

City of Pinole – Specific Plan

SPECIFIC PLAN PUBLIC WORKSHOP – JUNE 5TH 2008

SAN PABLO AVENUE –WORKSHOP NOTES

Red: General Consensus across all three workshop groups

Orange: Split Consensus across workshop groups, but general consensus within individual workshop groups

Black: Individual opinions

1) Site 1 – SW corner of Tennent and San Pablo (700 San Pablo Avenue)

- Alternative #1&2: 2-Story mixed use project: Ground floor commercial, upper floor(s) residential
 - Keep older Houses
 - Keep footprints of existing buildings on plans
 - How dense is dense????
 - Make bigger playhouse (Tennent)
 - Need Community Center/Civic Center (Tennent)
 - Build/Plan that ties to park, youth center, playhouse
 - Mixed-Use – Commercial on bottom, multi-family on top or MU-Parking/Live on top
 - Tennent – Live Work Units
 - Parking Problems persist in downtown when events are taking place.
 - Need a dedicated parking lot in downtown
 - Need business that can support parking
 - Corner- Single Story smaller Old Town
 - Split Commercial and Live/Work Units
 - Concentrate on Old Town Designation
 - What about parking?
 - Parking Structure - Mechanics Bank area- Parking Structure
 - Move post office to Mechanics Bank building
 - Low Profile, not competing w. City Hall

2) Site 2 – SW corner of Tennent and Park

- Alternative #1: Townhomes (7-8 units) with on-site parking
- Alternative #2: 15,000 sq ft commercial (eg: specialty retail/gallery and outdoor dining)
 - Like both alternatives/either Commercial/Residential
 - Light Commercial suits best

3) Sites 3 – NW corner of Madrone and San Pablo and Site 4 - NW corner of Roble and San Pablo

- Site 3 – Alternative #1: Alternative #1: Townhomes (7-8 units) with on-site parking

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- Site 3 – Alternative #2: 15,000 sq ft commercial (eg: specialty retail/gallery and outdoor dining)
- Site 4 – Alternative#1: Multi-family residential (75+ units) with 5,000 sq ft neighborhood serving commercial
- Site 4 – Alternative #2: Integrated mixed-use project: 30 live-work units, 40,000 sq ft office space, and 5,000 sq ft commercial

- **Specific Comments for Site 3:**

- Grows w/ time
- BAE – SP
- 5/10/20 phased
- No Apartments, owner occupied
- Alternative 2 fits AB 32 – Residential Supporting Commercial
- Possibility for a charter school at site #3?

- **Comments for Site 3 and 4:**

- Multi-Family- w/ room for Kids
- Plan Open/Park space, More trees
- Open Space w/ Multi- Family
- Bookstores, Boutiques, Bead shop, Fabric Store,
- Live/Work – GOOD!
- Multi-Use/Multi-Story
- Whole Foods
- Butcher , Lunch Stop, Deli, Coffee
- Limit Multi-Family 10 Units/acre
- Commercial Frontage in the front with Live/Work in the back
- Have Larger Live/Work (Cabinet/woodworking)
- Cohesive Design

4) Sites 5,6,7,8

- Support Services for other side of Sugar City
- Specialized Industry
- Green Industry
- Skate park would be a good site for Site #7
- Swap frontages of Sugar City with part of old pound
- Frontage – Commercial
- Wall on Pinole Shores Rd.
- No more warehouses
- Commercial - IT- heavy Industry
- Car Rentals/Sales
- Light Industry – Marble, tile, etc.
- Cohesive Businesses – Cement
- High End Salvage (Similar to Omega in Berkeley)