



February 4, 2022

(By electronic transmission)
Members of the Planning Board
City of Alameda
2263 Santa Clara Avenue
Alameda, CA 94501

Subject: Housing Element updates

Dear Planning Board:

The West Alameda Business Association (WABA) has been working closely with the Planning Department staff over the past year in regards to the District's proposed height increases in order to accommodate updates to the housing element. At WABA's last board meeting on January 26th, the board reached consensus that the attached diagrams meet the 2011 Vision guidance for the District and that they represent a solid path forward towards accommodating the District's allocation for housing.

Please note that the specifics in regard to density were not discussed at the board meeting, however, the design committee has proposed that the city consider a Form Based Code approach to density where the applicant is not applying for the State Density Bonus, and that when the applicant *is* applying for the State Density Bonus that the existing density of 22 housing units per acre be used. This has been noted in the updated proposed zoning diagram and is attached to this letter. The concern is that increasing the density above what is in place, or not using a Form Based Code approach, will create a height and scale issue for the District that will not support a high quality of life for its existing or future residents. We are trying to avoid a sunless wind tunnel in our District, similar to what is happening in other districts in the bay area. This lowers quality of life and creates pedestrian dead zones that do not support a thriving business community.

As noted in the February 14 Planning Board staff report, the staff-recommended zoning amendments, while based on the attached WABA diagrams, make changes to some provisions in the diagrams. We ask the Planning Board to recommend to the City Council that the zoning amendments conform to the WABA diagrams. Attached are marked-up pages from the zoning amendments that reflect the WABA diagrams. Also attached are WABA generated building envelope cross sections based on the WABA diagrams that are clearer than the versions included in the staff report.

Our largest concern at this point is this: the information regarding these major changes is coming from the Planning Department very quickly, and not allowing enough time for our community to digest and discuss these issues. No community presentation has been prepared, other than what the community volunteers can cobble together in a very short amount of time, then WABA is gathering the community around the information, along with the WABA Board, and preparing a response to the city proposal. For such a major change our preference would be to include the community in a more in depth manner vs relying on volunteers to take this information out into the community then turn those communications back into meaningful feedback to the city staff.

We look forward to your support in bringing much needed housing to our District and contributing to its growth.

Linda Asbury
Executive Director
West Alameda Business Association
linda@westalamedabusiness.com
510.523.5955

Attachments:

1. WABA Multi Family Overlay Zone proposal 2022-02-04
2. January 28, 2022 draft housing element zoning amendments mark ups
3. Street cross section diagrams

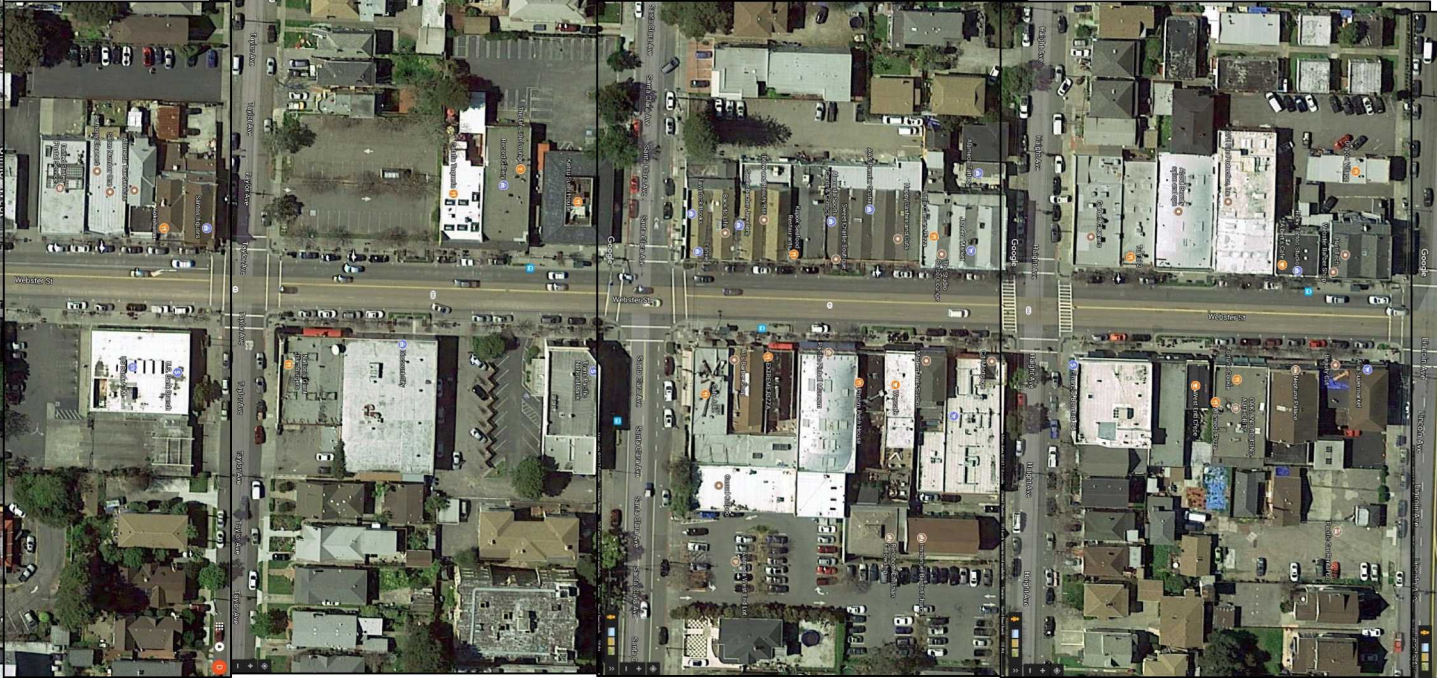
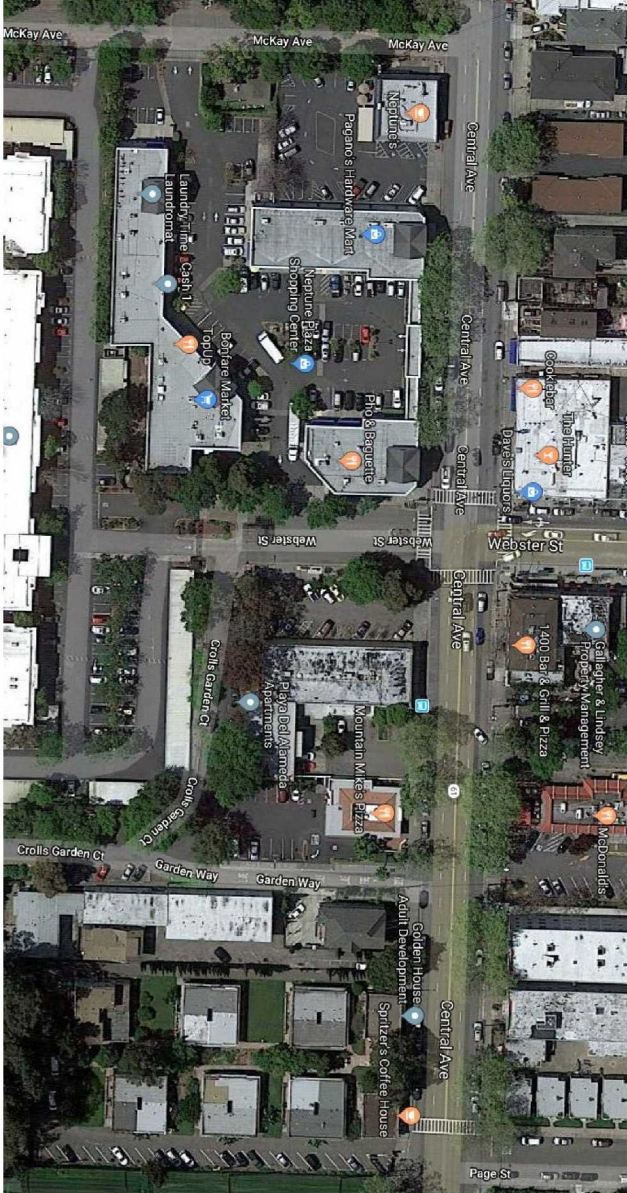
Cc: Mayor and City Council
Andrew Thomas, Allen Tai
WABA Board of Directors

MF (MULTI FAMILY) ZONE 1
HISTORIC CORE
CENTRAL AVE TO LINCOLN AVE

1. NO CHANGES TO NUMBER OF FLOORS ALLOWED
2. INCREASE HEIGHT ALLOWANCE TO 45'
3. MAINTAIN DENSITY LIMIT OF 22 RESIDENTIAL UNITS PER ACRE IF SDBO USED OR USE "FORM BASED CODE" DENSITY (WHATEVER FITS INTO THE BUILDING WITHIN THE ALLOWED HEIGHT), IF NO SDBO USED.
4. REDUCES PARKING REQUIREMENT

CHANGES APPLY TO CURRENT C-C ZONING ONLY

CENTRAL AVE



TAYLOR AVE

SANTA CLARA AVE

HAIGHT AVE

LINCOLN AVE



MF (MULTI FAMILY) ZONE 2
DEVELOPMENT OPPORTUNITY ZONE
LINCOLN AVE TO APEZZATO

1. NUMBER OF FLOORS ALLOWED GRADUALLY INCREASES (CURRENTLY 3 FLOORS)
2. INCREASE HEIGHT ALLOWANCE TO 45' (CURRENTLY 40') THEN GRADUALLY INCREASES HEIGHT PER DIAGRAM.
3. MAINTAIN DENSITY LIMIT OF 22 RESIDENTIAL UNITS PER ACRE IF SDBO USED OR USE "FORM BASED CODE" DENSITY (WHATEVER FITS INTO THE BUILDING WITHIN THE ALLOWED HEIGHT), IF NO SDBO USED.
4. REDUCES PARKING REQUIREMENT

CHANGES APPLY TO CURRENT C-C ZONING ONLY

- 45' HT ALLOWED @ STREET FRONT WITH 3 FLOORS
- 55' HT ALLOWED @ SIGHT LINE SETBACK WITH 4TH FLOOR

- 55' HT ALLOWED @ STREET FRONT WITH 4 FLOORS

- 55' HT ALLOWED @ STREET FRONT WITH 4 FLOORS
- 65-70' HT ALLOWED @ SIGHT LINE SETBACK WITH 5 FLOORS

- 55' HT ALLOWED @ STREET FRONT WITH 4 FLOORS
- 65-70' HT ALLOWED @ SIGHT LINE SETBACK WITH 5 FLOORS
- ±77' HT ALLOWED @ SIGHT LINE SETBACK WITH 6TH FLOOR



products stores except the sale of tobacco and tobacco products is allowed as accessory to other permitted or conditionally permitted uses in the C-C District. The determination of similar use by the Planning Director shall be included on the agenda for the next available Planning Board meeting and confirmed by the Planning Board. Determinations of similar use are also subject to appeal pursuant to Section 30-25.

d. *Accessory Uses, Buildings, and Structures.*

1. The following accessory uses, buildings and structures are permitted in the C-C District:

- (a) Incidental storage and accessory uses, including repair operations and services, provided such uses shall be incidental to the retail sale of products on the premises, shall not employ more than five (5) persons excluding sales personnel, and shall be placed and constructed as not to be offensive or objectionable because of odor, dust, smoke, noise or vibration.
- (b) Other uses and structures which are customarily incidental and clearly subordinate to permitted and conditional use as determined by the Planning Director.
- (c) Accessory dwelling units and junior accessory dwelling units, as regulated in Section 30-5.18, when a primary dwelling exists on the lot.

e. *Design Review Required.* All new structures or buildings, or exterior revisions of any existing structures or buildings for both permitted and conditional uses shall require design review pursuant to Article II, Section 30-35.

f. *Signs.* Signs are allowed as provided by Section 30-6 of this article. A sign permit is required prior to placement of any signage on property in Alameda.

g. *Development Regulations.*

1. Lot Area and Lot Width: None.

2. Building Height Limit: Building height shall be regulated as follows:

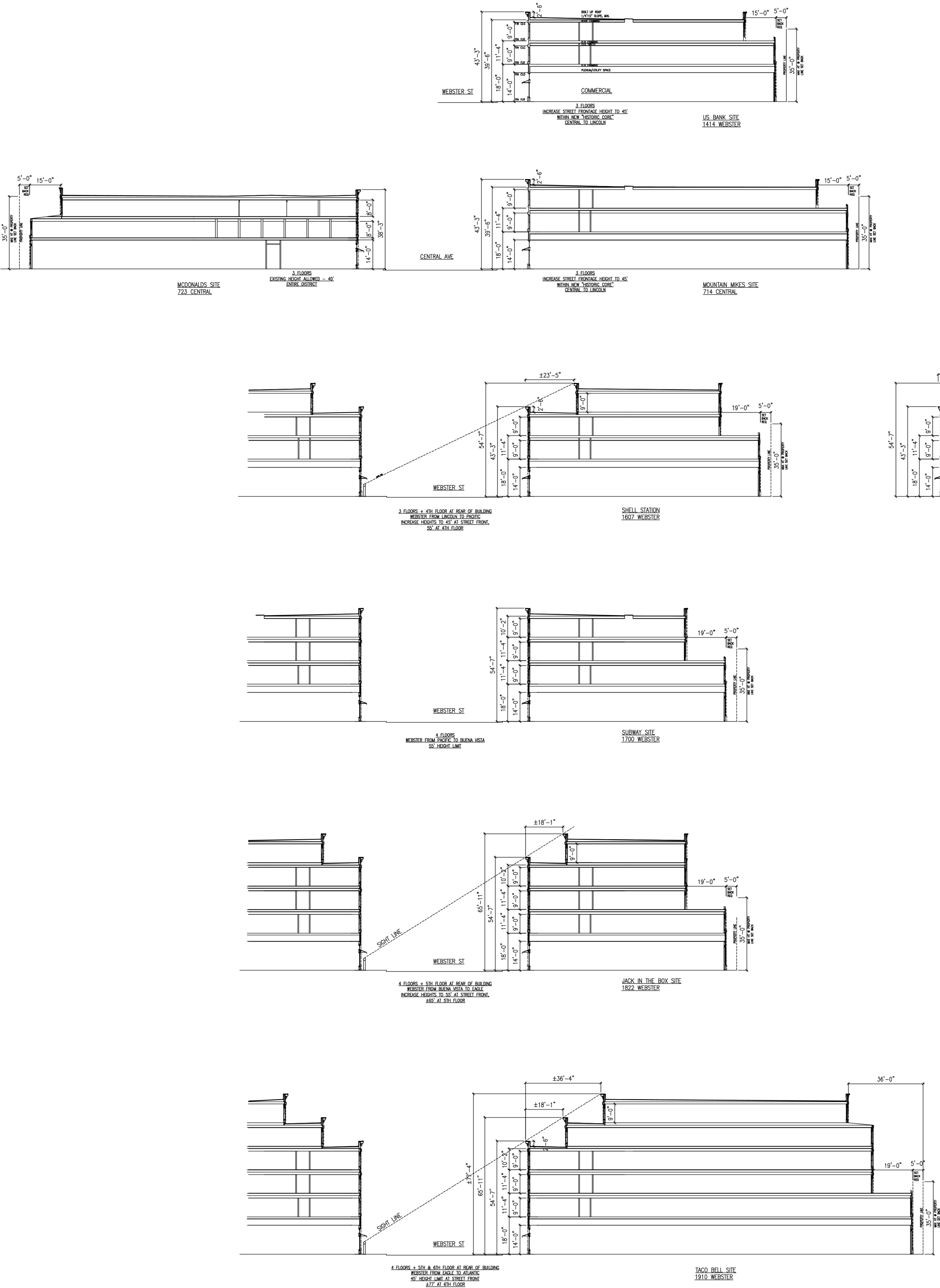
Park Street District—Maximum height shall be ~~five (5) stories but not to exceed sixty (60') feet.~~ for properties fronting on Park Street north of Encinal Avenue. In the remaining areas of the Park Street C-C District the height limit shall be forty (40') feet and the height within this area may be increased to a maximum of sixty (60') feet upon approval of a use permit. Parking structures, including parking structures which have a commercial use component, are exempt from the height limit provided the structure does not exceed six (6) stories, the commercial floor area does not exceed fifty (50%) percent of the overall floor area of the structure, and public parking is provided in addition to the parking required for the commercial component.

Webster Street District—Maximum height shall be as follows: ~~three (3) stories but not to exceed forty (40') feet throughout the C-C District~~

- Properties fronting onto the south side of Central Avenue - fifty five (55') feet, provided that any portion of the building that exceeds forty five (45') feet is set back at least ten (10') feet from the face of the building.
- Properties fronting onto Webster Street between Central Avenue and Lincoln Avenue, and properties fronting onto the north side of Central and south side of Lincoln - forty five (45') feet;
- Properties fronting onto Webster Street between Lincoln Avenue and Pacific Avenue and properties fronting onto the north side of Lincoln and the south side of Pacific - fifty five (55') feet, provided that any portion of the building that exceeds forty five (45') feet is set back at least ~~ten (10')~~ feet from the face of the building;

24°

- Properties fronting onto Webster Street between Pacific Avenue and Buena Vista Avenue and properties fronting onto the north side of Pacific and the south side of Buena Vista Avenue - fifty five (55') feet; (SAME 24' SET BACK? @ REAR?)
 - Properties fronting onto Webster Street between Buena Vista Avenue and Eagle Avenue and properties fronting onto the north side of Buena Vista or the south side of Eagle- sixty five (65') feet, provided any portion of the building that exceeds fifty five (55') feet is set back at least ~~ten (10')~~ ^{18'} feet; and, (+ 24' SET BACK @ REAR @ ?)
 - Properties fronting onto Webster Street between Eagle Ave and Atlantic Avenue and properties fronting onto the north side of Eagle or south side of Atlantic- eighty five ~~(85') feet.~~ ^{80' w/ 18' SET BACK @ 5TH FLR + 36' SET BACK @ 6TH FLR + 24' @ REAR}
3. Building Coverage: Buildings may cover one hundred (100%) percent of the building site, provided the ratio of all floor space to lot size shall not exceed three (3) to one (1).
5. Maximum Residential Density: None
6. Minimum Residential Density for new buildings: 30 units per acre.
5. Front Yard: ~~None~~ Buildings shall be located on the front property line. A minimum of eighty-five (85%) percent of the area between the side property lines must be occupied by building mass, plazas, or paseos along the primary street frontage.
5. Side Yard: No yard, however where any side lot line abuts a residential district there shall be a minimum side yard of five (5') feet.
6. Rear Yard: None, however, where the rear lot line abuts a residential district there shall be a minimum rear yard of five (5') feet.
7. Yards for Gasoline Service Station pumping stations and automobile service facilities. (In addition to the yard requirements prescribed for the zoning districts):
- (a) A setback of ten (10') feet shall be maintained from property lines that abut the rear yard of a lot located in a residential district or a lot in residential use.
 - (b) A setback of fifteen (15') feet shall be maintained from property lines that abut the side yard of a lot located in a residential district or in residential use.
8. Off-Street Parking, Electric Vehicle Charging, and Transportation Demand Management regulations and Loading Space: As regulated by Section 30-7 unless a parking exception is granted.
- (a) A parking exception may be approved for new construction or existing buildings converted to new uses reducing the number of parking spaces to less than the number specified in the parking schedule in Section 30-7.6 provided the following findings are made by the Planning Board:
 - (i) The parking demand will be less than the requirements in Section 30-7.6, and
 - (ii) The probable long term occupancy of the building or structure based on its design, will not generate additional parking demand.
 - (b) A parking exception granted by the Planning Board shall be limited to the specific structure and use. Any future alterations to the building or changes in the use shall require a new parking exception or shall be required to meet the parking supply requirements of the parking schedule in Section 30-7.6.



2022-01-31
match rear setbacks to
duplicate front setbacks

Nancy McPeak

From: Brian McGuire on behalf of Planning
Sent: Monday, February 7, 2022 4:29 PM
To: Nancy McPeak
Subject: Fw: [EXTERNAL] Public comment for 2/14 Planning Meeting - Item 7-C

Follow Up Flag: Follow up
Flag Status: Flagged

FYI. -Brian

From: Taryn Mickus <tmickus@gmail.com>
Sent: Monday, February 7, 2022 2:12 PM
To: Planning
Subject: [EXTERNAL] Public comment for 2/14 Planning Meeting

To whom it may concern:

I would like to submit a public comment on item 7-C on the agenda for the Feb 14th meeting of the Planning Board.

It is alarming to me that the Planning Board would consider eliminating residential dwelling units from the Webster Street & Park Street CC Districts, when our city is experiencing a housing shortage. These districts are prime locations for high-density housing above ground-level commercial units, due to their walkability to services and connection to public transportation. Please consider keeping Residential Dwelling Units as a Permitted Use in the Webster and Park Street districts.

Sincerely,
Taryn Mickus
Alameda resident

Nancy McPeak

From: Irma Glidden
Sent: Thursday, February 10, 2022 3:36 PM
To: Nancy McPeak; Erin Garcia
Cc: City Clerk
Subject: FW: [EXTERNAL] Dear Planning Board members,

Hello,

This correspondence is for the 2/14 Planning Board meeting.

Thanks!
Irma

-----Original Message-----

From: harveyzu@yahoo.com [mailto:harveyzu@yahoo.com]
Sent: Thursday, February 10, 2022 3:34 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Dear Planning Board members,

Dear City Clerk:

Could you please post this public comment for item 7-C on the agenda of the Planning Board's Feb 14, 2022 meeting.

Thank you.

Best wishes,

Harvey Rosenthal

Dear Planning Board members,

First, I would like to thank the Planning Board staff for the incredible work that has gone in so far with updating the Housing Element Zoning Amendments Draft.

For the past 28 years I have been the owner of Neptune Plaza, the shopping center located at the corner of Webster Street and Central Avenue. I was away at the time of the City Council's Nov 16, 2021 meeting when the Housing Element Zoning changes were on the agenda and I did not know that proposed changes concerning Webster Street building heights and densities would be discussed. I have since had the opportunity to read the numerous public comments submitted for that meeting, many of which support concentrating increased housing density along the non-historic sections of Park Street and Webster Street. Alamedans appear to want to see new housing in these areas because they are highly walkable and are on existing AC transit bus lines. I agree with those comments. I also feel that the addition of new housing along the Park Street and Webster Street corridors will add many new customers whose foot traffic will support and strengthen the neighborhood businesses.

The new Housing Element Zoning Amendments Draft for Webster Street shows proposed varying height limits for the buildings along the corridor ranging from a high of 85' with 5 stories of housing over ground-floor commercial space closer to Atlantic Avenue to a low of 45' height limit with 2 stories of housing over ground-floor commercial in what is described as the "historic core" on Webster Street between Central and Lincoln Avenues. It is disappointing that it appears that the West Alameda Business Association (WABA) is asking that the height limit, and therefore the number of floors of housing, recommended by the Planning Board staff be reduced for one property, the Neptune Plaza site, and for no other portions of Webster Street. WABA wants the height limit for Neptune Plaza to be the same as that for the historic core: the most restrictive 45' height with only 2 floors of housing. While I am very proud of Neptune Plaza and feel that it is an attractive neighborhood shopping center, it's 1990's-era design in no way qualifies it as "historic" and it should not be lumped in with the historic core's height limit. Unlike the historic section of Webster Street, the businesses at Neptune Plaza are not oriented with storefronts aligned on a pedestrian street but rather face away from the streets and onto the parking areas between the 3 buildings on the site. While neighborhood residents do happily arrive at the center on foot, the configuration of the center was designed principally for the convenience of shoppers arriving by car. Neptune Plaza is also separated from the historic core by traffic on 4-lane Central Avenue and sits at an important intersection.

Satellite images on Google Maps of Webster Street seem to indicate that the Neptune Plaza site may be the largest potentially developable parcel for multifamily housing along the Webster Street corridor. The height and density limits for this site need to be increased, not diminished, if Alameda is serious about providing sufficient new housing units to the Webster Street corridor.

Height limits for proposed multifamily development being considered at the other shopping centers in Alameda are considerably higher. From the information I've received from WABA, their Board members felt that the height limit at Neptune Plaza should be much lower because it is on a smaller parcel than that of other shopping centers. However, many new mixed-use in-fill developments on smaller lots with 5 or 6 stories of housing over ground-floor commercial space have gone up in neighboring cities such as Walnut Creek, Berkeley, Emeryville and Oakland. This has not seemed to be a problem. Other shopping centers within Alameda are often composed of a series of smaller parcels, a number of which are much smaller than the 1.69-acre Neptune Plaza site. It is likely that much taller buildings will be built on these smaller parcels than what is being considered for the Neptune Plaza site. Additionally, other parcels on Webster Street with much smaller lots than the Neptune Plaza site are being considered for possible future multifamily development. These smaller parcels will have height limits of 85' that would allow for 5 stories of housing above ground-floor commercial. It seems inconsistent that the height limit for Neptune should be lowered because its lot is smaller than that of other shopping centers, but that a substantially higher height limit for significantly smaller parcels on Webster Street should be allowed.

Parcels on Webster Street closer to Atlantic Avenue are considered in part for the higher height limit because they might serve as a "gateway" to announce the Webster Street business district to people entering Alameda. It seems that taller buildings at the south end of Webster Street could also serve as a "gateway" for people entering the Webster Street business district from the south end of the street.

Finally, any financial decision that anyone would need to make should be thought out to make sure the numbers make sense before proceeding. I have consulted with knowledgeable experts about the financial consequences of selling the Neptune Plaza shopping center to a multifamily developer. Given the tax consequences and other significant expenses such a sale would entail, it makes no sense to proceed unless the number of units and size of the project justify it. The management company that manages Neptune Plaza also manages other commercial properties for other owners in different cities. Some of these commercial property owners have been approached with offers to sell their properties to multifamily developers. After doing the math and considering the tax consequences, none of these commercial property owners have decided to sell because they would end up no better off after selling than before they sold.

I have requested zoning approval for the Neptune Plaza site that would allow for 5 stories of housing over ground floor commercial, exactly the same zoning that would apply at the other end of the Webster Street corridor. I sincerely hope

that such approval will be granted to allow the significant new housing in the Webster Street corridor that so many Alamedans strongly support.

Respectfully,

Harvey Rosenthal

Sent from my iPad

Nancy McPeak

From: Drew Dara-Abrams <dda@dara-abrams.com>
Sent: Saturday, February 12, 2022 9:42 PM
To: Nancy McPeak
Subject: [EXTERNAL] 7-C Workshop on Park St and Webster St Housing

Ms. McPeak, would you please share this with Planning Board members and add to the correspondence for the upcoming PB meeting?

Thank you,
Drew Dara-Abrams

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Dear Planning Board,

Of all the Housing Element workshops that PB members and staff are holding, I think this one to pursue mixed-use zoning for downtown Park Street and for the Webster Street corridor is uniquely promising. The single-use shopping centers and Alameda Point may deliver the most units to meet RHNA obligations, and revisiting R1 - R6 zoning may be most important to actively address long-standing patterns of residential racial segregation in Alameda. It's the core of Park and the length of Webster offer the most potential to further enliven Alameda's street life, support an eclectic mix of businesses and activities for both residents and visitors, and make this combination accessible by walking, bicycling, high-frequency bus transit, and possibly someday a new BART subway line as well.

Compared to many other small and medium-sized downtown business districts in the inner Bay Area, Park and Webster are lagging. A good mixture of retail and restaurants are hobbled by a lack of more recent building construction. Small and medium-sized professional businesses that wish to locate on Park and Webster are also limited by a lack of recent construction. And, of course, we have such a limited supply of single- and multi-family housing options within a walk of these two business districts. In contrast, most every small and medium-sized downtown on the Peninsula and in many of the East Bay cities have a number of recently constructed "5-over-1"-style buildings. These types of buildings may not be the most glorious of structures on their own, but they're the "bread and butter" of providing market-rate housing, subsidized affordable housing, and up-to-date retail and restaurant facilities with enough density to support a mixed-use district that's active throughout the day.

Staff's proposed zoning changes for central Park and for Webster would make this type of mixed-use development possible in place of a number of existing surface parking lots (especially as on Santa Clara and on northern Webster), seemingly abandoned buildings (especially as on Oak), and underutilized sites. I encourage the PB and staff to move forward with this overall approach.

If I may also offer a few more specific comments:

- Park: A 60' height limit for Park and surroundings translates into about 5 stories. If a developer were to redevelop the CVS and its surface parking lot kitty corner to City Hall, it would be ideal to have a new mixed-used building to match the neighboring parking garage (which I think is 6 or 7 stories). Is it worth considering a taller height limit for central Park? Alternatively, would the 60' height limit plus the State Density Bonus give a developer sufficient flexibility to fully build out the parcel to match the parking structure's height? We don't

necessarily need or want every parcel built out to the height limit, but please make sure that the new zoning enables full productive use of key sites like this outdated CVS and surface parking lot.

- Webster: In contrast with the single height limit for Park expanded to neighboring streets, the staggered height limits proposed for Webster are complex and counterintuitive — lowering the height limits as you get closer to the core of retail, services, and walkability? I hope PB members and staff can discuss this compromise in more depth: Is it serving the long-term interests of residents, property owners, and business owners? Or just the immediate stated needs of a subset of stakeholders?

- Street frontages for pedestrians: If I am reading the zoning code edits correctly, drive-throughs will no longer be allowed on Park or Webster; furthermore, parking near the street frontage, whether at surface level or with an entrance to a lower-level garage, will require a conditional-use permit. This is great! Park and, even more so, Webster suffer from broken parts of the pedestrian fabric where certain businesses were built to favor customers in cars over customers (and passerbys) on foot. This is a positive change for the future of both corridors as lively and safe places for people to walk.

All areas of Alameda can and should do their part through meeting the RHNA numbers — in the case of Alameda's two main business districts, it's great to think about how the goal of developing this additional housing can also go hand-in-hand with more fully building out walkable, lively business districts.

Thank you for your time,
Drew Dara-Abrams
Calhoun Street

Nancy McPeak

From: Marilyn Alwan <gogomarilyn1@yahoo.com>
Sent: Sunday, February 13, 2022 7:06 PM
To: Nancy McPeak
Subject: [EXTERNAL] Comments for 14 February 2022 meeting

13 February 2022

Members of the Planning Board
City of Alameda

Subject: 7C. Housing Element Zoning Amendments

Dear Planning Board Members:

I am writing to you about 30-4.9A C-C, Community Commercial Zone. a.

It states that this zoning district is intended to provide for residential uses.

The document then limits and contradicts this intention in the list of permitted uses.

“c. Uses Permitted”

(u). DELETED IN THE LIST: “Dwelling units, when the units are located in structures also containing nonresidential uses and are not located on the ground floor.”

And “(kk). Multifamily dwellings: residential care; senior and residential care; shared living; and transitional and supportive housing . . .”

My concern is that the permitted uses in section (kk) limits the residents who can live and enjoy and add to the vibrancy of Webster Street. For that reason I ask that the deleted (u) section be added to the (kk) definition of multifamily dwellings.

The list of permitted uses in (kk) would be as follows:

Multifamily dwelling:

Dwelling units where dwelling units are
not located on the ground floor;

Residential care;

Senior and residential care;

Shared living;

Transitional and supportive housing . . .

I further request that the permitted uses multifamily dwelling definition be the same for both Webster Street and Park Street.

Thank you.

Marilyn Alwan
1420 Fifth Street
Alameda



February 13, 2022

City of Alameda Planning Board
2263 Santa Clara Avenue, Room 190
Alameda, CA 94501

Subject: Housing Element – Proposed zoning text amendments for Park Street and Webster Street (Item 7-C on 2-14-22 Planning Board agenda)

Dear Planning Board members:

The Alameda Architectural Preservation Society (AAPS) continues to urge that a three story height limit be provided for the historic portions of Webster Street and Park Street. For both Webster Street and Park Street the historic portions are generally south of Lincoln, plus the west side of Park Street between Lincoln and Buena Vista. New buildings taller than three stories in these areas could visually disrupt the existing mostly 1-3 story buildings and compromise the historic areas' sense of time and place. See attached photograph of a new five story commercial/residential building in Oakland next to older two-story commercial buildings.

We therefore recommend that:

- a. The existing three story/40' height limit on Webster Street south of Lincoln Avenue be retained and the existing five story/60' height limit for properties fronting on Park Street north of Encinal Avenue be reduced to three stories/40', but allowing five stories/60' with a use permit to address special situations, (such as new buildings adjacent to existing buildings that are taller than 40'); and**
- b. The existing three story/40' height limit (five stories/60' with a use permit) be retained for Park Street south of Encinal Avenue and properties which do not front on Park Street.**

Greater height could be allowed on designated "opportunity sites", such as the CVS parking lot, where a new building could be three stories along the Santa Clara Avenue and Oak Street frontages to stay in scale with City Hall and the Carnegie Building across Oak Street, but could step up toward the existing six story Oak Street parking garage. Greater height up to 60' could perhaps still be allowed by right within the existing 60' height limit area and perhaps elsewhere if portions of the building over 40' are stepped back.

Increased height limits for Park and Webster Street outside the historic areas could be appropriate, since it is mostly in these areas that major opportunity sites exist. But taller buildings in these areas adjacent to lower residential structures on the side streets or across rear lot lines should be stepped down toward these adjacent structures.

The staff proposal to allow unlimited residential density within the building envelope established by these height limits is a promising strategy to avoid State Density Bonus Law (SDBL) projects, **but assurance is needed that even with unlimited density, a SDBL project would still not be possible that triggers a concession or waiver from the height limit.**

The West Alameda Business Association (WABA) proposal for Webster Street is generally consistent with our recommended strategy. Although the WABA proposal is the basis for staff's Webster Street proposal, staff made several changes, including: (a) increasing building height at the northernmost block to 85' from the WABA-recommended ca. 77'; (b) eliminating the rear step downs adjacent to neighboring residential properties; (c) omitting WABA's two-track approach where the second track would be to allow SDBL projects based on the existing ca. 22 units/acre residential density (including this second track would further insure against SDBL projects that exceed the height limit, but to be legally viable the unlimited density track may need to require that a minimum percentage of the units are affordable); (d) increasing the height on the south side of Central Avenue to 55' if the portions over 45' are set back from the face of the building; and (e) providing only 10' upper floor setbacks rather than the WABA-recommended sightline-based setbacks (ca. 18', 23' and 38' depending on the floor level). **We urge the Planning Board to support the WABA proposal as submitted by WABA, but with the qualifications that: (1) assurance be obtained that the unlimited density provision would not be subject to the SDBL and (2) consideration be given to maintaining the existing 40' height limit south of Lincoln but allowing an exception for parapets as discussed below.**

The WABA proposals should also be considered for Park Street, although perhaps with a consistent increased height outside historic areas rather than the WABA proposal's progressively increasing height as one proceeds north.

Another strategy to discourage SDBL projects that exceed the height limit could be to amend Alameda's ADU ordinance to allow a high (and possibly unlimited) number of ADUs in targeted locations, such as Webster Street and Park Street, with no increases in the existing base zone density of ca. 22 units/acre. The ADUs would be considered "accessory" to the permitted relatively minimal number of by-right units allowed under the existing density and therefore would not count toward the minimum number of five by-right units that make a parcel eligible for a density bonus project. Density bonus projects would therefore continue to be limited to parcels of at least 10,000 ft.². The ADUs would still be credited toward the RHNA and probably promote the City's objective of facilitating smaller and more affordable units than the typical density bonus approach.

WABA's recommended increase of the existing 40' height limit to 45' is mostly based on allowing enough height for a parapet and is a rounding up WABA's actual height recommendation of 43' – 3". **We instead recommend keeping the existing 40' height limit, but adding a parapet of perhaps 2'– 6" to the zoning text's existing list of permitted exceptions to height limits.**

The draft height limit text expresses height only in feet, deleting the number of stories. **The number of stories should be retained, since a 40' or 45' building could be four stories, rather than the existing three, and a 60' building could be six stories rather than the existing five.**

We also have the following corrections, comments and questions regarding the staff report and Exhibit 1:

1. Staff report corrections:

a. **Housing Projects:** 2,198 housing units in nine projects on land currently zoned for residential development. The nine projects include: North Housing, Singleton (Habitat for Humanity), Admiral's Cove (Carmel), McKay Wellness Center, Grand Street Pennzoil, Alameda Marina Phase 2 and 3, Boatworks, Eagle Ave (Housing Authority), and Encinal Terminals. As shown in Exhibit 1, all of the projects are located in areas of "moderate", "high" or "low" opportunity.

(The McKay Wellness Center is in a "high" opportunity area.)

b. **Park Street:** The current zoning standard is 60 feet for properties facing Park Street north of Encinal Avenue and 40 feet for the properties south of Encinal or fronting onto the side streets. Staff is proposing to increase the height limit for the side streets to 60 feet, since most of the most promising housing opportunity sites are south of Encinal(?) * and on the side street areas, such as Santa Clara.

*(Do "most of the most promising housing opportunity sites" actually include sites south of Encinal Avenue?)

2. Exhibit 1.

a. Exhibit 1 and/or the staff report should explain that the opportunity sites are based on census tracts.

b. It would be helpful to show street names to help users identify the opportunity area boundaries.

c. We reviewed the California Fair Housing Task Force methodology for the opportunity map. At least some of the opportunity area methodology appears to be based on the 2010 rather than the 2020 census and/or information that is at least several years old. (The methodology document does not clearly describe the data currency.) **Do the opportunity maps reflect recent developments and population changes in West Alameda, including development at Bayport and Alameda Landing?**

d. Table 3 referred to in the "projects to accommodate RHNA" table should be included in Exhibit 1. We believe that this table is in the November, 2021 draft Housing Element.

Thank you for the opportunity to comment. Please contact me at (510) 523-0411 or cbuckleyAICP@att.net if you would like to discuss these comments.

Sincerely,

Christopher Buckley, Chair
Preservation Action Committee
Alameda Architectural Preservation Society

Attachments: Photograph of newer five story building adjacent to older two story commercial buildings

cc: Mayor and City Councilmembers (by electronic transmission)
Historical Advisory Board (by electronic transmission)
Andrew Thomas and Allen Tai, Planning, Building, and Transportation Department (by electronic transmission)
AAPS Board and Preservation Action Committee (by electronic transmission)



ART'S

Copper

Spoon

COCKTAILS & KITCHEN

WOODS
OUR
SIGNS

WATKINS
SIGN

WATKINS

February 14, 2022

To: Planning Board Members

Cc: Nancy McPeak

From: Karen Bey

Subject: February 14, 2022 Planning Board Agenda-Item 7-C
Public Workshop Webster Street Zoning Code Amendments

Here are my comments:

1. I'm concerned about the down-zoning of the Webster Street CC District, where you have eliminated residential dwelling units from its current permitted use.
2. Residential dwelling units are permitted in the North Park Street District – however, you have removed residential dwelling units from the Webster CC Street.
3. Both Webster Street/Central Ave and Webster Street/Atlantic Ave are important transportation corridors, where high density housing development above commercial would normally occur.
4. In addition, the walkability to coffee shops, restaurants and shopping makes the Webster Street CC District a desirable location for new residential housing.
5. I support the Neptune Plaza shopping center for a MF overlay and the changes the owner is requesting to make his project feasible for housing development.

Thanks,
Karen Bey

