

# San Pablo Avenue Specific Plan



**URBAN FIELD**

***Public Hearing***

July 18, 2022

Albany City Council

# 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

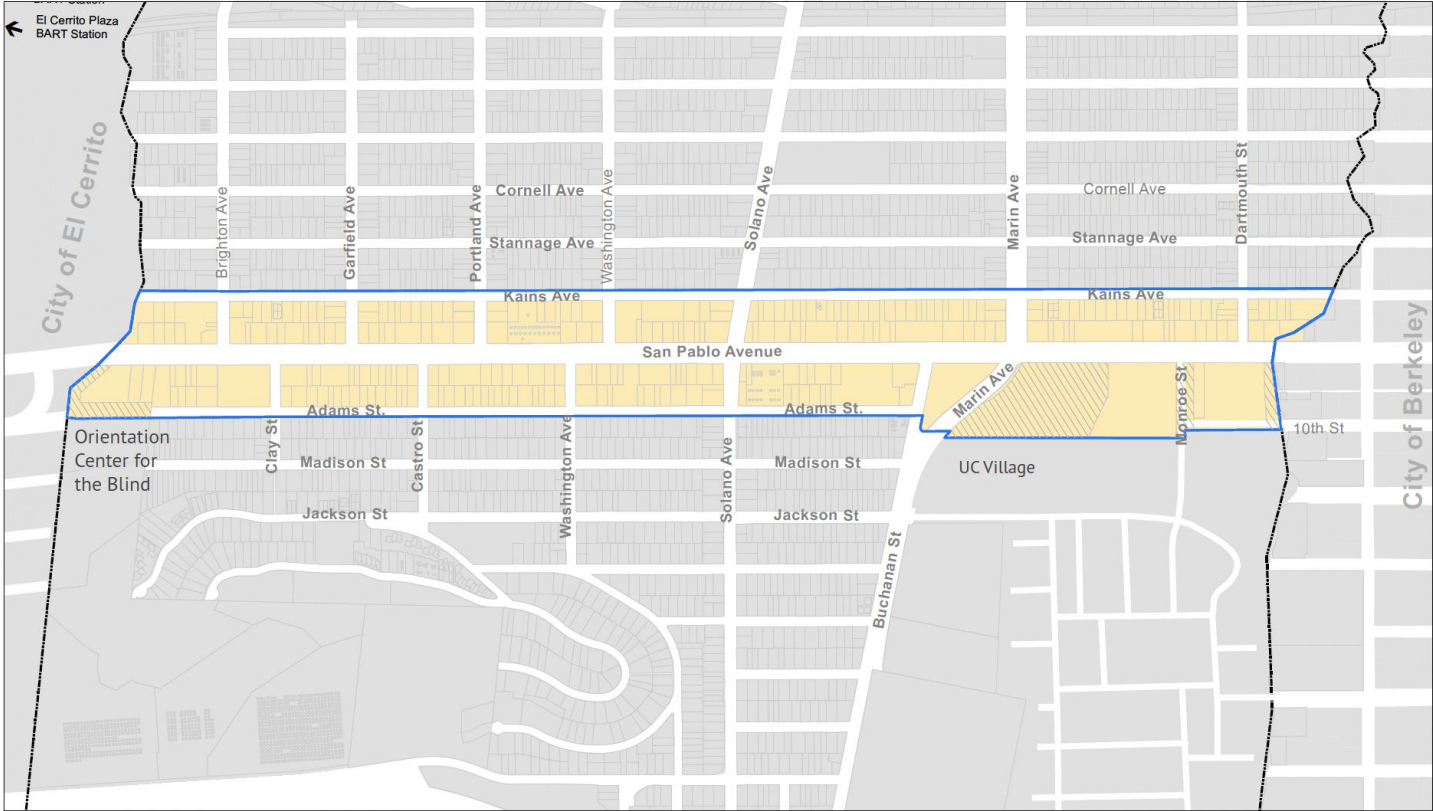
*To transform San Pablo Avenue into a walkable, transit-oriented, mixed-use urban boulevard and sustainable, livable community that reflects Albany's unique identity. To add to the public realm with attractive building design that encourages social activity and supports economic, racial and ethnic diversity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




## Project Objectives

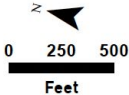
The Specific Plan aims to fulfill the policy objectives for San Pablo Avenue, as stated in the General Plan Land Use Designation for the corridor, to enable: **“a transformation of this corridor from auto-oriented commercial uses to more attractive, pedestrian-oriented, mixed use development.”**

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

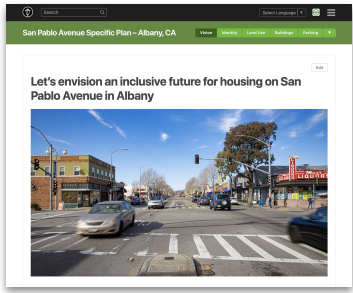
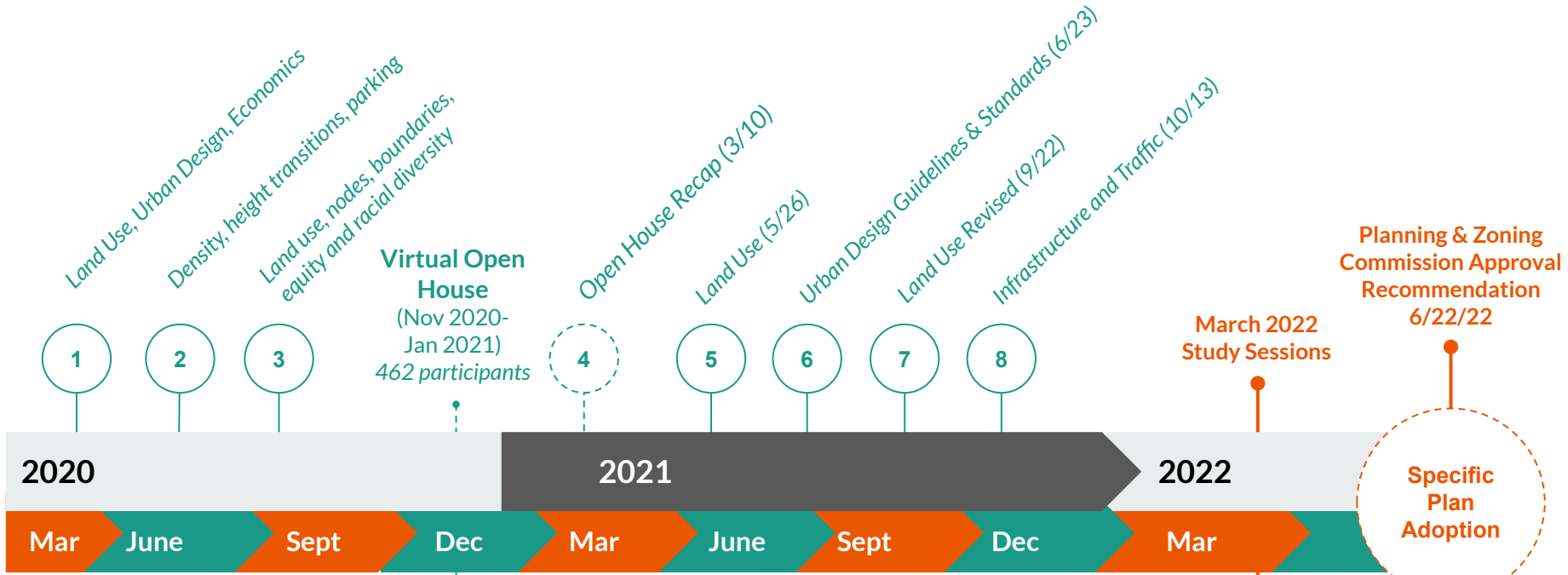
## Let's envision an inclusive future for housing on San Pablo Avenue in Albany



### 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.*

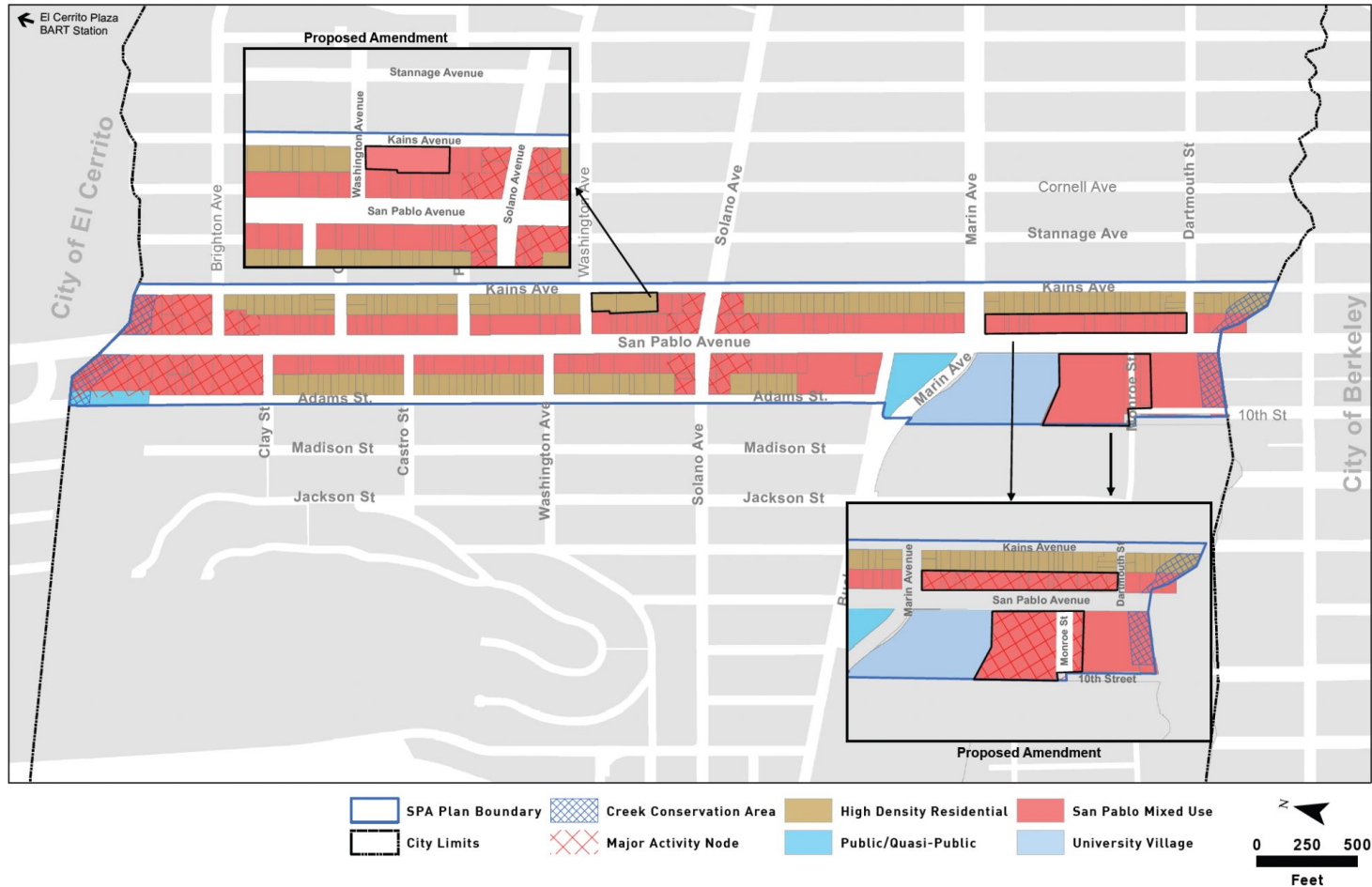


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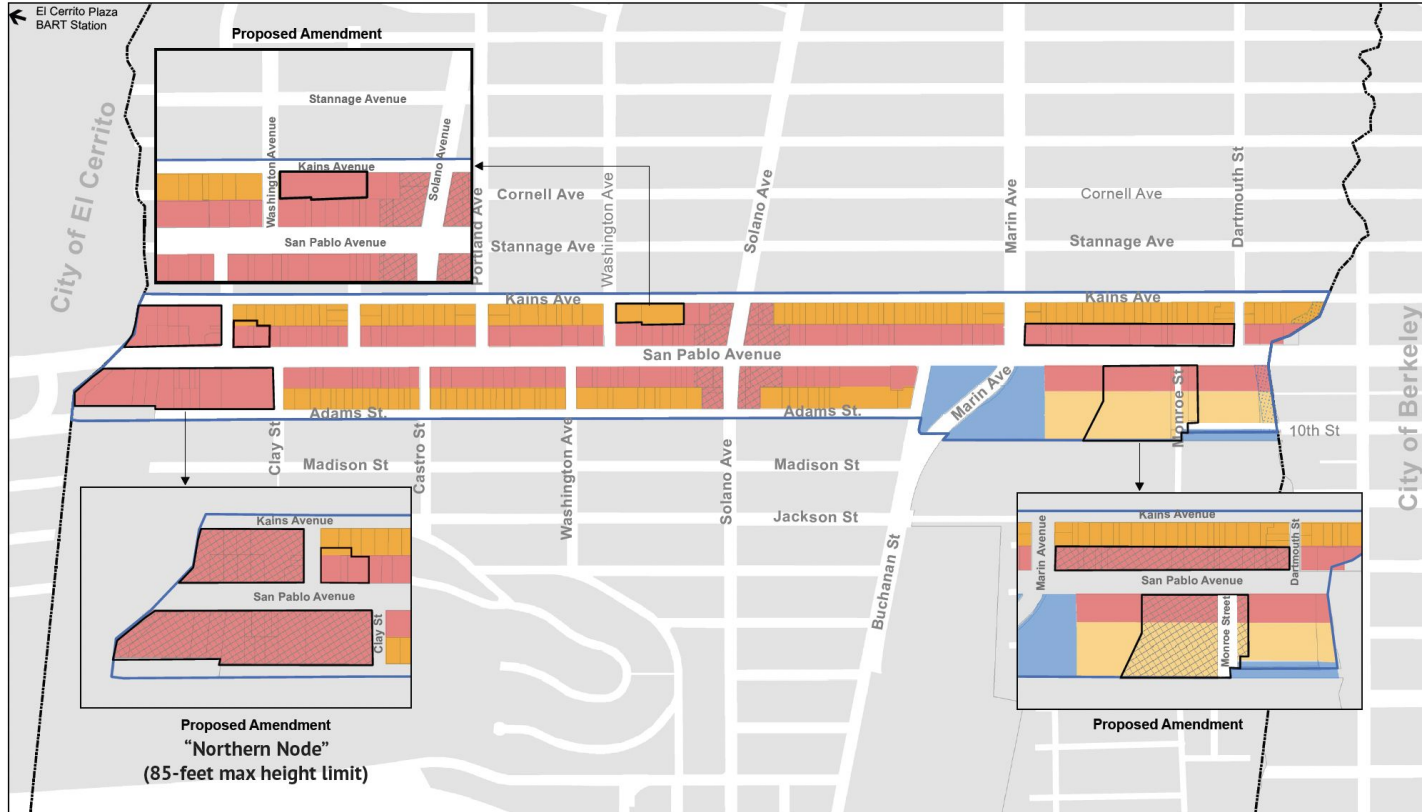
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








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

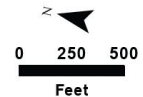


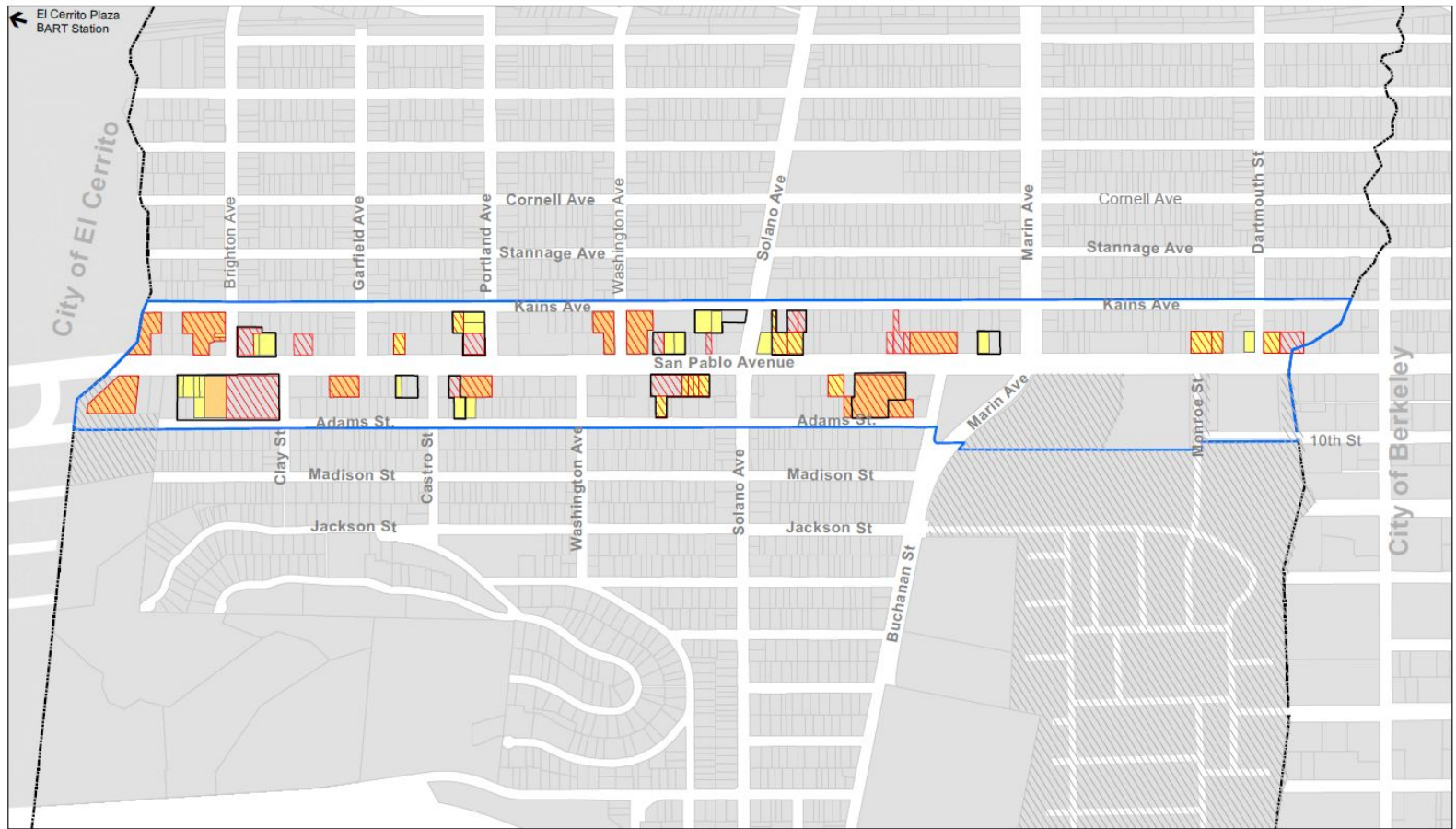
**FIGURE 2-2: ZONING DISTRICTS AND OVERLAYS (EXISTING AND PROPOSED)**



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

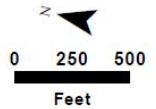
-  Public Facilities
-  R-2 Residential Medium Density (28 feet max height)
-  R-3 Residential High Density (35 feet max height)
-  SPC San Pablo Commercial (68 feet max height, except where noted)





## Opportunity Sites

- |  |  |
|--|--|
|  Opportunity Site (Contiguous Ownership)      |  Opportunity: Vacant, Parking Lot, or Underutilized Site |
|  Opportunity: 2023-2031 Housing Element Site |  Less than 10,000 sf                                     |
|  |  10,000 sf or greater                                   |





*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



 **San Pablo Avenue  
Specific Plan**  
June 2022

- 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

## 5: Implementation

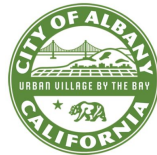
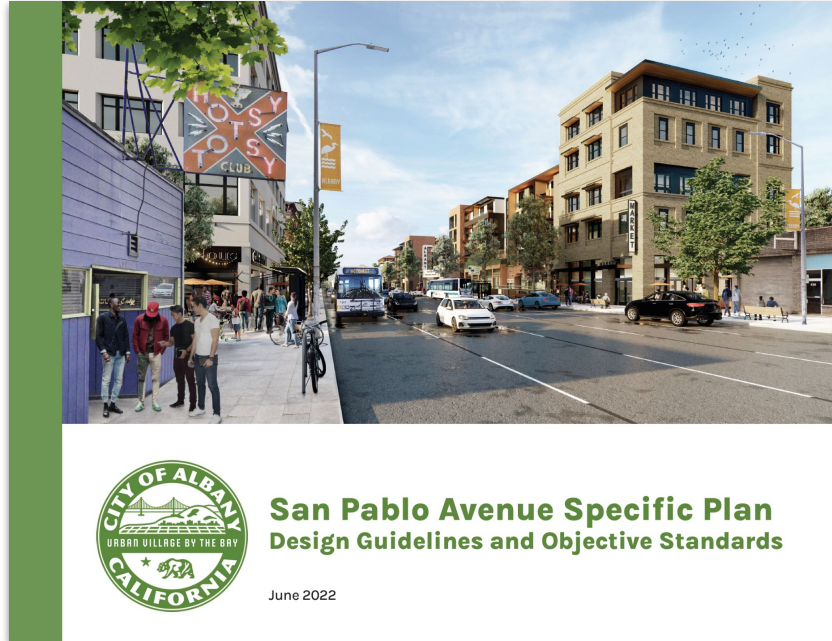
- Condition of approval to require cultural resources review

# 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



**San Pablo Avenue Specific Plan  
Design Guidelines and Objective Standards**

June 2022



## 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**, so that they can be **more easily updated over time**

*\*Note: staff will return with an ordinance instead of a resolution on community benefits*





# 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



# Staff & Planning & Zoning Commission Recommendation

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

*Resolution No.  
2022-87*

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

*Resolution No.  
2022-88*

**Zoning  
Amendments  
(First Reading)**

*Ordinance No.  
2022-03*

**\*Additional Staff  
Recommendations**

# Additional Staff Recommendation

## Resolution 2022-08:

- 1) Modify Specific Plan Text: Add SB 330 “no net loss” finding to Specific Plan Ch. 2: Land Use, p. 30:
  - The plan aims to increase building height and FAR in the SPC zone, eliminate residential density as a standard, and replace the daylight plane standard with an upper story setback. These standards have the effect of increasing effective residential density and residential development potential for the planning area. As a result, the project is compliant with “no net loss” provisions of SB 330.
  
- 2) Modify Resolution 2022-08:
  - Update title of resolution to match agenda
  - Eliminate references to Community Benefits; staff will return with a Community Benefits ordinance at a future date