



ENVISION CONTRA COSTA 2040

El Sobrante Meeting #3: Draft Community Profile

El Sobrante Library
4191 Appian Way, El Sobrante, CA 94803
Monday, February 10th, 2020

The third community meeting for El Sobrante residents as part of Envision Contra Costa 2040 took place on Monday, February 10, 2020, from 6:30 to 8:30 PM at the El Sobrante Library on Appian Way. The purpose of this workshop was to collect feedback on the draft profile for El Sobrante, as well as potential changes to the General Plan land use map. The first part of the draft profile provides context about the community, including its character, demographic information, and exposure to hazards. The second section includes an overview of planned land uses, guiding principles, policies, and actions that will provide guidance to the County when making decisions affecting the community related to growth and development over the next twenty years.

County staff and consultants facilitated the workshop and 24 residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members worked in five small groups to go over the draft community profile. Input and ideas are summarized below. Detailed notes from the group discussions are attached to this summary.

- Establish the Mixed-Use Triangle Area as El Sobrante’s art district with live-work spaces to embrace the community’s artistic identity. Ensure the Triangle will not be filled with big commercial retail.
- Do not limit gathering places to “Downtown” or the “Center.” Instead, aim to create community gathering places throughout El Sobrante.
- Reword some of the guiding principles and policies to be positive, affirmative, and encouraging what we do want, rather than focusing on limiting or discouraging things we don’t want.
- Include equestrian trails (horse trails) under Guiding Principle #4, which promotes healthy community concepts like active transportation.
- Clarify how Guiding Principle #9 will help make San Pablo Dam Road and Appian Way safer, more attractive, and cohesive.
- Guiding Principle #10 needs to either clarify what universal design means or not use that term at all. Residents want a unique aesthetic in El Sobrante.
- Guiding Principle #11 should promote community gathering places throughout El Sobrante, and avoid limiting potential opportunities by only talking about a single central gathering place.
- Guiding Principle #12 should include tiny homes in the list of housing options for residents.
- Guiding Principle #13 is intended to build on El Sobrante’s culturally diverse background by providing amenities and services for everyone. Residents would like this guiding principle to address the farming culture as well, and allow farms within El Sobrante.
- To implement Guiding Principle #1, which talks about investment in new amenities, add policies that prioritize public-private development for new amenity investments and focus on building on existing community assets first.
- To implement Guiding Principle #15, which is about increasing access to healthcare, add policies that would improve public transportation through better connections to hospitals and promote development of small clinics in El Sobrante.

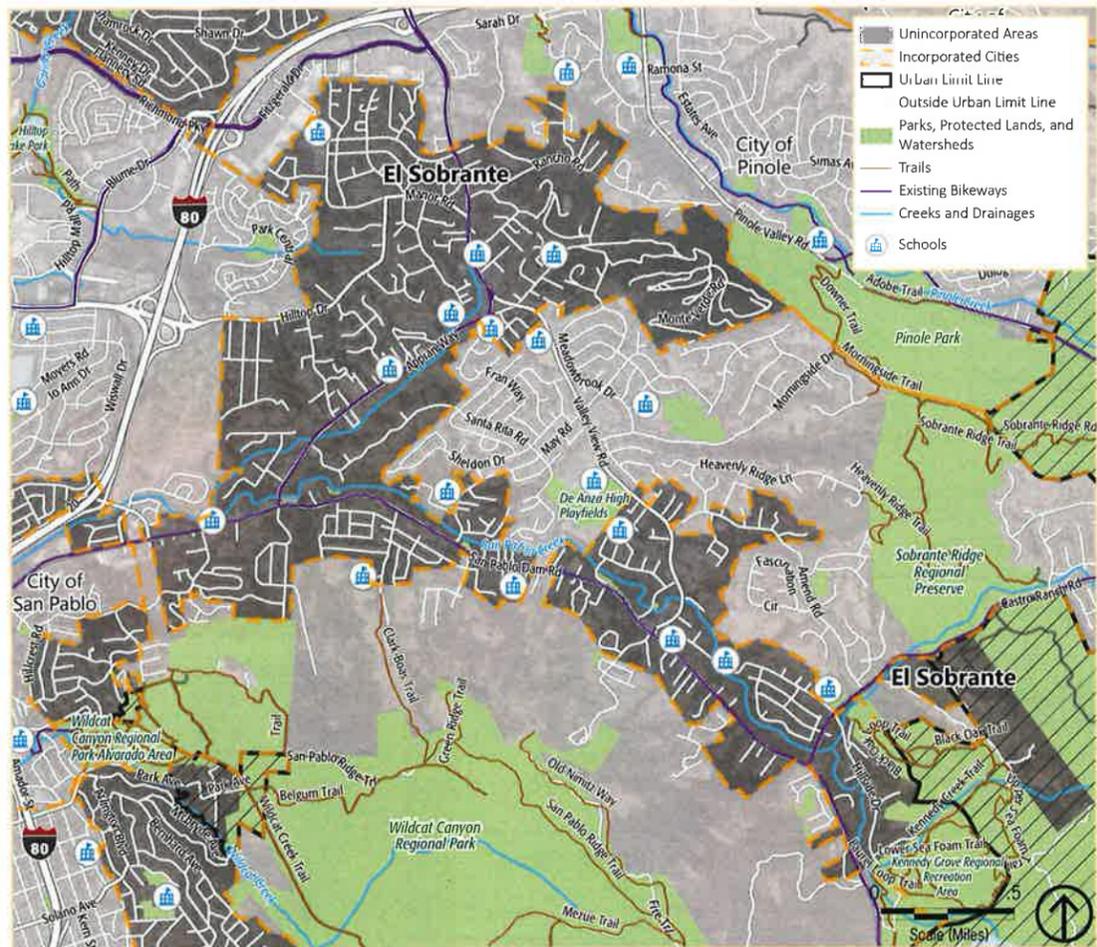
- Expand upon Policy #2 to increase protections against big retail entering El Sobrante by prioritizing small business development.
- Clarify Policy #3, which encourages the assembly of narrow parcels on San Pablo Dam Road, Appian Way, and Valley View Road, as to whether it's calling for infill development. Also, infill development shouldn't be limited to these streets.
- Expand Policy #4 to list widening sidewalks in addition to closing sidewalk gaps.
- Policy #6 should address the importance of routine maintenance and safety accommodations to all new public open spaces, gathering places, and parks built in El Sobrante.
- Revise Policy #11 to include community outreach to residents who don't use/have access to the internet, such as through churches, shelters, and mail.
- Revise Action #1 to work with residents, businesses, property owners, and other stakeholders on streetscape improvement plans throughout El Sobrante, not only on San Pablo Dam Road.
- Strengthen Action #5 by pursuing first and last mile services to connect commuters to BART, and consider bringing back bus route 74, which was once was a direct route to BART.
- Expand Action #9 to increase parking designations and signage, which residents feel will improve safety for drivers and pedestrians.
- Amend Action #11 to specify that traffic speeds will be assessed and that speed bumps and stop signs will be installed where deemed appropriate and necessary.
- Add an action to develop environmentally friendly zoning to ensure green infrastructure is promoted and supported.
- Ensure there is equal balance between stakeholders, business owners, property owners, and renters throughout the planning process.

EL SOBRANTE | CONTEXT 1

El Sobrante is entirely within the Sphere of Influence for the City of Richmond and City of Pinole, but has its own distinct identity shaped by its history, landscape, people, and built environment. The community originated as part of the Rancho San Pablo and Rancho El Sobrante Spanish land grants in 1841, with its name literally translated as "the remaining area." The Ranchos were subdivided into smaller ranches during the late 1800s and early 1900s. Many of these ranches were subdivided again in the mid to late 20th century, giving El Sobrante a semi-rural character. Today, the community includes a mix of ranchettes, residential subdivisions, and multi-family developments. Roughly 75 percent of the community's housing stock was built between 1940 and 1979.

El Sobrante is oriented along several major thoroughfares. San Pablo Dam Road extends from Interstate 80 east and south toward San Pablo Dam Reservoir and is home to many of El Sobrante's businesses and commercial uses. Appian Way extends north from San Pablo Road to Interstate 80 in Pinole, including the "triangle" area around the intersection of Appian Way and Valley View Road. Important natural features such as San Pablo Creek, open hillsides, and oak woodlands provide visual beauty, plant and animal habitat, and opportunities for recreation and green infrastructure.

Several plans have been developed for El Sobrante in the past two decades and remain generally applicable today, including a 2001 Transportation and Land Use Plan for the Downtown business district (along San Pablo Dam Road and Appian Way) and P-1 Zoning and Design Guidelines adopted in 2013. Both documents strive to enhance El Sobrante's small town, rural residential, and vintage character, while creating new opportunities for housing, businesses, and civic uses in the heart of the community.



Source: Contra Costa County, 2018; PlaceWorks, 2019.

WHO LIVES IN EL SOBRANTE?

<p>Median Age 44 years old in El Sobrante</p> <p>VS</p> <p>39 years old in Contra Costa County</p>	<p>Average Life Expectancy 80 years old in El Sobrante</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$82,655 in El Sobrante</p> <p>VS</p> <p>\$88,456 in Contra Costa County</p>	<p>Race</p> <ul style="list-style-type: none"> ▶ 58% White ▶ 26% Asian ▶ 16% Black or African American <p>Ethnicity</p> <ul style="list-style-type: none"> ▶ 26% Hispanic or Latino
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Photo by Amalia Cunningham

PLANNED LAND USE

Land use designations for El Sobrante are shown on the land use map and defined in the land use designations section of the Land Use Element.

Planned land uses in El Sobrante include mixed-use and commercial corridors along San Pablo Dam Road and Appian Way, with residential neighborhoods on either side. Residential areas span a range of densities. Most neighborhoods are designated for low-density residential, consistent with existing single-family uses. New development will generally consist of infill projects on vacant or mostly vacant properties along San Pablo Dam Road and Appian Way that have been previously “passed over.” Hillsides and ridgelines are largely designated for open space, protecting El Sobrante’s visual context and avoiding urban sprawl.

Areas along San Pablo Dam Road and Appian Way that serve as Downtown El Sobrante are designated Mixed Corridor, recognizing the existing mix of multi-family and commercial properties, as well as the desire for new projects that combine these uses, either vertically or horizontally. Zoning regulations adopted in 2013 provide more prescriptive design standards for Downtown.

The land use map also identifies community assets with a designation for public uses, including Juan Crespi Middle School, Harbour Way Elementary School, and the El Sobrante Library, as well as utilities such as an East Bay Municipal Utilities District (EBMUD) water filtration plant. The map also depicts open spaces along the San Pablo Creek corridor, and in other locations where topography or natural hazards preclude safe development. Sites along the creek will be considered for a potential community park.

The County’s zoning map will implement the planned land uses described above. The zoning map is also being updated as part of Envision Contra Costa 2040; draft changes will be published for public review and discussion when available.



Existing commercial use in El Sobrante.



Existing single-family home in El Sobrante.



Existing multi-family residential use in El Sobrante.



Example of mixed-use development in Rodeo.

DOWNTOWN EL SOBRANTE PLANNED LAND USES

In 2013, the County adopted the Downtown El Sobrante P-1 Zoning and Design Guidelines covering the area shown on the map on the following page. Zoning for Downtown El Sobrante includes a combination of traditional designations (generally matching existing land uses) and three mixed-use areas. Each mixed-use area aims for a slightly different outcome. The sections below provide a summary of the three mixed-use areas and the vision for each area. The Downtown El Sobrante P-1 Zoning and Design Guidelines should be consulted for more specific direction.

Each of the three mixed-use areas shares a common set of design principles intended to create a more walkable, pedestrian-friendly environment. Key principles include allowing varied setbacks and encouraging new buildings to be located close to the street frontage. Windows and entries should face the street, with surface parking to the rear of the building rather than in the front. Mixed-use development is strongly encouraged, although all three districts allow projects that are entirely commercial. Interesting and innovative architecture is encouraged throughout each mixed-use area, as long as the area as a whole is harmonious in scale and functions as a cohesive district.

APPIAN WAY MIXED-USE AREA

The Appian Way Mixed-Use Area is intended to facilitate the development of the Appian Way corridor as a unified, well-designed neighborhood, including new mixed-use development and improved services, shopping, offices, and restaurants. Neighborhood commercial uses are allowed on all parcels. Residential-only projects and mixed residential-commercial projects are permitted but not required, and residential uses may be integrated into existing commercial developments. A 27-foot height limit applies, with an 8-foot height bonus for mixed-use projects or projects eligible for a density bonus (subject to specific findings set forth in the P-1 Zoning Plan). Residential-only projects in this area are subject to a maximum density of 8 units per acre, while commercial and mixed-use projects have a maximum total floor area ratio (FAR) of 1.0 and no density limit.

The P-1 Guidelines provide direction for Appian Way itself, including development of a landscaped median, new storm drains, on-street parking bays, lighted pedestrian crossings, improved sidewalks and bus bays, and retention of bike lanes. Traffic signalization and vehicle flow improvements are encouraged. The Guidelines also support development of open space and parks, preservation of mature trees, and streetscape and frontage planting in this area.

GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by El Sobrante community members:

1. El Sobrante should remain independent and eclectic, while receiving greater investment in new amenities.
 2. Change should be carefully managed to enhance El Sobrante's unique semi-rural/small-town character and preserve its scenic environment, open space, and agricultural land.
 3. Growth and economic development should be focused in a way that conserves and strengthens established neighborhoods, meets local needs and the desire to be an attractive and complete community, provides a range of economic opportunities, revitalizes the commercial core with local-serving and locally owned businesses, and enhances the quality of life for area residents.
 4. El Sobrante's built environment should be designed and developed at a human scale, incorporating healthy community concepts that provide for walking, bicycling, and other non-motorized transportation; recreation; access to healthy foods; and energy- and resource-efficient buildings and development.
- El Sobrante should be a model for sustainable development and sustainable living, including local food and energy production, zero waste, and green building construction.
6. Because Richmond and Pinole surround El Sobrante on three sides, coordination with the City of Richmond and City of Pinole is essential, and the County should work proactively to address the effects of Richmond's and Pinole's decisions on the quality of life in El Sobrante.
 7. Transportation options should be improved, particularly public transit connections to BART and bicycle facilities along major thoroughfares.
 8. Long-term solutions should be developed to address traffic congestion, particularly "cut-through" traffic on local streets.
 9. San Pablo Dam Road and Appian Way should be safer and more attractive for walking and cycling and communicate a positive and cohesive image of El Sobrante.
 10. Principles of universal design should be incorporated in all projects and buildings in El Sobrante.
 11. A stronger, more vibrant, and walkable center should be created in the heart of El Sobrante, providing a community gathering place and destination with new opportunities for housing, businesses, and open space.
 12. Greater housing choices should be provided, including affordable housing, live-work spaces, and alternative dwelling types.
 13. El Sobrante should be a culturally diverse community with amenities and services for people of all ages and parks and recreational facilities that meet community needs.
 14. San Pablo Creek and its tributaries should be protected as accessible open spaces, wildlife corridors, green infrastructure, and natural amenities that add beauty, character, and ecological value to the community.
 15. Access to local hospitals and health care services is critically important and should be improved.
 16. El Sobrante should become more resilient and better prepared for disasters, particularly wildfires and earthquakes, floods,

POLICIES

1. Continue to improve Downtown El Sobrante to create a stronger sense of this area as a town center and destination for local residents, using the Downtown El Sobrante Planned Unit Development (P-1) Zoning and Design Guidelines to guide land use and development decisions in this area.
2. Encourage and support locally owned businesses, including markets offering healthier food choices. Local businesses should provide gathering places for residents and contribute to El Sobrante's sense of community. (3-170)
3. Encourage the assembly of deep narrow parcels along San Pablo Dam Road, Appian Way, and Valley View Road in order to create more viable development sites and limit the number of potential streets and driveways entering these major thoroughfares. (3-171, 3-172)
4. Improve the pedestrian and bicycle environment in El Sobrante, particularly along major thoroughfares, by closing gaps in the sidewalk system, improving wayfinding signage, discouraging "drive-through" businesses, and enforcing speed limits and traffic safety rules. (3-166)
4. Increase neighborhood park acreage in El Sobrante, including parks within new development, open space along San Pablo Creek, and land acquisition using development fees and other sources. Funding for ongoing maintenance should be identified when a park is created. (3-175)
6. Incorporate public open spaces and gathering places in new commercial and mixed-use development projects where feasible. In addition, multi-family development in El Sobrante should provide on-site recreational facilities for occupants and contribute toward the development of parks and recreational facilities that serve the community at large. (3-204, 3-207)
7. Maintain, and where feasible improve, access to regional open spaces and parks on the perimeter of El Sobrante, including new trails and existing fire trails with the potential for recreational use.
8. Conserve and restore San Pablo Creek as a community open space, natural resource, and visual amenity. In addition, conserve the natural elements of other local creeks, such as Appian Creek and Wilkie Creek. (3-177)
9. Encourage the City of Richmond to preserve the visual character and natural qualities of San Pablo Ridge, the roughly 1,000-acre hillside area that defines the southern and western edge of El Sobrante, by supporting land use decisions that maintain trail access to Wildcat Canyon Park and preserve areas above the 400-foot elevation contour as open space. (3-210)
10. Work with neighboring jurisdictions to ensure that the impacts of development on the El Sobrante community are addressed and mitigated. (3-180)
11. Maintain transparent, inclusive, and well-publicized processes to ensure that the public is kept aware and engaged as plans and projects for El Sobrante are developed, including road redesign and other capital improvement projects.

less rigidity in county planning dept.)
need flexibility in applying development standards, esp. non-standard lots (funny-shaped, weird conditions)

Consistency between neighboring lots
chickens?

lots of existing non-standard development, years old

old infrastructure can't keep up w/ new development

lack of coordination btwn permitting agencies - City of Richmond / CCC

need more beautiful architecture

roads, sewers, eg.

create a town center

and celebrating ethnic foods

but leave flexibility to accomplish these goals for single parcels

The County should budget funding for ongoing maintenance.

Consider safety and maintenance concerns.

Don't let zoning impede.

regional cooperation is critical - common ground

churches, mailing community mts/host

\$ for meaningful public engagement

NOTES

1. OUTREACH TO PEOPLE WHO HAVE NO ADDRESSES BUT LIVE
* HERE + SHOULD BE ABLE TO PARTICIPATE IF THEY'RE BEING ASKED TO PARTICIPATE
2. MUTUALLY EXCLUSIVE REGULATIONS FRUSTRATE PROPERTY OWNERS (UNBUILDABLE LAND CAN'T BE A SMALL FARM)
3. Focusing on a more inclusive view of the diverse population
4. Re: Speeding on SPA + Appian Way.
There are "cameras" available which measure the speed of the oncoming vehicle. If the vehicle is traveling over the posted speed limit the next traffic light is turned to red.
5. Maintain existing amenities before funding new amenities.
- * 6. How do these ~~initial~~ investments get funded.
7. Replace the word "should" with "shall".
8. Utilize vacant land/properties to the benefit of the community at large.
9. Be more specific.
10. Add safety to biking and walking.
11. Be more flexible about allowing farms.
- * 12. Who does the coordination with Richard & Pivole.
13. Buses should be more circular to incorporate major thoroughfares that connect hospitals.
14. How to enforce traffic cut-through policies.
15. 4 lane changes between El Portal and San Pablo Dam road.
16. Increase police presence.
17. Allow diversity. / not force universal design.



NOTES

Alacra Property -

- Triangle no gas
- Gathering for local residents
- Ratios of public space (should have some form of set policy) county or state %'s
- How to regulate/address Public & Private Interactions
"city" etc "county"
- ⑪ We don't have a downtown (its singular - implying there's a center)
↳ make "Purral" focal points (triangle) throughout El Sobrante
- ⑫ "Fairmount" → zoning to allow tiny houses → "modified tiny home park"
↳ zoning for community Land Trust → make single bullet
↳ inclusivity to wife new/existing residents
- ⑬ Creek/Comider is privately owned but we're interested on trail
↳ How is it going to address via language "eminent domain"

* zoning to influence environmental zoning "Solve"
↳ Create Action Plan ADD

* Special to community PARKING designations → Have better parking signage/designations → improve traffic / safety issue
→ Feasibility of parking study
→ Actions - provide clear delineated car/parking/ bike lanes

Other Tables

- Class of feel / eclectic design / cohesive design
- Actions # 2 & 3 - with lots / green infrastructure
- Bus route - # 4 action - # 4 used to be a direct route to BART
- Infrastructure - ~~existing~~ upgrade existing infra when building new dev. → limit types of businesses (e.g. gas, church) if it exists already
↳ Building on ASSETS (Cultural / Artist (venues) Artist live-work)
- How is it going to be seen / measurable if these ideas are having a positive impact - AND WHO, WHAT WHEN & HOW
- Clarity → Policies + Actions now it all ties together
↳ Comment / input
- How in-person sessions will coincide w/ online / future meetings
- How to balance individual w/ broader general policies
"in-thee feet"



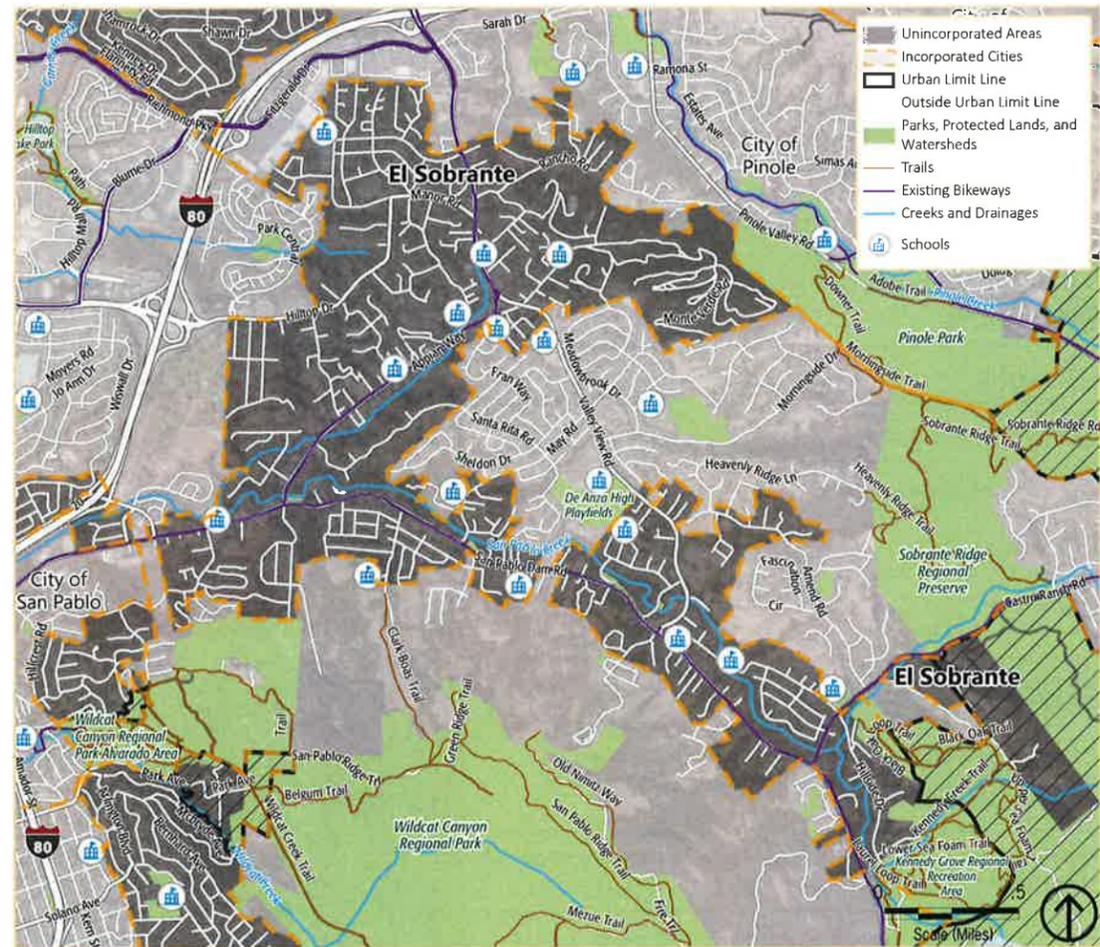
• Building on existing infrastructure / beautification
San Pablo
Dan

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* Attracting artist/
affordable housing
@ triangle
- lefts

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POLICIES

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Shouldn't be limited to new but focus on existing

Animal sheltering of El Portal
Address safety issues on roads
ist

Clarification on universal design
maybe P1-zoning
new/robust w/ existing windows
How? better language

infill
where to find

Conserve & Restore Parkways on SPC to protect against P-owners

NOTES

GP/zoning/CAP

Guiding Principles

- ① add -"public-private"
- ④ add "equestrian"
- ⑨ cohesive vs eclectic
- ⑩ universal design vs eclectic
- ⑪ "places" (triangle area) (former PG&E property)
- ⑭ add "and is patrolled"

Actions

- ① Add "equestrian trails"
- ② Add "using green infrastructure"
- ③ Add "using green infrastructure"
- ⑤ need route 74 from E.S. to Orinda BART
- ⑦ ? Pitt Rd?
- ⑨ Provide adequate driveway width
- ⑪ add "El Portal & S.P. Dam Rd. to periodic reviews"

Add Actions

Return to source revenue.



Guiding Principles

- ① Maintain private property rights
- ② Balancing stakeholders → business owners, property owners, renters
- ③ Traffic concerns on SPD # hard to turn left on Appian

10 universal design

12 vague

Access to healthcare

no bike lanes due to traffic

Policies

11 add it in

need sidewalks. # split bicycle

garbage dumping → fining, alternative, education

Actions do not tie to policies & principles

4 yes

5 yes

6 yes

8 yes

Common sense planning is needed.

9 yes

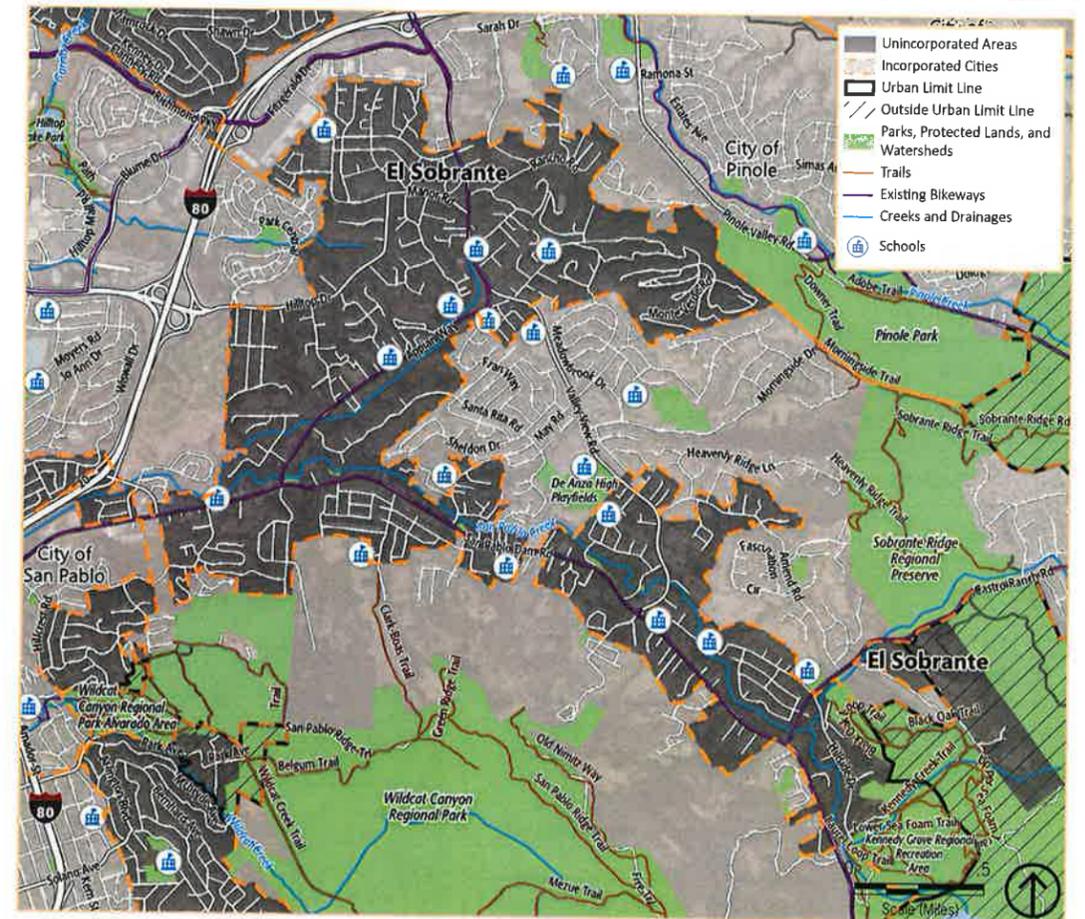
10 Love that.

EL SOBRANTE | CONTEXT

El Sobrante is entirely within the Sphere of Influence for the City of Richmond and City of Pinole, but has its own distinct identity shaped by its history, landscape, people, and built environment. The community originated as part of the Rancho San Pablo and Rancho El Sobrante Spanish land grants in 1841, with its name literally translated as “the remaining area.” The Ranchos were subdivided into smaller ranches during the late 1800s and early 1900s. Many of these ranches were subdivided again in the mid to late 20th century, giving El Sobrante a semi-rural character. Today, the community includes a mix of ranchettes, residential subdivisions, and multi-family developments. Roughly 75 percent of the community’s housing stock was built between 1940 and 1979.

El Sobrante is oriented along several major thoroughfares. San Pablo Dam Road extends from Interstate 80 east and south toward San Pablo Dam Reservoir and is home to many of El Sobrante’s businesses and commercial uses. Appian Way extends north from San Pablo Road to Interstate 80 in Pinole, including the “triangle” area around the intersection of Appian Way and Valley View Road. Important natural features such as San Pablo Creek, open hillsides, and oak woodlands provide visual beauty, plant and animal habitat, and opportunities for recreation and green infrastructure.

Several plans have been developed for El Sobrante in the past two decades and remain generally applicable today, including a 2001 Transportation and Land Use Plan for the Downtown business district (along San Pablo Dam Road and Appian Way) and P-1 Zoning and Design Guidelines adopted in 2013. Both documents strive to enhance El Sobrante’s small town, rural residential, and vintage character, while creating new opportunities for housing, businesses, and civic uses in the heart of the community.



Source: Contra Costa County, 2018; PlaceWorks, 2019.

WHO LIVES IN EL SOBRANTE?

<p>Median Age 44 years old in El Sobrante</p> <p>VS</p> <p>39 years old in Contra Costa County</p>	<p>Average Life Expectancy 80 years old in El Sobrante</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$82,655 in El Sobrante</p> <p>VS</p> <p>\$88,456 in Contra Costa County</p>	<p>Race</p> <ul style="list-style-type: none"> ▶ 58% White ▶ 26% Asian ▶ 16% Black or African American <p>Ethnicity</p> <ul style="list-style-type: none"> ▶ 26% Hispanic or Latino
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Photo by Amalia Cunningham

PLANNED LAND USE

Land use designations for El Sobrante are shown on the land use map and defined in the land use designations section of the Land Use Element.

Planned land uses in El Sobrante include mixed-use and commercial corridors along San Pablo Dam Road and Appian Way, with residential neighborhoods on either side. Residential areas span a range of densities. Most neighborhoods are designated for low-density residential, consistent with existing single-family uses. New development will generally consist of infill projects on vacant or mostly vacant properties along San Pablo Dam Road and Appian Way that have been previously “passed over.” Hillsides and ridgelines are largely designated for open space, protecting El Sobrante’s visual context and avoiding urban sprawl.

Areas along San Pablo Dam Road and Appian Way that serve as Downtown El Sobrante are designated Mixed Corridor, recognizing the existing mix of multi-family and commercial properties, as well as the desire for new projects that combine these uses, either vertically or horizontally. Zoning regulations adopted in 2013 provide more prescriptive design standards for Downtown.

The land use map also identifies community assets with a designation for public uses, including Juan Crespi Middle School, Harbour Way Elementary School, and the El Sobrante Library, as well as utilities such as an East Bay Municipal Utilities District (EBMUD) water filtration plant. The map also depicts open spaces along the San Pablo Creek corridor, and in other locations where topography or natural hazards preclude safe development. Sites along the creek will be considered for a potential community park.

The County’s zoning map will implement the planned land uses described above. The zoning map is also being updated as part of Envision Contra Costa 2040; draft changes will be published for public review and discussion when available.



Existing commercial use in El Sobrante.



Existing single-family home in El Sobrante.



Existing multi-family residential use in El Sobrante.



Example of mixed-use development in Rodeo.

DOWNTOWN EL SOBRANTE PLANNED LAND USES

In 2013, the County adopted the Downtown El Sobrante P-1 Zoning and Design Guidelines covering the area shown on the map on the following page. Zoning for Downtown El Sobrante includes a combination of traditional designations (generally matching existing land uses) and three mixed-use areas. Each mixed-use area aims for a slightly different outcome. The sections below provide a summary of the three mixed-use areas and the vision for each area. The Downtown El Sobrante P-1 Zoning and Design Guidelines should be consulted for more specific direction.

Each of the three mixed-use areas shares a common set of design principles intended to create a more walkable, pedestrian-friendly environment. Key principles include allowing varied setbacks and encouraging new buildings to be located close to the street frontage. Windows and entries should face the street, with surface parking to the rear of the building rather than in the front. Mixed-use development is strongly encouraged, although all three districts allow projects that are entirely commercial. Interesting and innovative architecture is encouraged throughout each mixed-use area, as long as the area as a whole is harmonious in scale and functions as a cohesive district.

APPIAN WAY MIXED-USE AREA

The Appian Way Mixed-Use Area is intended to facilitate the development of the Appian Way corridor as a unified, well-designed neighborhood, including new mixed-use development and improved services, shopping, offices, and restaurants. Neighborhood commercial uses are allowed on all parcels. Residential-only projects and mixed residential-commercial projects are permitted but not required, and residential uses may be integrated into existing commercial developments. A 27-foot height limit applies, with an 8-foot height bonus for mixed-use projects or projects eligible for a density bonus (subject to specific findings set forth in the P-1 Zoning Plan). Residential-only projects in this area are subject to a maximum density of 8 units per acre, while commercial and mixed-use projects have a maximum total floor area ratio (FAR) of 1.0 and no density limit.

The P-1 Guidelines provide direction for Appian Way itself, including development of a landscaped median, new storm drains, on-street parking bays, lighted pedestrian crossings, improved sidewalks and bus bays, and retention of bike lanes. Traffic signalization and vehicle flow improvements are encouraged. The Guidelines also support development of open space and parks, preservation of mature trees, and streetscape and frontage planting in this area.

GUIDING PRINCIPLES *why*

The following guiding principles articulate the values, priorities, and aspirations for the future shared by El Sobrante community members:

1. El Sobrante should remain independent and eclectic, while receiving greater investment in new amenities.
2. Change should be carefully managed to enhance El Sobrante's unique semi-rural/small-town character and preserve its scenic environment, open space, and agricultural land.
3. Growth and economic development should be focused in a way that conserves and strengthens established neighborhoods, meets local needs and the desire to be an attractive and complete community, provides a range of economic opportunities, revitalizes the commercial core with local-serving and locally owned businesses, and enhances the quality of life for area residents.
4. El Sobrante's built environment should be designed and developed at a human scale, incorporating healthy community concepts that provide for walking, bicycling, and other non-motorized transportation; recreation; access to healthy foods; and energy- and resource-efficient buildings and development.
5. El Sobrante should be a model for sustainable development and sustainable living, including local food and energy production, zero waste, and green building construction.
6. Because Richmond and Pinole surround El Sobrante on three sides, coordination with the City of Richmond and City of Pinole is essential, and the County should work proactively to address the effects of Richmond's and Pinole's decisions on the quality of life in El Sobrante.
7. Transportation options should be improved, particularly public transit connections to BART and bicycle facilities along major thoroughfares.
8. Long-term solutions should be developed to address traffic congestion, particularly "cut-through" traffic on local streets.
9. San Pablo Dam Road and Appian Way should be safer and more attractive for walking and cycling and communicate a positive and cohesive image of El Sobrante.
10. Principles of universal design should be incorporated in all projects and buildings in El Sobrante.
11. A stronger, more vibrant, and walkable center should be created in the heart of El Sobrante, providing a community gathering place and destination with new opportunities for housing, businesses, and open space.
12. Greater housing choices should be provided, including affordable housing, live-work spaces, and alternative dwelling types.
13. El Sobrante should be a culturally diverse community with amenities and services for people of all ages and parks and recreational facilities that meet community needs.
14. San Pablo Creek and its tributaries should be protected as accessible open spaces, wildlife corridors, green infrastructure, and natural amenities that add beauty, character, and ecological value to the community.
15. Access to local hospitals and health care services is critically important and should be improved.
16. El Sobrante should become more resilient and better prepared for disasters, particularly wildfires and earthquakes.

POLICIES *what*

1. Continue to improve Downtown El Sobrante to create a stronger sense of this area as a town center and destination for local residents, using the Downtown El Sobrante Planned Unit Development (P-1) Zoning and Design Guidelines to guide land use and development decisions in this area.
2. Encourage and support locally owned businesses, including markets offering healthier food choices. Local businesses should provide gathering places for residents and contribute to El Sobrante's sense of community. (3-170)
3. Encourage the assembly of deep narrow parcels along San Pablo Dam Road, Appian Way, and Valley View Road in order to create more viable development sites and limit the number of potential streets and driveways entering these major thoroughfares. (3-171, 3-172) *slow traffic?*
4. Improve the pedestrian and bicycle environment in El Sobrante, particularly along major thoroughfares, by closing gaps in the sidewalk system, improving wayfinding signage, discouraging "drive-through" businesses, and enforcing speed limits and traffic safety rules. (3-166)
5. Increase neighborhood park acreage in El Sobrante, including parks within new development, open space along San Pablo Creek, and land acquisition using development fees and other sources. Funding for ongoing maintenance should be identified when a park is created. (3-175)
6. Incorporate public open spaces and gathering places in new commercial and mixed-use development projects where feasible. In addition, multi-family development in El Sobrante should provide on-site recreational facilities for occupants and contribute toward the development of parks and recreational facilities that serve the community at large. (3-204, 3-207)
7. Maintain, and where feasible improve, access to regional open spaces and parks on the perimeter of El Sobrante, including new trails and existing fire trails with the potential for recreational use.
8. Conserve and restore San Pablo Creek as a community open space, natural resource, and visual amenity. In addition, conserve the natural elements of other local creeks, such as Appian Creek and Wilkie Creek. (3-177)
9. Encourage the City of Richmond to preserve the visual character and natural qualities of San Pablo Ridge, the roughly 1,000-acre hillside area that defines the southern and western edge of El Sobrante, by supporting land use decisions that maintain trail access to Wildcat Canyon Park and preserve areas above the 400-foot elevation contour as open space. (3-210)
10. Work with neighboring jurisdictions to ensure that the impacts of development on the El Sobrante community are addressed and mitigated. (3-180)
11. Maintain transparent, inclusive, and well-publicized processes to ensure that the public is kept aware and engaged as plans and projects for El Sobrante are developed, including road redesign and other capital improvement projects.

grouping properties? → residential density?