

San Pablo Avenue Specific Plan

Public Hearing

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City Council
September 29, 2026



Outline

- 1. Specific Plan Goals**
- 2. Outreach and Engagement**
- 3. Specific Plan Summary**
- 4. Plan Changes**
- 5. CEQA Analysis**
- 6. Staff Recommendation**

Agenda Packet

- 1. San Pablo Specific Plan**
- 2. San Pablo Specific Plan Design Standards Document**
- 3. Zoning Ordinance and Map amendments**
- 4. General Plan and Other Plan Changes**
 - a. General Plan and Map**
 - b. West Berkeley Specific Plan (repeal)**
 - c. San Pablo Avenue Public Improvements Plan (repeal)**
 - d. University Avenue Strategic Plan**

Specific Plan

What is a Specific Plan?

- **Implements the General Plan**
- **Area-specific (“Area Plans”)**
- **Land uses, development standards, infrastructure, and programs (e.g. economic development)**
- **Zoning, infrastructure and policies must be consistent with a Specific Plan**

Existing Specific Plans

- 1. West Berkeley Plan (1993)**
- 2. Southside Plan (2011/2023)**
- 3. Downtown Area Plan (2012)**
- 4. Adeline Corridor Specific Plan (2020)**

Vision and Desired Results

San Pablo Avenue is a vibrant, mixed-use district that connects neighborhoods, supports a variety of housing and local business, and reflects Berkeley's cultural heritage.



Increased Diversity of Housing Types and Supply of Housing



Increased Business Activity to Support a Thriving Community



Enhancing Interaction between Public and Private Spaces



Enhanced Local and Citywide Access

Community Outreach and Engagement and Plan Development Process

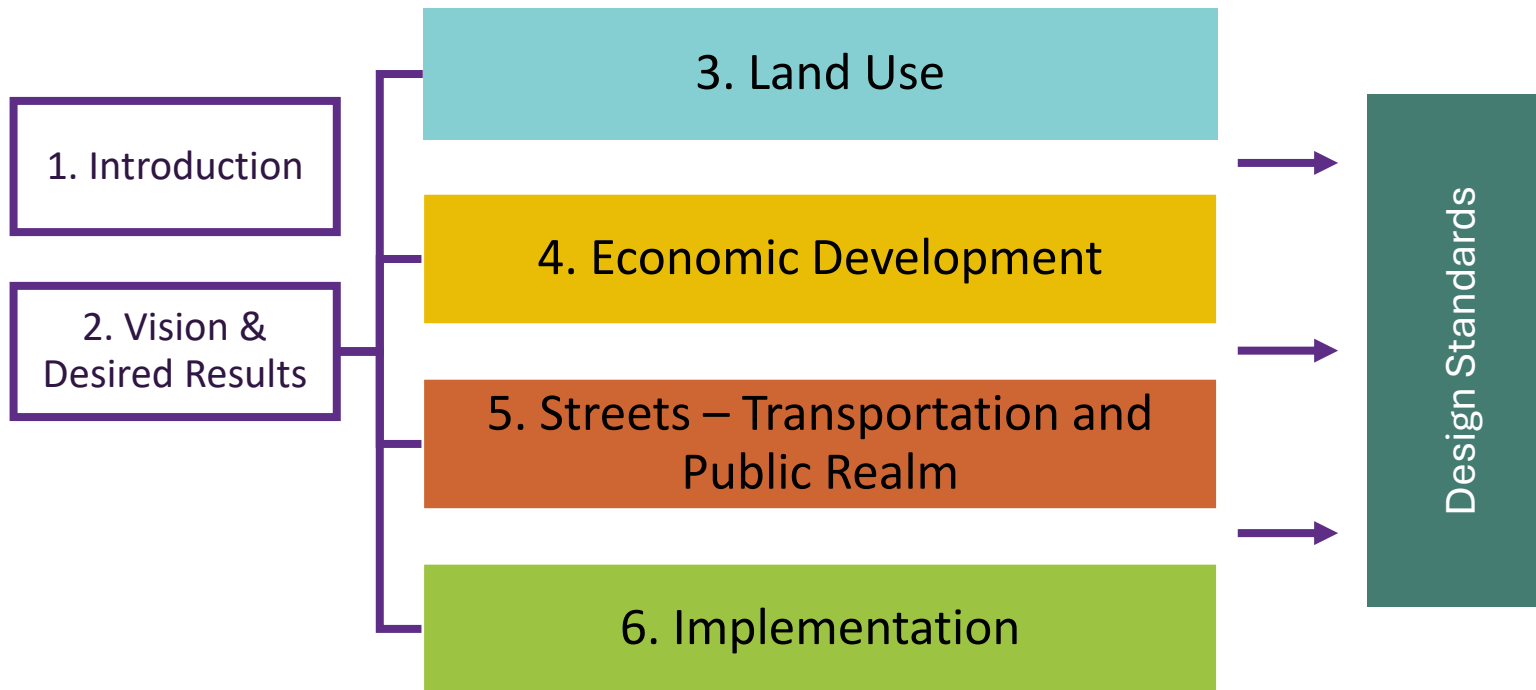
Phase 1 Initial Outreach 2023-2024	• Key Community Leader Interviews (Aug 2023) • Pop-up at the Harvest Festival (Oct 2023) • Small Group Meetings (2023-2024) • Targeted Intercept Survey (Nov 2023) • Community Meeting #1 (Jan 2024)
Phase 2 Policy Development 2024-2025	• Pop-ups (Sept 2024) • Community Survey (Sept 2024-Oct 2024) • Community Meeting #2 (Sept 2024) • Site Tour (Nov 2024)
Phase 3 Plan Review and Adoption 2025-2026	• Community Meeting #3 (Oct 2025) • Planning Commission and City Council Workshops (Nov 2025) • Public Review Draft Comment Period (PC: March 2026) • Final Draft Plan • Planning Commission Public Hearing (June 2026) • City Council Adoption (We are here!)

Specific Plan Area



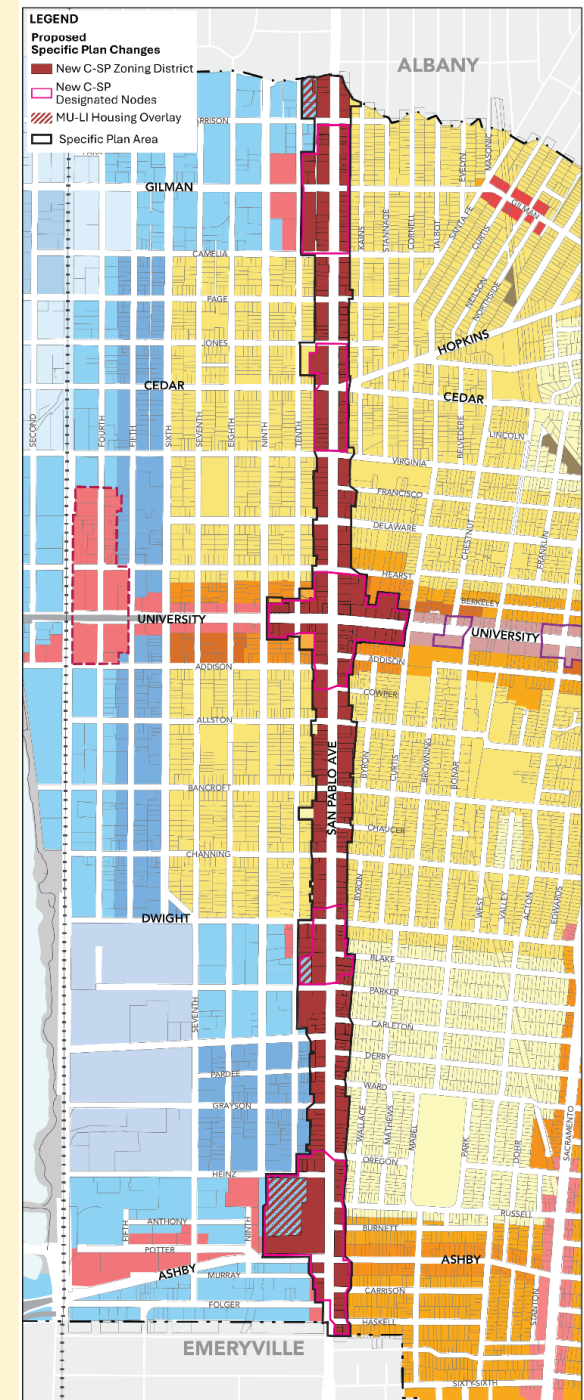
Specific Plan Overview

The Plan is organized into six chapters and includes a Design Standards document:



Zoning Ordinance Amendments Notable Provisions

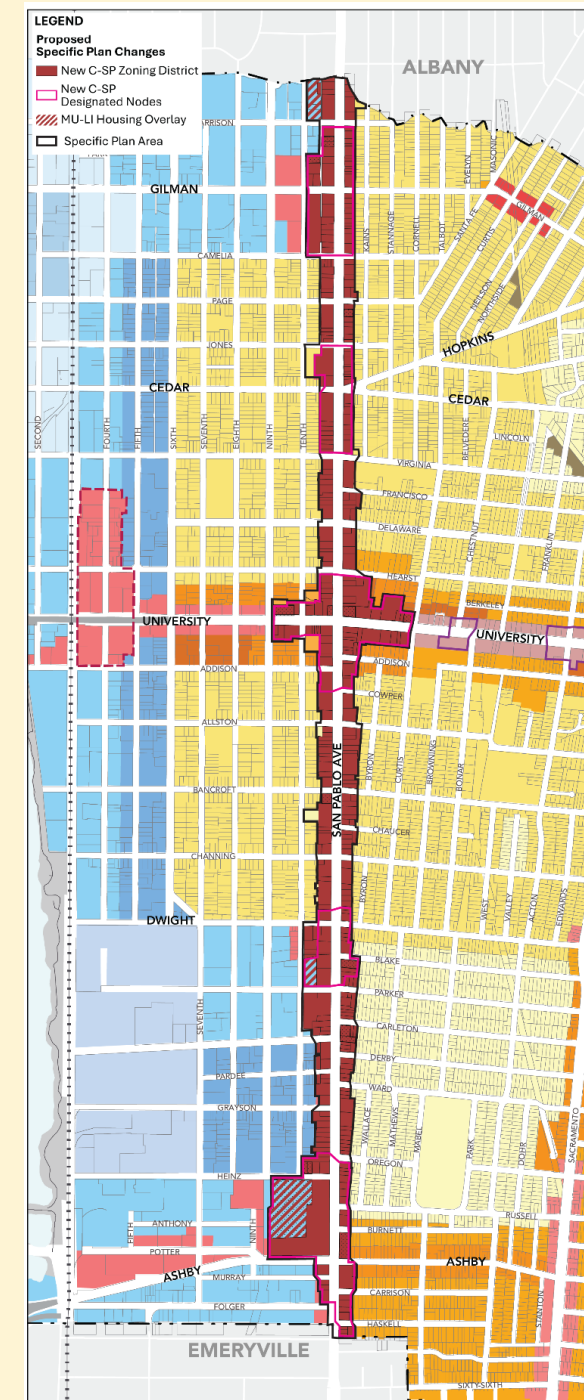
- **C-SP Zoning District**
- **Five Designated Nodes**
- **Allowed Uses:** Same as C-W, except:
 - Public Markets, Commercial Recreation Centers and Maker Spaces
 - Temporary Uses
- **Ground Floor Frontage Types:**
 - Storefront, Active, Residential, Live-Work
- **Affordable and Family Housing Areas** in the MU-LI



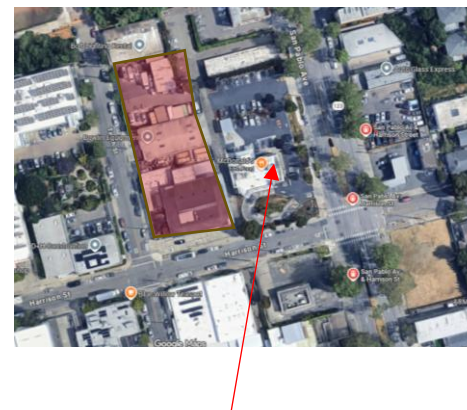
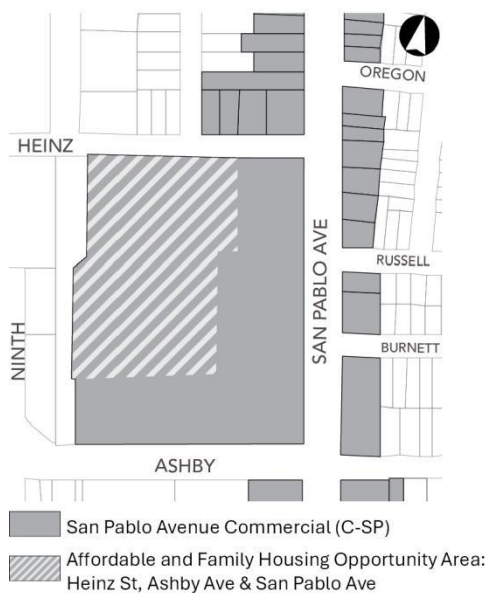
C-SP Summary

Maximum Heights

Building Type	Existing	Public Review Draft		Proposed C-SP
Mixed-Use	4 stories 50 feet	Tier 1	8 stories	7 stories 75 feet
		Tier 2	6 stories	
		Other	5 stories	
Residential Only	3 stories 40 feet	3 stories 40 feet		3 stories 40 feet
Non-Residential Only	3 stories 40 feet	3 stories 40 feet		



MU-LI Affordable Family Housing Opportunity Areas



Economic Development

- Outdoor business activation (sidewalk uses, parking lots, and parklets)
- Flexible commercial spaces
- Public/Private partnerships
- Business Improvement/Community Benefit Districts
- Prioritize infrastructure investments in Designated Nodes



Streets, Transportation and Public Realm

- Improve multi-modal access and safety
- Study future transportation needs, with a priority for San Pablo projects in planning efforts
- Sidewalk zone standards
- Lighting, landscaping, tree, furniture, plaza, and parklet standards.
- Locations for side street plazas



Design Standards

- Site Design
 - Pedestrian and vehicle access
- Building Design
 - Façades, windows, rooftops
 - Colors and materials
 - Parking and garages
- Pedestrian-Level Design
 - Ground floors, open spaces, parklets and public art
- *Minimal standards to preserve flexibility and maximize unit count*



Plan Changes

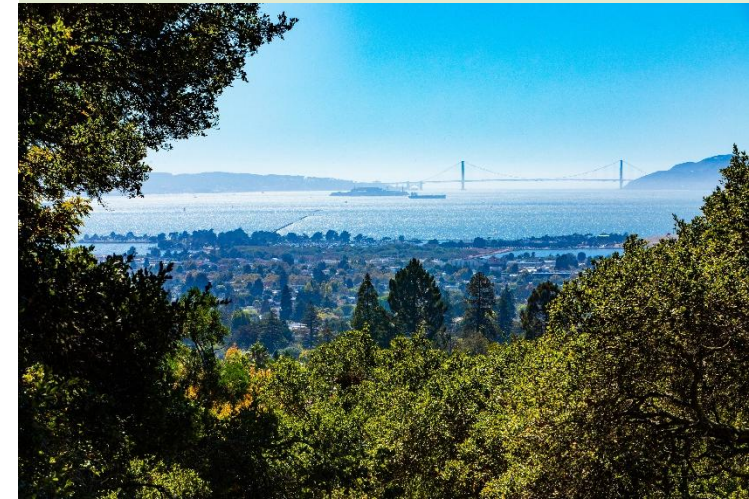
Amended Plans

General Plan (2002)

- Create new Land Use Policy to implement the Specific Plan
- Amend Avenue Commercial land use designation to reference C-SP District
- Amend land use diagram to designated Specific Plan Area as Avenue Commercial

University Avenue Strategic Plan (1998)

- Specific Plan supersedes this Plan by establishing new C-SP zoning and policies applicable to San Pablo Avenue node.



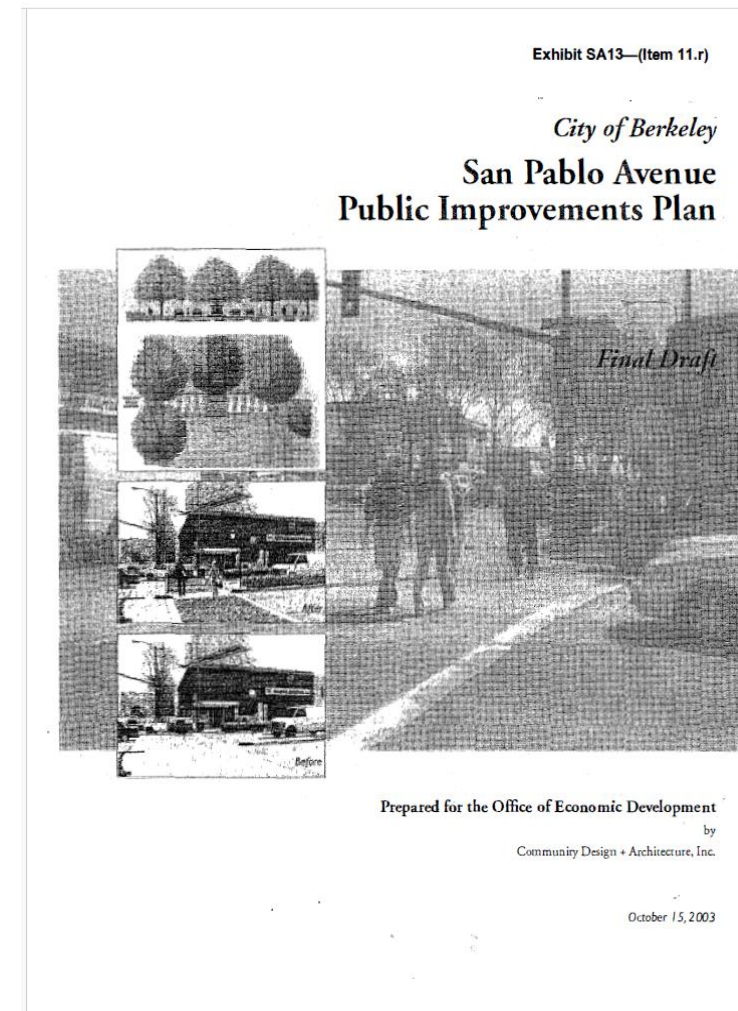
Repealed Plans

West Berkeley Plan (1993)

- Implementation steps complete and reflected in BMC

San Pablo Avenue Public Improvements Plan (2004)

- Most proposed improvements have been completed
- Remaining improvements found in Specific Plan



The background of the slide is a blurred photograph of a street scene. It shows a row of trees with green foliage, a building with a white facade and blue accents, and a blue car parked on the right side of the road. The overall image is out of focus, creating a soft, atmospheric effect.

CEQA Analysis

SB 131 and Draft Addendum

- SB 131: CEQA exemption for rezoning undertaken to implement the schedule of actions in an adopted Housing Element (Program 27)
- CEQA Addendum prepared: no new or more severe impacts than disclosed in Housing Element EIR.
 - Includes projections with State Density Bonus



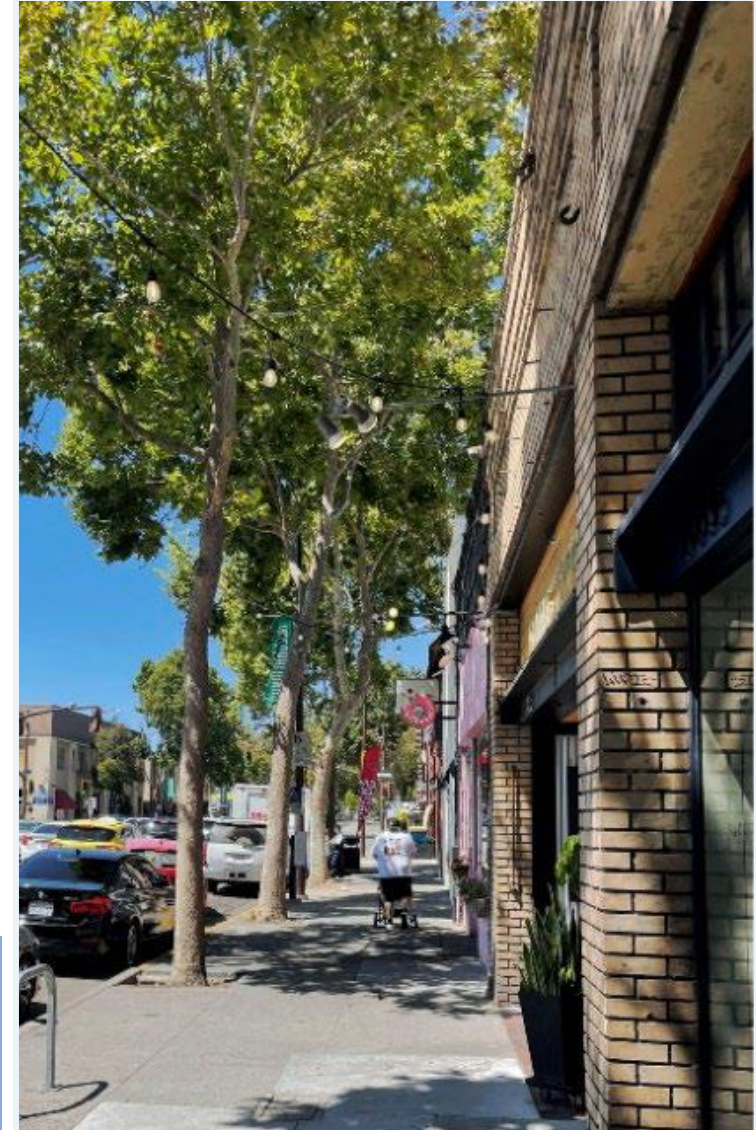
Staff Recommendation

Receive public comment, and move to accept the proposed Specific Plan, Design Standards Document, and associated amendments to the:

- Zoning Ordinance and Map
- General Plan and Land Use Diagram
- University Avenue Strategic Plan
- West Berkeley Plan
- San Pablo Avenue Public Improvements Plan

Staff Alternative to Planning Commission Recommendation:

Include **Minimum Density Standard** in the C-SP zoning district



QUESTIONS