

AUDIT OF EXISTING 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, <i>to increase housing opportunities, and to foster transit-oriented development along this major transit corridor.</i> <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

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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 be update and 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.

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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 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

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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	Need to update.
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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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.
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.

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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?
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?