



## MEMORANDUM

Date: March 17, 2025

To: Mayor and Members of the City Council  
Chair and Members of the Planning Commission

From: Jordan Davis, Director of Community and Economic Development  
John Funderburg, Assistant Director of Community and Economic Development

Re: **Joint City Council/Planning Commission Workshop: Development Title Update (2040 General Plan Implementation)**

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### Background:

On May 6, 2024, the City Council adopted, *Envision Pittsburg*, the City's 2040 General Plan, as well as certified the Final Environmental Impact Report (FEIR) for the project. Following adoption of the General Plan, and to implement many of the goals contained therein, the City must update its Development Title (commonly referred to as the "Zoning Ordinance"), which comprises Title 18 of the Pittsburg Municipal Code (PMC).

Most notably, the Development Title is the main regulation tool used to implement General Plan goals and policies related to land use and economic development. The City has retained Placeworks Inc. to assist staff with drafting the updated Development Title. This will involve a variety of land use and text amendments that will help to streamline business development opportunities, ensure compliance with state law, and clarify or correct regulations that have been ambiguous or misinterpreted in the past.

### Outreach:

The Development Title Update process allows for stakeholders, residents, business owners, and other stakeholders to engage with City staff and provide recommendations and feedback on the existing code and proposed updates. The initial outreach effort is kicked-off by the Joint City Council-Planning Commission Workshop on March 17, 2025, and will be followed by a variety of outreach efforts over the next several months:

- A webpage has been established to allow interested parties to stay updated and provide comments.
- Staff will convene focus groups and technical advisory committees comprised of residents, business owners, land developers, and real estate professionals.
- Social media posts.
- Several Technical Advisory meetings and community engagement efforts have been scheduled.

### Next Steps:

The City's goal is to achieve a user-friendly code that would help implement the 2040 General

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Plan and the City's Economic Development Strategic Plan.

On March 26<sup>th</sup> staff will hold five (5) focus groups meetings with major stakeholders and interested parties to discuss the Zoning Ordinance updates and receive comments, feedback, and suggestions. Six community meetings are scheduled for various locations throughout the City, including at the Marina Community Center, Pittsburg High School, the Pittsburg Public Library, the Pittsburg Senior Center, Los Medanos Community College, and Delta View Elementary School.

Staff will provide updates to the Community and Economic Development Subcommittee as well as the City Council and Planning Commission on a regular basis. The timeline for completion of the updates to the Development Title is early 2026.

**Discussion Topics for Joint Workshop:**

For this initial workshop, staff respectfully requests the City Council and Planning Commission review the following questions, and attend with ideas to share and discuss:

- What is the vision for the Old Town area of the City, and how can we streamline approvals to make opening a business more efficient?
- What type(s) of housing products do you feel are missing from the City's portfolio?
- What types of uses are coming before the Planning Commission and/or City Council that seem unnecessary (e.g., contractor yards in heavy industrial zones) and can these be delegated?
- What types of uses would you like to see in and around the Marina?
- How can the City maintain public safety and create more vibrancy in commercial areas?
- What underutilized areas of the City are prime for job growth?