

LAND USE AND DEVELOPMENT STANDARDS

6.0 Land Use and Development Standards

6.1 Introduction.....	6.0-1
6.2 Land Use Goals and Policies.....	6.0-1
6.3 General Land Use Provisions Applicable To All Specific Plan Areas	6.0-3
6.4 General Development Standards Applicable to All Specific Plan Areas.....	6.0-9
6.5 San Pablo Avenue Specific Plan Area	6.0-11
6.6 Pinole Valley Road Specific Plan Area.....	6.0-26
6.7 Appian Way Specific Plan Area	6.0-39

Tables

Table 6.1 Area-wide Parking Standards	6.0-11
Table 6.2 Permitted Land uses for San Pablo Avenue	6.0-19
Table 6.3 Height Requirements	6.0-23
Table 6.4 Setback Requirements.....	6.0-23
Table 6.5 Frontage Types	6.0-24
Table 6.6 Building Types.....	6.0-24
Table 6.7 Parking Types & Parking Ratios	6.0-25
Table 6.8 Old Town Parking Standards.....	6.0-26
Table 6.9 Permitted Use Table for Pinole Valley Road.....	6.0-33
Table 6.10 Height Requirements	6.0-37

LAND USE AND DEVELOPMENT STANDARDS

Table 6.11 Setback Requirements.....	6.0-37
Table 6.12 Frontage Types	6.0-38
Table 6.13 Building Types.....	6.0-38
Table 6.14 Parking Types.....	6.0-39
Table 6.15 Permitted Use Table for Appian Way	6.0-47
Table 6.16 Height Requirements	6.0-51
Table 6.17 Setback Requirements.....	6.0-51
Table 6.18 Frontage Types	6.0-52
Table 6.19 Building Types.....	6.0-52
Table 6.20 Parking Types.....	6.0-53

Figures

Figure 6.1 Sub Area Map – San Pablo Avenue	6.0-15
Figure 6.2 Land Use Plan – San Pablo Avenue	6.0-17
Figure 6.3 Sub Area Map – Pinole Valley Road.....	6.0-27
Figure 6.4 Land Use Plan – Pinole Valley Road	6.0-31
Figure 6.5 Sub-Area Map – Appian Way	6.0-41
Figure 6.6 Land Use Plan – Appian Way	6.0-45

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

LAND USE Promote residential units over commercial.
POLICY 2

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

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

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

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

LAND USE AND DEVELOPMENT STANDARDS

- LAND USE** Promote a variety of retail uses that are compatible with a pedestrian environment.
POLICY 7
- LAND USE** Encourage the development of mixed-use office buildings in proximity to existing transit stops.
POLICY 8
- LAND USE** Promote a variety of smaller retail and office space opportunities for small business.
POLICY 9
- LAND USE** Where possible, preserve and restore historic buildings
POLICY 10

6.3 GENERAL LAND USE PROVISIONS APPLICABLE TO ALL SPECIFIC PLAN AREAS

6.3.1 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.

Low Density Residential (LDR) District

Purpose and Characteristics

The purpose of the Low Density Residential District is to allow development of housing with a density between 4 to 10 dwelling units per acre. This designation is intended for small lot single-family detached homes.

Medium Density Residential (MDR) District

Purpose and Characteristics

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,

LAND USE AND DEVELOPMENT STANDARDS

brownstones), and small apartment complexes and provides a transition between the single-family residential neighborhoods of the City to the more built-up centers.

High-Density Residential (HDR) District

Purpose and Characteristics

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 designation is intended for higher density housing including townhomes, condominiums, brownstones and apartment complexes.

Very High-Density Residential (VHDR) District

Purpose and Characteristics

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 designation is intended for higher density housing including townhomes, condominiums, brownstones and apartment complexes.

Residential Mixed Use (RMU) District

Purpose and Characteristics

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 50 percent of the total floor area should be residential. Consistent with the General Plan, this Designation allows between 10.1 and 35.0 dwelling units per acre. 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.

LAND USE AND DEVELOPMENT STANDARDS

Commercial Mixed Use (CMU) District

Purpose and Characteristics

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 10.1 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.

Office Professional Mixed Use (OPMU) District

Purpose and Characteristics

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 51 percent 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 10.1 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.

Office Industrial Mixed Use (OIMU) District

Purpose and Characteristics

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.

LAND USE AND DEVELOPMENT STANDARDS

Public/ Quasi-Public/ Institutional (PQI) District

Purpose and Characteristics

The purpose of the Public/ Quasi-Public/ Institutional District is to allow development of public, quasi-public and institutional uses (community centers, public library, city hall, parks and other community-serving uses etc). Development standards are deliberately flexible to provide the necessary flexibility to accommodate such uses.

Open Space (OS) District

Purpose and Characteristics

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.

6.3.2 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.

6.3.3 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 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.

LAND USE AND DEVELOPMENT STANDARDS

6.3.4 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.

2) Design Review

All development projects within the Plan Area are required to go through a Design Review process. 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.

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 (Identified in Chapter 10 – Implementation) 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.

LAND USE AND DEVELOPMENT STANDARDS

6.3.5 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 11.3 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.

LAND USE AND DEVELOPMENT STANDARDS

- **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.

6.4.1 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 the existing building façade or existing building square footage.
- **Renovations**
For expansion or other renovation applications, the Zoning Administrator 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.

LAND USE AND DEVELOPMENT STANDARDS

6.4.2 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 Zoning Administrator or Planning Commission may approve architectural features such as tower elements, elevator service shafts, and roof access stairwells that extend above the height limit. 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.

6.4.3 GENERAL PARKING STANDARDS. Parking requirements have been simplified and reduced in the Specific Plan area in order to attract development and enhance the pedestrian environment. Minimum parking ratios are given below in Table 6.4.

LAND USE AND DEVELOPMENT STANDARDS

Table 6.1
Area-wide Parking Standards

Use	Parking Ratio
Medium Density Residential*	1.75 covered spaces per unit
Multi Family/High Density Residential	1 covered space per unit
Office	1 space per 300 Sq Ft
Commercial	1 space per 300 Sq Ft where gross floor area is 5,000 square feet or less. 1 space per 350 Sq Ft where gross floor area is 5,001 square feet or greater.
Light-Industrial**	1 space per employee

* - All fractions are to be rounded to the next highest number with a minimum of 1 covered or uncovered guest space for each development with 3 or more units. All garages are to be used primarily for storage of vehicles. Tandem parking spaces are not permitted

** - Spaces based upon the maximum number of persons proposed to be employed during the peak employment shift, or on 2 overlapping shifts employing the largest number, whichever is greater

For additional Old Town Pinole parking standards, please refer to Table 6.8– Old Town Parking Standards.

For definitions of development standard terminology, refer to the Pinole Zoning Ordinance (PMC Title 17 Chapter 17.16).

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.

6.5.1 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.

LAND USE AND DEVELOPMENT STANDARDS

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.

6.5.2 LAND USES

A. Land Use Plan

The San Pablo Avenue Land Use Plan/Zoning Map (Figure 6.2) establishes seven base land use districts for the Project Area. The districts include Medium-Density Residential (MDR), High Density Residential (HDR), 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.

LAND USE AND DEVELOPMENT STANDARDS

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.

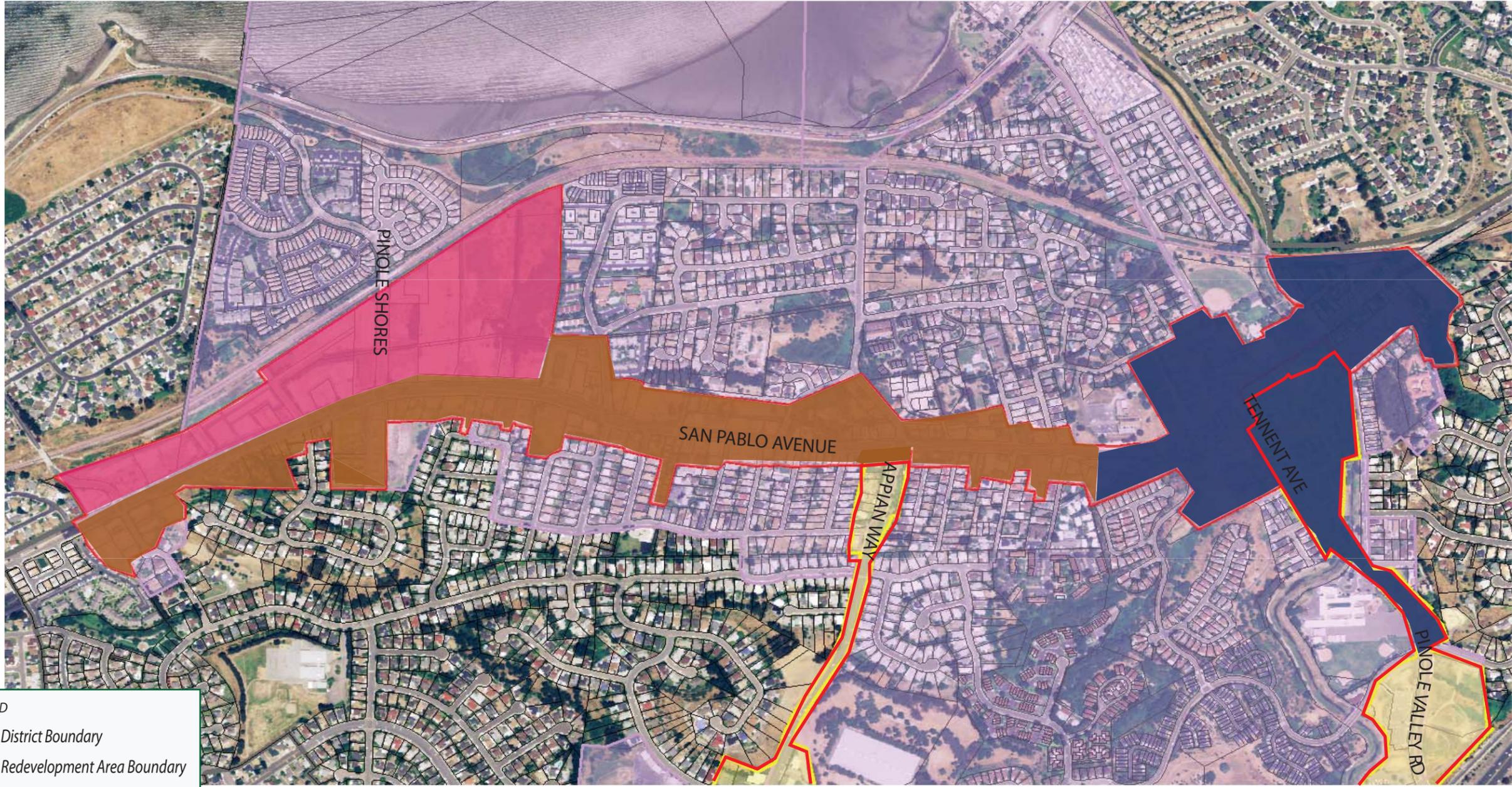
The plan calls for the eventual transformation of underutilized sites in this area, expanding office uses and introducing commercial service uses onto the parcels adjacent to Pinole Shores. This plan allows for increased residential densities in the neighborhood. The Specific Plan also allows, by right,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

LAND USE AND DEVELOPMENT STANDARDS

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LEGEND

- District Boundary
- Redevelopment Area Boundary
- Mixed Use Sub-Area
- Service Sub-Area
- Old Town Sub-Area

Not to Scale

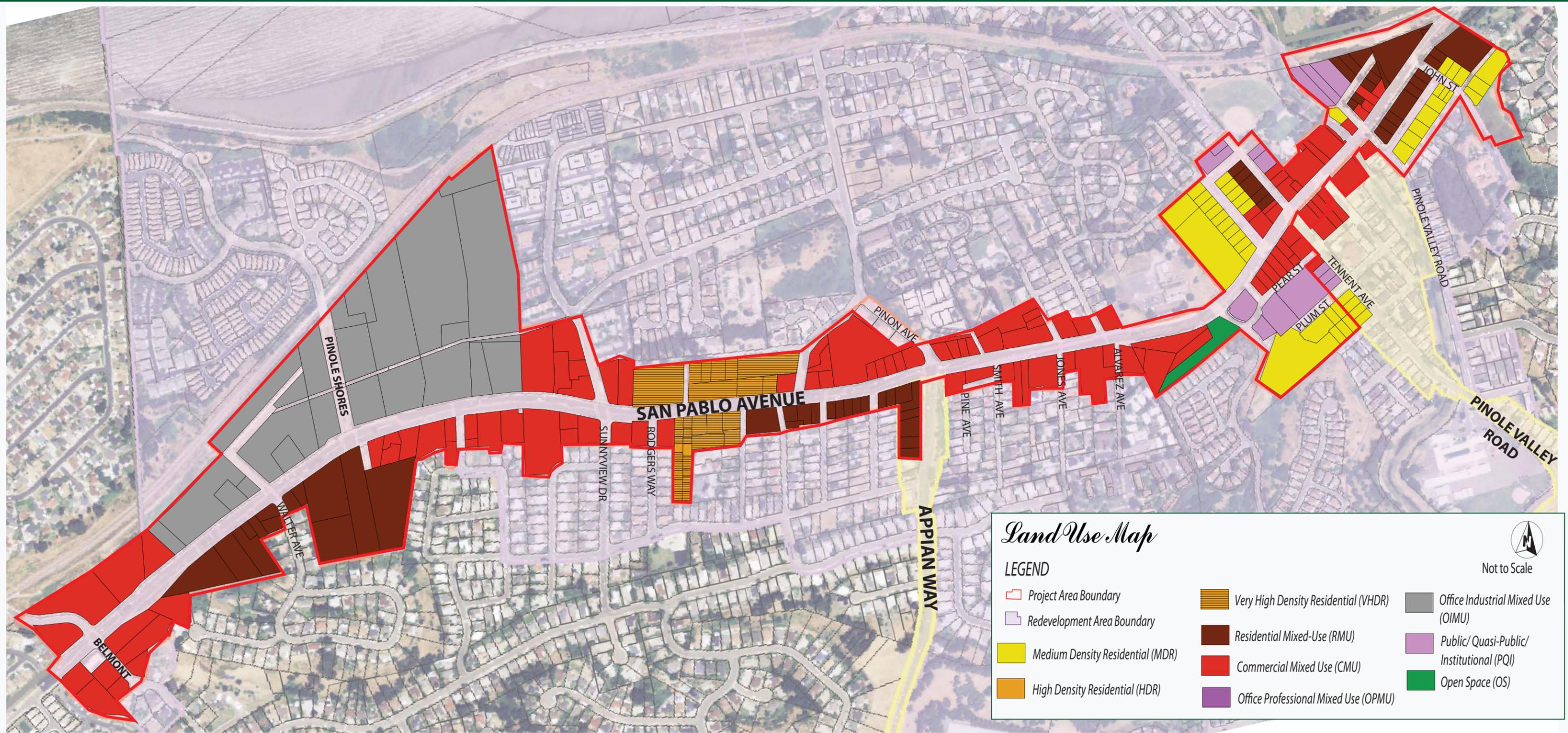


FIG 6.2 SAN PABLO AVENUE - LAND USE MAP

LAND USE AND DEVELOPMENT STANDARDS

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

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Mixed-Use Sub-Area				
	MDR	HDR	RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	Public/ Quasi Public	HDR/ VHDR	RMU	CMU	OPMU	Public/ Quasi Public
Residential Use Listings															
Adult Day Care Home	P	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	CUP	N	CUP	CUP	CUP	CUP	CUP	CUP
Dwelling, Multifamily	P	P	P	N ^b	N ^b	N	P ^b	P ^b	P ^b	N	P	P	P ^b	P ^b	N
Dwelling, Second Unit	CUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Single-family	P	P	P	N	N	N	N	N	N	N	N	N	N	N	N
Dwelling, Two-family	P ^d	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	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	P ^a	N	P	P	N	P	P	P	P	N	N
Home Occupation	P	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	P	N	P	P	P	P
Residential Care Home	N	N	P	P	P	N	CUP ^b	CUP ^b	CUP	CUP	CUP	P ^a	CUP ^b	CUP ^b	N
Emergency Shelter/ Temporary Home	N	N	P	P	P	N	CUP ^b	CUP ^b	CUP	CUP	CUP	P ^a	CUP ^b	CUP ^b	N

LAND USE AND DEVELOPMENT STANDARDS

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

LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Public/ Quasi Public	Mixed-Use Sub-Area				Public/ Quasi Public
	MDR	HDR	RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	HDR/ VHDR		RMU	CMU	OPMU		
Retail, Service, and Office Listings																
Adult-Related Business	N	N	N	N	N	N	N	N	CUP	N	N	N	N	N	N	
Alcoholic Beverage Sales	N	N	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP	
Banks and Financial Services	N	N	P	P	P	N	P	P	P	N	N	P	P	P	N	
Bars and Nightclubs	N	N	CUP	CUP	CUP	N	CUP	CUP	CUP	CUP	N	CUP	CUP	CUP	N	
Bed and Breakfast	CUP	CUP	CUP ^b	CUP ^b	N	N	CUP ^b	N	N	N	CUP	CUP ^b	CUP ^b	N	N	
Building Materials Stores and Yards	N	N	CUP	CUP	N	N	N	N	CUP	N	N	N	N	N	N	
Business Support Services	N	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	N	CUP	CUP	N	N	N	CUP	CUP	N	
Equipment Sales and Rental	N	N	CUP ^c	P	CUP	N	N	CUP	CUP	N	N	N	N	CUP	N	
Home Improvement Supplies	N	N	CUP	P	CUP	N	P	CUP	CUP	N	N	CUP ^c	P	CUP	N	
Hotels/Motels	N	N	N	P	CUP	N	P	CUP	CUP	N	N	CUP	P	CUP	N	
Kennels	N	N	N	CUP	CUP	N	CUP	CUP	CUP	N	N	N	CUP	CUP	N	
Medical Services - General	N	N	N	CUP	CUP	N	CUP	CUP	CUP	N	N	N	CUP	CUP	N	
Medical Services – Hospital	N	N	N	CUP	CUP	P	P	P	P	P	N	N	CUP	CUP	P	
Office – Business and Professional	N	N	P	P	P	P	P	P	P	P	N	P	P	P	P	

LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area					Service Sub-Area					Mixed-Use Sub-Area				
	MDR	HDR	RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	Public/ Quasi Public	HDR/ VHDR	RMU	CMU	OPMU	Public/ Quasi Public
Personal Services	CUP	CUP	P	P	P	P	P	P	P	P	CUP	P	P	P	P
Personal Services - Restricted	N	N	CUP	CUP	CUP	N	CUP	CUP	CUP	N	N	CUP	CUP	CUP	N
Restaurants	N	N	P	P	P	N	P	P	P	N	N	P	P	P	N
Retail	N	N	P	P	P	N	P	P	P	N	N	P	P	P	N
Veterinary Facility	N	N	CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Automotive and Vehicle Use Listings															
Auto Parts Sales	N	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	N	CUP	N	N	N	N	N	N
Service Stations	N	N	N	N	N	N	N	N	CUP	N	N	N	N	N	N
Vehicle Services	N	N	N	CUP	CUP	N	CUP	CUP	CUP	CUP	N	N	CUP	CUP	N
Industrial, Manufacturing, and Processing Use Listings															
Manufacturing - Minor	N	N	N	N	N	N	N	N	CUP	N	N	N	N	N	N
Cottage Industry	N	N	CUP	N	N	N	P	P	P	N	N	CUP	N	N	N
Personal Storage Facility	N	N	N	N	N	N	N	N	CUP	N	N	N	N	N	N
Printing and Publishing	N	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	P
Recycling Facility – Processing	N	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 300'

LAND USE AND DEVELOPMENT STANDARDS

6.5.3 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.

Table 6.3 displays height requirements for each sub-area in San Pablo Avenue.

Table 6.3
Height Requirements

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

B. 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'	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'	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'.

LAND USE AND DEVELOPMENT STANDARDS

C. 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
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.

D. 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

LAND USE AND DEVELOPMENT STANDARDS

Allowed Building Type	Old Town	Mixed-Use	Service
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	

E. 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: "It is recommended that within Old Town Pinole, the City continue to adhere to the adopted Old Town Parking Overlay District. However, the Specific Plan is suggesting an intensification of development in the Old town core, which will create an increased demand for off-street parking. It is suggested in the implementation section of this plan that the City should consider a public parking structure in Old Town. A public parking structure could support economic development while minimizing surface parking area. Table 6.8 below suggests parking ratios that could be used when considering parking demand from future uses.

LAND USE AND DEVELOPMENT STANDARDS

Table 6.8
Old Town Parking Standards

Standard	Space Per Unit
Medium Density Residential**	1.5 covered spaces per unit
Multi Family/High Density Residential	1 covered space per unit
Office	1 space per 350 Sq Ft
Commercial	1 space per 300 Sq Ft where gross floor area is 5,000 square feet or less. 1 space per 350 Sq Ft where gross floor area is 5,001 square feet or greater.

*** - All fractions are to be rounded to the next highest number with a minimum of 1 covered or uncovered guest space for each development with 3 or more units. All garages are to be used primarily for storage of vehicles. Tandem parking spaces are not permitted*

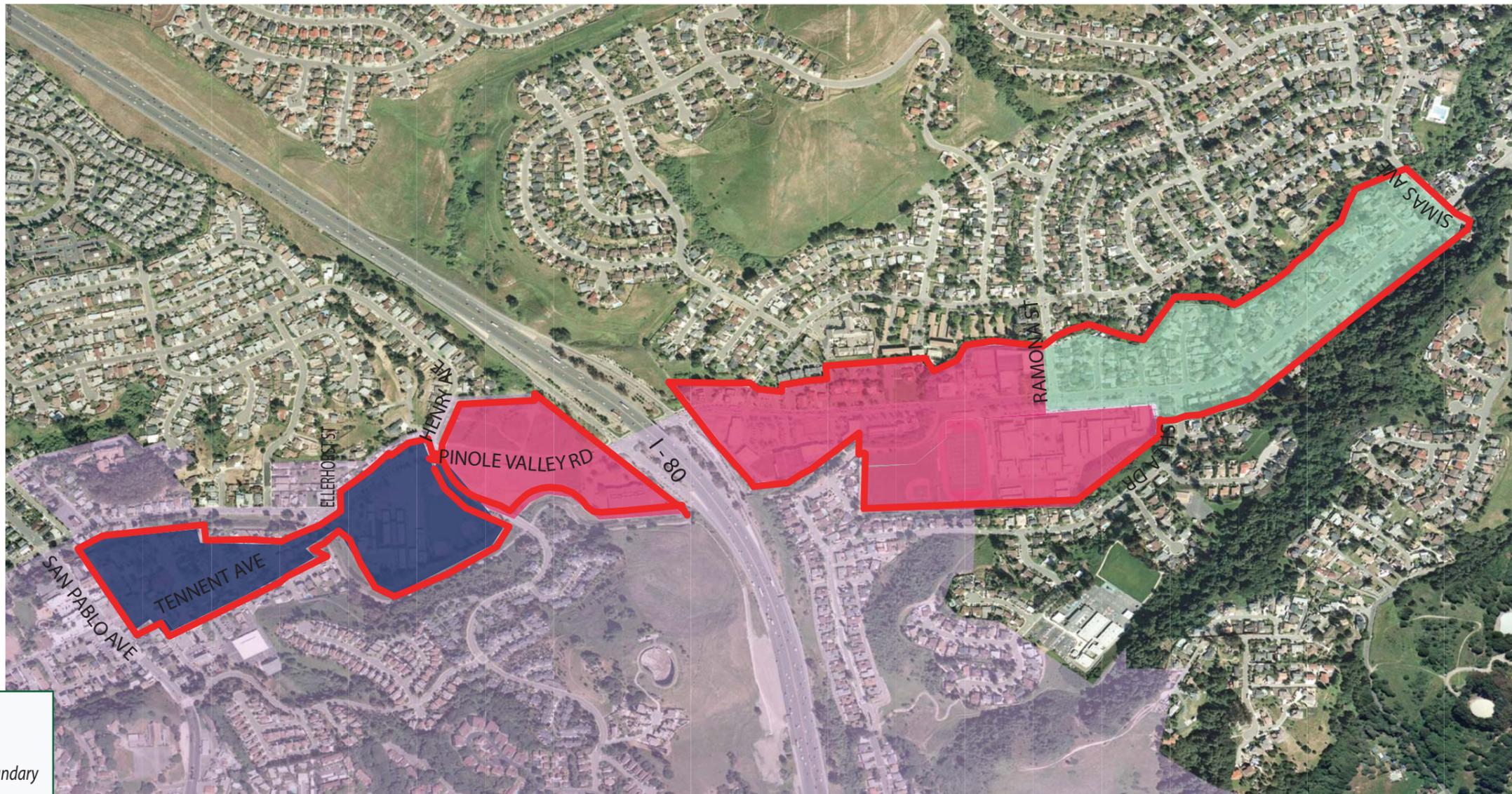
6.6 PINOLE VALLEY ROAD SPECIFIC PLAN AREA

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.

6.6.1 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 three sub-areas – Old Town, Service and Residential as shown in Figure 6.3



LEGEND

- ▭ District Boundary
- ▭ Redevelopment Area Boundary
- ▭ Old Town Sub-Area
- ▭ Service Sub-Area
- ▭ Residential Sub-Area

 Not to Scale

LAND USE AND DEVELOPMENT STANDARDS

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 encourage a balance of employment and housing opportunity, with an emphasis on 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.

Residential Sub-Area: Residential sub-area is composed of existing single-family residential homes with good views of local hillsides. This sub-district will essentially maintain the existing development patterns, but will seek to enhance the public realm to improve pedestrian circulation and create gateway identification. Parks and open spaces will continue to provide a central neighborhood unifying feature.

6.6.2 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 Project Area. The districts include Low-Density Residential (LDR), 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

LAND USE AND DEVELOPMENT STANDARDS

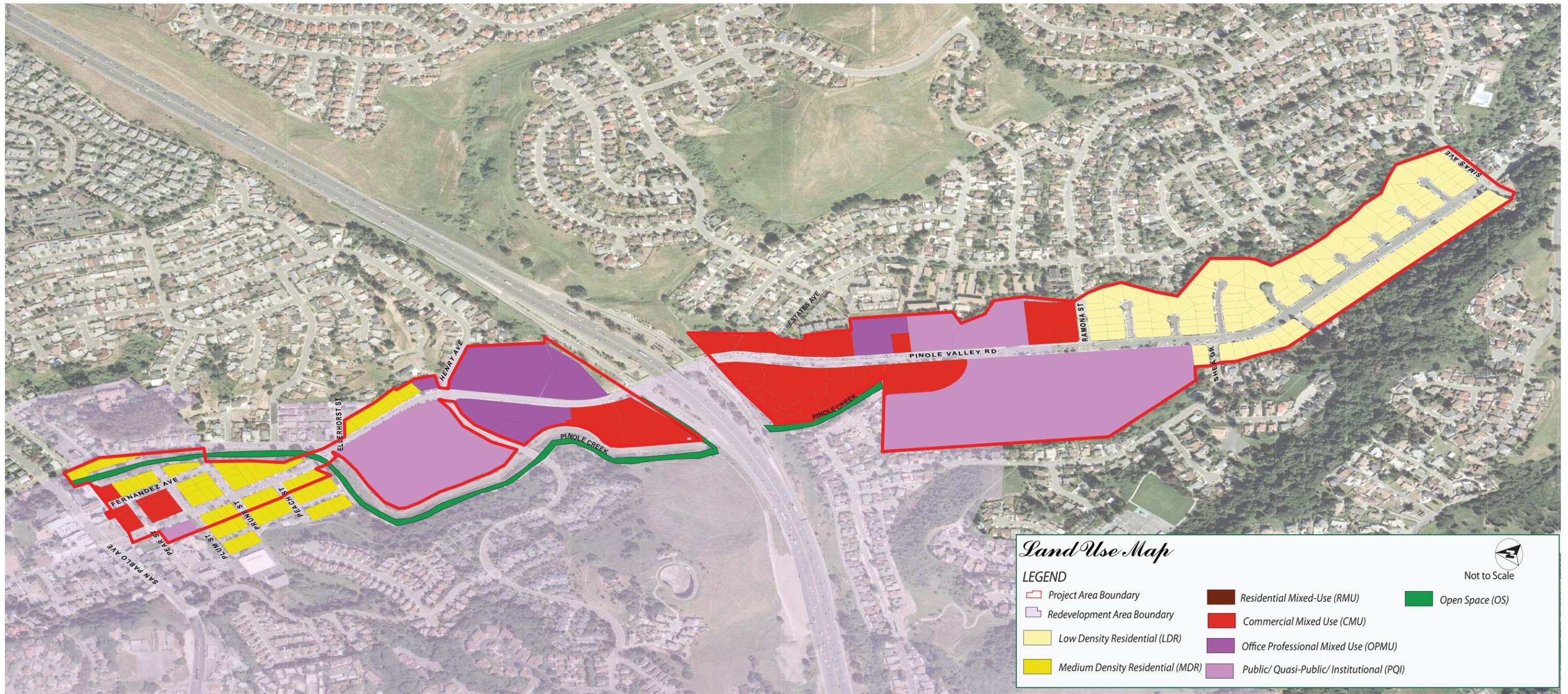
service uses. The Specific Plan seeks to focus these commercial activities in combination with office and residential uses to make Pinole Valley Road into a pedestrian-oriented corridor.

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 6.9. Use listings are grouped by a general category on the basis of common function, product, or compatibility characteristics and are defined in the Glossary.



Land Use Map

LEGEND

Project Area Boundary	Residential Mixed-Use (RMU)	Open Space (OS)
Redevelopment Area Boundary	Commercial Mixed Use (CMU)	
Low Density Residential (LDR)	Office Professional Mixed Use (OPMU)	
Medium Density Residential (MDR)	Public/ Quasi-Public/ Institutional (PQI)	

Not to Scale

LAND USE AND DEVELOPMENT STANDARDS

**Table 6.9
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

* - The colors in the Land Use Matrix corresponds to the sub-areas along Pinole Valley Road (Refer to Figure 6.3)

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

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Old Town sub-Area*				Service Sub-Area*			Residential Sub-Area*
	MDR	RMU	CMU	Public/ Quasi Public	CMU	OPMU	Public/ Quasi Public	LDR
Community Service Use Listings								
Clubs, Lodges, Private Meeting Halls	N	CUP	CUP	CUP	CUP	CUP	CUP	N
Indoor Amusement/ Entertainment	N	CUP	CUP	CUP	CUP	CUP	CUP	N
Indoor Fitness and Sports Facilities	N	CUP	CUP	CUP	CUP	CUP	CUP	N
Libraries and Museums	N	P	P	P	P	P	P	N
Outdoor Commercial Recreation	N	N	P	P	P	P	P	N
Parks and Public Plazas	P	P	P	P	P	P	P	P
Public Safety Facility	CUP	CUP	P	P	P	P	P	N
Religious Institutions	CUP	CUP	P	P	P	P	P	N
Schools – Public	CUP	CUP	P	P	P	P	P	N
Schools – Private, Special/Studio	N	N	CUP	CUP	CUP	CUP	CUP	N
Theatres and Auditoriums	N	N	CUP	CUP	CUP	CUP	CUP	N
Utility, Transportation, and Communication Use Listings								
Heliports	N	N	N	N	N	N	N	N
Park and Ride Facility	N	N	N	CUP	N	N	CUP	N
Telecommunications Facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Transit Stations and Terminals	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Retail, Service, and Office Listings								
Adult-Related Business	N	N	N	N	N	N	N	N
Alcoholic Beverage Sales	N	CUP	CUP	CUP	CUP	CUP	CUP	N

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Old Town sub-Area*				Service Sub-Area*			Residential Sub-Area*
	MDR	RMU	CMU	Public/ Quasi Public	CMU	OPMU	Public/ Quasi Public	LDR
Banks and Financial Services	N	P	P	N	P	P	N	N
Bars and Nightclubs	N	CUP	CUP	N	CUP	CUP	CUP	N
Bed and Breakfast	CUP	CUP ^b	CUP ^b	N	CUP ^b	N	N	CUP
Building Materials Stores and Yards	N	N	N	N	N	N	N	N
Business Support Services	N	P	P	N	P	P	N	N
Drive-in/Drive-through sales/services	N	N	N	N	N	CUP	N	N
Equipment Sales and Rental	N	N	N	N	N	CUP	N	N
Home Improvement Supplies	N	CUP ^c	P	N	P	CUP	N	N
Hotels/Motels	N	CUP	P	N	P	CUP	N	N
Kennels	N	N	P	N	P	CUP	N	N
Medical Services - General	N	P	P	N	P	P	N	N
Medical Services – Hospital	N	N	P	P	P	P	P	N
Office – Business and Professional	N	P	P	P	P	P	P	N
Personal Services	CUP	P	P	P	P	P	P	N
Personal Services - Restricted	N	CUP	CUP	N	CUP	CUP	N	N
Restaurants	N	P	P	N	P	P	N	N
Retail	N	P	P	N	CUP	CUP	N	N
Veterinary Facility	N	CUP	P	N	P	P	N	N

LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Old Town sub-Area*				Service Sub-Area*			Residential Sub-Area*
	MDR	RMU	CMU	Public/ Quasi Public	CMU	OPMU	Public/ Quasi Public	LDR
Automotive and Vehicle Use Listings								
Auto Parts Sales	N	N	N	N	N	N	N	N
Car Wash and Detailing	N	N	N	N	N	N	N	N
Service Stations	N	N	N	N	N	N	N	N
Vehicle Services	N	N	CUP	CUP	CUP	CUP	CUP	N
Industrial, Manufacturing, and Processing Use Listings								
Cottage Industry	N	CUP	P	N	P	P	N	N
Personal Storage Facility	N	N	N	N	N	N	N	N
Printing and Publishing	N	MUP	P	N	P	P	N	N
Recycling Facility – Collection	N	P	P	P	P	P	P	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'

LAND USE AND DEVELOPMENT STANDARDS

6.6.3 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 6.10 displays height requirements for each sub-area in Pinole Valley Road

Table 6.10
Height Requirements

Maximum Height	Old Town	Service	Residential
	50' or 4 stories	50' or 4 stories	35' or 2 stories

B. 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 6.11 displays setback requirements for each sub-area in Pinole Valley Road

Table 6.11
Setback Requirements

Building Placement	Old Town	Service	Residential
"Build To" Front Line*	Minimum: 0' Maximum: 5'	Minimum: 0' Maximum: 5'	Maximum: 20'
Minimum Side Yard	0'	0' except when adjacent to residential uses. When abutting existing residential, setback is 15'.	5' except that the side yard on the street side of each corner lot shall be not less than twenty percent of lot width and need not exceed fifteen feet.
Minimum Rear Yard	5'	0' except when adjacent to residential uses. When abutting existing residential, setback is 15'.	Minimum: 10' Maximum: 20'

LAND USE AND DEVELOPMENT STANDARDS

C. 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 6.12** and defined below. An “X” means that the frontage type is allowed; a blank cell means that the frontage type is not allowed.

Table 6.12
Frontage Types

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

D. 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 6.13** 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
Building Types

Allowed Building Type	Old Town	Service	Residential
Podium	X	X	
Full Block Liner		X	
Half Block Liner	X	X	
Quarter Block/ Infill Housing	X	X	X
Stacked		X	X

LAND USE AND DEVELOPMENT STANDARDS

Allowed Building Type	Old Town	Service	Residential
Terraced	X	X	X
Carriage House	X		X
Du/Tri/Quadplex	X		X
Multi-Family Faux House	X		X
Rowhouse	X		X
Courtyard Housing			X
Front Yard Housing	X		X

E. 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 6.14** and defined below. An “X” means that the building type is allowed; a blank cell means that the building type is not allowed.

Table 6.14
Parking Types

Allowed Parking Type	Old Town	Service	Residential
Parking Structure	X*	X	
Behind Structure	X	X	X
Next to Structure	X	X	X
Alley Access	X		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.

LAND USE AND DEVELOPMENT STANDARDS

6.7.1 VISION

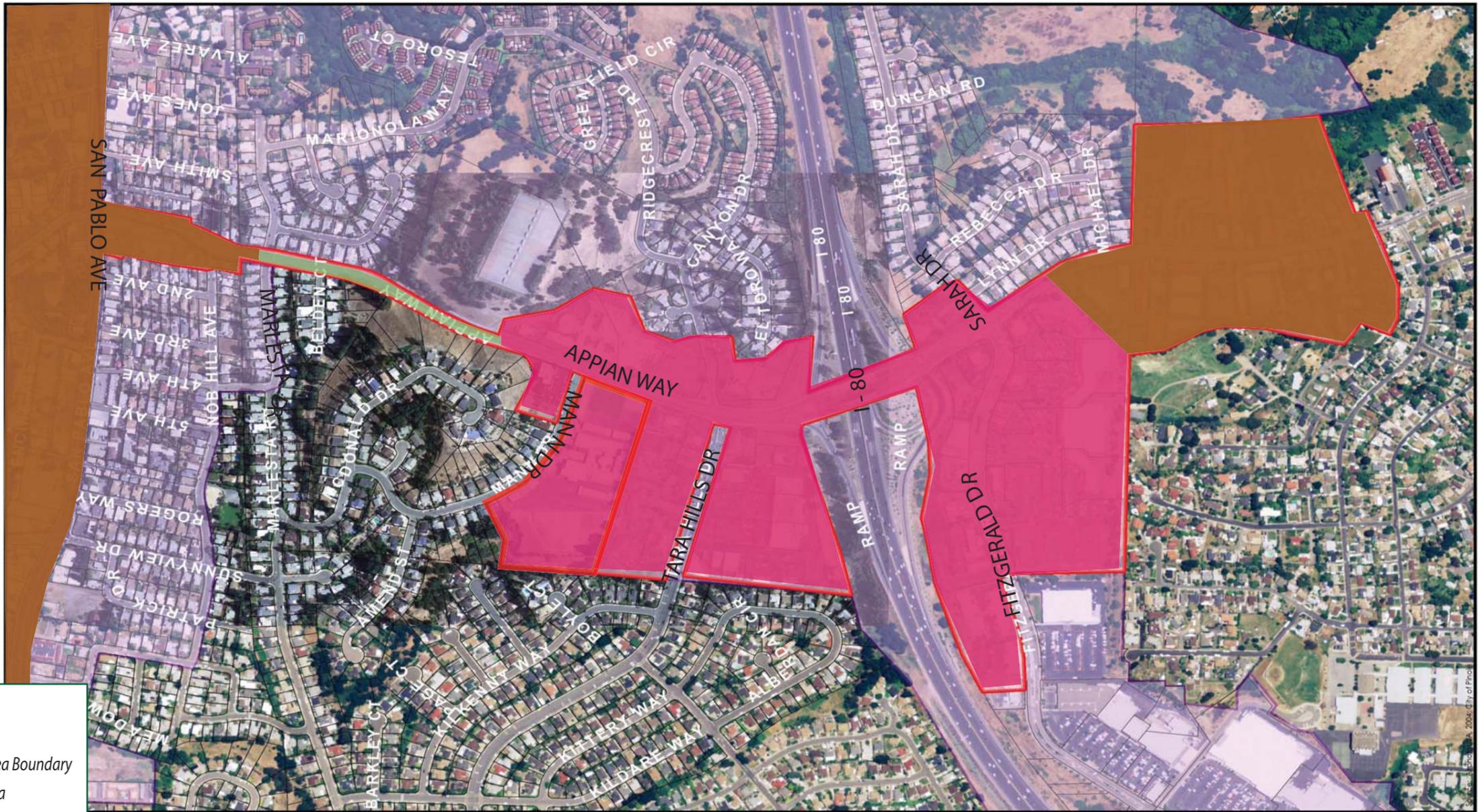
The vision for Appian Way is that of that of a large-scale shopping and service corridor that attracts new commercial development, while simultaneously improving open space access, automobile flow, and pedestrian and bicycle circulation. Appian Way will serve as a regional "gateway" into Pinole at the I-80 interchange, and at the City Limits boundary with El Sobrante. 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 Corridor sub-area is to preserve the existing open space corridors and serve as a transition between Old Town Pinole and the Service sub-area. The existing open space will be upgraded to integrate an active use such as a multi-use path or a trail system that encourages pedestrian movement.

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.



LEGEND

- District Boundary
- Redevelopment Area Boundary
- Mixed-Use Sub-Area
- Service Sub-Area
- Corridor Sub-Area

Not to Scale

FIG 6.5 APPIAN WAY - SUB-AREA FRAMEWORK

LAND USE AND DEVELOPMENT STANDARDS

6.7.2 LAND USES

A. Land Use Plan

The Appian Way Land Use Plan/Zoning Map (Figure 6.6) 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.

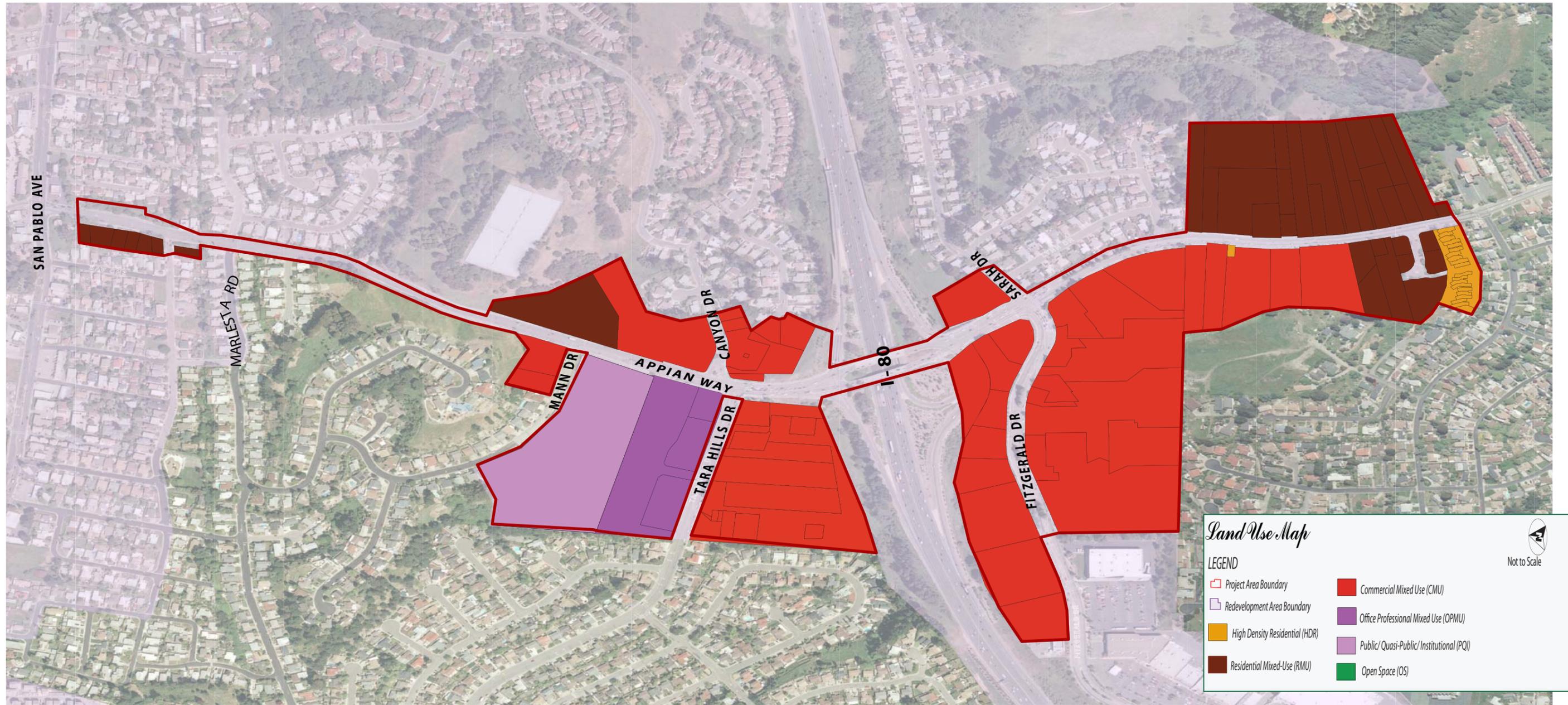
The plan calls for the eventual transformation of underutilized sites in this area, expanding office uses and introducing commercial service uses onto the parcels that include the existing Doctor's Medical Hospital and Offices, Appian 80 shopping Center and Residential properties south of I-80 fronting 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 6.15. Use listings are grouped by a general category on the basis of common function, product, or compatibility characteristics and are defined in the Glossary.

LAND USE AND DEVELOPMENT STANDARDS

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Land Use Map

LEGEND

Project Area Boundary	Commercial Mixed Use (CMU)
Redevelopment Area Boundary	Office Professional Mixed Use (OPMU)
High Density Residential (HDR)	Public/Quasi-Public/Institutional (PQI)
Residential Mixed-Use (RMU)	Open Space (OS)

Not to Scale

FIG 6.6 APPIAN WAY - LAND USE MAP

LAND USE AND DEVELOPMENT STANDARDS

Table 6.15
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

* - The colors in the Land Use Matrix corresponds to the sub-areas along Appian Way (Refer to Figure 6.5)

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

LAND USE AND DEVELOPMENT STANDARDS

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

LAND USE AND DEVELOPMENT STANDARDS

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

LAND USE AND DEVELOPMENT STANDARDS

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

LAND USE AND DEVELOPMENT STANDARDS

6.7.3 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 6.16 displays height requirements for each sub-area in Appian Way

Table 6.16
Height Requirements

Maximum Height	Corridor	Service	Mixed-Use
	N/A	50' or 4 stories	35' or 4 stories

B. 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 6.17 displays setback requirements for each sub-area in Appian Way

Table 6.17
Setback Requirements

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

C. 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 6.18 and defined below. An “X” means that the frontage type is allowed; a blank cell means that the frontage type is not allowed.

LAND USE AND DEVELOPMENT STANDARDS

**Table 6.18
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%

D. 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 6.19** 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
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

LAND USE AND DEVELOPMENT STANDARDS

E. 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 6.20** and defined below. An “X” means that the building type is allowed; a blank cell means that the building type is not allowed.

Table 6.20
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
Subterranean			X
Tucked-under Structure		X	X

* - lined with ground floor retail