

CITY OF ALBANY COMMUNITY DEVELOPMENT DEPARTMENT
1000 SAN PABLO AVENUE, ALBANY CA 94706

**NOTICE OF PUBLIC HEARING
BY PLANNING AND ZONING COMMISSION
AND
NOTICE OF INTENT TO ADOPT AMITIGATED
NEGATIVE DECLARATION OF ENVIRONMENTAL SIGNIFICANCE**
Date of Notice: April 6, 2005

**AMENDMENTS TO GENERAL PLAN AND ZONING ORDINANCE REGARDING
MIXED-USE DEVELOPMENT AND AFFORDABLE HOUSING**

FOR MORE INFORMATION , VISIT THE CITY WEBSITE:

www.albanyca.org

PUBLIC HEARING:

The Albany Planning and Zoning Commission will hold a public hearing on adding certain provisions to the Albany Zoning Ordinance (Chapter 20 of the Albany Municipal Code) and related amendments to the Land Use Element of the Albany General Plan.

DATE AND TIME OF PUBLIC HEARING: April 26, 2005, 7:30 P.M.
PLACE OF PUBLIC HEARING: City Council Chamber, Albany City Hall
1000 San Pablo Avenue, Albany

The scope of the proposed General Plan Amendments and Zoning Ordinance Revision is summarized in the "Project Description", below, in the section of this notice that deals with the Proposed Mitigated Negative Declaration.

The proposed changes were considered, in somewhat different form, by the Planning and Zoning Commission and the City Council during the course of a comprehensive Zoning Ordinance review that was completed in December 2004. Action on these changes was deferred pending reconciliation with recently enacted changes to State law regarding cities' responsibilities for production of affordable housing.

PROPOSED MITIGATED NEGATIVE DECLARATION:

In compliance with the California Environmental Quality Act (CEQA), The City of Albany, has prepared an Initial Study to determine if the General Plan Amendments and Zoning Ordinance Revision may have a significant effect on the environment. Based on that study the City, acting as Lead Agency under CEQA, has prepared a Draft Mitigated Negative Declaration.

PUBLIC REVIEW PERIOD FOR THE DRAFT MITIGATED NEGATIVE DECLARATION:

Begins **April 6, 2005**
Ends **April 26, 2005**, at 4:00 PM.

Availability of Documents: The Draft Mitigated Negative Declaration, the supporting Initial Study and the draft text of the Proposed Zoning Ordinance Revision are available for review at:

- Community Development Department, 1000 San Pablo Avenue, during regular business hours:
8:30 AM - 7:00 PM, Monday;
8:30 AM - 5:00 PM Tuesday-Thursday;
8:30 AM - 12:30 PM Friday.
- Albany Library, 1247 Marin Avenue (phone 526-3720 for hours.)

Written comments may be addressed to:

Community Development Department, 1000 San Pablo Avenue, Albany CA 94610.

E-mail address: Cityhall@albanyca.org.

Project name: Amendments To General Plan And Zoning Ordinance Regarding Mixed-Use Development And Affordable Housing

Project sponsor: City of Albany

Location: Entire City of Albany

Project description: The “Project” consists of certain amendments to the Land Use Element of the Albany General Plan, and additions to the Albany Zoning Ordinance.

General Plan:

The General Plan is proposed to be amended to authorize increases in allowable floor-area ratios in the San Pablo Avenue and Solano Avenue Commercial areas, in order to provide incentives for the development of mixed-use and high density residential developments that include features that the City deems desirable and worthy of incentive. An incentive bonus system, to be added to the Zoning Ordinance, would allow a maximum floor-area ratio of 3.0 in the San Pablo Avenue commercial area, and a maximum floor-area ration of 2.0 in the Solano Avenue commercial area.

Zoning Ordinance:

1. A new Section 20.40, “Housing Provisions”, is proposed to be added to Chapter 20 of the Albany Municipal Code. The provisions address the following:

- Inclusion of affordable housing units within new housing developments of 10 or more dwelling units;
- Procedures for granting density bonuses for developments that include affordable housing units, as required by State law;
- Provisions for reasonable accommodation of disabled persons in housing developments; and
- Procedures and guidelines for approval of emergency and transitional housing facilities.

2. Additional provisions on “Floor-Area Ratios” in Subsection 20.24.050, providing for increases in allowable floor-area ratios in the San Pablo Commercial (SPC) District and the Solano Avenue Commercial (SC) District, in order to provide incentives as described above for the General Plan amendment.