

San Pablo Avenue Specific Plan



URBAN FIELD

Public Review Draft Plan

June 22, 2022

City of Albany, Planning and Zoning Commission

Plan Context - Why are we doing this?

Update Policies
to Support
Vision for San
Pablo Avenue

Align Zoning
and General
Plan

Address Racial
Equity and
Economic
Diversity

Changes in
State Housing
Law

Housing
Element &
RHNA

Housing
Streamlining,
Affordability
and Production
(SB2)

Agenda

- Vision & Objectives
- Planning Process & Timeline
- Project Overview
 - Specific Plan
 - Design Guidelines and Objective Standards
 - General Plan Amendments
 - Zoning Ordinance Amendments
 - Community Benefits
 - Addendum to the General Plan EIR
- Next Steps



Vision & Objectives

VISION

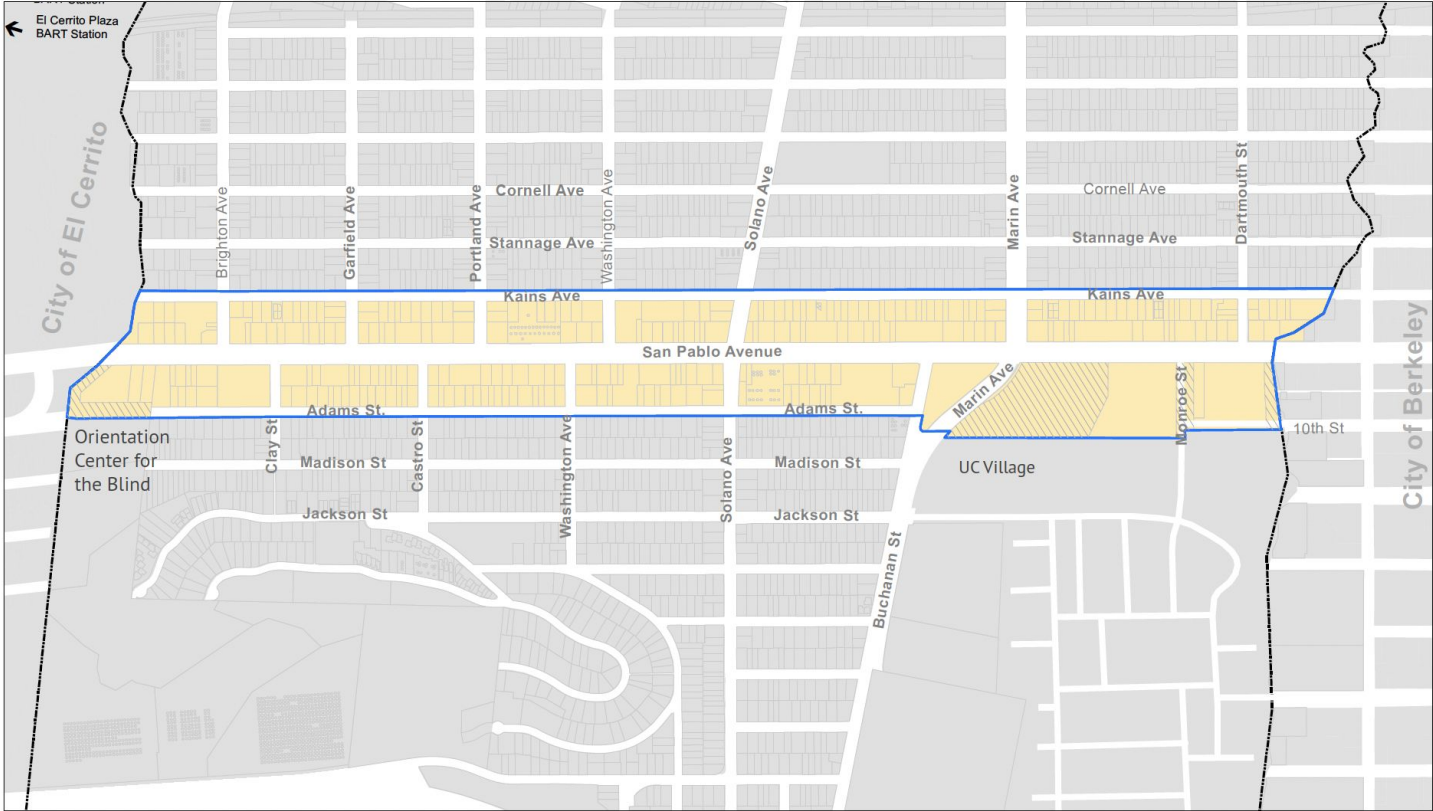
To transform San Pablo Avenue into a walkable, transit-oriented, mixed-use urban boulevard and sustainable, livable community that reflects Albany's unique identity. To add to the public realm with attractive building design that encourages social activity and supports economic, racial and ethnic diversity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




Project Objectives

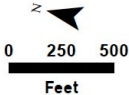
The Specific Plan aims to fulfill the policy objectives for San Pablo Avenue, as stated in the General Plan Land Use Designation for the corridor, to enable: **“a transformation of this corridor from auto-oriented commercial uses to more attractive, pedestrian-oriented, mixed use development.”**

Although the vision for the corridor is set, existing zoning standards do not align with this objective.

FIGURE 1-1: PLANNING AREA



-  SPA Plan Boundary
-  City Limits
-  State Owned (local land use regulations do not apply)



Community Engagement

Virtual open house - 462 participants

Planning & Zoning Commission Study Sessions

Tribal Consultation

Public Notice for the Specific Plan

Project Website

www.sanpablospecificplan.org

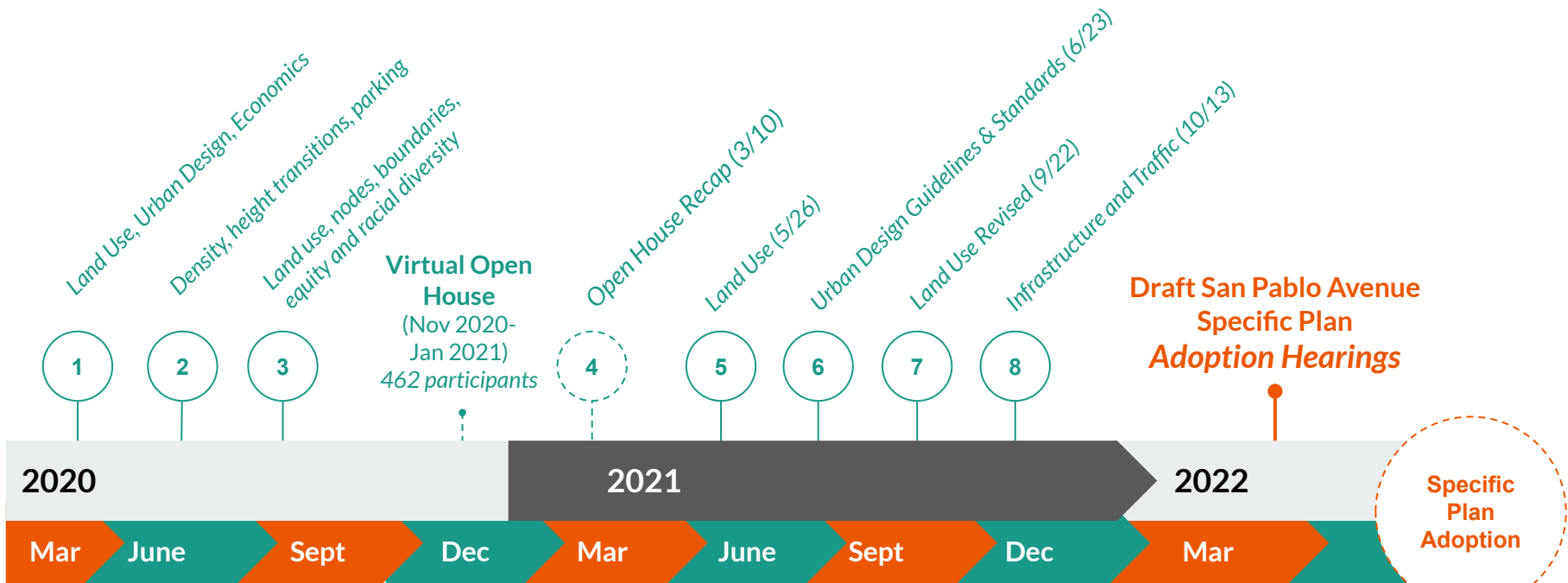
Let's envision an inclusive future for housing on San Pablo Avenue in Albany



About this plan for San Pablo Avenue

The City of Albany has received a Senate Bill (SB) 2 grant from the State Department of Housing & Community Development to streamline housing approvals and accelerate housing production, including for affordable housing.

A virtual open house ran from November 2020 through January 2021, using the Neighborland platform as a means to provide socially-distanced public outreach.



Public Draft

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FIGURE 2-1: GENERAL PLAN LAND USE DESIGNATIONS AND OVERLAYS (EXISTING AND PROPOSED)

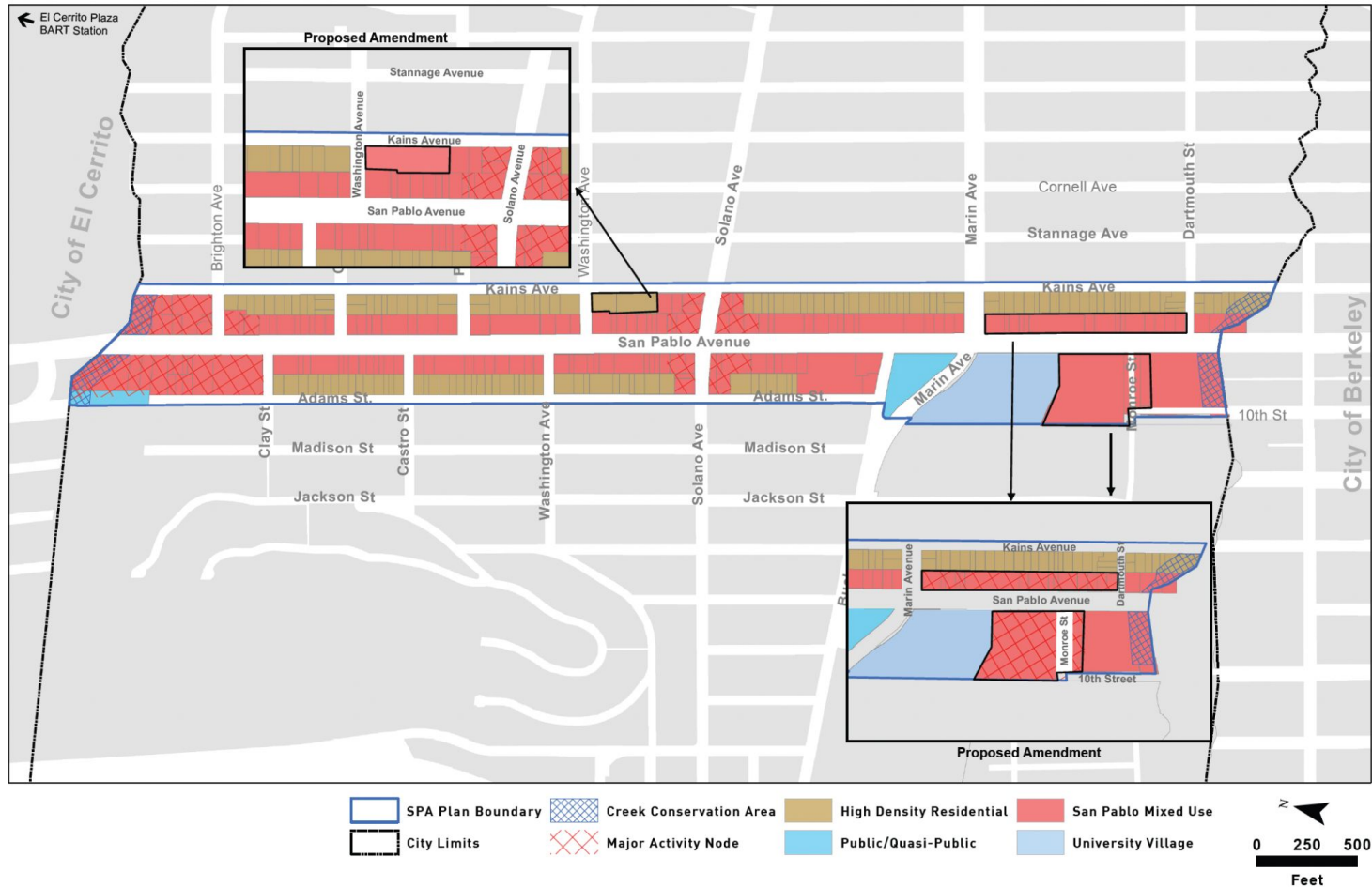
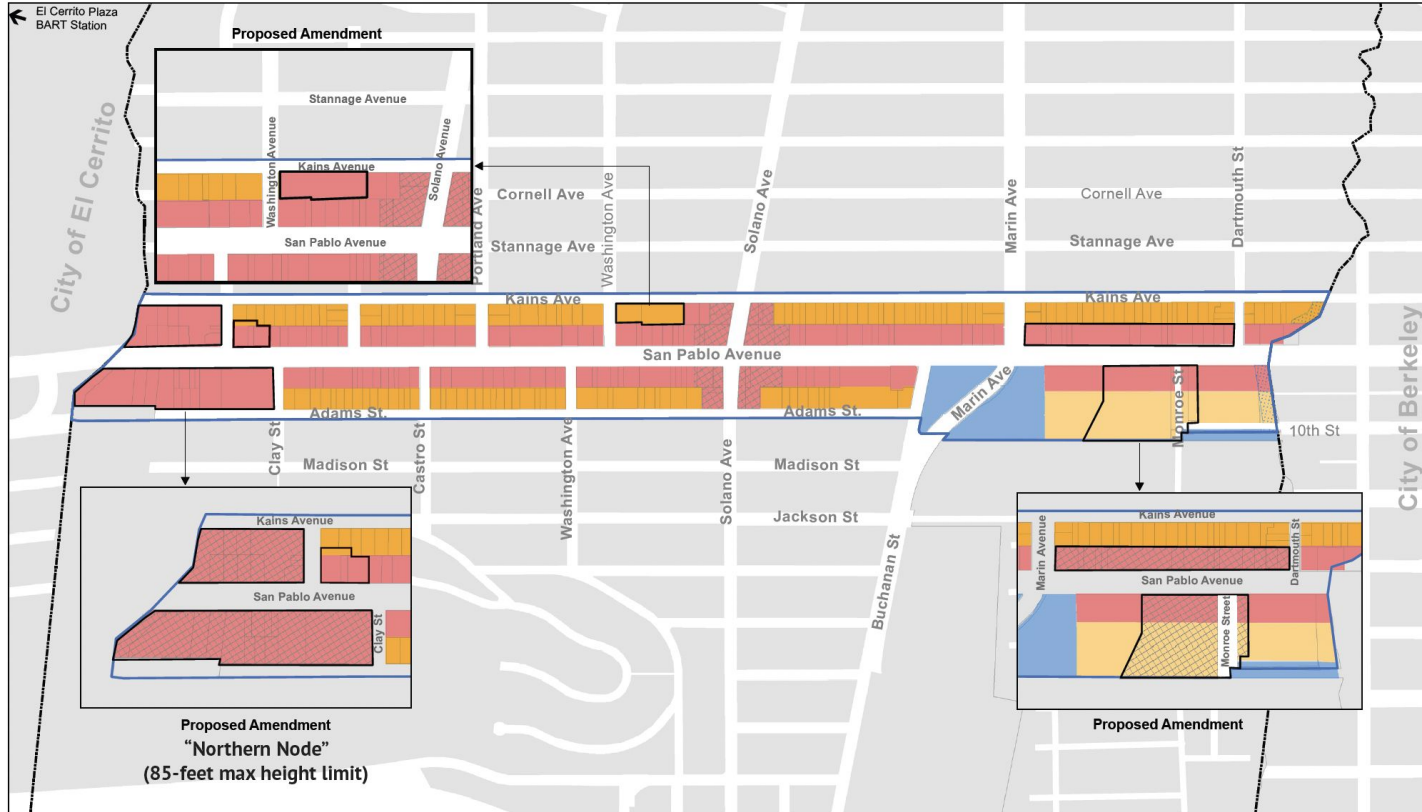








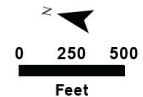


FIGURE 2-2: ZONING DISTRICTS AND OVERLAYS (EXISTING AND PROPOSED)



-  San Pablo Avenue Specific Plan Boundary
-  City Limits
-  Commercial Node Overlay
-  Watercourse Overlay

-  Public Facilities
-  R-2 Residential Medium Density (28 feet max height)
-  R-3 Residential High Density (35 feet max height)
-  SPC San Pablo Commercial (68 feet max height, except where noted)





An example of the scale of development allowable at the Northern Node: "4th Street East" in Jack London Square, Oakland (KTGY Architects)



*Examples of recently built multi-family housing on San Pablo Avenue in El Cerrito provide another reference for scale.
Top "Credence" 10300 San Pablo Avenue, El Cerrito.
Bottom: "Cerrito Vista" 10963 San Pablo Avenue, El Cerrito.*

Plan Excerpt (p. 39):
5-7 Story Example Projects
(Oakland and El Cerrito)

Key Plan Changes

2: Land Use



- Clarified that ground-floor commercial development is required along the corridor except project sites with 100% affordable units
- Removed policy expanding use of affordable housing fees in-lieu
- Expanded northern node to include SE corner of Brighton/San Pablo
- Relocated community benefits from the Plan to be adopted by resolution
- Relocated zoning changes from the Plan to the Zoning amendments

3: Urban Design

- Relocated design guidelines and standards from the Plan to the compendium Design Guidelines and Objective Standards document

4: Infrastructure and Mobility

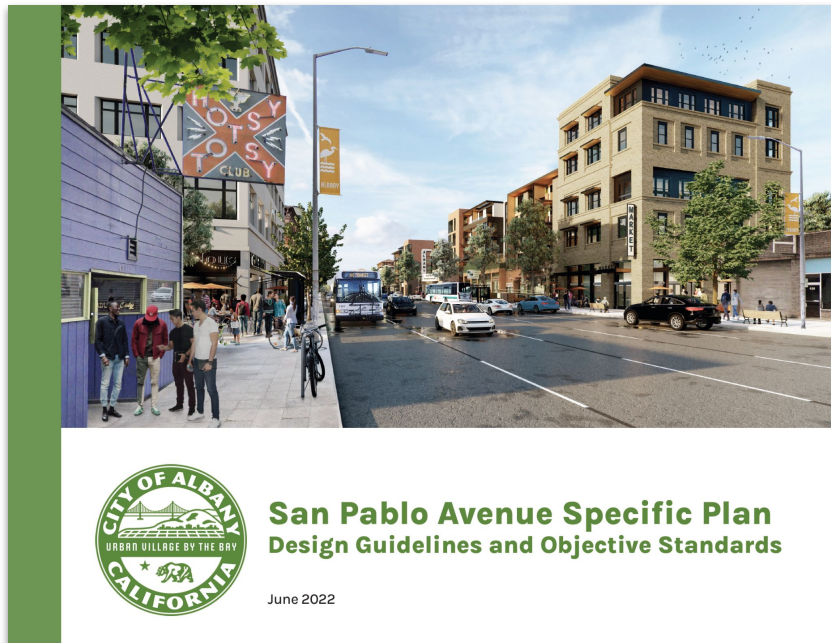
- Modified residential parking requirements; prepared zoning amendment to require a maximum of 1 space per unit and no minimum parking requirement
- Added transit policies based on Transportation Commission recommendation

Design Guidelines and Objective Standards

These design guidelines **replace the existing San Pablo Avenue Design Guidelines**

City staff, developers, property owners, community members, and decision-makers will refer to this document during **individual project review/design review**

Adopting this document by resolution will allow the City to **more easily make changes over time**—rather than having to amend the Specific Plan





General Plan Amendments

The Specific Plan is rooted in the General Plan's vision for San Pablo Avenue, so **amendments are limited to specific standards (e.g., height/FAR) and map amendments** that support the General Plan vision

No substantial policy changes are proposed



Zoning Ordinance Amendments

The amendments aim to **maintain the current organization and structure** of the zoning districts and standards

Therefore, many changes appear as **footnotes and exceptions to general rules**

Community Benefits

The community benefits requirements have been relocated to a **separate document**, adopted by resolution, so that they can be **more easily updated over time**

The Commission directed staff to only retain **benefits that are not currently requirements**.

For example:

- solar panels are only required for projects up to 3 stories, but the community benefit adds a standard for buildings above 3 stories
- public art is required for all large projects, but can be paid with a fee in-lieu; the benefits add a standard for on-site public art



Addendum to the General Plan EIR

Assesses whether the impacts generated by the Specific Plan would create **any new or substantially greater significant impacts** than those that were assessed in the Albany General Plan Environmental Impact Report

Evaluates all CEQA topics and includes **technical studies** on traffic, air quality, GHG emissions, noise, cultural resources, and utilities/infrastructure

Finds that the Specific Plan **would not result in any new or substantially greater significant impacts** than those which were identified and assessed in the General Plan EIR

City of Albany
SAN PABLO AVENUE SPECIFIC PLAN

ADDENDUM TO THE GENERAL PLAN EIR
(SCH #2014032040)



June 2022



Recommendations to the City Council

**General Plan
Amendments
and
Addendum to
the EIR**

*Resolution No.
2022-03*

**Specific Plan,
Design Guidelines
and Objective
Standards, &
Community
Benefits**

*Resolution No.
2022-04*

**Zoning
Amendments**

*Resolution No.
2022-05*

Next Steps

Planning & Zoning
Commission
Recommendation
and Public
Comments

June 22, 2022

City Council

July 18, 2022

