

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE CITY OF ALAMEDA PLANNING BOARD RECOMMENDING
THAT THE CITY COUNCIL ADOPT THE ALAMEDA MARINA MASTER PLAN AND
DENSITY BONUS APPLICATION FOR REDEVELOPMENT OF THE PROPERTY
LOCATED AT 1815 CLEMENT AVENUE

WHEREAS, Pacific Shops, Inc. (“the Developer”) has acquired approximately 27.08 acres in fee, and approximately 17.06 acres in leased land pursuant to the Tidelands and Marina Lease with the City of Alameda, consisting of a total of approximately 44 acres of real property commonly known as the Alameda Marina site, with an address of 1815 Clement Avenue, City of Alameda, County of Alameda (APN 071-0288-003 and 071-0257-004 (for the leased areas of the site); 071-0257-003-01 and 071-0288-001-02 (for the fee areas of the site)); and

WHEREAS, the Alameda Marina site is designated as Specified Mixed Use (MU4 Northern Waterfront) which encourages a residential, commercial, maritime and open space mix of uses in the City of Alameda General Plan; and

WHEREAS, the Alameda Marina site is designated as a multifamily housing opportunity site in the City of Alameda General Plan Housing Element; and

WHEREAS, the Alameda Marina site is designated MX (Mixed Use) and MF (Multifamily Residential) on approximately 27.08 acres (which includes unbuildable area of submerged lands between tidelands parcels), and M-2 (General Industrial) on approximately 17.06 acres (which includes unbuildable area of submerged lands between tidelands parcels), in the Alameda Municipal Code (AMC) Zoning Map; and

WHEREAS, the Alameda General Plan and AMC require preparation of a Master Plan to guide development of the property consistent with the General Plan and AMC; and

WHEREAS, the draft Alameda Marina Master Plan is a mixed use plan for the property that includes up to 760 multifamily housing units, up to 250,000 square feet of commercial and maritime commercial space, about 3.59 acres of shoreline open space, about 17.1 acres dedicated to marina operations, and a 530 slip marina; and

WHEREAS, the Planning Board of the City of Alameda makes the following findings:

1. **California Environmental Quality Act.** The Planning Board has considered all evidence and testimony provided to it and has reviewed, considered and adopted an EIR for the project in the manner required and authorized under CEQA. All mitigations specified in the EIR shall be included as conditions of approval for the project development plans required by the Master Plan.

2. **The Master Plan relates favorably to the General Plan.** As documented in the May 29, 2018 Planning Board staff report and associated materials, the proposal is in substantial conformance with, and implements, the City of Alameda General Plan, Housing Element, and Zoning Ordinance policies and standards for the site. The proposal implements General Plan policies for mixed use redevelopment of a former industrial site in the Northern

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Waterfront while retaining waterfront and maritime-related businesses, increases housing opportunities for a variety of household types; improves transportation infrastructure by improving Clement Avenue, and increasing transit services in the area; and increases public access to public waterfront parks in the area for all Alameda residents.

- 3. The Master Plan proposes an effective use of the site.** The proposed Master Plan as amended by the conditions of approval, implements the City of Alameda General Plan, the MX Mixed Use and MF Multifamily Zoning District, and the M-2 General Industrial requirements for the site. The proposal provides for 3.59 acres of public waterfront parks, promenades, and plazas and will create a new segment of the San Francisco Bay Trail. Further, the plan allows for the conversion of the site from a former World War II shipyard, which has since been used to house boat slips, dry storage and maintenance and repair services for boats and recreational vehicles, to allow for a transit oriented development with market rate and affordable deed-restricted housing opportunities, maritime and commercial job opportunities and services, pedestrian, transit and bicycle facilities and other amenities and features to ensure that the site is pedestrian, bicycle and transit-friendly.
- 4. The proposed Master Plan, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity and will not have substantial deleterious effects on existing business districts or the local economy.** The proposal implements the General Plan and provides for a mixed use development pursuant to the MX Mixed Use Planned Development Zoning District. The proposal provides for 3.59 acres of new public waterfront open space for the neighborhood, including a waterfront promenade and San Francisco Bay Trail along the perimeter of the property.
- 5. The location of the proposed use is compatible with other land uses in the general neighborhood area, and the project design and size is architecturally, aesthetically, and operationally harmonious with the community and surrounding development.** The proposed development qualifies as a mixed-use development pursuant to the MX, Mixed-Use Planned Development Zoning District, and satisfies the purposes of the MX district and MF Multifamily Overlay District regulations. While the site lies just outside the boundaries of the Northern Waterfront General Plan Amendment, the Master Plan is designed to conform to the Northern Waterfront General Plan policy objectives and requirements adopted to ensure that the project would be compatible with adjacent residential neighborhoods, the recently completed residential developments on adjacent sites and other existing and future waterfront uses. The Master Plan provides for adequate landscaping including Bay Friendly native plants as required by City standards. The proposed development will result in health and safety improvements to a property that is currently severely blighted and a detriment to the surrounding community.
- 6. The proposed use will be served by adequate transportation and service facilities including pedestrian, bicycle, and transit facilities.** The proposal is designed to ensure that the development of the property is compatible with existing and potential contiguous uses. The street network, location of entry roads, orientation of residential uses along Clement Avenue and within the site, and the location of bicycle facilities, pedestrian facilities, and transit facilities are all designed to complement and support the planned

surrounding uses. The residential plans provide for a well-designed pedestrian network, bicycle access, and vehicular access. The proposed waterfront promenade will support and encourage use of and access to the waterfront.

7. **The proposed affordable units make the project eligible for a density bonus of 20% under California Government Code 65915 and City of Alameda Municipal Code Section 30-17.** Pacific Shops, Inc. has requested a 20% density bonus for a total project size of 760 residential units. The existing zoning designation for the property allows up to 649 multifamily residential units. The applicant is proposing 103 affordable units, including 32 housing units affordable to very-low income households (5%), 26 housing units affordable to low-income households (4%) and 45 units affordable to moderate-income households (7%). The applicant is proposing to provide 5% of the units to very low-income households, which qualifies the project for a 20% density bonus for a total project size of 779 units. Pacific Shops, Inc. has a Master Plan for a total project size of 760 residential units.
8. **The proposed affordable units make the project eligible for development standard waivers under California Government Code 65915 and City of Alameda Municipal Code Section 30-17.** Pacific Shops, Inc. has requested a waiver from the 45 foot height limit found in the Alameda Municipal Code Section 30-4.23 to accommodate the density bonus units. The requested height limit waiver to the 45 foot height limit is necessary to accommodate the required density bonus units, would not have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of section 65589.5, upon health, safety, or physical environment, nor would the waiver be contrary to state or federal law.

NOW THEREFORE BE IT RESOLVED, that the Planning Board recommends that the City Council approve the Alameda Marina Master Plan and Density Bonus, subject to the following Master Plan text revision to ensure clarity and consistency with page 51 unbundled parking requirements and EIR mitigation measures: revise the last sentence in the Stacked Flats description in section 7.1.2 on page 53 to delete the word “private”.