

General Plan and Housing Element Update

Planning Commission Hearing
February 27, 2024



CITY^{OF} **SAN PABLO**

City of New Directions

GENERAL PLAN AND HOUSING ELEMENT UPDATE

Housing Element Update

Environmental Justice Element

Safety and Noise Element Update

Environmental Review under CEQA



PRESENTATION OUTLINE

Process recap

Overview of key contents:

- *Housing Element*
- *Community Health and Environmental Justice Element*
- *Safety Element Update*

Addendum to the 2030 General Plan EIR

Next steps



PROCESS RECAP

COMMUNITY ENGAGEMENT

Housing Survey and Stakeholder Interviews

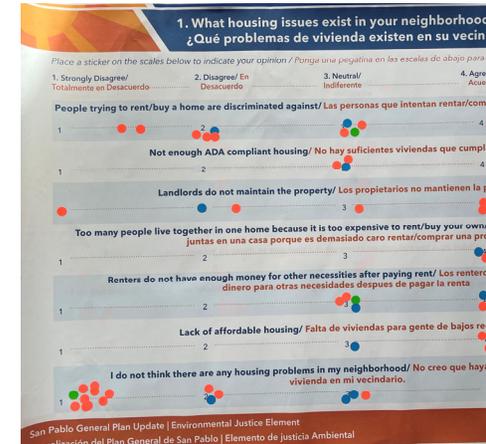
Interactive Online Community Planning Survey

Housing Focus Group

Property Owner Forums

Pop Up Outreach at Kidd Manor, Senior Center, Community Hall

Decision-Maker Meetings



RECAP OF KEY MILESTONES

Housing Focused Outreach	.....	Spring/Summer 2022
Draft Housing Element Released	.....	Summer/Fall 2022
CD Review	.....	Fall 2022/Winter 2023
Health/EJ Focused Outreach	.....	Spring 2023
Revised Draft Housing Element	.....	Spring/Summer 2023
CD Review	.....	Fall 2023
Re-revised Draft Housing Element	.....	Fall 2023/Winter 2024
Option Hearings	.....	Spring 2024

DRAFT 2023-31 HOUSING ELEMENT

WHAT IS A HOUSING ELEMENT?

State-mandated element

City's plan for addressing local housing needs

Updated on an 8-year cycle

Subject to statutory requirements

Mandatory review by Dept. Housing & Community Development (HCD)



LEGAL REQUIREMENTS FOR HOUSING ELEMENT

- Inventory of available sites for housing
- Projection of realistic capacity
- Assessment of housing needs, constraints, and “fair housing” issues
- Program of implementing actions



WHAT IS RHNA?

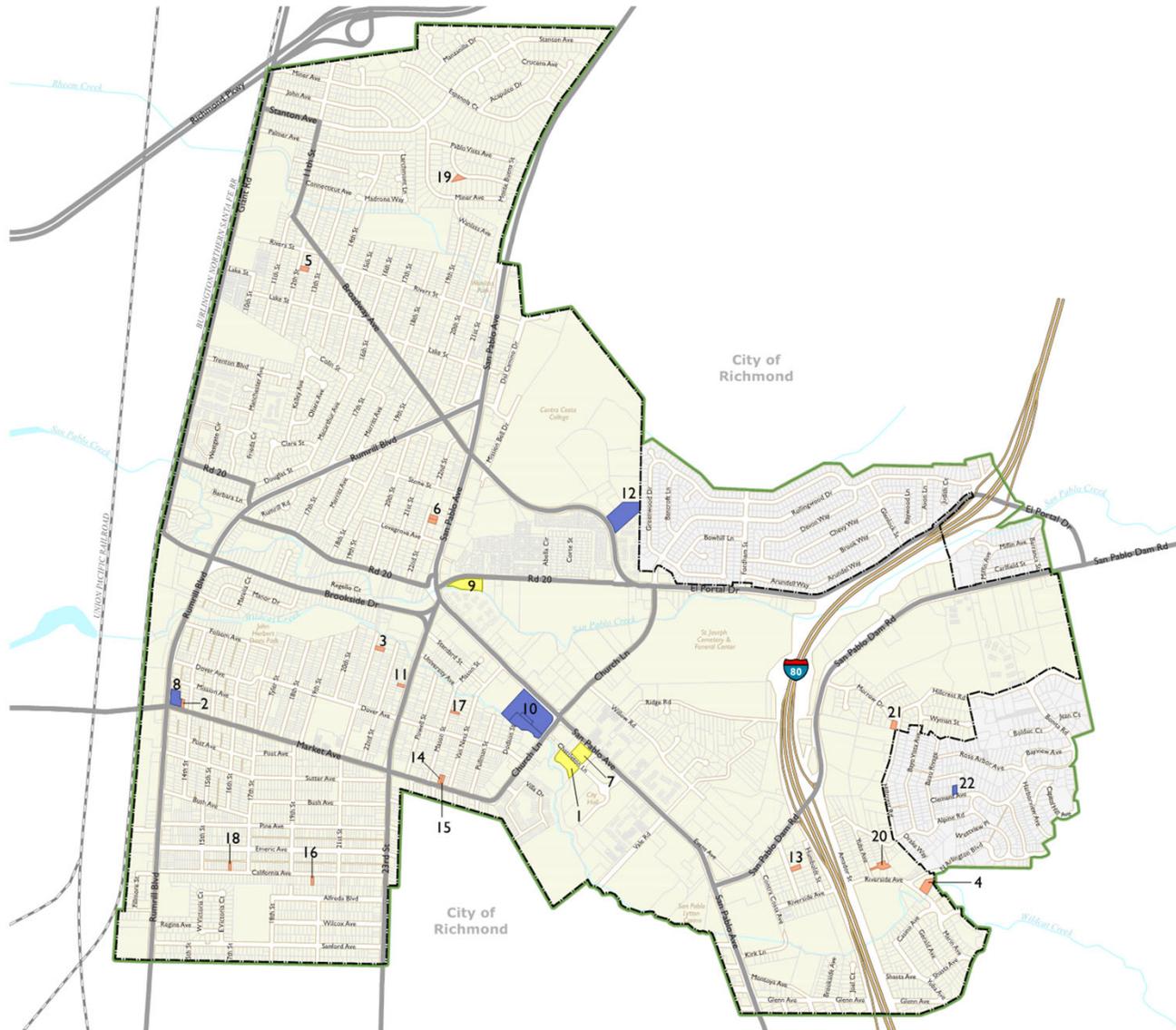
- RHNA = Regional Housing Needs Allocation
- Total number of new housing units that City must plan to accommodate for 2023 – 2031 cycle
- Separated into four affordability levels:
 - Very Low < 50% area median income (AMI)
 - Low 50 – 80% AMI
 - Moderate 80 – 120% AMI
 - Above Moderate > 120% AMI



2023-31 RHNA SHARE

RHNA Category	AMI	Needed Units	% Needed Units
Very-Low-Income	0-50%	173	23.2%
Low-Income	51-80%	100	13.4%
Moderate-Income	81-120%	132	17.7%
Above-Moderate-Income	(>120%	341	45.7%
Total		746	100.0%

PIPELINE DEVELOPMENT PROJECTS



SAN PABLO HOUSING ELEMENT Pipeline Projects

- Low and Very Low Income
- Above Moderate Income
- Mixed Income

- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads

Total 394 units in the pipeline

- 59 very low
- 153 low
- 8 moderate
- 174 above moderate

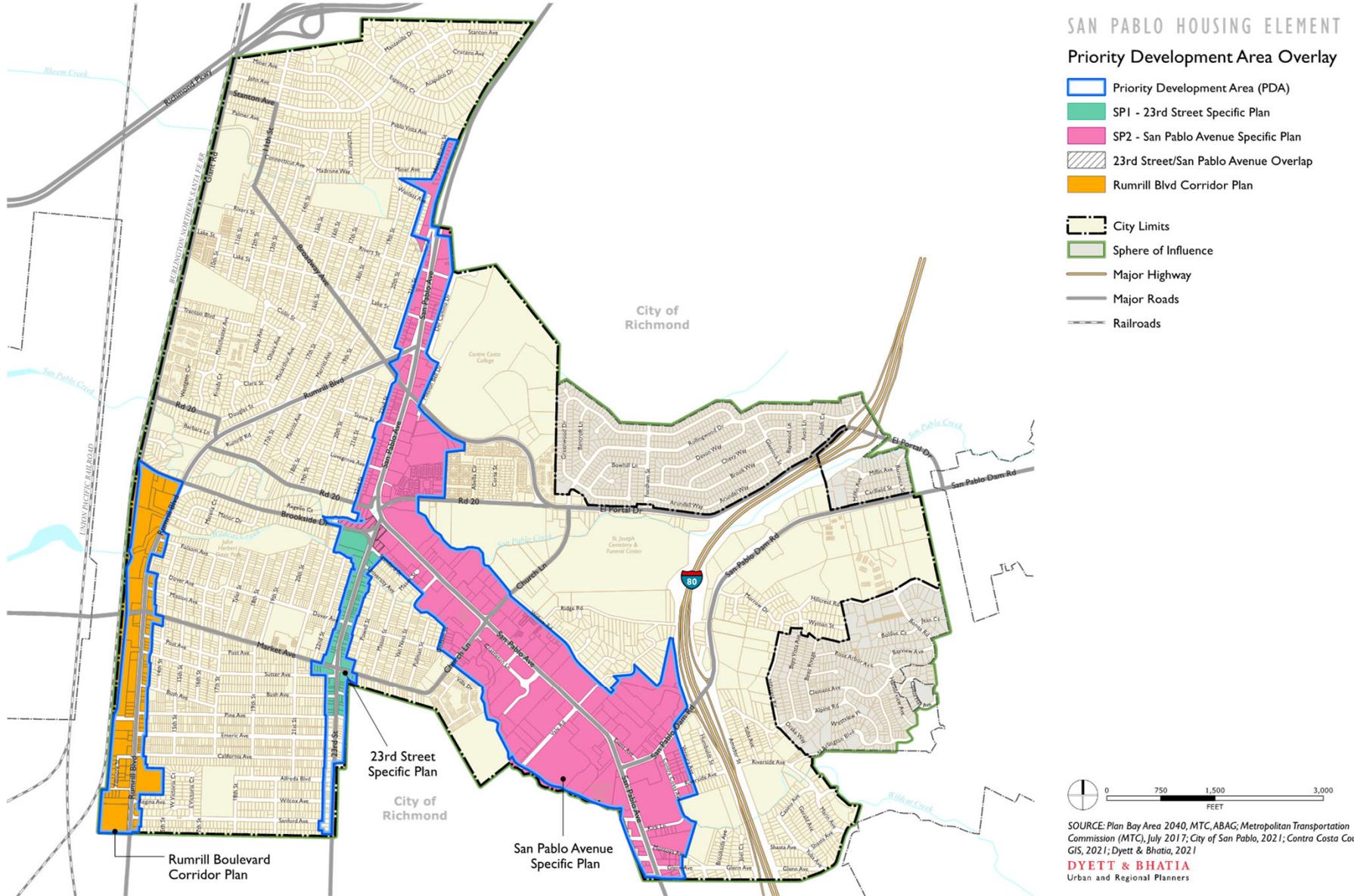


SOURCE: City of San Pablo, 2021; Contra Costa County GIS, 2021; Dyett & Bhatia, 2021

DYETT & BHATIA
Urban and Regional Planners

Date: 08-19-2022

PRIORITY DEVELOPMENT AREAS

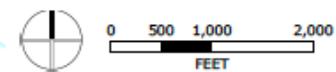
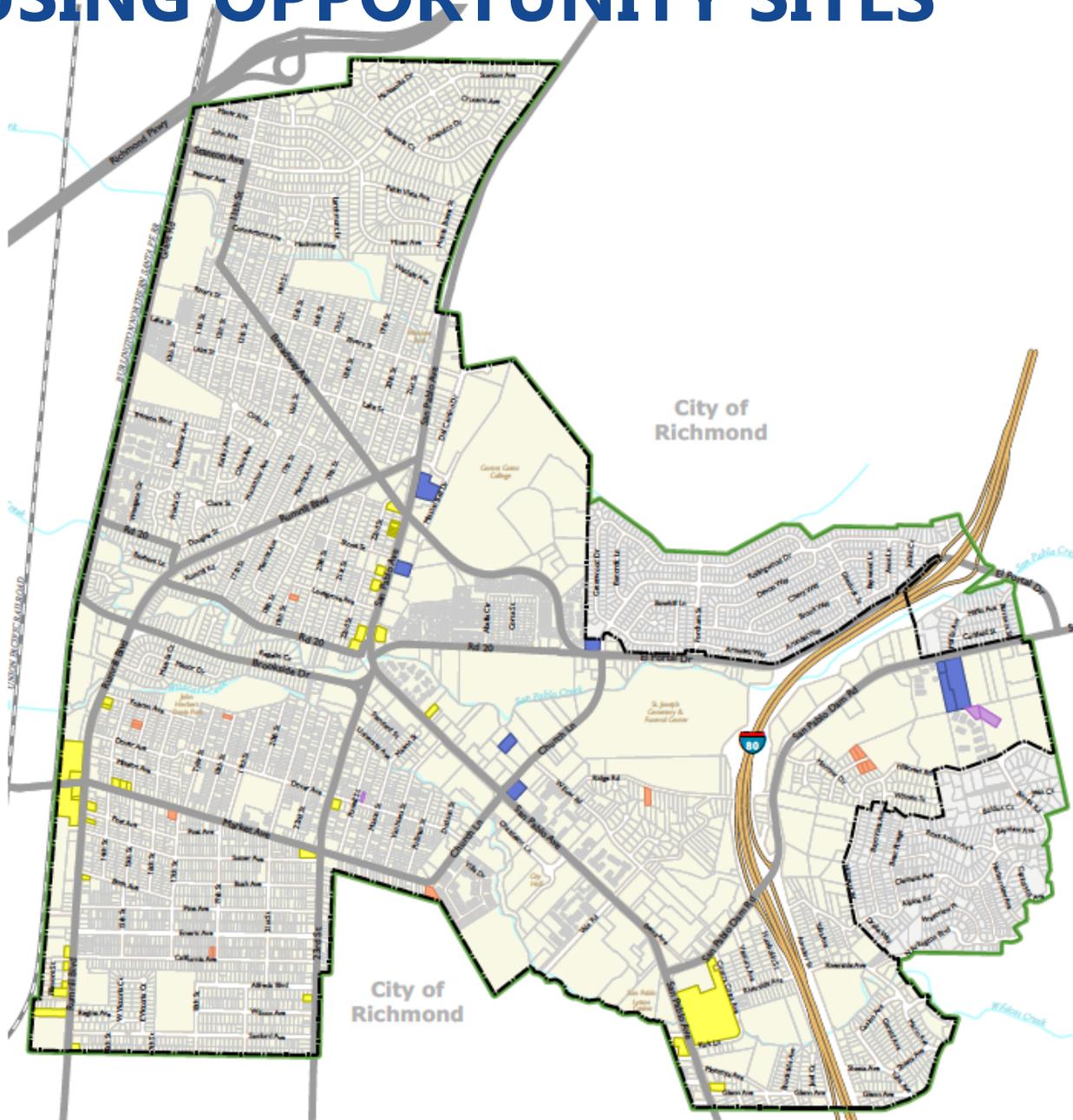


HOUSING OPPORTUNITY SITES

SAN PABLO HOUSING ELEMENT

Map 3-4: Housing Inventory Sites

- Low and Very Low Income
- Moderate Income
- Above Moderate Income
- Mixed Income
- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads



SOURCE: City of San Pablo, 2021; Contra Costa County GIS, 2021; Dyett & Bhatia, 2021

RHNA SUMMARY

	Low/Very Low	Moderate	Above Moderate	TOTAL
Vacant	135	27	47	209
Non-Vacant	184	251	584	1019
Pipeline	212	8	174	394
<i>Subtotal</i>	<i>532</i>	<i>286</i>	<i>805</i>	<i>1623</i>
ADU	40	20	6	66
TOTAL	571	306	811	1688
RHNA	273	132	341	746

REVISIONS IN RESPONSE TO HCD COMMENTS

Key HCD Comments

- Evaluate effectiveness of prior Housing Element programs
- Demonstrate viability of redevelopment on housing sites
- Further analysis of regulatory and physical barriers to housing
- Incorporate local knowledge regarding fair access to housing opportunities

Revisions

- Revised Appendix E - Matrix and summary of key accomplishments
- Appendix G - Survey of recent developments and supporting analysis
- Appendix C - Additional analysis of constraints
- Appendix D - Local knowledge and data on AFFH

HOUSING ACTION PLAN

Goal#1: Increase housing supply and facilitate production of at least 800 new homes by 2031

Goal#2: Take action to **address affordability and housing security** for all income groups and family types in San Pablo

Goal#3: Equal housing opportunity for all residents of San Pablo, regardless of race, religion, sex, marital status, ancestry, national origin, color, or handicap

Goal#4: Enhanced **quality** of existing **residential neighborhoods** in San Pablo, through maintenance and preservation, while minimizing displacement impacts

Goal#5: Proactive **energy conservation and waste reduction** activities in all residential neighborhoods

Goal#6: Strengthen local government institutional capacity, provide information to the community **and monitor accomplishments** to respond effectively to housing needs

HOUSING ACTION PLAN – KEY MOVES

Prepare Rumrill Corridor Plan and amend the 23rd Street Specific Plan

Provide incentives for high density infill and missing middle housing

Preserve existing deed restricted affordable housing units

Partner with a community land trust

Continue robust RH&S inspection program to promote quality housing

Continue neighborhood clean up and vehicle abatement programs

HOUSING ACTION PLAN – OMNIBUS CODE CLEAN UP

2-F Mobile Home Park Conversion

3-B Emergency Shelters

3-C Employee Housing

3-D Zoning for Residential Care Facilities

3-E Transitional and Supportive Housing

3-J Low-Barrier Navigation Centers

3-K Density Bonus

3-M Definition of Family

HOUSING ACTION PLAN – ACCESS TO OPPORTUNITY

Program 4-H Increase Access to Educational Opportunity:

- Beacon Community Schools Initiative
- Team for Youth
- Scholarship Pilot Program

Program 4-I Support EDC to Increase Access to Employment Opportunity:

- Workshops, trainings, and classes
- Nano Revolving Loan Fund
- Removing Barriers Job Readiness program

Program 4-J Increase Access to Environmental Opportunity:

- Prioritizing acquisition of land in the northwest of the city for a new park
- Establishing a community-based tree planting program
- Promoting use of California Green Building Code measures to minimize heat island effects
- Collaborating with partners to implement the AB 617 Richmond-San Pablo Community Air Monitoring Plan

**COMMUNITY HEALTH AND
ENVIRONMENTAL JUSTICE ELEMENT**

SB 1000 AND ENVIRONMENTAL JUSTICE

Updating the Housing Element triggers the need for an Environmental Justice Element

Goals and policies must address low income populations disproportionately affected by pollution and adverse health outcomes

State has identified 7 disadvantaged communities (DACs) within San Pablo

Under SB1000, General Plan must address 5 key areas for DAC residents



Civic Engagement & Investment Prioritization



Safe & Sanitary Homes



Air Quality
Pollution
Exposure



Healthy Food Access



Public Facilities & Physical Activity

CONTRIBUTING FACTORS

Socio-demographic factors contribute more toward the DAC designation than pollution exposure

2030 Health Element addresses most SB1000 requirements

Approach is to update the Health Element to address all SB1000 requirements

New focus on urban heat, community engagement, and neighborhood level investments

Table 7-1: Planning Area Census Tract CalEnviroScreen Scores

Census Tract	Population ¹	Overall Percentile	Pollution Burden Percentile	Population Characteristics Percentile
3660.02	6,627	88.46	77.47	87.67
3680.01	4,817	85.35	70.11	87.78
3922²	11,304	84.71	75.33	82.65
3680.02	3,782	81.38	80.04	73.20
3690.01	7,254	80.66	54.97	90.51
3660.01	4,514	75.96	45.56	90.61
3730²	4,468	75.20	66.31	73.73
3672	6,042	71.85	41.82	87.17
3690.02	3,045	51.15	45.20	51.16
3610²	5,093	26.97	8.48	49.70

SILIENCE TO URBAN HEAT

Promote use of California Green Building Code measures to minimize heat island effects

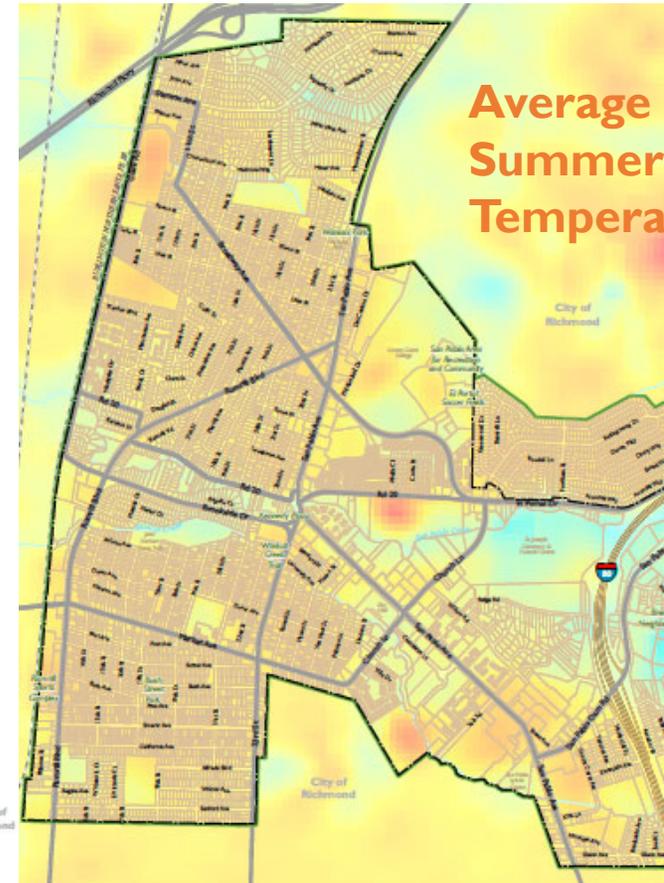
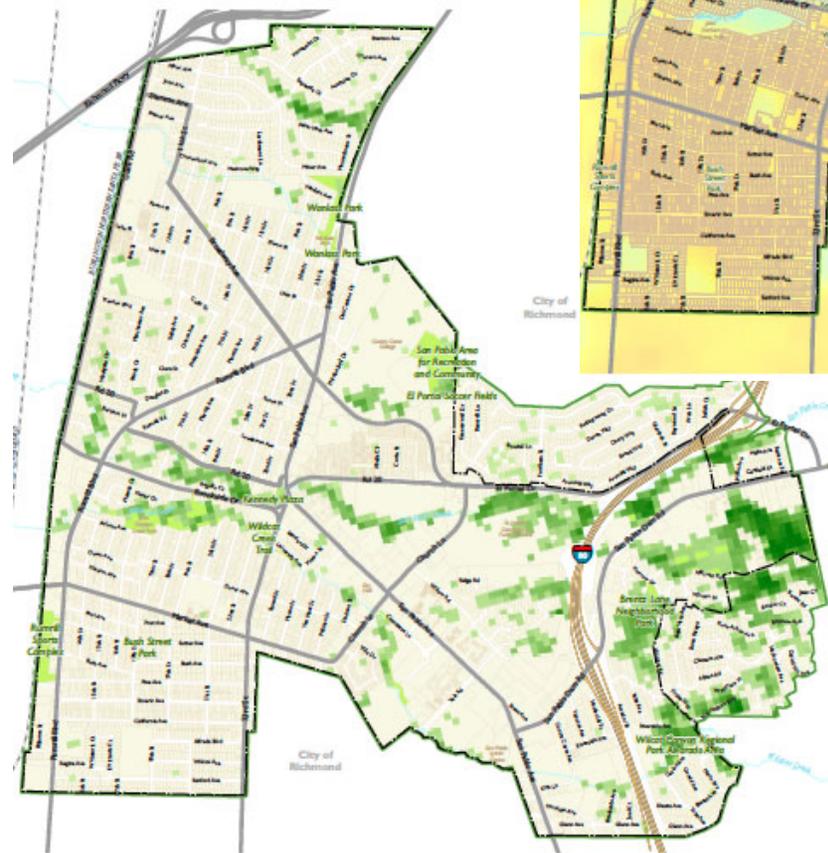
Establish a community-based tree planting program

Install heat-reducing public amenities (drinking fountains, water features in parks)

Work with transit providers of bus shelter design for heat relief

Increase awareness of cooling centers

Tree Canopy Coverage



COMMUNITY ENGAGEMENT

- Conduct inclusive, participatory City processes and use innovative strategies
- Ensure outreach materials and activities are available in English and Spanish
- Collaborate with community organizations to engage underserved residents
- Create a Civic Academy and increase participation of underrepresented groups on City boards and commissions
- Increase public access to high speed internet



SAFETY AND NOISE ELEMENT

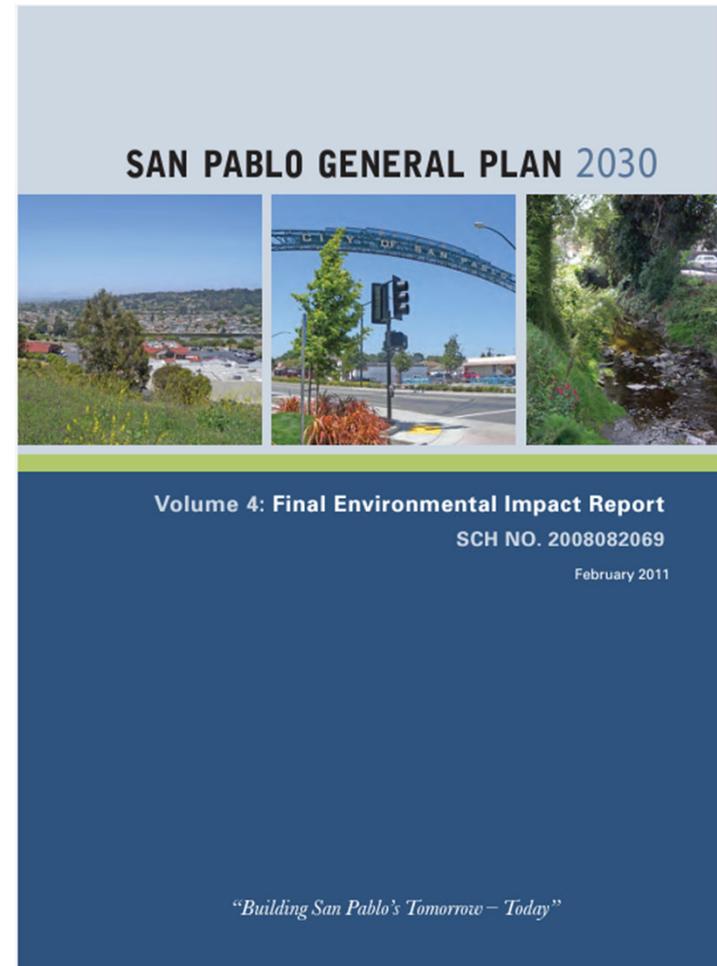
CEQA REVIEW

ENVIRONMENTAL REVIEW

City certified the 2030 General Plan EIR on April 22, 2011

Under CEQA, an addendum to a previously certified EIR may be prepared if some changes or additions are necessary, but those changes would result in new or substantially more adverse impacts than previously analyzed.

An addendum has been prepared



CEQA FINDINGS

Buildout of the General Plan and Housing Element Update does not require rezoning to increase capacity

The projected number of jobs and housing units under the Proposed Plan is substantially similar to that analyzed in the 2030 General Plan EIR

Robust initial study prepared to analyze impacts under all resource categories required under CEQA

Conclusion: Proposed Plan would not result in new or substantially more adverse impacts than previously analyzed

RESOURCE CATEGORIES ANALYZED

- . Aesthetics
 - . Agricultural and Forestry Resources
 - . Air Quality
 - . Biological Resources
 - . Cultural, Tribal, and Historic Resources
 - . Energy
 - . Greenhouse Gas Emissions
 - . Geology, Soils, and Seismicity
 - . Hazards and Hazardous Materials
 - 0. Hydrology, Drainage, and Water
- Quality
- 11. Land Use, Population, and Housing
 - 12. Mineral Resources
 - 13. Noise and Vibration
 - 14. Public Services, Parks, and Recreation
 - 15. Transportation
 - 16. Utilities and Service Systems
 - 17. Wildfire

NEXT STEPS

NEXT STEPS

City Council Hearing	March 18, 2024
Adopted Housing Element to HCD	March 20, 2024
HCD Certification	May 19, 2024
Mill Corridor Plan and Land Use Element Update	Late 2024

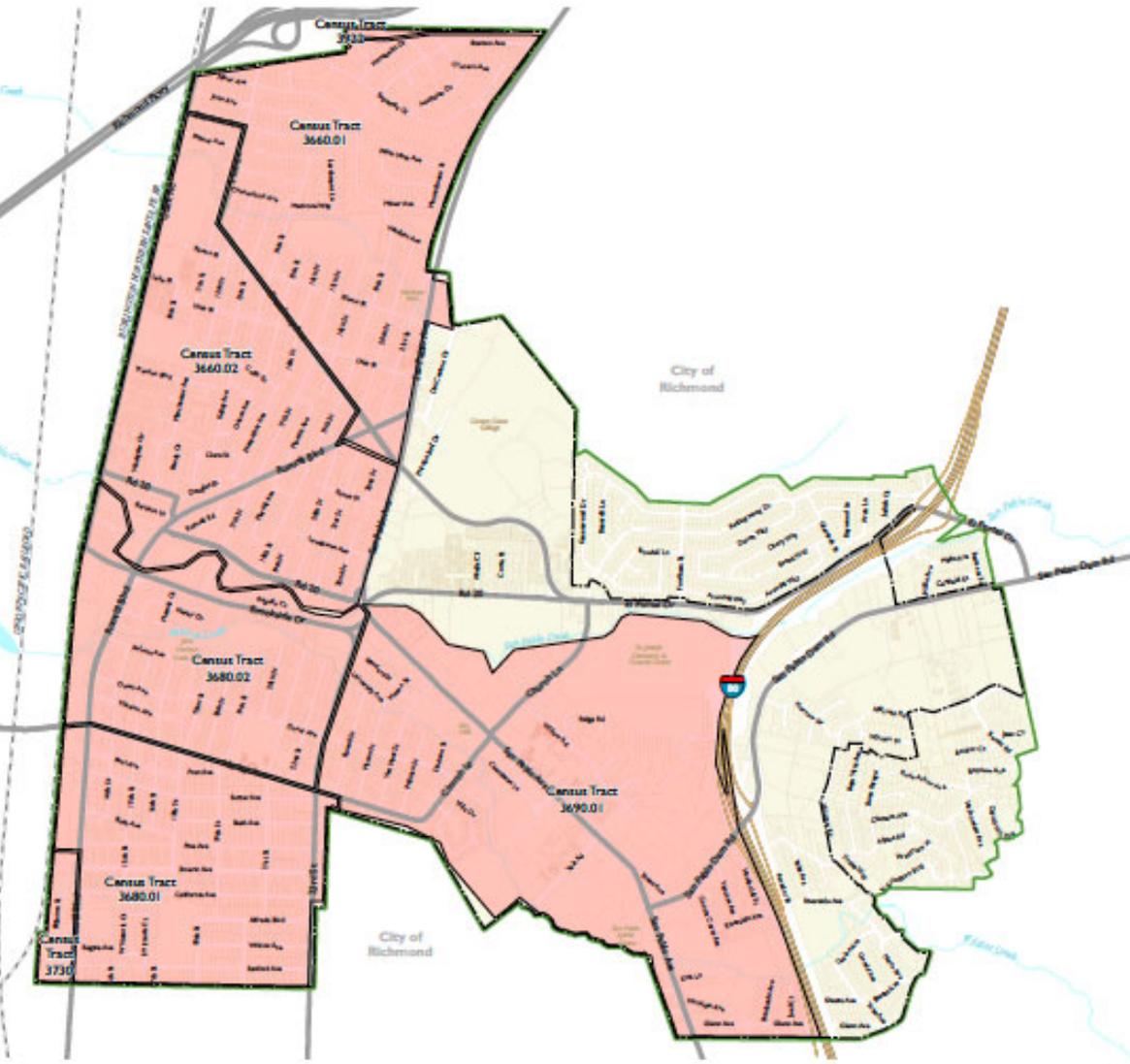
Thank you!



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DACS IN SAN PABLO



SAN PABLO GENERAL PLAN UPDATE

Figure 8-1: DACs in San Pablo

- City Limits
- Sphere of Influence
- Major Highway
- Major Roads
- Railroads
- Disadvantaged Community



SOURCE: CALERA, 2012; City of San Pablo, 2021; Contra Costa County GIS, 2021;
Dyett & Bhatia, 2022
DYETT & BHATIA
Urban and Regional Planners



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PUBLIC HEARING, REVIEW AND ADOPTION OF 2023-2031 HOUSING ELEMENT, COMMUNITY HEALTH & ENVIRONMENTAL JUSTICE ELEMENT, AND SAFETY & NOISE ELEMENT UPDATE PLAN NO. 2208-0002

SAN PABLO PLANNING COMMISSION

FEBRUARY 27, 2024



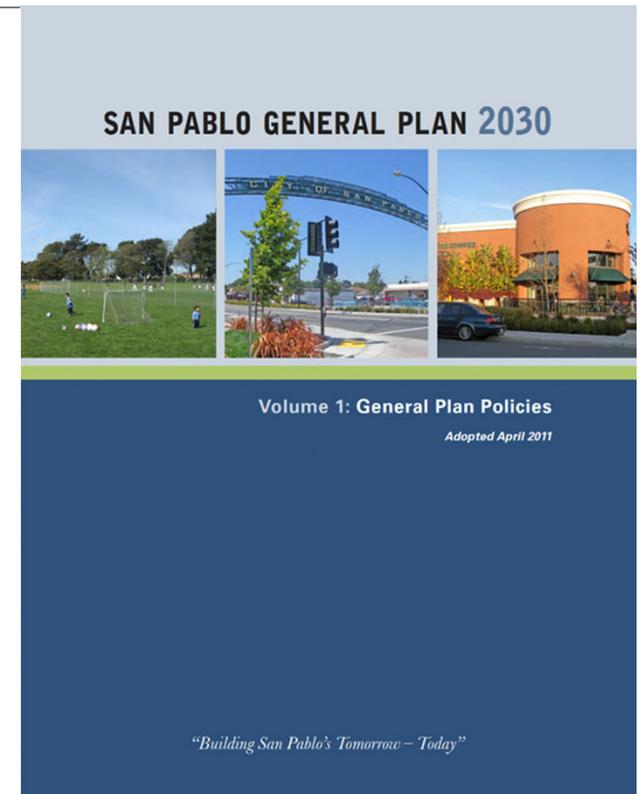
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BACKGROUND



- ❖ San Pablo General Plan last updated in 2011
- ❖ Housing Element 5th Cycle Plan adopted in 2015
- ❖ Combined General Plan/Housing Element update initiated in 2021 with receipt of SB2, LEAP, REAP and PDA grants and approval of agreement with Dyett & Bhatia (Resolution 2021-025)
- ❖ Housing Element required by HCD to be updated with new RHNA Cycle 6 (2023-2031)
- ❖ San Pablo's 5th cycle RHNA was for 449 units; 2023 report shows 240 have been permitted and 209 units remain, additional units in the pipeline
- ❖ San Pablo's 6th cycle RHNA is for 746 new units



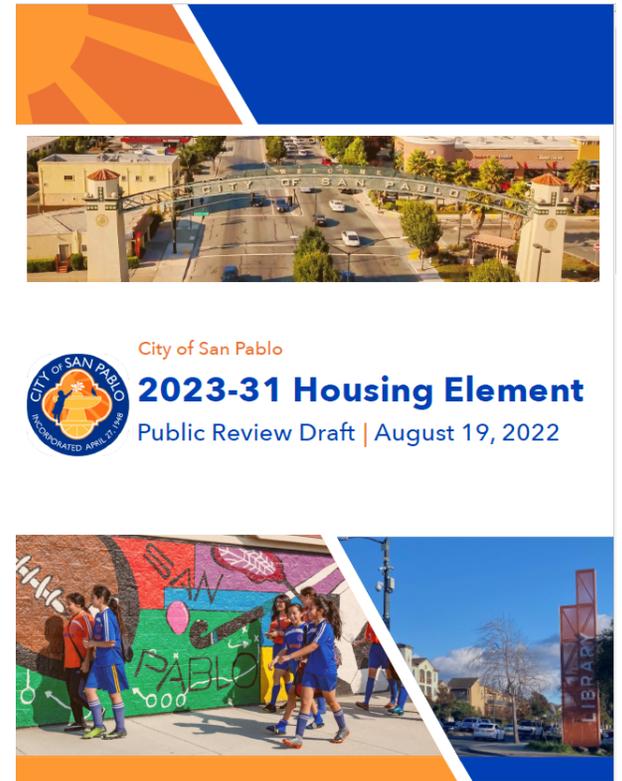


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HOUSING ELEMENT PROCESS



- ❖ The first draft Housing Element update was published on August 19th & available for public review for 30 days
- ❖ Public hearing held by Planning Commission on August 30, 2022 and by City Council on September 19, 2022
- ❖ Submitted to Housing and Community Development (HCD) by deadline of September 30, 2022.
- ❖ HCD review letter dated December 27, 2022 and received on January 3, 2023.
- ❖ Due to extent of comments, City was not able to meet January 31, 2023 certification deadline.
- ❖ Project approach revised to concentrate efforts on completing the Housing Element, EJ Element, and Safety Element as a first phase





REVISED APPROACH

- **Phase I – Housing Element, Environmental Justice Element, and minor necessary text amendment to Safety Element.** An Addendum to the previously prepared General Plan EIR is anticipated to be prepared for this phase.
- **Phase II - Land Use Element, other updates to the General Plan, and Rumrill Corridor Plan.** A second Addendum is anticipated to be prepared.
- **Phase III - Amendments to zoning ordinance, zoning maps, and other implementation actions** to occur to implement the Housing Element and General Plan update. (Note: Housing Element alone has 55 programs for implementation)



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HOUSING ELEMENT PROCESS



- ❖ Second draft of Housing Element made available for 7-day review on September 14, 2023 and submitted to HCD for review on September 22, 2023.
- ❖ Second comment letter from HCD received on November 22, 2023, noting that once necessary revisions were made, the Element would meet statutory requirements.
- ❖ Per HCD comments, Revisions to the second Draft were posted on November 8, 2023 and submitted to HCD for further review.
- ❖ Proposed further revisions posted on February 16, 2024 for review in advance of public hearing and consideration by Planning Commission on February 27, 2024.
- ❖ Following City Council hearing on March 18, 2024 and any further revisions, the adopted Housing Element will be sent to HCD for final review and certification.
- ❖ Adoption will be subject to non-substantive revisions to be made administratively to meet HCD certification comments.



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RECOMMENDATION



Staff recommends that the Planning Commission:

- ❖ Review the revised Housing Element, along with the Community Health & Environmental Justice Element amendments to Noise & Safety Element; and the Addendum to the General Plan 2030 EIR
- ❖ Hold a public hearing to receive public comment on these documents;
- ❖ Provide feedback to staff;
- ❖ Make recommendations to San Pablo City Council regarding adoption of these documents to be considered at a public hearing at the March 18, 2024 meeting of the San Pablo City Council.



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NEXT STEPS



- ❖ Submit adopted Housing Element to HCD for review and certification (60 days)
- ❖ Conduct Housing Policy Workshop with San Pablo City Council
- ❖ Begin work on Housing Action Plan
- ❖ Complete work on Phase II projects:
 - ❖ Rumrill Corridor Plan
 - ❖ General Plan Element Updates
 - ❖ Map Updates
 - ❖ Environmental Review
- ❖ Begin work on General Plan implementation:
 - ❖ Zoning Ordinance amendments
 - ❖ Policy and Action Plan implementation



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PROJECT PRESENTATION



Andrew Hill

Principal, Dyett & Bhatia, Urban and Regional Planners
Andrew is an award-winning urban planner with expertise in land use planning, transit-oriented development, community engagement, and environmental review. Innovative and collaborative, his work is rooted in a strong commitment to sustainable placemaking and meaningful stakeholder involvement. He has led multi-disciplinary teams in preparing long range plans for communities throughout California, and he possesses over 15 years of project management and leadership experience in the fields of planning, construction management, and engineering. A particular focus of Andrew's recent work has been on strategies for facilitating infill housing development, including policies and standards to incentivize high density housing along transit corridors.

