

City of Albany



GENERAL PLAN ANNUAL REPORT

DRAFT FOR

CITY COUNCIL REVIEW

APRIL 7, 2008

ANNUAL REPORT ON THE CITY OF ALBANY GENERAL PLAN 2007

The City of Albany is required by State law to provide an annual report to the City Council on the status of the General Plan. The report must address the City's progress on its General Plan's implementation, including the progress in meeting the City's share of regional housing. The State Office of Planning and Research requires the Annual Report to be provided by April 1.¹ The following information is provided in compliance with Government Code Requirements.

The 2007 update has been prepared using the 2004-2006 as the base document. The 2007 additions to the update are indicated in bold text.

BACKGROUND

The General Plan is a broad policy document – sometimes referred to as a “master” or “comprehensive” plan – consisting of a set of policies to guide the physical development of a city. The General Plan lays out a city's planning in the form of goals and policies. Zoning Ordinances and subdivision procedures contain the specific implementation procedures, while following the goals and policies of the General Plan. General Plans are highly flexible documents; California law allows them to be changed through amendments four times a year.

General Plans first appeared in California in 1927, when the State legislature gave local governments permission to form planning commissions. Governments were subsequently required to create a master plan to direct physical development of their respective county, municipality, or otherwise demarcated parcel of land.² The format of the master plan evolved over several decades, arriving in 1965 at the title of “General Plan” and consisting of seven “elements.” Today, State Law requires each city and county to adopt a General Plan.³

The seven elements – land use, circulation, housing, conservation, open-space, noise, and safety – may be combined to make fewer categories; the mix of elements depends on the specific needs of a community. As long as all areas of the urban environment are touched upon, the particular combination of elements is flexible. The comprehensive

¹ Per SB 253 (Chapter 595) Statutes of 2006

² Fulton, William. *Guide to California Planning*. Solano Press Books: Point Arena, 1999.

³ Governor's Office of Planning and Research. *State of California: 2003 General Plan Guidelines*. Office of Planning and Research: Sacramento, 2003.

1992 Albany General Plan includes five elements: Land Use; Circulation; Housing; Conservation, Recreation and Open Space; and Community Health and Safety.

Created to contain a vision for a community's future, the general plan identifies hopes for a city's development, and translates these aspirations into policies. The document alerts community members of the goals and policies directing development within a community. Additionally, the General Plan aids a city council in making policy decisions where conflicting interest groups are involved. Given this function, local governments are required to keep their General Plans current and internally consistent between all elements, and between the General Plan and the Zoning Ordinance. No requirement necessitates a local government to update the entire General Plan every year, every five years, etc., with the exception of the Housing Element, which is usually required to be updated every five years. In 1993, the State Housing and Community Development Department confirmed that the adopted Albany General Plan Housing Element was consistent with the State Housing Element Law. In recent years, revisions to the Housing Element have been drafted, but the City has not taken final action on the revisions. As a result, the City's housing element is currently out of compliance.

General Plans maintain a long-term perspective. Affecting the welfare of current and future generations, the Plan must envisage conditions and needs for many years to come in order to provide a basis for establishing planning objectives. Despite the involved and detailed procedures required to maintain and uphold its policies, the General Plan offers a rational process by which a city can discuss what the future of a community should be.

Background on the Existing City of Albany General Plan

The City of Albany initiated the General Plan Update and Revision Program in 1990 to respond to changes in State law; updated information; and revised goals, policies and objectives that more accurately reflect current conditions and community values. Public workshops held before the Planning and Zoning Commission in 1991 and 1992, along with public hearings to take comments in 1992, contributed to revisions made to the Final General Plan. The current Albany General Plan was ultimately adopted on December 7, 1992.

To fulfill the prerequisite that the General Plan be long-term in scope, the existing Albany General Plan encompasses a 20-year time frame from 1990 - 2010. The following lists the goals of the General Plan, preceded by progress the City has made towards implementing these goals during the calendar years of 2004-2007. The lists are organized by the five elements of the Albany General Plan.

LAND USE ELEMENT

GOALS	PROGRESS
<p>LU 1: Preserve and enhance the residential character of Albany.</p>	<p>City Council rezoned portions of Kains Avenue and Adams Street in October 2006 from R-3 to R-2. In addition, Planning and Zoning site regulations were modified to reduce the allowed height in these areas</p> <p>All Bayside Commons and Bridgewater properties, including condominium units and common area, rezoned from "R-4 Residential Towers" to "R-3 Residential High Density." This rezone conformed Zoning Districts to the General Plan.</p> <p>In 2007, the Planning and Zoning Commission initiated an update to the City's residential design guidelines. The Design Guidelines were previously updated in 1997.</p>
<p>LU 2: Encourage and upgrade commercial and mixed residential-commercial use development along San Pablo Avenue to expand the City's economic base, to increase housing opportunities, and to foster transit-oriented development along this major transit corridor. *</p>	<p>Commercial areas along San Pablo Avenue were rezoned from C-2 to "San Pablo Commercial" in 2004, allowing more appropriate land uses and development requirements.</p> <p>In addition, the City continues to apply the San Pablo Avenue Design Guidelines as projects come forward.</p> <p>Construction of the mixed-use project at 727 San Pablo Avenue neared completion by the end of 2007.</p>
<p>LU 3: Restrict conversion of residential uses to commercial uses along specific blocks of Kains and Adams Streets where residential uses predominate; permit such conversions where commercial uses predominate. *</p>	<p>In 2004, the C-E district along San Pablo was eliminated and rezoned to R-3, prohibiting commercial uses along Kains and Adams Streets where residential uses predominate.</p>

GOALS	PROGRESS
<p>LU 4: Maintain and promote a mix of commercial uses and upper level residential uses on Solano Avenue to serve the community, and fosters transit-oriented development along a significant transit corridor. *</p>	<p>Commercial areas along Solano Avenue were rezoned from C-2 to “Solano Commercial” in 2004, allowing more appropriate land uses and development requirements.</p>
<p>LU 5: Protect residential neighborhoods from the adverse impacts of adjacent commercial uses through the creation of a transitional area along Solano Avenue cross streets.</p>	<p>In the updated Planning and Zoning Ordinance, site regulations were added to address daylight plane to address transition of uses in these areas. In addition, the City continues to address transition issues in the course of design review of applications.</p> <p>In 2007, the Planning and Zoning Commission initiated an update to the City’s residential design guidelines. The work underway on the new Design Guidelines includes discussion of transition areas.</p>
<p>LU 6: Increase the economic vitality of the City’s industrial use areas.</p>	<p>The Redevelopment Plan for Cleveland Avenue/Eastshore/Interstate 580 and Interstate 80 area approved in 1998. The <i>Target</i> store – the most significant project in the redevelopment area – opened in 2004. In addition, an existing building was converted into a Petsmart outlet. In addition, a Toyota Service Center and use car sales was located on Eastshore Highway.</p> <p>In addition, in appropriate locations, the City continues to support the potential development of auto sales businesses.</p>

GOALS	PROGRESS
<p>LU 7: Ensure that future redevelopment of the University of California lands is compatible with the City's long term land use, public services, and public facilities goals.</p>	<p>In 2004, the City provided detailed comments to the University on the redevelopment of University Village. In addition, the City meets regularly with the Albany Unified School District and the University of California staff to discuss areas of mutual interest and concern.</p> <p>In 2007, the City began preliminary evaluation of an application to develop a mixed-use project at University Village. In addition, in 2007, the Association of Bay Area Governments accepted the City's nomination of portions of Albany Hill in their Priority Conservation Area program.</p>
<p>LU 8: Maintain and improve Albany's high quality educational system and other public services.</p>	<p>The City continues to strive to increase recreation and community services programs. In addition, the City supports facility upgrade initiatives of the Albany Unified School District. In addition, the City is in the design process for seismic upgrade of the Civic Center.</p> <p>In 2007, the City approved the upgrade of St. Mary's College High School Athletic Field renovation. In addition, the City began the evaluation of a new long-term master plan for the St. Mary's campus.</p>
<p>LU 9: Protect and enhance positive elements of Albany's physical character: common architectural styles, significant views, and remaining natural features.</p>	<p>In 2004, the City adopted a completely updated and modernized Planning and Zoning ordinance that improves the City's ability to control the design of development in the City.</p> <p>In 2007, the Planning and Zoning Commission initiated an update to the City's residential design guidelines. The work underway on the new Design Guidelines includes integration of the City's green building program with design guidelines.</p>

*See attached *Amendments (2004)* for detailed revisions and additions to General Plan goals and policies.

CIRCULATION ELEMENT

GOALS	PROGRESS
<p>CIRC 1: Preserve the character of residential areas near and on arterial streets.</p>	<p>The reconfiguration of Marin Avenue from a four-lane street to two travel lanes with a middle turn lane and two bike lanes completed in October 2005.</p> <p>Progress is underway of implementing several traffic-calming measures throughout the City.</p> <p>Numerous traffic-calming measures have been implemented citywide. Studies are underway to evaluate traffic calming measures for the neighborhood near El Cerrito Plaza.</p>
<p>CIRC 2: Protect residential neighborhoods from excessive parking demands.</p>	<p>The City continues to review planning and building applications to ensure compliance with City parking standards, and considered parking waivers only if appropriate findings can be made. In addition, improvements have been made to several school drop-off/pick-up areas to improve safety and reduce parking impacts on residential neighborhoods.</p>
<p>CIRC 3: Maintain adequate circulation throughout the City and improve the parking capacity on Solano and San Pablo Avenues.</p>	<p>Traffic Management Plan adopted by the City in May 2000. City continues to implement the Plan's objectives.</p>
<p>CIRC 4: Support public transit and other means to reduce reliance on the automobile as the primary means of transportation.</p>	<p>City participated in the SMART Corridor Program, as well as the Rapid Bus System program along San Pablo Avenue.</p> <p>Rapid Bus enhancements are planned for Albany's existing bus shelters. Staff is working with the schools to develop a pilot "walk to school" program.</p>

<p>CIRC 5: Ensure the I-80 reconstruction project meets the City's goals for improved earthquake safety, automobile safety, pedestrian and bicycle safety, and access to the Albany Waterfront.</p>	<p>The I-80 project was completed 2000 – 2001. Bike and pedestrian improvements are currently under construction (beginning in late 2006) to run below I-80 / I-580 ramps.</p> <p>Completion of the alternative bike/pedestrian path, which extends underneath the I-80/I-580 ramps, occurred in 2007.</p>
<p>CIRC 6: Improve and enhance the City's bicycle route and path system.</p>	<p>Several bike route improvement projects have been initiated, including the Ohlone Greenway Lighting and Bike Path Plan, which should start construction in 2007. In addition, conceptual plans have been approved for Pierce Street bicycle path. Marin Avenue bike lanes were added as part of the reconfiguration project. Planning is underway for the addition of bike lane/path on Buchanan.</p> <p>Completion of the Ohlone Greenway lighting and bike path realignment project occurred in 2007. Concept plans, to improve other areas of the Ohlone Greenway and path, have been initiated as part BART's seismic retrofit project. Planning for the Buchanan bike lane/path has begun.</p>

HOUSING ELEMENT

GOALS	PROGRESS
<p>HE 1: Preserve, maintain, and improve Albany's existing housing stock.</p>	<p>The City continues to participate in the Alameda County CDBG program, providing funding for minor home repair.</p> <p>In 2007, as part of the an effort to improve the existing housing stock, the City adopted a policy against the use of vinyl siding as an exterior building material.</p>
<p>HE 2: Provide a variety of housing types, densities, designs, and prices to meet the existing and projected needs of all economic segments of the community, while maintaining and enhancing the character of existing development.</p>	<p>An inclusionary housing requirement was added to Planning and Zoning Code in 2004. 15% of the units in multi-family residential projects of five or more units are required to meet affordability standards.</p> <p>First project meeting the inclusionary housing requirement was approved at 727 San Pablo in January 2005. Four out of the 25 approved residential units required to be eligible to very-low and low-income households.</p> <p>Creekside Apartments was built in 2000, which included 16 units of low and very low income housing units, 2 of which are designed for disabled persons.</p> <p>City continues to work with Alameda County's "Continuum of Care" program for homeless.</p> <p>In 2007, the City received its "Regional Housing Needs Allocation" from the Association of Bay Area Governments, and initiated the process of updating its Housing Element.</p>

GOALS	PROGRESS
<p>HE 3: Expand housing opportunities for the elderly, the disabled, the homeless, and other persons with special housing needs.</p>	<p>The City continues to participate in the Alameda County Continuum of Care program for citizens with special needs.</p> <p>In 2007, the City began preliminary evaluation of an application to develop a mixed-use project at University Village. The application includes a proposal to develop senior housing.</p>
<p>HE 4: Promote housing opportunities for all persons regardless of age, race, marital status, ancestry, family status (presence of children), disability, natural origin, or color.</p>	<p>The City continues to provide financial support to Housing Rights Inc., which provides support services to Albany renters and property owners.</p>

CONSERVATION, RECREATION AND OPEN SPACE ELEMENT

GOALS	PROGRESS
<p>CROS 1: Increase public access to and enhance natural features of the City's creeks.</p>	<p>The Cordornices Creek Improvement Plan was approved in 2004, and construction of the first two phases of flood control improvements, habitat enhancement, and public access has been completed.</p>
<p>CROS 2: Increase street tree planting to beautify the City and to aid in purifying the air.</p>	<p>Tree removal policy has been updated with goals of preserving existing mature urban forest.</p> <p>In 2007, the City hired a full-time urban forester to improve the City's street tree program.</p>
<p>CROS 3: Preserve the crest of Albany hill for public open space use.</p>	<p>The City continues to maintain already acquired land on Albany hill and support improvements to Creekside Park.</p> <p>In 2007, the Association of Bay Area Governments accepted the City's nomination of portions of Albany Hill in their Priority Conservation Area program.</p>
<p>CROS 4: Strive to maintain and improve the quality of Albany's natural environment, natural resources, and cultural resources.</p>	<p>"Bay Friendly" landscaping improvements completed for medians on Buchanan Street. In addition, a Burrowing owl habitat was approved for the Albany plateau.</p>
<p>CROS 5: Continue to value the importance of the Albany Waterfront area and shoreline as a place of scenic beauty.</p>	<p>The City participated in the planning process for the Eastshore State Park. In addition, in 2006, the City Council initiated a waterfront planning process for the Golden Gate Fields property.</p> <p>In 2007, the Association of Bay Area Governments accepted the City's nomination of the Albany waterfront in their Priority Conservation Area program.</p>

GOALS	PROGRESS
<p>CROS 6: Develop the maximum feasible park and open space areas in Albany.</p>	<p>The City adopted a Park, Recreation, and Open Space Master Plan in October 2004. Plan includes goals and mechanisms for next 5-10 years, such as updating existing parks, allocating new parkland and incorporating CIP programs into park maintenance.</p> <p>Process initiated to rehabilitate Memorial (Phase I completed in 2003), Ocean View and Terrace Parks.</p> <p>In addition, the City is a party to the Joint Powers Agreement for development of new athletic facilities at the Gilman Street Fields location.</p> <p>The City continues to discuss with Caltrans the potential acquisition of the Pierce Street property for a potential neighborhood park.</p>

GOALS	PROGRESS
<p>CROS 7: Achieve a complimentary mix of private and public uses at the Albany Waterfront to provide for maximum open space, recreation, and public access to the waterfront area.</p>	<p>See CROS 5.</p>
<p>CROS 8: Increase the City's range of childcare programs; expand childcare opportunities throughout the City by committing adequate resources and funding for facilities and programs.</p>	<p>The City continues to provide support to various programs including childcare and the Teen Center.</p> <p>In 2007, the Bright Star Montessori School opened on Marin Avenue, with capacity for up to 55 children.</p>
<p>CROS 9: Continue to enhance the City's programs for senior citizens.</p>	<p>The City continues to provide facilities and operation of the Senior Center.</p>
<p>CROS 10: Provide for public arts projects within the City.</p>	<p>The parks rehabilitation project secured funding for public art. In addition, two permanent pieces of artwork added at the Community Center. In addition, in 2006, the Arts Committee began the process of proposing a Public Art Fee program in Albany.</p> <p>In 2007, the City adopted a comprehensive Art in Public Places program, which requires public art to be incorporated in future development projects.</p>

COMMUNITY HEALTH AND SAFETY ELEMENT

GOALS	PROGRESS
<p>CHS 1: Minimize the impact of flooding, seismic, and geologic hazards on Albany citizens and their property.</p>	<p>The City continues to implement flood damage prevention regulations contained with the Planning and Zoning Code to ensure that development in watercourse areas comply with FEMA requirements.</p> <p>State mandated un-reinforced masonry ordinance adopted in 2005 and during 2006, the City worked with property owners to ensure implementation.</p> <p>In 2007, the City adopted amendments to its Building and Housing Code, incorporating the 2007 California Building Code, repair and reconstruction of damaged buildings, and safety inspections after an emergency.</p>
<p>CHS 2: Strengthen and update City programs and procedures for emergency preparedness.</p>	<p>Albany Fire Department implemented ALERT (Albany Local Emergency Response Team), providing training to community leaders and the neighborhood on basic rescue and earthquake and disaster preparedness.</p> <p>Defibrillators installed in the Community Center of City Hall in fall of 2006. Majority of city staff trained to use the defibrillators.</p> <p>City mapping system for fire response and disaster preparedness updated in April 2006.</p> <p>Albany Police Activities League (APAL) program growth, including increased officer involvement.</p>

GOALS	PROGRESS
<p>CHS 3: Reduce the exposure of present and future Albany residents and workers to hazardous materials.</p>	<p>The City promotes collection of hazardous materials via special events and collection sites.</p> <p>The City also works in coordination with neighboring cities on air quality issues from local facilities in an effort to improve air quality for all residents and workers.</p> <p>In 2007, the City began implementation of its mandatory green building program. The program requires applicants avoid the use of building materials that contribute to an unhealthy indoor environment.</p>
<p>CHS 4: Prevent exposure of citizens to unacceptable noise levels and, where feasible, alleviate noise exposure problems.</p>	<p>The City continues to implement the requirements of the City's noise ordinance.</p>
<p>CHS 5: Reduce the impact of BART noise.</p>	<p>The City continues to encourage BART to maintain rails for noise reduction purposes.</p>

LIST OF GENERAL PLAN AMENDMENTS
2004-2007

Attached is Resolution #04-55 amending the Land Use Element of the General Plan in November 2004. No General Plan amendments were made in 2007.

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RESOLUTION #04-56

**A RESOLUTION OF THE
ALBANY CITY COUNCIL**

**AMENDING THE LAND USE ELEMENT
OF THE ALBANY GENERAL PLAN**

WHEREAS, the City of Albany General Plan was adopted by the City Council on December 7, 1992; and

WHEREAS, the General Plan includes, as required by State law, a Land Use Element that designates the general location and extent of uses of land for housing, business, open space and other categories of use or public and private land, and provides standards of population density and building intensity for various locations; and

WHEREAS, Chapter XX of the Albany Municipal Code, Planning and Zoning, also known as the Zoning Ordinance, was adopted its current form 1978 and has been amended from time-to-time through 1999; and

WHEREAS, the City Council, in 1997 initiated a process to revise the Zoning Ordinance, which process has continued since that time with public participation and testimony and with recommendations by the Zoning Technical Advisory Committee, the Zoning Code Revision Committee, and the Albany Planning and Zoning Commission; and

WHEREAS, Section 20-1.2 of the Albany Municipal Code states that the Zoning Ordinance is consistent with and based on the adopted General Plan for the City; and

WHEREAS, in the course of the preparation and review of proposed ordinance changes it became evident that certain changes of text and map designations in the Land Use Element of the General Plan would be required prior to adoption of the proposed zoning revision, in order to maintain consistency between the General Plan and the Zoning Ordinance; and

WHEREAS, in the course of the public hearing which was opened on October 14, 2003, which hearing was continued to subsequent sessions through May 11, 2004, the Planning and Zoning Commission heard public testimony, considered alternatives to zoning district designations and development regulations and related General Plan amendments, and reached preliminary conclusions regarding the content of final recommendations for action by the City Council; and

WHEREAS, City staff prepared an Initial Study based on said preliminary conclusions of the Planning and Zoning Commission, and a notice of intent to adopt a Mitigated Negative Declaration was circulated on May 10, 2004 for public review and comment, and

WHEREAS, the Planning and Zoning Commission held a public hearing on June 8, 2004 and heard public testimony on the proposed amendments to the General Plan and related revisions to the Zoning Ordinance, and considered written and oral comments on the draft Mitigated Negative Declaration;

1 **WHEREAS**, on June 8, 2004 the Planning and Zoning Commission adopted Resolution PZ 04-
2 01, which recommended that the City Council adopt proposed amendments to the Land Use
3 Element of the General Plan, and which included findings in support of adoption of a Mitigated
4 Negative Declaration, the consistency of the proposed Land Use amendments with the whole of
5 the General Plan, and the continued consistency of the zoning ordinance with the General Plan
6 with said amendments; and
7

8 **WHEREAS**, the Albany City Council, on June 28, 2004, after due public notice, opened a
9 public hearing on the proposed revisions to the Zoning Ordinance and General Plan, as
10 recommended by the Planning an Zoning Commission; and the public hearing was continued
11 successively to City Council meetings of August 30, September 7, September 20, October 4,
12 October 11, October 18, November 1, and November 8, 2004, with public testimony being heard
13 at each of those meetings; and
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15 **WHEREAS**, at a regular meeting on November 15, 2004 the City Council adopted Resolution
16 04-55, adopting a Mitigated Negative Declaration in compliance with the California
17 Environmental Quality Act (CEQA), regarding potential environmental effects of the proposed
18 amendments.
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21 **NOW, THEREFORE, BE IT RESOLVED**, that in amending the Land Use Element of the
22 General Plan, the Albany City Council finds as follows:
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- 24 1. *That the amendments are consistent with the whole of the General Plan, specifically including*
25 *the Circulation Element and the current draft update of the Housing Element.*
26
27 2. *That the amendments taken together with concurrently proposed revisions to the zoning*
28 *ordinance text and zoning map, will assure consistency between the General Plan and the*
29 *Zoning Ordinance, as required by the Municipal Code.*
30

31 **NOW, THEREFORE, BE IT FURTHER RESOLVED**, the text of the Land Use Element of
32 the General Plan and the Land Use Plan Map are hereby amended to include the changes set
33 forth below, and as depicted in the maps in "Exhibit A" attached hereto:
34

35 *[Relevant portions of the General Plan Land Use Element are shown as adopted in 1992, with*
36 *additions shown with **underlining**, and deletions shown with ~~striketrough~~. Explanatory notes*
37 *are in italics. Land Use Plan Map amendments are noted where applicable.]*
38
39

40 **GOAL LU 1:** Preserve and enhance the residential character of Albany. *[No change proposed.]*
41

42 **Policy LU 1.1:** Maintain existing residential densities throughout Albany. Recognize the
43 as-built density of the existing "Gateview" residential condominium complex as a
44 conforming land use, by creating a "Residential Towers" land use designation on the
45 Land Use Plan Map, permitting up to a maximum of 87 dwelling units per acre.
46

47 *[Existing text continues].*
48

49 **Land Use Plan Map amendment:** Show new "Residential Towers" designation on
50 Gateview property. *[Properties to the north remain "High Density"].*

1 **Policy LU 1.2:** Establish Zoning standards for areas designated Planned Residential
2 Commercial (PRC) to support encourage, but not necessarily require, that redevelopment
3 of underutilized commercial areas include a mix of residential and commercial uses. for
4 mixed-use particularly along San Pablo Avenue.
5

6 *The first sentence of the narrative statement on Planned Residential Commercial on*
7 *page 25 of the General Plan, is amended to read:*

8 "The Plan provides a new land use designation called Planned Residential
9 Commercial (PRC) which is intended to encourage, but not necessarily require,
10 redevelopment of existing commercial uses on San Pablo Avenue into mixed-use
11 developments typically comprised of street-level retail with high density residential
12 uses on rear street frontages and second floors."
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15 **GOAL LU 2:** Encourage and upgrade commercial and mixed residential-commercial use
16 development along San Pablo Avenue in order to expand the City's economic
17 base, to increase housing opportunities, and to foster transit-oriented development
18 along this major transit corridor.
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21 **Policy LU 2.5:** Permit a moderate increase in new commercial development intensity to
22 a maximum of FAR 0.95. ~~Delete the following: This intensity may be exceeded, when a~~
23 ~~comprehensive traffic study prepared for a specific project proposal indicates additional~~
24 ~~capacity can be created along Solano Avenue to accommodate additional traffic.~~
25

26 **Policy LU 2.5.a:** Permit mixed-use development of commercial uses with residential or
27 other permitted uses at a maximum intensity of FAR 2.25, provided that the commercial
28 use portion of any development does not exceed FAR 0.95 as stated in Policy L.U. 2.5.
29 *[New]*

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31 **Policy LU 2.6:** Designate a "Commercial Node" around the intersection of San Pablo and
32 Solano Avenues, for the purposes of intensifying retail, commercial and mixed use
33 activities at that major intersection; reinforcing existing and developing concentrations of
34 pedestrian-oriented uses; and defining a major commercial area in Albany through
35 distinctive design standards for specific locations. [New]
36

37 **Land Use Plan Map amendment:** Indicate boundaries of the "Commercial Node"
38 at the intersection of San Pablo and Solano Avenues.
39

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41 **GOAL LU 3:** Restrict conversion of residential uses to commercial uses along specific blocks of
42 Kains and Adams Streets where residential uses predominate. ~~and permit such~~
43 ~~conversions where commercial uses predominate.~~
44

45 **Policy LU 3.1:** ~~Establish a commercial land use designation and revise the C-E Zoning~~
46 ~~District to allow commercial and mixed residential-commercial uses on blocks along the~~
47 ~~west side of Kains Avenue and the east side of Adams Street. which are now~~
48 predominantly in commercial use. Designate and rezone for residential use those blocks
49 that are now predominantly residential. Protect adjacent residential neighborhoods from
50 the adverse impacts of adjacent commercial uses through the creation of special setback

1 requirements for commercial, mixed use, and multi-family developments where they
2 interface with single-family properties along the opposite sides of Kains and Adams
3 Streets.

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5 **Land Use Plan Map amendments:**

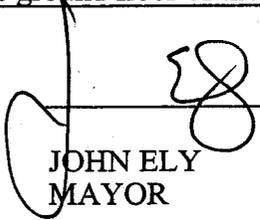
- 6 1. Show "Residential High Density" on the 800 block of Adams Street and
7 portions of the 900 block of Adams Street; and portions of the 700 and 800
8 blocks of Kains Avenue, to replace "General Commercial".
9
10 2. Remove "Planned Residential/Commercial" designation from the Creekside site
11 (1100 blocks of San Pablo and Kains) in recognition that site is recently fully
12 developed for residential and is not considered a candidate for mixed use.
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16 **GOAL LU 4:** Maintain and promote a mix of commercial uses and upper level residential uses
17 on Solano Avenue that serves the community, and fosters transit-oriented
18 development along a significant transit corridor [Cross reference: Policy HE 2.5
19 encourages housing above commercial on Solano.]

20
21 **Policy LU 4.1:** Permit a moderate increase in new commercial development intensity to a
22 maximum of FAR 1.25. ~~Delete the following: This intensity may be exceeded when a~~
23 ~~comprehensive traffic study indicates that it is feasible to create additional capacity along~~
24 ~~Solano Avenue to accommodate increased traffic.~~

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26 **Policy LU 4.1.a:** Permit mixed-use development of commercial uses with residential or
27 other permitted uses at a maximum intensity of FAR 1.25. [New]

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29 **Policy LU 4.8:** Permit multi-family housing in the Community (Solano) Commercial
30 District to be developed at a maximum FAR of 1.25, when not included in a mixed use
31 project, except that housing on the ground floor of the Solano Avenue frontage is not
32 encouraged. (New)

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JOHN ELY
MAYOR

Date: 11/15/04

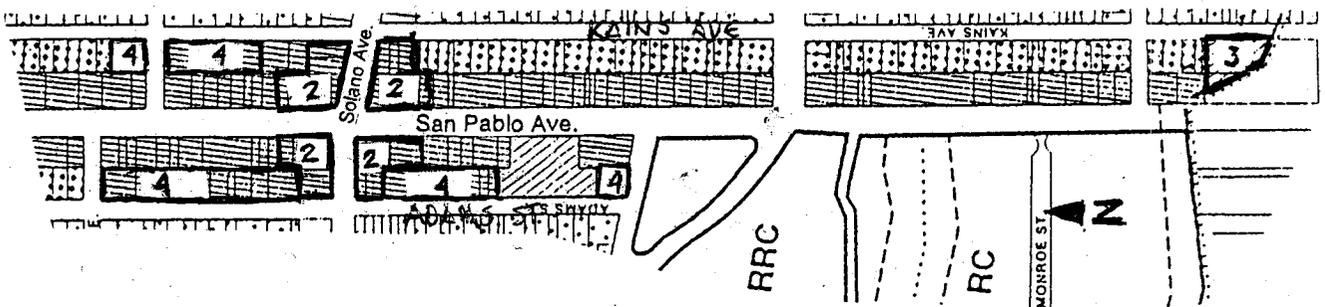
**EXHIBIT A
TO CITY COUNCIL RESOLUTION #04-56**

**AMENDMENTS TO GENERAL PLAN
LAND USE PLAN MAP**

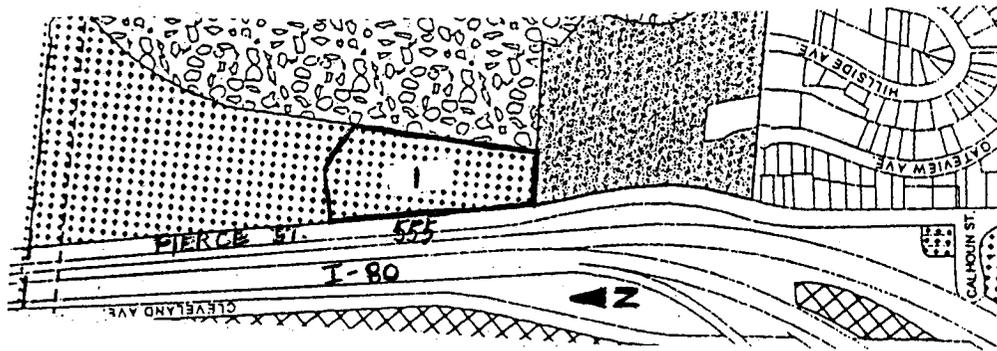
Key to Amendments:

1. From Residential High Density to Residential Towers
2. Add Commercial Node Overlay to General Commercial
3. From Planned Residential/Commercial to Residential High Density (on Kains) and General Commercial (on San Pablo Avenue.)
4. From General Commercial to Residential High Density

San Pablo Avenue Corridor:

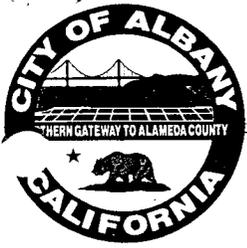


West Side of Albany Hill:



Key to Land Use Designation Patterns:

<p>RESIDENTIAL</p> <ul style="list-style-type: none"> Low Density (1-17, Av. 12 du/acre) Medium Density (18-34, Av. 27 du/acre) High Density (35-63, Av. 39 du/acre) Planned Development (6 du/acre) Planned Development (9 du/acre) <p>OPEN SPACE</p> <ul style="list-style-type: none"> Park and Recreation Creek Conservation Zone 	<p>COMMERCIAL</p> <ul style="list-style-type: none"> General (FAR: 0.95) Community (FAR: 1.25) Planned Residential/Commercial (63 dwelling units/acre, FAR: 1.5) Commercial Recreation (FAR: 0.5) <p>INDUSTRIAL</p> <ul style="list-style-type: none"> Commercial/Service/Light Industrial (FAR: 0.5) 	<p>INSTITUTIONAL</p> <ul style="list-style-type: none"> Public/Quasi Public Research Residential/Recreational/Commercial (18-34, Av. 27 du/acre: Far 0.95) Residential/Commercial Residential/Recreational City Property Churches
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City of Albany

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FAX (510) 528-8914
• Friendship Club/
Childcare Program
PH. (510) 524-0135
• Senior Center
PH. (510) 524-9122
FAX (510) 524-8940
• Teen Center
PH. (510) 525-0576

RESOLUTION NO. 04-56

PASSED AND APPROVED BY THE COUNCIL OF THE CITY OF ALBANY,

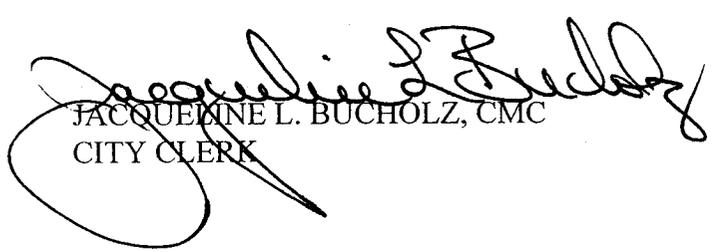
this 15th day of November, 2004, by the following votes:

AYES: Council Members Maris, Okawachi, Thomsen & Mayor Fly

NOES: Council Member Good

ABSENT:

WITNESS MY HAND AND THE SEAL OF THE CITY OF ALBANY, this 16th
day of November, 2004.


JACQUELINE L. BUCHOLZ, CMC
CITY CLERK

The City of Albany is dedicated to maintaining its small town ambience, responding to the needs of the community,
and providing a safe, healthy environment now and in the future.



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