

Attachment 14
Applicable Albany 2035 General Plan Policies

Policy LU-1.1: New Housing Opportunities

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.

Policy LU-1.3: Business Districts

Maintain and enhance San Pablo and Solano Avenues as Albany's principal commercial streets. Encourage a vibrant mix of ground floor retail and service uses that meet the needs of Albany residents, enhance the local tax base, provide job opportunities, and provide a safe, walkable environment.

Policy LU-1.8: Transit-Oriented Development

Encourage land use patterns that support transit use, including additional mixed use (commercial and higher-density residential) development along the San Pablo and Solano Avenue corridors.

Policy LU-1.9: Income Diversity

Recognize economic and income diversity as one of Albany's greatest strengths. Ensure that future land use decisions contribute to this diversity by creating housing and employment opportunities for persons of all incomes and backgrounds.

Policy LU-2.2: Mixed Density Areas

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

Policy LU-3.1: Mixed Use Development

Encourage mixed use development combining residential uses above ground floor commercial uses along the San Pablo and Solano Avenue corridors. The City's zoning regulations should continue to provide floor area ratio (FAR) incentives for projects that include multi-family residential uses on the upper stories. State density bonus provisions for affordable housing may be used to allow floor area bonuses above and beyond those provided by the City of Albany, up to a maximum FAR of 3.0 for parcels on San Pablo Avenue and 2.0 for parcels on Solano Avenue.

Policy LU-3.2: San Pablo Avenue

Continue to foster the transformation of San Pablo Avenue from an auto-oriented commercial strip to a pedestrian- and transit-oriented retail boulevard. San Pablo

Avenue should be a source of community pride, with distinctive buildings, an attractive streetscape, and a diverse mix of uses.

Policy LU-3.12: Lot Consolidation

Support the consolidation of underutilized parcels on the Solano and San Pablo corridors to create sites that are more viable for future mixed use development, including on-site parking. Development on larger sites should be designed to respect the fine-grained character of nearby properties, and should be articulated into multiple smaller storefronts rather than long, unbroken facades.

Policy LU-3.15: Northern Gateway

Ensure that any future development on the Albany Bowl site, and surrounding sites along San Pablo Avenue north of Clay Street, reflects the importance of this area and its function as a northern gateway to the City.