

CITY OF ALAMEDA RESOLUTION NO. \_\_\_\_\_

ADOPTING POLICIES REGARDING DEVELOPMENT OF MASTER PLANS  
AND AMENDMENTS TO MASTER PLANS FOR NEW DEVELOPMENT WITHIN  
THE MX MIXED USE ZONING DISTRICT

WHEREAS, the City of Alameda adopted the MX Zoning District to provide opportunities for large mixed use development projects; and

WHEREAS, to approve a Master Plan the City Council must find that the proposed Master Plan is consistent with the General Plan, the regulations of the MX District and that the Master Plan supports the general health, safety and public welfare of the Alameda community; and

WHEREAS, the MX District regulation require that a Master Plan be adopted by the City Council at a noticed public hearing with a recommendation by the Planning Board and a recommendation by city staff; and

WHEREAS, the City Council has determined that business retention is essential to the economic stability of the City; and

WHEREAS, the City Council has determined that maintaining or increasing jobs in areas zoned for mixed use has the potential to reduce commute traffic congestion.

NOW, THEREFORE, BE IT RESOLVED THAT City Council hereby directs staff and the City of Alameda Planning Board to ensure that all draft Master Plans prepared pursuant to the MX Zoning District for City Council consideration include a compatible mixture of land uses which may include residential, retail, offices, recreational, entertainment, research oriented light industrial, water oriented or other related uses. The draft Master Plan should establish and ensure compatibility and interaction between mixed uses through provisions for proper orientation, desirable design character and compatible land uses to provide for:

1. A more pedestrian-oriented nonautomotive environment and flexibility in the design of land uses and structures than are provided by single purpose zoning districts, including but not limited to shared parking;
2. The enhancement and preservation of public lands including State Tidelands for public purposes and maritime commercial uses;
3. The enhancement and preservation of property and structures with historical or architectural merit, unique topographic, landscape or water areas, or other features requiring special treatment or protection;
4. Recreation areas that are most accessible to both the M-X district's inhabitants and other City residents;
5. Employment areas for existing and new maritime business, research

and development companies, advanced manufacturing, small businesses, non-profits, and marina and recreation-oriented business to support a citywide jobs housing balance.

6. Environments that are more conducive to mutual interdependence in terms of living, working, shopping, entertainment and recreation; and
7. Transit oriented waterfront residential development affordable to the full range of Alameda household incomes

In addition, draft Master Plans should include development standards and requirements to ensure that:

1. State Tidelands property within the plan area is appropriately planned to support maritime oriented commercial use and/or public open space use consistent with Tidelands Trust requirements of the State Constitution. Development planned immediately adjacent to Tidelands property shall be compatible with, and shall not inhibit the use of Tidelands property for maritime- oriented or public use. When a plan proposes a reconfiguration of Tidelands property lines, the reconfiguration should benefit the public lands and ensure that: 1) the total acreage of Tidelands property increases as the result of the Tidelands property line reconfiguration, and 2) the reconfiguration supports and improves maritime commercial opportunities and/or public use of the public Tidelands Property.
2. Employment lands are adequate to ensure that development of the property will not result in a net loss of jobs in the plan area over the life of the proposed plan. On properties with no existing businesses, the acreage of land devoted to commercial purposes, maritime uses, and public open space should not be less than the amount of land devoted to residential use. Public streets serving the uses shall be deducted from the calculation. The land devoted to residential purposes may be increased above the 50% standard, if it is determined that the additional residential land is necessary to fund the site and infrastructure improvements needed to support the public open space and/or employment areas.
3. The number of residential units planned supports the City's regional housing needs allocation as determined by the General Plan Housing Element, is consistent with the City's Inclusionary Housing Ordinance requirements and at least 10% of the market rate units are designed to be affordable to households that earn between 120% and 180% of the area wide median income.

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I, the undersigned, hereby certify that the forgoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting of the City Council on the 6<sup>th</sup> day of June 2017, by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6<sup>th</sup> day of June 2017.

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Lara Weisiger, City Clerk  
City of Alameda

Approved as to Form:

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Janet C. Kern, City Attorney  
City of Alameda