

San Pablo Avenue Specific Plan: *Revised Land Use Framework & Policies*

September 22, 2021
City of Albany
Planning & Zoning Commission

Lexington Planning and Urban Field Studio



Agenda

- 1) Project Recap
- 2) Revised Land Use Framework
 - a) Use Requirements
 - b) Development Standards
 - c) Community Benefits
 - d) Summary of Unchanged Policies
- 3) Mark Rhoades Feasibility Feedback
- 4) Commissioner Questions for Consultants & City Staff
- 5) Public Comment
- 6) Straw Poll
- 7) Discussion



Project Recap

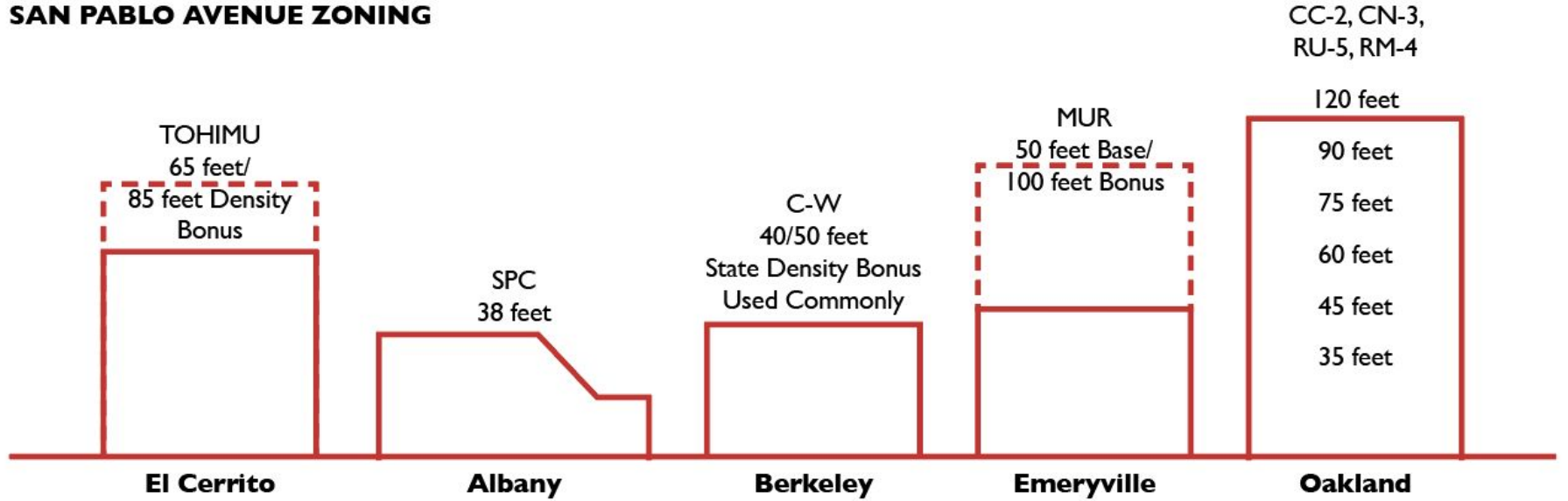
Purpose

The General Plan envisions “a transformation of this corridor from auto-oriented commercial uses to more attractive, pedestrian-oriented, mixed use development.”

The Specific Plan will consider updates to the Zoning Ordinance, General Plan, and design guidelines to “right size” standards and facilitate this vision.



SAN PABLO AVENUE ZONING



Housing Element

2014-2022: Regional Housing Needs Allocation (RHNA)
= 335 units

- Anticipated 175 units at UC Village (completed as Belmont Village senior housing)
- Additional 181 units across 12 sites identified as opportunity sites on San Pablo Ave.

2022-2030 RHNA = 1,116 units

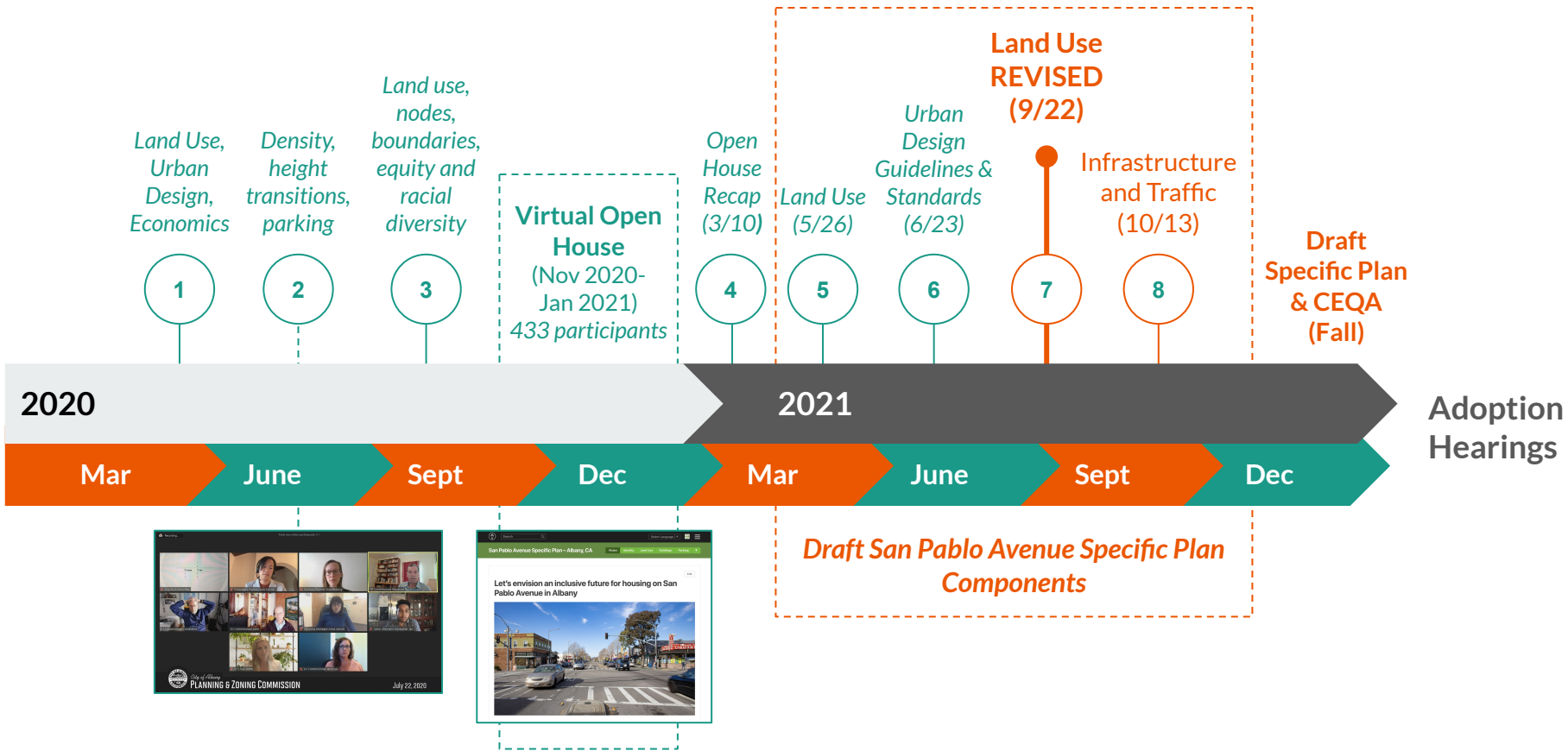
State Department of Housing & Community Development (HCD)
may not accept sites that allow commercial zoning to count as
Housing Element sites



City of Albany

2015-2023
Housing Element

ADOPTED FEB 2, 2015



Land Use, Urban Design, Economics

Density, height transitions, parking

Land use, nodes, boundaries, equity and racial diversity

Virtual Open House
(Nov 2020-Jan 2021)
433 participants

Open House Recap (3/10)

Land Use (5/26)

Urban Design Guidelines & Standards (6/23)

Land Use REVISED (9/22)

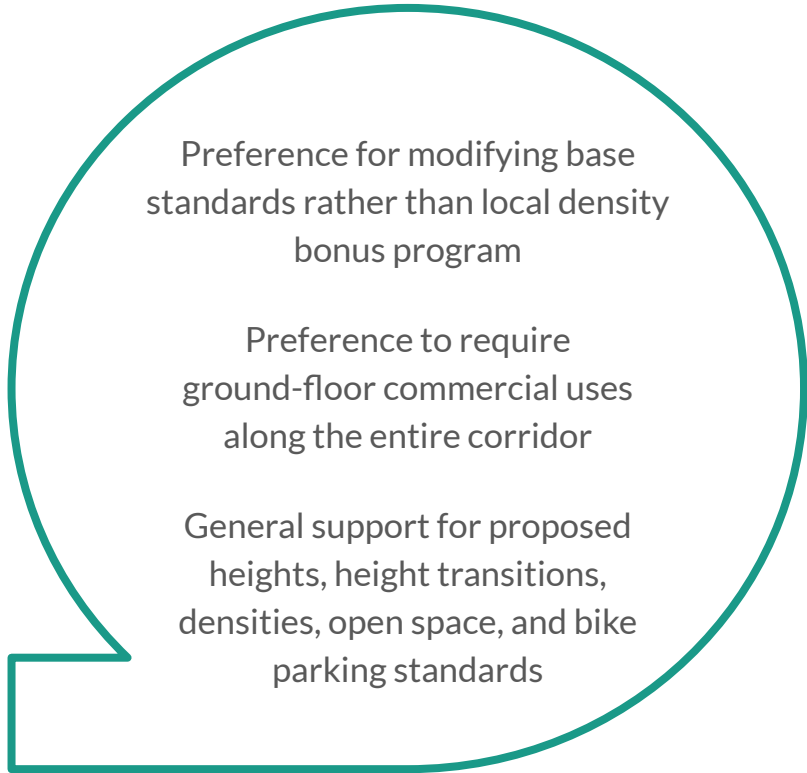
Infrastructure and Traffic (10/13)

Draft Specific Plan & CEQA (Fall)



Draft San Pablo Avenue Specific Plan Components

P&ZC Feedback on Land Use (June 2021)



Areas of Consensus



Areas of Disagreement

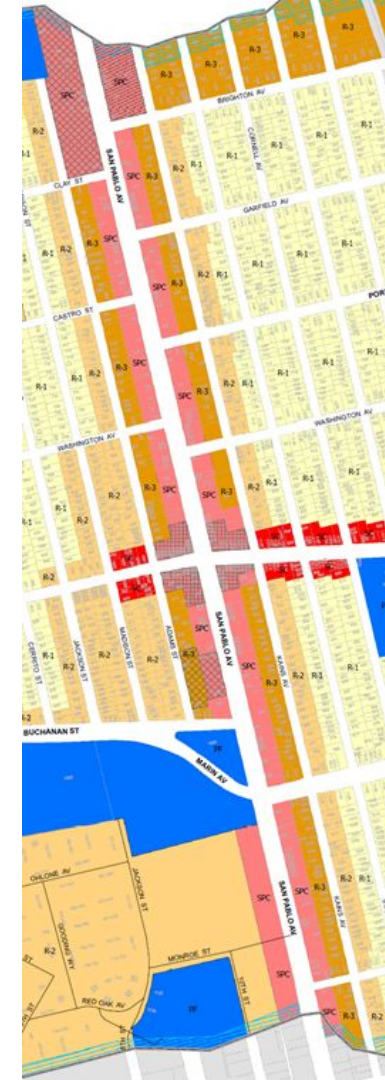
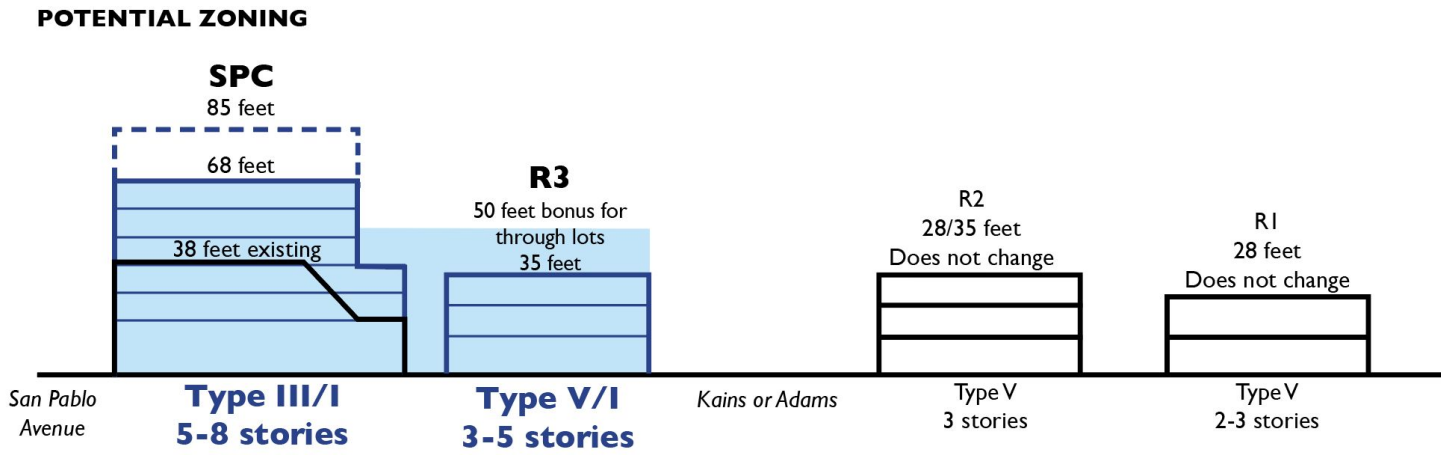
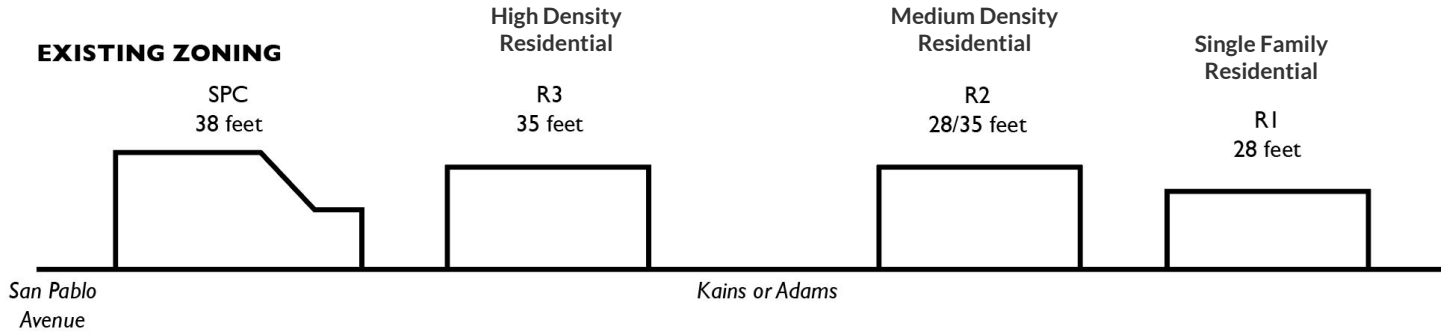


Land Use Framework

Revise Base SPC Zoning District



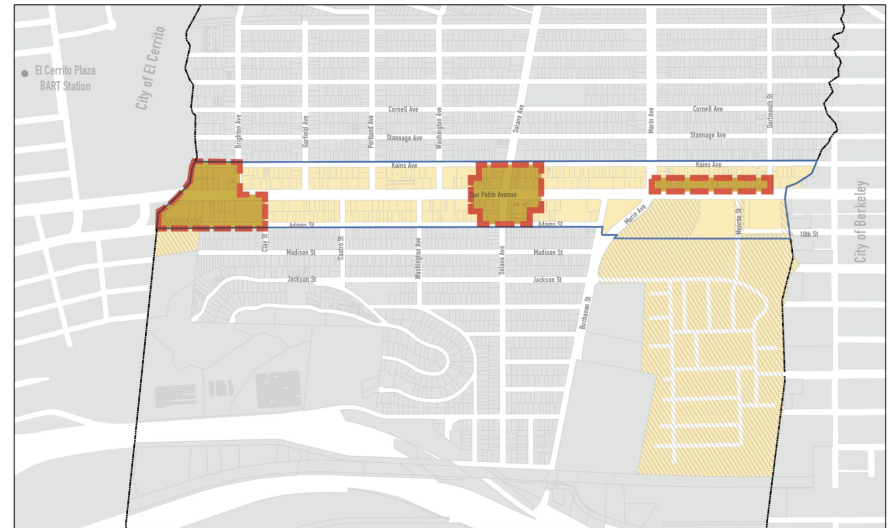
<i>Standard</i>	<i>Existing SPC Zoning (General Plan)</i>	<i>Proposed Amendments</i>
Building Height	38 feet/3 stories	68 feet/6 stories 85 feet/8 stories at node north of Clay/Brighton
Residential Density	Min.: 20 du/acre Max.: 63 du/acre	Min.: 30 du/acre Max.: None
Floor Area Ratio	2.25 (3.0)	3.5 (4.5 at node north of Clay/Brighton)



Ground-Floor Commercial Requirements

- Require ground-floor commercial uses at the three nodes and all other locations, except:
- Allow common area residential uses on:
 - Housing Element sites (outside of node areas)
 - Projects with 100% BMR units
 - Site outside of a node, in which P&ZC issues Conditional Use Permit

Proposed Nodes where ground floor commercial uses are required



Community Benefits/Capture Value of Upzoning

1. Projects that exceed existing standards must:
 - increase BMR set-aside from 15% to 20% or
 - provide 1 amenity from List A or 2 amenities from list B
2. Projects that exceed 68 feet and 3.5 FAR must:
 - increase BMR set-aside from 15% to 20% and
 - provide 1 amenity from List A or 2 amenities from list B

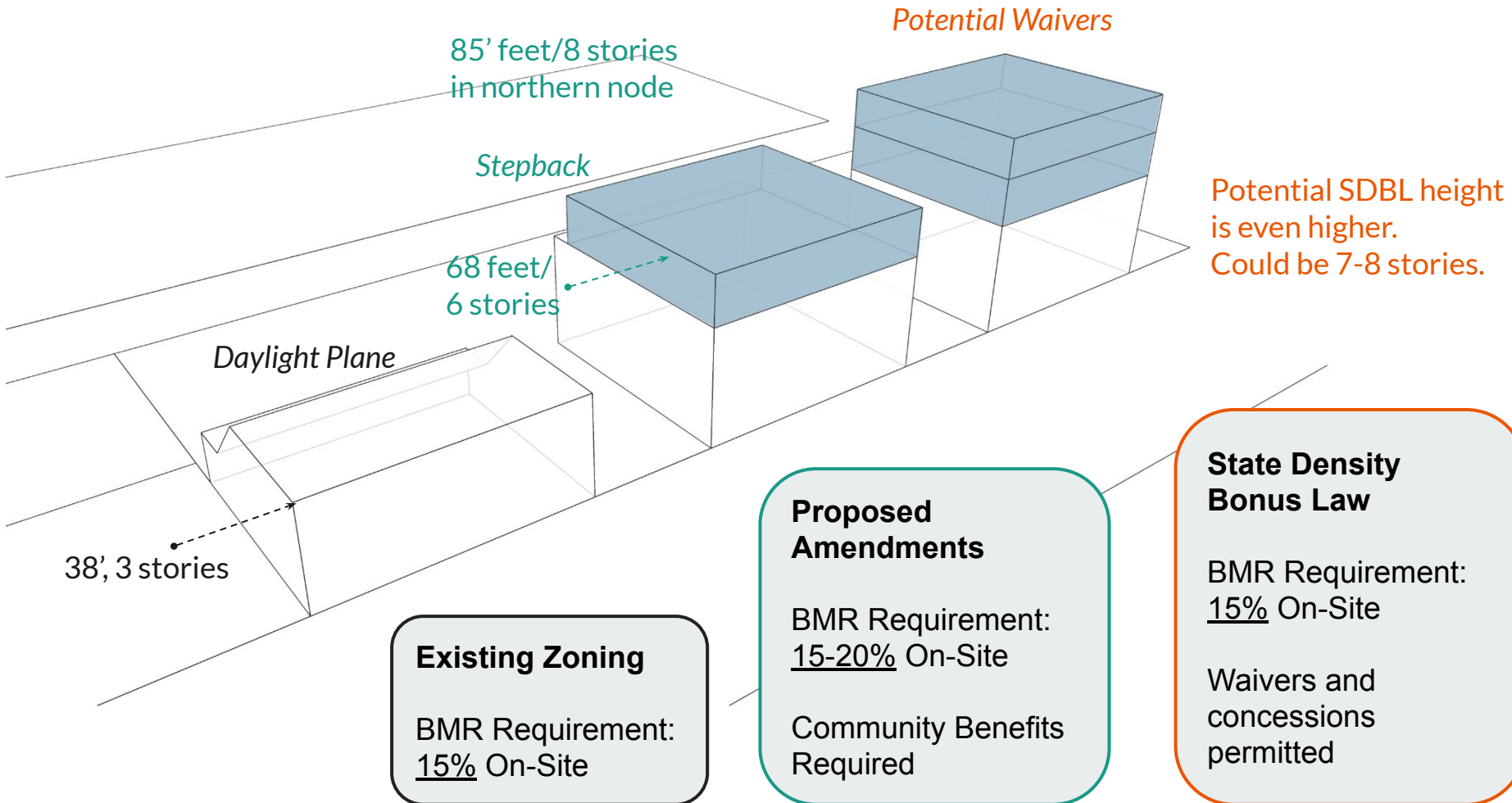
List A

- Publicly-accessible open space
- Large ground-floor commercial tenant space
- Mid-block pedestrian connection
- Design and construction of bicycle, transit and pedestrian facilities

or

List B

- On-site public art
- Family-friendly housing
- All electric construction
- Max. installation of on-site PV or solar
- EV-ready charging



85' feet/8 stories
in northern node

Stepback

68 feet/
6 stories

Daylight Plane

38', 3 stories

Potential Waivers

Potential SDBL height
is even higher.
Could be 7-8 stories.

Existing Zoning
BMR Requirement:
15% On-Site

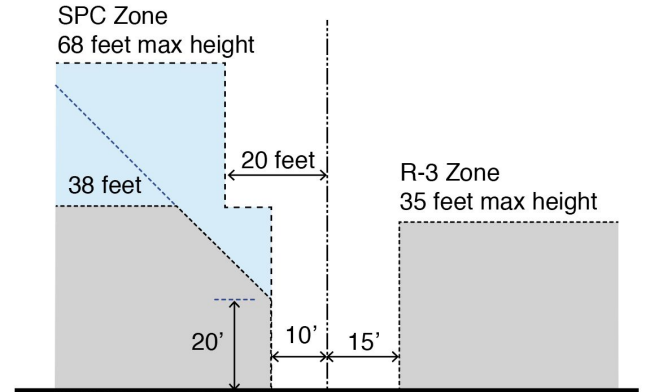
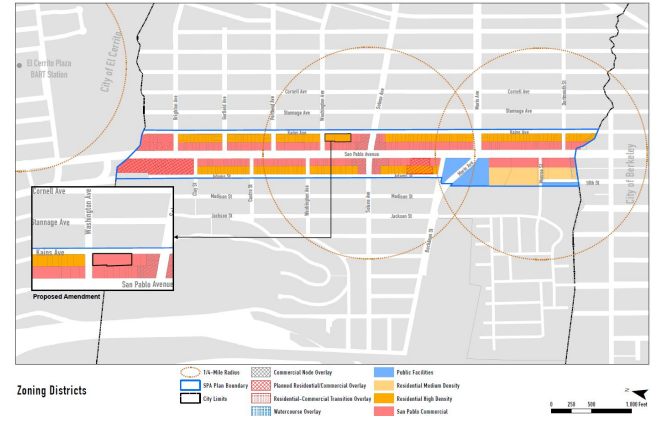
Proposed Amendments
BMR Requirement:
15-20% On-Site
Community Benefits
Required

State Density Bonus Law
BMR Requirement:
15% On-Site
Waivers and
concessions
permitted

Unchanged Components



- Proposed rezoning (Kains between Solano and Washington)
- Vehicle and parking requirements and incentives
- Height transition requirements
- Development potential (units and commercial sq. ft.)



Rear setback with daylight plane compared to stepback

Public Comments



Mix of concerns about parking standards (should be higher, should be lower, spillover from unbundling)

Concerns about height transitions between higher and lower density districts/homes


Concerns about focusing density on San Pablo Ave. rather than spreading across the City

Support for higher density and taller heights, mixed opinions on specific standards

Discussion



1. Mark Rhoades Feasibility Feedback
2. Questions for Consultants & City Staff
3. Public Comment
4. Straw Poll
5. Discussion



San Pablo Avenue Specific Plan: *Revised Land Use Framework & Policies*

September 22, 2021
City of Albany
Planning & Zoning Commission

Lexington Planning and Urban Field Studio

