

## ALBANY 2035 GENERAL PLAN

### PLANNING AND ZONING COMMISSION STUDY SESSION

Jan 22, 2014

## Recap of Housing Element Process



Slide 2

- 2008-09: work initiated; first draft completed
- May-Oct 2013: second draft completed
  - ▣ Four study sessions plus one “town meeting”
  - ▣ Oct 15: Commission forwards to Council
  - ▣ Oct 21: Council approves submittal to State
- Oct 25: Admin Draft to HCD (60 day review)
- Dec 26: HCD Comments received
- Jan: Revisions prepared, IS/MND
- Feb-Mar: Adoption hearings

## Agenda Packet Overview



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- Staff Report
- Exhibit A: HCD Letter
- Exhibit B: City Responses to Letter
- Exhibit C: Proposed Revisions to Oct Draft
  - Attachments 1-6 (Chapters 1-6 edits)
  - Edits are linked to HCD comments in left margin
- Exhibit D: Letters to HCD

## HCD Comment 1



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**Provide further evidence that City had capacity to meet RHNA in 1999-2006**

### City Response/Document Edits

- Chapter 2 discussion of site availability expanded. History of each site during 1999-2006 researched and documented
- Additional (unquantified) housing opportunities in 1999-2006 also documented

## HCD Comment 2



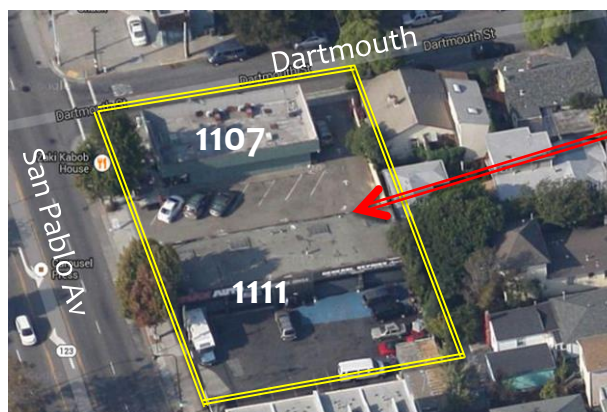
Slide 5

### Provide further evidence that the 2007-2014 sites can realistically meet the current RHNA

#### City Response/Document Edits

- Chapter 4 discussion expanded to acknowledge other opportunities
  - Other R-3 sites (150 lots)
  - Other SPC and SC sites (25+ acres)
- Statistical data on development trends added
- “No Net Loss” program added to Element
- Site added at 1107-1111 San Pablo

## HCD Comment 2



New site  
added

## HCD Comment 2



Slide 7

### More facts about past development in Albany

- 67% of the housing units added in 1999-2012 were in mixed use developments on the San Pablo corridor (excluding UC Village and second units)
- All sites were less than one acre
- Every new construction project on San Pablo since 1999 has included multi-family housing except one (Taco Bell)
- All of the sites developed on the San Pablo corridor during this period were former businesses with FARs < 0.5
- All of the sites listed on the corridor now have FARs < 0.5
- About 10% of the corridor was developed in 1999-2006
- Every parcel on the corridor meets the default density standard

## HCD Comment 3



Slide 8

### Provide additional demonstration that the CMX zone has adequate capacity to meet emergency shelter needs

#### City Response/Document Edits

- Additional detail on CMX parcel sizes provided
- Additional detail on hazards (flooding, hazmats) provided
- SPC zone added “by right” (approved by CC on 1/21)

## HCD Comment 4



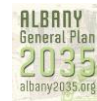
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- A) Document multi-family permitting fees**
- B) Explain why design review is not a constraint**

### City Response/Document Edits

- Fee data on past multi-family projects added
- Additional information on Design Guidelines and design review process added

## HCD Comment 5



Slide 10

### Strengthen key policies with more committal language

### City Response/Document Edits

- Programs 2A, 2B, 2H, 3A, 4A, 4B, 4D, 4H, 4G strengthened.  
This includes:
  - Minimum densities on San Pablo and Solano
  - Incentives for affordable housing (fee reductions)
  - Facilitating lot consolidation (reduce lot merger fee)
  - Allowing multi-family in R-4 zone without use permit
  - Allowing second units by right in R-2
  - Mixed use standards (SPC ground floor commercial requirement)
  - Parking policy/ Measure D working group

## HCD Comment 6



Slide 11

### Demonstrate outreach to all economic segments

#### City Response/Document Edits

- Changes are in Chapter 1
- Text added on City email lists and meeting sign-in lists
- Text added on the nature of public testimony at past mtgs
- Text added on process since October submittal
  - Community Engagement Working Group
  - Continuing community dialogue on housing issues
  - Walking tour of key sites with non-profits and advocates
  - SB 2 zoning amendments

## HCD Comment 7



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### Add program on General Plan consistency

#### City Response/Document Edits

- Program added to require General Plan consistency review if Housing Element is amended in future– and Housing Element review if other elements of General Plan are amended

## Other Edits (based on public comment)



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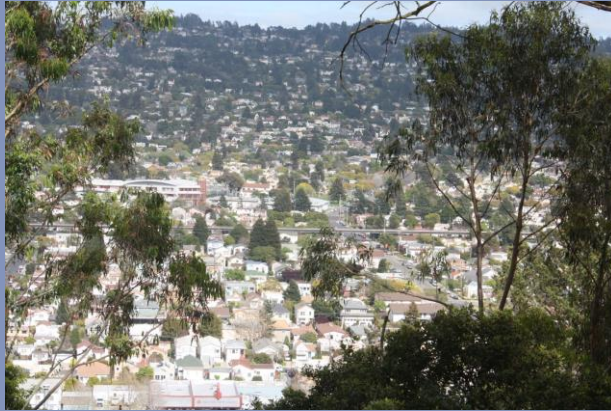
- Updated status of 423-27 Talbot (12 units)
- Expiration dates for existing affordable units
- Updated information on Albany bulb
- New program to create Affordable Housing Fund
- Expanded discussion of need for public education on housing issues
- Clarified definition of “shared housing”
- Linking programs to specific policies

## Next Steps



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- Submit proposed edits to HCD
- Work with HCD to confirm edits are satisfactory
- Release “Adoption Draft” and IS/MND
- Planning and Zoning Commission hearing
- City Council hearing



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