



# Memorandum

**TO: PLANNING COMMISSION MEMBERS**

**FROM: WINSTON RHODES, AICP, PLANNING MANAGER**

**SUBJECT: TRANSMITTAL OF DRAFT SPECIFIC PLAN DOCUMENT**

**DATE: JANUARY 26, 2009**

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As the Planning Commission is aware, the City Council approved the preparation of three Specific Plans, one each for San Pablo Avenue, Pinole Valley Road, and Appian Way. Work on the Specific Plans was initiated in September 2007. The three Specific Plans have been combined into one document that is attached for your review and consideration.

PMC staff will provide an overview presentation on January 26, 2009 concerning the contents of the draft Specific Plan document, discuss how the Specific Plan relates to the General Plan Update, Zoning Ordinance Update, and Climate Action Plan. An updated schedule for review and completion of the Specific Plan and all of these work products will also be provided on Monday.

In order to provide sufficient time to review the document in detail, further Steering Committee discussion of the draft Specific Plan is also scheduled for February 23, 2009. This document will also be available for public review on the City's web site with hard copies available at the first floor City Hall counter and at the Pinole Library. We look forward to your input to ensure the Specific Plan can effectively guide future development within the San Pablo Avenue, Pinole Valley Road, and Appian Way corridors.

Attachment:

Draft Specific Plan For San Pablo Avenue, Pinole Valley Road, and Appian Way dated January 22, 2009