

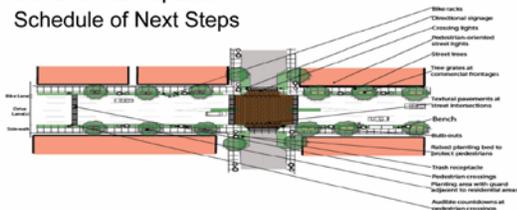
Major Planning Documents
General Plan, Specific Plan, Zoning Ordinance, Climate
Action Plan, EIR

City of Pinole

Steering Committee Update
January 26, 2009

Agenda

- How the Planning Documents Work Together
- A Brief History
- Current Status
- Specific Plan Overview
- General Plan Update
- Schedule of Next Steps



The Big Picture:
How all these Documents fit together





A Brief History of the Process

- General Plan Workshops & Writing 2007
- Specific Plan Begins, GP on hold September 2007
- Market Analysis by BAE
- Brainstorming/ Work sessions
- 2008 Public Workshops, Feedback, Revisions
- Steering Committee Input
- Public Draft Specific Plan = Resume General Plan Update, Zoning Ordinance Update, CAP & EIR

Great News!

- General Plan Update has resumed!
- Zoning Ordinance has resumed!
- EIR has resumed!
- CAP (Climate Action Plan) has begun!
- Public Draft Specific Plan Available for Review!

Specific Plan Overview





Specific Plan Project Areas

- San Pablo Avenue



- Appian Way



- Pinole Valley Road



Substantive Issues

- Land Use Flexibility
- Building Massing and Form
- No FAR Restrictions
- Circulation & Parking
 - Narrow San Pablo Avenue in Old Town
 - Add Bicycle Lanes
 - Parking Garage in Old Town?
- Residential Density
- Single Family Area on Pinole Valley Road

Specific Plan – Orientation

- Land Use
 - Zoning Code for the Corridors = Form Based/Use Based Hybrid
 - Building Types – Graphics
 - Use Tables
- Economic Development
 - Identify Specific Opportunity Sites
 - Communicate Development Expectations
 - Streamline Development Review
- Circulation
 - Pedestrian Access
 - Streetscape Improvements
 - Transit Access
- Development Projections – Will Follow
- Implementation Program – Will Follow

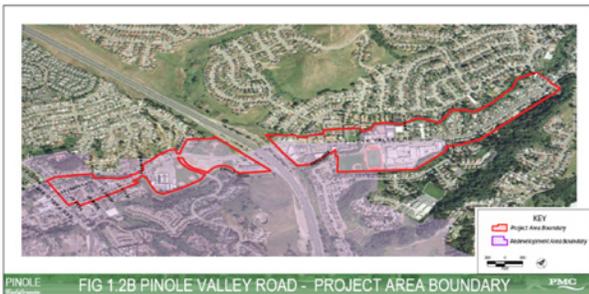
Specific Plan – Orientation

- Land Use
 - Zoning Code for the Corridors = Form Based/Use Based Hybrid
 - Building Types – Graphics
 - Use Tables
- Economic Development
 - Identify Specific Opportunity Sites
 - Communicate Development Expectations
 - Streamline Development Review
- Circulation
 - Pedestrian Access
 - Streetscape Improvements
 - Transit Access
- Development Projections – Will Follow
- Implementation Program – Will Follow

San Pablo Avenue



Pinole Valley Road





Appian Way



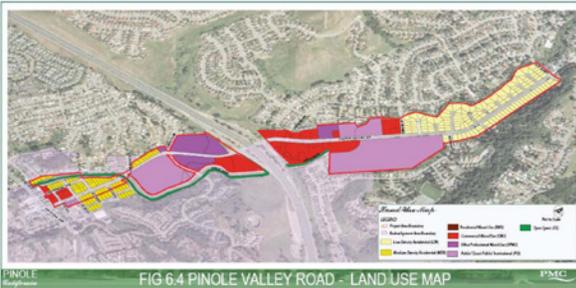
Land Use



Sub-Areas



Land Use Maps

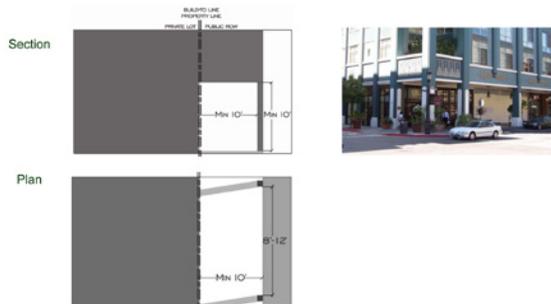


Frontage Types

Frontage Type	Depth 10ft. minimum from the build-to line to the inside column face	Height 10 ft. minimum clear	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
Porch			X	X	X
Minimum Frontage Requirement			80%	60%	30%

Building Forms

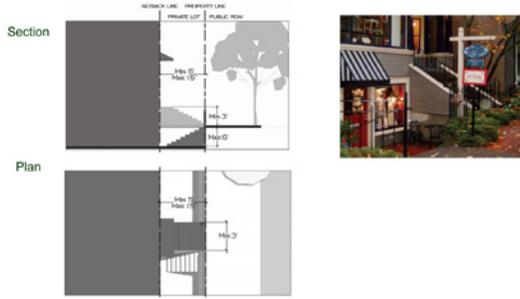
- Arcade Frontage





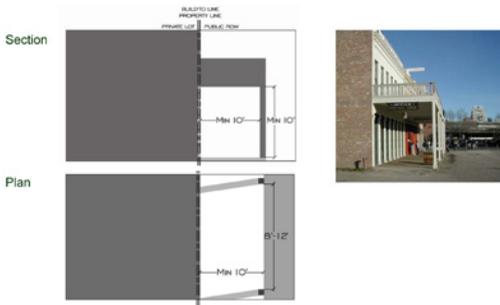
Building Forms

- Door Yard Frontage



Building Forms

- Gallery Frontage

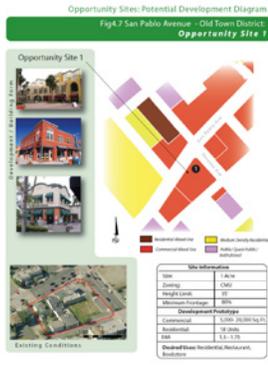


Land Use

Permitted Use provisions are symbolized in the table as follows:
 P = Land Use permitted by right
 MUP = Land use permitted with approval of Minor Use Permit
 CUP = Land Use permitted with approval of Conditional Use Permit
 N = Land Use not permitted

LAND USE CLASSIFICATIONS	Old Town Sub-Areas						Service Sub-Areas			
	HD	RD	RM	CR	OPH	Public/Use Public	CM	OPH	OSM	Public/Use Public
Residential Use Listings										
Adult Day Care Home	P	P	P	P	P	N	P	P	P	N
Child Day Care Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N
Dwelling, Multi-family	P	P	P	N	N	N	P	P	P	N
Dwelling, Second Unit	MUP	N	N	N	N	N	N	N	N	N
Dwelling, Single-family	P	P	P	N	N	N	N	N	N	N

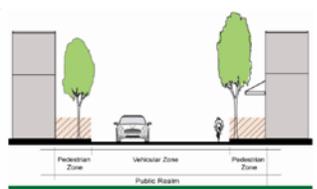
Opportunity Sites



Circulation

Traffic Calming Tools

- Number and Width of Lanes
- Speed Limits
- Pedestrian Access
 - Safe Crossings
 - Sidewalk Widths
 - Landscape Buffers
 - Street trees
- Bicycle Access
- Road Design
 - Bulb-outs
 - Changes in Paving
 - Medians
 - On-Street Parking



The Public Realm has two components: the Pedestrian Zone and the Vehicular Zone

Pedestrian Safety

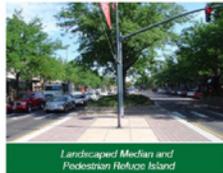
- Refuge Islands
- Bulbouts
- Pedestrian Crosswalk Signals



Landscape Median



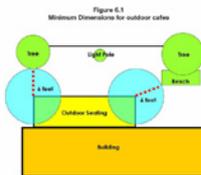
In pavement flashers



Landscape Median and Pedestrian Refuge Island

Roadway Right-of-Way Zones

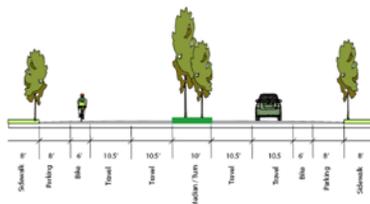
- Utility Zone
- Pedestrian Zone
- Vehicular Zone
 - Medians
 - Bicycle Lanes
 - Parking



Furniture and streetscapes

Roadway Cross-Section

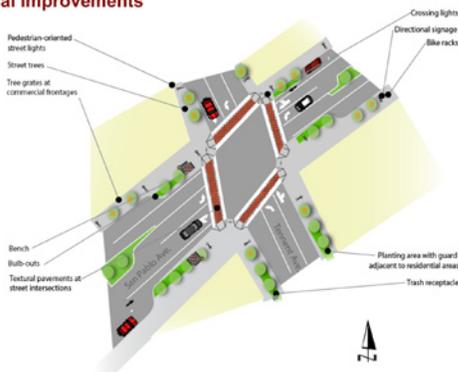
- Narrow/Close Travel Lanes
- Bicycle Lanes
- Pedestrian Comfort (landscaping, street furniture, widen sidewalks, & crosswalk enhancements)
- Median Landscaping
- On-S



San Pablo Avenue – Old Town



San Pablo/Tennent Ave. Intersection Potential Improvements



Before and After





Policy Highlights



Highlights – Land Use

- Building Mass and Form
- No Commercial FAR (Build to Lines)
- Increase Maximum Density from 25 to 50 units/acre
- Preserve Existing Height Limits (30 - 50')

Highlights – Economic Development

- Prioritized Development Processing
 - Opportunity Sites
 - Job Creation/Economic Vitality
 - Streamlined Review – e.g. Administrative DR
 - CEQA Review
- Parking Garage in Old Town
- Preserve Industrial
 - Promote Green Industry



Highlights – Circulation

- Narrow or Decrease the Number of Travel Lanes

- Narrow Appian Way

- Enhanced Pedestrian Safety and Amenities

- Narrow San Pablo Avenue through Old Town

- Enhance Bicycle Circulation on All Corridors
 - Old Town Constraints

Remember the General Plan?

- General Plan Status
 - Admin Draft Elements are 50% Complete
 - Aggressive Schedule to complete by the end of the year
- New Issues
 - Sustainability Element
 - Climate Action Plan
- Discussion Issues
 - Shortage of Recreational Land
 - Duncan Canyon
 - Affordable Housing
 - Shoreline Access

Zoning Ordinance Update

- Kick off meeting with City Staff in mid January.

- Already working on an entirely new document.

- Any concerns with the current document, please bring them to Staff's attention



Zoning Ordinance Update

- Kick off meeting with City Staff in mid January.
- Already working on an entirely new document.
- Any concerns with the current document, please bring them to Staff's attention

CAP and EIR

- What is a Climate Action Plan (CAP) and why do we need it?
 - Reinforces Sustainability focus of the GP
 - Attorney General wants to have the CAP incorporated into the GP and EIR
- Program EIR: Expanded to cover GPU, SP, CAP, and ZO
 - Designed to be developed concurrently with all these documents.

Next Steps





Time to put on our running shoes

- Concurrent Development of Multiple Complex Planning Documents
- To complete all these documents by the end of the year, we are proposing an aggressive schedule
- Strategic organization and effort on everyone's part
- Clear Communication is a must

Draft Steering Committee Review Schedule

- | | |
|---------------|------------------------------|
| • February 17 | • Scoping Session (CEQA) |
| • February 23 | • Specific Plan |
| • March 9 | • Specific Plan |
| • March 23 | • General Plan/CAP |
| • April 10 | • General Plan |
| • April TBD | • Zoning Ordinance |
| • April 13 | • Specific Plan |
| • April 27 | • General Plan |
| • May 11 | • General Plan/CAP |
| • May 21 | • Community Workshop |
| • June 1 | • GP Workshop |
| • June 22 | • Zoning Ordinance |
| • July 13 | • General Plan Workshop |
| • October 13 | • PC Hearing – All Documents |
| • November 9 | • PC Hearing – All Documents |

Participation Opportunities

- Attend community meetings
- Check cable station for public meeting times and locations
- Check website for documents, information on the process and upcoming meetings.
 - www.pinolegeneralplan.com
- Contact the Pinole Planning Manager
 - Winston Rhodes, AICP 510-724-9832
WRhodes@ci.pinole.ca.us
 - Or send a letter to the Steering Committee's Attention:
 - ♦ 2131 Pear Street Pinole, CA 94564
