



Memorandum

TO: Steering Committee Members

FROM: Winston Rhodes, AICP, Planning Manager

SUBJECT: Draft Land Use Map

DATE: October 26, 2009

Background

The Steering Committee reviewed land use designations on August 24, 2009 and refined the residential densities on October 13, 2009 as part of the Draft Housing Element discussion. A copy of the revised draft land use designations in track changes mode is attached that reflects the latest Steering Committee direction provided (see Attachment 1). The Steering Committee reviewed a land use sketch denoting rural land use areas. The land use categories have been applied to areas both inside the City limits (see Attachment 2) as well as areas outside the City limits but within the City's Sphere of Influence (see Attachment 3). Based on the direction from the Land Use Subcommittee, land use designations have been applied to match existing County General Plan land use designations for the unincorporated areas within the City's Sphere of Influence (SOI). These draft maps serve to communicate City desires for future development in inside the City and within the SOI area.

Discussion

Staff and PMC are seeking direction on the General Plan Land Use Map regarding the readability and clarity of the maps as well as other substantive issues described below:

Issues for consideration include:

Street Labels - It is customary to label all arterial and most collector roadways. For example, San Pablo Avenue, Pinole Valley Road, Tennent Avenue and Simas Avenue are not currently labeled. Staff recommends that these streets be labeled. The map currently labels many local streets which is helpful for discussion of specific locations within the City.

Inclusion of the Urban Limit Line – The City adopted a voter approved Urban Limit Line to satisfy Measure C and J requirements. The Urban Limit Line is a self-imposed growth boundary that limits future annexations southeast of the current City limits. Staff suggests adding the Urban Limit Line to the legend.

Identifying neighboring jurisdictions land uses and roadway network – Land use maps often include areas abutting a cities jurisdiction outside the City’s SOI to identify abutting land uses and an illustrate the regional roadway network for planning purposes in developed areas where infrastructure is shared and consider inner-jurisdictional land use compatibility issues. The Steering Committee should consider showing portions of Hercules, Richmond and Contra Costa County that affect land use planning within Pinole including the shared regional roadway network to avoid the impression information that Pinole is a community disconnected from adjacent jurisdictions especially since we currently provide services outside our City limits within Contra Costa County and Hercules.

High and Medium Density Colors – The High Density Residential and Medium Density Residential colors are difficult to distinguish from one another. Using a darker color for the High Density Residential category is advisable.

Designation of Public Facilities within the Proposed Corridor Specific Plan – Currently the General Plan Land Use Map shows Pinole Valley High School, Pinole Junior High School and Collins Elementary School as Mixed Use Sub-area since they are included within the Corridor Specific Plan. Direction is needed on whether existing public facilities within the proposed Specific Plan should be designated as public facilities or identified by Specific Plan Sub-Area designations. Alternatively, they could be denoted with symbols (e.g. “ES” for Elementary School, “JHS” for Junior High School, and “HS” for High School or alternatively simply a “S” or other icon symbol for all public schools). The Fire Station on Tennant, the Civic Center, Youth Center and Senior Center are also not denoted as public facilities and instead are designated Old town Sub-Area. Further explanation could be added to the draft Specific Plan or the draft Land Use Map could be modified to more clearly identify these existing public facilities.

Sunnyview Drive Multi-Family Development – This area is designated Mixed Use Sub-Area but is not currently located within the proposed Corridor Specific Plan. Staff recommends maintain the current High Density Residential designation for the area along Sunnview Drive between Woy Circle and San Pablo Avenue outside the Corridor Specific Plan area.

San Pablo Bay Conservation Area - The Steering Committee may want to consider designating Bayfront Park in a similar fashion as other established parks. In addition, the Steering Committee may want to designate the wastewater treatment plant and corporation yard as Public Facility to recognize these existing land uses.

Appian Way Properties adjacent to Duncan Canyon – The Draft Land Use Map includes dual land use designations for these parcels as directed by the Steering Committee during discussion of the Corridor Specific Plan. Feedback is requested on the land use designations for this area. Further information is attached (see Attachment 4) that provides topographic information and parcel boundaries overlaid on a recent aerial map to assist with an evaluation of the proposed draft land use designations.

Steering Committee feedback and direction is desired on the draft Land Use Map so that it can be refined and finalized for study in the General Plan EIR.

Attachments:

- A. Draft Revised Land Use Designations
- B. Draft City Land Use Map
- C. Draft SOI Land Use Map
- D. Appian Way Properties Within Duncan Canyon