

# ALBANY 2035 GENERAL PLAN

PLANNING AND ZONING COMMISSION  
HOUSING ELEMENT STATUS REPORT

September 10 2014

## RHNA for Cycles 4 and 5



During 2007-2014, Albany had to demonstrate capacity for:

**117** above moderate

**52** moderate

**43** low

**64** very low

During 2015-2023, Albany must demonstrate capacity for:

**145** above moderate

**57** moderate

**53** low

**80** very low

## Sites zoned at densities < 30 UPA



Slide 3

- 10 vacant R-1 lots
  - ▣ One lot committed to new home
  - ▣ Nine lots still uncommitted
- 1 vacant R-2 lot (potential for 2 units)
- Presuming 4 second units/ year (32 for 8 yrs)
  - ▣ 4 low, based on market rents (<\$1,185)
  - ▣ 12 moderate (\$1,185-1,935)
  - ▣ 16 above moderate (>\$1,935)

## Underutilized R-3 sites



Slide 4

- No new sites
- All sites are carried forward from 2014 Element
  - ▣ 404-408 Cornell
  - ▣ 412-416 Stannage
  - ▣ 423-427 Talbot
  - ▣ 425 Evelyn
  - ▣ 707-711 Adams
- Net Yield: 36 units (no change)

## Vacant Mixed Use Sites



Slide 5

- No change from 2014 Element
- 1130 San Pablo Avenue
  - ▣ 175-unit senior housing (“above moderate”)
- 1245 Solano Avenue
  - ▣ 5 units assumed

## Underutilized Mixed Use Sites



Slide 6

- All sites are being carried forward
  - ▣ 1451 Solano (California Bank and Trust)
  - ▣ 934 San Pablo (parking lot)
  - ▣ 1061-63 San Pablo (Hertz)
  - ▣ 433 San Pablo (Goodyear)
  - ▣ 611 San Pablo (contractor’s yard)
  - ▣ 665 San Pablo (Sizzler)
  - ▣ 805 San Pablo (Mechanics Bank)
  - ▣ 1089 San Pablo (former key shop)
  - ▣ 398-400 San Pablo (Car Wash)
  - ▣ 1107-1111 San Pablo (Max’s Auto)
- 127 potential units (same assumption as 2014)



## New Site 1: 501-505 San Pablo

Slide 7

- Former Blockbuster Video
- Now Goodwill retail outlet
- Three parcels, one owner: 20,000 SF
- Current FAR is 0.38
- Presumed yield is 15 units (@33 UPA)

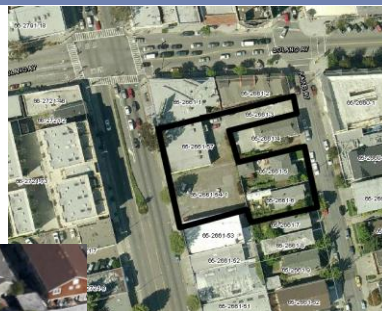


## New Site 2: 911 San Pablo



Slide 8

- Mary and Joe's Sporting Goods
- 5 parcels, one owner
- I/L ratio is 0.39
- 26,400 square feet land area
- Site also Includes 2 rental homes
- Net gain of 16 units



## New Site 3: 950 San Pablo



Slide 9

- Albany Towne Center
- Listed as housing site in 1992
- Total site is 1.3 acres, one parcel
- I/L ratio is 0.5 and FAR is < 0.5
- Residential portion subtracted out
- Net gain of 30 units



## Summary



Slide 10

- New sites add 61 units of capacity
- No zoning changes needed
- Addition of these sites brings total to 420 units, plus 32 second units (452 units)
- Identified capacity exceeds RHNA by 35 percent
- 90% of the capacity is on sites zoned for multi-family or mixed use

## Sites Not Quantified



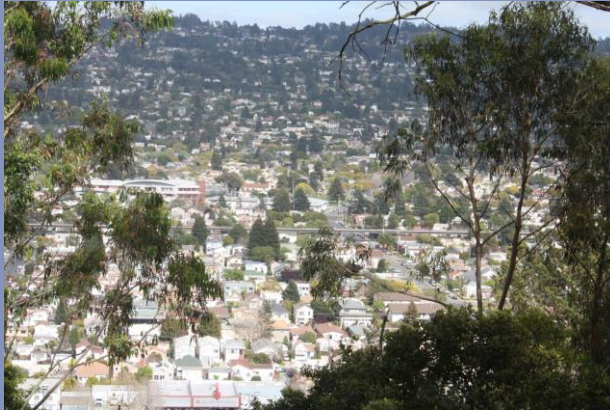
Slide 11

- Text will also discuss
  - ▣ Long-term potential for residential development on the 11-acre parcel south of Gateway Towers
  - ▣ Long-term potential for residential or mixed use at Safeway site (but not designating as a housing site)
  - ▣ Potential for residential on other sites on Solano and San Pablo Avenues

## Next Steps



- “Working Draft” (redlined) Element: Sept 19
- Commission Study Session: Sept 24
- Housing Element “symposium” (Sept 30)
- City Council Study Session: Oct 6
- HCD Review (Oct-Nov)
- Revise (Dec)
- PC and CC adoption hearings: January 2015
- Adopt by January 31, 2015



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