

Public Review Draft

2035 Albany General Plan

ADDENDUM

March 9, 2016

The changes in this document are hereby incorporated by reference into the City of Albany “2035 General Plan Draft for Public Review” published in November 2015.

Following adoption of the Plan by the City Council, the changes below will be incorporated into the document and a “Final” General Plan will be produced. As appropriate, the source of each change noted below is indicated in a subscript. A key to the subscripts appears on the last page.

In some cases, a text addition may have been suggested on a particular page, but was determined to be more appropriately made on another page. In addition, text edits attributed to particular individuals in this Addendum may not always exactly match the comment made. In such cases, the edit responds to the spirit of the comment in a way that best fits the flow and organization of the General Plan.

Cover:	Delete “Draft for Public Review/ November 2015”
Title Page:	Delete “Draft for Public Review/November 2015”. Add date of actual adoption.
Credits Page:	Under “Recent Past Councilmembers,” add (between Atkinson and Wile): <u>Peggy Thomsen</u>
Table of Contents:	Adjust page numbering as needed to reflect changes throughout document
1-5	Column 1, paragraph 2, edit reference at end of second sentence as follows: P&Z, Menotti ABAG/ <u>MTC</u> ’s Plan Bay Area (201 <u>32</u>)
1-7	Column 1, paragraph 3, line 2, insert date of adoption.
2-2	Amend Figure2-1 (Location Map) to more clearly show Albany as being in Alameda County (map appears to place city in Contra Costa). P&Z
2-3	Photo to be replaced with a “Dinner with Albany” photo with people in it. P&Z, Kent
2-10	Text box in first column, change “land area” from 1.7 to 1.8 Square Miles. P&Z, Donaldson
2-11	Column 1, paragraph 1, third sentence: P&Z, Menotti At the time of General Plan adoption, the latest forecast was ABAG Projections 2013 (<u>also called the “Plan Bay Area” forecast</u>).
2-13	Column 2, numbered item “6,” Add the following sentence at the beginning. Sust Comm. <u>“The idea of living more sustainability---protecting the earth’s resources through conservation, reduced consumption, and the use of renewable materials--is one of the fundamental principles of the entire Albany General Plan.”</u>
2-13	Column 2, numbered item “6,” Add the following sentence at the end. Sust Comm. <u>“The General Plan approaches sustainability in a broad context, considering principles of social and economic equity as well as environmental quality.”</u>
3-2	Column 1, paragraph 2, line 2, change 1.7 square miles to 1.8 square miles. P&Z, Donaldson
3-4	Column 1, edit sentences 3 and 4 as follows: Council, McQuaid A 1978 voter initiative established single family zoning in this area <u>and</u> That same year, a voter initiated zoning revision also increased the <u>citywide</u> parking requirement to two spaces for residential units, regardless of structure type of bedroom count.

- 3-5 *Edit the first category in the legend to read “0 -2,500” (instead of 21-2,500) P&Z, Donaldson*
- 3-6 *A different photo of commercial storefronts on Solano Avenue will be used, as this photo shows properties on the Berkeley side of the street. Council, Maass*
- 3-9 *Column 1, add new paragraph to end of column as follows: Fields*
Consistent with State Density Bonus law, densities up to 35 percent above the maximums listed here may be permitted for projects incorporating affordable or senior housing. As required by State law, such projects are also entitled to development incentives such as additional height and reduced parking.
- 3-10 *Column 1, bottom. Edit the last sentence in the definition of High Density Residential as follows: Fields*
 However, development at the top end of this density range is only not permitted at Gateview Towers, where it reflects the density of existing development. The maximum elsewhere is 63 units per acre. on all sites.
- 3-14 *Column 1, second paragraph, edit fourth sentence as follows: Fields*
 A 38-foot height limit applies. ~~although height bonuses may be considered to achieve General Plan goals.~~ Zoning overlay....
- 3-15 *Column 2, below the top paragraph: the “Major Activity Node” (and photo) definition will be moved here from its current location on Page 3-17. P&Z, Kent*
- 3-15 *Column 2, edit last sentence on page as follows: Fields*
To the extent permitted by law, properties with this designation are subject to a maximum allowable FAR of 0.95.
- 3-16 *Column 1, University Village definition, edit 5th sentence as follows: Fields*
To the extent permitted by law, non-residential uses, including recreational and academic buildings, are subject to a maximum allowable FAR of 0.95.
- 3-16 *Column 1, delete heading “Overlay Categories.” Creek Conservation Area will be treated as an Open Space category and Major Activity Node will be treated as a Commercial/Mixed Use category. P&Z, Kent*
- 3-17 *See note above regarding moving the Major Activity Node text to P. 3-15 P&Z*

3-17

Insert new heading in Column 2 above Table 3-2: *Council, Nason*

Undesignated Areas

Approximately 66 acres on the General Plan Map are undesignated. These areas correspond to Interstates 580 and 80, and the Union Pacific Railroad Corridor. The City has limited jurisdiction over these areas, and they are in active use as state and federally regulated transportation facilities. The City will work with Caltrans, Union Pacific, and other appropriate state and federal regulatory agencies to ensure that the underlying lands are managed in a way that is consistent with this General Plan. The rights of way should be safe, well-maintained, and convey a positive impression of Albany. Opportunities to improve the appearance and productive use of these areas through landscaping, signage, and design changes is encouraged.

3-17

Edit data rows in Table 3-2 as follows: *correction*

PUBLIC/OPEN SPACE	267 <u>254</u>	23.3 <u>22.1</u>
Public/Quasi-Public	63	5.5
University Village	80 <u>67</u>	7.0 <u>5.8</u>
Parks and Open Space	124	10.8
Undesignated (Freeway/Rail/ROW)	53 <u>66</u>	4.6 <u>5.8</u>

3-18

Column 1, add new sentence to bottom of last paragraph as follows: *Fields*

Most of the City’s future residential and mixed use development opportunities are located along San Pablo Avenue. The corridor is envisioned as a vibrant mixed use street, with architecture that reflects the high quality of the neighborhood to the east and west. Sensitive transitions to lower density development east and west of the Avenue is critical.

3-18

Text box on PDA’s. Last sentence of first paragraph, add the words “Locally designated” at the start, then add new sentence and edit beginning of next paragraph as shown below. *P&Z, Menotti*

Locally designated PDAs are the focus of ABAG’s Sustainable Communities Strategy. A plan to curb greenhouse gases through land use and transportation planning, required by Senate Bill 375.

In December 2011, the Albany City Council approved a resolution requesting that ABAG designate the Solano and San Pablo Avenue corridors as a PDA. As of 2016, there are 43 areas in Alameda County that have been approved as either planned or potential PDAs. *(rest of paragraph continues as shown)*

3-19

Column 2, end of first paragraph *correction*

Kains Avenue to the ~~west~~ east.

3-19 *Column 2, last sentence in second paragraph* Council, McQuaid

Buildings exceeding the 38-foot height limit ~~could~~ should be considered in this location where community benefits such as affordable housing and open space are provided.

3-20 *Column 1, last paragraph, second to last sentence* Fields

As on San Pablo Avenue, there are also frequent applications to improve or alter existing structures....

3-20 *Column 2, paragraph 1, edit as follows:* Council, McQuaid

The largest privately owned site on Solano Avenue is the 1.56-acre Safeway at 1500 Solano Avenue. The site includes a 24,000 square foot supermarket built in 1964 and recently modernized. Proposals to upgrade the store were considered in 2008-2012, including one alternative to replace the building with 61,000 square feet of retail floor space and a 197-space parking structure. ~~The City supports further investment and modernization of the existing grocery store.~~ In the event a more substantial redesign or replacement is proposed in the future, it should include ground level commercial uses directly abutting the street frontage, continuing the pattern of continuous storefronts that characterize the rest of the Avenue. Opportunities for including housing also could be explored at that time.

3-23 *Column 1, second paragraph, delete the word "adoption" on line 4* correction

3-23 *Column 2, second paragraph, edit as follows:* Council, McQuaid

The 2035 General Plan assumes no land use changes at the waterfront during the 2015-2035 planning horizon. ~~No additional households or jobs are presumed.~~ However, it is acknowledged that ~~subsequent future~~ initiatives and development proposals for Golden Gate Fields are likely to be ~~may be~~ put forward by 2035. Such plans would be subject to a future General Plan Amendment, including detailed analysis, community discussion, and a public vote.

3-24 *Column 2, first sentence, edit as follows:* Fields

The 2004 Master Plan calls for continued use of this area as open space, ~~including urban agriculture and potentially including other recreational or research activities.~~

3-29 *Column 1, second paragraph, extract the fifth sentence and move it to a new paragraph at the bottom of the column to read as follows:* Council/Maass

A list of recommended street tree species and a process for selecting and maintaining street trees have been established. Tree selection should consider factors such as the potential for sidewalk damage, the required level of maintenance and water, vulnerability to insect pests, and resilience in the face of climate change and more extreme weather events.

3-30 Column 2, first paragraph. The second sentence was inadvertently left out of the paragraph and will be added back in. The text will read: *correction*

...second oldest built in 1899 (1119 Kains). The 32 structures include 17 built in 1906 and 1907 and 15 built before the 1906 earthquake. All 15 structures are...

3-31 Column 2, insert new third sentence: *Holan*

Historic structures are defined in the zoning regulations. The regulations state that Variances may be granted for the rehabilitation of such structures if they are currently non-conforming. Additionally, one of the purposes of having floor area ratio limits (FARs) on single family lots is to preserve the scale and mass of the existing housing stock. FAR limits effectively provide a disincentive to “teardowns.”

~~However, As of 2016,~~ there has not been a systematic evaluation of historically important buildings in the city. As Albany matures, the value...*(continues as is)*

3-32 Edit Policy LU-1.1 (New Housing Opportunities) as follows: *DHWG*

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. To the extent possible, new development throughout the city should be leveraged to create on-site and off-site opportunities for housing serving very low, low, and moderate income households.

3-32 Edit the last sentence of Policy LU-1.7 as follows: *Sust. Comm.*

This should include the use of greener and net zero energy building practices, greater energy and water efficiency, and the design of new development in a way that encourages walking and bicycling.

3-34 Edit Policy LU-2.2 (Mixed Density Areas) as follows: *P&Z*

In areas designated for high and medium density residential uses, ensure that new development is designed to minimize sharp contrasts in height, ~~prevent~~ consider the potential for loss of sunlight and privacy for adjacent homes, and provide buffering and screening from nearby lower density uses.

3-35 Delete Action LU-2.C (Architectural Prototypes) as shown. Insert new Action LU-2.C as follows: *Holan*

Action LU-2.G: Amendments to Design Guidelines

Amend Albany’s Residential Design Guidelines to more proactively address the preservation of Albany’s architectural history. This should include a description of the key elements of the city’s “MacGregor” homes and other older housing types, and guidelines for the sensitive treatment of such elements in major additions and alterations. It should also include guidelines for the sensitive introduction of contemporary architecture in a traditional context.

3-37 Add new Policy LU-3.16: P&Z/Donaldson

Policy LU-3.16: Golden Gate Fields

Require any future redevelopment of Golden Gate Fields to take place as part of an overall plan that is consistent with Albany’s values, protects the shoreline as a place of scenic beauty, and advances principles of environmental sustainability.

3-38 Edit Action LU-3.H as follows: P&Z/Menotti

~~Solano Avenue BART Feasibility~~ **Potential BART and Capitol Corridor Stations**

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). Also, in conjunction with future planning for the Eastshore/Cleveland corridor and/or the Albany waterfront, consider the possibility of an “infill” passenger rail station along the Capitol Corridor/ Union Pacific tracks.

3-39 Edit Policy LU-4.6 (Gill Tract) as follows: Council/McQuaid

Support future uses of the Gill Tract (San Pablo Avenue at Buchanan Street) that 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, urban agriculture, and recreational uses.

3-40 Edit Policy LU-5.1 (Albany Hill) as follows: Council, Nason

Ensure that any future development on Albany Hill is designed and planned to respect 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 non-urbanized open space area. In addition, the City will work with local and regional open space advocacy groups such as the Trust for Public Land to promote open space conservation and additional land acquisition on the Hill.

3-40 Edit Policy LU-5.2 (Albany Shoreline) as follows: Council

Work collaboratively with federal, state, and regional agencies, key interest groups, shoreline open space advocates and other interest groups, and Albany residents...

3-40 Add a new Action LU-5.C as follows: P&Z, Donaldson

Action LU-5.C: Golden Gate Fields

Ensure that any future change of use at Golden Gate Fields is planned and designed to conserve environmentally sensitive areas on the site, including the shoreline, wetlands, and Codornices Creek.

3-41 *Edit Policy LU-6.2 (Gateways) as follows: P&Z, Kent*

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, on San Pablo Avenue at the Berkeley and El Cerrito borders, at the end of the I-80 off-ramps, and on the Ohlone Greenway. Such areas should convey a positive impression of the City and create a sense of arrival that distinguishes Albany from adjacent cities.

3-41 *Edit Policy LU-6.8 (Waterfront Identity) as follows: P&Z, Donaldson*

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. It will also ensure that any reuse of the Golden Gate Fields property enhances the city's waterfront identity.

3-42 *Edit Action LU-6.C (Street Tree Program) as follows: Council, Maass, Nason*

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. Street tree selection should minimize the potential for sidewalk damage and address issues such as climate resilience.

3-42 *Edit Action LU-6.D (Preservation Advocacy) as follows: Holan*

Explore the feasibility of Pursue development of a formal historic preservation program for Albany. Such a program could ~~would potentially~~ include a 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. Amendment of the Zoning Code to provide for historic preservation should be considered as part of this effort.

3-42 *Add new Action LU-6.H as follows: P&Z, Donaldson*

Action LU-6.H: Sign Ordinance Revisions

Update Section 20.32 of the Municipal Code (Sign Regulations) to reflect best practices, ensure full compliance with recent court decisions, and address local objectives such as the elimination of billboards along major thoroughfares.

4-1 *Column 2, 2nd to last sentence, correct spelling: "criss-crossed" typo*

4-4 *Column 2, second paragraph, add new last sentences: Council, McQuaid, P&Z/Donaldson*

About 43 percent have two vehicles, compared to the county average of 40 percent. Information on vehicle ownership can be used to help shape future transportation policy, including possible new parking standards.

- 4-7 *Column 1, second paragraph, edit first sentence as follows: P&Z, Kent*
- Walking is part of ~~virtually every trip~~ most trips a person takes.
- 4-9 *Column 2, second paragraph, edit last sentence as follows: T&S Comm.*
- Where there are no parking lanes, bulbouts or turnouts for ~~buses and disabled~~ or temporarily stopped vehicles should be provided.
- 4-12 *Column 2, correct the first sentence to note there are four categories and not three. Also, add the following sentence to the end of the first paragraph: P&Z, Kent*
- Bicycle facilities are categorized as Class I (off-street bike paths), Class II (striped bicycle lanes), Class III (bike routes), and Class IV (cycle tracks).
- 4-12 *Column 2, second paragraph, edit first sentence as follows: P&Z, Kent*
- Currently, Albany’s off-street (Class I) bike path network includes a segment...
- 4-12 *Column 2, third paragraph, edit last sentence as follows: P&Z, Kent*
- Class III bike route designations are planned for a number of streets...
- 4-12 *Column 2, edit fourth paragraph as follows: T&S Comm,*
- Buffered Class II bike lanes are proposed for the extension of the Marin Avenue bike lanes between Cornell and San Pablo Avenues. In addition, the 2014 Complete Streets Plan for San Pablo Avenue and Buchanan Street designated San Pablo Avenue as a primary “rapid” cycling route through the city. The “rapid” designation suggests the route would primarily be used by more experienced cyclists for commuting. Other routes, with lower motor vehicle volumes, have been identified as preferable for “relaxed” cycling by less experienced or more leisure-oriented cyclists. On San Pablo Avenue, a Class IV lane, or a “cycle track” is proposed along the University Village frontage of San Pablo Avenue as part of the University Village mixed use project. A cycle track is a dedicated bike lane that is protected from vehicle flow by removable bollards, a permanent barrier, or a grade separation.
- 4-13 *Replace top photo with photo of the bike path (the ped path is pictured) P&Z, Kent*
- 4-13 *Under “Class III” description, correct typo in 2nd sentence (“signs”) typo*
- 4-14 *Add “Class IV Route” to legend and apply to San Pablo Avenue from Buchanan to Berkeley city limit T&S Comm*
- 4-15 *Column 2, first paragraph, edit third sentence as follows: Council*
- The City is also exploring options for increased enforcement, such as ~~red light cameras,~~ increased fines and red light ticketing.

4-16 Column 1, second paragraph, edit first sentence as follows: T&S Comm

Most Albany streets include a sidewalk ~~at least four feet wide~~ on one or both sides; a five-foot sidewalk width standard has been adopted. Curb ramps....

4-16 Photo credit: Peggy McQuaid

4-19 Column 2, insert new paragraph following second paragraph as follows: Council, T&S Comm

Transbay service is also provided by Golden Gate Transit. In 2015, Golden Gate Transit began providing commuter bus service between Emeryville and San Rafael in the morning, and between San Rafael and Emeryville in the evening. The route includes a stop at Buchanan and Jackson in Albany.

4-19 Table 4-1, edit first two rows as follows: T&S Comm.

18	Mountain Blvd & Moraga in Oakland	San Pablo & <u>Monroe St. Marin Av</u>	15	30	20	8,300	940
25	El Cerrito Plaza BART	<u>El Cerrito Plaza BART, via Downtown Berkeley BART(Loop route)</u>	40	60	900	71	

4-19 Table 4-1, add new data line at bottom as follows (and add “Golden Gate Transit, 2016” to source):

<u>580</u>	<u>Hollis & 58th Emeryville</u>	<u>Anderson & Jacoby San Rafael</u>	<u>30</u>	<u>No weekend service</u>	<u>N/A</u>	<u>N/A</u>
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4-20 Add “Golden Gate Transit” to the legend and add a new colored line indicating the route of GGT’s 580 bus (San Pablo to Buchanan to 580): Council

4-23 Column 2, second paragraph, add new sentence to end of paragraph: P&Z, Menotti

Cities are shifting their focus to reducing VMT rather than simply reducing motor vehicle delays and increasing auto speed. This shift is consistent with Albany’s emphasis on more sustainable, less auto-centric development. The City fully supports the VMT metric as part of its efforts to reduce local greenhouse gas emissions.

4-26 Column 1, second paragraph, add new last sentence to end of paragraph: Council

Incentives for waling or cycling to work also include bicycle storage facilities and workplace showers and changing areas. The City also supports infrastructure improvements that make telecommuting more viable, such as expanded fiber optics cabling and cellular facilities.

- 4-27 *Column 2, second paragraph, edit second sentence as follows:* McQuiston
~~Police data on travel speeds indicates that many~~ Many drivers routinely exceed the posted speed limits.
- 4-29 *Column 2, first paragraph, delete second sentence:* Council, McQuaid, Pilch
~~Speeding and careless driving conditions sometimes occur as motorists seek the shortest route to their destinations. The City's transportation policies and implementation programs support keeping through-traffic on arterial streets to the greatest extent possible.~~
- 4-31 *Edit Policy T-1.6 (Accessibility) as follows:* Menotti, McQuaid
 Improve access throughout the City for persons with disabilities, seniors, and others with mobility limitations. Repairs or improvements to City streets, sidewalks, pathways and trails should include curb cuts, accessible signal buttons, and other improvements which remove barriers to mobility.
- 4-32 *Edit Policy T-2.1 (Transit-Oriented Development) as follows:* P&Z, Menotti, Kent
 Encourage land use patterns and public space designs that ~~which~~ support walking, bicycling, and public transit use, thereby reducing greenhouse gas emissions and fossil fuel consumption. Future land use and development choices should maximize opportunities to travel without a car by focusing new growth along walkable, transit-served corridors such as Solano and San Pablo Avenues, and in areas within ½ mile of the El Cerrito Plaza BART station.
- 4-33 *Change the last two words in Policy T-2.10 from "bicycle lanes" to bicycle facilities."* T&S Comm
- 4-33 *Edit Policy T-2.9 (Leadership) as follows:* P&Z, Kent
Policy T-2.9: Leadership- Proactive Role
 Take a leadership proactive role in working with other agencies and jurisdictions regarding sustainable transportation improvements and initiatives to reduce transportation-related greenhouse gas emissions.
- 4-33 *Add new Action T-2.H as follows:* P&Z, Menotti
Action T-2.H: Electric Vehicle Infrastructure
Consider opportunities for on-street, curbside electric vehicle charging stations in future streetscape improvement projects.
- 4-33 *Move Action "T-6.B" to Action "T-2.I" (see T-6.B on P. 4-41 for edits)* Menotti

4-36

Action T-3.C (Bicycle and Pedestrian Access to the Waterfront): Add new sentence to end as follows: P&Z, Menotti

Pursue the long-term development of a grade-separated bicycle and pedestrian crossing of the Union Pacific Railroad and Interstate 80 to better connect Albany to its waterfront. Such a project could be collaboratively funded by multiple jurisdictions. Also, work with the City of Berkeley and Caltrans to facilitate access to the waterfront via Gilman Street.

4-36

Action T-3.E (Sidewalk Improvements): Delete the Action shown, and replace with new action below: T&S, P&Z

Action T-3.E: Sidewalk Policy Implementation

Implement the City sidewalk policy adopted on December 21, 2015. The policy allocates funds for priority repairs, and establishes criteria for allocating future City funds to sidewalks with significant uprooting from street trees, tripping hazards, vertical faults of more than one inch, cracking or deterioration where pedestrian walkability is severely affected, and locations along safe routes to school or priority pedestrian routes. The sidewalk policy will be regularly evaluated to ensure easy, safe pedestrian travel across the city, and a reliable, consistent and equitable funding stream for sidewalk repair. Sidewalk repair should not be solely dependent on construction on adjacent properties or provided only in response to sidewalk damage.

4-36

Delete Action T-3.F (Homeowner Improvement of Sidewalks). Re-label Action "T-3.G" as "T-3.F". Staff

4-36

Add new "Action T-3.G" as follows: T&S Comm.

Action T-3.G: Transit Corridors

Support the official designation of San Pablo Avenue and Solano Avenue as "major transit corridors" in County and regional transportation plans, and AC Transit service plans. Funding for transit improvements and increased service along these corridors should be strongly supported.

4-36

Edit Action T-3.I (Bus Stop Improvements) as follows: Council, P&Z

Work with AC Transit to ensure that bus waiting areas are located in appropriate locations and are designed to maximize rider comfort and safety. Waiting areas should be improved and relocated as needed, especially in high activity locations such as San Pablo Avenue and Solano Avenue. Additional investment should be made in bus shelters in these locations, providing transit riders with shade, weather protection, seating, lighting, bike parking, ~~and~~ route information, and a clean place to wait.

4-37 *Add a new sentence to the end of Action T-3.K (ATP Updates) as follows: T&S Comm.*

Update the Active Transportation Plan (ATP) every five years, as required by Caltrans, to reflect new policies and ensure eligibility for funding. Changes to the designations of bicycle and pedestrian routes made through the ATP do not require an amendment to the General Plan, but should be incorporated in future General Plan updates or amendments.

4-37 *Edit Policy T-4.4 (Crosswalks) as follows: Council*

Designate, stripe, and maintain a system of pedestrian crosswalks and take appropriate street lighting, signage, and enforcement measures to ensure the safety of persons using these crosswalks.

4-37 *Edit Policy T-4.8 as follows: Council, P&Z (Kent)*

Policy T-4.8: ~~Security~~ Personal Safety

Enhance personal safety ~~security~~ for pedestrians by providing adequate lighting along sidewalks and other walkways, ~~and~~ keeping vegetation properly trimmed, and taking other measures to reduce the potential for street crime.

4-37 *Edit Policy T-4.9 (Street Lighting) as follows: P&Z, Kent*

Periodically assess street lighting needs and maintenance of street light facilities to ensure a high level of safety-visibility for all travelers. Funds for...

4-37 *Edit Action T-4.B (Parking on Sidewalks) as follows: P&Z, Kent*

Enforce ordinances prohibiting the parking of vehicles in a manner that blocks pedestrian travel on sidewalks, except where precluded by emergency vehicle access requirements.

4-38 *Add a new Action "T-4.G" as follows: Council*

Action T-4.G: Streetlight Intensity

Adjust street lighting levels on priority pedestrian routes and transit corridors to ensure the safety of pedestrians and bicyclists. Energy conservation and "dark sky" objectives should be balanced with the objective of encouraging safe travel and good visibility for pedestrians and bicyclists.

4-38 *Edit the last sentence in Policy 5.4 (Managing Through Traffic) as follows: Council, McQuaid*

As appropriate and as a last resort, street closures to motor vehicles may be considered as a means of directing traffic to designated arterial and collector streets

4-39

Add a new Action T-5.G as follows: Caltrans

Action T-5.G: Development Impact Fees

Update development impact fees for capital facilities, including transportation. The feasibility of a separate transportation impact fee should be considered through this process. Revenue from such a fee could be used for multi-modal improvements, including pedestrian, bicycle, transit, and complete streets projects, as well as projects related to motorized vehicle flow.

4-40

Edit Policy T-6.4 (Interstate Improvements) as follows: Caltrans

Coordinate with Caltrans on future planning, construction, repair, ~~and~~ maintenance, and mitigation activities along I-80, I-580, ~~and~~ around the Buchanan Street interchange, and along San Pablo Avenue (SR 123).

4-40

Add new Policy T-6.11 as follows: Caltrans

Policy T-6.11: Regional Improvements

As appropriate and in partnership with other jurisdictions, participate in the funding and development of regional transportation improvements proportional to the demand associated with Albany residents and businesses.

4-41

Edit the second sentence of Action T-6.B as shown. Then, move Action T-6.B to Goal 2, where it will become Action "T-2.I." Re-label T-6.C as T-6.B: P&Z, Menotti

In support of the City's efforts to reduce greenhouse gas emissions, Sservice standards should use vehicle miles traveled (VMT) as the primary metric, rather than the total number trips generated or projected motor vehicle delays.

6-3

Column 1, second bullet (Natural Resources), edit first sentence as follows: P&Z, Kent

This category includes mudflats and wetlands along the Albany shoreline, ~~and~~ wooded areas on the slopes of Albany Hill, and conservation areas along the city's creeks.

6-3

Column 2, second paragraph, insert the following sentence as shown. P&Z, Kent

Landscaped roadway medians, rights-of-way, and areas around public buildings also are part of the open space network. Streets themselves provide another form of open space and present opportunities for greening, stormwater management, community gatherings, and certain forms of active and passive recreation. Open spaces also may include rooftop gardens, urban plazas, schoolyards, courtyards, and other outdoor activity areas.

6-4

Column 2, text box, add asterisk next to "Fast Facts." Key to footnote that indicates: Council, Maass

"Source: 2004 Parks, Recreation, and Open Space Master Plan. Includes UC Village, AUSD, and EBRPD facilities"

- 6-5 *Add the Little League Fields to the Map, using the “University-owned” color in the legend.* P&Z, Kent
- 6-6 *Table 2, second data row (Ocean View), delete “teen center” from list of facilities in the Comments column.* Council, McQuaid
- 6-6 *Table 2, fourth data row (Memorial), add “fenced dog play area” to the Comments column.* Public Testimony, Nason
- 6-7 *Table 2, third data row, change text to “McLaughlin Eastshore State Park”*
Council, McQuaid
- 6-10 *Change photo caption to read “Ohlone Greenway near Codornices Creek”* P&Z, Donaldson
- 6-11 *Column 1, last paragraph, add the following two sentences to the end:* Council, Nason
 ...seismic renovations and accessibility improvements. The School District has also considered acquisition. Any alterations must be sensitive to the historic features of the building and should maintain public access to the interior spaces.
- 6-11 *Column 2, first paragraph, insert the following sentence after the first sentence:*
Council, McQuaid
 ...and drought tolerant landscaping. A Greenway Preferred Concept Plan incorporating some of these improvements and relying on Measure WW funds for construction is presently moving forward. Opportunities to expand existing parks....
- 6-16 *Column 1, third paragraph, last sentence, typo: delete “east of”.* Typo
- 6-17 *Policy PROS-1.3, in the last sentence, change “area west of Interstate 80” to “lands west of Interstate 80”* Council
- 6-18 *Action PROS-1.C, in the first line, insert missing word so the line reads “Work **with** the owner of....”* Typo
- 6-20 *Edit Action PROS-2.E (Signage Program) as follows:* Council, Nason
 Develop and implement a uniform signage program for Albany’s parks, including signage within the parks and directional (wayfinding) signage outside park boundaries.
- 6-20 *Add new Action PROS-2.F as follows:* Council, Public Testimony
Action PROS-2.F: Dog Play Areas
Maintain the fenced dog play area at Memorial Park, and address the need for additional dog play areas in an update of the Parks, Recreation, and Open Space Master Plan.
- 6-20 *Add new Action PROS-2.G as follows:* Donaldson

Action PROS-2.G: Golden Gate Fields Open Space

Support the inclusion of new publicly accessible open space or recreational facilities in any future plans for the reuse of Golden Gate Fields.

6-22

Edit Action PROS-3.B (Memorial Park Master Plan) as follows: Council

Update the 1998 Memorial Park Master Plan to reflect current conditions and identify needed improvements for the coming years. This may include improvements to the entry promenade, as called for by the 2004 Parks, Recreation, and Open Space Master Plan.

6-22

Add new Action PROS-3.H as follows: Friends of Albany Hill

Action PROS-3.H: Measure R

Prior to the expiration of the Measure R Landscape and Lighting Assessment District (No. 1996-1) in 2020, utilize available funds to acquire additional open space and implement vegetation management programs on Albany Hill, and to undertake continued restoration of Cerrito and Codornices Creeks.

6-24

Edit Policy PROS-5.4 (Veterans Memorial Building) as follows: Council, Nason

Collaborate with Alameda County on the operation and management of the Veterans Memorial Building. ~~with the~~ The ultimate goal ~~should be to~~ transfer ownership of the building to the City, pending a seismic evaluation and plan for seismic improvements. The interior of the building should be maintained as publicly accessible space and its historic features should be maintained and restored to the greatest extent feasible.

6-25

Edit Action PROS-5.E (Former Library Site) as follows: Council, McQuaid

Explore the feasibility of using the former library building on Solano Avenue (now owned by the School District and used by the YMCA) for additional recreational programs.

6-26

Edit Policy PROS-6.4 (Signage) as follows: P&Z, Donaldson

Encourage directional signage along local trails, and interpretive signage that ~~which~~ educates trail users about Albany's natural resources and history.

6-27

Edit Policy PROS-6.10 (Mid-Block Paths) as follows: Council, McQuaid

Maintain existing pathways that provide mid-block connections within neighborhoods, including Manor Way, ~~and~~ Catherine's Walk, and the Jackson Street steps.

7-5

Edit Figure 7-1 to show the segment of Cerrito Creek between Evelyn Avenue and the BART tracks as being daylighted (e.g., not in a culvert), since that is planned as part of the adjacent condo development in El Cerrito. P&Z, Donaldson

7-7 *Text box, second paragraph, edit third sentence as follows: Council, McQuaid*

Albany also conducts regular weekly-street sweeping ~~of arterial streets and monthly sweeping of other streets~~ to remove debris from gutters.

7-12 *Column 1, third paragraph, edit first sentence as follows: Sust. Committee*

Albany estimated its greenhouse gas emissions as 69,830 metric tons of carbon dioxide equivalent (MTCO₂e) in 2004.

7-12 *Column 1, footnote at bottom, edit first sentence as follows: Sust. Committee*

The unit of measurement (MTCO₂e) refers to “metric tons of carbon dioxide equivalent” and includes multiple types of greenhouse gases. The idea is...

7-12 *Column 2, first paragraph, there are three references to “CO₂e.” Replace each reference with “MTCO₂e”^{typo}*

7-12 *Column 2 text box, first paragraph, correct typo “reducing” (not redcing)^{typo}*

7-12 *Column 2 text box, add last sentence at the end as follows: Sust. Comm.*

The state legislature also adopted SB 350 in 2015, requiring that 50 percent of all electricity generated in California be from renewable sources by 2030.

7-14 *Replace photo with new photo showing mudflats and change caption to “Mudflats along the Albany shoreline”^{P&Z, Donaldson}*

7-14 *Column 1, paragraph 1, last line, correct typo “Songbirds” (not Sonbgirds)^{typo}*

7-15 *Column 2, paragraph 2, second sentence, note new name for clapper rail as shown below: P&Z, Donaldson*

The Albany waterfront provides suitable habitat for the white-tailed kite, northern harrier, California black rail, California clapper rail (Ridgway’s rail), California least tern....

7-16 *Table 7-3, first data row (Monarch butterfly), change the “Comments” column as follows: Fields*

Winter colony sites have been regularly documented in eucalyptus trees on Albany Hill between 1991-2015 ~~in 1991-92, 1997~~, and in trees near University Village in January 1998.

7-16 *Table 7-3, add a new row in between “California brown pelican” and “White-tailed kite” as follows: P&Z, Donaldson*

American peregrine falcon	FD/SD /CFP	May forage over the shoreline but not expected to nest due to lack of suitable nest sites. Known to forage at Albany mudflats.
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7-17

Column 1, second paragraph, edit as follows: Friends of Albany Hill

There are also ~~at least three a substantial number of~~ special status plant species that occur in Albany ~~and seven more plant species or that are~~ considered to have a ~~high or~~ moderate potential of occurring based on the presence of suitable habitat. ~~Most Much~~ of this habitat is associated with Albany’s tidal mudflats, which is classified as a State Marine Reserve by the California Department of Fish and Wildlife. This area supports California sea lavender, California cordgrass, and sand spurry—all classified as “locally rare” plants. It could potentially support other special status plants, such as Point Reyes salty bird’s-beak, seaside golden yarrow, low bulrush, and hedge nettle. Several significant plants on the East Bay California Native Plant Society’s watch list also occur on Albany Hill, including red fescue, big squirreltail grass, gumplant, golden aster, California Melic grass, purple needlegrass, and marsh bristlegrass.

7-19

Column 2, third paragraph, edit as follows: Council, McQuaid

The City is considering ordinances that will require or encourage property owners to participate in energy assessments or upgrades. a Building Energy Assessment and Disclosure Ordinance (BEADO) that would require property owners to receive detailed energy assessments at certain time intervals, depending on building size. It may also consider a program that requires energy efficiency upgrades at point of sale.

7-20

Column 1, first paragraph, edit last sentence as follows: Sust. Comm.

The City also supports the installation of photovoltaics and other measures to capture local energy resources, ~~and~~ reduce utility demand, and move closer to zero net energy buildings.

7-23

Column 2, bottom of page, after Policy CON-1.9, include cross-reference: Sust. Comm.

See also Policy CON-4.3 on the use of stormwater management programs to filter pollutants from urban runoff.

7-24

Edit Policy CON-1.10 (Adaptation) as follows: P&Z, Donaldson

Work collaboratively with surrounding jurisdictions and regional agencies on adaptation planning for rising sea level along the Albany shoreline, including any proposed reuse plans for Golden Gate Fields. Ensure that land use and capital improvement decisions for the shoreline area consider long-term sea level projections.

7-24

Edit Action CON-1.D (Creek Clean-Ups) as follows: P&Z, Kent

Support community-led creek clean-ups and restoration efforts, and enforcement of development agreements and approval conditions related to creek clean-up and maintenance.

7-25

Edit Policy CON-2 (Tree Preservation) as follows: P&Z, Donaldson

~~Require~~Encourage the preservation of mature trees during the review of development proposals and subsequent construction projects. Site design and construction plans should identify individual trees and groves of trees and include measures to protect them where ~~ver~~ feasible. When tree preservation is not feasible, the City may require replacement trees and ongoing maintenance measures to avoid net loss of tree coverage.

7-25

Edit Policy CON-2.5 (Albany Hill Vegetation Management) as follows: Council, Nason

Protect the remaining native plant communities on Albany Hill. Vegetation on the Hill should be managed in a way that ~~allows the eucalyptus forest to co-exist with other plant communities, e~~ gradually reduces the extent of the eucalyptus canopy and encourages native plants to return, including oak woodland, grassland, and toyon understory.

7-26

Italicized text underneath Action CON-2.A, edit as follows: Council, Nason

Consideration should be given to developing a “tree palette” identifying specific tree species to be planted along major streets. This can create unity and a stronger sense of place along the city’s thoroughfares. The City’s tree policies should be coordinated with the City’s sidewalk policies to minimize the potential for future sidewalk damage and create conditions conducive to walking.

7-26

Edit Action CON-2.B (Tree Preservation Requirements) as follows: Council, McQuaid

Continue to study alternatives for protecting large specimen trees and addressing tree removal and preservation issues on private property, including the pros and cons of a heritage tree policy.

7-29

Add new Action CON-3.I as follows: Sust. Comm.

Action CON-3.I: School District Coordination

Work collaboratively with AUSD on initiatives to promote sustainable building methods and operating practices in school facilities, increase awareness about climate change and greenhouse gas reduction among students and their parents, and to promote the achievement of the City’s emission reduction targets.

7-29

Edit last sentence of Action CON-6.D as follows: McQuaid

The City will continue to hold events such as the annual Arts and Green Festival to raise awareness of environmental issues and opportunities for more sustainable living, with an emphasis on attracting new participants.

8-5

Column 1, third paragraph, last line, correct typo: “prepared” (not “floopprepared”) ^{typo}

8-5

Change the photo caption to read: Sust. Comm.

Soft-story buildings with tuck-under parking ~~are may be~~ vulnerable in a major earthquake.

8-13

Column 1, following the second paragraph, add a new paragraph as follows: P&Z, Donaldson

There are also two fuel pipelines bisecting Albany. A Kinder Morgan fuel pipeline runs parallel to the Union Pacific Railroad and carries diesel, gasoline, and jet fuel from refineries in Contra Costa County to Oakland Airport. A PG&E natural gas pipeline runs along a north-south alignment through University Village and along the east side of Albany Hill. The pipelines are periodically inspected and are subject to numerous state and federal safety regulations.

8-24

Renumber Policy EH-1.9 as Policy EH-1.8 (Sea Level Rise and Tsunamis), and edit as follows: P&Z, Donaldson, Council, Maass

Consider the effects of sea level rise and tsunamis on the long-term safety and viability of structures, utilities, and other improvements built in low-lying areas. Sea level rise should be considered in any plans for the Albany Neck and Bulb, and plans for any future reuse of Golden Gate Fields. The City should examine potential “worst case scenario” impacts as well as impacts consistent with current predictions and models.

8-25

Edit Action EH-1.C (Soft-Story Buildings) as follows: Council, Pilch

Prepare an updated inventory of Albany’s soft-story buildings and develop incentives and other programs to assist owners in retrofitting such structures to improve their performance in a major earthquake. To the extent financially feasible, a mandatory soft-story building upgrade program should be considered.

8-27

Edit Policy EH-3.4 (Transportation Safety) as follows: Council, McQuaid

Support and encourage state and federal legislation which strengthens safety requirements for the transportation of hazardous materials by truck, rail, and pipeline through Albany and nearby cities.

8-29

Edit Action EH-4.A (Updated Emergency Preparedness Plan) as follows: Council, McQuaid

Update and revise Albany’s emergency preparedness planning documents, with an emphasis on meeting the needs of all residents, regardless of language, ability, or age. As part of this effort, review current data and information on hazard levels, existing emergency response protocol, and the preparedness plans of major employers in the community. Emergency plans should be consistent with federal Standard Emergency Management System (SEMS) guidelines, and the standards used to determine funding eligibility for emergency planning, relief, and recovery. The business community should be engaged in the Update process.

9-4 *Column 1, second paragraph, edit second sentence as follows:* *McQuaid*
The District operates three elementary schools, a middle school, a high school, the MacGregor Continuation School, and a pre-school (children’s center).

9-13 *Photo Credit: Peggy McQuaid*

9-15 *Column 2, following the text section on “Child Care,” insert a new section heading and the following text:* *Public Testimony, Council*

Special Needs Populations

The City of Albany provides direct and indirect assistance to residents with special needs, including persons with physical and developmental disabilities, extremely low income households, and persons experiencing homelessness. The Housing Element of the General Plan includes policies and programs for those with special needs, not only covering housing, but also addressing food, transportation, employment, and access to health services. Given the City’s small size and limited resources, many of these services are provided by other agencies, third parties, and non-profits, with funding assistance from the City of Albany.

The City has an agreement with Berkeley Food and Housing project to conduct outreach and engagement with persons experiencing homelessness, including assistance in securing emergency and permanent shelter. The City also connects residents to organizations offering hot meals and food, rental and utility assistance, tenants rights assistance, and crisis counseling. Albany also coordinates with faith-based service providers to assist the City’s most vulnerable residents. As noted in the Housing Element, the City supports efforts to develop a local drop-in center for those at risk of homelessness or experiencing homelessness, offering access to services such as showers, meals, computers, and laundry.

9-16 *Column 1, following the third paragraph, add the following new text* *Public Testimony, Council*

The City will also continue to work to meet the needs of its most vulnerable residents, including persons experiencing homelessness and others with extremely low incomes. The Housing Element of the General Plan may be consulted for additional information.

9-17 *Replace with a photo of another mural (the “bear” mural on Ohlone Greenway), and an appropriate caption.* *Council, Maass*

9-19 *Column 1, following the third paragraph, insert a new fourth paragraph as follows.* Council, Maass, P&Z, Donaldson

Technology has transformed the way that telecommunication services are provided, resulting in dramatic changes to infrastructure. Modern telecommunication systems require wireless facilities, network transport equipment and cables, equipment enclosures, and other processing and transmitting components that may be buried or above ground. These components are regulated by state and federal law, as well as local ordinances. In the coming years, Albany may explore expansion and improvement of its fiber optic network, which is becoming essential for businesses in the technology, science, innovation, and creative sectors.

9-22 *Add new Policy CSF-2.11 as follows:* Council, Barnes

Policy CSF-2.11: Health and Wellness
Support the role of the Fire Department in promoting community wellness, including measures to improve the health of Albany residents.

9-25 *Change goal title to “Human Services” and edit as follows:* Council, McQuaid, Public Testimony

Goal CSF-4: ~~Children, Youth, and Seniors~~ **Human Services**
Respond to the special needs of children, youth, ~~and~~ seniors, persons with disabilities, and extremely low income households in the delivery of community services.

9-26 *Add new policy as follows:* Council, McQuaid

Policy CSF-4.7: Inclusive Services
Ensure that City services are inclusive and respond to the needs of persons of all abilities and varying needs.

9-26 *Column 2, bottom, add the following cross-reference:* Council

See the Housing Element for policies and actions to assist extremely low income households and persons with disabilities.

9-26 *Delete Action CSF-5.C (Guidelines for Murals and Banners)* Council

9-27 *Edit Policy CSF-6.8 (Communication Infrastructure) as follows:* Council, Maass.

Work with internet, cable, and telecommunication service providers to improve service to Albany residents and businesses, including expansion of wi-fi capacity, high-speed fiber optic services, and other measures to increase internet speed.

9-28 *Edit Action CSF-6.G (Streetlight Replacement) and add cross-reference as follows:* Council, Maass

Evaluate potential changes to City streetlights to reduce energy use and cost, while also improving safety and visibility.

See Goal T-4 in the Transportation Element for additional policies on street lights.

10-5

Column 2, first paragraph, edit as follows: Council, McQuaid

The Albany waterfront includes approximately 175 acres of non-tidal land. Of this total, about 107 acres is associated with Golden Gate Fields, while 68 acres is publicly owned. As shown in Figure 10-1, the major public landowners are East Bay Regional Park District, and the City of Albany, and the State Lands Commission owns much of the submerged and tidal lands, including the Albany State Marine Reserve (between the Albany Neck and Point Isabel) and the open waters west of Golden Gate Fields. State lands also include Albany Beach.

10-7

Column 2, last paragraph, edit as follows: Council, McQuaid

The remainder of the area consists of open water. From the Albany Bulb, The the City limits of Albany extend approximately two miles west into San Francisco Bay, and include over 2,300 acres of open water.

10-10

Text box, first sentence, add text as follows: Council, McQuaid

Albany Beach and the southern shoreline of the Albany Neck are currently the focus of an extensive improvement effort known as the Albany Beach Restoration and Public Access Project. The project is being led by EBRPD.

10-11

The photo will be replaced with a more current photo, showing the recent trail and shoreline improvements.

10-12

Column 1, edit first paragraph as follows, and move the first sentence of the fourth paragraph to the end of the first paragraph, to clarify which projects are related to Albany Beach and which are related to the Transition Plan: McQuaid, Council

As part of EBRPD's Albany Beach Project, In addition, the upper trail along the Albany Neck has been widened and the lower trail has been is being reconstructed as an ADA accessible trail. Although the lower trail has been is being reduced in width, it will remains wide enough to accommodate emergency and maintenance vehicles. Other planned improvements for Albany Beach include an access ramp for non-motorized boats, a parking lot, improved access from the parking area to the beach, a restroom, and a graded surface area for non-motorized watercraft.

As part of the Transition Plan and the Eastshore State Park General Plan, Aa system of trails also is planned at the Albany Bulb, and on the northern edge of the Albany Plateau. New trails will be sited and designed...*(rest of paragraph continues as shown)*

(first sentence in the fourth paragraph is deleted, as it has been moved up)

10-17

Add new Action W-1.6 as follows: Council, Nason

Action W-1.6: Eastshore State Park General Plan Update

Support an update to the Eastshore State Park General Plan to reflect changes since the Plan was adopted in 2002. The City should be an active participant in this process and will strive for a constructive dialogue among interest groups and stakeholders regarding the future of its shoreline parklands.

10-19

Edit Policy W-3.3 (Pedestrian and Bicycle Connections to the Shoreline) as follows: P&Z, Donaldson

Work with Caltrans, EBRPD, BART, the Alameda County Transportation Commission, and other agencies to complete a system of bikeway and pedestrian connections from the Ohlone Greenway and other parts of Albany to the Bay Trail. Connections should be considered as part of any future redevelopment of Golden Gate Fields.

10-24

Edit Action W-5.A (Shoreline Enhancement Projects) as follows: Council, McQuaid

Support EBRPD in the implementation of future shoreline restoration and improvement projects for the south shore of the Albany Neck. The most recent project includeds stabilization of 1,800 feet of shoreline, replacing concrete rubble and debris with a stabilized rock toe and rock shoreline revetment. It is intended to prevent erosion, protect water quality, and enhance habitat. It also includes upper slope landscaping and repair of trails from Buchanan Street to the Bulb. Off-shore habitat enhancement also may be considered.

10-25

Add new Policy W-6.5 as follows: DHWG

Policy W-6.5: Community Benefits

Ensure that any future reuse proposal for Golden Gate Fields provides community benefits, such as funding for affordable housing, parks, and shoreline access improvements, within the Albany city limits. Such benefits need not be on the site itself, and should be provided in a manner consistent with the goals and policies of this General Plan.

10-25

Edit Action W-6.A (Shoreline Setback) as follows: P&Z, Kent

Prohibit construction of any buildings within a 100-foot minimum of the shoreline, as defined by the Bay Conservation and Development Commission (BCDC). Consider larger setbacks where possible to expand the parkland area along the shoreline.

Following the BCDC definition, the Codornices Creek estuary west of Interstate 80 is considered to be part of the "shoreline."

10-25

Add new Action W-6.C as follows: P&Z, Donaldson

Action W-6.C: Shoreline Park Consistency

Ensure that any reuse plans for the Golden Gate Fields properties are sensitive to and support or enhance the adjoining McLaughlin Eastshore State Park lands.

10-25 *Add new Action W-6.D as follows: P&Z, Giesen-Fields*

Action W-6.D: Communication

Support an ongoing dialogue with the owners of Golden Gate Fields regarding track operations, special events, and long-term plans for the site. Active engagement of the landowner in waterfront planning should be encouraged.

11-1 *Column 1, line 3: change “206” actions to “217” actions. Policy and Action reference numbers in this chapter will be updated as needed to reflect changes made in Chapters 3-10.*

11-5 *Replace photo with high resolution photo provided by Doug Donaldson*

Acknowledgments Add Peggy McQuaid to photo credits

Key to sub-script notes

Council Refers to comments received at the City Council meeting of December 15, 2015. Names of individual Councilmembers noted as appropriate.

P&Z Refers to comments received at the Planning and Zoning Commission meeting of January 13, 2016. Names of individual Commissioners noted as appropriate. Also refers to comments received in writing from Commissioners Menotti and Donaldson.

Sust. Comm Sustainability Committee meeting of December 16, 2015

T&S Comm Traffic and Safety Commission meeting of December 17, 2015

Fields Refers to written comments from Ed Fields received on December 14, 2015 and January 13, 2016

Holan Refers to written comments received from Jerri Holan on January 2, 2016 and oral testimony on December 15, 2015 and January 13, 2016

DHWG Refers to written comments (and oral testimony) received from Diverse Housing Group and St. Alban’s on December 15, 2015 and January 13, 2016

Friends of Albany Hill Refers to written comments received from FOAH on January 24, 2016

Caltrans Refers to written comments received from Caltrans on January 7, 2016

Public Testimony Refers to oral testimony at the December 15, 2015 Council meeting and the January 13, 2016 Planning and Zoning Commission meeting

Correction Text change corrects a factual error or incorrect/incomplete statement

Typo Text change corrects a typo

Staff Text change reflects updated information from staff

