

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

M-13: MIXED USE – SAN PABLO DAM ROAD

Description:

The purpose of this designation is to promote the revitalization of El Sobrante's commercial core along the section of San Pablo Dam Road between El Portal Drive and Appian Way in order to develop into a unified, well designed pedestrian oriented retail district, while simultaneously providing the opportunity to integrate both residential and commercial uses in a single development. 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 retail or service uses that serve the El Sobrante community and that promote the development of a pedestrian and bicycle friendly retail district.

This mixed use designation envisions a town square or pedestrian plaza for the block along San Pablo Dam Road between Hillcrest Avenue and Pitt Way which contains the Mechanics Bank. It is intended that this town square or plaza would be developed in conjunction with a new collector street connecting Pitt Way to Hillcrest Avenue so as to improve local circulation and parking. The town square or plaza would include a public parking area allowing pedestrians to easily access commercial and public uses in the town square/plaza. This designation also strongly encourages the consolidation of parcels along those segments of San Pablo Dam Road where mixed use is to be designated so as to provide an improved development footprint and combined driveway access and parking areas.

While residential is specifically permitted, it is not required under this designation. The development of a residential component under this mixed use designation is contingent upon resolving parking and access issues, including the new collector street that would connect Pitt Way to Hillcrest Avenue. Residential uses may include duplexes, apartments, condominiums, townhouses or attached single-family residences (with varied facades), senior or congregate care housing, and live work quarters.

Location:

See map for the locations along San Pablo Dam Road where the Mixed Use– San Pablo Dam Road (M-13) 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), or to those locations that may have physical development constraints (e.g. close proximity to a creek).

**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. The residential component should be located above or in the rear of commercial frontage. Surface parking should be located behind commercial frontage. Residential parking lots should empty onto feeder streets, rather than San Pablo Dam Road. Building height and mass under this designation should generally maintain a low profile in order to preserve a view corridor and the suburban-to-rural character of El Sobrante. While the existing 50 foot building height limit will be retained under this mixed use designation, as currently allowed under the Retail-Business District (RB) zoning, visual documentation of the relationship of the proposed mixed use building(s) shall be provided to illustrate how the building height, mass, or shape would relate to the El Sobrante community's interest in preserving a view corridor or maintaining the suburban-to-rural character.

Density:

Residential - Attached dwelling units at a maximum density up to 12 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.