

# San Pablo Avenue Specific Plan *Public Review Draft Plan*



**URBAN FIELD**

March 21, 2022

City of Albany  
City Council





# Agenda

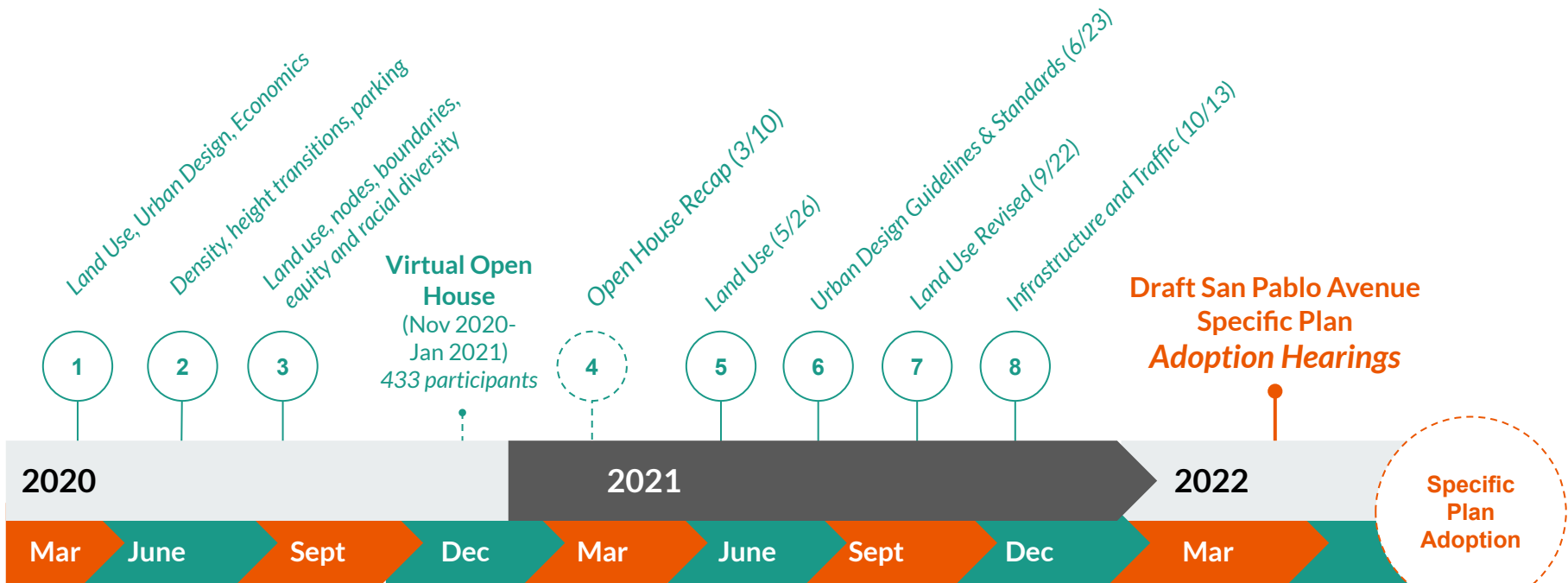
- Planning Process
- Plan Overview
- Land Use Framework
- Implementation

[www.sanpablospecificplan.org](http://www.sanpablospecificplan.org)



## San Pablo Avenue Specific Plan

Public Review Draft: February 2022



Public Draft



## 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, existing zoning standards do not align 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**



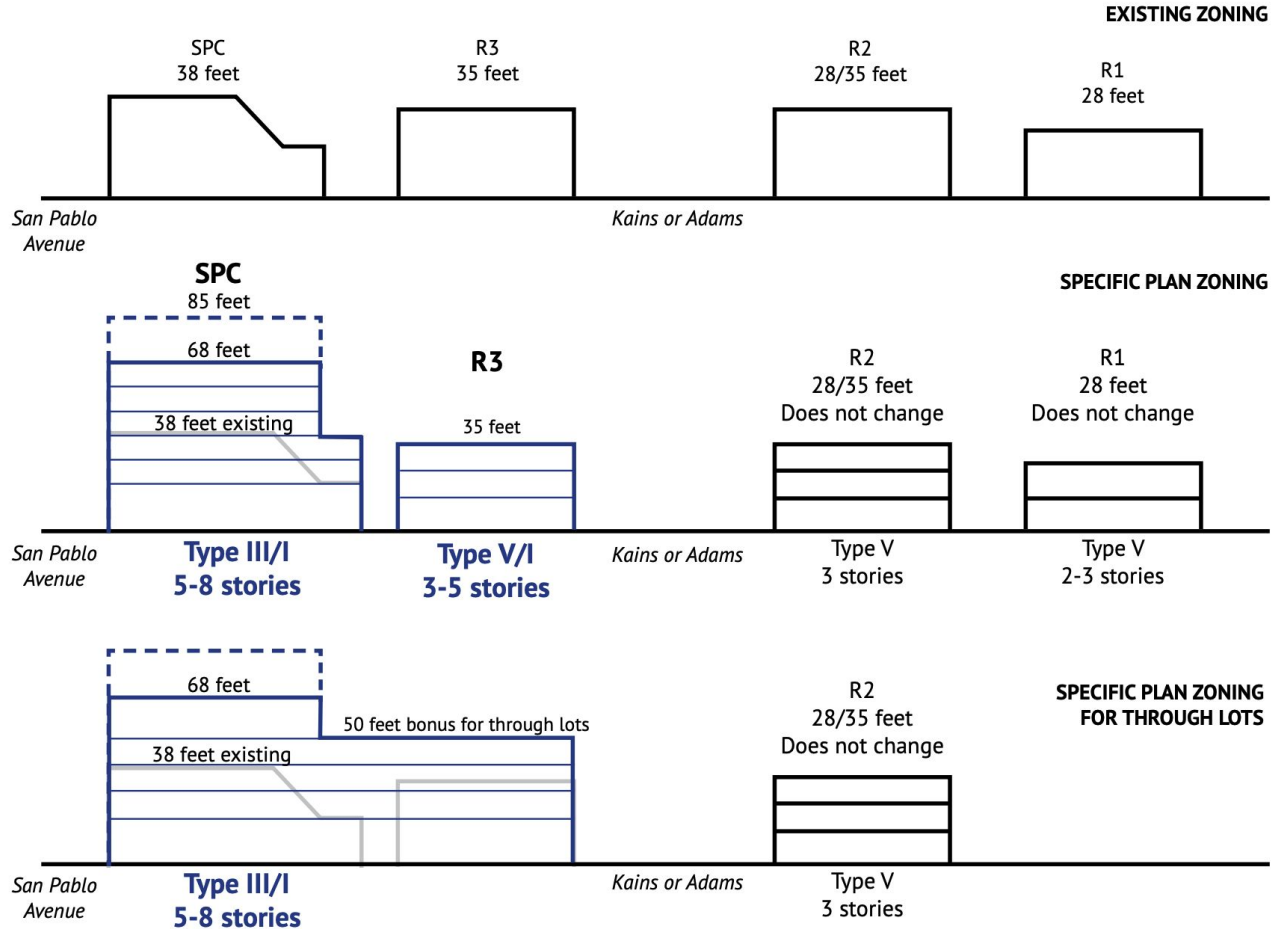
Rationale for  
zoning changes

# 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**



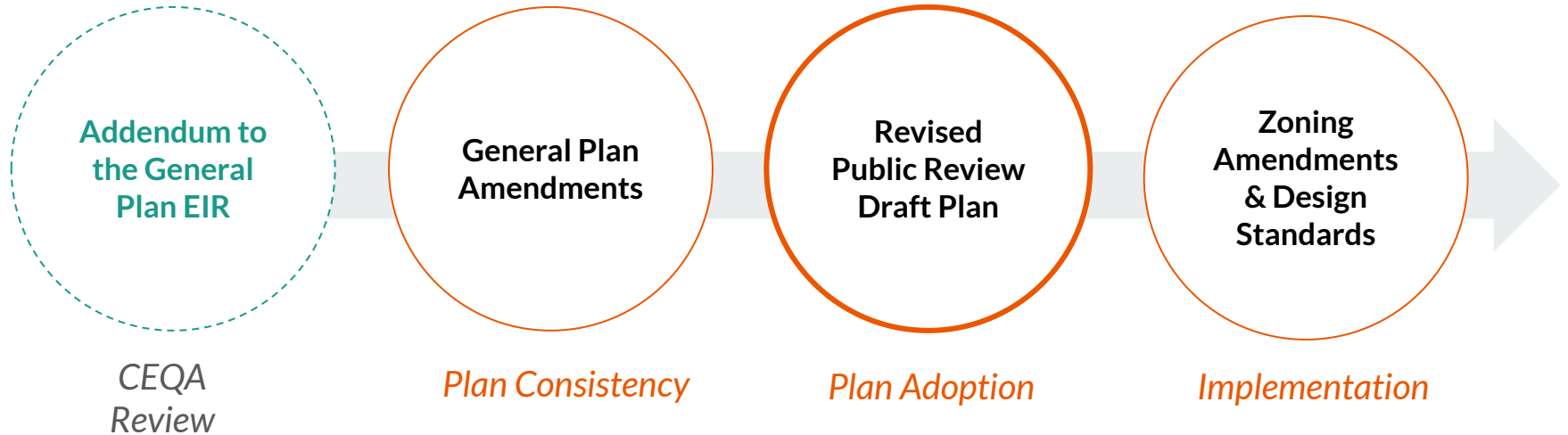


*Illustration of potential future development on San Pablo Avenue viewed from the intersection with Garfield Avenue, looking South.*





## Next Steps & Implementation





# Public Comments



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