

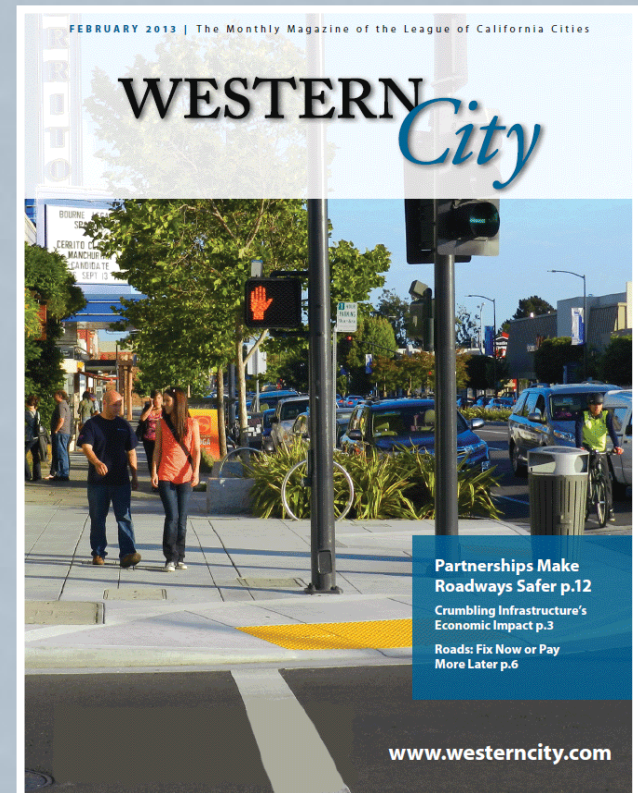
SAN PABLO AVENUE SPECIFIC PLAN UPDATE

Imagine San Pablo Avenue as a grand boulevard stretching from Oakland to Hercules, with jewels of pedestrian-friendly and family-friendly mixed-use urban and distinctive neighborhoods along the way. The San Pablo Avenue of the future will include a diverse range of housing, business, service, recreational, educational, transportation and civic opportunities with distinct nodes of activity in each city connected by an attractive, multi modal world class boulevard.

- Loni Hancock

Former State Assemblymember/State Senator

Destination: San Pablo Avenue/SR 123 Vision (2004)

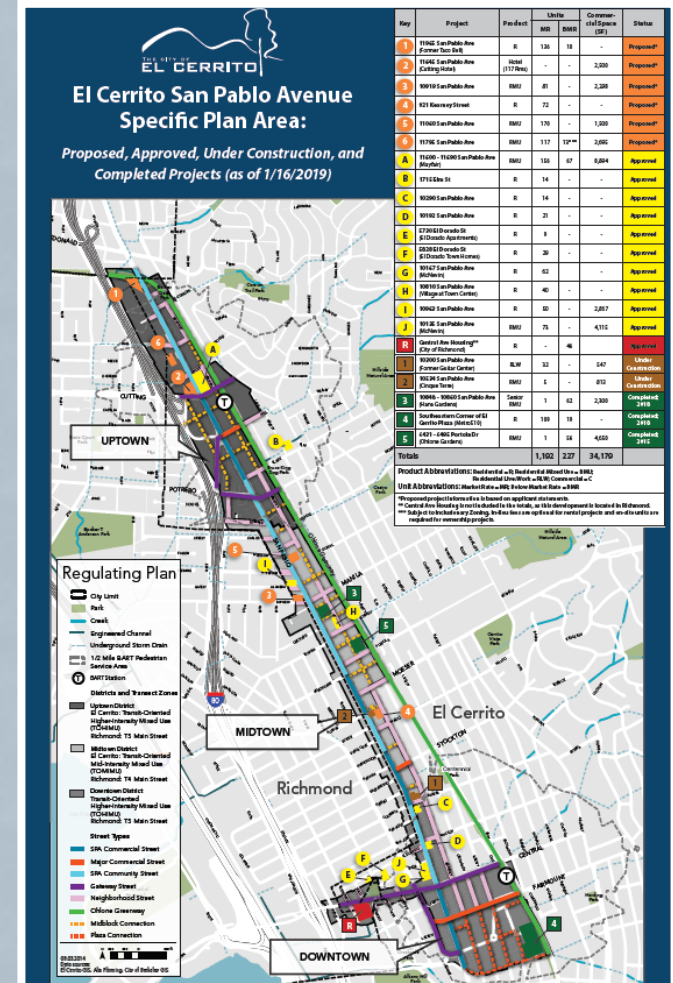


SAN PABLO AVENUE SPECIFIC PLAN UPDATE

- Brief Background
- Current Status
 - Results to Date
- Looking Forward (SPASP Update)
- Transportation Issues (Parking, Mobility)

Key Links

- www.el-cerrito.org/SPASP
- www.el-cerrito.org/MajorProjects



BRIEF BACKGROUND

- **2006: Economic Development Studies**
 - Pursue high quality, dense residential as key strategy
 - **2007: Richmond/El Cerrito San Pablo Avenue Specific Plan**
 - Framework/Vision * Plan Not Adopted
 - **2011: Economic Studies/Feasibility Analysis**
 - Increase height/lower parking
 - **2013: Strategic Plan**
 - Long term financial sustainability; deepen a sense of place and community identity
 - **2013: Climate Action Plan**
 - Reduce VMT; More compact, higher density infill near transportation
 - **2014: San Pablo Avenue Specific Plan**
- **Form Based Code, Complete Street and Program EIR**

CURRENT STATUS: BY THE NUMBERS

New Transit Oriented Housing units

- 1,464 approved (18 sites)
- 598 additional proposed (4 sites)
- Under Construction: 246
- Built: 330 (139 BMR)



Below Market Rate

- 67 Approved (100% below 60% AMI)
- 86++ Inclusionary (onsite or in-lieu)
- Built: 139
- ++ Many approved projects will convert to be subject to Inclusionary



32,000+ sf new commercial

- 10-18 new commercial spaces approved
- Plus 7 live-work spaces (approved)
- Plus 1-2 hotels (1 near building permit; 1 anticipated)



BRIEF BACKGROUND



LOOKING FORWARD

Specific Plan/Form Based Code Update and SEIR

- *Minor Update*
 - EIR Capacity (1,760) and Minor Clean Up
- *Administrative Draft:*
October 2021
- *City Council:*
February 2022

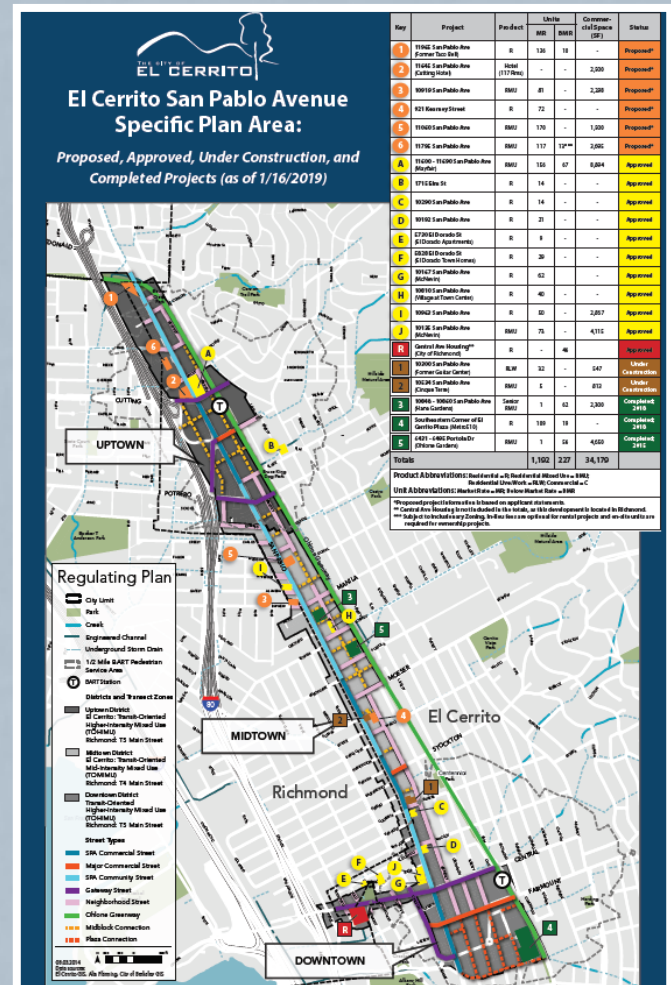
Program SEIR: 2,500 Units

- BART Plaza Parcel
 - ~750-800 units; (50% Market Rate; 35% Affordable; 15% Moderate)
- Safeway Corner
 - 190 Units; Density Bonus
- OSH Site
 - ~300 Units
- Miscellaneous Smaller Sites

TRANSPORTATION ISSUES

	TOHIMU* (1/2 mi o BART)	TOMIMU*
Auto/Residential**	0.5-1/unit	1-1.5/unit
No Minimum	Lower with supplemental TDM	
Auto/Commercial	Less than 3,000 sf= Zero	
	Up to 1/1,000 sf	Up to 1/500 sf
Bicycle/Residential	1 long-term/unit	
	1 short-term/10 units	
Bicycle/Commercial	Minimum 1.5/3,000 sf (Min. 2) Min 1 long term/10,000 sf	
Actual (Residential)	0.3-1***/unit	0.6-1.05 ***/ unit

* TOHIMU/TOMIMU= Transit Oriented Higher or Medium Intensity
 ** Unbundled
 *** Higher Numbers Are Condominiums. Rentals at/or Below Range



TRANSPORTATION ISSUES

- How to support low parking ratios?
 - Feasibility continues to drive parking lower
 - Constrained sites (stacked parking)
- Insufficient “urban” mobility options (multi-point)
 - Urban Parking Ranges Need Urban Mobility Options
 - How to move around town and to area necessities/amenities w/o car (jobs, recreation, schools etc.)
 - Need for Shared vehicles; Shared Micromobility
 - Not a big enough market *yet*; Need for Partnership
 - Strong commute service to major centers
 - Improve access options to BART from Midtown
 - AC Transit Easy Pass: 100 or more residences only
 - only 4/18 approved projects are more than 100 residents
- Capital Projects: Underway (Complete Streets; TIF; STMP)

El Cerrito, California
San Pablo Ave, Uptown

Existing conditions



Urban Advantage
photo-simulation

El Cerrito, California
San Pablo Ave, Uptown

Public ROW improvements



Urban Advantage
photo-simulation

El Cerrito, California
San Pablo Ave, Uptown

Apt bldgs_11600, 11690 San Pablo Ave
APPROVED



Urban Advantage
photo-simulation

El Cerrito, California
San Pablo Ave, Uptown

Hotel_11615, 11645 San Pablo Ave
UNDER CONSIDERATION



Urban Advantage
photo-simulation

El Cerrito, California San Pablo Ave, Uptown

Conceptual future development following
San Pablo Ave Specific Plan standards



Urban Advantage
photo-simulation

El Cerrito, California
San Pablo Ave, Downtown

Existing conditions



El Cerrito, California
San Pablo Ave, Downtown

Apt bldgs_10135, 10192 San Pablo Ave
APPROVED



El Cerrito, California
San Pablo Ave, Downtown

Apt bldg_16017 San Pablo Ave
APPROVED



El Cerrito, California

San Pablo Ave, Downtown

Maturing trees



El Cerrito, California
San Pablo Ave, Midtown

Existing conditions



El Cerrito, California
San Pablo Ave, Uptown

Apt bldg_10963 San Pablo Ave
APPROVED



El Cerrito, California
San Pablo Ave, Uptown

Apt bldgs_11048, 11060 San Pablo Ave
UNDER CONSIDERATION



El Cerrito, California
San Pablo Ave, Uptown

Buffered bike lane



El Cerrito, California
San Pablo Ave, Uptown

Maturing trees

