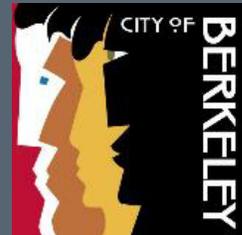# San Pablo Avenue Specific Plan

Status Update and Overview

Agenda

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

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Why the Specific Plan?

1. Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) Priority Development Areas (PDA).
   a) ABAG/MTC Grant
2. 2015 City Council Referral
3. Housing Element: Program 27 - Priority Development Areas (PDA), Commercial and Transit Corridors.

Develop a "San Pablo Avenue Corridor PDA Specific Plan, which will increase allowed densities and/or development capacity, and study design standards, public improvements, and mechanisms to incentivize affordable housing."
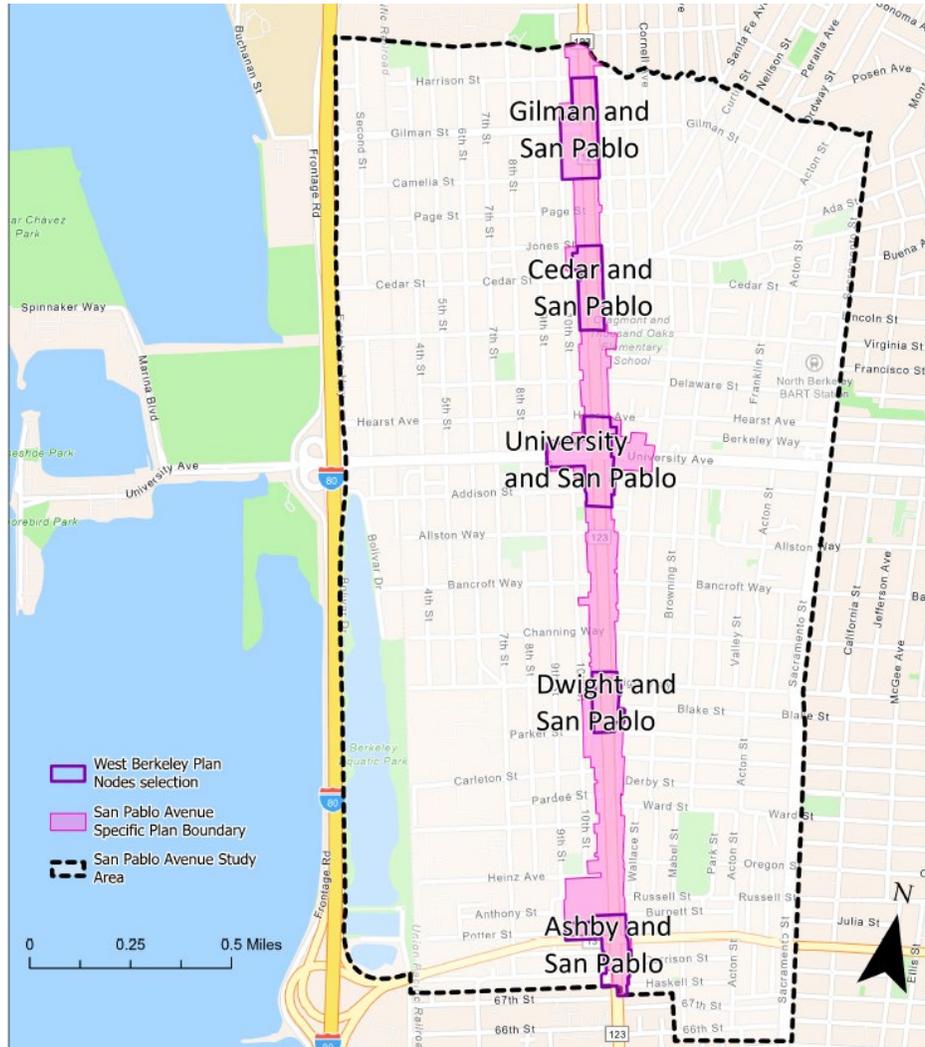
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Project Overview

Project Outcomes

What is a Specific Plan?

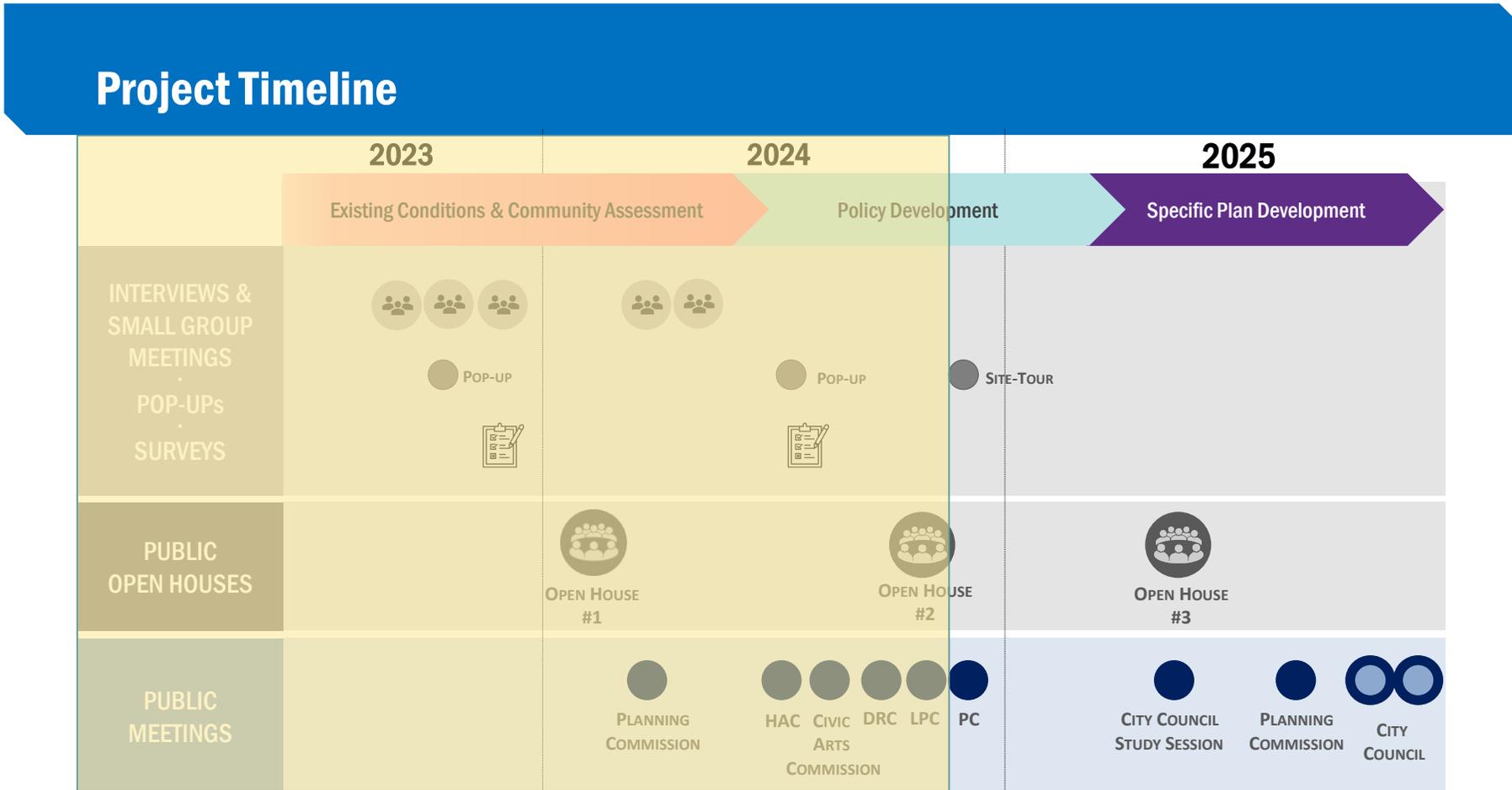Articulate a vision for the future of San Pablo Avenue

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.
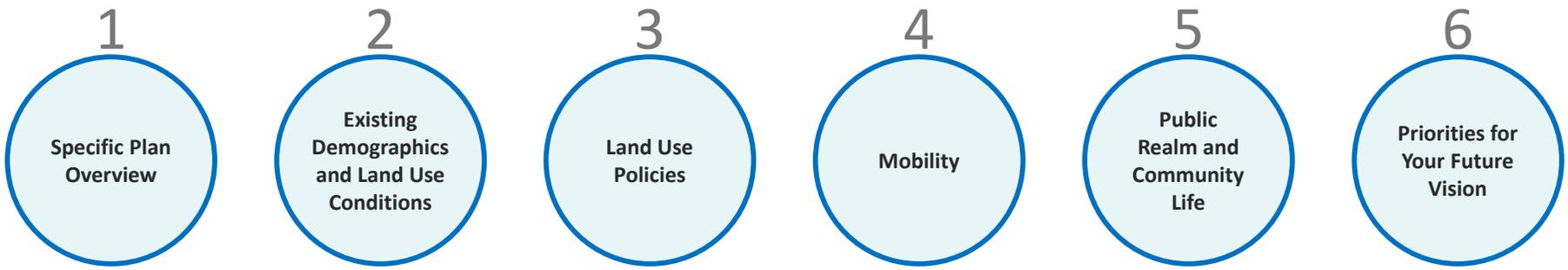
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Specific Plan Boundary and Study Area

- **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

San Pablo Ave Specific Plan

Project Timeline

Community Open House – January 24, 2024

1	2	3	4	5	6
Specific Plan Overview	Existing Demographics and Land Use Conditions	Land Use Policies	Mobility	Public Realm and Community Life	Priorities for Your Future Vision

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Major Goals from Community Assessment Report

1. Commercial Support – Increase business activity along the corridor.

2. Housing – Increase housing supply and diversity

3. Improve the public realm

4. Improve and increase interaction between private and public spaces

5. Enhance local access

Community Workshop– September 26, 2024

Community Workshop– September 26, 2024

Housing
- Strong support for mixed-income, with affordable housing and higher density

Open Space and Parks
- Need for more accessible, well-maintained green spaces.
- Desire for small public gathering spaces and corridor beautification.

Streetscape and Infrastructure:
- High priority for streetscape improvements (setbacks, greenery, lighting).
- Desire for more Public art and landscaping

Public-Private Partnerships:
- Support for partnerships to enable community events in private spaces.
- Support to reduce storefront vacancies.

Commercial Flex Spaces:
- Broad support for active ground floors with commercial, art studios, and live-work spaces.

Building Height and Density:
- Mixed opinions on building height throughout the corridor except for University.
- Support for increased density and increased height on University
- Concerns about shadows and clustering of tall buildings along the corridor.

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Project Timeline
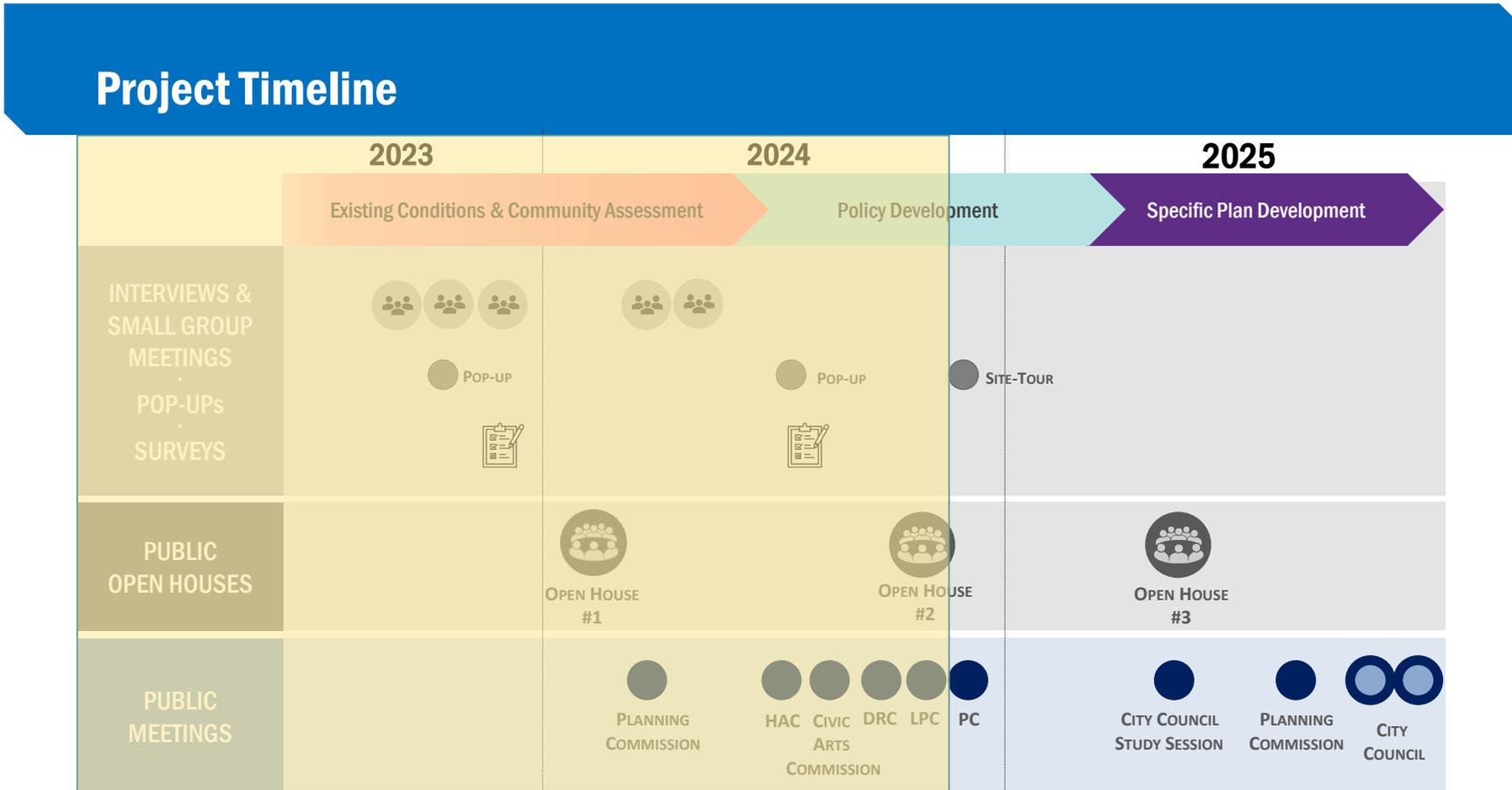
Topics of Discussion

1. What objective standards should be implemented to increase business activity along the corridor? Are there any existing standards that serve as an impediment to business activity?

2. Are there any suggested standards for ground floor residential or live work standards?

3. What objective standards would increase interaction between private and public spaces?

4. Any feedback development standards within or outside of specific or all nodes?

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Project Timeline

2023   **2024**   **2025**

Existing Conditions & Community Assessment | Policy Development | Specific Plan Development

INTERVIEWS & SMALL GROUP MEETINGS · POP-UPs · SURVEYS

Pop-up   Pop-up

PUBLIC OPEN HOUSES

Open House #1   Open House #2   Open House #3

PUBLIC HEARINGS

Planning Commission   HAC   Civic Arts Commission   City Council Study Session   Trans. & Infra. Commission   Planning Commission   City Council

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