

EAST COUNTY REGIONAL PLANNING COMMISSION  
CITY OF PITTSBURG PLANNING COMMISSION  
MONDAY, JANUARY 14, 7:00 PM

PITTSBURG/BAY POINT BART STATION AREA SPECIFIC PLAN  
COUNTY FILE # SP01-0001

I. INTRODUCTION

The Contra Costa County Redevelopment Agency, the City of Pittsburg, and the Bay Area Rapid Transit District (BART), as part of an effort to revitalize the area and plan for transit oriented development, have sponsored a General Plan review of the Pittsburg/Bay Point BART Station area. Prior to the completion of the BART station, the County, City and BART began work on the draft Pittsburg/Bay Point BART Station Area Specific Plan. With the extension of BART to the Pittsburg/Bay Point area, an opportunity to plan for transit-oriented development was recognized. The Specific Plan's purpose is to add substantial County and City policy detail to what is needed for this revitalization effort.

While there is a very strong interrelationship between the General Plan Amendment and the Specific Plan, this report will deal almost exclusively with General Plan policy issues. Once the basic land use policy is established, the Specific Plan can be revised to insure consistency. A brief overview of the Specific Plan is described in Section III of this report.

II. SPECIFIC PLAN

The Specific Plan represents a vision for the Pittsburg/Bay Point area. It contains detailed sections for land use, transportation, and urban design. Each section contains goals, objectives, policies, and standards. The plan is to guide both private and public sector investments. In the short term, the plan allows for possible expansion of existing BART surface parking by approximately 380 spaces. The evaluation for the BART surface parking is also intended to be a project-specific evaluation within the Master EIR. Planning statements developed

by the County, City, BART, and the local community have been incorporated into the Specific Plan. Flexibility exists in the Specific Plan that will allow the private development sector to actively participate in plan implementation.

### III. RECOMMENDATION

Staff recommends the East County Regional Planning Commission forward a recommendation to the Board of Supervisors as follows:

- A. Adopting the Specific Plan (Attachment A), with the modifications discussed in Section XI of the General Plan Staff Report and described in detail in Appendix B;
- B. Recommended Alternative (Alternative 6) as described in Section XI and shown in Figures 9 and 10 of the General Plan staff report.