



**CITY OF PITTSBURG
AGENDA**

MAY 22, 2023

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

**SPECIAL MEETING
6:00 P.M.**

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

PRESIDING

**Shanelle Scales-Preston, Mayor/Chair
Juan Antonio Banales, Vice- Mayor/Chair
Jelani Killings, Council Member/Board Member
Dionne Adams, Council Member/Board Member
Angelica Lopez, 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.

6:00 P.M. - SPECIAL CITY COUNCIL MEETING

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

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)

PUBLIC HEARING

1. Adoption of a City Council Resolution Approving the 2023-2031 Housing Element

This is a public hearing on a City-initiated update of the Pittsburgh Housing Element (Pittsburg General Plan, Chapter 13) for the reporting period of 2023-2031. At this meeting, the City Council is being asked to adopt the Draft Housing Element, as revised according to comments received from the public.

ADJOURNMENT TO JUNE 5, 2023

NOTICE TO PUBLIC

GENERAL INFORMATION

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 City holidays). The full packets are also located on the City's website at www.pittsburgca.gov. If any reports or documents, which are public records, are distributed to the City Council less than 72 hours before the meeting, those reports or documents will 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.

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 residents. 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 Agendas and Live Meetings page. Past meetings and approved minutes 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 - 2023

Updated January 17, 2023

<u>OUTSIDE AGENCY BOARDS</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>TIME</u>	<u>STAFF</u>
ABAG	Shanelle Scales-Preston / Jelani Killings Alt.	Standing	Annual		G. Evans
Delta Diablo*	Juan Banales / Shanelle Scales-Preston Alt.	Standing	2 nd Wednesday	4:30 pm	J. Samuelson
East Co. Co. County Habitat Conservancy	Juan Banales / Jelani Killings Alternate	Standing	4 th Monday Bi-Monthly	2:00 pm	J. Davis
East County Water Management	Juan Banales / Jelani Killings Alternate	Standing	Annual		J. Samuelson
MCE Clean Energy Board	Shanelle Scales-Preston / Angelica Lopez Alt.	Standing	Quarterly	7:00 pm	D. Buchanan
TRANSPLAN / ECCRFFA	Shanelle Scales-Preston / Juan Banales Alt.	Standing	2 nd Thursday	6:30 pm	J. Samuelson
Tri-Delta Transit (2 reps)**	S. Scales-Preston & Dionne Adams / Jelani Killings Alt.	Standing	Last Wednesday	4:00 pm	J. Samuelson
<u>LIAISON TO</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>TIME</u>	<u>STAFF</u>
East Bay League of Calif. Cities	Shanelle Scales-Preston / Jelani Killings Alt.	Standing	3 rd Thursday		G. Evans
Los Medanos Health Advisory Committee	Shanelle Scales-Preston & Jelani Killings	Ad Hoc	As needed		M. Aliotti
Mayor's Conference	Shanelle Scales-Preston / Juan Banales Alt.	Standing	1 st Thursday	6:30 pm	G. Evans
School Districts Committee (2x2)	Jelani Killings & Angelica Lopez / Dionne Adams Alt.	Standing	2nd Thursday even months	4:00 pm	M. Aliotti
<u>SUBCOMMITTEES</u>	<u>COUNCIL MEMBER(S)</u>	<u>TYPE</u>	<u>MEETS</u>	<u>TIME</u>	<u>STAFF</u>
CAC CDBG	Dionne Adams & Angelica Lopez / S. Scales-Preston Alt.	Standing	As needed		M. Aliotti
City Infrastructure and Transportation	S. Scales-Preston & Juan Banales / Jelani Killings Alt.	Standing	As needed		J. Samuelson
Community Services	S. Scales-Preston & Angelica Lopez / Dionne Adams Alt.	Standing	As needed		M. Aliotti
Constituent Management Services	S. Scales-Preston & Dionne Adams / Angelica Lopez Alt.	Ad Hoc	As needed		M. Aliotti
Economic Develop/Waterfront	Jelani Killings & Dionne Adams / S. Scales-Preston Alt.	Standing	As needed	4:30 pm	J. Davis
Finance	S. Scales-Preston & Juan Banales / Dionne Adams Alt.	Standing	Monthly	3:30 pm	P. Rodrigues
Government Performance	Juan Banales & Jelani Killings	Ad Hoc	As needed		J. Brizel
Land Use	Juan Banales & Dionne Adams / Angelica Lopez Alt.	Standing	Monthly	1:30 pm	J. Davis
My Brothers Keeper	S. Scales-Preston & Jelani Killings	Ad Hoc	As needed		K. Simonton
Pittsburg Arts & Community Foundation	S. Scales-Preston & Jelani Killings / Dionne Adams Alt.	Standing	As needed		K. Simonton
Pittsburg Police Activities League (PAL)	S. Scales-Preston & Angelica Lopez / Dionne Adams Alt.	Standing	Monthly		S. Albanese
Pittsburg Recognition	Juan Banales & Jelani Killings	Standing	As needed		M. Aliotti
Power Company Advisory	Dionne Adams & Angelica Lopez / Juan Banales Alt.	Standing	As needed		D. Buchanan
Public Safety	S. Scales-Preston & Jelani Killings / Juan Banales Alt.	Standing	As needed	5:00 pm	S. Albanese
Sister City Committee	Jelani Killings & Angelica Lopez / S. Scales-Preston Alt.	Standing	As needed		K. Simonton
Tobacco, Cannabis, Alcohol Policy Review	Juan Banales & Jelani Killings	Ad Hoc	As needed		G. Evans

*Stipend of \$170 per month

**Stipend of \$100 per month



**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 Approving the 2023-2031 Housing Element

MEETING DATE: May 22, 2023

EXECUTIVE SUMMARY

This is a public hearing on a City-initiated update of the Pittsburg Housing Element (Pittsburg General Plan, Chapter 13) for the reporting period of 2023-2031. At this meeting, the City Council is being asked to adopt the Draft Housing Element, as revised according to comments received from the public.

On May 16, 2023, the Planning Commission adopted Resolution No.10223, recommending City Council approval of the project as presented.

FISCAL IMPACT

There are no fiscal impacts as a result of the adoption of the General Plan amendment.

RECOMMENDATION

Staff recommends that the City Council adopt the attached resolution to: 1) amend the General Plan to incorporate the Draft Housing Element (Exhibit A) as the revised Chapter 13 (Housing Element) of the General Plan.

BACKGROUND

Pursuant to State Government Code Section 65300, cities and counties are required to prepare and adopt general plans to guide them in the long-range development of their communities. General plans must include seven mandatory, internally consistent elements including land use, circulation, conservation, open space, safety, noise and housing. Only the housing element is reviewed and certified by the State.

State law requires that each housing element accommodate and facilitate the development of housing to meet a city or county's fair share housing needs. The housing element must also identify and address the housing needs of special needs groups, mitigate potential

constraints or barriers to housing, and contain a detailed implementation plan of how the city intends to meet its housing needs. The current housing element cycle extends from 2023-2031. Under the 6th Cycle, jurisdictions face several new consequences for not having a certified Housing Element. Cities and counties must get their housing element updates adopted no later than May 31, 2023, in order to be eligible for several important State grant funding programs.

The City of Pittsburg initiated its housing element update in the Summer of 2021. Since then, the City has held a number of public meetings and workshops to encourage public participation by all segments of the community. Public workshops were held on November 30, 2022, in person and via Zoom. City staff also facilitated discussions about housing issues during workshops and pop-up events whilst utilizing a variety of methods to advertise the project, engage the community, and solicit input on the Housing Element.

These efforts are summarized herein to demonstrate the City's meaningful commitment to community collaboration. The City prepared and implemented the following general advertisements:

- Emails to interested individuals and stakeholders
- Workshop flyer (in English and Spanish)
- Posted on the City Homepage
- Social media posts via Facebook, Twitter, Nextdoor, etc. (in English and Spanish)
- Emails to stakeholders requesting involvement and providing flyers and outreach information in English and Spanish

Also, staff conducted a robust in-person and community outreach program with several pop-up events on the following dates at:

- Small World Park– October 31, 2022
- Lumpy's Fundraiser Event and Oldtown Pittsburg businesses – November 2, 2022
- Pittsburg High Football Game – November 11, 2022
- Oak Hills Shopping Center – December 20, 2022
- Century Plaza – December 21, 2022
- Home Depot, Winco, DD's Discounts – December 21, 2022
- Atlantic Plaza – December 21, 2022
- Cardenas Plaza – December 23, 2022
- Pittsburg High School Winter Track Meet – January 28, 2023

In January 2023, individual local housing stakeholder interviews were held with several different individuals and/or entities. A public survey was also made available on the City's website in English and Spanish from October 3, 2022, to January 24, 2023. The survey was announced by way of social media, on the City's website and Facebook pages, at the Pittsburg Library, at the Pittsburg Senior Center and was directly emailed to major stakeholders and community-based organizations that operate within the City. A total of 146 individuals, including 134 residents of Pittsburg (92%) responded to the survey, which focused on home maintenance, affordability, home type, living conditions and homelessness. A summary of the key survey results is provided in the Affirmatively Furthering Fair Housing Analysis.

All of the public input that was collected between October 2022 and January 2023 culminated into the March 2023 version of the Draft Pittsburg Housing Element. This initial draft was released for public review on March 1, 2023. Staff on March 20, 2023, held a joint City Council/Planning Commission workshop and two community workshops (one via Zoom and one in person) on March 29, 2023, to receive comments on the Draft Housing Element. Based on the comments received, revisions were incorporated into a revised draft.

On May 16, 2023, the Planning Commission held a public hearing on the updated Draft Housing Element. At this meeting, one public comment was received related to affordable housing. Staff was able to sufficiently respond to the concern, after which the Commission voted unanimously to recommend that the City Council amend the General Plan to incorporate the Draft 2023-2031 Housing Element as the revised Chapter 13 (Housing Element) of the General Plan.

Proposed Project: The proposed project consists of a General Plan amendment to update Chapter 13 (Housing Element) of the City of Pittsburg General Plan. The final draft of the Pittsburg Housing Element Update incorporates revisions based on comments received from the public, the Planning Commission, neighborhood groups, and major stakeholders. A clean version of the final draft is included as Exhibit A of this report.

Additional zoning text amendments related to proposed programs identified in the Housing Plan Background Report will be needed to implement housing element policies and advance housing opportunities for all income groups; however, those zoning text amendments will be brought to the Planning Commission and City Council for recommendation and adoption, respectively, at a later date. Additionally, any further comments received from HCD will be incorporated into an updated document.

Required Findings: Under Government Code Section 65358, the legislative body (City Council) of a local government may amend its General Plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four General Plan amendments to each element may be adopted within one calendar year. During this calendar year, the City Council has adopted one General Plan Amendment.

California Government Code and the Pittsburg Municipal Code (PMC) identify the Planning Commission as the advisory body to the City Council on amendments to the General Plan. In accordance with Government Code Section 65353 and 65355, the Commission and Council must conduct at least one public hearing each prior to making a recommendation and decision on a General Plan amendment.

Environmental: This draft of the Pittsburg Housing Element for the 2023-2031 reporting period is essentially an updated Housing Element which is prepared as part of the requirements under State Law and HCD regulations.

None of the updates proposed as part of the 2023-2031 Housing Element Update would result in substantial changes to the existing General Plan policies. No specific development projects are proposed as part of the 2023-2031 Draft Housing Element. The City currently has adequate housing sites to meet its Regional Housing Needs Allocation (RHNA). As a result, staff determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under General Rule Exception (14 CCR 15061(b)(3)).

State Housing Law (Government Code Section 65580 [et. seq.]) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community, including accommodating its assigned Regional Housing Needs Allocation as determined by the Association of Bay Area Government and approved by the State Department of Housing and Community Development. The purpose of the Project is to comply with the State-mandated requirements for the Housing Element of the General Plan

Public Notice: On or prior to May 12, 2023, in accordance with PMC Section 18.14.010, a “Notice of Public Hearing” for the May 22, 2023, public hearing on this item was published as a 1/8-page legal advertisement in the East County Times; was delivered for posting at the Pittsburg Library; was posted at City Hall and on the “Public Notices” section of the City’s website; and was mailed via first class or electronic mail to individuals and organizations who either attended a previous housing element workshop, responded to the public survey, previously filed written request for such notice, or otherwise expressed interest in the project in accordance with Government Code Section 65090.

SUBCOMMITTEE FINDINGS

This item was not presented to a subcommittee.

STAFF ANALYSIS

As noted in the ‘Background’ section above, the proposed General Plan amendment to update the Pittsburg Housing Element is required by State law. The final draft is also consistent with the other elements of the Pittsburg General Plan.

Key input from the community workshops conducted during the update process includes comments related to State housing requirements, funding for affordable housing, housing needs, lot coverage requirements, environmental sustainability, affirmatively further fair housing, the distribution of affordable housing, and availability of multi-generational and move-up housing. Responses to comments received were all incorporated into the final draft of the Pittsburg Housing Element Update.

Staff believes that the City Council can make the finding that it is in the public interest to adopt the Draft Housing Element; and, that the Draft Housing Element sufficiently reflects the City and community’s goals with regard to the development of housing for all income groups.

ATTACHMENTS:

1. City Council Resolution
2. Exhibit A -2023-2031 Draft Housing Element
3. Adopted Planning Commission Resolution No. 10223
4. Public Hearing Notice

Report Prepared By: John Funderburg, Assistant Director of Planning

Exhibit A
Housing Element Update for the 2023-2031 Reporting Period (6th Cycle)
(AP-23-0021(GP))

Draft Housing Element available online at [Housing Plan Background Report](#)

BEFORE THE PLANNING COMMISSION OF THE CITY OF PITTSBURG

In the Matter of:

Recommending that the City Council)
Amend the Housing Element of the)
General Plan for the 2023-2031)
Reporting Period)

Resolution No. 10223

The Planning Commission DOES Resolve as follows:

Section 1. Background

- A. Pursuant to State Government Code section 65300, cities and counties are required to prepare and adopt general plans to guide them in the long-range development of their communities. General plans must include seven mandatory, internally consistent elements including land use, circulation, conservation, open space, safety, noise, and housing. Only the housing element is reviewed and certified by the State Department of Housing and Community Development (HCD).
- B. The current 6th Cycle Housing Element extends from 2023 to 2031. State Housing Element Law (Government Code Section 65580 et seq.) requires that the City of Pittsburg adopt for the eight-year period 2023-2031 to accommodate the Regional Housing Needs Allocation ("RHNA") of 2,052 housing units.
- C. Public workshops were held on November 30, 2022, in person and via Zoom. City staff also facilitated discussions about housing issues during several community pop-up events and outreach meetings conducted between October 2022 and March 2023.
- D. A public survey was also made available on the city's website in English and Spanish from October 3, 2022, to January 24, 2023. The survey was announced by way of social media, on the city's website and Facebook pages, at the Pittsburg Library, at the Pittsburg Senior Center and was directly emailed to major stakeholders and community-based organizations that operate within the city. A total of 146 individuals, including 134 residents of Pittsburg 92%, responded to the survey, which focused on home maintenance, affordability, home type, living conditions and homelessness.
- E. All of the public input that was collected between October 2022 and January 2023 culminated into the March 2023 version of the Draft Pittsburg Housing Element. This initial draft was released for public review on March 1, 2023. Staff on March 20, 2023, held a joint City Council/Planning Commission workshop and

two community workshops (one via Zoom and one in person) on March 29, 2023, to receive comments on the Draft Housing Element.

- F. The final Draft Housing Element is consistent with and supports the guiding principles of the General Plan to prioritize residential development within City limits, to promote infill development and support a compact urban form; to promote downtown as a residential and commercial node; to focus development in areas in close proximity to transit and commercial and public services; and, to support a diversity of housing types for a range of income types.
- G. None of the updates proposed as part of the 2023-2031 Housing Element Update would result in substantial changes to the existing General Plan policies. No specific development projects are proposed as part of the 2023-2031 Draft Housing Element. The city currently has adequate housing sites to meet its Regional Housing Needs Allocation (RHNA). As a result, staff determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under General Rule Exception (14 CCR 15061(b)(3).
- H. Under Government Code section 65358, the legislative body (City Council) of a local government agency may amend its general plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four General Plan amendments to each element may be adopted within one calendar year. During this calendar year, the City Council has adopted one General Plan amendment to the General Plan.
- I. California Government Code and the Pittsburg Municipal Code identify the Planning Commission as the advisory body to the City Council on amendments to the general plan. Government Code section 65353(a) and PMC section 18.48.030, require that the Commission conduct at least one public hearing prior to making its recommendation on a general plan amendment.
- J. On May 6, 2023 in accordance with PMC section 18.14.010, a "Notice of Public Hearing" for the May 16, 2023 public hearing on this item was published as a 1/8-page legal advertisement in the East County Times; was delivered for posting at the Pittsburg Library; was posted at City Hall and on the "Public Notices" section of the city's website; and was mailed via first class or electronic mail to individuals and organizations who either attended a previous housing element workshop, responded to the public survey, previously filed written request for such notice, or otherwise expressed interest in the project in accordance with Government Code section 65090.

- K. On May 16, 2023, the Planning Commission held a public hearing on this project, at which time oral and/or written testimony was considered.

Section 2. Findings

- A. Based on the Planning Commission Staff Report entitled, "Housing Element Update for the 2023-2031 Reporting Period," dated May 16, 2023, 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:
1. All recitals above are true and correct and incorporated herein by reference.
 2. This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under General Rule Exception (14 CCR 15061(b)(3). State Housing Law (Government Code Section 65580 [et. seq.]) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community, including accommodating its assigned Regional Housing Needs Allocation (RHNA) as determined by the Association of Bay Area Government and approved by the State Department of Housing and Community Development. The purpose of the Project is to comply with the State-mandated requirements for the Housing Element of the General Plan.
 3. Amending the General Plan to incorporate the Draft Housing Element as the revised Chapter 13 (Housing Element) of the General Plan is in the public interest in that it is required by State law, and in that the proposed Housing Element reflects the City and community's goals with regard to the development of housing for all income groups.

Section 3. Recommendation

- A. Based on the findings set forth above, the Commission hereby recommends that the City Council amend the General Plan to incorporate the Draft Housing Element (Exhibit A) as the revised Chapter 13 (Housing Element) of the General Plan.

Section 4. Effective Date

This resolution shall take effect immediately upon its adoption.

On motion by Commissioner Robinson, seconded by Commissioner Popova, the foregoing resolution was passed and adopted the 16th day of May, 2023, by the Planning Commission of the City of Pittsburg, California by the following vote:

AYES: Popova, Robinson, Foster, Smith, Kobata

NAYES:

ABSTAIN:

ABSENT: Jackson

I hereby certify that the above Resolution was adopted by the Planning Commission of the City of Pittsburg on May 16, 2023.



JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

NOTICE OF PUBLIC HEARING FOR SPECIAL MEETING

The Pittsburg City Council will hold a public hearing on:

Date: May 22, 2023

Time: 6:00 p.m.

Place: City Council Chambers of City Hall,
65 Civic Avenue, Pittsburg, California

Concerning the following matter:

Housing Element Update for the 2023-2031 Reporting Period (AP-23-0021(GP))

This is a City-Initiated update of the City's Housing Element for the reporting period of 2023-2031. The City Council will consider the most recent Draft Housing Element at this meeting.

Environmental Determination: This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under General Rule Exception (14 CCR 15061(b)(3). State Housing Law (Government Code Section 65580 [et. seq.]) mandates that local governments must adequately plan to meet the existing and projected housing needs of all economic segments of the community, including accommodating its assigned Regional Housing Needs Allocation (RHNA) as determined by the Association of Bay Area Government and approved by the State Department of Housing and Community Development. The purpose of the Project is to comply with the State-mandated requirements for the Housing Element of the General Plan.

For further details on this matter, contact John Funderburg, Assistant Director of Planning at 65 Civic Avenue, Pittsburg, by telephone at (925) 252-4043, or through e-mail at jfunderburg@pittsburgca.gov or by fax at (925) 252-4814.



JOHN FUNDERBURG, SECRETARY
PITTSBURG PLANNING COMMISSION

BEFORE THE CITY COUNCIL OF THE CITY OF PITTSBURG

In the Matter of:

Amending the General Plan by Adopting)
the 2023-2031 Housing Element _____)

RESOLUTION NO. 23-

WHEREAS, pursuant to State Government Code Section 65300, cities and counties are required to prepare and adopt general plans to guide them in the long-range development of their communities. General plans must include eight mandatory, internally consistent elements including land use, circulation, conservation, open space, safety, noise, environmental justice, and housing. Only the housing element is reviewed and certified by the State Department of Housing and Community Development (HCD); and

WHEREAS, the current housing element cycle extends from 2023 to 2031. Cities and counties must get their housing element adopted no later than May 31, 2023, in order to be eligible for several important State grant funding programs; and

WHEREAS, the Housing Element is consistent with and supports the guiding principles of the General Plan to prioritize residential development within City limits; to promote infill development and support a compact urban form; to promote downtown as a residential and commercial node; to focus development in areas in close proximity to transit and commercial and public services; and, to support a diversity of housing types for a range of income types; and

WHEREAS, public workshops were held on November 30, 2022, in person and via Zoom. City staff also facilitated discussions about housing issues during several community pop-up events and outreach meetings conducted between October 2022 and March 2023; and

WHEREAS, a public survey was also made available on the City's website in English and Spanish from October 3, 2022, to January 24, 2023. The survey was announced by way of social media, on the City's website and Facebook pages, at the Pittsburg Library, at the Pittsburg Senior Center and was directly emailed to major stakeholders and community-based organizations that operate within the city. A total of 146 individuals, including 134 residents of Pittsburg (92%), responded to the survey, which focused on home maintenance, affordability, home type, living conditions and homelessness; and

WHEREAS, all of the public input that was collected between October 2022 and January 2023 culminated in the March 2023 draft Housing Element. The draft was released for public review on March 1, 2023. Staff on March 20, 2023, held a joint City Council/Planning Commission workshop and two community workshops (one via Zoom and one in person) on March 29, 2023, to receive comments on the draft Housing Element; and

WHEREAS, if comments are received from HCD on the Housing Element that warrant revisions to the Housing Element, a revised Housing Element will be brought forward for consideration and adoption; and

WHEREAS, the final Housing Element is consistent with and supports the guiding principles of the General Plan to prioritize residential development within City limits, to promote infill development and support a compact urban form; to promote downtown as a residential and commercial node; to focus development in areas in close proximity to transit and commercial and public services; and, to support a diversity of housing types for a range of income types; and

WHEREAS, none of the updates proposed as part of the 2023-2031 Housing Element would result in substantial changes to the existing General Plan policies. No specific development projects are proposed as part of the 2023-2031 Housing Element. The City currently has adequate housing sites to meet its Regional Housing Needs Allocation (RHNA). As a result, the City has determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) under General Rule Exception (14 CCR 15061(b)(3); and

WHEREAS, under Government Code Section 65358, the legislative body (city council) of a local government agency may amend its general plan, in whole or in part, if it finds that the amendment would be in the public interest. No more than four General Plan amendments to each element may be adopted within one calendar year. During this calendar year, the City Council has adopted one amendment to the General Plan; and

WHEREAS, State law and the Pittsburg Municipal Code (PMC) identify the Planning Commission as the advisory body to the City Council on amendments to the General Plan; and

WHEREAS, in accordance with Government Code Section 65353 and 65355, the Commission and Council must conduct at least one public hearing each prior to making a recommendation and decision on a General Plan amendment; and

WHEREAS, on May 16, 2023, the Planning Commission held a public hearing on this project, at which time oral and/or written testimony was considered, and adopted Resolution No. 10223, recommending that the Council amend the General Plan to incorporate the 2023-2031 Housing Element as the revised Chapter 13 (Housing Element) of the General Plan; and

WHEREAS, on or prior to May 12, 2023, in accordance with PMC section 18.14.010, a "Notice of Public Hearing" for the May 22, 2023, public hearing on this item was published as a 1/8-page legal advertisement in the East County Times; was delivered for posting at the Pittsburg Library; was posted at City Hall and on the "Public Notices" section of the city's website; and was mailed via first class or electronic mail to individuals and organizations who either attended a previous housing element workshop, responded to the public survey, previously filed written request for such notice, or otherwise expressed interest in the project in accordance with Government Code Section 65090; and

WHEREAS, on May 22, 2023, the City Council held a public hearing on this project, at which time oral and/or written testimony was considered; and

NOW, THEREFORE, BE IT RESOLVED by the City Council based on the entire record of proceedings, including the oral and written staff reports and all public comments and testimony:

1. Finds the recitals above are true and correct and incorporated herein by reference.
2. Finds that the 2023-2031 Housing Element substantially complies with Housing Element Law, as provided in Government Code Sections 65580 et seq., and sets forth all provisions required by Housing Element Law.
3. Finds that amending the General Plan by adopting the 2023-2031 Housing Element as Chapter 13 (Housing Element) is in the public interest in that it is required by State law, and the Housing Element incorporates the City's goals, quantified objectives, and policies to affirmatively further fair housing, and for the maintenance, preservation, improvement, and development of housing pursuant to Government Code Section 65583(b).
4. Finds that the 2023-2031 Housing Element is consistent and compatible with the rest of the General Plan.
5. Directs staff to transmit the adopted 2023-2031 Housing Element to HCD for its review as provided by law, make all non-substantive changes requested by HCD to achieve a finding of conformance under state law, and if HCD requires substantive changes to the adopted Housing Element, the City Council directs staff to bring the changes to City Council for its consideration and appropriate action.
6. Repeals the 2015 Housing Element and amends Pittsburg General Plan Chapter 13 by adopting the Housing Element as shown in the attached Exhibit A.

PASSED AND ADOPTED by the City Council of the City of Pittsburg at a regular meeting on the 22nd day of May, 2023, by the following vote:

AYES:

NOES:

ABSTAINED:

ABSENT:

Shanelle Scales-Preston, Mayor

ATTEST:

Alice E. Evenson, City Clerk