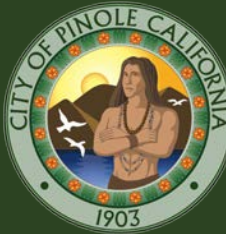


# Land Use Planning for Pinole



Planning Commission / City Council  
Joint Workshop  
July 13, 2022



# Team

## City of Pinole

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**Lilly Whalen**

Community Development Director

**David Hanham**

Planning Manager

**Justin Shiu**

Senior Planner

## Michael Baker International & Veronica Tam & Associates

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**Surabhi Barbhaya**

Project Manager, Health & Safety Element Specialist

**Dan Wery**

Housing Element Specialist

**Emily Elliott**

Community Outreach Specialist

**Noelle Steele**

Environmental Justice Element Specialist

**Veronica Tam**

Housing Element Strategic Advisor

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# Community Engagement

# Engagement Activities



- **City Website:** [LandUsePlanningForPinole.com](https://LandUsePlanningForPinole.com)
- **Community Survey (Live)**
- **Stakeholder Focus Groups**
  - Affordable housing developers
  - Community environmental groups
  - Religious organizations
  - Local employers
- **Community Workshops:**
  - *May 11, 2022 – recorded, see website*
  - *June 9, 2022 – recorded, see website*



# Engagement Activities



- 12 Banners hung around town
- Postcards mailed to all postal customers
- Posts on Facebook and Instagram
- Notifications in the City's biweekly administrative report
- Interested parties list communications





# Engagement Activities

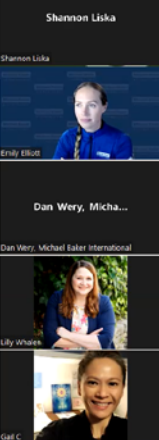
- **City Council Study Sessions:**
  - *March 22, 2022*
  - July 13, 2022 - tonight
- **Public Review of Draft Elements**
- **Public Hearings:**
  - Planning Commission
  - City Council

## Understanding Our Audience

### What type of housing do you live in?

- Single-family dwelling
- Accessory Dwelling Unit
- Duplex, Triplex, Quadplex
- Condominium
- Apartment Building
- Mobile Home
- Assisted/Group/Senior Housing
- Other (please note using the Q&A box)

Please enter your answers in the poll.





# Engagement Results



The City currently has an on-line survey available.

To date 132 people have responded.

Results are anonymous.

Tagalog



Cantonese



English



Spanish



# Engagement Results



**The City held two community workshops on May 11 and June 9.**

The May 11<sup>th</sup> meeting provided an overview of the three major components of the project.

- 7 members of the public attended the May 11<sup>th</sup> meeting

The June 9<sup>th</sup> meeting provided an overview of key housing policies that could be incorporated into the updated Housing Element.

- 18 members of the public attended the June 9<sup>th</sup> meeting



# Engagement Results



## Stakeholder Focus Groups

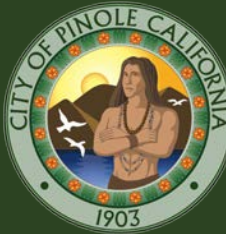
Incentivize ADUs,  
make them  
easier to permit  
and build

Development  
Impact fees are  
making it difficult  
for developers to  
produce  
affordable housing

Habitat Restoration  
& Protection should  
be considered  
when placing  
housing

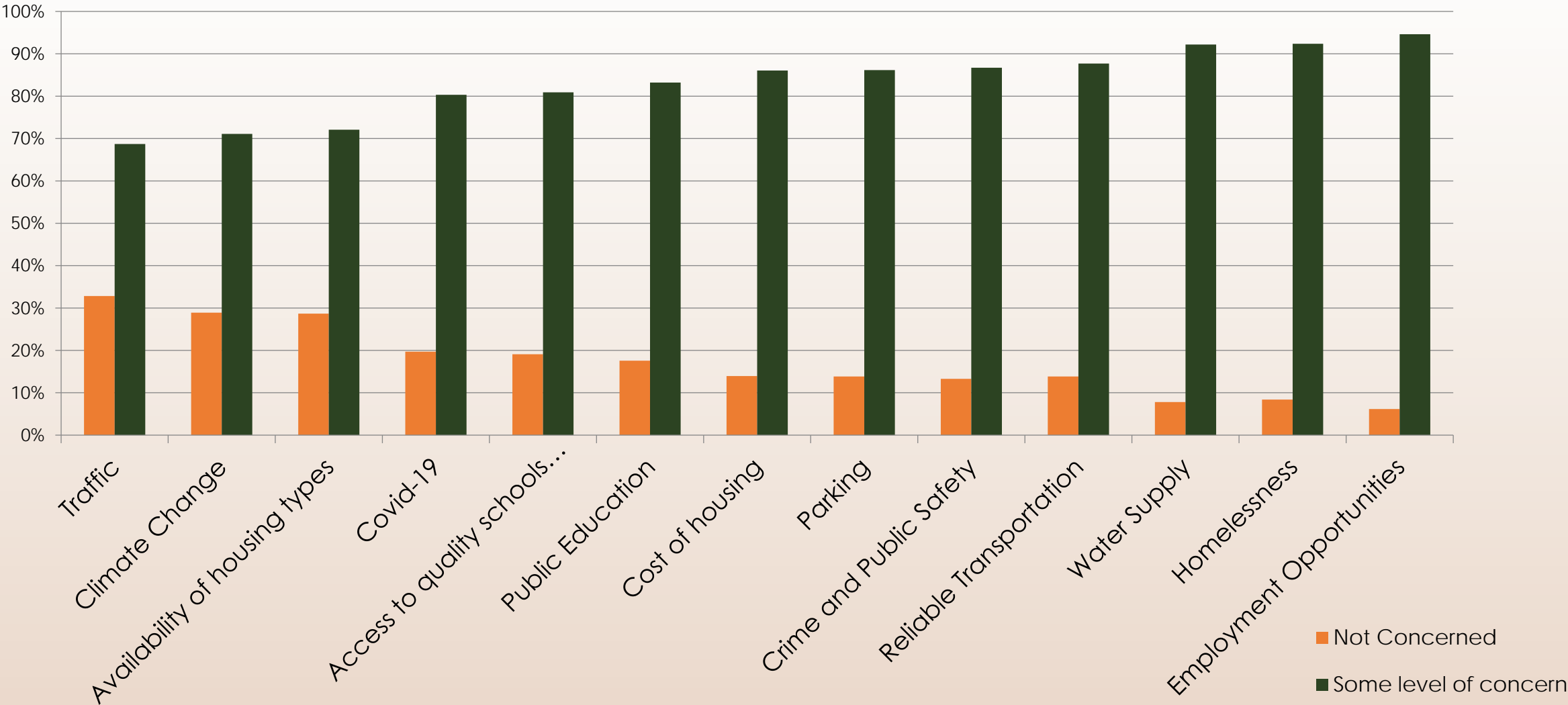
Commercial/retail has  
suffered from the  
pandemic, can  
mixed-use revitalize?

Housing is too  
expensive for  
many who need  
it like young  
people and  
seniors

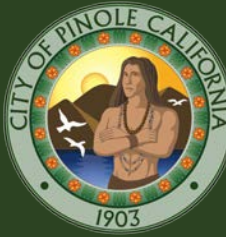


# Survey Results to Date

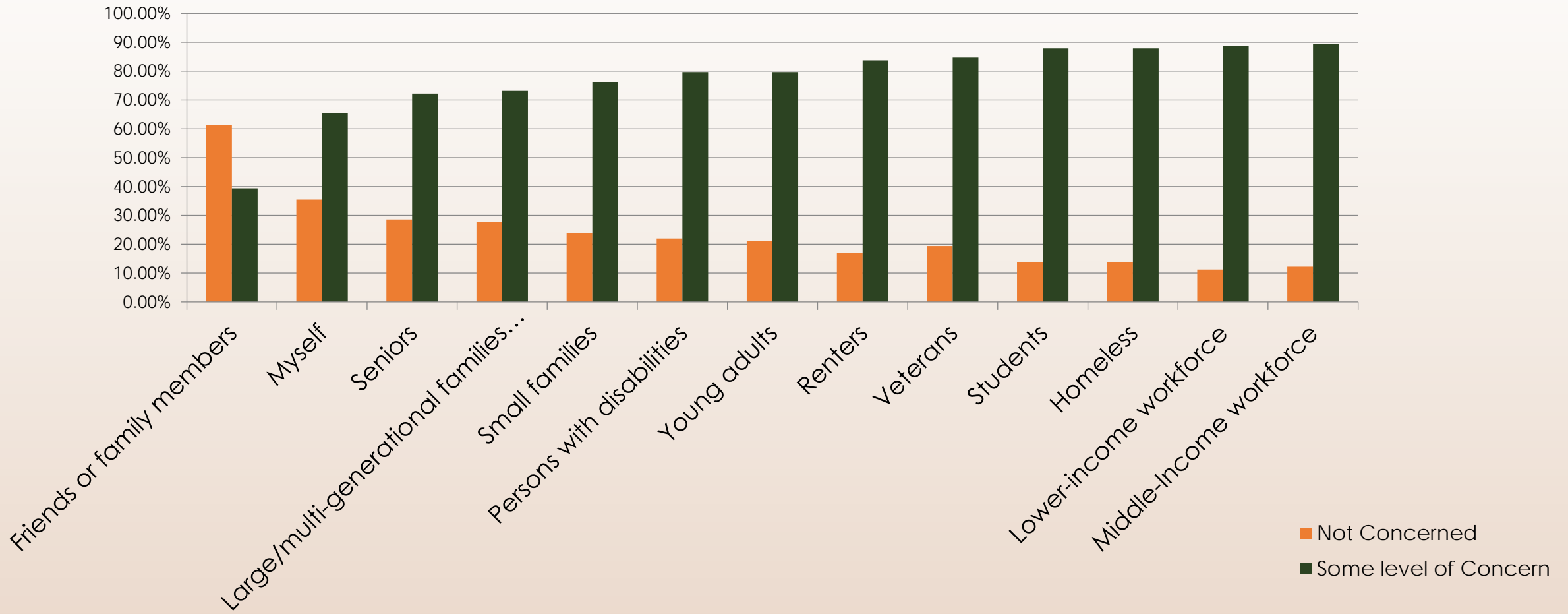
Level of concern regarding issues facing Pinole



# Survey Results to Date



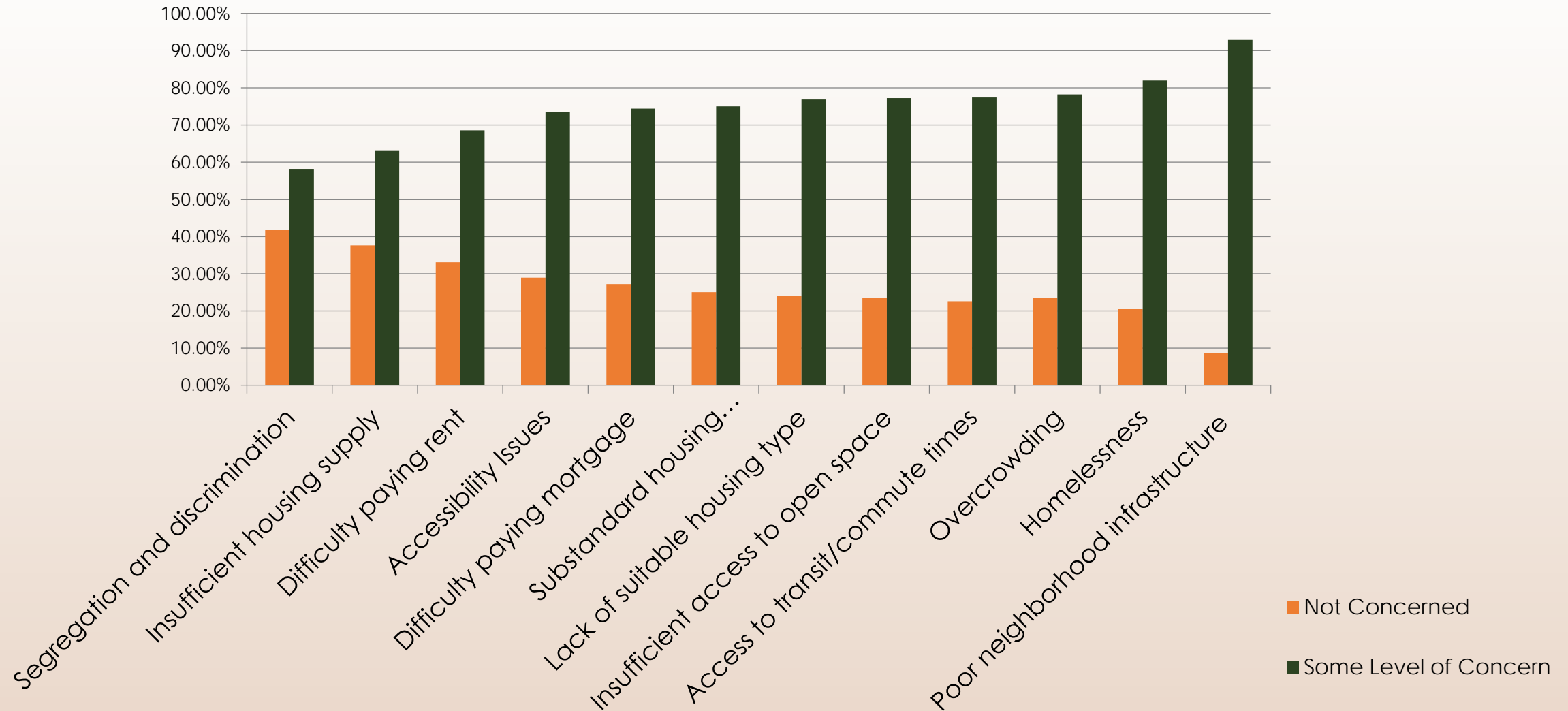
Concern about groups of people being able to obtain housing.



# Survey Results to Date



Concern about housing issues in Pinole.



# Survey Results to Date



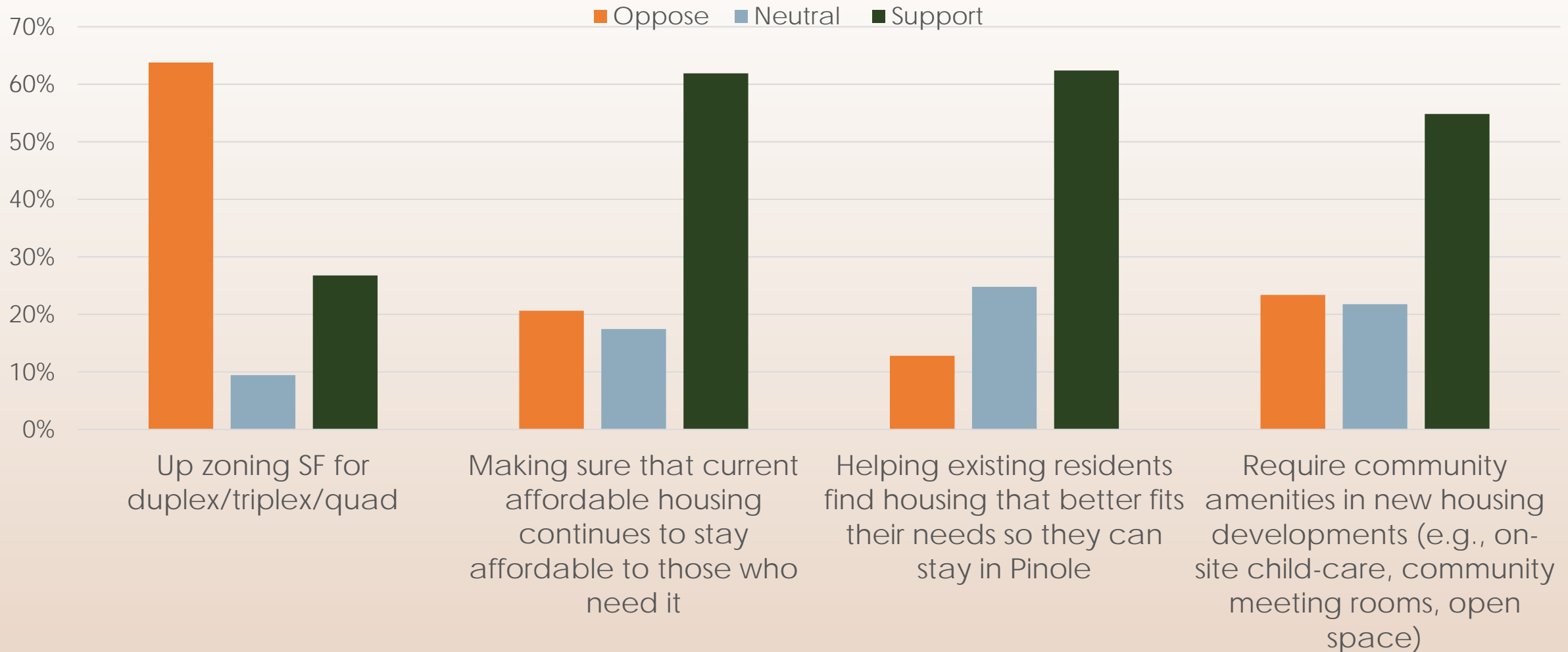
Levels of support for each of the following in Pinole:



# Survey Results to Date



Levels of support for housing programs





# Survey Results to Date

Which natural hazards are you most concerned?

Hazard	% Concerned
Drought	83%
Wildfire	78%
Earthquake	73%
Severe Weather	53%
Landslides	38%
Flood	27%
Dam/Levee Failure	14%
Tsunami	5%



# Health and Safety Element Update



# Health and Safety Element

**Safety Element** addresses major natural and man-made hazards including seismic, flooding, fires, slope instability, climate change, hazardous materials (use and transport), and crime.

**Health Element** addresses air and water quality, GHG emissions, and access to food, parks, transit, and community Facilities

**Noise Element** examines the characteristics and effects of noise, describes guidelines relating to noise control, evaluates the existing noise environment, and discusses the anticipated future noise environment.



# Health and Safety Element

## Document Reorganization

- Health Element- Propose to move to Environmental Justice element
  - Common topics of discussion
  - Avoid duplication of policies
  - Propose to change name of the chapter to "Environmental Justice and Health Element"
- Noise Element- Propose to remain with Safety Element.
  - No changes needed- no major changes to Land uses
  - Propose to change name of the chapter to "Safety and Noise Element"

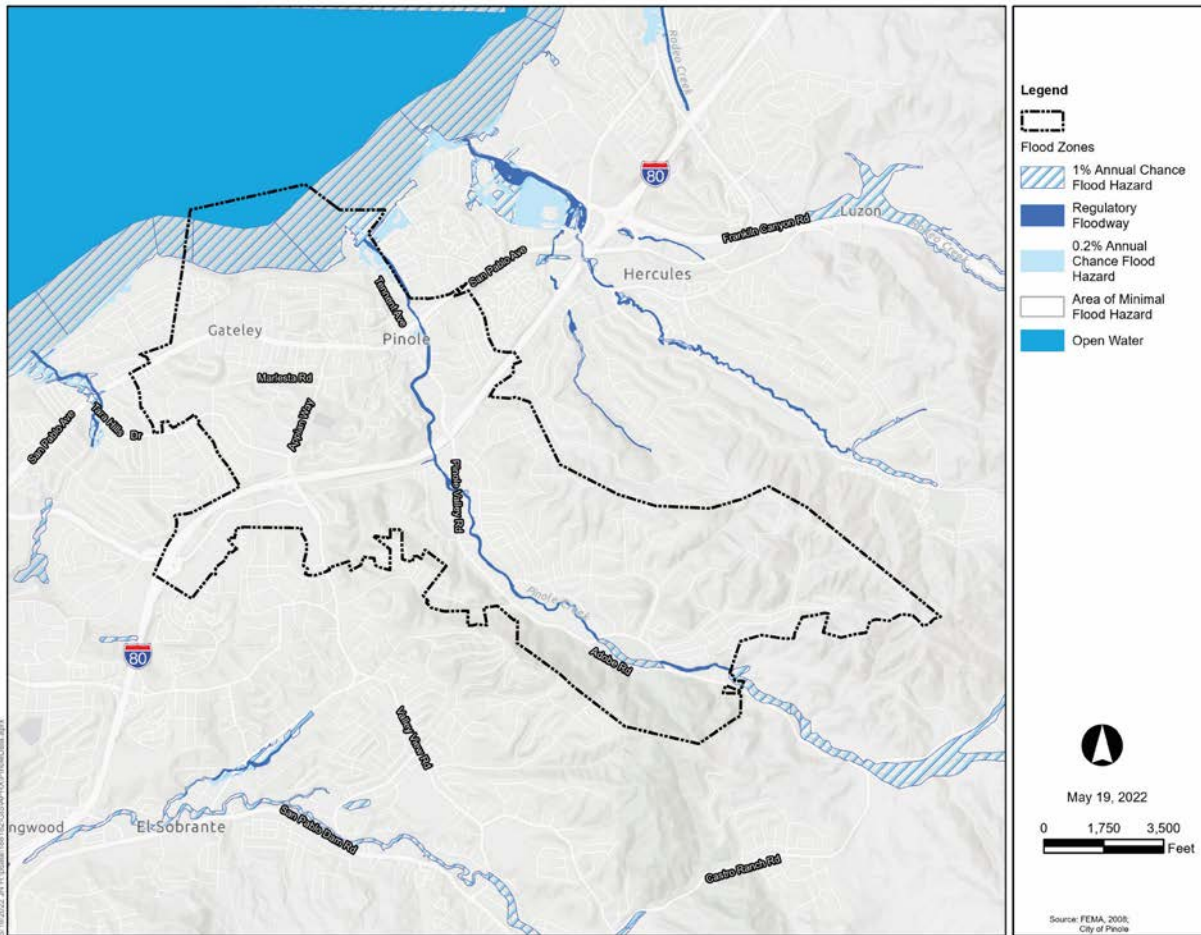
# Health and Safety Policies



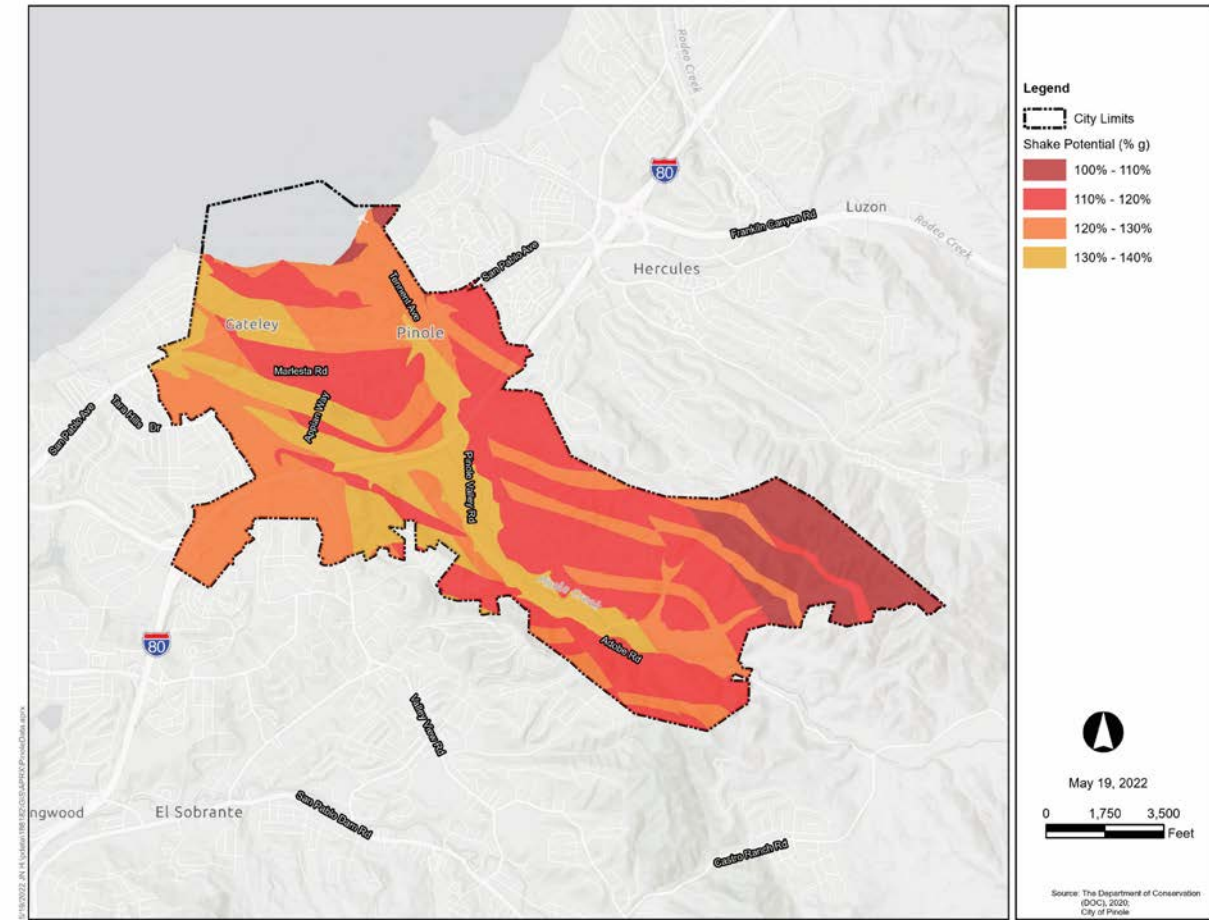
## Existing Conditions Sections

- Updated information on existing conditions based on OPR Guidelines
- Added new sections- Climate resiliency, evacuation, drought, dam inundation, impact of tsunami, emergency preparedness and so on.
- Updated maps and added maps for new sections
- Identified evacuation routes and access to evacuation routes- SB 99
- Conducting Vulnerability Assessment- SB 379
- Conducting Evacuation Routes Study- AB747

# Health and Safety Element



FEMA Flood Plains

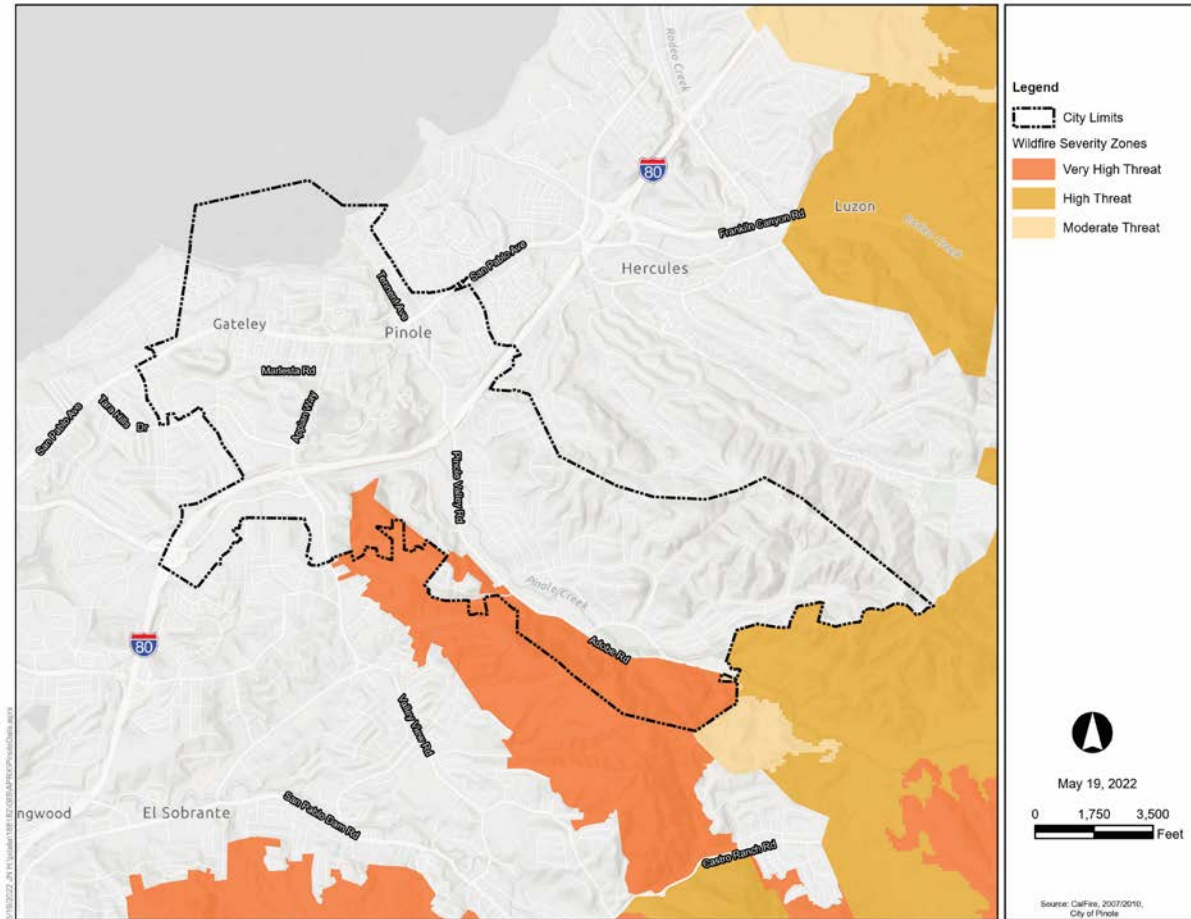


Shake Potential

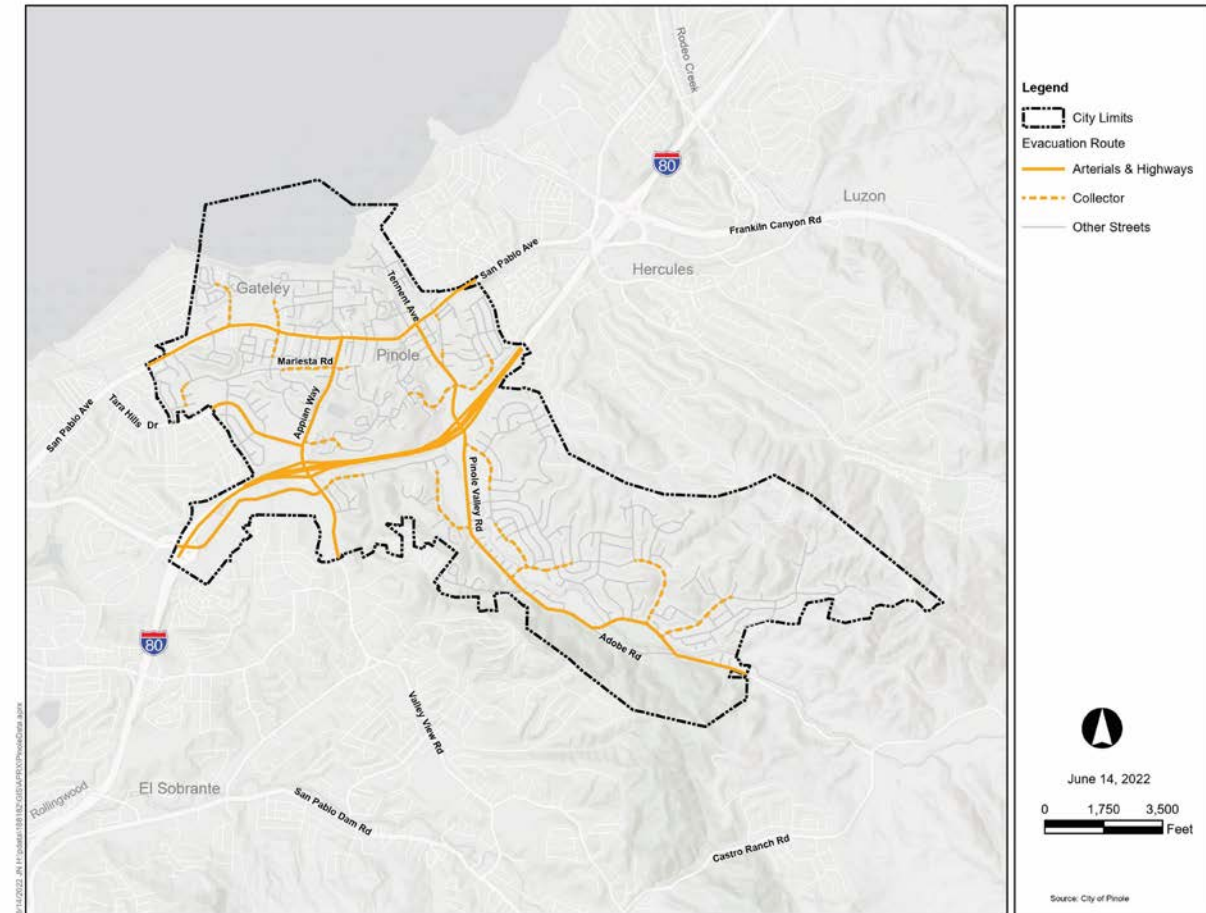




# Health and Safety Element



Wildfire Hazard Zones



Proposed Evacuation Routes



# Health and Safety Element

## Goals, Policies, and Action Section

- Separated Goal-1 into two Goals for better organization
  - Natural Hazards (Flooding and Erosion, Seismic Activity and Geologic Instability, **Wildfire, Climate Resiliency**)
  - Man-Made- **Crime, Health Emergencies** and Hazardous materials
- Added new policies and action items and deleted ones that are already achieved or no longer relevant
- Added new goal for Education and Awareness.
- Established nexus to Sustainability Element (Climate Resiliency), Community and Public Services Element (Police and Fire), EOP, Pinole Creek Watershed Vision Plan and other documents.





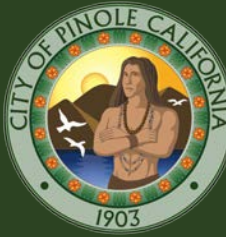
# Health and Safety Element

## Engagement Activities

- City Council Study Session - March 2022
- Engagement at two community outreach workshops
- Initial contact with the California Department of Forestry and Fire Protection- SB 1241
- Workshop call with public works, fire, and police to confirm evacuation routes and discuss evacuation scenarios
- Focused Interviews- public works, Fire, and Police - Existing conditions, and policy discussion (Yet to be conducted)

# Environmental Justice Element Update

# Required Environmental Justice Element Components



**Identify  
Impacted  
Communities**



**Reduce unique or  
compounded health  
risks**



**Promote civic  
engagement**



**Prioritize  
improvements  
and programs**



**Reduce  
Pollution**



**Public  
Facilities**



**Food Access**

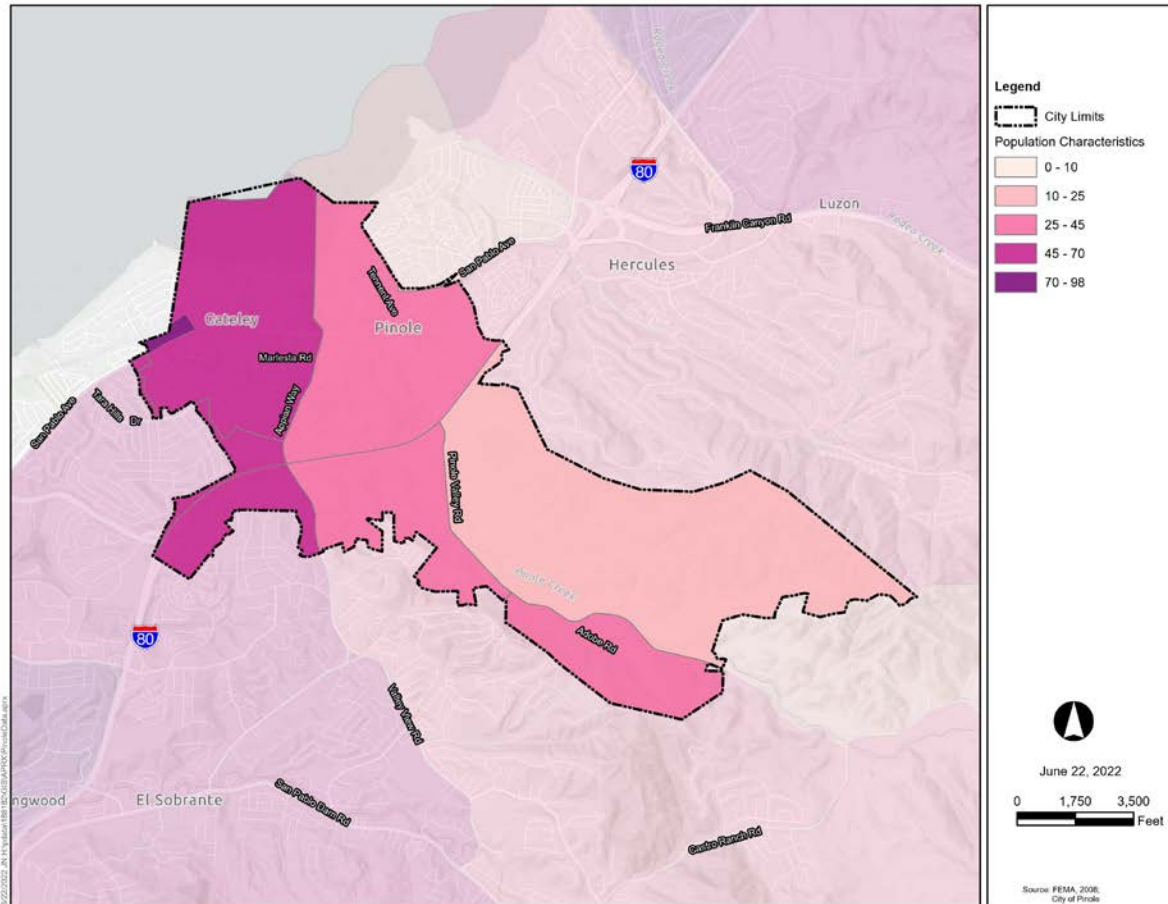


**Safe and  
Sanitary  
Homes**

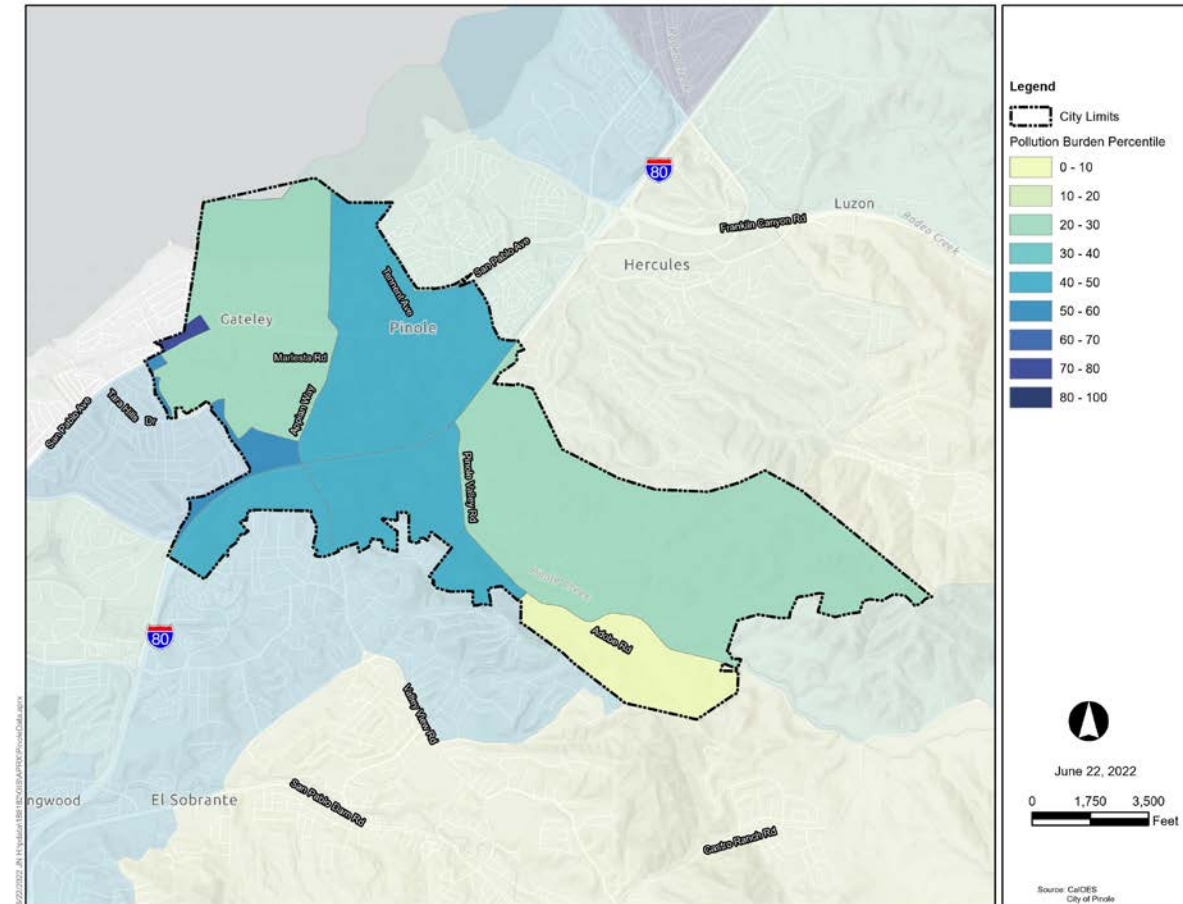


**Physical  
Activity**

# CalEnviroScreen Exhibits



Socioeconomic Score

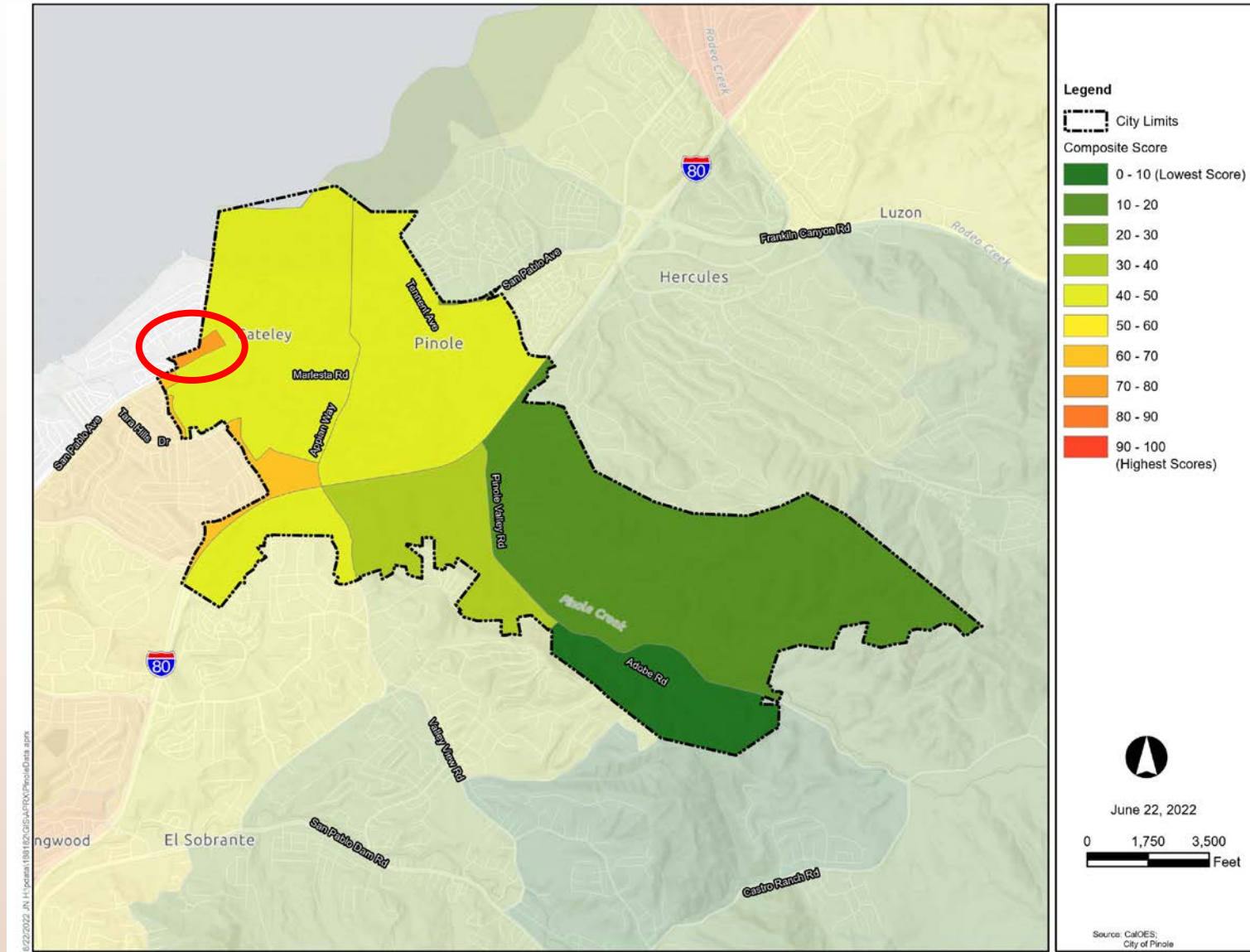


Pollution Burden Score

# CalEnviroScreen Exhibits



## Composite Score



# Existing Conditions Report

## Topical Areas Covered

- Evaluation of Impacted Communities
- Pollution Burden
- Socioeconomic Factors
- Median Income
- Healthy Food Access
- Transit, Bike, Walkability Access
- Quality Schools Access
- Medical Care Access
- Civic Engagement Access
- Polling Places Access

## Data Resources

- CalEnviroScreen 4.0
- US Census
- American Community Survey
- Healthy Places Index
- USDA Food Access Atlas
- Great Schools Scores
- WalkScore
- Contra Costa Elections Division



# EJ Element - Policy Organization



## *Equity in...*

### Access



Access to healthy food, public facilities, nature, public transit, employment centers, services, quality schools and childhood care

### Medical Care



Availability and access to quality medical care; doctors, dentists, hospitals and mental health

### Environment



Air quality, water quality, pollution, safe and sanitary homes, health risks associated with climate vulnerability

### Civic Engagement



Availability and accessibility of information, opportunities to participate, access to ballot boxes and polling places

### Generations



Preserving the right of future generations to live, work, and enjoy Pinole



# Goals, Policies, Actions Section

- Incorporation of Health policies from the Safety Element into the EJ Element
- Evaluated Environmental Justice policy best practices, including recommendations from OPR
- Tailor policies specifically to the needs of Pinole





# Example Policies

## Equity in Access

*Evaluate healthy eating equity as part of the land use decision-making process, to avoid concentrations of fast food establishments/convenience stores creating healthy food deserts.*

## Equity in Environment

*Improve land use planning to minimize air quality pollution by promoting strategic land use patterns for businesses, reducing the number and length of motor vehicles, encouraging alternative uses of transportation, and reducing pollution associated with vehicular traffic. [adapted from Policy HS.5.1]*

## Equity in Civic Engagement

*Coordinate outreach efforts with internal City departments to avoid duplication and ensure Pinole stakeholders receive streamlined notification and information.*

## Equity in Generations

*Continue to acknowledge the Ohlone people as the traditional custodians of the land. Continue to maintain positive and meaningful relationships, including consultation where appropriate on land use decisions.*

## Equity in Medical Care

*Consider partnerships with neighboring jurisdictions to encourage the establishment of urgent care facilities and other emergency medical service facilities in mutually beneficial locations*

# Housing Element Update



# Housing Element Purpose

- **Ensures the availability and fair distribution of housing throughout the City**
  - All income levels and life stages, e.g.:
    - Small and large multifamily homes, and
    - Single-family homes
    - Special needs (seniors, veterans, disabilities, homelessness)
- **Plan to accommodate Regional Housing Needs Assessment (RHNA)**



# Housing Element Contents

**Review of Accomplishments:**  
Evaluation of previous housing element

**Needs Assessment:**  
Analysis of existing and projected housing needs

**Housing Resources:**  
Inventory of available land for housing

**Constraints:**  
Analysis of potential constraints on housing (e.g., permit processing procedures, fees)

**Affirmatively Furthering Fair Housing:**  
Assessment of fair housing conditions, commitment to "meaningful actions" that improve fair housing

**Implementation Plan:**  
Goals, policies, and implementation programs to meet unmet housing needs

# City RHNA Obligations



- The City's obligation is to **provide sufficient land**, zoned appropriately, to accommodate the RHNA.
- The City is **not obligated** to construct housing.
- New requirement – City must **demonstrate how will meet the 500-unit RHNA** within the next 8-year period.



# RHNA Allocations

Income Category	2021 Annual Income 4-person household	Maximum Rent	Maximum Purchase Price	RHNA City of Pinole
<b>Very Low Income</b> < 50% of Median Income	Less than \$41,100	\$1,028	\$127,936	121 units
<b>Low Income</b> 50 - 80% of Median Income	\$41,100 - \$68,500	\$1,713	\$213,227	69 units
<b>Median Income</b> Moderate Income: 80- 120% of Median Income	\$68,500 - \$109,600	\$2,740	\$341,163	87 units
<b>Above Moderate Income</b> >120% of Median Income	\$109,600 - \$150,700	\$3,768	\$469,099	223 units
<b>TOTAL</b>				<b>500 units</b>

Source:

1. HCD 2021 Income Limits
2. Final ABAG RHNA Allocation Report

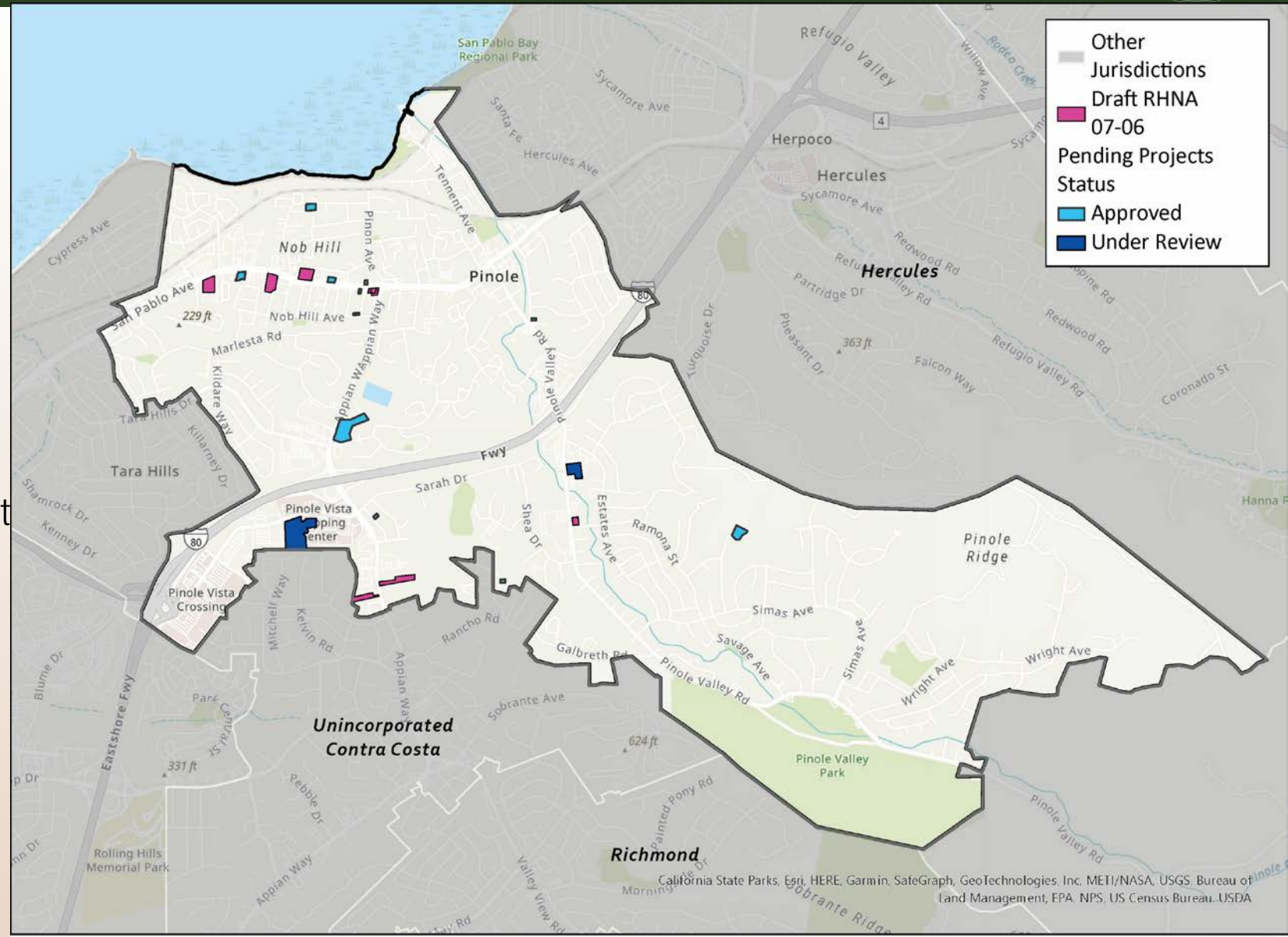




# Housing Sites Inventory

## Excellent Production - Ahead of Schedule:

- 84% of RHNA units pending approval
- Need only 81 lower-income units
- Plenty of good sites
- Don't need to rezone



# Housing Plan & Programs



# Housing Element Plan

The Housing Plan is comprised of 3 main components:

1. **Goals** – broad objectives and desires and outcomes
2. **Policies** – general commitments, strategies, approaches
3. **Actions** – measurable outcomes, metrics, timelines, responsible parties, and funding



# Housing Element Goals - EXISTING

## Five Existing (5<sup>th</sup> Cycle) Housing Goals:

1. Monitor Housing Needs
2. Protect Existing Character and Heritage
3. Provide Adequate Services and Facilities
4. Housing Need
5. Energy-Efficiency, Conservation, and Sustainable Residential Development



# Housing Element Goals - DRAFT

## Likely Draft (6<sup>th</sup> Cycle) Housing Goals:

1. Housing Production
2. Constraint Removal
3. Preservation & Improvement
4. Housing Assistance
5. Special Housing Needs
6. Affirmatively Furthering Fair Housing



# Housing Element Programs (Actions)

## **Update & Refine 23 past HEU Programs/Actions:**

- Remove completed actions
- Modify/update for current needs/requirements
- Add new programs:
  - State required actions and programs
  - New programs to meet new needs and challenges

# Housing Production Programs



- Zone for adequate sites
- Minimum Densities
- Inclusionary Housing Ordinance
- Accessory Dwelling Units
- Partner, collaborate with and assist Housing Developers



# Constraint Removal Programs



- Permit Streamlining
- Objective Development Standards
- Preapproved ADU Plans

# Housing Preservation Programs



- Preservation of At-Risk Below Market Rate Housing
- Residential Rehabilitation Loan Program
- Maintenance Assistance

# Housing Assistance Programs



## Increase Housing Assistance for Vulnerable Populations:

- Housing Choice Vouchers
- Landlord Tenant Mediation

# Special Housing Needs Programs



- Senior Center Funding
- Low Barrier Navigation Centers (required)
- Transitional and Supportive Housing (required)
- Residential Care Facilities (required)
- Emergency Shelters (required)
- Reasonable Accommodation Process (required)

# Fair Housing Programs



- Education of New Fair Housing Laws
- Requirement to Accept Housing Choice Vouchers
- Place-Based Improvements

# Next Steps



# Engagement Activities

- **City Website**

LandUsePlanningForPinole.com

- **Community Survey**

- **Stakeholder Outreach**



Land Planning for Pinole  
Housing \* Safety \* Health \* Environmental Justice  
We Need to Hear from You!





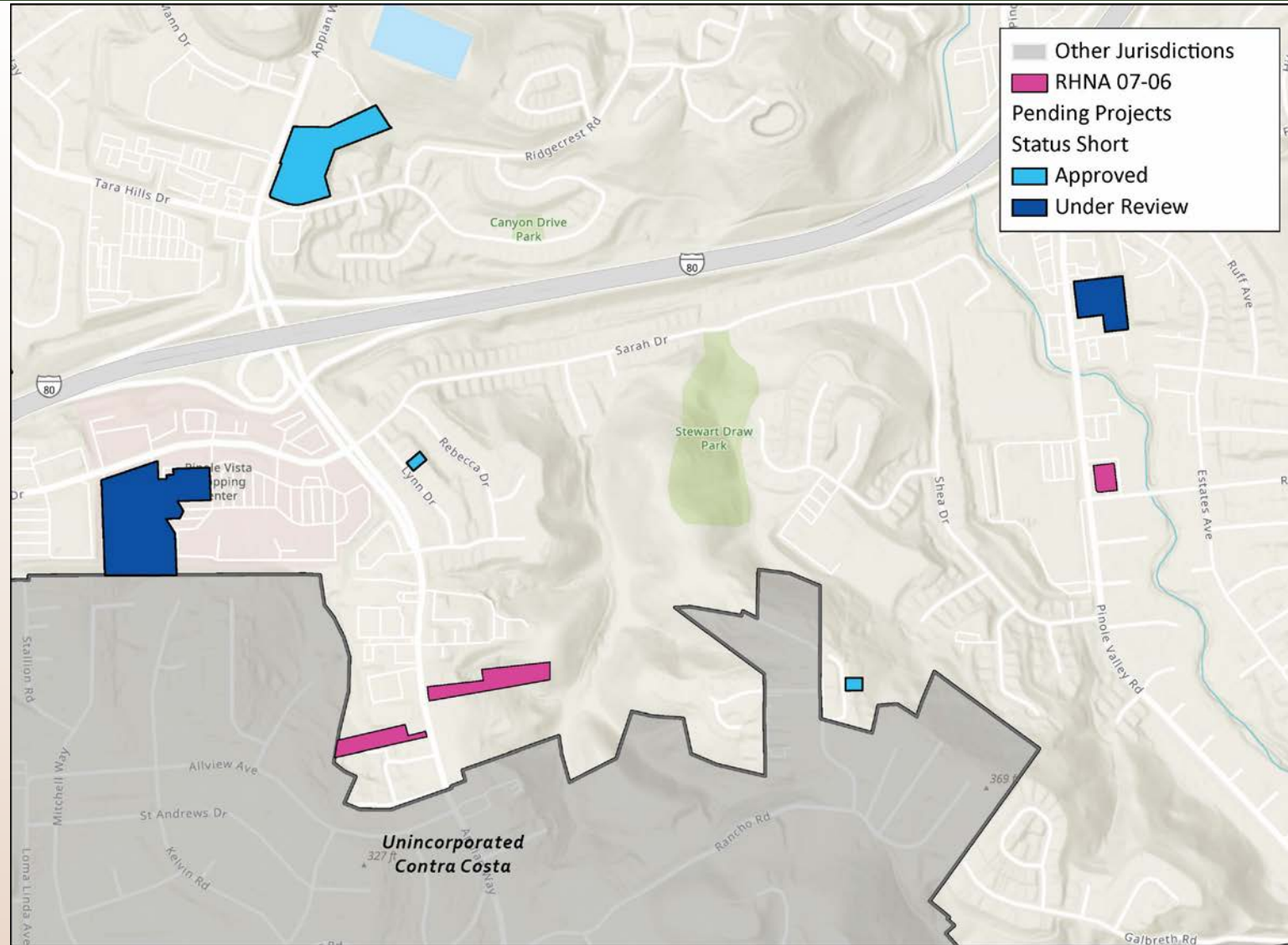
# Project Schedule – Additional Participation



Date(s)	Activity
July 13, 2022	City Council/Planning Commission Joint Workshop
August/September 2022	Online Public Review of Draft Elements
August 2022	Online Survey will be open through August 15, 2022
September 2022	City Council Workshop on Draft Housing Element
October – December 2022	HCD Review of Draft Housing Element



# Housing Sites Inventory



Draft RHNA and Pending Projects South, 07-06

0 0.1 0.2 Miles

