

CITY OF ALAMEDA PLANNING BOARD  
**DRAFT RESOLUTION**

A RESOLUTION OF THE CITY OF ALAMEDA PLANNING BOARD RECOMMENDING THAT THE CITY COUNCIL ADOPT THE WELLNESS CENTER MITIGATED NEGATIVE DECLARATION AND ADOPT A GENERAL PLAN LAND USE DIAGRAM AMENDMENT AND TEXT AMENDMENT, AND ZONING MAP AMENDMENT FOR THE PROPERTY ON THE WEST SIDE OF MCKAY AVENUE (APN 74-1305-26-2) (PLN18-0198) TO ALLOW FOR PRIVATE USE OF THE PROPERTY FOR THE WELLNESS CENTER

WHEREAS, Alameda Point Collaborative intends to acquire the property on the west side of the McKay Avenue (APN 74-1305-26-2) from the Federal Government for use as a Wellness Center; and

WHEREAS, the property is designated "Federal Facilities" in the General Plan Land Use Element and includes a "G, Special Government Combining District" (G Overlay) zoning designation in addition to its underlying Administrative Professional (A-P) Zoning Designation; and

WHEREAS, the Federal Facilities General Plan land use designation and the G Overlay zoning designation must be changed when the property is conveyed out of Federal ownership and use; and

WHEREAS, Alameda Point Collaborative is requesting the changes to the General Plan Land Use Diagram, the text of the General Plan Land Use Element, and Alameda Zoning Map to enable its use of the property for a Wellness Center; and

WHEREAS, the Planning Board held a duly noticed public hearing on October 8, 2018, and examined all submitted materials and public comments.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the City of Alameda makes the following findings:

1. **California Environmental Quality Act.** The City of Alameda, as the lead agency under the California Environmental Quality Act (CEQA), prepared a draft Mitigated Negative Declaration for the project. The Mitigated Negative Declaration considers the potential environmental impacts of the project including the potential impacts of future actions by the applicant to demolish existing buildings and build new buildings to accommodate the new uses. The Mitigated Negative Declaration finds that some construction activities may result in some potentially significant impacts as the result of demolition activities, excavation activities, or other construction activities, but that all of the potential impacts can be mitigated to a level of less than significant through standard construction mitigations.
2. **The General Plan Land Use Diagram, General Plan Land Use Element, and Zoning Map Amendments relate favorably to the General Plan.** The proposed Wellness Center supports General Plan Housing Element Goals and policies, specifically Goal #2: Provide housing that meets the City's diverse housing needs, specifically including affordable housing, special needs housing, and senior housing; Policy HE-2: Expand the City's supply of affordable rental and ownership housing for extremely low-, very low-

, low-, and moderate-income households; Policy HE-3: Create rental, homeownership, and other housing opportunities for special needs populations such as the elderly, homeless and people at risk of becoming homeless, people with physical and/or developmental disabilities, single-parent households, and young adults; and Policy HE-4: Encourage and support new residential opportunities for senior citizens, including senior housing projects, multifamily housing projects with accessible and small housing units, assisted living projects, and in-law unit projects. Furthermore, the General Plan Land Use Diagram designation as “Federal Facilities” must be changed, the General Plan Land Use Element text must be revised, and the G Government Combining District Zoning Designation must be removed to reflect the conveyance of the land out of federal ownership.

3. **The General Plan Land Use Diagram, General Plan Land Use Element, and Zoning Map Amendments support the general welfare of the community.** The proposed amendments facilitate the use of the site by Alameda Point Collaborative for 90 units of assisted senior living for formerly homeless individuals, a 50-bed respite center for homeless individuals recently released from the hospital, a clinic for the homeless, and a resource center, a resource center that assists Alameda residents in a housing crisis or recently homeless to locate appropriate housing and services, and a 7,000 square foot Primary Care Clinic which provides outpatient services primarily for facility clients. A 2017 City of Alameda Community Needs Assessment completed by City of Alameda Social Service Human Relations Board (SSHRB) found that health care facilities were the third most needed facilities in Alameda as rated by Alameda residents, next to Recreation and Parks’ fields/courts and community pools. The 2018 City of Alameda Homeless Needs Report found that homeless shelters/homeless services are the second most pressing social services need in the City of Alameda, behind transportation. Finally, the proposed Wellness Center facilities and uses are consistent with and permitted by the A-P Administrative Professional Zoning District, which is the underlying zoning for the property.
4. **The General Plan Land Use Diagram, General Plan Land Use Element, and Zoning Map Amendments are equitable.** The proposed amendments facilitate the use of the site by Alameda Point Collaborative for a Wellness Center to support the health needs of the homeless population. The homeless population is the least served segment of the Alameda community. This proposal will provide much needed services for a historically underserved community.

NOW THEREFORE BE IT FURTHER RESOLVED that the Planning Board recommends that the City Council:

- 1) adopt the draft Mitigated Negative Declaration,
- 2) Amend the General Plan Federal Facilities Land Use Designation to read as follows:

“FEDERAL FACILITIES: Sites occupied by Federal facilities including Naval Reserve Center, ~~the Federal Center on McKay Avenue~~, and Coast Guard Island are in this category.”

3) Amend the following sentence in the land use element to read as follows:

“~~Three~~ Two sites are in use: the U.S. Coast Guard (Coast Guard Island) and the Naval Reserve Training Center on Clement Avenue, ~~and the Federal Center on McKay Avenue.~~ The City and the Federal agencies consult on development issues, but the City has no power to regulate development on Federal sites.”

4) Amend the General Plan Land Use Diagram for APN 74-1305-26-2 to change the Land Use Designation from Federal Facilities to Office, and

5.) Amend the City of Alameda Zoning Map to remove the G Special Government Combining District Zoning Map designation from APN 74-1305-26-2.