

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

Section 1. Consolidation Order

The City Council hereby orders the following elections to be consolidated and held on November 8, 2005 in the City of Pittsburg: the Special Measure Election for the Act, the Special Statewide Election, and the two Special Election Measures submitted to the voters via City Council Resolution No. 05-10334.

Section 2. Description of the Question To Be Placed on the Ballot For the Act

Pursuant to Cal. Election Code Sections 10403, 13119, and 13247, the exact form of the question that will appear on the official ballot is as follows:

Shall the voters of the City of Pittsburg approve a proposal to amend the City General Plan and Zoning Map by: (1) establishing a voter-approved urban limit line, which could only be changed by a vote of the people; (2) rezoning certain lands outside the City limits; (3) adding a new General Plan goal; and (4) modifying other General Plan text and diagrams, as further described in the proposal?

Yes _____ No _____

State law limits the question to 75 words, and the foregoing question consists of 69 words.

Section 3. Impartial Analysis by City Attorney

The City Council directs the City Clerk to transmit a copy of the Act to the City Attorney, who shall prepare an impartial analysis of the initiative measure showing how the measure would operate and the effect it would have on existing law, pursuant to the requirements of Cal. Elections Code Section 9280. The impartial analysis shall be filed by August 15, 2005.

Section 4. Establishment of Deadline for Argument Submission; Designation of Preferences if Multiple Submissions

Pursuant to Elections Code Section 9286, the Elections Official has established August 15, 2005, as the deadline for the submissions of arguments both in favor of, and against, the initiative measure. If more than one argument for, or more than one argument against, the ballot measure is submitted, the priorities set forth in Elections Code Section 9287 shall control.

Section 5. Rebuttal Arguments

The City Council authorizes rebuttal arguments pursuant to Cal. Elections Code 9285. Rebuttal arguments, if any, shall be filed with the City Clerk during the period of August 16 through August 22, 2005.

Section 6. Certification

The City Clerk shall certify the adoption of this Resolution.

Section 7. Effective Date

This Resolution shall take effect immediately upon its adoption.

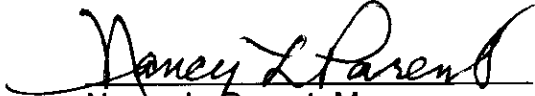
The foregoing resolution was duly adopted by the City Council of the City of Pittsburg at a duly convened meeting thereof, held on the 1st day of August, 2005, by the following vote:

AYES: Council Members Casey, Glynn, Johnson and Mayor Parent

NOES: None

ABSTAINED: None

ABSENT: Council Member Kee


Nancy L. Parent, Mayor

ATTEST:


Lillian J. Pride, City Clerk



**OFFICE OF THE CITY MANAGER
Administrative Offices
65 Civic Avenue
Pittsburg, California 94565**

DATE: August 1, 2005
TO: Mayor and Council Members
FROM: Ruthann G. Ziegler, City Attorney
**SUBJECT: SUBMISSION OF URBAN LIMIT LINE INITIATIVE MEASURE TO VOTERS
AT A CONSOLIDATED ELECTION**

EXECUTIVE SUMMARY:

The project proponent for the "City of Pittsburg Voter Approved Urban Limit Line and Rezoning Act" (the "Act") has obtained sufficient petition signatures to qualify the measure for a Special Election, as verified by Contra Costa County.

To consolidate a Special Election with the planned Special Statewide Election on November 8, 2005, the City must file a resolution requesting the consolidation with the County Board of Supervisors at least eighty-eight (88) days prior to the date of the election, pursuant to Cal. Elections Code Section 10400, *et seq.*

The attached resolution requests such a consolidation, and also establishes the official wording for the Act that will be placed on the ballot.

FISCAL IMPACT:

There are no fiscal impacts because the measure's proponents have agreed to pay for the cost of the election.

RECOMMENDATION:

Staff recommends that the Council adopt the attached Resolution, which would consolidate the special election for the Act with the special statewide election on November 8, 2005. It would also establish the final wording for the ballot measure as it relates to the Act, and direct the City Attorney to prepare an impartial analysis of the initiative measure.

BACKGROUND:

The project proponent submitted the "Notice of Intent to Circulate a Petition" for the proposed "City of Pittsburg Voter Approved Urban Limit Line and Prezoning Act" to the City Clerk's Office on June 2, 2005.

STAFF ANALYSIS

As required by law, the City Attorney subsequently prepared a title and summary describing the chief purposes and points of the initiative measure. The title and summary are reprinted in full below:

A Proposal to Create a City of Pittsburg Voter-Approved Urban Limit Line and To Prezone Certain Lands Within That Urban Limit Line

This Proposal would, if adopted, establish an Urban Limit Line for the City of Pittsburg, and prezone certain lands within that Urban Limit Line which are not already within the City's boundaries. The measure would do this by amending both the City of Pittsburg General Plan and the City's Zoning Map, which is part of the City's Zoning Ordinance.

This Proposal would, by amending the City's General Plan: (1) create a City voter-approved urban limit line around the entire City; (2) revise multiple diagrams in the General Plan to reflect the voter-approved urban limit line; and (3) add text about the urban limit line to Chapter 1.2, "Purpose and Requirements of a General Plan," and Chapter 3.1, "Growth and Expansion."

The proposed text amendments to the General Plan state, among other things, that it is the Proposal's intent to comply with Measure J. Measure J, approved by County voters in November 2004, is the Contra Costa Transportation Sales Tax Expenditure Plan which requires that a city in Contra Costa County, as a prerequisite to receiving transportation sales tax revenue, complies either with a new countywide, mutually agreed upon voter-approved urban limit line, or that city's voter-approved urban limit line.

The Proposal would add to the City's General Plan Goal 3-G-2, concerning Growth and Expansion. The new goal states:

Realize the opportunities afforded by establishment of the Voter Approved Urban Limit Line to allow the City to grow in such a way as to diversify and expand the employment base, develop a range of housing opportunities, increase the depth of municipal fiscal resources, enhance the quality of urban life of all Pittsburg residents and prohibit urban development beyond the Voter Approved Urban Limit Line.

The Proposal would amend the City's existing Zoning Map to prezone specific areas outside the City limits, but within the voter-approved urban limit line. "Prezoning" is a method to establish zoning for unincorporated territory the City

desires to annex. The zoning does not take effect until the annexation occurs. Five of the City's planning areas would be affected by the rezoning: Southwest Hills, Northwest River, Buchanan, Black Diamond and Woodlands. The Proposal would prezone certain portions of each area as "Hillside Planned District" or "Open Space District." The City's existing Zoning Ordinance, Chapters 18.56 and 18.58, establish the regulations and development standards for these zoning designations.

The Proposal does not affect existing General Plan land use designations.

The voter-approved urban limit line could only be changed by a vote of the people at a future City general or special election. The Zoning Map amendments that prezone certain lands could be changed by a vote of the people at a City general or special election, or by a majority vote of the City Council.

State law requires that the final wording of the measure on the voter ballot be limited to 75 words, which is much shorter than the ballot title and summary presented above. Therefore, the City Attorney recommends that the City Council consider submitting the initiative measure to the voters in the following condensed form, consistent with the requirements of state law:

Shall the voters of the City of Pittsburg approve a proposal to amend the City General Plan and Zoning Map by: (1) establishing a voter-approved urban limit line, which could only be changed by a vote of the people; (2) rezoning certain lands outside the City limits; (3) adding a new General Plan goal; and (4) modifying other General Plan text and diagrams, as further described in the proposal?

Yes ____ No ____


Ruthann G. Ziegler, City Attorney

Attachments: Resolution
Initiative Measure

CLERK'S CERTIFICATE TO INITIATIVE PETITION

I, Stephen L. Weir, County Clerk of the County of Contra Costa, State of California, hereby certify:

That the **City of Pittsburg Voter Approved Urban Limit Line Initiative Petition** has been filed with this office on **July 5, 2005**

That said petition consists of: **109** sections;

That each section contains signatures purporting to be the signatures of qualified electors of this county;

That attached to this petition at the time it was filed was an affidavit purporting to be the affidavit of the person who solicited the signatures, and containing the dates between which the purported qualified electors signed this petition;

That the affiant stated his or her own qualification, that he or she had solicited the signatures upon that section, that all of the signatures were made in his or her presence, and that to the best of his or her knowledge and the belief, each signature to that section was the genuine signature of the person whose name it purports to be;

That after the proponent filed this petition, I verified the required number of signatures by examining the records of registration in this county, current and in effect at the respective purportive dates of such signing, to determine what number of qualified electors signed the petition and from that examination, I have determined the following facts regarding this petition;

1. The number of **unverified** signatures filed by the proponent (raw count): **6,549**
2. The number of signatures **verified**: **4,694**
 - a. The number of signatures found **SUFFICIENT**: **3,497**
 - b. The number of signatures found **NOT SUFFICIENT**: **1,197**
 - c. **NOT SUFFICIENT** because of **DUPLICATE**: **88**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this :

20th day of **July 2005**.

Stephen L. Weir, County Clerk

By: 
Deputy

*amended total since raw count



Petition Result Breakdown

Signatures Required	3479		
Raw Count	6549		
Sample Size	6549	<i>Percent of</i>	<i>Percent of</i>
Sigs Checked	4694	<i>Sigs Checked</i>	<i>Sample Size</i>
Sigs Not Checked	1,855		28.3 %
Sigs Valid	3497	74.5 %	53.4 %
Sigs Invalid	1,197	25.5 %	18.3 %
Duplicated	88	2.0 %	1.3 %
Non-duplicate Invalids	1,109	24.0 %	16.9 %

RES ID	RESULT DESCRIPTION		
Approved	Approved	3497	74.5 %
NotReg	Not Registered	866	18.4 %
OutOfDist	Out of District	166	3.5 %
Duplicate	Signed more than once	88	1.9 %
Withdrawn	Withdrawn	1	0.0 %
RegLate	Registered Late	51	1.1 %
RegDiffAdd	Registered at a Different Address	1	0.0 %
CantIdentfy	Cannot Identify	5	0.1 %
NoResAdd	No Residence Address Given	3	0.1 %
NoSig	No Signature	1	0.0 %
PrintedSig	Printed Signature	1	0.0 %
SigNoMatch	Signatures Don't Match	13	0.3 %

**A Proposal to
Create a City of Pittsburg Voter-Approved Urban Limit Line and
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The Proposal does not affect existing General Plan land use designations.

The voter-approved urban limit line could only be changed by a vote of the people at a future City general or special election. The Zoning Map amendments that prezone certain lands could be changed by a vote of the people at a City general or special election, or by a majority vote of the City Council.

**CITY OF PITTSBURG VOTER APPROVED URBAN LIMIT
LINE AND PREZONING ACT**

SECTION 1. Title.

This Act shall be known and may be cited as the “City of Pittsburg Voter Approved Urban Limit Line and Prezoning Act.”

SECTION 2. Findings and Purposes.

The people of the City of Pittsburg hereby make the following findings and declare that their purpose in enacting this Act is as follows:

- (a) The City of Pittsburg must plan for its future. Moderate, managed growth will secure economic prosperity and enhance the quality of life in Pittsburg. With a plan to manage development and the City boundaries, Pittsburg can achieve a diverse and high-quality employment base close to home, create traffic solutions, improve its public schools, and ensure an improved quality of life for all Pittsburg citizens.
- (b) To guide future growth and development in the manner consistent with the City’s General Plan, the people of Pittsburg must establish the Voter Approved Urban Limit Line.
- (c) Establishment of a City of Pittsburg Voter Approved Urban Limit Line complies with the purposes of Measure J (Contra Costa’s Transportation Sales Tax Expenditure Plan) to:
 - (1) Ensure the preservation and protection of identified non-urban land, including agricultural, open space, parkland, and other areas, by establishing a line beyond which urban development is prohibited;
 - (2) Link land use decisions with the transportation investments in Measure J by channeling future growth to locations more suitable for urban development; and
 - (3) Ensure that land use policies within the Voter Approved Urban Limit Line effectively promote appropriate development that accommodates the area’s projected housing and job needs for the future.
- (d) Approval of this Act will qualify the City of Pittsburg to receive the millions of dollars’ worth of Measure J “Return to Source” funds to which it is entitled for local street and road improvements. Unless we establish a Voter Approved Urban Limit Line, these funds will be withheld by the Contra Costa Transportation Authority.

- (e) The rezoning of certain lands designated by this Act is a necessary first step so that the City of Pittsburg may proceed to annex these lands.
- (f) The new urban areas within the Voter Approved Urban limit line would be rezoned as Hillside Planned District (HPD) and Open Space District (OS).
- (g) Establishment of the Voter Approved Urban Limit Line will allow the City to achieve a goal first identified in the 1980 General Plan: the construction of the Buchanan Road Bypass, relieving the severe congestion on existing Buchanan Road and providing another east-west connector between Kirker Pass Road and Somersville Road to relieve current neighborhood congestion.
- (h) The Voter Approved Urban Limit Line and rezoning established by this Act are consistent with the goals and policies of the existing Pittsburg General Plan and zoning ordinances.
- (i) The Voter Approved Urban Limit Line may only be changed by a subsequent vote of the voters of the City of Pittsburg at a city election.
- (j) Establishment of the Voter Approved Urban Limit Line and the rezoning of certain lands will finally give residents of the City of Pittsburg control over their future. The residents of Pittsburg know what is best for their city, and the residents of other Contra Costa County cities and unincorporated areas should have no control over the future of our City.

SECTION 3. City of Pittsburg General Plan Amendments.

The City of Pittsburg General Plan is amended as follows:

- (a) The Cover is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 1, attached hereto and incorporated herein by reference.
- (b) The paragraph entitled *Growth Management (Chapter 3)* at page 1-7 of the Introduction and Overview section of the General Plan is hereby amended as follows:

Growth Management (Chapter 3)

This element addresses growth and expansion, traffic standards, and public facility standards, pursuant to the Contra Costa County Transportation Improvement and Growth Management Program (Measure C) passed by county voters in 1988. The element also addresses the Voter Approved Urban Limit Line passed by the voters of the City of Pittsburg.

- (c) Figure 1-2 (Planning Boundaries and Physical Relief) at page 1-11 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 2, attached hereto and incorporated herein by reference.
- (d) Figure 2-2 (General Plan Diagram) at page 2-12 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 3, attached hereto and incorporated herein by reference.
- (e) Figure 2-3 (Planning Boundaries) at page 2-26 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 4, attached hereto and incorporated herein by reference.
- (f) Part 3.1 (Growth and Expansion), subsection "Growth and Annexation," beginning at page 3-2 is hereby amended as follows:

GROWTH AND ANNEXATION

The Planning Area boundaries of this General Plan largely coincide with those of the City's last General Plan, which was prepared in 1988, and are described in Chapter 1: Introduction. Since the 1988 General Plan was adopted, Pittsburg has witnessed six major expansions of its City boundaries, totaling approximately 2,780 acres:

- Northeast River subarea. In 1990, 1,170 acres were annexed for industrial development;
- West Central subarea. In 1991, 190 acres were annexed for construction of a mobile home park;
- Buchanan subarea. In 1997, 160 acres of Highlands Ranch were annexed for industrial development; and
- Southwest Hills subarea. In 1990, 1,030 acres were annexed for the San Marco project. In 1992, 130 acres were annexed along the western municipal boundary. Then in 1996, 100 acres were annexed south of Oak Hills.

Full implementation of the land uses proposed in this General Plan will require additional annexations in the Woodlands, Buchanan, Southwest Hills, and Northwest River subareas. Policies also consider potential annexation of developable lands outside of the current SOI along the eastern and western edges of the City.

As part of the 1996 Contra Costa County General Plan, the County delineated an Urban Limit Line (ULL) to identify areas appropriate for urban expansion and preserve open space in the southern hills. Recently, in 2000, the County amended its ULL, removing several hundred acres of the southern hills from planned urban

growth areas. This General Plan seeks to define appropriate limits for urban growth based on land use considerations and environmental and topographic constraints.

The voters approved the City of Pittsburg Voter Approved Urban Limit Line and Rezoning Act. This Act amended this General Plan to establish a Voter Approved Urban Limit Line that could not be changed without a vote of the voters. The Act also rezoned certain specified lands as a necessary first step in the process of annexing those lands to the City and provided that the rezoning could be changed by a vote of the voters or by a majority vote of the City Council.

The findings and purpose section of the City of Pittsburg Voter Approved Urban Limit Line and Rezoning Act specifically stated its intent to comply with the purposes of Measure J (Contra Costa's Transportation Sales Tax Expenditure Plan) as follows:

- a. Ensure the preservation and protection of identified non-urban land, including agricultural, open space, parkland, and other areas, by establishing a line beyond which urban development is prohibited;
- b. Link land use decisions with the transportation investments in Measure J by channeling future growth to locations more suitable for urban development; and
- c. Ensure that land use policies within the Voter Approved Urban Limit Line effectively promote appropriate development that accommodates the area's projected housing and job needs for the future.

GOALS: GROWTH AND EXPANSION

3-G-1 Manage the City's growth to balance development of housing options and job opportunities, protection of open space and habitat areas, construction of transportation improvements, and preservation of high quality public facilities.

3-G-2 Realize the opportunities afforded by establishment of the Voter Approved Urban Limit Line to allow the City to grow in such a way as to diversify and expand the employment base, develop a range of housing opportunities, increase the depth of municipal fiscal resources, enhance the quality of urban life for all Pittsburg residents and prohibit urban development beyond the Voter Approved Urban Limit Line.

- (g) Figure 13-1 (Areas in Need of Repair or Replacement) at page 13-33 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 5, attached hereto and incorporated herein by reference.

- (h) Figure 13-2 (Housing Opportunity Sites 2004-2006) at page 13-63 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 6, attached hereto and incorporated herein by reference.
- (i) Figure 13-3 (Los Medanos Community Development Project) at page 13-119 is hereby amended to show the establishment of a Voter Approved Urban Limit Line as shown on Exhibit 7, attached hereto and incorporated herein by reference.

SECTION 4. City of Pittsburg Zoning Map Prezoning Amendments.

The Zoning Map of the Zoning Ordinance of the City of Pittsburg, Title 18 of the Municipal Code, Section 18.04.020.C (Ordinance No. 90-979) is amended to prezone lands by applying Chapter 18.56 (Hillside Planned District) and Chapter 18.58 (Open Space District) to certain lands as shown in Exhibit 8 (Prezoning Northwest River), Exhibit 9 (Prezoning Southwest Hills), Exhibit 10 (Prezoning Woodlands) and Exhibit 11 (Prezoning Buchanan), attached hereto and incorporated herein by reference.

SECTION 5. Finding of Consistency.

The Voter Approved Urban Limit Line established by this Act is consistent with the Pittsburg General Plan. The prezoning established by this Act is consistent with the Pittsburg General Plan and Zoning Ordinance.

SECTION 6. Implementation.

Upon the effective date of this Act, the Act shall be deemed inserted in the City of Pittsburg General Plan and the City of Pittsburg Zoning Map as amendments thereof, except that if the four amendments of the mandatory elements of the City of Pittsburg General Plan permitted by state law for any given calendar year have already been utilized prior to the effective date of this Act, the portions of this Act pertaining to the City of Pittsburg General Plan shall be deemed inserted in the City of Pittsburg General Plan on the sixtieth day following the date of certification of the vote approving this Act by the City Clerk.

SECTION 7. Amendments.

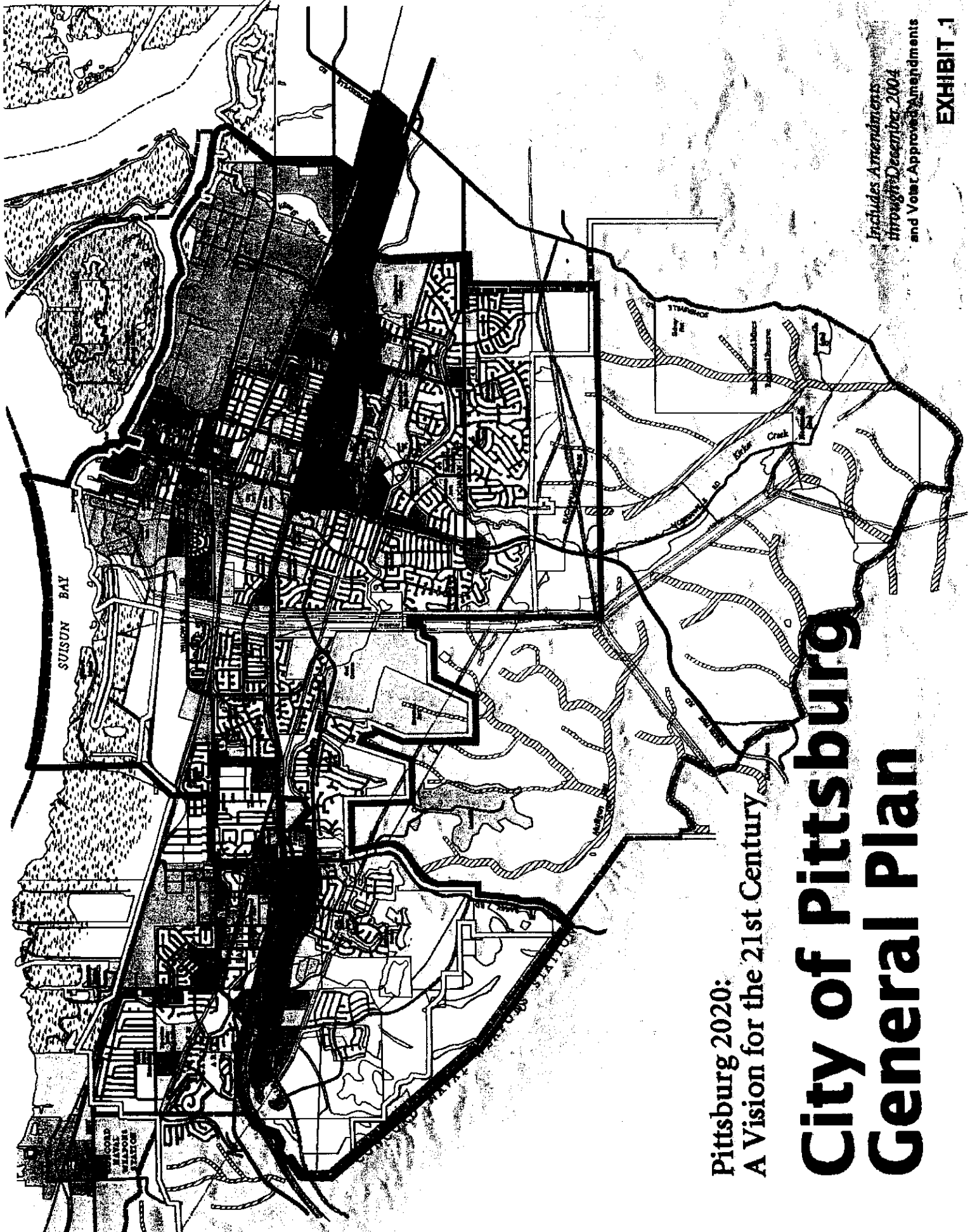
The Voter Approved Urban Limit Line established by this Act may only be changed by a subsequent vote of the voters at a city election. The Prezoning Map amendments contained in Section 4 of this Act may be changed by a subsequent vote of the voters at a city election or by a majority vote of the City Council.

SECTION 8. Effective Date.

The provisions of this Act shall become effective upon the approval of the voters of the City of Pittsburg pursuant to California Elections Code section 9217.

SECTION 9. Severability.

If any provisions of this Act or the application thereof to any person or circumstances is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Act, and to this end the provisions of this Act are severable.



Pittsburg 2020:
A Vision for the 21st Century

City of Pittsburg General Plan

*Includes Amendments
through December 2004
and Volat. Approved Amendments*

EXHIBIT 1

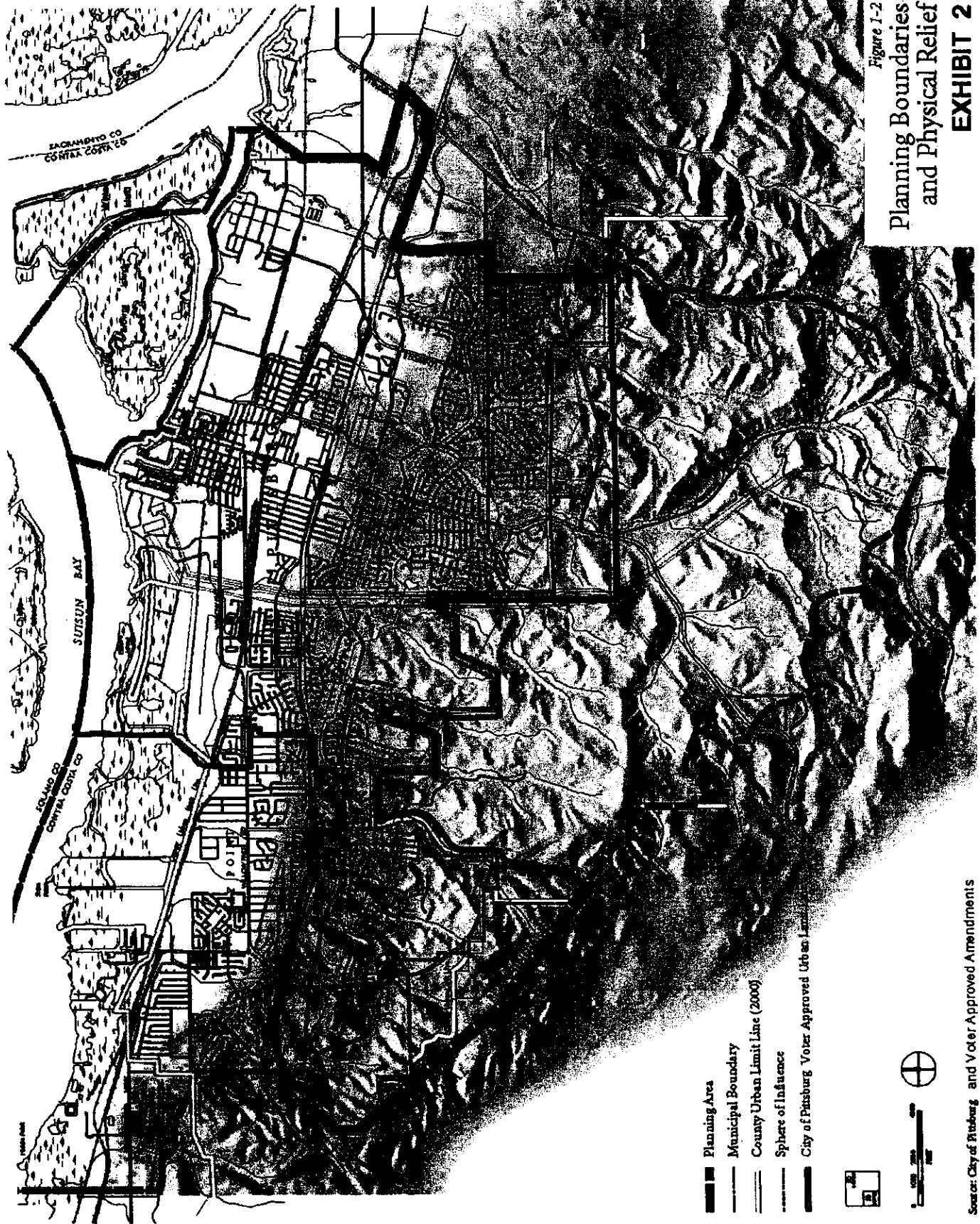
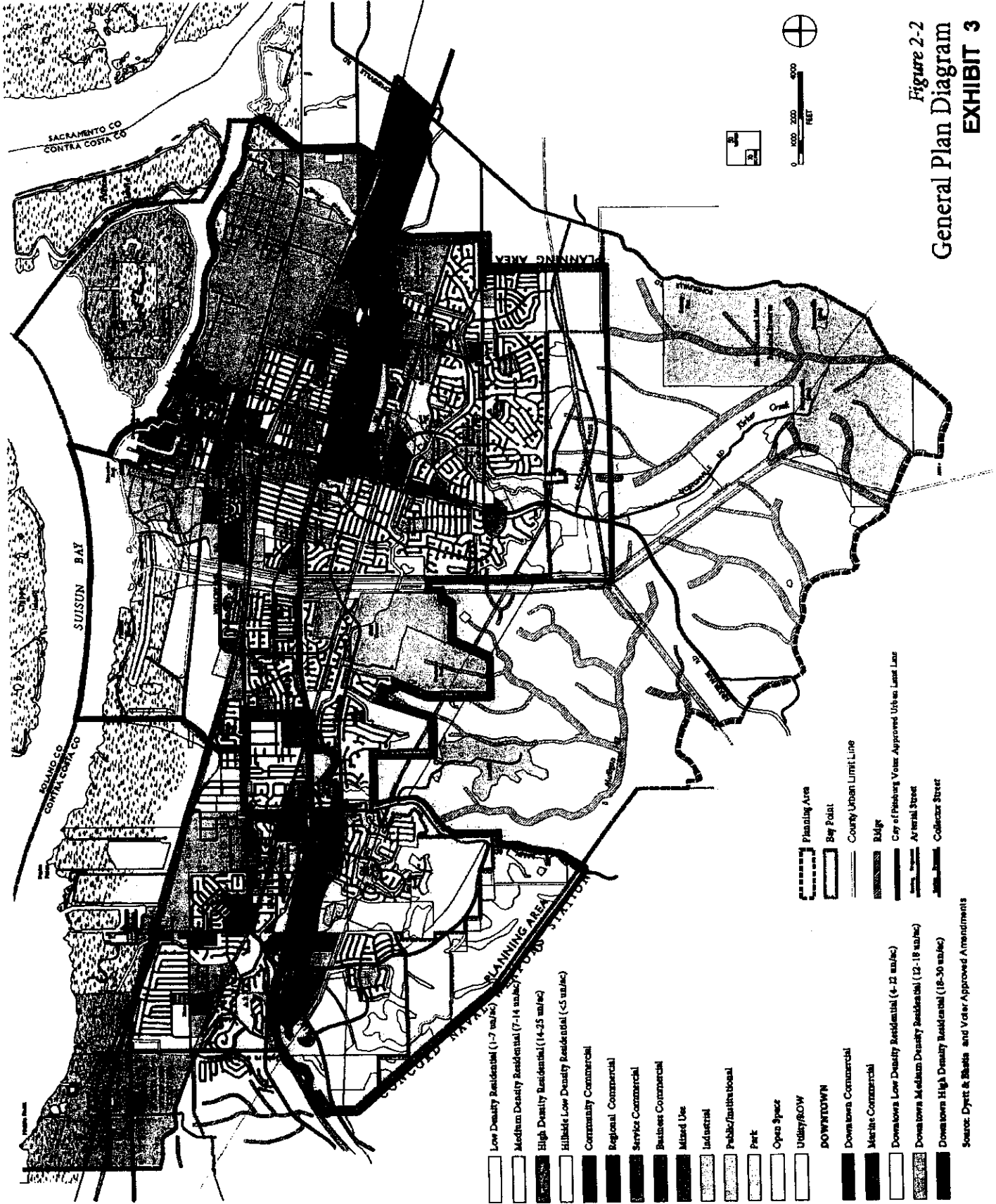


Figure 1-2

Planning Boundaries and Physical Relief

EXHIBIT 2

Source: City of Pittsburg and Voter Approved Amendments

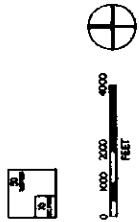


- Low Density Residential (1-7 u/a/c)
- Medium Density Residential (7-14 u/a/c)
- High Density Residential (14-25 u/a/c)
- Hillside Low Density Residential (<5 u/a/c)
- Community Commercial
- Regional Commercial
- Service Commercial
- Business Commercial
- Mixed Use
- Industrial
- Public/Institutional
- Park
- Open Space
- Utility/ROW
- DOWNTOWN**
- Downtown Commercial
- Metropolitan
- Downtown Low Density Residential (4-12 u/a/c)
- Downtown Medium Density Residential (12-18 u/a/c)
- Downtown High Density Residential (18-30 u/a/c)

- Planning Area
- Bay Point
- County Urban Limit Line
- RAJG
- City of Pittsburg Voter Approved Urban Limit Line
- Arterial Street
- Collector Street

Source: Dyett & Shuts and Voter Approved Amendments

Figure 2-2
General Plan Diagram
EXHIBIT 3



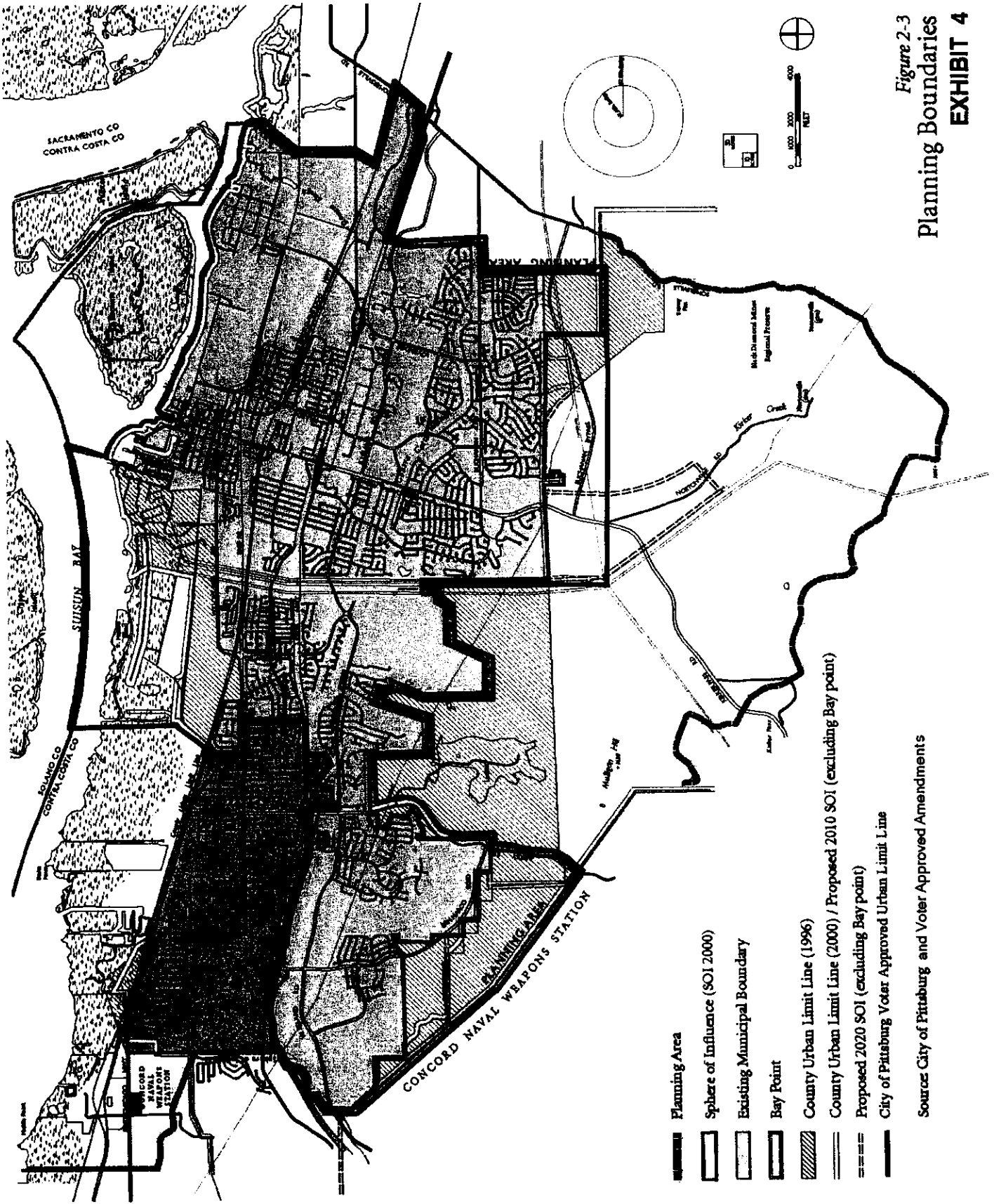


Figure 2-3
 Planning Boundaries
 EXHIBIT 4

- Planning Area
- Sphere of Influence (SOI 2000)
- Existing Municipal Boundary
- Bay Point
- ▨ County Urban Limit Line (1996)
- ▨ County Urban Limit Line (2000) / Proposed 2010 SOI (excluding Bay point)
- ▨ Proposed 2020 SOI (excluding Bay point)
- ▨ City of Pittsburg Voter Approved Urban Limit Line

Source: City of Pittsburg and Voter Approved Amendments

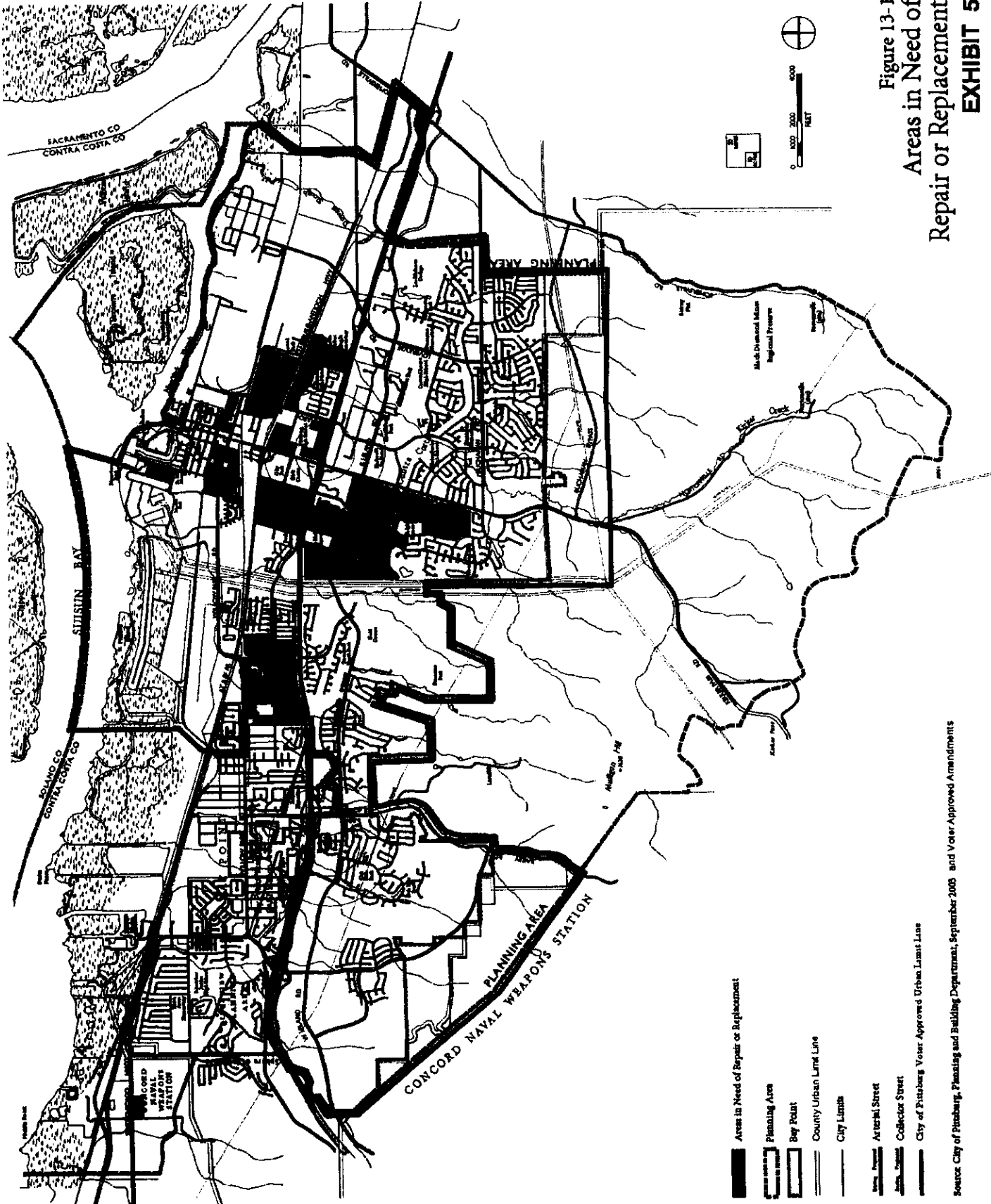


Figure 13-1
 Areas in Need of
 Repair or Replacement
EXHIBIT 5

- Areas in Need of Repair or Replacement
- ▭ Planning Area
- ▭ Bay Point
- ▭ County Urban Limit Line
- ▭ City Limits
- ▭ Arterial Street
- ▭ Collector Street
- ▭ City of Pittsburg Voter Approved Urban Limit Line

Source: City of Pittsburg, Planning and Building Department, September 2008 and Voter Approved Amendments

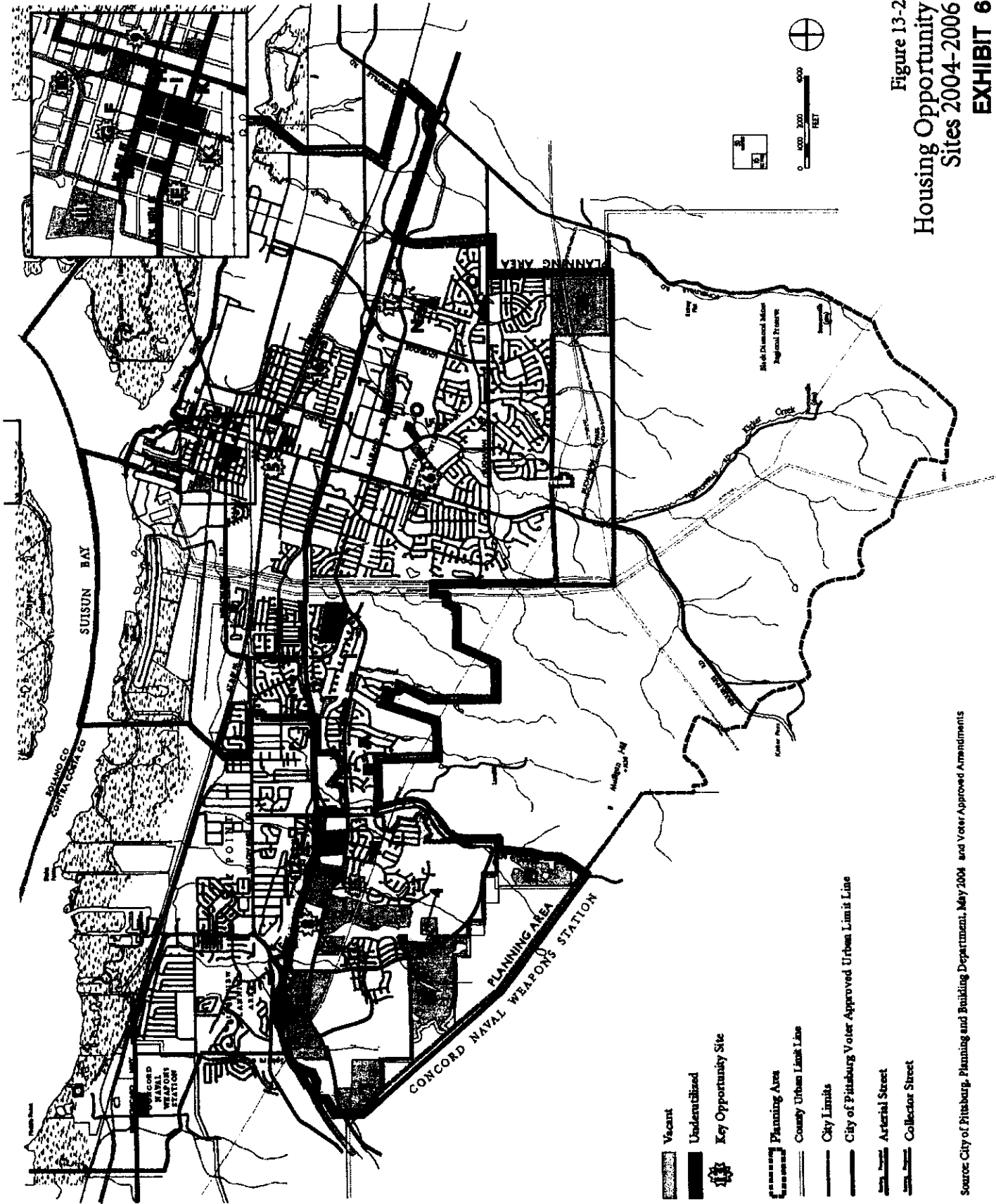


Figure 13-2
 Housing Opportunity
 Sites 2004-2006
EXHIBIT 6

Source: City of Pittsburgh, Planning and Building Department, May 2004 and Voter Approved Amendments

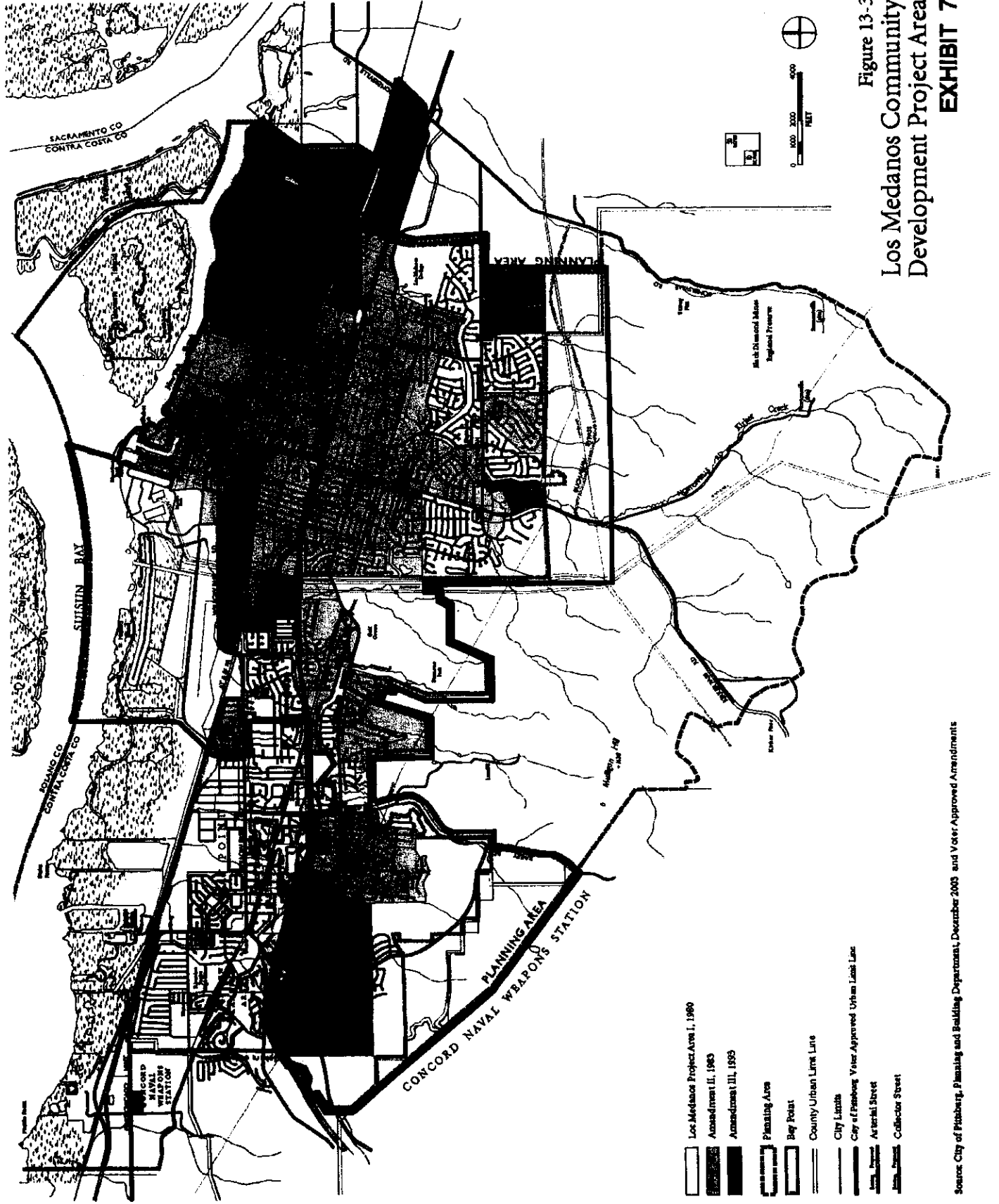


Figure 13-3
 Los Medanos Community
 Development Project Area
EXHIBIT 7

Source: City of Pittsburg, Planning and Building Department, December 2003, and Voter Approved Amendments

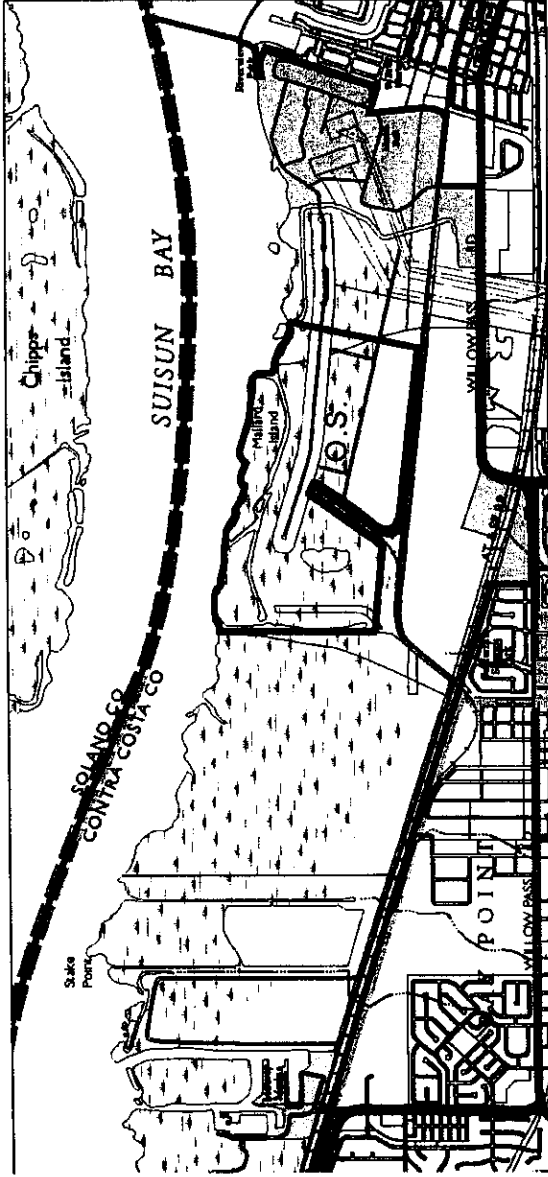
LEGEND

O.S. Open Space District, Ref. Chapter 18.53 of Pittsburg Zoning Ordinance.

— Rezoning Boundary

Includes all of Assessor Parcel Numbers 096-100-015, 096-100-017, 096-100-018, and a portion of Assessor Parcel Number 096-100-026.

Amends Zoning Map of the Zoning Ordinance of the City of Pittsburg, Title 18 of the Municipal Code, Section 18.04.020.C; Ord. No. 90-979.



Source: Dyett & Bhasia and Voter Approved Amendments

Rezoning Northwest River

Ref: City of Pittsburg General Plan, Figure 2-4L Northwest River, page 2-70

EXHIBIT 8

LEGEND

- O.S. Open Space District, Ref. Chapter 18.58 of Pittsburgh Zoning Ordinance.
- H.P.D. Hillside Planned District, Ref: Chapter 18.56 of the Pittsburgh Zoning Ordinance.

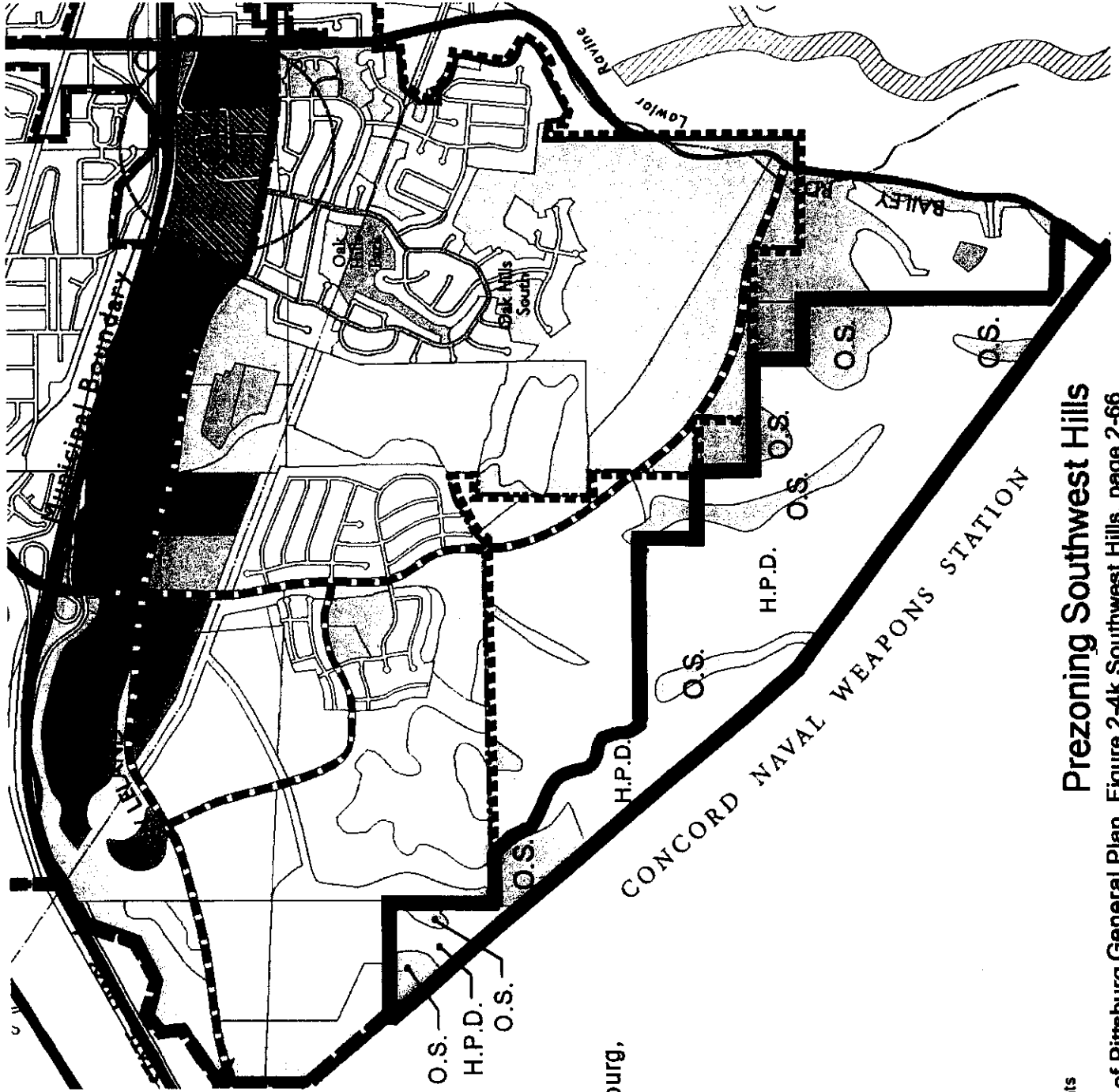
 Prezoning Boundary

Includes all of Assessor Parcel Numbers 097-180-006, 097-200-002, 097-200-003, 097-230-006, 097-240-002 and a portion of Assessor Parcel Number 097-190-002.

Amends Zoning Map of the Zoning Ordinance of the City of Pittsburgh, Title 18 of the Municipal Code, Section 18.04.020.C; Ord. No. 90-979.



Source: Dyett & Blasia and Voter Approved Amendments



Prezoning Southwest Hills

Ref: City of Pittsburgh General Plan, Figure 2-4k Southwest Hills, page 2-66
EXHIBIT 9

LEGEND

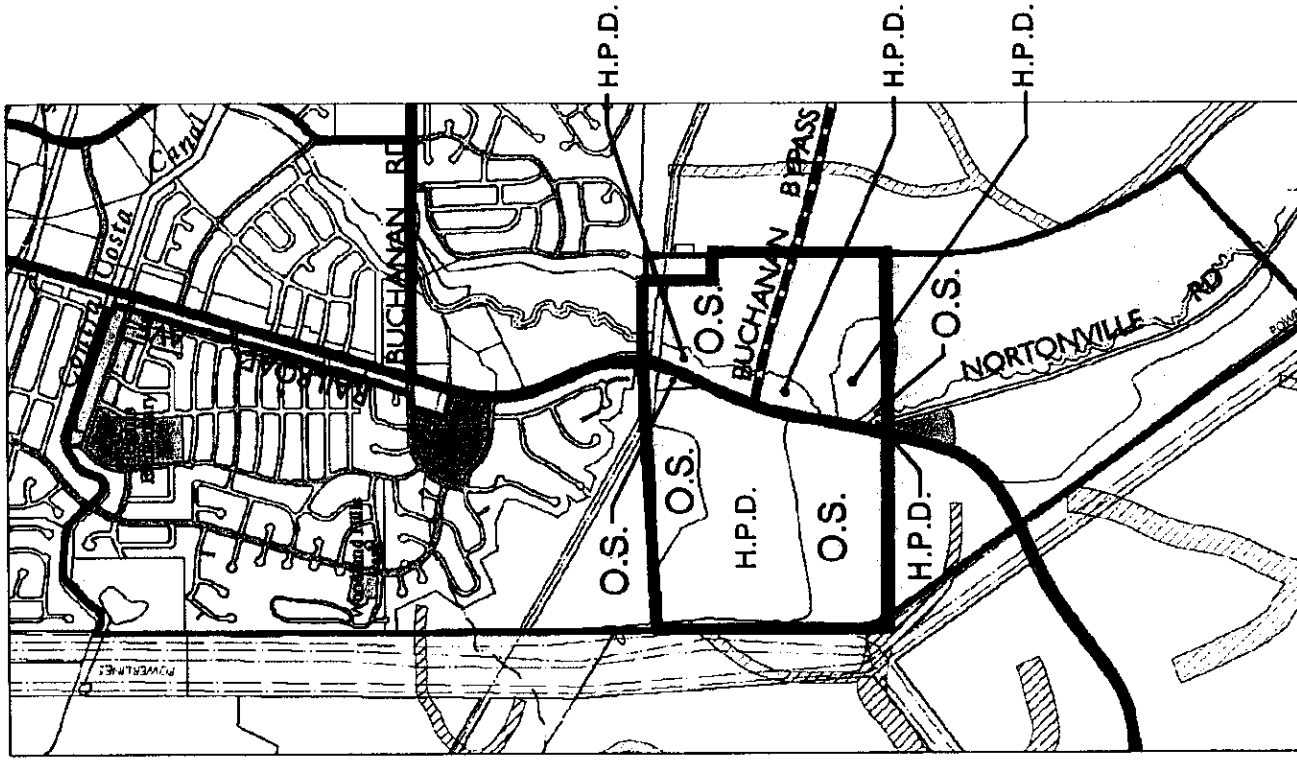
O.S. Open Space District, Ref: Chapter 18.58 of Pittsburgh Zoning Ordinance.

H.P.D. Hillside Planned District, Ref: Chapter 18.56 of the Pittsburgh Zoning Ordinance.

 Prezoning Boundary

Includes all of Assessor Parcel Numbers 089-020-009, 089-020-010, 089-020-011, 089-020-012 and a portion of Assessor Parcel Number 089-050-056.

Amends Zoning Map of the Zoning Ordinance of the City of Pittsburgh, Title 18 of the Municipal Code, Section 18.04.020.C; Ord. No. 90-979.



Sources: Dynet & Bhatia and Voter Approved Amendments

LEGEND

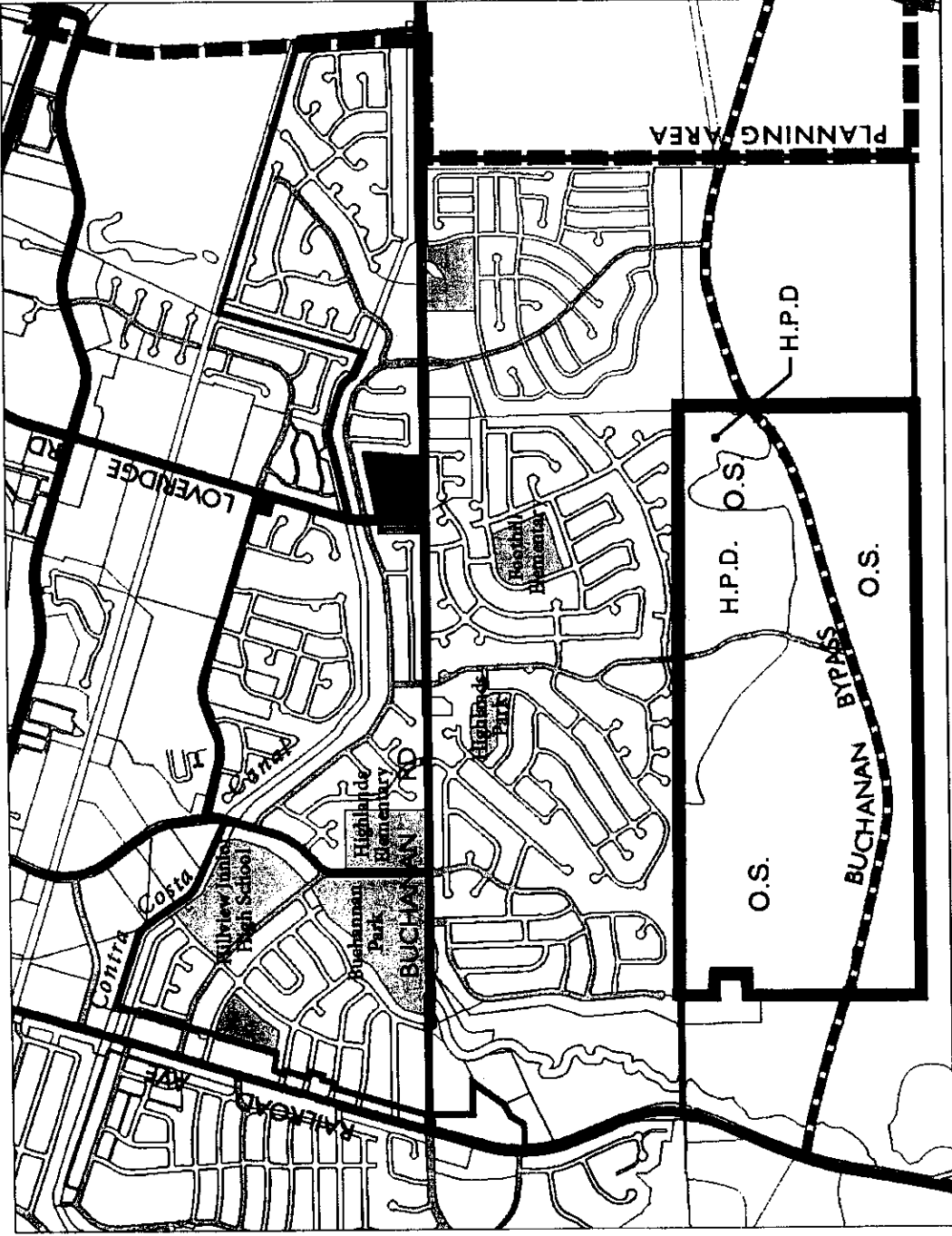
O.S. Open Space District, Ref. Chapter 18.58 of Pittsburg Zoning Ordinance.

H.P.D. Hillside Planned District, Ref. Section 18.56 of the Pittsburg Zoning Ordinance.

▬ Prezoning Boundary

Includes a portion of Assessor Parcel Number 089-050-056.

Amends Zoning Map of the Zoning Ordinance of the City of Pittsburg, Title 18 of the Municipal Code, Section 18.04.020.C; Ord. No. 90-979.



Source: Dyett & Bhatia and Voter Approved Amendments