



City of Alameda • California

March 8, 2016

Mr. Phillip Banta
Banta Design
6050 Hollis Street
Emeryville, CA 94608

Subject: Development Plan Application PLN15-0582 for 2235-2241 Clement Avenue

Dear Mr. Banta:

Thank you for your submittal dated February 29, 2016, in response to our incomplete letter of February 22, 2016. We have reviewed your submittals, and we are pleased to determine that your application for Development Plan is complete, and the Planning Department has begun evaluation of the submittals for compliance with City of Alameda General Plan and Zoning Ordinance regulations.

At this time, we have identified three important issues with the application, for your immediate consideration.

Subdivision Map. As was stated in our February 22, 2016 letter and acknowledged in your February 29, 2016 letter, your development plan is not consistent with the 2011 Tentative Map for the property. The Tentative Map needs to be amended to conform to your Development Plan. You may submit your tentative map amendment application at any time. It is our understanding that you are currently preparing a Tentative Map Amendment application.

Inclusionary Housing Ordinance Requirements. Section 30-16.4 Inclusionary Unit Requirements states that, " Four percent (4%) of the total units must be restricted to occupancy by Low Income Households; four percent (4%) of the total units must be restricted to occupancy by Very Low Income Households; and seven percent (7%) must be restricted to occupancy by Moderate Income Households." Your proposed Affordable Housing Plan does not include any low income units. The ordinance does not include any provisions to allow city staff or the Planning Board to waive the requirements for one income group in favor for more units in a different income group. In addition, the affordable units provided to comply with the Inclusionary Housing ordinance must be comparable to the market rate units. The average size of the affordable units should be comparable in size to the average size of the market rate units.

Density Bonus Ordinance Requirements. Section 30-17 Density Bonus Ordinance states that the requested bonus shall be calculated above the maximum number of units that may be constructed on the site pursuant to the existing zoning and general plan designations and regulations for the site. This is referred to as the "base project". We have identified the following problems with your base project submittal.

Community Development Department
2263 Santa Clara Avenue, Room 190
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510.747.6800 • Fax 510.747.6804 • TTY 510.522.7538

On page ps/DP-11 BASE SITE PLAN, you identify that the General Plan and Zoning Regulations require a minimum lot size of 2,225 square feet. However, pursuant to the September 2010 City Council action to rezone the site for residential and open space use, the 9.48 acre site includes 7.5 acres of land zoned R-2/PD and two acres of land zoned for open space. Your base project drawing "ps/PD-11" includes about 1.4 acres of open space and more than 8.1 acres of residential land. The base plan includes residential lots on land that is shown in your Development Plan as open space, consistent with the site zoning. Therefore you Base Project overestimates the maximum number of units that can be constructed on the site pursuant to the existing zoning and General Plan.

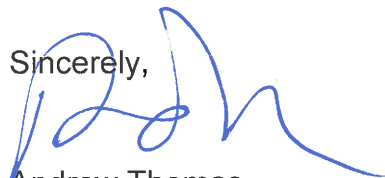
To assist you in making these corrections, we used Page ps/DP-12 "Proposed Lot Division" for the Development Plan. This plan indicates that with approximately two acres of open space and the necessary roads to access the residential properties, and a minimum residential density of one unit per 2,295 square feet, the base project would include 120 units.

With a base plan of 120 units, the project will only need to provide 5 very low income units, 5 low income units and 8 moderate income units for a total of 18 affordable housing units.

Your current affordable housing proposal includes 13 very low income units and 8 moderate income units. If you adjust your affordable housing proposal to include 8 moderate income units, 5 low income units and 8 very low income units, your project will qualify for a 25% density bonus pursuant to Section 30-17 Affordable Housing Density Bonuses, for a maximum project size of 150 units. If you adjust your proposal to include 13 very low, 5 low, and 8 moderate income units, your proposal would qualify the project for a 35% density bonus for a total of 162 units.

Please do not hesitate to contact me, if you have any questions. In the meantime, we will continue our review of your Development Plan application.

Sincerely,



Andrew Thomas,

Assistant Community Development Director