

**EL SOBRANTE MUNICIPAL ADVISORY COUNCIL
4/18/2008 RECOMMENDED MIXED USE DESIGNATION**

M-12: MIXED USE – TRIANGLE AREA

- Description:** The purpose of this designation is to maintain the Triange Area as a distinct neighborhood retail district while providing opportunities for the integration of both residential and commercial uses in a single development in limited and selected block locations. The range of commercial uses under this designation are those that are typically found in a neighborhood retail district, including a retail shop on a single parcel; or, a shopping area offering a range of local serving retail and personal services. In addition to retail shops, the allowable commercial uses under this designation would include professional offices, business services, and restaurants. The emphasis for the commercial use component under this mixed use designation shall be on neighborhood serving uses, or those uses that would serve the El Sobrante community. Residential is specifically permitted but only in limited and selected block locations and only when included in a commercial development. Residential is not required under this designation. Residential uses may include duplexes, apartments, condominiums, townhouses or attached or detached single-family residences (with varied facades), and live work quarters. Residentail units will only be approved if safe walking and recreational opportunities can be made available. New residential developments will not rely on major thoroughfares (Appian Way & Valley View Road) for parking access, but rather will have ingress and egress on feeder streets.
- Location:** See map for the locations where the Mixed Use–Triangle Area (M-12) designation would apply. This mixed use designation is not intended to apply to sites where there is already established a public or private institutional use (e.g. church or private school), or to those locations where there is already an existing multiple family residential building (e.g. apartments and senior housing). The Triangle block itself will remain under the Commercial (CO) designation, and residential use will not be permitted.
- Building Form/
Height/Mass:** Building should be located close to street frontage with windows and entries facing the street. Buildings may be clustered on the site towards street corners to maximize street frontage. The retail and/or commercial uses should be located along ground floor street frontages although offices for professional and business services may be located above retail use. Where allowed, the residential use component should be located above or in the rear of commercial frontage. Surface parking should be located behind commercial frontage. This designation also strongly encourages the consolidation of parcels so as to provide an improved development footprint and combined access and parking areas.
- Building height and mass under this designation should maintain a low profile with a height limit up to 27 feet to preserve a view corridor and the suburban-to-rural character of El Sobrante. However, a maximum building height up to 35 feet for a mixed use development may be allowed when the following findings can be made: (1) the building height will not create substantial shading or adversely affect the privacy of nearby properties; (2) the building height, shape, and massing will not unduly restrict view potential from other properties to a view corridor; (3) there is variation in the mass and height of building(s) and the building roofline will be such that the overall building height and mass will not be out of character with the pattern of suburban-to-rural development in El Sobrante; and, (4) when there are several parcels under multiple ownership, a well-coordinated design has been prepared which substantially meets the findings listed above and has been agreed upon by the affected property owners. Visual documentation of the relationship of the proposed mixed use building(s) height to existing adjacent buildings shall be provided to illustrate how the building height and massing would relate to the Appian Way corridor in making findings to allow building height in excess of 27 feet.
- Density:** **Residential** – In select block locations, attached dwelling units at a maximum density up to 8 units per net acre.ⁱ
Commercial – 0.1 to 1.0 Floor Area Ratio (FAR).ⁱⁱ

ⁱ Net acreage is calculated at 80% of a lot's land area. It is the portion of a site that can actually be built upon. Typically public or private roadway, public open space, creek setback and flood zones, are not included in the calculation of net acreage.

ⁱⁱ The gross floor area of all building on a lot divided by the lot area, expressed in decimals to one to two places.