

City of Albany



TO: ALBANY PLANNING & ZONING COMMISSION
FROM: BARRY MILLER, GENERAL PLAN CONSULTANT
SUBJECT: GENERAL PLAN UPDATE
DATE: APRIL 23, 2014

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REQUEST

This is the next in a series of Planning and Zoning Commission Study Sessions on the Albany 2035 General Plan Update. This Study Session will cover the first draft of the General Plan goals and policies for land use. Staff will also report out on the “scoping” comments received on the Notice of Preparation for the General Plan EIR. An opportunity for public comment will be provided.

STAFF RECOMMENDATION

This item is a study session and no Commission action is required.

SITE LOCATION

The General Plan applies to all property in the City of Albany.

BACKGROUND

Draft Land Use Policies

Appendix “A” presents draft Land Use goals, policies, and actions for discussion. The draft builds on the goals and policies in the existing Albany General Plan, but reorganizes the content based on the recommendations included in the March 2014 General Plan staff report and the direction provided by the Commission at the last study session. In addition, new goals and policies have been added, addressing new topics and providing additional or clarifying direction on existing topics.

Six goals are identified, corresponding to the following topics:

- Urban Village by the Bay
- Residential Neighborhoods
- Business Districts
- Civic, Institutional, and Medical Uses
- Environmentally Sensitive Areas
- Community Character

This is a preliminary draft, for discussion and public comment only. It is likely that additional statements will be added to this draft before the General Plan is published. In particular, a number of the “policies” may need to be supplemented with new “actions” (for instance, there are no actions currently listed under Goal 1). Editing of the draft policies is also anticipated, based on feedback from the Commission and public comment.

Existing Land Use Element Policies

The existing (1992) General Plan Land Use Element goals and policies (including amendments approved in 2004) are included as Appendix “B” to this staff report. This same information was provided at the last meeting. Appendix B is formatted as an “audit” of the existing policies, with the policy listed in one column and an assessment of the policy in the column next to it. The assessment notes whether the policy should be carried forward, edited, deleted, or replaced.

Study Session Format

The study session is envisioned as 60-90 minutes in length. There will be a short PowerPoint presentation on the goals and policies, followed by discussion. Commissioners will be asked to share their thoughts about the draft policies, including additional topic areas or policies that should be covered. The need for specific new “actions” which would implement the policies also will be discussed. Public comment will be considered before the close of the study session.

ENVIRONMENTAL REVIEW

A Draft Environmental Report for the General Plan Update is underway.

APPENDIX A: Draft Land Use Goals, Policies, and Actions

APPENDIX B: Audit of Existing Land Use Goals and Policies

APPENDIX A: DRAFT Land Use Element Goals and Policies

GOAL 1: URBAN VILLAGE BY THE BAY

Maintain Albany's character as an "Urban Village by the Bay" by sustaining the city's residential neighborhoods, supporting thriving walkable business districts, conserving and improving access to the waterfront, and providing parks, open space, and public facilities which contribute to the city's outstanding quality of life.

- Policy 1.1: **New Housing Opportunities.** Create opportunities to meet the housing needs of current and future Albany residents by zoning land for a variety of housing types, particularly on underutilized commercial properties.
- Policy 1.2: **Balanced Growth.** Promote a balanced mix of housing and employment growth so that more Albany residents have the opportunity to live, work, and shop in their community.
- Policy 1.3: **Business Districts.** Maintain and enhance San Pablo and Solano Avenues as Albany's principal shopping streets. Encourage a vibrant mix of ground floor retail and service uses which meet the needs of Albany residents, enhance the local tax base, provide job opportunities, and provide a safe, walkable environment.
- Policy 1.4: **Production, Distribution, and Repair.** Provide opportunities for production, distribution, and repair (PDR) businesses in the areas along the Eastshore Highway and Cleveland Avenue, recognizing that this area has a substantially different character than the Solano and San Pablo business districts. In addition to facilitating PDR uses, land use regulations for this area should also facilitate auto-oriented uses, larger-scale retail uses, and live-work development.
- Policy 1.5: **Open Spaces.** Provide a diverse range of open spaces to complement the urbanized areas of the City, including improved parks and playing fields, conservation areas on Albany Hill and along the shoreline, a publicly accessible waterfront, natural areas along creeks, areas for community gardens and urban agriculture, and private open spaces.
- Policy 1.6: **Albany Waterfront.** Support an inclusive, transparent dialogue on all issues relating to the future of the Albany waterfront, including Golden Gate Fields. Decisions relating to the future of the waterfront shall abide by the provisions of voter-approved Measure "C."

See the Waterfront Element for additional policies on the Albany waterfront.

- Policy 1.7: **Sustainable Development.** Ensure that future development mitigates its environmental impacts to the greatest extent possible and is designed and constructed to advance the principles of sustainability. This should include the use of greener building practices, greater energy and water efficiency, and the design of new development in a way that encourages walking and bicycling.
- Policy 1.8: **Transit-Oriented Development.** Encourage land use patterns which support transit use, including additional mixed use (commercial and higher-density residential) development along the San Pablo and Solano Avenue corridors.
- Policy 1.9: **Income Diversity.** Recognize economic and income diversity as one of Albany's greatest strengths. Ensure that future land use decisions contribute to this diversity by creating housing and employment opportunities for persons of all incomes and backgrounds.
- Policy 1.10: **Interagency Coordination.** Coordinate land use planning with the cities of Berkeley, El Cerrito, and Richmond to address issues which cross jurisdictional lines, and to ensure that the potential impacts of development in these cities on Albany is mitigated.

Possible Implementing Actions

To be developed as needed in next draft, based on Commission discussion.

GOAL 2: RESIDENTIAL NEIGHBORHOODS
Preserve and enhance the high quality of Albany's residential neighborhoods.

- Policy 2.1: **Context-Sensitive Design.** Ensure that infill development in residential areas is compatible in density, scale and character with the established neighborhood context.
- Policy 2.2: **Mixed Density Areas.** In areas designated for high and medium density residential uses, ensure that new development is designed to minimize sharp contrasts in height, prevent the loss of sunlight and privacy for adjacent homes, and provide buffering and screening from nearby lower density uses.
- Policy 2.3: **Design Guidelines.** Maintain residential design guidelines and design review procedures which promote the compatibility of residential alterations and additions with existing homes and which strive to reduce impacts on neighboring

properties. The guidelines should be used to encourage high-quality, visually distinctive architecture, and the use of durable, attractive construction materials.

- Policy 2.4: **Community Standards.** Implement construction regulations, code enforcement practices, and building inspection programs which protect neighborhood character, support responsible property management, and ensure the health and safety of Albany residents.
- Policy 2.5: **Second-Story Additions.** Ensure that second story additions to single story homes are designed to minimize increases in height and bulk, and to reduce their perceived mass from the street and surrounding yards.
- Policy 2.6: **Home-Based Businesses.** Allow home-based businesses in Albany, subject to standards which ensure that off-site impacts are minimized and the residential nature of the structure is maintained.
- Policy 2.7: **Kains Avenue and Adams Street.** Maintain Kains Avenue and Adams Street as predominantly residential streets. Land use regulations should limit the encroachment of commercial uses onto parcels that are currently developed with housing. Residential uses along these streets and in adjacent areas should be protected from the potential adverse impacts of commercial uses through special setback requirements. The use of these two streets for primary access to non-residential uses shall be discouraged or prohibited as appropriate.
- Policy 2.8: **Non-Residential Uses.** Ensure that non-residential uses in residential areas, such as child care centers, houses of worship, and group homes, are designed and operated to minimize adverse effects on nearby homes and neighborhoods.
- Policy 2.9: **Small Lots.** Recognize small residential lots (less than 4,000 square feet) as a basic feature of Albany's neighborhoods, and ensure that development regulations support the use of such lots in a productive way.
- Policy 2.10: **Second Units.** Encourage development of secondary dwelling units and recognize their potential to meet a substantial portion of Albany's affordable housing needs. Seek creative solutions to parking, design, and access issues so that second units are accommodated with minimal impacts on neighborhood character and adjacent properties.
- Policy 2.11: **Front Yards.** Encourage the management and design of front yard space, including landscaping and fences, to complement residential architecture and enhance neighborhood aesthetics.

See the Conservation Element for policies on the use of Bay-friendly landscaping

Policy 2.12: **Residential Beautification.** Enhance the appearance of residential areas through street tree planting, street lighting and sidewalk improvements, landscaping, and other investments which beautify local streets.

Possible Implementing Actions

Action 2.A: **Small Lot Standards.** Consider special zoning standards for small lots (3,750 SF or less) which reflect the smaller setbacks and higher lot coverage typically associated with such lots. One option may be to consider a new zoning district or zoning overlay for areas where the prevailing lot size is less than 3,750 SF.

Action 2B: **Multi-Family Design Guidelines.** Expand the City's design guidelines for multi-family housing to more comprehensively address residential design issues in the City's medium and high density zoning districts.

Action 2C: **Architectural Prototypes.** Develop an inventory of architectural "prototypes" which describes the prevailing design styles and features of homes in each Albany neighborhood. This information should be considered in the design of future alterations and infill development.

GOAL 3: BUSINESS DISTRICTS

Maintain vibrant commercial districts that provide and an attractive, walkable environment for shopping, dining, entertainment, and services.

Policy 3.1: **Mixed Use Development.** Encourage mixed use development combining residential uses above ground floor commercial uses along the San Pablo and Solano Avenue corridors. The City's zoning regulations should continue to provide floor area ratio (FAR) incentives for projects which include multi-family residential uses on the upper stories. State density bonus provisions for affordable housing may be used to allow floor area bonuses above and beyond those provided by the City of Albany, up to a maximum FAR of 3.0 for parcels on San Pablo Avenue and 2.0 for parcels on Solano Avenue.

Policy 3.2: **San Pablo Avenue.** Continue to foster the transformation of San Pablo Avenue from an auto-oriented commercial strip to a pedestrian- and transit-oriented retail boulevard. San Pablo Avenue should be a source of community pride, with distinctive buildings, an attractive streetscape, and a diverse mix of uses.

Policy 3.3: **Solano Avenue.** Enhance the pattern of tightly clustered retail storefronts, active ground floor uses, and specialty shopping, dining, and personal services along the Solano Avenue corridor. Any future infill development on Solano Avenue should maintain and enhance this pattern.

- Policy 3.4: **Solano/San Pablo.** Enhance the intersection of Solano and San Pablo Avenues as the “center” of Albany. Land use regulations and design guidelines should reinforce the identity of this area as a hub of pedestrian traffic, distinctive architecture, and active ground floor uses.
- Policy 3.5: **Flexibility.** Ensure that land use regulations and other City requirements are sufficiently flexible to respond to the evolving needs of local retailers, and broader changes in the retail and service industries.
- Policy 3.6: **Commercial Design.** Encourage distinctive architecture in Albany’s commercial districts, with massing, height, façade design, signage, exterior materials, and lighting used to establish a strong sense of place and orientation. New buildings should be sited to enhance the sidewalk space, with any on-site parking located to the side or rear of a structure rather than between the structure and the street (e.g., maintaining a “build to” line).
- Policy 3.7: **Buffering.** Require buffering of residential uses, particularly along Kains Avenue, Adams Street, and the perpendicular side streets that intersect Solano Avenue, from the potentially adverse impacts created by nearby commercial activities. This should include special setback and daylight plane regulations to be applied where commercial zones abut lower density zones. It may also include special use, design, and noise standards.
- Policy 3.8: **Office Space.** Support development of additional office space on commercially zoned land, especially for local-serving businesses and for Albany residents seeking to establish or expand businesses in the city. Zoning should identify areas where office space is acceptable on the ground floor, and areas where office space should be limited to upper floors so that ground floor space is used for retail activity or other more active uses.
- Policy 3.9: **Use Permits.** Maintain use permit requirements for businesses with the potential to create off-site impacts. Establish conditions of approval as needed to reduce the potential for traffic, noise, parking, odor, and other external effects.
- Policy 3.10: **Automotive Uses.** Support the continued presence of automotive businesses in the city, including auto sales, auto servicing, auto accessories, and auto repair. Where such uses are located on the San Pablo Avenue corridor, they should be designed and operated in a way that is consistent with the overall vision of San Pablo Avenue as an attractive, walkable shopping street.
- Policy 3.11: **Lot Consolidation.** Support the consolidation of underutilized parcels on the Solano and San Pablo corridors to create sites which are more viable for future mixed use development, including on-site parking. Development on larger sites

should be designed to respect the fine-grained character of nearby properties, and should be articulated into multiple smaller storefronts rather than long, unbroken facades.

Policy 3.12: **Urban Open Space.** Ensure that new open spaces, including pocket parks, courtyards, plazas and other accessible outdoor areas, are developed to meet the growing demand for open space as new mixed use development occurs.

Policy 3.13: **Parking Management.** Manage parking along the San Pablo and Solano Avenue corridors in a way that meets the needs of local businesses, provides convenience for local shoppers and patrons, and minimizes spillover parking onto nearby residential streets. The use of shared parking lots is strongly encouraged.

See the Transportation Element for additional policies on parking

Policy 3.14: **Albany Bowl and Vicinity.** Ensure that any future development on the Albany Bowl site, and surrounding sites along San Pablo Avenue north of Clay Street, reflects the importance of this area and its function as a northern gateway to the City.

Possible Implementing Actions

Action 3.A: **Economic Analysis.** Conduct market studies of the San Pablo and Solano business districts in order to better understand the needs of local businesses, existing uses of space, constraints to business growth, and potential changes which would improve the business climate. Specific attention should be given to the balance between retail and personal service uses in commercial districts.

Action 3.B: **Additional Nodes.** Consider the designation of intersections other than San Pablo/ Solano as “nodes” and develop appropriate land use and design regulations which reinforce the desired character at each location. The purpose of a node should be to intensify pedestrian-oriented retail, commercial and mixed use activities at key locations. Although distinctive architectural features are encouraged at such locations, the “node” designation does not necessarily mean that taller buildings are allowed.

Action 3.C: **Commercial Parking Studies.** Evaluate commercial parking requirements to ensure that they are consistent with national best practices, support shared parking and car-sharing programs, contribute to local sustainability objectives such as increased transit and bicycle use, meet the needs of local businesses, and minimize overflow problems on residential side streets.

Action 3.D: **San Pablo Avenue Design Guidelines.** Update the San Pablo Avenue Design Guidelines. In addition to providing direction on building scale, commercial

facades, landscaping, and public improvements, the guidelines should consider the segmentation of the corridor into “districts” which are different in their function and character. If such districts are identified, zoning code amendments should be considered to reinforce the desired character.

Action 3.E: **Building Height at Commercial Node.** Subject to additional community input and discussion, consider allowing four story construction along San Pablo Avenue within 500 feet of the Solano Avenue intersection.

Action 3.F: **Transition Parcels.** Consider special zoning regulations for the commercially zoned parcels on the perpendicular streets that cross Solano Avenue which contain existing older single family homes. Such regulations would establish specific conditions for commercial uses in these properties to minimize potential impacts on neighboring residential properties.

Action 3.G: **PRC Zone.** Consider changes to the “Planned Residential Commercial” (PRC) overlay district which further incentivize the inclusion of housing on underutilized commercial properties.

Action 3.H: **Solano Avenue BART Feasibility.** Maintain a dialogue with BART and surrounding property owners on the long-term feasibility of an “infill” BART station without off-street parking along Solano Avenue (near Key Route).

See the Transportation Element for actions on parking

GOAL 4: CIVIC, INSTITUTIONAL, AND MEDICAL USES

Recognize civic and institutional facilities as an essential element of Albany’s identity and an important part of the quality of life in the city.

Policy 4.1: **Civic Facilities.** Provide outstanding schools and public facilities that meet the educational, social, and recreational needs of Albany residents. Such facilities should provide safe, attractive places for the delivery of services to Albany residents and businesses while fostering interaction among persons of all ages and interests.

Policy 4.2: **Large-Scale Institutional Uses.** Work with community institutions such as St. Mary’s College High School, the USDA Lab, and the California Department of Rehabilitation Orientation Center to address neighborhood impacts and long-term facility planning issues. Such institutions are a valued part of the Albany community and should be sustained.

- Policy 4.3: **Health Care Facilities.** Encourage the development of small-scale facilities that meet local health care and medical needs.
- Policy 4.4: **Mitigating Development Impacts.** Ensure that the effects of proposed development projects on civic uses, such as schools, parks, the Library, and other public buildings are considered before such projects are approved. Provisions to mitigate impacts and ensure that development “pays its way” through fees or improvements to public facilities should be included in project approvals.
- Policy 4.5: **UC Village.** Recognize University of California (UC) Village as an integral part of the Albany community. Land use decisions on the University’s property should be compatible with nearby uses and provide collateral benefits to Albany residents and businesses wherever feasible. Important natural features at UC Village, such as Village Creek, Codornices Creek, and significant tree stands, should be protected.
- Policy 4.6: **Gill Tract.** Support future uses of the Gill Tract (San Pablo Avenue at Buchanan Street) which are consistent with the University’s academic objectives while also responding to the community’s desire to retain a substantial portion of the property for open space and recreational uses.
- Policy 4.7: **UC Financial Support.** Work with the University of California to obtain financial and/or in kind support for City infrastructure, services, and capital facilities that are used by residents of UC Village. This could include support for public safety, public streets, parks and open spaces, sanitary and storm sewers, and similar services and facilities.
- Policy 4.8: **Coordinated Park Planning.** Coordinate planning for the park and open space lands owned by the City, the University of California and the Albany School District to improve public access, increase use, and improve traffic safety for students, pedestrians, cyclists, and automobiles.

Possible Implementing Actions

- Action 4.A: **UC Village Master Plan Update.** Encourage the University to update its Master Plan for UC Village to reflect the completion of the family student housing redevelopment project, the approval of the retail and senior housing project along San Pablo Avenue, and the remaining opportunities for infill development and open space protection on the balance of the site.
- Action 4.B: **UC Village Community Facilities.** Explore opportunities for new community facilities on the UC Village site, consistent with the UC Village Master Plan.

Action 4.C **St. Mary's Enrollment Cap.** Maintain a long-term agreement with St. Mary's College High School to cap enrollment at 630 students.

Action 4.D: **Medical Marijuana Dispensaries.** To the extent permitted by law, maintain regulations which allow no more than one medical marijuana dispensary in the City. Such regulations may be amended as necessary in response to changes in state or federal law, or community initiatives.

GOAL 5: ENVIRONMENTALLY SENSITIVE AREAS
Ensure that land use and planning decisions protect the quality of Albany's natural environment and conserve environmentally sensitive areas.

Policy 5.1: **Albany Hill.** Ensure that any future development on Albany Hill is designed and planned to respect the natural topography, minimize grading, respond to soil and drainage conditions, minimize impacts on parking and narrow streets, and protect view corridors. The entire crest of Albany Hill shall remain a forested open space area.

Policy 5.2: **Albany Shoreline.** Work collaboratively with federal, state and regional agencies, key interest groups and shoreline open space advocates, and Albany residents to enhance the recreational, ecological, and open space value of the Albany waterfront.

See the Waterfront Element for additional policies on shoreline open space improvements

Policy 5.3: **Albany's Creeks.** Maintain a Creek Conservation Zone (CCZ) along Cerritos, Codornices, and Village Creek. Protect the existing riparian habitat within the CCZ and restrict development as necessary to conserve the creek environment.

See the Conservation Element for additional creek conservation policies

Policy 5.4: **Archaeological Resources.** Protect Albany's archaeological resources, including remains and artefacts from Native American settlement. The City will coordinate with local tribal representatives and follow appropriate mitigation, preservation, and recovery procedures in the event that important resources are discovered during development.

Possible Implementing Actions

Action 5.A: **Albany Hill Vacant Parcel.** Work with the owners of the vacant 11-acre parcel on the west side of Albany Hill to cluster the site's allowable development in a way that enables a majority of the property to be conserved as open space.

GOAL 6: COMMUNITY CHARACTER

Retain and enhance the positive elements of Albany's visual character, including prevailing architectural styles, locally important landmarks, significant views, and natural features.

Policy 6.1: **Historic Preservation.** Encourage expanded recognition, public education, and appreciation of Albany's large inventory of early 20th Century homes and commercial buildings. Such buildings help define Albany's sense of place and identity.

Policy 6.2: **Gateways.** Maintain high standards for the appearance of buildings, properties, and public space at the major entrances into Albany, particularly along Buchanan Street east of I-80 and on San Pablo Avenue at the Berkeley and El Cerrito borders. Such areas should convey a positive impression of the City and create a sense of arrival which distinguishes Albany from adjacent cities.

See the Community Services and Facilities Element for policies on public art

Policy 6.3: **Views and Vistas.** Protect and enhance character-defining views, including views to San Francisco and the Golden Gate, views to Mount Tamalpais, views of Albany Hill and the Bay, and views of the Berkeley Hills.

Policy 6.4: **Streetscape Improvements.** Improve the visual character and safety of heavily traveled Albany streets through streetscape improvements such as lighting, signage, landscaping, sidewalk extensions, public art, and tree planting.

See the Transportation Element for additional policies and actions on "complete streets"

Policy 6.5: **Signage.** Treat commercial signage as an integral part of building design, and an opportunity to enhance the visual character of the city.

Policy 6.6: **Lighting.** Manage exterior lighting to reduce potential light and glare impacts, improve public safety, enhance night time visibility, complement local architecture, and enhance the character of the city.

- Policy 6.7: **Activating Public Space.** Support activities such as the Albany Farmers Market on Solano Avenue, outdoor concerts, street fairs, and other programmed events which activate public space and provide gathering places for Albany residents.
- Policy 6.8: **Waterfront Identity.** Improve Albany's identity as a waterfront city, particularly through measures which safely connect Albany neighborhoods to recreational areas and trails along the shoreline. The City should work to improve pedestrian and bicycle access across the Union Pacific Railroad and Interstate 80 so that residents can more easily access existing and planned shoreline improvements.
- Policy 6.9: **Commercial Property Upgrades.** Support the upgrading of older commercial properties, particularly along San Pablo Avenue, and Eastshore Highway/ Cleveland Avenue.
- Policy 6.10: **Wireless Communication Facilities.** Minimize the visual impact of wireless communication facilities by: (a) concealing wireless facilities in existing structures where possible; (b) using camouflage and screening techniques to hide or blend such facilities into the surrounding area; (c) designing facilities to be aesthetically pleasing and respectful of neighborhood context; and (d) concealing related mechanical equipment and devices in underground vaults or other unobtrusive structures.

Possible Implementing Actions

- Action 6.A: **San Pablo Avenue Streetscape Master Plan.** Update the San Pablo Streetscape Master Plan to reflect an emphasis on transit-oriented development, and improved provisions for pedestrians and bicyclists.
- Action 6.B: **Public Improvements.** Identify public improvements for San Pablo and Solano Avenues and identify funding for such improvements in the City's Capital Improvement Program. This should include enhanced public spaces along both streets.
- Action 6.C: **Street Tree Program.** Develop a comprehensive street tree master plan and planting program, including desired species and maintenance practices. Apply for grants and other funds which enable such a plan to be prepared and implemented.
- Action 6.D: **Preservation Advocacy.** Explore the feasibility of a formal historic preservation program for Albany. Such a program would include a potential register of locally important historic buildings, markers and plaques which acknowledge key landmarks and sites, provisions to protect and enhance the defining qualities of the City's older buildings, and education and outreach on local resources and the benefits of preservation.

Action 6.E: **Façade Improvements.** Consider opportunities and potential funding sources for design assistance, façade improvement programs, and other measures which help local businesses and property owners update commercial buildings.

Action 6.F: **Utility Undergrounding.** Continue to pursue funding for utility undergrounding, consistent with PG&E Rule 20A procedures.

DRAFT

APPENDIX B: AUDIT OF EXISTING (1992/2004) LAND USE ELEMENT POLICIES

Ref #	Existing statement	Topic	Evaluation
Goal LU-1:	Preserve and enhance the residential character of Albany	Residential Character	May need clarification, eg, not all of the City has a residential character. Community character is also defined by neighborhood shopping, parks, etc.
Policy LU-1.1:	Maintain existing residential densities throughout Albany. Recognize the as-built density of the existing Gateway residential condominium complex as a conforming land use by creating a "Residential Towers" land use designation on the Land Use Plan Map, permitting up to a maximum of 87 dwelling units per acre. Consider reducing the permitted densities on Albany Hill in response to concerns about the steep topography, related soils and drainage problems, parking and street capacity, and protection of view corridors. <i>(Editor's note: The language on Gateway was added in a 2004 GP Amendment).</i>	Residential Character	Delete second sentence and explain this in the narrative. Reword last sentence since it is already being implemented through the land use designation. Should add new policy emphasizing the importance of conserving open space and clustering development on the remaining developable land on Albany Hill.
Policy LU-1.2:	Establish zoning standards for areas designated Planned Residential Commercial (PRC) to support redevelopment of underutilized commercial areas for mixed use, particularly along San Pablo Avenue.	New development	This is an action, not a policy. Should discuss in the broader context of areas along San Pablo where 100% residential uses may be acceptable.
Policy LU-1.3	Encourage development of secondary dwelling units, balancing the need for increased housing with the need to provide adequate parking and protection of existing neighborhood character.	Second units	Carry forward
Goal LU-2:	Encourage and upgrade commercial and mixed residential-commercial use development along San Pablo Avenue in order to expand the City's economic base, to increase housing opportunities, and to foster transit-oriented development along this major transit corridor. <i>(Editor's note: italicized text added in 2004 GP Amendment)</i>	San Pablo corridor	Carry forward? Or potentially restructure so there are not separate goals (and independent policies) for San Pablo and Solano.
Policy LU-2.1	Evaluate the economic importance of existing auto-oriented uses and their need for larger sites with better freeway access than can be found on San Pablo Avenue.	San Pablo corridor	Implies a specific action. Reframe as more general policy on the future of auto-oriented uses. Should discuss.
Policy LU-2.2	Establish design guidelines for commercial facades, landscaping, and public improvements along the San Pablo Avenue corridor, based on the San Pablo Avenue Design Guideline Study.	San Pablo corridor	Action, not policy. Status?
Policy LU-2.3	Consider various public improvements for San Pablo Avenue as outlined in the San Pablo Avenue Corridor Design Guidelines and Public Improvement Study. Incorporate a program for these improvements into the 1995-2000 City CIP.	San Pablo corridor	Action, not policy. Replace with policy for ongoing consideration of public improvements through the CIP
Policy LU-2.4	Consider and establish a funding mechanism in order to develop municipal parking facilities to meet increased parking demand.	San Pablo corridor	Action, not policy. Replace with policy on municipal parking citywide. Cover in Transportation Element.

APPENDIX B: AUDIT OF EXISTING (1992/2004) LAND USE ELEMENT POLICIES

Ref #	Existing statement	Topic	Evaluation
Policy LU-2.5:	Permit a moderate increase in new commercial development to a maximum of FAR 0.95. <i>(Editor's note: A 2004 amendment removed the second sentence of this policy, which allowed 0.95 to be exceeded when a traffic study showed that additional capacity could be created on San Pablo to accommodate the add'l traffic.)</i>	San Pablo corridor	Clarify. "Permit a moderate increase" makes this policy confusing.
Policy LU-2.5.a:	Permit mixed use development of commercial uses with residential or other permitted uses at a maximum intensity of FAR 2.25 provided that the commercial use portion of any development does not exceed FAR 0.95 as stated in Policy LU-2.5. A further increase in the total intensity of a mixed use development, up to a maximum of 3.0, may be granted through an incentive bonus system <i>(Editor's note: policy was added in 2004)</i>	San Pablo corridor	Carry forward, but reword to make clearer.
Policy LU-2.6:	Designate one or more "Commercial Nodes" along San Pablo Avenue for the purposes of intensifying retail, commercial, and mixed use activities around major intersections; reinforcing existing and developing concentrations of pedestrian-oriented uses; and defining the major commercial areas in Albany through distinctive design standards for specific locations. <i>(Editor's note: policy was added in 2004.)</i>	San Pablo corridor	Clarify the intent of the Solano/San Pablo node and the way it is to be implemented.
Policy LU-2.7	Permit multi-family housing in the San Pablo Commercial designation to be developed at a maximum FAR 1.75, when not included in a mixed use project, provided that the ground floor frontage is not reserved for commercial occupancy or other occupancy that complements commercial activity. <i>(Editor's note: policy was added in 2004)</i>	San Pablo corridor	Policy is confusing as written and appears to contradict itself. Encourages and discourages 100% residential at the same time.
Goal LU-3:	Restrict conversion of residential uses to commercial uses along specific blocks of Kains and Adams Streets where residential uses predominate.	Kains-Adams	May need to update and be more specific. Add narrative. Does Kains-Adams need its own goal, or is this a broader goal about the residential/ commercial interface.
Policy LU-3.1	Designate and rezone those blocks for residential use which are now predominantly residential. Protect adjacent residential neighborhoods from the adverse impacts of adjacent commercial uses through the creation of special setback requirements for commercial, mixed use, and multi-family developments where they interface with single family properties along the opposite sides of Kains and Adams Streets. <i>(Editor's note: second sentence was added in 2004 amendment. Amendment also removed references to the C-E zoning district.)</i>	Kains-Adams	Update to focus on the second sentence. The first sentence is a specific action that has been implemented.

APPENDIX B: AUDIT OF EXISTING (1992/2004) LAND USE ELEMENT POLICIES

Ref #	Existing statement	Topic	Evaluation
Policy LU-3.2:	Strengthen design standards for those blocks of Kains and Adams designated for commercial use, including requirements for landscaping, minimum setbacks, fences, and screening of storage areas and mechanical equipment.	Kains-Adams	This implies a specific action rather than a polkicy. Should reframe as a policy that addresses the importance of maintaining these standards to avoid and mitigate potential conflicts.
Policy LU-3.3	Discourage or prevent the use of Kains and Adams for primary access to non-residential uses.	Kains-Adams	Carry forward
Policy LU-3.4	Consisder more stringent regulation of parking on portions of Kains and Adams Streets and adajcent residential streets, including timed parking or parking permits.	Kains-Adams	Update. Move to Transportation Element.
Goal LU-4:	Maintain and promote a mix of commercial uses and upper level residential uses on Solano Avenue thatserves the community, and fosters transit-oriented development along a significant transit corridor. <i>(Editor's note: text on upper level residential and transit-oriented development was added in 2004 Amendment.)</i>	Solano corridor	Carry forward in some way. See earlier comment--should Solano and San Pablo have separate policies? Some redunancy results, where similar issues are addressed.
Policy LU-4.1:	Permit a moderate increase in new commercial development intensity to a maximum of FAR 1.25. <i>(Editor's note: A 2004 amendment removed the second sentence of this policy, which allowed 1.25 to be exceeded when a traffic study showed that additional capacity could be created on Solano to accommodate the add'l traffic.)</i>	Solano corridor	Confusing as written. "Permit a moderate increase" should be replaced.
Policy LU-4.1.a:	Permit mixed use development of commercial uses with residential or other permitted uses at a maximum intensity of FAR 2.0 through an incentive bonus system, provided that the commercial use portion of any development does not exceed FAR 1.25 as stated in Policy LU-4.1. <i>(Editor's note: policy was added in 2004)</i>	Solano corridor	Update and clarify. Retain standards. Merge with 4.1
Policy LU-4.2	Maintain and strengthen the existing pedestrian character of Solano Avenue, particularly by encouraging retail and service uses on the ground floor level of buildings and limiting office uses except for the upper levels.	Solano corridor	Good policy
Policy LU-4.3	Establish stronger design criteria that consider appropriate building scale, architecture, and orientation to the street.	Solano corridor	is this specific to Solano? Why wouldn't this also apply on San Pablo? Plus, this is an action and not a policy.
Policy LU-4.4:	Consider and establish a funding mechanism in order to develop municipal parking facilities to meet increased parking demand.	Solano corridor	same as 2.4, but for Solano. Merge into one policy and address elsewhere

APPENDIX B: AUDIT OF EXISTING (1992/2004) LAND USE ELEMENT POLICIES

Ref #	Existing statement	Topic	Evaluation
Policy LU-4.5	Actively encourage the appropriate future use of the School District-owned library site on Solano Avenue, giving consideration to its impact upon the commercial and pedestrian environment of Solano Avenue.	Solano corridor	Drop. Site is being used by YMCA.
Policy LU-4.6	Enhance and develop public spaces along the Avenue, including the area in front of the existing Albany Library. Consider replacing the existing kiosk with a better designed and maintained structure for posting notices and providing public information.	Solano corridor	Status? Library has moved--is kiosk still there?
Policy LU-4.7	Designate one or more "Commercial Nodes" along Solano Avenue for the purposes of intensifying retail, commercial, and mixed use activities around major intersections; reinforcing existing and developing concentrations of pedestrian-oriented uses; fostering transit-oriented development, and defining the major commercial areas in Albany through distinctive design standards for specific locations. <i>(Editor's note: policy was added in 2004)</i>	Solano corridor	Is this more of a design issue than a land use issue? EG-- are the nodes established through streetscape, art, signage, public space, etc. rather than taller bldgs or different uses. Or does the City wish to allow more intensity at the nodes?
Policy LU-4.8	Permit multi-family housing in the Solano Commercial designation to be developed at a maximum FAR 1.25, when not included in a mixed use project, except that housing on the ground floor of the Solano Avenue frontage is not encouraged. <i>(Editor's note: policy was added in 2004)</i>	Solano corridor	Policy is confusing as written and appears to contradict itself. Encourages and discourages 100% residential at the same time.
Goal 5:	Protect residential neighborhoods from the adverse impacts of adjacent commercial uses through the creation of a transition area along Solano Avenue cross-streets	Solano corridor	This is more of a policy than a goal. The goal should be to protect residential neighborhoods from the adverse impacts of commercial uses.
Policy LU-5.1:	Evaluate the existing commercial uses along Solano and their relationship to the adjacent residential zone on a block by block basis. Establish a transition zone where appropriate and consider regulation such factors as hours of operation, types of use, traffic, and parking demand.	Solano corridor	This is more of an action than a policy. However, there is an implied policy in the second sentence that should be retained.
Policy LU-5.2:	Develop use, design, and noise standards and requirements for this transition area.	Solano corridor	This is an action, rather than a policy. Need to reframe.
Goal 6:	Increase the vitality of the City's industrial areas.	Industrial	Need to update this to reflect current economy and land uses.
Policy LU-6.1:	Identify appropriate locations for automobile retail and service uses in the areas zoned for Commercial/ Service/ Light Industrial uses. Develop appropriate informational materials to encourage San Pablo Avenue auto dealerships and auto-related businesses to consider these locations.	Industrial	Should update this. Is it still viable to promote relocation of auto dealerships here? Are there any suitable sites?

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Ref #	Existing statement	Topic	Evaluation
Goal LU-7:	Ensure that future redevelopment of the University of California's lands is compatible with the City's long-term land use, public services, and public facilities goals.	UC Village	Retain, and perhaps provide narrative which fleshes this out.
Policy LU-7.1:	Designate the UC lands along the San Pablo Avenue frontage and a portion of Buchanan Street at the intersection of San Pablo for commercial retail and compatible uses. Incorporate the recommendations of the San Pablo Avenue Design Guidelines and Public Improvement Study as part of this effort. In addition, consider a portion of the Gill Tract, particularly those portions with important and significant stands of trees, as open space when any re-use of this area is proposed.	UC Village	This needs to be updated to reflect UC Village Master Plan and recently approved projects
Policy LU-7.2:	Participate actively in the UC Master Plan process for redevelopment of the Gill Tract and Albany Village. Specific concerns that must be addressed in this process include, but are not limited to:	UC Village	Update
Policy LU-7.2.a:	Coordinate planning efforts for the City's, University's, and Albany School District's park, recreation, and open space lands to improve public access, improve parking capacity, increase use, and improve overall traffic safety in the area for students, pedestrians, and automobiles.	UC Village	Retain.
Policy LU-7.2.b:	Protect and enhance the creeks running through and adjacent to the UC Village property	Creek protection	Retain. Keep the Creek Conservation designation on Village Creek
Policy LU-7.2.c:	Protect and preserve the important stands of trees on the site.	UC Village	Including invasive eucalyptus? May defer to UC Village Master Plan for updated language
Policy LU-7.2.d:	Specify and reach new agreements with the University for financial and/or in kind support of City infrastructure, services, and capital facilities that are used by UC Village, including but not limited to sanitary and storm sewers, public safety services, public streets, and parks and open spaces.	UC Village	Retain. Be more specific?
Policy LU-7.2.e:	Focus on redeveloping the housing units at UC Village to meet the current and future needs of its residents for a family oriented project with adequate community and recreational facilities that are better integrated with the City.	UC Village	Delete and replace with new policy or policies reflecting current status.

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Ref #	Existing statement	Topic	Evaluation
Policy LU-7.2.f:	Evaluate the overall parking capacity within the Village vs the existing and future patterns of usage, and the use of on-street parking spaces outside the Village that are used by University students.	UC Village	This is an action rather than a policy. May address issue in Transportation Element.
Goal 8:	Maintain and improve Albany's high quality educational system and public services	Public Facilities	move to CSF Element
Policy LU-8.1:	Evaluate the potential impacts of future major development proposals upon Albany's schools, police, fire, and emergency services, and park and recreational facilities.	Public Facilities	Carry forward
Policy LU-8.2:	Continue to require appropriate public service and facility impact mitigation programs, including fees upon new development and expansions to existing development, in order to maintain and improve the quality of Albany's public services and facilities.	Public Facilities	Carry forward
Policy LU-8.3:	Construct a new corporation yard facility to adequately house the City's maintenance equipment and workers.	Public Facilities	This is an action, and it is still relevant. Move to CSF Element and provide additional detail.
Policy LU-8.4:	Take actions to improve the level and quality of cable TV programming and service through potential changes to Federal Laws and better response by Century Cable.	Public Facilities	Delete and replace with new CSF policy on using cable to improve access to government.
Policy LU-8.5:	Assist and support the school district in its efforts to improve existing school facilities and provide for expanding enrollment.	Public Facilities	Retain and move to CSF Element
Goal 9:	The positive elements of Albany's physical character: common architectural styles, significant views, and remaining natural features, should be protected and enhanced.	Community Character	Retain goal and expand with new policies
Policy LU-9.1:	Retain the historic character of Solano Avenue as a local-serving, pedestrian-oriented shopping district. Special amenities such as outdoor seating and landscaping should be encouraged as part of the Design Review Ordinance and considered as part of the CIP.	Community Character	Move to the other Solano policies? Why not an equivalent policy for San Pablo?
Policy LU-9.2:	Develop policies to protect existing riparian habitat within the Creek Conservation Zone and restrict development in this zone appropriately (see Conservation, Recreation, and Open Space policies)	Creek protection	Update
Policy LU-9.3:	Develop a comprehensive street tree planting program (see Conservation, Recreation, and Open Space policies)	Urban forestry	Action, not policy. Should reframe.
Policy LU-9.4:	Designate the entire crest of Albany Hill for permanent open space use and seek public dedication of these lands at the time of private development proposals through the City's Subdivision Ordinance.	Albany Hill	Update
Policy LU-9.5:	Provide for the timely implementation of the future public improvements study for San Pablo Avenue through the CIP	San Pablo corridor	what study is being referenced here?

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Ref #	Existing statement	Topic	Evaluation
Policy LU-9.6:	Identify the City's "gateways" on the Land Use Map and develop appropriate architectural design and land use policies for the parcels which comprise the vicinity of the gateways. Develop a gateway improvement program that includes signage, landscaping, and other public improvements suitable for these entry points.	Community Character	This includes a policy and an action in one. Should the City still advance an action to do signage, landscaping, etc. at the gateways?