



## CERTIFICATE OF ZONING COMPLIANCE

File No. PLN17-0589  
Site Address: 1715 Lincoln Ave Alameda, CA 94501  
Parcel Number(s): 072-0299-011-00  
Zoning Designation: C-1, Neighborhood Business  
General Plan Designation: Neighborhood Business

The property is zoned C-1, Neighborhood Business, it is intended that the Neighborhood District be applied on properties suitable to serve residential areas with convenient shopping and service facilities. The abutting parcels to the West and South of the subject parcel are also zoned C-1, abutting parcels to the North and East of the subject parcel are zoned R-5, General Residential District.

### Responses to Inquirer's information requests:

#### 1. What is the zoning designation for the subject property?

This property at 1715 Lincoln Avenue is located in the C-1 (Neighborhood Business) Zoning District, and is subject to Alameda Municipal Code Section 30-4.8 (Attachment A).

#### 2. What is the General Plan Land Use Designation?

The General Plan Land Use Designation for the property at 1715 Lincoln Avenue is Neighborhood Business, as depicted in the February 1991 General Plan Diagram. As stated in Chapter 1 of the City of Alameda General Plan, "to make the General Plan Diagram readable, it is necessary to omit isolated use designations smaller than an acre."

#### 3. Suitability for Residential Use:

The Land Use Element of the General Plan notes in its description of the Neighborhood Residential land use classification that "Residential use is encouraged on the second floor and is permitted elsewhere." (Attachment B)

AMC Section 30-4.8(c) lists uses requiring approval of a Use Permit. Dwelling units are listed as requiring a Use Permit subject to meeting the following criteria:

- a. The residential use will not conflict with or inhibit attainment of General Plan land use designations or the operation of legitimate business uses within the commercial district.
- b. That new residential use shall not occupy ground floor space considered suitable for business use.

Exhibit 3  
Item 7-B, 3/12/18  
Planning Board Meeting

- c. New structures devoted solely to residential use shall not be permitted
- d. There shall be not less than two thousand (2,000) square feet of lot area for each dwelling unit.

Approval of a Use Permit to permit a dwelling unit would require the City to make the findings that the single story building is not suitable for business activities that the General Plan encourages in the Neighborhood Business land use classification. General Plan Policy 2.5.g states "Maintain neighborhood business districts for small stores that attract mainly pedestrian traffic and can be acceptable neighbors for nearby residents." (Attachment B)

Issued: Andrew Thomas, City Planner



Per: \_\_\_\_\_

David Sablan, Planner II

Date: January 16, 2018

**Enclosed Documents:**

Attachment A: AMC Subsection 30-4.8

Attachment B: Excerpts from City of Alameda General Plan Land Use Element

**DISCLAIMER:**

**This Certificate of Zoning Compliance does not grant or provide any vested right to engage in any use. The City of Alameda reserves the right to amend or suspend its zoning regulations at any time and in any manner. Any expenditure made by the applicant in reliance of this certificate is made at the applicant's full risk. This Certificate does not certify a property's compliance with building or fire codes or the requirements of these codes, as no site inspection has been made to determine whether structures on the subject property conform to current building or fire codes. Therefore, this certification is for zoning purposes only.**