

Planning for the future of San Pablo Avenue

The City will soon finalize its long-awaited [San Pablo Avenue Specific Plan](#). The Plan will outline a clear vision for the future and provide a set of implementation tools to guide the City Council as it strives to build an economically and environmentally sustainable future for the San Pablo Avenue corridor, the areas surrounding the two BART stations in El Cerrito, and the City as a whole.

The Plan will include three major elements. Taken together, these elements aim to provide a process for development of walkable, attractive and economically vibrant commercial and residential areas, adjacent to San Pablo Avenue. The elements will also catalyze and leverage both public and private investment.

- The [Complete Streets Plan](#) will include a new plan and new policies to better balance transportation modes - walking, bicycling, driving in a single-occupancy vehicle, or using public transit - along San Pablo Avenue.
- The [Multimodal Capital Improvement Plan](#) will identify projects that will improve transportation. The planning area, including the City's two BART stations, the Ohlone Greenway, and San Pablo Avenue, is rich in transit options. The new regulations will capitalize on this advantage by encouraging different options in different areas. The Plan will provide higher density, multiple use, transit-oriented development, with reduced parking requirements and greater walkability, in some parts of the planning area, and medium density, residential use in others, where market forces or adjacent uses indicate that lower scale is desirable.
- The Plan's [Hybrid Form-Based Code](#) will address the relationship between building facades and the public right of way, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. They will be keyed to the regulating plan that designates the appropriate form and character of development, with less emphasis as to the types of land use. It will specify basic development parameters such as new density, height and parking requirements. The Code's primary goal is to provide a clear fram to ensure that new projects work in relationship to each other to strengthen the sense of place in El Cerrito. In the built environment this could include stepping down taller buildings adjacent to residential uses to minimize shading, providing open space and public plazas for shared public/private use or adding pedestrian connections as part of a development.

After several years in development, the draft Plan and Environmental Impact Report (EIR) are scheduled for release at the end of 2013. The City Council will hear a Specific Plan update and will consider adopting new Multimodal Level of Service Standards (MMLOS) for San Pablo Avenue at its *November 5 meeting*. The Planning Commision will receive an update and host a study session on the Plan's Form-Based Code at its *November 20 meeting*. Public participation is welcome. For more information, visit www.el-cerrito.org/commdev or contact Melanie Mintz, Interim Community Development Director, at 215-4339 or mmintz@ci.el-cerrito.ca.us

