

CITY OF ALAMEDA PLANNING BOARD
DRAFT RESOLUTION

A RESOLUTION OF THE PLANNING BOARD RECOMMENDING THAT THE CITY COUNCIL AMEND THE ALAMEDA MUNICIPAL CODE TO CLARIFY THE DEFINITIONS OF SPECIFIC RESIDENTIAL FACILITIES AND APPROPRIATE LOCATIONS WITHIN THE CITY FOR THOSE FACILITIES.

WHEREAS, on March 27, 2017, the Planning Board held a duly notice public hearing to review the proposed amendments to the Alameda Municipal Code (AMC);

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

The amendments maintain the integrity of the General Plan. The proposed zoning text amendments are necessary to clarify the definitions of assisted living facilities, dwelling units, and boarding houses. The amendments ensure that the definitions in the Zoning Ordinance are concise and consistent with the goals and policies of the General Plan.

The amendments will support the general welfare of the community. The proposed zoning text amendment provide clarification in the definition of boarding houses. This clarifications will help to streamline processes and land use determinations by providing more a concise definition. Therefore, the proposed zoning text amendment will enhance the general welfare of the Alameda community.

The amendments are equitable. The proposed zoning amendments are equitable in that they clarify definitions in the Zoning Ordinance, and any further changes would need to go through a similar zoning text amendment process.

California Environmental Quality Act. The proposed amendments are categorically exempt under California Environmental Quality Act Section 15305 – Minor Amendments to Land Use Limitations.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board recommends that the following deletions be made to Section 30-2 Definitions:

~~*Boarding house* shall mean a residential building, or portion thereof, other than a hotel, where regular meals and lodging for four (4) or more persons are provided for compensation or profit. This definition includes fraternity, sorority and cooperative boarding houses.~~

~~*Lodging house* shall mean a residential building, or portion thereof, other than a hotel where sleeping quarters for four (4) or more persons or families are provided for compensation or profit. This definition includes "rooming house."~~

~~Rooming house shall mean a residential building or portion thereof, other than a hotel where sleeping quarters for four (4) or more persons or families are provided for compensation or profit. This definition includes lodging house.~~

~~Single room occupancy (SRO) unit means a multi-unit housing for very low income persons that typically consists of a single room and shared bath and also may include a shared common kitchen and common activity area. SROs may be restricted to seniors or be available to persons of all ages.~~

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board recommends that the following addition be made to Section 30-2 Definitions:

Boarding house shall mean a residential building, or portion thereof, other than a hotel that provides private living quarters without private, independent kitchen facilities. A shared common kitchen and common activity area may be provided. Boarding houses also include single room occupancy (SRO) units, which provide housing for very low-income persons that typically consist of a single room with access to a shared bathroom. Boarding houses may be restricted to seniors or be available to persons of all ages.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Planning Board recommends that the CC Community Commercial District, C-1 Neighborhood Business District and C-2 Central Business District be amended to conditionally permit boarding houses above the ground floor.