

Specific Plan Project Update
San Pablo Ave
Pinole Valley Road
Appian Way

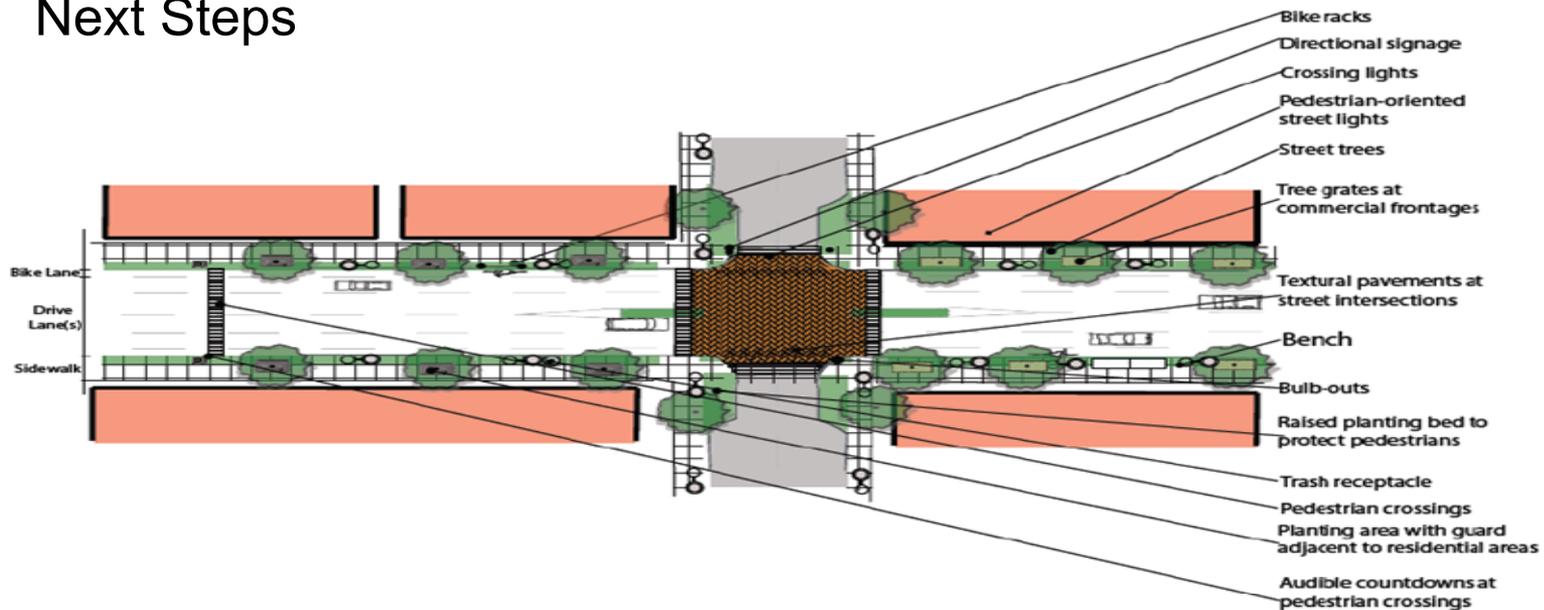


City of Pinole

Steering Committee Update
October 27, 2008

Project Update Presentation Outline

- The Specific Plan – Overview
 - Land Use
 - Development Standards
 - Opportunity Sites
 - Streetscape Improvements
- Policy Highlights
- Next Steps



Background





Current Status

- As part of the General Plan Update Effort, the City wanted to focus policies on three significant corridors in the City.
- The Specific Plan was identified as the best tool to link the General Plan Vision, Redevelopment objectives, zoning requirements and design guidelines to:
 - Provide Development Certainty
 - Streamline Environmental Review
 - Promote Higher Value Land Utilization



General Plan Vision

- The vision identified by the community through these workshops is to make Pinole:
- *A sustainable community where the citizens act as stewards for the environment, the economy, and the social equality of the community. Preserving Pinole's historic past, while maintaining a healthy economy for all members of the community now and in the future.*

Specific Preparation Steps

- Lessons from the General Plan Workshops
- Walking Tour of the City
- Market Analysis by BAE
- Brainstorming/ Work sessions
- Public Workshops, Feedback, Revise Ideas
- Steering Committee Input
- Draft Document

Specific Plan Objective

- Prepare a community-based plan that revitalizes the Pinole economy and provides a sense of place through:
 - A clearly stated future vision for each corridor
 - Strategies to encourage desired redevelopment and business growth
 - Identifying opportunity sites for community investment
 - Design concepts and illustrations depicting the desired future
 - Appropriate design guidelines and land use regulations
 - Implementation program
 - A framework to link General Plan policies to review of development proposals

Corridors and Sub-Corridors



Specific Plan Project Areas

- San Pablo Avenue



- Appian Way



- Pinole Valley Road





Specific Plan – Organization

- Zoning Code for three corridors.
- Land Use Tables
- Building Types – Graphics
- Identify Opportunity Sites
- Public Realm
 - Pedestrian Circulation
 - Streetscape Improvements
- Implementation Program – Will Follow

San Pablo Avenue Circulation - Existing



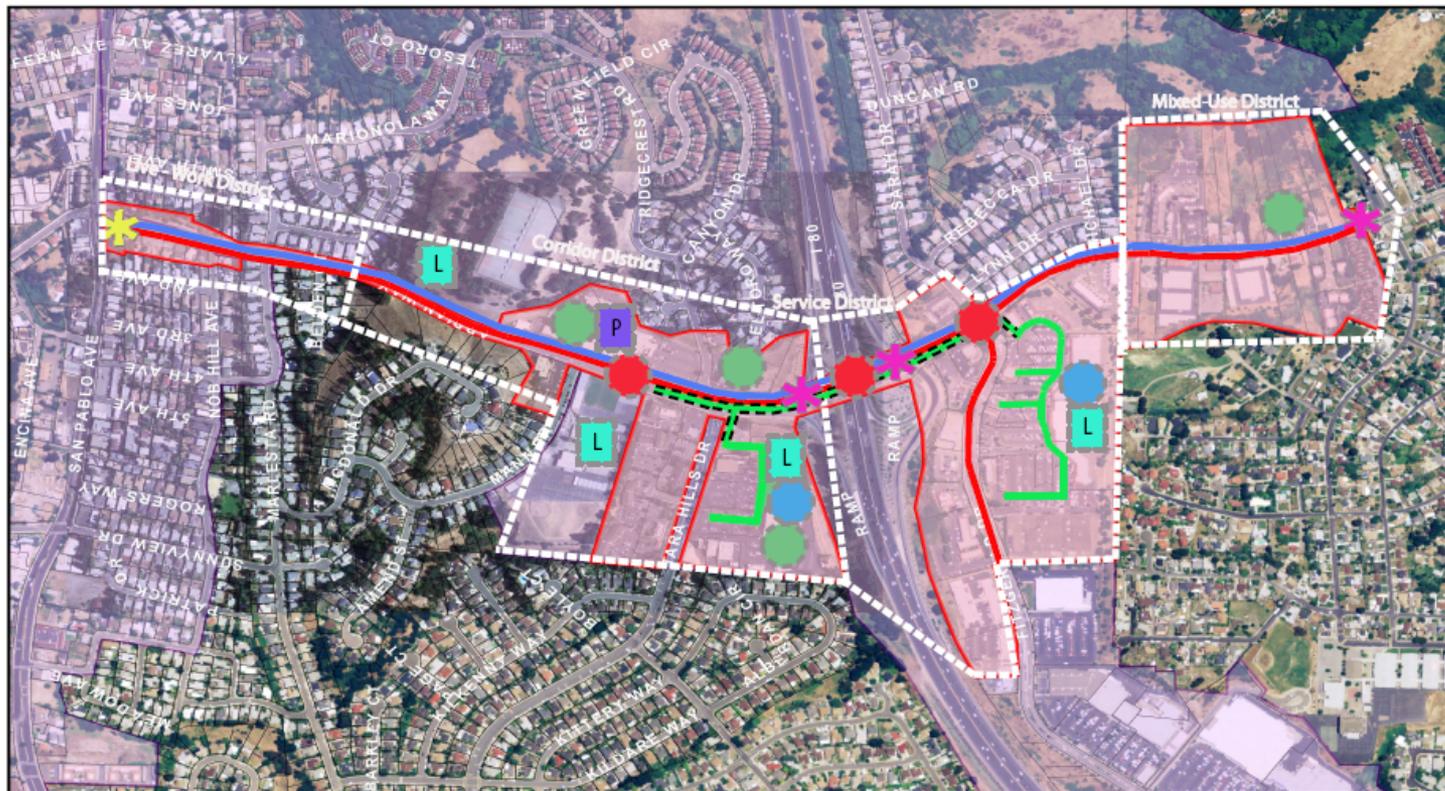
KEY

- Project Area Boundary
- Redevelopment Area Boundary
- Underutilized/ Opportunity Sites
- Sites in need of Aesthetic Treatment
- Intersection Improvements
- Regional Gateway
- Neighborhood gateway
- Existing Landmark
- Proposed Improvements
- Existing Pedestrian Circulation
- Existing Primary Auto Circulation
- Existing Bike Circulation
- Proposed Pedestrian Circulation
- Proposed Primary Auto Circulation
- Proposed Bike Circulation

OPPORTUNITIES & CONSTRAINTS MAP

300 0 300
FEET

Appian Way Circulation - Existing



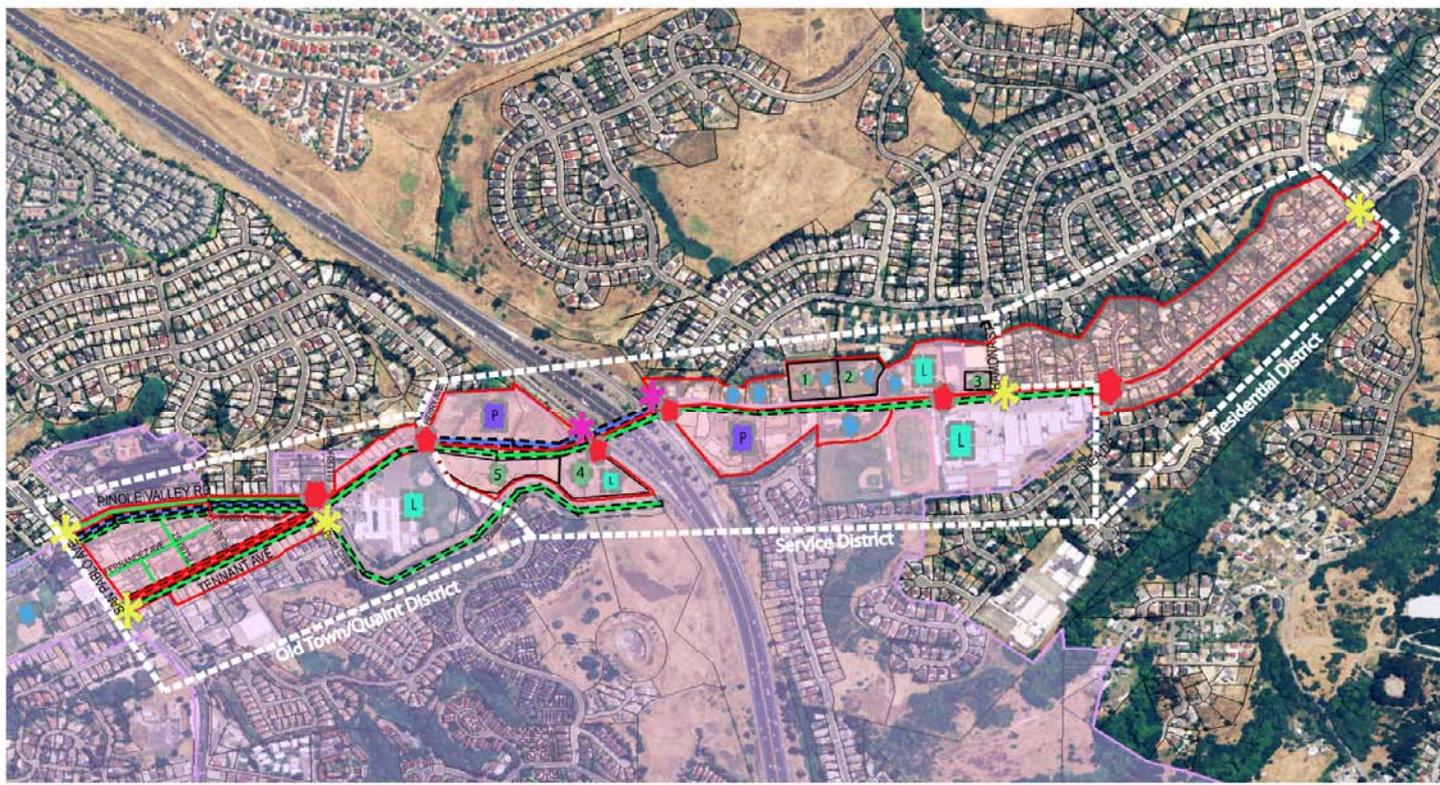
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OPPORTUNITIES & CONSTRAINTS MAP

260 0 260
FEET

Pinole Valley Road Circulation - Existing



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OPPORTUNITIES & CONSTRAINTS MAP



Land Use





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			
	MDR	HDR	RMU	CMU	OPMU	Public/Quasi Public	CMU	OPMU	OIMU	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

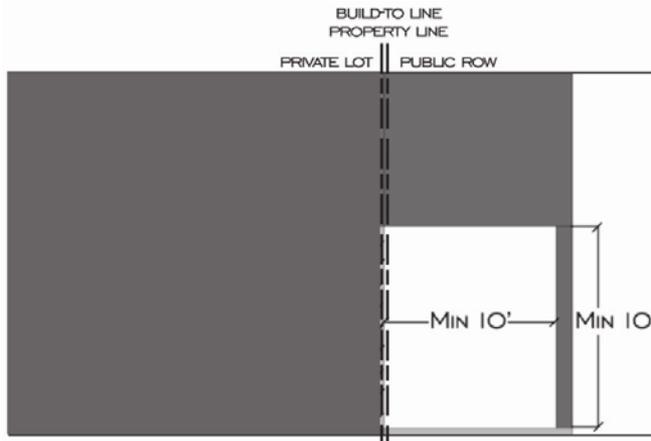
Building Forms



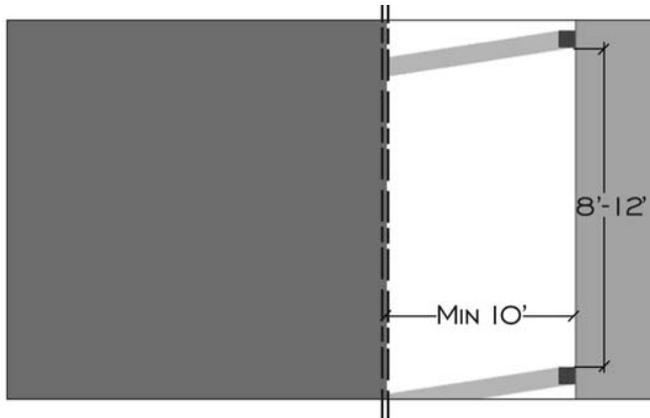
Building Forms

- Arcade Frontage

Section



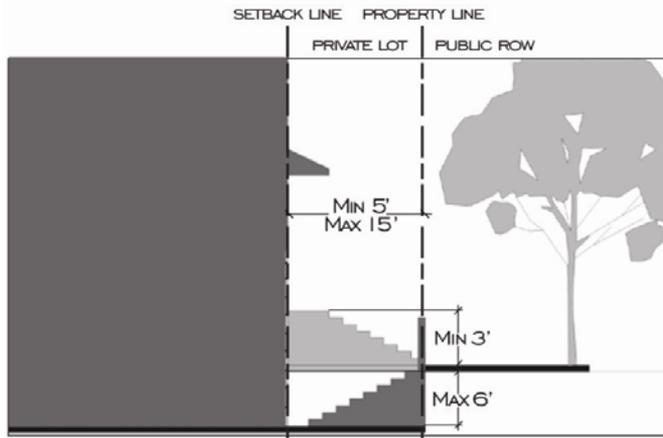
Plan



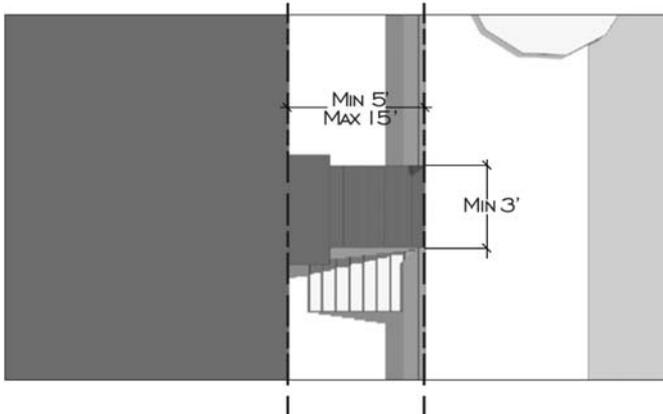
Building Forms

- Door Yard Frontage

Section



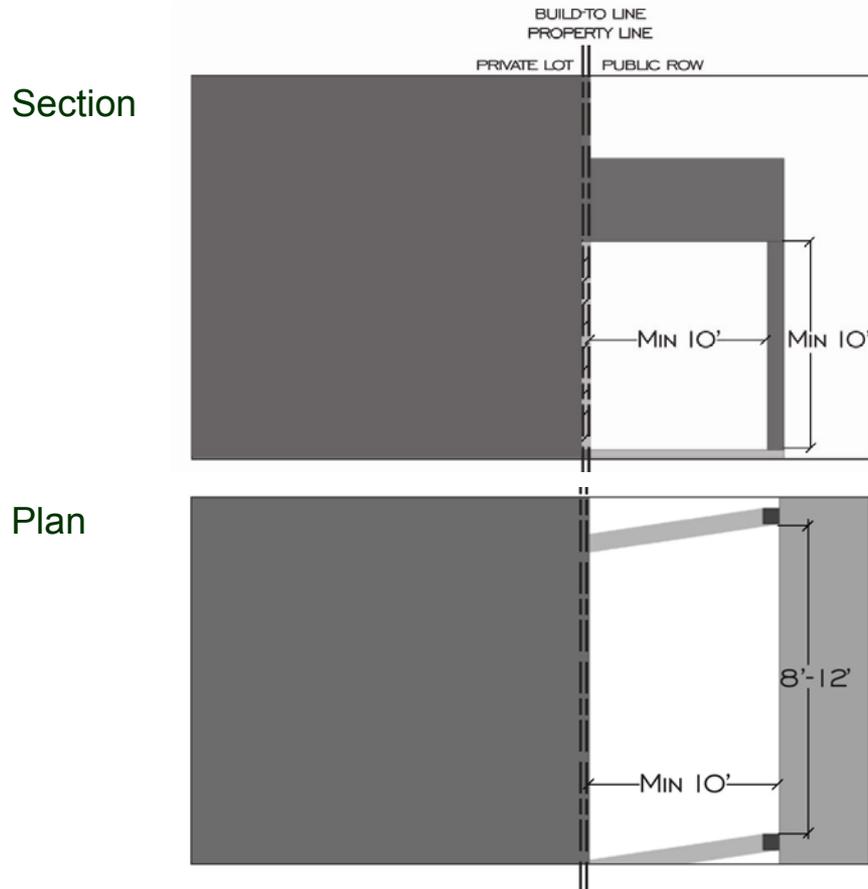
Plan





Building Forms

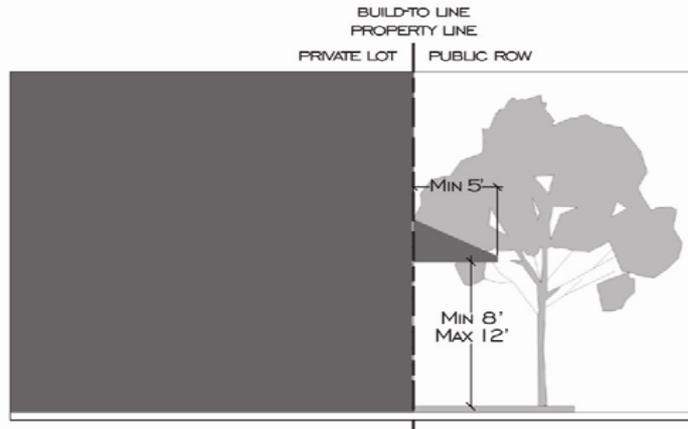
- Gallery Frontage



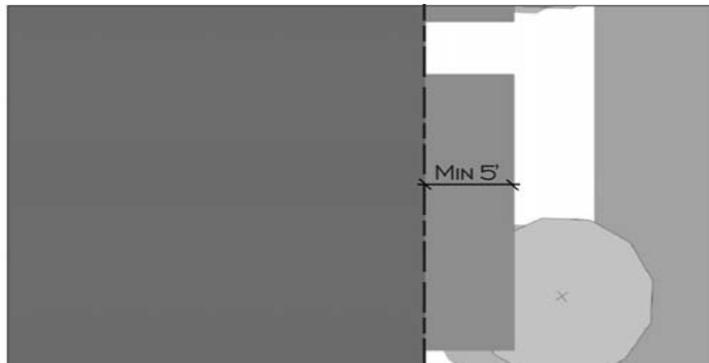
Building Forms

- Storefront and Awning Frontage

Section



Plan





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%

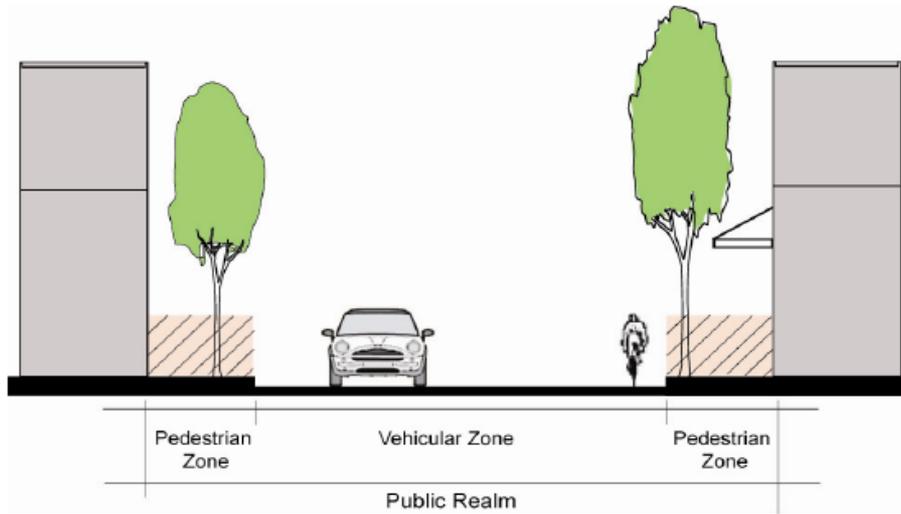
The Streetscape



Traffic Calming Tools

- Number and Width of Lanes
- Speed Limits

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

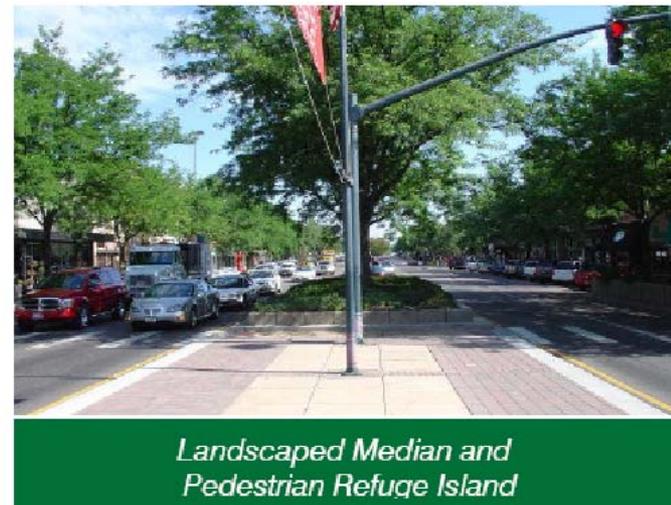


The Public Realm has two components: the Pedestrian Zone and the Vehicular Zone

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

Pedestrian Realm

- Refuge Islands
- Bulbouts
- Pedestrian Crosswalk Signals

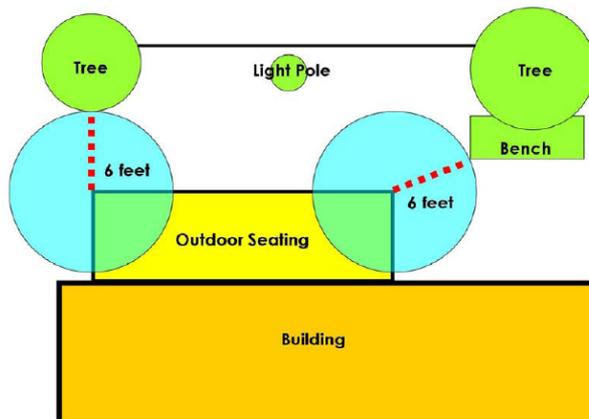


Right-of-Way Zones

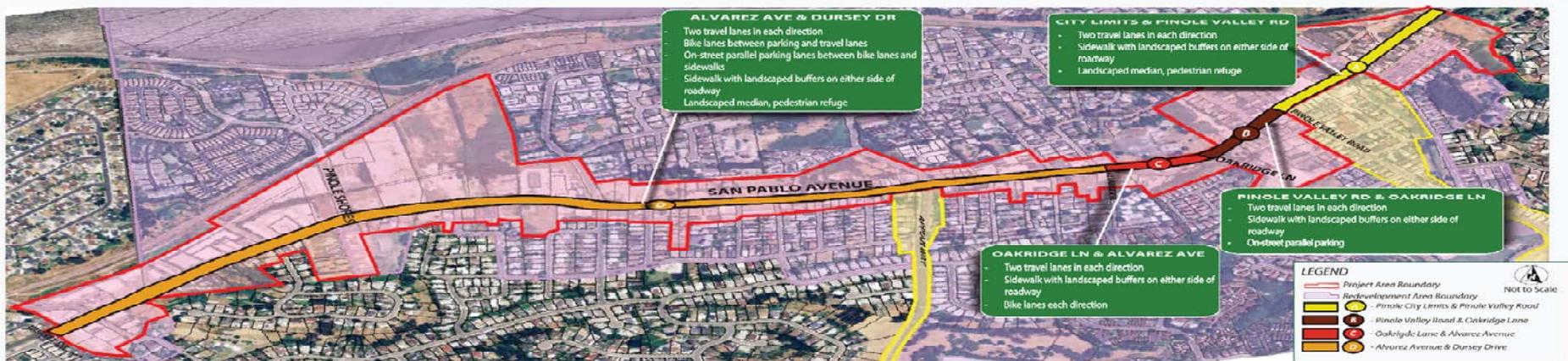
- Utility Zone
- Pedestrian Zone
- Vehicular Zone
 - Medians
 - Bicycle Lanes
 - Parking



Figure 6.1
Minimum Dimensions for outdoor cafes



San Pablo Avenue Right-of-Way - Proposed

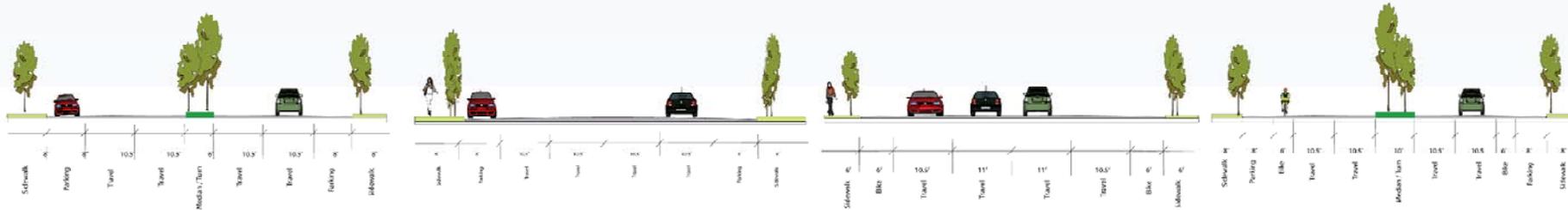


A - Pinole City Limits & Pinole Valley Road

B - Pinole Valley Road & Oakridge Lane

C - Oakridge Lane & Alvarez Avenue

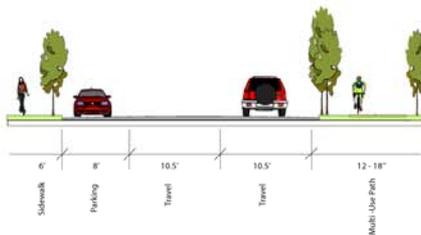
D - Alvarez Avenue & Dursey Drive



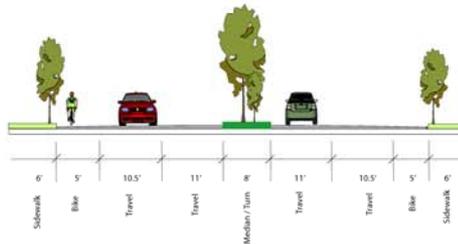
Appian Way Right-of-Way - Proposed



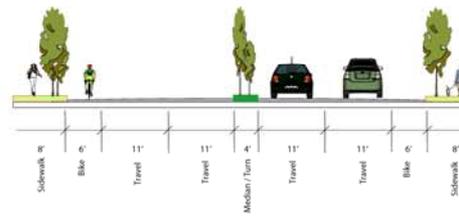
I - San Pablo Avenue & Marlesta Road



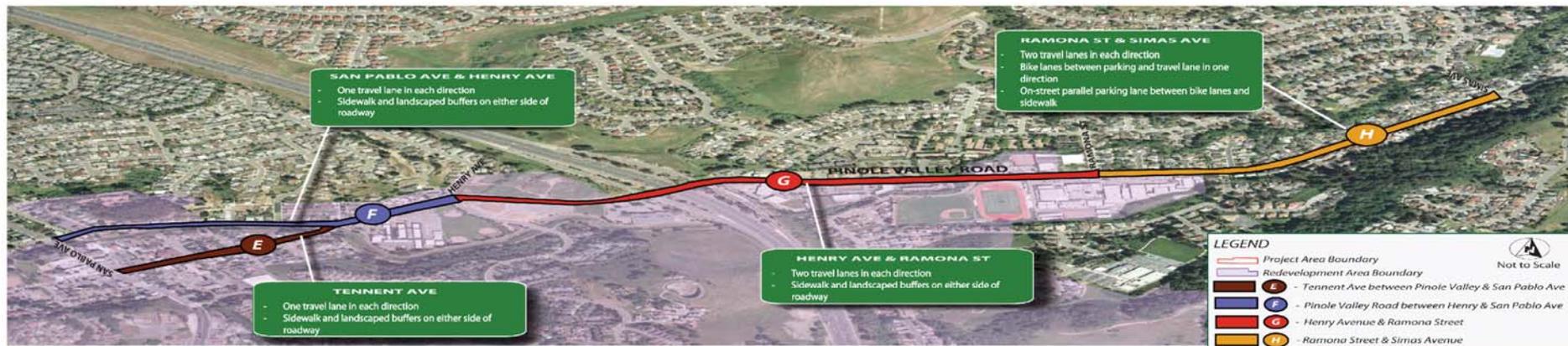
J - Marlesta Road & Mann Drive



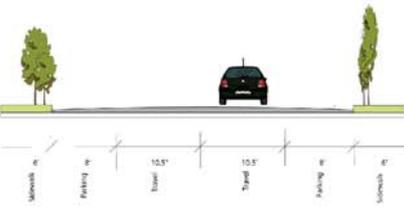
K - Mann Drive & Dalessi Lane



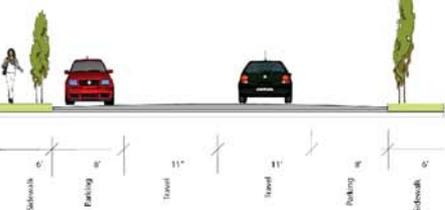
Pinole Valley Road Right-of-Way - Proposed



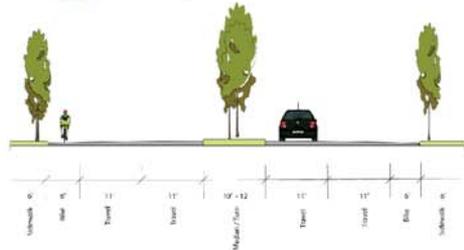
E - Tennent Ave between Pinole Valley Road & San Pablo Avenue



F - Pinole Valley Road between Henry & San Pablo Ave



G - Henry Avenue & Ramona Street



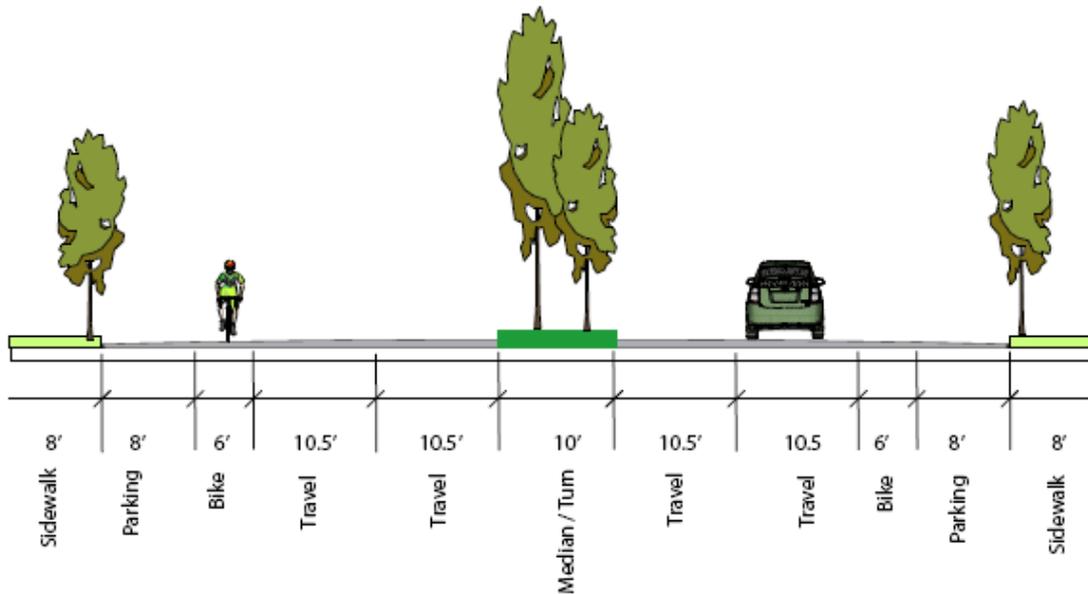
H - Ramona Street & Simas Avenue





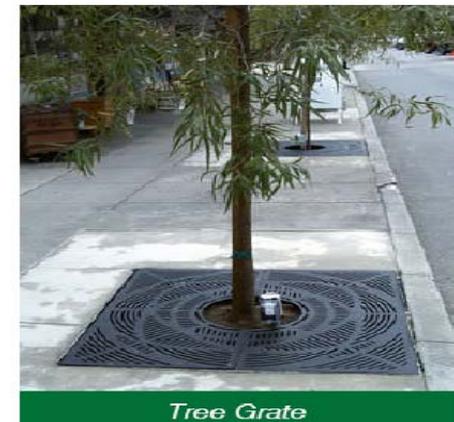
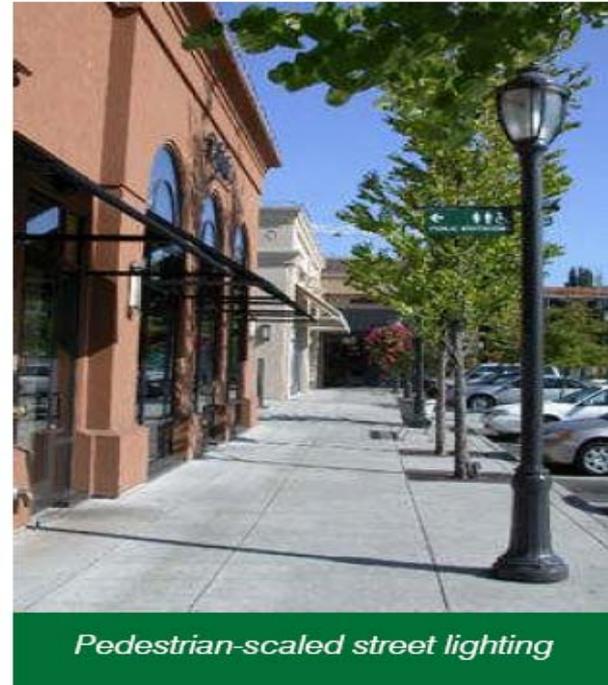
Road Section

- Narrow/Close Travel Lanes
- Bicycle Lanes
- Pedestrian Buffer (Landscaping, widen sidewalks bicycle lane)
- Median Landscaping
- On-Street Parking



Streetscape

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



Policy Highlights





Highlights – Land Use

- No Commercial FAR (Build to Lines)
- Increase Density 30 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 Eliminate Travel Lanes
- Narrow Appian Way
- Enhanced Pedestrian Safety and Amenities
- Bicycle Circulation on All Corridors
 - Old Town Constraints

Next Steps





Next Steps

- Public Review of Preliminary Draft:
 - (November-January, 2009)
- Specific Plan Workshop
 - (December or January)
- Incorporation into GP Update

Participation Opportunities

- Attend workshops
- Check cable station for meetings
- Check website for documents, information on the process and upcoming workshops.
 - www.pinolegeneralplan.com
- Contact the Pinole Planning Manager
 - Winston Rhodes, AICP 510-724-9832
 - ◆ WRhodes@ci.pinole.ca.us
 - Or send a letter:
 - ◆ 2131 Pear Street Pinole, CA 94564