

CITY OF ALAMEDA ORDINANCE NO. _____

New Series

AMENDING ALAMEDA ZONING MAP FOR THE PROPERTY ON THE WEST SIDE OF MCKAY AVENUE (APN 74-1305-26-2) TO REMOVE THE G GOVERNMENT COMBINING DISTRICT DESIGNATION TO ALLOW FOR PRIVATE USE OF THE PROPERTY FOR A WELLNESS CENTER

WHEREAS, Alameda Point Collaborative intends to acquire the property on the west side of the McKay Avenue (APN 74-1305-26-2) from the Federal Government for use as a Wellness Center; and

WHEREAS, the property includes a G, Special Government Combining District (G Overlay) zoning designation in addition to its underlying Administrative Professional (A-P) Zoning Designation; and

WHEREAS, Alameda Municipal Code section 30-4.17 requires removal of the G Special Government Combining District designation when the property is conveyed out of Federal ownership and use; and

WHEREAS, the City prepared a draft Mitigated Negative Declaration which considers the potential environmental impacts of the project including evaluating the potential effects of the proposed future actions by the applicant to demolish existing buildings and build new buildings to accommodate the new uses; and

WHEREAS, the Planning Board held a duly noticed public hearing on October 8, 2018, and examined all submitted materials and received oral and written public comments; and

WHEREAS, upon conclusion of the public hearing, the Planning Board recommended that the City Council approve the Zoning Map amendments; and

WHEREAS, the City Council held a duly noticed public hearing on December 4, 2018 on the proposed Zoning Map amendments, as recommended by the Planning Board; and

WHEREAS, all interested parties were given the opportunity to participate in the hearing by submittal of oral and written comments; and the public hearing was closed by the City Council on December 4, 2018; and

WHEREAS, by a companion Resolution, on December 4, 2018, in compliance with the California Environmental Quality Act, the Alameda City Council adopted the McKay Wellness Center Mitigated Negative Declaration and Project-Specific Mitigation Monitoring and Reporting Program prior to making a decision on the project, which includes the subject Zoning Map amendments. The Mitigated Negative Declaration considers the potential environmental impacts of the project including evaluating the

potential effects of the proposed future actions by the applicant to demolish existing buildings and build new buildings to accommodate the new uses; and

WHEREAS, the City Council finds as follows:

1. **California Environmental Quality Act (CEQA).** In accordance with CEQA Guidelines section 15070 et seq., the City of Alameda, as the lead agency under CEQA, prepared a draft Mitigated Negative Declaration for the project. The adopted Mitigated Negative Declaration has been prepared in the manner required and authorized under CEQA, and the City Council has considered the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, together with the initial study and comments received, all of which are incorporated by reference as though fully set forth herein, prior to making a decision on the Zoning Map amendments. The City Council finds and determines that the Mitigated Negative Declaration adequately addresses the potential environmental impacts of the project and complies with CEQA. All project-specific mitigations specified in the Mitigated Negative Declaration and included in the Project-Specific Mitigation Monitoring and Reporting Program (attached to the companion Resolution as Exhibit A) shall be included as conditions of approval for the project development plans. The Mitigated Negative Declaration considers the potential environmental impacts of the project including the potential impacts of future actions by the applicant to demolish existing buildings and build new buildings to accommodate the new uses. The Mitigated Negative Declaration finds that some construction activities may result in some potentially significant impacts as the result of demolition activities, excavation activities, or other construction activities, but that all of the potential impacts can be mitigated to a level of less than significant through standard construction mitigations.
2. **The Zoning Map Amendment relates favorably to the General Plan.** The removal of the G Combining District allows for the proposed Wellness Center, which supports General Plan Housing Element Goals and policies, specifically Goal #2: Provide housing that meets the City's diverse housing needs, specifically including affordable housing, special needs housing, and senior housing; Policy HE-2: Expand the City's supply of affordable rental and ownership housing for extremely low-, very low-, low-, and moderate-income households; Policy HE-3: Create rental, homeownership, and other housing opportunities for special needs populations such as the elderly, homeless and people at risk of becoming homeless, people with physical and/or developmental disabilities, single-parent households, and young adults; and Policy HE-4: Encourage and support new residential opportunities for senior citizens, including senior housing projects, multifamily housing projects with accessible and small housing units, assisted living projects, and in-law unit projects.
3. **The Zoning Map Amendment supports the general welfare of the community.** The proposed amendments facilitate the use of the site by Alameda Point Collaborative for 90 units of assisted senior living for formerly homeless individuals, a 50-bed respite center for homeless individuals recently released from the hospital, a resource center that assists Alameda residents in a housing crisis or recently homeless to locate appropriate housing and services, and a 7,000 square foot Primary

Care Clinic which provides outpatient services primarily for facility clients. A 2017 City of Alameda Community Needs Assessment completed by City of Alameda Social Service Human Relations Board (SSHRB) found that health care facilities were the third most needed facilities in Alameda as rated by Alameda residents, next to Recreation and Parks' fields/courts and community pools. The 2018 City of Alameda Homelessness Report found that homeless shelters/homeless services are the second most pressing social services need in the City of Alameda, behind transportation. Finally, the proposed Wellness Center facilities and uses are consistent with and permitted by the A-P Administrative Professional Zoning District, which is the underlying zoning for the property.

- 4. The Zoning Map Amendment is equitable.** The proposed amendments facilitate the use of the site by Alameda Point Collaborative for a Wellness Center to support the health needs of the homeless population. The homeless population is the least served segment of the Alameda community. This proposal will provide much needed services for a historically underserved community.

BE IT ORDAINED by the City Council of the City of Alameda that:

Section 1. The Citywide Zoning Map shall be amended to change the zoning designation for the parcel identified as APN 74-1305-26-2 to remove the G Special Government Combining District Designation.

Section 2. Severability. It is the declared intent of the City Council of Alameda that if any section, subsection, sentence, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be so construed as to render invalid or unconstitutional the remaining provision of this ordinance.

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after the expiration of thirty (30) days from the date of its final passage.

Presiding Officer of the City Council

Attest:

Lara Weisiger, City Clerk

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance was duly and regularly adopted and passed by the Council of the City of Alameda in a regular meeting assembled on the ____ day of _____, 2018, by the following vote to wit:

AYES

NOES:

ABSENT:

ABSTENTIONS:

IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of said City this ____ day of _____, 2018.

Lara Weisiger, City Clerk
City of Alameda

Approved as to Form:
