



# City of Alameda

## Staff Report

**File Number:2020-7602**

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Planning Board

**Agenda Date:** 1/13/2020

**File Type:** Regular Agenda Item

**Agenda Number:** 7-A

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Planning Board Study Session to Discuss Article 26 of the Alameda City Charter

To: President and  
Members of the Planning Board

From: Andrew Thomas, Planning, Building, and Transportation Director

### BACKGROUND

In August, the City Council's Charter Review subcommittee asked the City of Alameda Planning, Building, and Transportation Department and the City of Alameda Planning Board to provide the subcommittee with an evaluation of the land use regulations contained in Article 26 subsections 1, 2 and 3 of the Alameda City Charter, commonly referred to as "Measure A".

### DISCUSSION

As the City Council's primary advisory board on issues related to land use and development, the Planning Board routinely advises the City Council on existing and proposed land use policies, regulations, and standards. The attached staff analysis of Article 26 provides:

- A brief history of Article 26 and overview of local ordinances adopted since Article 26 to maintain consistency with State Law,
- An analysis of Article 26's continuing impact on residential development opportunities in Alameda, and
- An analysis of Article 26's impact on the community's ability to address current citywide -wide issues of concern, such as the housing crisis, the climate change emergency, traffic congestion, neighborhood preservation, and economic development.

The staff analysis finds that Article 26 does not support the general welfare of the community, does not support the integrity of the General Plan, and is not equitable.

At the January 13, 2020 study session, the Planning Board may consider the staff analysis, the comments and thoughts brought forward by the community, and comments and ideas raised by respective Planning Board members. Staff then will transmit the Planning Board's findings to the City Council Charter Subcommittee in any form determined appropriate by the Planning Board.

### ENVIRONMENTAL REVIEW

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Reviewing and commenting on a land use regulation is not a project under the California Environmental Quality Act. No further environmental review is required for the Planning Board to hold a study session and transmit its comments to the City Council.

RECOMMENDATION

Hold a study session to discuss City Charter Article 26.

Respectfully submitted,

Andrew Thomas, Planning, Building and Transportation Director

Exhibits:

1. City Charter Article 26 Evaluation