

CITY OF ALAMEDA RESOLUTION NO. _____

APPROVING A GENERAL PLAN AMENDMENT TO ALLOW BUILDING HEIGHTS OVER 60 FEET AT THE ENCINAL TERMINALS SITE

WHEREAS, the General Plan states that the Master Plan for Encinal Terminals should:

“Require building heights to “step down” as they approach the water.

Require that new development provide a pedestrian-friendly scale with building sizes consistent with adjacent and historic land uses in the area.

To ensure design compatibility with adjacent developments and neighborhoods; limit new building heights to 60 feet.

Given that Encinal Terminals is surrounded by water on three sites, taller buildings should be located at the southern end of the site.

Require that buildings at waterfront locations be designed with attractive and varied architecture style.”

WHEREAS, pursuant to State Density Bonus regulations, the Encinal Terminals site is entitled to 589 housing units; and

WHEREAS, construction of 589 units within the 60 foot height limit will not allow buildings to “step down” towards the water as recommended in the General Plan; and

WHEREAS, the City Council finds:

1. The proposed General Plan text amendments are consistent with the policies and intent of the General Plan. The amendments allow for Master Plan requirements to require that building heights step down to 40 feet at the water’s edge.
2. The proposed amendments ensure that taller buildings are at the center of the site, furthest from the water.
3. The proposed General Plan text amendments will have acceptable effects on the general welfare of the community because they will ensure that the waterfront public spaces will be adjacent to buildings that are no taller than 40 feet instead of 60 feet.

THEREFORE BE IT RESOLVED that the City Council of the City of Alameda hereby approves the General Plan Amendment to revise the following two site specific policies regarding the Encinal Terminals site as follows:

~~*To e*~~*Ensure design compatibility with adjacent developments and neighborhoods; limit new building heights to 60 feet.*

Given that Encinal Terminals is surrounded by water on three sides, taller buildings should be located at the ~~southern end~~ center of the site.

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I, the undersigned, hereby certify that the foregoing Resolution was duly and regularly adopted and passed by the Council of the City of Alameda in a meeting assembled on the 19th day of December, 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 19th day of December, 2017.

Lara Weisiger, City Clerk
City of Alameda