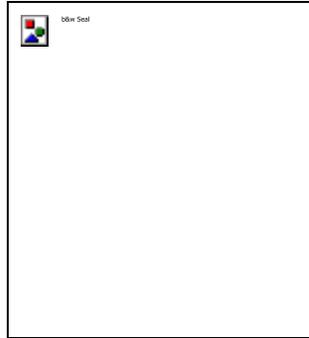


Bay Point Municipal Advisory Committee



Debra Mason Chair
Federal Glover, District V Supervisor

The Bay Point Municipal Advisory Committee serves as an advisory body to the Contra Costa County Board of Supervisors and the County Planning Agency.

Record of Actions

2:00 pm
Tuesday, March 1, 2022

1. Call to Order/Roll Call/Pledge of Allegiance

Council members present; Mason, Tremaine, Shah, Stevenson, Garcia-Lopez, and Lessley, Garcia were absent.

2. Approval of Agenda

Motion to approve by member Lessley, second by member Tremaine, motion passes 6/0
Members Garcia-Lopez, Lessley and Garcia absent.

3. Approval of Minutes for January 4, 2022

Motion to approve January minutes by member Lessley, second by member Tremaine, motion passes 6/0.

4. Approval of Minutes for February 1, 2022

Motion to approve February minutes by member Tremaine, second by member Lessley.
Motion passes 6/0

5. Public Comment

Caroline expressed concern about soundwall on Port Chicago Highway by Riverside.

Deanne thanked code enforcement for towing a van and repeated her request to have a Farmers Market in Bay Point.

Deborah Roberts shared her concern with the dumping of trash on and around their church property on Willow Pass and Clearland Drive.

Chair Mason read a letter received from a resident into the record concerning weed removal needed on Evora Road.

6. Agency Reports

- a. **Supervisor Federal Glover - Vincent Manuel-** Vincent reported that as of today there is no mandatory masking in Contra Costa, on March 11 the schools will no longer be mandated to wear mask per Contra Costa Health guidelines, they are now optional.
- b. **Contra Costa Sheriff's Office – Lt. Meth** – There was no representative at the meeting.
- c. **Code Enforcement – Joe/Armando** – Joe reported that there 64 new cases were opened. 10 were closed and there are 93 current cases. They had recently towed an RV and with help from Tim Brown they were able to clean up an unhoused encampment. There has been more trash picked up by the county on Port Chicago Highway but it continues to be a problem.
- d. **Golden State Water – Tina Gonzalez** – Tina thanked Tim for picking up the trash from Golden State Water's recent adopt a road clean up. Golden State Water continues with their maintenance program including the replacement of the 8" line from Hill Street to Willow Pass. They are also doing their annual leak detention.

7. Presentations:

- a. **Applicant request approval of rezone of project site to Heavy Industrial (H-1) to Planned Unit District (P-1)-Discovery Homes**

Request to allow a 15 lot single family residential subdivision to allow 15 residences with private road easement, and a Development Plan to allow construction of 15 residences and the removal of trees. The subject property is a 2;9 acre parcel located north of Pullman Avenue in the Bay Point area of the County. The discussion started with the applicant saying the discussion of camera was off the table that this application was for a rezoning. Members raised the following concerns; the maintenance of the detention basin, the proximity of the railroad tracks, the amount of clean-up needed in the area, the number of homes and size of them for that size lot. The developer share that the homes will be similar to the San Marco area and no price had been set yet. The Chair shared with the members that if they desired that the cameras could be requested as a condition of approval, she then called for a motion. There was no motion made but it was stated our comments would be passed on to the County Planner.

- b. **Review of the Conceptual Plan for the corner of Willow Pass Road and Cleveland Drive: The applicant requests a review for a: four story, 130-unit mixed-use commercial/multi-family residential development with approximately 2,255 square feet of ground floor commercial space on three contiguous lots totaling 3.27 acres.**

Kevin Cohan and Kevin Maffres shared the plan for the property MAC members raised the following concerns; The project does not represent what

the community had previously stated, which would be mostly commercial with possibly some residential and not FOUR stories high, the use of Tax Credits, traffic impacts, security fencing, the ability for Fire trucks and other emergency vehicles to be able to enter the property, there should be no on street parking, one comment was that this would look like a Fortress right in the middle of our community. The developer stated once they submit a FORMAL application it would be reviewed by Planning, Fire, Public Works, etc.

Meeting adjourned to April 5, 2022