

1 **F. PUBLIC HEARINGS:** None

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3 **PLANNING COMMISSION ACTING AS THE STEERING COMMITTEE**
4 **FOR THE GENERAL PLAN UPDATE PROCESS**
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7 **G. NEW BUSINESS:**

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9 **1. California Environmental Quality Act Scoping Session for an**
10 **Environmental Impact Report for the General Plan Update, Specific**
11 **Plan for San Pablo Avenue, Appian Way, and Pinole Valley Road, and**
12 **Zoning Ordinance Update.**
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14 Planning Manager, Winston Rhodes presented the staff report. The scoping session
15 was opened. No interested parties came forward to present information. The
16 scoping session was closed.
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18 Commissioner Toms noted that the County was updating the status of Appian
19 Way south of the City limits in its Circulation Element and that this change should
20 be addressed in the EIR.
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23 **2. Discussion of Chapters 1-4 of the draft Specific Plan for San Pablo**
24 **Avenue, Appian Way, and Pinole Valley Road.**
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27 Planning Manager, Winston Rhodes presented an overview of Chapter 1 and 2 of
28 the draft Specific Plan.
29

30 The Commission provided the following feedback concerning Chapters 1 and 2:

- 31
- 32 ● Consider condensing these two chapters to reduce
33 redundancy
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 - 35 ● Modify the third bullet of Section 2.3.2.2 to read:
36 Improve walkability in Old Town by increasing sidewalk width
37 by narrowing San Pablo Avenue, eliminating on-street parking,
38 or by making similar physical modifications.
39
 - 40 ● Topography and traffic volumes near Appian 80 make
41 pedestrian circulation unlikely. This reality should be
42 acknowledged in the Specific Plan. There is doubt that
43 streetscape improvements such as benches and landscaping
44 upgrades can overcome the existing constraints.
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- Consider writing an overarching Vision for the Specific Plan so that the vision for each corridor can focus on the unique issues for that corridor without repeating the general themes.
- Page 1.0-1 last paragraph: provide more explanation and/or description of the significance of the Priority Development Area (PDA) designation
- Page 1.0-3 second paragraph under Background: delete unincorporated area reference to Montara Bay and consider an alternative to more clearly describe the unincorporated area west of Pinole’s city limits (e.g. Montalvin Manor, Bayview, or Tara Hills).
- Modify the South East boundary of the Appian Way Corridor to exclude Duncan Canyon
- Modify bullet under Section 2.3.3.3 (Chapter 2 pg.8) to read: Encourage additional retail development at the shopping center by reducing the number of required parking spaces and enhancing pedestrian connections.

Four members of the public provided the following feedback concerning Chapters 1 and 2:

- Duncan Canyon sensitivity needs to be considered
- Notify citizens on the City maintained Duncan Canyon list of concerned neighbors of any planned LU changes
- Notify the El Sobrante Planning Association and other agencies of any planned LU changes
- Concern expressed about dealing with the realities of cut through commuter traffic when considering modifying the corridors.
- Safety concern about Appian 80 traffic circulation
- Concerned about decreasing the number of traffic lanes along San Pablo Avenue near Old Town
- Concern about losing old town feel with a parking structure
- Need to plan for parking demand by auto users
- Shale Hill modification needed to allow for sidewalk improvements and address pedestrian safety
- Public parking is needed in Old Town in the vicinity of Fernandez Park
- Should protect established businesses in Old Town
- Parking needed within two blocks of established businesses

- Concerned about efficient transit service if auto lanes eliminated
- Concerned about building heights, sizes, and scale within Old Town

Planning Manager, Winston Rhodes presented an overview of Chapter 3 of the draft Specific Plan.

The Commission provided the following feedback concerning Chapter 3:

- Figure 3.2 on Page 3.0-9 needs to be corrected to show Bay Trail bikeway as a proposed rather than existing off-street bikeway
- Page 3.0-27 last bullet should be modified to include Collins School in addition to Pinole Valley High School
- Modify bottom of page 3.0 -17 to delete last line of text
- Page 3.0-17 – More fully describe why public transit lacks quality (e.g. inadequate bus rider shelters).
- May want consider a customized zone for Duncan Canyon area
- Questioned the regional gateway location at Simas Avenue
- Correct typo in Table 3.2 for Route 16 Pinole Valley

One member of the public provided the following feedback concerning Chapter 3:

- Bus shelters were better in the past but have suffered from a lack of maintenance

Planning Manager, Winston Rhodes presented an overview of Chapter 4 of the draft Specific Plan.

The Commission provided the following feedback concerning Chapter 4:

- First paragraph Page 4.0-4 Association of Bay Area Governments projections include unincorporated communities within Pinole's Sphere of Influence. Need to clarify what the regional housing need allocation is for Pinole after excluding areas currently outside the City limits
- The economic analysis within Section 4.2.2 needs to be updated to reflect 2008 information.
- Concern expressed about 50' height limit and impact on neighboring properties (e.g. blocking solar access).

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- Mitigate potential impacts of building over three stories through design (e.g., stepped back setbacks or graduated heights).
- San Pablo Avenue Opportunity Sites 3 & 4 are of particular concern in terms of potential impacts from 50 foot buildings
- Attention should be paid to try to encourage residential development rather than more strip commercial.
- Suggestion made to place economic analysis in appendix given the rapid changes in the accuracy of this type of information
- San Pablo Avenue Opportunity sites that would allow 50' heights should include photos of buildings that are 50'.
- Other opportunity sites to consider are the current WESTCAT site and the vacant pad adjacent to the Kaiser medical facility adjacent to Interstate 80.
- On Page 4 include the latest ABAG Projections in the Specific Plan
- On Page 10 define PDA and Route of Regional Significance and explain where those terms originate
- On Page 11 delete reference to El Sobrante and Rollingwood
- San Pablo Avenue Opportunity Site #3 - Take into account noise impacts to future residents resulting from allowing new residential development near the Dolan Lumber site
- Pinole Valley Road Opportunity Site #4 – Make sure the Bowling Alley does not become a legal non-conforming use
- Pinole Valley Road Opportunity Site #2 – Should be considered and allow for recreational / community facilities
- Figure 4.2.1 – Move opportunity sites out of Duncan Canyon
- Wants changes to the draft planning documents tracked carefully and available on the web site for the public and Steering Committee to follow.

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Nine members of the public provided the following feedback concerning Chapter 4:

- Safety concern related to Appian Way
- Consider fire and emergency access when contemplating 50 foot building heights
- Narrowing San Pablo Avenue seems unrealistic and concerned about disturbing existing streetscape improvements
- Bowling Alley use should be retained
- Parking in Old Town needed
- San Pablo Avenue Opportunity Site #4 – owner representative for a portion of the site is interested in redeveloping a portion of the site and currently contemplating an application for a transitional housing facility
- Concern expressed that 50 feet is out of scale in Old Town unless design is carefully controlled
- Old Town parking desirable and concerned about the loss of parking
- Concern expressed by Redevelopment Agency ownership of property
- Support for more residential units downtown in conjunction with additional parking
- San Pablo Avenue Opportunity Site #2 – does not want to see parking displaced
- City Hall parking on Pear Street is a concern
- Fernandez Park needs facility improvements to accommodate a greater variety of activities
- Appian Way pedestrian improvements needed for students near Junior High School

Planning Manager, Winston Rhodes presented an overview of upcoming meetings in March and next steps in the draft Specific Plan review.

H. CITY PLANNER'S/COMMISSIONER'S REPORT:

Staff and the Steering Committee discussed the draft schedule for the Specific Plan, General Plan Update, Zoning Ordinance Update, Climate Action Plan, and EIR. Staff mentioned that schedule would be adjusted to allow more time for staff to review administrative draft information and to allow for needed public input and Steering Committee review and feedback. The Commission requested that updated schedules be provided on a monthly basis.

1 The 2009 Meeting Calendar was discussed and will reflect the draft schedule for
2 consideration of the long range planning documents that are under preparation.
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4 A reminder was provided about the deadline for Planning Commission appointment
5 applications.
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7 **I. COMMUNICATIONS:**
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9 There were no communications.
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11 **J. NEXT MEETING: Regular Meeting, March 9, 2009**
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14 **K. ADJOURNMENT: The meeting was adjourned in memory of Ralph Pless at 10:45
15 P.M.
16**

17 Prepared by:
18

19 Winston Rhodes
20 Planning Manager
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