

HOME

ZONING

SITE PLAN/
PARCEL MAP

AMENITIES

AERIAL

DEMOGRAPHICS

TRAFFIC COUNTS

\$1,275,000

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Dan Moylan
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LIC #00845782

FOR SALE 1.425 Acres
NORTH BROADWAY &
WILLOW PASS ROAD
BAY POINT, CALIFORNIA

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Bay Point Development Standards

	Mixed Use - Willow Pass Road (M-4)	Willow Pass Road Commercial District Mixed Use (M-5)	Residential Mixed Use (M-6)	Commercial (Includes Specific Plan) (CO)	Commercial Recreation (CR)	Light Industrial/ Business Park (L-1)	Heavy Industrial (H-1) (9)	Single-Family Residential (SL/SM/SH)	Multi-Family Residential (Includes Specific Plan) (ML/MM/MH)	Public/Semi- Public (P/SP)	Parks/ Recreation (PR)	Open Space (OS)
Approved 2/11/03												
Minimum Lot Area	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	7,500 sq.ft.	11,500 sq.ft. - SL 7,000 sq.ft. - SM 4,600 sq.ft. - SH	10,000 sq.ft. (K)	N/A	N/A	N/A
Minimum Lot Width	50'	50'	50'	50'	50'	50'	50'	45'	N/A	N/A	N/A	N/A
Maximum Building Height	50' or 3 stories	50' or 3 stories	65' • 4 stories over parking (6 total) • Dev, Zone 2 45' in Dev, Zone 3	50'	50'	50' or 3 stories	50' or 3 stories	35' or 2 1/2 stories (a)	45'	35'	35'	35'
Floor Area Ratio (FAR)	0.40(b)	0.35	0.40(b)	0.40(b)	0.40(b)	0.67	0.67	N/A	N/A	1	1	1
Maximum Lot Coverage	40%	35%	Commercial: 40%	40%	40%	50%	30% (c)	50%	50%	50%	40%	10%
Residential Density (units p/net acre) (m)	21-29	21-29	40 min(d) in Dev, Zone 2 21 - 29,9 in Dev, Zone 3	21-29	---	---	---	SL: 1-2,9 SM: 3-4,9 SH: 5-7.2	ML: 7.3-11.9 MM: 12-20,9 MH: 21-29,9 MV: 30-44,9	---	---	---
Front Yard Setback (l)	WP Rd. 0' min/ 15' max	WP Rd, 0' min/ 15' max Bailey/Clearland 3' min	10' Bailey Rd. 10' Canal Rd, 25' W, Leland Rd.(f)	Bailey 0'(e) W, Leland 15' Canal Rd, 5' Other 15' EMBUD 5'	10'	25'	10'	20' to garage 15' to house	10'	15'	20' (f)	20'
Side Yard Setback	10' min	10' min	20' (f) - Dev, Zone 2 10' • Dev, Zone 3	10' min	10' min	50'(g)	10'	lot width up to 31' 31' - 41' 41' - 51' 51' - 80' 80' - 120' 120'-140' 140' and up	min/agg, setback 3'/6' 3' / 8' 5' / 10' 5' / 15' 10' / 20' 15' / 35' 20' / 40'	10' min, 5 min, 15' aggregate (f)	20 min. 40' aggregate	
Street Side Yard Setback (l)	10'	10'	10'	see front yard set- back	10'	25'	10'	10'	10'	10'	15' (f)	20'
Rear Yard Setback	3' parking lots 10' structure		20' (f)	0'	0'	50' (g)	0'	15'	20'	10'	15' (f)	20'
Parking	CO: 3.3 p/1,000 sq. ft. Residential (h)(i)		Commercial: 3.3 per 1,000 sq.ft. Res: 1.3 • 1.5 p/du (i)	CO: 4 p/1000 sq. ft. Res: 1 p/du (h)	subject to review and approval	Office: 5 p/1000 sq. ft. Lab: 2 p/1000 sq. ft. CO: 4 p/1000 sq. ft. Warehouse: 1p/1000 sq. ft.	2 p/du (j)	studio: 1 p/unit 1 bdrm: 1.5 p/unit 2+ bdrms: 2 p/unit plus 1/4 p/unit (j)	on site	on site	on site	
Minimum Landscaped Area	subject to review and approval	subject to review and approval	25% of site	10%	10%	10%	10%	front and corner side yards, excluding approved driveway	all setbacks	all setbacks	subject to review and approval	subject to review and approval
(a) Detached accessory structures, located on the residence and not adjacent to any street may have side and rear yard setbacks of 3' minimum, must be no higher than 15' and limited to 500 sq. ft.												
(b) Excludes upper level residential												
(c) 55% lot coverage is allowed for Light Industrial uses within Heavy Industrial land use designations.												
(d) Residential densities of 65 units per acre and higher are encouraged in Development Zone 2												
(e) No setback required. A minimum of 50% of the frontage shall be devoted to commercial uses with a setback no greater than 15 ft, and with entries and display windows oriented to Bailey Road.												
(f) Reduced side and rear setbacks may be allowed in cases where master plans have been prepared and approved to coordinate the development or park use on adjacent parcels												
(g) No minimum setback is required when adjacent property under the same ownership and dedicated to compatible uses.												
(h) Residential parking requirements are same as multi-family residential												
(i) Senior citizen housing may be granted lower parking requirements												
(j) Parking is permitted in approved garage and driveway. No parking is permitted in the front yard area required for landscaping. Assumes on-street parking is available. Larger homes require additional parking (per COA #63)												
(k) Minimum lot size for Multiple-Family Low density is 3,660 sq. ft. for single-family development.												
(l) Site clearance at intersections must be observed (per 80-18,002 of the County Code)												
(m) Net acre is assumed to constitute 75% of gross for single-family and 75% for multiple-family (per pg. 3-13 of the General Plan)												

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Zoning - M-4

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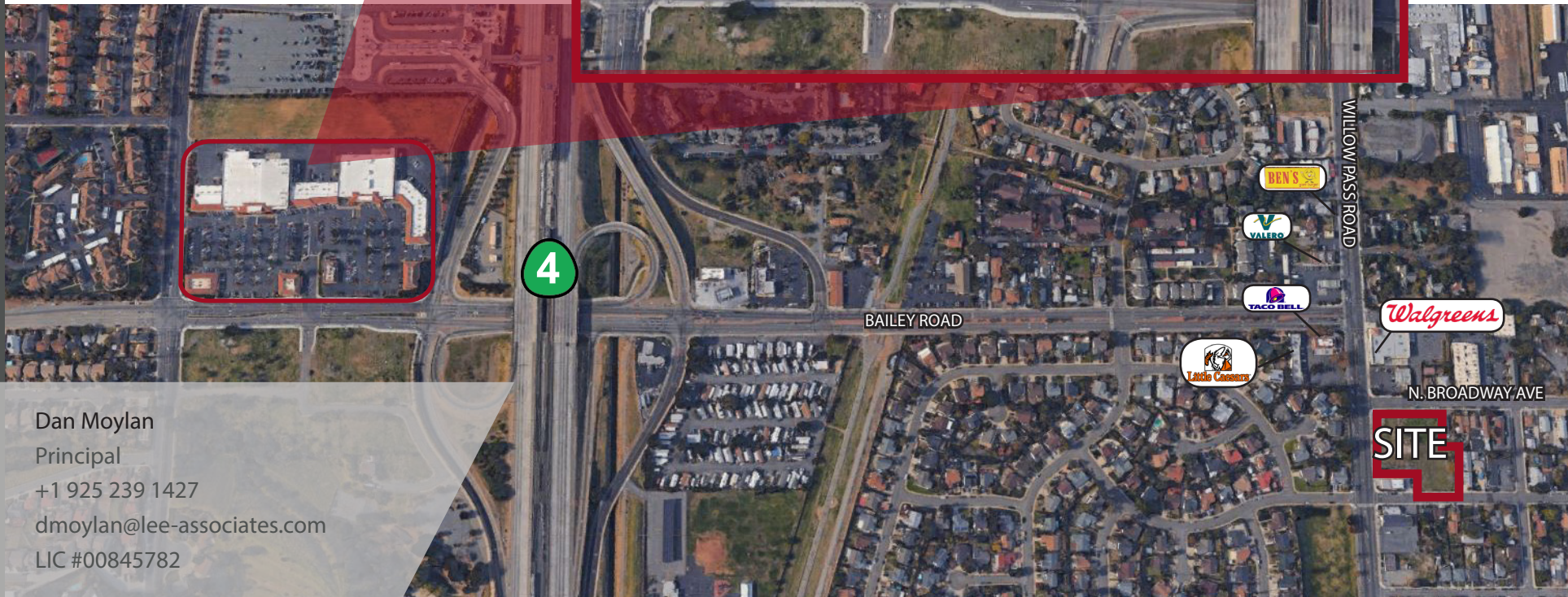
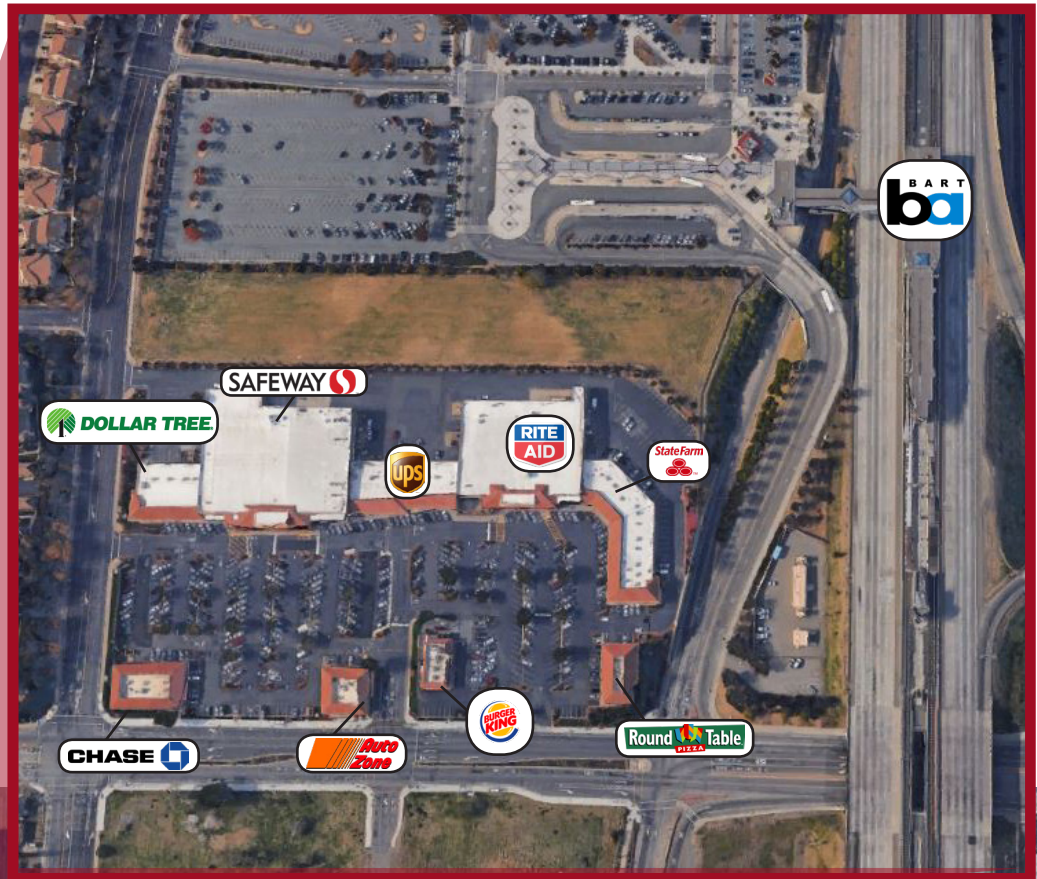
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WILLOW PASS ROAD

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1.425 ACRES



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Summary

	Census 2010	2016	2021
Population	16,363	17,532	18,655
Households	4,893	5,162	5,469
Families	3,815	4,039	4,283
Average Household Size	3.32	3.37	3.39
Owner Occupied Housing Units	2,653	2,702	2,863
Renter Occupied Housing Units	2,240	2,460	2,606
Median Age	30.5	31.3	32.6

Population
by Age

	Census 2010 Number	2010 Percent	2016 Number	2016 Percent	2021 Number	2021 Percent
0 - 4	1,438	8.8%	1,472	8.4%	1,554	8.3%
5 - 9	1,353	8.3%	1,424	8.1%	1,440	7.7%
10 - 14	1,313	8.0%	1,391	7.9%	1,478	7.9%
15 - 19	1,297	7.9%	1,257	7.2%	1,312	7.0%
20 - 24	1,295	7.9%	1,349	7.7%	1,265	6.8%
25 - 34	2,640	16.1%	2,927	16.7%	3,046	16.3%
35 - 44	2,225	13.6%	2,380	13.6%	2,728	14.6%
45 - 54	2,159	13.2%	2,078	11.9%	2,104	11.3%
55 - 64	1,531	9.4%	1,820	10.4%	1,889	10.1%
65 - 74	690	4.2%	963	5.5%	1,275	6.8%
75 - 84	298	1.8%	352	2.0%	445	2.4%
85+	122	0.7%	119	0.7%	123	0.7%

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[Click Here for Detailed Demographics](#)

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Willow Pass Road WEST
14,000 ADT



Willow Pass Road EAST
18,000 ADT

Bailey Road
18,000 ADT



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