



**CITY OF PITTSBURG  
COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT SUBCOMMITTEE AGENDA**

**May 14, 2026**

**CITY HALL FIRST FLOOR CONFERENCE ROOM, 4B  
65 CIVIC AVENUE, PITTSBURG, CA**

**REGULAR MEETING  
5:30p.m.**

**VOTING SUBCOMMITTEE MEMBERS**

<b>Chair</b>	• Vacant
<b>Vice-Chair</b>	• Vacant

**COMMISSION MEMBERS**

<b>Mayor</b>	Dionne Adams
<b>Councilmember</b>	Jelani Killings
<b>Vice Chair</b>	Elissa Robinson
<b>Commissioner</b>	Ivelina Popova

- 1. Election of Chair/Vice Chair.**
- 2. Public Comment for Non-Agenda Items.** Individuals will be given three minutes to address the Subcommittee regarding items not on the agenda, unless additional time is allowed as provided for spokespersons. *No action required.*
- 3. Minutes of the April 9, 2026 Meeting.** *Action required.*
- 4. Railroad Avenue Specific Plan Updates.** *(Mayor Adams, Councilmember Killings, Vice Chair Robinson and Commissioner Popova)*

Staff will provide the Subcommittee with an update of the efforts to streamline Economic Development opportunities and updates to the RASP to help implement the Development Title update and comply with new State Laws and Transit Oriented Communities Policies. *Subcommittee action requested*

- 5. Subcommittee and Staff Reports or Remarks.** Subcommittee members or staff may provide brief updates, announcements, or informal comments at this time. *No action required.*
- 6. Adjournment**



## MINUTES

### **COMMUNITY AND ECONOMIC DEVELOPMENT SUBCOMMITTEE**

**Date:** April 9, 2026

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

**Subcommittee Members Present:** Vice Mayor Angelica Lopez (Alternate), Councilmember Jelani Killings

**Advisory Members Present:** Commissioner Ivelina Popova, Commissioner Elissa Robinson

Jordan Davis, Director of Community and Economic Development, called the meeting to order at approximately 5:30pm.

**Public Comments:** No public comments were received for non-agenda items.

#### **Discussion Items:**

2. Approval of Minutes for the March 12, 2026 Meeting

Jordan Davis introduced the item. Subcommittee members reviewed the minutes. The minutes were approved.

3. Business Attraction Incentive Program Workshop.

Jordan Davis introduced the item. Staff provided a presentation and facilitated a discuss regarding the development of a Business Attraction Inspective Program.

Discussion included program goals such as job creation, revenue generation, and supporting overall economic development priorities. Staff also presented potential target business types, including small business, large employers, and targeted industries such as auto dealers, hotels and healthcare.

Potential geographic focus areas were discussed including, Century Plaza, Loveridge Corridor, Garacia Corridor, Northern Waterfront, and San Marco.

Staff outlined potential incentive structures such as tax abatements, grants/loans, fee waivers, and financing tools, as well as a consideration related to permitting, fees, and project timelines.

Subcommittee members provided feedback on program priorities, structure, and implementation strategies. No vote or action was taken on this time.

4. Pittsburg Restaurant Week.

Jordan Davis introduced the item. Robert Hicks-Carrera, Economic Development Manager, provided an overview of the upcoming Pittsburg Restaurant Week, scheduled for May 18<sup>th</sup> through May 24, 2026.

The program is intended to promote local restaurants through special promotions and incentives, including a punch card program and raffle opportunities. Staff also discussed marketing efforts, partnerships, and participating restaurants.

Subcommittee members provided feedback. No vote or action was taken on this item.

5. Subcommittee and Staff Reports or Remarks.

Jordan Davis introduced the item. Subcommittee members and staff provided brief updates and comments. No action was taken on this item.

**Adjournment:** The meeting was adjourned at approximately 6:45pm.

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Community and Economic Development Department – Planning Division

**MEMORANDUM**

**Date:** May 14, 2026  
**To:** Community and Economic Development Subcommittee Members  
**From:** Maurice Brenyah-Addow, Senior Planner  
**RE: Railroad Avenue Specific Plan (RASP) Revisions**

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**Background:** Staff will be providing the Subcommittee with an update on various efforts to increase the Economic Development opportunities and vitality of parcels located within the Transit Village subarea of the Railroad Avenue Specific Plan (RASP), specifically, along the Bliss Avenue Corridor and the City-owned parcels. Staff will provide an update on including the Very High-Density Residential (RVH) zoning district as part of the Development Title Update. Inclusion of the RVH zoning district will help to facilitate compliance with the Transit Oriented Development and Communities (TOC/TOD) plan and policies and to increase competitiveness for local grants and funding under the One Bay Area Grant (OBAG).

**Market Study/RASP-Transit Village Subarea**

The Transit Village subarea is located in the center of the RASP, and the land use development patterns allow for high density residential and commercial uses to be located as close to the station as possible. On September 1, 2020, the City released a Request for Proposal (RFP) to solicit development proposals from developers for a transit-oriented mixed-use development consisting of residential and commercial for the City-owned sites located within the Transit Village Subarea specifically on Bliss Avenue/Harbor Street. The City received one proposal, however it failed to meet the City's expectations and therefore, the proposal did not move forward in the selection process.

In October 2023, the City retained Placeworks to develop the "Bliss Avenue Development," conceptual plans to demonstrate the feasibility of a robust mixed-use development for three City-owned parcels located along Bliss Avenue that are aligned with the City's vision for that area. The City's goal was to explore successful development concepts and design parameters for Transit-Oriented Development (TOD) for developers to follow. The City released another RFP based on the conceptual plan prepared by Placeworks and received one proposal that also failed to meet the City's desired objectives.

Also in 2023, the Metropolitan Transportation Commission (MTC) made the City aware of available grant funds for Technical Assistance to facilitate transit-oriented development

within Pittsburg. Citing the City's Bliss Avenue Development Plan project as an ideal TOD development candidate, the City applied for and was awarded a \$650,000 MTC Technical Assistance Grant to facilitate transit-oriented development within Pittsburg.

As part of the grant the City, under assistance from MTC, retained Bay Area Economics (BAE) to conduct a Market Study to explore the viability of commercial, residential, and mixed-use development along the Bliss Avenue Corridor. The study concluded that flexibility with the density thresholds to allow townhouse development for the parcel located on Bliss Avenue/Harbor Street, as well as relaxation of commercial ground floor requirements in the RASP, would improve the chances for viable development in the area. Additionally, the study recommended performing technical studies such as an Environmental Site Assessment (Phase I) and Alta Survey for the City-owned parcels located within the Bliss Avenue Corridor. The study did note that there is a strong development potential noted for the Bliss Avenue Corridor and the City-owned parcels because of its proximity to transit and State Route 4, ideal attributes that align with a growing housing need in the area.

Currently, BAE is in the final stages of completing a "market sounding exercise" with potential developers as an initial step in assisting the City with preparing another RFP that factors in the recommendations of the market research/sounding feedback. Staff will return to the Subcommittee at a later date to provide an update once the market sounding exercise is complete.

As such, in moving forward with the Market Study recommendations and increasing the economic vitality of the Bliss Avenue corridor area, the RASP will need to be updated. Also, included as updates to the RASP as a result of recent state laws (Assembly Bills [AB] 2923 and 2097) Objective Design Standards and Development Title Update consistency are key requirements that were analyzed in the Market Study. The key items to consider revision of are as follows:

- Density: Adjust range from 30 – 65 dwelling units per acre (DU/Ac) to 15 – 75 DU/Ac;
- Relaxation of Ground Floor Commercial requirement to allow for horizontal mixed use (i.e. commercial next to residential as opposed to traditional first floor commercial with residential above);
- Adjust Parking standards to comply with state law (No Parking Minimums); and
- Adjust floor-area ratio (FAR) to comply with TOC Policy (2.0 Min.)

Again, the revisions focus on density adjustments and flexible ground floor uses to facilitate the viability of the Bliss Avenue Development Plan RFP efforts and provide the needed flexibility within the RASP for future developers.

## **TOC/RVH**

### TOC

In 2024, the City applied for the Transit Oriented Communities (TOC) grant and was

awarded by MTC \$250,000 to assist in developing and implementing the City's RVH Zoning District Regulations. MTC hired MIG, a planning consulting firm, to provide technical assistance to the City to ensure compliance with MTC's TOC Policy.

MTC's TOC Policy is one piece of Plan Bay Area 2050+, this is the region's long-range plan for transportation, housing, the economy and the environment. TOCs enable people to access and use transit more often for more types of trips by centering housing, jobs, services and shopping around public transit. They are places where people of all ages, abilities, income levels, and racial and ethnic backgrounds can live, work and thrive.

The policy requirements address the following:

1. Minimum residential and commercial office densities for new development;
2. Affordable housing production, preservation and protection, and stabilizing businesses to prevent displacement;
3. Parking management; and
4. Transit station access.

The two BART Stations located in the City of Pittsburg, the Pittsburg/Bay Point BART and the Pittsburg Center BART stations, qualify the City as a TOC transit hub in the San Francisco Bay Area.

### RVH

Additionally, as part of implementing the goals and policies of the 2040 General Plan, the City must adopt the Very High-Density Residential Zoning District to allow transit-oriented development along the city's major transit corridors. This effort is part of the ongoing Planning Code updates (Development Title Update) to implement 2040 General Plan policies with the assistance of Placeworks.

MIG is currently accessing the ongoing code updates with staff to determine how best to streamline the various initiatives including updating both the RASP and the Pittsburg Bay point Master Plan to address the RVH standards.

### **Request for Feedback**

Staff will be leading an open dialogue with the Subcommittee and requests Subcommittee feedback on the proposed revisions prior to the formal public hearing, namely:

1. Is there a desire to amend the allowed density range?
2. Is there a desire to relax ground floor commercial requirements?
3. Is there a desire to allow for greater FAR?