

Item 7-C

Conformance Rezoning

1715 Lincoln Avenue

City Council
September 19, 2023
Brian McGuire, Planner II
Planning, Building & Transportation Department



1715 Lincoln Ave (2,280 sf lot)



Staff Recommendation:

Hold a public hearing and **introduce an ordinance amending the Zoning Map** to rezone the property at 1715 Lincoln Avenue **from C-1, Neighborhood Business District to R-5, Residential District, in conformance with the General Plan Land Use Designation of Medium Density Residential.**



Public Notice

- 300' mailing to residents & property owners (2x)
- Newspaper ad (2x)
- Site Posting (2x)



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PLANNING BOARD NOTICE OF PUBLIC HEARING

HEARING DATE: July 24, 2023

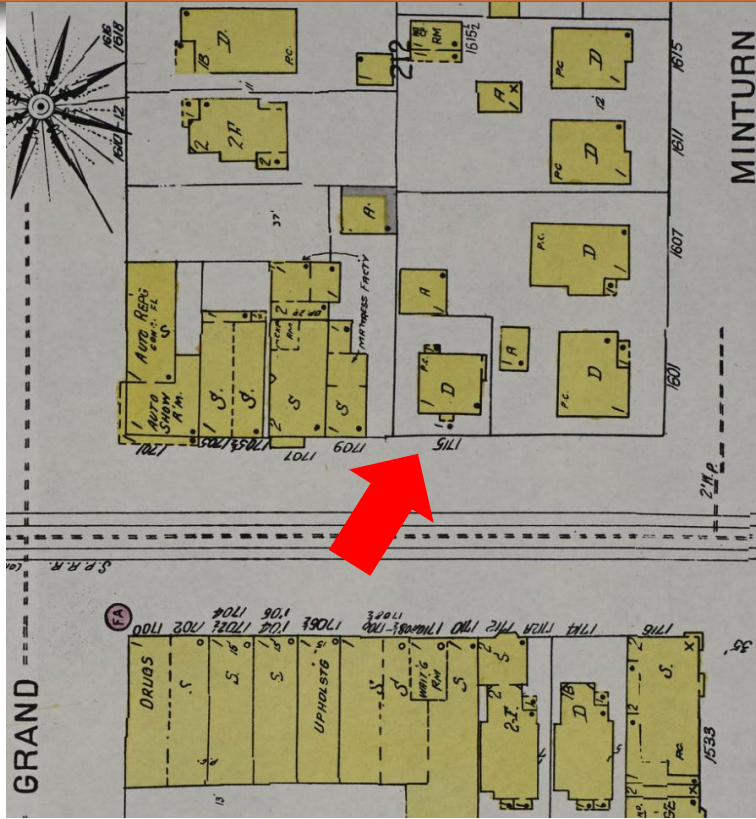
The Planning Board of the City of Alameda will hold a virtual public hearing to consider the proposed issuance of bonds by the City of Alameda, as described below at 7:00 p.m. on **Monday, July 24, 2023**. All interested parties are invited to participate in the hearing. The hearing is an opportunity for the public to comment on the proposed issuance of bonds.

The City allows public participation in person and via Zoom, for information please visit the City of Alameda website at <https://alameda.legistar.com/Calendar.aspx> under Planning Board or register for the public hearing via Zoom here: https://alamedaca-gov.zoom.us/webinar/register/WN_Wxb5Np0aTQWJQr2kmKt

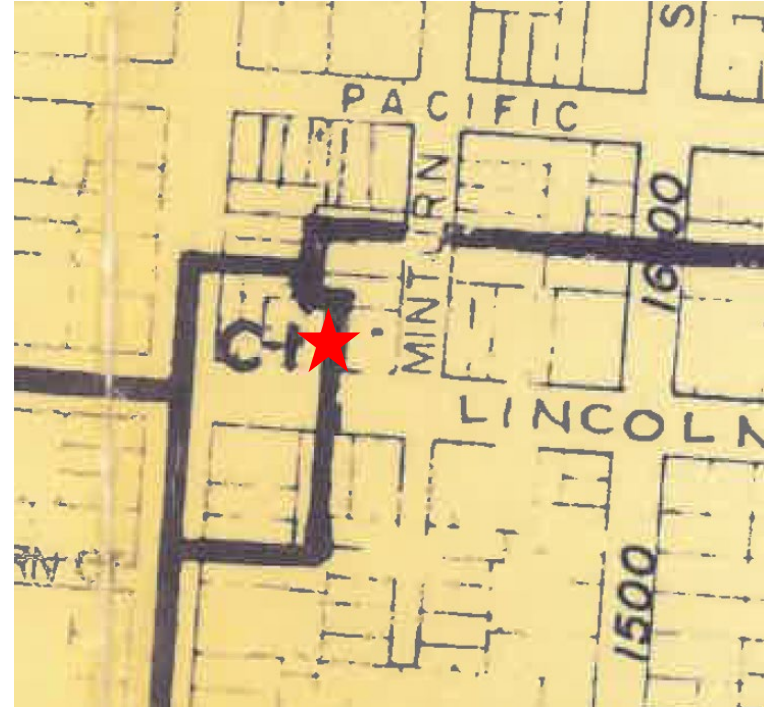
PROJECT DESCRIPTION:
PLN23-0210 – 1715 Lincoln Avenue – Rezoning for General Plan Conformance –

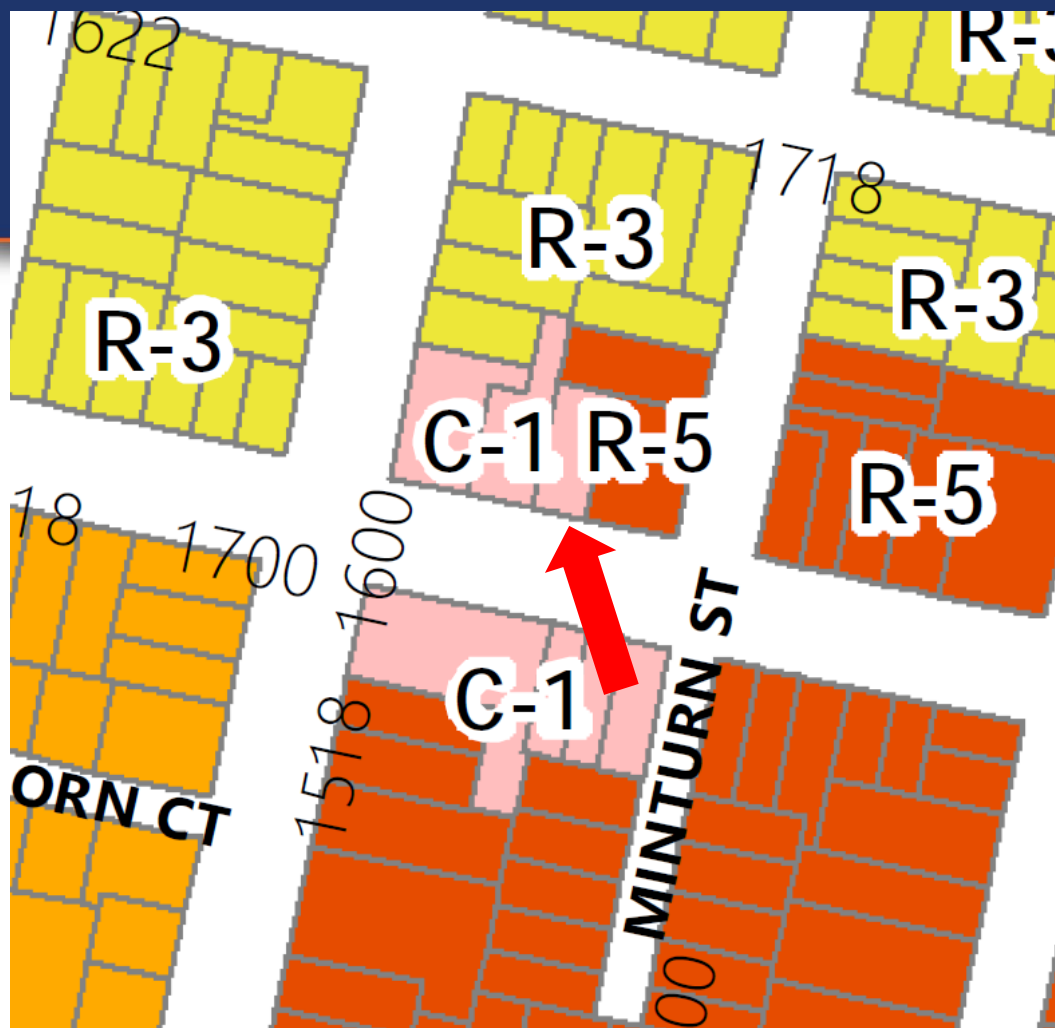


1948 Sanborn Map



1958 Zoning Map





Current Zoning Map



LAND USE

- Low-Density Residential
- Medium-Density Residential
- Neighborhood Mixed-Use
- Community Mixed-Use
- Business + Employment



**Alameda 2040
General Plan
Designation:
Medium-Density
Residential**



C-1 Zoning = Retail

- Retail: incompatible with General Plan designation of Medium-Density Residential
- Deferred Maintenance
 - Retail Uses = Public Accommodation
 - Vacant at least 12 years



R-5 Zoning = Residential Uses



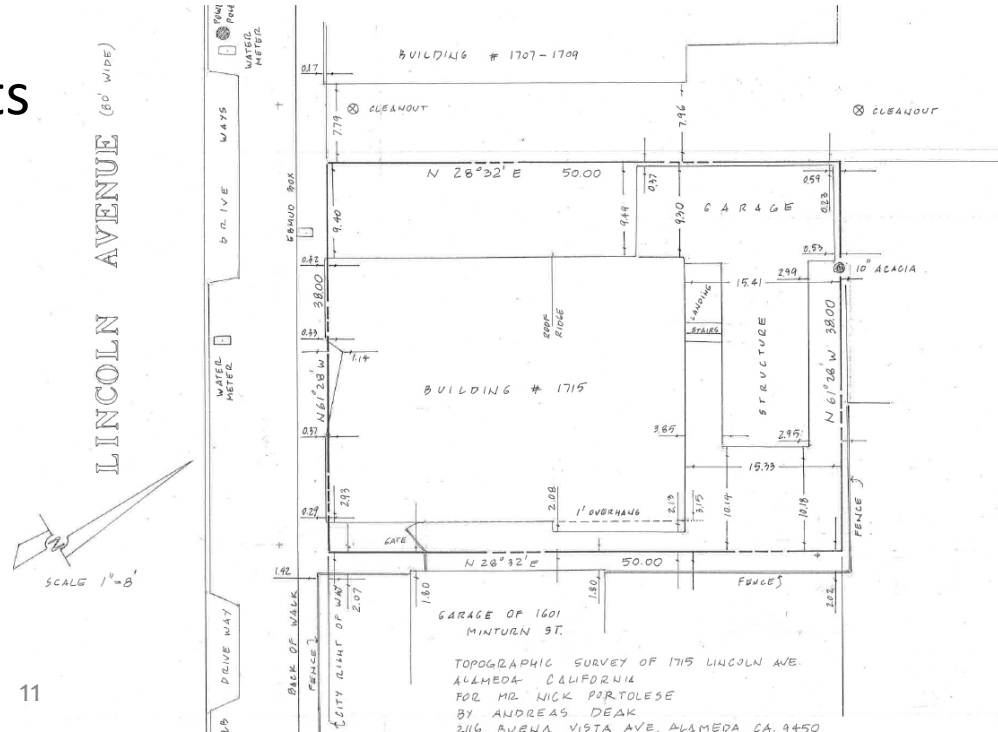
Housing Shortage

- 2023-2031 RHNA: 5,353 (669/year)
 - 48 as of August 1st
- Residential Use:
 - Enables reinvestment
 - Economic benefits
 - Homeownership opportunity
 - Every unit counts!



Existing Non-conforming

- Built prior to adoption of zoning & setback requirements
- Limited ability to expand
 - New building envelope must meet current development standards*
*some exceptions exist
 - “What you see is what you get”
 - Repair or reconstruction okay



Planning Board Recommendation

- July 24, 2023 Meeting
- Resolution adopted 7-0
 - Recommendation that the City Council amend the Zoning Map for 1715 Lincoln Avenue from C-1 to R-5



Staff Recommendation

Hold a public hearing and **introduce an ordinance amending the Zoning Map** to rezone the property at 1715 Lincoln Avenue **from C-1**, Neighborhood Business District **to R-5**, Residential District, **in conformance with the General Plan Land Use Designation of Medium Density Residential.**

