



Monica L. Shaw, EA, CEA
1508 San Pablo Avenue, Pinole, California 94564
Phone: (510) 964-1500 - Fax: (510) 964-1501
Email: kendall@kfs.us.com

November 25, 2009



Winston Rhodes
Planning Manager
City of Pinole
2131 Pear Street
Pinole, California 94564

RE: Land Use and Economic Development

Dear Mr. Rhodes;

This letter is being written in response to our phone conversation. By the way, thank you so much for explaining things so thoroughly to help me understand this process and the guidance to assist me in asking for what I need for the building of a group home.

Early on I mentioned my desire to build a group home on the empty lot next to my home at 1508 San Pablo Avenue (cross-street of Appian/Pinon). I understand the General Plan allows residential buildings at this location; however the Specific Plan does not. I have attempted to gain financing with quite a few lenders only to be denied as soon as they find out it is a commercial zone. Even after sending letters from the City of Pinole explaining this, they still deny the loan. I am also unable to get a commercial loan now as I live here and have no commercial income to qualify for a commercial loan.

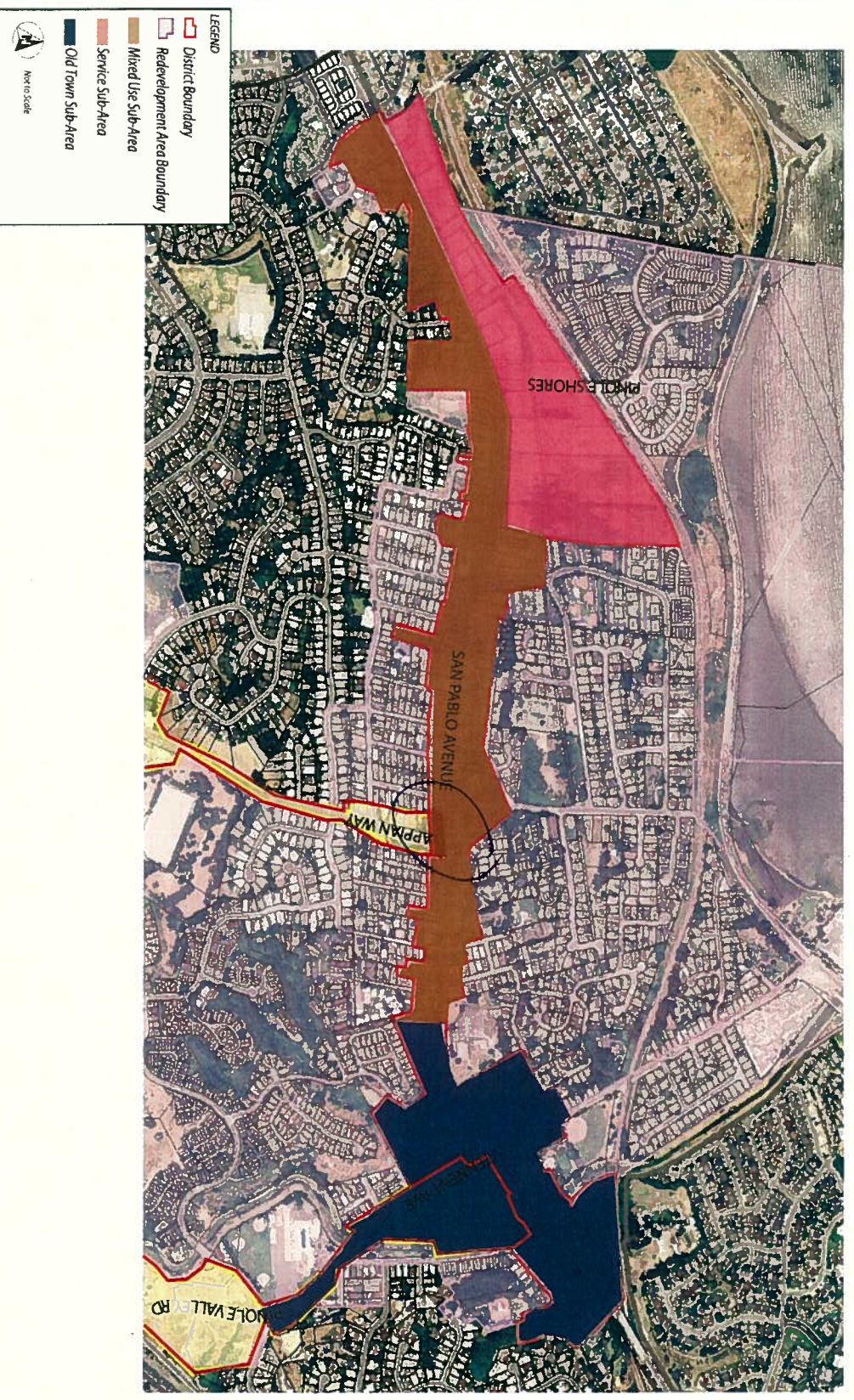
I would like to ask the Plan Update Steering Committee to change the 1500 block of San Pablo Avenue, where this group home will be located, to a residential mixed use (RMU) block. If you refer to Figure 6.2 in the specific plan you will see the RMU is already in place across the street for the entire block.

When this adjustment is made, the General Plan will also then be consistent with the Specific Plan.

Warm regards,

Monica L Shaw

FIG 6.1 SAN PABLO AVENUE - SUB-AREA FRAMEWORK





Pinole California

Development Services Department

2131 Pear Street
Pinole, CA 94564

Tel : (510) 724-9014
Fax : (510) 724-4921

September 16, 2004

Jenette Cope
Bay Cal Financial Corporation
825 Van Ness Avenue
San Francisco, CA 94109

**RE: General Plan Compliance Letter for 1508 San Pablo Avenue, Pinole, CA,
APN 402-030-013**

Dear Ms. Cope:

This letter responds to an inquiry from the tenant at 1508 San Pablo Avenue regarding the possibility of rezoning this property to a residential designation.

The subject property is zoned C-2, Central Business, with the General Plan land use designation of Mixed Use using Neighborhood Commercial and High Density Housing. There is no inconsistency between the General Plan and Zoning Designation, as the land use designation allows both commercial and residential uses as separate uses on individual properties. This structure could be rebuilt and used as a single-family residence or for commercial uses as allowed in the C-2 zoning district should more than 51% of the building be destroyed.

If you have any questions on this information, please feel free to contact me at 510-724-9038 or via email at edunn@ci.pinole.ca.us.

Sincerely,

Elizabeth Dunn, AICP
City Planner

C: John Edmunds, 1508 San Pablo Avenue, Pinole, CA 94564

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