



STAFF REPORT TO THE CITY COUNCIL

DATE: Regular Meeting of January 12, 2021

TO: The Mayor and Members of the City Council

SUBMITTED BY: David Biggs, City Manager

SUBJECT: 2021 Development Site Update and Review

RECOMMENDED ACTION: Receive report, discuss, and provide direction if any.

FISCAL IMPACT OF RECOMMENDATION:

None as a result of this action. The successful development of remaining development sites can result in additional revenues for the City in the form of property tax, sales tax, hotel bed tax, utility users tax and other revenues. There will also be an increase in expenses associated with providing municipal services to these developments and depending on the type, new revenues may or may not exceed these incremental expenses.

DISCUSSION:

The City Council requested that an annual update on development sites in the City be made at a Council meeting in order to ensure the Council and community are informed of the current status and future plans for remaining sites. The last update of this type was provided on January 14, 2020.

Attached is a power point presentation which updates the presentation provided last year. Development sites are presented in two categories – committed or pending. Committed sites are those which have specific entitlements in place. Pending sites are those where there are pending development proposals or in the case of one site where there is a Development Agreement in place, or where there is active development interest.

In addition to the sites listed, there a number of other possible in-fill sites which are not listed as there is no current or pending activity of which the City is aware or the possibility of development is further in the future. These sites include the current BART park & ride lot area, a parcel east of Willow adjacent to Highway 4, and a residential in-fill parcel off of Lavender Place. In addition, there are remaining development sites in the North Shore Business Park including a number of areas where Bio-Rad can accommodate future expansion of their operations.

The first phase of the Bayfront, the Exchange, was completed and opened in August 2020. The second phase of the Bayfront, the 235 unit Grand will be completed in May, 2021. The third phase is fully entitled and may start construction later in 2021. The Safeway Center will be completed in March 2021. The Willow Auto Service & Self Storage project is under construction.

Available retail spaces are actively being marketed by the developers and their leasing agents, with tenant announcements for the Exchange forthcoming. Recruitment and selection of those retail tenants lies with the developer/property owners, and the City supports those efforts.

ATTACHMENTS:

Attachment 1 – 2021 Development Update PowerPoint Presentation

<i>Financial Impact</i>			
Description:			
Funding Source:			
Budget Recap:			
Total Estimated cost:	\$	New Revenue:	\$
Amount Budgeted:	\$	Lost Revenue:	\$
New funding required:	\$	New Personnel:	\$
Council Policy Change: Yes <input type="checkbox"/> No <input type="checkbox"/>			