

Major Planning Documents

**General Plan, Specific Plan, Zoning Ordinance, Climate
Action Plan, EIR**

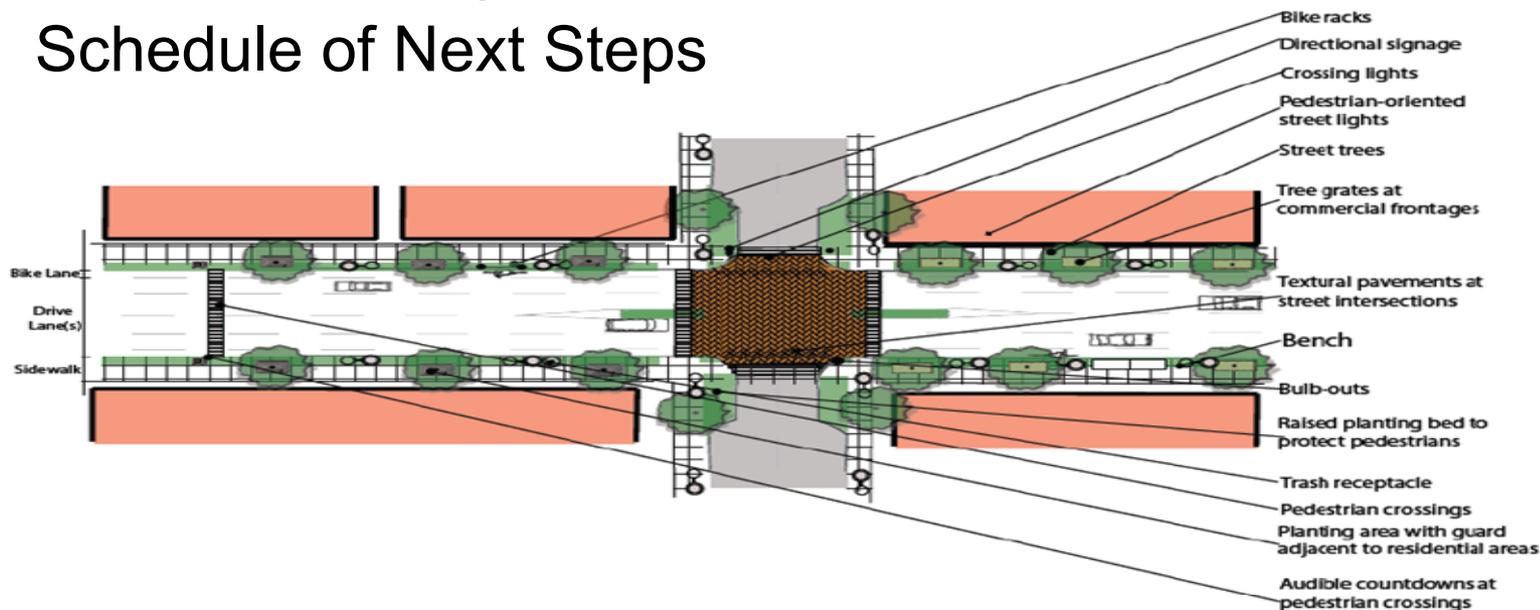


City of Pinole

**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

Changes and Challenges

- Changes and Challenges in 2007-2008
 - New City Council/New City Staff
 - PDA – San Pablo and Pinole Valley Corridors
 - Changed National and Local Economy
 - School District Closures?
 - WestCat Transit Service May Change



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

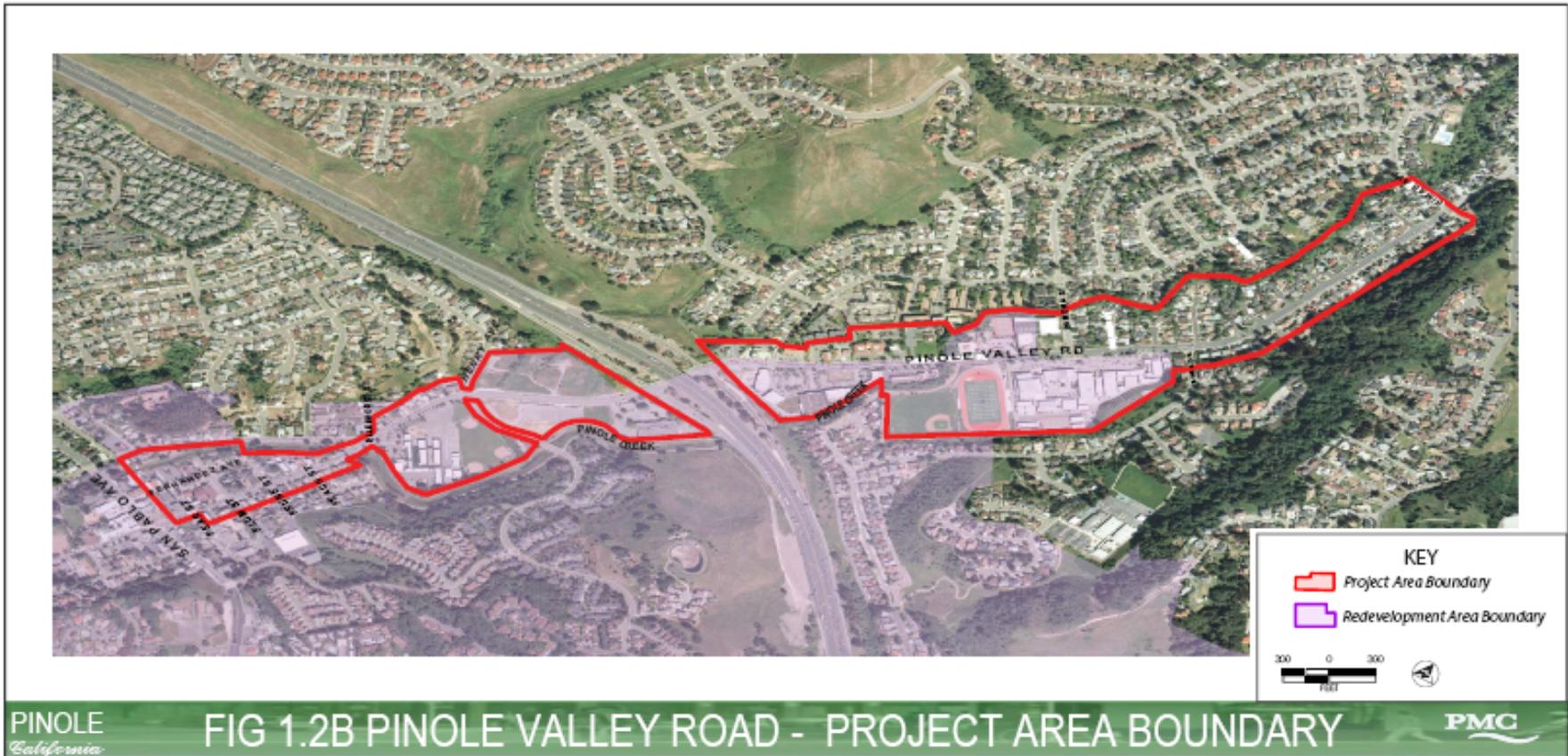
Specific Plan – Orientation

- 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

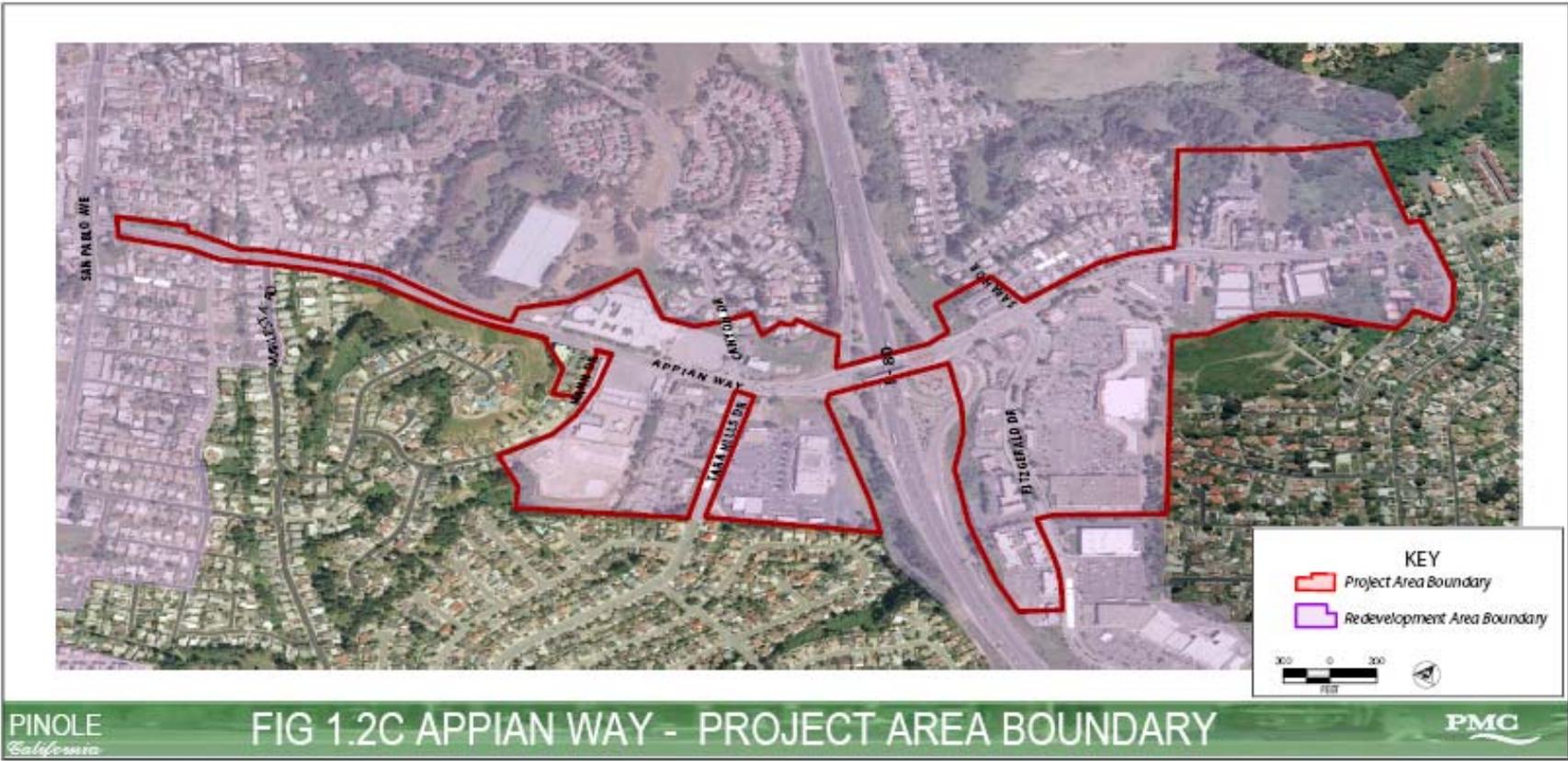
San Pablo Avenue



Pinole Valley Road



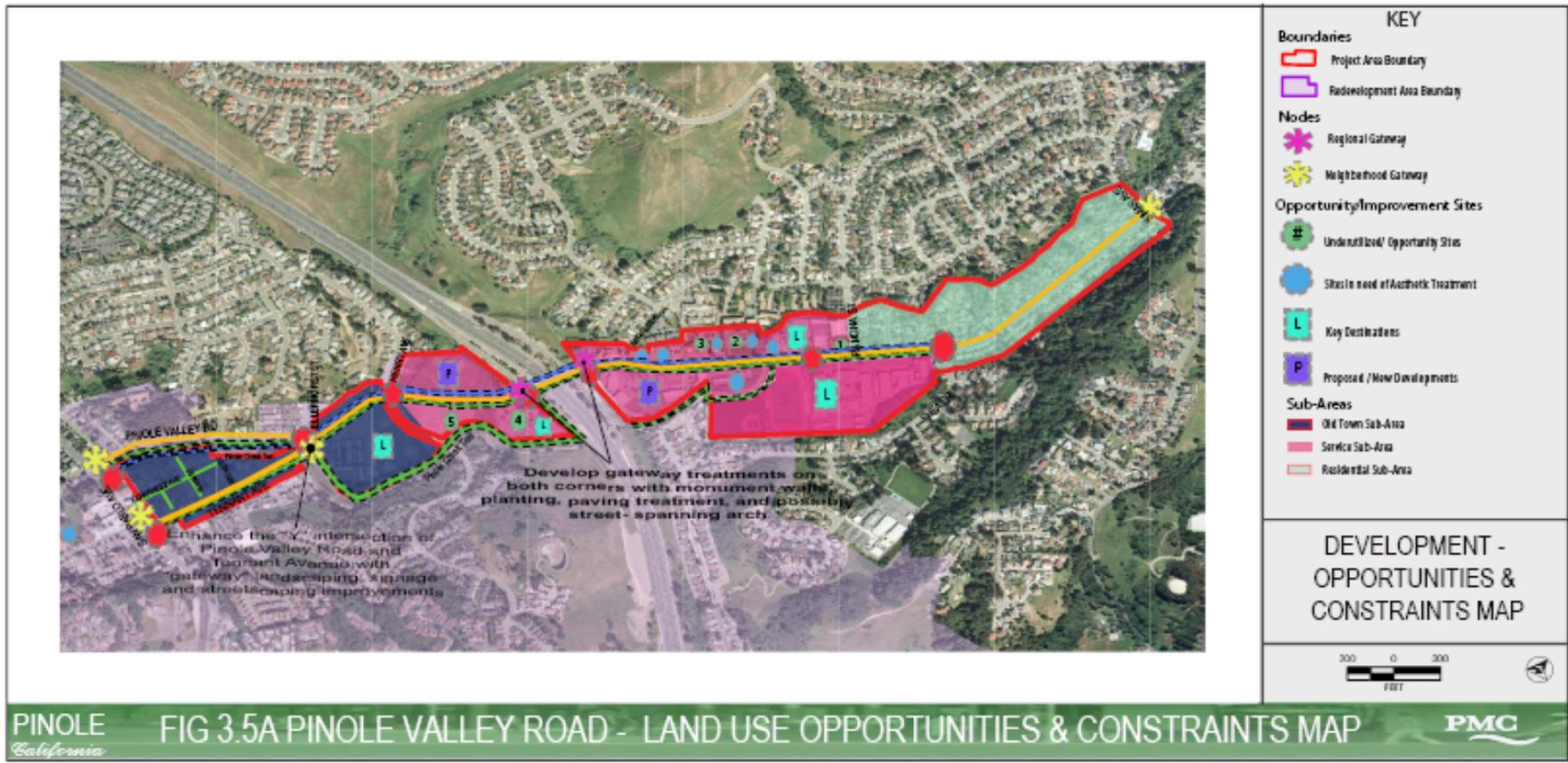
Appian Way



Land Use



Sub-Areas



Land Use Maps



FIG 6.4 PINOLE VALLEY ROAD - LAND USE MAP



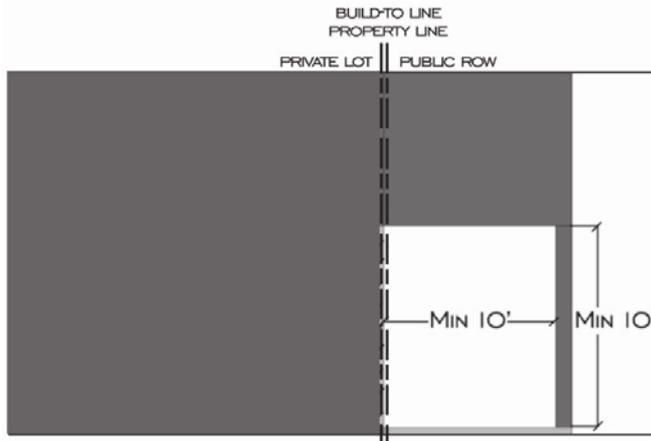
Frontage Types

Frontage Type	Depth	Height	Old Town	Mixed-Use	Service
Arcade	10ft. minimum from the build-to line to the inside column face	10 ft minimum clear	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%

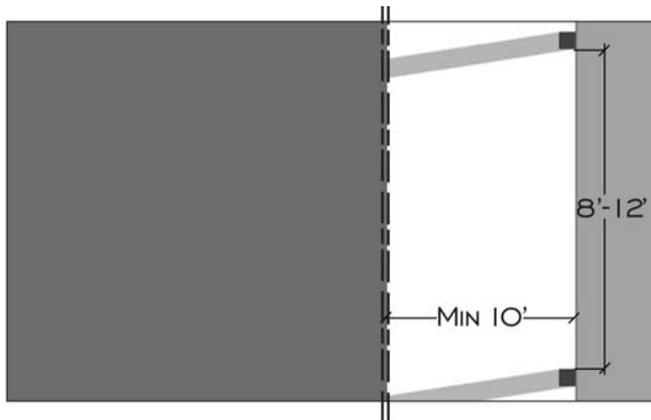
Building Forms

- Arcade Frontage

Section



Plan

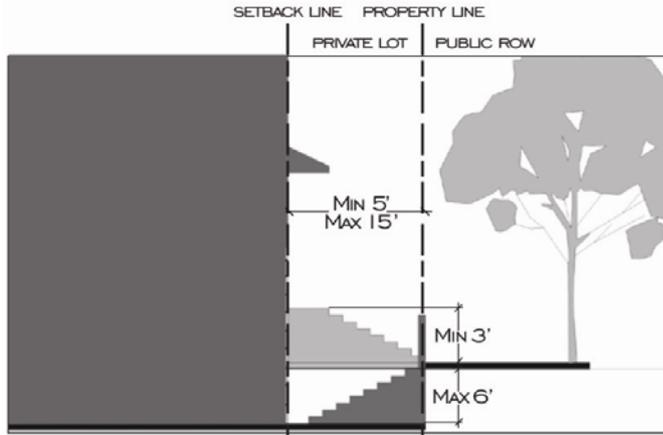




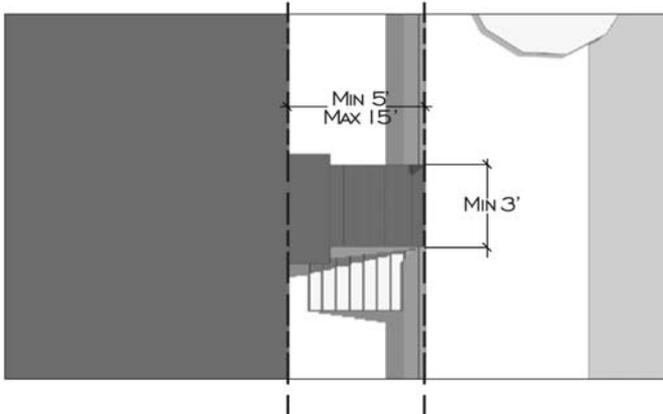
Building Forms

- Door Yard Frontage

Section

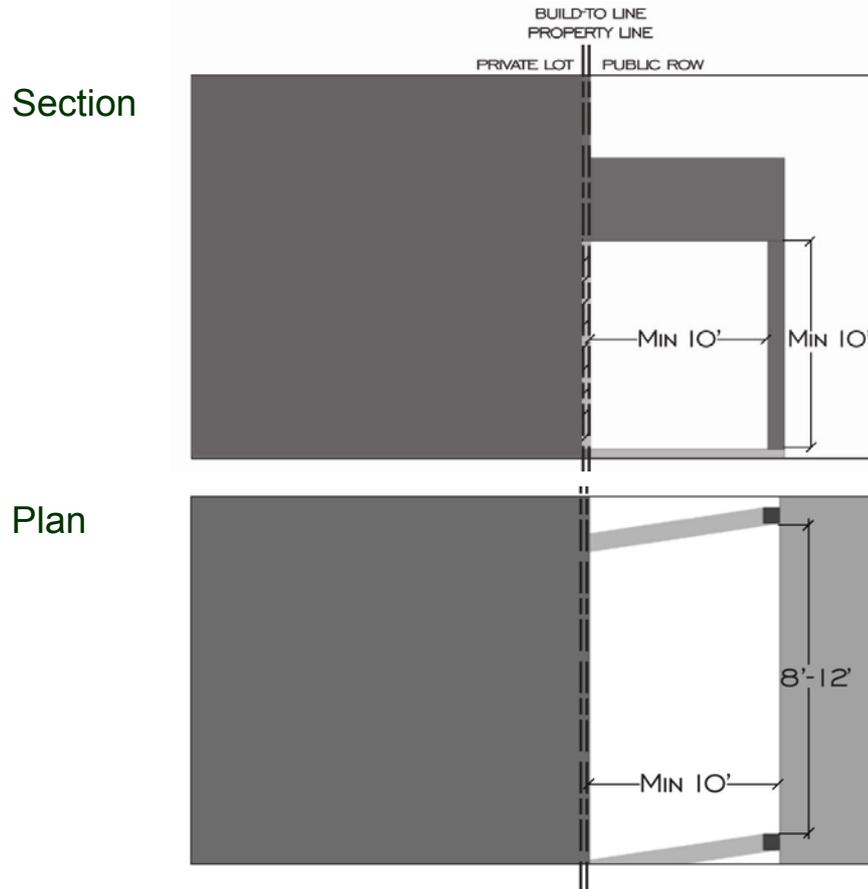


Plan



Building Forms

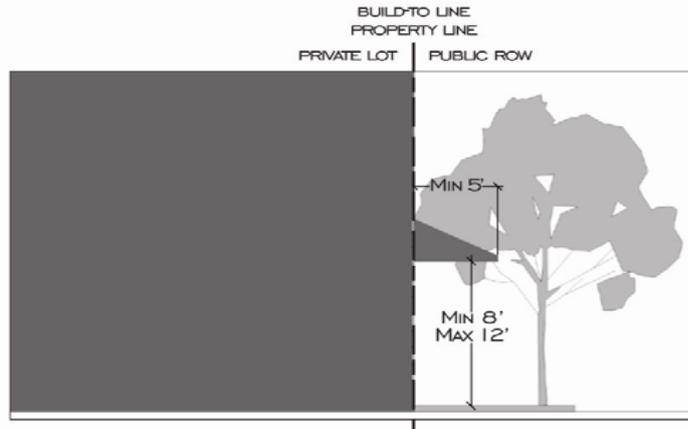
- Gallery Frontage



Building Forms

- Storefront and Awning Frontage

Section



Plan



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-Area						Service Sub-Area			
	MD R	HD R	RM U	CM U	OPM U	Public/Quasi Public	CM U	OPM U	OIM U	Public/Quasi 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, Multifamily	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

Economic Development





Priority Projects

- Are economically viable;
- Have the potential to develop in the near term;
- Have the potential to stimulate other development;
- Provide diverse housing opportunities;
- Strengthen Old Town as a vibrant commercial center;
- Take advantage of high traffic areas; and
- Enhance the PDA objectives of supporting transit, pedestrian, and bicycle travel

Opportunity Sites

Opportunity Sites: Potential Development Diagram

Fig4.7 San Pablo Avenue - Old Town District:
Opportunity Site 1



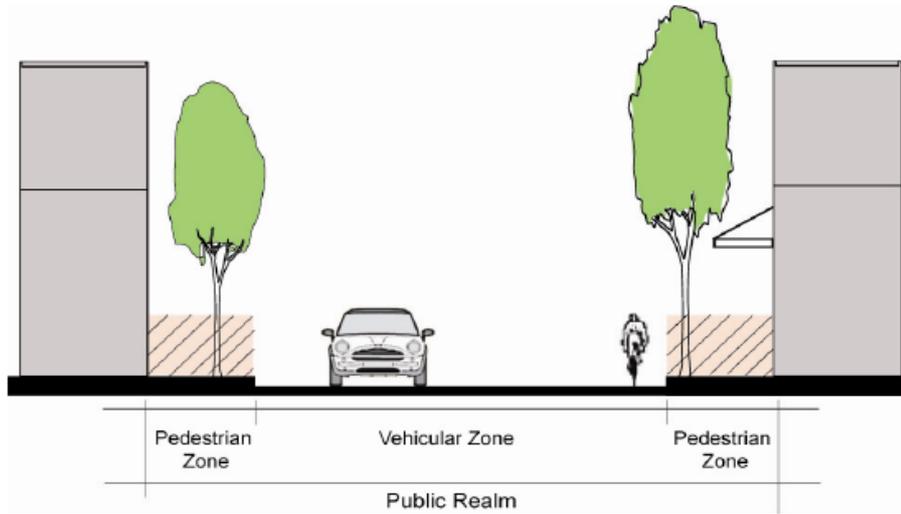
Circulation



Traffic Calming Tools

- Number and Width of Lanes
- Speed Limits

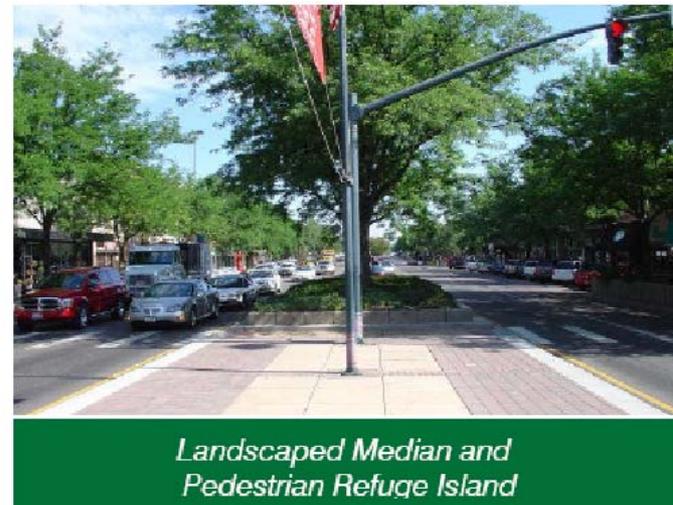
- Pedestrian Access
 - Safe Crossings
 - Sidewalk Widths
 - Landscape Buffers
 - Street trees



- Bicycle Access
- Road Design
 - Bulb-outs
 - Changes in Paving
 - Medians
 - On-Street Parking

Pedestrian Safety

- Refuge Islands
- Bulbouts
- Pedestrian Crosswalk Signals

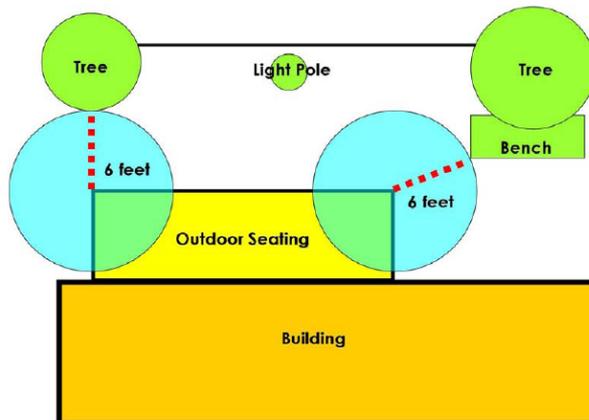


Roadway Right-of-Way Zones

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

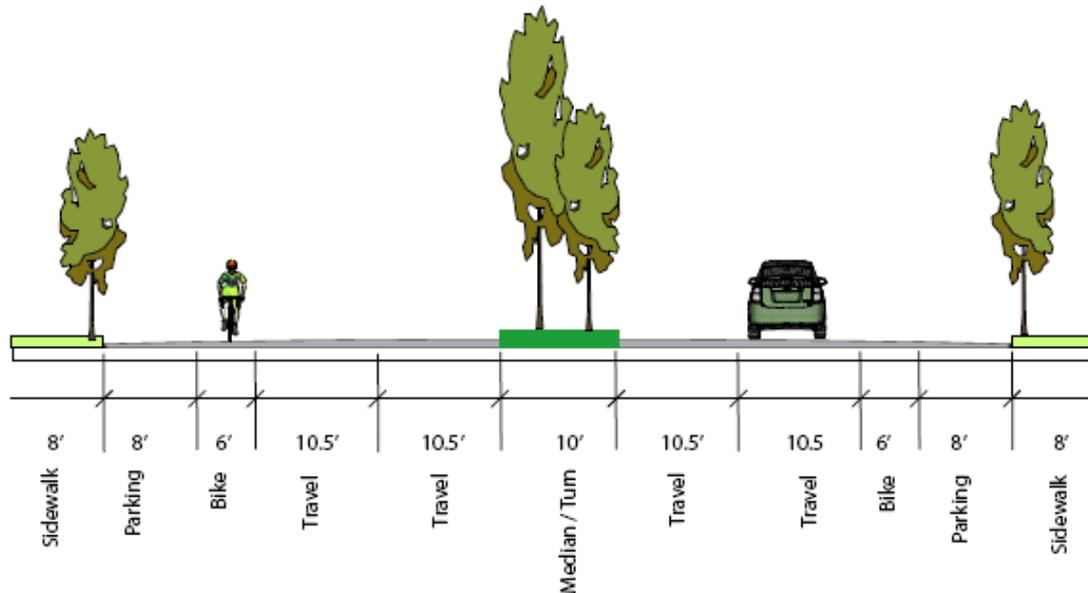


Figure 6.1
Minimum Dimensions for outdoor cafes



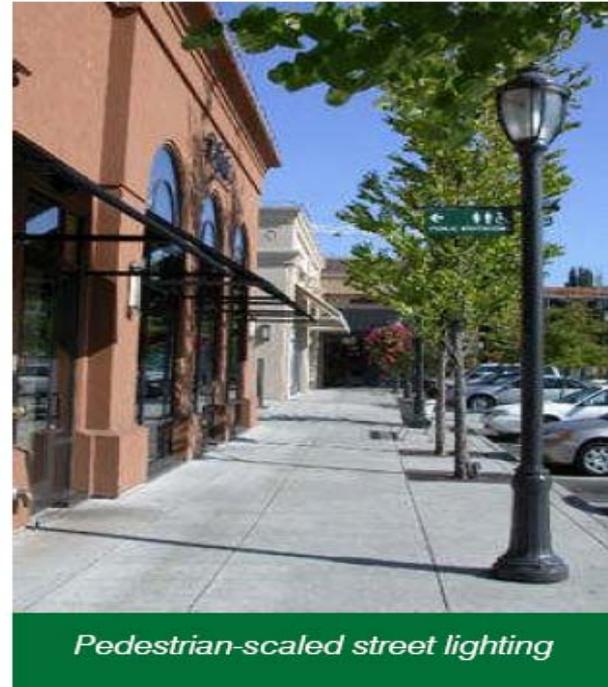
Roadway Cross-Section

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



Streetscape

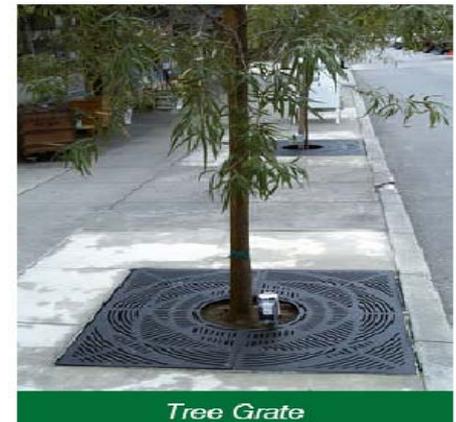
- Landscaping
- Sidewalks and Crosswalks
- Street Furniture
- Decorative Lighting
- Benches/Transit Shelters
- Trash Receptacles
- Bike Racks
- Signs
- Awnings/Projections



Pedestrian-scaled street lighting

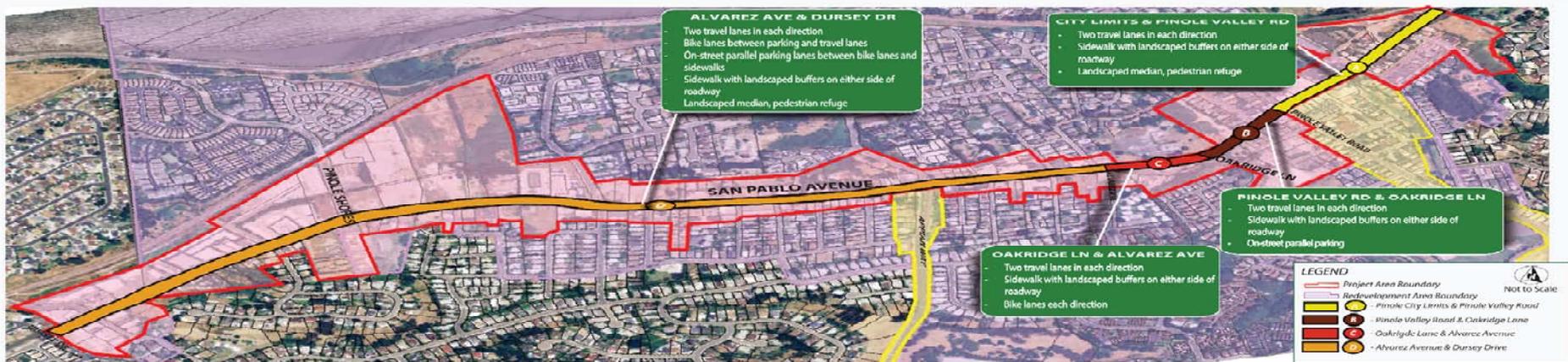


Provide trash receptacles near benches



Tree Grate

San Pablo Avenue Right-of-Way - Proposed

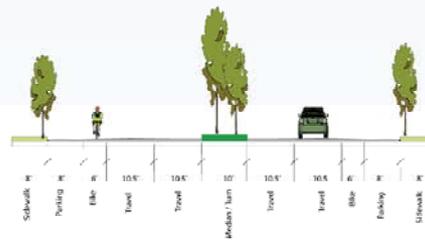
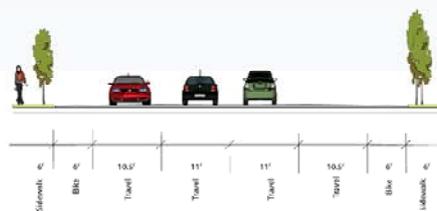
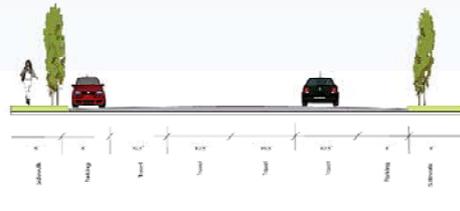
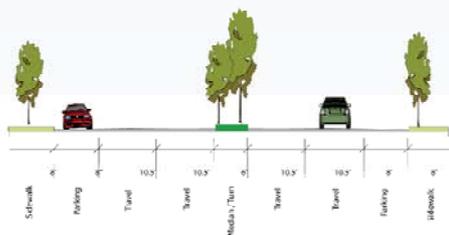


A - Pinole City Limits & Pinole Valley Road

B - Pinole Valley Road & Oakridge Lane

C - Oakridge Lane & Alvarez Avenue

D - Alvarez Avenue & Dursey Drive



San Pablo Avenue Narrows

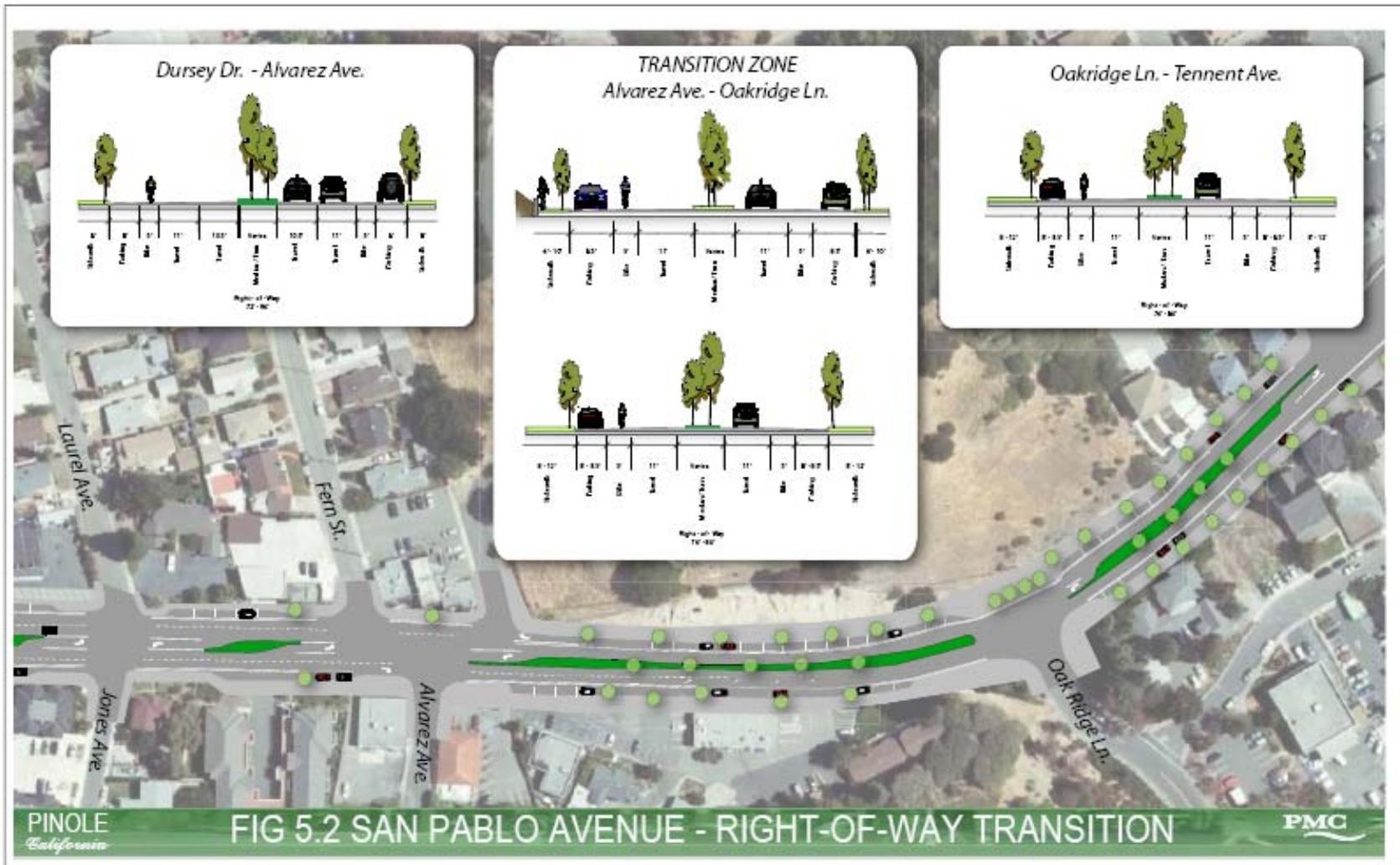


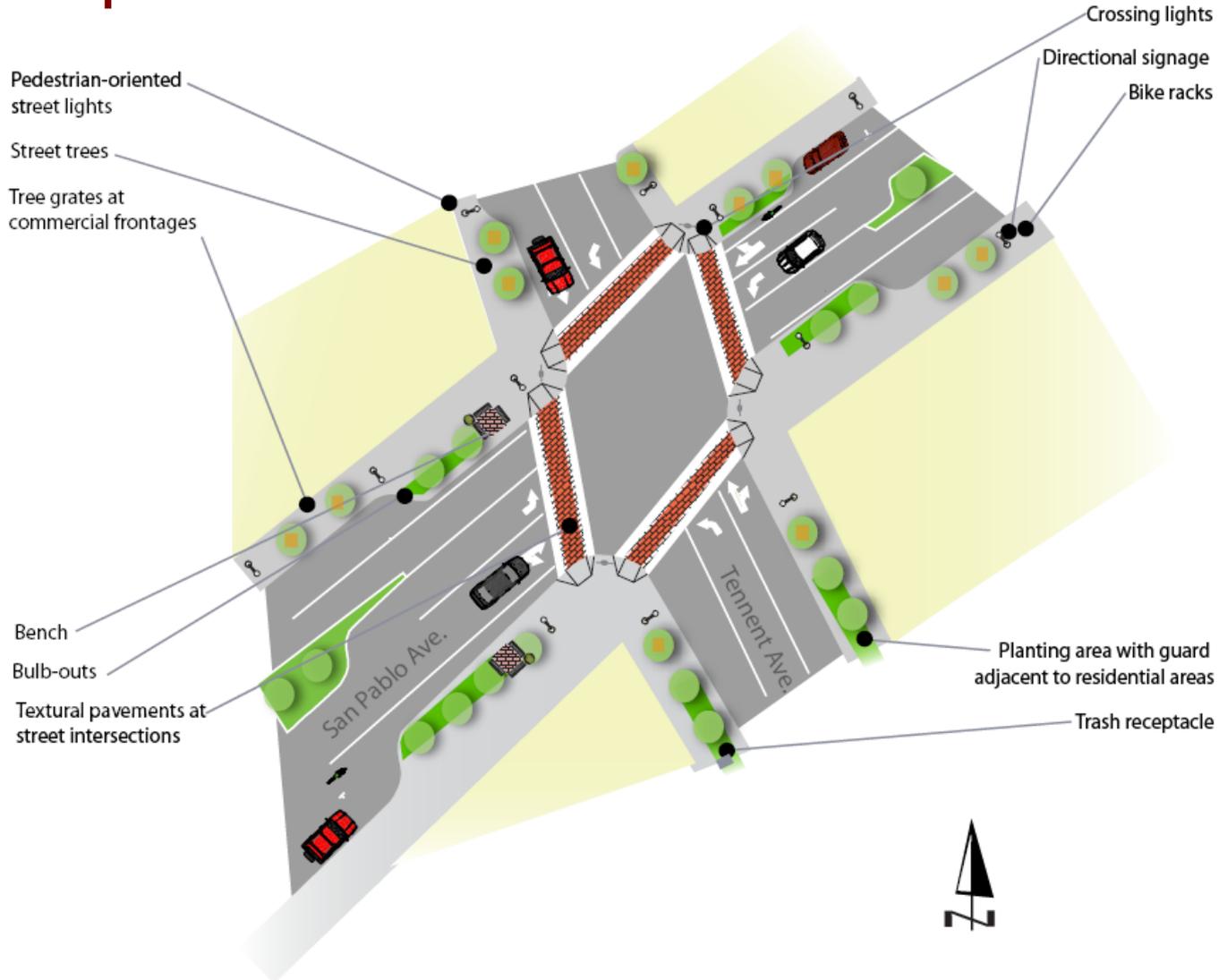
FIG 5.2 SAN PABLO AVENUE - RIGHT-OF-WAY TRANSITION

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

Upcoming Work



General Plan Update (GPU)
Specific Plan (SP)
Zoning Ordinance Revision (ZO)
Climate Action Plan (CAP)
Environmental Impact Report (EIR)

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

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