San Pablo Avenue Specific Plan Public Review Draft Plan





March 21, 2022

City of Albany City Council



Agenda

- Planning Process
- Plan Overview
- Land Use Framework
- Implementation

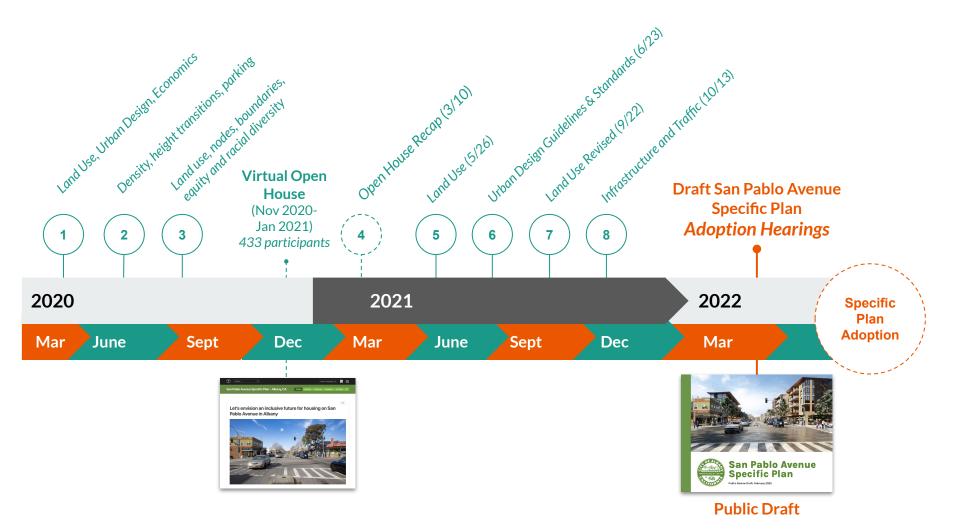
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San Pablo Avenue Specific Plan

Public Review Draft: February 2022



Vision & Objectives

VISION

To transform San Pablo Avenue into a walkable, transit-oriented, mixed-use urban boulevard and sustainable, livable community that reflects Albany's unique identity. To add to the public realm with attractive building design that encourages social activity and supports economic, racial and ethnic diversity with a range of household types and integration of retail, services, restaurants.

Project Objectives

The Specific Plan aims to fulfill the policy objectives for San Pablo Avenue, as stated in the General Plan Land Use Designation for the corridor, to enable: **"a transformation of this corridor from auto-oriented commercial uses to more attractive, pedestrian-oriented, mixed use development."**

Although the vision for the corridor is set, <u>existing zoning standards do not align</u> with this objective. While lot coverage and setback regulations are generous, height, FAR, daylight plane, and residential density are limiting redevelopment potential and market viability.

Plan Organization

Chapters:

- 1. Introduction
- 2. Land Use
- 3. Design Guidelines/Urban Design
- 4. Infrastructure & Mobility
- 5. Implementation
- 6. Appendix

Within each substantive chapter, draft policies are divided into two categories:

- 1. Guiding Principles or Design Guidelines
- 2. Implementing Policies or Standards

Rationale for zoning changes

Land Use Framework

- Mixed-use buildings fronting San Pablo, with ground-floor commercial and upper story residential
- Standards for nodes, which are generally identified in the General Plan
- Standards for feasible development, with building designs that are contextually appropriate and transition to adjacent residential uses
- Housing at a range of income levels and for a range of household types to support economic, racial, and diversity



FIGURE 2-7: ZONING HEIGHT LIMITS FOR SAN PABLO AVENUE IN ALBANY

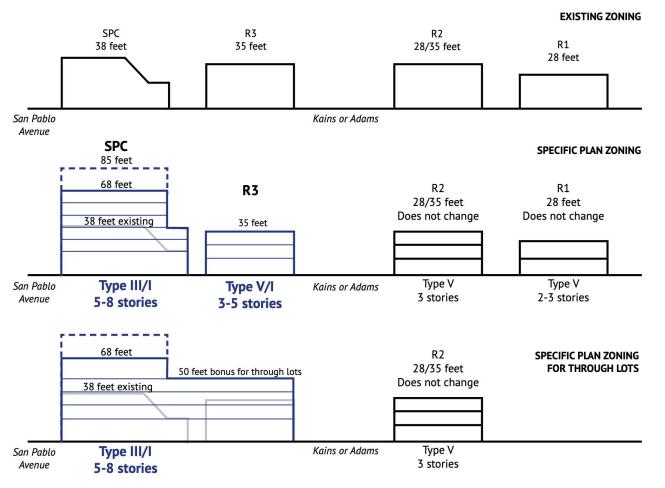
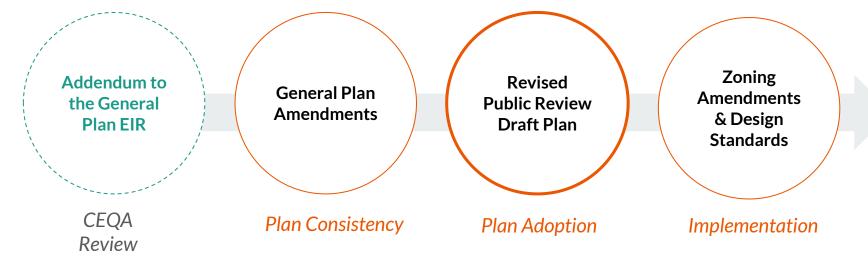




Illustration of potential future development on San Pablo Avenue viewed from the intersection with Garfield Avenue, looking South.

Next Steps & Implementation



Public Comments



THE SAN PABLO AVENUE

SPECIFIC PLAN

PROJECT CONTEXT

For the past 30 years, the City has worked to transform San Pablo Avenue Into a more pedestrinn-oriented retail boluerand. An Urban Design Concept Plan was prepared in 1989, followed by Design Guidelines in 1993. A San Pablo Avenue Vision Plan was adopted in 1998, followed by as Extrestcape Plan in 2002. City Capital Improvement projects that have followed these plans have improved the street's appearance. More recently, a Complete Streets Plan was adopted for San Pablo Avenue and Buchanan Street, and a regional-level plan by the Alameda County Transportation Commission Is underway. The recent General Plan update reconsidered the role of San Pablo Avenue in the city, envisioning a transformation of this corridor from auto-oriented councer clauses to more attractive, pedettrian oriented, midea use development? Despite the foundational

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	Sign up to rece	ve pro	ject updates and share your feedback on the Draft Specific Plan								
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