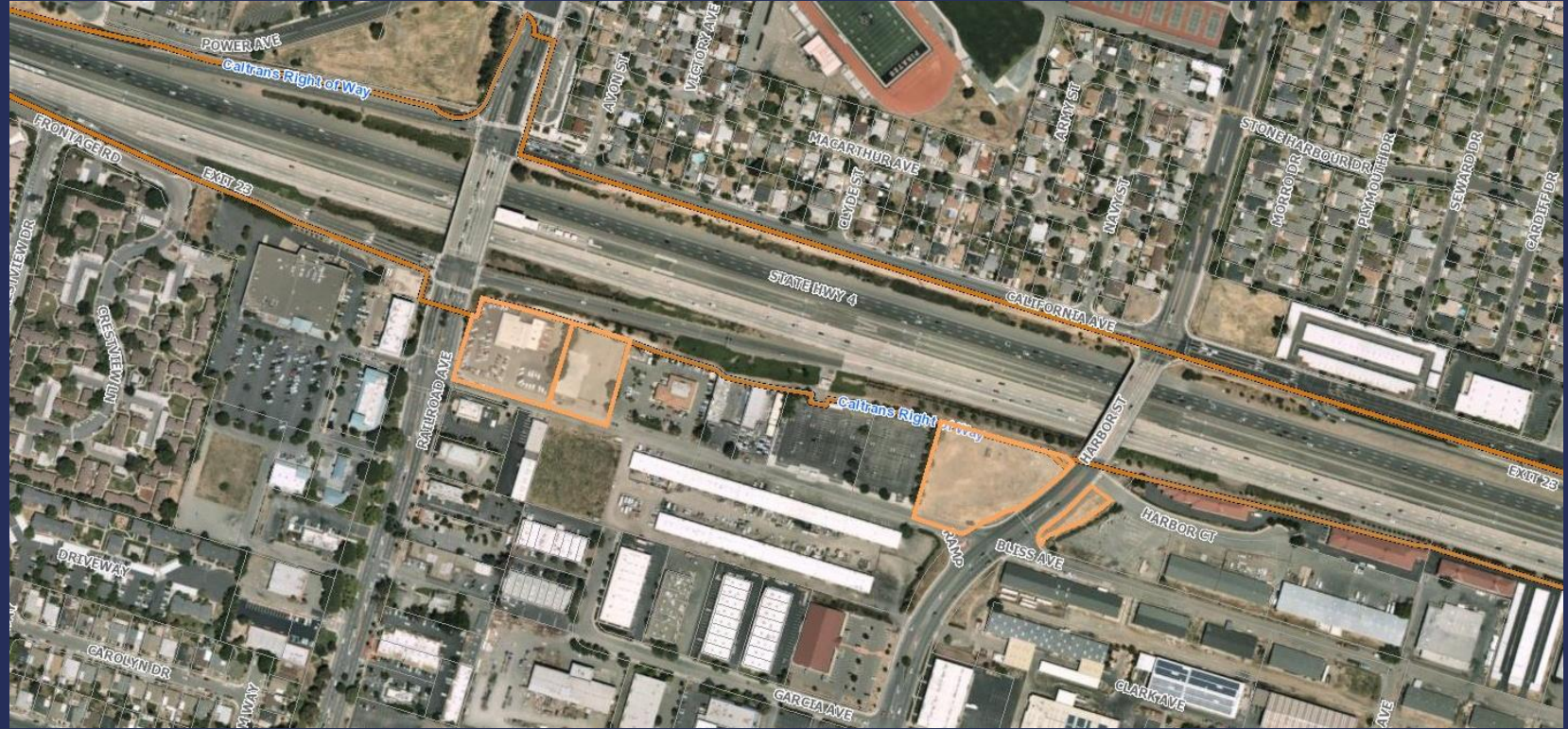




City of  
Pittsburg

Bliss Avenue Development

# City Properties:



# City Properties:



| Address/Location                              | APN         | Acres | Description  |
|---|-------------|-------|--|
| 2101 Railroad Avenue                          | 088-171-035 | 1.59  | Currently leased to a used car sales operator      |
| 75 Bliss Avenue                               | 088-171-027 | 0.98  | Currently leased to a business as overflow parking |
| Northwest corner of Bliss Ave. and Harbor St. | 088-171-037 | 1.86  | Vacant   |
| Northeast corner of Bliss Ave. and Harbor St. | N/A         | 0.23  | Portion of public ROW                              |
| <i>Total</i>                                  | --          | 4.66  | --   |

# Surplus Lands Act



Section 54221(c)(2)(F) – Surplus land that is put out to open, competitive bid by a local agency, provided all entities identified in subdivision (a) of Section 54222 will be invited to participate in the competitive bid process for either...

- (ii) A mixed use development that is more than one acre in area, that

# Surplus Lands Act



- includes not less than 300 housing units, and that restricts at least 25% of the residential units to lower-income households for a minimum of 55 years for rental and 45 years for ownership.

# Surplus Lands Act



- Pursuant to subdivision (a) of Section 54222
  - Local public entity
  - Department of Housing and Community Development (HCD)
  - Housing sponsors that have notified HCD of their interest in the surplus land

# Reasons for RFP



- Location
- Mixed-income residential units
- Economies of scale
- Railroad Avenue Specific Plan –  
local control
- Schedule



# Project Description



- Construct at least 300 units (studio, 1-, 2-, and 3-bedroom units); either for sale, for rent, or a combination
  - 25% of the residential be affordable to lower income households (does not exceed 80% of area median income)



# Project Description



- Commercial component on Railroad Avenue
- Installation of a security camera system within and around the project site.



City of  
Pittsburg

City Cannabis Policy

# Background



- **Current regulations:**
  - limited to manufacturing, testing, distribution
  - Generally in industrial areas
  - Cap on # of permits
- **2018:** City adopts amendments to allow for cannabis businesses, approves first operating agreement
- **2019:** City approves 2<sup>nd</sup> operating agreement; revised regulations re: distance from sensitive uses
  - 1,000 feet for retail (parcel to parcel)
  - 600 feet for all other uses (business to sensitive use)

# Background (cont.)



- **January:** Land Use Subcommittee discussed potential cannabis retail
- **February-April:** Staff received applications to allow for retail and microbusinesses (cultivation)
- Unique opportunity to review the City's policy
  - Establish regulations
  - Identify users
  - Identify locations
  - Set the path going forward

# Discussion



## Expansion of allowable uses:

What types of uses would be allowed?

- Cultivation/Microbusinesses
  - Additional R+D, lower operational costs, more jobs
- Delivery
  - Already taking place in cities, no revenue collected
- Retail
  - Attractive amenity, reinvestment in commercial centers, modern design

# Discussion



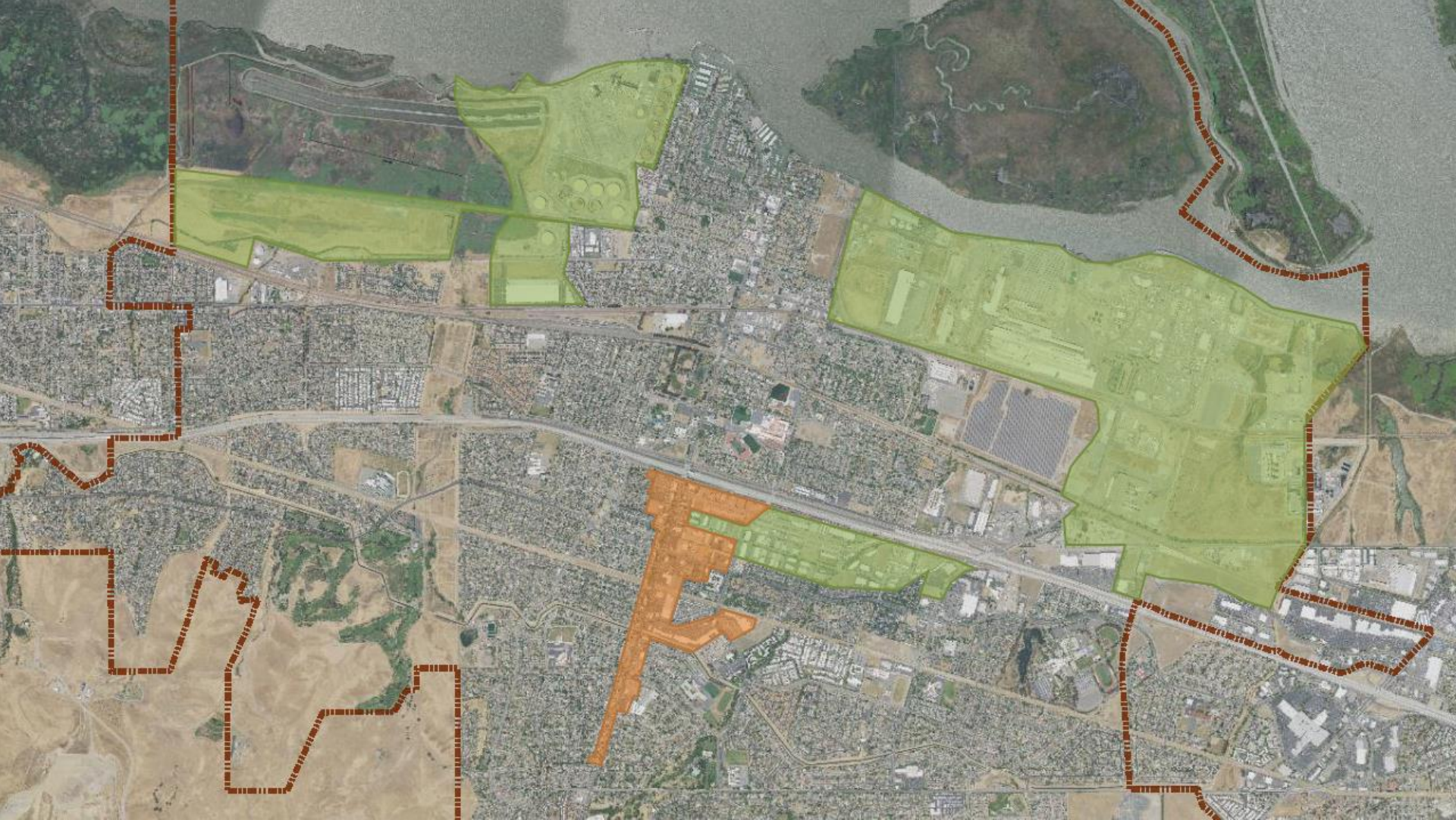
## Expansion of allowable uses:

Where would these uses be allowed?

- Establishment of a green zone
  - Providing adequate industrial space for safe operation
- Cannabis retail within areas designed for safe pedestrian movement
- Consideration for physical barriers?

How many permits would be allowed in the City?







# Other Considerations



|  |        |        |
|--|--------|--------|
| <a href="#">Insurance Sales Agents</a>   | detail | 41,900 |
| <a href="#">Administrative Services and Facilities Managers</a>  | broad  | 41,650 |
| <a href="#">Electrical, Electronic, and Electromechanical Assemblers, Except Coil Winders, Tapers, and Finishers</a>   | detail | 41,520 |
| <a href="#">Exercise Trainers and Group Fitness Instructors</a>  | detail | 41,460 |
| <a href="#">Tellers</a>  | detail | 41,140 |
| <a href="#">Marketing Managers</a>   | detail | 40,900 |
| <a href="#">Medical Dosimetrists, Medical Records Specialists, and Health Technologists and Technicians, All Other</a> | detail | 40,900 |
| <a href="#">Food Service Managers</a>  | detail | 40,440 |
| <a href="#">First-Line Supervisors of Mechanics, Installers, and Repairers</a>   | detail | 40,350 |
| <a href="#">Middle School Teachers, Except Special and Career/Technical Education</a>                                  | detail | 39,780 |
| <a href="#">Compliance Officers</a>  | detail | 39,250 |
| <a href="#">Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Products</a>                  | detail | 39,230 |
| <a href="#">Painters, Construction and Maintenance</a>   | detail | 38,510 |
| <a href="#">Property, Real Estate, and Community Association Managers</a>  | detail | 37,870 |

## Economic Impacts

- CA legal cannabis jobs = nearly 40,000
  - Most jobs permanent
  - Benefits and PTO
  - Opportunity for advancement
  - Lower education and experience required

## Reinvestment

- Security cameras available to PD
- Personnel, foot traffic, façade updates