

**PLANNING COMMISSION RESOLUTION 26-01  
WITH EXHIBIT A: MUNICIPAL CODE AMENDMENTS**

**RESOLUTION OF THE CITY OF PINOLE PLANNING COMMISSION RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE TO PROHIBIT NEW SERVICE STATION, INCLUDE STANDARDS FOR OPERATION AND MODIFICATION OF SERVICE STATIONS, AND PROVIDE FOR ALTERNATIVE FUEL STATIONS BY AMENDING CHAPTERS 17.12, 17.20, 17.22, AND 17.34 OF THE PINOLE MUNICIPAL CODE AND CHAPTERS 6 AND 11 OF THE THREE CORRIDORS SPECIFIC PLAN.**

**WHEREAS**, the City Council of the City of Pinole adopted an urgency ordinance establishing a temporary moratorium on new service stations or expansion of service stations on April 2, 2024 for a period of 45 days and subsequently extended by 22 months and 15 days by an urgency ordinance on May 7, 2024; and

**WHEREAS**, as provided in the urgency ordinance, the City of Pinole has an overriding interest in planning and regulating the use of property within the City to maintain quality of life and addressing climate change to maintain public health, safety and welfare; and

**WHEREAS**, as further provided in the urgency ordinance, fossil-fuel based transportation remains the largest contributor of greenhouse gas emissions, and the City desired to aid in reducing severe negative public health impacts that residents are experiencing, and will continue to experience, by banning the development of new service stations, prohibiting the expansion of existing service stations, and encourage the use of zero emission vehicles; and

**WHEREAS**, the temporary moratorium is set to expire on March 22, 2026; and

**WHEREAS**, the City of Pinole adopted the City of Pinole Climate Action and Adaptation Plan (CAAP) in August 2024 establishing measures the City will take to support reducing greenhouse gas emissions; and

**WHEREAS**, the CAAP establishes an action for the City to prepare an ordinance that bans the development of any new fossil fuel stations and expansion of existing fossil fuel stations prior to the expiration of the urgency ordinance; and

**WHEREAS**, Pinole Municipal Code (“PMC”) Title 17 Zoning Code (“Zoning Code”) establishes general regulations on land uses and development standards within the City; and

**WHEREAS**, The Three Corridors Specific Plan (“Specific Plan”) establish specific regulations on land uses and development standards for defined areas within the City identified in the Specific Plan and supersede requirements in the Zoning Code where there is a conflict; and

**WHEREAS**, the proposed amendments to the Zoning Code and Specific Plan are attached hereto as Exhibit A; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing related to the proposed amendments on January 26, 2026; and

**WHEREAS**, after close of the public hearing, the Planning Commission considered all public comments received both before and during the public hearing, the presentation by city staff, the staff report, and all other pertinent documents regarding the proposed zoning code amendment; and

**WHEREAS**, the proposed ordinance amendments are exempt from the California Environmental Quality Act (CEQA) as provided in the following:

1. CEQA Guidelines Section 15061(b)(3) sets forth under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The project involves amendments to the text of the Zoning Code and Specific Plan with no physical impacts to the environment. The amendments would prohibit the development of new service stations and establishes regulation on operation and design of service stations and alternative fuel stations, which result in no specific physical changes to the environment. Projects involving development would be evaluated under CEQA based on discrete site and design characteristics particular to the project. Therefore, this ordinance amendment will have no significant effect on the environment.

2. CEQA Guidelines Section 15301 provides a categorical exemption for operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The amendments would result in existing service station uses (i.e., the fossil fuel-serving use) become nonconforming uses, which would be subject to regulations restricting the ability to expand the nonconforming use. Therefore, this ordinance amendment limits operation and modification of existing service station uses such that there would be negligible or no expansion of service station uses.

3. CEQA Guidelines Section 15308 provides a categorical exemption for actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. The amendments are consistent with the policies and practices in the City's Climate Action and Adaptation Plan (CAAP) for environmental protection through actions to address climate change and its impacts, including the actions to reduce greenhouse gas emissions. The CAAP calls for the adoption of an ordinance to prohibit new fossil fuel service stations, which is addressed through the proposed amendments. Therefore, this ordinance amendment is consistent with actions involving regulatory procedures for protection of the environment.

**NOW THEREFORE, BE IT RESOLVED**, that the above recitals are true and correct and made part of this Resolution.

**BE IT FURTHER RESOLVED**, that the Planning Commission of the City of Pinole hereby recommends that the City Council adopt an ordinance amending Chapters 17.12, 17.20, 17.22, And 17.34 of the Pinole Municipal Code and Chapters 6 and 11 of the Three Corridors Specific Plan, as set forth in Exhibit A, attached hereto and incorporated herein.

**PASSED AND ADOPTED** by the Planning Commission of the City of Pinole on this 26th day of January, 2026, by the following vote:

- AYES:**
- NOES:**
- ABSTAIN:**
- ABSENT:**

\_\_\_\_\_  
Gabriel Sandoval, Chair, 2025-2026

ATTEST:

\_\_\_\_\_  
David Hanham, Planning Manager

# **ATTACHMENT A, EXHIBIT A. MUNICIPAL CODE and SPECIFIC PLAN AMENDMENTS**

- 1. Pinole Municipal Code Chapter 17.12 Entitlements [Amendment]**
- 2. Pinole Municipal Code Chapter 17.20 Allowed Land Uses and Requirements [Amendment]**
- 3. Pinole Municipal Code Chapter 17.22 Allowed Use Definitions [Amendment]**
- 4. Pinole Municipal Code Chapter 17.34 Automobile Service Stations [Amendment]**
- 5. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.2 Permitted Use Table for San Pablo Avenue [Amendment]**
- 6. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.8 Permitted Use Table for Pinole Valley Road [Amendment]**
- 7. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.14 Permitted Use Table for Appian Way [Amendment]**
- 8. Three Corridors Specific Plan Chapter 11 Definitions [Amendment]**

# 1. Pinole Municipal Code Chapter 17.12 Entitlements [Amendment]

Excerpt of Section 17.12.080.

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## CHAPTER 17.12

### ENTITLEMENTS

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#### Sections:

- 17.12.010 Purpose.
- 17.12.020 Applicability.
- 17.12.030 Plan check.
- 17.12.040 Similar use determination.
- 17.12.050 Reasonable accommodation.
- 17.12.060 Administrative use permit.
- 17.12.070 Temporary use permit.
- 17.12.080 Administrative design review.
- 17.12.090 Sign permit.
- 17.12.100 Creative sign program.
- 17.12.110 Sign program.
- 17.12.120 Minor deviations.
- 17.12.130 Variance.
- 17.12.140 Conditional use permit.
- 17.12.150 Comprehensive design review.
- 17.12.160 Development agreements.
- 17.12.170 Specific plans.
- 17.12.180 Rezoning.
- 17.12.190 Zoning Code (text and map) amendment.
- 17.12.200 General plan amendment.
- 17.12.210 Small cell attachment permit.

[...]

#### **17.12.080 ADMINISTRATIVE DESIGN REVIEW.**

A. Purpose. The purpose of Administrative Design Review is to provide an efficient process for promoting the orderly and harmonious growth of the city, to encourage development in keeping with the desired character of the city, and to ensure physical and functional compatibility between uses. Administrative design review is intended to provide a process for consideration of minor development proposals to ensure that additions and alterations to the design and layout of existing development will constitute suitable development and will not result in a detriment to the city or to the environment.

B. Applicability. Administrative design review is required for all structural additions to single family, multi-family and non-residential structures, and as otherwise required in this Title. Additions for multi-family and non-residential structures that are five hundred (500) square feet or larger require comprehensive design review. Furthermore, all new single family homes shall require comprehensive design review. Issues related to fire and public works compliance are addressed during the plan check process. Issues related to Building Code compliance are addressed at time of building permit issuance.

C. Approving Authority. The designated approving authority for administrative design review is the Community Development Director. Administrative design review approval is required prior to issuance of any building permits or site improvement plans.

D. Application Contents. The application for an administrative design review shall be on a form prepared as prescribed by the Community Development Director.

E. Procedure. The procedures for administrative design review shall be as provided in Chapter 17.10 (General Application Processing Procedures) except as provided below:

1. No public hearing shall be required unless required below.

2. The city shall provide mailed notice pursuant to Section 17.10.050B.2. that the city is considering an application for administrative design review. In addition to the content required under Section 17.10.050B., the mailed notice shall advise

persons that plans for the project are available for public review at City Hall and that the application will be decided unless a written request for hearing is received by the City Community Development Department on or before a date specified in the notice, which shall be at least ten (10) working days after the date of mailing.

3. If no timely written request for hearing is filed, the application shall be administratively approved by the Community Development Director if it is deemed to be consistent with the provisions of this title.

4. If a timely written request for hearing is filed, the application shall no longer be administratively processed and shall instead be processed in accordance with the procedures for comprehensive design review.

5. The Community Development Director may elevate any project to the comprehensive design review process if in the opinion of the Community Development Director, such project, because of location, size, design, or other aspect of the project, warrants a hearing before the Planning Commission.

F. Approval Findings. The approving authority shall make the following findings to approve or conditionally approve an administrative design review application:

1. Compliance with the general plan and any applicable specific plans.
2. Compliance with applicable provisions of the Zoning Code.
3. Compatibility with the surrounding neighborhood.

4. Qualifying single-family residential, multi-family residential, and residential mixed-use projects shall comply with all relevant standards and guidelines in the city's currently adopted design guidelines for residential development.

G. Appeals. Appeal of the approving authority's action on the request for administrative design review permit shall be made in accordance with the procedures specified in Section 17.10.070 (Appeals).

H. Expiration. All approved administrative design review permits are subject to the provisions set forth in Section 17.10.120 (Revocation).

(Ord. 2020-01, § 2, 2020: Ord. 2012-07 § 2, 2012: Ord. 2010-02 § 1 (part), 2010)

[...]

## **2. Pinole Municipal Code Chapter 17.20 Allowed Land Uses and Requirements [Amendment]**

Full Chapter included.

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Text to be added shown in underline text.

## CHAPTER 17.20

### ALLOWED LAND USES AND REQUIREMENTS

Sections:

17.20.010 Purpose.

17.20.020 Allowed uses and required entitlements.

#### 17.20.010 PURPOSE.

The purpose of this chapter is to establish allowed land uses and requirements for planning entitlements for each of the city's base zoning districts. Allowed uses herein are consistent with and implement the city's general plan corresponding land use designations as shown in Table 17.18.020-1 (Zoning Districts).

(Ord. 2016-03 § 2 (part), 2016; Ord. 2010-02 § 1 (part), 2010)

#### 17.20.020 ALLOWED USES AND REQUIRED ENTITLEMENTS.

Table 17.20.030-1 below identifies allowed uses and corresponding requirements for planning entitlements for all base zoning districts within the city. Definitions for the land uses listed herein (use classifications) are provided in Chapter 17.22 (Allowed Use Definitions). See additional use requirements in Article IV (Special Use Standards). In the table below, any land use shown with a "P" indicates that the land use is permitted by right, a "C" indicates that the land use is permitted in the designated zoning district upon issuance of a conditional use permit (pursuant to Section 17.12.140 (Conditional Use Permit), an "A" indicates that the land use is permitted in the designated zoning district upon issuance of an administrative use permit (pursuant to Section 17.12.060 (Administrative Use Permit), and an "N" indicates that the use is not allowed. Except as otherwise provided for in this title, uses not shown in the table are not permitted. Zoning district names for the zoning district symbols used in the table are as follows:

- LDR = Low Density Residential Zoning District
- R-1 = Suburban Residential Zoning District
- R-2 = Medium Density Zoning District
- R-3 = High Density Zoning District
- R-4 = Very High Density Zoning District
- R = Rural Zoning District
- RC = Regional Commercial Zoning District
- RMU = Residential Mixed Use Zoning District
- CMU = Commercial Mixed Use Zoning District
- OPMU = Office Professional Mixed Use Zoning District
- OIMU = Office Industrial Mixed Use Zoning District
- OS = Open Space Zoning District
- PR = Parks and Recreation Zoning District
- PQI = Public Quasi-Public Institutional Zoning District
- SPBCA = San Pablo Bay Conservation Zoning District

**TABLE 17.20.030-1:**

#### ALLOWED USES AND REQUIRED ENTITLEMENTS FOR CITY OF PINOLE BASE ZONING DISTRICTS

<i>Land Use \ Zoning District</i>	<i>LDR</i>	<i>R-1</i>	<i>R-2</i>	<i>R-3</i>	<i>R-4</i>	<i>R</i>	<i>RC</i>	<i>RMU</i>	<i>CMU</i>	<i>OPMU</i>	<i>OIMU</i>	<i>OS</i>	<i>PR</i>	<i>PQI</i>	<i>SPBCA</i>
<b>Residential Uses</b>															
Adult Day Care Home	P	P	P	P	P	P	N	P	P	P	P	N	N	N	N
Caretaker Housing	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
Dwelling, Accessory/ Junior Accessory <sup>(1)</sup>	P	P	P	P	P	P	N	P	P	P	P	N	N	N	N
Dwelling, Multifamily	N	N	P	P	P	N	N	P	P	P	C	N	N	N	N
Dwelling, Single Family	P	P	P	P	N	P	N	P	N	N	N	N	N	N	N
Dwelling, Two-Family	N	N	P	P	N	N	N	N	N	P	P	N	N	N	N

<b>Land Use \ Zoning District</b>	<b>LDR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R</b>	<b>RC</b>	<b>RMU</b>	<b>CMU</b>	<b>OPMU</b>	<b>OIMU</b>	<b>OS</b>	<b>PR</b>	<b>PQI</b>	<b>SPBCA</b>
Dwelling, Three- and Four-Family	N	N	P	P	P	N	N	P	P	N	N	N	N	N	N
Emergency Shelter (2)	N	N	N	N	N	N	N	N	N	N	P	N	N	N	N
Family Day Care Home, Large	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Family Day Care Home, Small	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Group Residential/Home	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Home Occupations (3)	P	P	P	P	P	P	N	P	P	P	P	N	N	N	N
Low Barrier Navigation Center	N	N	N	N	N	N	N	P	P	P	P	N	N	N	N
Manufactured Home	P	P	P	P	P	P	N	P	N	N	N	N	N	N	N
Mobile Home Park	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N
Residential Care Facilities	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N
Single Room Occupancy Facilities	N	N	C	C	C	N	N	C	C	N	N	N	N	N	N
Supportive Housing (located in housing of a type permitted in the zone)	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N
Transitional Housing <sup>(2)</sup> (located in housing of a type permitted in the zone)	P	P	P	P	P	N	P	P	P	P	P	N	N	N	N
<b>Agriculture, Resource, and Open Space Uses</b>															
Animal Keeping, Domestic Pets (4)	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Animal Keeping, Exotic Animals (4)	P	P	P	P	P	P	N	P	P	N	N	N	N	N	N
Animal Keeping, Livestock (4)	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N
Animal Keeping, Poultry, Rabbits (4)	P	P	C	C	C	P	N	N	N	N	N	N	N	N	N
Equestrian Facility, Commercial	N	N	N	N	N	C	N	N	N	N	N	N	C	N	N
Equestrian Facility, Hobby	N	N	N	N	N	P	N	N	N	N	N	N	C	N	N
Kennels, Hobby	N	N	N	N	N	C	N	N	N	N	N	N	N	N	N
<b>Recreation, Education, and Public Assembly Uses</b>															
Cemeteries, Mausoleums	C	C	C	C	C	C	N	N	N	N	N	N	N	N	N
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	N	N	N	N	C	C	C	N	N	C	C
Community Centers/Civic Uses	C	C	C	C	C	C	N	C	C	C	N	N	P	P	C
Community Garden	P	P	P	P	P	P	N	P	P	P	P	P	P	P	N
Indoor Amusement/Entertainment Facility	N	N	N	N	N	N	C	N	C	N	N	N	N	N	N
Indoor Fitness and Sports Facility	N	N	N	N	N	N	P	C	N	C	C	N	N	P	N
Libraries and Museums	C	C	C	C	N	N	N	C	C	C	C	N	N	C	C
Outdoor Commercial Recreation	C	C	C	C	N	N	N	N	N	N	N	N	P	P	C
Parks and Public Plazas	P	P	P	P	P	P	N	P	P	P	P	N	P	P	P
Public Safety Facility	P	P	P	P	P	P	P	C	C	C	C	N	C	P	C

<b>Land Use \ Zoning District</b>	<b>LDR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R</b>	<b>RC</b>	<b>RMU</b>	<b>CMU</b>	<b>OPMU</b>	<b>OIMU</b>	<b>OS</b>	<b>PR</b>	<b>PQI</b>	<b>SPBCA</b>
Recreational Vehicle Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Religious Institutions	C	C	C	C	C	C	N	N	C	C	C	N	N	C	C
Resource Protection and Restoration	P	P	P	P	P	P	C	N	N	N	N	P	P	P	P
Resource-Related Recreation	P	P	P	P	P	P	N	N	N	N	N	P	P	P	P
Schools, Private and Special/Studios	N	N	N	N	N	N	P	N	C	C	C	N	N	N	N
Schools, Public	P	P	P	P	P	P	N	P	P	P	P	N	N	P	N
Theaters and Auditoriums	N	N	N	N	N	N	P	N	N	N	N	N	N	N	N
<b>Utility, Transportation, and Communication Uses</b>															
Broadcasting and Recording Studios	N	N	N	N	N	N	P	N	N	N	N	N	N	P	N
Bus and Transit Shelters	N	P	P	P	P	N	P	P	P	P	P	N	P	P	P
Bus and Truck Terminal and Parking	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Heliports	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Park and Ride Facility	N	N	C	C	N	N	P	C	C	C	C	N	N	P	N
Parking Facility	N	N	P	P	P	N	P	P	P	P	P	N	N	P	N
Small Cell Wireless Facilities (14)	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	P/C	N	P/C	P/C	N
Wireless Communication Facility, Freestanding Tower (5)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Wireless Communication Facility, co-location, antenna, satellite (5)	C	C	P	P	P	P	P	P	P	P	P	P	P	P	P
Transit Facilities	N	N	N	N	N	N	P	N	N	C	C	N	N	P	C
Utility Facility and Infrastructure (6)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<b>Retail, Service, and Office Uses</b>															
Adult Oriented Business (7)	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Adult Day Care Facility	C	C	C	C	P	N	N	P	C	N	N	N	N	N	C
Alcoholic Beverage Sales	N	N	N	N	N	N	C	C	C	C	C	N	N	N	N
Ambulance Service	N	N	N	N	N	N	N	C	N	N	P	N	N	N	N
Animal Sales and Grooming	N	N	N	N	N	N	P	C	C	P	P	N	N	N	N
Art, antique, collectable	N	N	N	N	N	N	P	P	P	C	C	N	N	N	N
Artisan Shops	N	N	N	N	N	N	P	P	P	P	C	N	N	N	N
Artist Studio	N	N	P	P	P	P	N	C	C	C	P	N	N	N	N
Banks and Financial Services	N	N	N	N	N	N	P	P	P	P	C	N	N	N	N
Bars and Nightclubs	N	N	N	N	N	N	C	C	C	C	N	N	N	N	N
Bed and Breakfast Inns	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N
Building Materials Store and Yard	N	N	N	N	N	N	P	N	C	N	C	N	N	N	N
Business Support Services	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N
Call Centers	N	N	N	N	N	N	N	C	C	P	P	N	N	N	N
Card Room	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N

<b>Land Use \ Zoning District</b>	<b>LDR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>R</b>	<b>RC</b>	<b>RMU</b>	<b>CMU</b>	<b>OPMU</b>	<b>OIMU</b>	<b>OS</b>	<b>PR</b>	<b>PQI</b>	<b>SPBCA</b>
Check Cashing Business	N	N	N	N	N	N	N	N	C	C	C	N	N	N	N
Child Day Care Facility	C	C	C	C	C	N	C	P	P	P	C	N	N	N	N
Commercial Marijuana Cultivation <sup>(11)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Convenience Stores	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N
Drive-in and Drive-through Sales and Service (8)	N	N	N	N	N	N	P	N	C	C	C	N	N	N	N
Equipment Sales and Rental	N	N	N	N	N	N	C	N	P	C	P	N	N	N	N
Firearm or Firearm Ammunition Sales	N	N	N	N	N	N	C	N	C	N	C	N	N	N	N
Furniture, Furnishings, and Appliance Stores	N	N	N	N	N	N	P	C	P	C	C	N	N	N	N
Garden Center/Plant Nursery	N	N	N	N	N	N	C	N	C	C	P	N	N	N	N
Grocery Stores/Supermarket	N	N	N	N	N	N	P	P	P	C	N	N	N	N	N
Home Improvement Supplies	N	N	N	N	N	N	P	C	C	C	C	N	N	N	N
Hotels and Motels	N	N	N	N	N	N	P	C	C	C	N	N	N	N	N
Hotels and Motels, Extended Stay	N	N	N	N	N	N	P	C	C	C	N	N	N	N	N
Kennels, Commercial	N	N	N	N	N	C	N	N	C	N	C	N	N	N	N
Maintenance and Repair, Small Equipment	N	N	N	N	N	N	P	C	C	C	P	N	N	N	N
Marijuana Delivery <sup>(12)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Marijuana Dispensary <sup>(10)</sup>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Massage Therapy Establishment <sup>(9)</sup>	N	N	N	N	N	N	C	P	P	P	C	N	N	N	N
Medical Services, General	N	N	N	N	N	N	P	C	C	P	P	N	N	N	N
Medical Services, Extended Care	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
Medical Services, Hospitals	N	N	N	N	N	N	N	N	C	P	N	N	N	N	N
Mortuaries and Funeral Homes	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N
Neighborhood Market	N	N	N	N	N	N	N	P	P	C	C	N	N	N	N
Office, Temporary	N	N	N	N	N	N	N	N	C	P	P	N	N	N	N
Offices, Business and Professional	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N
Offices, Accessory	N	N	N	N	N	N	P	P	P	C	P	N	N	N	N
Pawn Shop	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Personal Marijuana Cultivation <sup>(13)</sup>	P	P	P	P	P	P	N	P	P	P	P	N	N	N	N
Personal Services	N	N	N	N	N	N	P	P	P	C	N	N	N	N	N
Restaurants	N	N	N	N	N	N	P	C	P	P	P	N	N	N	N
Retail, Accessory	N	N	N	N	N	N	P	P	P	P	P	N	N	N	N
Retail, General	N	N	N	N	N	N	P	P	P	P	C	N	N	N	N
Retail, Warehouse Club	N	N	N	N	N	N	P	N	C	N	N	N	N	N	N
Smoke Shop	N	N	N	N	N	N	N	N	C	N	N	N	N	N	N
Temporary Real Estate	C	C	C	C	C	C	C	C	C	C	C	N	N	N	N
Thrift Store	N	N	N	N	N	N	C	C	C	N	N	N	N	N	N
Veterinary Facility	N	N	N	N	N	N	C	C	C	C	C	N	N	N	N

Land Use \ Zoning District	LDR	R-1	R-2	R-3	R-4	R	RC	RMU	CMU	OPMU	OIMU	OS	PR	PQI	SPBCA
<b>Automobile and Vehicle Uses</b>															
<u>Alternative Fuel Station</u> (15)	N	N	N	N	N	N	P	N	P	P	P	N	N	N	N
Auto and Vehicle Sales and Rental	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Auto and Vehicle Storage	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Auto Parts Sales	N	N	N	N	N	N	P	N	N	N	P	N	N	N	N
Car Washing and Detailing	N	N	N	N	N	N	C	N	C	C	C	N	N	N	N
Service Stations (15)	N	N	N	N	N	N	<del>NC</del>	N	<del>NC</del>	<del>NC</del>	<del>NC</del>	N	N	N	N
Vehicle Services, Major	N	N	N	N	N	N	C	N	C	N	C	N	N	N	N
Vehicle Services, Minor	N	N	N	N	N	N	C	N	C	N	C	N	N	N	N
<b>Industrial, Manufacturing, and Processing Uses</b>															
Manufacturing, Major	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Manufacturing, Minor	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N
Manufacturing, Small Scale	N	N	N	N	N	N	N	C	C	P	P	N	N	N	N
Printing and Publishing	N	N	N	N	N	N	N	N	C	C	P	N	N	N	N
Recycling Facility, Collection	N	N	N	N	N	N	C	C	C	C	C	N	N	N	N
Recycling Facility, Processing	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N
Recycling Facility, Scrap and Dismantling Facility	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Research and Development	N	N	N	N	N	N	N	C	P	P	P	N	N	N	N
Storage, Personal Storage Facility	N	N	N	N	N	N	C	N	C	N	P	N	N	N	N
Storage, Warehouse	N	N	N	N	N	N	N	N	N	C	P	N	N	N	N
Storage, Yards	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N
Wholesaling and Distribution	N	N	N	N	N	N	N	N	N	N	C	N	N	N	N

Notes:

- (1) See additional regulations for Accessory Dwelling Units and Junior Accessory Dwelling Units in Chapter 17.70.
- (2) See additional regulations for Emergency Shelters in Chapter 17.62.
- (3) See additional regulations for Home Occupations in Chapter 17.64.
- (4) Additional regulations applicable to animal keeping where permitted are as follows and within Title 6:
  - a. Domestic Pets. Keeping of any combination of five (5) or more cats and dogs is considered a kennel for the purposes of this title.
  - b. Exotic Animals. All exotic animals shall be kept and maintained a minimum distance of 40 feet from any property line, unless contained within the dwelling.
  - c. Livestock. One (1) livestock animal may be permitted for each twenty thousand (20,000) square feet. All livestock animals shall be kept and maintained a minimum distance of twenty (20) feet from any property line and a minimum distance of fifty (50) feet from any residential dwelling.
  - d. Poultry and Rabbits. All poultry animals shall be kept and maintained a minimum distance of twenty (20) feet from any property line.
- (5) See additional regulations for wireless communication facilities in Chapter 17.76.

(6) Utility facilities and infrastructure involving hazardous or volatile gas and/or liquid pipeline development require approval of a conditional use permit.

(7) See additional regulations for adult entertainment businesses in Chapter 17.58

(8) See additional regulations for drive-in and drive-through facilities in Chapter 17.40.

(9) See additional regulations for massage therapy in Chapter 17.66 and Chapter 8.32

(10) Marijuana dispensaries are not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(11) Commercial Marijuana Cultivation is not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(12) Marijuana Delivery is not permitted in any zoning district. See also, Chapter 5.64 and Chapter 8.33.

(13) Personal Marijuana Cultivation is limited to up to six plants per residence, grown indoors within a locked area, by adults 21 years of age or older. See also, Chapter 8.33.

(14) Facilities meeting all specified requirements in Chapter 17.77 are permitted as noted above except in the Open Space (OS) and San Pablo Bay Conservation Area (SPBCA) District, otherwise a conditional use permit is required. See additional regulations for small cell wireless facilities in Chapter 17.77.

(15) See additional regulations for service stations and alternative fuel stations in Chapter 17.34.

(Ord. 2024-09 § 2, 2024; Ord. 2020-04 § 2, 2020; Ord. 2019-03 § 4, 2019; Ord. 2017-14 § 2 (part), 2017; Ord. 2017-11 § 2, 2017; Ord. 2017-08 § 2 (part), 2017; Ord. 2016-04 § 6, 2016; Ord. 2016-03 § 2 (part), 2016; Ord. 2014-02 § 4, 2014; Ord. 2012-05 § 2, 2012; Ord. 2011-02; Ord. 2010-02 § 1 (part), 2010)

### **3. Pinole Municipal Code Chapter 17.22 Allowed Use Definitions [Amendment]**

Excerpt of Section 17.22.020(G).

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

## CHAPTER 17.22

### ALLOWED USE DEFINITIONS

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Sections:

17.22.010 Purpose.

17.22.020 Allowed use definitions.

#### 17.22.010 PURPOSE.

The purpose of this chapter is to define use classifications listed in Chapter 17.20 (Allowed Land Uses and Required entitlements) and throughout this title. Use classifications are land uses that have been grouped into general categories on the basis of common function, product, or compatibility characteristics. This chapter should be used as a reference to Additional definitions for specialized terms used in the Zoning Code can be found in Article VI (Glossary). (Ord. 2010-02 § 1 (part), 2010)

#### 17.22.020 ALLOWED USE DEFINITIONS.

[...]

#### G. Automobile and Vehicle uses.

1. **AUTO AND VEHICLE SALES AND RENTAL.** Retail establishments selling and/or renting automobiles, trucks, and vans. Includes the sales and rental of mobile homes, recreation vehicles, and boats. May also include repair shops and the sales of parts and accessories, incidental to vehicle dealerships. Does not include the sale of auto parts/accessories separate from a vehicle dealership (see "Auto Parts Sales"), bicycle and moped sales (see "Retail, General"), tire recapping establishments (see "Vehicle Services - Major"), businesses dealing exclusively in used parts (see "Recycling Facility - Scrap and Dismantling"), or "Service Station," all of which are separately defined.
2. **AUTO AND VEHICLE SALES, WHOLESALE.** Wholesale establishments selling new and used vehicles and used vehicle parts. This use is normally developed as part of an auto wrecking, junkyard, or salvage yard. Conventional automobile dealerships are listed under "Auto and Vehicle Sales and Rental."
3. **AUTO AND VEHICLE STORAGE.** Facilities for the storage of operative and inoperative vehicles for limited periods of time. Includes, but is not limited to, storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses, and recreation vehicles. Does not include retail sales (see "Auto and Vehicle Sales, Wholesale").
4. **AUTO PARTS SALES.** Stores that sell new automobile parts, tires, and accessories. May also include minor parts installation (see "Vehicle Services"). Does not include tire recapping establishments, which are found under "Vehicle Services - Major" or businesses dealing exclusively in used parts, which are included under "Auto and Vehicle Sales, Wholesale."
5. **CAR WASHING AND DETAILING.** Permanent, drive-through, self-service, and/or attended car washing establishments, including fully mechanized facilities. May include detailing services. Temporary car washes (e.g., fundraising activities generally conducted at a service station or other automotive-related business, where volunteers wash vehicles by hand, and the duration of the event is limited to one (1) day) are not part of this use classification.
6. **SERVICE STATION.** A retail business selling and dispensing fossil fuels, including gasoline and diesel, for motor vehicles. Service stations may include the sale of other motor vehicle fuels. ~~gasoline or other motor vehicle fuels.~~ Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."
7. **ALTERNATIVE FUEL STATION.** A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, and biofuel. Vehicle services which are incidental to fuel services are included under "Vehicle Services - Minor."
- 8.7. **VEHICLE SERVICES - MAJOR.** The repair, alteration, restoration, towing, painting, cleaning (e.g., self-service and attended car washes), or finishing of automobiles, trucks, recreational vehicles, boats, and other vehicles as a primary use, including the incidental wholesale and retail sale of vehicle parts as an accessory use. This use includes major repair and body work-repair facilities dealing with entire vehicles; such establishments typically provide towing, collision repair, other body work, and painting services and may also include tire recapping establishments.
- 9.8. **VEHICLE SERVICES - MINOR.** Minor facilities specialize in limited aspects of repair and maintenance (e.g., muffler and radiator shops, quick-lube, and smog check). Does not include repair shops that are part of a vehicle dealership on the same site (see "Auto and Vehicle Sales") or automobile dismantling yards, which are included under "Recycling Facility - Scrap and Dismantling."

[...]

(Ord. 2024-09 § 2, 2024; Ord. 2020-04 § 2, 2020; Ord. 2017-08 § 2 (part), 2017; Ord. 2016-04 §§ 4-5, 2016;  
Ord. 2012-05 §  
3, 2012; Ord. 2010-02 § 1 (part), 2010)

## **4. Pinole Municipal Code Chapter 17.34 Automobile Service Stations [Amendment]**

Full Chapter included.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

## CHAPTER 17.34

### AUTOMOBILE SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS

17.34.010 Purpose.

17.34.020 Applicability.

17.34.030 Operation and modification of Service Stations~~Permit requirements and conditions of approval.~~

17.34.040 Location requirements.

17.34.050 Development and design standards for Service Stations and Alternative Fuel Stations.

~~17.34.060 Alternative fuel and charging stations for electric vehicles.~~

#### **17.34.010 PURPOSE.**

The purpose of this chapter is to regulate legal nonconforming service station modifications and alternative fuel station development to ensure that the design and operation of such uses are compatible with surrounding uses and activities relative to hazardous materials, noise, circulation, runoff, lighting, and litter, and consistent with the City's goals and policies, including the Climate Action and Adaptation Plan while encouraging and incentivizing the expansion, modification, or retrofit of existing service stations to incorporate biodiesel or other alternative fuels and electric vehicle charging infrastructure.~~This chapter is also intended to allow for expansion of existing service stations to allow for biodiesel and other alternative fuels and the incorporation of charging stations for electric vehicles.~~ (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.020 APPLICABILITY.**

The regulations contained in this chapter shall apply to legal nonconforming new service stations and alternative fuel stations.~~Service stations subject to this chapter shall only be authorized through entitlement requirements of Article II. (Zoning Districts, Allowed Uses, and Development Standards).~~ These regulations shall be in addition to any other development standards and regulations contained elsewhere within the Zoning Code (e.g., lighting). ~~Existing service stations and modification to existing service stations are exempt from the regulations contained in this chapter.~~ (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.030 OPERATION AND MODIFICATION OF SERVICE STATIONS**~~REQUIREMENTS AND CONDITIONS OF APPROVAL.~~

A. Operation of Service Stations. ~~New service stations are prohibited. Existing legal nonconforming service station uses may continue to operate, subject to the following: Permit Requirement. Service stations require a conditional use permit or are allowed by right as established in Article II (Zoning Districts, Allowed Uses, and Development Standards). Comprehensive design review pursuant to Section 17.12.150 (Comprehensive Design Review) shall be required for all new service stations. Consistent with Article II. (Zoning Districts, Allowed Uses, and Development Services), the Planning Commission is the designated approving authority for service station conditional use permit applications.~~

1. The number of fossil fuel pumps shall not be increased to exceed the existing number at the service station site.

2. If the number of fossil fuel pumps are permanently reduced, meaning the pump or pumps are fully removed rather than temporarily out of service, no subsequent actions may increase the number of fossil fuel pumps to the number that existed prior to the reduction.

3. Fossil fuel equipment and infrastructure may be repaired, replaced, and/or relocated on the same site where required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure. Replacement and relocation shall be subject to the requirements under Section 17.34.030(B).

4. Existing service stations shall lose nonconforming status if conditions occur as described in Section 17.34.030(C).

B. Conditions of Approval. ~~In addition to any other conditions which may be imposed by the approving authority, any conditional use permit issued pursuant to this chapter shall include the following conditions:~~

— 1. ~~If the operation of the service station is discontinued for any reason for a continuous period in excess of one hundred and eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with Section 17.16.070 (Permit Revocation or Modification).~~

— 2. ~~Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station.~~

— 3. ~~The applicant to whom a conditional use permit has been granted shall keep on the premises the conditional use permit or a copy thereof.~~

Renovations and Modifications of Service Stations. ~~Renovations and modifications of service stations may be conducted, subject to the following:~~

1. Fossil Fuel Uses. Renovations and modifications associated with the selling, dispensing, and storage of fossil fuel are allowed only where such work is required to ensure preservation of health and safety consistent with regulatory standards; comply with regional, state or federal requirements; reduce fossil fuel use; or support the deployment of alternative fuel infrastructure.

a. Administrative Design Review approval is required for renovations and modifications.

b. Renovations and modifications shall not increase the number of fossil fuel pumps.

c. Maintenance and repair of existing fossil fuel service equipment is not considered a renovation or modification for the purposes of this Section.

2. Other Uses. Renovations and modifications that involve other permitted and conditionally permitted uses on the site (e.g., remodel of a convenience store, installation of alternative fuel pumps, installation of zero-emission vehicle charging stations) may be allowed subject to obtaining required permits.

3. Addition of Alternative Fuel. Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates alternative fuels, including hydrogen, electricity, and biofuel. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. Renovations and modifications of service stations that include alternative fuel infrastructure may include a request for reduction of existing on-site parking spaces. The designated approving authority may approve a parking reduction without a Minor Deviation, Variance, or Conditional Use Permit when the applicant demonstrates, to the satisfaction of the Community Development Director, that the reduction is necessary to accommodate alternative fuel infrastructure.

~~C. Loss of Nonconforming Status for Service Stations. B. Conditions of Approval. In addition to any other conditions which may be imposed by the approving authority, any conditional use permit issued pursuant to this chapter shall include the following conditions:~~

~~1. If the operation of the service station is discontinued for any reason for a continuous period in excess of one hundred and eighty (180) days, such discontinuance of operation shall be grounds for revocation or modification of the conditional use permit, consistent with Section 17.16.070 (Permit Revocation or Modification).~~

1. If the service station is abandoned or ceases the selling, storing, and/or dispensing of fossil fuels for a continuous period in excess of six (6) months, the service station shall lose its nonconforming status and any subsequent use of the site shall be in conformity with regulations of the applicable zoning district. The Community Development Director shall have final determination on the date the service station became abandoned or ceased the selling, storing, and/or dispensing of fossil fuels.

2. If the service station loses its nonconforming status, the property owner shall be responsible for the removal of ~~2.~~ Upon revocation of the conditional use permit, the applicant shall remove all buildings, pumps, pump islands, signs, underground storage tanks, fences, walls, and all other structures and instruments related to the service station and shall return the property to substantially the condition it was in prior to the construction of the service station. The owner shall submit plans to the Community Development Department showing the proposed removal and obtain all required permits to complete the work. The owner shall complete the removal within six (6) months following the date the service station lost its nonconforming status, or as otherwise approved by the Community Development Director.

~~3. The applicant to whom a conditional use permit has been granted shall keep on the premises the conditional use permit or a copy thereof. (Ord. 2010-02 § 1 (part), 2010)~~

#### **17.34.040 LOCATION REQUIREMENTS.**

A. Abutting Residential Zoning Districts or Uses. No new service stations shall be permitted. No alternative fuel station shall be permitted or located on lots abutting property in any residential zoning district or residential use, unless the designated approving authority can make the finding that the design and operation of the alternative fuel station service station, along with the conditions placed upon the entitlement application conditional use permit or Design Review, will ensure compatibility with the abutting property or use. In the event that the property adjacent to an existing service station or alternative fuel station is subsequently rezoned to a residential zoning district or to allow residential uses, such rezoning shall not cause the service station or alternative fuel station to be nonconforming in regard to this location requirement.

B. Proximity to Other ~~Service~~ Stations. In the City of Pinole, a maximum of two (2) service stations and/or alternative fuel stations are permitted at any single intersection; otherwise, ~~service~~ stations shall be separated by a minimum of five hundred (500) feet. However, the city may grant exceptions for stations that are required to relocate due to roadway expansion projects or where required for compliance with regulations. Separation distance shall be measured in a straight line from the property line of said service stations. Where two (2) service stations are located at a single intersection, the city encourages stations to be sited in such a manner as to service different flows of traffic. The city may waive the spacing requirements for infill sites or locations affected by roadway widening or other infrastructure improvements. (Ord. 2010-02 § 1 (part), 2010)

#### **17.34.050 DEVELOPMENT AND DESIGN STANDARDS FOR SERVICE STATIONS AND ALTERNATIVE FUEL STATIONS.**

The following requirements apply to all new service stations and qualifying expansions/improvements to existing service stations and new alternative fuel stations, except where such requirements may be superseded by state or federal regulations. Service station and alternative fuel station uses shall also comply with all applicable state and federal regulations regarding site design, pricing signs, containment, maintenance, and operations.

A. Frontage. The minimum public street frontage shall be one hundred and thirty-five (135) feet on each public street for all new alternative fuel service stations.

B. Pump Islands. Service station and alternative fuel station pump islands may be placed in required yards provided they are no closer than fifteen (15) feet to the street right-of-way.

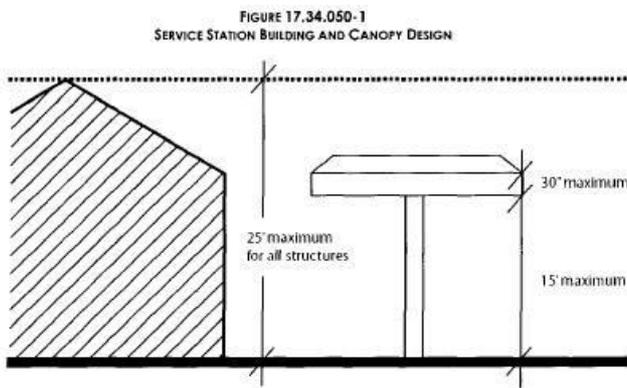
C. Setbacks. Generally, no building shall be located within thirty (30) feet of any public right-of-way or within fifteen (15) feet of any interior parcel line. However, to encourage a more pedestrian streetscape, a primary building with direct access from the street may be located a minimum of fifteen (15) feet from the right-of-way (and outside required landscape corridors). Where the site is located within the Three Corridors Specific Plan area, the development standards of the Specific Plan shall apply.

D. Building Placement and Orientation. Buildings shall be placed outside the required setback areas, but close to the street and oriented to the public view.

E. Building and Canopy Design. The service station or alternative fuel station building and/or canopy shall be designed for architectural compatibility with the surrounding area. Notwithstanding any other requirements in the Zoning Code or Specific Plan, the maximum height for all service station buildings (including canopy) shall be twenty-five (25) feet. Pitched roofs are preferred, but not required. In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be fifteen (15) feet and the maximum width of the canopy fascia shall be thirty (30) inches. ~~A lighting study shall be required in conjunction with the design review process to examine light pollution issues, including but not limited to safety and glare pursuant to~~ The canopy fascia shall match the color and texture of the primary building. See Figure 17.34.050-1 (Service Station Building and Canopy Design). Deviations from these requirements may be allowed in conjunction with comprehensive design review (Section 17.12.150).

FIGURE 17.34.050-1

### SERVICE STATION AND ALTERNATIVE FUEL STATION BUILDING AND CANOPY DESIGN



F. Access Driveways.

~~1.a.~~ Driveway dimensions. Driveway design shall be consistent with the City of Pinole Public Works Improvement Standards, except that the minimum width for driveways shall be thirty-five (35) feet. The width shall be expanded to forty-five (45) feet whenever the driveway accesses a street with a width of, or with a planned ultimate width of, eighty-four (84) feet or greater. The throat depth for driveways shall be fifty (50) feet.

~~2.b.~~ Driveway location. Driveways shall be no closer than forty (40) feet from the nearest intersecting point of street right-of-way lines, or as otherwise determined by the Public Works Director for traffic safety.

~~3.c.~~ Number of driveways. No more than two (2) exterior points of access (driveways along abutting streets) shall be provided for each service station, regardless of the length or number of street frontages. No more than thirty-five percent (35%) of the street frontage shall be devoted to curb cuts. Within integrated developments, shared access driveways are preferred.

~~4.d.~~ Accommodation of vehicle stacking. The internal circulation system shall allow for vehicle stacking without blocking ingress and egress on and off the site. The pump island shall be situated to provide stacking space for a minimum of two (2) vehicles behind the vehicle parked at the pump closest to the entrance and/or exit driveway. Sites shall be designed so that the space intended for vehicle stacking shall not block or interfere with the general circulation of traffic within integrated developments.

G. Accommodation of Refueling Trucks. The internal circulation system shall allow for safe and efficient fuel delivery. Where new internal circulation accommodating fuel delivery is proposed, the turningTurning radius information for all fuel delivery trucks accessing the service station shall be provided ~~in conjunction with conditional use permit or design review~~ for review and approval to the satisfaction of the Public Works Director.

H. Landscaping. Landscaping shall be provided consistent with the requirements of Section 17.44.060 (Special Landscape Requirements) for service stations and alternative fuel stations.

I. Signs. Signs shall be consistent with the requirements of Chapter 17.52 (Signs), including exempt gasoline pricing signs.

J. Fences and Walls. A wall shall be provided between service stations abutting property in any agricultural or residential

zoning district or residential use consistent with the requirements of Section 17.42.050 (Special Fence, Wall and Screening Requirements).

K. Lighting. Where there is change to the exterior lighting in conjunction with a permit application for new or modified structures, a lighting study shall be submitted to demonstrate consistency with the requirements of Chapter 17.46 (Lighting). In addition to the lighting requirements of Chapter 17.46 (Lighting), canopy lighting shall be recessed so that the luminary does not extend below the surface of the underside of the canopy.

L. Noise. All outdoor noise generators associated with operation of the service station shall be identified by the applicant during the ~~conditional use permit and/or~~ comprehensive design review process and may require the submittal of a professional noise analysis to quantify noise sources and attenuate noise levels consistent with city noise standards. All outdoor speakers and video/audio pump stations and sound signals associated with the service stations shall be turned off daily between the hours of 10:00 p.m. and 7:00 a.m. (Ord. 2010-02 § 1 (part), 2010)

#### ~~17.34.060 ALTERNATIVE FUEL AND CHARGING STATIONS FOR ELECTRIC VEHICLES.~~

~~Plan check is required pursuant to Section 17.12.030 (Plan Check) for the expansion, modification or retrofit of an existing service station where the expansion, modification or retrofit incorporates biodiesel or other alternative fuels, or charging stations for electric vehicles. The designated approving authority may grant the expansion, modification or retrofit even if specified improvements result in a reduction of existing on-site parking. (Ord. 2010-02 § 1 (part), 2010)~~

## **5. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.2 Permitted Use Table for San Pablo Avenue [Amendment]**

Excerpt of Table 6.2.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

# LAND USE AND DEVELOPMENT STANDARDS

LAND USE CLASSIFICATIONS	Old Town Sub-Area						Service Sub-Area				Mixed-Use Sub-Area				
	MDR		RMU	CMU	OPMU	PQI	CMU	OPMU	OIMU	PQI	VHDR	RMU	CMU	OPMU	PQI
Retail	N		P	P	P	N	P	P	P	N	N	P	P	P	N
Veterinary Facility	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Automotive and Vehicle Use Listings															
<u>Alternative Fuel Station</u>	<u>N</u>		<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Auto Parts Sales	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Car Wash and Detailing	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Service Stations	N		N	N	N	N	N	N	<u>NCUP</u>	N	N	N	N	N	N
Vehicle Services	N		N	CUP	CUP	N	CUP	CUP	CUP	CUP	N	N	CUP	CUP	N
Industrial, Manufacturing, and Processing Use Listings															
Manufacturing - Minor	N		CUP	CUP	N	N	N	N	CUP	N	N	N	N	N	N
Cottage Industry	N		P	P	N	N	P	P	P	N	N	CUP	N	N	N
Personal Storage Facility	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N
Printing and Publishing	N		CUP	P	P	N	P	P	P	N	N	CUP	P	P	N
Recycling Facility – Collection	N		P	P	P	P	P	P	P	P	P	P	P	P	P
Recycling Facility – Processing	N		N	N	N	N	N	N	CUP	N	N	N	N	N	N

**Footnotes:**

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage, except for residential development on a property with an affordable housing agreement and when that development includes community benefits as specified in the General Plan.

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 200'

e – See Multi-Family Residential

## **6. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.8 Permitted Use Table for Pinole Valley Road [Amendment]**

Excerpt of Table 6.8.

Text to be removed shown in ~~strikeout text~~.

Text to be added shown in underline text.

# LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Old Town Sub-Area				Service Sub-Area		
	MDR	HDR	CMU	PQI	CMU	OPMU	PQI
Automotive and Vehicle Use Listings							
<u>Alternative Fuel Station</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Auto Parts Sales	N	N	N	N	N	N	N
Car Wash and Detailing	N	N	N	N	N	N	N
Service Stations	N	N	N	N	N	N	N
Vehicle Services	N	N	CUP	CUP	CUP	CUP	CUP
Industrial, Manufacturing, and Processing Use Listings							
Cottage Industry	N	N	P	N	P	P	N
Personal Storage Facility	N	N	N	N	N	N	N
Printing and Publishing	N	MUP	P	N	P	P	N
Recycling Facility – Collection	N	P	P	P	P	P	P

**Footnotes:**

*a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.*

*b – Not allowed on first floor at street frontage*

*c – Square footage not to exceed 10,000 Square feet.*

*d – Not permitted if the same use is preexisting and within 300'*

*e – See Multi-Family Residential*

## **7. Three Corridors Specific Plan Chapter 6 Land Use and Development Standards – Table 6.14 Permitted Use Table for Appian Way [Amendment]**

Excerpt of Table 6.14.

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# LAND USE AND DEVELOPMENT STANDARDS

Land Use Classifications	Service Sub-Area					Mixed-Use Sub-Area		
	RMU	CMU	OPMU	PQI	HDR	RMU	CMU	PQI
Automotive and Vehicle Use Listings								
<u>Alternative Fuel Station</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>
Auto Parts Sales	CUP	P	P	N	N	CUP	P	N
Car Wash and Detailing	N	N	CUP	N	N	N	N	N
Service Stations	N	N	<u>NCUP</u>	N	N	N	<u>NCUP</u> <sup>‡</sup>	N
Vehicle Services	N	CUP	CUP	CUP	N	N	CUP	CUP
Industrial, Manufacturing, and Processing Use Listings								
Manufacturing	N	N	N	N	N	N	N	N
Cottage Industry	CUP	CUP	CUP	N	N	CUP	CUP	N
Personal Storage Facility	N	N	N	N	N	N	N	N
Printing and Publishing	CUP	P	P	N	N	CUP	P	N
Recycling Facility – Collection	P	P	P	P	P	P	P	P
Recycling Facility – Processing	N	N	N	N	N	N	N	N

<sup>‡</sup>The service station must be accompanied with a larger retail establishment with a minimum of 50,000 square feet

**Footnotes:**

a – Home occupations must have no external evidence of business activity, (e.g. signs, noise, odor, vibration, etc.) or reduce available parking. No customers or employees are allowed at the home and no advertising which gives the home address is allowed.

b – Not allowed on first floor at street frontage

c – Square footage not to exceed 10,000 Square feet.

d – Not permitted if the same use is preexisting and within 300'

e – See Multi-Family Residential

## 8. Three Corridors Specific Plan Chapter 11 Definitions [Amendment]

Excerpt of Chapter 11.

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# DEFINITIONS

## 11.1 DEFINITIONS

The following definitions describe unique terms used throughout this document for the purpose of establishing a clear and common understanding.

**Accent Trees.** Trees used to supplement the required street trees.

**Adult Day Care Home.** Pursuant to definitions of State law, an adult day care home is a home which provides supervision and non-medical care to six or fewer adults, including elderly persons, in the provider's own home, on a less than 24-hour basis.

**Adult-Related Uses.** Those uses defined and regulated by Title 17, Chapter 17.56 of the City's Zoning Code.

**Alcoholic Beverage Sales.** The retail sale of beer, wine, and/or other alcoholic beverages for on- or off premise consumption.

**Alley.** Alleys are narrow private drives serving commercial and residential development.

**Alley Access Parking.** Residential or commercial parking that is accessible from an alley.



**Alternative Fuel Station.** A retail business selling and dispensing motor vehicle fuel other than fossil fuels, including hydrogen, electricity, and biofuel.

**Arcade Frontage.** An Arcade frontage is nearly identical in character to the Gallery frontage except that the upper stories of the building may project over the public sidewalk and encroach into the public right-of-way. The sidewalk must be fully absorbed within the colonnade so that a pedestrian may access it. This frontage is typically for retail use. An encroachment permit is needed to construct this frontage type, but can be approved as part of Design Review.

# DEFINITIONS

gymnastics studios, environmental awareness, arts, communications, management). Also see “Indoor Fitness and Sports Facilities.”

**Schools – Public.** Public educational institutions such as community colleges, universities, elementary, middle/junior high schools, high schools, and military academies.

**Service Station.** A retail business selling and dispensing fossil fuels, including gasoline and diesel, for motor vehicles. Service stations may include the sale of other motor vehicle fuels. ~~gasoline or other motor vehicle fuels.~~

**Setback.** The required distance between a property line and a structure. The setback is measured from the property line and/or right of way line.

**Shopfront and Awning Frontage.** This frontage is characterized by a façade which is aligned close to or directly on the right-of-way line with the building entrance at sidewalk grade. A shopfront and awning frontage has substantial glazing on the ground floor. Shopfront and awning frontages provide awnings or canopies cantilevered over the sidewalk.

