement programs to address their identified needs.	Annually	This program has not been implemented.
13-P-2.3.F	Continue to support community-based job training programs to help individuals learn necessary skills to attain higher paying jobs and transition out of the Section 8 program.	Ongoing	Ongoing. Future Build provides pre-apprenticeship training for low-income residents in East Contra Costa County. Training is offered in the building trades, solar theory and installation, construction, and hazardous waste. The program also provides post-graduate services including job coaching, referrals, and assistance from workforce investment job placement specialists. Successful graduates have been hired at Plumbers Local 159, Iron Workers Local 378, Laborer's Local 324, Solar City, Aerotec, and Tesla. Opportunity Junction (headquartered in Antioch) also provides job training and placement in addition to career counseling and placement assistance.
13-P-2.4	Increase homeownership opportunities for extremely low-, very low-, low- and moderate income households.		
13-P-2.4.A	Provide support for the development of homes for extremely low-, very low-, and low-income households under sweat equity programs, through technical assistance, funding application assistance, and financial assistance if and when available.	Ongoing; implement as development projects are proposed	The City has not implemented a sweat equity program during the current Housing Element cycle. City staff provides technical assistance and funding application assistance as requested by developers of affordable housing. During the 2020-2021 fiscal year, \$10,000 of CDBG and \$100,000 of Successor Agency funds were allocated for the housing rehabilitation program to sustain the existing housing stock, much of which is occupied by low-income residents.
13-P-2.4.B	Support continuation of the County Mortgage Credit Certificate program benefiting new low- and	Ongoing; review and update information	This program has not been implemented during the current Housing Element cycle.

Program	Objective	Timeframe	Status of Program Implementation
	moderate-income homeowners, and make information about it available at permit counter and on the City's website.	annually or as needed	
13-P-2.4.C	Continue to provide a first-time homebuyer program in the city for the benefit of low- and moderate-income households utilizing appropriate CDBG and Housing Authority resources. Explore options for partnership with ABAG or other regional agencies on additional funding for a region-wide first time homebuyer program.	Ongoing; allocate resources annually or as available	This program has not been implemented during the current Housing Element cycle.
13-P-2.4.D	Continue to provide information to local for-profit and not-for-profit developers about the types of state and federal low-interest land acquisition/construction funds available for development of homes affordable to low- and moderate-income households by distributing the list of available grant funds listed on www.hcd.ca.gov/fa/ , and continuing to offer support	Ongoing; distribute the list annually and upon request	This task is undertaken on a case-by-case basis when individual developers approach the City's Economic Development Department and Planning Division, and request information or assistance in obtaining state and federal funds. In the past, the City has worked closely with nonprofit housing developers to participate in mortgage and construction loan and grant programs including but not limited to the Housing and Community Development Multi-family Housing Program (HCD MHP), Contra Costa HOME, Affordable Housing Partnership (AHP) funds, California Tax Credit Allocation Committee (CTCAC) tax credits, and the California Debt Limit Allocation Committee (CDLAC) Qualified Residential Rental Project Program.

Program	Objective	Timeframe	Status of Program Implementation
	in the application of these funds.		
13-P-2.4.E	Continue to participate in the Contra Costa County Consortium to ensure access to and input on the distribution of HOME and HOPWA funds benefiting Pittsburg residents with special needs.	2015-2018	The City of Pittsburg continues to partner with the Contra Costa County Consortium to offer staff assistance and to ensure the receipt and distribution of Contra Costa HOME and Housing Opportunities for Persons with AIDS (HOPWA) funds that benefit Pittsburg residents.
13-P-2.4.F	Continue to co-sponsor homeownership/credit preparation classes within the community.	Ongoing; co-sponsor classes on quarterly basis or as appropriate	Currently, the Housing Authority of the City of Pittsburg staff provides individual counseling on eligibility requirements, credit issues and pre- & post-homeownership counseling. This program will continue to be implemented on an ongoing basis depending on the availability of funding.
13-P-2.4.G	Amend the City's inclusionary housing ordinance to allow inclusionary units to count towards density bonuses.	2017	Not yet been implemented.
13-P-2.4.H	Review the appropriateness and feasibility of the City's inclusionary housing regulations as they relate to new and existing for-sale and rental housing development. Evaluate fluctuations in market-rate home sale and rental prices, income trends, and other	2017	This program has not been implemented during the current Housing Element cycle.

Program	Objective	Timeframe	Status of Program Implementation
	relevant data, as well as recent case and state law as it relates to the City's adopted policy. If appropriate, consider adopting a revised inclusionary policy for new development in which fee payment (such as an affordable housing linkage fee) is the primary form of compliance for various types of development. Identify appropriate strategies for working with owners and occupants of existing inclusionary units depending on the results of the analysis.		
13-P-2.4.I	Support the development of homes affordable to low- and moderate-income households and developed by nonprofit organizations citywide. Support should include, but not be limited to, technical/staff assistance for grant and tax credit applications as well as incentives, credits and fee deferrals, and flexible development standards in accordance with the State-mandated Density Bonus Law. Prioritize partnerships	Ongoing; implement as development projects are proposed by nonprofit organizations	Implemented on a case-by-case basis as applications are submitted. City staff provides technical assistance and finding application assistance as requested by developers of affordable housing.

Program	Objective	Timeframe	Status of Program Implementation
	with nonprofit developers that have a proven track record in developing successfully in the city.		
13-P-2.4.J	Create a list of publicly owned land, update the list on a quarterly basis, and make the list available to developers upon request. Prioritize partnerships for the disposition of publicly owned land with nonprofit developers that have a proven track record in developing successfully in the city.	Ongoing; establish list by 2016, update quarterly	Ongoing. The Successor Agency to the City of Pittsburgh Redevelopment Agency (Successor Agency) staff maintains a list of City and Successor Agency-owned parcels that is available to the public upon request. In addition, all City employees have access to an online Geographic Information System (GIS) web page that contains up-to-date property information, which staff can provide to the public upon request.
13-P-2.4.K	Pursue federal resources to acquire foreclosed properties for the rehabilitation and re-tenanting of very-low, low- and moderate-income first-time homebuyers, and to assist homeowners facing foreclosure to stay in their homes. Institute a local preference policy for residents and those who work and/or attend school in Pittsburgh when administering the program.	Ongoing; pursue federal resources and institute a local preference policy by 2017	No federal resources to acquire foreclosed properties were obtained during the reporting period. The Successor Agency for the Redevelopment Agency of the City of Pittsburgh partnered up with Pacific Community Services Inc. (PCSI), a non-profit organization that assists troubled homeowners at no charge. PCSI services include confidential counseling to families who are in danger of losing their homes through foreclosure. The counseling consists of a personal interview and the development of a case management plan. A working relationship is established between the homeowner and lender and so as to determine the best relief measures.
13-P-2.5	Increase the supply of rental housing available and affordable to extremely low-, very low-, low-, and moderate-income households, and in particular large families.		

Program	Objective	Timeframe	Status of Program Implementation
13-P-2.5.A	Continue to advocate for and operate the Section 8 Housing Choice Voucher Program. Increase the number of vouchers available, when possible.	Ongoing	The Housing Authority of the City of Pittsburg continues to provide rental housing assistance to approximately 948 Section 8 voucher holders, which includes 185 Housing Choice Vouchers for homeless veterans in Contra Costa County. In 2017, the Housing Authority of the City of Pittsburg opened the Housing Choice Voucher Wait List and conducted a lottery. In 2020, HA Staff began purging the Wait List in preparation in assisting applicants who were selected for consideration when funding is available. In October, the HACP Staff applied for additional funding for Housing Choice Vouchers (Veterans' Affairs Supportive Housing Vouchers aka VASH Vouchers) for homeless veterans in Contra Costa County. Additional VASH vouchers were awarded in Summer 2018 & Spring 2019.
13-P-2.5.B	Continue to publicize the Housing Choice Voucher Program/benefits, and encourage the participation of single and multi-family property owners.	Ongoing	The Housing Authority continues to market the Section 8 Housing Choice Voucher Program by directly contacting and informing landlords and property managers about the program and by keeping program information current on the City website.
13-P-2.5.C	Provide support for the development of rental units for extremely low-, very low-, low-, and moderate-income households that are developed by nonprofit organizations by offering technical assistance, funding application assistance, fee waivers and deferrals, and financial assistance if and when available.	Ongoing	Implemented on a case-by-case basis as affordable housing projects are proposed.
13-P-2.6	Encourage the incorporation of energy conservation design features in existing and future residential developments to conserve resources and reduce housing costs.		

Program	Objective	Timeframe	Status of Program Implementation
13-P-2.6.A	Continue to offer rehabilitation loans and possibly grants to low- and moderate-income homeowners to improve the energy efficiency of their residence and/or replace existing energy inefficient appliances.	Ongoing	During the 2020-2021 fiscal year, \$10,000 of CDBG and \$100,000 of Successor Agency funds were allocated for the housing rehabilitation program to sustain the existing housing stock, much of which is occupied by low-income residents. During the same period, \$43,966 was expended under the Housing Rehabilitation program and assisted 2 Pittsburg residents with the renovation of their homes.
13-P-2.6.B	Create incentives such as a density bonus or priority permitting for developments that exceed state energy efficiency standards by 20 percent as part of a comprehensive update of the development review process of the Climate Action Plan (whichever comes first). Support the use of solar heating and cooling homes, consistent with adopted building, mechanical, and plumbing codes.	2015-2020	This program has not been implemented.
13-P-2.6.C	Work with public and private financing entities to develop a grant or long-term loan program fund to fund the installation of solar panels on single-family and multifamily residential developments to reduce energy consumption and	2015-2020	This program has not been implemented.

Program	Objective	Timeframe	Status of Program Implementation
	provide savings to property owners. Examples of such partnerships include but are not limited to Pittsburgh Power Company, California FIRST Energy Savings Financing, Figtree PACE Program and expansion of the City's involvement into the HERO Program to include residential uses.		
13-P-2.6.D	Utilize efficient design principles in the site planning of new subdivisions to enhance the quality of life of Pittsburgh residents. Closely follow the guidelines set forth in the adopted Green Building Development Review Design Guidelines and ensure that the City's Climate Action Plan includes neighborhood, site, and building design to maximize energy efficiency and smart growth principles and an incentive process to comply with the adopted Green Building Development Review Design Guidelines (see also Program 2.6.B).	2015-2020	Implemented on a case-by-case basis as development projects are proposed.
Eliminating Discrimination			

Program	Objective	Timeframe	Status of Program Implementation
Goal 3. Eliminate housing discrimination.			
13-P-3.1	Promote fair housing opportunities for all people.		
13-P-3.1.A	Prohibit housing discrimination on the basis of age, race, ethnic or national origin, physical or psychological special need, religion, sex, sexual orientation, familial status, or source of income in all projects which receive local public funds.	Ongoing.	The City is subject to and enforces state and federal fair housing laws. In addition, all agreements signed by the City contain a non-discrimination clause stating that there shall be no discrimination with regard to the rental or sale of units and no preference shall be given to any particular class or group of people except to the extent that the affordable units are provided to households that meet the minimum income requirements.
13-P-3.1.B	Amend the Zoning Ordinance to include a definition of employee housing as defined in Health and Safety Code Section 17021.5 and 17008 and to allow such housing for six or fewer residents in residential districts subject only to restrictions applicable to other residential uses of the same type in the same zone.	2015-2017	This program is not yet completed.
13-P-3.1.C	Continue to address impediments to fair housing choice identified in the Contra Costa Consortium's Analysis of impediments to Fair Housing Choice.	Adhere to the time frame established in the Analysis of Impediments	Currently, Pittsburg Housing Authority staff provides individual counseling on eligibility requirements, credit issues, and pre- and post-homeownership counseling. This program will continue to be implemented on an ongoing basis depending on the availability of funding.

Program	Objective	Timeframe	Status of Program Implementation
		to Fair Housing Choice	
13-P-3.1.D	Continue to fund tenant-landlord counseling services to help resolve problems and conflicts that occur in tenant/landlord relationships. Publicize the availability of these public resources through the City's website, and through the display and dissemination of written materials (in both English and Spanish) at City Hall and the Pittsburgh Library.	Annually	Currently, Pittsburgh Housing Authority staff provides individual counseling on eligibility requirements, credit issues, and pre- and post-homeownership counseling. This program will continue to be implemented on an ongoing basis depending on the availability of funding.
13-P-3.1.E	Give preference to persons who live and/or work within the City of Pittsburgh in the purchase or rental of local price restricted housing units constructed and/or acquired with local affordable housing funds.	Ongoing	A local resident and employee preference policy was implemented for all participants in the First Time Homebuyer Program prior to its dissolution; however, there is no local preference policy for potential occupants of inclusionary housing units.
13-P-3.1.F	Continue to refer families to Pacific Community Services (PCS) for fair housing issues or complaints. Provide posters with fair housing referral information in the lobby area of the	Ongoing	Currently, the Housing Authority of the City of Pittsburgh staff refers fair housing issues to PCS. Fair housing information, including complaint forms and City contact information is available online. The Housing Authority Website will continue to be updated throughout the coming year. This program will continue to be implemented on an ongoing basis depending on the availability of funding.

Program	Objective	Timeframe	Status of Program Implementation
	Housing Authority office and add information to the Housing Authority's website.		
Housing Stock Preservation			
Goal 4. Improve and preserve the existing housing stock including affordable housing units, where feasible and appropriate.			
13-P-4.1	Support the conservation and rehabilitation of existing for-sale housing stock (including mobile homes) through a balanced program of code enforcement and property improvements.		
13-P-4.1.A	Continue to investigate complaints and take appropriate action involving Building and Housing Code violations in single-family and multi-family rental housing.	Ongoing	The Building Division administers the City's Residential Rental Inspection Program which was established in 2006, with the adoption of Ordinance No. 06-1259. The Rental Inspection Program involves the identification and registration of rental properties in the City, the physical inspection of properties, and the issuance of correction notices and citations in order to gain compliance. This is accomplished through inspection, notification, communication, and the issuance of citations. The Building Division is also a key member of the City's Code Enforcement Team. The team includes staff from the Police Department, Engineering and Planning Divisions, the City Manager's office, and the City Attorney's office. This group systematically addresses the more egregious Municipal Code violations in addition to establishing a proactive response to citizens' concerns. During the 2020-2021 fiscal year, \$152,000 in CDBG funds was allocated to Code Enforcement activities to investigate complaints and take appropriate action involving residential code violations.
13-P-4.1.B	Continue to offer housing rehabilitation loans to owners of single-family and multi-family residences.	Ongoing	During the 2020-2021 fiscal year, \$10,000 of CDBG and \$100,000 of Successor Agency funds were allocated for the housing rehabilitation program to sustain the existing housing stock, much of which is occupied by low-income residents. During the same period, \$43,966 was expended under the Housing Rehabilitation program and assisted 2 Pittsburg residents with the renovation of their homes.

Program	Objective	Timeframe	Status of Program Implementation
13-P-4.1.C	Provide assistance to households undertaking the foreclosure process through education, legal assistance, and/or counseling services. Utilize funds and/or other resources made available through CDBG and other sources. Institute a local preference policy for residents and those who work and/or study in Pittsburgh when administering the program.	Ongoing; utilize funds annually or as funds become available; institute a local preference policy by 2017	Currently, the Housing Authority of the City of Pittsburgh staff provides counseling on eligibility requirements, credit issues, and pre- and post-homeownership on an individual basis. Though no activities were funded by CDBG during the Program Year, the Successor Agency for the Redevelopment Agency of the City of Pittsburgh, partnered up with Pacific Community Services Inc. (PCSI), a non-profit organization that assists troubled homeowners at no charge. PCSI services include confidential counseling to families who are in danger of losing their homes through foreclosure. The counseling consists of a personal interview and the development of a case management plan. Local preference policy has not yet been implemented.
13-P-4.2	Utilize public funds to preserve rent restricted units at risk of conversion to market rate and conserve and rehabilitate the existing supply of housing affordable and made available to extremely low, very low, low and/or moderate-income households, when and where appropriate.		
13-P-4.2.A	Set aside 20 to 40% of the City's annual Community Development Block Grant (CDBG) funds for housing programs, including but not limited to rehabilitation programs that remediate lead paint, eliminate building code violations, and result in more energy efficient homes.	Annually	During the 2020-2021 fiscal year \$10,000 of CDBG and \$100,000 of Successor Agency funds were allocated for the housing rehabilitation program to sustain the existing housing stock, much of which is occupied by low-income residents. During the same period, \$43,966 was expended under the Housing Rehabilitation program and assisted 2 Pittsburgh residents with the renovation of their homes.
13-P-4.2.B	Monitor rent-restricted units at-risk of conversion to market rate and meet with property owners to explore possible options/incentives	Start two years before expiration date for each development	The Successor Agency to the City of Pittsburgh (former Redevelopment Agency) is responsible for the ongoing monitoring of units that are at risk of conversion to market rate. Redevelopment staff maintains lists of all deed-restricted housing units and monitors the status of the units. Units at risk of conversion would be eligible for rehabilitation grants and loans in exchange for maintaining deed restrictions on the units.

Program	Objective	Timeframe	Status of Program Implementation
	to retain the units in the affordable housing stock. Facilitate preservation of at-risk units through cooperative partnerships with non-profit housing provider(s), when feasible and appropriate. This includes monitoring the planned renewal of Section 8 Certificates for Lido Square and East Santa Fe Apartments, facilitating the renewal process when needed, and utilizing public funds, if available, to purchase covenants in and/or substantially rehabilitate the units for continued restriction of their affordability. Support developer and nonprofit applications for other state and federal funds available to them for the preservation of units at risk of conversion and for the rehabilitation of the existing housing stock. Notice tenants of at-risk units about available resources.		Affordable units at risk of converting for the 2015-2023 Housing Element reporting period include: Lido Square Townhomes, East Santa Fe Avenue Apartments, and the Woods Grove Apartments (formerly Woods Manor). The deed restriction for the Woods Grove Apartments was set to expire on January 1, 2019. However, the apartments were purchased by a third party and are undergoing substantial rehabilitation. The affordability covenants for this property has also been extended for an additional 55 years. The Woods Grove Apartments contains a total 80 affordable units. Sixty-nine units were to be set aside for low income and 11 units were to be set aside for very low-income households.
13-P-4.2.C	Evaluate and monitor resale restrictions for new inclusionary units to determine if the market rate price is higher than the	Ongoing on case-by-case basis	Implemented on a case-by-case basis as restricted units become available for sale.

Program	Objective	Timeframe	Status of Program Implementation
	inclusionary unit price. Should the market price be lower or at the inclusionary home price, consider foregoing resale restrictions on a case-by-case basis.		
Neighborhood Design Quality			
Goal 5. Enhance the visual quality of Pittsburgh's residential neighborhoods.			
13-P-5.1	Enhance the quality and variety of new home designs and home additions to ensure an attractive living environment.		
13-P-5.1.A	Conduct a comprehensive update of the Development Review Design Guidelines to require a high quality of design for new and existing residential development. Ensure that the guidelines require that a certain percentage of new homes within new subdivisions be limited to one story in height and/or regulate second-story elements to provide increased variety in building planes on all building elevations.	2017-2020	This program to further update the DRDG has not yet been implemented. In November 2010, the Planning Commission adopted Resolution No. 9864, amending the Development Review Design Guidelines to include "Green Building Design Guidelines." Existing residential development and subdivision guidelines were amended to eliminate policies deemed inconsistent with environmental and pedestrian-friendly principles. In 2017, Senate Bill 35 (SB 35) established a mandated, streamlined ministerial review process for multifamily residential projects that pay prevailing wage for construction labor. The intent of this law is to exempt qualifying projects from environmental review under the California Environmental Quality Act (CEQA) and limit the local government agency's project review to compliance with locally adopted "objective design and development standards." The City has received a \$103,333 grant to cover the cost of a professional design consultant to develop the objective design standards from Pittsburgh's existing Development Design Standards and specific plans. This work will get underway in 2021.
13-P-5-2	Enhance the built environment through citywide landscaping efforts including the installation of street trees that will grow to create a street tree canopy along roadways and sidewalks.		
13-P-5.2.A	Publicize the existing street tree program in	Ongoing	This program has not been implemented.

Program	Objective	Timeframe	Status of Program Implementation
	neighborhoods where street trees are scarce. Expand the program as funds become available.		
13-P-5.2.B	Adopt a Tree Preservation Ordinance is to promote the health, safety, welfare, and quality of life of the residents of the City through the protection of specified trees located on private property within the City, and the establishment of standards for removal, maintenance, and planting of trees.	2015-2016	Implemented. In 2015, the City Council adopted Ordinance No. 15-1390, establishing a citywide tree preservation ordinance. The City has begun mapping developer-installed protected trees as part of its GIS.

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Resolution Accepting the General Plan Annual)
Progress Report for Calendar Year 2021 and)
Authorizing Submittal of the Report to the City)
Council, State Office of Planning and)
Research, State Department of Housing and)
Community Development, and Contra Costa)
Transportation Authority)

RESOLUTION NO. 10187

The Planning Commission of the City of Pittsburg DOES RESOLVE as follows:

Section 1. Background

- A. The Pittsburg General Plan 2020 is a state-mandated and comprehensive planning document intended to guide Pittsburg's long-term physical growth and development. It articulates a shared community vision of the City's future and sets forth broad goals and policies relative to important topics including, but not limited to, land use, economic development, housing, transportation, public safety, and open space. The last comprehensive update of Pittsburg's General Plan was completed in 2001. In 2015, the City Council adopted Resolution No. 15-13033 approving the General Plan Housing Element Update for the 2015-2023 planning period.
- B. Under California Government Code Section 65400, the City is required to prepare a General Plan Annual Progress Report (APR) for submittal to the City Council, Governor's Office of Planning and Research (OPR), and State Housing and Community Development Department (HCD) by April 1st of each year. The purpose of the APR is to provide the City Council, OPR, and HCD with a progress report on the General Plan's implementation status. The APR is also meant to provide the City Council with an opportunity to identify any General Plan modifications that may be necessary to improve its implementation and effectiveness.
- C. The General Plan APR is exempt from the requirements of the California Environmental Quality Act (CEQA) under the general rule of the State CEQA Guidelines, Section 15061, in that there is no possibility that the APR may have a significant negative physical impact on the environment.
- D. On March 22, 2022, the Planning Commission held a meeting during which the General Plan APR for Calendar Year 2021 and oral and/or written testimony was considered.

Section 2. Findings

Based on the Planning Commission Staff Report entitled, "General Plan Annual Progress Report for Calendar Year 2021," dated March 22, 2022, and based on all the information contained in the Planning Division files on the project, adopted and incorporated herein by reference and available for review in the Planning Division located at 65 Civic Avenue in Pittsburg, and based on all written and oral testimony presented at the meeting, the Planning Commission finds that:

- A. All recitals above are true and correct and incorporated herein by reference.
- B. The General Plan Annual Progress Report for Calendar Year 2021 appropriately and accurately summarizes the City's progress to date in implementing the action policies in its General Plan.

Section 3. Decision

Based on the findings set forth above, the Planning Commission hereby accepts the General Plan APR for Calendar Year 2021, attached to this resolution as Exhibit A, and authorizes staff to submit the report to the City Council, OPR, HCD, and the Contra Costa Transportation Authority.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Foster, seconded by Commissioner Popova, the foregoing resolution was passed and adopted the 22th day of March 2022, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Robinson, Perkins, Popova, Kobata, Foster, Jackson

NAYES:

ABSTAIN:

ABSENT: Moreno

I hereby certify that the above Resolution No. 10187 was adopted by the Planning Commission of the City of Pittsburg on March 22, 2022.



JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION