

ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION STUDY SESSION

April 24, 2013

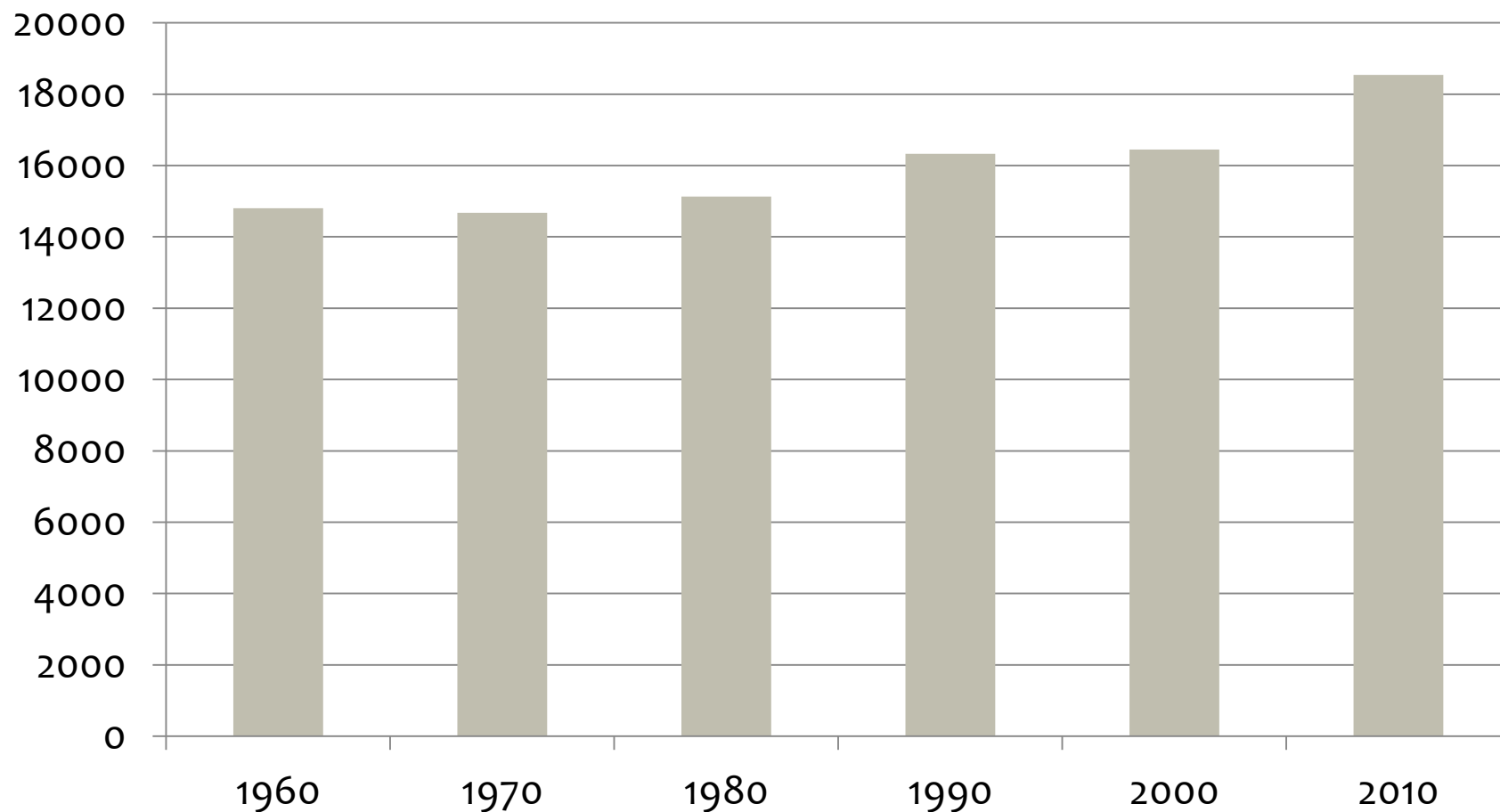
Presentation Overview

- Forecasts
 - ABAG Projections
 - Regional Housing Needs Allocation
- Land Use Categories
 - Overview of Categories
 - Issues

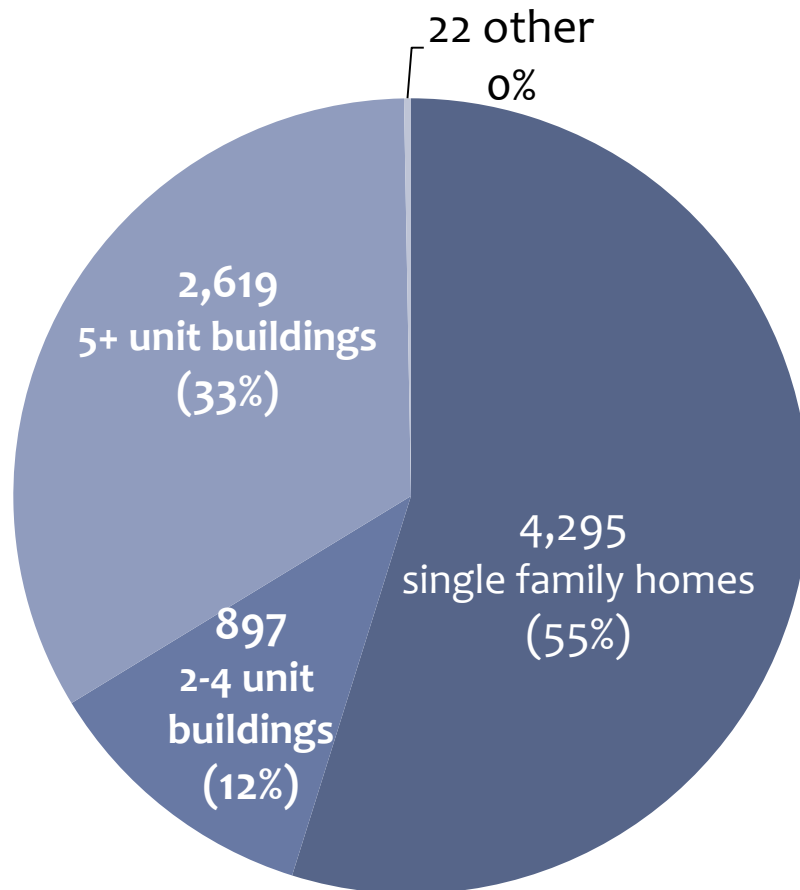
1

General Plan Forecasts

Population Change, 1960-2010



Housing Composition, 2010



- 7,889 units
- 488 vacant (6.2%)
- 7,401 households
- Persons per Household:

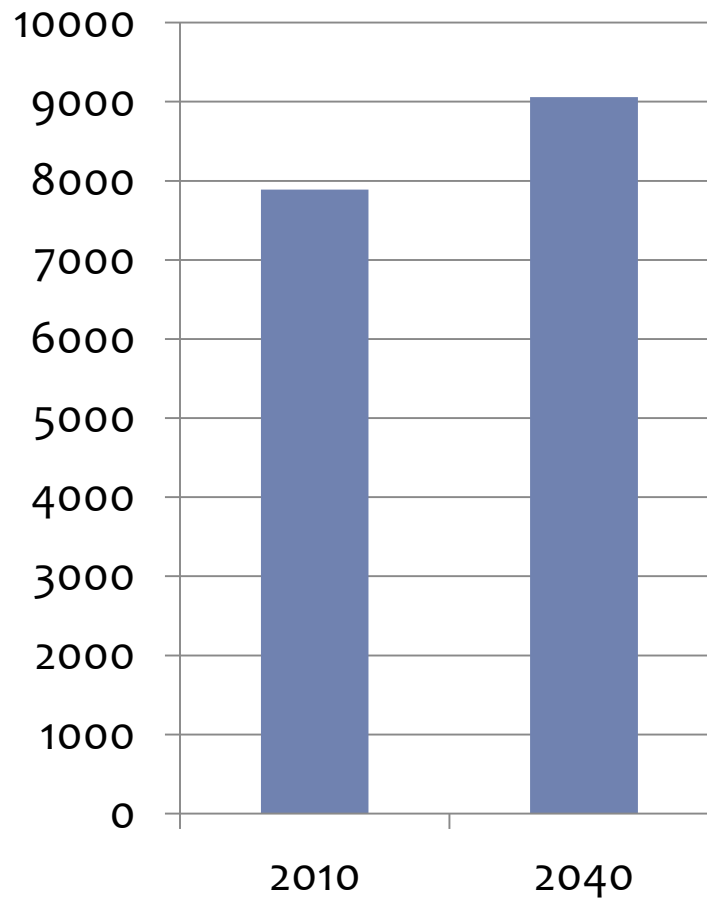
2000	2010
2.34	2.49

ABAG Forecasts

Slide 6

- ❑ Housing units, households, jobs
- ❑ Based on approved/proposed development, land supply, job growth, local policy, state and regional initiatives
- ❑ Projections 2009 still the “official” forecasts
- ❑ Plan Bay Area forecasts to be adopted soon

Albany's Housing Forecasts

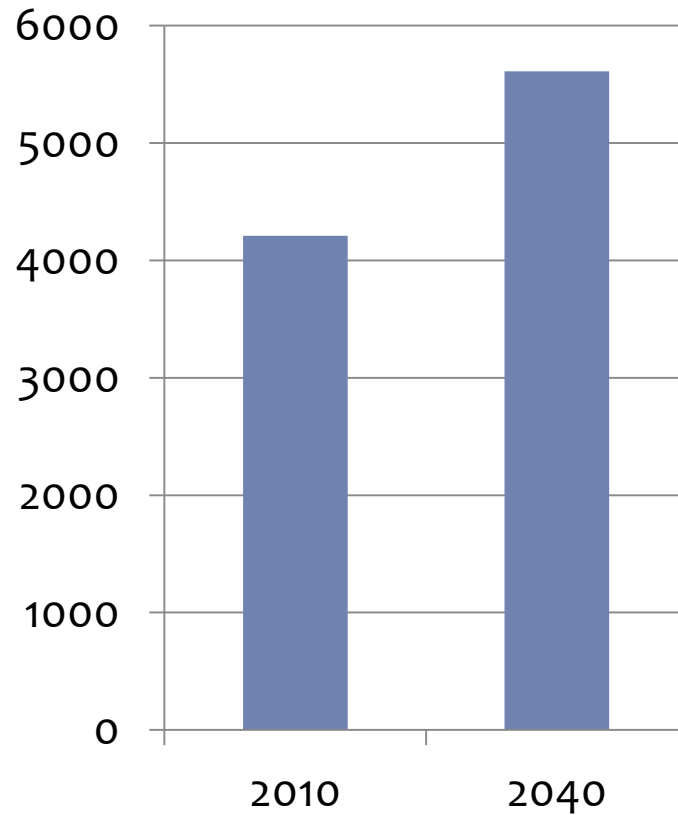


Housing Units

2010 7,890

2040 9,060

Albany's Employment Forecasts



Employment

2010 4,210

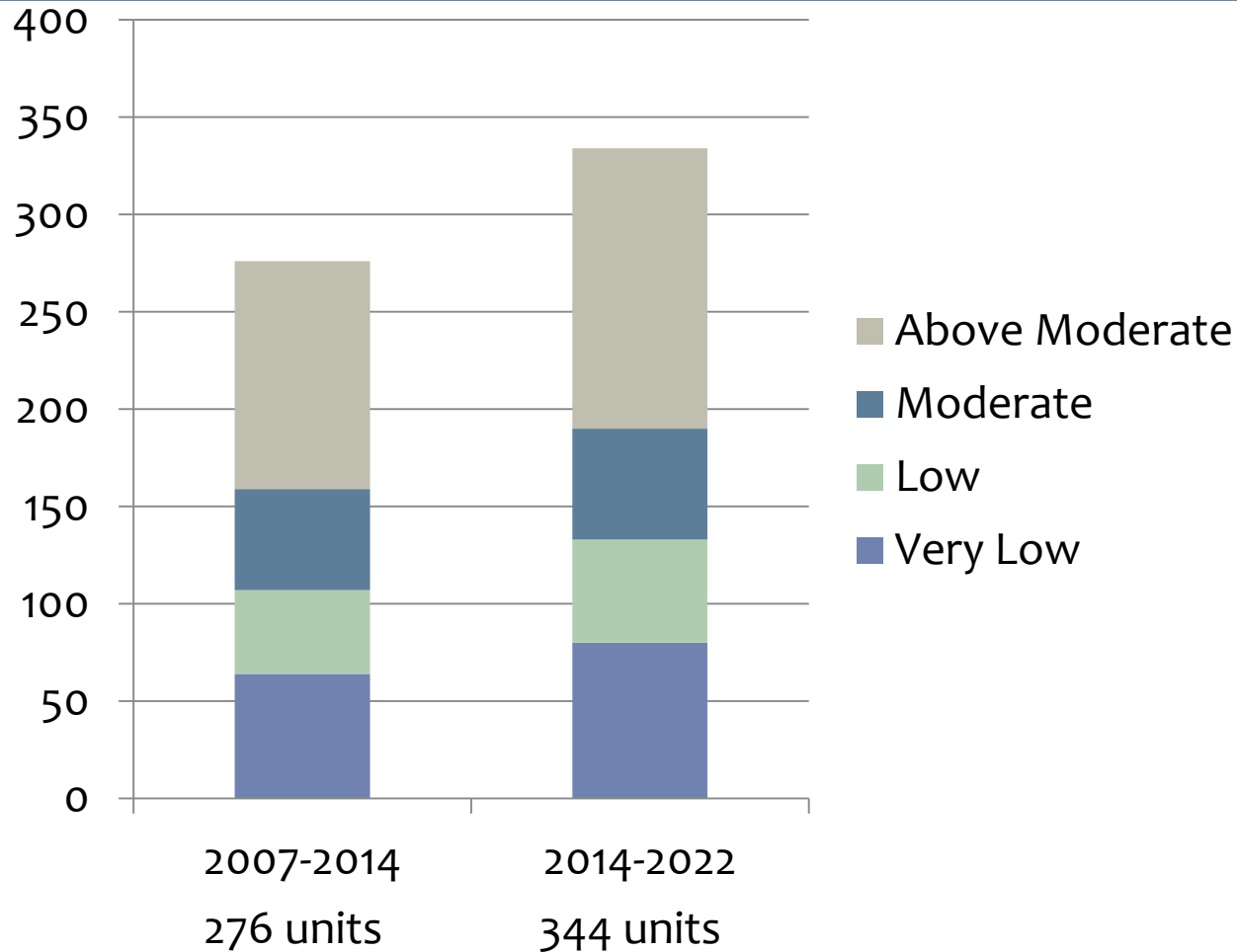
2040 5,610

Regional Housing Needs Allocation

Slide 9

- State process to ensure that all communities provide for their “fair share” of housing needs
- State calculates regional “need”
- ABAG allocates “need” to 101 cities, nine counties
 - Broken down into very low, low, moderate, and above moderate income
- Cities must demonstrate that they have sufficient land zoned to meet their need

Regional Housing Needs Allocation



Acres Needed to Meet Forecasts

How much land would be needed to add 1,170 units (30 year growth forecast)?

@ 10 units per acre
= +/- 120 acres

@ 30 units per acre
= +/- 40 acres

@ 60 units per acre
= +/- 20 acres



2

General Plan Land Use Categories

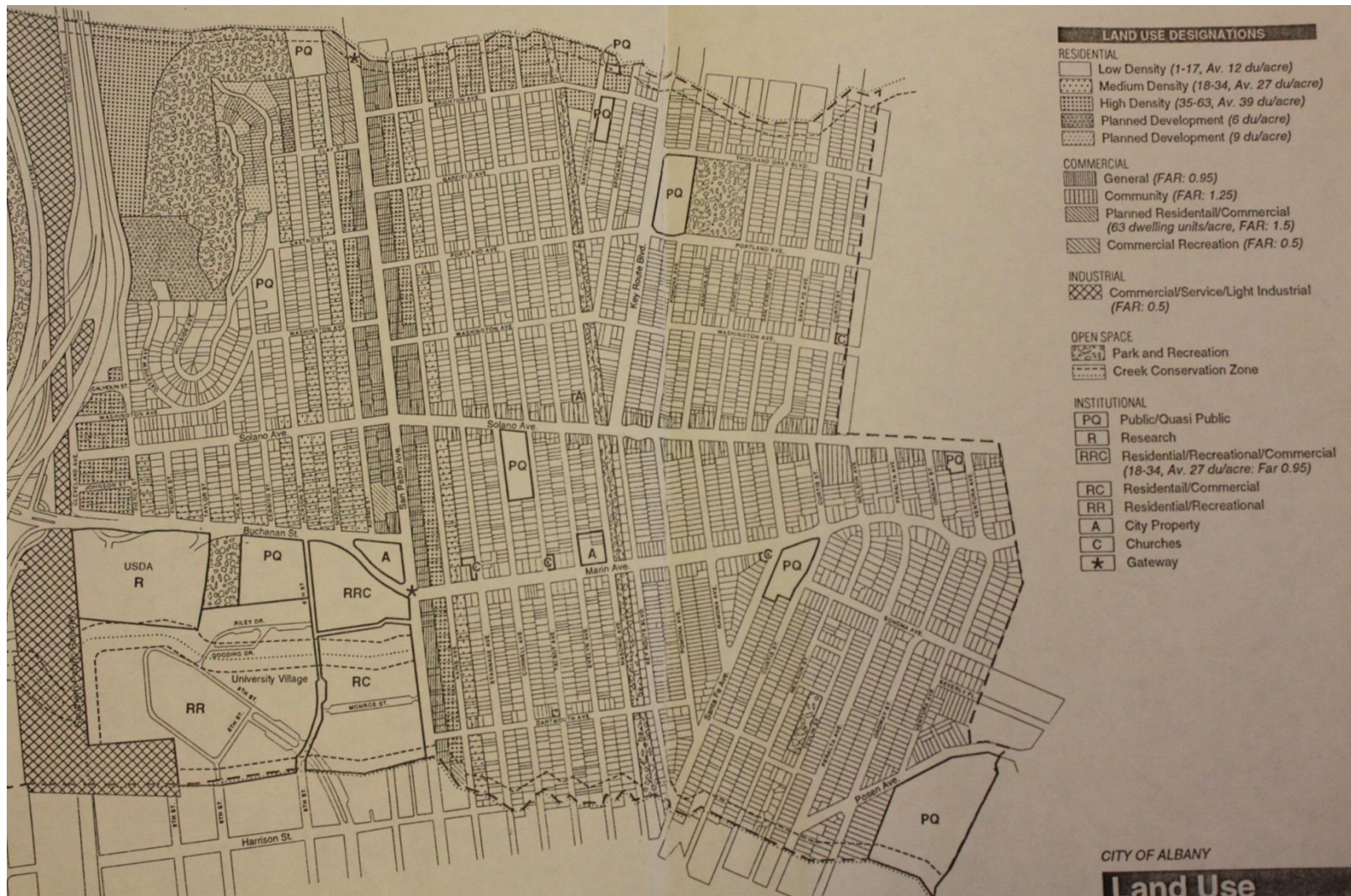
Purpose of Land Use Categories

Slide 13

- General Plan Map “vocabulary”
- Framework for zoning
 - ▣ Zoning must be consistent with General Plan
 - ▣ Zoning districts usually more numerous and detailed
- Each category has corresponding land use mix
- Each category must include measure of density or intensity

General Plan Map

Slide 14



Low Density Single Family Housing

Slide 15

1-17 units per acre (max. one unit per 2,500 SF)



Medium Density Multi-Family Housing

Slide 16

- Duplexes, 3-6 unit apt. buildings
- 17-34 units/acre, with average of 27 units/acre



High Density Multi-Family Housing

Slide 17

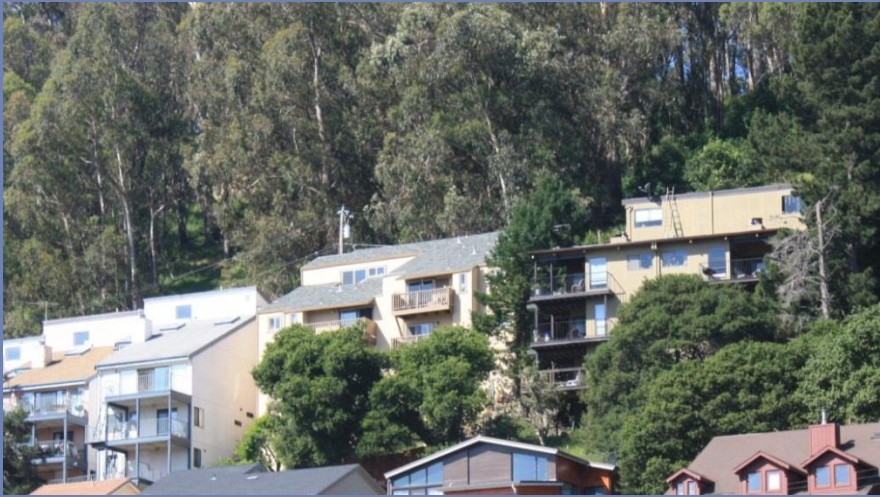
- 17-63 units/acre, with average of 39 units/acre



Albany Hill Planned Residential Development

Slide 18

- 6 units per acre (on west side of ridge)
- 9 units per acre (on east side of ridge)
- Creative design/ clustering of density is encouraged



Residential Towers

Slide 19

- 87 units per acre



General Commercial

Slide 20

- Region-serving commercial land uses
- Improvement to visual appearance is desired
- Floor Area Ratio (FAR) = 0.95, 45' height limit
- 2004 amendment allows mixed use up to FAR of 2.25 (3.0 with bonuses), provided commercial FAR is less than $< .95$.
- 2004 amendment allows multi-family at 1.75 FAR with active ground floor along San Pablo Av.



Community Commercial

Slide 21

- ❑ Local-serving retail, service, office, apartments
- ❑ Main Street character
- ❑ Max Floor Area Ratio (FAR) of 1.25, 35' height limit
- ❑ 2004 amendment allows mixed use development with FAR up to 2.0, and residential development with FAR of 1.25, with active ground floor uses along Solano encouraged



Planned Residential-Commercial

Slide 22

- ❑ Intended to encourage redevelopment of older commercial sites along the San Pablo corridor with mixed use (residential over retail)
- ❑ No density range or FAR stated in General Plan



Commercial Recreation

Slide 23

- ❑ Golden Gate Fields and environs
- ❑ Maximum FAR of 0.5



Commercial Service/ Light Industrial

Slide 24

- Retail, repair, manufacturing, and live-work uses
- Generally mapped along the railroad tracks
- Maximum FAR of 0.5



Public/ Quasi-Public

- Schools, churches, utilities, Caltrans, BART, UPRR
- Maximum FAR of 0.95
- General Plan Map further differentiates City properties and churches



Public: Residential/Recreation

- Medium density residential. up to 34 units per acre
- Recreational facilities and community centers, FAR up to 0.95



Public: Residential, Recreation, Commercial

- Medium density residential. up to 34 units per acre
- Recreational facilities and community centers
- Retail and office development, FAR up to 0.95



Public: Residential/Commercial

- Medium residential densities up to 34 units per acre
- Retail and office development at a maximum FAR of 0.95



Public: Research

- Mapped on USDA Facility (15 acres)
- No development parameters stated in General Plan



Open Space

- ❑ Public parks, including parts of Albany Hill and the waterfront
- ❑ Buildings up to 35', with a maximum coverage of 25%, are permitted on a case by case basis
- ❑ General Plan text references “private” and “public” open space—but Map shows “public” only



Issues

- Too many categories (17)?
- Some of the categories are unclear or are incomplete; naming is not intuitive
- Net vs. gross density not stated
- Inconsistencies between text, map, and zoning
- Public categories are too fine-grained
 - Map UC Village as multiple “public” categories—or based on planned uses per UC Village Plan?

Food for Thought

Slide 32

- Merge residential categories from six into four?

- Towers
- High
- Medium
- Low
- Albany Hill < 9
- Albany Hill < 6

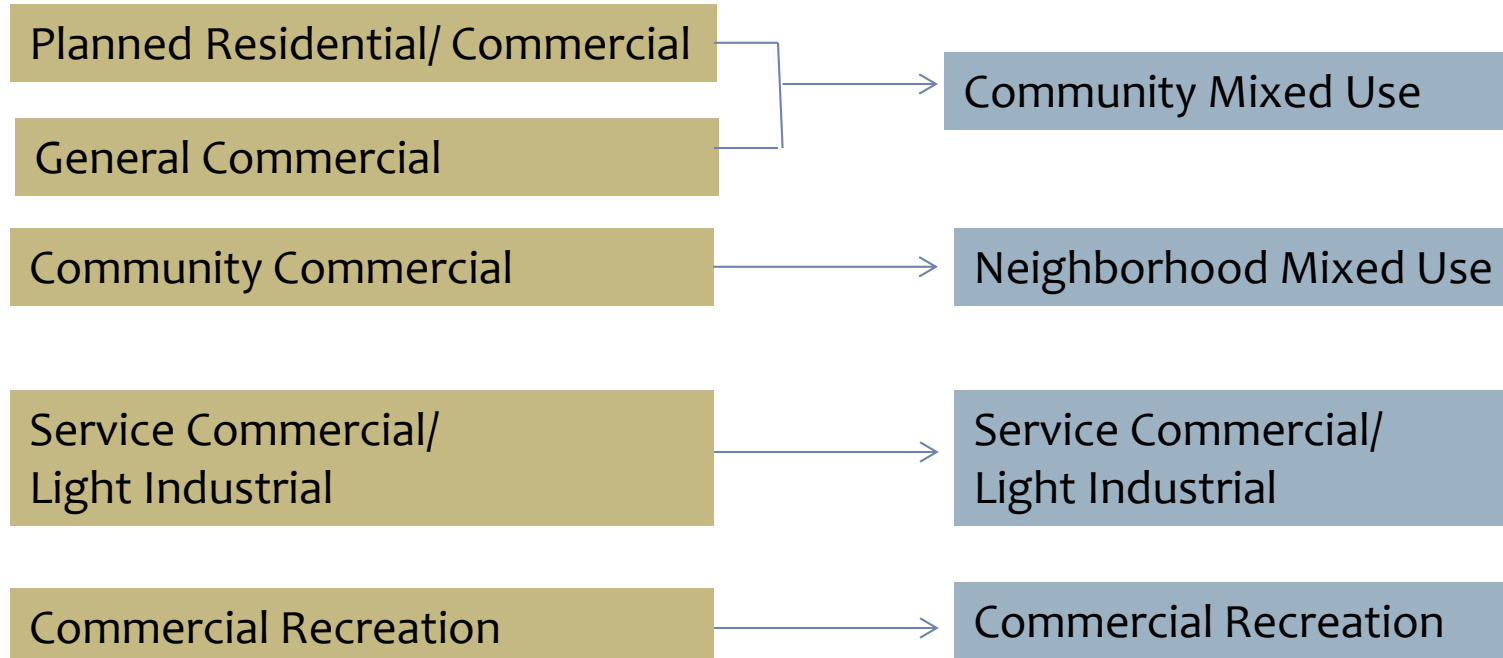


- High (35-90 units/acre)
- Medium (18-34 units/acre)
- Low (1-17 units/ acre)
- Hillside (1-9 units/acre)

Food for Thought

Slide 33

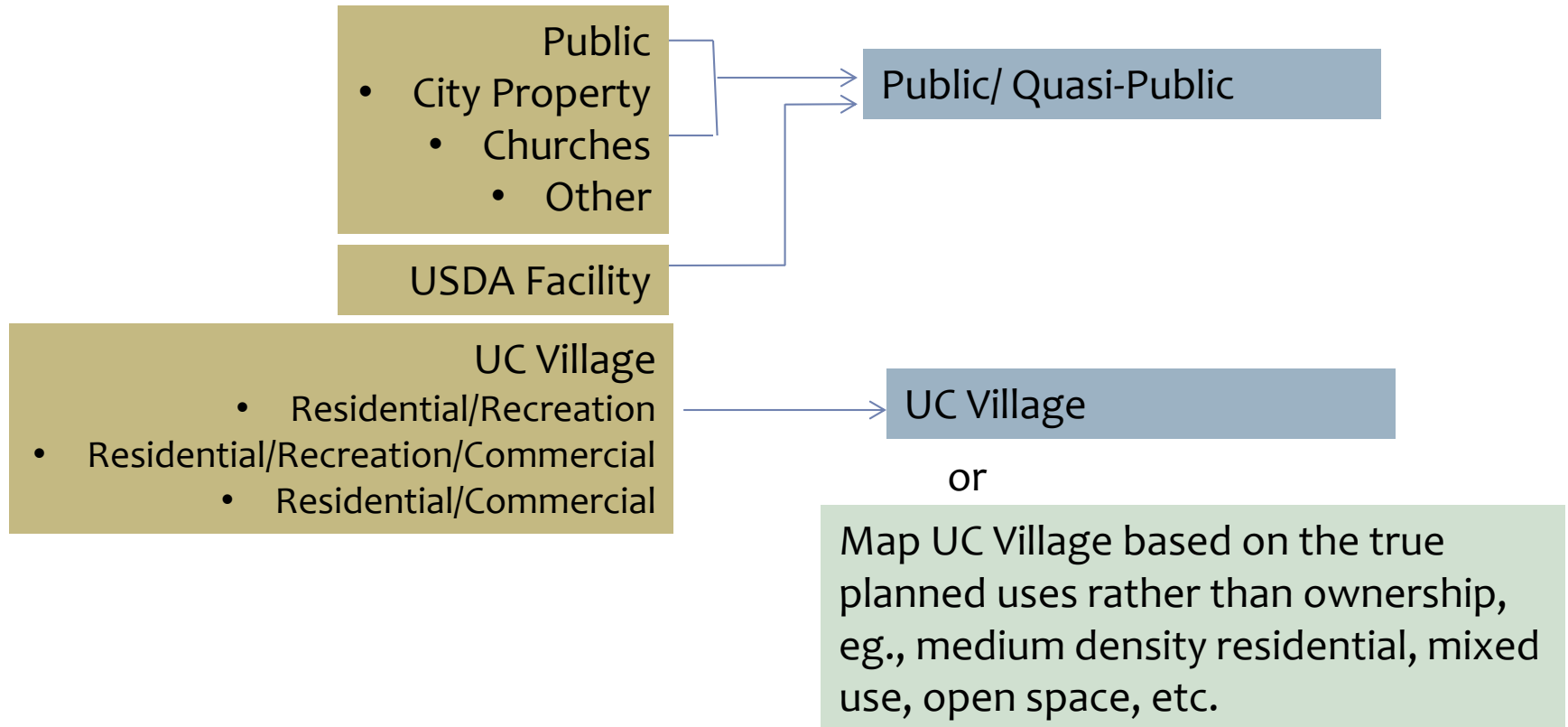
□ Reorganize commercial categories?

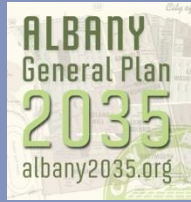


Food for Thought

Slide 34

□ Simplify public categories?





ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION STUDY SESSION

April 24, 2013