

**CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION**

RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE APPLICATION PLN15-0238 AT 721 SANTA CLARA AVENUE FOR A ZONING MAP AMENDMENT FROM R-5 (GENERAL RESIDENTIAL) TO C-C (COMMUNITY COMMERCIAL) AND GENERAL PLAN MAP AMENDMENT FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL

WHEREAS, the current zoning of the site at 721 Santa Clara Avenue (APN73-420-21) is R-5 (General Residential); and

WHEREAS, the current General Plan designation is Medium Density Residential; and

WHEREAS, properties in the vicinity of 721 Santa Clara Avenue consist of a variety of commercial, parking lot, single-family and multi-family uses; and

WHEREAS, the proposed zoning map change would modify the demarcation between residential and commercial uses on Santa Clara Street off Webster Street; and which pattern exists on other side streets off Webster Street; and

WHEREAS, the proposed General Plan Map Amendment would modify the demarcation between residential and commercial uses on Santa Clara Street off Webster Street; and which pattern exists on other side streets off Webster Street; and

WHEREAS, the project is exempt from the California Environmental Quality Act (CEQA) Guidelines, Section 15303 (c), Conversion of Small Structures with Minor Exterior Modifications. The 1,653 square foot residence will be converted to a restaurant use and is less than the 10,000 square foot threshold in an urbanized area. Minor exterior modifications are anticipated on the east side of the building.

THEREFORE, BE IT RESOLVED that the Planning Board has reviewed the proposed Zoning Map Amendment [you don't reference GP map amendment here but #1 says "both maps". Pls. fix. Looks like GP map is talked about in Section 2. Need to clean up section 1] and finds:

1. **The amendment maintain the integrity of the General Plan.** The proposed zoning map amendment ensures consistency between the General Plan and the Alameda Zoning Map. Both maps will be changed from residential to commercial zoning districts and General Plan designations. The change modifies the demarcation between residential and commercial zoning districts and General Plan designations. The proposed plan would facilitate additional economic development

opportunities in the Webster Street core area. General Plan policies 2.5.a, 2.5.d, and 2.5.m as detailed in the staff report, are supportive of this change.

2. **The amendment will support the general welfare of the community.** The proposed zoning map amendment [once again no reference to GP map] will support the general welfare of the community by supporting a new retail establishment, fostering new development to service the West End of Alameda and supporting Webster Street as a dining center for present and future West End residents.
3. **The amendments are equitable.** The proposed zoning map amendment is equitable in that it is consistent with the General Plan, the City Charter and other City documents. The map amendment facilitates the creation of a new retail resource for the Webster Street commercial corridor.

THEREFORE BE IT FURTHER RESOLVED that the Planning Board has made the following findings relative to the General Plan Amendment:

4. **It is consistent with the policies and intent of the General Plan.** The proposed General Plan diagram amendment is consistent with the policies and intent of the General Plan. The City's General Plan policies focus on five broad themes: policies that strengthen awareness of the City's island setting, its small town feeling, respect for history, de-emphasis of the automobile, and retention of multi-use development on the Northern Waterfront [why are we referencing Northern Waterfront?]. The General Plan diagram amendment facilitates investment in the vibrant Webster Street and environs. Creating new businesses to service West End residents is a key General Plan goal.
5. **It will have beneficial effects on the general welfare of the community.** The proposed General Plan diagram amendment will provide new economic/retail opportunities within the vital and burgeoning Webster Street retail district. The change of zoning involves a modification in the demarcation of the residential and commercial zone on a portion of Santa Clara Street. A city parking lot, weekly farmer's market, multi-story multi-family buildings, and other retail uses are in the immediate vicinity of this property.
6. **It is in the public interest.** The proposed General Plan diagram amendment will facilitate the development of a new retail establishment in the Webster Street retail district for the public to enjoy.

THEREFORE BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda recommends that the City Council find the Zoning Map Amendment and General Plan Map Amendment are exempt from the California Environmental Quality Act (CEQA) Guidelines, Section 15303 (c), Conversion of

Small Structures with Minor Exterior Modifications. The 1,653 square foot residence will be converted to a restaurant use and is less than the 10,000 square foot threshold in an urbanized area. Very minor exterior modifications are anticipated on the east side of the building.

BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda recommends that the City Council approve the Zoning Map Amendment for 721 Santa Clara Avenue from R-5 (General Residential) zone to C-C (Community Commercial) zone and General Plan Map Amendment from Medium Density Residential to Community Commercial (APN 073-0420-021).