

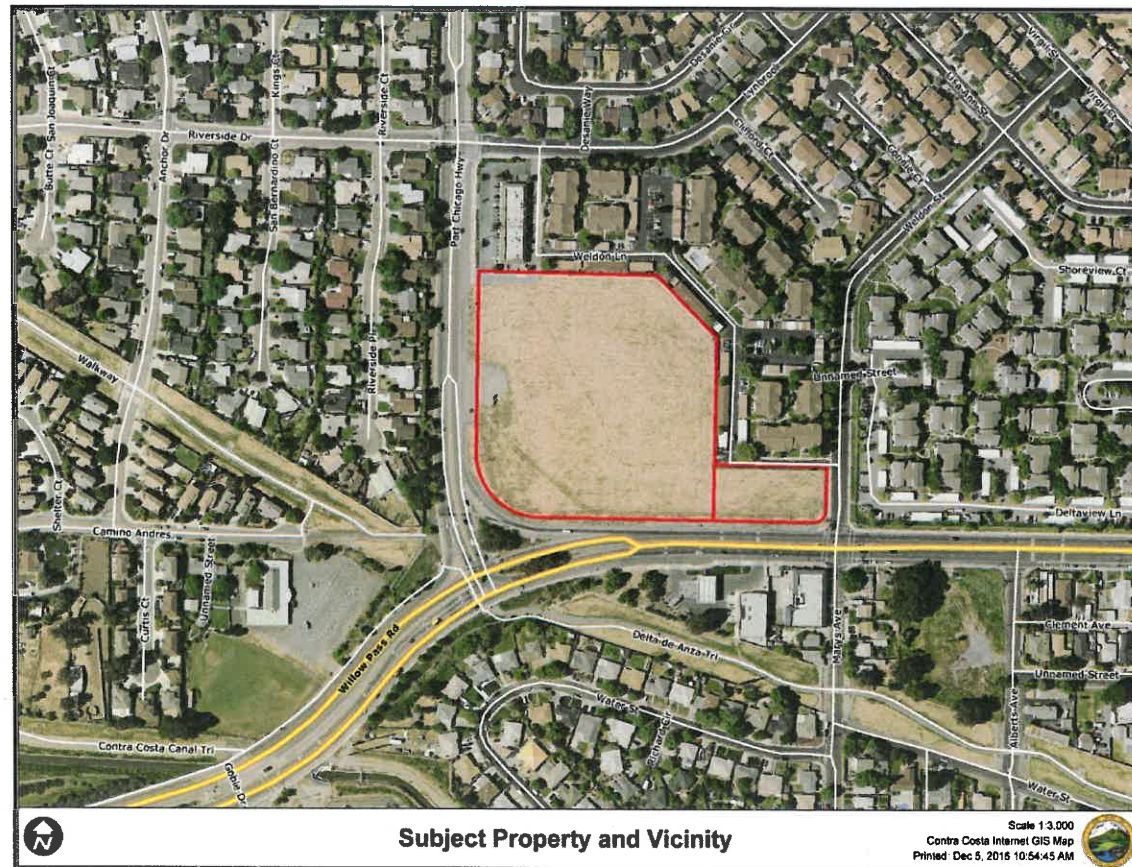
POWERPOINT PRESENTATION

Bay Point Family Apartments

County File: #DP15-3023

County Board of Supervisors
April 25, 2017

Subject Property and Vicinity





Project Analysis & Review

- Initial Study and Mitigated Negative Declaration posted for public review and comment from 6/30/2016 through 8/1/2016. Comments were provided by Caltrans and interested residents regarding the adequacy of the document, which have been reviewed and addressed in the 12/6/2016 project staff report completed for the County Planning Commission.
- Compliance with applicable policies related to density, aesthetics, biology, parking, traffic, affordable housing, park dedication, childcare, drainage, and utilities have been reviewed and enforced via design changes, project mitigations, or conditions of approval.



County Planning Commission Decision

- County Planning Commission approved the project on December 6, 2016, with three additional conditions of approval pertaining to the following:
 - lowering the elevation of the project site at the common boundary with adjacent developed parcels;
 - requiring that solar collecting equipment be added to the project design; and
 - requiring that a Traffic Demand Management (TDM) program be incorporated as part of the project



Appeal of CeCe Valenzuela (December 16, 2016)

- Noticing
- Overall Building & Project Design
- Traffic
- Tenancy Levels
- Childcare Assessment
- Impacts on Schools



Appeal of Applicant / Timothy Reimers (December 16, 2016)

- Appeal of the County Planning Commission's added condition of approval (COA #23) requiring that rough grade for the foundation pad of Building B1 and other improvements along the northern, northeastern, and eastern property lines be lowered to equal that of the adjacent properties to the north and northeast.



QUESTIONS