

# San Pablo Avenue Specific Plan

Community Open House #1

January 24, 2024

# Today's Agenda

1. Presentation
2. Stations and Activities
  1. Specific Plan Overview
  2. Existing Demographics and Land Use Conditions
  3. Land Use Policies
  4. Mobility
  5. Public Realm and Community Life
  6. Priorities for Your Future Vision of San Pablo Ave

**We want to hear your ideas and experiences!**

# Why this Specific Plan?

1. 2015 City Council Referral – “Develop a Plan to guide development on San Pablo Ave”
2. Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) Priority Development Areas (PDA).
  - a) ABAG/MTC Grant 2021
3. Housing Element 2023-2031: Program 27 - Priority Development Areas (PDA), Commercial and Transit Corridors – “increase new housing opportunities...on 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.*

# Project Outcomes

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## A Specific Plan that...

Articulates a vision for the future along San Pablo Avenue

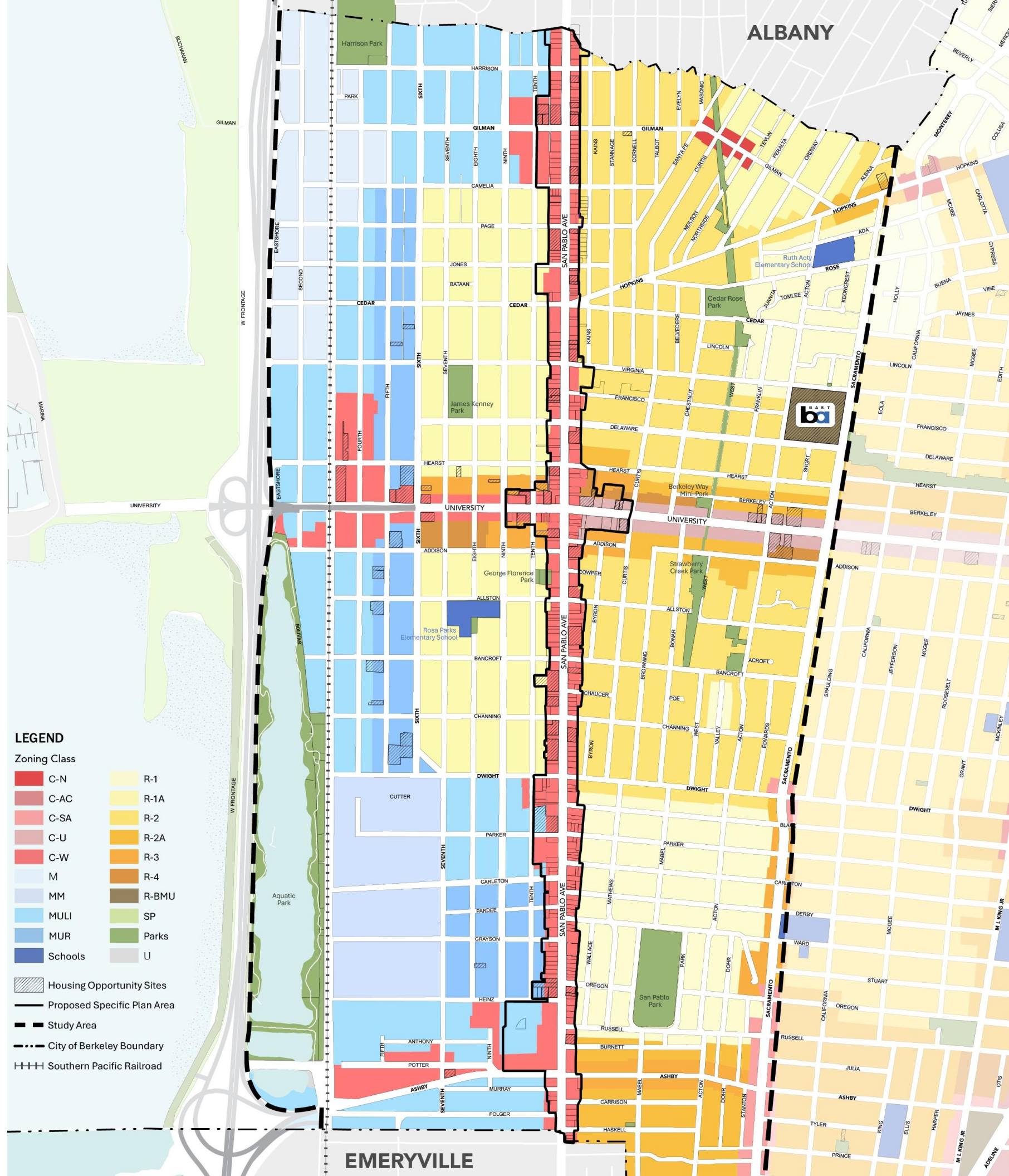
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Defines community-based and context-sensitive regulation and policy that apply in the San Pablo Ave Specific Plan Area

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Identifies improvements and innovative programs to provide a multitude of opportunities for living, working and community life along San Pablo Avenue

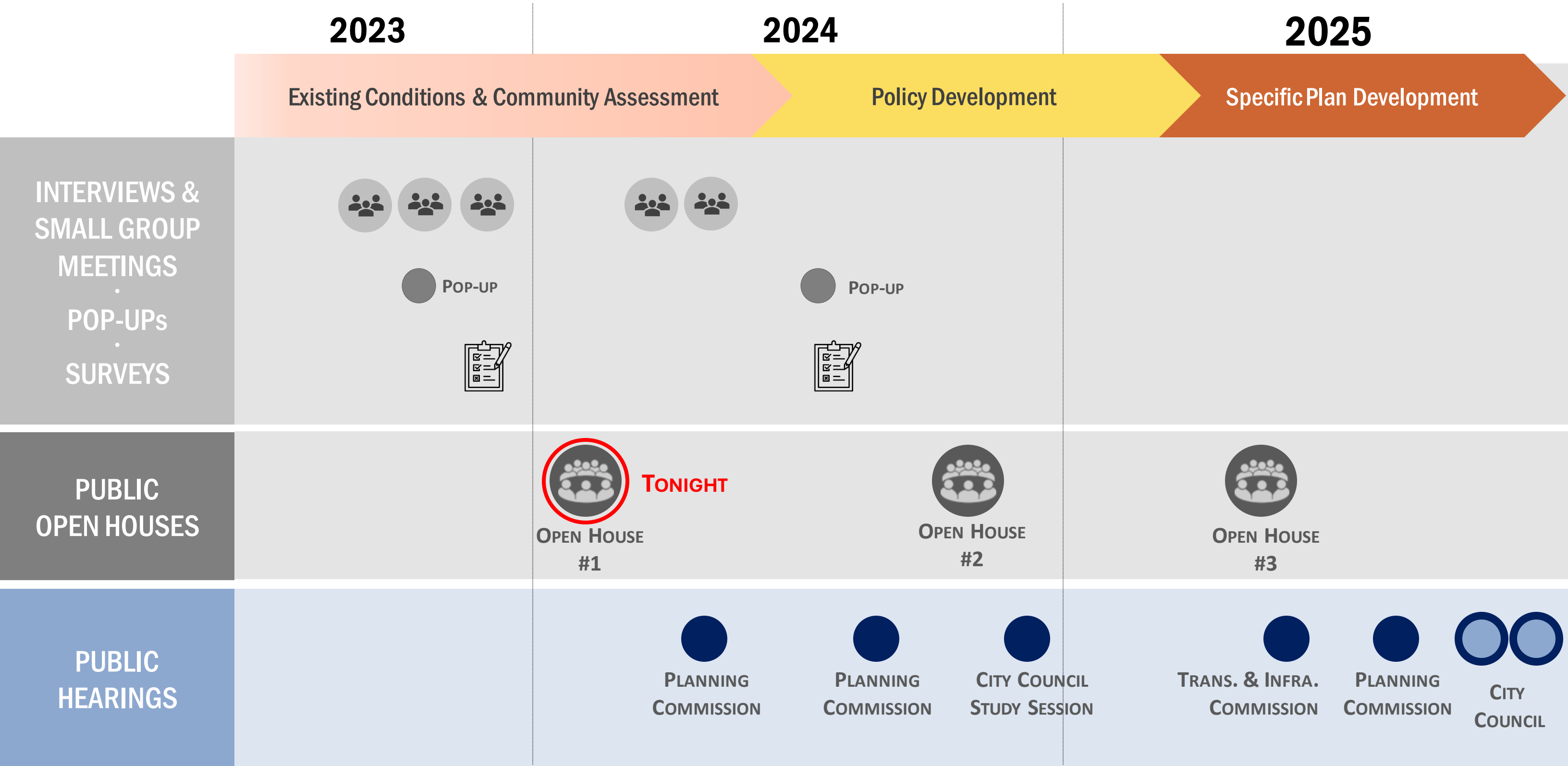
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## Specific Plan Boundary and Study Area

- **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

# Project Timeline

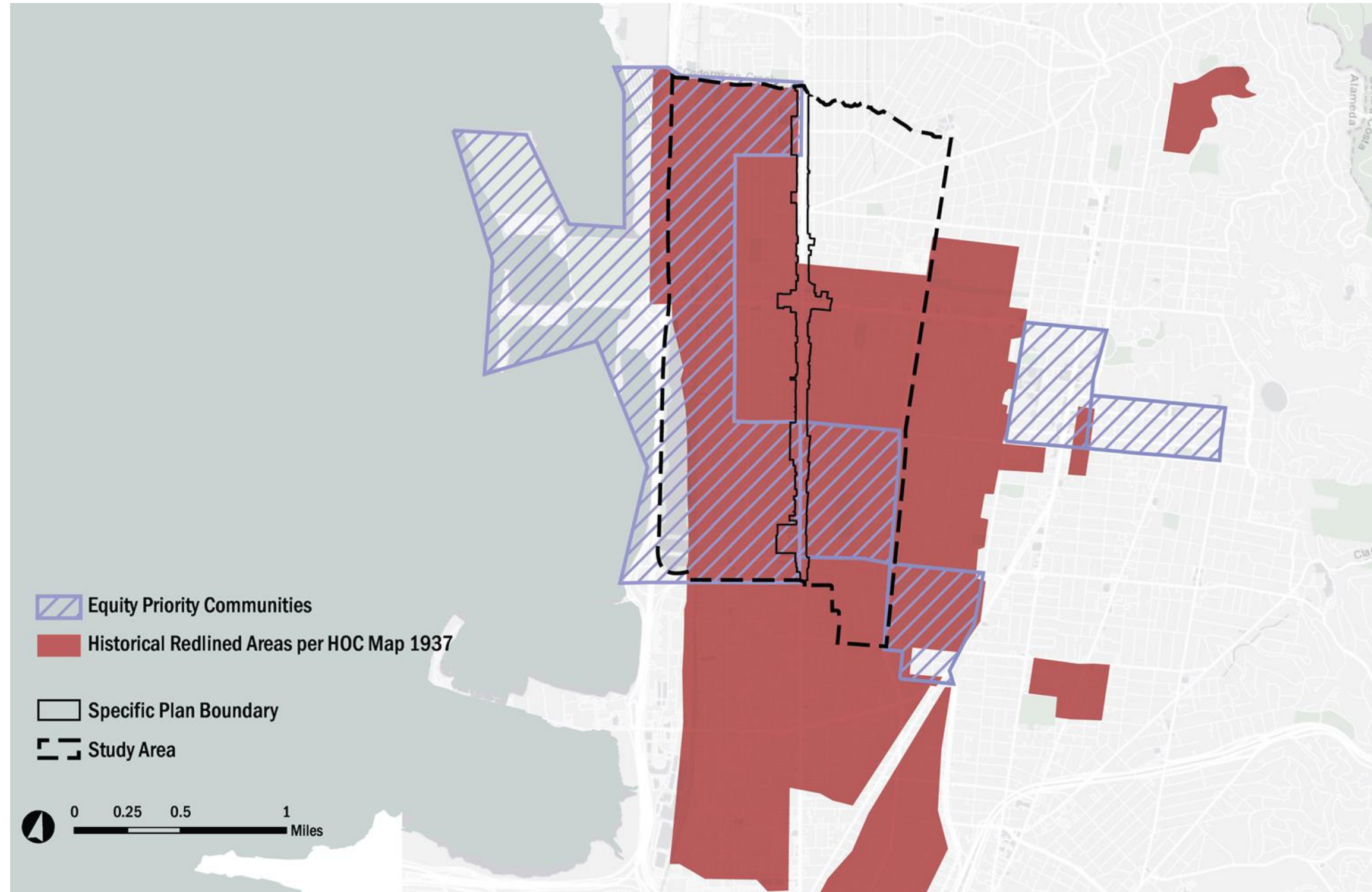


# Project Team and Technical Advisory Group



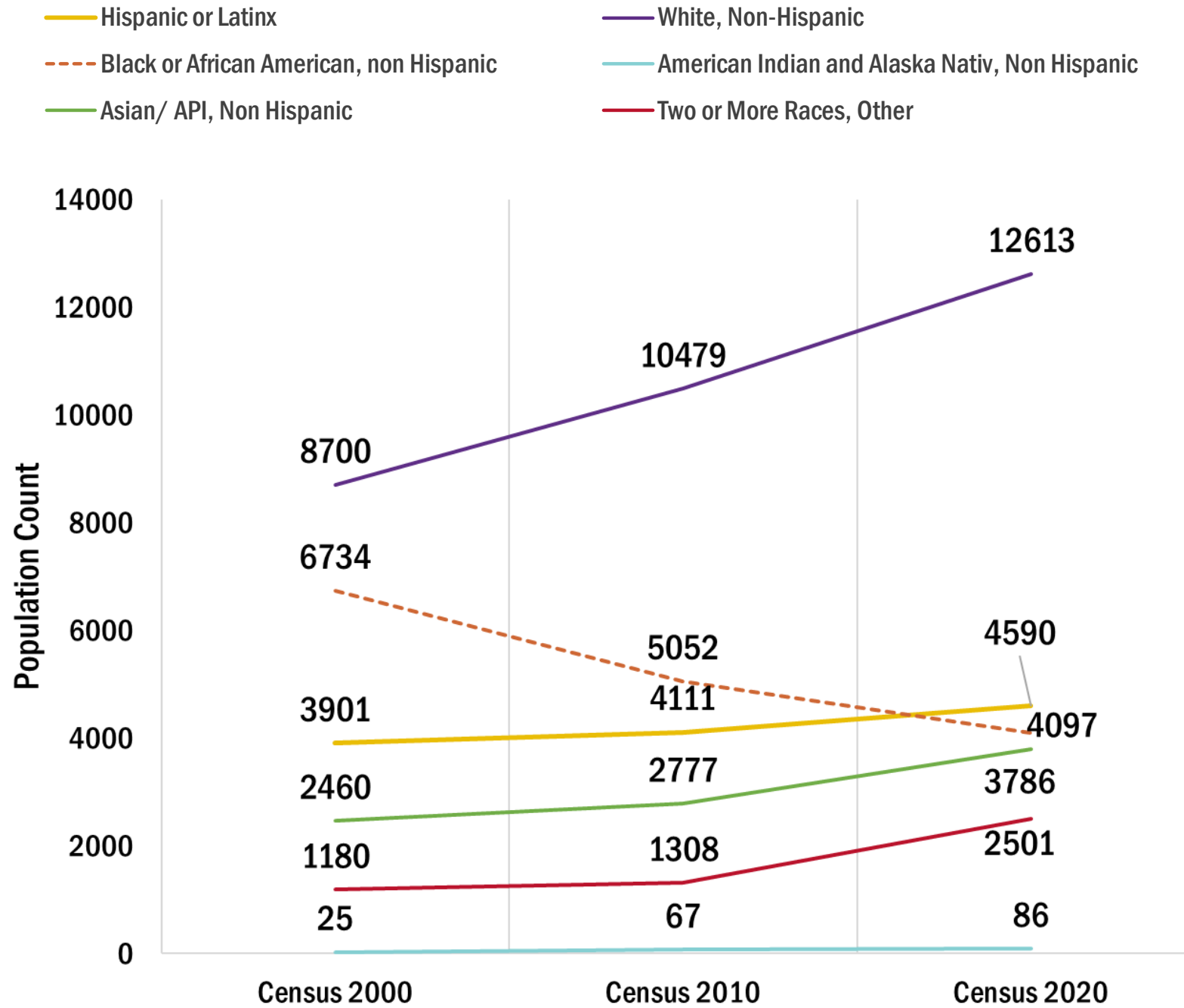
- City of Berkeley
  - Transportation Division
  - Parks, Recreation, and Waterfront Department
  - Fire Department
  - Police Department
- Alameda County Transportation Commission (Alameda CTC)
- AC Transit
- City of Emeryville
- City of Oakland
- City of Albany

# Community Demographics and Equity

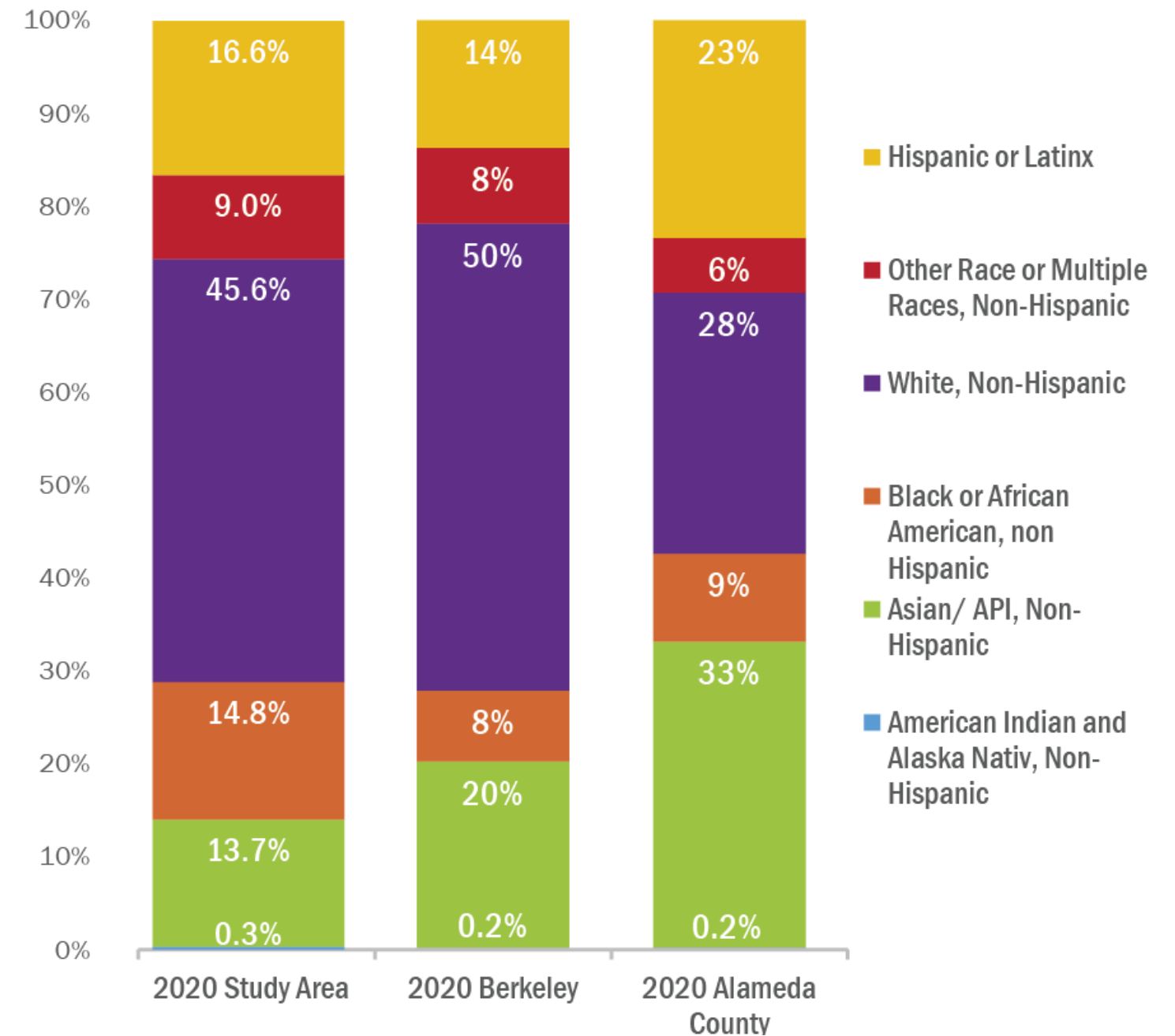


**Equity Priority Communities and Redlined Communities.** Source: Robert K. Nelson and Edward L. Ayers, *Mapping Redlining*, 2023. MTC, EPC Data, 2021.

# Community Demographics and Equity



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

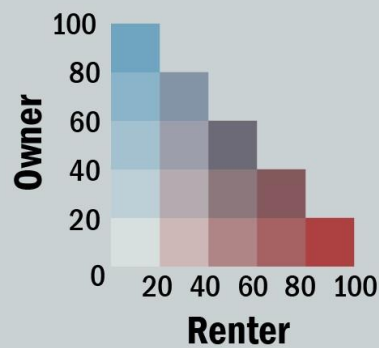


Racial Shift in Study Area by Census Tracts, Source: U.S. Decennial Census, 2000 Table P7, 2010-2020 Table P9

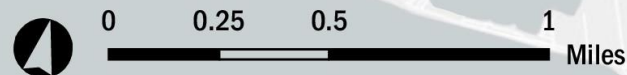
# Household Conditions

- The Study Area (**10,781 units**) has a higher share of renters (55.3%) relative to owners (44.7%).
- In 2021, the Study Area contained 319 overcrowded units **30% of overcrowded housing citywide**
- In the area, **Owners' housing costs are a lower share of their income**

Percentage of Owner and Renter  
ACS 2021

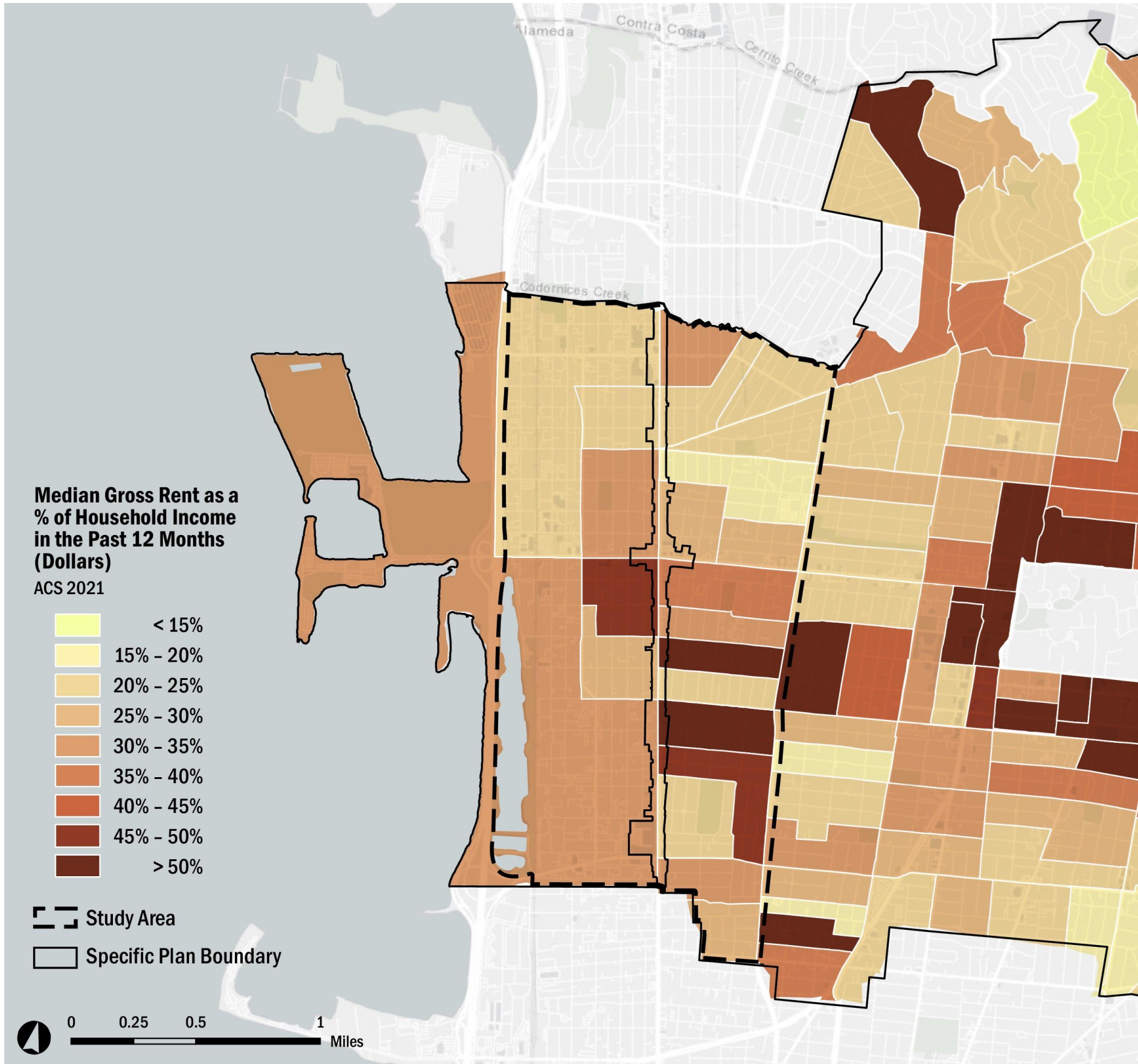


 Study Area  
 Specific Plan Boundary



Mix of Households that Own or Rent in Berkeley. United States Census Bureau. ACS. 2021, Table DP04.

# Household Income and Housing Cost



Median Gross Rent as a Percentage of Household Income in the Past 12 Months (Dollars), ACS 2021 (5-year Estimates)

	Less Than \$10,000:	\$10,000 To \$19,999:	\$20,000 To \$34,999:
Total:	395	602	762
Less Than 20.0 Percent	0	0	6
20.0 To 24.9 Percent	0	0	3
25.0 To 29.9 Percent	18	51	42
30.0 To 34.9 Percent	8	53	41
35.0 To 39.9 Percent	7	24	15
40.0 To 49.9 Percent	0	172	101
50.0 Percent Or More	<b>286</b>	<b>284</b>	<b>548</b>
Not Computed	76	18	6

Rent Burden by Household Income in the Past 12 Months (Dollars), ACS 2021 (5-year Estimates)

- Over 1,100 renter households earn less than \$35,000 and pay more than 50% of their income for rent.
- Nearly 20% of renter households in the Study Area.

# Plan Area Housing Element Update, Housing Sites Inventory

**51 Opportunity Sites Include** Vacant and underutilized sites with residential or mixed-use potential.

- 20% of the City’s opportunity sites are within the Specific Plan Area

Potential Units	Current Housing Units
Potential New Units: ~4,500 – 5,500	Current Unit Count: ~2,600
600 Units Approved	250 SF detached
2000 Units Under Review	330 MF (2-4 units)
2,000 – 3,000 Units on Opportunity sites	2,020 MF (5+ units)

**About a 175% to 210% increase in units**



# Evolving State Law and Housing Policy



## California Housing Legislation Highlights

as of October 12, 2023 Blue = Signed into law

### UTILITIES & EMERGENCY PREPAREDNESS

- SB 57 No residential gas/electric shutoffs for nonpayment if temp below 32F or above 95F
- AB 68 Faster & easier to build near jobs, schools, transit, etc.
- Bans upzoning in wildfire, flood, & conservation zones.
- SB 83 Requires electric utility to connect new buildings faster.
- AB 281** Requires utility districts to process applications faster.
- SB 410** Plan for faster electricity connections & more grid capacity.
- AB 586 Allows Medi-Cal to cover AC, heaters, filters, backup power.
- AB1072 Water efficiency assistance for low-income residents.
- AB1505 Funding for earthquake retrofits for soft-story apartments.
- AB1561 Faster approvals for housing in city of Chico.

### ENFORCEMENT OF HOUSING LAWS

- AB1485** Expands Attorney General's ability to enforce housing laws.
- AB1633** Bans cities from delaying housing by not issuing CEQA exemptions.

### FASTER APPROVALS

- SB 239 Limits filing of CEQA lawsuits; only Attorney General can file.
- AB 356** Extends the rule that aesthetic impacts aren't considered significant.
- SB 393 Discloses who is funding CEQA lawsuits; also exempts projects part of a larger approved plan.
- SB 423** Faster approvals in cities & counties that haven't built enough.
- SB 450 Faster approvals and fewer restrictions on SB9 duplex and lot splits.
- SB 684** Faster approvals for projects with up to 10 homes.
- SB 736 Makes easier & speeds up building permit process.
- SB 794 Resolves CEQA appeals for most big projects in 1 year; also discloses who is funding CEQA appeal lawsuits.
- AB 978 Requires posting a \$500,000 bond to file a CEQA appeal lawsuit against housing.
- AB1114** Bans rejecting building permits for housing that complies with the building code. Only San Francisco does this.
- AB1532 Faster approvals & lower fees for office to housing conversions.

### HOMEOWNERSHIP

- AB 323** Gives individuals priority before nonprofits for buying affordable ownership units in a mixed-income development.
- AB 572** Limits HOA fee increases to 5%/year for affordable ownership units.
- AB 717 Inheritance planning education for first time homebuyers.
- AB 919 Gives tenants & nonprofits time to make an offer when building is sold.
- AB1043 Rules to protect homeowners from shady foreclosure consultants.
- AB1508** Sets goal to increase first-time homeownership.

### HOMELESSNESS

- SB 7 Requires cities identify places for homeless people to live in their general plan housing element.
- SB 31 Bans being homeless within 1,000 feet of a park, school, daycare, or library.
- SB 91** Extends law that streamlines conversions of motels to housing.
- SB 221 \$5000 tax credit for people renting to a nonprofit using it to house domestic violence survivors.
- SB 773 Allows more low-income households to qualify for CalWORKS Homeless Assistance housing subsidies.
- AB 920 Bans discrimination based on housing status.
- AB1082 Bans towing or booting of vehicles due to unpaid parking tickets.
- AB1085 CA to ask Federal govt to allow Medi-Cal to cover paying for housing.
- AB1215 Grants to provide pet housing & services at shelters.
- AB1285** Prioritizes homeless people when assigning spots in affordable housing.
- AB1431 Pilot program for rent subsidies for homeless, seniors, unemployed, and other populations at high risk of homelessness.

### RE-ENTRY HOUSING FOR PEOPLE RELEASED FROM PRISON

- AB 428 Creates CA Dept. of Re-Entry; with individualized re-entry plans.
- SB 460 Ban the box: Applications can't ask about criminal record. Can still background check, but must give chance to explain before rejecting.
- AB 745 Creates Re-Entry Housing and Workforce Development Program.

### UPZONING

- SB 294 More floor area allowed for land zoned for 11+ apartments.
- AB 440 Can base density bonus on general plan density if it's higher than zoning density.
- AB 637 Density bonus must meet local inclusionary housing rules.
- SB 713** Density bonus law overrides any local law it conflicts with.
- AB 821** Can use general plan density if it's higher than zoning.
- AB 835** Increase max height for apartment buildings with 1 stair.
- AB1287** Additional density bonus if moderate income or additional very low income units added.

### PARKING

- SB 529 Funds shared electric vehicles for affordable housing.
- SB 712** Landlords required to allow bike/scooter parking.
- AB 894** Allow shared parking (such as residential/commercial) to count towards parking requirements.
- AB1308** No added parking required for house additions or remodels.
- AB1317** Requires that parking be unbundled from apartment leases in 16+ unit buildings in 10 counties.

### ACCESSORY DWELLING UNITS

- AB 671** Community land trusts can build and sell ADU, Junior ADU & house to three separate households.
- AB 976** Extends law that allows ADU even if house is rented.
- AB1033** Allows cities to allow anyone to buy an ADU separate from the house.
- AB1332** Cities & counties to set up system to pre-approve ADU plans.
- AB1661 Allows new ADUs to share electric & gas meter with house.

### STUDENT & SCHOOL EMPLOYEE HOUSING

- SB 270 Makes it easier for student housing to be approved.
- AB 358** Speeds up plan check for community college student housing.
- AB1169 School employee housing funding.
- AB1307** Noise from residents aren't a CEQA impact.
- AB1630 Allows student housing on all land within 1,000 feet of a college; no density limit, raises height limit to 40 feet if it was lower.
- AB1700 Population growth & noise from new homes aren't a CEQA impact.

### BALLOT MEASURES

- ACA 1** Lowers the pass threshold from 2/3 to 55% for local measures for housing or infrastructure funding.
- ACA 10 Creates right to housing in CA constitution.
- SB 834 \$25 billion affordable housing bond.
- AB1657 Affordable housing bond (amount TBD).

### PUBLIC LAND

- SB 240** Streamlined approvals for housing for formerly incarcerated individuals on public land.
- AB 480** Prioritizes affordable housing development when public lands are sold or leased.
- AB 510 Require cities & county to create affordable housing land trusts; exempts all projects on such land from CEQA.
- AB 983 Makes it easier for a city to sell or lease surplus land in a downtown revitalization plan area.

### AFFORDABLE HOUSING STREAMLINING

- SB 4** Faster approvals for low income housing on land owned by colleges or religious organizations.
- SB 406** CEQA exemption for local agencies to spend money on low & moderate income housing.
- SB 439** Allows easier dismissal of lawsuits against affordable housing.
- SB 469** Removes local barriers to building affordable housing for projects receiving tax credit funding.
- AB 785** Extends LA affordable housing CEQA exemption.
- AB1449** Affordable housing CEQA exemption.
- AB1490** Adaptive reuse of nonresidential buildings for low income housing, streamlined approvals and fee exemptions.

### AFFORDABLE HOUSING: PROPERTY TAX

- AB 84** Property tax exemptions for land owned by nonprofit but not yet built on, as well as units where tenant income has increased.
- AB 430 Expands tax exemption for community land trusts.
- SB 588 Removes cap on amount of assessed value that can be exempt from property tax.
- AB 926 Tax reduction for businesses that provide housing for low, moderate income, and homeless employees.
- AB1492 Allows a partial tax exemption for mixed income buildings owned by a nonprofit, proportional to the number of affordable units in the building.

### FUNDING

- SB 20** Allows multiple cities to create a regional housing fund to build affordable housing.
- AB 297 Expands state funding for affordable housing.
- SB 341** Allows affordable housing developers to access competitive state funding even if the local city is NIMBY and is out of compliance with state law.
- AB 346** More flexible funding allocation for LIHTC.
- SB 482** Operating reserves for supportive housing.
- AB 515 Allow prepayment of loans for housing under the Multifamily Housing Program.
- AB 519** Consolidated funding application.
- AB 578 Limits loan payment costs for permanent supportive housing in the No Place Like Home program.
- AB 901 Allows creation of Affordable Housing Financing Districts that uses taxes from that district for housing.
- AB 930 Allows creation of RISE districts that use taxes from that district for housing & infrastructure.
- AB1053 Expands state loan program to cover construction loans, in addition to regular loans.
- AB1319** Expands what BAHFA, the Bay Area Housing Finance Agency, can do, also exempts its projects from CEQA.

### PRESERVING AFFORDABLE HOUSING

- SB 225 Fund for preserving affordability in buildings where it is about to expire.
- SB 593** Replacing housing demolished by San Francisco Redevelopment as well as preserving affordability in housing built by Redevelopment.

### SOCIAL HOUSING

- AB 309 Creates framework for social housing agency.
- SB 555** Sets goal to build low & moderate income homes.
- AB 584 Taxes short-term rentals (Airbnb) to fund low and moderate income housing.

### SENIOR HOUSING

- SB 17 Prioritizes affordable housing funds for senior housing.
- SB 87 Subsidies for seniors & adults with disabilities.
- AB 839** Expands financing program for assisted living.

### VETERANS

- AB 531** \$6.38 billion bond for veterans housing & others who are homeless.
- SB 871 Expands property tax exemption for veterans.
- AB1014 Expands property tax exemption for disabled veterans and unmarried surviving spouses.
- AB1386** More options for veterans moving into income-restricted affordable housing.

### FARMWORKER HOUSING

- SB 547 District ag associations can build & run affordable housing.
- AB1439** Increase priority for farmworker housing for housing funding.

### TRIBAL HOUSING

- SB 18 Funding for Native American Tribes to build housing.
- AB 371 Tribes given more flexibility on use of housing funding.

### YOUTH

- SB 9 Raises max age for foster care benefits from 21 to 22.
- AB 369 Extends Independent Living Program to cover all foster youth up to age 23.
- SB 456 Housing for homeless youth or at risk of homelessness.
- AB 525 Housing supplement payments for foster care homes and families.
- AB 509 Creates Homeless LGBTQ+ youth housing in San Diego & Sacramento.
- AB 867 Gives people aging out of foster care more time to find housing.
- AB 963 Funding housing for 18-25 year olds aging out of foster care.

### MOBILE HOMES / MANUFACTURED HOUSING

- AB 22 Increases max width for mobilehomes by 8 inches.
- AB 42** Temp dwellings under 250 sq ft don't need sprinklers.
- AB 318** Extends law protecting mobilehome residents from 2024 to 2027.
- AB 319** Oversight and disclosure of conflict of interests for mobile home park inspectors.
- SB 620 Easier to open campsites for up to 9 RV's or shelters.
- SB 634 Faster approval for portable housing.
- AB1035 Limits rent increases to inflation + 3% or 5%, whichever is lower.
- AB1334 No fees required for mobilehome park to expand by up to 10%.

### TENANT PROTECTIONS

- AB 59 Renters tax credit - large increase.
- SB 395 Statewide database of evictions.
- SB 466 Allows cities to extend rent control to more buildings.
- AB 468 Tenants can get relocation assistance if building is found to be substandard, even if it isn't a legal residential unit.
- AB 548** Allow inspection of rest of building if major problems found in one unit.
- SB 567** Stronger enforcement of statewide cap on rent increases and protections from unjust evictions.
- SB 569 Renters tax credit - small increase.
- AB 846 Limits rent increases in affordable housing.
- SB 863 Extends 3-day notice to pay rent or move out to 7 days.
- AB 887 Rent cap for floating homes in three Bay Area counties.
- AB1218** Expands tenant relocation benefits for demolitions.
- AB1418** Bans cities from requiring landlords to evict tenants alleged criminal behavior; a convicted family member, etc.
- AB1620** Allows disabled tenants in a rent controlled building to move to a unit on an accessible floor at the same rent.

### REMOVING TENANT PROTECTIONS

- AB 500 Allowing rent increases to be notified by email.

### TENANT APPLICATIONS / FAIR HOUSING

- AB 12** Limits security deposits to 1 month of rent.
- SB 267** Section 8 tenants can use alternative to credit score when applying.
- AB 312 Creates statewide platform for applying for affordable housing.
- SB 403 Bans discrimination based on caste.
- AB 485 Landlord must provide applicant copy of credit report in 24 hours.
- SB 611 Rental ads must include all monthly fees as well as any move-in deposits/fees.
- AB 653 Incentives for landlords to rent to Section 8 voucher users.
- AB 812** Cities can set aside 10% of affordable housing as artist housing in or near a cultural district.
- SB 831 Intent bill for increased enforcement to stop Section 8 discrimination, as well as banning discrimination against tenants who only have one eviction.
- AB1086 Allows eavesdropping, recording, and intercepting communications to enforce fair housing laws.

### GENERAL PLAN HOUSING ELEMENTS

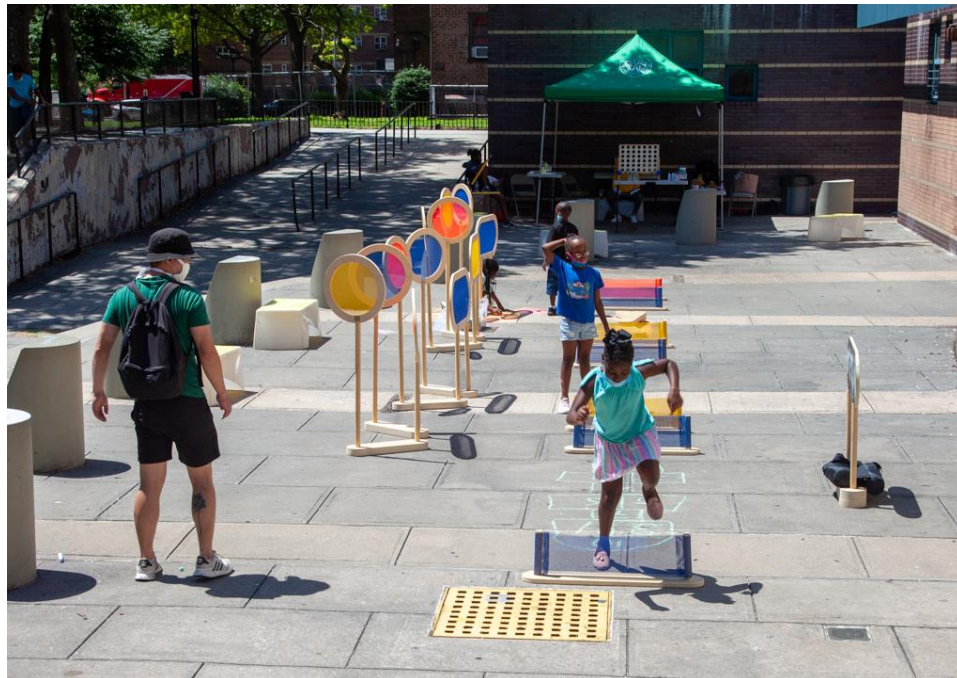
- SB 405 More public oversight on the process cities use to identify sites where used to meet their share of housing goals.
- AB 529** Incentive to convert or replace commercial buildings to housing.
- SB 576 Ban buildings over 3 floors within 5 miles of a military installation.



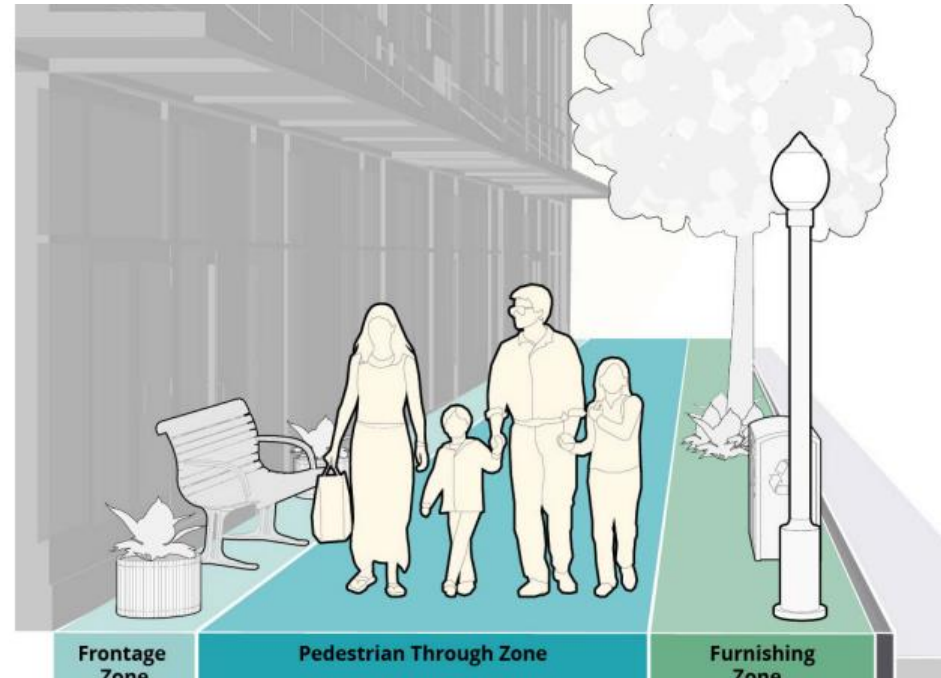
• California Housing Legislation considered in 2023

• Blue highlights were signed into law (62 laws)

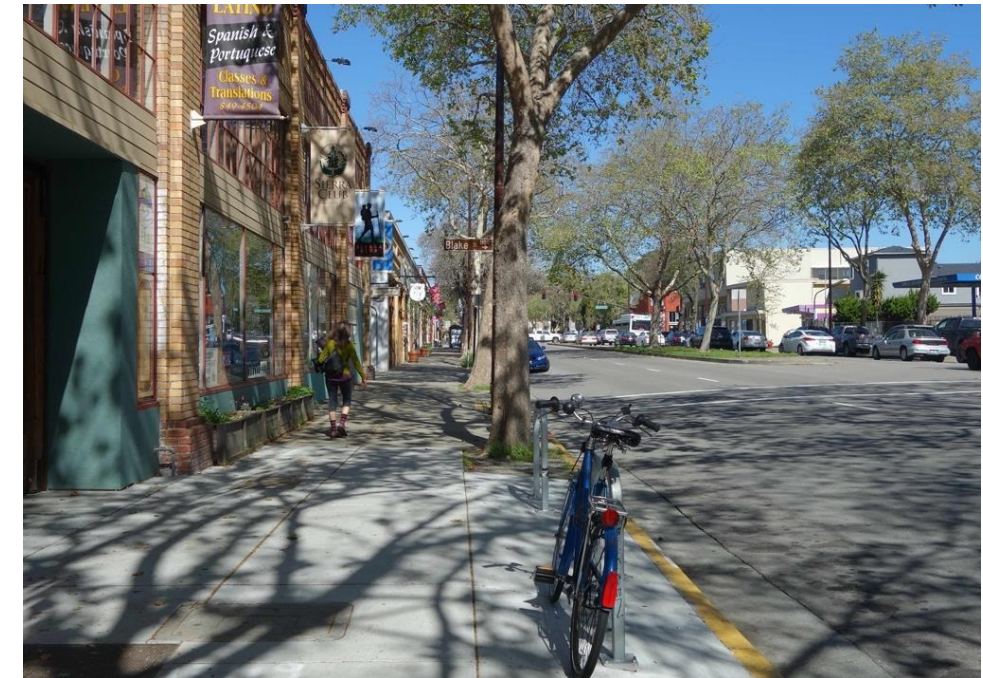
# Transportation and Public Space



Source: Street Lab



Source: City of Portland



San Pablo Ave. South of Dwight Way

## Specific Plan Considerations:

- Pedestrian Improvements (e.g., sidewalk)
- Usable public and private open spaces
- Indoor and outdoor community spaces

## Other large Projects:

- Alameda County Transportation Commission's (ACTC) San Pablo Avenue Corridor Project
- City of Albany San Pablo Specific Plan (2022)

# Commercial Activity



Brick and Mortar Business at Corner of San Pablo Ave and Delaware. Source: CD+A, 2023



Woman Owned Auto Repair Shop on San Pablo Ave. Source: CD+A, 2023



Vacant Storefront. Source: CD+A, 2023

- 90% of brick-and-mortar businesses are locally owned:
  - 21% are woman owned*
  - 41% are people of color owned*
- Local businesses are more vulnerable to displacement or closure
- Ground-floor vacancy rate on San Pablo Ave doubled since 2017

# Public Realm



Mature London Plane trees define the character of San Pablo Ave



Sidewalks in many locations in need of maintenance



Sidewalks at recent developments



Fenced-off parking lot towards sidewalk



Outdoor seating along San Pablo Ave



Graffiti can illustrate the potential for visual activation of the street



Some businesses use art to communicate their culture

# Examples of Public Realm Elements



**Streetscape:** Dimensions and elements of the public sidewalk and landscaping



**Site Frontage:** Storefronts and relationship of ground floor with the streetscape



**Site Frontage:** Property and building setbacks, Landscaping



**Building:** Building mass and form



**Building Articulation:** Façade design and distinct features of building parts



**Building Articulation:** Decorative and artistic elements on the facade

# Open House Stations

We want to hear from you and have a conversation!

Look out for  
the QR  
Codes!



Let's  
Draw!



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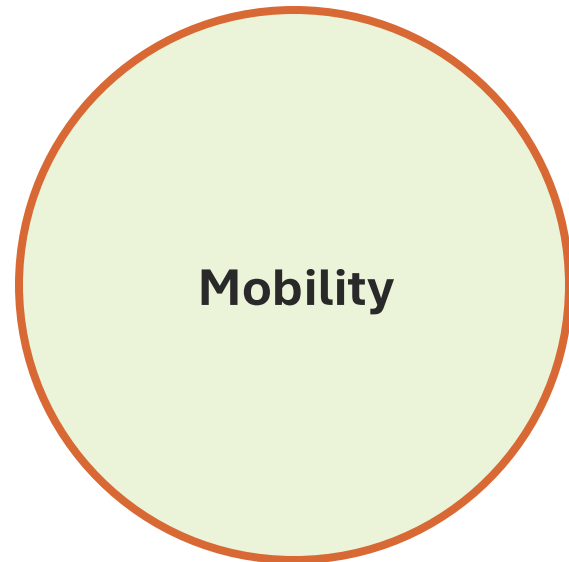
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