

## **Albany Planning and Zoning Commission June 24, 2015 Meeting Summary**

### **Presentation on Consolidated Draft Goals, Policies, and Actions**

Consultant Barry Miller delivered a PowerPoint presentation which covered: (a) the status of the General Plan as of June 2015; (b) the consolidated goals, policies, and actions that had been included in the Agenda packet, which covered all elements of the General Plan; and (c) the timeline and process for Plan adoption. Commissioners had been provided with a 100-page attachment that included all the goals, policies, and actions, incorporating the edits made in response to feedback from the Planning and Zoning Commission (at 19 prior Study Sessions), other City Commissions, staff, and the general public. Mr. Miller explained that the intent of this Study Session was not to go page by page through the document, but rather to provide a high-level “sneak preview” of the Plan before it was released for broader public review. Commissioners could comment on select policies/actions as needed, and the public would be given an opportunity to comment.

Commissioner Friedland asked about the source of the household forecasts, and Mr. Miller explained how those numbers were derived.

### **Comments on the Draft**

Chair Donaldson asked for public comment on the proposed Draft. There was one speaker.

Preston Jordan requested that the Plan include an action on sidewalk maintenance. He noted that there was a policy on this subject, but no action to implement it. He indicated that one quarter of the City’s sidewalks were not accessible due to damage, and suggested that the City consider the options for raising revenue to repair sidewalks. For example, the City could impose a property tax. He commended the Draft policies on car-sharing and plug-ins, but also cautioned that technological changes could make these policies irrelevant in a few years. Driverless cars could raise car sharing to a new level, and create new demands on the City’s transportation system. The flexibility to respond to change is important.

Jeff Bond indicated the City was looking at potential capital improvements covering sidewalk replacement.

### **Commissioner Comments**

Comments from the Commissioners are listed below. The sequence reflects the order in which the policies/actions appear in the document, and not necessarily the order in which the policies appear.

### Land Use

- Policy LU-2.10: Suggest changing to 4,000 SF to 3,750 SF for consistency with Action LU-2.A (Donaldson)
- Policy LU-6.2: Add Ohlone Greenway (Menotti)

### Transportation

- Potentially add an action to look at opportunities for higher service levels on the UP Railroad line, and/or consider the impacts of higher service on noise levels (and hazardous material issues, if oil trains and other haz mats use the tracks) (Menotti)
- Potentially add an action to monitor the effects of the Gilman Street roundabout on Albany traffic patterns (Menotti)
- Policy T-1.5 is too broad and reads more like a goal. Edit to note that street design should also take into account neighborhood context and should maintain livability. (Note: Can also cross-reference Goal 5 here, since that goal is about streets and livability. Also, see Policy 1.2 above.) (Giesen-Fields)
- Action T-4.A: Delete “pedestrian and bicyclist” (Donaldson)
- Action T-4.F: Delete “demonstration projects” (Donaldson)
- Policy T-5.1: Delete “and Collectors” from the title since the policy only addresses arterials. (Donaldson)
- Policy T-5.3: How would this actually be done? (Donaldson)
- Policy T-5.4: Following “discourage aggressive driving”, add “disproportionately high volumes” (Giesen-Fields)
- Policy T-5.6: Replace “residential streets” with “collector and local streets” (Donaldson)
- Consider making Goal T-6 (vehicle flow) the first goal, recognizing that cars will continue to be the dominant travel mode in the future. (Donaldson) Several other Commissioners disagreed, indicating they preferred the current order. Mr. Miller indicated that the narrative text would be realistic regarding cars, but that since the Plan was focused on sustainable growth, it would be more appropriate to emphasize alternative modes.
- Add an action to consider the feasibility of acquiring San Pablo Avenue from the State (Donaldson)

### Parks, Rec, and Open Space

- Add cross-reference after Policy PROS-5.5 directing the reader to the Waterfront Element for more information on the shoreline park (Donaldson)
- Delete Action PROS-5.C since the field is now completed (Friedland)
- Goal PROS-6: Change title to “Trails and Pathways” (Donaldson)
- Commissioner Donaldson indicated his position that the General Plan had fallen short by not taking on the issue of the future of Golden Gate Fields. He noted that Action PROS-6.A made it clear that there might be a future use, but the Plan was silent on what that use might be.

### Conservation and Sustainability

- Global Change: Hoffman Marsh to Albany State Marine Reserve (Donaldson)

- Policy CON-3.4: third bullet. More evidence that we are dodging important choices at Golden Gate Fields (Donaldson)
- Policy CON-3.4: fourth bullet. Make this infill BART station rather than just infill station (Donaldson)
- Policy CON-3.9: delete radon (Donaldson), add “and other small particulates” at the end
- Policy CON-6.10: cross-reference this Policy in Goal 6 of the Community Services Element (Kent)

#### Environmental Hazards

- Policy EH-3.4: change to “hazardous **materials**” and “truck, rail, **and pipeline**” (Donaldson)
- Action EH-3.C: program is already underway, so change “establish an...” to “continue the...” (Donaldson)

#### Community Services and Facilities

- Action CSF-5.C: what is the purpose of this action (Friedland). Note the source of this recommendation (, as called for by the Public Arts Master Plan)
- Goal CSF-6: Add streets to the list in the goal (water, sewer, storm drain, energy, streets, ....) (Donaldson)
- Policy CSF-6.5: Add graywater recycling (Kent)
- Action CSF-6.G: Delete “including conversion to LED lighting” since this is done (Donaldson)

#### Waterfront

- Commissioner Donaldson indicated that he was pessimistic that the City could effectively regulate “informal” waterfront public art.
- Policy W-2.5: Cross-reference the policy in the Conservation Element on night-time lighting (Donaldson)
- Policy W-2.6: Delete second sentence and replace with “, consistent with the policies and regulations implemented pursuant to the East Shore State Park Plan” (Donaldson)
- Policy W-2.6: Add cross-reference to Policy 3.5 regarding land access to the water
- There was a discussion of the meaning of “universal access” in Policy 3.2
- Under Goal 4, consider adding an action for the management of open water areas

#### **Next Steps**

Barry Miller indicated he would incorporate feedback from the Commission and the public into the Public Review Draft. Commissioner Donaldson provided additional comments (typos, etc.) in writing, and Commissioner Menotti had previously sent an email with comments. Miller indicated the Plan would likely be released during August, with hearings in the Fall.