



## ENVISION CONTRA COSTA 2040

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### **Bayview, Montalvin Manor, and Tara Hills Community Meeting #2: Guiding Principles**

Montara Bay Community Center  
2250 Tara Hills Drive, San Pablo, CA  
Tuesday, August 27<sup>th</sup>, 2019

The second community meeting for Bayview, Montalvin Manor, and Tara Hills residents as part of Envision Contra Costa 2040 took place on Tuesday, August 27, 2019, from 6:30 to 8:30 PM at the Montara Bay Community Center. The purpose of this workshop was to collect feedback on draft guiding principles, which articulate the values, priorities, and aspirations for the future of Bayview, Montalvin Manor, and Tara Hills shared by community members at the first community meeting. The guiding principles are organized in five categories: Community Character, Mobility, Housing, Recreation and Access to Nature, and Safety and Resiliency. In addition, participants were asked to share ideas for potential policies, actions, and other strategies that support those guiding principles.

County staff and consultants facilitated the workshop and 13 residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members worked in two small groups discussing guiding principles, policies, actions, and other strategies specific to Bayview, Montalvin Manor, and Tara Hills. Input and ideas are summarized below. Detailed notes from the small group discussions are attached to this summary.

#### ***Community Character***

- Support and attract high-quality neighborhood-serving stores and restaurants (e.g., a Sprouts versus a dollar-store establishment), including at the San Pablo Avenue and Tara Hills Drive intersection shopping center.
- Establish a community gathering space/center, potentially at the San Pablo Avenue and Tara Hills Drive intersection shopping center or Montara Bay Community Center, through revitalization efforts.
- Invest in urban greening efforts and blight clean-up to attract businesses and improve community pride.
- Discourage large development projects in Bayview, Montalvin Manor, and Tara Hills.
- Increase transparency and communication with County officials, including through early community consultation about new development proposals.

#### ***Mobility***

- Conduct a traffic study to analyze and address circulation deficiencies and constraints.
- Add resident-friendly pedestrian and bicycle infrastructure, including crosswalks, sidewalks, a sound barrier, landscaping, and other streetscape improvements.
- Address the high traffic congestion along San Pablo Avenue, Richmond Parkway, Tara Hills Drive, and adjacent surface streets, including through improved signal timing and effective left-turn lanes.
- Consider development's cumulative impacts on traffic congestion.

- Construct transit stop shelters that improve the comfort of transit users without attracting homeless encampments.
- Subsidize alternative transportation and encourage carpooling to reduce traffic.
- Expand and increase the frequency of bus service and the number of transit stops while also improving safety on board.

### ***Housing***

- Provide homeless residents with more services and housing to support their needs and reduce issues with existing homeless encampments.
- Publicize County programs that assist in home rehabilitation to address aging housing stock and infrastructure challenges.
- Evaluate available land for tiny homes or accessory dwelling units (ADUs) as alternatives to accommodate the homeless population.

### ***Recreation and Access to Nature***

- Connect existing open spaces to create a contiguous, well-maintained trail along the shoreline from Point Wilson to Point Pinole for outdoor recreation and fishing.
- Study the feasibility of constructing a bridge over the railroad at Point Wilson to facilitate connections to the water.
- Establish urban agriculture uses on vacant lots to encourage community cohesion and health.
- Increase youth programming at Montara Bay Community Center or other recreation spaces throughout the three communities.
- Consider reuse of the old Seaview School campus for recreation uses.
- Construct a conveniently accessible dog park and a playground.

### ***Safety and Resiliency***

- Increase police presence with 24/7 patrol service to reduce crime.
- Employ Crime Prevention Through Environmental Design techniques to discourage criminal activity, including by increasing lighting, cleaning up blight, and improving the quality of streetscape environments.
- Incentivize development of medical care services or hospitals nearby to improve access to health care.
- Consider the feasibility of solar panels at underutilized sites along the waterfront.



Group 1 Pg. 1

## MOBILITY

San Pablo Ave

- Traffic study needed. ^Richmond.
- Pkwy is too congested, clogs surface streets as well. consider signal timing.
- dangerous left-turn lanes create congestion too.
- consider traffic impacts of new development.
- Sidewalks needed. Pedestrians feel unsafe, and sometimes use median as sidewalk. Also no crosswalks @ San Pablo & Shammrock (make them more resident friendly)
- add bus shelters that don't accomodate homeless from living there

## Housing

- old infrastructure in aging housing stock
- address homelessness → people living in cars, behind Safeway, near Garrity Creek.
- Need more shelters!
- provide programs to <sup>improve</sup> ~~keep people~~ in their homes



Mobility → subsidize public transit to incentivize alt. transportation, expand bus service, improve transit safety, and increase frequency of service

Safety & resiliency

- need 24/7 police service → ↑ patrol on graveyard shift
  - address increasing criminal activity
  - clean up & increase lighting to deter crime
- and increase community investment. Address illegal dumping! Use CPTED techniques.
- increase transparency & communication with County officials. Increase responsibility.

### Character

- grocery & community services
- more quality stores (not just \$1 stores!) ↓
  - encourage stores in Nation's center.
  - add streetscape improvements ex: Sprouts
  - potential for Spectrum <sup>shopping</sup> center as a community center w/ more uses
  - increase youth programming



## Parks & Rec

- Bridge over Pt. Wilson needed for access to shoreline (good fishing) and needs trash clean-up as well. Look @ Pinole's bridge as an example.
- create easement along Bayview shoreline to connect open spaces.
- add park/OS/urban ag @ O'Hare Dr. and San Pablo Avenue



MORE  
ACTION - BEAUTIFICATION  
ACCESS TO NATURE

- SAN PABLO AVE. AS TRAFFIC RELIEFER FOR ~~HO~~ I-80
  - HUGE PROBLEM FOR COMMUNITY
- MORE LYNX SVC & STOPS THROUGHOUT COMMUNITY - ADD PARK & RIDE LOTS

COMMUNITY CHARACTER

- NICER MORE WELCOMING ATMOSPHERE TO ATTRACT BUSINESSES, — ~~NICE~~ TREES!  
NICE SEATING ETC. MORE TREES!
- MORE RESTAURANTS
- DON'T WANT <sup>HUGE</sup> DEVELOPMENT
- URBAN GREENING  
~~GREEN~~ LANDSCAPED  
CENTER DIVIDES  
LIKE HERCULES



## RECREATION & ACCESS TO NATURE

- WANT ABILITY TO SAFELY CROSS SAN PABLO AVE. W/O CAR TO ACCESS NATURE
- <sup>RECREATION</sup> RE-USE OF SEAVIEW SCHOOL
- MORE PARKS, PLAYGROUNDS, DOG PARKS WITH CONVENIENT ACCESS

## MOBILITY

- SAFE CROSSING OF SAN PABLO AVE.
- <sup>NEED</sup> SIDEWALK ALL ALONG SAN PABLO AVE.
- PARK & RIDE / LYNX TO SE / TO BART
- LIGHTING & SEPARATION BETWEEN PED {  
ONCOMING TRAFFIC / SOUND BARRIER  
GREENERY
- + CONSIDER LIGHTING & LANDSCAPE DIST.



## HOUSING

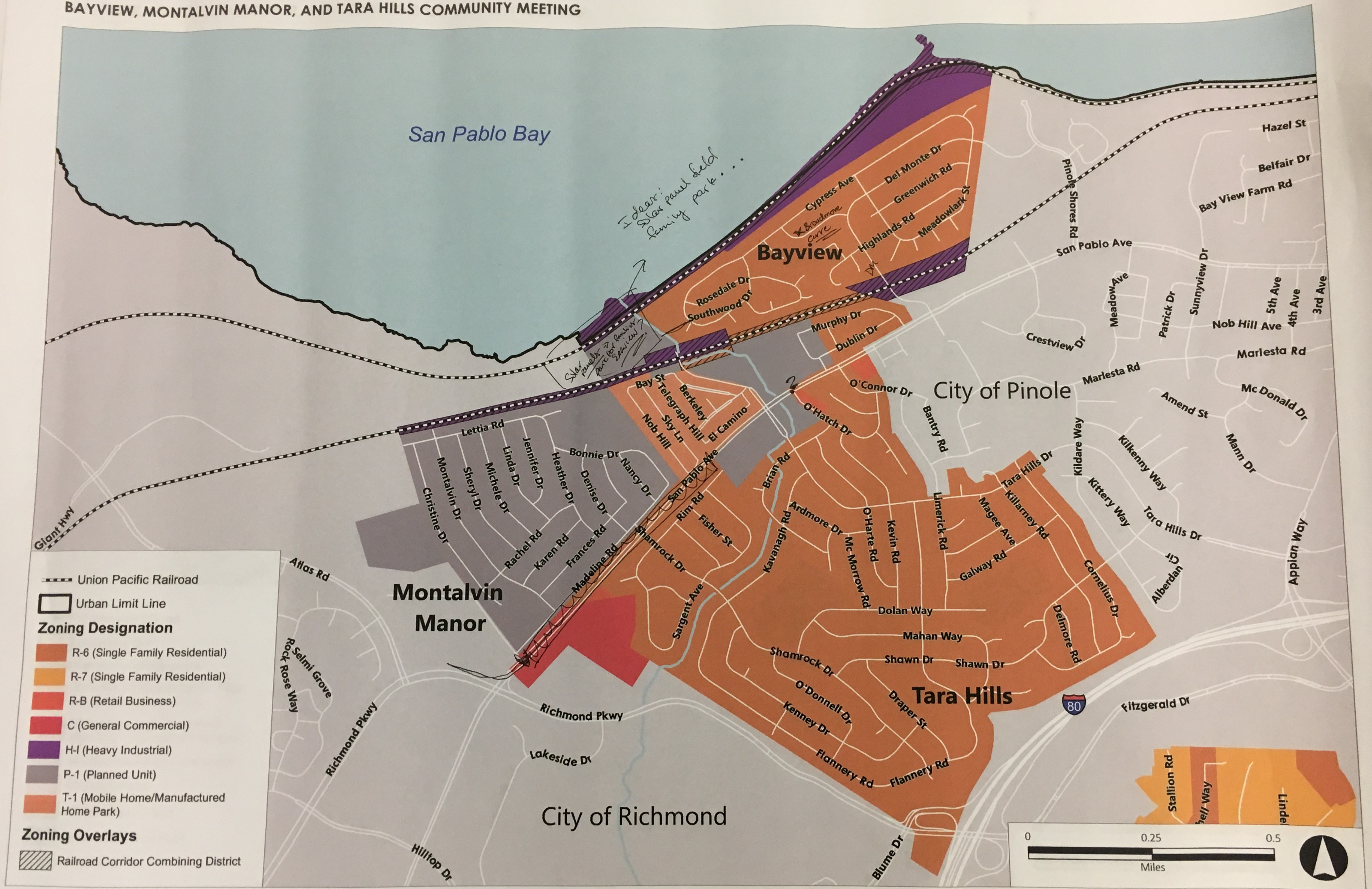
GROUP 2 PG. 3

- CONSIDER <sup>AREAS FOR</sup> TINY HOMES TO MEDIATE ENCAMPMENTS / HOMELESS ETC.

## SAFETY & RESILIENCY

- WORRIED ABOUT ACCESS TO HEALTHCARE
- COMMUNITY MEETING PLACE
  - HAD DIFFICULTY SCHEDULING MONTARA BAY CENTER
  - ONLINE SCHEDULING SYSTEM
  - NEED MORE PLACES FOR THE COMMUNITY TO MEET & STAY UPDATED.





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



# BAYVIEW, MONTALVIN MANOR, AND TARA HILLS COMMUNITY MEETING



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

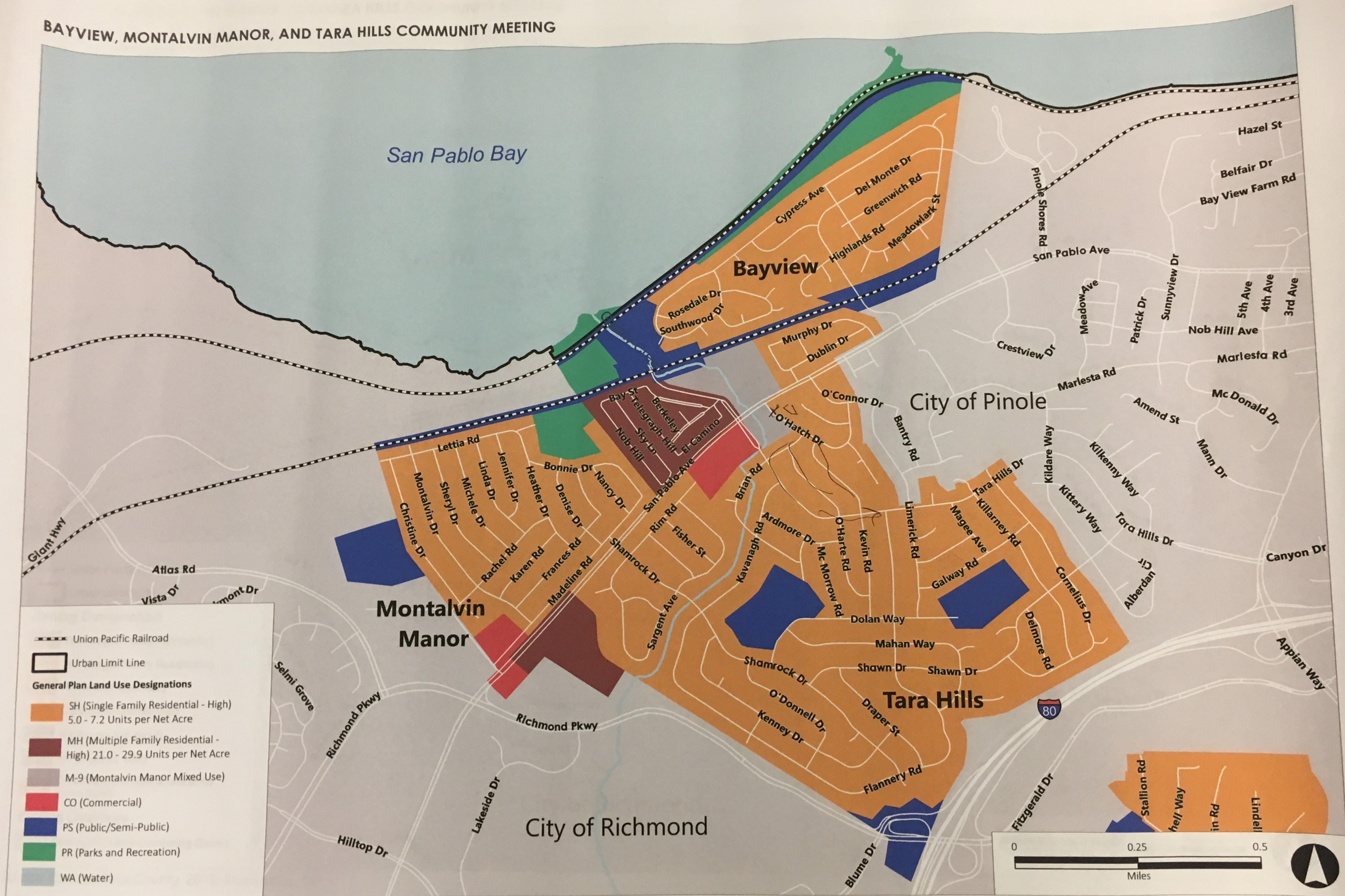


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## General Plan Land Use Designations for Bayview, Montalvin Manor, and Tara Hills



## BAYVIEW, MONTALVIN MANOR, AND TARA HILLS COMMUNITY MEETING

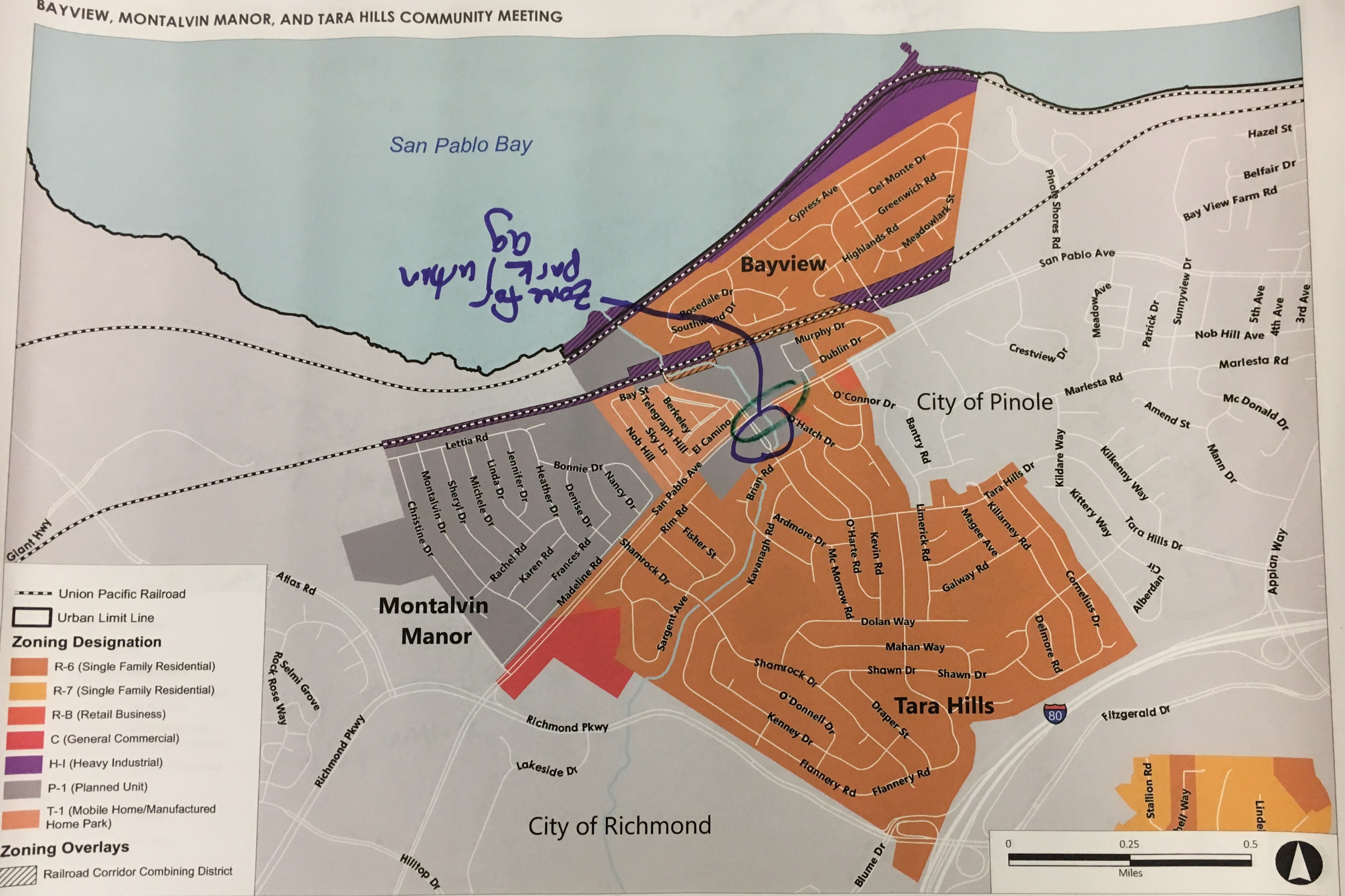


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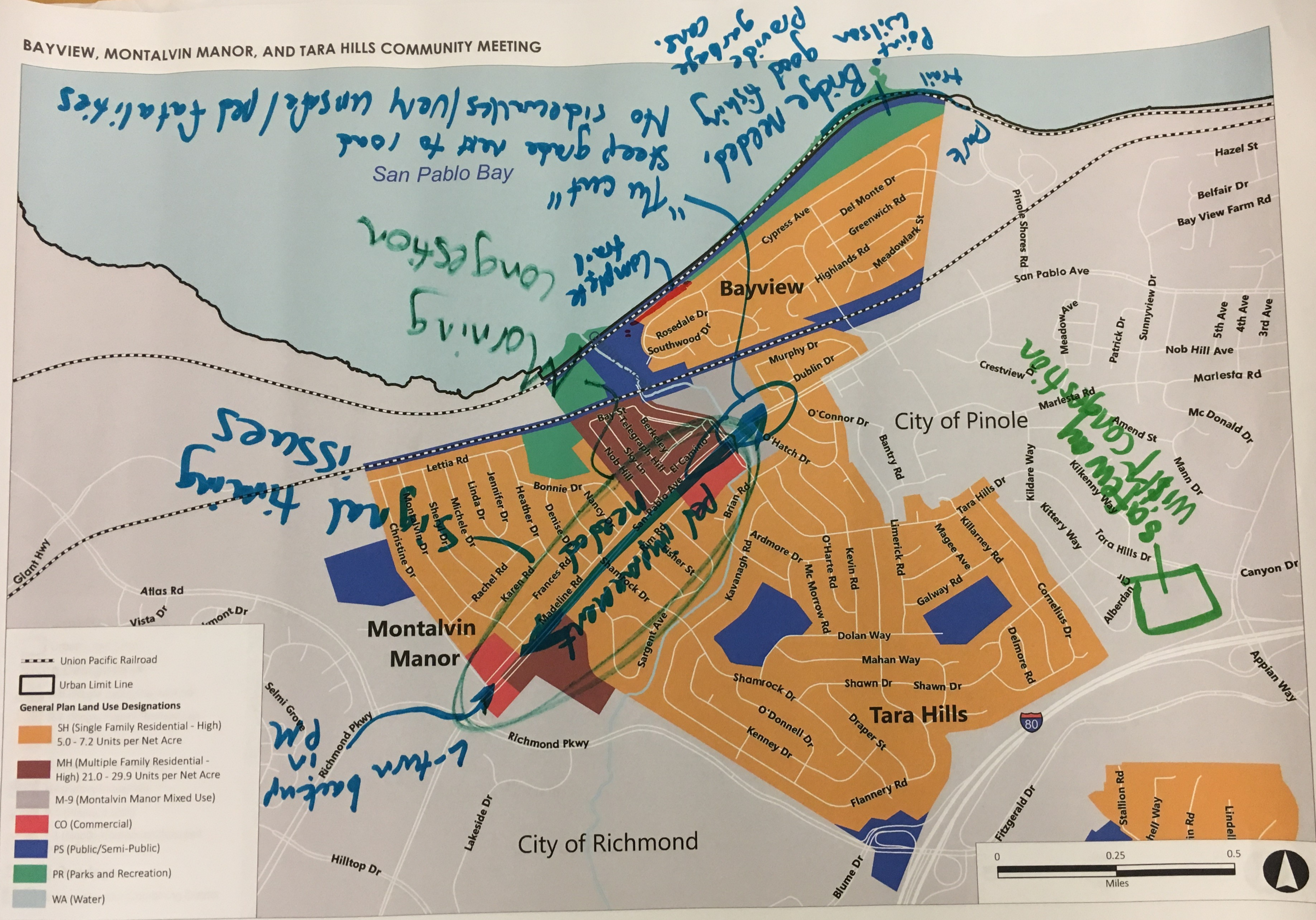


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## Zoning Designations for Bayview, Montalvin Manor, and Tara Hills



# BAYVIEW, MONTALVIN MANOR, AND TARA HILLS COMMUNITY MEETING



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



General Plan Land Use Designations for Bayview, Montalvin Manor, and Tara Hills