6.0 LAND USE AND DEVELOPMENT STANDARDS

LAND USE AND DEVELOPMENT STANDARDS

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LAND USE AND DEVELOPMENT STANDARDS

6.1 INTRODUCTION

The Land Use and Development Standards Chapter contains regulatory tools for guiding development and redevelopment in the Specific Plan areas. These tools will direct land use and development practices to implement the vision for San Pablo Avenue, Pinole Valley Road and Appian Way. This chapter includes the land use plan, permitted uses, and development standards for future development and redevelopment.

For ease of use, this chapter is organized by Specific Plan area – San Pablo Avenue, Pinole Valley Road and Appian Way. To use this chapter, one should first read the general section which covers regulations and standards that are applicable to the all of the specific plan areas; then read the provisions that are specific to each of the Specific Plan areas individually.

This chapter includes the following components:

A. Goals and Policies to achieve the desired vision for San Pablo Avenue, Pinole Valley Road, and Appian Way. The goals and polices are intended to promote flexibility, to introduce new land uses while maintaining existing viable uses, and to promote an intensity of development that is appropriate in Pinole

B. Land Use Districts describe each of the Specific Plan zoning districts shown on the land use map. The land use districts identify primary land uses and development intensities.

C. Land Use Maps identify specific land use designations for individual property throughout the corridors.

D. Land Uses Matrix identifies allowed uses, and permit requirements for all of the zoning districts located in the Specific Plan Areas.

E. Development Standards establish rules for development density, intensity, and building form within each of the zoning districts located in the Specific Plan Areas.

6.2 LAND USE GOALS AND POLICIES

This section identifies goals, policies and objectives to create new residential development, enhance Old Town, and promote community enhancing economic development. The Specific Plan focuses on the uses that have been identified as desirable, both through the community visioning process, Steering Committee process and the economic analysis.

LAND USE AND DEVELOPMENT STANDARDS

The land use plan has specific goals for each of the nine districts that are being created, and seeks to accomplish the following objectives:

- To allow for and encourage flexibility for future development and redevelopment;
- To enrich the revitalization effort through establishing a pedestrian oriented land use pattern;
- To intensify the development footprint and create an urban core in the Old Town; and
- To reinforce the land use pattern through mixed use districts and encourage land uses that are responsive to market opportunities; and
- To promote the integration of compatible land uses in a vertical and/or horizontal manner that provides additional opportunities for commercial, office, residential, and industrial uses in the City.

To accomplish these objectives, the Specific Plan is proposing following policies:

LAND USE POLICY 1 Provide for a variety of housing types throughout the plan areas.

LAND USE POLICY 2 Promote residential units on the upper stories of structures and encourage commercial activity at the street level.

LAND USE POLICY 3 Provide affordable housing within the plan areas consistent with the City's General Plan.

LAND USE POLICY 4 Ensure development of "Opportunity Sites" with high quality mixed use or high density housing.

LAND USE POLICY 5 Support existing viable uses while encouraging a new mix of uses.

LAND USE POLICY 6 Actively promote the "revitalization" of underutilized land

LAND USE POLICY 7 Promote a variety of retail uses that are compatible with a pedestrian environment.

LAND USE POLICY 8 Encourage the development of mixed-use office buildings in proximity to existing transit stops.

LAND USE POLICY 9 Promote a variety of smaller retail and office space opportunities for small business.

LAND USE POLICY 10 Where possible, preserve and restore historic buildings

6.3 GENERAL LAND USE PROVISIONS APPLICABLE TO ALL SPECIFIC PLAN AREAS

LAND USE DISTRICTS

The Specific Plan Land Use Map/Zoning Maps (Figures 6.2, 6.4 and 6.6) establish the following land use zones to implement the goals, policies, and objectives of the City's General Plan. Mixed-Use zones allow for vertical and/or horizontal distribution of commercial, office, residential, and industrial uses in the City. Land use descriptions herein include development assumptions in terms of mix of uses and density and intensity of development.

Table 6.1
Land Use Districts

Symbol	Land Use	Purpose and Characteristics
MDR	Medium Density Residential	The purpose of the Medium Density Residential District is to allow development of diverse housing types with a density between 10.1 and 20.0 dwelling units per acre. This designation is intended for small lot single-family detached, single-family attached (e.g., townhomes, condominiums, brownstones), and small apartment complexes and provides a transition between the single-family residential neighborhoods of the City to the more built-up centers.
HDR	High Density Residential	The purpose of the High-Density Residential District is to allow development of housing types with a density between 20.1 and 35.0 dwelling units per acre. This district is intended for higher density housing including townhomes, condominiums, and apartment complexes.
HDRO	High-Density Residential	The purpose of the High-Density Residential District Overlay is to identify sites where a minimum number of residential units must be developed. In the HDRO districts, a minimum of 20 percent of the site shall develop at a density of between 20.1 and 35.0 dwelling units per acre. This requirement may also be satisfied by integrating an equivalent number of dwelling units within a mixed use project.
VHDR	Very High Density Residential	The purpose of the Very High-Density Residential District is to designate property for the development of a wide range of housing types with a density between 35.1 to 50 dwelling units per acre. This district is intended for higher density housing including townhomes, condominiums, brownstones and apartment complexes.
RMU	Residential Mixed Use	The purpose of the Residential Mixed Use District is to designate property for the development of medium- and high-density housing that may incorporate office and/or commercial services. While the predominant use of the development is residential, the City encourages the vertical and/or horizontal integration of commercial and/or office uses that are compatible with the residential development. This Designation does not preclude development that is solely residential, but rather encourages a mix of uses. At least a minimum of 51 percent of the total floor area should be residential. Consistent with the General Plan, this Designation allows between 20.1 and 35.0 dwelling units per acre. Lower residential densities may be allowed to accommodate special housing needs within this designation. This Designation promotes the integration of retail and office uses into the edges of neighborhoods with all of the commercial use at the ground floor on the street front wherever possible.

Symbol	Land Use	Purpose and Characteristics
CMU	Commercial Mixed Use	The purpose of the Commercial Mixed Use District is to designate property for vibrant commercial and mixed-use development. While predominately commercial (this category is designed to provide for the integration of retail and service commercial uses with office and/or residential uses. In multiple story buildings, retail uses are the predominant use on the ground floor. Commercial retail and service uses (including general retail, personal services, and minor auto services) are permitted by right and more intense commercial and service uses are conditionally permitted. Business and professional office uses, as well as residential uses (density between 20.1 and 30.0 units per acre), are also permitted by right when integrated vertically or horizontally with commercial uses. At least 51 percent of the total floor area should be commercial retail and service use.
OIMU	Office Industrial Mixed Use	The purpose of the Office Industrial Mixed Use District is to allow a wide range of office and light industrial development. This designation is intended for office and light industrial uses with supporting retail and service uses. Offices may be developed in an office park setting, but most office and light industrial development stands alone. Commercial and other support services may be integrated vertically and/or horizontally in this district, but the predominant use of integrated developments is office and/or light industrial. Retail must be ancillary to the principal industrial activity of the property and cannot exceed 10% of total usable floor area. Public and quasi-public uses (community centers, public library, city hall, parks and other community-serving uses etc) are permitted.
OPMU	Office Professional Mixed Use	The purpose of the Office Professional Mixed Use District is to allow development of larger office buildings and business parks with supporting retail and service uses. The predominant use is office, but commercial uses may be integrated into office buildings or located horizontally in freestanding buildings. At least 51percent of the total usable floor area should be office uses. This designation also allows residential uses to be integrated with office use where compatible at a density between 20.1 and 30.0 units per acre. All of the commercial use should be at the ground floor on the street front wherever possible. Public and quasi-public uses (community centers, public library, city hall, parks and other community-serving uses etc) are also permitted in this designation.
PQI	Public / Quasi-Public / Institutional	The purpose of the Public/ Quasi-Public/ Institutional District is to allow development of public, quasi-public and institutional uses (community centers, fire stations, schools, public library, city hall, parks and other community-serving uses etc). Development standards are deliberately flexible to provide for a variety of uses that deliver beneficial services to the public.
OS	Open Space	The purpose of the Open Space District is to define areas where urbanization is not appropriate given topographic or resource constraints within areas designated for these uses in the land use element of the General Plan.

ALLOWED LAND USES

Allowed use provisions for each of the land use districts described in this section are identified in the Land Use Matrix for each individual Specific Plan area in sections 6.5, 6.12 and 6.18 respectively. Each permitted, or conditionally permitted land use must conform to the density limitations and development standards established by the governing sub-area and district.

SIMILAR USES

Recognizing that every conceivable use cannot be identified in this Specific Plan and, anticipating that new uses will evolve over time, this section gives the Community Development Director or his/her designee authority to approve uses when their operation, impacts, and scale are similar to those uses listed in this Specific Plan. In making a determination that a use is "similar," the Director shall make all of the following findings:

(a) The characteristics of, and activities associated with, the proposed use are equivalent to one or more of the listed uses and will not involve a higher level of activity or population density than the uses listed in the sub-district.

(b) The proposed use is consistent with the purposes of the applicable land use designation.

(c) The proposed use is consistent with the General Plan and this Specific Plan.

Determinations will be made in writing and will contain the facts that support the determination. The Department will maintain a record of all such determinations for public review. All determinations will be provided to the Planning Commission, City Council, City Manager, City Attorney, and City Clerk as an information item within 30 days of the Director's determination.

APPLICABILITY/ ADMINISTRATION

1) Plan Administration

This section, in combination with the Chapter 10–Implementation, describes how the Specific Plan will be administered to address such issues as the development review process, vertical and horizontal integration of mixed uses, and nonconforming structures and uses. The Community Development Director or his/her designee has authority to administer the Specific Plan, and may refer projects and policy determinations to the Planning Commission or review and approval. In the event that the Community Development Director position is vacant, the City Manager or his/her designee has the authority to administer the Specific Plan.

2) Design Review

All development projects within the Plan Area are required to go through a Design Review process. Within the Old Town Sub-Area, projects will be evaluated for conformance with the Old Town Design Guidelines. The Old Town Design Guidelines shall be retained and amended by the City to be consistent with the Specific Plan to assist with implementation of the Old Town Sub-Areas of the San

Pablo Avenue and Pinole Valley Road corridors and to help protect the existing positive characteristics of the Old Town Area. Some projects may qualify for Expedited Design Review as described below.

Expedited Design Review

The Expedited Design Review process is administrative because projects that qualify for Expedited Design Review must meet all the objectives and standards contained within this Specific Plan as determined by the Community Development Director or his/her designee.

To qualify for Expedited Design Review, a project must:

- Implement the Area-Wide Land Use Development Standards and Design Guidelines as well as the corridor specific Development Standards and Design Guidelines for the applicable corridor, which can be found in Chapter 6 - Land Use Standards and Chapter 7 – Private Realm Design Guidelines;
- Implement applicable improvements specified in Chapter 4 – Circulation and Chapter 8 - Public Realm – Standards and Design Guidelines; and
- Be identified by the City as a Priority Project or demonstrate a high level of sustainability in development or redevelopment.

3) Nonconforming Uses and Structures

Purpose and Applicability

The Specific Plan land use designations are not intended to force conversion of existing development and uses along the corridor, but to allow redevelopment to occur over time as land values increase and market conditions evolve. Thus, existing uses and structures in these areas that legally exist prior to the adoption of this document may continue in perpetuity with some limitations on replacement and expansion as outlined in the Pinole Municipal Code.

DEVELOPMENT POTENTIAL PROJECTIONS

The Specific Plan land use designations modify development potential within the San Pablo Avenue, Pinole Valley Road, and Appian Way corridors. The actual development that will occur under the Specific Plan is difficult to predict given the economic, physical, and regulatory variables that will govern land use. Never the less, in-fill development and redevelopment in the approximately 300 acre Specific Plan area will result in the potential for additional development as the result of the following land use changes:

- Replace single use commercial zoning with various mixed use zones;
- Eliminate commercial Floor Area Ratio (FAR) as a development constraint;
- Increase opportunities for residential development; and

Appendix A describes the assumptions were used to respond to the following conditions:

- Development Constraints: Regulatory, physical, and market constraints will have an effect on build-out conditions:
  - Development Intensity: Residential density and commercial floor area limitations establish the maximum potential development within the Specific Plan area;
  - Topography: Slope conditions will reduce the development potential on some properties;
  - Parking: Parking requirements have the potential to limit development more than density or development standards; and
  - Market Demand: Limited demand for certain development types, particularly retail, will further limit development potential.
- Large Lot: Development of properties that are over an acre in size will typically result in more efficient parking and circulation layouts.
- Small Lot: Smaller scale properties typically require a higher percentage of the property to be utilized for parking and circulation.
- Redevelopment: Because most of the properties within the Specific Plan boundaries are already developed, redevelopment of these sites will likely occur slowly and in an incremental manner.

The land use assumptions, account for these conditions and establish a realistic development scenario that could be compared with potential development under the 1995 General Plan.

6.4 GENERAL DEVELOPMENT STANDARDS APPLICABLE TO ALL SPECIFIC PLAN AREAS

This section contains development standards for private development within the Specific Plan areas. These standards are designed in concurrence with the public and streetscape improvements recommended for the Specific Plan areas and described in Chapter 8 (Public Realm Standards and Design Guidelines). These standards are intended to simplify, streamline, and customize the standards and requirements described in the Pinole Zoning Ordinance (PMC Title 17). They reinforce the desired urban character, enhance the overall appearance and serve as an incentive for private reinvestment in the three areas. In addition to the general development standards applicable to all three Specific Plan areas, section 6.5, 6.6 and 6.7 includes those development standards that are unique to individual Specific Plan areas.

APPLICABILITY

Development standards are mandatory requirements that must be satisfied for all new projects and qualifying building renovations as outlined below:

- Exemptions: Exemptions include minor modifications, such as painting, maintenance or repair, re-roof, and modifications that increase square footage by less than 200 square feet (within any 2-year period).

- Major Modifications: Major modifications are defined in this Specific Plan as any alterations of more than 10% of an existing building façade or more than 10% increase in existing building square footage.

- Renovations: For expansion or other renovation applications, the Community Development Director or his/her designee retains authority to determine major and minor modifications, exemptions, and give relief from Specific Plan standards based on the determination that they are safe and have no significant adverse impacts upon surrounding property.

GENERAL HEIGHT REQUIREMENTS AND EXCEPTIONS

Height requirements are provided for each Specific Plan area are included in sections 6.5, 6.6 and 6.7, respectively. The Community Development Director or his/her designee may review and approve architectural features such as tower elements, elevator service shafts, and roof access stairwells that extend above the height limit by less than 10%. The Planning Commission shall review architectural features that extend above the height limit by 10% or more.

Telecommunications antennas and service structures located on rooftops may also exceed the maximum building height but shall be hidden to the maximum extent possible using appropriate screening and concealing technologies and shall require a use permit in each Specific Plan Area. On the recommendation of the Planning Commission, the City Council may approve buildings that exceed the maximum height adopted in any district in conjunction with a variance application request.

GENERAL PARKING STANDARDS

Parking requirements are established in the Pinole Municipal Code (PMC Title 17). To attract development and enhance the pedestrian environment within the Specific Plan Area, parking requirements shall be reduced when one or more of the following conditions exists:

1) Shared parking arrangements can demonstrate that peak hour parking demand will not coincide to generate demand that is greater than the parking provided;

2) The property is adequately served by, and is in close proximity to frequent transit service;

3) Transportation characteristics of persons residing, working, or visiting the site are such that they reduce parking demand;

4) A transportation demand management program will reduce parking demand at the site; or

5) The applicant has provided on-site parking for car share vehicles.

For additional Old Town Pinole parking standards, please refer to Chapter 17.48 of the Pinole Municipal Code.

For definitions of development standard terminology, refer to the Pinole Zoning Ordinance (PMC Title 17).

6.5 SAN PABLO AVENUE SPECIFIC PLAN AREA

This section of the chapter includes provisions that are unique to the San Pablo Avenue Specific Plan Area. These provisions are in addition to the general land use, development standards, and design guidelines listed in other sections of this chapter. Where the provisions of this section conflict with the general provisions that are applicable to all Specific Plan areas, the provisions in this section shall apply.

VISION

The vision for San Pablo Avenue is that of a tree lined corridor promoting pedestrian movement, bicycle mobility and safe vehicular movement. At entrances to San Pablo Avenue and the City limits of Pinole on San Pablo Avenue, gateways will provide San Pablo and the City of Pinole and distinct sense of identity. An expanded pedestrian environment will be established by providing wider sidewalks, street trees and on-street parking serving as a buffer where appropriate.

San Pablo Avenue is further divided into three sub-areas – Old Town, Service, and Mixed Use as shown in Figure 6.1.

Old Town Sub-Area: The vision for Old Town sub-area district is to maintain and enhance its quaint residential, commercial and mixed-use nature, architectural scale, character, style, and serve as a connection to Old Town Pinole.

Service Sub-Area: The Service sub-area will serve as the gateway into Pinole and will encourage light and green industry. This sub-area will serve as a transition area between the Mixed Use sub-area and the western City limits of Pinole. It will embrace the area's historic character as an industrial area while moving towards newer cleaner industry while allowing land use flexibility.

Mixed Use Sub-Area: The Mixed Use sub-area creates a bridge between historic Old Town Pinole and the Service sub-area. It is composed of existing single-family residential homes with good views of local hillsides and toward San Pablo Bay. Parks and open spaces will serve as central neighborhood unifying features and multi-family residences will be designed to be compatible in scale with existing development. A varied mix of uses (low density residential, multi-family residential, professional office, and service commercial) will play a vital role in fulfilling this vision.

LAND USE AND DEVELOPMENT STANDARDS

LAND USES

A. Land Use Plan

The San Pablo Avenue Land Use Plan/Zoning Map (Figure 6.2) establishes six base land use districts for the Project Area. The districts include Medium-Density Residential (MDR), Very High Density Residential (VHDR), Residential Mixed Use (RMU), Commercial Mixed Use (CMU), Office Professional Mixed Use (OPMU), Office Industrial Mixed Use (OIMU) and Public/Quasi-Public/ Institutional (PQP) which are described in section 6.3.1. These districts will facilitate San Pablo Avenue's transformation from its current land use configuration to the one described by the Specific Plan's vision. This configuration includes the mixing of commercial retail and service uses, office uses, and residences at key locations, the inclusion of new mixed-density neighborhoods and the intensification of existing neighborhoods throughout the Plan Area, and the continued inclusion of office uses in select locations.

The proposed land plan introduces significant changes to the existing land use pattern along San Pablo Avenue. Currently, this corridor contains a wide variety of commercial uses including office parks, small businesses and a local shopping mall; light industrial uses such as Sugar City; and, historic homes and buildings. The Specific Plan seeks to protect existing industry from conflicting land uses, and focuses the commercial and residential activity in pulse points to make San Pablo Avenue into a pedestrian-oriented corridor.

In addition, the land use districts along San Pablo Avenue give preference to replacing vacated and underutilized commercial areas with new residential and commercial mixed-use developments and increasing the density of a few existing residential areas along the Corridor.

The plan calls for the eventual transformation of underutilized sites in this area, expanding office uses and introducing commercial service uses onto the parcels adjacent to Pinole Shores. This plan allows for increased residential densities in the neighborhood. The Specific Plan also allows, by right, public and quasi-public uses in all base designations.

B. Land Use Matrix

Permitted land uses for the San Pablo Avenue sub-areas are listed below in Table 6.2 Use listings are grouped by a general category on the basis of common function, product, or compatibility characteristics and are defined in the Glossary. Each use is subject to the density limitations and development standards established by the governing sub-area and district.

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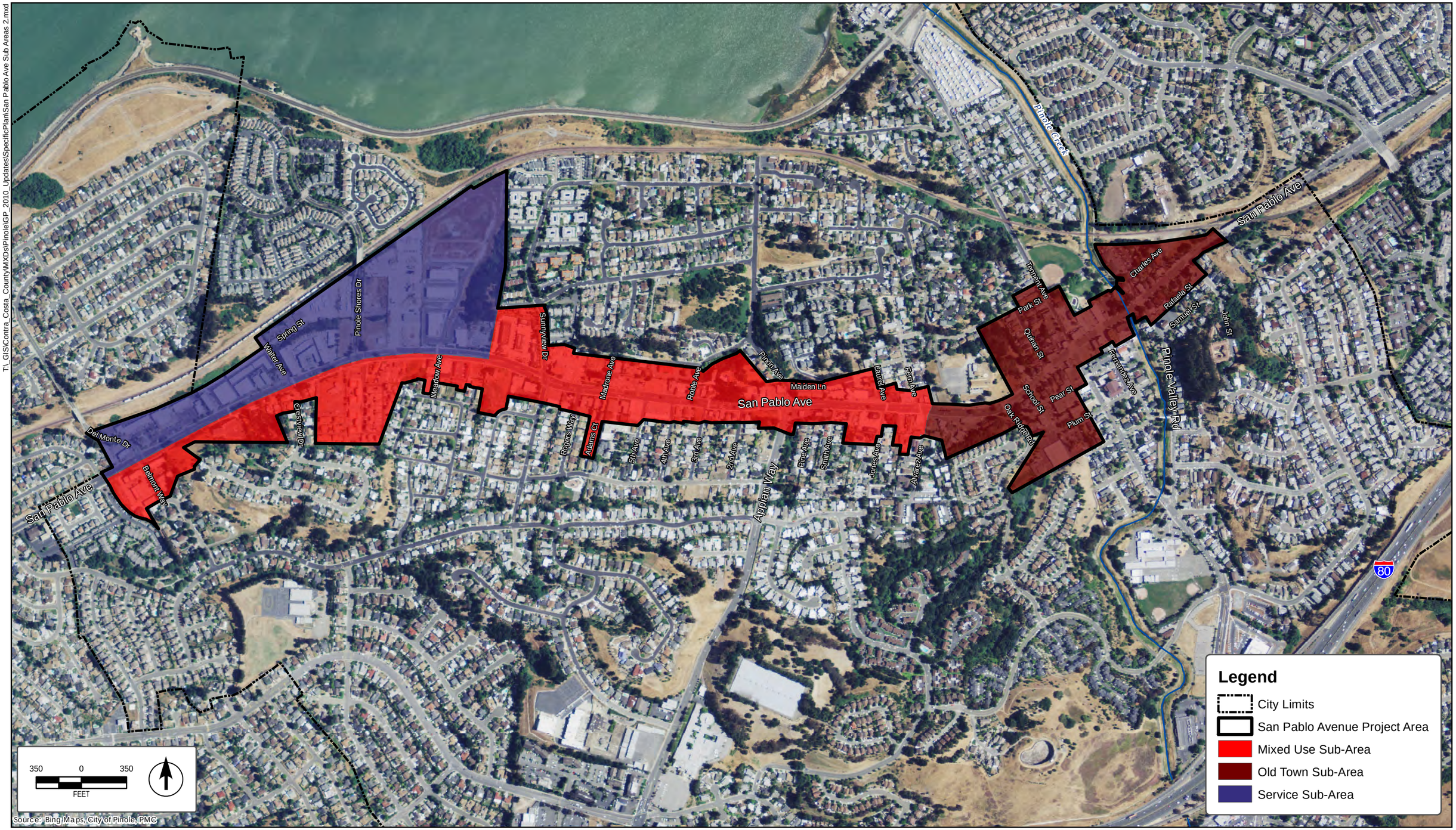

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San Pablo Avenue Sub-Area Framework

Figure 6.1

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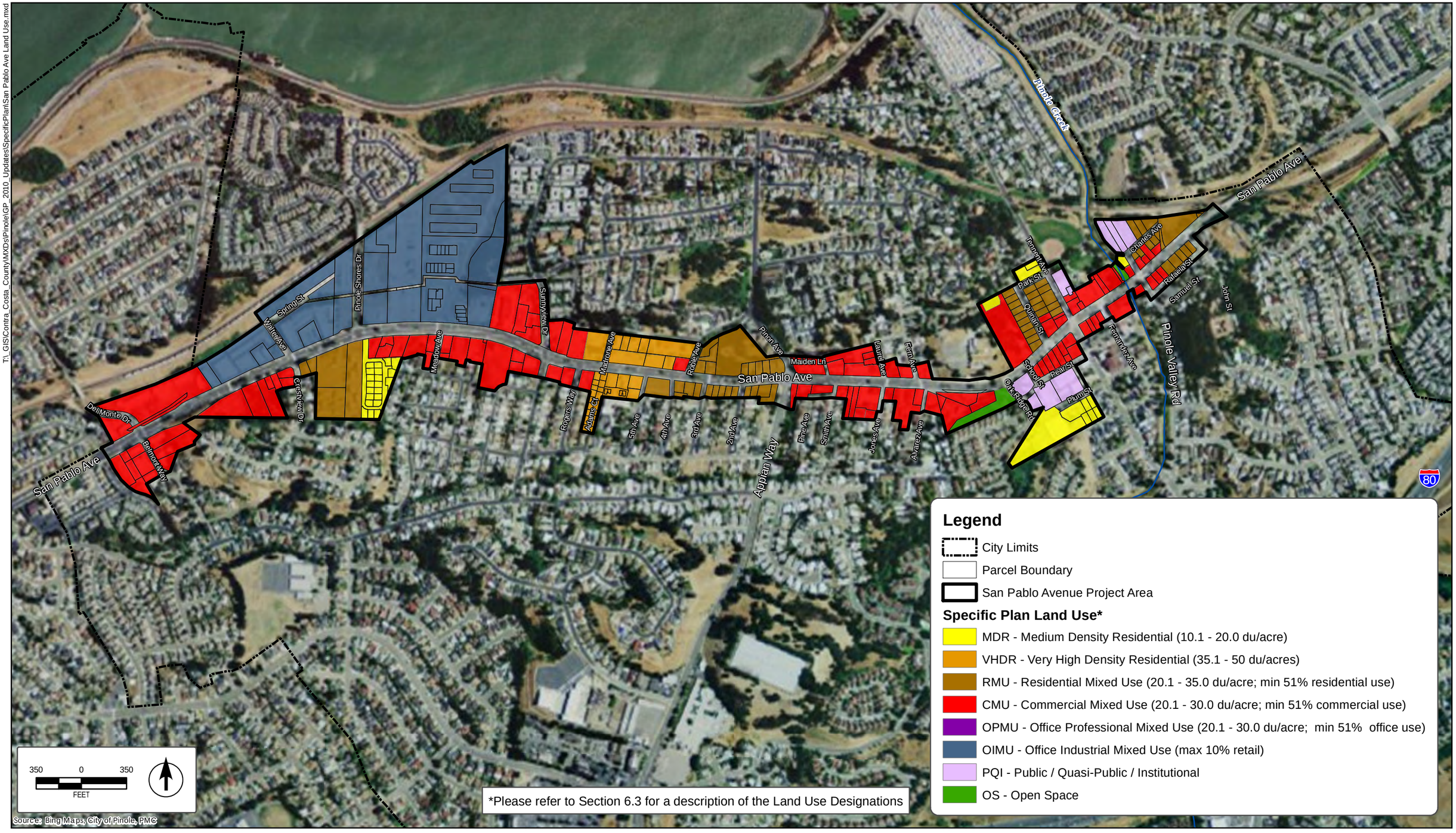


PINOLE California

PMC

San Pablo Avenue Land Use Plan

Figure 6.2

Table 6.2
Permitted Land uses for San Pablo Avenue
Permitted Use provisions are symbolized in the table as follows:
P = Land Use permitted by right
CUP = Land Use permitted with approval of Conditional Use Permit
N = Land Use not permitted
N/A = Not Applicable

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Residential Use Listings															
Adult Day Care Home	P		P	P	P	N	P	P	P	N	P	P	P	P	P
Child Day Care Facility	CUP		CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP	CUP	CUP
Dwelling, Multifamily	P		P	P[b]	P[b]	N	P[b]	P[b]	CUP	N	P	P	P[b]	P[b]	N
Dwelling, Second Unit	CUP		N/A[e]	N/A[e]	N/A[e]	N	N/A[e]	N/A[e]	N/A[e]	N	N/A[e]	N/A[e]	N/A[e]	N/A[e]	N
Dwelling, Single-family	P		P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Two-family	P[d]		P[d]	N[d]	N	N	N	N	N	N	N	N	N	N	N
Family Day Care Home, Small (6 children or less)	P		P	P	P	P	P[d]	P[d]	N	N	P	P	P[d]	P	N
Family Day Care Home, Large (7 – 24 children)	P[a]		P[a]	P[a]	P[a]	N	P	P	N	P	P	P	P	N	N
Home Occupation	P		P	P	P	N	P[a]	P[a]	P[a]	P	P[d]	P[d]	P[a]	P	N
Live-Work Facility	P		P	P	P	P	P	P	P	P	N	P	P	P	P
Residential Care Home	CUP		P	P	P	CUP	CUP[b]	CUP[b]	CUP	CUP	CUP	P[a]	CUP[b]	CUP[b]	N
Emergency Shelter/ Temporary Home	N		N	N	N	N	CUP[b]	CUP[b]	P	CUP	CUP	N	CUP[b]	CUP[b]	N

LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Community Service Use Listings															
Clubs, Lodges, Private Meeting Halls	N		P	P	P	P	P	P	P	P	N	P	P	P	P
Indoor Amusement/ Entertainment	N		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Indoor Fitness and Sports Facilities	N		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Libraries and Museums	P		P	P	P	P	P	P	P	P	N	N	P	P	P
Outdoor Commercial Recreation	N		N	P	P	P	P	P	P	P	N	N	P	P	P
Parks and Public Plazas	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Public Safety Facility	CUP		P	P	P	P	P	P	P	P	CUP	P	P	P	P
Religious Institutions	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Schools – Public	CUP		P	P	P	P	P	P	P	P	CUP	P	P	P	P
Schools – Private, Special/Studio	N		P	P	P	P	P	P	P	P	N	P	P	P	P
Theatres and Auditoriums	N		P	P	P	P	P	P	P	P	N	P	P	P	P
Utility, Transportation, and Communication Use Listings															
Bus and Truck Terminal Parking	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Heliports	N		N	N	N	N	N	N	N	N	N	N	N	N	N
Park and Ride Facility	N		N	N	CUP	CUP	N	CUP	CUP	CUP	N	N	CUP	CUP	CUP
Public Parking	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Telecommunications Facility	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Transit Stations and Terminals	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Retail, Service, and Office Listings															
Adult-Related Business	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Alcoholic Beverage Sales	N		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Banks and Financial Services	N		P	P	P	N	P	P	P	N	N	P	P	P	N
Bars and Nightclubs	N		CUP	CUP	CUP	N	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	N
Bed and Breakfast	CUP		CUP	CUP	N	N	CUP	N	N	N	CUP	CUP	CUP	N	N
Building Materials Stores and Yards	N		CUP	CUP	N	N	N	N	CUP	N	N	N	N	N	N
Business Support Services	N		N	CUP	CUP	N	P	P	P	N	N	P	P	P	N
Drive-in/Drive-through sales/services	N		N	N	N	N	N	CUP	CUP	N	N	N	CUP	CUP	N
Equipment Sales and Rental	N		CUP[C]	P	CUP	N	N	CUP	CUP	N	N	N	N	CUP	N
Home Improvement Supplies	N		CUP	P	CUP	N	P	CUP	CUP	N	N	CUP[c]	P	CUP	N
Hotels/Motels	N		N	CUP	CUP	N	CUP	CUP	CUP	N	N	CUP	CUP	CUP	N
Kennels	N		N	CUP	CUP	N	CUP	CUP	CUP	N	N	N	CUP	CUP	N
Medical Services - General	N		N	CUP	CUP	N	CUP	CUP	CUP	N	N	N	CUP	CUP	N
Medical Services – Hospital	N		N	CUP	CUP	P	P	P	P	P	N	N	CUP	CUP	P
Office – Business and Professional	N		P	P	P	P	P	P	P	P	N	P	P	P	P
Personal Services	CUP		P	P	P	P	P	P	P	P	CUP	P	P	P	P
Personal Services - Restricted	N		CUP	CUP	CUP	N	CUP	CUP	CUP	N	N	CUP	CUP	CUP	N
Restaurants	N		P	P	P	N	P	P	P	N	N	P	P	P	N

LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Retail	N		P	P	P	N	P	P	P	N	N	P	P	P	N
Veterinary Facility	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Automotive and Vehicle Use Listings															
Auto Parts Sales	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Car Wash and Detailing	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Service Stations	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Vehicle Services	N		N	CUP	CUP	N	CUP	CUP	CUP	CUP	N	N	CUP	CUP	N
Industrial, Manufacturing, and Processing Use Listings															
Manufacturing - Minor	N		CUP	CUP	N	N	N	N	CUP	N	N	N	N	N	N
Cottage Industry	N		P	P	N	N	P	P	P	N	N	CUP	N	N	N
Personal Storage Facility	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Printing and Publishing	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Recycling Facility – Collection	N		P	P	P	P	P	P	P	P	P	P	P	P	P
Recycling Facility – Processing	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N

Footnotes:

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 200'

e – See Multi-Family Residential

LAND USE AND DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS

A. Building Height Requirements

The maximum height in San Pablo Avenue varies by sub-area, and is intended to preserve the character of Old Town, the small town feel of Pinole while encouraging compact, walkable, development that will stimulate economic growth.

Table 6.3
Height Requirements

Maximum Height	Old Town	Mixed Use	Service
	40' or 3 stories*	50' or 4 stories*	50' or 4 stories*

* See Special Height Requirements:

B. Building Height Exceptions

1) Minor projections. Minor projections for the purpose of shelter for mechanical equipment, elevator and mechanical equipment enclosures, radio or television antennas, and similar structures and necessary mechanical appurtenances may be erected on a building to exceed the height limits of the applicable Zoning District, or of that use, by a maximum of 15 feet, provided the projections are screened by a parapet or pitched roof or other method acceptable to the Community Development Director.

2) Architectural features. Clock towers, cupolas, towers, and similar structures may exceed the height limit as listed below. Signs shall not be included within the additional height allowed.

   i) Up to 20 feet, if located at a street intersection.

   ii) Up to 12 feet, it located midblock. These features shall not exceed a width of 25 feet or one-third of the length of the building façade, whichever is less.

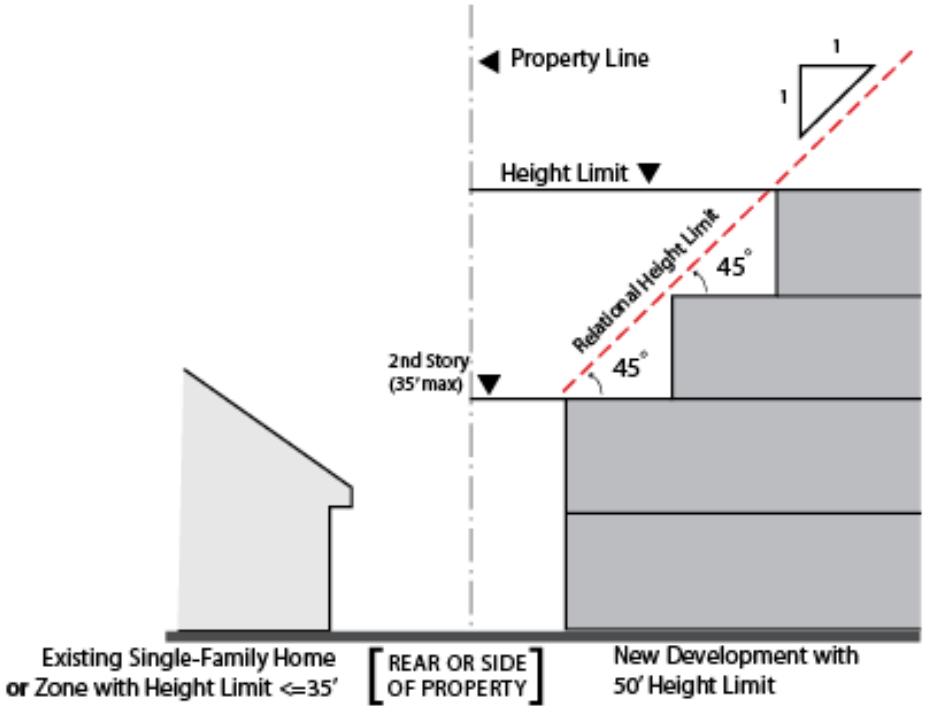
The following regulations are established to create an appropriate relationship between new development within the Specific Plan Area and existing single family buildings or existing zones with lower allowable heights.

C. Special Height Requirements

1) Where new development is on a parcel abutting a parcel (either within or outside of the Specific Plan Boundary) with an existing single family home or zoned with a height limit of 35' or less:

   i) As shown in Figure 6.3 Special Height Requirements (Rear or Side Setback), any additional stories above the 2nd story must be set back at a one to one height to setback ratio, or a 45 degree slope.

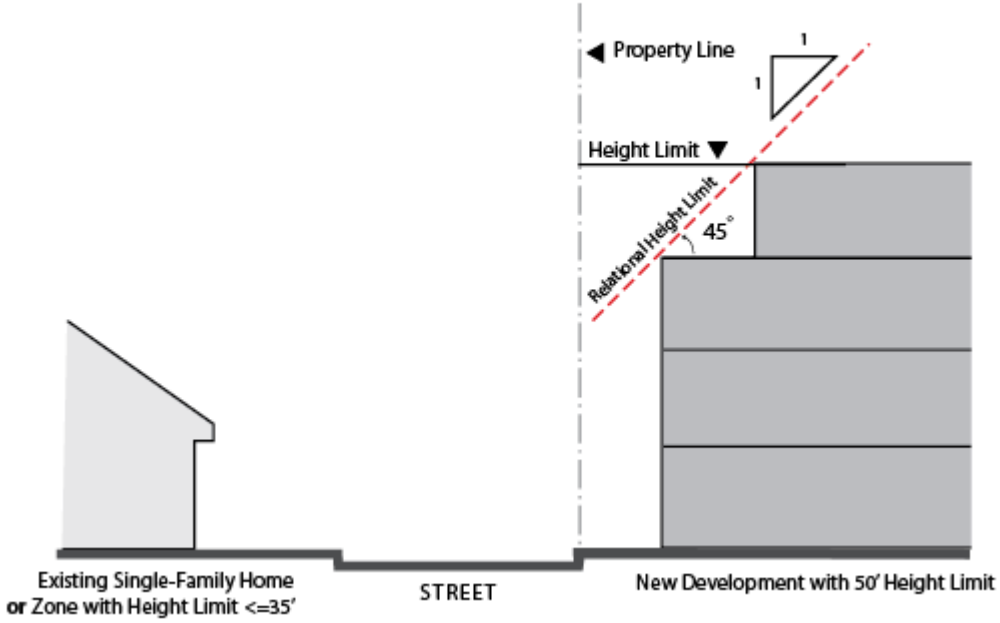
Figure 6.3
Special Height Requirements (Rear or Side Setback)



2) Where new development is on a parcel across the street from a parcel (either within or outside of the Specific Plan Boundary) with an existing single family home or zoned with a height limit of 35' or less:

i) As shown in Figure 6.4 Special Height Requirements (Across the Street Setback), any additional stories above the 3rd story must be set back at a one to one height to setback ratio, or a 45 degree slope.

Figure 6.4
Special Height Requirements (Across the Street Setback)



D. Building Placement

The setbacks and "Build-To" lines for San Pablo Avenue are intended to enhance social interactions in the historic Old Town core while simultaneously providing appropriate levels of privacy in residential areas.

Table 6.4 displays setback requirements for each sub-area in San Pablo Avenue

Table 6.4
Setback Requirements

Building Placement	Old Town	Mixed-Use	Service
"Build To" Front Line*	Minimum: 0' Maximum: 5'	Minimum: 0' Maximum: 10'	Minimum: 0' Maximum: 5'
Minimum Side Yard**	0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 15'.	0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 15'.	0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 15'.
Minimum Rear Yard	5' except when adjacent to residential uses. When abutting existing residential, minimum setback is 15'	0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 15'.	0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 15'.

*Build To Front Line Exceptions:

Within the Old Town Sub-Area, the maximum Build to Front Line standard may be increased through project review in order to reduce conflicts with neighboring development patterns (e.g. adjoining craftsman style homes) that establish a different prevailing setback.

**Side Yards:

Within the Old Town Sub-Area, the side yard setback distances are total separation distances (i.e., combined side yard setback distances rather than a minimum distance for each side yard).

E. Allowed Frontage Types

Frontage type refers to the architectural composition of the front façade of a building; particularly concerning how it relates and ties into the surrounding public realm. The San Pablo Avenue frontage types are intended to enhance social interactions and stimulate interest while simultaneously providing appropriate levels of privacy in residential areas. Allowed frontage types in the different sub-districts districts are listed in Table 6.5 and defined below. An "X" means that the frontage type is allowed; a blank cell means that the frontage type is not allowed.

Table 6.5
Frontage Types

Frontage Type	Old Town	Mixed-Use	Service
Arcade	X	X	X
Gallery	X	X	X
Shopfront & Awning	X	X	X
Stoop	X	X	X
Dooryard/Terrace	X	X	X
Porch	X	X	X
Minimum Frontage Requirement	**80%**	**60%**	**30%**

1. Arcades shall have a minimum depth of 10 feet from the building line to the inside column face and a clear height of 10 feet.

F. Allowable Building Types

The following building types are intended to provide a variety of flexible building styles appropriate for the small town character of Pinole that can be used to guide future development. Allowed building types in the different sub-districts are listed in Table 6.6 and defined below. An "X" means that the building type is allowed; a blank cell means that the building type is not allowed.

Table 6.6
Building Types

Allowed Building Type	Old Town	Mixed-Use	Service
Podium	X	X	X
Full Block Liner			X
Half Block Liner	X	X	X
Quarter Block/ Infill Housing	X	X	X
Stacked		X	X
Terraced	X	X	X
Carriage House	X	X	
Du/Tri/Quadplex	X	X	X
Multi-Family Faux House	X		
Rowhouse	X	X	X
Courtyard Housing		X	

G. Allowable Parking Types

The following parking types are intended to provide a variety of flexible parking styles appropriate for San Pablo Avenue that can be used to guide and promote future development. Allowed parking types in the different sub-districts are listed in Table 6.7 and defined below. An "X" means that the building type is allowed; a blank cell means that the building type is not allowed.

Table 6.7
Parking Types & Parking Ratios

Allowed Parking Type	Old Town**	Mixed-Use	Service
Parking Structure	X*	X	X
Behind Structure	X	X	X
Next to Structure	X	X	X
Alley Access	X	X	
Subterranean	X	X	X
Tucked-under Structure	X	X	X

** Lined with ground floor retail*

Parking Ratios for Old Town Pinole: Within Old Town Pinole, the City will apply the Old Town Parking Overlay District. However, the Specific Plan increases the development potential in the Old town core which will create an increased demand for off-street parking. The City should periodically evaluate parking demand in Old Town for the purpose of determining whether a public parking structure should be provided to support commercial, civic, and recreational activity in Old Town. A public parking structure could support economic development while minimizing surface parking area.

6.6 PINOLE VALLEY ROAD SPECIFIC PLAN AREA

This section of the chapter includes provisions that are unique to the Pinole Valley Road Specific Plan Area. These provisions are in addition to the general land use, development standards, and design guidelines listed in other sections of this chapter. Where the unique provisions in this section conflict with any general provisions applicable to all Specific Plan areas, the provisions in this section shall apply.

VISION

The vision for Pinole Valley Road is that it will be a pedestrian-friendly corridor where each use has its own distinct character, and walking from one use to another will be an interesting experience. Pinole Valley Road will serve as a 'gateway' into Pinole and will accommodate various entertainment and outdoor activities. Widened sidewalks with landscaping will have the 'look and feel' of a well-landscaped neighborhood. Side streets will be lined with trees and streetlights will relate to the quality of landscaping and paving.

Pinole Valley Road is further divided into the Old Town, Service and Corridor Sub-Areas as shown in Figure 6.3.

Old Town Sub-Area: The vision for Old Town sub-area is to maintain and enhance its quaint residential, commercial and mixed-use nature, architectural scale, character, style, and serve as a connection to Old Town Pinole

Service Sub-Area: Service sub-area will serve as the gateway into Pinole and will maintain existing employment opportunities while creating the potential for future housing opportunity through mixed use development with a variety of housing densities. The scale and massing of existing and new services will be compatible with Pinole's character. This district will serve as a transition area between the urban core and the existing single-family residential areas in Old Town and outside the Specific Plan boundaries. It will embrace the area's historic character and be respectful of the existing single-family residences in this neighborhood; many of these residences will be converted to office, restaurant, and other uses.

Corridor Sub-Area: The vision for Corridor sub-area is to provide civic identity and circulation amenities in the transition between the Service sub-area and rural lands to the South of the City. The corridor will be upgraded to integrate a bicycle path or a trail system that encourages pedestrian movement, and to provide gateway identification.

LAND USES

A. Land Use Plan

The Pinole Valley Road Land Use Plan/Zoning Map (Figure 6.4) establishes five land use districts for the corridor. The districts include Medium-Density Residential (MDR), Residential Mixed Use (RMU), Commercial Mixed Use (CMU), Office Professional Mixed Use (OPMU), and Public/Quasi-Public/Institutional (PQP) which are described in section 6.3.1. These districts will facilitate Pinole Valley Road's transformation from its current land use configuration to the one described by the Specific Plan's vision. This configuration includes the mixing of commercial retail and service uses, office uses, and residences at key points, the inclusion of new mixed-density neighborhoods and the densification of existing neighborhoods throughout the Planning Area, and the continued inclusion of office uses in select locations.

The proposed land plan and designations introduce significant changes to the existing land use pattern along Pinole Valley Road. Currently, Pinole Valley Road is lined with commercial retail and service uses. The Specific Plan seeks to focus these commercial activities in combination with office and residential uses to make Pinole Valley Road into a pedestrian-oriented corridor.

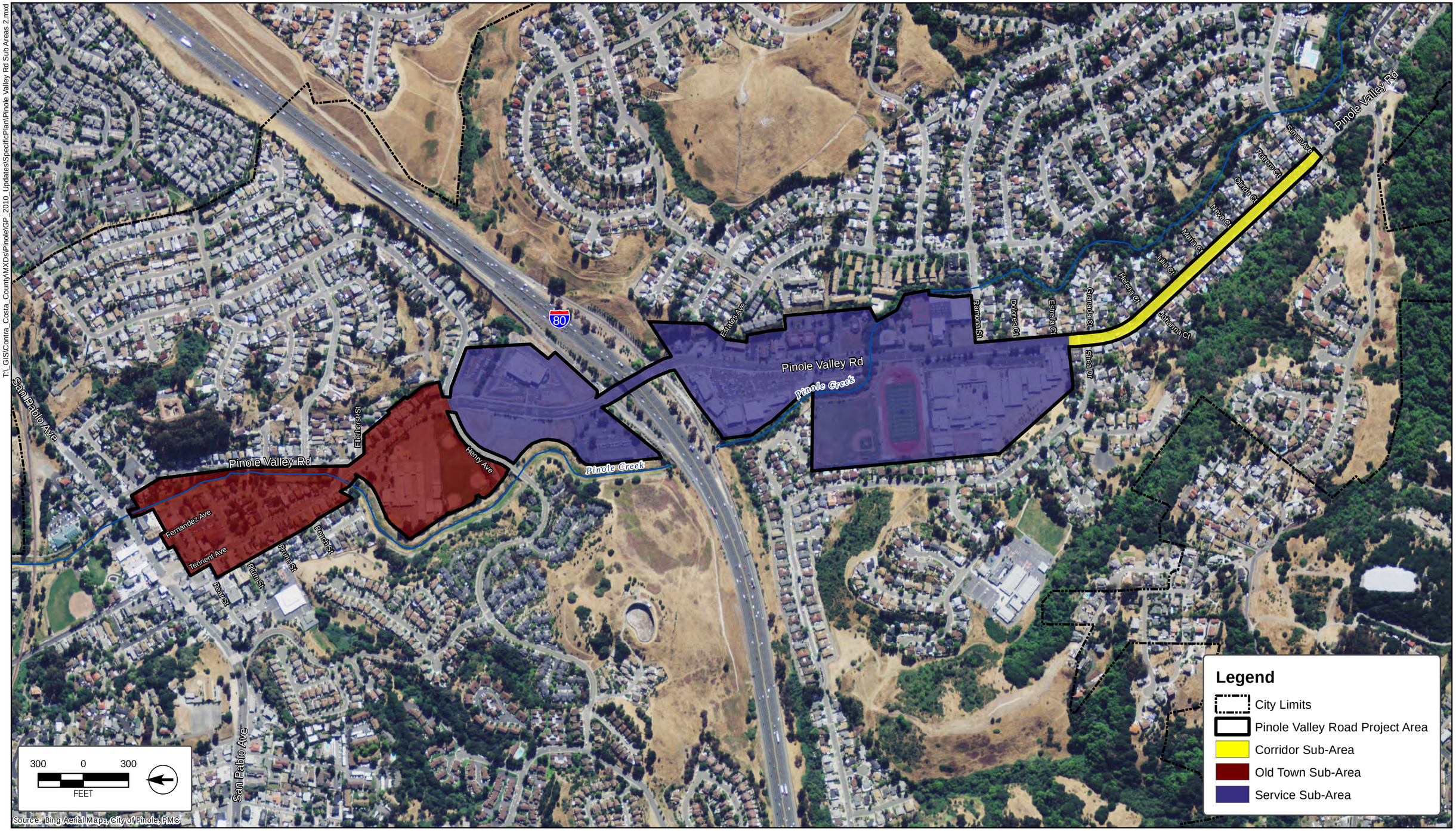
In addition, policies give preference to replacing vacated and underutilized commercial areas with new office professional developments and increasing the density of a few existing residential areas along the Corridor.

The plan calls for the eventual transformation of underutilized sites in this area, expanding office uses and introducing commercial service uses onto the parcels adjacent to Ramona Street. This plan allows for an increase in residential densities in the neighborhood (of high-quality development). The Specific Plan also allows, by right, public and quasi-public uses in all base designations.

B. Land Use Matrix

Permitted land uses for the Pinole Valley Road sub-areas are listed below in Table 6.8. Use listings are grouped by a general category on the basis of common function, product, or compatibility characteristics and are defined in the Glossary.

T:_GIS\Contra_Costa_County\MXDs\Pinole\GP_2010_Updates\SpecificPlan\Pinole Valley Rd Sub Areas 2.mxd



PINOLE California

PMC

Pinole Valley Road Sub-Area Framework

Figure 6.5

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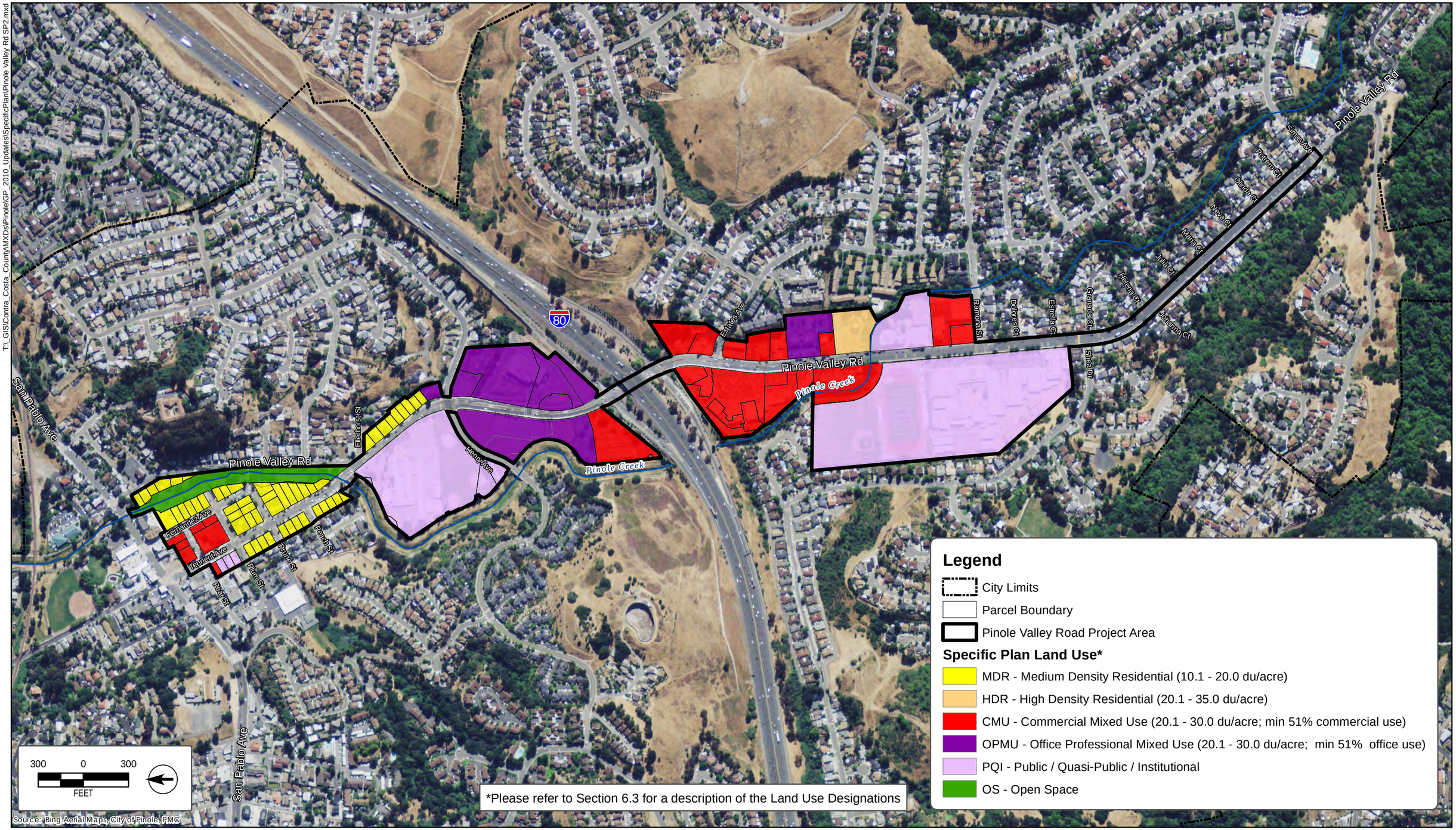


PINOLE California

PMC

Pinole Valley Road Land Use Plan

Figure 6.6

Table 6.8
Permitted Use Table for Pinole Valley Road
Permitted Use provisions are symbolized in the table as follows:
P = Land Use permitted by right
CUP = Land Use permitted with approval of Conditions Use Permit
N = Land Use not permitted
N/A = Not Applicable

Land Use Classifications	Old Town Sub-Area				Service Sub-Area		
	MDR	HDR	CMU	PQI	CMU	OPMU	PQI
Residential Use Listings							
Adult Day Care Home	P	P	P	N	P	P	N
Child Day Care Facility	CUP	CUP	CUP	N	CUP	CUP	N
Dwelling, Multifamily	P	P	P[b]	N	P[b]	P[b]	N
Dwelling, Second Unit	N/A[e]	N/A[e]	N/A[e]	N	N/A[e]	N/A[e]	N
Dwelling, Single-family	P	N	N	N	N	N	N
Dwelling, Two-family	N/A[e]	N/A[e]	N/A[e]	N	N/A[e]	N/A[e]	N
Family Day Care Home, Small (6 children or less)	N	P	P	P	P[d]	P[d]	N
Family Day Care Home, Large (7 – 24 children)	CUP[a]	CUP[a]	CUP[a]	N	P	P	P
Home Occupation	N	P	P	N	P[a]	P[a]	P
Live-Work Facility	P	P	P	P	P	P	P
Residential Care Home	CUP	P	P	CUP	CUP[b]	CUP[b]	CUP
Emergency Shelter/ Temporary Home	N	N	N	N	CUP[b]	CUP[b]	CUP

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Old Town Sub-Area				Service Sub-Area		
	MDR	HDR	CMU	PQI	CMU	OPMU	PQI
Community Service Use Listings							
Clubs, Lodges, Private Meeting Halls	N	CUP	CUP	CUP	CUP	CUP	CUP
Indoor Amusement/ Entertainment	N	CUP	CUP	CUP	CUP	CUP	CUP
Indoor Fitness and Sports Facilities	N	CUP	CUP	CUP	CUP	CUP	CUP
Libraries and Museums	N	P	P	P	P	P	P
Outdoor Commercial Recreation	N	N	P	P	P	P	P
Parks and Public Plazas	P	P	P	P	P	P	P
Public Safety Facility	CUP	CUP	P	P	P	P	P
Religious Institutions	CUP	CUP	P	P	P	P	P
Schools – Public	CUP	CUP	P	P	P	P	P
Schools – Private, Special/Studio	N	N	CUP	CUP	CUP	CUP	CUP
Theatres and Auditoriums	N	N	CUP	CUP	CUP	CUP	CUP
Utility, Transportation, and Communication Use Listings							
Heliports	N	N	N	N	N	N	N
Park and Ride Facility	N	N	N	CUP	CUP	CUP	CUP
Public Parking	P	P	P	P	P	P	P
Telecommunications Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transit Stations and Terminals	CUP	CUP	CUP	CUP	CUP	CUP	CUP

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Old Town Sub-Area				Service Sub-Area		
	MDR	HDR	CMU	PQI	CMU	OPMU	PQI
Retail, Service, and Office Listings							
Adult-Related Business	N	N	N	N	N	N	N
Alcoholic Beverage Sales	N	CUP	CUP	CUP	CUP	CUP	CUP
Banks and Financial Services	N	P	P	N	P	P	N
Bars and Nightclubs	N	CUP	CUP	N	CUP	CUP	CUP
Bed and Breakfast	CUP	CUP[b]	CUP[b]	N	CUP[b]	N	N
Building Materials Stores and Yards	N	N	N	N	N	N	N
Business Support Services	N	P	P	N	P	P	N
Drive-in/Drive-through sales/services	N	N	N	N	N	CUP	N
Equipment Sales and Rental	N	N	N	N	N	CUP	N
Home Improvement Supplies	N	CUP[C]	P	N	P	CUP	N
Hotels/Motels	N	CUP	P	N	P	CUP	N
Kennels	N	N	P	N	P	CUP	N
Medical Services - General	N	P	P	N	P	P	N
Medical Services – Hospital	N	N	P	P	P	P	P
Office – Business and Professional	N	P	P	P	P	P	P
Personal Services	CUP	P	P	P	P	P	P
Personal Services - Restricted	N	CUP	CUP	N	CUP	CUP	N
Restaurants	N	P	P	N	P	P	N
Retail	N	P	P	N	CUP	CUP	N
Veterinary Facility	N	CUP	P	N	P	P	N

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Old Town Sub-Area				Service Sub-Area		
	MDR	HDR	CMU	PQI	CMU	OPMU	PQI
Automotive and Vehicle Use Listings							
Auto Parts Sales	N	N	N	N	N	N	N
Car Wash and Detailing	N	N	N	N	N	N	N
Service Stations	N	N	N	N	N	N	N
Vehicle Services	N	N	CUP	CUP	CUP	CUP	CUP
Industrial, Manufacturing, and Processing Use Listings							
Cottage Industry	N	N	P	N	P	P	N
Personal Storage Facility	N	N	N	N	N	N	N
Printing and Publishing	N	MUP	P	N	P	P	N
Recycling Facility – Collection	N	P	P	P	P	P	P

Footnotes:
a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.
b – Not allowed on first floor at street frontage
c – Square footage not to exceed 10,000 Square feet.
d – Not permitted if the same use is preexisting and within 300'
e – See Multi-Family Residential

DEVELOPMENT STANDARDS

A. Building Height Requirements

The maximum height requirements for Pinole Valley Road is intended to preserve the compact, walkable, historic old town core, offer a gradual transition into the surrounding residential neighborhoods while simultaneously stimulating economic development along the Service sub-district.

Table 6.9 displays height requirements for each sub-area in Pinole Valley Road

Table 6.9
Height Requirements

Maximum Height	Old Town	Service
	40' or 3 stories*	50' or 4 stories*

* See Special Height Requirements:

B. Building Height Exceptions

1) Minor projections. Minor projections for the purpose of shelter for mechanical equipment, elevator and mechanical equipment enclosures, radio or television antennas, and similar structures and necessary mechanical appurtenances may be erected on a building to exceed the height limits of the applicable Zoning District, or of that use, by a maximum of 15 feet, provided the projections are screened by a parapet or pitched roof or other method acceptable to the Community Development Director.

2) Architectural features. Clock towers, cupolas, towers, and similar structures may exceed the height limit as listed below. Signs shall not be included within the additional height allowed.

   i) Up to 20 feet, if located at a street intersection.

   ii) Up to 12 feet, it located midblock. These features shall not exceed a width of 25 feet or one-third of the length of the building façade, whichever is less.

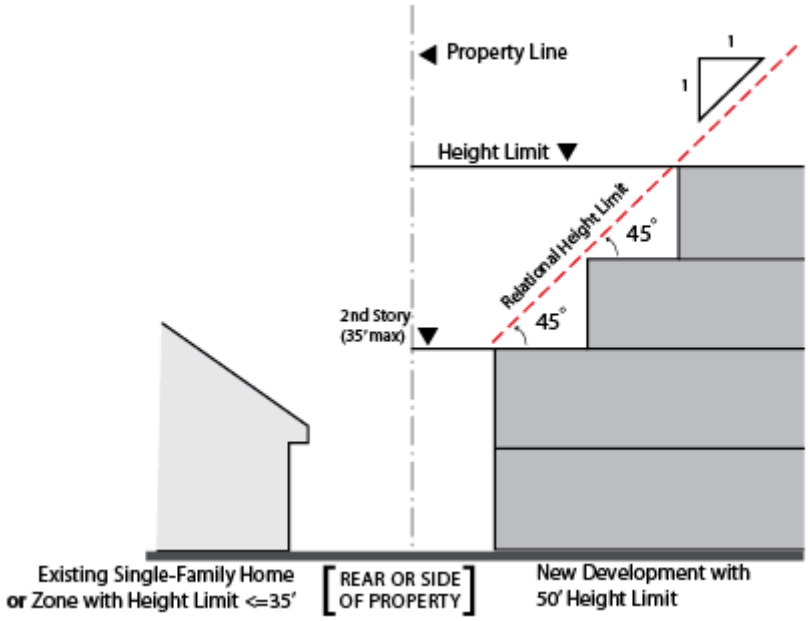
C. Special Height Requirements

The following regulations are established to create an appropriate relationship between new development within the Specific Plan Area and existing single family buildings or existing zones with lower allowable heights.

1) Where new development is on a parcel abutting a parcel (either within or outside of the Specific Plan Boundary) with an existing single family home or zoned with a height limit of 35' or less:

   i) As shown in Figure 6.7 Special Height Requirements (Rear or Side Setback), any additional stories above the 2nd story must be set back at a one to one height to setback ratio, or a 45 degree slope.

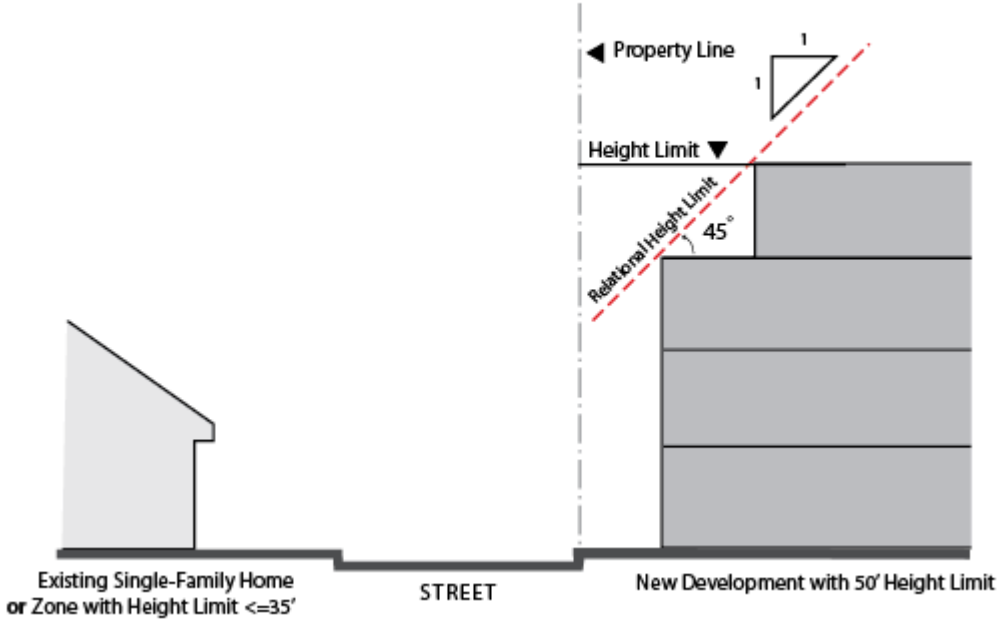
Figure 6.7
Special Height Requirements (Rear or Side Setback)



2) Where new development is on a parcel across the street from a parcel (either within or outside of the Specific Plan Boundary) with an existing single family home or zoned with a height limit of 35' or less:

i) As shown in Figure 6.8 Special Height Requirements (Across the Street Setback), any additional stories above the 3rd story must be set back at a one to one height to setback ratio, or a 45 degree slope.

Figure 6.8
Special Height Requirements (Across the Street Setback)



D. Building Placement

The setbacks and "Build-To" lines for Pinole Valley Road are intended to enhance social interactions between the uses while simultaneously providing appropriate levels of privacy in residential areas.

Table 6.10 displays setback requirements for each sub-area in Pinole Valley Road

Table 6.10
Setback Requirements

Building Placement	Old Town	Service
"Build To" Front Line*	Minimum: 0' Maximum: 5'	Minimum: 0' Maximum: 5'
Minimum Side Yard**	0' except when adjacent to residential uses. When abutting existing residential, setback is 15'.	0' except when adjacent to residential uses. When abutting existing residential, setback is 15'.
Minimum Rear Yard	5' except when adjacent to residential uses. When abutting existing residential, setback is 15'.	0' except when adjacent to residential uses. When abutting existing residential, setback is 15'.

*Build To Front Line Exceptions:

Within the Old Town Sub-Area, the maximum Build to Front Line standard may be increased through project review in order to reduce conflicts with neighboring development patterns (e.g., adjoining craftsman style homes) that establish a different prevailing setback.

**Side Yards:

Within the Old Town Sub-Area, the side yard setback distances are total separation distances (i.e., combined side yard setback distances rather than a minimum distance for each side yard).

E. Allowed Frontage Types

Frontage type refers to the architectural composition of the front façade of a building; particularly concerning how it relates and ties into the surrounding public realm. The Pinole Valley Road frontage types are intended to enhance social interactions and stimulate interest while simultaneously providing appropriate levels of privacy in residential areas. Allowed frontage types in the different sub-districts districts are listed in Table 6.11 and defined below. An "X" means that the frontage type is allowed; a blank cell means that the frontage type is not allowed.

Table 6.11
Frontage Types

Frontage Type	Old Town	Service
Arcade	X	X
Gallery	X	X
Shopfront & Awning	X	X
Stoop	X	
Dooryard/Terrace	X	
Porch	X	
Minimum Frontage Requirement	**80%**	**30%**

F. Allowable Building Types

The following building types are intended to provide a variety of flexible building styles appropriate for the diverse quaint, residential and commercial character of Pinole Valley Road that can be used to guide future development. Allowed building types in the different sub-districts are listed in Table 6.12 and defined below. An "X" means that the building type is allowed; a blank cell means that the building type is not allowed.

Table 6.12
Building Types

Allowed Building Type	Old Town	Service
Podium	X	X
Full Block Liner		X
Half Block Liner	X	X
Quarter Block/ Infill Housing	X	X
Stacked		X
Terraced	X	X
Carriage House	X	
Du/Tri/Quadplex	X	
Multi-Family Faux House	X	
Rowhouse	X	
Courtyard Housing		
Front Yard Housing	X	

G. Allowable Parking Types

The following parking types are intended to provide a variety of flexible parking styles appropriate for Pinole Valley Road that can be used to guide and promote future development. Allowed parking types in the different sub-districts are listed in Table 6.13 and defined below. An "X" means that the building type is allowed; a blank cell means that the building type is not allowed.

Table 6.13
Parking Types

Allowed Parking Type	Old Town	Service
Parking Structure	X*	X
Behind Structure	X	X
Next to Structure	X	X
Alley Access	X	
Subterranean	X	X
Tucked-under Structure	X	X

** - lined with ground floor retail*

6.7 APPIAN WAY SPECIFIC PLAN AREA

This section of the chapter includes provisions that are unique to the Appian Way Specific Plan Area. These provisions are in addition to the general land use, development standards, and design guidelines listed in other sections of this chapter. Where the unique provisions in this section conflict with any general provisions applicable to all Specific Plan areas, the provisions in this section shall apply.

VISION

The vision for Appian Way is that of that of a large-scale shopping and service corridor that attracts new commercial development, while simultaneously improving open space access, automobile flow, and pedestrian and bicycle circulation. Appian Way will serve as a regional "gateway" into Pinole at the I-80 interchange, and at the City Limits boundary with El Sobrante. Architectural elements, landscaping and streetscaping improvements including street trees, landscaped medians, unique gateway monuments, innovative directional signage, and attractive street lighting will ultimately add to the quality of the Corridor and provide a positive image of place and pride to those visiting from other areas.

Appian Way is further divided into three sub-areas – Corridor, Service and Mixed-Use.

Corridor Sub-Area: The vision for the Corridor Sub-Area is to provide enhanced streetscape improvements that create a sense of arrival while improving pedestrian safety and circulation as well as supporting multiple modes of transportation. This will be accomplished through upgrades to the vehicular, pedestrian, and bicycle circulation, and the introduction of landscaping, signs, public art and similar amenities.

Service Sub-Area: Service sub-area will serve as the regional gateway into Pinole and will capitalize on its existing reputation as a regional shopping center by upgrading existing development, and attracting increasingly desirable commercial tenants.

Mixed-Use Sub-Area: Mixed-Use sub-area will encourage mixed use residential and commercial developments with an emphasis on locally serving businesses. Access to transit will highly promote walkability and encourage the mix of uses. A varied mix of uses (multi-family residential, professional office, and service commercial) will play a vital role in fulfilling this vision.

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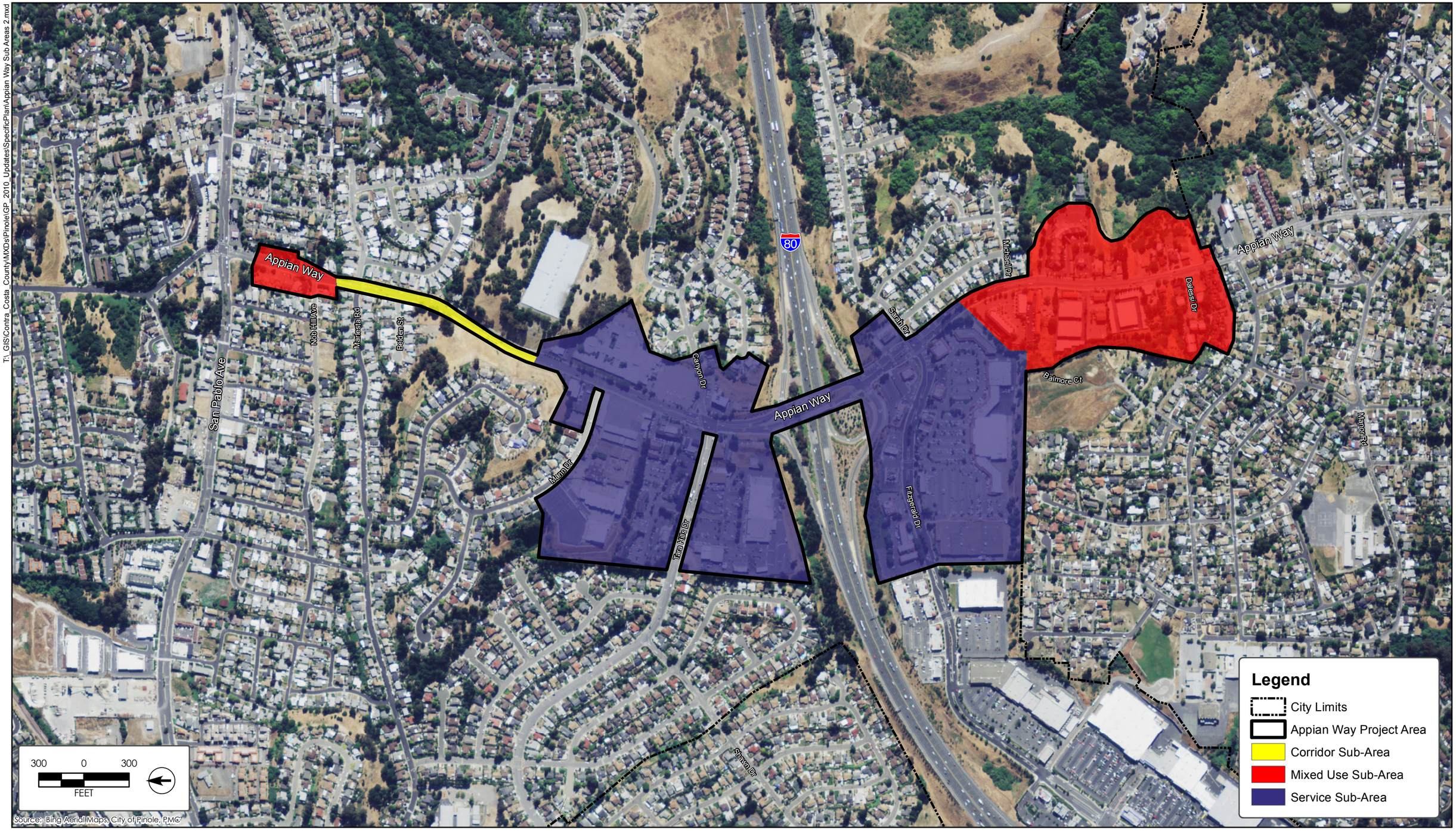

Source: Bing Aerial Maps, City of Pinole, PMC

PINOLE *California*

PMC

Appian Way Sub-Area Framework

Figure 6.9

LAND USES

A. Land Use Plan

The Appian Way Land Use Plan/Zoning Map (Figure 6.10) establishes five land use districts for the Project Area. The districts include High Density Residential (HDR), Residential Mixed Use (RMU), Commercial Mixed Use (CMU), Office Professional Mixed Use (OPMU), and Public/Quasi-Public/ Institutional (PQP) districts. These districts will facilitate Appian Way's transformation from its current land use configuration to the one described by the Specific Plan's vision. This configuration includes the mixing of commercial retail and service uses, office uses, and residences at key points, the inclusion of new mixed-density neighborhoods and the densification of existing neighborhoods throughout the Planning Area, and the continued inclusion of office uses in select locations.

The proposed land plan and designations introduce significant changes to the existing land use pattern along Appian Way. Currently, Appian Way is lined with commercial retail, office professional and service uses. The Specific Plan seeks to focus these commercial activities in combination with office, and residential uses to make Appian Way into a regional service and commercial corridor.

In addition, policies give preference to replacing vacated and underutilized commercial and areas with new office professional and commercial developments and increasing the density of a few existing residential areas along the Corridor.

The plan calls for the eventual transformation of underutilized sites in this area, expanding office uses and introducing commercial service uses onto the parcels that include the existing Doctor's Medical Hospital and Offices, Appian 80 shopping Center and Residential properties south of I-80 fronting Appian Way. This plan allows for an increase in residential densities in the neighborhood (of high-quality development). The Specific Plan also allows, by right, public and quasi-public uses in all base designations.

B. Land Use Matrix

Permitted land uses for the Appian Way sub-areas are listed below in Table 6.14. Use listings are grouped by a general category on the basis of common function, product, or compatibility characteristics and are defined in the Glossary.

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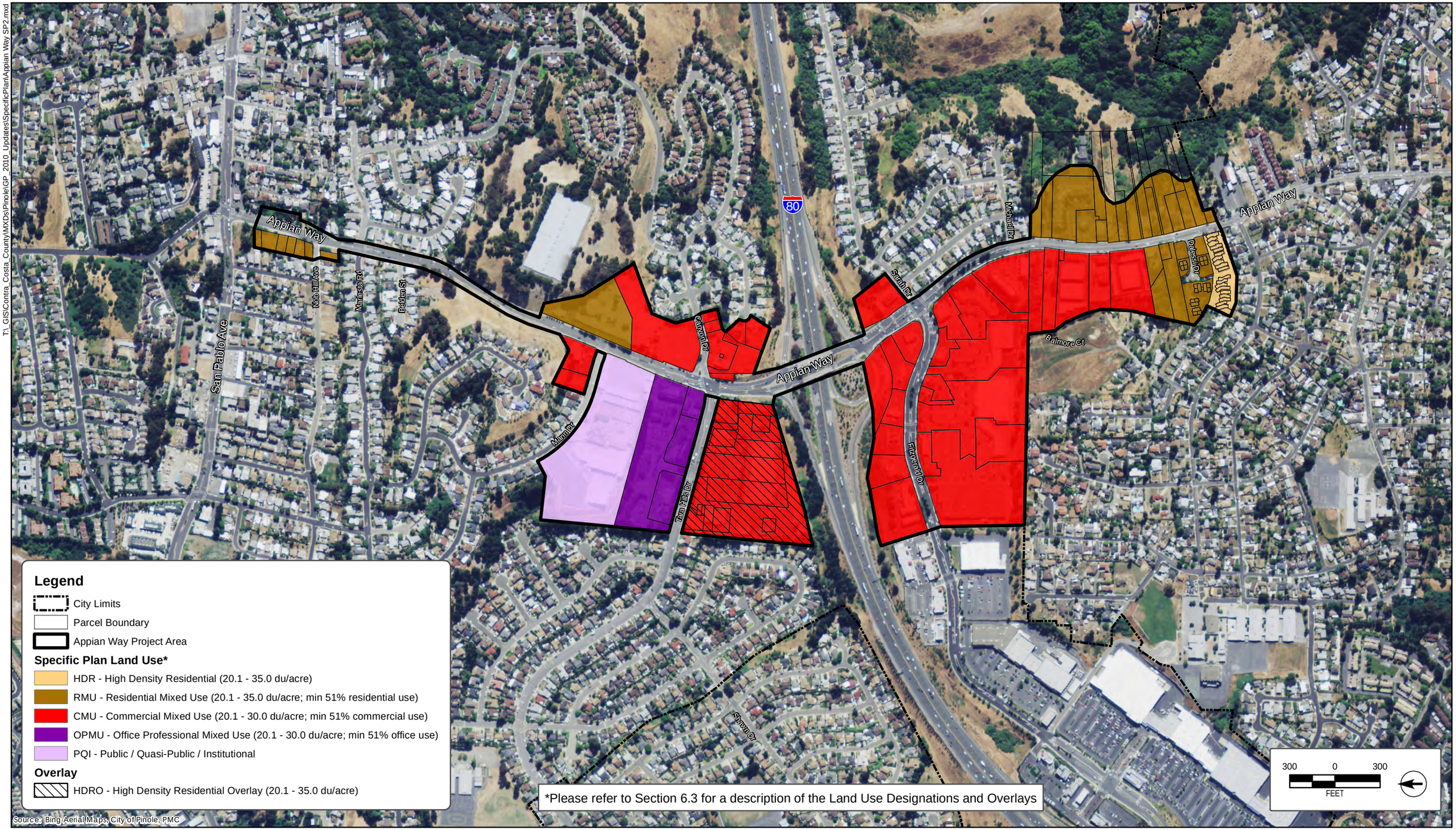


PINOLE California

PMC

Appian Way Land Use Plan Figure 6.10

Table 6.14
Permitted Use Table for Appian Way
Permitted Use provisions are symbolized in the table as follows:
P = Land Use permitted by right
CUP = Land Use permitted with approval of Conditions Use Permit
N = Land Use not permitted
N/A = Not Applicable

Land Use Classifications	Service Sub-Area				Mixed-Use Sub-Area			
	RMU	CMU	OPMU	PQI	HDR	RMU	CMU	PQI
Residential Use Listings								
Adult Day Care Home	P	P	P	N	P	P	P	N
Child Day Care Facility	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP
Dwelling, Multifamily	P	P	P[b]	N	P	P	P[b]	N
Dwelling, Second Unit	N/A[e]	N/A[e]	N/A[e]	N	N/A[e]	N/A[e]	N/A[e]	N
Dwelling, Single-family	N	N	N	N	N	N	N	N
Dwelling, Two-family	N/A[e]	N/A[e]	N/A[e]	N	N/A[e]	N/A[e]	N/A[e]	N
Family Day Care Home, Small (6 children or less)	P[d]	P[d]	P[d]	N	P[d]	P[d]	P[d]	N
Family Day Care Home, Large (7 – 24 children)	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP
Home Occupation	P[a]	P[a]	P[a]	P	P[a]	P[a]	P[a]	P
Live-Work Facility	P	P	P	P	P	P	P	P
Residential Care Home	CUP	CUP[b]	CUP[b]	CUP	CUP	CUP	CUP[b]	CUP
Emergency Shelter/ Temporary Home	N	N	N	N	N	N	N	N

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Service Sub-Area				Mixed-Use Sub-Area			
	RMU	CMU	OPMU	PQI	HDR	RMU	CMU	PQI
Community Service Use Listings								
Clubs, Lodges, Private Meeting Halls	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP
Indoor Amusement/ Entertainment	CUP	CUP	CUP	CUP	N	CUP	P	CUP
Indoor Fitness and Sports Facilities	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP
Libraries and Museums	P	P	P	P	N	P	P	P
Outdoor Commercial Recreation	N	CUP	CUP	CUP	N	N	CUP	CUP
Parks and Public Plazas	P	P	P	P	P	P	P	P
Public Safety Facility	P	P	P	P	N	P	P	P
Religious Institutions	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP
Schools – Public	P	P	P	P	N	P	P	P
Schools – Private, Special/Studio	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP
Theatres and Auditoriums	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP
Utility, Transportation, and Communication Use Listings								
Heliports	N	N	N	N	N	N	N	N
Park and Ride Facility	N	CUP	CUP	CUP	N	N	CUP	CUP
Public Parking	P	P	P	P	P	P	P	P
Telecommunications Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transit Stations and Terminals	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Service Sub-Area				Mixed-Use Sub-Area			
	RMU	CMU	OPMU	PQI	HDR	RMU	CMU	PQI
Retail, Service, and Office Listings								
Adult-Related Business	N	N	N	N	N	N	N	N
Alcoholic Beverage Sales	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP
Banks and Financial Services	CUP	CUP	CUP	N	N	CUP	CUP	N
Bars and Nightclubs	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP
Bed and Breakfast	CUP[b]	CUP[b]	N	N	CUP	CUP[b]	CUP[b]	N
Building Materials Stores and Yards	N	N	N	N	N	N	N	N
Business Support Services	P	P	P	N	N	P	P	N
Drive-in/Drive-through sales/services	N	N	CUP	N	N	N	N	N
Equipment Sales and Rental	N	N	CUP	N	N	N	N	N
Home Improvement Supplies	CUP[c]	CUP	CUP	N	N	CUP[c]	CUP	N
Hotels/Motels	CUP	CUP	CUP	N	N	CUP	CUP	N
Kennels	N	P	CUP	N	N	N	CUP	N
Medical Services - General	P	P	P	N	N	P	P	N
Medical Services – Hospital	N	P	P	P	N	N	P	P
Office – Business and Professional	P	P	P	P	N	P	P	P
Personal Services	P	P	P	P	CUP	P	P	P
Personal Services - Restricted	CUP	CUP	CUP	N	N	CUP	CUP	N
Restaurants	P	P	P	N	N	P	P	N
Retail	P	P	P	N	N	P	P	N
Veterinary Facility	CUP	P	P	N	N	CUP	P	N

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Service Sub-Area				Mixed-Use Sub-Area			
	RMU	CMU	OPMU	PQI	HDR	RMU	CMU	PQI
Automotive and Vehicle Use Listings								
Auto Parts Sales	CUP	P	P	N	N	CUP	P	N
Car Wash and Detailing	N	N	CUP	N	N	N	N	N
Service Stations	N	N	CUP	N	N	N	N	N
Vehicle Services	N	CUP	CUP	CUP	N	N	CUP	CUP
Industrial, Manufacturing, and Processing Use Listings								
Manufacturing	N	N	N	N	N	N	N	N
Cottage Industry	CUP	CUP	CUP	N	N	CUP	CUP	N
Personal Storage Facility	N	N	N	N	N	N	N	N
Printing and Publishing	CUP	P	P	N	N	CUP	P	N
Recycling Facility – Collection	P	P	P	P	P	P	P	P
Recycling Facility – Processing	N	N	N	N	N	N	N	N

Footnotes:
a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.
b – Not allowed on first floor at street frontage
c – Square footage not to exceed 10,000 Square feet.
d – Not permitted if the same use is preexisting and within 300'
e – See Multi-Family Residential

DEVELOPMENT STANDARDS

A. Building Height Requirements

The maximum height requirements for Appian Way are intended to emphasize the commercial nature while highlighting its character as the Regional Gateway into Pinole.

Table 6.15 displays height requirements for each sub-area in Appian Way

Table 6.15
Height Requirements

Maximum Height	Corridor	Service	Mixed-Use
	N/A	75' or 6 stories*	35' or 4 stories

* See Special Height Requirements:

B. Building Height Exceptions

1) Minor projections. Minor projections for the purpose of shelter for mechanical equipment, elevator and mechanical equipment enclosures, radio or television antennas, and similar structures and necessary mechanical appurtenances may be erected on a building to exceed the height limits of the applicable Zoning District, or of that use, by a maximum of 15 feet, provided the projections are screened by a parapet or pitched roof or other method acceptable to the Community Development Director.

2) Architectural features. Clock towers, cupolas, towers, and similar structures may exceed the height limit as listed below. Signs shall not be included within the additional height allowed.

   i) Up to 20 feet, if located at a street intersection.

   ii) Up to 12 feet, it located midblock. These features shall not exceed a width of 25 feet or one-third of the length of the building façade, whichever is less.

C. Special Height Requirements

To create an appropriate relationship between new development within the Specific Plan Area and existing single family buildings or existing zones with lower allowable heights, building heights shall be limited to 35' in height where the development is located within 60' of a parcel (either within or outside of the Specific Plan Boundary) with an existing single family home or zoned with a height limit of 35' or less (Refer to Figure 6.11 Special Height Requirements). Actual building heights may be

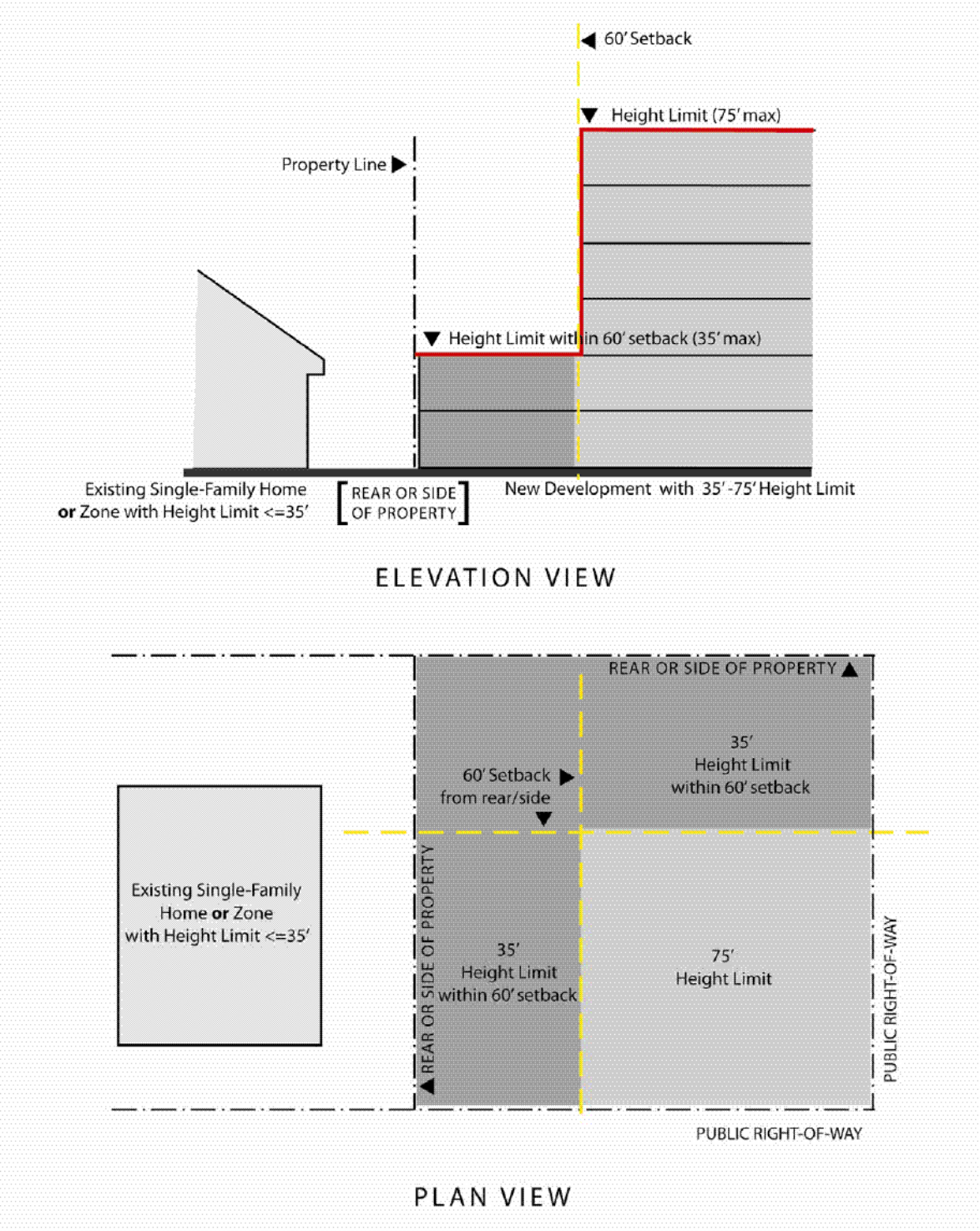
reduced through the development review process in order to preserve compatibility with adjoining land uses and respond to the unique topographic conditions of individual properties in order to:

1) Preserve solar access for neighboring sites;

2) Ensure adequate building transitions between properties that have lower height limits; and

3) Preserve views and scenic qualities in the project vicinity.

Figure 6.11
Special Height Requirements



D. Building Placement

The setbacks and "Build-To" lines for Appian Way Road are intended to enhance social interactions between the uses while simultaneously providing appropriate levels of privacy in residential areas.

Table 6.16 displays setback requirements for each sub-area in Appian Way

Table 6.16
Setback Requirements

Building Placement	Corridor	Service	Mixed-Use
"Build To" Front Line*	No Minimum Required	Minimum: 0' Maximum: 5'	Minimum: 0' Maximum: 10'
Minimum Side Yard		0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 20'.	0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 20'.
Minimum Rear Yard		0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 20'.	0' except when adjacent to residential uses. When abutting existing residential, minimum setback is 20'.

E. Allowed Frontage Types

Frontage type refers to the architectural composition of the front façade of a building; particularly concerning how it relates and ties into the surrounding public realm. The Appian Way frontage types are intended to enhance social interactions and simulate interest while simultaneously providing appropriate levels of privacy in residential areas. Allowed frontage types in the different sub-districts districts are listed in Table 6.17 and defined below. An "X" means that the frontage type is allowed; a blank cell means that the frontage type is not allowed.

Table 6.17
Frontage Types

Frontage Type	Corridor	Service	Mixed-Use
Arcade		X	X
Gallery		X	X
Shopfront & Awning		X	X
Stoop			X
Dooryard/Terrace			X
Porch			X
Minimum Frontage Requirement	**N/A**	**30%**	**60%**

F. Allowable Building Types

The following building types are intended to provide a variety of flexible building styles appropriate for the commercial nature of Appian Way that can be used to guide future development. Allowed building types in the different sub-districts are listed in Table 6.18 and defined below. An "X" means that the building type is allowed; a blank cell means that the building type is not allowed.

Table 6.18
Building Types

Allowed Building Type	Corridor	Service	Mixed-Use
Podium	X	X	X
Full Block Liner		X	
Half Block Liner	X	X	X
Quarter Block/ Infill Housing	X	X	X
Stacked		X	X
Terraced	X	X	X
Carriage House	X		X
Du/Tri/Quadplex	X	X	X
Multi-Family Faux House	X		
Rowhouse	X	X	X
Courtyard Housing			X

G. Allowable Parking Types

The following parking types are intended to provide a variety of flexible parking styles appropriate for Appian Way that can be used to guide and promote future development. Allowed parking types in the different sub-districts are listed in Table 6.19 and defined below. An "X" means that the building type is allowed; a blank cell means that the building type is not allowed.

Table 6.19
Parking Types

Allowed Parking Type	Corridor	Service	Mixed-Use
Parking Structure		X*	X*
Behind Structure		X	X
Next to Structure		X	X
Alley Access		X	X
Subterranean		X	X
Tucked-under Structure		X	X

** - lined with ground floor retail*