



*City of Albany*  
**2035 General Plan**

Draft for Public Review

November 2015





*City of Albany*  
**2035 General Plan**

**Draft for Public Review  
November 2015**

## **Albany City Council**

Peter Maass, Mayor  
Michael Barnes, Vice Mayor  
Peggy McQuaid, Councilmember  
Rochelle Nason, Councilmember  
Nick Pilch, Councilmember

*Recent Past Councilmembers*  
*Marge Atkinson*  
*Joanne Wile*

## **Planning and Zoning Commission**

Doug Donaldson, Chair  
Susan Friedland  
Erik Giesen-Fields  
Christopher Kent  
Val Menotti

*Recent Past Commissioners*  
*David Arkin*  
*Stacy Eisenmann*  
*Philip Moss*  
*Nick Pilch*

## **City Staff**

Penelope Leach, City Manager  
Jeff Bond, Community Development Director  
Anne Hersch, Senior Planner  
Rania Ahmed, Community Development Intern

Supporting Staff  
Craig Labadie, City Attorney  
Nicole Almagauer, City Clerk / Assistant City Manager  
Aleida Andrino-Chavez, Transportation Planner  
Claire Griffing, Sustainability and Transportation Coordinator  
Jeremy Allen, KALB Supervisor

## **Consulting Project Manager**

Barry Miller, Planning Consultant

# CONTENTS

## Chapter

1	Introduction.....	1-1
	A. An Urban Village By the Bay.....	1-1
	B. Purpose of the General Plan .....	1-2
	C. Legal Basis for the General Plan.....	1-3
	D. Context for the General Plan Update .....	1-4
	E. General Plan Update Process .....	1-5
	F. Plan Organization.....	1-7
	G. Plan Implementation and Amendment .....	1-9
2	Framework.....	2-1
	A. Introduction .....	2-1
	B. Regional Setting .....	2-1
	C. History.....	2-4
	D. City Profile.....	2-7
	E. Forecasts .....	2-11
	F. Guiding Principles.....	2-12
3	Land Use Element .....	3-1
	A. Introduction .....	3-1
	B. Profile of Existing Uses.....	3-2
	C. General Plan Land Use Map and Categories .....	3-9
	D. Focus Areas .....	3-18
	E. Community Design and Preservation .....	3-26
	F. Goals, Policies, and Actions .....	3-32
	Goal LU-1: Urban Village by the Bay.....	3-32
	Goal LU-2: Residential Neighborhoods .....	3-34
	Goal LU-3: Business Districts .....	3-36
	Goal LU-4: Civic, Institutional, and Medical Uses.....	3-39
	Goal LU-5: Environmentally Sensitive Areas .....	3-40
	Goal LU-6: Community Character and Preservation .....	3-41
4	Transportation Element.....	4-1
	A. Introduction .....	4-1
	B. Mobility Profile .....	4-2
	C. Local Transportation System.....	4-6
	D. Current and Future System Performance .....	4-23
	E. Special Transportation Issues.....	4-27
	F. Goals, Policies, and Actions .....	4-31
	Goal T-1: Complete Streets.....	4-31
	Goal T-2: Sustainable Transportation .....	4-32
	Goal T-3: Transportation Choice.....	4-34
	Goal T-4: Traffic Safety .....	4-37
	Goal T-5: Managing Transportation Impacts .....	4-38
	Goal T-6: Motorized Vehicle Flow.....	4-40
	Goal T-7: Parking .....	4-41

5	Housing Element (summary) .....	5-1
	Note: The Housing Element is a separate document. Chapter 5 of the General Plan directs explains the purpose of the Housing Element and directs the reader to that document.	
6	Parks, Recreation, and Open Space Element .....	6-1
	A. Introduction .....	6-1
	B. Open Space .....	6-3
	C. Local Park System .....	6-4
	D. Recreational Programming and Service Delivery.....	6-12
	E. Other Recreational Service Providers .....	6-13
	F. Trails and Pathways.....	6-15
	G. Goals, Policies, and Actions .....	6-17
	Goal PROS-1: Open Space Protection .....	6-17
	Goal PROS-2: Parkland Expansion and Improvements.....	6-19
	Goal PROS-3: Park Management and Maintenance .....	6-21
	Goal PROS-4: Recreational Programming .....	6-23
	Goal PROS-5: Joint Use and Collaboration.....	6-24
	Goal PROS-6: Trails and Pathways .....	6-26
7	Conservation and Sustainability Element .....	7-1
	A. Introduction .....	7-1
	B. Natural Features .....	7-2
	C. Earth Resources.....	7-3
	D. Water Resources .....	7-4
	E. Air Resources .....	7-8
	F. Plant and Animal Resources.....	7-13
	G. Sustainability and Climate Action .....	7-17
	H. Goals, Policies, and Actions .....	7-23
	Goal CON-1: Protection of Natural Features .....	7-23
	Goal CON-2: Urban Forestry and Agriculture.....	7-25
	Goal CON-3: Regional Leadership in Climate and Sustainability .....	7-27
	Goal CON-4: Water Quality .....	7-30
	Goal CON-5: Biological Resources .....	7-31
	Goal CON-6: Energy and Water Conservation.....	7-32
	Goal CON-7: Waste Reduction.....	7-34
8	Environmental Hazards Element .....	8-1
	A. Introduction .....	8-1
	B. Geologic Hazards .....	8-1
	C. Flood Hazards.....	8-7
	D. Wildfire Hazards.....	8-10
	E. Hazardous Materials.....	8-11
	F. Emergency Preparedness .....	8-14
	G. Noise.....	8-15
	H. Goals, Policies, and Actions .....	8-24
	Goal EH-1: Hazard Reduction .....	8-24
	Goal EH-2: Wildfire Prevention .....	8-26
	Goal EH-3: Hazardous Materials .....	8-27
	Goal EH-4: Emergency Preparedness.....	8-28
	Goal EH-5: Noise Management.....	8-30

9	Community Services and Facilities Element .....	9-1
	A. Introduction .....	9-1
	B. Community Facilities.....	9-2
	C. Schools .....	9-4
	D. Libraries .....	9-8
	E. Law Enforcement.....	9-9
	F. Fire and Emergency Medical Services.....	9-12
	G. Human Services .....	9-14
	H. Arts and Culture .....	9-16
	I. Infrastructure .....	9-17
	J. Goals, Policies, and Actions .....	9-20
	Goal CSF-1: Schools .....	9-20
	Goal CSF-2: Public Safety.....	9-21
	Goal CSF-3: Civic Facilities .....	9-23
	Goal CSF-4: Children, Youth, and Seniors.....	9-25
	Goal CSF-5: Arts and Culture.....	9-26
	Goal CSF-6: Infrastructure.....	9-27
10	Waterfront Element.....	10-1
	A. Introduction .....	10-1
	B. History of the Albany Waterfront .....	10-2
	C. Physical Character .....	10-5
	D. McLaughlin Eastshore State Park.....	10-8
	E. Golden Gate Fields .....	10-14
	F. Goals, Policies, and Actions .....	10-15
	Goal W-1: Shoreline Park.....	10-15
	Goal W-2: Waterfront Recreation.....	10-18
	Goal W-3: Shoreline Access.....	10-19
	Goal W-4: Waterfront Ecology .....	10-21
	Goal W-5: Sustainable Shoreline .....	10-23
	Goal W-6: Golden Gate Fields.....	10-25
11	Implementation .....	11-1
	A. Introduction .....	11-1
	B. Zoning.....	11-2
	C. Capital Improvements .....	11-2
	D. CEQA .....	11-3
	E. Operations and Maintenance.....	11-3
	F. Standard Operating Procedures .....	11-3
	G. Design Review and Guidelines.....	11-4
	H. Follow-Up Plans and Studies .....	11-4
	I. Ordinances and Initiatives .....	11-4
	J. Intergovernmental Coordination.....	11-5
	K. Public Outreach and Education.....	11-6

## **List of Figures**

2-1	Albany Location Map.....	2-2
3-1	Lot Sizes in Albany.....	3-5
3-2	Albany 2035 General Plan Map.....	3-11
4-1	Roadway Classification.....	4-8
4-2	Bicycle Network.....	4-14
4-3	Pedestrian Network.....	4-17
4-4	Bus Routes .....	4-20
6-1	Parks and Open Spaces.....	6-5
7-1	Creeks .....	7-5
8-1	San Francisco Bay Area Fault Map .....	8-2
8-2	Liquefaction Hazards .....	8-4
8-3	Flood Plains .....	8-8
8-4	2015 Noise Contours .....	8-20
8-5	2035 Noise Contours .....	8-21
9-1	Community Facilities.....	9-3
10-1	Waterfront Land Ownership.....	10-6

## **List of Charts**

2-1	Population Change in Albany, 1910-2010 .....	2-8
2-2	Housing Units by Type, 2014 .....	2-9
9-1	Total Enrollment in Albany Public Schools, 1996-2015 .....	9-5
9-2	FBI Uniform Crime Reports-Part 1 Crimes for Albany, 2005-2014.....	9-11
9-3	Total Fire and Emergency Medical Service Calls in Albany, 2010-2014 .....	9-14

## **List of Tables**

2-1	General Plan Forecasts for Albany, 2015-2035 .....	2-11
3-1	Single Family Lot Sizes in Albany, 2014 .....	3-4
3-2	Acreage by General Plan Category.....	3-17
4-1	Bus Routes Serving Albany .....	4-19
4-2	Motorized Vehicle Volume and Levels of Service on Albany Roads, 2014.....	4-24
4-3	Vehicle Miles Traveled and Mode Share, 2014 and 2040.....	4-26
4-4	Top Collision Locations, 2008-2012.....	4-28
6-1	Albany Park Inventory .....	6-6
7-1	Air Quality Attainment Status in the San Francisco Bay Area .....	7-11
7-2	Acreage of Vegetative Cover in Albany .....	7-13
7-3	Special Status Wildlife Species Potentially Present in Albany.....	7-16
8-1	Ambient Noise Levels in Albany.....	8-19
8-2	Noise Compatibility Guidelines for Albany .....	8-23
9-1	Enrollment by Grade at AUSD Facilities, 2014 .....	9-4