



ENVISION CONTRA COSTA 2040

Bayview, Montalvin Manor, and Tara Hills Community Meeting: Issues and Vision

Montara Bay Community Center
2250 Tara Hills Drive, San Pablo, CA 94806
Tuesday, May 14th, 2019

A community meeting for Bayview, Montalvin Manor, and Tara Hills residents as part of Envision Contra Costa 2040 took place on Tuesday, May 14th, 2019, from 6:00 to 8:00 PM at the Montara Bay Community Center. The purpose of this workshop was to begin establishing a vision for the future of these communities and identify issues the General Plan should address to achieve that vision. County staff and consultants facilitated the workshop and eight residents attended and participated. Representatives from Supervisor John Gioia's office and the Pinole City Council also participated, helping to further facilitate the conversation between staff, consultants, and residents. After a presentation about the Envision Contra Costa 2040 process, community members worked in two small groups discussing questions regarding the future of these communities. Responses to each question are summarized below. Detailed notes from the small group discussions are attached to this summary.

Question 1: What do you like most about Bayview, Montalvin Manor, and Tara Hills? What would you like to see supported, preserved, or enhanced as part of this planning effort?

- Preserve the diverse, small-town atmosphere throughout the three communities.
- Preserve wildlife habitat, open spaces, and connections to nature, such as along Garritty Creek.
- Support easy access to the highway and regional employment centers.
- Preserve views of San Pablo Bay and Mount Tamalpais.
- Maintain modest housing prices relative to other Bay Area communities.

Question 2: What are the challenges facing Bayview, Montalvin Manor, and Tara Hills? What would you like to see changed in Bayview, Montalvin Manor, and Tara Hills in order to make them better places to live and work?

- Revitalize retail and commercial centers, particularly at the intersection of San Pablo Avenue and Tara Hills Drive, with new businesses within walking distance of residential uses.
- Clean up blight along San Pablo Avenue and Tara Hills Drive through increased code enforcement.
- Connect the existing segments of the Bay Trail to the north and south with a multi-use pedestrian and bicycle trail along the shoreline.
- Reanimate the community center with recreation programming for youth.
- Develop accessible pedestrian and bicycle infrastructure along San Pablo Avenue, Richmond Parkway, and Tara Hills Drive to make these streets safer for pedestrians, cyclists, young children, and people with disabilities.
- Improve emergency services and access to hospitals.

- Enhance coordination across surrounding jurisdictions.
- Resolve congestion issues with improved signal timing, especially at the intersection of Richmond Parkway and San Pablo Avenue.
- Mitigate air pollution from nearby Interstate 80 and other highways.
- Increase public transportation services.

Question 3: Do you think changes are needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?

- Rezone to create pocket parks and a dog park.
- Require new development along Garrity Creek to protect the creek and its habitat.
- Encourage water recreation uses along the shoreline.
- Designate a town center to serve as a gathering space for the communities.



The future of Bayview, Montalvin Manor, and Tara Hills is...

Bayview

Montalvin Manor

Tara Hills

Charter
Schools?

- housing ~~on~~ + retail on under-utilized sites
- desire for more transit connections → Trolley/shuttle?
- concern about home burglaries in Tara Hills (FROM HILTOP COMMENTS)
- concern about traffic congestion on major roads ← but is this from people getting off 80? or increased housing density?
- preserve public access/recreation/Community use on Public sites like schools
- limited number of vacant sites in Tara Hills
- WANT MORE OPEN SPACE, PARKS For kids & others WELCOMING/ENHANCED SPACES

HAVING A REAL REC CENTER FOR KIDS
- ACTIVITIES

group 1
pg. 2

Question about new development
on Hilltop Mall site in Richmond -
what to expect and coordination
w/ the City? - Mix of commercial &
residential on current parking lot.

Protect Garrity Creek from new
development - daylight, add access,
add bike path

- AND REVITALIZING THE CREEK /
DAYLIGHTING CULVERTED
SECTIONS

Link the Bay Trail through
Tara Hills!

Difference of opinion about new housing development

group 1
pg. 3

- some support for additional housing and density
- others disagree - want to preserve undeveloped lots

Possible to expand notification?
for development projects

Creek and bayshore are home to wildlife - egrets, mergansers, rail habitat?

protect nesting hawks

Possible spots for pocket parks?

Address speeding on Shamrock,
Tara Hills Dr., Shawn Dr.,
Kavanaugh

group 1
pg. 4

Streets are narrow - not much room
for parked trailers / RVs - especially
with limited visibility due to steep hills

Shore line is not accessible
→ add access!

2040: revitalized shopping
walkable services
accessible sidewalks (w/stroller)
on both sides of street
Tara Hills / San Pablo
improve bike route on
San Pablo (Tara Hills - possible
bike lanes?)
Community feeling

LACK OF HOSPITALS.

group
Pg. 5

"THE WAY IT USED TO BE"
SELF-SUPPORTED

LIKES:

group 2
pg 1

- 1) WALKABILITY
- 2) VIEWS FROM MONTAWIN OF MT. TAM
- 3) PROXIMITY TO WORK
- 4) HOMES ARE WELL MAINTAINED
- 5) SMALL-TOWN FEEL ~~12/1~~
- 6) HIGHWAY ACCESS
- 7) DOG-FRIENDLY
- 8) DIVERSE POPULATION
- 9) MICRO-CLIMATE
- 10) SCHOOLS
- 11) PRICE OF HOUSING

CONSTRANTS

- 1) DOG PARK NEEDED
- 2) LACK OF COMMUNITY GATHERING PLACE (ACCESS)
- 3) EXPAND COMMERCIAL AT SAN PABLO/TARA HILLS
- 4) INTERSECTION AT RICHMOND PKWY + SAN PABLO
TIMING OF TRAFFIC SIGNALS.
- 5) GHG POLLUTION
- 6) LACK OF PUBLIC TRANSPORTATION
- 7) LACK OF JOBS
- 8) BLIGHT ALONG SPA (LANDSCAPING)
AND TARA HILLS DRIVE
- 9) PRIVATE RESIDENTS PARKING ON FRONT LAWNS
- 10) COORDINATION WITH SURROUNDING
JURISDICTIONS
- 11) WATER RECREATION

CONSTRAINTS CONT'D

Group 7
193

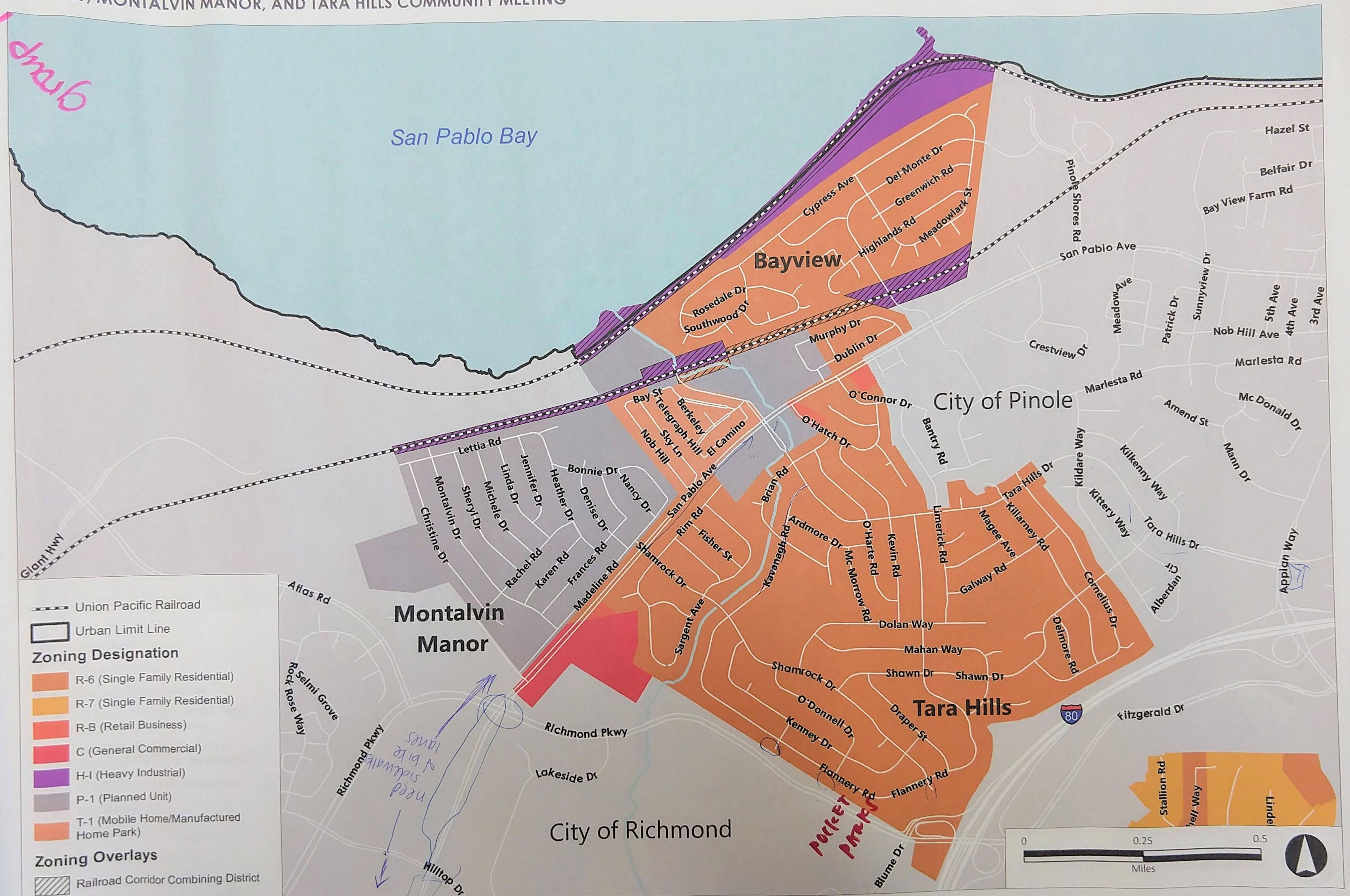
- 11) HOSPITAL
- 12) BETTER MIX OF RETAIL
- 13) SAFETY
- 14) ACCESSIBILITY W/ RESPECT TO SIDEWALKS
- 15) MAYBE RESTAURANT AND FAMILY/- FRIENDLY RETAIL WHERE POSSIBLE. COFFEE SHOPS/ WALKABLE RETAIL.
- 16) Finish Bay Trail
- 17) LACK OF A FOCAL POINT/ TOWN CENTER
- 18) LACK OF A COMMUNITY EVENT
- 19) M-17 COMMITTEE
- 20) COMMUNITY CENTER IS UNDERUTILIZED. DIFFICULTY RESERVING THE BUILDING.
- 21) BETTER UTILIZE (SPACIALLY) EXISTING RETAIL LAND
- 22) QUALITY OF SCHOOLS/ SCHOOL SCORES

CHANGES TO LAND USE

group 2
pg. 4

- REZONE H-I AREA NORTH OF BAY VIEW FOR WATERFRONT ACCESS AND RECREATION
- FIX INCONSISTENCY BETWEEN ZONING + GP. SHORLINE AREA.

BAYVIEW, MONTALVIN MANOR, AND TARA HILLS COMMUNITY MEETING

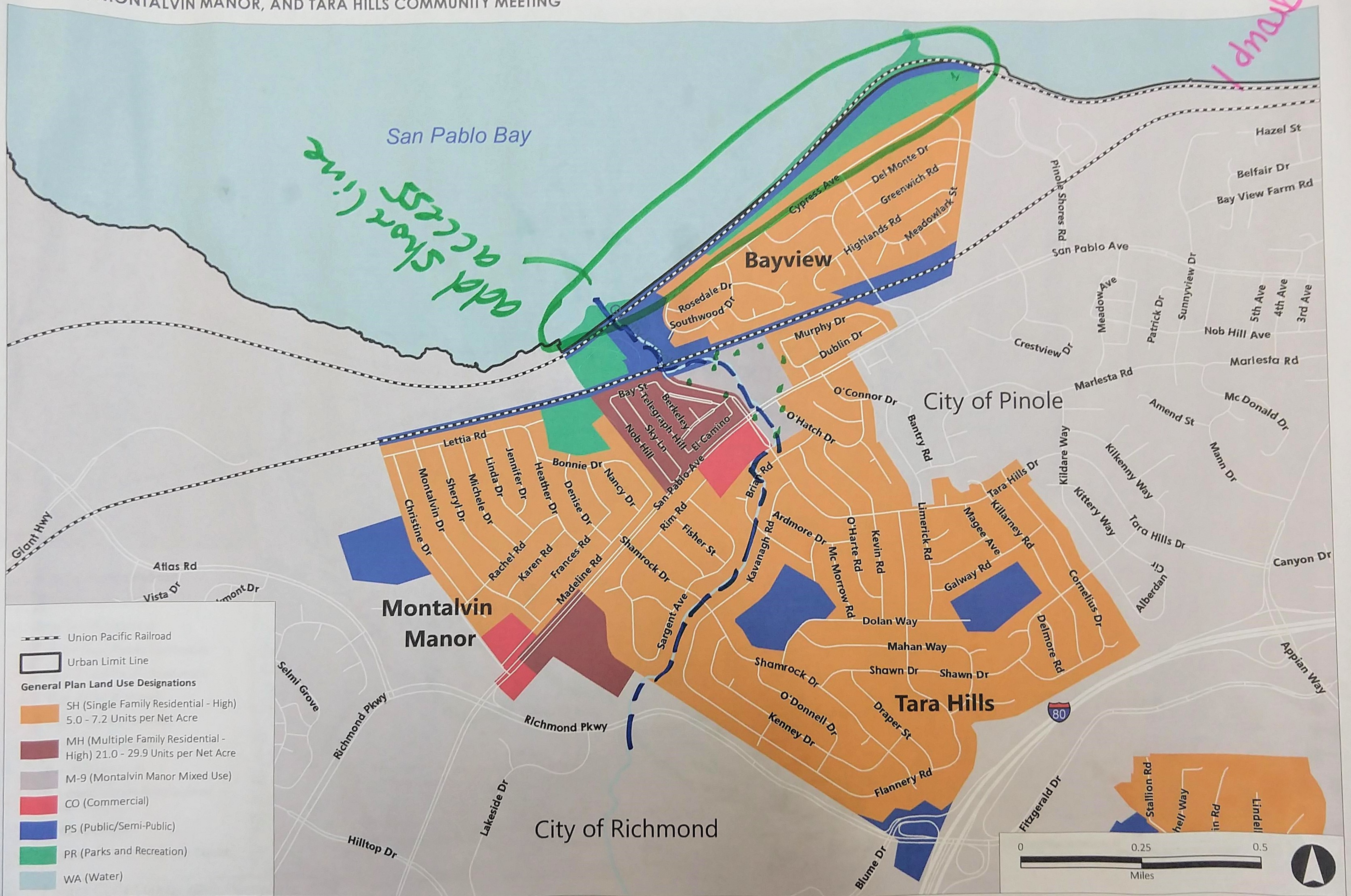


Source: Contra Costa County, 2018; PlaceWorks, 2019.

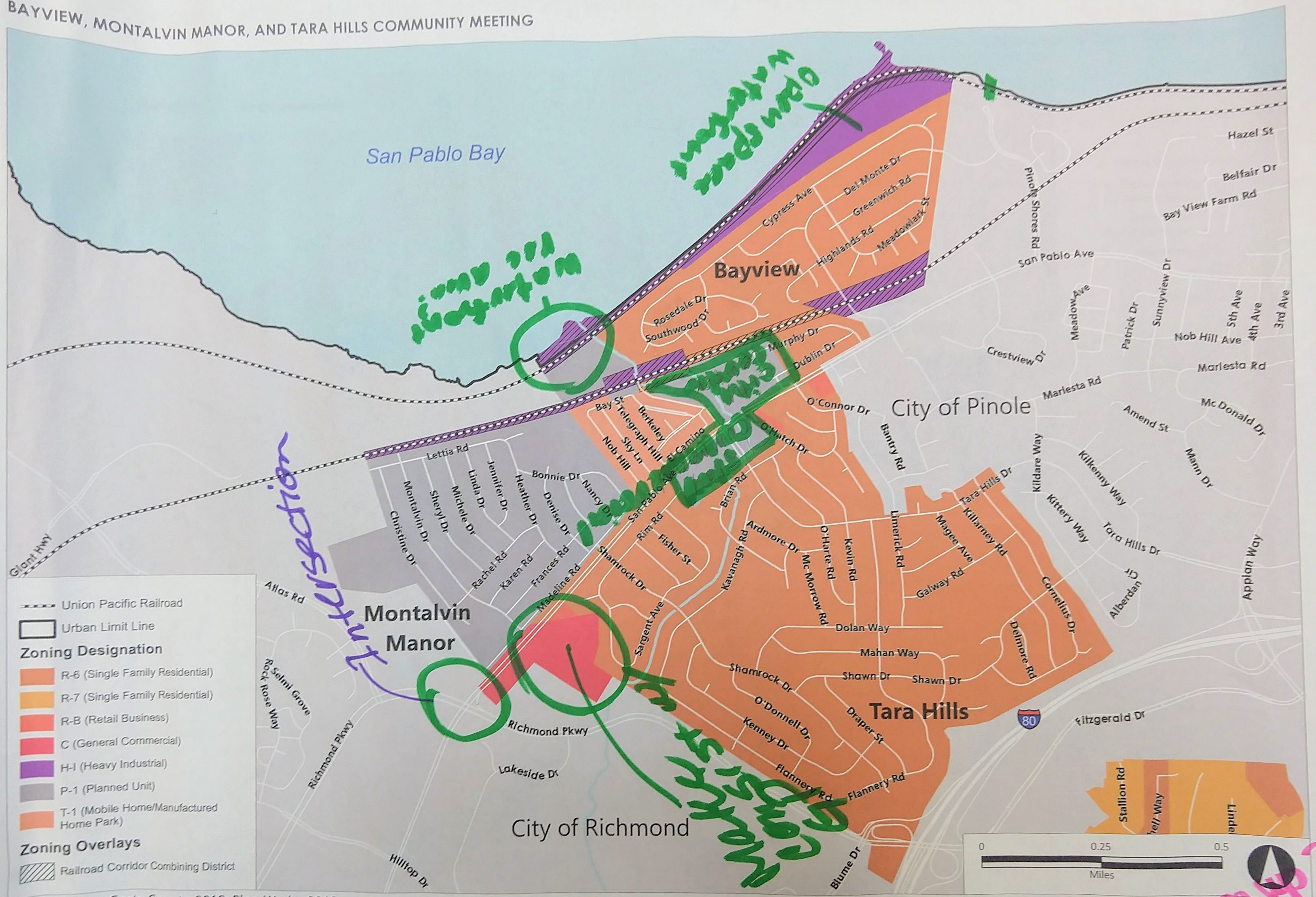


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Zoning Designations for Bayview, Montalvin Manor, and Tara Hills



Source: Contra Costa County, 2018; PlaceWorks, 2019.



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9/11/22