
AGENDA

COMMUNITY AND ECONOMIC DEVELOPMENT SUBCOMMITTEE

October 16, 2025
5:30 PM

City Hall, First Floor Conference Room, 4B
65 Civic Avenue
Pittsburg, CA 94565

Subcommittee Members

Jelani Killings, Mayor
Dionne Adams, Vice Mayor

Planning Commission Representatives on Land Use

Ivelina Popova, Commissioner
Elissa Robinson, Commissioner

1. Public Comment for Non-Agenda Items

2. Planning (*Mayor Killings, Vice Mayor Adams, Commissioner Popova, Commissioner Robinson*)

- a. **Bay Walk Phase I.** In Spring 2021, Integral Communities (“Developer”) submitted an application for an 1,825-unit residential subdivision in three phases (“Bay Walk”). The Developer has submitted amendments to the Bay Walk scope, including a shift to a residential-only development program, and a proposal for inclusion of a Grand Park. As part of the proposal for the Grand Park there is a request to modify the City’s Urban Limit Line (ULL). *Subcommittee Feedback requested.*
- b. **Ocean Protection Council Senate Bill (SB) 1 Grant.** In March 2024, Contra Costa County submitted a multi-jurisdictional application to the Ocean Protection Council SB 1 Grant Program to support the preparation of the Contra Costa Resilient Shoreline Plan (“Plan”) to ensure the County’s compliance with SB 272. The County has requested Pittsburg participate in informing and engaging the public on this climate adaptation planning effort. *Subcommittee Feedback requested.*

3. Economic Development (*Mayor Killings, Vice Mayor Adams*)

- a. **2025 Business Friendly Checkup Results.** In 2024, the City participated in the Regional Government Services, Inc. (“RGS”) survey to determine how “Business Friendly,” the City has been. The City recently completed and received results in the “check-up” survey. *Subcommittee Feedback requested.*
- b. **Q3 Economic Development Updates.** *Informational item only.*

4. Permit Center (*Mayor Killings, Vice Mayor Adams*)

- a. **Permit Center 2025 Updates.** *Informational item only.*

5. Subcommittee and staff reports or remarks

6. Adjournment

Community and Economic Development Department – Planning Division

MEMORANDUM

Date: October 16, 2025
To: Community and Economic Development Subcommittee Members
From: Kelsey Gunter, Associate Planner
RE: Item No. 2.A: Bay Walk Village Specific Plan

Background

On March 1, 2021, Integral Communities (“Developer”) submitted a Preliminary Plan Review (PPR) application for the Bay Walk Development. The application was presented to the Land Use Subcommittee (LUS) on March 19, 2021. At that time, the Subcommittee provided several key comments and concerns, including a desire for a broader mix of housing types, a preference for lower-density development with larger residential lots (typically 6,000 to 8,000 square feet), the need to address affordable housing and affordability by design, and challenges related to the site’s location within a floodplain.

Following the initial review, the Developer submitted a formal application proposing a phased, mixed-use redevelopment of the former Pittsburg Power Plant site. The original proposal included three villages comprising up to 1,825 residential units, Employment Center Industrial uses, commercial space, and various park and open space amenities.

In October 2025, the Developer submitted major amendments to the project scope. Key changes include the removal of Villages II and III from the Bay Walk Development, a shift to a residential-only development program (approximately 780 units), and a proposal for inclusion of a Grand Park. As part of the proposal for the Grand Park there is a request to modify the City’s Urban Limit Line (ULL). As such, these revisions require a comprehensive reevaluation by City staff for consistency with existing City policies and development goals.

Revised Bay Walk Village Specific Plan Project

Bay Walk previously envisioned a comprehensive mixed-use community across all developable portions of the old NRG project site. The project included multiple villages with a mix of residential units, commercial, industrial, parks, and trails. The current proposal has been significantly revised to focus solely on the western portion of the property, previously referred to as ‘Village 1.’ This scaled-down development shifts away from the original multi-village concept and is focused on establishing a well-planned residential community with enhanced recreational amenities within this smaller footprint.

Bay Walk Village Specific Plan Parks and Trails

Village 1 of the former land plan was initially planned to include 778 residential lots, pedestrian trails, a private recreation center, and a series of pocket parks as on-site recreation amenities. The original design relied in part on parks located within the other villages to meet the overall

parkland requirements. In the revised proposal, the Bay Walk Village Specific Plan project intends to satisfy the parkland obligations within the revised project footprint by expanding the pedestrian trail system and adding two key new park areas:

- Expanded Pedestrian Trails: Approximately 4.0 acres of trails totaling 2.96 miles of improved, 10-foot-wide bike and pedestrian pathways designed to enhance connectivity throughout the Bay Walk Village Specific Plan area.
- Trail Park: A new 2.78-acre park adjacent to and accessible from the Bay Walk Trail. Surrounded by open space and buffered from jurisdictional wetlands that will be permanently protected, the Trail Park is anticipated to include naturalistic improvements to provide areas for rest, exercise, and enjoyment of the natural environment. The use of the Trail Park is intended to primarily accommodate passive recreational uses.
- Grand Park: A proposed 12.25-acre park located outside the City limits, within the City's Sphere of Influence, and just beyond the City of Pittsburg's Urban Limit Line (ULL). This park will preserve and showcase a small wetland feature in the western portion of the site, integrated with trails, seating, and signage. The Grand Park is intended to accommodate both passive and active recreational uses, including potential play structures and exercise equipment. Access will be provided via two Bay Walk Trail connections and by vehicle.

Bay Walk Village Specific Plan – Urban Limit Line (ULL) Amendment:

Most of the Bay Walk Village Specific Plan area lies within the City of Pittsburg's ULL, with the exception of a small portion located within the City's Sphere of Influence (SOI). This area, which includes the proposed location of the "Grand Park", would require annexation if the project advances and receives entitlements. While annexation is not a new element introduced with this revised proposal (the previously proposed Bay Walk project also included annexation of approximately 13 acres in the southwestern corner of the site), the current revision does propose an amendment to the City's ULL. This represents a change from earlier project versions and will require additional policy-level consideration.

The proposed location of the Grand Park outside the current ULL is specific to the project site. The Developer has designed the park to avoid direct impacts to protected habitat areas and jurisdictional wetlands located within the existing project boundary. As a result, the park is proposed in an upland area just beyond the ULL and within the City's (SOI).

Urban Limit Line

In accordance with Policy 3-P-1.1 of the 2040 General Plan, the City is required to "maintain the City's adopted ULL, which is consistent with the ULL adopted by voters through the Measure J Growth Management Program (as amended by CCTA Ordinance 06-04)." Under this policy, any amendment to the ULL must be approved by a vote of the electorate, except for minor adjustments of less than 30 acres, which may be approved by a majority vote of the City Council.

The proposed Grand Park, at approximately 12.25 acres, falls within the threshold and would qualify as a minor adjustment under General Plan Policy 3-P-1.1. Since the adoption of the 2040 General Plan, there have been no approved or proposed amendments to the City's ULL subject to this policy. While Contra Costa County is currently evaluating potential minor ULL adjustments, including areas along the City of Pittsburg's City boundaries, those efforts are unrelated to the City's General Plan policy requirements and would not impact the evaluation of the proposed

Grand Park under this project.

Bay Walk Village Specific Plan – Residential Densities

While the Bay Walk Village Specific Plan continues to evolve, so does the proposed site plan and associated residential densities. Previous iterations of the Bay Walk Village Specific Plan area have included a total of 778 residential units, and a range of residential densities from approximately 6.0 to 13.6 dwelling units per acre (du/ac). Correspondingly, the proposed lot sizes have varied between roughly 2,160 square feet and 4,950 square feet. Moving forward with the Bay Walk Village Specific Plan revisions, the Developer continues to propose approximately 778 residential units, likely with similar lot sizes and density patterns.

The consideration of smaller lot sizes falls within the framework of a Planned Development (Specific Plan) and grants the Developer the flexibility to request modifications to standard zoning regulations, such as allowable densities, minimum lot sizes, and other development standards as set forth in the Pittsburg Municipal Code. As such it provides an opportunity to tailor development regulations specific to the needs and vision for the Bay Walk Village area, balancing density goals with community character and infrastructure capacity. Additionally, it allows for the City to negotiate with the Developer in return for the requested zoning densities within the project area for future infrastructure improvements and community benefits for on-going City initiatives.

Given the variation in lot sizes and potential impacts on neighborhood character, infrastructure, and affordability, staff welcomes the Subcommittee's input on whether the proposed lot size range is appropriate and aligned with existing City policies and development goals, or if adjustments should be considered in the ongoing Specific Plan development process.

Request for Feedback

Staff is seeking feedback from the Subcommittee on this proposed approach for a request to the ULL adjustment as provided for within the 2040 General Plan. Staff is also requesting feedback from the Subcommittee regarding the Trail Park and Grand Park location and the overall revised approach Bay Walk Village Specific Plan density developments. Input on the above discussion items will help guide ongoing project refinement and the environmental review for the Bay Walk Village Specific Plan.

Attachments:

1. Preliminary Bay Walk Village Specific Plan Land Plan

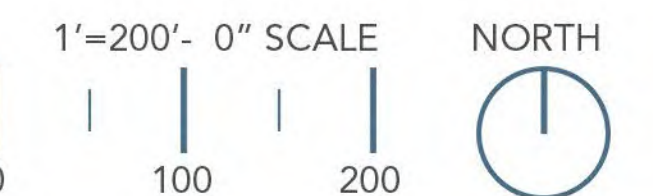


BAY WALK
 PITTSBURG | CA
 INTEGRAL COMMUNITIES | 20-054
 DATE 10|07|25

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 Architect
 Inc
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Former Development Plan (Pre-Oct. 2025)



DEVELOPMENT PLAN | VILLAGE I, II, & III





PROPERTY BOUNDARY

PROPERTY BOUNDARY

PROPERTY BOUNDARY

EXISTING CITY LIMIT

PA 1L
36' x 60' LOTS

PA 1M
42' x 70' LOTS

PA 1K
55' x 90' LOTS

PA 1J
46' x 80' LOTS

PA 1I
46' x 80' LOTS

PA 1H
42' x 70' LOTS

PA 1G
42' x 60' LOTS

PA 1F
KTGY 36' x 55'

PA 1E
KTGY 36' x 55'

PA 1C
42' x 60' LOTS

PA 1A.1
42' x 60' LOTS

PA 1A
KTGY 36' x 60'

PA 1B
42' x 60' LOTS

Former Development Plan (Pre-Oct. 2025)



DEVELOPMENT PLAN | VILLAGE I

BAY WALK

PITTSBURG | CA
INTEGRAL COMMUNITIES | 20-054
DATE 10|07|25

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 INTEGRAL COMMUNITIES | 20-054
 DATE 10 | 07 | 25

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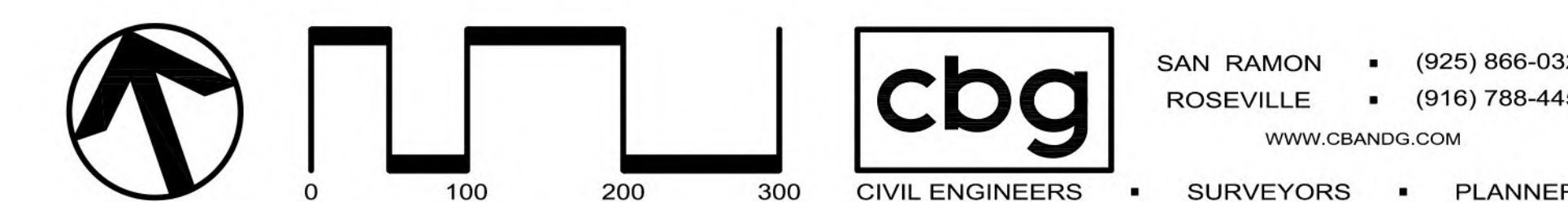
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VILLAGE I EXISTING SITE PLAN



Former Development Plan (Pre-Oct. 2025)

PRELIMINARY
SITE PLAN

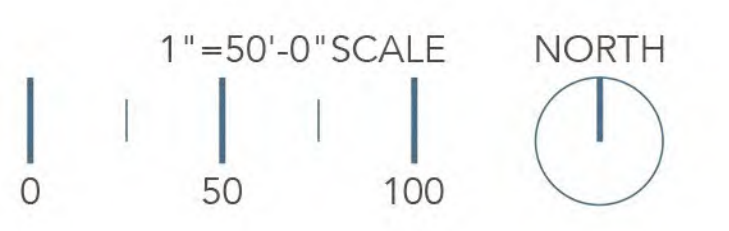
CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA
 SCALE: 1"=100' DATE: JUNE 17, 2022





BAYWALK
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INTEGRAL COMMUNITIES | 20-054
DATE 10 | 02 | 25



PA1M PROPOSED | SP2





TYPICAL TRAIL IMAGERY



BAYWALK
 PITTSBURG | CALIFORNIA
 INTEGRAL COMMUNITIES | 23-118
 DATE 10|09|25





MAIN PROJECT ENTRANCE

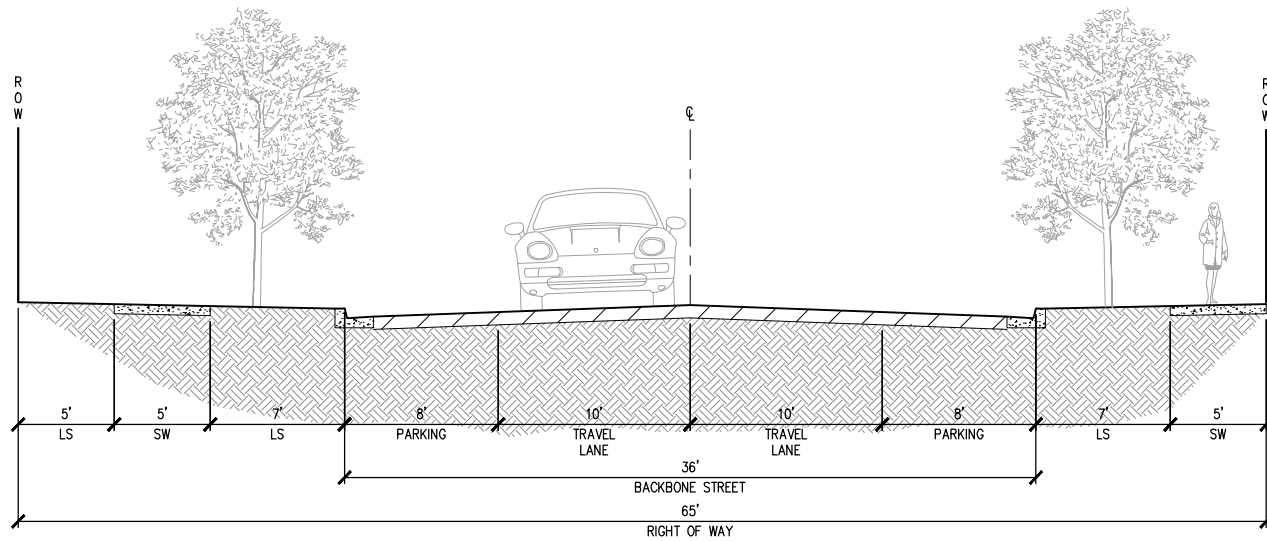


POTENTIAL FITNESS POCKET PARK

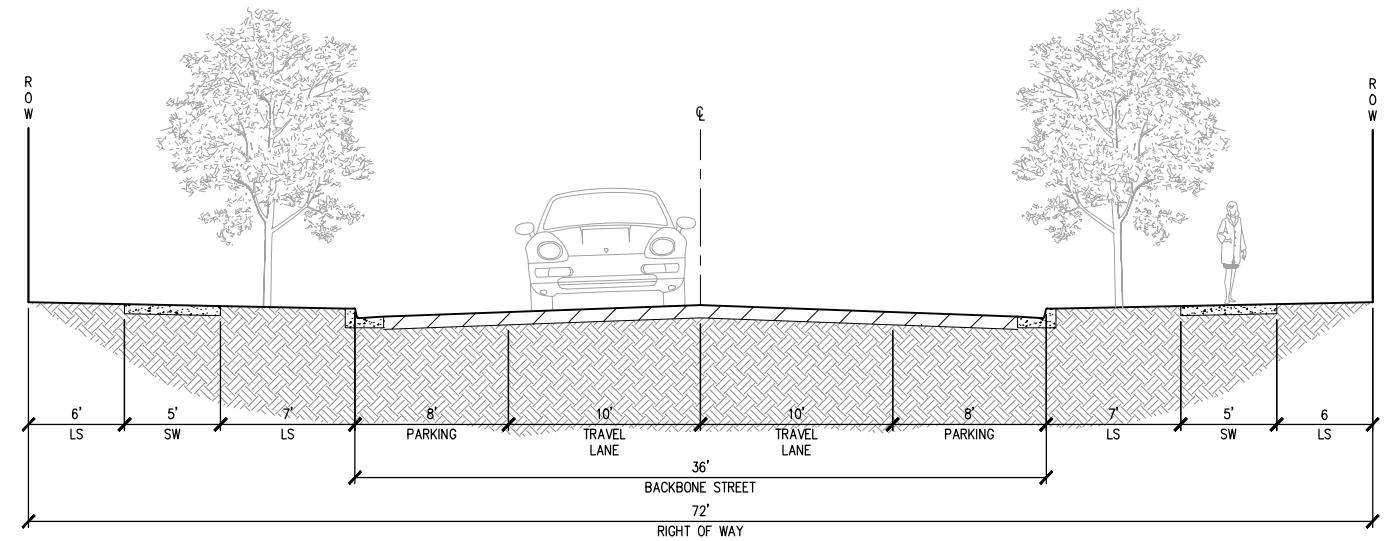


POTENTIAL PICNIC & TOT LOT POCKET PARK

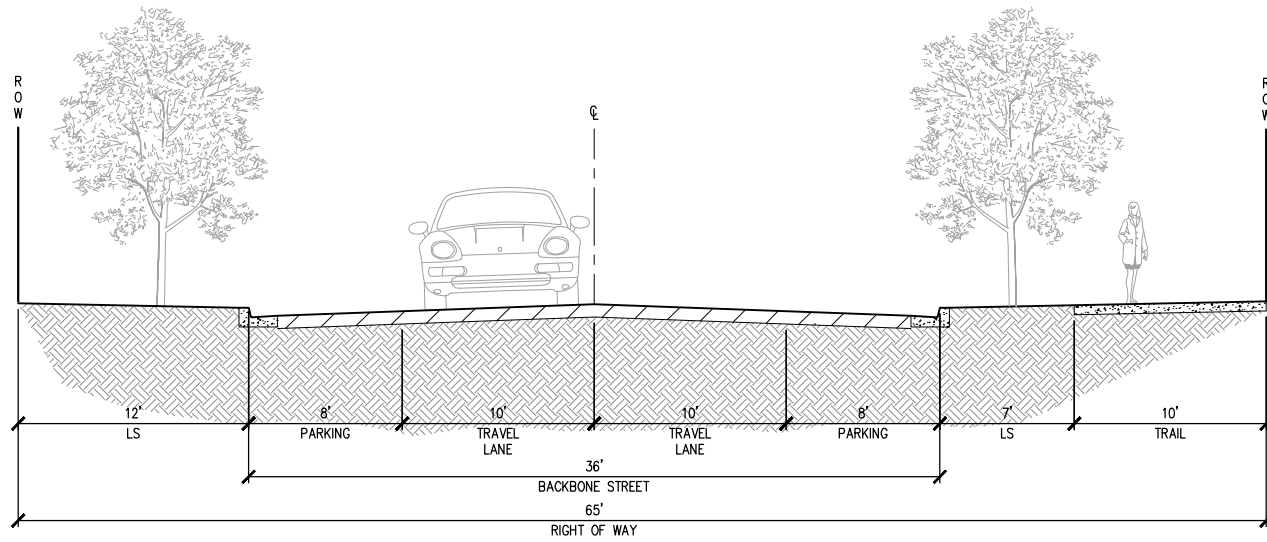




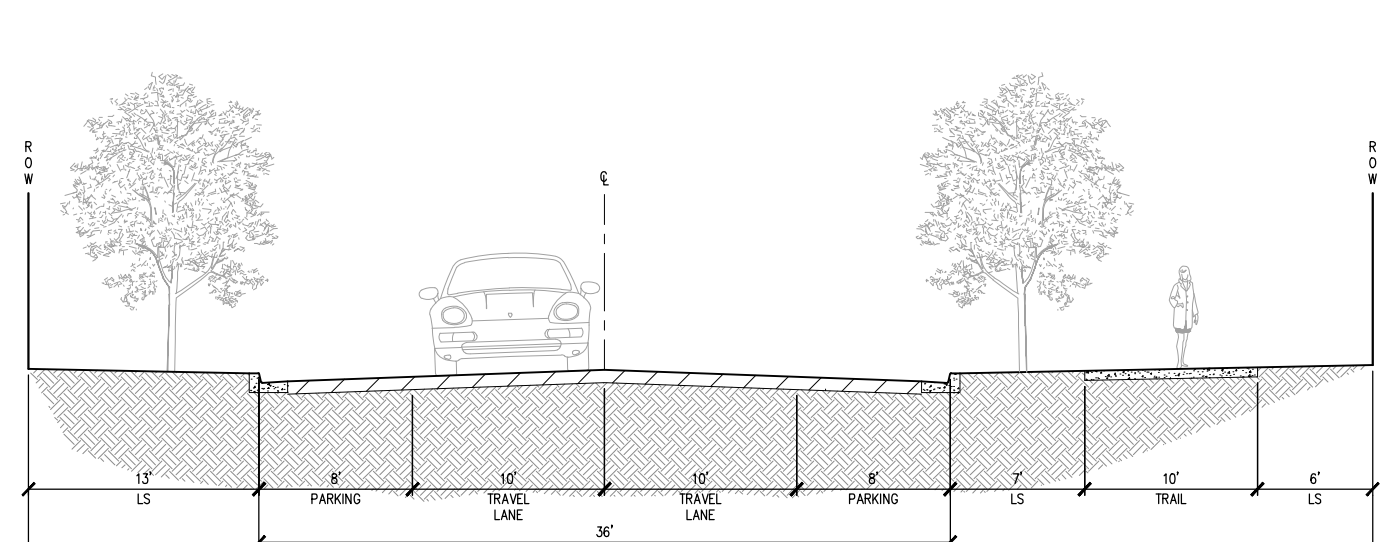
CHANNEL ROAD
TYPICAL SECTION (PER TENTATIVE MAP)
NOT TO SCALE



CHANNEL ROAD
TYPICAL SECTION (PER TENTATIVE MAP)
NOT TO SCALE



CHANNEL ROAD
TYPICAL SECTION (W/TRAIL)
NOT TO SCALE



CHANNEL ROAD
TYPICAL SECTION (W/TRAIL)
NOT TO SCALE

CHANNEL ROAD STREET SECTIONS BAY WALK PHASE I

CITY OF PITTSBURG CONTRA COSTA COUNTY CALIFORNIA

DATE: OCTOBER 7, 2025



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

Community and Economic Development Department – Planning Division

MEMORANDUM

Date: October 16, 2025
To: Community and Economic Development Subcommittee Members
From: Kelsey Gunter, Associate Planner
RE: **Item 2.B: Ocean Protection Council Senate Bill (SB) 1 Grant**

Background

On October 7, 2023, Governor Newsom signed SB 272, “Sea Level Rise: Planning and Adaptation,” requiring local governments within the San Francisco Bay Conservation and Development Commission’s (BCDC) jurisdiction to develop a subregional shoreline resiliency plan by January 1, 2034. These plans must use the best available science, assess vulnerabilities, propose adaptation strategies and projects, identify lead agencies, and include a timeline for updates. SB 272 requires BCDC to establish guidelines for the preparation of subregional plans by December 31, 2024. On December 5, 2024, BCDC adopted the Regional Shoreline Adaptation Plan (RSAP) guidelines to comply with SB 272 requirements.

In March 2024, Contra Costa County submitted a multi-jurisdictional application to the Ocean Protection Council SB 1 Grant Program to support the preparation of the Contra Costa Resilient Shoreline Plan (Plan), a sea level rise adaptation plan to ensure the County’s compliance with SB 272. The County has requested Pittsburg, and eight other East Bay Area shoreline communities participate in informing and engaging the public on this climate adaptation planning effort. Per the terms of a proposed MOU, the County will reimburse the City \$6,775 once every six months during the term of the MOU, which ends April 30, 2027, not to exceed \$27,100.

This was brought before the Community and Economic Development Subcommittee on June 11, 2025. On June 16, 2025, the City Council considered and adopted this item under Resolution No. 25-14635. Despite participating in the County’s multi-jurisdictional plan, the City of Pittsburg recognized the need for a localized response to its specific shoreline vulnerabilities and began work on a single-jurisdiction application to OPC.

OPC SB 1 Grant

On June 17, 2025, the City submitted a single-jurisdiction application to the OPC’s SB 1 Grant Program to support development of the “City of Pittsburg Shoreline Adaptation Plan.” This plan builds on the County’s regional work but focuses on Pittsburg’s unique shoreline conditions, assets, and community needs, which may not be fully addressed in the broader approach. Although Pittsburg is outside BCDC’s jurisdiction and not subject to SB 272 mandates, the City faces similar climate-related risks, including sea level rise and shoreline vulnerability. With a low-lying shoreline, environmental justice considerations, and an

economy closely tied to waterfront assets, staff determined a tailored planning approach would better support future development and investment along the Pittsburgh waterfront.

On September 30, 2025, OPC awarded the City \$400,000 to develop the “City of Pittsburgh Shoreline Adaptation Plan.” The City will contribute \$25,000 from its Waterfront Fund to support project development of the plan.

City of Pittsburgh Shoreline Adaptation Plan

The “City of Pittsburgh Shoreline Adaptation Plan” project consists of five key tasks, ultimately leading to the development of a sea level rise plan for the City of Pittsburgh:

- Task one covers hiring consultants, budget management, reporting, BCDC coordination, and development of RSAP Element A (Planning Processes).
- Task two involves two rounds of community engagement to identify priority areas and develop adaptation strategies, supported by a Community Engagement Plan and Technical Advisory Committee.
- Task three builds on the County’s Vulnerability Assessment with additional Pittsburgh-specific analysis to meet RSAP Elements B (Existing Conditions) and C (Vulnerability Assessment).
- Task four focuses on creating RSAP Elements D–G (D. Adaptation Strategies and Pathways, E. Land Use and Policy Plan, and G. Implementation Plan and Funding Strategy), including strategies, policies, funding plans, and priority projects, culminating in a draft and final plan for City Council approval and BCDC review.
- Task five covers preparation of a Programmatic Environmental Impact Report (PEIR) to support implementation, public review, and formal City Council adoption. This task also includes element G, which is the establishment of a sea level rise adaptation project list.

The project is expected to begin in early 2026 and conclude in mid-2028.

Next Steps

Staff is seeking Subcommittee feedback on acceptance of the OPC SB 1 grant. Based on input received, staff will prepare the item for City Council consideration and formal grant acceptance.

Community and Economic Development Department – Economic Development Division

MEMORANDUM

Date: October 16, 2025

To: Community and Economic Development Subcommittee

From: Robert Carrera, Economic Development Manager

Re: Item No. 3.A: Business-Friendly Community Survey Check Up

In Fall 2024, Regional Government Services, Inc. (RGS) released a survey titled the “Business Friendly Check-Up,” to gauge cities’ efforts to provide effective, friendly services to new and current businesses. The survey was comprehensive in that it asked respondents for information on taxes, fees, building permit process, entitlement process, incentives, special zones, economic development campaigns, and more.

This month, the City completed a follow-up survey intended to assess the City’s improvements over the past year. The Results Report prepared by RGS is attached to this memorandum.

Staff is happy to report the City has made strides in several areas based on the 2024 baseline survey, including in the areas of, “Incentives and Special Zones,” “Communication with Businesses,” and “Commitment to Cutting the Red Tape.”

Attachments:

City of Pittsburg Business Friendly Check Up Results Report

BUSINESS FRIENDLY CHECKUP

City of Pittsburgh

Results Report



October 9, 2025

Jordan Davis,
Director of Community and Economic Development
City of Pittsburg
65 Civic Ave
Pittsburg, CA 94565

Dear Mr. Davis,

Thank you for taking the Business Friendly Check-up and your commitment to being a business friendly community! While local governments work hard to create sustainable and livable communities, misperceptions may prevent businesses from seeing the opportunities available in your community.

To counteract misinformation and negative attitudes about doing business in California, Cities, and Counties need to let businesses, site selectors, real estate brokers, and developers know that they are "open for business" by instilling pro-business policies that welcome businesses while providing efficient, excellent customer service at reasonable rates. Below are your results.

YOUR RESULTS

1. BUILDING PERMIT REVIEW & APPROVAL

Congratulations! It looks like the City of Pittsburg's (City) permit approval timelines are quick and streamlined. The City understands the importance of having clear, reasonable and predictable processes for the development of land to facilitate job creation. Business Friendly Cities and Counties regularly review their approach to working with businesses and refine the process continuously, while department heads meet regularly to identify opportunities to streamline and eliminate duplication of effort.

YOUR SCORE: 16 out of 18 | Excellent

2. TAXES

The City of Pittsburg has made headway in business tax rates, and it looks like there may be additional opportunities for improvement. Taxes matter to businesses. Business taxes affect business decisions, job creation and retention, location, and competitiveness. Most importantly, taxes diminish business profits. Business Friendly Cities and Counties offer lower tax rates to attract investment, new businesses and encourage existing businesses to stay and expand locally. Business tax revenue supports essential community assets including public employees, parks and amenities, roads and infrastructure, public safety, and housing funding.

YOUR SCORE: 10 out of 13 | Good

3. FEES

Good news – The City of Pittsburg has made real progress, and it looks like there may be additional opportunities for improvement in business fees. Business Friendly Cities and Counties offer low fees to attract investment, new businesses and encourage existing businesses to stay and expand locally. Finding the right balance in terms of fees and taxation increases business productivity and output, employment, wages, and prosperity for the community over the long term.

YOUR SCORE: 10 out of 14 | Good

4. INCENTIVES & SPECIAL ZONES

The City of Pittsburg has taken some positive steps, and there may be additional opportunities to expand available incentives and special zones. Business Friendly Cities/Counties offer competitive advantages in targeted areas that save businesses time and money. Examples include: sales tax sharing agreements, Transient Occupancy Tax sharing agreements, disposition and development agreements, operating covenant agreements, reimbursement agreements, expedited permits, fee reductions and/or waivers, shop local, hire local, façade improvement program, specific plans, assistance with lease negotiations to help reduce vacancies, housing density bonuses, and the Business Watch program, similar to the Neighborhood Watch program.

YOUR SCORE: 8 out of 13 | Good

5. ECONOMIC DEVELOPMENT

The City of Pittsburg is doing a good job in economic development and has opportunities to create additional programs. Effective economic development programs maintain, increase, and diversify a City's/County's tax base, increase revenues faster than cost of municipal services increase, attract and retain businesses and jobs, increase per capita income, recognize local products, form beneficial partnerships between local governments, businesses, and community members, create economic vitality and diversification for commercial and industrial areas, maximize property through highest and best use, and create a self-sufficient economy in the face of state and federal budget issues.

YOUR SCORE: 14 out of 20 | Good

6. COMMUNICATION WITH BUSINESSES

The City of Pittsburg is off to a good start and has the opportunity for continued improvement in communication with businesses. Business Friendly Cities and Counties are responsive, have a "can do" attitude, and use a multipronged approach to keep their businesses "in the know", including business newsletters, business recognition programs, City Manager's/County General Manager's Quarterly Business Roundtable, posting on LinkedIn, and a Customer Satisfaction Survey.

YOUR SCORE: 12 out of 18 | Satisfactory

7. COMMITMENT TO CUTTING RED TAPE

Congratulations! It looks like the City of Pittsburg has committed to cutting the red tape. The City understands that "time is money" to businesses, and it's important for Pittsburg to have quick approvals for business licenses, offer over the counter approvals, and expedited permits. Business Friendly Cities and Counties regularly hold round tables with real estate brokers, architects, developers, engineers and business owners to help the City/County streamline the entitlement processes and improve communication strategies.

YOUR SCORE: 14.5 out of 16 | Excellent

RGS' free Business Friendly Check-Up for Cities and Counties throughout California is designed to help Cities and Counties be proactive in their business expansion, attraction, and retention efforts.

As we all know, "the best defense is a good offense." You and your team can take effective action to counteract misinformation and negative attitudes about doing business in California.

If you'd like to learn more about how to enhance the City of Pittsburg's business friendly attributes, please contact Carrie Rogers, Strategic Services Consultant and Co-Lead, Economic Development Service Line, at (650) 587-7300, ext. 31 or crogers@rgs.ca.gov, or Bob Machuca, Senior Advisor, Economic Development at (650) 587-7300, ext. 48 or bmachuca@rgs.ca.gov.

Community and Economic Development Department – Economic Development Division

MEMORANDUM

Date: October 16, 2025
To: Community and Economic Development Subcommittee
From: Robert Hicks-Carrera, Economic Development Manager

Re: Item No. 3.B: Quarter 3, Calendar Year 2025 Economic Development Updates

These following updates provide information on notable economic development activities that have occurred since the last update to subcommittee.

Façade Improvement Grant Program

Since the last quarterly report, staff has awarded \$36,200 in Façade Improvement Grant Funds to 4 projects, all of which are in the Old Town. The 4 projects approved this FY 25/26 are as follows:

Property Address: 615 Railroad Avenue

Business Name: Lumpy's Diner

Proposed Scope of Work: Replacement of storefront door frame, door leaves, glass, and hardware with new dark bronze aluminum H frame, door leaves, glass, hardware, and transom. Upgrade door to panic exit and medium style heavy duty doors.

Estimated Total Project Cost: \$9,430

Grant Amount Received: \$9,430

Property Address: 615 Railroad Avenue

Business Name: Coat's Barbershop

Proposed Scope of Work: Replacement of storefront windows and window frames with new, ¼ inch clear tempered safety glass and window frames.

Estimated Total Project Cost: \$12,637.70

Grant Amount Received: \$10,000

Property Address: 45 East Fifth Street

Business Name: Rosie Perkins

Proposed Scope of Work: Replacement of storefront double doors with new double doors with ¼ inch glass pane, custom frames, and transoms.

Estimated Total Project Cost: \$7,975

Grant Amount Received: \$7,975

Property Address: 777 Railroad Avenue

Business Name: Tiscareno Realty

Proposed Scope of Work: Addition of three new awnings along the windows and entry way of 777 Railroad Avenue facing Cumberland and East 8th Street.

Estimated Total Project Cost: \$7,400

Grant Amount Received: \$7,400

In addition to these four projects, Flawless Collective, which was tentatively awarded a grant in FY 24/25 contingent upon meeting conditions, was fully approved on September 24th when their Use Permit was approved by the Planning Commission the day prior.

Pittsburg Real Estate Market Snapshot

The following figures assess the overall health of Pittsburg’s commercial markets as they compare to the greater surrounding region. For the purposes of this report, ‘East County’ refers to the sub-market of the East Bay that includes the Cities of Pittsburg, Antioch, Oakley, and Brentwood, and unincorporated areas of the county ranging from Bay Point to the west to Discovery Bay in the East. ‘East Bay’ refers to the East Bay Market which encompasses the East County sub-market and other major markets such as Oakland, Fremont, Pleasanton, Livermore, Dublin, San Ramon, Walnut Creek, Concord, and more. The acronym SF represents square foot in this report.

	Pittsburg	East County	East Bay
Market Asking Rent per SF	\$1.99 (\$0)	\$2.04 (- \$.02)	\$2.73 (- \$.01)
Vacancy Rate	6.5% (+ 0.5%)	5.7% (+ 0.4%)	5.7% (+ 0.1%)
12 Month Net Absorption SF	32,126	204,419	126,700
Available SF	222,908 (+ 2,172)	790,457 (- 10,218)	7,853,874 (+ 408,626)
Inventory SF	2.5 million	13.1 million	123 million

Table 1: Quarter 3, Calendar Year 2025 Retail Market (% or # Change from Previous Quarter) [Source: CoStar]

	Pittsburg	East County	East Bay
Market Asking Rent per SF	\$0.92 (\$0)	\$1.05 (- \$0.01)	\$1.46 (\$0)
Vacancy Rate	7.7% (+ 0.1%)	5.3% (0%)	9.1% (+ 0.1%)
12 Month Net Absorption SF	- 42,749	- 67,208	- 4,408,874
Available SF	202,180 (- 62,478)	703,970 (+ 174,772)	29,223,296 (+ 299,715)
Inventory SF	7.2 million	14.7 million	279 million

Table 2: Quarter 3, Calendar Year 2025 Industrial Market (% or # Change from Previous Quarter) [Source: CoStar]

	Pittsburg	East County	East Bay
Market Asking Rent per SF	\$2.26 (+ \$0.01)	\$2.45 (+ \$0.01)	\$3.11 (+ \$0.01)
Vacancy Rate	1.6% (- 0.3%)	6.8% (0%)	16.1% (+ 0.4%)
12 Month Net Absorption SF	- 173	- 23,350	-1,215,621
Available SF	13,683 (+ 2,185)	200,633 (+ 59,981)	20,723,201 (+ 164,513)
Inventory SF	618,000	2.8 million	117 million

Table 3: Quarter 3, Calendar Year 2025 Office Market (% or # Change from Previous Quarter) [Source: CoStar]

Community and Economic Development Department – Planning Division

MEMORANDUM

Date: October 16, 2025
To: Community and Economic Development Subcommittee Members
RE: **Item No. 2.A: Bay Walk Village Specific Plan**

The table below provides a snapshot of the Building Permit Activity for calendar year (CY) 2025 as compared to the same timeframe (January 1-October 7) in 2024:

Permit Type	2024	2025
Total Bldg. Permits	1,432	1,431
Accessory Dwelling Units	25	25
New SFR w/ ADU	2	19
New SFR	20	38*

**Approximately 50 more permits expected to be issued by end of CY 2025*