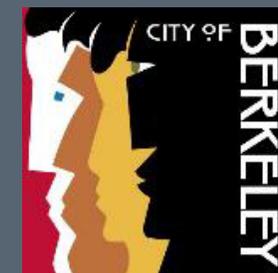


San Pablo Avenue Specific Plan

Status Update and Overview



Agenda

1. Project Overview
2. Status Update
3. Key Existing Conditions Data
4. Community Open House Overview
5. Questions and Discussion

What is a Specific Plan?

What is a Specific Plan?

Articulate a vision for the future of San Pablo Avenue

Define community-based and context-sensitive regulation and policy that can apply to the San Pablo Ave Specific Plan Boundary

Identify improvements to provide a multitude of opportunities for living, working and community life.

Why a Specific Plan?

Why a Specific Plan?

Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) Priority Development Areas (PDA).

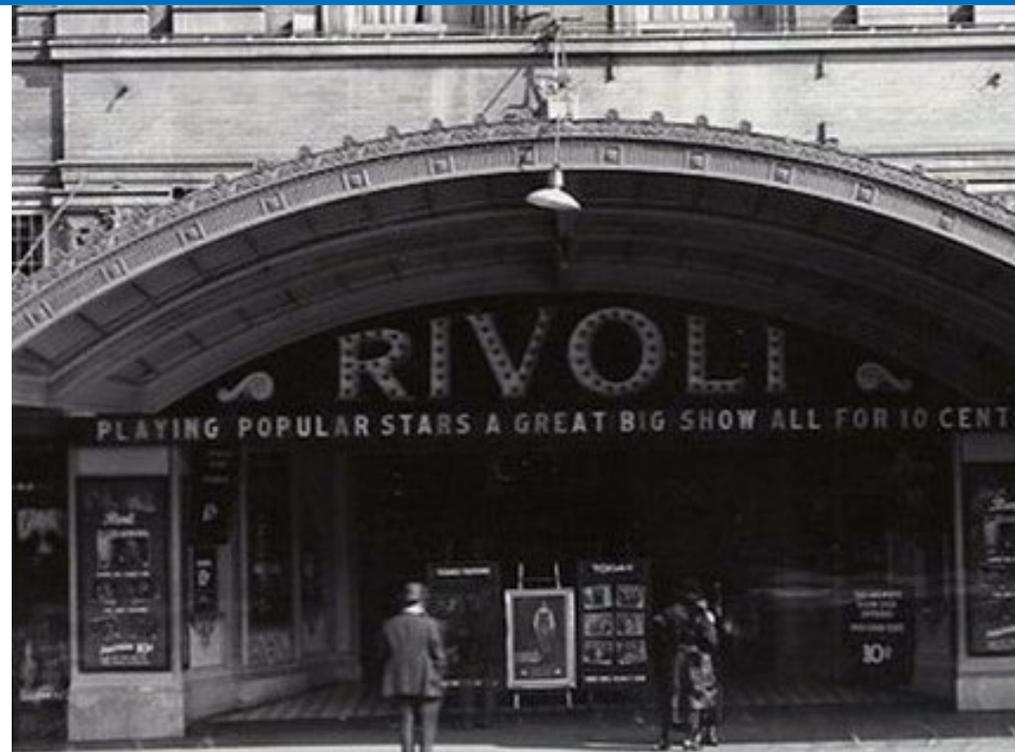
City Council Referral (2015)

Housing Element: Program 27 - Priority Development Areas (PDA), Commercial and Transit Corridors.

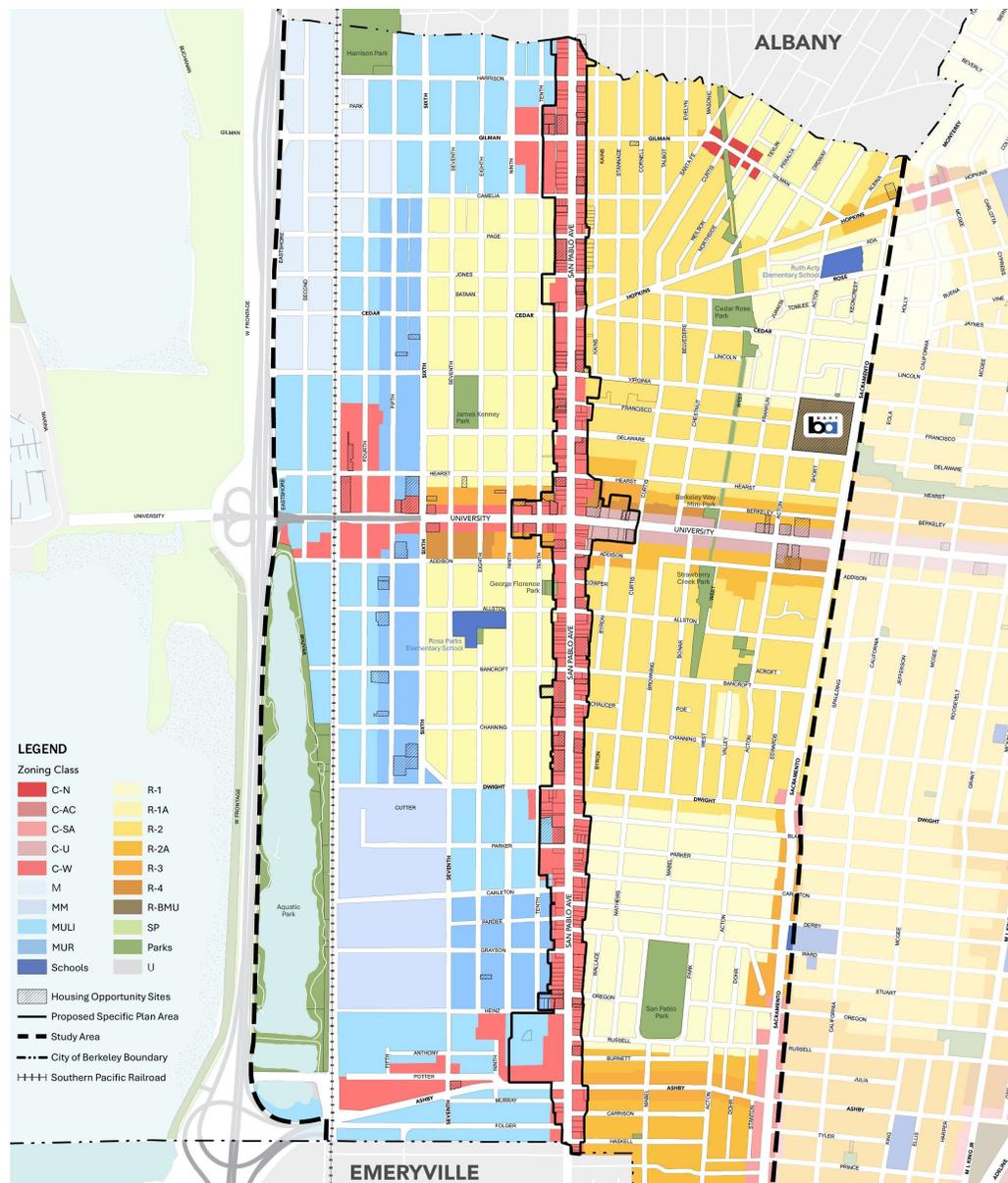
Historical Context



Steel Archway located on San Pablo and University, circa 1930



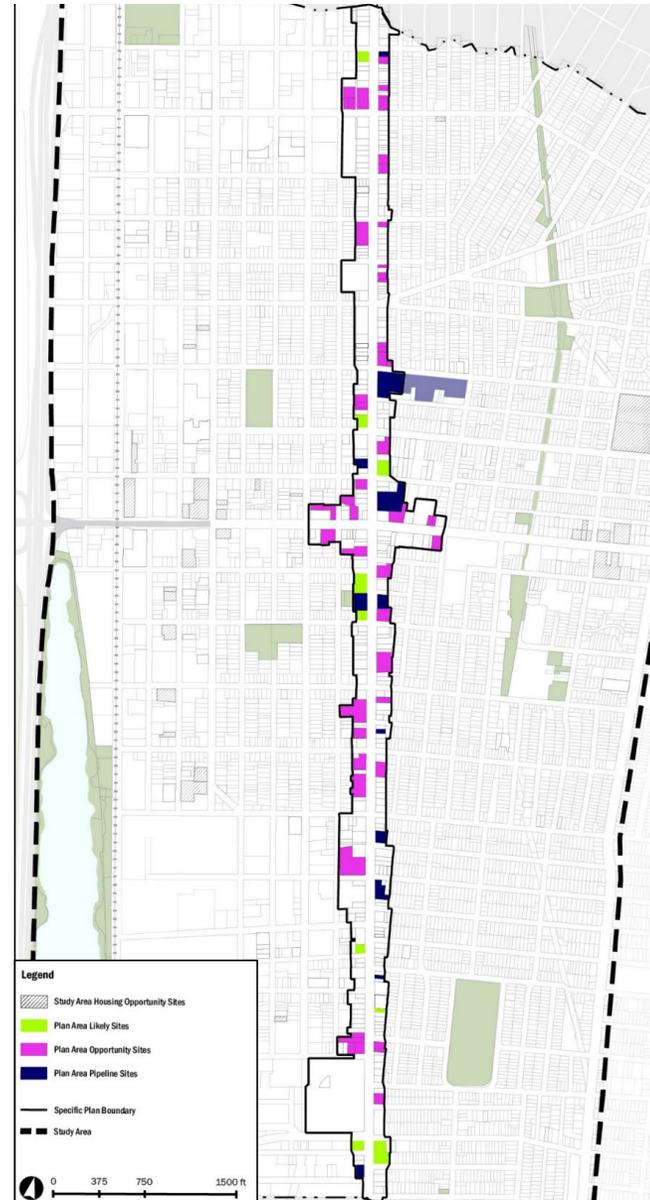
Rivoli Theatre, circa 1941



Specific Plan Boundary and Study Area

- **Specific Plan Boundary:** Most of the parcels are part of existing West Berkeley Commercial district (C-W)
- **Study Area:** Adjacent neighborhoods with strong relationship to San Pablo Ave area, and part of community engagement process
- **Historic Resources:** 10 identified historic resources within the SPA boundary

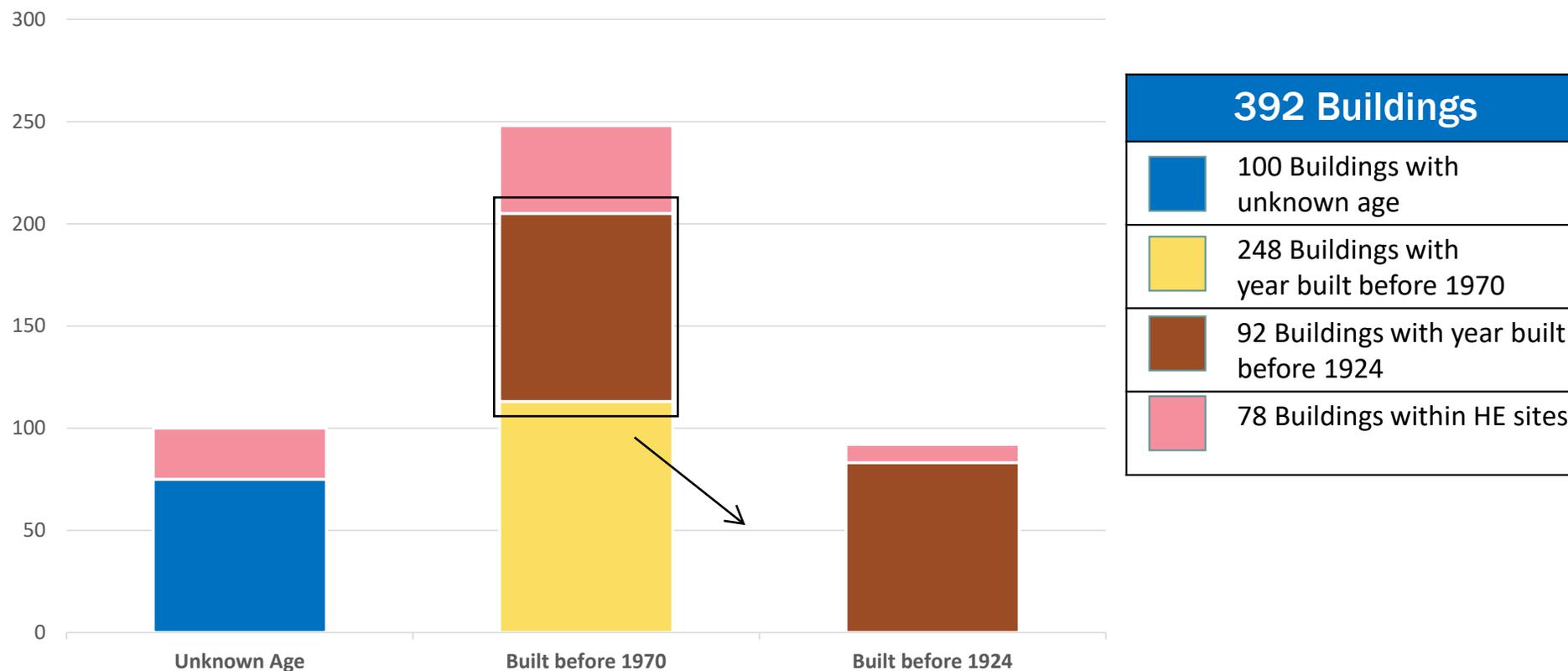
Plan Area Housing Element Update, Housing Sites Inventory



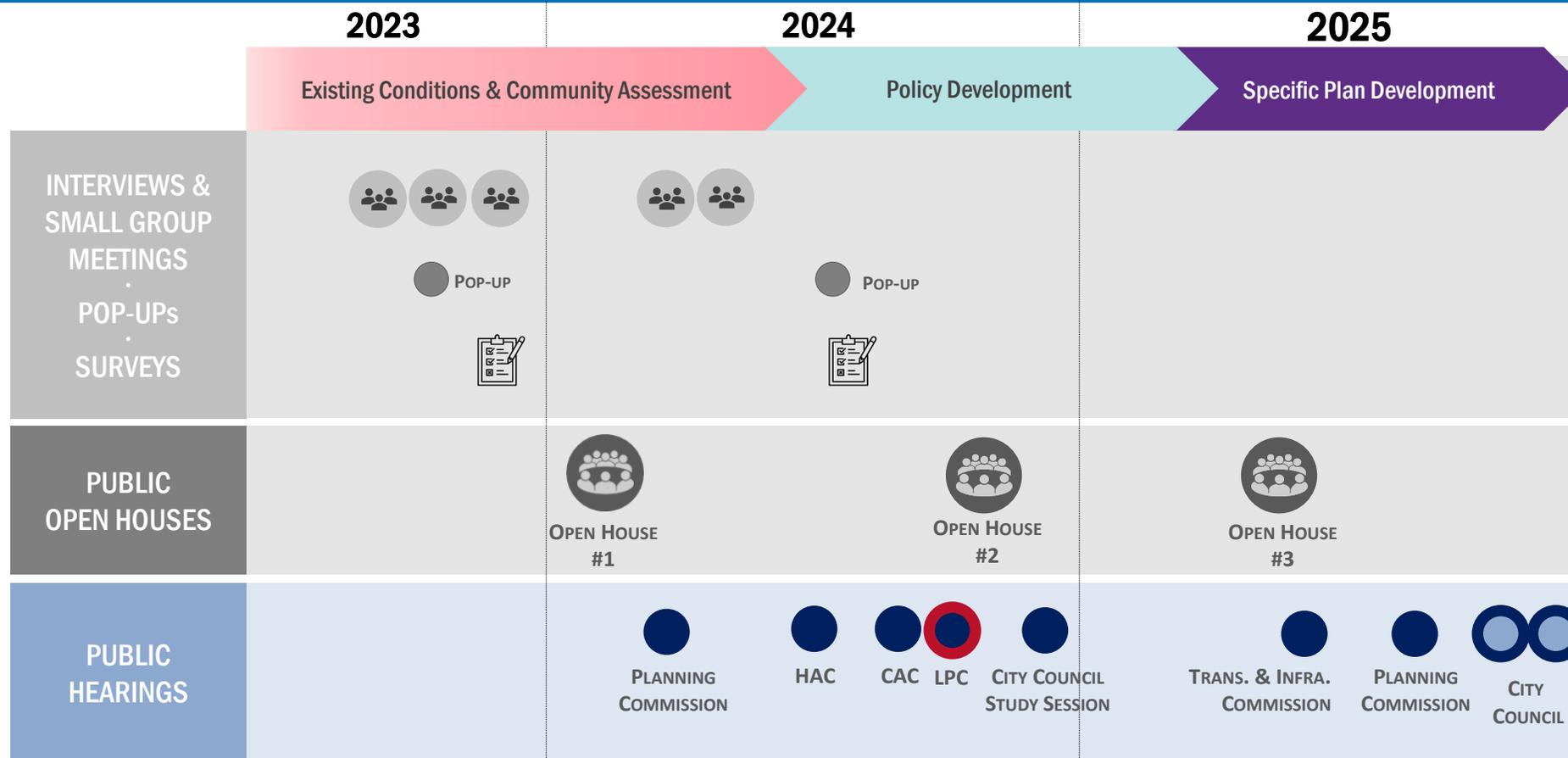
Housing Element Sites	
75 HE inventory sites	
	51 opportunity sites
	9 Likely sites
	15 pipeline sites
Housing Element Units	
Projected New Units: 3,682	
	520 on Likely sites
	1,139 on Pipeline sites
	2,023 on Opportunity sites
Current Housing Units	
Current Unit Count: 2,588	
	242 SF detached
	328 MF (2-4 units)
	2,018 MF (5+ units)

San Pablo Avenue: Age of Structures Housing Sites Inventory

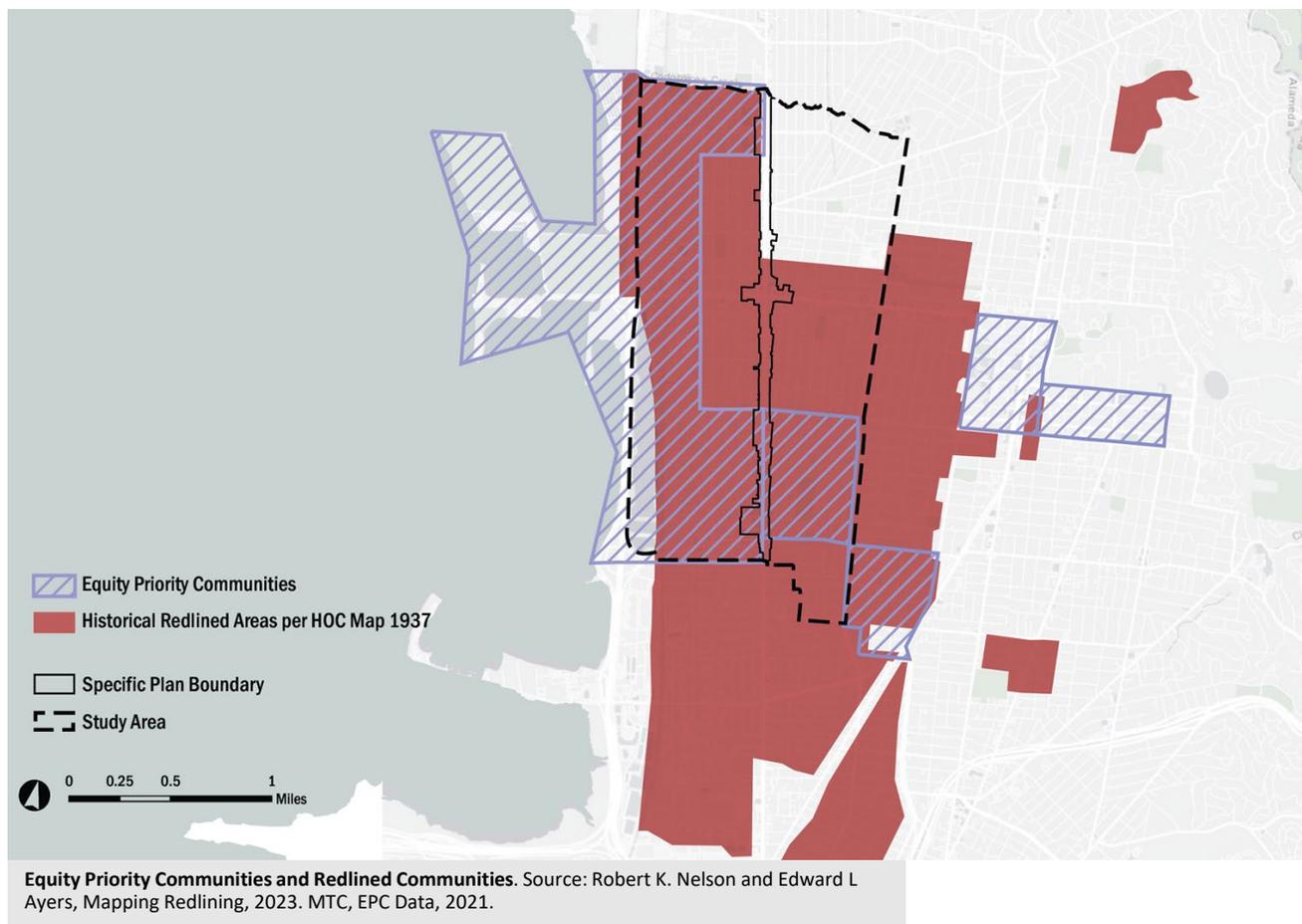
Age of Structures: Buildings



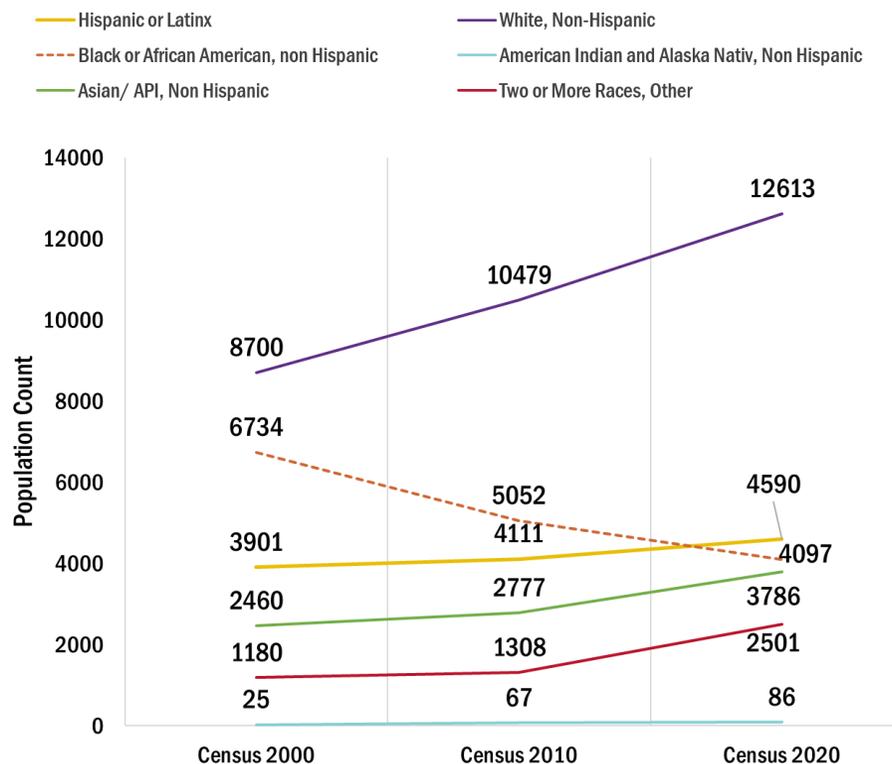
Project Timeline



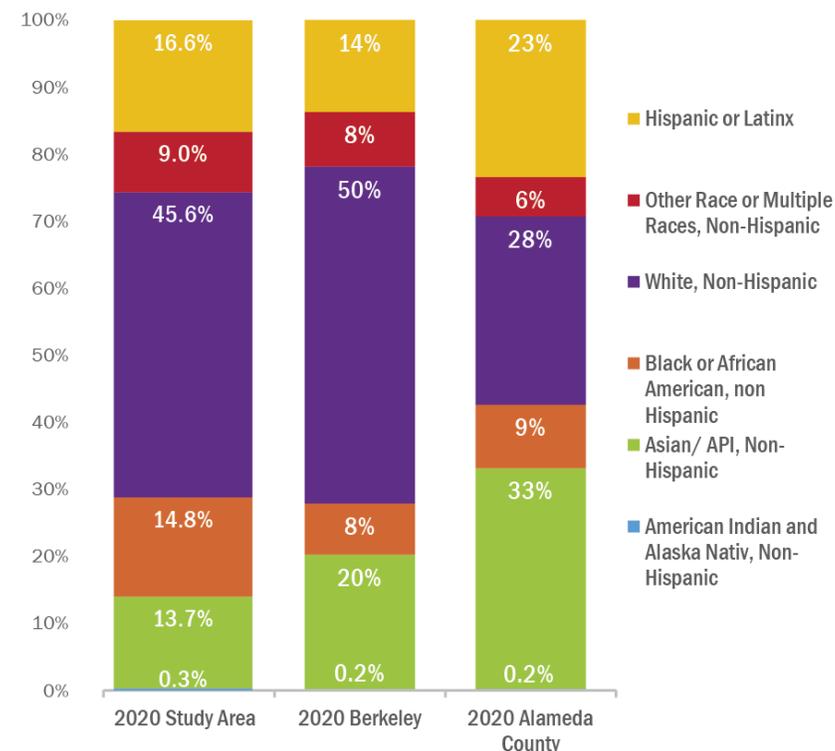
Community Demographics and Equity



Community Demographics and Equity



Racial and Ethnic Composition in 2020, Source: U.S. Decennial Census 2020 Table P9



Racial Shift in Study Area by Census Tracts, Source: U.S. Decennial Census, 2000 Table P7, 2010-2020 Table P9

Community Open House – January 24, 2024



Community Open House – Housing

Demographics & Housing Affordability

Demographics

Berkeley's population grew by 9% from 2010 to 2020, to 122,000 people. In contrast, the Study Area grew by 16% in that time, to a population of 26,300 people, 21% of Berkeley's total population.

Household and Housing Characteristics

Roughly half of the Study Area households earn less than 80% of Area Median Income (\$62,871) and a third earn less than 50% of Area Median Income. These households would likely be eligible for affordable housing.

In the Study Area, more than half of renters are overburdened, meaning they spend >30% of their gross household income on rent and utilities.

Over the past 20 years, Black/African Americans were the only racial group to decline in the Study Area. However, the Study Area continues to have a higher percentage of Black/African American population compared to Berkeley or Alameda County.

What types of housing are most needed in the Study Area?

← Not as important | Extremely important →

Housing Type	Importance Level
Affordable Housing (rental)	Extremely important
Condominium (owned)	Important
Group Living*	Important
Artist Housing	Important
Senior Housing	Important

*Group Living can take many forms, including multi-generational housing, or other community specific groups.

City of Berkeley with grant funding from the Association of Bay Area Governments | Metropolitan Transportation Commission

Projected Housing Development

Current Housing Units

As of As of 2020, there were 2,588 existing housing units in the Specific Plan Area.

Unit Type	Count
Single Family	242
Multi-Family (2-4 unit)	228
Multi-Family (5+ units)	1,118

The Housing Element

The Housing Element presents the City's 8-year plan to meet the housing needs of our community including a site inventory to accommodate the Regional Housing Needs Allocation established by the State.

The Housing Element was recently revised and adopted in early 2023 following an 18-month public outreach and planning process.

Learn more about the Housing Element at the City's website here: [QR Code]

The City's Housing Element

is one of nine elements in the City's General Plan.

The General Plan

is a comprehensive and long-range statement of priorities and values developed to guide public decision-making.

All land-use decisions must be consistent with the goals, objectives and policies of the General Plan.

51 Opportunity sites

were identified by the Housing Element within the Specific Plan Area.

- Opportunity sites include:
 - Vacant or underutilized sites with medium-term potential for residential or mixed-use development.
 - Some sites used in the 5th cycle Housing Element but remain available for development.

Berkeley Affordable Housing Preference Policy

In July 2023, Berkeley adopted a policy to provide preference for current residents and descendants of residents of the city's historically redlined areas. Households with ties to the area receive priority in locating new City-funded or regulated affordable units. Because much of the Study Area is within the historically redlined area in Berkeley, many former and current residents may qualify for this preference.

Plan Area Housing Element Update Housing Sites Inventory

Category	Total Units	100% Affordable	Other	% Affordable
Approved as of fall 2023	589	63	52	19.7%
Under Review as of fall 2023	2000	100	200	15%
Housing Element Opportunity Sites based on current zoning and density bonus	2000-3000	100-170	200-300	~15%
Total All Sites	4,500-5,500	350-450	500-600	15-16%

City of Berkeley with grant funding from the Association of Bay Area Governments | Metropolitan Transportation Commission

- Overall support for increased housing options
- Affordable housing, condominiums and senior housing are seen as the most important.

“Different kinds of housing. Not just tall apartment buildings and mix of socio-economic groups.”

Community Open House – Land Use Policy

Land Use Policies

Zoning

Properties fronting on SPA are predominantly zoned West Berkeley Commercial (C-W). Along University Avenue the majority of properties are zoned for C-W and University Commercial (C-U).

Residential, Commercial, Mixed use, and Live work are permitted in C-W and C-U with applicable permits and subject to development standards.

Permit Review Process

Two types of review processes: Ministerial and Discretionary Review

Ministerial review is a process involving little to no personal judgment by the zoning officer or Zoning Adjustment Board (ZAB). The zoning officer or ZAB ensure the proposed development meets all "Objective zoning standards" and "Objective design review standards".

Discretionary review is a process for development that is subject to public notice to neighbors, and in some cases, a public hearing.

Many recent State legislation laws have established and expanded eligibility for ministerial and streamlined review including: changes to review timelines and requirements, applicability of the CEQA, and limits to City's discretion.

Key California Laws that Support Housing

- Housing Accountability Act - No net loss of housing capacity
- Senate Bill (SB) 350 - Streamlining
- SB 35 - Ministerial Approvals for affordable housing projects
- Density Bonus Law - waive or reduce development standards

Typical Permits Required

Housing Type	C-W	C-U
Duplex	UP	UP
Multi-Family	UP	UP
Mixed-Use Projects	ZCA/ALUP	UP
Live-Work	ALUP/UP	ZC
Group Living Accommodation	UP	UP

ZC = Zoning Certificate, ALUP = Administrative Use Permit, UP = Use Permit, NP = Not Permitted

California Housing Legislation Highlights

City of Berkeley with grant funding from the Association of Bay Area Governments | Metropolitan Transportation Commission

Land Use Policies

What ground floor uses would you most like to see along San Pablo Ave in addition to typical retail, commercial, and service businesses?

Place a dot along the scale below. If there are specific locations or places you would like to see a new use, place a sticky-note on the map.

← Not at all important
→
Extremely important

- Community Gathering Space
- Entertainment
- Night Life
- Art Studios
- Galleries
- Pop-Up Small Business Space
- Recreational Space
- Outdoor Community Space

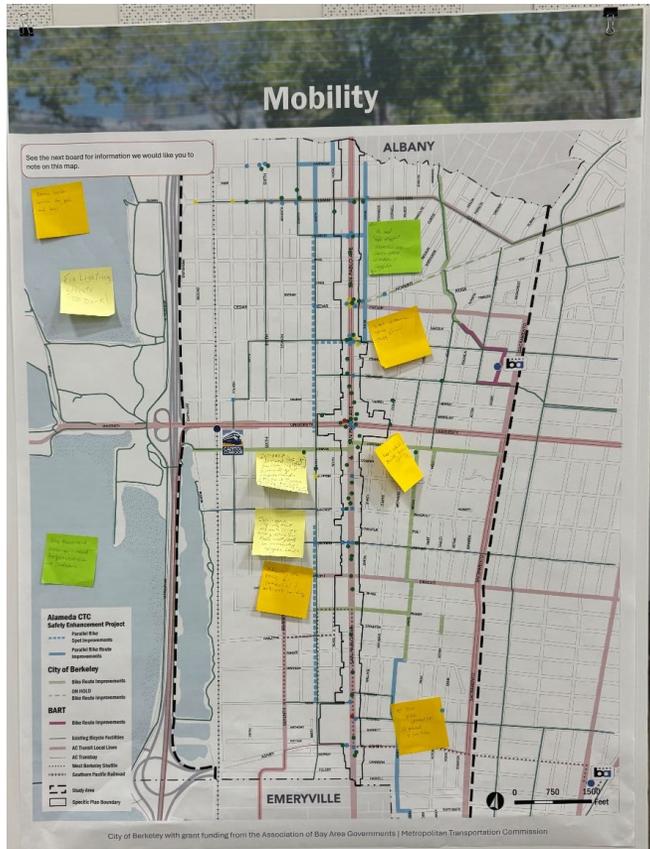
Other important ground floor use: If there is a use we haven't listed, write a sticky-note and place it below.

Ground Floor Use Map based on Land Use Codes
Source: City of Berkeley, 2023; Alameda County Assessor's Office Parcel Data, 2023; 100% N, 2023.

- Community gathering spaces, entertainment and nightlife were the most important and most strongly desired ground floor uses

“Community plaza: public open space with green nature at San Pablo Avenue & University”

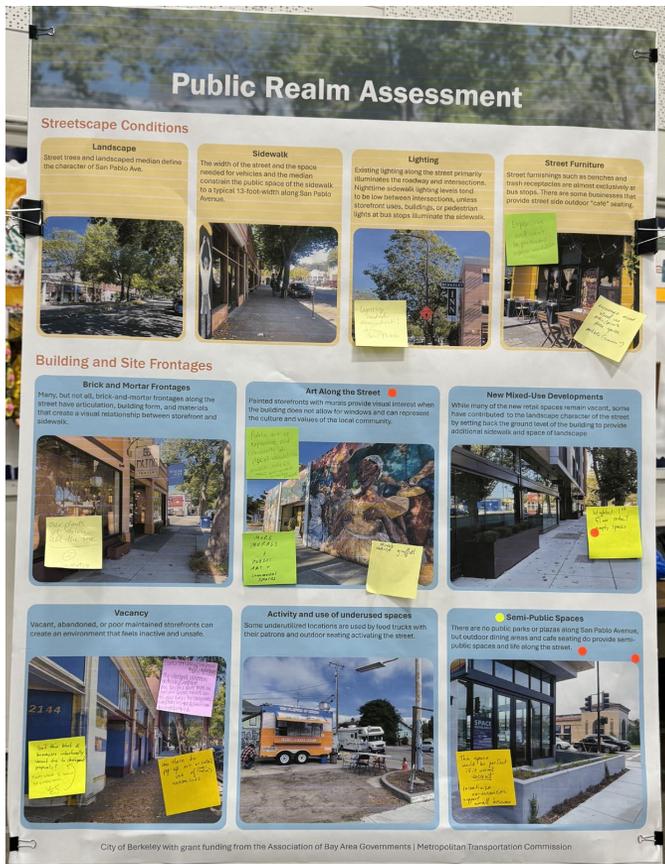
Community Open House – Mobility



- Walking is identified as the most common mode where participants feel unsafe, especially at night.
- Community members note that San Pablo Avenue at its current state causes stress and serves as a barrier dividing the surrounding neighborhood instead of a community gather and commercial hub.

“San Pablo Avenue is stressful. It acts as a border, and I hate crossing over it. Increase space for people, less space for cars.”

Community Open House – Public Realm



- Lush tree canopy and open spaces are valued assets, with strong support for maintaining greenery and activating the public realm through art.
- Long term business owners along San Pablo Avenue noted a lack of communication and collaboration among businesses.

“Open public spaces at nodes to foster community, pull buildings back”

Community Open House – Future Vision



- Community members expressed a desire to see a more engaging and active San Pablo Avenue.
- The top three future aspects
 1. Engaging & Active Building Frontage
 2. Community Events
 3. More Lighting at night

“Lively corridor where people from all walks of life can enjoy, mingle, and support local businesses. Good mix of housing, restaurants, stores (and grocery stores).”



San Pablo Avenue Specific Plan

Project Information

Vision Statement

In partnership with our community, the San Pablo Avenue Specific Plan envisions a vibrant future that guides land use, housing, commercial activities, and the public realm within the project area. Our goal is to develop community-driven, context-sensitive regulations, policies, and programs that enhance opportunities for living, working, and participating in community life along San Pablo Avenue.

Key Community Objectives

Through our community outreach process and an analysis of existing conditions, we identified key issues that the Specific Plan can address. These findings will guide the development of policies, programs, guidelines and incentives within the plan. The Community Assessment highlighted the following overarching objectives for realizing the community's vision:

Increase Business and Community Activity

Increase Housing Supply and Diversity

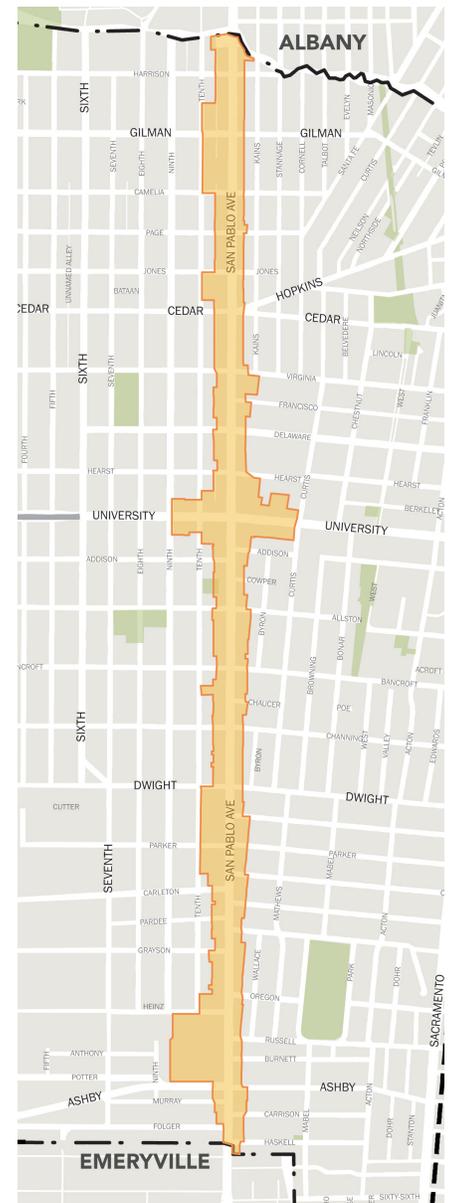
Improve the Public Realm

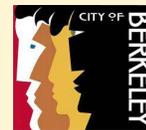
Improve and Increase Interaction between Private and Public Spaces

Enhance Local Access

See the back for engagement opportunities!

The Specific Plan Area





Project Updates

Thanks to your valuable input, the San Pablo Avenue Specific Plan Community Assessment Report and Policy and Development Options are now available for public review. We are eager to hear your feedback on these policy options. This flyer provides details on how you can comment and be involved in the Policy Development process.

Visit our website to read the latest publications

Community Assessment Report

The Report provides an overview of the San Pablo Avenue’s Specific Plan’s planning process to date and summarizes findings associated with the existing conditions analysis and community input.

Policy Options Memorandum

This memorandum outlines policy options and development scenarios that address key themes and issues identified in the Existing Conditions and Community Assessment phase of the Specific Plan process. The memo provides a range of policy options and development scenarios for public review and comment.

Visit bit.ly/SanPabloPlan or use the QR-code to the right to view or download the documents in a PDF format.



Come to our next events!

Community Workshop

September 26, 5:45-8:00 pm
Frances Albrier Community Center, 2800 Park St in San Pablo Park

A San Pablo Avenue Tour

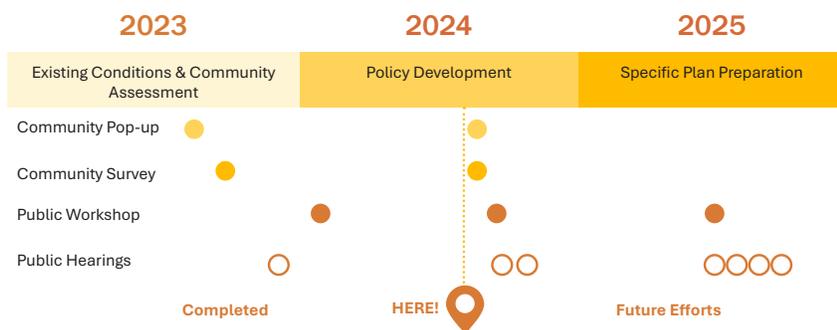
TBD.
More information to come!

Take our upcoming survey!

We need your feedback on potential policy options for the San Pablo Avenue Specific Plan. Your input will help shape the future of our community. Review the options and share your thoughts by taking our survey.

Our survey will go live on September 13, 2024. Use the QR-code on the left to visit our website to subscribe and get notified when the survey is available.

Project Timeline



If you require the survey and information in a different format, please email SanPabloPlan@Berkeleyca.gov

Questions and Discussions for LPC?

Do you have any suggestions for how the corridor can pay respect to its historical and cultural heritage?

Do you have any suggestions for community organizations that we should engage as it relates to landmarks and preservation?

Any other suggestions related to specific sites or structures?