

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD RECOMMENDING THAT THE CITY COUNCIL AMEND SECTION 30-4.25(D).III.B OF THE ALAMEDA MUNICIPAL CODE TO ALLOW GREATER SETBACKS FROM SIDE STREET PROPERTY LINES ON CORNER PARCELS WITHIN THE NORTH PARK STREET GATEWAY SUB-DISTRICT THROUGH APPROVAL OF DESIGN REVIEW.

WHEREAS, on July 25, 2016, the Planning Board held a duly notice public hearing on the request for a Zoning Text Amendment to allow a greater setback for side street property lines on corner parcels within the North Park Street Gateway sub-district (NP-G) through approval of Design Review;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds that:

1. **The amendments maintain the integrity of the General Plan.** General Plan implementing policy 2.5.v states that the Main Street Business District should be designed with attractive street frontages that are pleasant for pedestrians with entrances and storefront windows directly on the street, wherever possible. Allowing special consideration for increased side street setbacks will permit pedestrian oriented plazas and courtyards as an alternative to non-retail uses that have been deemed suitable for the site.
2. **The amendments will support the general welfare of the community.** The proposed zoning text amendment will not negatively affect the general welfare of the community. The amendment provides equal opportunity for different types of uses in the North Park Street Gateway sub-district.
3. **The amendments are equitable.** The proposed zoning amendment is equitable in that it provides comparable development standards and review process for all projects within the North Park Street Gateway sub-district.

BE IT FURTHER RESOLVED that the Planning Board of the City of Alameda hereby recommends that the City Council approve a Zoning Text Amendment to AMC Section 30-4.25(d) Subsection iii.b. Development Regulations of the Alameda Municipal Code to read as follows (underlined text is new text to be added; strike-out text is current text to be deleted):

Side Street on Corner Parcels. Within the Gateway sub-district, buildings shall be built to the side street right-of-way line for a minimum distance of twenty (20') feet from the corner. Portions of the building beyond twenty (20') feet may be set back up to fifteen (15') feet for outdoor seating or other public spaces. A setback greater than fifteen (15') may be approved with a Design Review application, if a finding can be made that the greater

setback is needed to create pedestrian-oriented courtyards, plazas, and seating areas that will benefit the public pedestrian experience.