

1 **1. General Plan Update and Three Corridors Specific Plan Consolidated**
2 **Comments**
3

4 Planning Manager Winston Rhodes presented the memo dated March 8, 2010.
5 He noted he would like confirmation to remove the Residential Sub-Area from the
6 Pinole Valley Rd. Specific Plan area and identify a Corridor Sub-Area for only the
7 Pinole Valley Roadway between Ramona Street and Simas Avenue. He
8 referenced language highlighted on page 2 of Attachment A and asked for
9 Commission confirmation.

10
11 Commissioner Toms noted that she recalled a consolidation from previous
12 direction. She has no objections to the proposed changes provided.

13
14 Commissioner Martinez-Rubin sought more information related to the original
15 rationale for identifying the Residential Sub-Area.

16
17 Mr. Rhodes explained that it was thought there would be roadway improvements
18 in the Pinole Valley Rd. Corridor and possibly parking restrictions. However, the
19 Steering Committee noted that the proximity of the high school creates traffic and
20 circulation issues. Additionally, a road narrowing had been installed on Pinole
21 Valley Rd. approximately 10 years ago and was considered a failure.

22
23 Commissioner Kurrent agreed with the change to a Corridor Sub-Area for the
24 Pinole Valley Rd. Corridor. He noted the court streets off of Pinole Valley Rd.
25 would be affected by circulation issues.

26
27 Mr. Rhodes noted that the courts would not be included in the Sub-Area, only
28 Pinole Valley Rd.

29
30 *The Steering Committee moved by consensus to delete the Residential Sub-Area*
31 *from the Pinole Valley Rd. Specific Plan Corridor.*

32
33 Mr. Rhodes referenced highlighted text on page 4 of Attachment A and asked for
34 confirmation to remove the eastern portion of the existing Dolan's Lumber
35 property as an opportunity site.

36
37 *The Steering Committee moved by consensus to approved staff's*
38 *recommendation.*

39
40 Mr. Rhodes also asked the Steering Committee to clarify if High Density
41 Residential or Very High Density Residential should be used to designate
42 proposed land use between the eastern property line of the Dolan's Lumber
43 property and Roble Way on the north side of San Pablo Avenue.

44
45 Commissioner Toms asked for the density range between the two classifications.

1
2 Mr. Rhodes indicated that the Specific Plan designate Very High Density
3 Residential at a maximum of 50 units/acre. The range is 35.1-50 units/acre. The
4 High Density Residential range is 20.1-35 units/acre.

5
6 Commissioner Toms asked which designation was used in the Housing Element.
7

8 Mr. Rhodes indicated that the High Density Residential range of 20.1-35
9 units/acre was used in the Housing Element.

10
11 Commissioner Toms asked if using the Very High Density range in the Housing
12 Element would show greater effort to accommodate housing needs.
13

14 Mr. Rhodes replied by stating that the State requires use of the minimum density
15 in the range which would be 35 units to calculate development potential.
16

17 Commissioner Toms indicated she preferred to have this site be designated to
18 assume greater development potential for compliance with the requirements of
19 the State Department of Housing & Community Development (HCD).
20

21 Mr. Rhodes noted that the site in question has multiple owners and would be
22 more difficult to develop than properties with fewer owners. The other large
23 higher density sites identified in the Housing Element, underdeveloped portions
24 of Appian 80 Shopping Center and the Baptist Church on Pinole Valley Road,
25 have fewer property owners and better represent future likely development
26 potential.
27

28 Commissioner Brooks noted that a cellular facility was recently approved at 1106
29 San Pablo Ave. and could impact future development.
30

31 Mr. Rhodes noted future development could accommodate the cellular site with
32 alternative installation on site.
33

34 Commissioner Kurrent asked if the previously 50ft. height limit had been formally
35 approved by the Steering Committee.
36

37 Mr. Rhodes noted that this was taken straight from approved minutes and that
38 the Steering Committee discussed a maximum height of 50ft-100ft height. It had
39 been decided that this would be subject for further discussion and would be
40 reviewed in conjunction with all other applicable Code standards for future
41 development within the Specific Plan.
42

43 Commissioner Brooks stated that the proposed height would not be practical and
44 could create inconsistencies with new development and existing facilities.
45

1 Mr. Rhodes noted that the issue for discussion does not deal with specific design
2 standards, but rather a policy decision for the purposes of securing a height
3 range.

4
5 Commissioner Toms asked for further explanation of Transit Oriented
6 Development incentives.

7
8 Mr. Rhodes identified high quality design which is compatible with the
9 surrounding area and proximity to transit.

10
11 Commissioner Kurrent liked the idea of high density development at the Appian
12 80 Shopping Center. He expressed sensitivity to the surrounding area for the
13 development at Roble Way & San Pablo Avenue. He indicated he is most
14 comfortable with High Density Residential.

15
16 Mr. Rhodes explained that land use designation ranges described in the General
17 Plan were established to account for potential density bonus requests as allowed
18 under State law.

19
20 Commissioner Kurrent asked if WestCat Line J is enough to consider a corridor
21 transit-oriented.

22
23 Mr. Rhodes noted that with higher density there is a stronger link to consider an
24 area transit-oriented.

25
26 Commissioner Martinez-Rubin stated that constraints could change in the future.
27 She expressed support to allow a Very High Residential Density.

28
29 Commissioner Bender noted that developers consider many factors as part of a
30 master development plan. He noted that parking requirements could be difficult
31 to satisfy with either designation.

32
33 Mr. Rhodes stated that there are a number of incentives to allow flexibility with
34 parking standards depending upon project scope, use, and site constraints.

35
36 Commissioner Toms asked for confirmation about the actual property size as she
37 found the aerial image to not be accurate. Should the multi-family development
38 and gas station be included in the opportunity site area?

39
40 Mr. Rhodes noted that this modification could be made and confirmed that the
41 status would be legal non-conforming. He indicated that specific parameters for
42 legal non-conforming status could be addressed in the implementation chapter of
43 the Specific Plan.

44
45 Commissioner Kurrent stated that he thinks a commercial use is appropriate at

1 the northwest corner of Roble Avenue and San Pablo Avenue and could help
2 avoid the issue of creating a legal non-conforming status for the gas station.

3
4 Commissioner Brooks expressed concern about the Dolan Lumber site being
5 identified for two different uses.

6
7 Mr. Rhodes noted that this site would no longer be considered an opportunity site
8 and would have a proposed commercial mixed use zoning.

9
10 Commissioner McGoldrick expressed support for existing business operations
11 and asked how long a legal non-conforming use would be allowed to continue.

12
13 Mr. Rhodes stated that it could a period of three months, six or much longer,
14 depending upon the implementation chapter measures.

15
16 *The Subcommittee directed by consensus to keep it as an opportunity site and*
17 *combine sites 3 & 4 with a designation of very high density residential and*
18 *commercial mixed-use for the gas station.*

19
20 Commissioner McGoldrick asked if there were any advantages to identifying a
21 property very high density residential as opposed to high density residential.

22
23 Mr. Rhodes noted that infrastructure improvements, streetscape improvements,
24 and better design could be more likely with a greater development potential to
25 justify investment.

26
27 Commissioner McGoldrick recalled a previous consensus which allowed for a
28 maximum development density of 50 units per acre. She asked about the current
29 density at Sunnyview Apartments and if there is an existing project in the City
30 which has a density of 50 units per acre.

31
32 Mr. Rhodes noted that Sunnyview is slightly over 30 units per acre and that there
33 is not currently an existing project at 50 units per acre.

34
35 Commissioner Martinez-Rubin indicated she thinks it is more appropriate to have
36 50 units per acre designation on San Pablo Ave.

37
38 Commissioner Sekins noted that the future is uncertain and circumstances could
39 change where there are additional housing needs based on job creation,
40 development suitability, etc. He supported the designation of Very High Density
41 Residential.

42
43 Commissioner Bender expressed support for a Very High Density Residential
44 designation at this site.

45

1 *The Subcommittee confirmed direction by consensus to identify the property east*
2 *of the Dolan's Lumber shared property line stretching to Roble Avenue north of*
3 *San Pablo Avenue as Very High Density Residential with the exception of the*
4 *existing gas station which would continue to be proposed as Commercial Mixed*
5 *Use.*

6
7 **G. NEW BUSINESS**

8
9 **1. Selection of Zoning Ordinance Update Subcommittee**

10
11 Mr. Rhodes presented the staff memo dated March 8, 2010. He asked for three
12 Commissioner volunteers to serve on the Zoning Ordinance Subcommittee.

13
14 Commissioner Toms, Commissioner Brooks, and Commissioner Bender all
15 volunteered to serve on the Zoning Subcommittee.

16
17 **H. CITY PLANNER'S/COMMISSIONER'S REPORT:**

18
19 Mr. Rhodes indicated that a letter from the City Manager to the State Department
20 of Housing and Community Development sharing the recently Housing Element
21 annual progress report was provided on the dais at each seat.

22
23 Mr. Rhodes shared with the Commission that a background report for a Green
24 Building Ordinance will be shared with the Commission at an upcoming meeting.

25
26 Commissioner Kurrent asked about staff's recent conference call meeting with
27 the State Department of Housing and Community Development.

28
29 Mr. Rhodes indicated that the meeting went well and that some additional edits to
30 the document are needed and are being prepared.

31
32 Commissioner Bender mentioned a planning document he came across from
33 San Mateo County which provided excellent recommendations for street
34 treatments and public landscaping.

35
36 Commissioner Kurrent reported that he recently attended a lecture by Donald
37 Shoupe and that program offered some suggestions for parking management
38 that may not be transferable to Pinole.

39
40 Commissioner Toms also attended the same lecture and noted that 15%
41 vacancy of parking at any time shows healthy activity of a downtown or
42 commercial area.

43
44 Commissioner Sekins asked staff to research if a Condition of Approval for the
45 Pinole Valley Shopping Center existed that required a reevaluation of parking

1 once the Center became fully occupied.

2
3 Commissioner Bender asked about the residence at 3318 Pinole Valley Rd.
4 driveway curb cut.

5
6 Mr. Rhodes noted that the title has been clouded with respect to the lack of a
7 curb cut and that the issue must be satisfied prior to closing escrow to remove
8 the cloud on title.

9
10 Commissioner Bender asked about the AT&T monopole at 1106 San Pablo Ave.
11 and asked if additional efforts had been made to improve the appearance.

12
13 Mr. Rhodes explained that AT&T must obtain a budget authorization to purchase
14 additional branches for the tree. They had been in contact with staff and are still
15 waiting for authorization.

16
17 Commissioner Kurrent reminded the Commission that 700 forms are due to the
18 City Clerk's office.

19
20 Mr. Rhodes indicated that the Mayor and City Clerk are still reviewing procedures
21 for reappointment of existing Commissioners.

22
23 **I. ADJOURNMENT: 8:00 P.M.**

24
25 Transcribed by: Associate Planner Anne Hersch