

ATTACHMENT #5
GENERAL PLAN INFORMATION

Goals:

- CROS 5: Continue to value the importance of the Albany Waterfront area and shoreline as a place of scenic beauty.
- CROS 6: Develop the maximum feasible park and open space areas in Albany.
- CROS 7: Achieve a complimentary mix of private and public uses at the Albany Waterfront which provide for the maximum feasible open space, recreation and public access to the waterfront area.

Policies:

- CROS 5.1. Consider the scenic and visual importance of the waterfront area in any future private or public development.
- CROS 5.2. Further preserve the scenic value of the Albany shoreline by prohibiting construction of any building or structure within a 100 foot minimum distance of the shoreline.
- CROS 5.3 Recognize the value of the Hoffman Marsh, located north and west of Buchanan Street/I-80/I-580 interchange (and north of GGF), and protect bird feeding and nesting area by limiting activities and preserving important habitat areas.
- CROS 6.1 Update the 1974 Park Master Plan and Recreation (updated in October 2004) for the City and establish specific goals, projects, funding sources and time schedules. This work should include detailed improvement and maintenance plans for the City's parks, and be coordinated with the five year capital improvement projects program.
- CROS 7.1. Implement the Bay Trail Plan along the Albany shoreline. Work with the landowner, the track owner, appropriate citizen and environmental groups, the State Department of Parks and Recreation, Caltrans, East Bay Regional Park District, the Coastal Conservancy and ABAG to achieve this goal.
- CROS 7.3 Require public access to the shoreline and to Albany Point be a part of any future waterfront development plans and that future automobile, pedestrian and bicycle access be consistent

with and coordinated with future State and regional park and open space plans at the Waterfront.

- CROS 7.5. Work closely with the East Bay Regional Park District, the cities of Berkeley, Emeryville, Richmond and Oakland, and other State, regional and local groups to complete acquisition, planning and development of the Eastshore State Park.
- CROS 7.6. Assure that the planning for the Eastshore State Park is consistent with the City's conceptual plan for the Albany portion of the Eastshore State Park.

Process for changing the General Plan

- State law (Article 6 of the Government Code) states that amending the general plan may be initiated by a person or by the legislative body (city council). Persons wishing to amend the general plan must submit an application, necessary environmental review and application fee.
- Prior to action by a legislative body to adopt or amend a general plan, the planning agency shall provide opportunities for the involvement of citizens, public agencies, utility companies and other interested groups. The planning agency shall refer the adoption or substantial amendment of the general plan to a number of specific agencies (See Section 65352 of the Government Code).
- Once an application is deemed complete the planning commission shall hold at least one public hearing before acting on a request to amend the general plan. Notice shall be given pursuant to Section 65090 of the Government Code. The planning commission shall make a written recommendation on the adoption or amendment of a general plan. The recommendation shall be made by the affirmative vote of not less than a majority of the total membership of the planning commission. The planning commission shall send its recommendation to the legislative body.
- Prior to adopting or amending a general plan the legislative body shall hold at least one public hearing. Notice as per Section 65090. The legislative body shall adopt or amend a general plan by resolution, which shall be adopted by an affirmative vote of not less than a majority of the total membership of the legislative body.
- General law cities may not amend a general plan or any mandatory element more than four (4) times a year. Charter cities, which Albany is, may amend a general plan more than four (4) times a year.

Berkeley Planning and Zoning Information

- Berkeley Waterfront Specific Plan (BWSP) approved; includes stable area
- BWSP requires submittal of Master Development Plan prior to developing
- Uses permitted for Stables parcel include:
 - 165,000 sq. ft. hotel (about 250 rooms)
 - 10,000 sq. ft. restaurant facility
 - Parking: 360 spaces for hotel/restaurant; 150 for Waterfront visitors
 - Zoning – SP (Specific Plan); the Berkeley Zoning Ordinance outlines procedures for a specific plan