

CITY OF ALAMEDA ORDINANCE NO. \_\_\_\_\_

ADOPTING MAIN STREET NEIGHBORHOOD SPECIFIC PLAN

WHEREAS, Alameda Point is a designated Priority Development Area (PDA) in the Bay Area's sustainable communities strategy (Plan Bay Area) which makes Alameda Point eligible for regional funds to plan and implement transit-oriented land use plans; and

WHEREAS, the Main Street Neighborhood Specific Plan is a Specific Plan pursuant to Government Code Section 65450 et seq. for site that covers approximately 108 acres, comprising the community south of the Alameda Main Street Ferry Terminal and north of the Town Center and the Waterfront land surrounding the historic Seaplane Lagoon; and

WHEREAS, the Main Street Neighborhood Specific Plan is informed by several meetings and workshops held by the Planning Board on May 9, 2016, October 24, 2016 and January 23, 2017, and before the City Council on September 20, 2016 and November 1, 2016, as well as other public hearings before the Recreation and Parks Commission on November 10, 2016, the Transportation Commission on November 16, 2016, and the Historical Advisory Board on February 2, 2017 to take public comment on the draft Plan; and

WHEREAS, the Main Street Neighborhood Specific Plan represents a major milestone in the public planning process that the Alameda community has undertaken to redevelop and reuse the former Alameda Naval Air Station; and

WHEREAS, the Main Street Neighborhood Specific Plan implements the Alameda Point Zoning Ordinance (Section 30-4.24 of the Alameda Municipal Code), which requires a Master Plan be prepared for the Main Street Neighborhood Sub-district pursuant to Section 30-4.24 (b)(2) of the Alameda Municipal Code; and

WHEREAS, the Main Street Neighborhood Specific Plan implements the Alameda Point General Plan Policies in Chapter 9 for a transit, pedestrian and bicycle-oriented, mixed use transit village at Alameda Point; and

WHEREAS, the Main Street Neighborhood Specific Plan will have a favorable effect on the general welfare of the community and is in the public interest as it would help facilitate the development of a former military site with a mix of uses; and

WHEREAS, on January 23, 2017, the Planning Board held a duly noticed public hearing on the Main Street Neighborhood Specific Plan and examined pertinent maps, drawings, and documents in connection with it and unanimously recommended that the City Council approve the Plan; and

WHEREAS, a Final EIR for the Alameda Point Project including this Plan was certified by the City Council on February 4, 2014 in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 et seq.

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. Pursuant to the provisions of Government Code Section 65450 et seq. the Main Street Neighborhood Specific Plan, attached to this Ordinance, is approved and adopted.

In adopting the Main Street Neighborhood Specific Plan, the City Council determines that it is generally consistent with the City of Alameda General Plan.

The City Council further finds that it has considered all evidence and testimony provided to it and has reviewed, considered and certified a Final Environmental Impact Report for the project in the manner required and authorized under CEQA.

The Main Street Neighborhood Plan as adopted includes comprehensive rules and regulations that will govern future development which may occur within the boundaries of the Plan and such regulations may conflict with provisions of the Zoning Ordinance. In the event of any such conflict, the Plan shall control.

Section 2. Severability Clause. It is the declared intent of the City Council of Alameda that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provision of this ordinance.

Section 3. This Ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

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This Ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

\_\_\_\_\_  
Presiding Officer of the Council

Attest:

\_\_\_\_\_  
Lara Weisiger, City Clerk

\* \* \* \* \*

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the \_\_\_ day of March, 2017, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this \_\_\_day of March, 2017.

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Lara Weisiger, City Clerk  
City of Alameda

Approved as to form:

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Janet C. Kern, City Attorney  
City of Alameda