

**CITY OF PITTSBURG  
JOINT MEETING of the  
REDEVELOPMENT AGENCY AND CITY COUNCIL**

**November 7, 2005**

Mayor Nancy Parent called the Joint meeting of the Redevelopment Agency and City Council to order at 6:00 P.M. for the continuation of Departmental Accomplishments from the October 31, 2005 meeting.

**MEMBERS PRESENT:** Casey, Glynn, Johnson, Kee, Parent

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager, Marc Grisham  
Deputy City Clerk, Alice Evenson  
Director of the Redevelopment Agency, Garrett Evans  
Director of Engineering and Building, Joe Sbranti  
Director of Economic Development, Brad Nail  
Director of Human Resources, Marc Fox  
Director of Recreation, Paul Flores  
Director of Housing and Community Programs, Annette Landry

The Council had considered the following Departmental presentations at the October 31, 2005 meeting:

- a. **Housing and Community Programs**
- b. **Police**
- c. **Finance**
- d. **Human Resources**
- e. **Recreation**
- f. **Public Works**
- g. **Planning**

The remaining Departmental presentations were offered at this time.

**h. Engineering and Building Department**

Director of Engineering and Building Joe Sbranti explained that the Engineering Department had been broken up into four different divisions; Capital Improvement Division, Development and Records Division, Traffic Division and Building Division.

For the Capital Improvement Division, Mr. Sbranti highlighted the completed projects including Buchanan Road Pavement Rehabilitation, 2004/05 Citywide Pavement Rehabilitation and building demolitions involving ten properties. There were also a number

of other projects underway including the Traffic Signal at State Route 4/San Marco Boulevard, Marina Dock Replacement Project Phase II, Marina Center Parking Lot, Traffic Signal System Controller Replacement, Westside Addition Pavement Rehabilitation, Highlands Ranch Park and JFK Facilities at 60 Civic Avenue.

Councilmember Glynn spoke to the Marina Center Parking Lot and asked about the removal of the trees within close proximity of the parking lot widening. He was advised by Mr. Sbranti that some trees had been relocated but he would verify that everything was appropriately out of the way in that area.

Mr. Sbranti reported that the design portion of the Capital Improvement Division was very busy with the following projects in process over the next six to eight months; 2005/2006 Citywide Pavement Rehabilitation, 2005 Traffic Signal Installation at four locations, Century Boulevard/North Park Plaza Traffic Signal, Leland Road Pavement Rehabilitation Dover Avenue to Harbor Street, Leland Road Pavement Rehabilitation Harbor Street to Antioch City Limit, West Boulevard Alley Fence and Pavement Rehabilitation, Heights Elementary Joint Use Park, Citywide Sewer System Rehabilitation, Crestview Drive/Harbor Street Water Main, Downtown Infrastructure from Eighth Street to Tenth Street, Marina Bed and Breakfast, Marina Promenade, Reclaimed Water for Irrigation and the Gateway Mixed-Use Development.

Given the number of projects in design, an estimated \$30 million in Old Town alone, Mr. Sbranti explained that was far beyond anything the City had ever done. As a result, project managers from other developments and consultants were being used to facilitate those projects.

In response to the Mayor with respect to the status of Leland Road west to San Marco Boulevard, Mr. Sbranti stated that agreement had been reached with Seeno Construction to enable the City to access Seeno property to do the necessary grading to complete the project. Weather permitting, the road could be completed between now and the spring of 2006. He clarified that while grading would be done for all four lanes, only two lanes would be constructed all the way through at this point.

Projects in Plan Review included Bancroft Gardens II (27 lots), Bailey Estates (249 lots), Black Diamond (195 residential units, 40,000 square feet of retail), Mariner Walk (123 lots), San Marco Unit 6 (124 lots), Mazzei Hyundai Dealership (19,000 square feet), Pittsburg Medical Center (10,000 square feet), the Hampton Inn & Suites (53,000 square feet), Delta Hawaii Senior Apartments (24 Units), Heritage Point (125 lots), Highlands Ranch 5 (135 lots), Lawlor Estates (50 lots), Rose Glen (7 lots), St. Vincent de Paul (62 lots), Willow Brook (58 lots), Willow Heights (120 lots), Delta Gateway Building (9,000 square feet of retail), Gomez Brothers Auto Shop (6,700 square feet) and Outback Steakhouse (6,600 square feet).

Other work accomplished by the Development Division included the issuance and inspection of 60 grading permits, 6 development projects, 18 encroachment permits, and the annual review and inspection of Best Management Practices (BMPs) for all

development practices for compliance with the National Pollutant Discharge Elimination System (NPDES).

Mr. Sbranti also described the Traffic Division completed projects and those in progress which included a grant application for 2005/2006 Safe Routes to School Project, receipt and performance of an ITS Grant for Engineering & Enforcement Analysis, issuance of 344 Oversized/Overweight Transportation Permits, approval of 5 street segments for the installation of speed humps, installation of new East Gate on School Street, installation of flashing in-ground crosswalk lights on East Eighth Street/East Street, the processing of 22 citizen traffic requests and investigations, plan check and review of over 44 new planning/development project plans, review and approval of 7 Traffic Impact Studies, adoption of the new Regional Transportation Fee, the update of the East County Bikeway Plan Update and the levy of the annual assessments for the City's Landscaping & Lighting Districts.

Traffic Division in progress projects included Draft Hillside and City Street Standards, Yosemite Drive Permanent Pedestrian Safety Improvements, deployment of AutoDesk Map Guide 6.5 on the Local Area network, location and design of 19 speed humps to be included with the 2005/2006 Pavement Rehabilitation Project, implementation of Control Point Metering on Buchanan Road at Meadows Avenue during the AM commute, the State Route 4 Strategic Plan, Buchanan Road Bypass Alternative Alignment Study and the prohibition of trucks on Harbor Street exit ramp.

Mr. Sbranti identified the Building Division where building permits had increased by 54 percent for single family detached permits over the prior year, where residential alterations represented a 19 percent increase over the prior year and where there was a 1.5 percent increase in miscellaneous other permits. He stated that the Division had also been working on mobilehome inspections, code enforcement and a Rental Inspection Program. He emphasized that while the Engineering and Building Department had been extremely busy this year, the future would be even busier. He added that revenues compared with 2004 were up 37 percent.

Mayor Parent was pleased to note that she had heard no complaints this year that the Building Division had been unable to accommodate the necessary inspections in the City.

#### **i. Economic Development**

Economic Development Director Brad Nail stated that the Economic Development Department included the Delta View Golf Course and the Pittsburg Municipal Marina. For the Delta View Golf Course, he noted the struggle to get the golf course on a profitable footing. Last year operational expenses had been reduced by \$100,000.

This year play at the golf course had been increased through a number of promotional specials, programs and golf tournaments. A number of new golf tournaments had been added this fiscal year, including the 100 Club of Contra Costa County, Christian

Center School, Contra Costa County Bankers Association, Contra Costa County Juvenile Justice, Diablo Realtors Association, Mt. Diablo High School Red Devils, Pittsburg Rotary and Saint Bonaventure School, all with the exception of the Rotary Tournament with 100 or more players. As a result, golf course revenue in October 2005 had been the highest recorded. Other programs included the Junior and Senior Golf Program.

For the Pittsburg Municipal Marina, Mr. Nail explained that the Marina office had been demolished, the Marina docks had been installed, "B" Docks had been rewired, "C" Docks would be rewired by December 2005, the electrical and water systems would be completed by December 2005, the new fuel system would be operable by October 20, 2005 and the dredging permit for the launch ramp was near completion.

Mr. Nail stated that new fuel docks would be open soon and would offer the nicest fueling docks in the Delta. Fuel sales had increased each year and should continue to increase with the larger docks and slips in the George Lowy Harbor. Slip rental income had also increased over the last three years. Once the harbor had been completed and all slips leased, an additional \$16,000 a month in revenue from the Marina was expected.

Regarding the Century Auto Mall, Mr. Nail stated that the expansion of the Mazzei Pontiac-Cadillac, GMC had been approved, as had a new Mazzei Hyundai dealership, and negotiations were ongoing to locate Diablo Ford at the Auto Mall.

Mr. Nail commented that while AnsaldoBreda Transportation had expected to be farther along than they currently were, there was a San Francisco Muni contract in progress, two prototype rail cars were currently being tested in Los Angeles and LAMTC Production was expected to begin in early 2006.

In response to the Mayor, Mr. Nail explained that the current 25 employees at AnsaldoBreda Transportation would likely increase to 160 employees with the completion of the contracts anticipated and in progress.

Mr. Nail reported that the main tenants at the Empire Business Park were Hunter Paine Industries with 90 employees and Angelica Laundry with 400 employees. Construction had been completed in the Commerce Center, a 54,000 square foot commercial condominium project with for-sale condominiums.

Mr. Nail reported that the Outback Steakhouse and Chili's restaurants would be completed in early 2006. The groundbreaking for the Hampton Inn & Suites had occurred on November 4. The facility at 60 Civic Avenue would be remodeled for use by John F. Kennedy University, to be completed in early spring 2006 with JFK classes to commence in January, temporarily at the City Hall Facility during the interim construction period.

Construction was also expected to begin on the Ramar International expansion, negotiations were ongoing with a large volume retailer to use the old Pace store adjacent to Home Depot, and discussions were ongoing with a potential developer of Site LA. Staff was also working with Dow Chemical Company to relocate Markstein Beverage Company.

Mr. Nail stated that the Economic Development Department had a GIS site on the web that was available to the general public and to developers to research available properties, and the demographic, parcel and zoning data on available commercial property listings had been expanded. Downtown marketing events were being pursued in cooperation with the Pittsburg Chamber of Commerce and Main Street Properties to plan and program an extensive calendar of events for 2006.

Mr. Nail added that there had been a 14 percent increase in sales tax between the 2003-04 and 2004-05 fiscal years and sales at the Century Auto Mall topped \$124 million in the 2004-05 fiscal year amounting to 22 percent of the City's sales taxes in the last year.

#### **j.       Redevelopment**

Redevelopment Agency Director Garrett Evans summarized the goals of the budget outline for the Redevelopment Agency and offered the status of each.

With respect to Commercial Rehabilitation Loan funding, Mr. Evans reported that three loans had been funded. The program would be evaluated after the completion of those three loans to determine whether or not funding would need to be increased. He advised that a list of consultants had been established for the Polanco Act and the prequalification process for the Bed and Breakfast and Gateway Projects had been completed. He also reported that five leases had been negotiated in the Old Town area since the last status report to the City Council. With respect to the development of underutilized and/or vacant parcels, he reported that four projects were in process in that regard.

As to the goal of attracting highly needed services to the Old Town area through the development of the Black Diamond and Tenth and Railroad Avenue Projects, Mr. Evans stated that a Consultant Agreement had been completed with the Zahn Group for the Gateway project and a Disposition and Development Agreement (DDA) with Domus Development for the Gateway Project. The redevelopment of the Railroad Avenue Corridor was ongoing with the Replacement Housing Plan, VFW settlement and ultimate demolition as well as Community Center improvements at 2020 Railroad Avenue.

Mr. Evans also reported that the Agency had been working with the Planning Department on the Downtown Design Guidelines for Old Town and there was an RBF contract to survey the Old Town to improve the developments in the area. The Second Amendment to the First Time Homebuyer Program had also been implemented and the Agency was working with the City of Concord given its similar program. The Agency was also supporting visiting counseling services throughout the year through Pacific Community Services, Inc. (PSCI) or the Workforce Development Board.

Mr. Evans also identified affordable housing partnerships with Fountain Plaza and the Contra Costa Housing Authority for the reuse of El Pueblo and reported that the Redevelopment Agency had assisted the Neighborhood Improvement Program with the West Boulevard Alley and Fence Rehabilitation Project and with a \$5,000 donation to the

Contra Costa Housing Trust Fund. Infrastructure improvements had also been provided for the East Leland Road Pavement Rehabilitation Project, Westside Addition Pavement Rehabilitation Project and \$800,000 to Empire Business Park Improvements.

As to the goal of prioritizing, marketing and disposing of excess property for development, Mr. Evans identified the Mercy Housing DDA, Mariner Walk DDA, Habitat for Humanity DDA and the City Gym surplus sale. With respect to demolition and remediation of City/Redevelopment Agency real estate, buildings or structures, the demolition of properties at 985 Railroad Avenue, Railroad Avenue/Tenth Street Corridor and School Street were noted. Real Estate acquisition applied to the School Street property, elementary school site acquisition, and properties at 2027, 2067 and 2083 Railroad Avenue.

Further, Mr. Evans summarized the status of the development of the Civic Center and the implementation programs and projects that rehabilitated blighted commercial properties to encourage businesses to locate in those properties.

For the Pittsburg Power Company, Mr. Evans identified a 50 megawatt transformer and Cross Town Line Study, currently in process. As Island Energy, a new Refund Account for New Residential Development was identified, new Electric and Gas Rate Schedules had been approved, and the Trans Bay Cable Project was in process.

Mr. Evans stated that the primary focus of Redevelopment was Black Diamond, the Gateway Project, Bed and Breakfast, elementary school site, West Boulevard, Civic Center, and creative ways to address the development and budgetary issues, to be presented to the City Council and Agency in December.

#### **k. City Manager's Office**

City Manager Marc Grisham explained that the Departmental Accomplishments had highlighted the fact that there was a high level of productivity in working through a number of goals that the City Council had previously set. He suggested that the accomplishments in 2006 would likely be beyond anything seen in the City for many years.

With respect to the City Manager's Office, Mr. Grisham noted that his job was to work with the other Departments to help make them successful. Major goal items included a balanced budget. He stated that a balanced two-year operating budget had been prepared and efforts were ongoing to address the next two-year period after that. That budget plan would be discussed by the City Council mid-year, in February 2006. There would be continued work with other Departments on the issue of Community Facilities Districts (CFDs) to ensure that all residential development in the future would go into the CFDs to increase the public safety support for police.

In addition, there was the issue of increasing lighting and landscaping district contributions in new residential developments.

Mr. Grisham stated that working with the Departments, the City Manager's Office had served as the coordinator and facilitator in Old Town, and would act as the overall coordinator between the Pittsburg Unified School District (PUSD) and the City with the development of the Old Town Elementary School site. The City Manager's Office was also involved in the Code Enforcement Program, would implement an Old Town Marketing and Promotion Program and 2006, and supported the Old Town Special Events and Activities.

With respect to community outreach, Mr. Grisham stated that time had been spent getting more information out to the community through, among other things, an expanded press release process, expanded City ENews List Serve for interested citizens to obtain information on City projects and services, and looking at customer service issues with the Planning, Building and Engineering Departments to view how development customer service worked.

Mr. Grisham stated that the City Manager's Office also dealt with regional and local partnerships, and would work with BART on an agreement where the City would serve as the Master Developer for the Transit Village at the Pittsburg/Bay Point BART Station. He added that the City was looking at all the BART issues, including the coordination process for eBART. The City also served as the Coordinating Lead for the Pittsburg National Guard Armory relocation.

Mr. Grisham emphasized the importance of a successful Executive Team and identified a series of programs and activities to promote team building.

Mayor Parent thanked the Department Heads for the presentations at this time and those that had been presented on October 31, 2005, to offer the City Council an idea of what had been accomplished over the last six months as well as what would be expected within the next six months and beyond to help gauge the progress and implementation of Council programs. She looked forward to the next report identifying the next six month progress. She stated that the Council expected a great deal from its employees who were all being productive.

## **ADJOURNMENT**

The presentation of Departmental accomplishments ended at 6:49 P.M.

Respectfully submitted,

Lillian J. Pride, Secretary

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