



Memorandum

TO: Steering Committee Members

FROM: Winston Rhodes, AICP, Planning Manager

SUBJECT: Draft Land Use Map

DATE: November 9, 2009

Background

The Steering Committee reviewed land use designations on October 26, 2009 and August 24, 2009 and refined the residential densities on October 13, 2009 as part of the Draft Housing Element discussion. A copy of the revised draft land use designations in track changes mode is attached that reflects the latest Steering Committee direction provided (see Attachment A). The Steering Committee reviewed draft land use maps for areas inside the current City limits as well as unincorporated areas outside the City but within our current Sphere of Influence (SOI) on October 26. The land use maps have been updated to reflect the most recent feedback both inside the City limits (see Attachment B) as well as for areas outside the City limits but within the City's SOI (see Attachment C). Based on the direction from the Land Use Subcommittee, land use designations have been applied to match existing County General Plan land use designations for the unincorporated areas within the City's Sphere of Influence (SOI). These draft maps serve to communicate City desires for future development in inside the City and within the SOI area.

Discussion

Some of the major changes made to the maps since October 26 are described below.

Map Appearance and Legend

The land use colors have been changed to assist with readability and more clearly denote the designations. The shades of blue for Public Facilities and the San Pablo Bay Conservation Area designations have been modified to help distinguish between these land use categories. The Suburban Residential color has been changed the mix up between the Low Density Residential and Suburban Residential land use designations has been corrected to reflect the draft residential density ranges. The order of the legend land use categories has been changed as well to place residential land use categories in order by allowable density ranges.

A remaining issue for consideration is the ability to distinguish between the Suburban Residential designation and the Open Space Designation.

Street Labels - Arterial and collector roadways including San Pablo Avenue, Pinole Valley Road, Tennent Avenue and Simas Avenue are now labeled.

Inclusion of the Urban Limit Line – A note has been added that City limits and Urban Limit Line (ULL) are coterminous at the southeast end of the City. Staff suggests that the Land Use Element include a boundary map that includes the ULL in addition to the City limits and sphere of influence.

Identifying neighboring jurisdictions land uses and roadway network – The Steering Committee thought this was a good idea. Staff and PMC are working with the best method to include some of this information based on budgetary constraints and different General Plan land use designation terminology.

High and Medium Density Colors – The High Density Residential and Medium Density Residential colors have been modified to help distinguish the two designations. Using a darker color for the High Density Residential category may still be advisable.

Designation of Public Facilities within the Proposed Corridor Specific Plan – Public Facilities (e.g. schools, City Hall, wastewater treatment plant are now designated the same way both inside and outside the Corridor Specific Plan areas. Parks have also been designated the same way throughout the City.

Sunnyview Drive Multi-Family Development – This area is now designated High Density Residential to reflect existing densities. Designations have been applied to reflect actual residential densities in place on developed sites to minimize creation of legal non-conforming properties.

San Pablo Bay Conservation Area - Bayfront Park is now designated Parks and Recreation and the wastewater treatment plant and corporation yard are now designated Public Facility.

Appian Way Properties adjacent to Duncan Canyon – The Draft Land Use Map includes dual land use designations for these parcels as directed by the Steering Committee during discussion of the Corridor Specific Plan. On October 26 the Steering Committee requested that the Land Use Subcommittee reconvene to determine the precise boundary between the Mixed Use Sub-Area and Rural designation. The Subcommittee met on October 30 to discuss this matter. The Subcommittee recommends use of the 270' above sea level contour line to serve as the boundary to provide an objective, easily understood boundary rationale. This direction is reflected on Attachment B. Attachment D is provided to show how the line affects existing land uses and parcel boundaries. Attachments E and F was information provided on behalf of an existing property owner of 2669 Appian Way about a contemplated development proposal and how it would be affected by the land use designations in this area.

Feedback is requested on the land use designations for all the affected properties in this Appian Way area. Bob Karn representing the 2669 Appian Way property owner has requested an opportunity to provide more information about a contemplated senior condominium project in this area in the future as part of the General Plan Update process, if desired by the Steering Committee. No development application has been submitted but the owner is contemplating a

future development application. Steering Committee feedback and direction is desired on the draft Land Use Map so that it can be refined and finalized for study in the General Plan EIR.

Attachments:

- A. Draft Revised Land Use Designations
- B. Draft City Land Use Map
- C. Draft SOI Land Use Map
- D. Appian Way Properties Within Duncan Canyon
- E. 2669 Appian Way November 3, 2009 Letter
- F. 2669 Appian Way Contemplated Site Plan